



Planning and Zoning Commission

August 3, 2021

Agenda

Meeting Held Electronically due to COVID-19

5:00 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://us06web.zoom.us/j/81116768778?pwd=WXN3dzBQOUorUDJzb1U0WC8zNjdGZz09>

Meeting ID: 811 1676 8778

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

B. PUBLIC AGENDA ITEMS

1. Project # 21-1023: Willow Hills Plat 1 – Final Plat
2. Project # 21-1024: B-Bop's – Site Plan
3. Project # 21-1025: 1505 SE 25th Street – Site Plan
4. Project # 21-1026: Walmart Lot 4 Retail – Site Plan
5. Project # 21-1027: Kleener Image – Site Plan Amendment

C. 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, July 6, 2021 at 5:30 P.M. and was held electronically due to the global health pandemic.

Roll Call: Present: Scott Almeida, Craig Patterson, Amy Montford, Danielle Smid, Council Liaison: Andrew Borcharding

Staff: Alex Pfaltzgraff, Evann Martin, Rachel Greving

Absent: Courtney Strutt-Todd

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

Motion by Patterson, Second by Montford, to approve the agenda

Roll Call: Ayes-All; Nays-0 Motion passes: 4-0

2. APPROVAL OF THE MINUTES

Motion by Montford, Second by Patterson, to approve the minutes from the June 8, 2021 meeting

Roll call: Ayes-All: Nays-0 Motion passes: 4-0

B. PUBLIC AGENDA ITEMS

Project #21-1022: Meadows – Rezone

Staff member Martin presented the details of the project. Located at the SW corner of Highway 44 and SW County Line Road, it is currently zoned A-1. The applicant is requesting the zoning be changed to PUD. The concept plan includes apartments in the northern portion, townhomes, then single family lots, as well as a park dedication on the west side of the plat.

The Commission asked about the details of the single family lots since the side yard setbacks are smaller than normal. The applicant explained that they are trying to keep the lots with the houses as affordable as possible. The Commission also asked about access points to the neighborhood. Staff responded that there are three predetermined access points.

Motion by Montford, Second by Smid to approve Meadows – Rezone

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

Project #21-1010: Hope Commercial Plat 4 – Preliminary Plat

Staff member, Martin, presented the details of the project. The plat is located west of Highway 141 and north of Highway 44 zoned R-4 and C-2. The concept plan includes landscaping between the complex proposed and the existing single-family lots.

The Commission asked if there was no longer a plan for expansion of Lion's Park. Staff provided that the ability of expanding that park has gone away, but the park would still be improved.

Motion by Montford, Second by Smid to approve Hope Commercial Plat 4 – Preliminary Plat
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Project #21-1020: 37th Street Mega Storage – Site Plan

Staff member Martin presented the details of the project. Located north of SW 37th Street and zoned M-2, the site plan shows 5 buildings sharing one access point off of SW 37th Street. The proposal includes stone on the front of the two buildings facing SW 37th Street to meet requirements.

The Commission asked if any fencing was part of the proposal, staff responded that no fencing has been proposed. The Commission also asked how the process works to utilize the spaces since there is no office space. Staff responded that it would be done online or by phone.

The Commission also asked for information about the brick color choices. Staff explained that the brick will be on the south facing side of the two buildings seen from SW 37th Street. The standard did call for both sides to have stone, but since the other sides have overhead doors, it made more sense to add the stone to the one side of each building. The stone is shown as grey on the elevation.

Motion by Patterson, Second by Smid to approve 37th Street Mega Storage – Site Plan
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Project #21-1019: 1831 SE Princeton Drive – Site Plan

Staff member Martin presented the details of the project. Located north of SE 19th Street and east of SE Princeton Drive and zoned M-1A, the proposal is for a Paramount Kitchen and Bath location. The proposal includes a showroom at the front of the building and warehouse in the back. Landscaping is provided throughout the site including to screen the transformer, and brick and stone is shown in the elevation.

Motion by Montford, Second by Smid to approve 1831 SE Princeton Drive – Site Plan
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Project #21-1021: Grimes Public Library – Site Plan

Staff member Martin presented the details of the project. The proposal includes a drive through on the east side of the building for book drop off, and sidewalk will connect the existing trails and sidewalk on NE Beaverbrooke Boulevard. There would be landscaping to the south where there are existing single-family homes for screening.

The Commission asked what the open space shown to the west on the site plan is meant for as well as why all the windows are built facing NE Beaverbrooke Boulevard. Staff explained that the open space is reserved for any additions that may be required in the future, but for now it will be green space. There are no windows on that side as well for future additions.

The Commission also asked about outdoor lighting. Staff and the applicant explained that the lighting will not be obtrusive; it will not affect the residential areas surrounding the site.

Staff asked for the Commission's opinion on the prairie grass in the green space, and the Commission collectively agreed that it should be something shorter.

Motion by Patterson, Second by Smid to approve Grimes Public Library – Site Plan
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Project #21-1018: Heritage Town Center Phase 2 – Site Plan

Staff member Pfaltzgraff presented the details of the site plan. Located south of NE Station Crossing and west of NE Heritage Drive, the lot is zoned R-4 in the Heritage PUD. The site plan proposed a basketball facility, which would be phase one of the project; more tenant spaces would be added to the front of the building during phase two.

The Commission discussed their concerns with the site possibly not having enough parking due to the proposal for tournaments to be held at the basketball facility. The Commission also discussed concerns of the possibility of an 18-month span of time that could pass between construction of the two phases and the design of the proposed south elevation.

Motion by Smid, Second by Patterson to approve Heritage Town Center Phase 2 – Site Plan
Roll Call: Aye-2 Nay-2 (Almeida; Montford) **Motion does not Pass**

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 August 3, 2021

Meeting is adjourned at 7:23 p.m.

Chair Signature

Clerk Signature



101 NE Harvey Street, Grimes, Iowa 50111 | P: 515.986.3036

This special meeting of the Grimes Planning and Zoning Commission was called to order Tuesday, July 9, 2021 at 5:00 P.M. and was held electronically due to the global health pandemic.

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

Staff: Alex Pfaltzgraff, Evann Martin, Rachel Greving

Absent: NA

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

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

Roll Call: Ayes-All; Nays-0 Motion passes: 5-0

B. PUBLIC AGENDA ITEMS

Project #21-1018: Town Center Phase 2 – Site Plan

Representatives of the project presented additional details about the second phase of the Heritage Town Center, in response to certain concerns that were addressed at a prior meeting.

In response to concerns regarding parking, additional Information regarding the current parking counts, proposed parking counts with Phase 2, and future parking counts with the full building out were presented.

In response to concerns regarding the time between Phase 2, Part 1 and 2, the applicant representatives explained that there may be one year in between the finish of the first phase and the start of the second phase. The gap between phases would allow the project to meet ordering lead times for building materials, keep the project on track for fall 2022 basketball season and allow for a more detailed design process to continue for phase 2.

Motion by Smid, Second by Strutt-Todd to approve Town Center Phase 2 – Site Plan

Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

C. PUBLIC FORUM – None

D. REPORTS

1. Department Update – N/A

2. Council Liaison Update – N/A

3. **Old Business – N/A**
4. **New Business – N/A**
5. Next meeting August 3, 2021

Meeting is adjourned at 5:41 p.m.

Signature

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: August 3, 2021
RE: Willow Hills Plat 1 - Final Plat

GENERAL INFORMATION:

Applicant:

Willow Hills, LLC

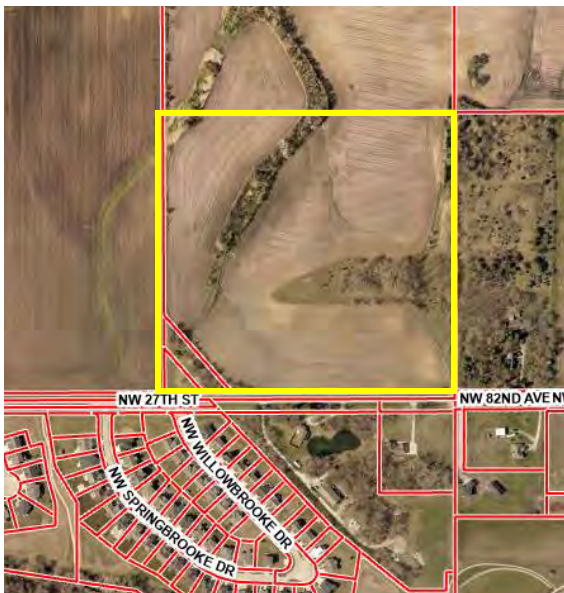
Requested Action

Final Plat

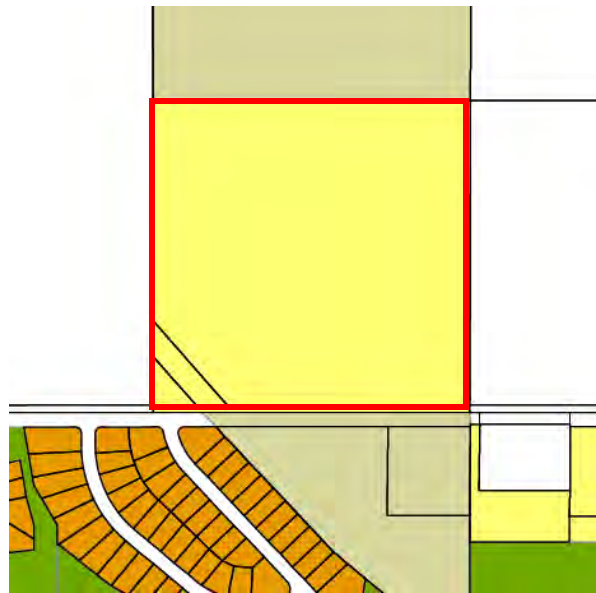
Location

NW 27th Street

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	LDR	R-1
North	Vacant	Urban Reserve	A-1
South	Residential	LDR	A-1, R2-70
East	Vacant	LDR	Polk County Agricultural District
West	Vacant	LDR	Polk County Agricultural District

BACKGROUND:

The applicant is requesting approval of a final plat, which will allow for the subdivision of the approximately 40.18-acre property, into 32 single-family lots, and two outlots. Outlot Y will be subdivided into more single-family lots in the future and Outlot X will be dedicated to the City as parkland dedication. The single family lots range from 0.27 to 0.48 acres in size, and the Outlot X totals 3.54 acres. All street lots will be dedicated to the City, including additional right-of-way along NW 27th Street. The final plat is consistent with the preliminary plat.

ANALYSIS:

Plat 1 will have one access point from NW 27th Street. Future streets will be stubbed to the east, west, and north to provide connection to the next phase of the Willow Hills development and neighboring properties. A trail is proposed around the wet detention basin to provide an amenity for the neighborhood and a future trail connection to the north. A trail connection from NW 30th Court will be provided to the detention basin. A 20' landscape buffer is proposed along NW 27th Street. In lieu of a berm, the applicant is proposing thicker plantings within the buffer to achieve the same affect.

Sanitary sewer is currently under construction for the project. Future connection is proposed to properties to the north and east, and connection to the lift station located northeast of the Willow Hills development.

STAFF RECOMMENDATION:

Staff would recommend approval of the final plat for Willow Hills Plat 1 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

July 6, 2021

Snyder & Associates

Attn: Jason Ledden

2727 SW Snyder Blvd

Ankeny, IA 50023

RE: Willow Hills Plat 1 Final Plat

Dear Mr. Ledden:

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

General Comments:

1. Provide MPE sheet signed by engineer. **We will need an MPE sheet based on the as-built grade prior to recording the plat.**
2. **We will need the as-builts prior to recording the plat so we can verify that easements and easement docs match what was constructed.**
3. ~~Label addresses for each lot.~~
4. ~~Add note that street lots are to be dedicated to the City.~~
5. ~~Extend the trail easement onto Lot 25.~~
6. ~~Label 35' rear setback for all lots.~~
7. ~~Label subdivision and owner of adjacent lots.~~
8. Lots 14, and 16, there is electrical easements crossing the 20' storm sewer & Overland Flowage Easement north portion of the lot. Relocate and utilize the public utility easement in Lot 14. **General Comments #7, remove the 5' electrical easement on lots 14 and 16 from the 20' Storm sewer and overland flowage easement. This has predetermined grading that the electrical company will most likely understand which could lead to future drainage issues.**

Legal Comments: *Legal documents need to be submitted and reviewed prior to sending the plat to Council

- ~~1. Title opinion~~
- ~~2. Consent(s) to Plat~~
 - ~~a. Owner consent~~
 - ~~b. Mortgagee consent (if applicable)~~
3. Treasurer's Certificate
- ~~4. County Subdivision Name Approval~~
- ~~5. Legal description in Word format~~
- ~~6. Easement documents and legal descriptions~~
- ~~7. Declaration and Covenants, Restrictions and Easements~~
- ~~8. Executed Mid-American Energy electric and Black Hills gas distribution agreement~~
9. Agreement to Complete with performance bond (if applicable)
10. 4-year maintenance bond
11. Letter from the surveyor confirming that monuments are in place. Confirmation is required prior to issuing a Certificate of Occupancy.
- ~~12. Warranty Deed for streets lots.~~

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

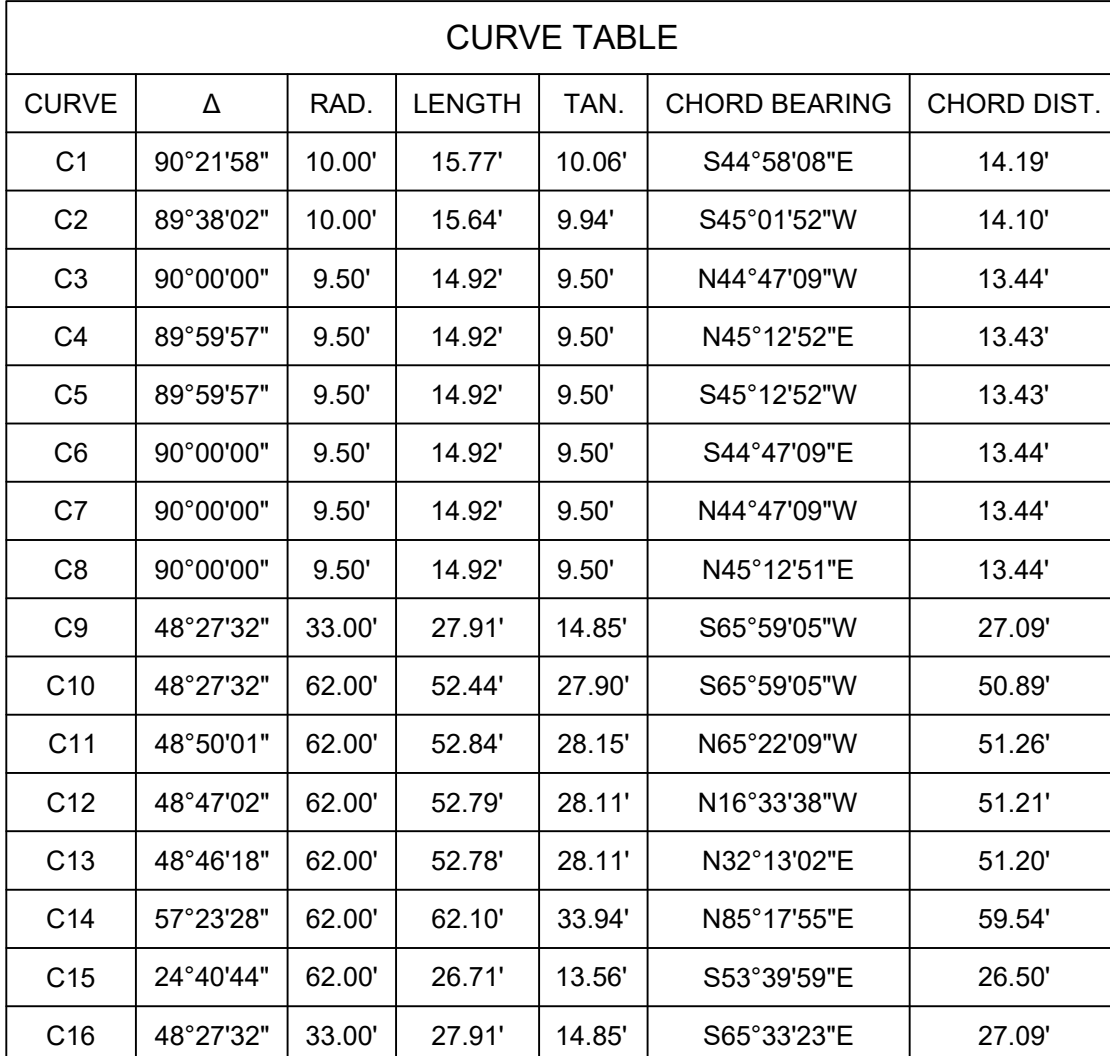
SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	July 12, 2021 (1 PDF of Final Plat and Legals)
PLANNING & ZONING:	August 3, 2021 at 5:30 at the Grimes City Hall
COUNCIL MEETING:	August 24, 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



CURVE TABLE						
CURVE	Δ	RAD.	LENGTH	TAN.	CHORD BEARING	CHORD DIST.
C1	90°21'58"	10.00'	15.77'	10.06'	S44°58'08"E	14.19'
C2	89°38'02"	10.00'	15.64'	9.94'	S45°01'52"W	14.10'
C3	90°00'00"	9.50'	14.92'	9.50'	N44°47'09"W	13.44'
C4	89°59'57"	9.50'	14.92'	9.50'	N45°12'52"E	13.43'
C5	89°59'57"	9.50'	14.92'	9.50'	S45°12'52"W	13.43'
C6	90°00'00"	9.50'	14.92'	9.50'	S44°47'09"E	13.44'
C7	90°00'00"	9.50'	14.92'	9.50'	N44°47'09"W	13.44'
C8	90°00'00"	9.50'	14.92'	9.50'	N45°12'51"E	13.44'
C9	48°27'32"	33.00'	27.91'	14.85'	S65°59'05"W	27.09'
C10	48°27'32"	62.00'	52.44'	27.90'	S65°59'05"W	50.89'
C11	48°50'01"	62.00'	52.84'	28.15'	N65°22'09"W	51.26'
C12	48°47'02"	62.00'	52.79'	28.11'	N16°33'38"W	51.21'
C13	48°46'18"	62.00'	52.78'	28.11'	N32°13'02"E	51.20'
C14	57°23'28"	62.00'	62.10'	33.94'	N85°17'55"E	59.54'
C15	24°40'44"	62.00'	26.71'	13.56'	S53°39'59"E	26.50'
C16	48°27'32"	33.00'	27.91'	14.85'	S65°33'23"E	27.09'

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: August 3, 2021
RE: B-Bop's – Site Plan

GENERAL INFORMATION:

Applicant:

B-Bop's Inc.

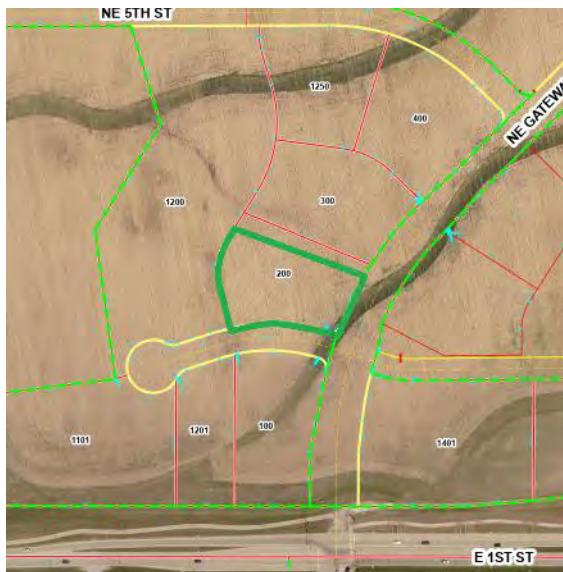
Requested Action

Site Plan

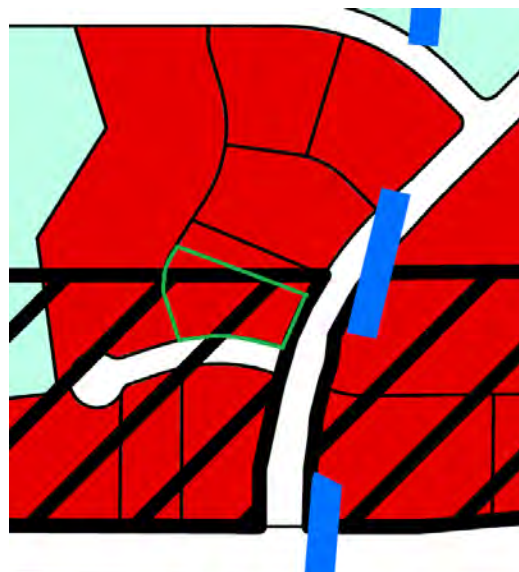
Location

NE Gateway Drive

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Mixed Use 1	C-2
North	Vacant	Mixed Use 1	C_2
South	Commercial	Mixed Use 1	C-2
East	Commercial	General Commercial	C-2
West	Vacant	Mixed Use 1	C-2

BACKGROUND:

The applicant is requesting approval of the site plan for a 2,541 square foot B-Bop's located at the northwest corner of NE Gateway Drive and NE 2nd Court. The property is located within the C-2 zoning district and is within the Transportation Corridor Mixed Use Development Overlay District.

ANALYSIS:*Building/Elevations:*

The façade is proposed to be principally constructed of brick and fiber cement paneling with blue metal coping and canopy.

The east façade will need to demonstrate the required glazing across 40% of the façade length eye level. Since the building is not 100% masonry, the façade will require a 4/5 vote of approval by Council.

The dumpster enclosure will be constructed of burnished block colored to match the brick on the building with metal coping and metal gates. The dumpster enclosure will have a 9' by 10' roofed section with a door for exterior storage.

A pink colored neon light strip is proposed across all facades of the building.

Site Layout:

The site will be accessed from a right-in only driveway off of NE 2nd Court, a full access driveway off of the private drive along the west property line, and will have a connection from the site to the north. The private drive will be constructed with the Hope Commercial Plat 4 improvements. Pedestrian connectivity will be provided along NE 2nd Court. An internal sidewalk connection will be provided from the building to the existing trail along NE Gateway Drive.

Outdoor patio seating is proposed on the east side of the building. The drive-thru lane will wrap around the building on the east and north sides.

Pole mounted light fixtures will be installed within the parking lot. Wall pack lighting will be provided on the building facades.

Parking:

Parking has been provided for the building and outdoor patio seating with 41 total spaces provided. The site provides more than the required number of parking spaces for the site and provides more than 25% above the minimum. The increased parking is based on the Waukee location which has 46 parking spaces and has the same amount of dining seating. Due to the lunch and dinner rush need, they desire additional parking. The site will provide extra open space to accommodate the extra paving. The drive-thru has provided more than the 5 required queuing spaces.

Landscaping/Streetscape:

The site meets the minimum required number of plantings for the Transportation Corridor Overlay. Landscaping is provided along NE Gateway Drive and NE 2nd Court, along the north property line, along the building foundation, and around the transformer to shield it from the right-of-way.

Utilities:

The sanitary sewer will connect to the existing 6" sanitary sewer service on the west side of the site and will run north to the building. A grease interceptor will be installed onsite to accommodate the food service use.

Water will connect to the existing 6" water service on the south side of the lot. Appropriate hydrant locations will be provided.

Detention is handled within the regional detention basin located to the west of the site. Storm sewer onsite will run south to the existing storm sewer along NE 2nd Court that leads to the regional detention basin.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for B-Bop's 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

~~July 6, 2021~~
July 22, 2021

Civil Design Advantage

Attn: Doug Mandernach

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: B-Bop's Site Plan

Dear Mr. Mandernach:

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

General Comments:

- ~~1. The private road will need to be completed prior to issuing a CO for B-Bop's.~~

C1.1:

1. Provide grease interceptor detail. **Please provide.**

C2.1:

- ~~1. The 30' sanitary sewer easement on the west side is existing. Please revise label.~~

C3.1:

- ~~1. Provide ramp from sidewalk on the west side of the building down to the parking lot pavement.~~
- ~~2. The sidewalk leading from the patio to the parking lot seems a little odd given that cars could be parked right in front of the sidewalk. Can the paving of the patio be extended all the way to the curb? This would provide access out to the parking lot while providing more flexibility/access points.~~
3. Staff has concerns with the sidewalk connection from Gateway into the site. Have other locations been evaluated on the site? Can it be moved off of NE 2nd Ct and line up with the sidewalk along the west side of the building? **Please provide crosswalk**

pavement striping to help keep this area from being blocked by the drive thru vehicles.

4. Provide a label of the parking stall depth in accordance with 165.34.4.C.1.b. **Please label stall depth for angled parking.**
5. ~~Label the width of the driveway off of the private street.~~
6. ~~Label the width of the driveway connection to the north.~~
7. ~~Are parking lot lights proposed? If so, please provide locations and cut sheets.~~
8. ~~Label sign location and provide entrance only sign detail for the right in driveway.~~
9. ~~Provide justification for providing more than 125% of the required minimum amount of parking spaces.~~
10. ~~Remove the driveway taper on the west side of the driveway off of NE 2nd Ct.~~
11. Please change the island at the NE corner of the site to a landscape island with curb.
Please do the same thing at the NW corner of the lot.
12. ~~The trail along NE Gateway is already in place. Please revise.~~

C4.1:

1. ~~Some of the slopes on Detail B are covered by the property line. Please move them so they are legible.~~
2. ~~Please add storm sewer to grading plan.~~
3. ~~Show isolation joint for sidewalk through driveway on details.~~

C6.1:

1. ~~Provide water main pipe length.~~
2. ~~Will removed blow off hydrant at watermain connection be reused? If so add note.~~
3. 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 every 150' along an approved route around the building. Please add appropriate

hydrants and label the 150' routes. Please move the west hydrant to the NW corner of the building to provide coverage for the north side of the building.

C7.1:

- ~~1. Please provide landscaping and calculations in accordance to the Transportation Corridor overlay (165B.17). Per the rezone agreement, this property follows the overlay requirements.~~
2. Please provide some shrubs along the parking spaces on the private drive to help shield headlights from the ROW.
3. Please change landscaping around the transformer to an evergreen shrub.

Architecture:

- ~~1. Provide dumpster enclosure detail. What will the area on the north side of the enclosure be used for?~~
2. Provide photometric plan and exterior lighting cut sheets. Provide cut sheets for building lighting.
3. Are any colored lights or LED strips proposed? Please provide details for all planned lighting. P&Z and Council will need to review all lighting. Any lighting not approved by P&Z/Council will be required to be return to public meet for approval. What colors are proposed for the lighting? Please label lighting locations and colors on the elevations. If the pink neon tubing the only colored lighting?
4. Are the colored stripes above the canopy painted or will there be neon lighting as well?
- ~~5. Any roof mounted equipment will need to be screened. If parapet walls will not substantially screen the units, provide a screening detail (material, color, etc).~~
- ~~6. Provide building material and glazing percentages.~~
7. A minimum of 40% of the length of the building at eye level along the ROW is required to be glazed. Please provide calculation for the east elevation.
- ~~8. A minimum of 60% of the building will need to be primary material per 165.51. Buildings with less than 100% masonry will be required to be approved by Council by a 4/5 vote per 165B.09.~~

9. Metal paneling is not permitted. Concrete panels could be substituted. In this case, the building would require a 4/5 vote of approval by Council. **Please provide/label decorative reveals and hidden fasteners for the fiber cement.**
10. **Label the height of the dumpster enclosure and exterior storage structure.**

SWPPP

1. Provide NPDES permit once it is received. **Please provide.**

Stormwater Management Plan (SWMP)

1. ~~Storm Sewer Spread Sheet: Show 100-yr chart as well.~~
4. ~~Provide intake spread sheets.~~
5. ~~Show contour elevations on maps.~~
6. **Provide final signed copy.**

Site Plan:

1. ~~C6.1: Label all critical crossings.~~

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:	July 12, 2021 (1 PDF of Site plan with Elevation Plan included)
PLANNING & ZONING:	August 3, 2021 at 5:30 at the Grimes City Hall
COUNCIL MEETING:	August 24, 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,

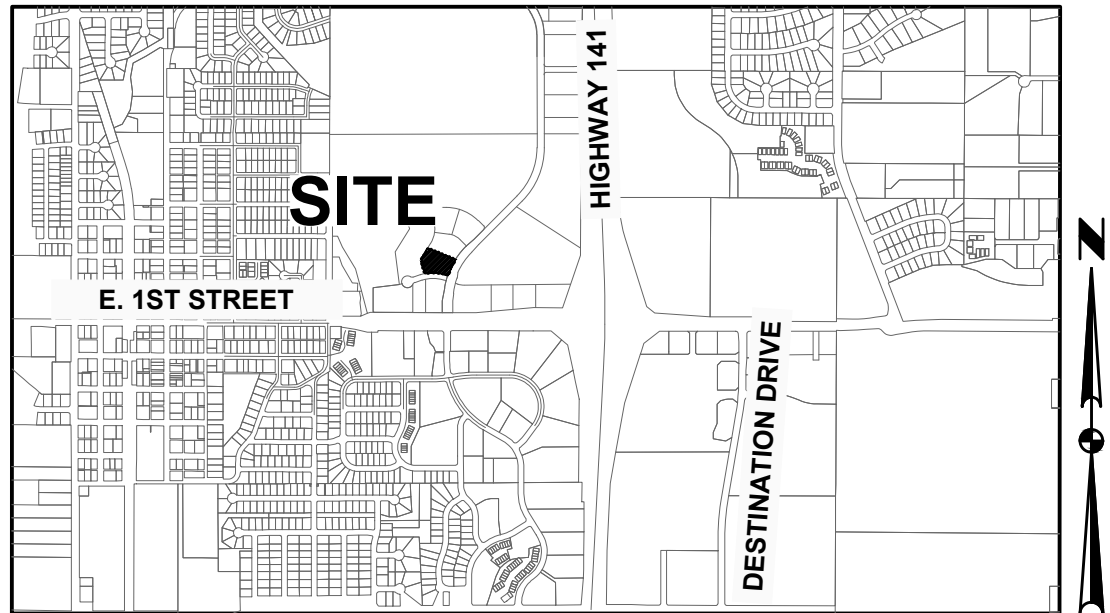
Evann Martin
Assistant Planner

SITE PLAN FOR:
B-BOP'S

GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

OWNER

HOPE K. FARMS LLC
1548 S. 45TH ST.
WEST DES MOINES, IA 50265-5765

APPLICANT

B-BOP'S INC.
CONTACT: BOB JOHNSON
939 OFFICE PARK RD # 333
WEST DES MOINES, IA 50265
PH. (515) 221-3202

ENGINEER

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
CONTACT: JOSH TRYGSTAD
EMAIL: JOSH1@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

ARCHITECT

SIMONSON AND ASSOCIATES ARCHITECTS
CONTACT: CLARK SNYDER
1717 INGERSOLL AVE., SUITE 117
DES MOINES, IA 50309

BENCHMARKS

BURY BOLT ON HYDRANT @ SE CORNER OF HWY 44 & SE
GATEWAY DRIVE
ELEVATION=940.44

CITY BENCHMARK G6J-012
CAP BOLT ON HYDRANT @ SW CORNER 5TH ST & NORTH
LITTLE BEAVER DR.
ELEVATION=926.02

CITY BENCHMARK G6N-004
CAP BOLT ON FIRE HYDRANT AT THE SOUTHWEST CORNER OF
NORTH 4TH STREET AND NORTH LITTLE BEAVER DRIVE
ELEVATION=927.36

DEVELOPMENT SUMMARY

AREA: 1.10 ACRES (48,083 SF)
ZONING: C-2 GENERAL AND HIGHWAY SERVICE
COMMERCIAL DISTRICT

SETBACKS:
FRONT: 25'
SIDE: NONE
REAR: 25'

PROPOSED BUILDING USES: RESTAURANT

BUILDING HEIGHT: 20'-5 1/4"

OPEN SPACE CALCULATION:
TOTAL SITE: = 48,083 SF (1.10 AC.)
BUILDING: = 2,541 SF
PARKING AREAS: = 6,443 SF
DRIVEWAYS: = 19,593 SF
SIDEWALK: = 1,408 SF
PATIO: = 1,085 SF
OPEN SPACE PROVIDED = 17,013 SF (35%)

OPEN SPACE REQUIRED = 4,808 SF (10%)

IMPERVIOUS AREA: = 31,070 SF (65%)

PARKING CALCULATION:

REQUIRED:
RESTAURANT (10/1000 SF GFA)

=10 X (2,541/1000)=25.41

REQUIRED: 26 SPACES
PROVIDED: 41 SPACES*

*INCLUDES TWO ACCESSIBLE PARKING SPACES

FLOOD ZONE CLASSIFICATION

SUBJECT PROPERTY IS LOCATED IN UNSHADED ZONE 'X'
(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE
RATE MAPS FOR THE CITY OF GRIMES, POLK COUNTY, IOWA,
COMMUNITY PANEL NUMBER 19153C0160F WITH A REVISION
DATE OF 02/01/2019.

CONSTRUCTION SCHEDULE

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

SUBMITTAL DATES

FIRST SUBMITTAL: 06/23/2021
SECOND SUBMITTAL: 07/12/2021

INDEX OF SHEETS

NO.	DESCRIPTION
C0.1	COVER SHEET
C1.1	DETAILS
C2.1	TOPOGRAPHIC SURVEY AND DEMOLITION PLAN
C3.1	DIMENSION PLAN
C4.1	GRADING PLAN
C5.1	EROSION AND SEDIMENT CONTROL PLAN
C6.1	UTILITY PLAN
C7.1	LANDSCAPE PLAN

LEGAL DESCRIPTION

TO BE PLATTED: LOT 51, HOPE COMMERCIAL PLAT 4

PROJECT SITE ADDRESS

TBD: 200 SE GATEWAY DRIVE / 1305 NE 2ND COURT

BULK REGULATIONS

MIN. FRONT YARD SETBACK = 25'

MIN. SIDE YARD SETBACK = NONE REQUIRED, EXCEPT WHEN
ADJOINING ANY "R" DISTRICT OR STREET RIGHT-OF-WAY LINE, IN
WHICH CASE = 25 FEET

MIN. REAR YARD SETBACK = 25'; HOWEVER, FOR EVERY
FOOT THE FRONT YARD IS INCREASED OVER 25', THE REAR YARD
MAY BE DECREASED IN DIRECT PROPORTION THERETO, BUT IN NO
CASE SHALL THE REAR YARD BE LESS THAN 10'

MAXIMUM HEIGHT = 45'

UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY
AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR
MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL
THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES
SHOWN ARE IN THE EXACT LOCATION SHOWN.

GENERAL LEGEND

PROPOSED

PROPERTY BOUNDARY
SECTION LINE
CENTER LINE
RIGHT OF WAY
BUILDING SETBACK
PERMANENT EASEMENT
TEMPORARY EASEMENT

TYPE SW-501 STORM INTAKE

TYPE SW-502 STORM INTAKE

TYPE SW-503 STORM INTAKE

TYPE SW-505 STORM INTAKE

TYPE SW-506 STORM INTAKE

TYPE SW-512 STORM INTAKE

TYPE SW-513 STORM INTAKE

TYPE SW-401 STORM MANHOLE

TYPE SW-402 STORM MANHOLE

FLARED END SECTION

TYPE SW-301 SANITARY MANHOLE

STORM/SANITARY CLEANOUT

WATER VALVE

FIRE HYDRANT ASSEMBLY
SIGN

DETECTABLE WARNING PANEL

WATER CURB STOP

SANITARY SEWER

SANITARY SERVICE

STORM SEWER

STORM SERVICE

WATERMAIN WITH SIZE

WATER SERVICE

SAWCUT (FULL DEPTH)

SILT FENCE

USE AS CONSTRUCTED

MINIMUM PROTECTION ELEVATION

FINISHED FLOOR ELEVATION

--- R/W ---
--- P/E ---
--- T/E ---

--- S --- S --- S ---

--- ST --- ST ---

--- 8"W ---

--- W --- W ---

--- TV ---

--- G ---

--- FO ---

--- T ---

--- OE ---

--- E ---

--- TILE ---

--- 8"S ---

--- 15"ST ---

--- 8"W ---

--- 8"W ---

--- 8"W ---

--- 8"W ---

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EXISTING

SANITARY MANHOLE

WATER VALVE BOX

FIRE HYDRANT

WATER CURB STOP

WELL

STORM SEWER MANHOLE

STORM SEWER SINGLE INTAKE

STORM SEWER DOUBLE INTAKE

FLARED END SECTION

DECIDUOUS TREE

CONIFEROUS TREE

DECIDUOUS SHRUB

CONIFEROUS SHRUB

ELECTRIC POWER POLE

GUY ANCHOR

STREET LIGHT

POWER POLE W/ TRANSFORMER

UTILITY POLE W/ LIGHT

ELECTRIC BOX

ELECTRIC TRANSFORMER

ELECTRIC MANHOLE OR VAULT

TRAFFIC SIGN

TELEPHONE JUNCTION BOX

TELEPHONE MANHOLE/VAULT

TELEPHONE POLE

GAS VALVE BOX

CABLE TV JUNCTION BOX

CABLE TV MANHOLE/VAULT

MAIL BOX

BENCHMARK

SOIL BORING

UNDERGROUND TV CABLE

GAS MAIN

FIBER OPTIC

UNDERGROUND TELEPHONE

OVERHEAD ELECTRIC

UNDERGROUND ELECTRIC

FIELD TILE

SANITARY SEWER W/ SIZE

STORM SEWER W/ SIZE

WATER MAIN W/ SIZE

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CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111

PH: (515) 369-4400 Fax: (515) 369-4410

PROJECT NO. 2104.241

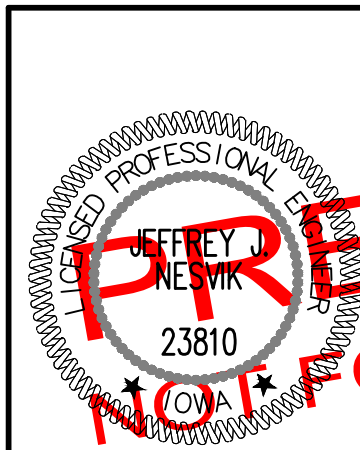
IOWA
ONE CALL

1-800-292-8989

www.iowaonecall.com



Now shown below
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I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS
PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION
AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF IOWA.

JEFFREY J. NESVIK, P.E.

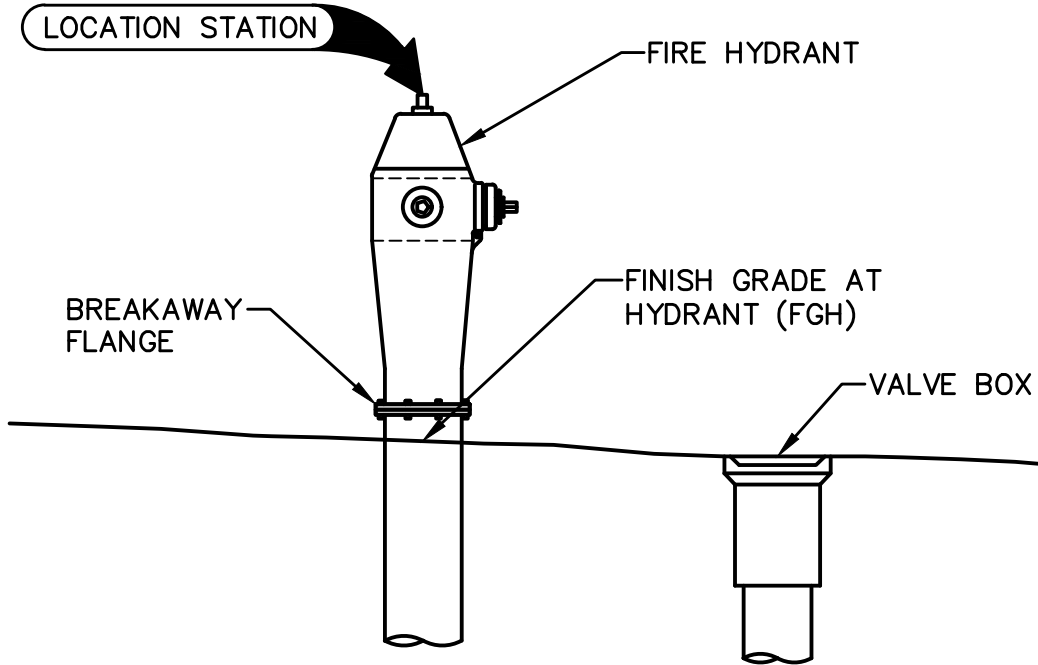
DATE

LICENSE NUMBER 23810

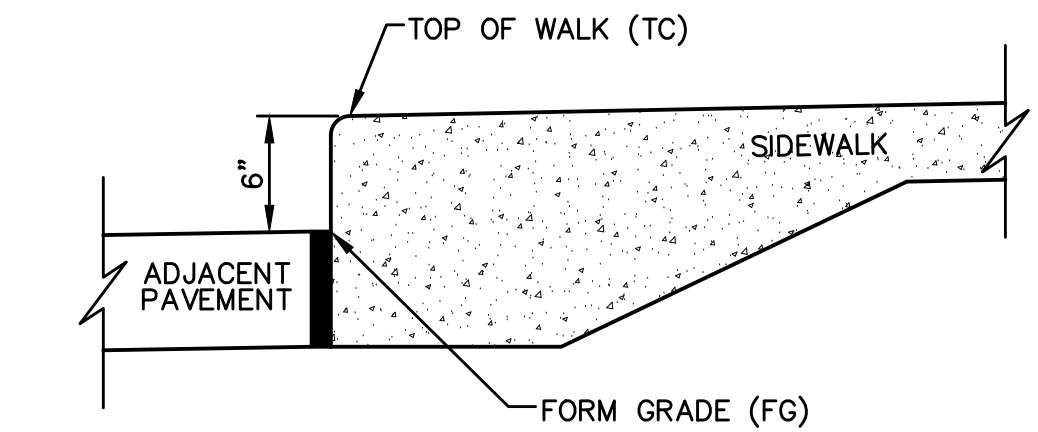
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

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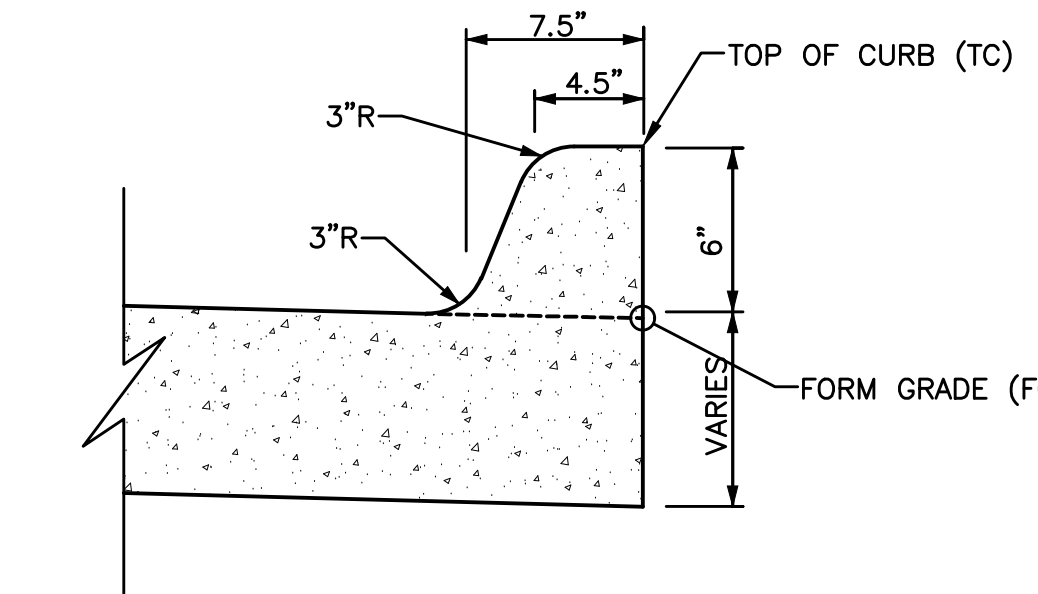
SHEETS C0.1-C6.1



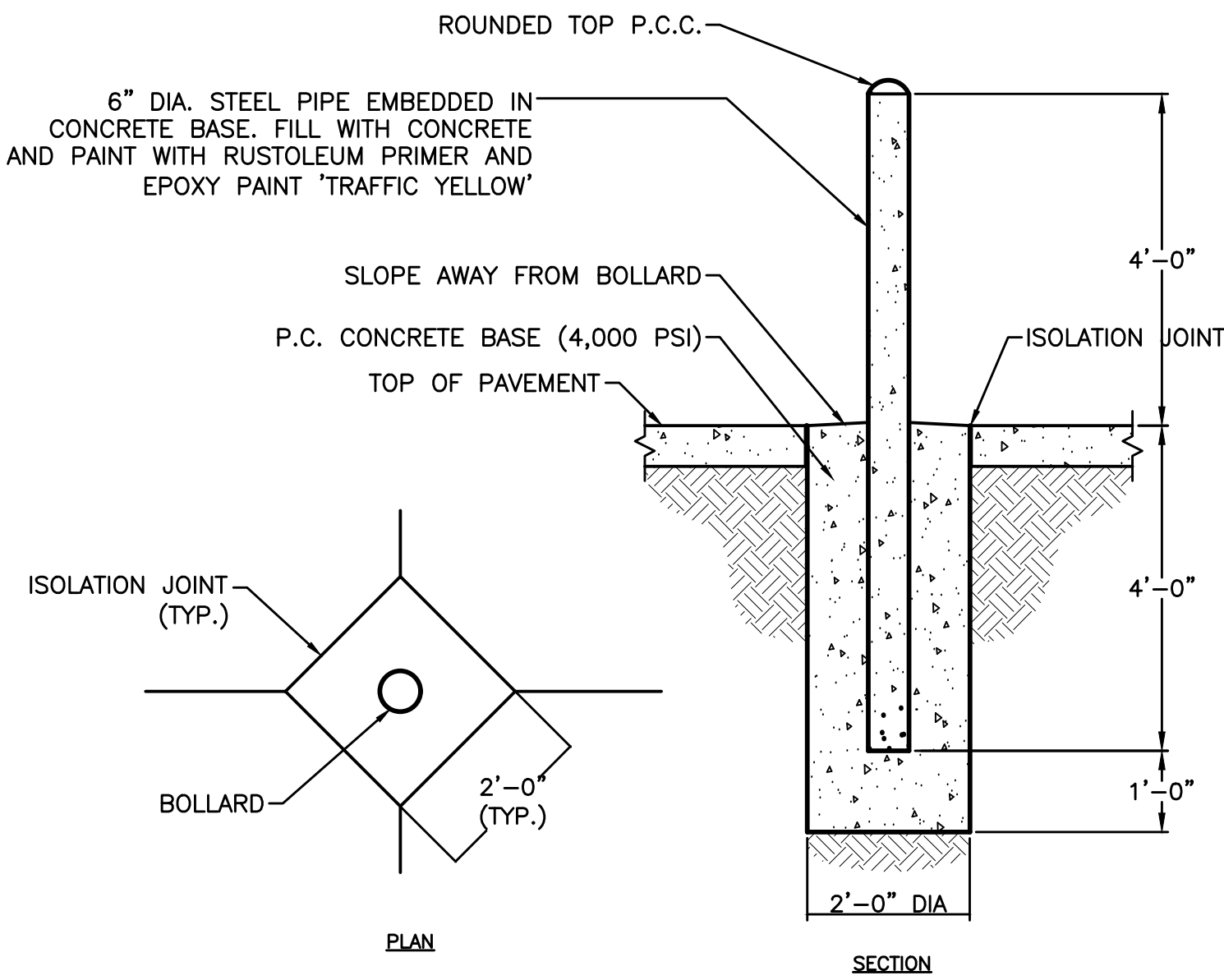
**1 FIRE HYDRANT ASSEMBLY
SPOT ELEVATION REFERENCE DETAIL**
NOT TO SCALE



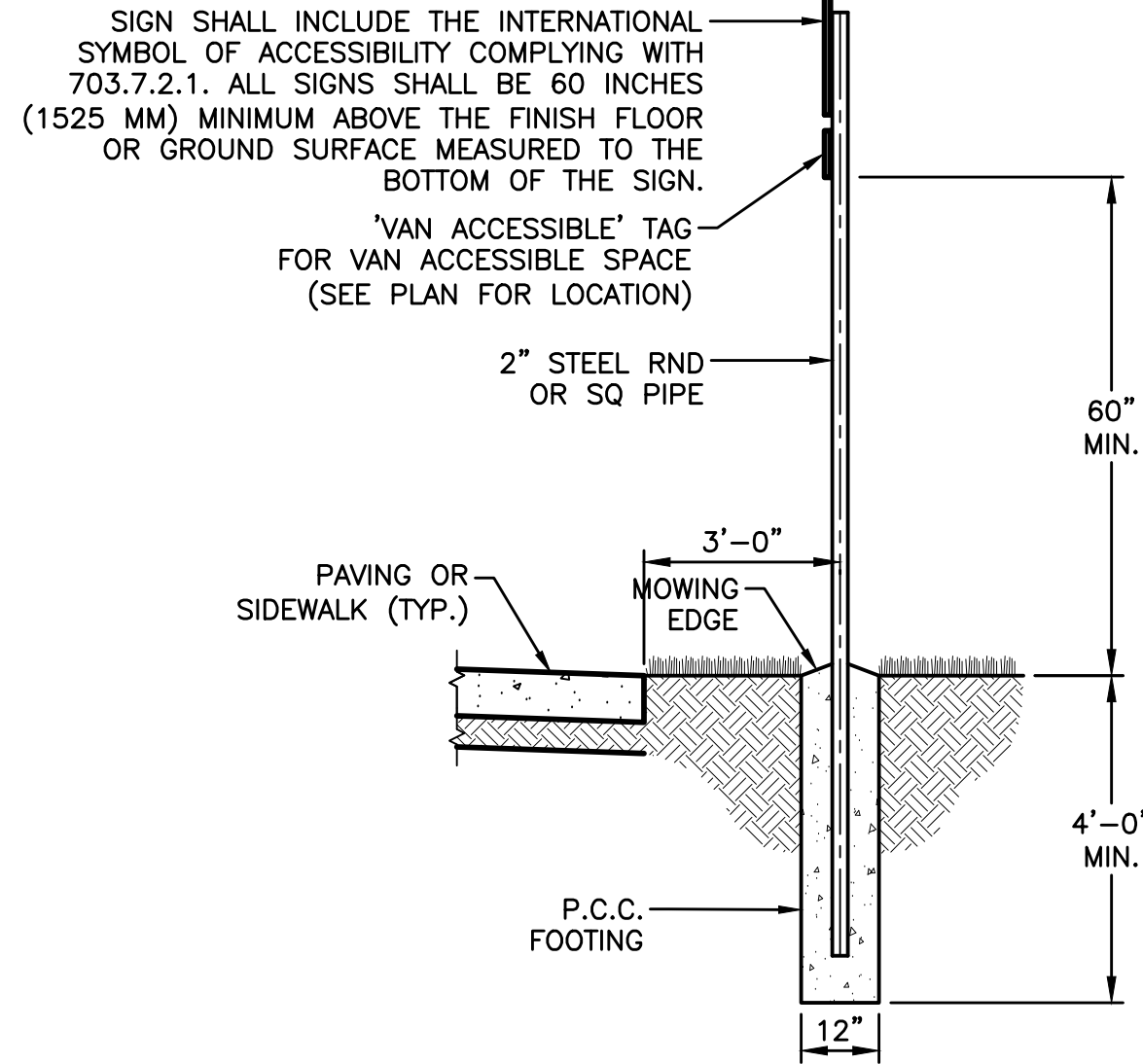
**2 CLASS "A" INTEGRAL CURB AND SIDEWALK
SPOT ELEVATION REFERENCE DETAIL**
NOT TO SCALE



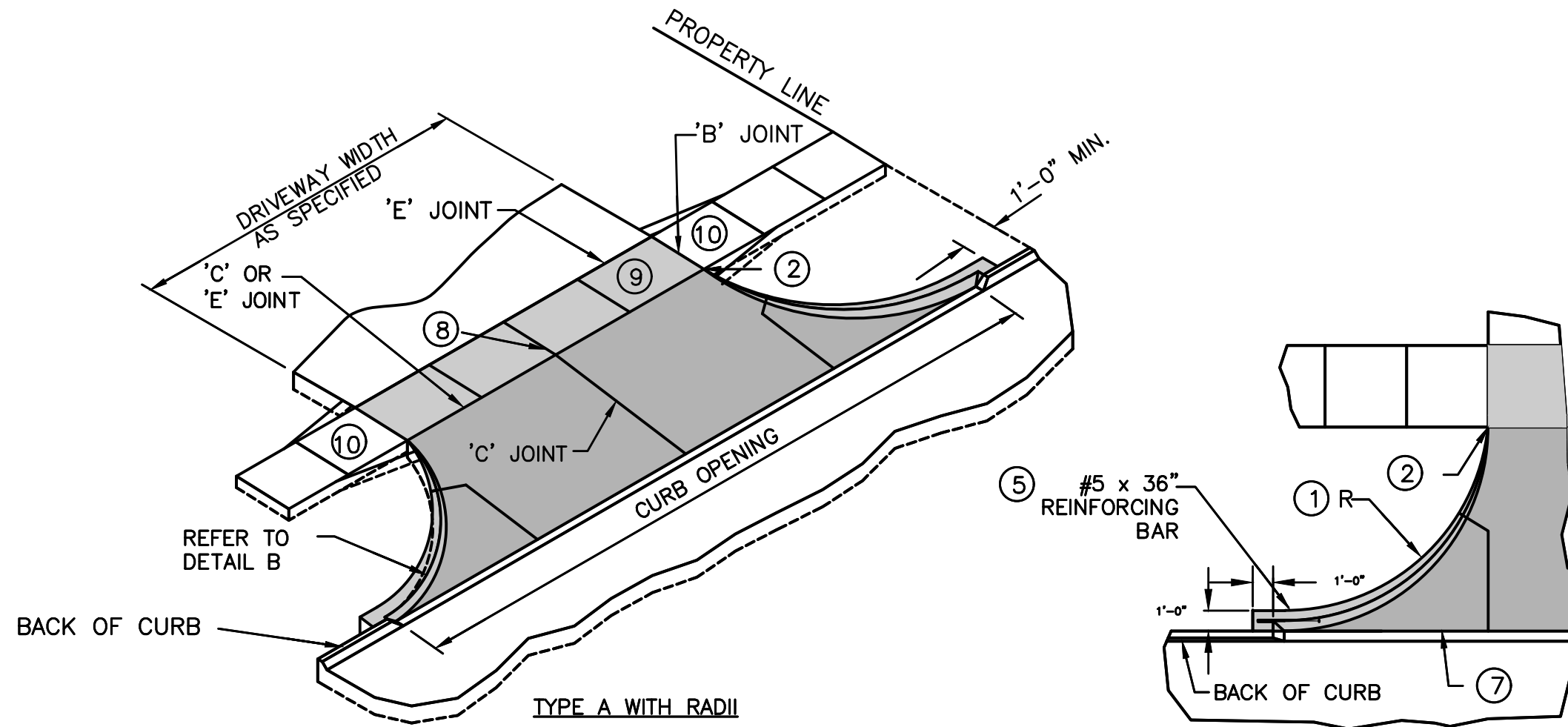
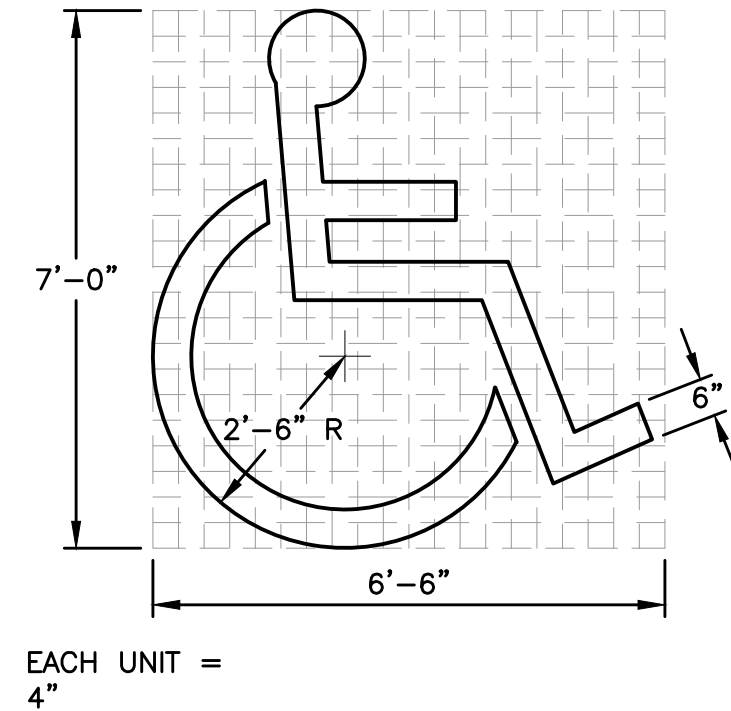
**3 INTEGRAL 6" STANDARD CURB AND
SPOT ELEVATION REFERENCE DETAIL**
NOT TO SCALE



5 BOLLARD DETAIL
NOT TO SCALE
NOTE: SEE ARCHITECTURAL PLANS FOR BOLLARD LOCATIONS AND SIZES

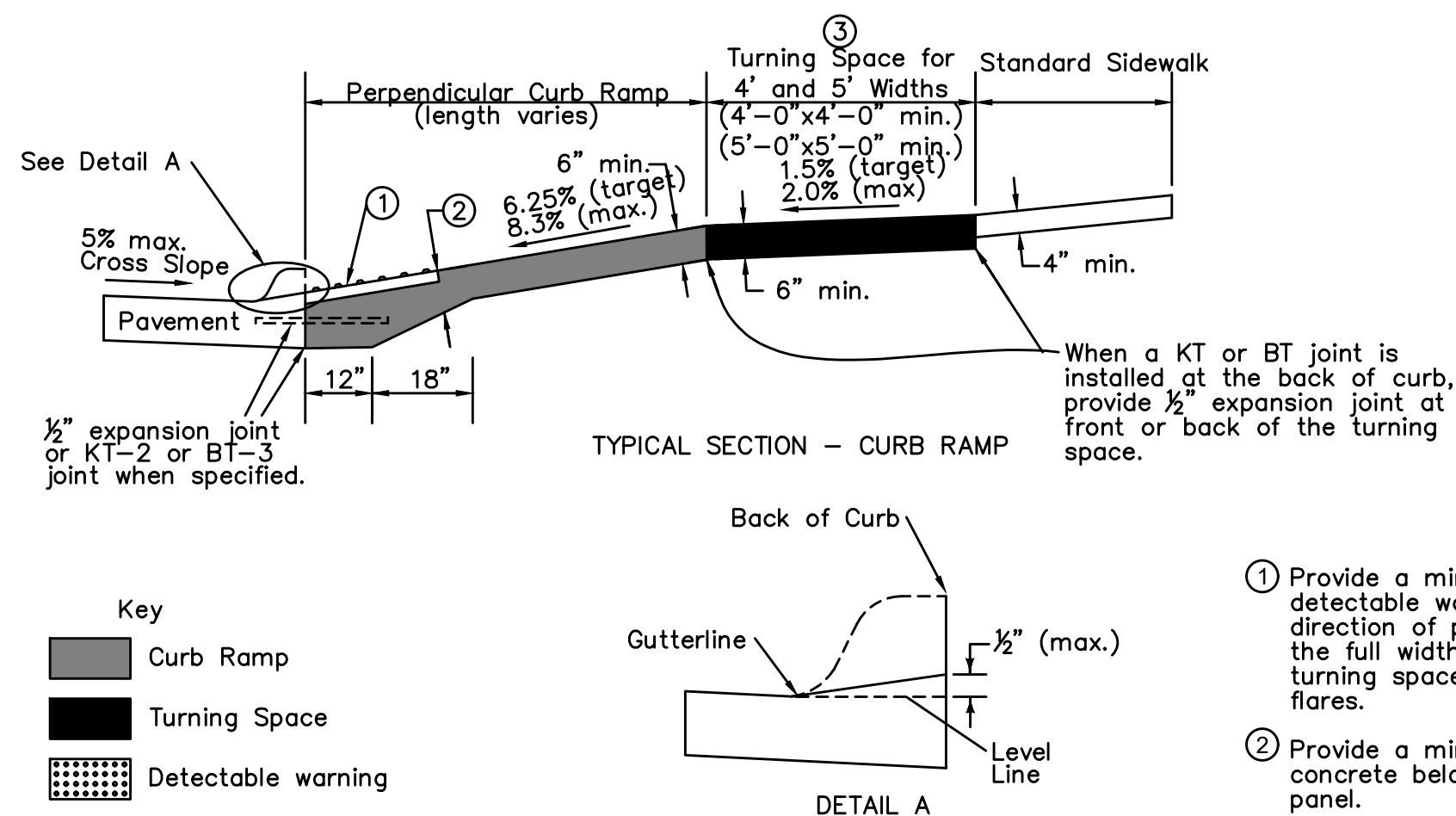


6 ADA SIGNAGE DETAILS
NOT TO SCALE

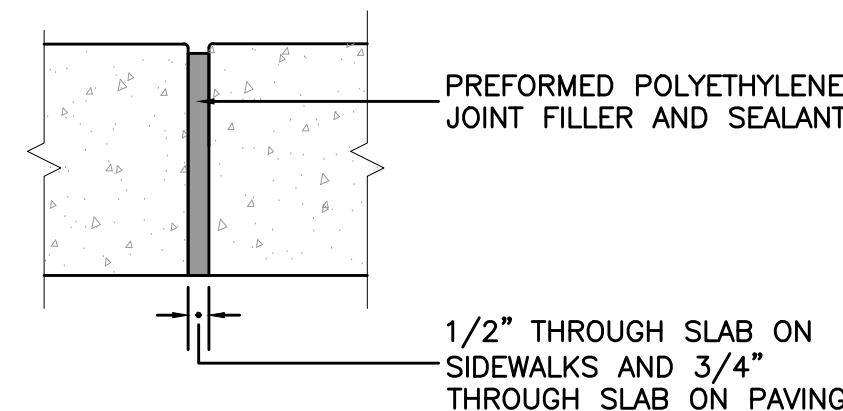


7 CONCRETE DRIVEWAY TYPE A
NOT TO SCALE

- 1 DRIVEWAY RADIUS (R).
- 2 PAVEMENT THICKNESS. RESIDENTIAL: 6 INCHES MINIMUM. COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.
- 3 SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY.
- 4 CENTER REINFORCING BAR VERTICALLY IN THE PAVEMENT.
- 5 MATCH THICKNESS OF ADJACENT ROADWAY, 8 INCHES MINIMUM.
- 6 PROVIDE 'E' JOINT AT BACK OF CURB UNLESS 'B' JOINT IS SPECIFIED.
- 7 FOR ALLEYS, INVERT THE PAVEMENT CROWN 2% TOWARD CENTER OF ALLEY.
- 8 TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. IF SPECIFIED IN THE CONTRACT DOCUMENTS, CONSTRUCT THE SIDEWALK THROUGH THE DRIVEWAY 5 FEET WIDE TO SERVE AS A PASSING SPACE.
- 9 IF CROSS SLOPE OF ADJACENT SIDEWALK PANEL EXCEEDS 2.0%, REMOVE AND REPLACE TO TRANSITION FROM EXISTING SIDEWALK TO SIDEWALK THROUGH DRIVEWAY. IF ELEVATION CHANGE REQUIRES A CURB RAMP, COMPLY WITH FIGURE 7030.205; VERIFY NEED FOR DETECTABLE WARNING PANEL WITH ENGINEER.

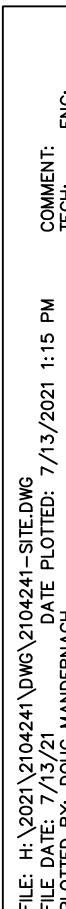


4 GENERAL SIDEWALK AND CURB RAMP DETAILS
NOT TO SCALE

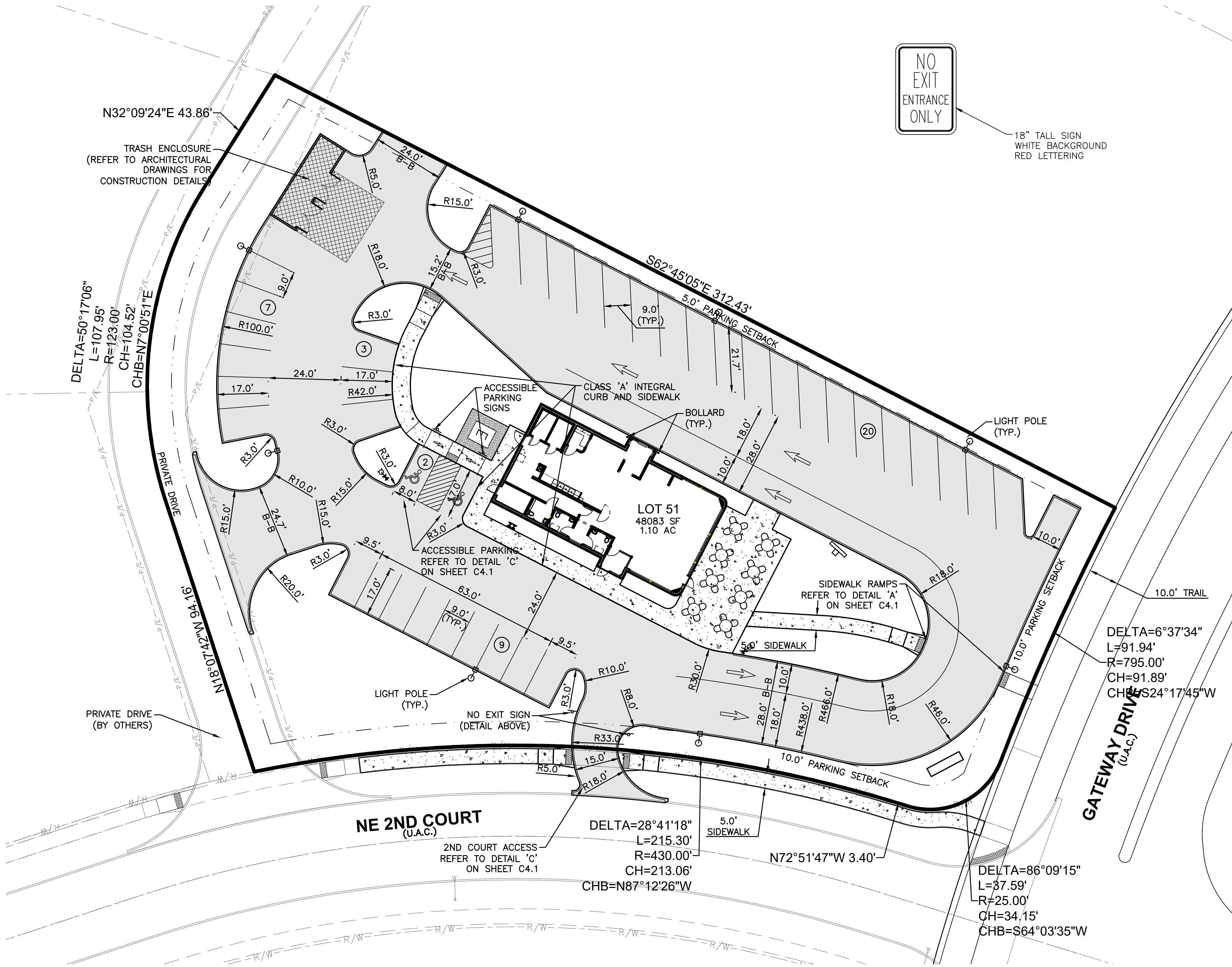


NOTE: ALL PREFORMED JOINT MATERIAL SHALL BE INSTALLED PERPENDICULAR TO THE PAVEMENT SURFACE AND CARE SHALL BE EXERCISED THROUGHOUT THE CONSTRUCTION OF THE PAVEMENT TO ENSURE THAT SUCH JOINT MATERIAL REMAINS IN PROPER POSITION UPON COMPLETION OF PAVING OPERATION.

8 ISOLATION JOINTS
NOT TO SCALE



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CHECKED BY: JAT
DESIGNED BY: JAT
ENGINEER: JAT



PAVEMENT THICKNESS

- ALL PAVEMENT WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARDS SPECIFICATIONS.
- SIDEWALKS, DRIVEWAYS, DRIVE LANES WITHIN PARKING AND PARKING SPACES SHALL BE CLASS C PORTLAND CEMENT CONCRETE (P.C.C.) COARSE AGGREGATE FOR P.C.C. CONSTRUCTION SHALL BE CLASS 3 DURABILITY.
- 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.
- PAVEMENT THICKNESS:

SIDEWALKS	4" P.C.C.
PATIO	4" P.C.C.
TRAIL	6" P.C.C.
SIDEWALK CURB RAMPS	6" P.C.C.
STANDARD DUTY PAVING (DRIVES, PARKING SPACES)	6" P.C.C.
TRASH ENCLOSURE	8" P.C.C.
WITHIN ROW	8" P.C.C.

GENERAL NOTES

- THE 2020 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- 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.
- 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.
- ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S ENGINEERING DEPARTMENT.
- 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.
- ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
- 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.
- REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
- ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
- 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.
- 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.
- THE CONTRACTOR SHALL BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
- 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.
- ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
 - CITY OF GRIMES
 - APPROPRIATE UTILITY COMPANIES
 - OWNER
 - CIVIL DESIGN ADVANTAGE
- PARKING LOT STRIPING SHALL BE A 4" WHITE STRIPE UNLESS OTHERWISE NOTED (MINIMUM TWO COATS).
- 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.
- 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

1. General Notes:

- 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.
- 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).
- All permits (IDNR, SWP, IDOT, Army Corp., etc.) shall be obtained prior to the start of construction.
- 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.
- Typical Building Service Layout to reflect the City's service order from Left to right facing the lot, Sanitary, Water, Sump.
- A Knox box is required by the fire department and shall be obtained at Knoxbox.com.
- All site lighting shall not spill onto adjacent properties or right-of-ways.
- Provide a 4-year maintenance bond for all public improvements.

2. Sanitary Sewer Notes:

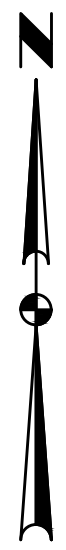
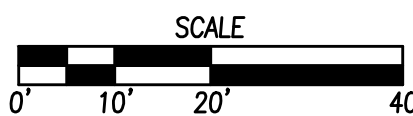
- The Contractor is required to place a temporary plug in the existing downstream sanitary sewer manhole prior to the start of construction. The plug shall be removed following approval of construction by the City of Grimes.
- Sanitary gravity pipe material shall be PVC SDR 26 or Truss (8" to 15").
- Sanitary gravity service pipe material shall be PVC SDR 23.5 (4" to 6").
- All sanitary sewer manholes shall have steps.
- All sanitary sewer manhole castings shall be sealed with Heat Shrink Sleeves.
- All sanitary sewer manhole castings located within pavement shall be Type B:PCC W/Adjusting Mechanism.
- Sanitary Sewer testing, cleaning & televising shall be completed prior to paving. The sewer system shall be flushed with water prior to televising.

3. Water Main Notes:

- All fire hydrants shall be American Flow Control-Waterous Pacer WB-67-250, Mueller Super Centurion 250 (3-way A-423), or Clow Medallion F-2545. All hydrants shall have the following: 6" MJ Shoe, 2-1/2" Hose Nozzle, 4-1/2" Steamer Nozzle, NST Threads, Pentagon Operating Nut, Chain on cap, open left, 5-1/2" bury, and factory painted red. The minimum spool pipe length from auxiliary valve to hydrant shoe shall be 2.0'.
- 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.
- A tracer wire receptacle shall be installed at each hydrant, AA Manufacturing Tracer Wire Receptacle Model TW-18-2.
- All valves shall be resilient wedge gate valves.
- Water service shall be 1-inch residential, 2" Commercial minimum type K copper.
- 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.
- All watermain fittings to be restrained joint, Mega-lug or approved equal.

4. Storm Sewer Notes:

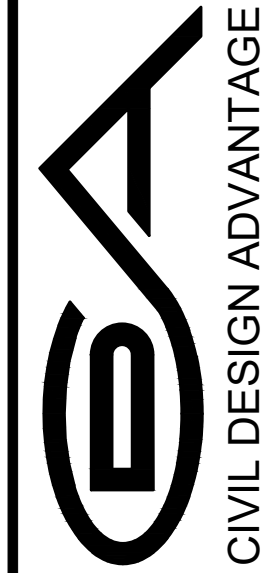
- All storm sewer in the ROW shall be RCP, unless otherwise approved by the City.
- All flared end sections shall have footings and apron grates. The last 3 pipe sections and the flared end section on all culverts shall be tied. All storm sewer joints shall be wrapped with engineering fabric.
- The Contractor is responsible for repairing any field tile damaged during construction. The tile should be directed to public storm sewer if possible. The Contractor shall record the elevation and location of all tiles.
- Storm Sewer cleaning & televising shall be completed prior to paving. The sewer system shall be flushed with water prior to televising.
- Use O ring gaskets on storm sewers crossing over watermain per IDNR requirement.



DATE	REVISIONS
07/12/21	
06/23/21	
	SECOND SUBMITTAL
	FIRST SUBMITTAL

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

ENGINEER: JAT
PE: JJN



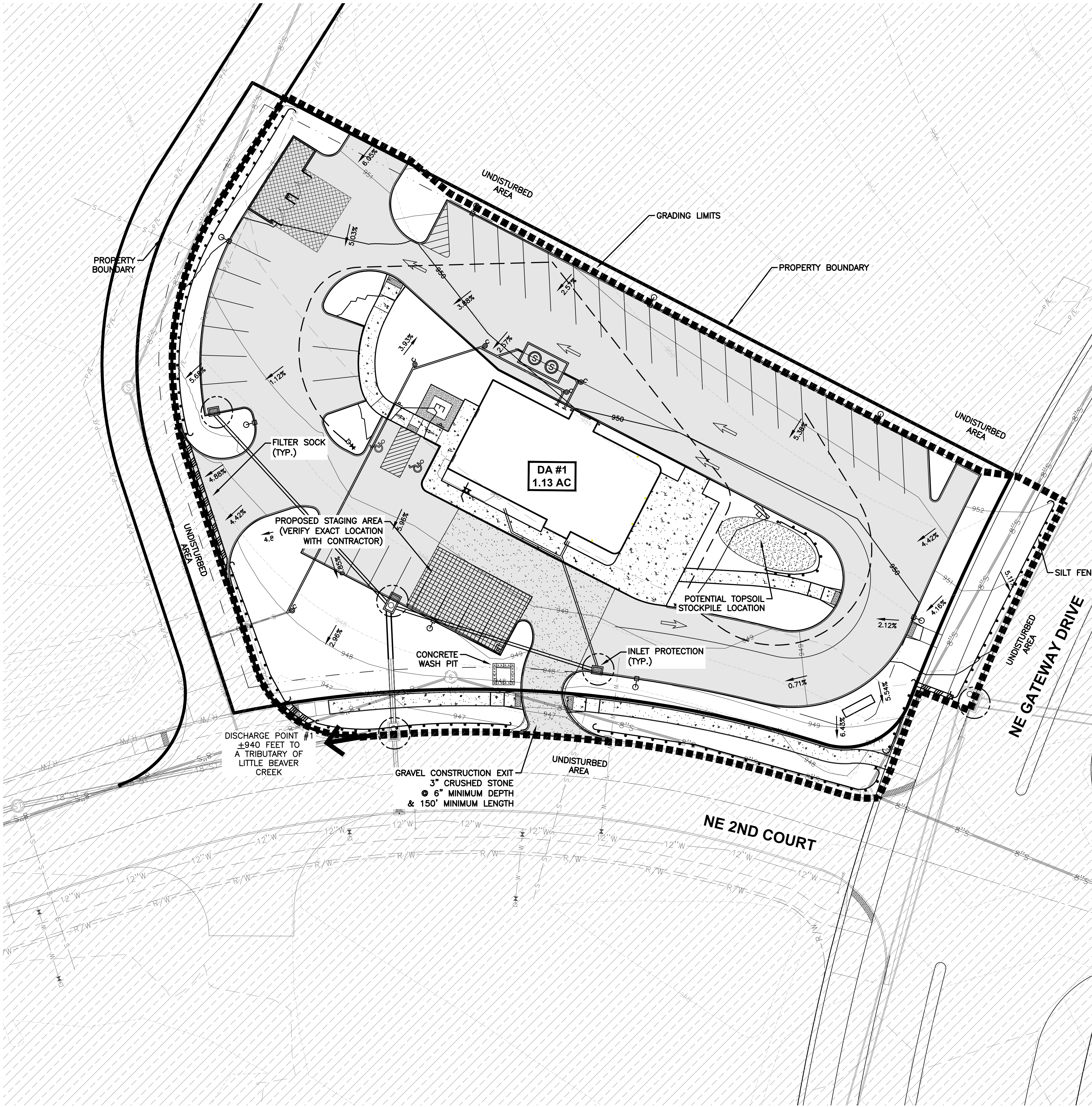
GRIMES, IOWA

B-BOP'S
DIMENSION PLAN

C3.1

2104.241





EROSION CONTROL NOTES

1. THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMIT AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL REQUIREMENTS OF THE SWPPP AND LOCAL, STATE AND FEDERAL REQUIREMENTS. THE OWNER SHALL EMPLOY A SEPARATE FIRM TO PROVIDE SWPPP MONITORING AND UPDATES. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH THE SELECTED FIRM.
2. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED ACCORDING TO SUDAS CHAPTER 7 EROSION AND SEDIMENT CONTROL.

SWPPP LEGEND

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

STABILIZATION QUANTITIES

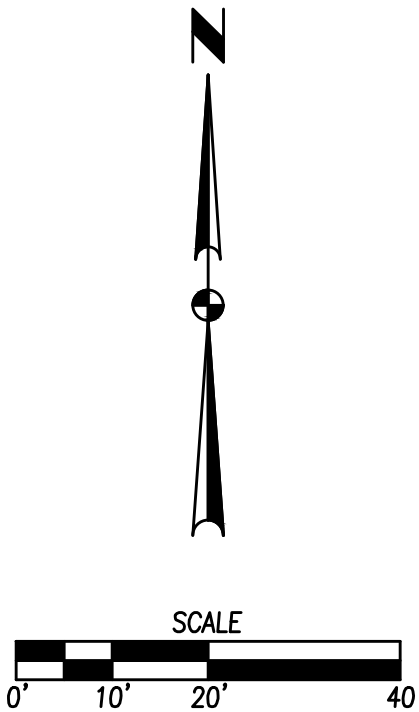
ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	507
2	FILTER SOCK	LF	73
3	SEEDING, FERTILIZING, AND MULCHING	AC	0.29
4	INLET PROTECTION DEVICES	EA	5
5	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO UNNAMED TRIBUTARY OF LITTLE BEAVER CREEK ±940 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	1.13 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	4,068 CU FT
VOLUME PROVIDED IN FILTER SOCK (73 LF @ 2.0 CU FT/LF OF SOCK)	146 CU FT
VOLUME PROVIDED IN SILT FENCE (507 LF @ 10 CU FT/LF OF FENCE)	5,070 CU FT
TOTAL VOLUME PROVIDED	5,216 CU FT

NOTES:

1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENTS.
2. DISTURBED AREAS SHALL BE TEMPORARILY SEEDDED OR MULCHED PRIOR TO THE SITE SHUTTING DOWN FOR WINTER CONDITIONS.
3. WASTE FROM CONCRETE WASHOUT ACTIVITIES AND FROM WET SAWING OF CONCRETE IS NOT ALLOWED TO BE DISCHARGED TO SURFACE WATERS AND IS NOT ALLOWED TO ADVERSELY AFFECT A WATER OF THE STATE.



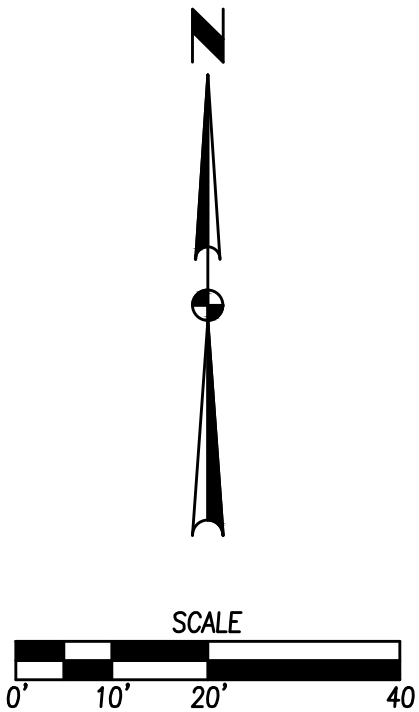


UTILITY NOTES

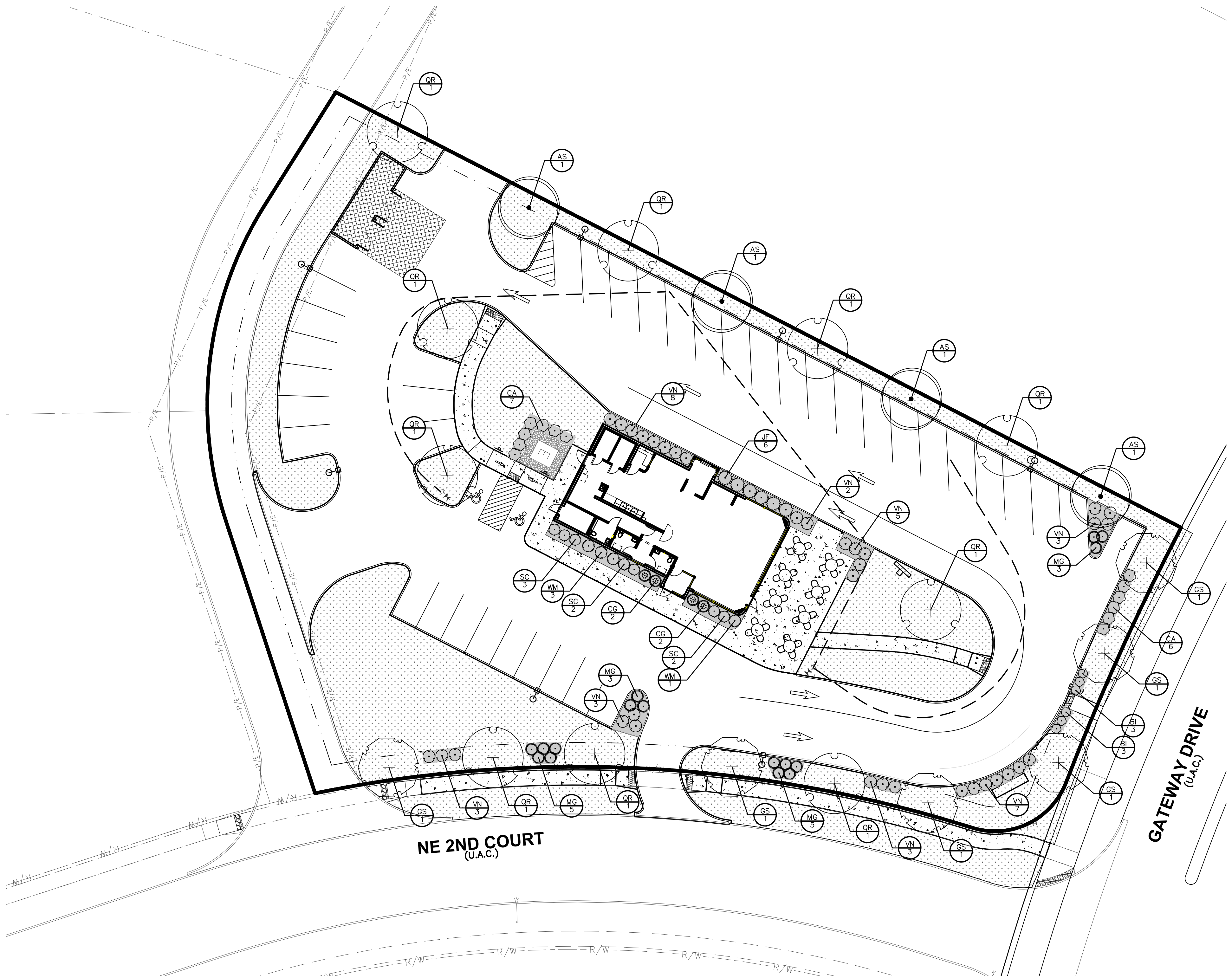
1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS 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 2020 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 CONTRACTOR'S 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 2020 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. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES. PERIODIC MAINTENANCE AND CLEANING OF STORM AND SANITARY SEWER MAY BE NECESSARY.
14. 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.

WATER MAIN QUANTITIES

6" WATER MAIN	168 LF
22.5" BEND	2 EACH
45" BEND	1 EACH
6" TEE	1 EACH
6" WYE	1 EACH
FIRE HYDRANT ASSEMBLY	2 EACH



FILE: H:\2021\210424\DWG\210424-1-SITE.DWG
PLOTED BY: JWG
DATE: 7/13/2021 1:16 PM
COMMENTS:
REVISIONS:
ENVS:



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 AS DIRECTED BY OWNER. SEED SHALL BE SUPER TURF II LS FROM UNITED SEEDS.
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.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER FOR APPROVAL.

LANDSCAPE REQUIREMENTS

PARKING LOT ABUTTING PUBLIC RIGHT OF WAY:
3' HEDGE, WALL OR EARTH BERM AND 1 TREE PER 40 LF AND
1 SHRUB PER 10 L.F. BETWEEN VEHICLE USE AREAS AND RIGHT
OF WAY.

GATEWAY DRIVE (112 FT.)
TREES REQUIRED (112/40) = 2.8 = 3
SHRUBS REQUIRED (112/10) = 11.2 = 12

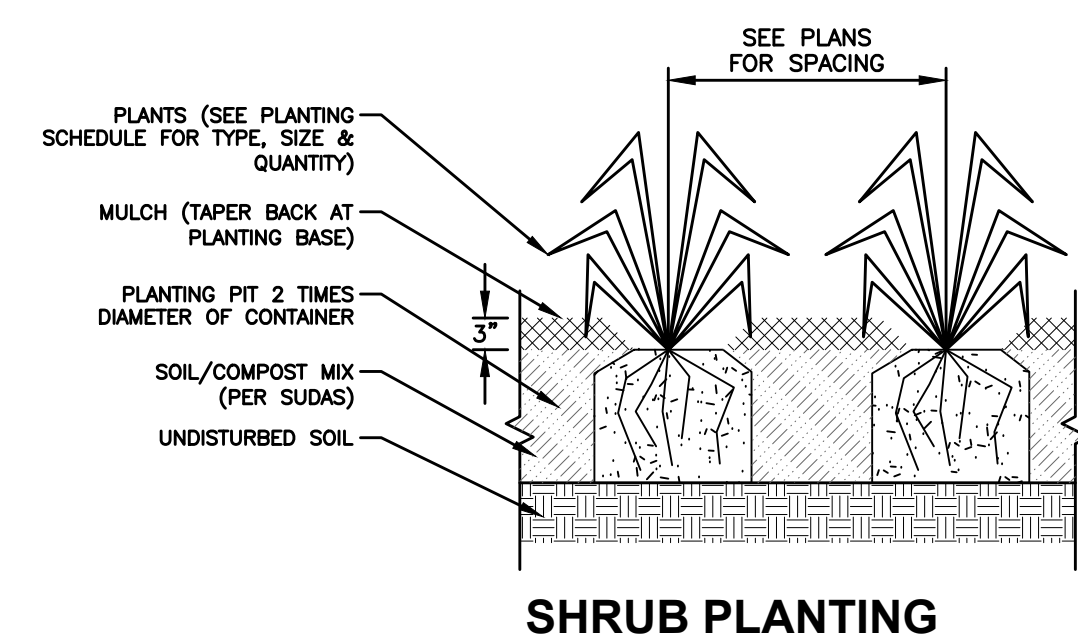
2ND COURT (230 FT.)
TREES REQUIRED (230/40) = 5.75 = 6
SHRUBS REQUIRED (230/10) = 23

NORTH PROPERTY (302 FT.)
TREES REQUIRED 1 TREE/40 LF (302/40) = 7.55=8

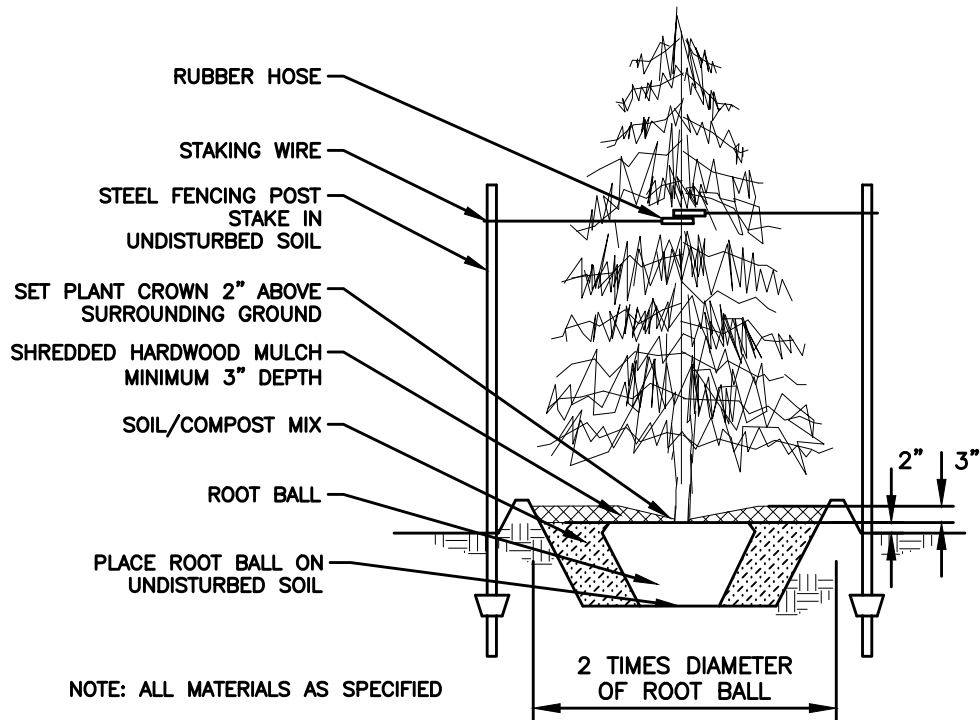
TOTAL PLANT MATERIAL PROVIDED:
OVERSTORY TREES = 20
SHRUBS = 91

OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AS	4	Sugar Maple	Acer Saccharum	B&B, 2" CALIPER
GS	6	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B&B, 2" CALIPER
QR	10	Red Oak	Quercus rubra	B&B, 2" CALIPER

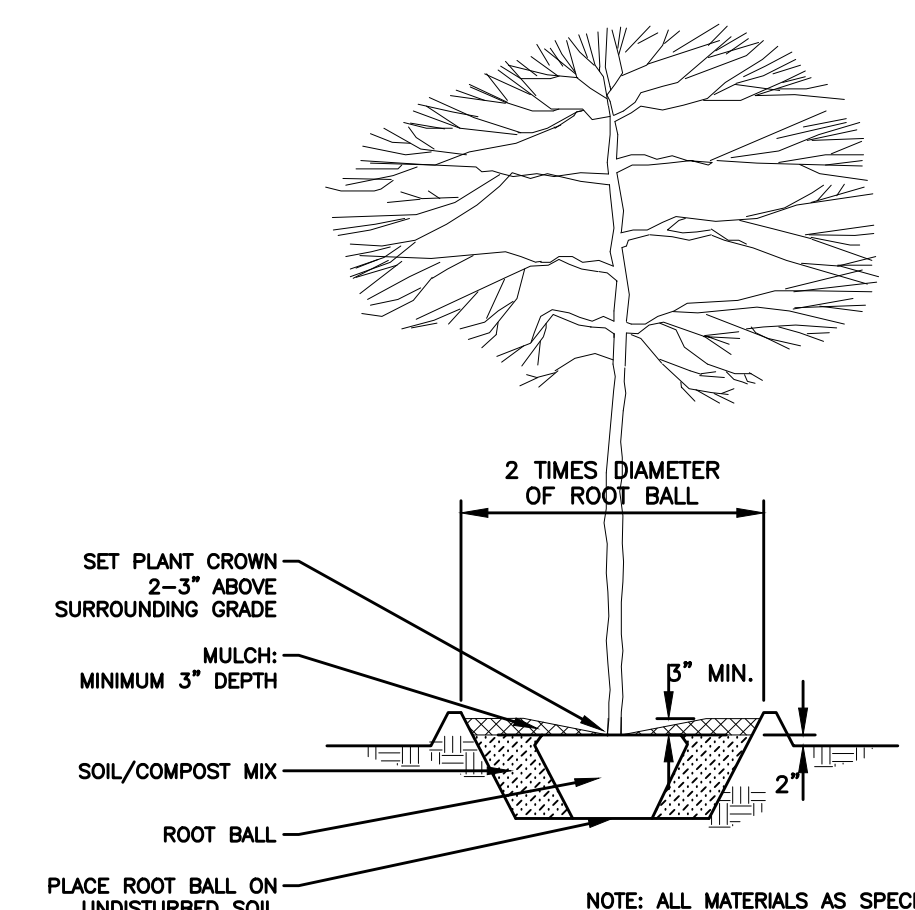
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CA	13	European Variegated Dogwood	Cornus alba 'Argenteo-marginata'	3 GAL
JF	6	Sea Green Juniper	Juniperus chinensis 'Sea Green'	18" HEIGHT
MG	16	Maiden Grass	Miscanthus sinensis 'Gracillimus'	3 GAL
VN	35	Dwarf Cranberry Bush	Viburnum opulus 'Nanum'	3 GAL
BI	6	Wintergreen Korean Littleleaf Boxwood	Buxus sinica insularis 'Wintergreen'	3 GAL
CG	4	Golden Map Threadleaf False Cypress	Chamaecyparis plaifera 'Golden Map'	3 GAL
SC	7	Dwarf Red Flowering Spirea	Spiraea x bumalda 'Coccinea'	3 GAL
WM	4	Minuet Weigela	Weigela florida 'Minuet'	3 GAL



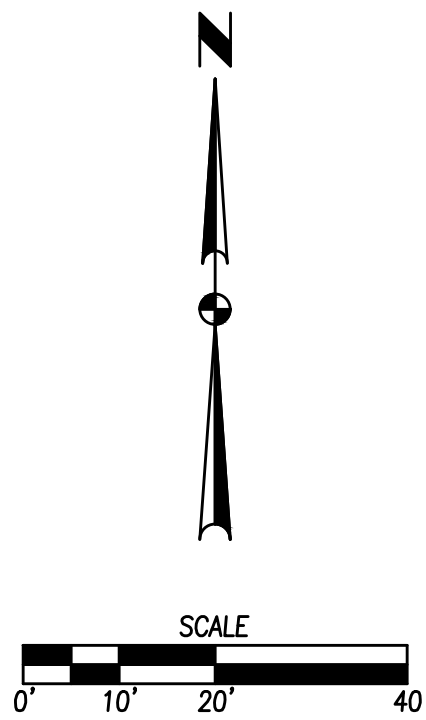
SHRUB PLANTING



CONIFEROUS TREE PLANTING



DECIDUOUS TREE PLANTING



DATE

REVISIONS

07/12/21

06/23/21

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

ENGINEER: JAT
PE: JJN

CIVIL DESIGN ADVANTAGE

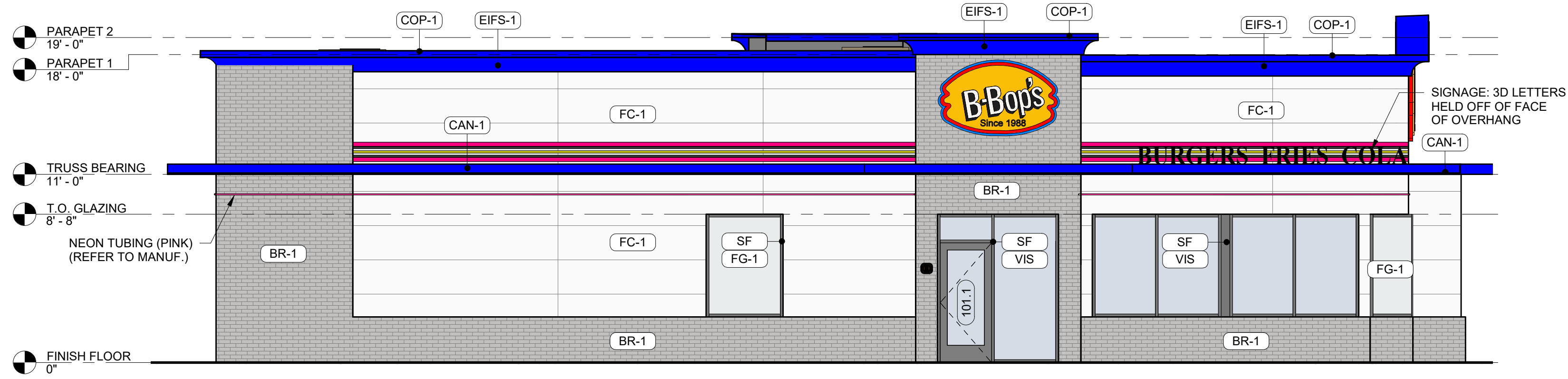
GRIMES, IOWA

B-BOP'S

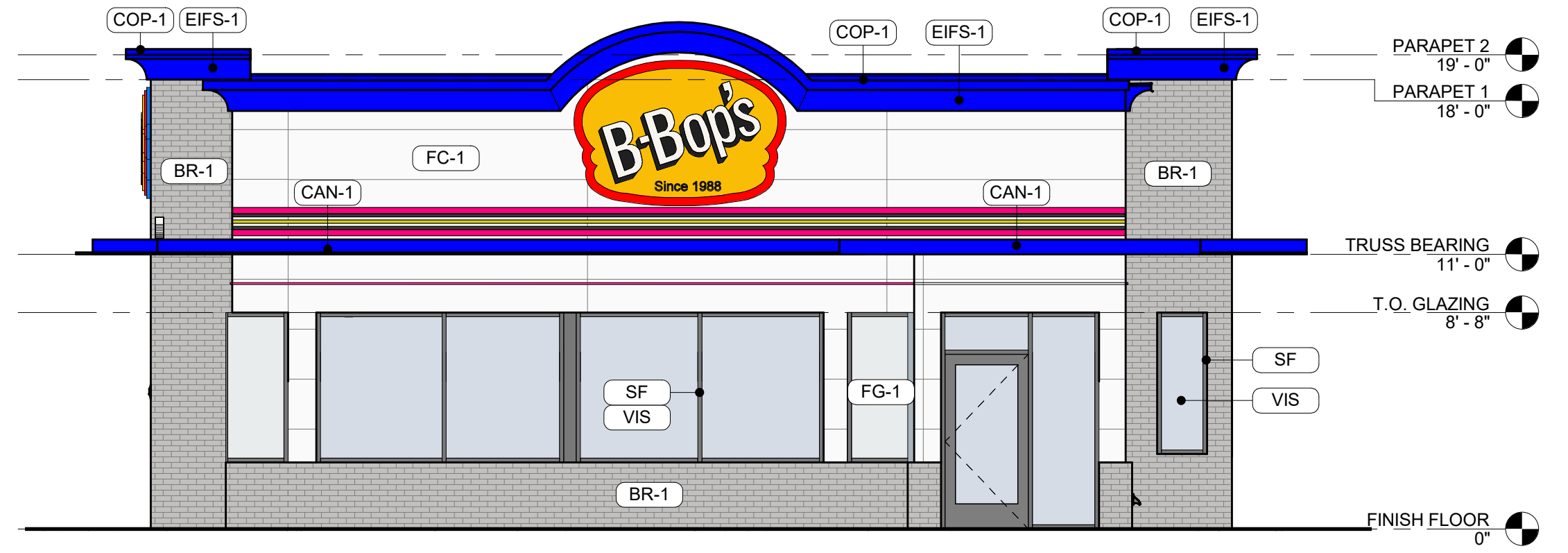
LANDSCAPE PLAN

C7.1

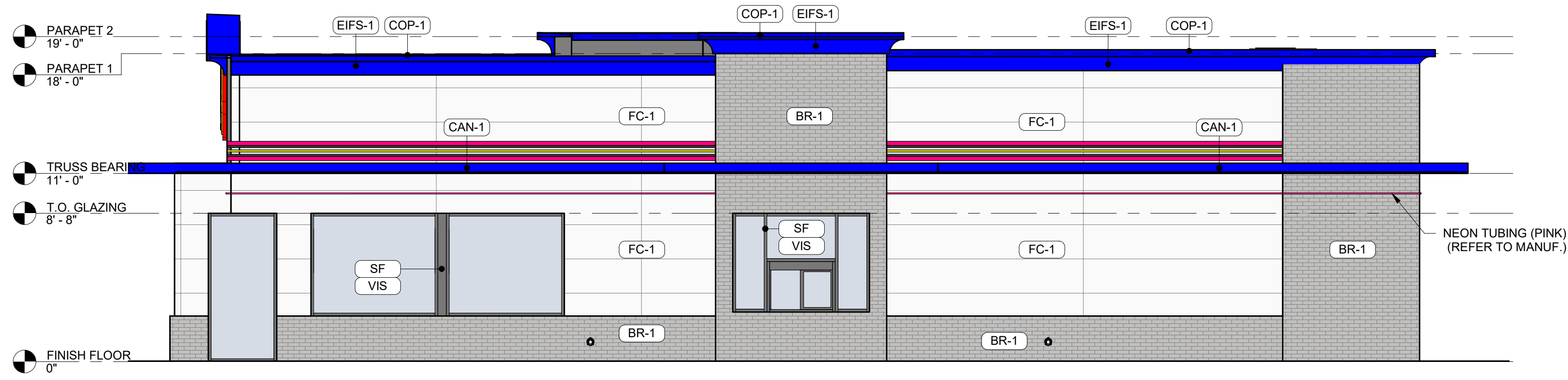
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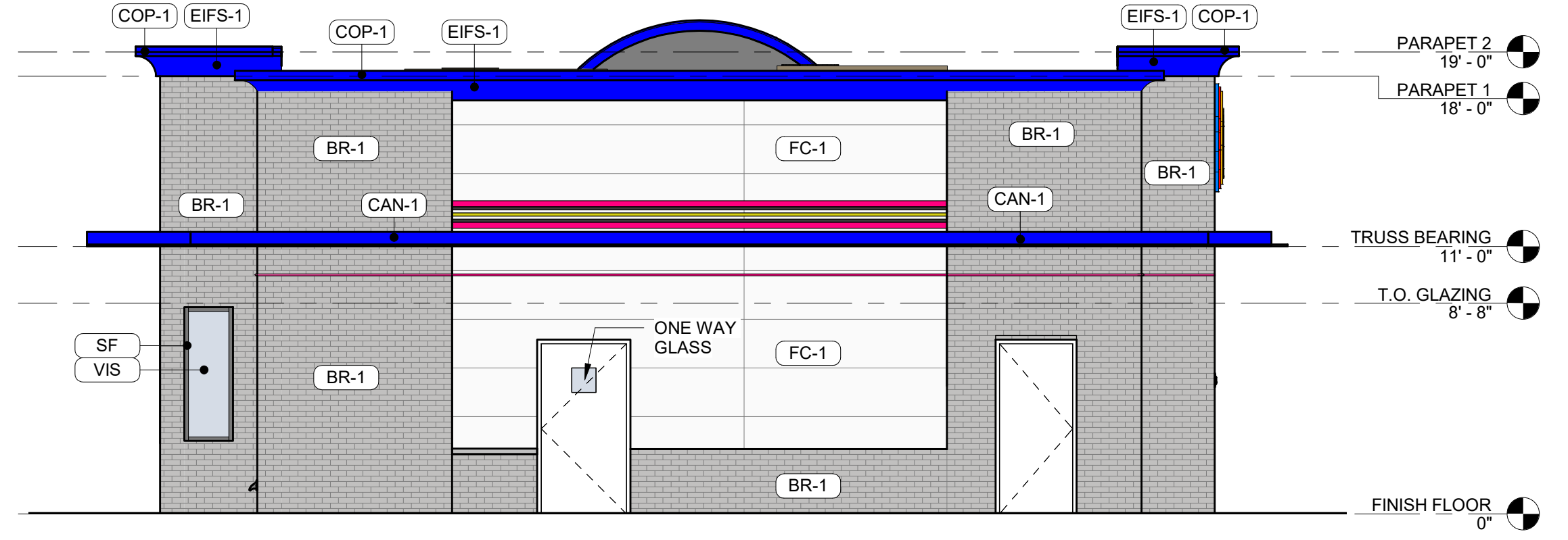
1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



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



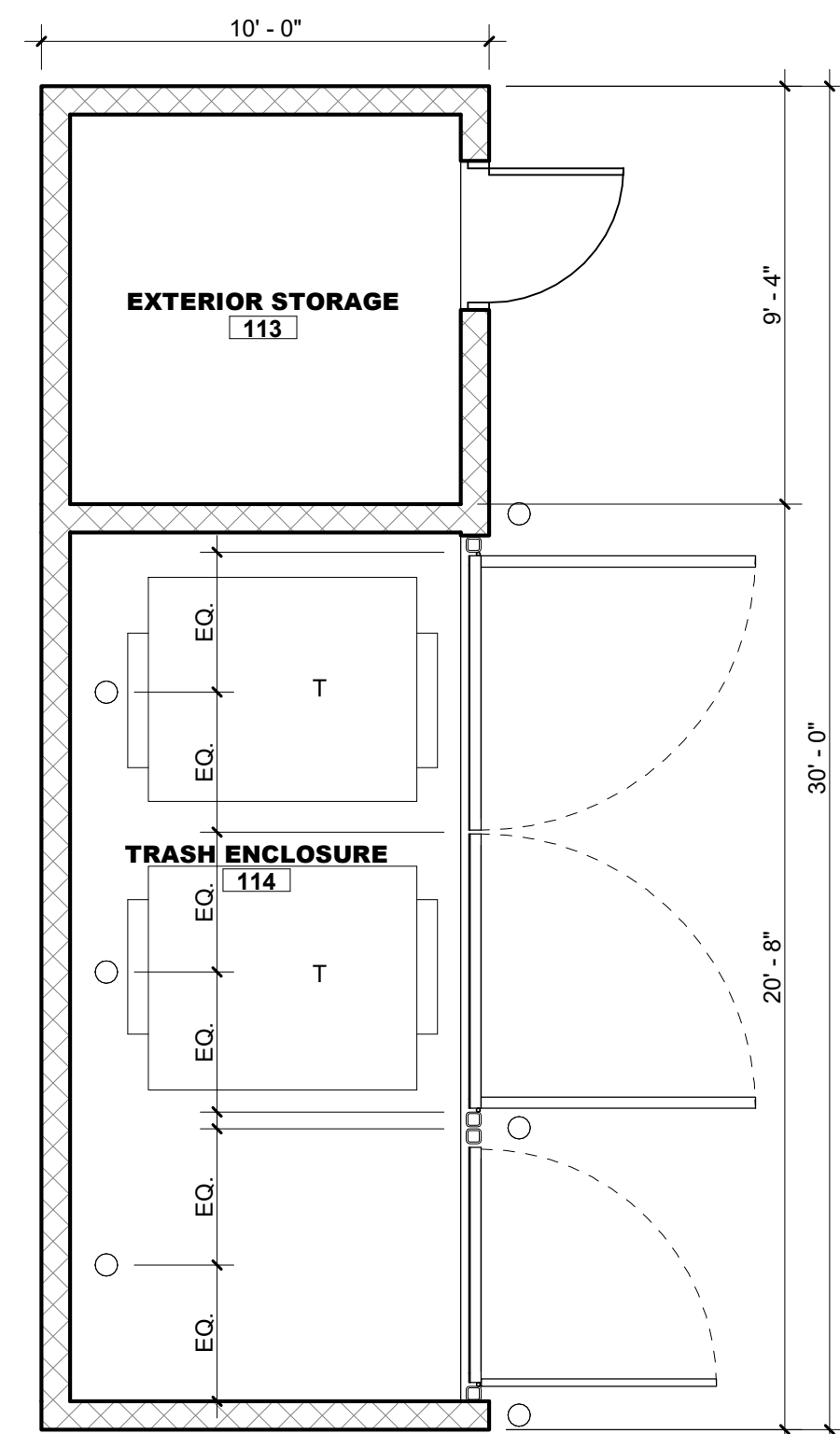
3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



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

MATERIAL CALCULATIONS	
SOUTH ELEVATION: 1,308 SF TOTAL	
BRICK	= 399 SF
GLAZING	= 195 SF
FIBER CEMENT	= 608 SF
TRIM / ACCENTS	= 106 SF
EAST ELEVATION: 815 SF TOTAL	
BRICK	= 203 SF
GLAZING	= 220 SF
FIBER CEMENT	= 330 SF
TRIM / ACCENTS	= 62 SF
NORTH ELEVATION: 1,308 SF TOTAL	
BRICK	= 406 SF
GLAZING	= 170 SF
FIBER CEMENT	= 647 SF
TRIM / ACCENTS	= 85 SF
WEST ELEVATION: 801 SF TOTAL	
BRICK	= 407 SF
GLAZING	= 11 SF
FIBER CEMENT	= 274 SF
TRIM / ACCENTS	= 109 SF
PRIMARY MATERIALS	
BRICK & FIBER CEMENT	= 3,274 SF
TOTAL SF (Excluding Glazing)	= 3,636 SF
	= 90% (>60% req.)

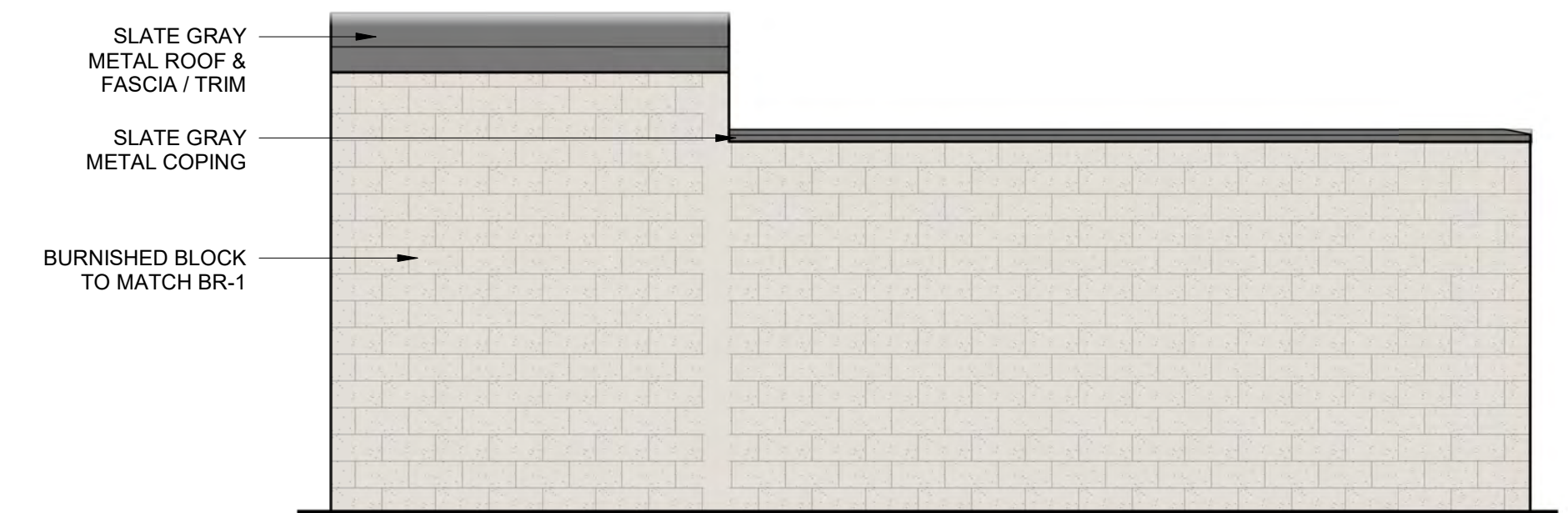
EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
BR-1	3 5/8" x 2 1/4" x 7 5/8" MODULAR BRICK; GLAZED; INSTALLED IN RUNNING BOND PATTERN; ELGIN BUTLER (OR APPROVED EQUAL); COLOR: 7400 DOVE GRAY; NATURAL MORTAR
CAN-1	FRAMED CANOPY (REFER TO STRUCTURAL) W/ PRE-FINISHED BREAK METAL; COLOR: ELECTRIC BLUE
COP-1	PRE-FINISHED METAL COPING; COLOR: ELECTRIC BLUE
EIFS-1	EXTERIOR INSULATION FINISH SYSTEM; SMOOTH; COLOR: ELECTRIC BLUE
FC-1	FIBER CEMENT PANEL SYSTEM; HARDIE PANEL (OR APPROVED EQUAL); SMOOTH; COLOR: WHITE; TRIM: WHITE TO MATCH PANEL
FG-1	1" INSULATED FROSTED GLASS W/ LOW E COATING
SF	T.B. ALUMINUM STOREFRONT FRAMING; CLEAR ANODIZED FINISH
VIS	1" INSULATED VISION GLASS; CLEAR W/ LOW E COATING



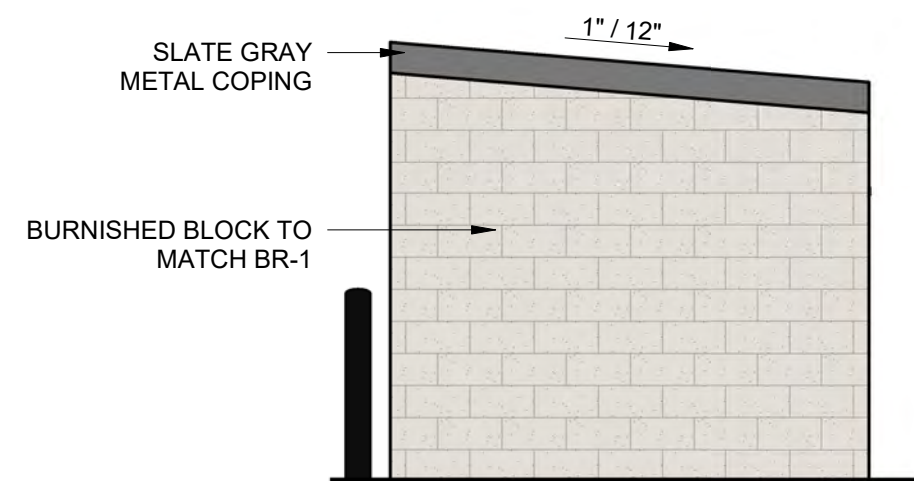
5 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



6 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



7 BACK ELEVATION
SCALE: 1/4" = 1'-0"



8 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



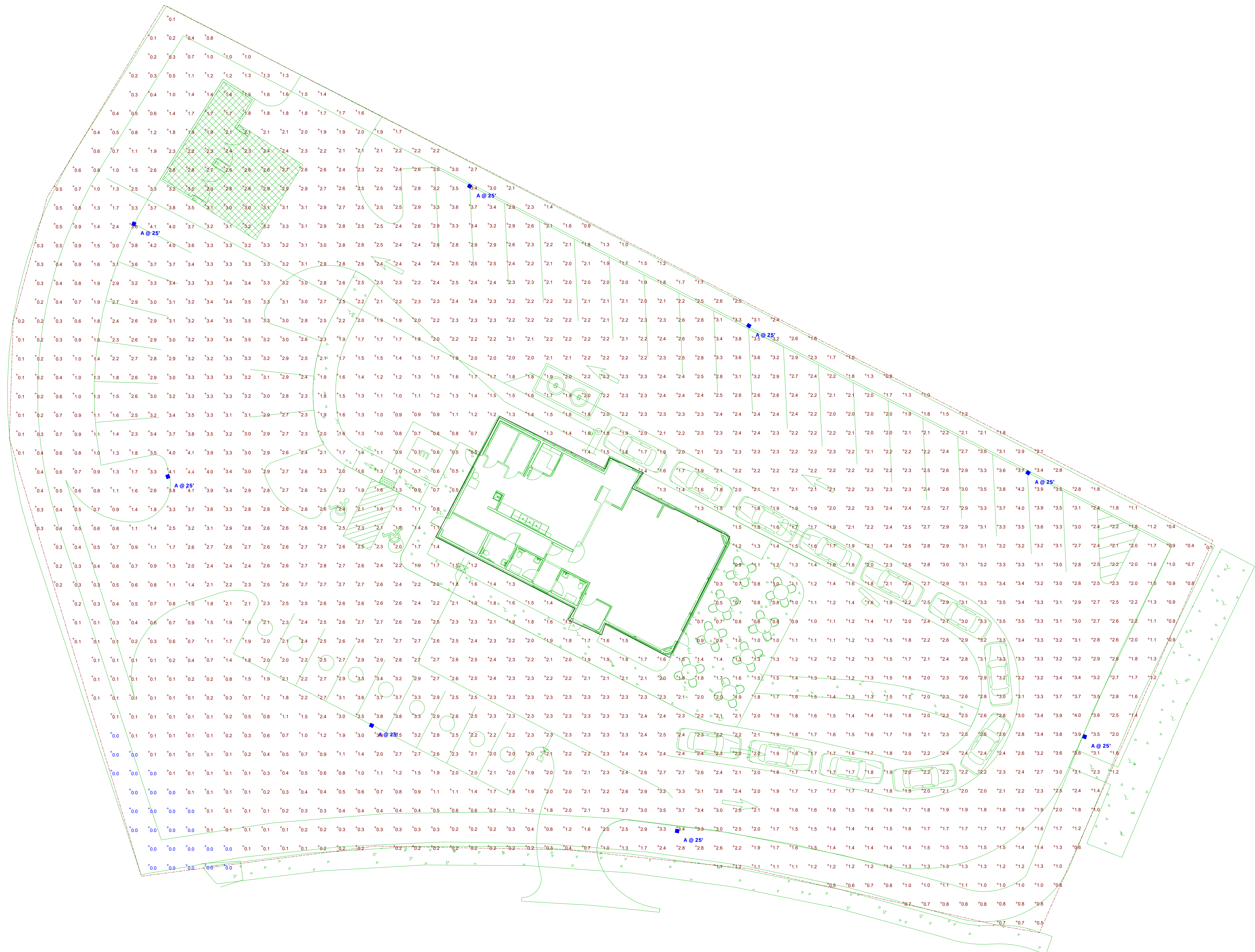
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B-BOPS
NE 2ND COURT
GRIMES, IA
07/13/2021

24"x36" SHEET (FULL SIZE)
- SCALE IS AS NOTED
12"x18" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED
OTHER SHEET SIZES NOT TO SCALE
SAA JOB #: 21059

simonson

simonson & associates architects llc
1717 ingsoll avenue suite 117 des moines ia 50309
phn 515 440 5626 www.simonsonassoc.com



Plan View
Scale - 1" = 14ft

Description		Quantity		Unit Price		Total Price		Notes	
Item	Code	Qty	Unit	Price	Unit	Price	Unit	Notes	Notes
1	A	1	sq ft	1.00	sq ft	1.00	sq ft	1.00	1.00
2	B	1	sq ft	1.00	sq ft	1.00	sq ft	1.00	1.00

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: August 3, 2021
RE: 1505 SE 25th Street – Site Plan

GENERAL INFORMATION:

Applicant:

Mark McMurphy

Requested Action

Site Plan

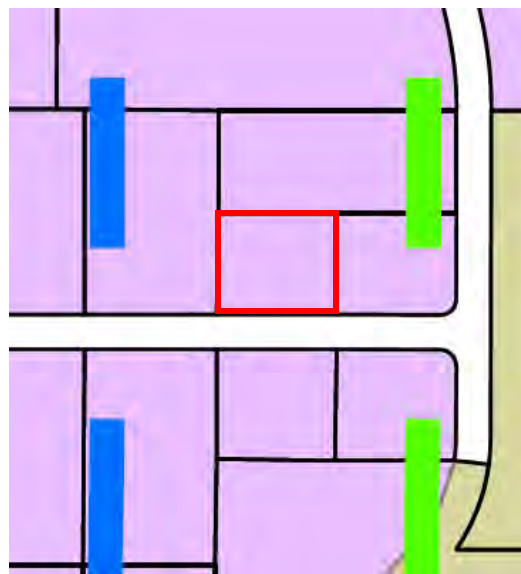
Location

1505 SE 25th Street

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Light Industrial	M-1A
North	Industrial	Light Industrial	M-1A
South	Vacant	Light Industrial	M-1A
East	Vacant	Light Industrial	M-1A
West	Vacant	Light Industrial	M-1A

BACKGROUND:

The applicant is requesting approval of the site plan for a 12,100 square foot flex warehouse and office building located at 1505 SE 25th Street. Half of the building is proposed for the new Crossfit 515 location and the other half will be flex office and warehouse space.

The property is located within the M-1A zoning district and is within Zone 2 of the Highway 141 Mixed Use Development Corridor District.

ANALYSIS:*Building/Elevations:*

The façade is proposed to be principally constructed of architectural concrete with acid etch finish and metal accents on the south elevation. The remaining sides consist of metal siding. Overhead doors are proposed on the north and west elevations. The elevation appears to meet the Zone 2 architecture standards.

Site Layout:

The site will be accessed from two driveways off of SE 25th Street. A future sidewalk will be provided along SE 25th St. Two sidewalk connections are proposed from SE 25th Street to the building. Outdoor equipment storage for Crossfit 515 will be provided at the northwest corner of the site and will be screened with a 6' wood fence.

Wall pack lighting will be provided on the building facades. No pole lights are proposed within the parking lot.

No dumpster enclosure is proposed for the site. Trash will be handled inside each unit.

Parking:

The site provides more than the required number of parking spaces for the site but does not provide more than 25% above the minimum required spaces. Parking has been provided for the building with 49 total spaces provided. One loading space is provided at the north end of the site.

Landscaping/Streetscape:

The site meets the minimum required number of plantings for the Highway 141 Corridor. Landscaping is provided along SE 25th Street, the north property line, along the building foundation, and around the transformer to shield it from the right-of-way.

Utilities:

The existing 6" sanitary sewer service on the south side of the site will be utilized.

Water will connect to the existing 12" water main along SE 25th Street and will be constructed north to the building. The building is proposed to be fitted with a fire suppression system and therefore the appropriate FDC and hydrant locations have been provided.

Detention is handled within the regional detention basin located to the north of the site. Storm sewer onsite will run north to the regional detention basin.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for 1505 SE 25th Street 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

~~July 6, 2021~~

~~July 22, 2021~~

July 26, 2021

Abaci Consulting, Inc.

Attn: Mark McMurphy

3000 SE Grimes Blvd, Suite 800

Grimes, IA 50111

RE: 1505 SE 25th Street Site Plan

Dear Mr. McMurphy:

The Development Services Department is in receipt of a proposed Site Plan for 1505 SE 25th Street. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Provide detail sheet (curb, ramps, signs, etc.)~~

Sheet 1:

- ~~1. Please change the US Water contact to Nick Deardorf. ndeardorf@uswatercorp.net (515)822-4501.~~

Sheet 2:

- ~~1. Update City standard notes.~~
- ~~2. Site notes S4 references the 14/21 day stabilization rule. Update to reflect the current 0/14 day stabilization rule.~~
- ~~3. Update parking calculation.~~

Sheet 3:

- ~~1. Outdoor storage must be screened with opaque fencing of brick or wood.~~
- ~~2. Is parking lot lighting proposed? If so, label locations.~~

- ~~3. Label stop sign locations at the driveways.~~
- ~~4. Is dumpster location proposed or will trash be handled within each unit?~~
- ~~5. Show isolation joints for sidewalk through driveway.~~
- ~~6. Provide width of driveway grinding.~~
- ~~7. Please remove at least one of the parallel parking spaces and shift the loading space to the east. This will allow 24' of drive aisle space where the AC units are placed.~~
- ~~8. Staff recommends installing bollards around the AC units, at least on the NW corner of the building.~~

Sheet 4:

- ~~1. Label slope and cross slope of ADA parking spaces.~~
- ~~2. Provide sidewalk ramps details. Detail not shown.~~
- ~~3. Label slope and cross slope of sidewalks.~~

Sheet 5:

- ~~1. Demonstrate that building has appropriate hydrant coverage. Label 150' routes along fire truck driving path (not within parking spaces or landscape areas).~~
- ~~2. The water service needs to be 6" up until the point where the domestic and fire lines split. Please revise.~~
- ~~3. The FDC cannot be blocked by parking or other obstructions. Please provide new location or stripe the parking space in front of the current location.~~
- ~~4. 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 6" main may be required.~~
- ~~5. Will sanitary service be utilized?~~
- ~~6. Provide watermain lengths.~~
- ~~7. Commercial water service to be 2".~~

- ~~8. Add note to include footing and apron guard on proposed FES outlet to pond.~~
- ~~9. New hydrant to be connected using tapping sleeve and valve and existing hydrant to be removed and capped at the main.~~
- ~~10. Please verify what type of intake will be installed for SW 511.~~

L400:

- ~~1. Provide required open space shrub calculation.~~
- ~~2. Provide ROW buffer calculation for trees and shrubs. Please revise. 45 shrubs required. $(177/4=45)$~~

Architecture:

- ~~1. Please revise the roof color to black or gray to match the rest of the building and rendering.~~
- ~~2. Are roof mounted units proposed? If so, provide screening details (color, material, etc.) and show on the elevation drawings.~~
- ~~3. Provide lighting cut sheets.~~

SWPPP

1. Provide SWPPP. **Please provide.**

Stormwater Management Plan (SWMP)

- ~~1. Summary for Reach P2: The inflow area should include the building since there are roof drain connections.~~
- ~~2. Make sure slopes, invert elevations, and pipe sizes match plans.~~

Site Plan

- ~~1. Sheet 5: SW 511, invert east should be 62.01, according to SWMP.~~

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: July 12, 2021
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: August 3, 2021 at 5:30 at the Grimes City Hall

COUNCIL MEETING: August 24, 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
1505 SE 25TH ST CROSSFIT 515
GRIMES, POLK COUNTY, IOWA

STANDARD SYMBOLS LEGEND

FOUND/ EXISTING	SET/ PROPOSED	LEGEND	ABBREVIATIONS
		SECTION CORNER (CORNERS SET W/ 1/2" DIA. I.R. W/ YELLOW CAP #15982)	R RECORDED BEARING AND DISTANCE
		PROPERTY CORNER	M MEASURED BEARING AND DISTANCE
		CENTER LINE OF ROAD	C CALCULATED BEARING AND DISTANCE
		SECTION LINE	BSB BUILDING SETBACK
		PLAT BOUNDARY LINE	T/S TOP OF SLAB
		PLAT LOT LINE	B/C BACK OF CURB
		PROPERTY LINE	NAG NORTH AMERICAN GREEN (TRM)
		RIGHT OF WAY (ROW)	FL FLOW LINE
		BLDG. SETBACK LINE (BSB)	FG FORM GRADE
		PUBLIC UTILITY EASEMENT (PUE)	INV INVERT OF PIPE
		GAS EASEMENT	TOB TOP OF BERM
		EASEMENT LINE	BOC BEGINNING OF CURVE
		SILT FENCE	EOC END OF CURVE
		9" STRAW WATTLE	TOP TOP OF PIPE
		FILTER SOCK INLET PROTECTION DEVICE	BOP BOTTOM OF PIPE
		PROP. FENCE LINE	
		WATER MAIN	
		SANITARY SEWER PIPE	
		STORM SEWER PIPE	
		SUB-DRAIN	
		EX. UNDERGROUND ELECTRIC	
		EX. UNDERGROUND FIBER OPTICS	
		EX. UNDERGROUND TELEPHONE	
		EX. UNDERGROUND TV	
		EX. UNDERGROUND GAS MAIN	
		EX. OVERHEAD ELECTRIC	
		MAJOR CONTOUR W/ ELEV.	
		MINOR CONTOUR W/ ELEV.	
		STORM SEWER MANHOLE	
		FLARED END SECTION (FES)	
		CLEAN OUT	
		SANITARY SEWER MANHOLE	
		WATER MAIN GATE VALVE	
		WATER SHUTOFF	
		FIRE HYDRANT	
		SIGN	
		GAS VALVE	
		POWER POLE W/ LIGHT	
		POWER POLE	
		LED BUILDING WALL PACK LIGHTS	
		ELECTRICAL PEDESTAL/BOX	
		TELEPHONE PEDESTAL	
		TELEVISION PEDESTAL	
		HANDHOLE	
		SURVEY CONTROL POINT	
		BENCH MARK	
		PROPOSED GRADE SPOT ELEVATION	

NOTE:
NOT ALL SYMBOLS AND LINES SHOWN IN LEGEND ARE SHOWN IN THIS PLAN SET.

ABBREVIATIONS

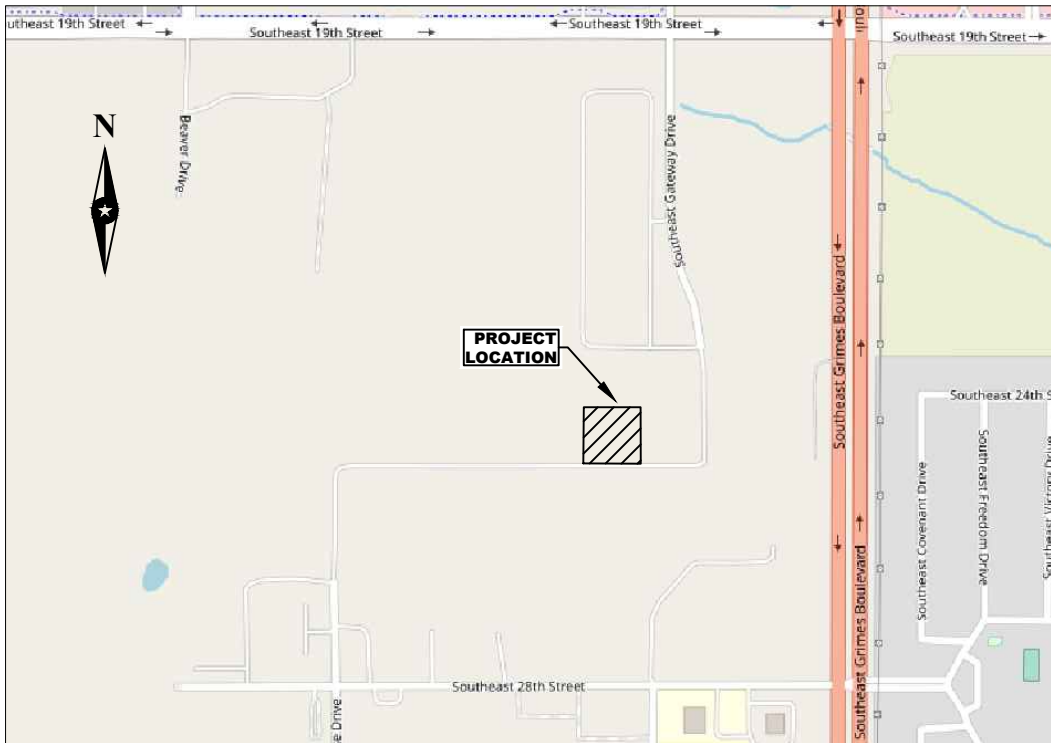
HATCH SYMBOLS

	PROPOSED SIDEWALK
	PROPOSED ROAD PAVEMENT
	EXISTING PAVEMENT REMOVAL
	EARTH
	CLASS 'D' REVETMENT
	CRUSHED ROCK
	TRM

TREE SYMBOLS

	EXISTING EVERGREEN
	EXISTING DECIDUOUS
	EXISTING EVERGREEN TO BE REMOVED
	EXISTING TREE LINE
	PROPOSED DECIDUOUS
	PROPOSED CONIFEROUS

VICINITY MAP



BUILDING SUMMARY

BUILDING USAGE:	
FITNESS CENTER	50%
FLEX WAREHOUSE	25%
OFFICE	25%
NO. OF BUILDINGS:	1 EA.
NO. OF FLOORS:	1
TOTAL BUILDING AREA:	12,102 S.F.
FITNESS CENTER:	6000 S.F.
FLEX-WAREHOUSE:	3000* S.F.
OFFICE AREA:	3000* S.F.
BUILDING HEIGHT AT EYES:	15'
BUILDING HEIGHT AT PEAK:	20'
*ESTIMATED FOR PARKING CALCULATIONS ONLY.	

INDEX OF SHEETS

1 - TITLE SHEET
2 - GENERAL INFORMATION
3 - GEOMETRIC PLAN
4 - GRADING & EROSION CONTROL
5 - UTILITY PLAN
L400 - PLANTING PLAN
L401 - PLANTING DETAILS

INDEX OF REVISIONS

NO:	REVISION DESCRIPTION:	DATE:
1	PER CITY COMMENTS (7/06/21)	7/09/21
2	PER CITY COMMENTS (7/22/21)	7/26/21
3		
4		

ALL CONSTRUCTION SHALL BE IN ACCORDANCE
WITH THE LATEST EDITION OF IOWA SUDAS

LEGAL DESCRIPTION

LOT 19 M-KEDS HOME PLACE PLAT 3,
OFFICIAL PLAT, CITY OF GRIMES,
POLK COUNTY, IOWA

CONSTRUCTION SCHEDULE

ITEM	BEGIN	COMPLETE
EROSION CONTROL	AUG 2021	NOV 2022
GRADING	AUG 2021	NOV 2021
BUILDING CONSTRUCTION	OCT 2021	MAY 2022
PAVING	OCT 2021	NOV 2021
LANDSCAPING	APRIL 2022	JUNE 2022

UTILITIES:

ELECTRIC: MIDAMERICAN ENERGY
GAS: BLACK HILLS ENERGY
SANITARY: CITY OF GRIMES
STREETS & STORM: CITY OF GRIMES
WATER: CITY OF GRIMES

UTILITY OWNERSHIP AND CONTACTS:

WATER:	US WATER CORP - NICK DEARDORF	515-822-4501	ndeardorf@uswater.com
SANITARY SEWER:	US WATER CORP - NICK DEARDORF	515-822-4501	ndeardorf@uswater.com
GAS LINES:	BLACK HILLS ENERGY - JOE McAREAVY	515-343-2031	joe.mcareavy@blackhillsenergycorp.com
ELECTRICAL:	MIDAMERICAN ENERGY - DUSTIN WEDLUND	515-522-6565	dwedlund@midamerican.com
TELEPHONE:	CENTURYLINK - JAKOB LINDKE	319-310-0254	
CABLE:	MEDIACOM - PAUL KENDRICK	515-246-1890	

VERTICAL/HORIZONTAL CONTROL REFERENCE:

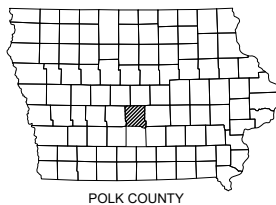
GENERAL INFORMATION:
MEASUREMENT UNITS FOR THIS PROJECT ARE IN US SURVEY FEET. PROJECT DATUM
AND CONTROL POINT INFORMATION WERE ESTABLISHED USING IOWA RTN REFERENCES
STATIONS.
HORIZONTAL CONTROL:
THE PROJECT COORDINATE SYSTEM IS IOWA STATE PLANE SOUTH (U.S. SURVEY FEET)
COORDINATES WERE DETERMINED BY AVERAGING THREE IARTN OBSERVATIONS WITH
APPROPRIATE TIME SPANS BETWEEN.
VERTICAL CONTROL:
VERTICAL DATUM FOR THIS PROJECT IS TIED TO A BENCHMARK BURY BOLT ON FHVD AT
SE CORNER OF GATEWAY AND SE 28TH ST ELEV. = 926.75

NOTE: ANY CHANGES TO THE APPROVED SITE PLAN MUST BE APPROVED BY THE
CITY OF GRIMES PRIOR TO INSTALLATION/AMENDMENT.

NOTE: THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL
CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.

ZONING NOTES:

Z1) THE ZONING IS COMMERCIAL AND LIMITED LIGHT INDUSTRIAL DISTRICT (M-1A)
Z2) SEE THE ZONING ORDINANCE FOR ADDITIONAL REQUIREMENT/RESTRICTIONS
Z3) NO VARIANCES ARE PROPOSED FOR THIS DEVELOPMENT
Z4) THIS SITE IS IN ZONE 2 OF THE HIGHWAY 141 MIXED USE DEVELOPMENT CORRIDOR



PROJECT INFORMATION:

THIS CONSTRUCTION DRAWING PLAN SET WAS ORIGINALLY SETUP FOR AND PRINTED ON 11x17 PAPER.
BAR SCALES ARE PROVIDED ON PLAN SHEETS FOR VERIFICATION - ALWAYS CHECK AGAINST BAR SCALE.

ABACI PROJECT NO: 21213 ABACI FILE NO: 21213SP

REFERENCE STATEMENT:

THIS SURVEY/ENGINEERING DOCUMENT WAS PREPARED FOR USE ON
THIS PROJECT IN ACCORDANCE WITH THE CLIENT'S SCOPE OF WORK
REQUIREMENTS. ABACI CONSULTING, INC. ASSUMES NO RESPONSIBILITY
OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THIS
DRAWING (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE
TERMS OF SAID SCOPE OF WORK REQUIREMENTS.

UTILITIES SHOWN FOR REFERENCE ONLY. IOWA LAW REQUIRES AT
LEAST 48 HOURS ADVANCE NOTICE BEFORE EXCAVATION BEGINS.
NOTIFY IOWA ONE-CALL SERVICE PHONE 1-800-292-8989. ADDITIONALLY,
THE CONTRACTOR SHALL ALSO NOTIFY THE OWNER AT LEAST 48 HOURS
PRIOR TO STARTING CONSTRUCTION AND HAVE ANY AND ALL PRIVATE
UTILITIES LOCATED.

ENGINEER/SURVEYOR:

PROJECT MANAGER: MARK McMURPHY
PH: (515) 986-5048
EMAIL: mark@abaciconsulting.com

SURVEY COORDINATOR: MERLIN DAVIS
MOBILE: (515) 447-5755
EMAIL: merlind@abaciconsulting.com
MINIMUM NOTICE OF THREE (3) BUSINESS
DAYS FOR ANY CONSTRUCTION STAKING.

OWNER - DEVELOPER:

ATTN JIM NOYCE AND BOBBY
NOYCE
NOYCE PROPERTIES, LLC
905 48TH ST WEST DES MOINES, IA
50265
PH: (515) 321-0380 JIM
EMAIL: jimnoyce@live.com
PH: (515) 537-9132 BOBBY
EMAIL: noycebo8@aol.com

ZONING:

M-1A COMMERCIAL AND LIMITED
LIGHT INDUSTRIAL DISTRICT

REV. DESCR. DATE

PROJECT BULK REGULATIONS:

	REQD	PROPOSED
MIN. FRONT YARD BLDG SETBACK	25 FT	25 FT
MIN. SIDE YARD BLDG SETBACK	NONE	52 FT
MIN. REAR YARD BLDG SETBACK	25 FT	48 FT
MIN. OPEN SPACE	15%	18.09%

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING

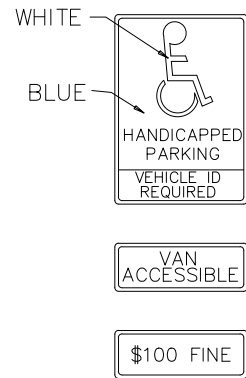
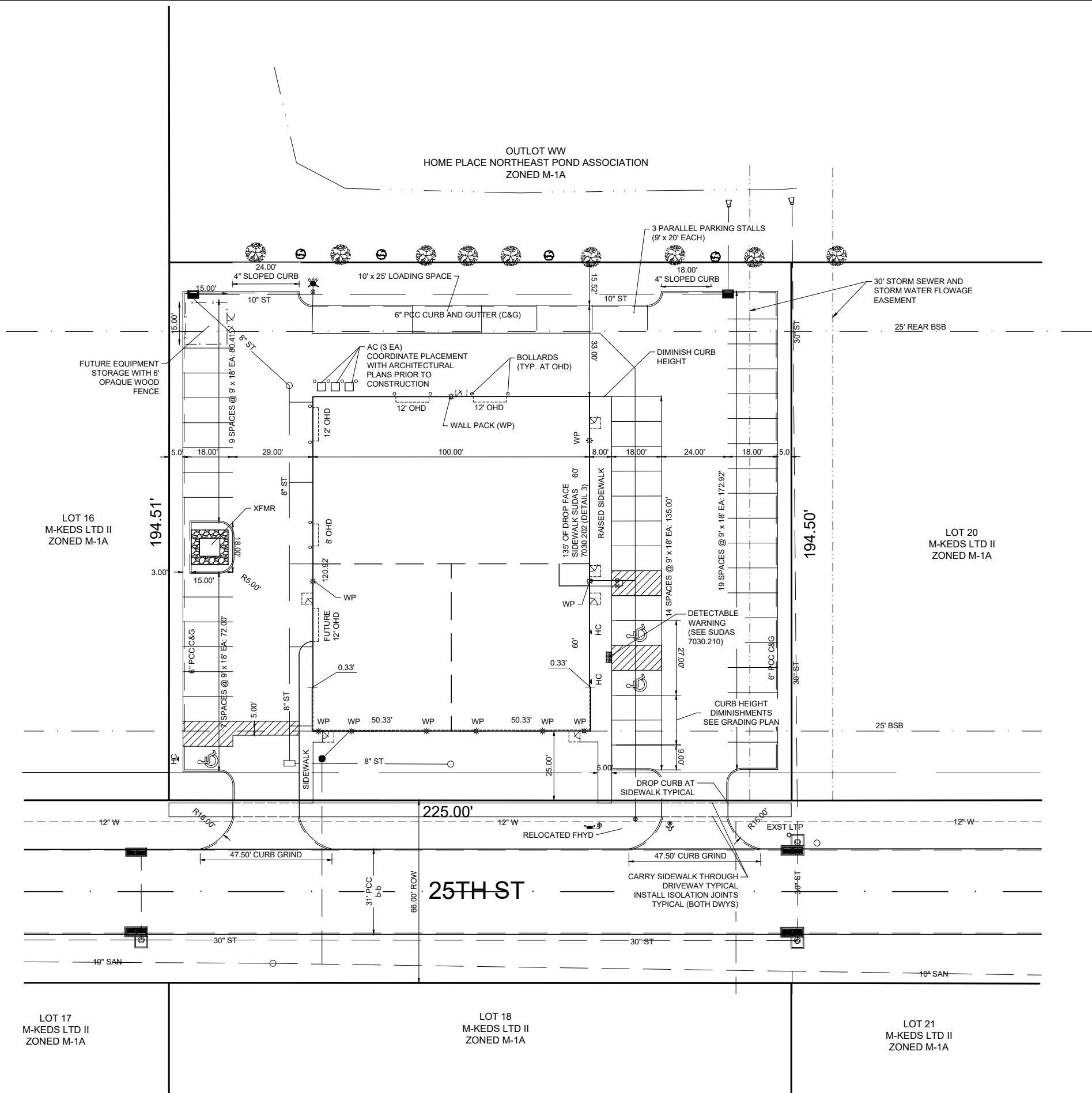
PROPERTY ADDRESS:

1505 SE 25TH ST
GRIMES, IOWA

3000 SE GRIMES BLVD.,
SUITE 800
GRIMES, IOWA 50111
(515) 986-5048

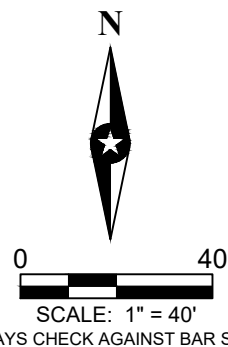
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED AND THE RELATED WORK
WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA
PRELIMINARY
SIGNATURE: MARK A. McMURPHY DATE:
PRINTED OR TYPED NAME:
IOWA LIC. NO. 14874
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022.
SHEETS 1 THROUGH 5
PAGES COVERED BY THIS SEAL:

CITY OF GRIMES NOTES: 1. SEE THE 'CITY OF GRIMES NOTES' ON THIS SHEET FOR ADDITIONAL INFORMATION. 2. ANY CITY (GENERAL/STANDARD) NOTES SHALL GOVERN IF DISCREPANCIES OCCUR WITHIN THESE (GENERAL) PROJECT NOTES. GENERAL NOTES: 1. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. CALL IOWA ONE CALL BEFORE DIGGING 1-800-292-8989. 2. STRIP TOPSOIL IN EXCAVATED AND FILL AREAS. REMOVE ALL VEGETATION AND ORGANIC MATERIALS PRIOR TO PLACING AND COMPACTING THE FILL. 3. ALL CUT AND FILL AREAS SHALL BE MAINTAINED FOR PROPER DRAINAGE AT ALL TIMES. 4. ALL FILL UNDER PAVEMENT SHALL BE PLACED IN LIFTS NO GREATER THAN 8 INCHES AND COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR UNLESS OTHERWISE SPECIFIED. OBTAIN REQUIRED COMPACTION WITHIN A SOIL MOISTURE CONTENT RANGE OF OPTIMUM MOISTURE TO 4 PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL MATERIALS TESTING REQUIRED TO ASSURE COMPLIANCE WITH THE PROJECT SPECIFICATIONS. 6. ANY COHESIONLESS SOILS ENCOUNTERED SHALL BE COMPACTED TO 98% OF STANDARD PROCTOR BENEATH PAVEMENTS AND CRITICAL BACKFILL AREAS. 7. PROOF-ROLL THE PAVEMENT SUBGRADE PRIOR TO PLACING PAVEMENT. REMOVE AND REPLACE ANY UNSUITABLE SOILS TO A DEPTH OF 2 FEET. 8. MAINTAIN MOISTURE CONTENT OF PAVEMENT SUBGRADE SOILS CONSISTING OF CLAYS/SILTS BETWEEN 0 AND 4 PERCENTAGE POINTS ABOVE OPTIMUM UNTIL THE PAVEMENT IS PLACED. 9. DISTURB AS LITTLE AREA AS POSSIBLE DURING GRADING PROCEDURES. STOCKPILE ALL STRIPPED TOPSOIL AND ALL EXCESS CUT IN THE AREA SHOWN ON THIS PLAN (OR IN A SUITABLE LOCATION). STRIP A MINIMUM OF 6" OF TOPSOIL, RESPREAD OVER ALL DISTURBED AREAS AFTER FINAL GRADES ARE REACHED (EXCEPT UNDER PAVEMENT). 11. SEE THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE INITIAL EROSION CONTROL MEASURES. 12. THE CONTRACTOR AND SUBCONTRACTORS MUST MAINTAIN PROPER EROSION CONTROL THROUGHOUT THE ENTIRE PROJECT. 13. THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND SURVEYS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR(S). IT SHALL BE THE DUTY OF THE CONTRACTOR(S) TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT; AND TO NOTIFY THE OWNER(S) OF THE UTILITIES. THE CONTRACTOR(S) SHALL AFFORD ACCESS TO THESE FACILITIES BY THE OWNERS FOR NECESSARY MODIFICATION OF SERVICES. 14. ALL CONSTRUCTION STAKING SHALL BE DONE UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER AND/OR LAND SURVEYOR INCLUDING, BUT NOT LIMITED TO: ROADWAYS/STREETS, ALLEYS, PEDESTRIAN FACILITIES (INCLUDING ALL CURB DROPS AND SIDEWALK/SHARED USE PATH LOCATIONS), AND UTILITIES. 14.1. ALL CONSTRUCTION STAKING SHALL BE PERFORMED THROUGH A CONTRACT WITH ABACI CONSULTING, INC. 14.2. ALL CONSTRUCTION STAKING, PROPERTY PINS, ETC. SHALL BE PROTECTED FROM GRADING AND/OR OTHER OPERATIONS. ANY DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE. 14.3. RESET ALL PROPERTY PINS DISTURBED BY CONSTRUCTION ACTIVITIES. PROPERTY PINS SHALL BE RESET BY A REGISTERED LAND SURVEYOR AND SHALL BY INCIDENTAL TO CONSTRUCTION. CITY OF GRIMES 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.	CITY OF GRIMES SANITARY SEWER NOTES: 1) 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. 2) SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15"). 3) SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6"). 4) ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS. 5) ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES. 6) ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B:PCC W/ADJUSTING MECHANISM. 7) SANITARY SEWER TESTING, CLEANING, AND TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISIONG. CITY OF GRIMES WATER MAIN NOTES: 1) 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 SHOW, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2' BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOW SHALL BE 2.0' 2) 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. 3) A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2/ 4) ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES. 5) WATER SERVICE SHALL BE 1 INCH RESIDENTIAL, 2" COMMERCIAL MINIMUM TYPE K COPPER. 6) 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. 7) ALL WATER MAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL. CITY OF GRIMES STORM SEWER NOTES: 1) ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY. 2) ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND HE FLARED END SECTION ON ALL CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC. 3) THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES. 4) STORM SEWER CLEANING AND TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISIONG. 5) USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATER MAIN PER IDNR REQUIREMENT. SITE SPECIFIC NOTES 1. THIS PROJECT CONSISTS OF CONSTRUCTION OF ONE 12,102 SF BUILDING. 2. TOTAL SITE AREA: 1.01 ACRES BUILDING AREA: 12,102 SF PAVEMENT AREA: 23,730 SF TOTAL HARD SURFACE: 33,832 SF TOTAL OPEN SPACE AREA: 7,921 SF (18.1%) TOTAL OPEN SPACE REQUIRED: 6,565 SF (15%) PAVING & STORM SEWER NOTES 1. ALL CONSTRUCTION OF PRIVATE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF IOWA SUDAS, UNLESS NOTED OTHERWISE. 2. THE LENGTH GIVEN FOR THE STORM PIPE INCLUDES THE LENGTH OF THE FLARED END SECTION. 3. ANY AND ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. 4. ALL PROPOSED PAVEMENT IN DRIVEWAYS AND PARKING AREAS SHALL BE 6 INCH (MINIMUM) THICK P.C.C. EXCEPT PAVEMENT IN THE RIGHT-OF-WAY SHALL BE 7 INCH (MINIMUM) THICKNESS P.C.C.	WATER MAIN & SANITARY SEWER NOTES 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2020 EDITION OF IOWA SUDAS, UNLESS NOTED OTHERWISE. 2. MAINTAIN 5.5 FT MIN. COVER FOR THE WATER SERVICE. 3. VERIFY THE LOCATION AND DEPTH OF THE EXISTING SANITARY SEWER SERVICE STUB AT THE START OF CONSTRUCTION. PAVEMENT/PARKING NOTES: P1) THE REQUIRED PARKING IS: FITNESS CENTER: 2.25 SPACES PER 1000 SF => 6000/1000 * 2.25 = 13.5 FLEX INDUSTRIAL/WAREHOUSE 2.5 SPACES PER 1000 SF => 3000/1000 * 2.5 = 7.5* FLEX SPACE RETAIL/OFFICE 6 SPACES PER 1000 SF => 3000/1000 * 6 = 18* * PROPOSED AREA OF USE IS ASSUMED FOR PURPOSES OF THESE CALCULATIONS ONLY. TOTAL PARKING SPACES REQUIRED = 39 P2) TOTAL PARKING SPACES PROVIDED** = 49 ** INCLUDES 3 ACCESSIBLE SPACES. SITE NOTES: S1) THE CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES FROM ANY DAMAGE RESULTING FROM THE MOVEMENT OF SOIL OR DEBRIS FROM THE PROJECT SITE. S2) PRESERVE ANY EXISTING VEGETATION UNTIL CONSTRUCTION IS NECESSARY IN THAT AREA. S3) SEED ALL AREAS (TEMPORARY OR PERMANENT) UPON COMPLETION OF FINAL GRADING AS SOON AS POSSIBLE. S4) IF CONSTRUCTION ACTIVITY IS NOT PLANNED TO OCCUR FOR AT LEAST 14 DAYS IN A DISTURBED AREA, STABILIZE WITH TEMPORARY EROSION CONTROL IMMEDIATELY AFTER WORK CEASES IN THE AREA. S5) THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL EROSION CONTROL MEASURES (TEMPORARY AND PERMANENT) AND KEEP THEM IN WORKING ORDER. CLEANING OF SILTATION CONTROLS SHALL OCCUR NO LATER THAN WHEN THEY HAVE LOST 50% OF THE CAPACITY. S6) THE PROJECT AND EROSION CONTROL DEVICES SHALL BE INSPECTED EVERY 7 DAYS. RECORD THE FINDINGS OF THE INSPECTION AND TAKE ANY ACTIONS NECESSARY TO ENSURE THAT THE EROSION CONTROL MEASURES ARE WORKING PROPERLY. S7) FINAL STABILIZATION MEANS: THE POINT AT WHICH ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN ESTABLISHED OR EQUIVALENT PERMANENT STABILIZATION MEASURES (SUCH AS THE USE OF RIPRAP, GABIONS, OR GEOTEXTILES) HAVE BEEN EMPLOYED. S8) PROVIDE ADDITIONAL SILT FENCE, SILT BASINS, EARTH DIKES, DITCH CHECKS, AND VARIOUS OTHER CONTROL MEASURES AS NEEDED. CONSTRUCTION SEQUENCING: 1) INSTALL STABILIZED CONSTRUCTION ENTRANCE & PERIMETER SILT BARRIER(S). 2) CLEAR AND GRUB FOR EARTHWORK OPERATIONS. 3) CONTINUE GRADING OPERATIONS BEGINNING WITH STOCKPILING OF ANY AVAILABLE TOPSOIL. ALSO, INSTALL INTERIOR SILT BARRIERS. 4) STABILIZE DENUDED AREAS AND STOCKPILES WITHIN 14 DAYS OF LAST CONSTRUCTION ACTIVITY IN THAT AREA. 5) INSTALL STORM SEWER AND WATER MAIN. INSTALL INLET PROTECTION. 6) PAVING. 7) FINE GRADING. 8) RE-SPREAD AVAILABLE TOPSOIL 4 INCHES MINIMUM. 9) TEMPORARY SEEDING/STABILIZATION ON BUILDING LOTS. 10) PERMANENT SEEDING/STABILIZATION OF DISTURBED AREAS. 11) FINAL COMPLETION, REMOVAL OF TEMPORARY EROSION CONTROL MEASURES. GENERAL NOTES: G1) THE CONTRACTOR SHALL COMPLY WITH ALL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES PERMIT, THE ENVIRONMENTAL PROTECTION AGENCY, AND LOCAL ORDINANCES. G2) IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL THE NECESSARY MEASURES TO ELIMINATE EROSION FROM THE PROJECT	SITE AND BORROW OR FILL AREAS INCLUDING THE CONTROLS SHOWN ON THIS PLAN. G3) ALL SEDIMENT OR DEBRIS MUST BE REMOVED FROM ADJOINING PROPERTIES PROMPTLY OR THE OWNER WILL REMOVE THE ITEMS AND DEDUCT THE COST FROM THE AMOUNT DUE TO THE CONTRACTOR. G4) THE SWPPP AND ALL DOCUMENTS ASSOCIATED WITH IT AND THE PERMIT SHALL BE KEPT ONSITE AT ALL TIMES AND BE AVAILABLE TO PRESENT TO THE IOWA DEPARTMENT OF NATURAL RESOURCES UPON REQUEST. G5) UPON FINAL COMPLETION AND STABILIZATION OF THE SITE, A NOTICE OF DISCONTINUATION MUST BE FILED BY THE OWNER. THE OWNER MUST RETAIN ALL DOCUMENTS ASSOCIATED WITH THE PERMIT AND SWPPP FOR THREE YEARS. G6) THE CONTRACTOR SHALL PROVIDE ALL DOCUMENTS INCLUDING THE ORIGINALS AND INSPECTION RECORDS TO THE OWNER UPON ISSUANCE OF THE NOTICE OF DISCONTINUATION. CONSTRUCTION SCHEDULE: 1) THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. CALL IOWA ONE CALL BEFORE DIGGING 1-800-292-8989. 2) STRIP TOPSOIL IN EXCAVATED AND FILL AREAS. REMOVE ALL VEGETATION AND ORGANIC MATERIALS PRIOR TO PLACING AND COMPACTING THE FILL. 3) ALL CUT AND FILL AREAS SHALL BE MAINTAINED FOR PROPER DRAINAGE AT ALL TIMES. 4) THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL MATERIALS TESTING REQUIRED TO ASSURE COMPLIANCE WITH THE PROJECT SPECIFICATIONS. THIS TESTING SHALL BE INCIDENTAL TO CONSTRUCTION. 5) IN THE EVENT OF A DISCREPANCY BETWEEN THESE SPECS. AND THE DETAILED CONSTRUCTION DRAWINGS, THE DETAILED CONSTRUCTION DRAWINGS SHALL GOVERN. 6) ANY COHESIONLESS SOILS ENCOUNTERED SHALL BE COMPACTED TO 98% OF STANDARD PROCTOR BENEATH PAVEMENTS AND CRITICAL BACKFILL AREAS. 7) PROOF-ROLL THE PAVEMENT SUBGRADE PRIOR TO PLACING PAVEMENT. REMOVE AND REPLACE ANY UNSUITABLE SOILS TO A DEPTH OF 2 FEET. 8) MAINTAIN MOISTURE CONTENT OF PAVEMENT SUBGRADE SOILS CONSISTING OF CLAYS/SILTS BETWEEN 0 AND 4 PERCENTAGE POINTS ABOVE OPTIMUM UNTIL THE PAVEMENT IS PLACED. 9) CURB BACKFILL SHALL BE COMPACTED AND SLOPED TO PROVIDE ADEQUATE DRAINAGE AND PREVENTING WATER FROM PONDING AND INFILTRATING BENEATH THE PAVEMENT. 10) DISTURB AS LITTLE AREA AS POSSIBLE DURING GRADING PROCEDURES. 11) STOCKPILE ALL STRIPPED TOPSOIL AND ALL EXCESS CUT IN THE AREA SHOWN ON THIS PLAN (OR IN A SUITABLE LOCATION). STRIP ANY AVAILABLE TOPSOIL TO A MINIMUM DEPTH OF 6", RESPREAD (4" MIN.) AVAILABLE TOPSOIL OVER ALL DISTURBED AREAS AFTER FINAL GRADES ARE REACHED (EXCEPT UNDER PAVEMENT/BUILDING PADS). 12) SEE THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE INITIAL EROSION CONTROL MEASURES. 13) IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES. 14) THE CONTRACTOR AND SUBCONTRACTORS MUST MAINTAIN PROPER EROSION CONTROL THROUGHOUT THE ENTIRE PROJECT. 15) SITE SOIL MATERIAL MUST BE RETAINED ON SITE BY PREVENTING EROSION. THIS INCLUDES SOIL EXCAVATIONS FOR FOUNDATIONS ON EACH RESPECTIVE LOT. 16) CONTRACTOR MUST PROMPTLY REMOVE ALL MUD, SOIL AND DEBRIS TRACKED ONTO CITY STREETS. CLEANING SHALL BE PERFORMED BEFORE THE END OF A WORK DAY OR PRIOR TO A RAIN EVENT. BUILDING NOTES: B1) THE PROPOSED BUILDING USE WILL BE HALF FITNESS CENTER AND HALF FLEX SPACE. B2) THE PROPOSED BUILDING WILL BE STEEL FRAME CONSTRUCTION WITH MASONRY EXTERIOR ON THE FRONT AND THE FORWARD 10 FEET OF BOTH SIDES AND THE REAR WILL BE METAL SIDING. B3) THE BUILDING WILL BE 20 FEET TALL AT THE PEAK. SEE DETAILED ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION. B4) THE BUILDING WILL HAVE FIRE PROTECTION SPRINKLERS. B5) THE BUILDING FLOOR AREA IS 12,102 SF. B6) WALL PACK EXTERIOR LIGHTING IS PROPOSED. CUTOFFS WILL BE INSTALLED TO PREVENT DIRECT ILLUMINATION OF ADJACENT PROPERTIES. B7) ALL BUILDING DOWNSPOUTS WILL BE PIPED UNDERGROUND TO A ROOF DRAIN COLLECTOR PIPE.	PROJECT NO: 21213 DRAWING FILE NO: 21213SP DESIGNED/REVIEWED BY: M.M. DRAWN BY: E.S. DATE: 7/26/2021	REVISION DESCRIPTION: 1 PER CITY COMMENTS (7/06/21) 2 PER CITY COMMENTS (7/22/21) 3 4	NO: 1 2 3 4	ABACI CONSULTING, INC. CIVIL ENGINEERING - LAND SURVEYING 3000 SE GRIMES BLVD, STE 800 GRIMES, IOWA 50111 OFFICE (515) 986-5048	1505 SE 25TH ST GRIMES, POLK COUNTY, IOWA NOTES	SHEET: 2
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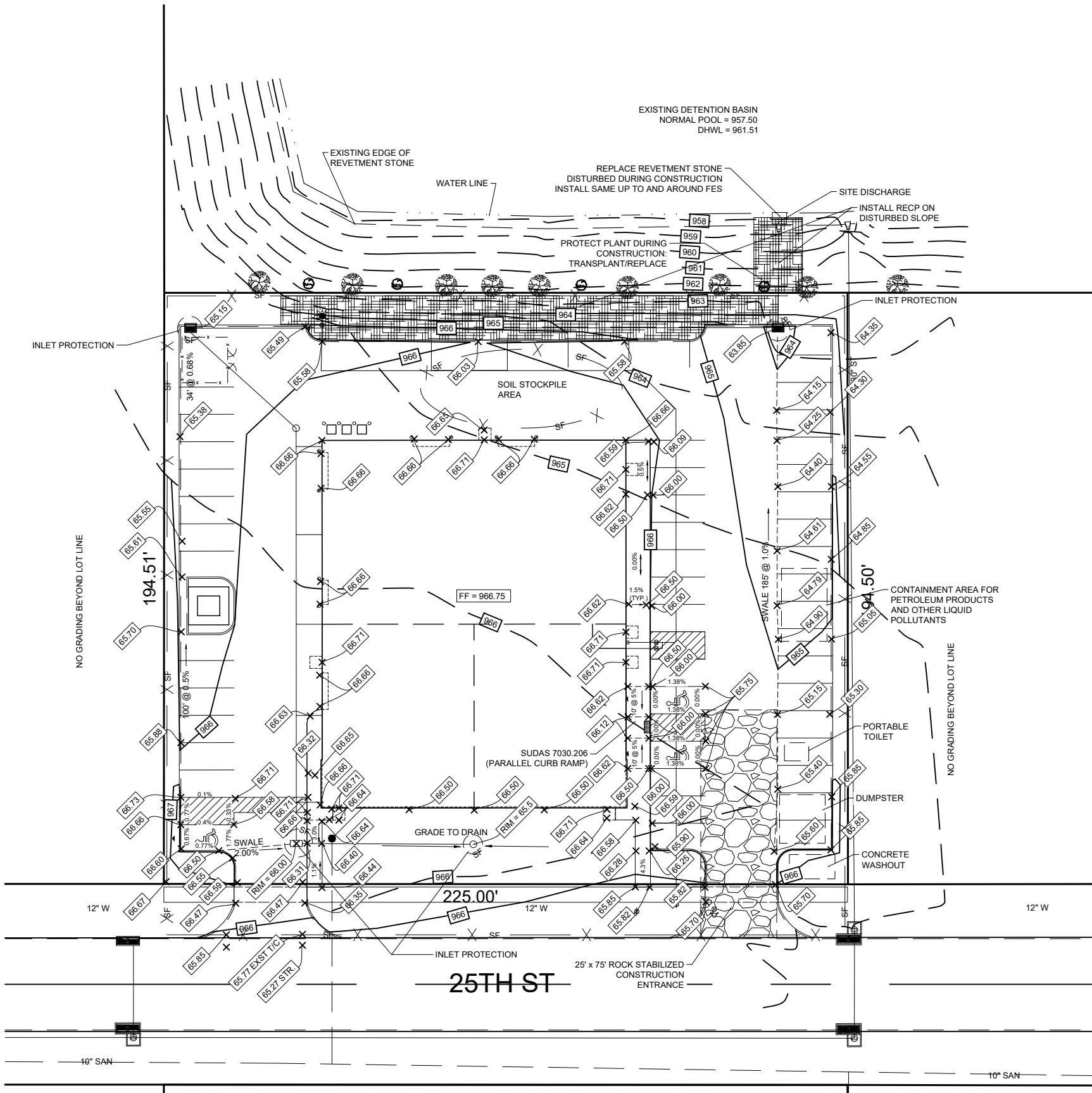
Sign Detail
Not To Scale

NOTE: INSTALL SIGN AT THE INDICATED ACCESSIBLE SPACE – BUILDING/POST MOUNTED.



NOTES
1. SEE SHEET 2 FOR ADDITIONAL CONDITIONS AND REQUIREMENTS.

PROJECT NO:		21213
DRAWING FILE NO:		21213SP
DESIGNED/REVIEWED BY:		M.M.
DRAWN BY:		E.S.
DATE:		7/26/2021
REVISION DESCRIPTION:		
NO:	DATE:	
1	7/09/21	PER CITY COMMENTS (7/09/21)
2	7/26/21	PER CITY COMMENTS (7/26/21)
3		
4		
ABACI CONSULTING, INC. CIVIL ENGINEERING - LAND SURVEYING 3000 SE GRIMES BLVD, STE 800 GRIMES, IOWA 50111 OFFICE (515) 565-5046		
1505 SE 25TH ST GRIMES, POLK COUNTY, IOWA		
GEOMETRIC PLAN		
SHEET:		3



LEGEND

- X SF SILT FENCE
- ROLLED EROSION CONTROL PRODUCT

GRADING PLAN NOTES

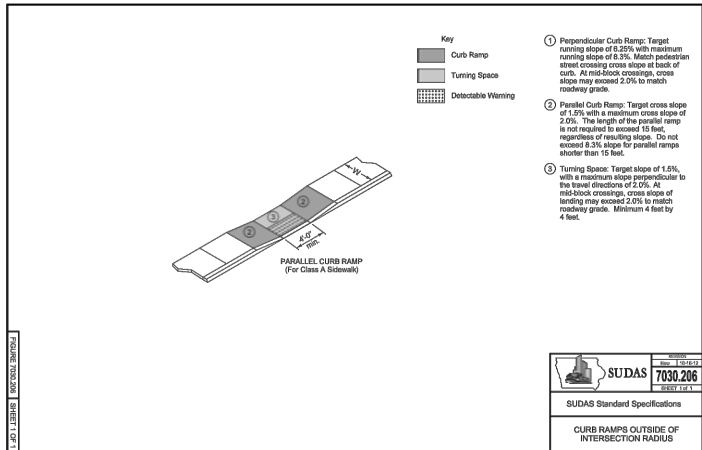
- 1) SEE SHEET 2 FOR ADDITIONAL REQUIREMENTS

ADDITIONAL NOTES

- 1) THE MAXIMUM ALLOWABLE SLOPE ON HANDICAPPED ACCESSIBLE PARKING STALLS AND ACCESS AISLES IS 2.0%/ THE CONTRACTOR SHALL CONFIRM SLOPE COMPLIANCE PRIOR TO PLACING PAVEMENT
- 2) SPOT ELEVATIONS MAY BE SHOWN WITH THE FIRST DIGIT OMITTED. THIS IS FOR DRAFTING READABILITY PURPOSES ONLY. DO NOT CUT 900 FEET TO PLACE THESE IMPROVEMENTS.

SWPPP/EROSION CONTROL GENERAL NOTES:

1. SEE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE INITIAL EROSION CONTROL MEASURES ON THE "INITIAL EROSION CONTROL (SWPPP) PLAN" SHEETS.
2. SEE THE "GRADING NOTES" ON THIS SHEET FOR ADDITIONAL INFORMATION.
3. SEE THE "INITIAL EROSION CONTROL (SWPPP) PLAN" SHEET(S) FOR ADDITIONAL GROUND COVER INFORMATION, SEDIMENTATION BASIN LOCATIONS, AND ANY RELATED QUANTITIES.
4. SEE ALL RELATED NOTES FOR THESE CONSTRUCTION DRAWINGS FOR THIS PHASE/DEVELOPMENT PLAN FOR ADDITIONAL INFORMATION.
5. REFER TO THE STORMWATER POLLUTION PREVENTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES AND ADDITIONAL NOTES AND DETAILS. ADDITIONAL NOTES AND MEASURES IN THE NARRATIVE SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND SHALL BE INCLUDED IN THE ORIGINAL BID.
6. THE STORMWATER POLLUTION PREVENTION PLAN AND RELATED NARRATIVE ARE CONSIDERED LIVING DOCUMENTS, AND SHALL REQUIRE PERIODIC UPDATES, MODIFICATIONS, AND/OR ADJUSTMENTS DEPENDING ON SITE CONDITIONS AND CONSTRUCTION PROGRESS TO ASSURE COMPLIANCE WITH THE NPDES GENERAL PERMIT NO. 2. IT SHALL BE THE RESPONSIBILITY OF ALL CONTRACTORS TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES TO COMPLY WITH SAID PERMIT.
7. THIS PROJECT IS COVERED BY THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2, WITH ALL TERMS AND CONDITIONS, AND INITIALLY DESIGNED AND PROVIDED BY ABACI CONSULTING, INC.
8. THE CONTRACTOR SHALL COMPLY WITH ALL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES PERMIT, THE ENVIRONMENTAL PROTECTION AGENCY, AND LOCAL ORDINANCES.
9. ALL CONTRACTOR(S) SHALL UTILIZE THE APPROVED CIVIL SITE PLANS, PROJECT SWPPP SHEET(S), AND NPDES NOI PERMIT CONDITIONS FOR ADDITIONAL DETAILS, NOTES, AND/OR DIRECTIONS.
10. THE SWPPP AND ALL DOCUMENTS ASSOCIATED WITH IT AND THE IDNR PERMIT SHALL BE KEPT ONSITE AT ALL TIMES AND BE AVAILABLE TO PRESENT TO THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) UPON REQUEST.
11. ALL MUD, SOIL, AND/OR DEBRIS SPILLED ON THE STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR(S) - AT LEAST AT THE END OF EACH WORK DAY; PRIOR TO ANY RAIN EVENT; AND AS DIRECTED. OR, THE OWNER/DEVELOPER SHALL REMOVE THE ITEMS AND DEDUCT THE COST FROM THE AMOUNT DUE TO THE CONTRACTOR(S).
12. THE CONTRACTOR(S) SHALL INSTALL EROSION AND SEDIMENTATION CONTROL INFRASTRUCTURE PRIOR TO INITIATING WORK ON THE SITE.
13. EROSION/SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THIS EXHIBIT AND ARE FOR INITIAL (START-UP) PURPOSES ONLY. THE CONTRACTOR(S) SHALL MODIFY, CHANGE, AND/OR ADD EROSION/SEDIMENTATION CONTROL MEASURES DURING THE COURSE OF CONSTRUCTION TO ACCOMMODATE FIELD CONDITIONS AND METHODS OF CONSTRUCTION.
- 13.1. PRESERVE ANY EXISTING VEGETATION UNTIL CONSTRUCTION IS NECESSARY IN THAT AREA.
- 13.2. MODIFY AND UPDATE THIS EXHIBIT AS REQUIRED DURING THE COURSE OF CONSTRUCTION TO REFLECT FIELD MODIFICATIONS, INCLUDING "REVISION" BOX, AND TO MEET LOCAL, STATE, AND FEDERAL REQUIREMENTS.
14. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO TAKE ALL THE NECESSARY MEASURES TO ELIMINATE EROSION FROM AND TO THE PROJECT SITE, ADJACENT PROPERTIES, AND/OR ANY BORROW OR FILL AREAS INCLUDING, BUT NOT LIMITED TO, THE CONTROLS SHOWN ON THIS PLAN. THIS INCLUDES SOIL EXCAVATIONS FOR FOUNDATIONS ON EACH RESPECTIVE BUILDING AND/OR RESIDENTIAL LOT. ALL CONTRACTOR(S) SHALL MAINTAIN PROPER EROSION CONTROL THROUGHOUT THE ENTIRE PROJECT.
15. ALL CONTRACTORS SHALL UTILIZE PROJECT SWPPP AND NPDES NOI PERMIT CONDITIONS FOR ADDITIONAL DETAILS AND DIRECTIONS. EROSION/SEDIMENTATION CONTROL MEASURES MAY BE REMOVED AS ALLOWED BY PERMIT CONDITIONS AND AT THE TERMINATION OF THE NPDES STORMWATER PERMIT AT THE COMPLETION OF THE PROJECT.
16. ALL CONTRACTORS SHALL BE REQUIRED TO MAINTAIN ALL EROSION CONTROL MEASURES (TEMPORARY AND PERMANENT) AND KEEP THEM IN WORKING ORDER.
17. SUDAS SPECIFICATIONS SHALL APPLY TO GRADING, EROSION CONTROL, AND ALL ASSOCIATED WORK FOR THE PROJECT. THE CONTRACTOR(S) SHALL ESPECIALLY OBSERVE THE REQUIREMENTS OF THE SPECIFICATIONS (ALONG WITH THE EROSION CONTROL PLAN PREPARED FOR THE PROJECT) IN CONDUCTING GRADING AND SURFACE RESTORATION WORK.
- 17.1. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER AND THE SWPPP MANAGER WHOM SHALL MAKE ALL CONTRACTORS AND CONSTRUCTION WORKERS AWARE OF THE MAJOR PROVISIONS OF SAID PLAN.
- 17.2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED REGULARLY, ESPECIALLY AFTER EACH SIGNIFICANT STORM OR TYPICALLY AT LEAST EVERY SEVEN (7) DAYS, TO LOCATE DAMAGE AND CONDUCT MAINTENANCE OPERATIONS. RECORD THE FINDINGS OF THE INSPECTION AND TAKE ANY ACTIONS NECESSARY TO ENSURE THAT THE EROSION CONTROL MEASURES ARE WORKING PROPERLY.
- 17.3. STABILIZATION MEASURES SHALL BE INITIATED ON ALL DISTURBED AREAS ON THE FIRST DAY AFTER NO CONSTRUCTION ACTIVITY HAS OCCURRED ON AREAS WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR A PERIOD OF ANOTHER 14 CALENDAR DAYS.
- 17.4. INSTALL SILT FENCE/WATTLE PRIOR TO BEGINNING CONSTRUCTION AROUND NOTED STRUCTURES AND ON STEEP SLOPES. ADDITIONAL LINES OF SILT FENCE/WATTLE WILL BE REQUIRED AS PROGRESS, OR AS DIRECTED.
18. REMOVE SILT ACCUMULATED ALONG SILT FENCE/WATTLE WHEN REACHES MAXIMUM OF 50 PERCENT OF EXPOSED HEIGHT, OR AS DIRECTED.
19. CONTRACTOR(S) SHALL CONSTRUCT AND STABILIZE PROPOSED NOTED SEDIMENTATION BASIN, BASIN OUTLET STRUCTURE, AND OUTLET PRIOR TO CONSTRUCTING THE REST OF THE SUBDIVISION INFRASTRUCTURE IMPROVEMENTS. PROPOSED SEDIMENTATION BASIN(S) SHALL BE LOCATED WITHIN THE EXISTING/PROPOSED STORMWATER MANAGEMENT FACILITIES (SMF). SEE ADDITIONAL NOTES AND DETAILS FOR ADDITIONAL INFORMATION.
20. INSTALL TEMPORARY SEDIMENT BASIN OUTLET STRUCTURE SURROUNDED BY SILT FENCE PRIOR TO THE CONSTRUCTION OF SUBDIVISION INFRASTRUCTURE (DEMOLITION, PIPING, MASS GRADING, AND PAVEMENT).
21. PROVIDE POSITIVE DRAINAGE AROUND ALL STOCKPILES AND OTHER IMPROVEMENTS DURING AND AT THE COMPLETION OF ALL PHASES OF CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, INFRASTRUCTURE AND BUILDING. DRAIN ANY ONSITE AREAS WITH PONDING WATER TO THE SEDIMENTATION BASIN.
22. PLACE SILT FENCE, FILTER SOCK, AND/OR OTHER APPROVED SEDIMENTATION CONTROL/SILT CONTAINMENT DEVICE AROUND EXISTING STORM INTAKES AND/OR STRUCTURES, AND/OR PROPOSED STORM INTAKES AND/OR STRUCTURES AFTER CONSTRUCTED AND BEFORE PAVING, AS NOTED.
23. PROVIDE/VERIFY BELOW GRADE INLET PROTECTION FOR ALL STORM STRUCTURES WITHIN PUBLIC STREETS OR RIGHT-OF-WAY (ROW) ONCE PAVING IS COMPLETED.
24. ALL AREAS OF THE EXISTING/PROPOSED DITCH BOTTOM AROUND END SECTIONS, AND EXISTING/PROPOSED END SECTIONS DISCHARGING INTO A DITCH, SWALE, AND/OR SMF SHALL BE COVERED WITH RIPRAP, OR OTHER APPROVED AND NOTED PROTECTION/ENERGY DISSIPATION.
- 24.1. ALL RIPRAP SHALL BE PLACED OVER ENGINEERING FABRIC AS NOTED AND HATCHED IN THE CONSTRUCTION PLANS.
- 24.2. SEE DETAILS' SHEETS FOR ADDITIONAL SCOURSTOP INFORMATION. ALTHOUGH SCOURSTOP IS LABELED AND SHOWN, ALTERNATE EQUIVALENT PRODUCTS (I.E., SHOREMATS, ETC.) MAY BE USED WHEN APPROVED BY THE COUNTY AND INSTALLED BY A CERTIFIED INSTALLER ON THIS PROJECT. ALL PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS.
25. AT COMPLETION OF SITE GRADING AND ROADWAY PAVING, CLEAN UP SITE AND INSTALL (PERMANENT AND/OR TEMPORARY) STABILIZATION UNTIL PHASE RESIDENTIAL DEVELOPMENT BEGINS.
26. ALL SEEDED/SODDED SURFACES SHALL BE COVERED WITH AT LEAST SIX (6") INCHES TOPSOIL IN PLACE BEFORE PERMANENT (FINAL) SEEDING/SODDING OPERATIONS COMMENCE AND AT FINAL STABILIZATION.
27. ALL AREAS NOT COVERED BY PAVEMENT AND/OR BUILDINGS SHALL BE GRASS. SEEDED/SODDED AREAS SHALL BE PREPARED AS SPECIFIED IN SUDAS.
- 27.1. ONLY AREAS DESIGNATED ON PLANS AS PRAIRIE GRASS SHALL BE SUDAS NATIVE GRASS AND FORBS/WILDFLOWER MIX (AKA PRAIRIE MIX), AND SHALL BE INSTALLED BY THE DEVELOPER'S CONTRACTOR.
- 27.2. ONLY AREAS DESIGNATED ON PLANS AS URBAN LAWN MIX SHALL BE SUDAS URBAN LAWN MIX AND/OR SOD, AND SHALL BE INSTALLED BY THE DEVELOPER'S CONTRACTOR WITH THE SPECIFIED TYPE.
- 27.3. ALL OTHER AREAS SHALL BE DESIGNATED AS AREAS TO RECEIVE LAWN SEED MIX AND/OR SODDED. THESE AREAS SHALL FIRST BE SEEDED AND MULCHED BY THE DEVELOPER'S CONTRACTOR WITH SUDAS TYPE 4 EROSION CONTROL MIX. THE PERMANENT COVER SHALL BE BY THE HOME BUILDER'S CONTRACTOR WITH A URBAN LAWN MIX AND/OR SODDED.
28. TREE/BUSH PROTECTION (FENCING) SHALL CONSIST OF MINIMUM 48 INCHES HIGH ORANGE CONSTRUCTION INSTALLED AND SECURED ON METAL T-POSTS AND BEING NO CLOSER THAN THE DRIP LINE, OR AS DIRECTED.
29. TEMPORARY BMPs SHALL BE REMOVED AT THE END OF SITE DEVELOPMENT AND AT FINAL STABILIZATION. ADDITIONAL BMPs SHALL BE INSTALLED BY THE INDIVIDUAL LOT CONTRACTOR(S).
30. AT THE COMPLETION OF THE SITE IMPROVEMENTS, CLEAN BASINS, INSTALL PERMANENT STABILIZATION, AND INSTALL NOTED GRANULAR BACKFILL TRENCH IN BOTTOM OF SMF BASIN. SURROUND GRANULAR TRENCH AND OUTLET STRUCTURE WITH SILT FENCE DURING RESIDENTIAL HOME CONSTRUCTION. SMF CONTROL MEASURES IN BASIN SHALL REMAIN IN PLACE UNTIL FULL BUILDOUT OF RESIDENTIAL LOT BUILDINGS IN SUBDIVISION.
31. AT THE COMPLETION OF THE SITE IMPROVEMENTS AND AT FINAL STABILIZATION, THE SWPPP MANAGER SHALL PROVIDE AS-BUILT PLANS AND A CERTIFICATION STATEMENT INDICATING THAT ALL BMPs AND SMFs WERE CONSTRUCTED TO AT LEAST THE DESIGNED.
- 32.1. THE SWPPP MANAGER SHALL CONTACT ABACI CONSULTING, INC. TO PERFORM SAID SURVEY PRIOR TO SEEDING/SODDING.
- 32.2. IF THE DETENTION BASIN(S), OR ANY OTHER STORMWATER MANAGEMENT FACILITY, HAVE BEEN CONSTRUCTED INCORRECTLY, THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT WORK AND AS-BUILT SURVEY(S) UNTIL ALL ISSUES HAVE BEEN CORRECTED.
33. AT THE COMPLETION OF THE SITE IMPROVEMENTS AND AT FINAL STABILIZATION, A NOTICE OF DISCONTINUATION MUST BE FILED BY THE SWPPP MANAGER AND THE OWNER. THE OWNER/DEVELOPER MUST RETAIN ALL DOCUMENTS ASSOCIATED WITH THE PERMIT AND SWPPP FOR THREE (3) YEARS.
34. THE SWPPP MANAGER SHALL PROVIDE ALL DOCUMENTS INCLUDING THE ORIGINALS AND INSPECTION RECORDS TO THE OWNER/DEVELOPER UPON ISSUANCE OF THE NOTICE OF DISCONTINUATION.
35. "FINAL STABILIZATION" SHALL MEAN: THE POINT IN CONSTRUCTION AT WHICH ALL SOIL DISTURBING ACTIVITIES IN AN AREA AND/OR OVER THE PROJECT SITE HAVE BEEN COMPLETED, AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF AT LEAST 70 PERCENT SUFFICIENT TO PRECLUDE EROSION FOR THE ENTIRE DISTURBED AREA OF THE PERMITTED PROJECT OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN ESTABLISHED OR EQUIVALENT PERMANENT STABILIZATION MEASURES (SUCH AS THE USE OF RIPRAP, GABIONS, OR GEOTEXTILES) HAVE BEEN EMPLOYED.



0 40
SCALE: 1" = 40'
(ALWAYS CHECK AGAINST BAR SCALE)

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CIVIL ENGINEERING - LAND SURVEYING

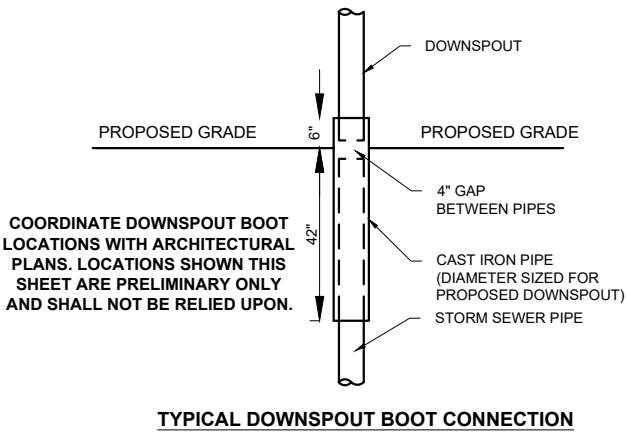
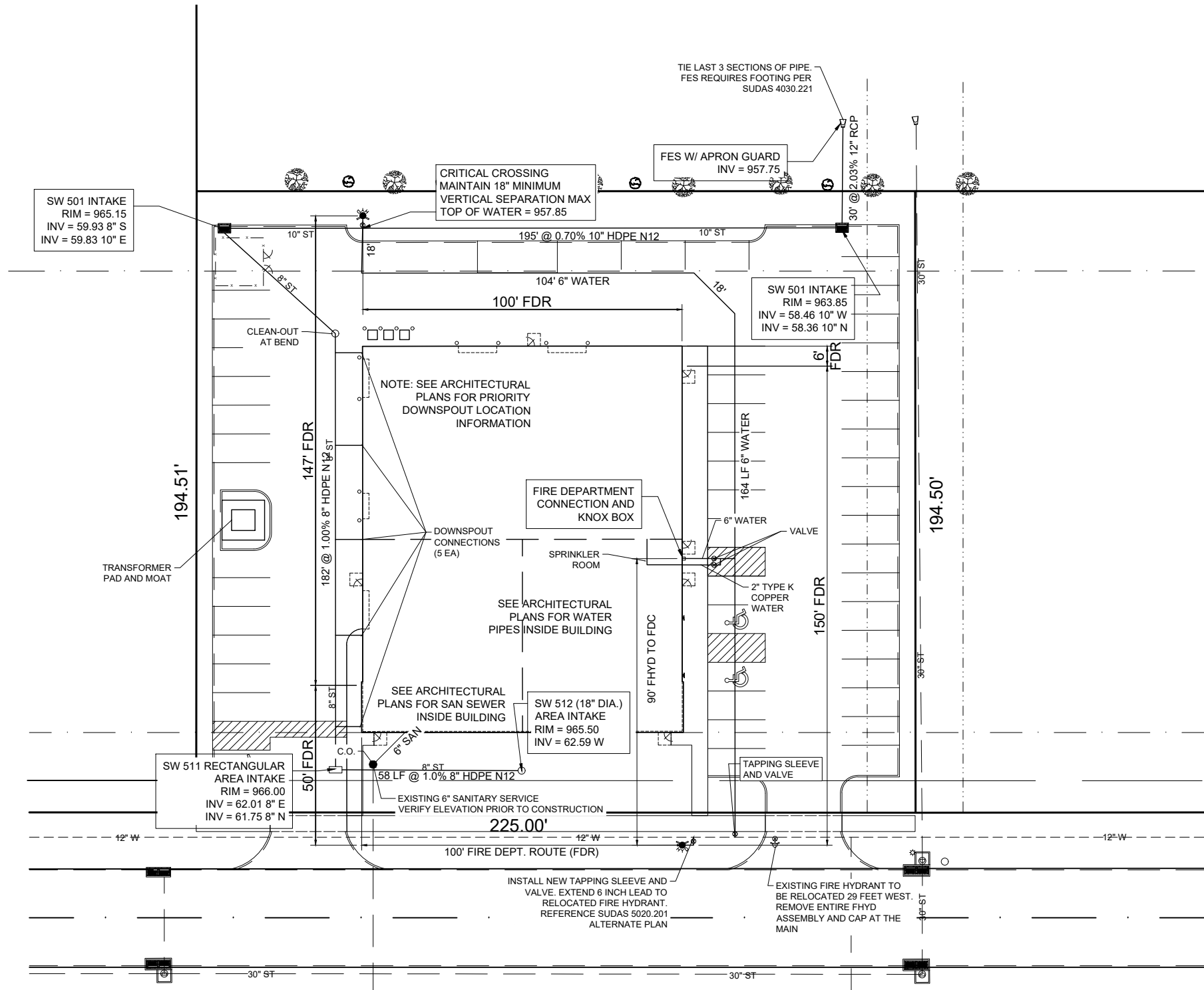
1505 SE 25TH ST
GRIMES, POLK COUNTY, IOWA

GRADING AND EROSION CONTROL PLAN

SHEET: 4

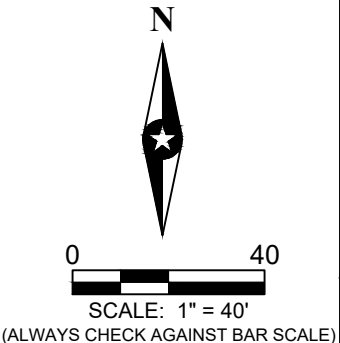
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2	PER CITY COMMENTS (7/26/21)	7/26/21	21213SP
3			M.M.
4			E.S.

DRAWN BY:	DESIGNED/REVIEWED BY:	DATE:
		7/26/2021

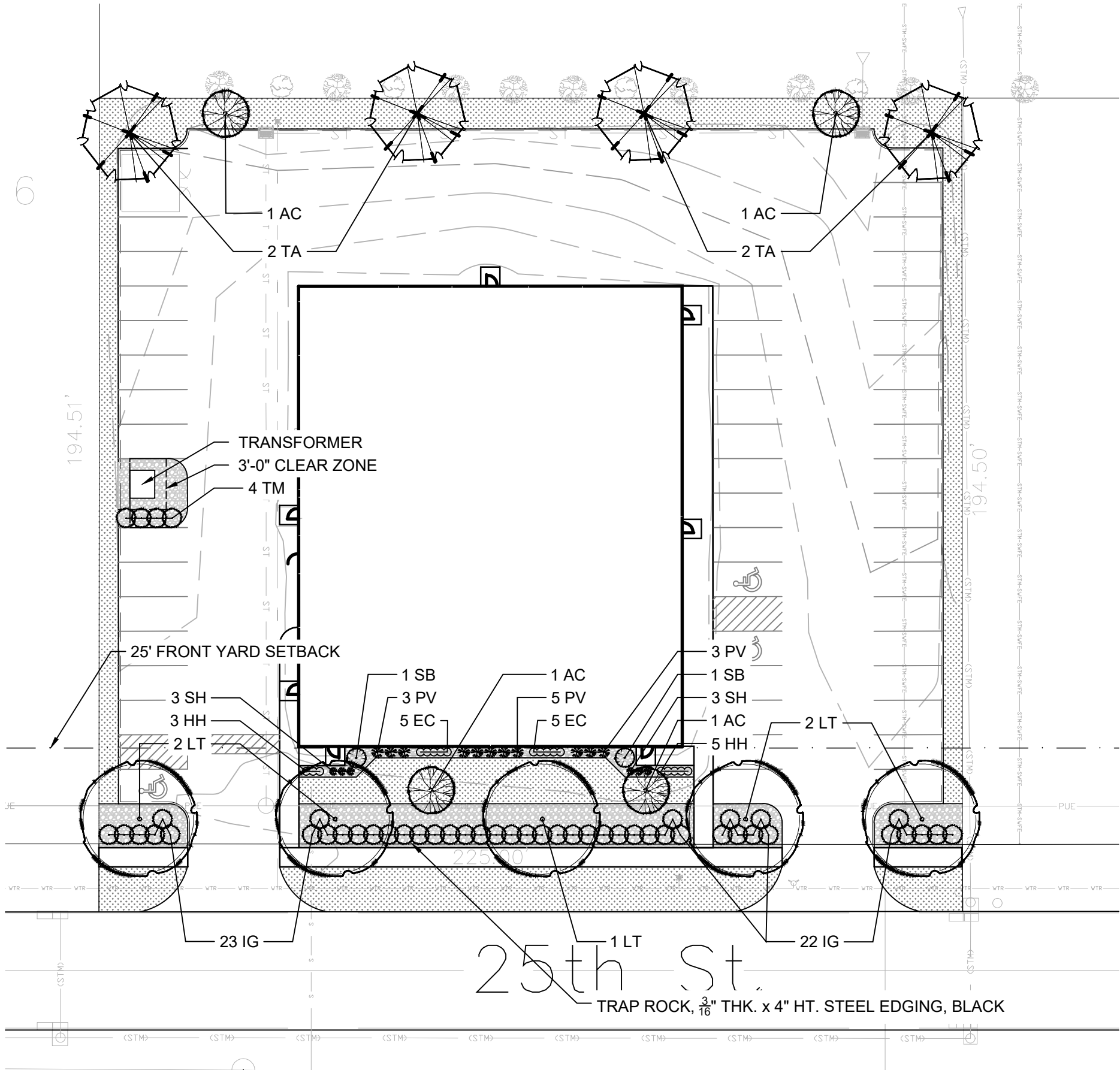


- UTILITY PLAN NOTES**
- U1) SEE SHEET 2 FOR CITY OF GRIMES SPECIFIC REQUIREMENTS.
 - U2) THE UTILITY CONTRACTOR SHALL CONSTRUCT THE APPLICABLE PROPOSED UTILITIES TO 5 FEET FROM THE OUTSIDE EDGE OF THE BUILDING. THE PLUMBING CONTRACTOR SHALL EXTEND THE UTILITIES FROM THEIR TERMINATION INTO THE BUILDING.

- SIDEWALK NOTE**
- S1) THE OWNER IS REQUIRED TO INSTALL THE 5FT SIDEWALK (197 LF) WITHIN 90 DAYS OF NOTIFICATION BY THE CITY THAT SIDEWALK IS REQUIRED.



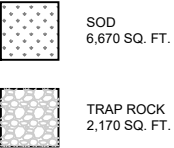
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DATE:		21213SP
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DESIGNED/REVIEWED BY:		M.M.
DRAWN BY:		E.S.
DATE:		7/26/2021
REVISION DESCRIPTION:		
NO:	1	PER CITY COMMENTS (7/06/21)
2	PER CITY COMMENTS (7/22/21)	
3		
4		
ABACI CONSULTING, INC. CIVIL ENGINEERING - LAND SURVEYING 3000 SE GRIMES BLVD., STE. 800 GRIMES, IOWA 50111 OFFICE: (515) 986-5048		
1505 SE 25TH ST GRIMES, POLK COUNTY, IOWA		
UTILITY PLAN		
SHEET: 5		



PLANT SCHEDULE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING/REMARKS
CANOPY TREES						
LT	5	Liriodendron tulipifera	TULIP TREE	2" CAL	B&B	SPECIMEN QUALITY
TA	4	Tilia americana 'Redmond'	REDMOND LINDEN	2" CAL	B&B	SPECIMEN QUALITY
ORNAMENTAL TREES						
AC	4	Amelanchier canadensis	SERVICEBERRY	1.5" CAL	B&B	SPECIMEN QUALITY
SHRUBS						
SB	2	Spirea betulifolia 'Tor'	TOR SPIREA	#5	CONT.	SPECIMEN QUALITY
IG	45	Ilex glabra 'Shamrock'	INKBERRY	#5	CONT.	4'-0" O.C.
TM	4	Taxus x media 'Gwen'	GWEN YEW	#5	CONT.	4'-0" O.C.
PERENNIALS						
EC	10	Echinacea 'Cheyenne Spirit'	CHEYENNE SPIRIT CONEFLOWER	#1	CONT.	1'-9" O.C.
HH	8	Hemerocallis 'Happy Returns'	HAPPY RETURNS DAYLILY	#1	CONT.	1'-9" O.C.
ORNAMENTAL GRASSES						
PV	11	Panicum virgatum 'Shenandoah'	SHENANDOAH SWITCH GRASS	#1	CONT.	3'-0" O.C.
SH	6	Sporobolis heterolepis 'Tara'	TARA PRAIRIE DROPSEED	#1	CONT.	2'-3" O.C.

PLANTING REQUIREMENT NOTES

- PERIMETER OF LOTS ADJACENT TO PUBLIC RIGHT-OF-WAY.
 - 10' between parking and ROW
 - 1 tree per 50 feet. Planted as individual trees or a grouping with an area of at least twenty-five (25) square feet.
 - In addition, a hedge, wall, earth berm, or other durable landscape barrier a minimum of three (3) feet in height shall be placed along the perimeter of such landscape strip. If said barrier consists of plant like material, one (1) shrub shall be planted every four (4) feet and abutting the barrier. The remainder of the required landscape strip shall be planted with grass, ground cover or other landscape material, exclusive of paving.
- LANDSCAPE VEGETATION STANDARDS.
 - Minimum requirements:
 - 2 trees (B&B) per one thousand (1,000) square feet of required open space
 - 50% are 2" caliper, the remaining are 8-10" in height and 1 1/2" caliper.
 - The min. height for evergreens shall be 6' and may be counted as 2 inch caliper for requirements.
 - One shrub for every five hundred (500) square feet of open space, but no less than three shrubs per lot.
 - Landscape around buildings: Landscaping around buildings shall consist of a variety of plants, shrubs and flowers. Plants shall be placed along building faces that front public rights of way and near primary entrances into the building at a minimum spacing of 1' apart once the plant is fully matured.
 - Enforcement: Landscaping plan to be submitted for approval as part of final site plan submittal. Landscaping plan is to show the following information:
 - Location of trees and shrubs.
 - Size and species of trees and shrubs.
 - Percentage of each size of tree.
 - Type of ground cover and form of maintenance.
 - Ground cover plants shall form a solid mat or cover over the ground within a twelve (12) month period. In Zone 2, the non-street portion of the public right-of-way and the front set back shall be sodded, all other areas may be seeded with Planning and Zoning Commission and Council approval.
 - Non-living material shall not be used as the primary ground cover device, but may be used in conjunction with living plant material to develop an ornamental landscaping effect. Non-living material such as rocks, pebbles, sand, wood mulch or wood chips shall be placed at a minimum depth of three (3) inches and shall be used in conjunction with an appropriate landscape weed control fabric. Native seeding, in lieu of sod, may be utilized in stormwater management areas as approved by Staff.



PARCEL AREA: 43,769.72 SF
BUILDING AREA 12,000 SF

Zone 2 Minimum Open Space:
15% Minimum (6,565.46 SF)
6,882.63 SF Provided.

2 trees per 1,000 SF of req. open space
13 Trees Required
13 Trees Provided Total
1 shrub per 500 SF of req. open space
13 Shrubs Required
39 Shrubs Provided Total

ROW Buffer Requirement:
1 tree per 50' Frontage
4 Trees Required (177' Frontage)
5 Trees Provided
Hedge Required, 1 shrub every 4 feet
45 Shrubs Required in buffer
45 Shrubs Provided in buffer

Screening Requirement:
Mechanical Equipment, Transformer
Shrub Hedge or Fence Required
4 Shrubs provided

GENERAL PLANT REQUIREMENTS:
No tree closer than 4' to hard surface

DESIGN STANDARDS

Buildings shall not expose service areas and equipment (transformers, generators, compressors, etc.), loading areas, nonresidential overhead doors, and similar features to the public right-of-way or to adjacent residential property.

If it is not feasible to design and orient service areas and equipment (transformers, generators, compressors, etc.), loading areas, nonresidential overhead doors, and similar features so as not to face a public right-of-way or adjacent residential property, appropriate screening walls or fences with similar design features to the building (material, shape, color, etc.), additional landscape buffering or additional setbacks shall be required.

SCREENING REQUIREMENTS

Mechanical Equipment. For all uses, except single family and two family dwellings, mechanical equipment, including cooling and heating equipment, pumps, generators and transformers, that are located on the ground shall be substantially screened from the adjacent street and from adjacent residentially zoned properties by a fence and/or evergreen shrubs.



NOTES
1. SEE "GENERAL NOTES AND INFORMATION" SHEETS FOR ADDITIONAL NOTES AND INFORMATION.
2. SEE "GRADING PLAN" SHEETS FOR ADDITIONAL INFORMATION.

CONFLUENCE

525 17TH STREET
DES MOINES, IOWA 50309
515.288.4875 | PROJECT #21304

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CROSSFIT 515
1505 SE 25TH ST. GRIMES, IA

PLANTING PLAN

SHEET:
L400

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING

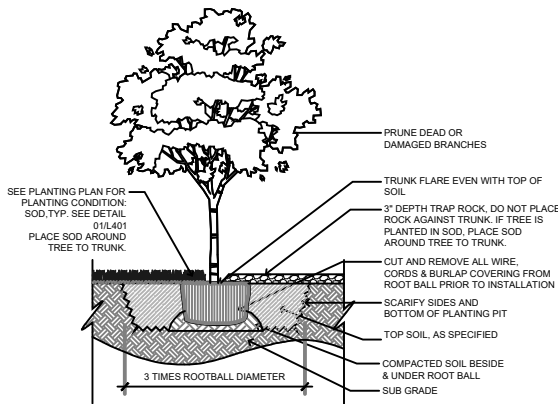
3000 SE GRIMES BLVD. STE 800
GRIMES, IOWA 50116
OFFICE (515) 960-5048

REVISION DESCRIPTION:

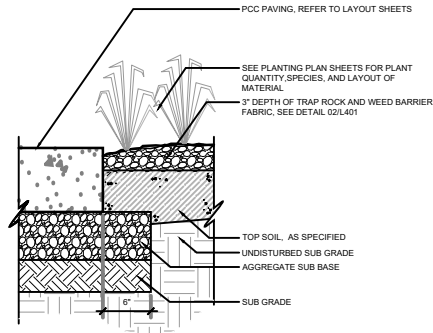
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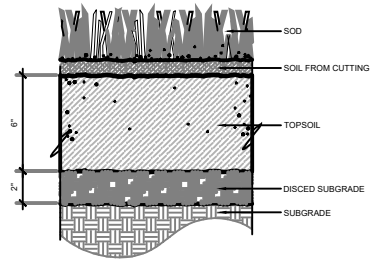
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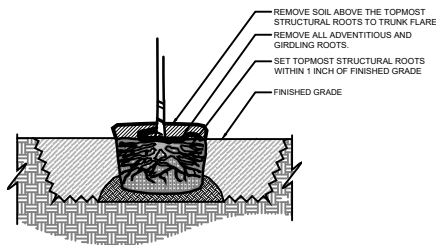
08 L401 SECTION: TREE PLANTING, TYP. N.T.S



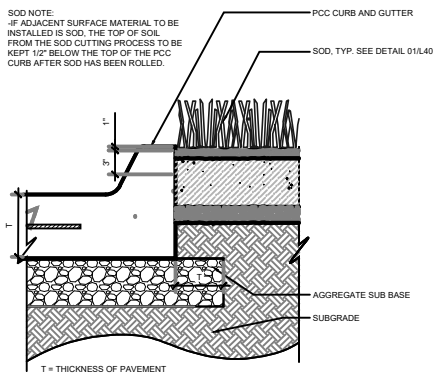
04 L401 SECTION: PLANTING ADJ. SIDEWALK, TYP. N.T.S



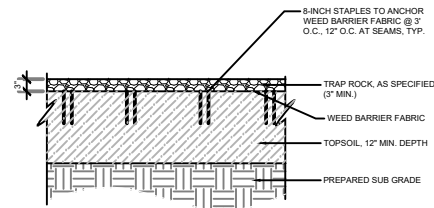
01 L401 SECTION: SOD PLANTING, TYP. N.T.S



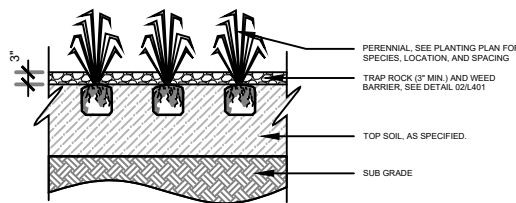
09 L401 SECTION: ROOT BALL PLANTING, TYP. N.T.S



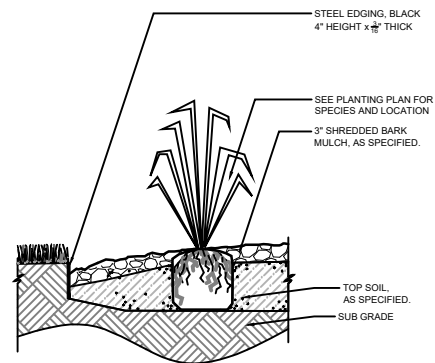
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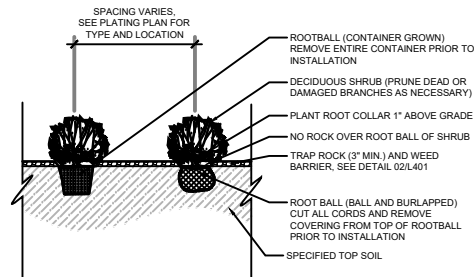
02 L401 SECTION: ROCK AND WEED BARRIER, TYP. N.T.S



06 L401 SECTION: PERENNIAL PLANTING, TYP. N.T.S



03 L401 SECTION: STEEL EDGING, TYP. N.T.S



07 L401 SECTION: SHRUB PLANTING, TYP. N.T.S

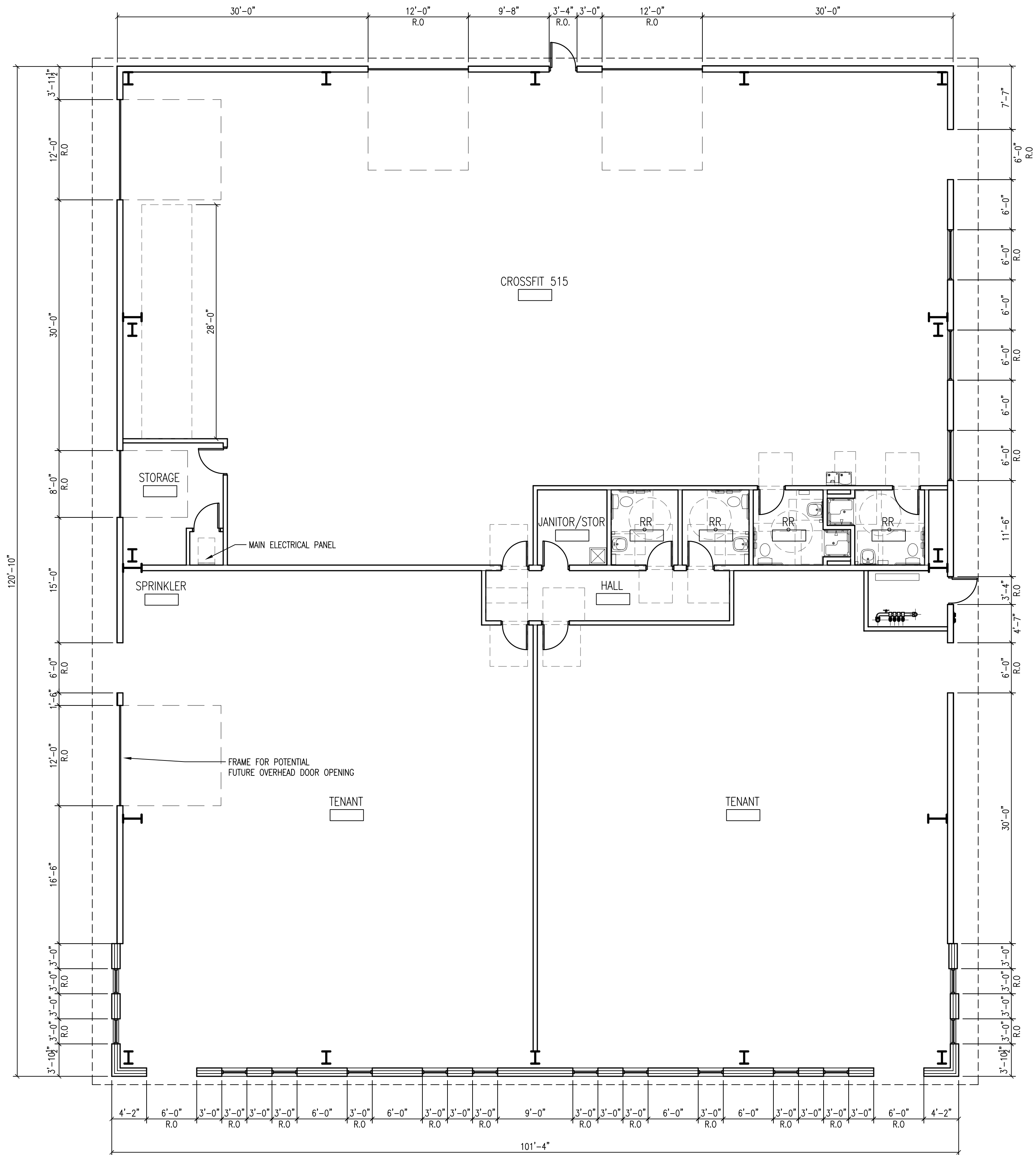
- NOTES**
- SEE "GENERAL NOTES AND INFORMATION" SHEETS FOR ADDITIONAL NOTES AND INFORMATION.
 - SEE "GRADING PLAN" SHEETS FOR ADDITIONAL INFORMATION.

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4							
ABACI CONSULTING, INC.				CROSSFIT 515			
CIVIL ENGINEERING - LAND SURVEYING				1505 SE 25TH ST. GRIMES, IA			
3000 SE GRIMES BLVD. STE 800 GRIMES, IOWA 50116 OFFICE (515) 288-5046				PLANTING DETAILS			
SHEET: L401				DATE: 7/8/2021			



1

FLOORPLAN

SCALE: 1/8" = 1'-0"

FLOOR PLAN - GENERAL NOTES:

- DIMENSIONS SHOWN ARE BASED ON NOMINAL WALL THICKNESS. SEE WALL TYPES FOR ACTUAL WALL DIMENSIONS.
- EXTERIOR AND INTERIOR DIMENSIONS ARE FROM FACE OF CONCRETE OR FROM FACE OF METAL STUDS, TYPICAL.
- DIMENSIONS AT WINDOWS AND DOORS IN CONCRETE WALLS ARE TAKEN AT ROUGH OPENING DIMENSIONS. CONTRACTOR SHALL COORDINATE ACTUAL ROUGH OPENINGS WITH THE DOOR, WINDOW AND SIDING MANUFACTURER'S REQUIREMENTS PRIOR TO ORDER & INSTALLATION.
- REFER TO THE CODE PLAN, WALL SECTIONS & WALL TYPES FOR ADDITIONAL INFORMATION ON WALLS WHICH CONTINUE TO DECK.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY WOOD BLOCKING AND NAILERS WHERE REQUIRED TO SECURELY ATTACH ACCESSORIES, DEVICES, FIXTURES, EQUIPMENT AND MILLWORK TO WALL, CEILING OR FLOOR SURFACES.
- CUP FLOOR SLAB AT ALL FLOOR DRAIN LOCATIONS, SLOPE SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS. SEE PLUMBING.
- CONTRACTOR SHALL PROVIDE VERTICAL EXPANSION JOINTS @ 24'-0" O.C. (MAXIMUM) IN GYPSUM WALLBOARD AT ALL WALLS OVER 24 FEET LONG AND AT BOTH SIDES OF ALL DOOR, WINDOW, DUCT AND OTHER OPENINGS LARGER THAN 4 SQUARE FEET. COORDINATE EXACT LOCATION W/ ARCHITECT.
- THE PRE-ENGINEERED METAL BUILDING, STRUCTURAL MAIN FRAMES, END-WALL FRAMES, GIRTS, PURLINS, METAL SIDING PANELS, METAL ROOFING, OVERHANGS, METAL SOFFITS, FASCIA, GUTTERS, DOWNSPOUTS, INSULATION, EXTRUDED METAL SIDING TRIMS AT OPENINGS, CLIPS, ANGLES, FASTENERS, ATTACHMENTS AND ALL OTHER RELATED ACCESSORIES ARE PROVIDED BY AN INDEPENDENT METAL BUILDING CONTRACTOR AND ARE THE SOLE RESPONSIBILITY OF THE METAL BUILDING MANUFACTURER AND INSTALLATION CONTRACTOR.

PRELIMINARY - NOT FOR CONSTRUCTION

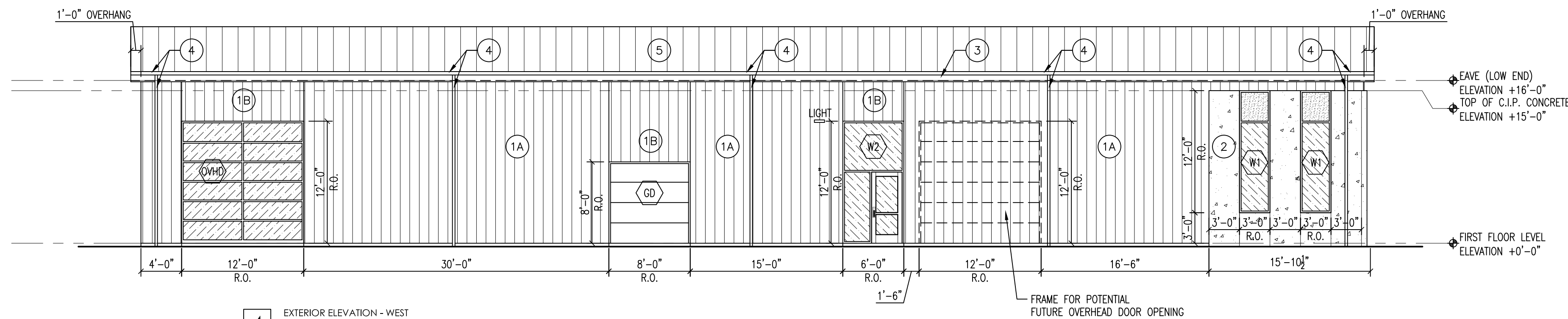
PRINT DATE:
JUNE 17TH, 2021
SHEET NAME:
FLOOR PLAN

NOYCE PROPERTIES
1505 SE 25TH STREET
DES MOINES, IOWA 50317

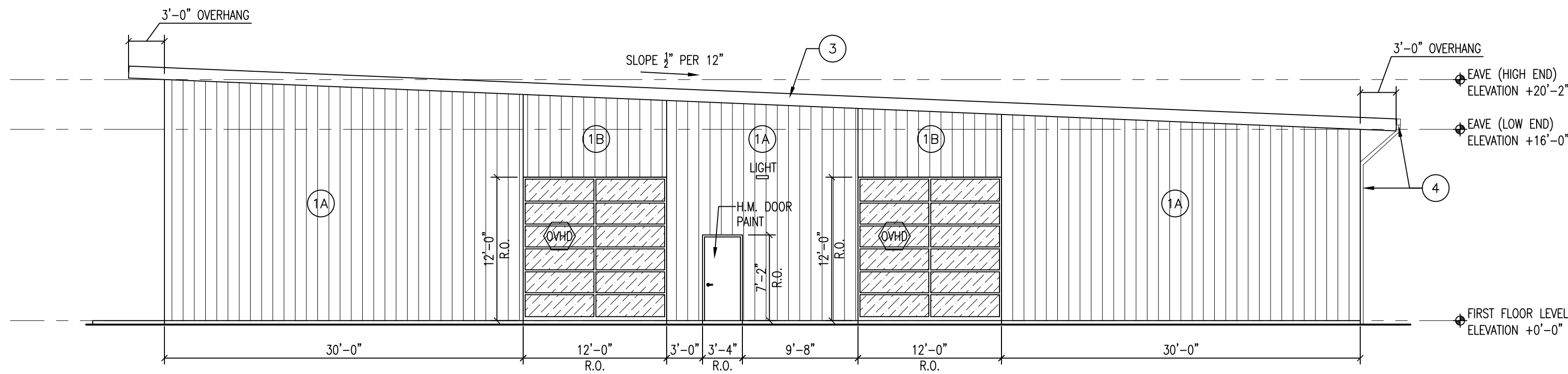
STUDIO MELE
1312 LOCUST STREET, SUITE 100Z
DES MOINES, IOWA 50309

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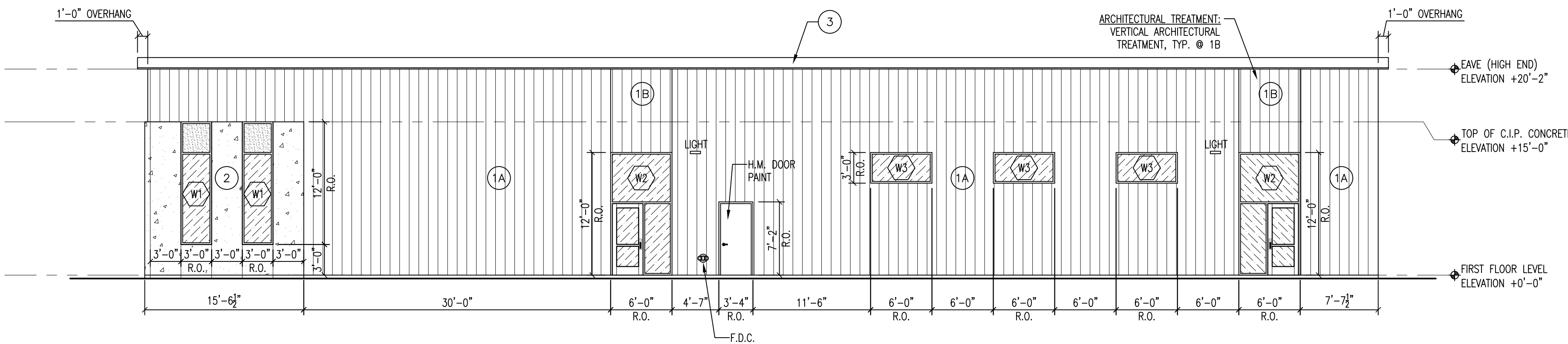
A1.1



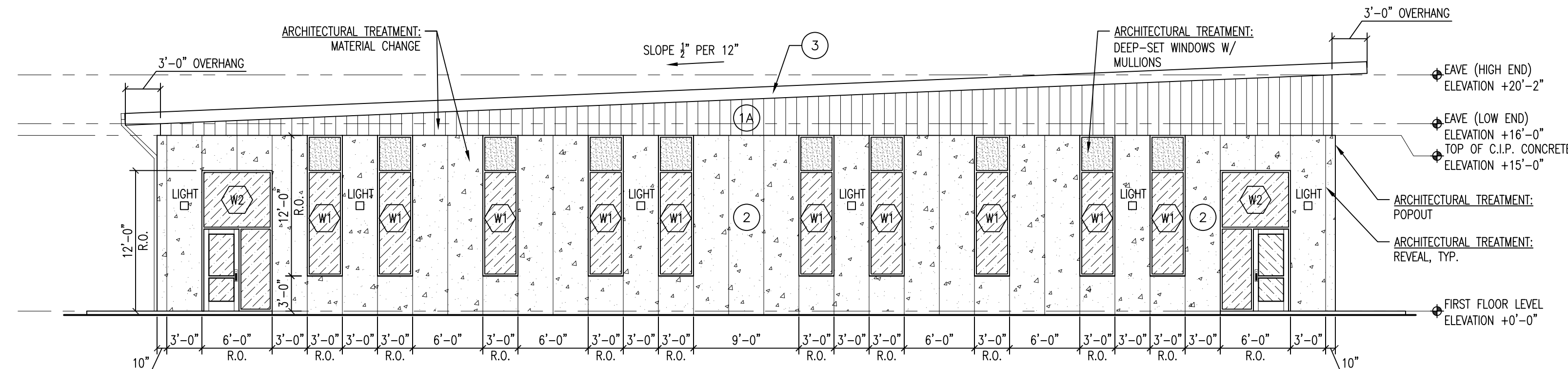
4 EXTERIOR ELEVATION - WEST
SCALE: 3/16" = 1'-0"



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



2 EXTERIOR ELEVATION - EAST
SCALE: 3/16" = 1'-0"



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

ELEVATION KEY NOTE LEGEND:		
1	METAL PANEL SIDING: METAL PANEL SIDING BY PEMB MANUFACTURER. PROVIDE ALL TRIMS AT TOP, BOTTOM, SIDES, CORNERS, SPICES AND OPENINGS BY PEMB MANUFACTURER	Wx STOREFRONT WINDOW SYSTEM: 2"x4x2" THERMALLY-BROKEN ALUMINUM STOREFRONT BLACK ANODIZED FINISH SEE WINDOW ELEVATIONS. SEE SPECIFICATION.
1A	COLOR: PEARL GREY	WHD GLAZED OVERHEAD DOOR: 2"x4x2" THERMALLY-BROKEN ALUMINUM OVERHEAD DOOR, BLACK ANODIZED FINISH SEE WINDOW ELEVATIONS. SEE SPECIFICATION.
1B	COLOR: CHARCOAL	GD INSULATED GARAGE DOOR: INSULATED GARAGE DOOR, PAINT TO MATCH ADJACENT METAL PANEL. SEE WINDOW ELEVATIONS. SEE SPECIFICATION.
2	CAST-IN-PLACE CONCRETE WALL: CAST-IN-PLACE CONCRETE WALL WITH ACID ETCH FINISH	
3	METAL FASCIA: PRE-FINISHED METAL FASCIA; COLOR: CHARCOAL PROVIDED BY PEMB SUPPLIER	
4	DOWNSPOUT & GUTTER: PRE-FINISHED METAL DOWNSPOUT AND GUTTER; COLOR: CHARCOAL PROVIDED BY PEMB SUPPLIER	
5	STANDING SEAM METAL ROOF: PRE-FINISHED METAL STANDING SEAM METAL ROOF; COLOR: REFLECTIVE WHITE PROVIDED BY PEMB SUPPLIER	

- EXTERIOR ELEVATIONS - GENERAL NOTES:
1. THE PRE-ENGINEERED METAL BUILDING, STRUCTURAL MAIN FRAMES, END-WALL FRAMES, GIRTS, PURLING, METAL SIDING PANELS, METAL ROOFING, OVERHANDS, METAL SOFTITS, FASCIA, GUTTERS, DOWNSPOUTS, INSULATION, EXTRUDED METAL SIDING TRIMS AT OPENINGS, CLIPS, ANGLES, FASTENERS, ATTACHMENTS AND ALL OTHER RELATED ACCESSORIES ARE PROVIDED BY AN INDEPENDENT METAL BUILDING CONTRACTOR AND ARE THE SOLE RESPONSIBILITY OF THE METAL BUILDING MANUFACTURER AND INSTALLATION CONTRACTOR.
 2. DIMENSIONS SHOWN ARE BASED ON NOMINAL WALL THICKNESS TO CORRESPOND WITH THE OVERALL FLOOR PLANS. SEE WALL TYPES AND DETAILS FOR ACTUAL WALL DIMENSIONS.
 3. DIMENSIONS AND ELEVATIONS AT WINDOWS AND DOORS ARE SHOWN AS ROUGH OPENING SILL/HEADER DIMENSIONS. CONTRACTOR SHALL COORDINATE ACTUAL ROUGH OPENINGS WITH BOTH THE WINDOW AND DOOR ELEVATIONS, ALONG WITH THE SIDING MANUFACTURER'S REQUIREMENTS PRIOR TO ORDER & INSTALLATION.
 4. CONTRACTOR SHALL PROVIDE BACKER RODS & SEALANT AROUND THE PERIMETER OF ALL WINDOWS, DOORS, OPENINGS, PENETRATIONS AND AT ALL JOINTS BETWEEN DISSIMILAR EXTERIOR FINISH/CLADDING MATERIALS, TYPICAL.
 5. AT CAST-IN-PLACE CONCRETE WALLS, THE FINISHED/SANDBLASTED FACE SHALL WRAP AROUND ALL CORNERS, WING WALLS, RETURNS, ENDS, AND ALL WINDOW/DOOR JAMBS SO THAT THE FINISHED/SANDBLASTED FACE IS PROVIDED ON ALL FACES EXPOSED TO VIEW.
 6. MECHANICAL PIPES, PLUMBING VENTS, EXHAUST FANS, LOUVERS, REGISTERS AND ALL OTHER PENETRATIONS SHALL NOT PASS THROUGH CAST-IN-PLACE CONCRETE WALLS. CONTRACTOR TO VERIFY EXACT LOCATIONS PRIOR TO ORDER & INSTALLATION.
 7. PROVIDE EXTERIOR SIGNAGE & ATTACHMENTS AS REQUIRED BY AUTHORITY HAVING JURISDICTION. CONTRACTOR SHALL COORDINATE W/ THE REQUIREMENTS PRIOR TO CONSTRUCTION. SIZE, LOCATION AND QUANTITY OF BUILDING SIGNS, MONUMENT SIGNS AND OTHER STRUCTURES SHALL BE SUBMITTED TO THE CITY BY A SEPARATE DESIGNER/ARCHITECT/ENGINEER UNDER A SEPARATE SET OF PERMIT DOCUMENTS.
 8. CONTRACTOR SHALL VERIFY WITH THE AUTHORITY HAVING JURISDICTION THAT NO DRY-TYPE SPRINKLER HEADS ARE REQUIRED AT ROOF OVERHANDS (<4'-0") OR EXTERIOR ALUMINUM SUNSHADES, PRIOR TO DESIGN OF AUTOMATIC SPRINKLER SYSTEM.

ZONE 2 ARCHITECTURAL REQUIREMENTS:	
SOUTH ELEVATION OF THE BUILDING FACES THE R.O.W. AND IS CONSIDERED THE FRONT BUILDING FACE. PRIMARY COVERING RETURNS 15' ON BOTH WEST AND EAST SIDES.	
AREA OF FRONT BUILDING FACE (SOUTH) = 1,818 SF	
AREA OF GLAZING = 504 SF (27%)	
AREA OF BUILDING FACE - GLAZING = 1,314 SF	
AREA OF PRIMARY COVERING = 1,043 SF (79%)	
PRIMARY COVERING: ARCHITECTURAL CONCRETE PANELS W/ACID ETCH FINISH	
ARCHITECTURAL TREATMENTS USED ON BUILDING:	
-REVEAL	
-POPOUTS	
-VERTICAL ARCHITECTURAL TREATMENT A MINIMUM OF 12 INCHES IN WIDTH	
-MATERIAL CHANGE	
-DEEP-SET WINDOWS W/ MULLIONS	

PRELIMINARY - NOT FOR CONSTRUCTION



3 EXTERIOR ELEVATION - NORTH



4 EXTERIOR ELEVATION - WEST



1 EXTERIOR ELEVATION - SOUTH



2 EXTERIOR ELEVATION - EAST

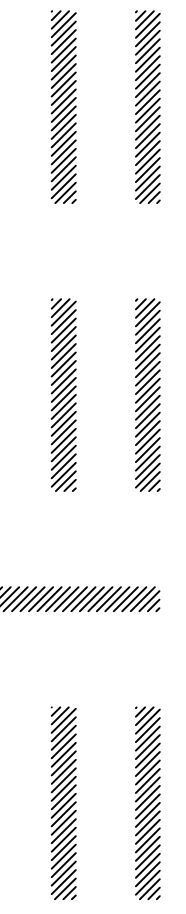
PRELIMINARY - NOT FOR CONSTRUCTION

PRINT DATE:
JUNE 28TH, 2021
SHEET NAME:
ELEVATION RENDERINGS

NOYCE PROPERTIES
1505 SE 25TH STREET
DES MOINES, IOWA 50317

STUDIO MELEE
1312 LOCUST STREET, SUITE 100Z
DES MOINES, IOWA 50309

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Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: August 3, 2021
RE: Walmart Lot 4 Retail – Site Plan

GENERAL INFORMATION:

Applicant:

Spot in Grimes LLC

Requested Action

Site Plan

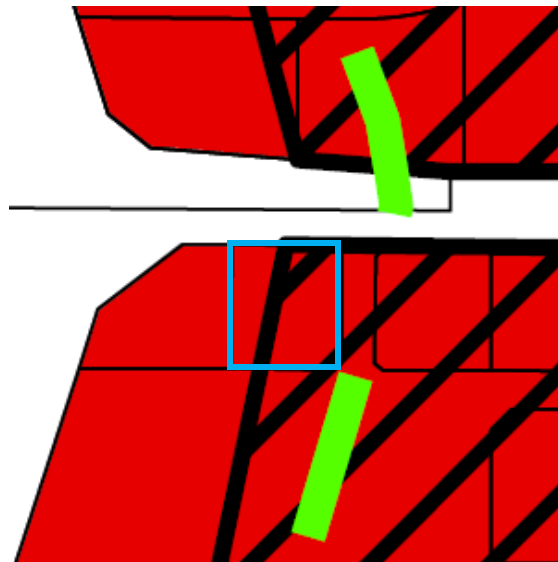
Location

2080 E 1st Street

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	General Commercial	C-2
North	Commercial	General Commercial	C-2
South	Commercial	General Commercial	C-2
East	Commercial	General Commercial	C-2
West	Commercial	General Commercial	C-2

BACKGROUND:

The applicant is requesting approval of the site plan for a 6,022 square foot retail building located at 2080 E. 1st Street. The property is located within the C-2 zoning district and is within Zone 1 of the Highway 141 Mixed Use Development Corridor District.

ANALYSIS:*Building/Elevations:*

The façade is proposed to be principally constructed of fiber cement paneling and brick with metal accents. The dumpster enclosure will be constructed of brick and metal coping with metal panel gates to match the building.

Site Layout:

The site will be accessed via the internal road network for Walmart. A full access driveway will be provided on the south side of the property and a right-in only access will be provided on the east side. Pedestrian connectivity is existing along E 1st Street and a sidewalk connection is proposed from the building out to E 1st Street. Outdoor patio seating is proposed on the north side of the building. A drive-thru lane will be located on the south and east sides of the building.

Pole mounted light fixtures will be installed within the parking lot. Wall pack lighting will be provided on all sides of the building with up lighting provided on the north elevation.

Parking:

The site provides 65 spaces which is more than the minimum required number of parking spaces. However, the site does meet the maximum parking requirements and provides only 25% more than the required minimum. The drive-thru has provided more than the 5 required queuing spaces.

Landscaping/Streetscape:

The site meets the minimum required number of plantings for the Highway 141 Corridor District. Landscaping is provided along E. 1st Street, along the east and south property lines, along the building foundation, and around the transformer to shield it from view.

Utilities:

The sanitary sewer will connect to the existing 6" sanitary sewer service on the south side of the site and will run north to the building. A grease interceptor will be installed onsite to accommodate food service uses.

Water will connect to the existing 8" water main on the west side of the lot. The building is proposed to be fitted with a fire suppression system and therefore the appropriate FDC and hydrant locations have been provided.

Detention is handled within the regional detention basin located southwest of the site. Storm sewer onsite will run south to the existing storm sewer that leads to the regional detention basin.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for Walmart Lot 4 Retail 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

~~July 6, 2021~~

~~July 22, 2021~~

July 30, 2021

Civil Design Advantage

Attn: Nicole Neal

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: Walmart Lot 4 Site Plan

Dear Ms. Neal:

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

General Comments:

- ~~1. Provide City standards notes. Update note 1.f to "A Knox box is required by the fire department and shall be obtained at Knoxbox.com."~~
- ~~2. Provide photometric plan. Please label the foot candles at the property line.~~
- ~~3. Provide detail sheet for curbs, ramps, signs, planters, fencing, dumpster enclosure, etc.~~

Cover Sheet:

- ~~1. Provide construction schedule.~~
- ~~2. Add maximum building height to development summary.~~
- ~~3. Update parking calculation. Should be 10/1000 sf GFA for restaurant. Include parking calculation for the patio. Provide justification/analysis for extra parking.~~

C1.1:

- ~~1. Label length of the saw cuts.~~
- ~~2. What does XX Easement mean?~~

- ~~3. Remove existing storm sewer to manhole.~~

C2.1:

- ~~1. Update sheet number to C2.1 and change title to Dimension Plan.~~
- ~~2. Please shift the north sidewalk connection to the west to better align with the ADA loading area across the parking lot.~~
- ~~3. Please shift the south sidewalk connection east to better align with the corresponding ramp.~~
- ~~4. The sidewalk on the south side of the building needs to be 7' wide minimum in front of the parking spaces.~~
- ~~5. The east driveway will be right in only. Please adjust driveway accordingly. Driveway needs to be 16' wide.~~
- ~~6. Staff does not like the drive-thru set-up. There is a potential for cars to stack out into the south driveway and block access.~~
- ~~7. Please label stop sign location at the south driveway.~~
- ~~8. Label parking lot lighting locations.~~
- ~~9. Provide 5' sidewalk along the east property line.~~
- ~~10. Please label entrance only/do not enter sign location at the right in only entrance.~~

C3.1:

- ~~1. Provide blown up details showing slopes and grades for all sidewalk ramps and ADA parking spaces.~~
- ~~2. Label cross slope of the sidewalk along the south side of the building.~~

C4.1:

- ~~1. Plan does not provide required hydrant coverage at 150' linear routes. Please add additional hydrants to provide coverage on the NE corner of the building.~~

- ~~2. Label the 150' routes to demonstrate the hydrant coverage. The route must be measured along the fire truck driving path, not along the front of the building or within parking spaces.~~
- ~~3. The FDC cannot be blocked by the drive thru or other obstructions. Please move near the southwest hydrant.~~
- ~~4. Connect to existing 8" valve and reduce and add 2 45° bends to turn north.~~
- ~~5. Provide watermain lengths.~~
- ~~6. Add note to include footing and apron guard on proposed FES outlet to pond.~~

C5.1:

- ~~1. Provide detail for fencing around the patio.~~

L1.1:

- ~~1. Revise note #5. Sod is required.~~
- ~~2. Provide plants along the south side of the transformer to shield from view. Evergreen plants are preferred.~~
- ~~3. Provide 5' clear zone around the hydrants.~~
- ~~4. Please provide planting beds along the north side of the building or provide planters.~~

Architecture:

- ~~1. Add list of 5 treatments demonstrated on the building to elevation sheet.~~
- ~~2. The fiber cement will need to have hidden fasteners and decorative reveals. Please provide details. Staff is fine with flush mount fasteners like what was done at Princeton Retail. We want to avoid the more visible fasteners that were used at Dollar Tree.~~
- ~~3. The architectural features calculations table provided on the plan are not Grimes requirements. Please remove.~~

- ~~4. Are the LED strips proposed to change color? What color is proposed? Where will they be placed on the north elevation?~~

SWPPP

- ~~1. Provide SWPPP. Please provide.~~
2. Provide NPDES permit once received.

Stormwater Management Plan (SWMP)

- ~~1. Storm Sewer Spread Sheet: L-1 and L-2 inverts do not match plans. Please fix.~~
- ~~2. Provide intake spread sheets.~~
- ~~3. Provide Contour Elevations on Map.~~
4. Provide final signed copy.

Site Plan

- ~~1. C6.1: Label all critical crossing over sanitary service.~~

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: July 12, 2021
July 28, 2021
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: August 3, 2021 at 5:30 at the Grimes City Hall

COUNCIL MEETING: August 24, 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.

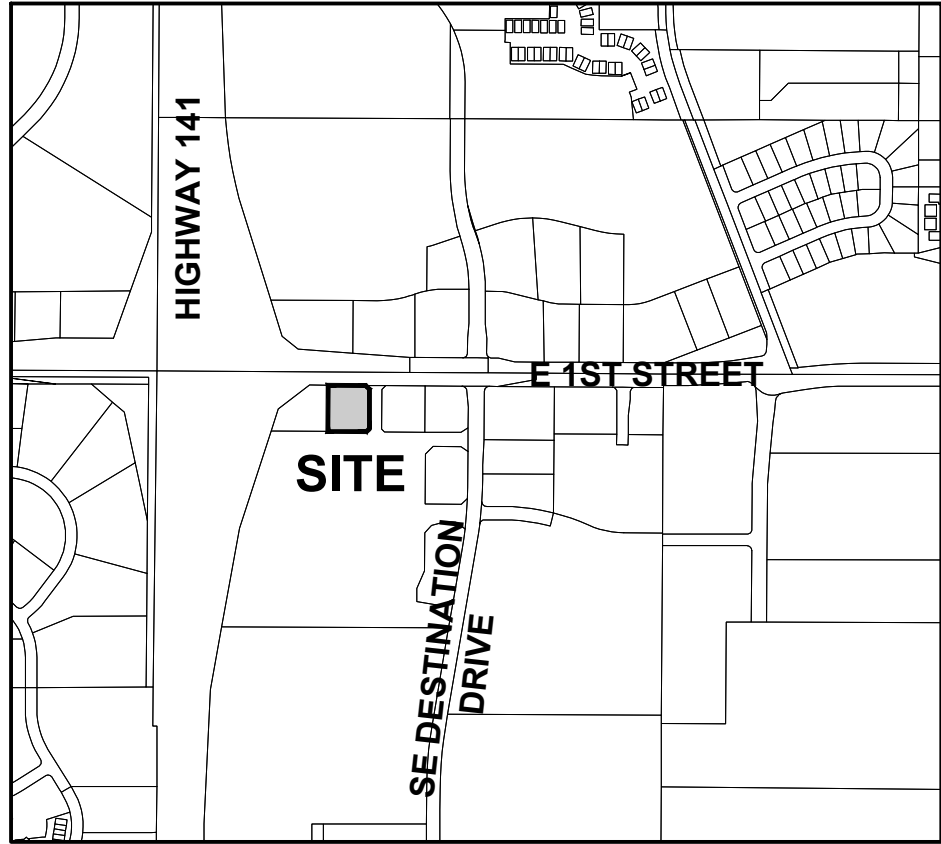
Sincerely,

Evann Martin

Assistant Planner

SITE PLAN FOR:
WALMART LOT 4, RETAIL
GRIMES, IOWA

VICINITY MAP
NOT TO SCALE



GRIMES, IOWA

OWNER

WALMART TRS LLC
702 SW 8TH
BENTONVILLE, AR 72712-6209

APPLICANT

SPOT IN GRIMES LLC
138 CAMBRIDGE DR WEST DES MOINES, IA 50266
CONTACT: CHAITANYA VADLAPATLA
EMAIL: TANYAAVEMAIL@GMAIL.COM
PH: (319) 939-3789

ENGINEER

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
CONTACT: NIKKI NEAL
EMAIL: NICOLEN@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLIEM@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

ARCHITECT

SIMONSON & ASSOCIATES
1717 INGERSOLL AVENUE, SUITE 117
DES MOINES, IA 50309
CONTACT: CLARK SNYDER
EMAIL: CSNYDER@SIMONSONASSOC.COM
PH: (515) 440-5626

SUBMITTAL DATES

FIRST SUBMITTAL: 06/28/2021
SECOND SUBMITTAL: 07/12/2021
THIRD SUBMITTAL: 07/28/2021

LEGAL DESCRIPTION

LOT 4 WAL-MARTS SECOND ADDITION, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK, IOWA.

ZONING

C-2 DISTRICT (GENERAL AND HIGHWAY SERVICE COMMERCIAL DISTRICT)

HIGHWAY 141 MIXED USE DEVELOPMENT CORRIDOR DISTRICT - ZONE 1

TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT OVERLAY DISTRICT

PROJECT SITE ADDRESS

2080 E 1ST STREET GRIMES, IA 50111

EXISTING/ PROPOSED USE

EXISTING: UNDEVELOPED

PROPOSED: RESTAURANT/RETAIL

DEVELOPMENT SUMMARY

AREA: 1.19 ACRES (51,680 SF)

SETBACKS

FRONT: 25'
SIDE: 0'
REAR: 25'

OPEN SPACE

OPEN SPACE REQUIRED: 10,336 SF (20%)
OPEN SPACE PROVIDED: 14,311SF (28%)

BUILDING

RESTAURANT: 3,202 SF
FLEX RETAIL: 2,820 SF
6,022 SF

IMPERVIOUS AREA

BUILDING: 6,022 SF
PARKING/DRIVE AISLES: 28,441 SF
PATIO: 475 SF
SIDEWALK: 2,431 SF
TOTAL: 37,339 SF

PARKING

REQUIRED

RESTAURANT (10/1,000 SF): 33 SPACES
FLEX RETAIL (6/ 1,000 SF): 17 SPACES
50 SPACES

PROVIDED

STANDARD: 61 SPACES
ACCESSIBLE: 3 SPACES
64 SPACES

MAX BUILDING HEIGHT: 45'

DATE OF SURVEY

06/09/2021

BENCHMARKS

- BENCHMARK ON FIRE HYDRANT SE CORNER OF O'REILLY'S
ELEVATION=983.08
- GRIMES BENCHMARK G6J-012 CAP BOLT ON FIRE HYDRANT
SW CORNER OF 5TH AND LITTLE BEAVER DRIVE.
ELEVATION=925.96

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = SEPTEMBER 2021
ANTICIPATED FINISH DATE = MARCH 2022

INDEX OF SHEETS

NO.	DESCRIPTION
C0.0	COVER SHEET
C1.1	TOPOGRAPHIC SURVEY/ DEMOLITION PLAN
C2.1	DIMENSION PLAN
C3.1	GRADING PLAN
C3.2	EROSION AND SEDIMENT CONTROL PLAN
C4.1	UTILITY PLAN
C5.1	DETAILS
L1.1	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED

PROPERTY BOUNDARY
SECTION LINE
CENTER LINE
RIGHT OF WAY
BUILDING SETBACK
PERMANENT EASEMENT
TEMPORARY EASEMENT

TYPE SW-501 STORM INTAKE

TYPE SW-502 STORM INTAKE

TYPE SW-503 STORM INTAKE

TYPE SW-505 STORM INTAKE

TYPE SW-506 STORM INTAKE

TYPE SW-512 STORM INTAKE

TYPE SW-513 STORM INTAKE

TYPE SW-401 STORM MANHOLE

TYPE SW-402 STORM MANHOLE

FLARED END SECTION

TYPE SW-301 SANITARY MANHOLE

STORM/SANITARY CLEANOUT

WATER VALVE

FIRE HYDRANT ASSEMBLY

SIGN

DETECTABLE WARNING PANEL

WATER CURB STOP

SANITARY SEWER

SANITARY SERVICE

STORM SEWER

STORM SERVICE

WATERMAIN WITH SIZE

WATER SERVICE

SAWCUT (FULL DEPTH)

SILT FENCE

USE AS CONSTRUCTED

MINIMUM PROTECTION ELEVATION

EXISTING

SANITARY MANHOLE

WATER VALVE BOX

FIRE HYDRANT

WATER CURB STOP

WELL

STORM SEWER MANHOLE

STORM SEWER SINGLE INTAKE

STORM SEWER DOUBLE INTAKE

FLARED END SECTION

DECIDUOUS TREE

CONIFEROUS TREE

DECIDUOUS SHRUB

CONIFEROUS SHRUB

ELECTRIC POWER POLE

GUY ANCHOR

STREET LIGHT

POWER POLE W/ TRANSFORMER

UTILITY POLE W/ LIGHT

ELECTRIC BOX

ELECTRIC TRANSFORMER

ELECTRIC MANHOLE OR VAULT

TRAFFIC SIGN

TELEPHONE JUNCTION BOX

TELEPHONE MANHOLE/VAULT

TELEPHONE POLE

GAS VALVE BOX

CABLE TV JUNCTION BOX

CABLE TV MANHOLE/VAULT

MAIL BOX

BENCHMARK

SOIL BORING

UNDERGROUND TV CABLE

GAS MAIN

FIBER OPTIC

UNDERGROUND TELEPHONE

OVERHEAD ELECTRIC

UNDERGROUND ELECTRIC

FIELD TILE

SANITARY SEWER W/ SIZE

STORM SEWER W/ SIZE

WATER MAIN W/ SIZE



1-800-292-8989

www.iowaonecall.com



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CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111

PH: (515) 369-4400 Fax: (515) 369-4410

PROJECT NO. 2106.424

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.

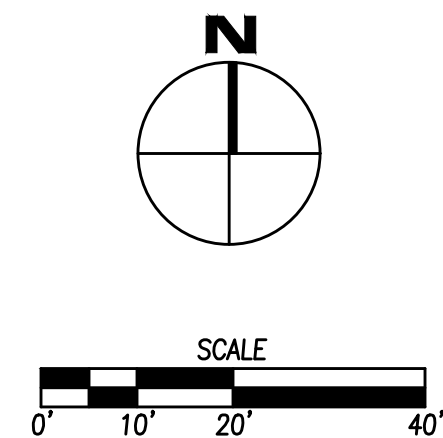
ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE MOST RECENT 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.

JOHN PATRICK SAWYER, P.E.
LICENSE NUMBER 25523
STATE OF IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JOHN PATRICK SAWYER, P.E. DATE
LICENSE NUMBER 25523
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS



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

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINABLE PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAINTED OR PLACED TRAFFIC CONTROL PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD, MAINTENANCE AND REPAIR MANUAL OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

[illegible]

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

ENGINEER:	DRAFTED:
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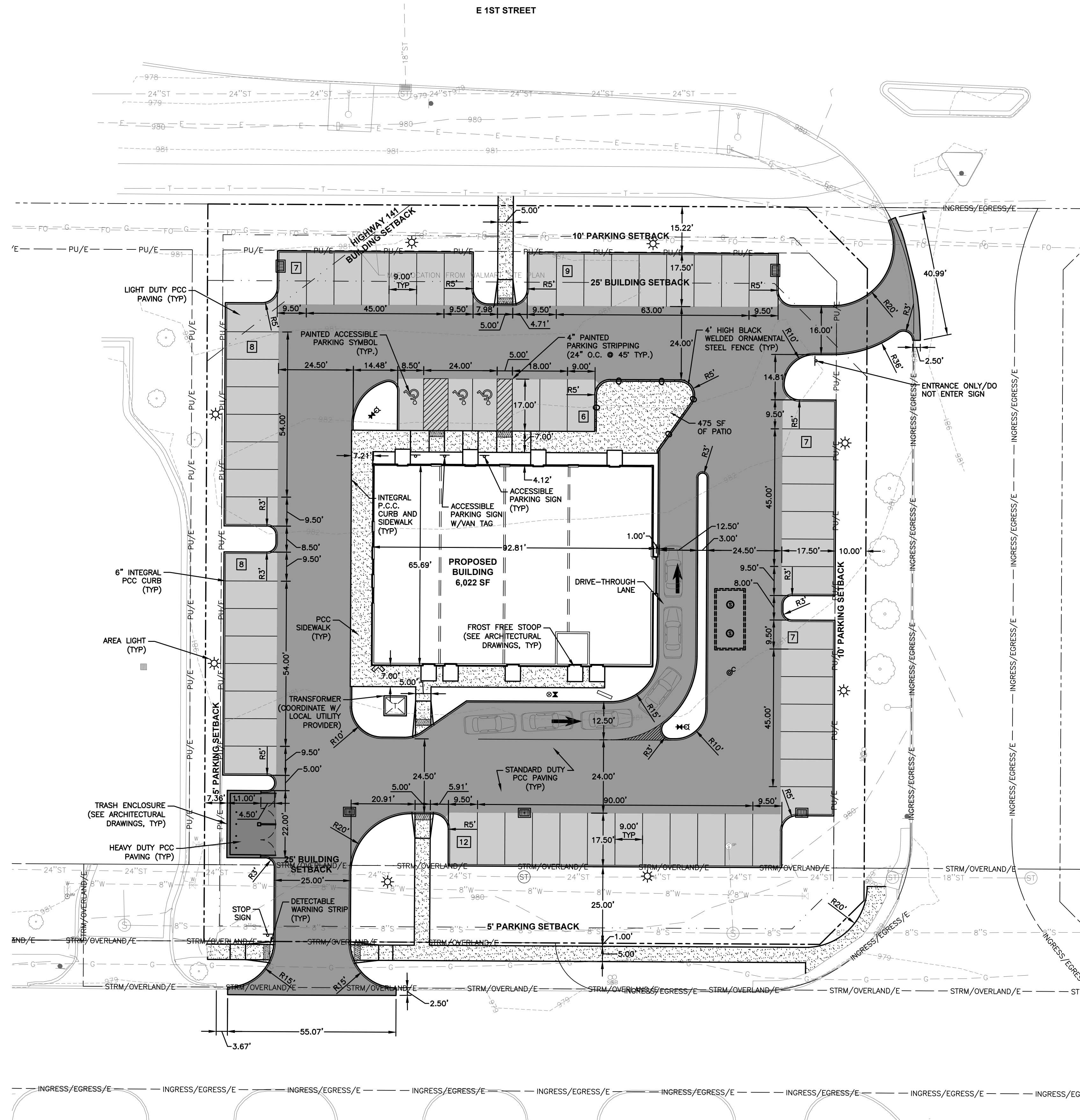
GRIMES, IOWA

WALMART LOT 4, RETAIL
TOPOGRAPHIC SURVEY/ DEMOLITION PLAN
1ST STREET GRINER

DATE: 07/28/2021

SHEET NUMBER:
C1.1
2106.424

FILE: H:\2021\2106424\DWG\2106424-SITE.DWG
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 PLOTTED BY: NICOLE NEAL TECH: COMMENT:
 ENG:



GENERAL NOTES

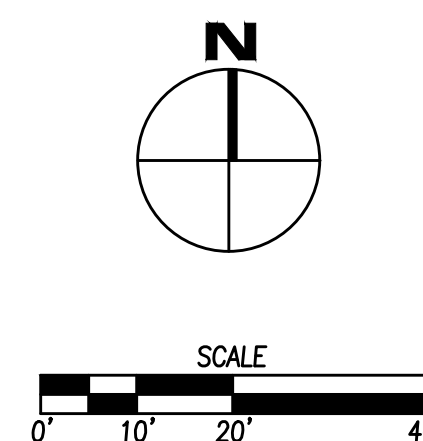
1. THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA 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 ACCESS FROM CITY RECORDS WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W. / EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4" INCH EXPANDED JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1" INCH EXPANDED JOINT BETWEEN JOINTS IN 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. NOT TO DISTURB OR REMOVE ANY MATERIALS OR EQUIPMENT ON 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 OUTSIDE THE CONSTRUCTION LIMITS. 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 SHALL BE RESPONSIBLE FOR REPLACING ANY REMOVED 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 CURB.
18. ALL CURB SHALL BE VERIFIED REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
19. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

PAVEMENT THICKNESS

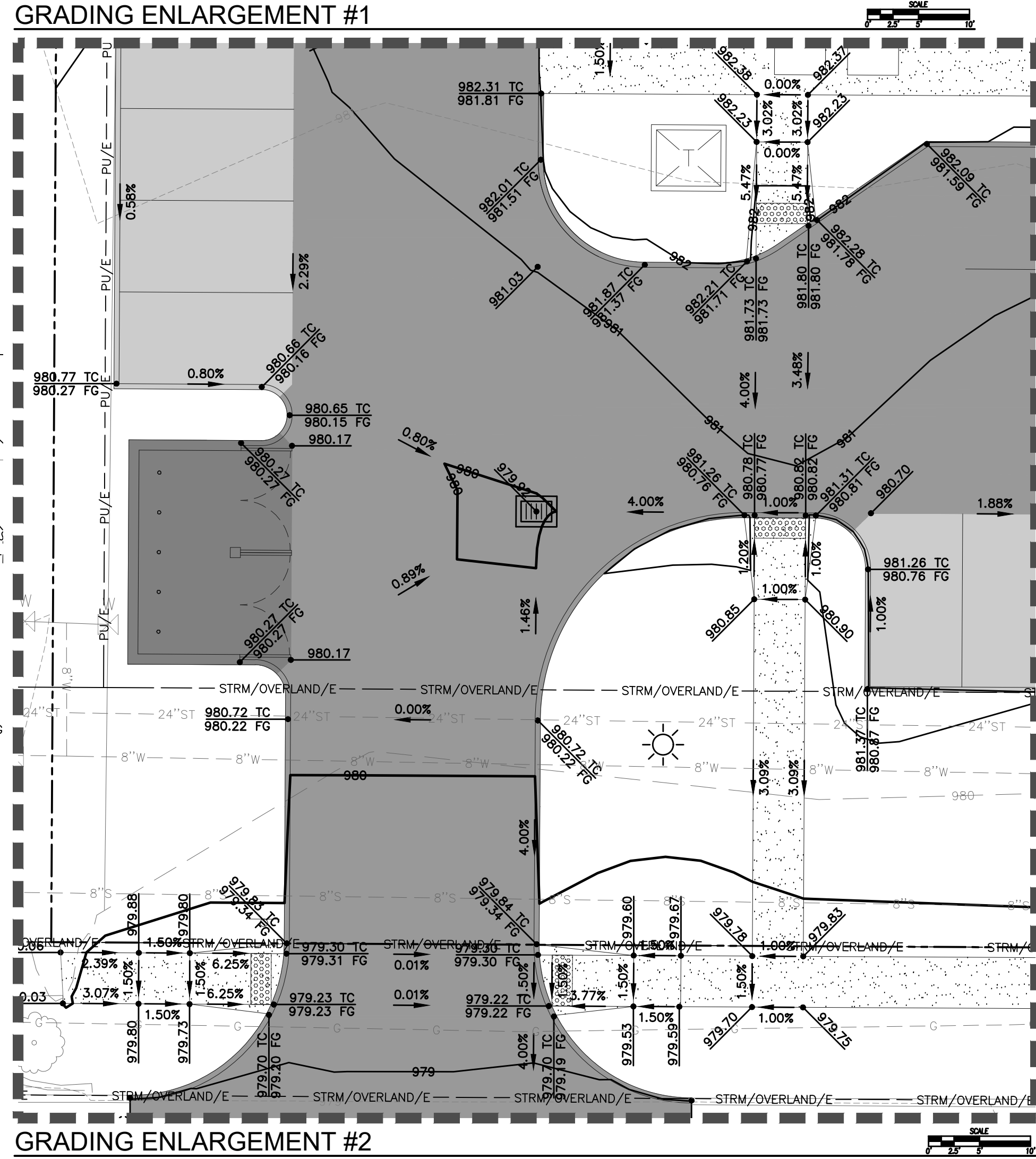
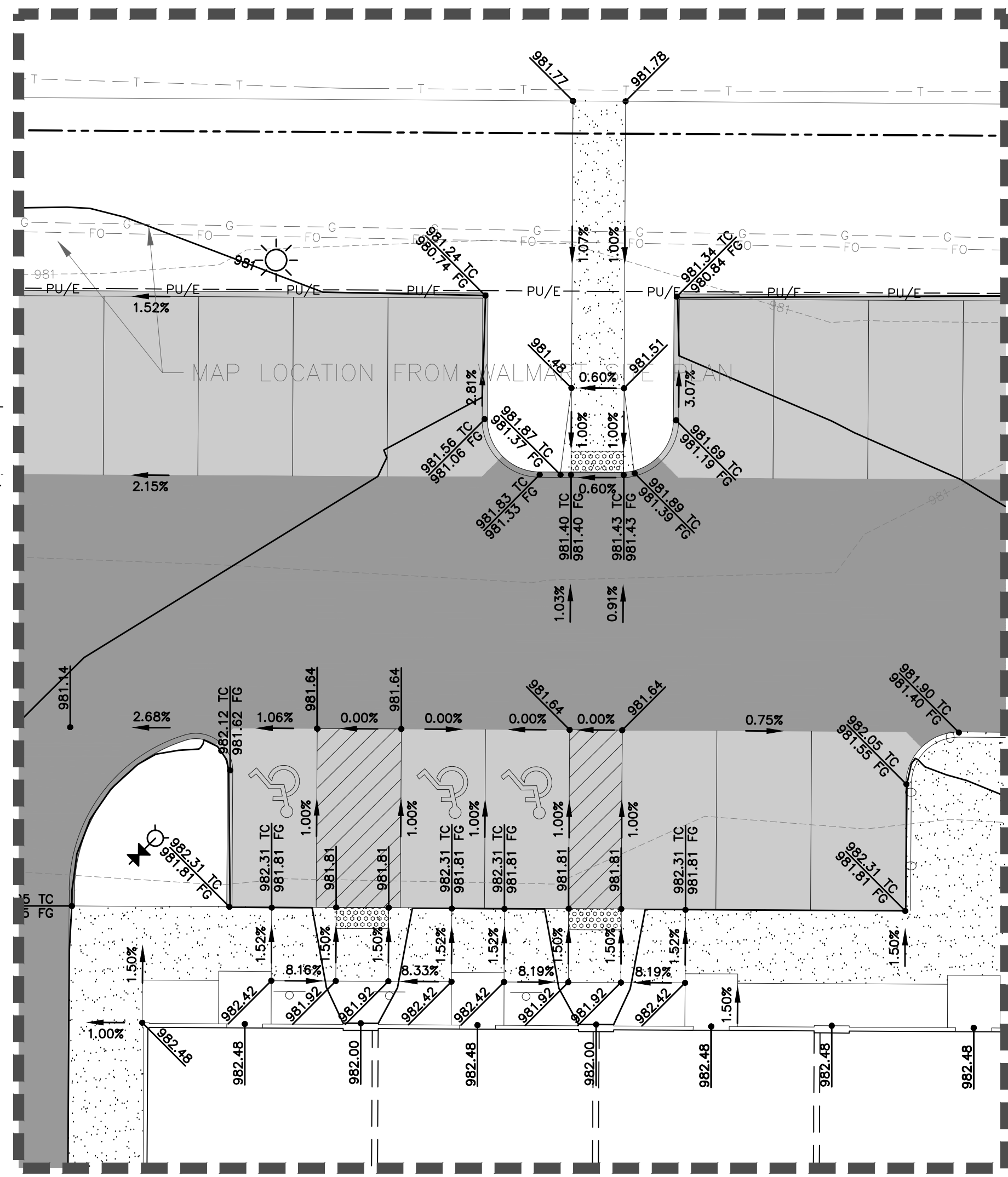
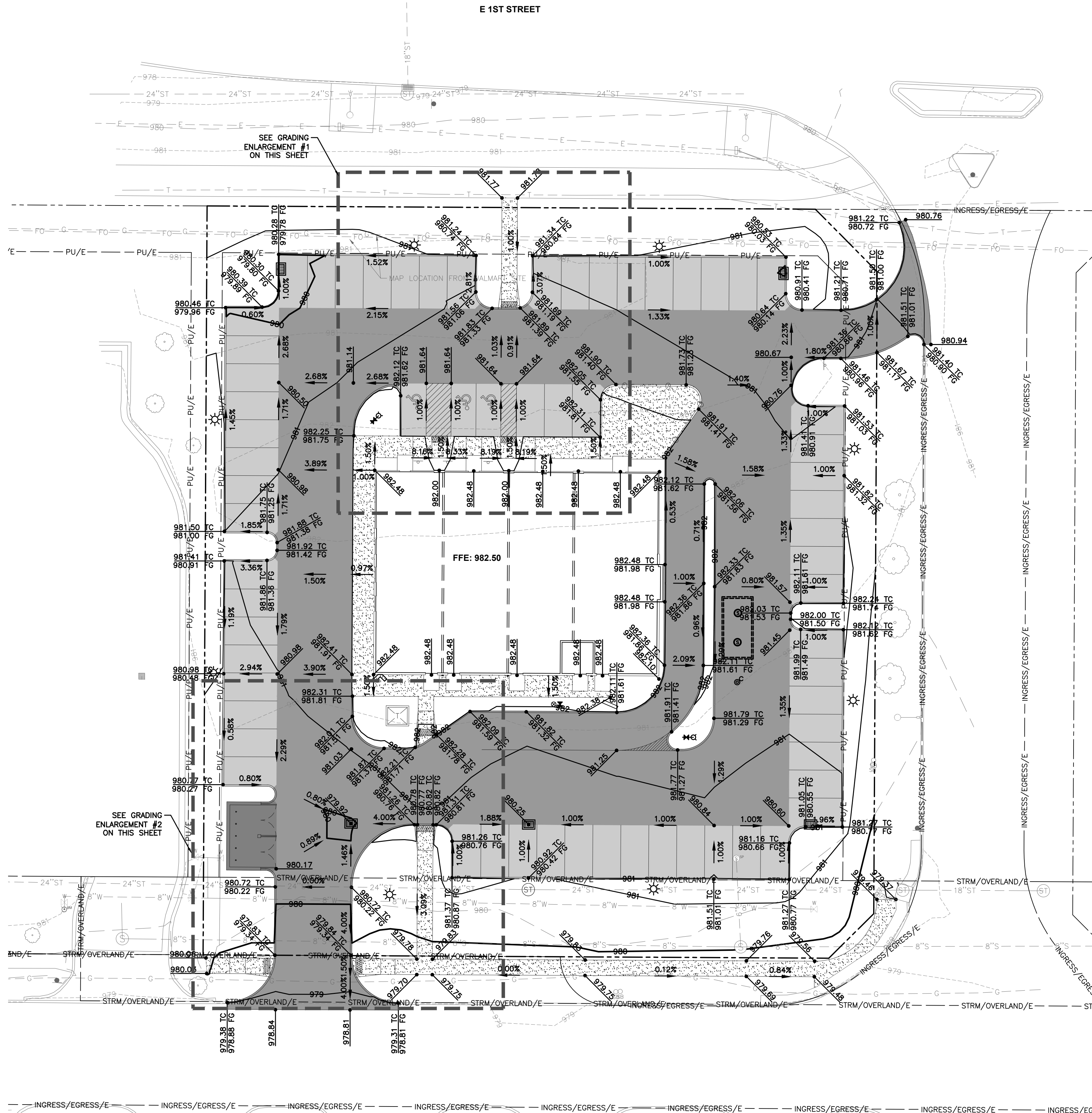
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|-------------------------|-----------|---|
| 1. SIDEWALKS | 4" P.C.C. |  |
| 2. LIGHT DUTY PAVING | 6" P.C.C. |  |
| 3. STANDARD DUTY PAVING | 7" P.C.C. |  |
| 4. HEAVY DUTY PAVING | 8" P.C.C. |  |

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS

1. 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 CITY 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 SHALL HAVE MATERIAL SHALL BE PVC SDR 20 (2' TO 15').
 - c. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4' TO 6').
 - d. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
 - e. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
 - f. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B-PCC W/ADJUSTING MECHANISM.
 - g. SANITARY SEWER 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-WATERMANN PAGER W6-67-250, MUELLER SUPER CENTURION 250 (3-WAY A=423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5/16" ZURLY 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) UNTIL 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 2-INCH 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 ANALYSIS OF TEST RESULTS SHALL BE PROVIDED 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 CONTRACTOR SHALL BE OBLIGED TO REPAIR 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 OF RING CASTINGS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.



FILE: J:\CADD\2024\WALMART LOT 4, RETAIL GRADING
DATE: 7/28/2021
DRAWN BY: J. M. REED
CHECKED BY: J. M. REED
COMMENTS:
ENG.



GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPAID AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS: MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 1/3, TRANSVERSE 1/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.

DATE	REVISIONS
07/28/2021 <td></td>	

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

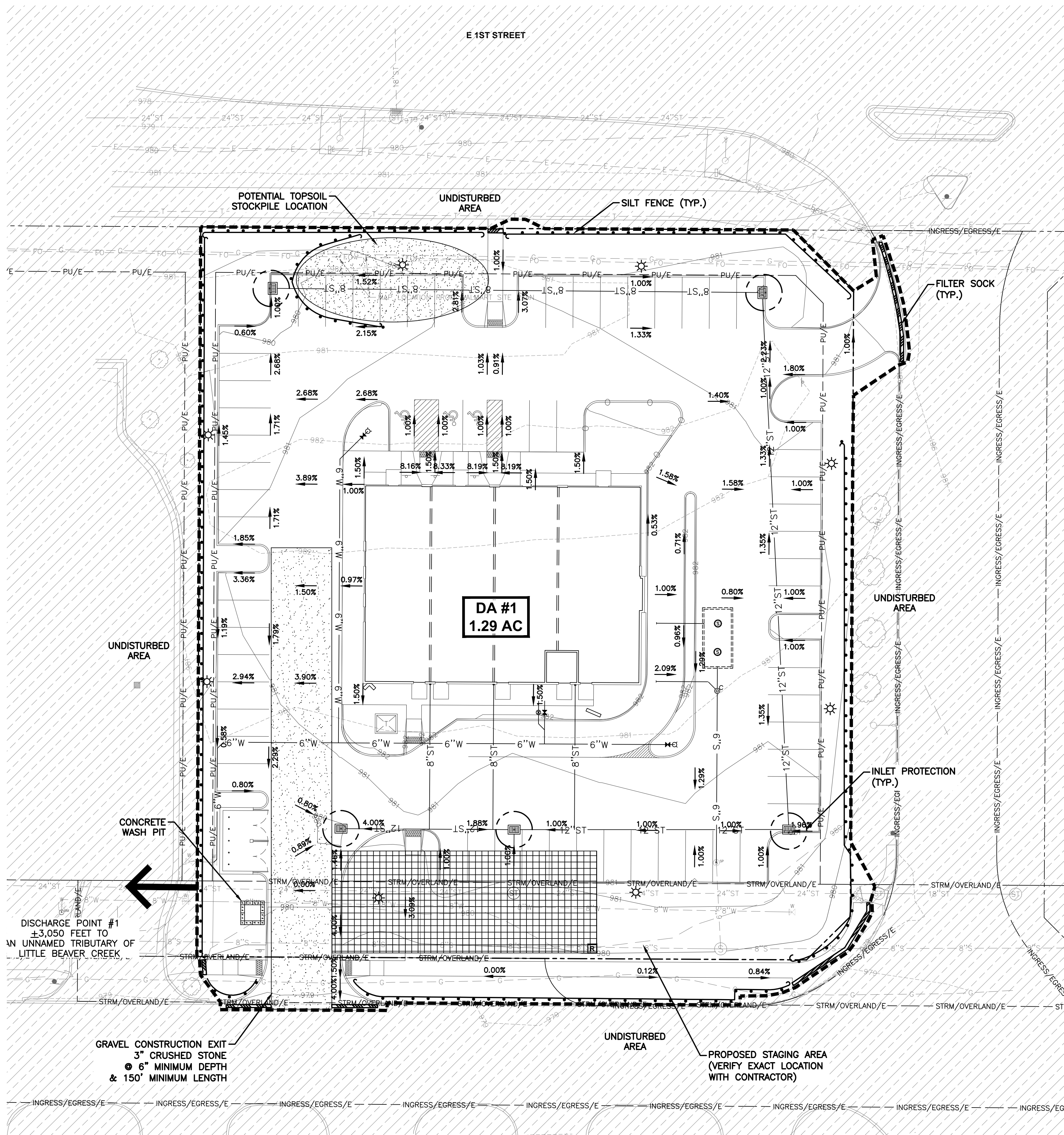
CIVIL DESIGN ADVANTAGE
ENGINEER: DRAFTED:

GRIMES, IOWA

WALMART LOT 4, RETAIL
GRADING PLAN

2080 E 1ST STREET

DATE: 07/28/2021
SHEET NUMBER: C3.1
2106.424



STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	887
2	FILTER SOCK	LF	90
3	SEEDING, FERTILIZING, AND MULCHING	AC	0.37
4	INLET PROTECTION DEVICES	EA	5
5	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

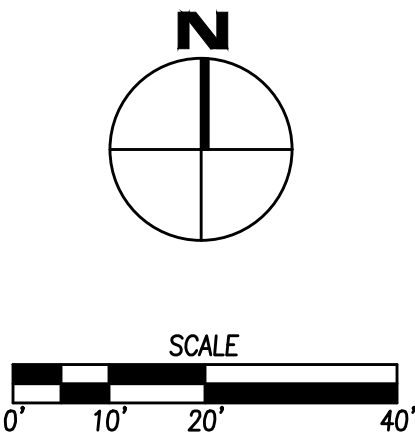
DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF LITTLE BEAVER CREEK ±3050 FT	1.28 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	4,608 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN FILTER SOCK (90 LF @ 2.0 CU FT/LF OF SOCK)	180 CU FT
VOLUME PROVIDED IN SILT FENCE (432 LF @ 10 CU FT/LF OF FENCE)	4,320 CU FT
VOLUME PROVIDED IN SILT FENCE @ 3:1/4:1 SLOPES (455 LF @ 4.5 CU FT/LF)	2,048 CU FT
TOTAL VOLUME PROVIDED	6,548 CU FT

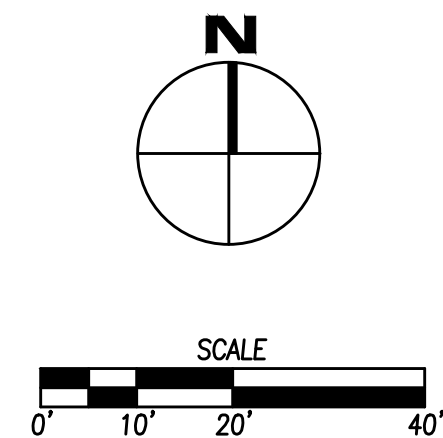
SWPPP LEGEND

DRAINAGE ARROW	← X.XX %	AREA TO BE SEED	
GRADING LIMITS	--- X.XX %	STRAW MAT	
FILTER SOCK		UNDISTURBED AREA	
SILT FENCE	--- X.XX %	RIP-RAP	
INLET PROTECTION		GRAVEL ENTRANCE	
PORTABLE RESTROOM		STAGING AREA	
CONCRETE WASHOUT PIT		TEMPORARY SEDIMENT BASIN	

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 SEEDDED 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.



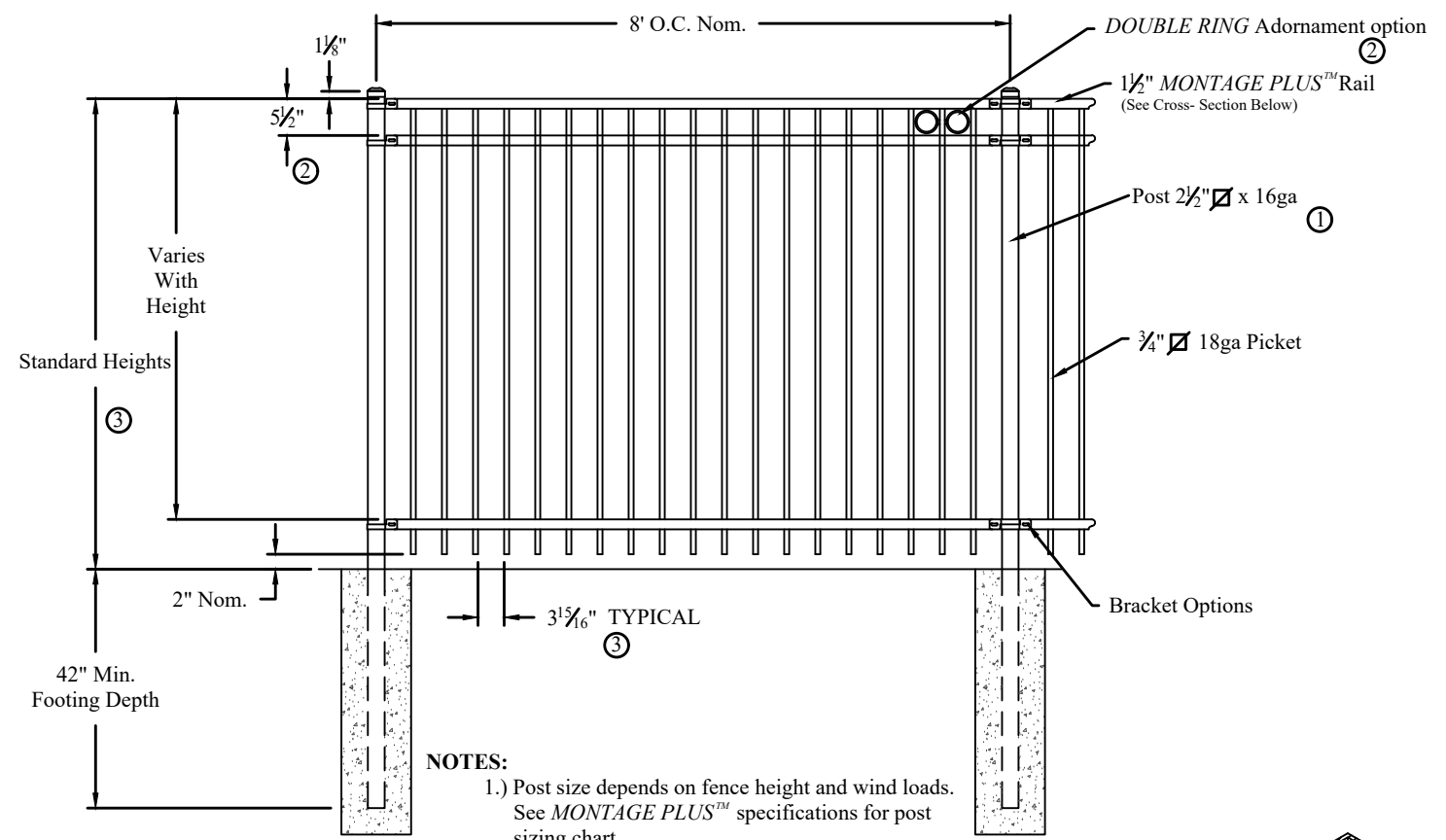


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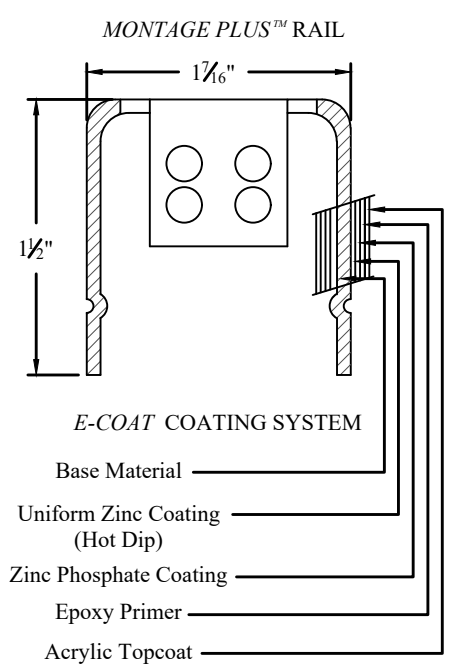
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SHEET NUMBER:
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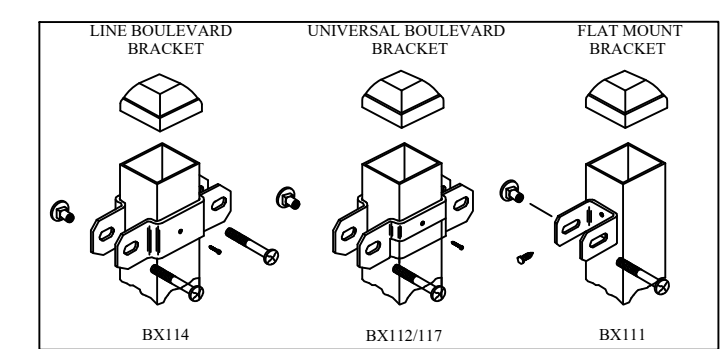
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 PLOTTED BY: NICOLE NEAL TECH: COMMENT:
 ENG:



- NOTES:
- 1.) Post size depends on fence height and wind loads. See MONTAGE PLUS™ specifications for post sizing chart.
 - 2.) Third rail required for Double Rings.
 - 3.) Available in 2" air space and/or Flush Bottom on most heights.

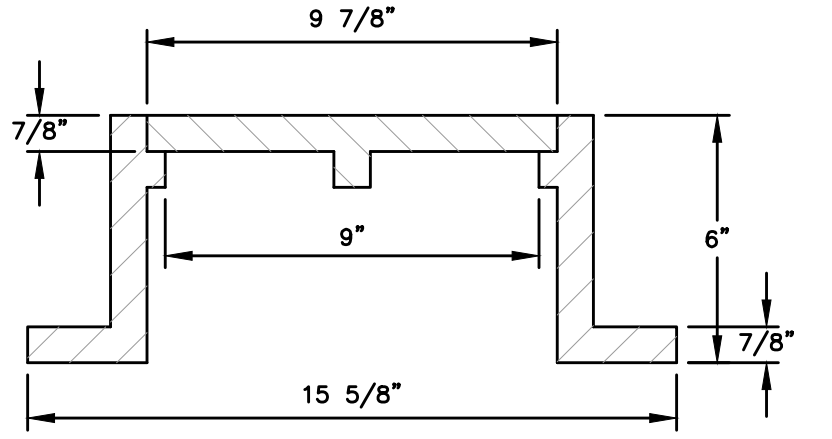
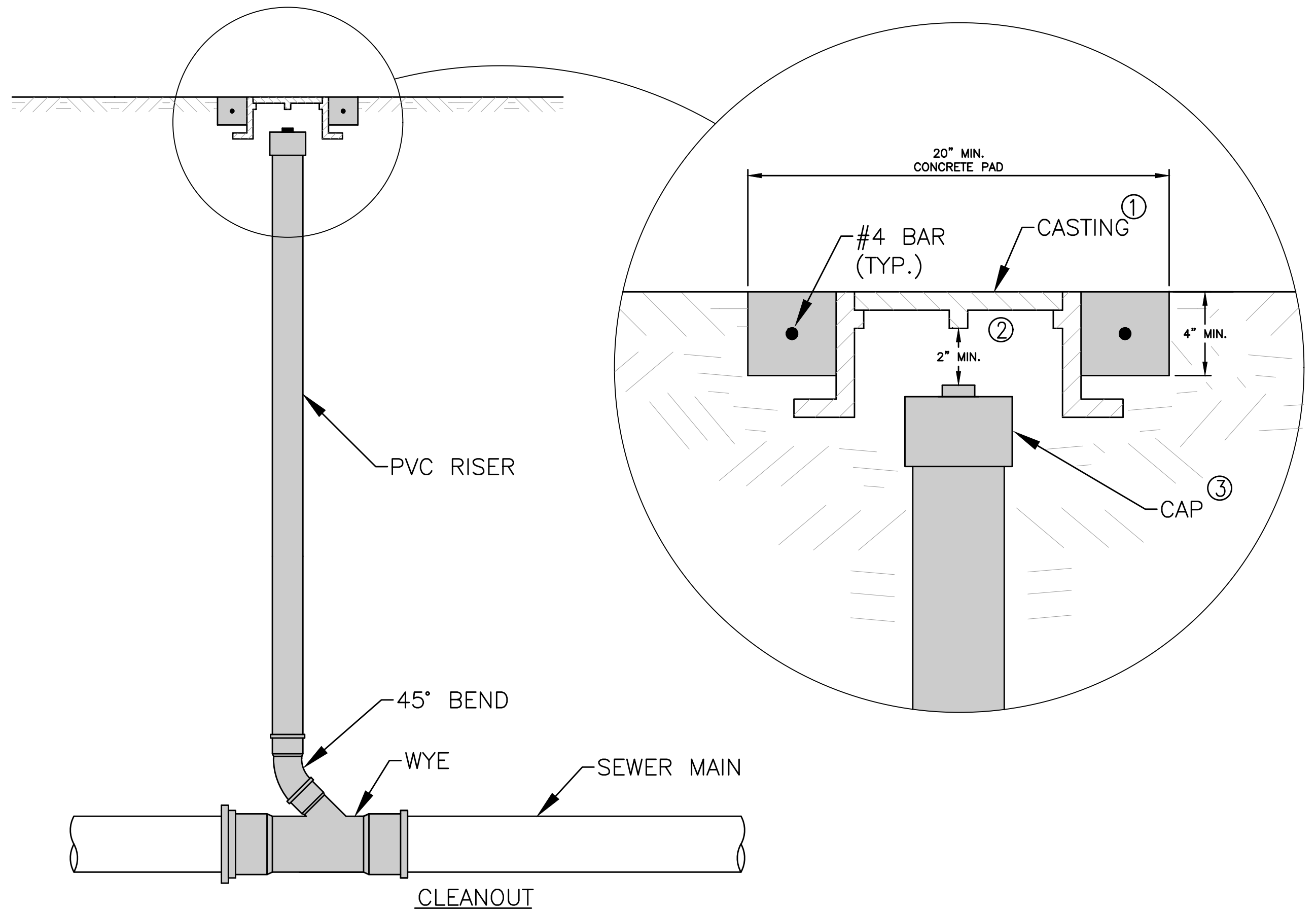
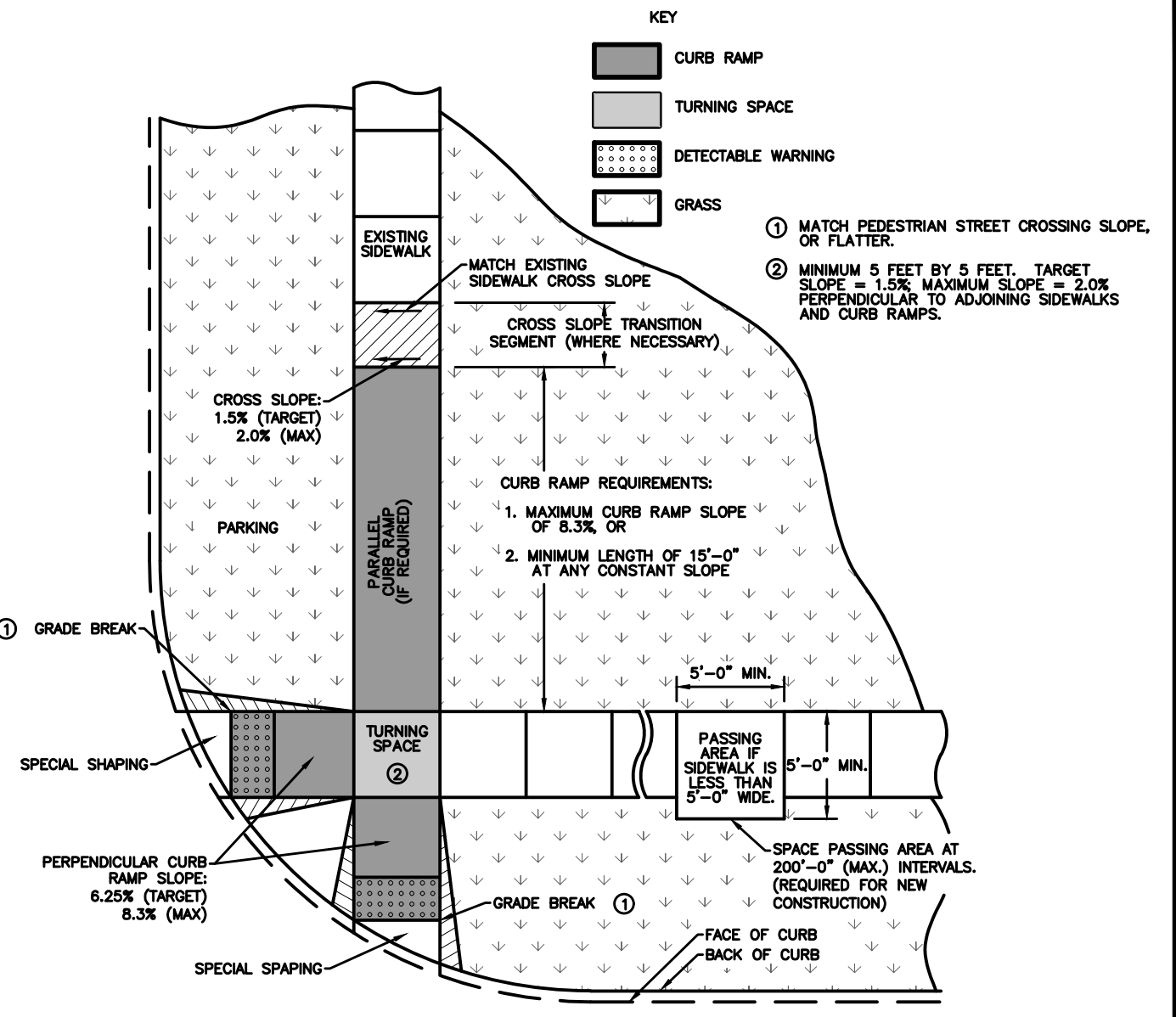
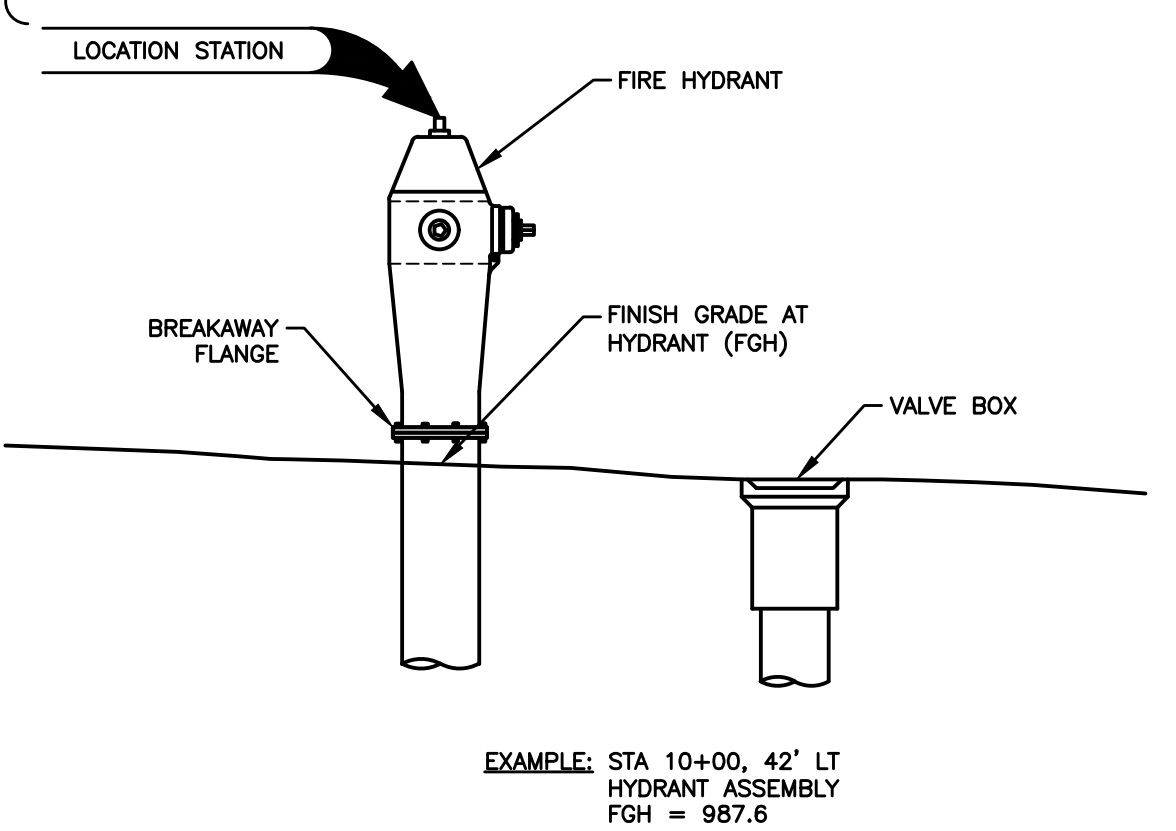
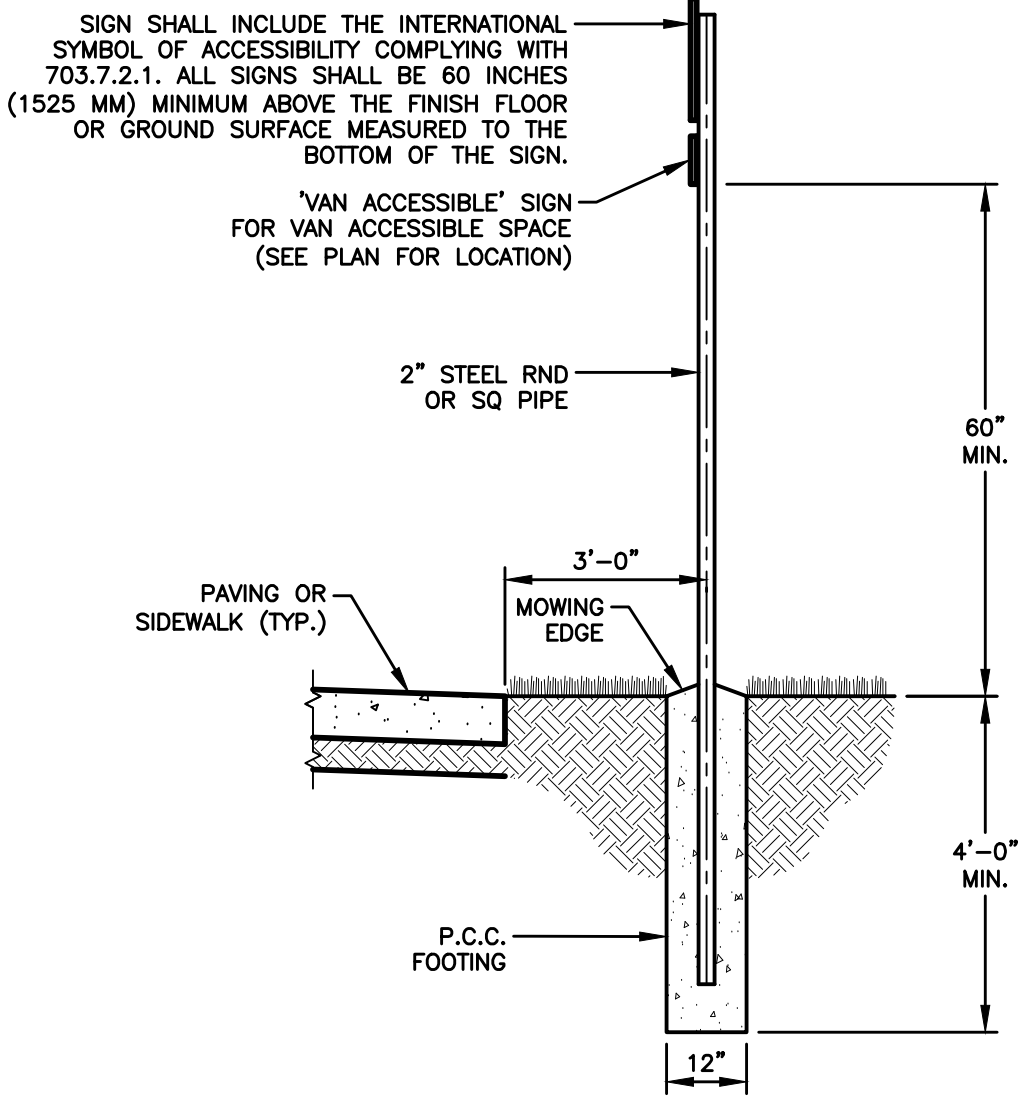


PROFUSION™ WELDING PROCESS
No exposed welds.
Good Neighbor profile - Same appearance on both sides



Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

MONTAGE PLUS MAJESTIC 2/3-RAIL				AMERISTAR®	1555 N. Mingo Tulsa, OK 74116 1-888-333-3422 www.ameristarfence.com
DR: NJB	SH: 1 of 1	SCALE: DO NOT SCALE			
CK: BS	Date: 09/21/11	REV:			

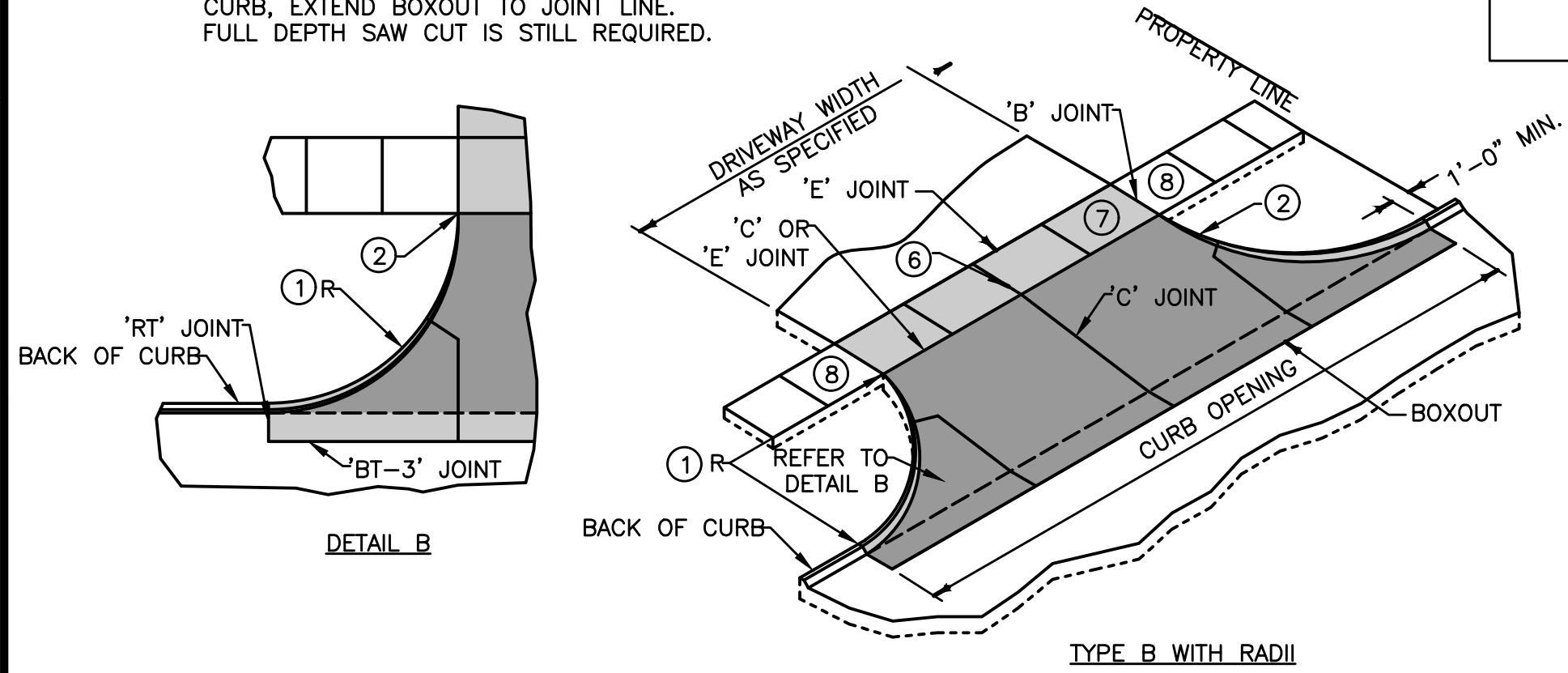


CASTING
(DIMENSIONS ARE NOMINAL)

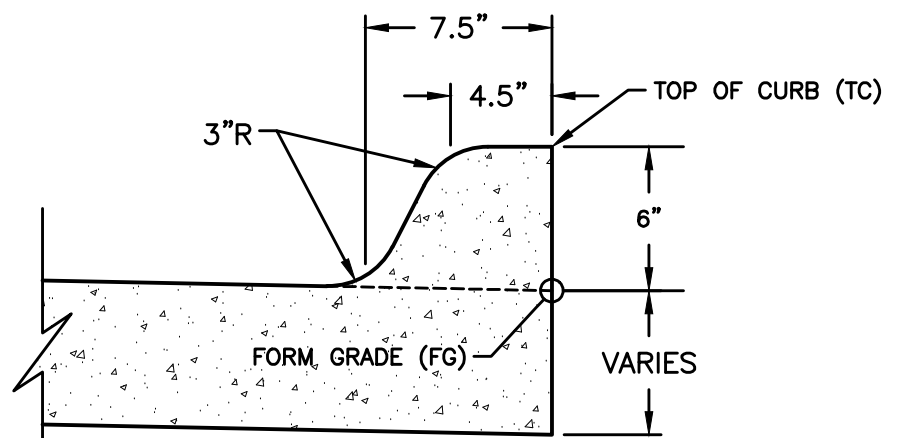
- 1 STANDARD DUTY CASTING COMPLYING WITH AASHTO M 306. MARK LID WITH "SANITARY" OR "SANITARY C.O."
- 2 DO NOT ALLOW CASTING TO BEAR ON TOP OF RISER PIPE.
- 3 THREADED PVC CAP OR IRON BODY FERRULE WITH BRASS SCREW PLUG

9 ORNAMENTAL STEEL FENCE NOT TO SCALE

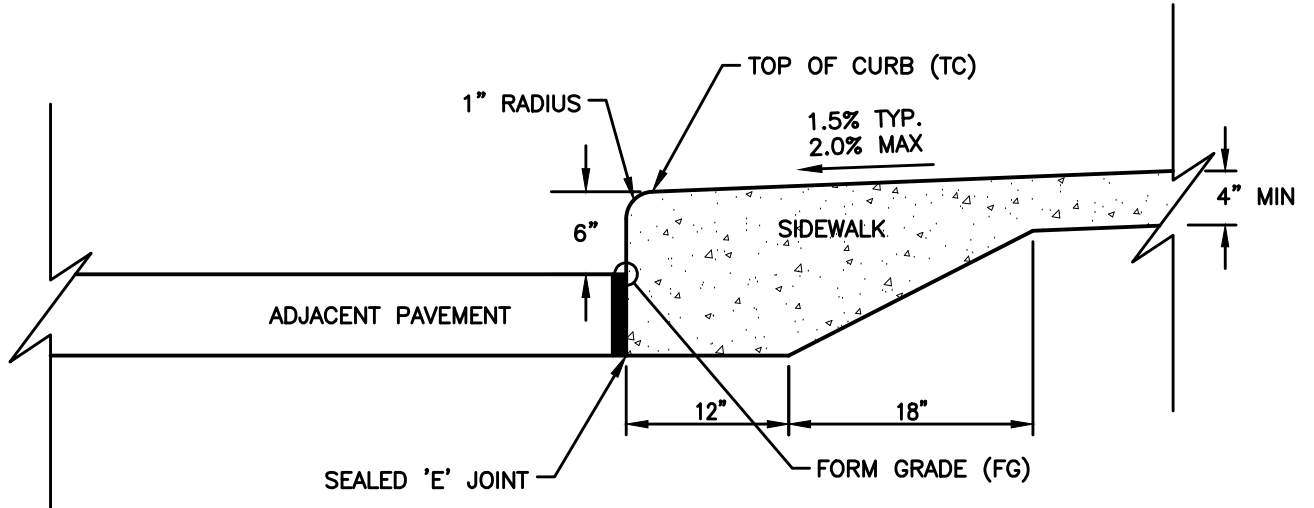
- 1 DRIVEWAY RADIUS (R). RESIDENTIAL: 10 FOOT MINIMUM, 15 FOOT MAXIMUM. COMMERCIAL AND INDUSTRIAL: AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- 2 TRANSITION THE CURB HEIGHT TO 0 INCHES AT END OF TAPER/RADIUS OR AT THE FRONT EDGE OF SIDEWALK. DO NOT EXTEND RAISED CURB CROSS SIDEWALK.
- 3 PAVEMENT THICKNESS. RESIDENTIAL: 6 INCHES MINIMUM. COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.
- 4 SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY.
- 5 IF LONGITUDINAL JOINT IS LOCATED 48 INCHES OR LESS FROM THE BACK OF CURB, EXTEND BOXOUT TO JOINT LINE. FULL DEPTH SAW CUT IS STILL REQUIRED.
- 6 FOR ALLEYS, INVERT THE PAVEMENT CROWN 2% TOWARD THE CENTER OF THE ALLEY.
- 7 TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. IF SPECIFIED IN THE CONTRACT DOCUMENTS, CONSTRUCT THE SIDEWALK THROUGH THE DRIVEWAY 5 FEET WIDE TO SERVE AS A PASSING SPACE.
- 8 IF CROSS SLOPE OF ADJACENT SIDEWALK PANEL EXCEEDS 2.0%, REMOVE AND REPLACE TO TRANSITION FROM EXISTING SIDEWALK TO SIDEWALK THROUGH DRIVEWAY. IF THE ELEVATION CHANGE REQUIRES A CURB RAMP, COMPLY WITH FIGURE 7030.205; VERIFY NEED FOR DETECTABLE WARNING PANEL WITH ENGINEER.



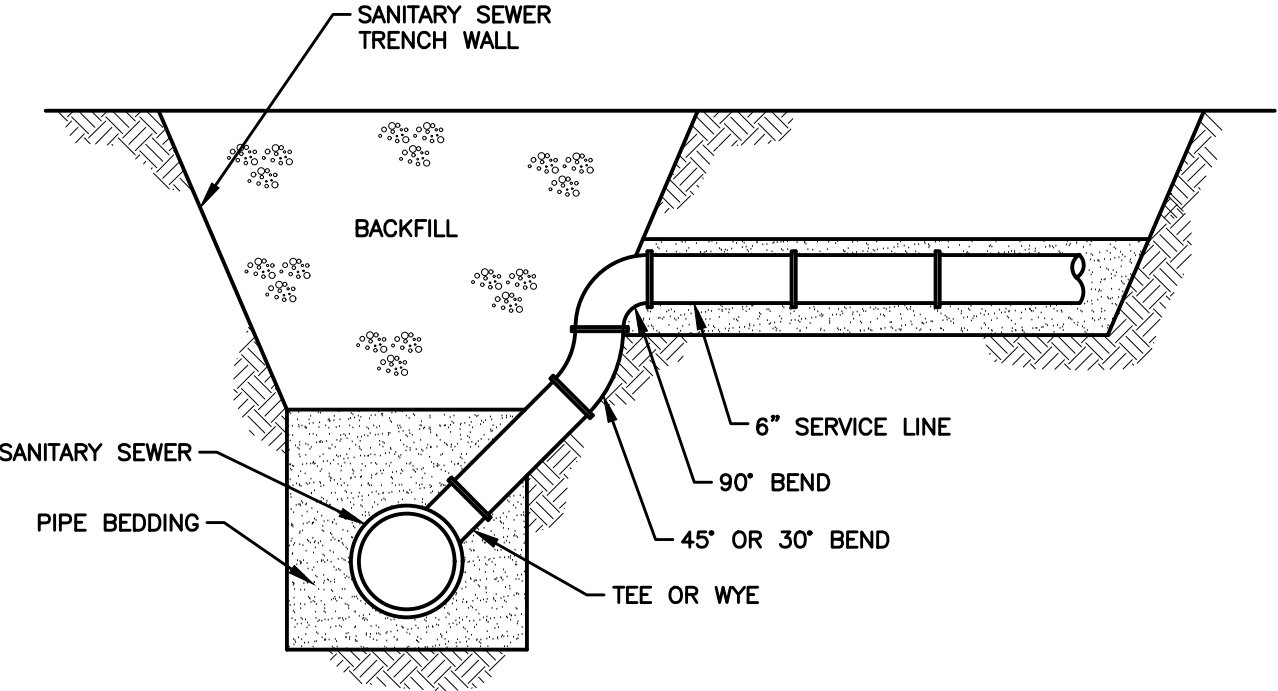
8 CONCRETE DRIVEWAY TYPE B NOT TO SCALE



3 INTEGRAL 6" STANDARD CURB SPOT ELEVATION REFERENCE NOT TO SCALE

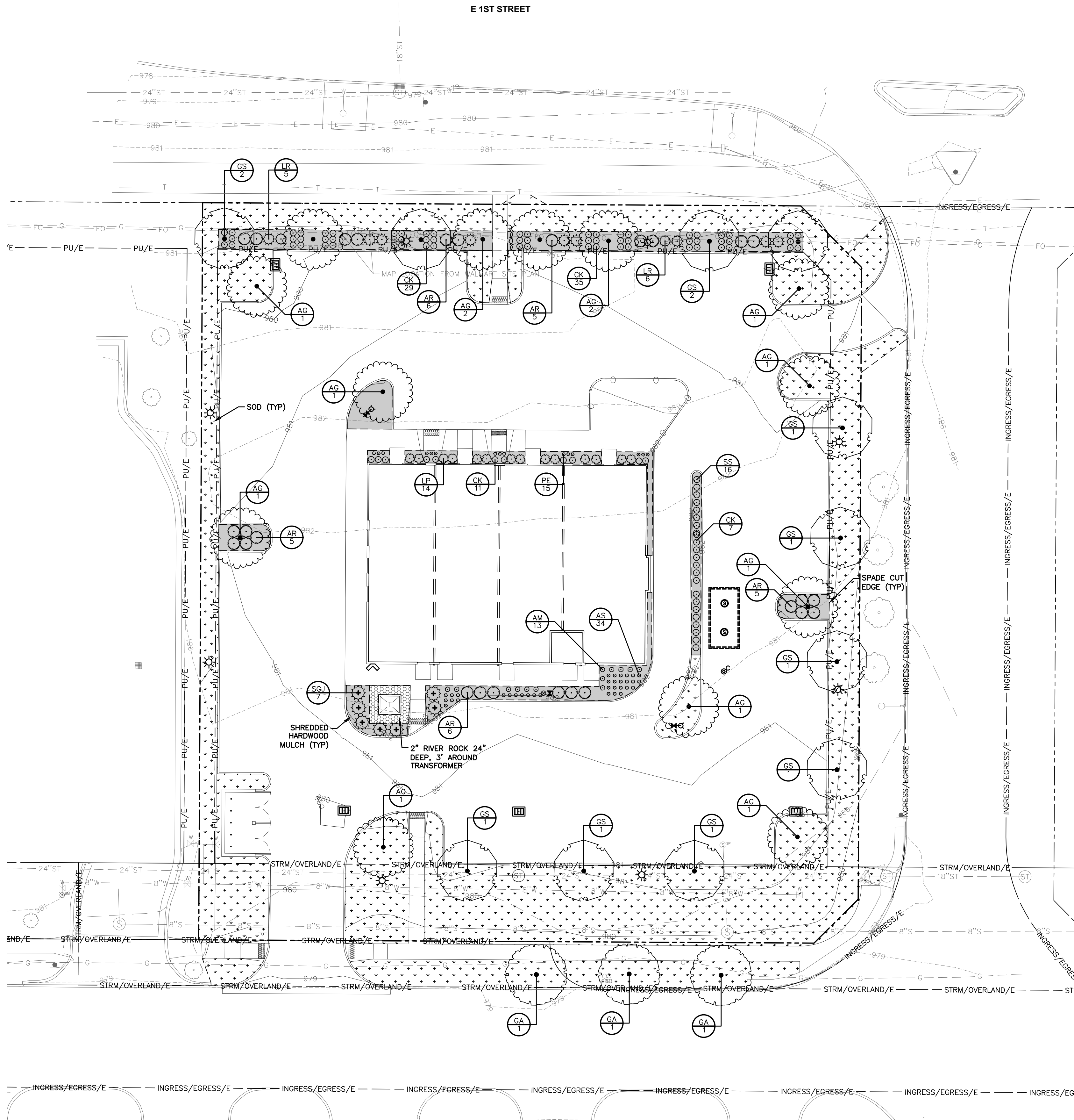


2 CLASS "A" INTEGRAL CURB AND SIDEWALK NOT TO SCALE



1 SANITARY SEWER SERVICE RISER NOT TO SCALE

COMMENT: ENG.
FILE DATE: 7/23/21
COTED BY: NICKIE REAL TECH.



LANDSCAPE NOTES

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

LANDSCAPE CALCULATIONS

OPEN SPACE REQUIRED: 10,336 (20.0%)
OPEN SPACE PROVIDED: 14,311 SF (27.7%)

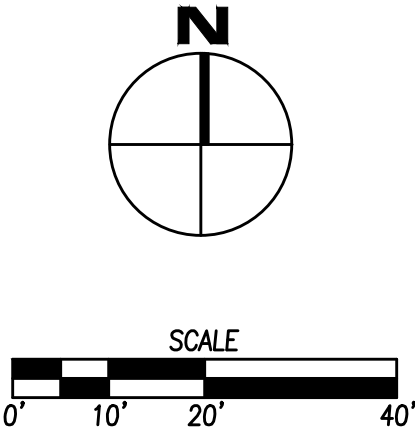
OPEN SPACE LANDSCAPE REQUIRED:
TREES (2/ 1,000 SF): 20 TREES
SHRUBS (1/ 500 SF): 20 SHRUBS

PROVIDED
TREES: 20 TREES
SHRUBS: 94 SHRUBS

PARKING BUFFER
REQUIRED - NORTH (200 LF)
TREES (1/50 LF): 4 TREES
SHRUBS (1/4 LF): 50 SHRUBS

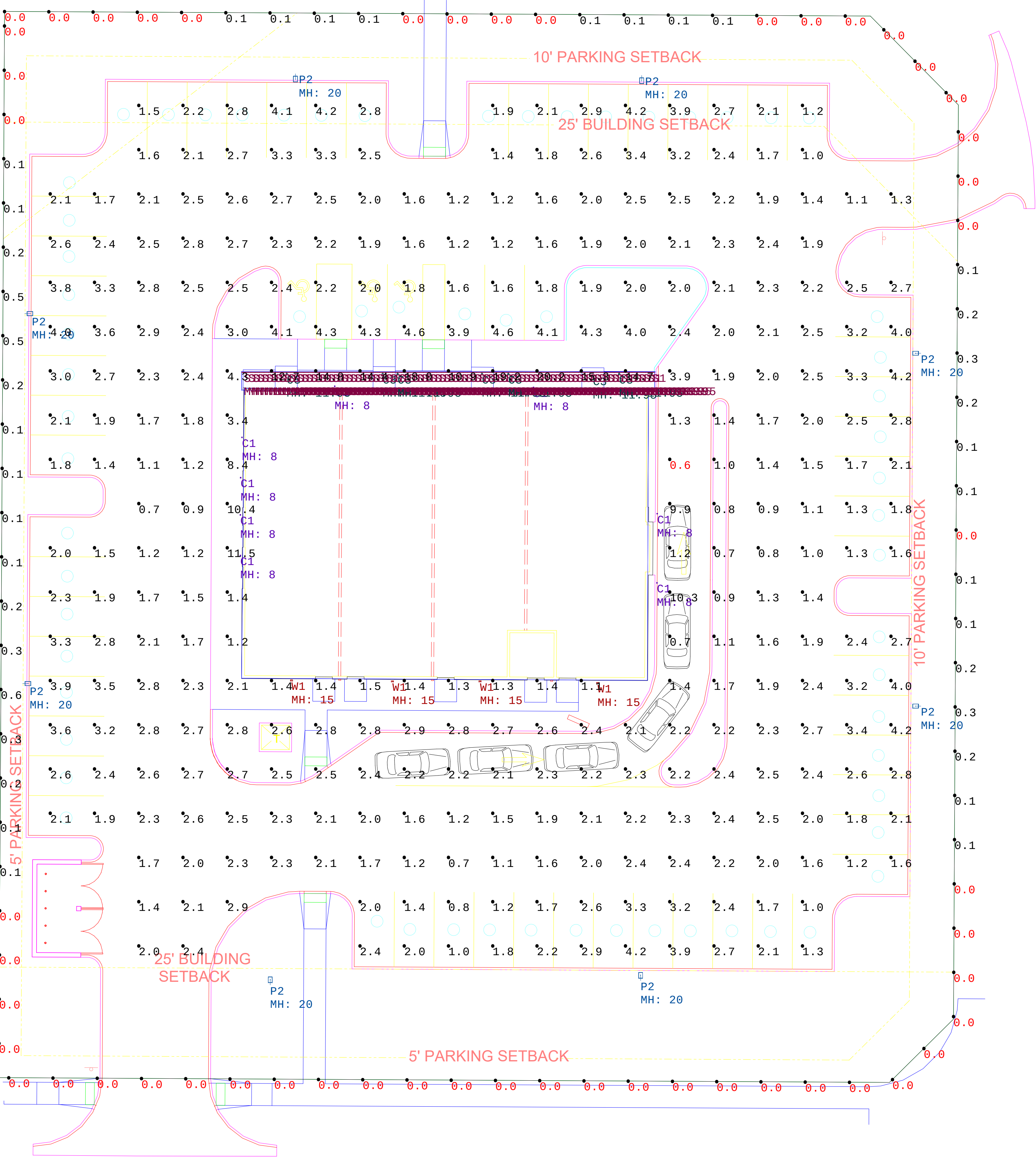
PROVIDED - NORTH
TREES: 4 TREES
SHRUBS: 92 SHRUBS

PLANT SCHEDULE					
DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	CAL
AG	13	Green Column Maple 29%	Acer nigrum 'Greencolumn'	B&B	2"
GA	3	Maidenhair Tree 14%	Ginkgo biloba 'Autumn Gold' TM	B&B	2"
GS	11	Skyline Honey Locust 41%	Gleditsia triacanthos 'Skyline'	B&B	2"
SHRUBS					
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
AR	27	Rosy Lights Azalea 29%	Azalea x 'Rosy Lights'	3 GAL	
LP	14	Little Princess Japanese Spirea	Spiraea japonica 'Little Princess'	3 GAL	
LR	11	Kodiak Orange Honeysuckle 36%	Dierilla x 'G2X88544' TM	3 GAL	
SGJ	7	Sea Green Juniper 5%	Juniperus chinensis 'Sea Green'	3 GAL	
GRASSES					
GRASSES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
AM	13	Autumn Moor Grass	Sesleria autumnalis	1 GAL	
CK	82	Feather Reed Grass 86%	Calamagrostis x acutiflora 'Karl Foerster'	1 GAL	
SS	16	Standing Ovation Little Bluestem Grass 3%	Schizachyrium scoparium 'Standing Ovation'	1 GAL	
ANNUALS/PERENNIALS					
ANNUALS/PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
AS	34	Summer Beauty Allium	Allium x 'Summer Beauty'	4" Pot	
PE	15	Emerald Blue Creeping Phlox	Phlox subulata 'Emerald Blue'	1 GAL	



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	8	P2	SINGLE	N.A.	0.850	VP-S-48L-110-4K7-4-BC
	8	C1	SINGLE	N.A.	0.850	F005025FCC4004K30LD25U25
	4	W1	SINGLE	N.A.	0.850	RWL1-48L-15-4K7-3-U
	7	C3	SINGLE	N.A.	0.850	F002560FCC43044K10LFL
	93	S1	SINGLE	274.431	0.720	LSM-25-30K

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
CalcPts_1	Illuminance	Fc	2.74	20.2	0.6	4.57	33.67	
Property Line	Illuminance	Fc	0.07	0.6	0.0	N.A.	N.A.	



EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
BRK-1	BRICK (INSTALLED PER MFR.); COLOR: WHITE (PRIMARY MATERIAL)
CAN-1	PREFINISHED ALUMINUM CANOPY; BLACK FINISH
COP-1	PREFINISHED ALUMINUM COPING; COLOR: BLACK
COP-2	PREFINISHED ALUMINUM COPING; COLOR: BLACK
DS-1	PREFINISHED METAL DOWNSPOUT AND SCUPPERS; METAL PREFINISHED TO MATCH ADJACENT MATERIAL
FCP-1	SMOOTH FIBER CEMENT PANEL (INSTALLED PER MFR.); COLOR: DARK GRAY (PRIMARY MATERIAL)
FCP-2	SMOOTH FIBER CEMENT PANEL (INSTALLED PER MFR.); COLOR: LIGHT GRAY (PRIMARY MATERIAL)
FCP-3	SMOOTH FIBER CEMENT PANEL (INSTALLED PER MFR.); COLOR: CHARCOAL (PRIMARY MATERIAL)
MP-1	SMOOTH METAL PANEL TRIM (INSTALLED PER MFR.); COLOR: CHARCOAL
SF-1	T.B. ALUMINUM STOREFRONT FRAMING; BLACK FINISH
VIS	1" INSULATED VISION GLASS; CLEAR W/ LOW E COATING

MISCELLANEOUS EXTERIOR MATERIAL FINISHES

- TYPICAL U.O.N
- EXPOSED CONCRETE: GRIND SMOOTH & RUBCOAT WITH CEMENT SLURRY.
 - EXPOSED LINTELS: GALVANIZED AND PAINTED TO MATCH ADJ. MATERIAL.
 - SCUPPERS, GUTTERS, & DOWNSPOUTS: METAL PREFINISHED TO MATCH ADJ. MATERIAL.
 - CAULKS & SEALANTS: COLOR MATCHED TO ADJ. MATERIALS.
 - HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJ. MATERIALS.
 - LIGHT FIXTURES: METAL PRE-FINISHED HOUSINGS TO MATCH ADJ. OPENING FRAMING.

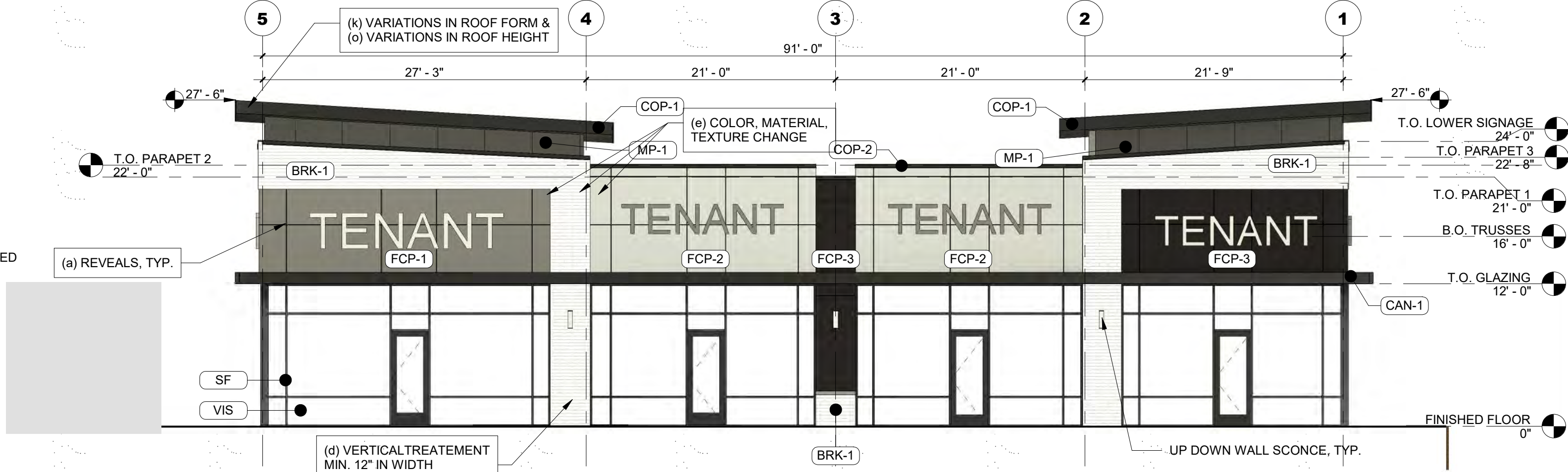
MATERIAL CALCULATIONS (CITY OF GRIMES)			
NORTH ELEVATION (FRONT)		2,250 SF TOTAL	W/O GLASS: 1,271 SF TOTAL
GLASS =	979 SF	44.0%	EXCLUDED 00.0%
BRICK =	335 SF	15.0%	PRIMARY MATERIAL 26.5%
FIBER CEMENT =	693 SF	30.0%	PRIMARY MATERIAL 54.5%
METAL =	243 SF	11.0%	TRIM 19.0%
The primary material shall constitute at least 75% of the wall area, excluding glass. The maximum amount of trim on a wall area, excluding glass, shall not exceed 25%			
EAST ELEVATION		1,601 SF TOTAL	W/O GLASS: 1,224 SF TOTAL
GLASS =	377 SF	24.0%	EXCLUDED 00.0%
BRICK =	441 SF	28.0%	PRIMARY MATERIAL 36.0%
FIBER CEMENT =	626 SF	40.0%	PRIMARY MATERIAL 51.0%
METAL =	157 SF	08.0%	TRIM 13.0%
The primary material shall constitute at least 75% of the wall area, excluding glass. The maximum amount of trim on a wall area, excluding glass, shall not exceed 25%			

ARCHITECTURAL FEATURES CALCULATIONS (WALMART AGREEMENT OF SALE)			
NORTH ELEVATION (FRONT)		2,161 SF TOTAL	SOUTH ELEVATION 2,066 SF TOTAL
ARCHITECTURAL FEATURES ABOVE 22'-0"	229 SF	10.2% OF TOTAL SF	ARCHITECTURAL FEATURES ABOVE 22'-0" 67 SF 03.2% OF TOTAL SF
Architectural features such as sign parapets and similar decorative facilities may be used as long as they do not exceed twenty-eight (28) feet in height above finished floor elevation and shall not exceed in the aggregate twenty percent (20%) in area of any building facade			
EAST ELEVATION		1,601 SF TOTAL	WEST ELEVATION 1,571 SF TOTAL
ARCHITECTURAL FEATURES ABOVE 22'-0"	165 SF	10.3% OF TOTAL SF	ARCHITECTURAL FEATURES ABOVE 22'-0" 132 SF 08.4% OF TOTAL SF
Architectural features such as sign parapets and similar decorative facilities may be used as long as they do not exceed twenty-eight (28) feet in height above finished floor elevation and shall not exceed in the aggregate twenty percent (20%) in area of any building facade			



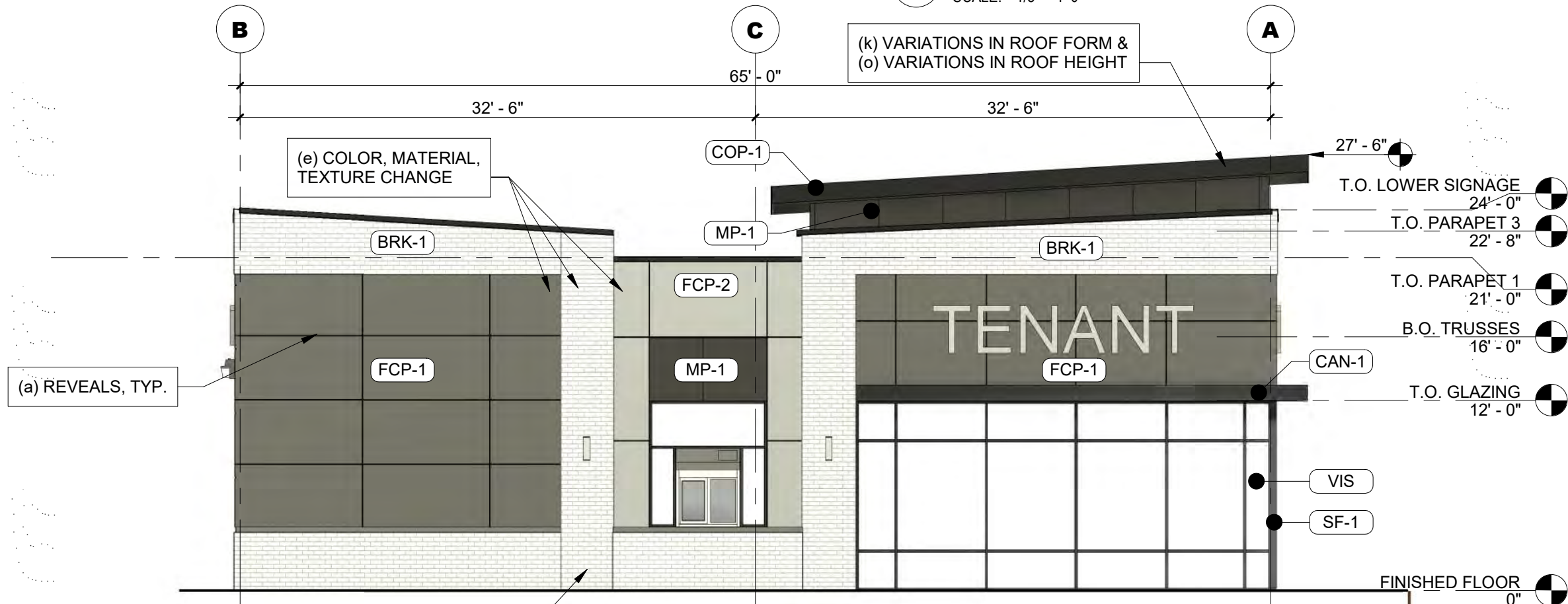
A MINIMUM OF FIVE ARCHITECTURAL TREATMENTS MUST BE USED (CITY OF GRIMES)

- (a) REVEALS.
 - NORTH ELEVATION
 - EAST ELEVATION
 - SOUTH ELEVATION
 - WEST ELEVATION
- (d) VERTICAL ARCHITECTURAL TREATMENT A MINIMUM OF 12 INCHES IN WIDTH.
 - NORTH ELEVATION
 - EAST ELEVATION
 - SOUTH ELEVATION
 - WEST ELEVATION
- (e) COLOR, TEXTURE, OR MATERIAL CHANGE INCLUDING, BUT NOT LIMITED TO, BRICK OR STONE.
 - NORTH ELEVATION
 - EAST ELEVATION
 - SOUTH ELEVATION
 - WEST ELEVATION
- (k) VARIATIONS IN ROOF FORMS.
 - NORTH ELEVATION
 - EAST ELEVATION
 - SOUTH ELEVATION
 - WEST ELEVATION
- (o) VARIATION IN ROOF HEIGHTS.
 - NORTH ELEVATION
 - EAST ELEVATION
 - WEST ELEVATION



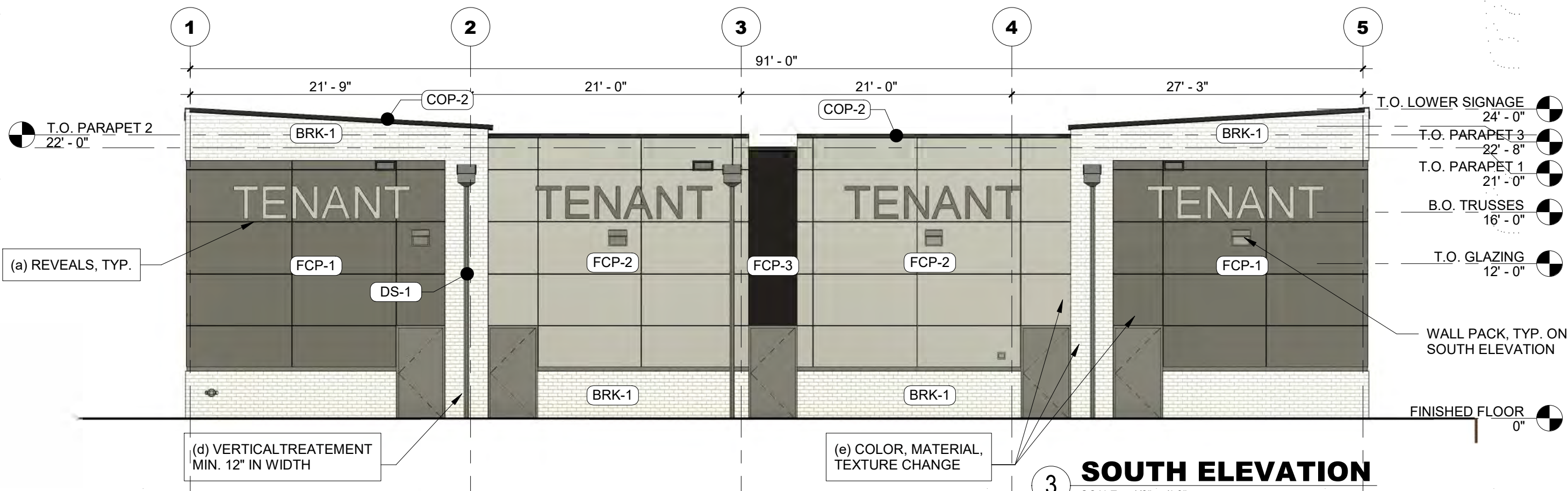
1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



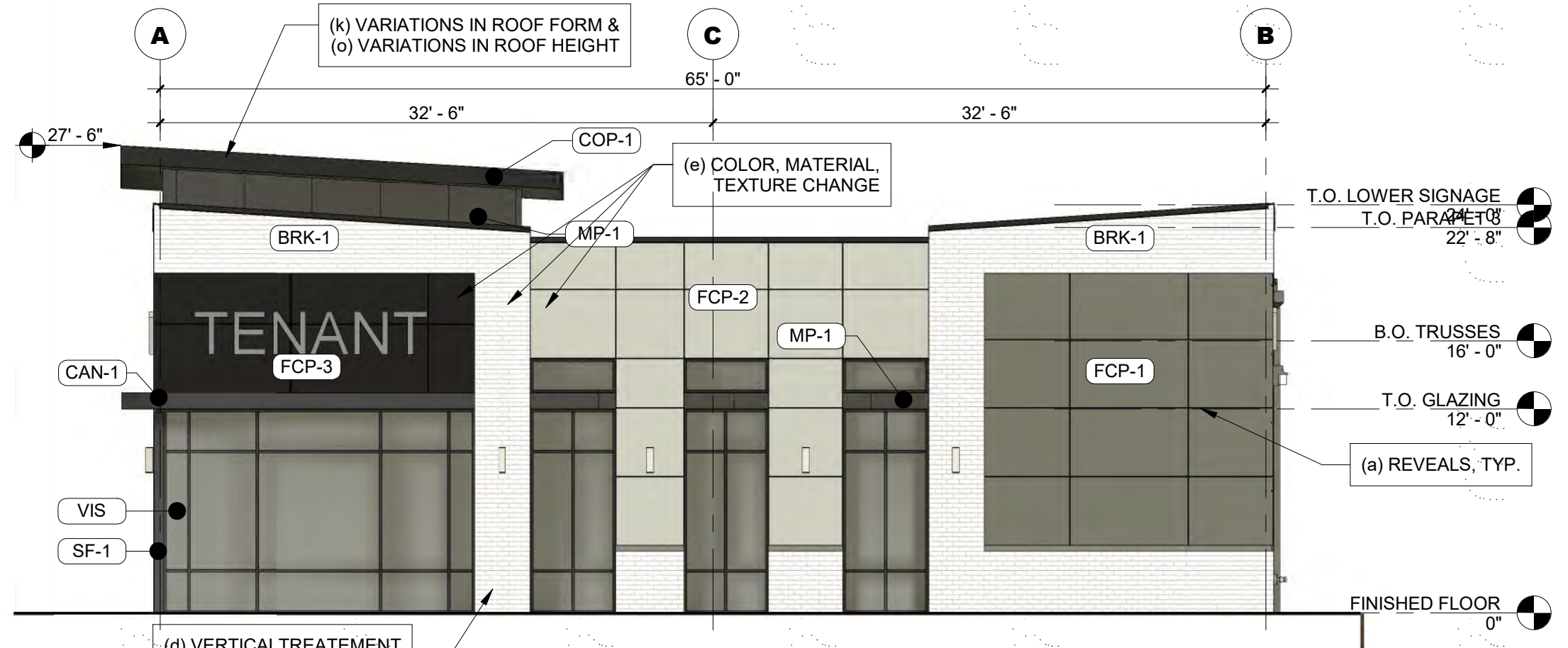
2 EAST ELEVATION

SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



4 WEST ELEVATION

SCALE: 1/8" = 1'-0"

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GRIMES OUTLOT #4

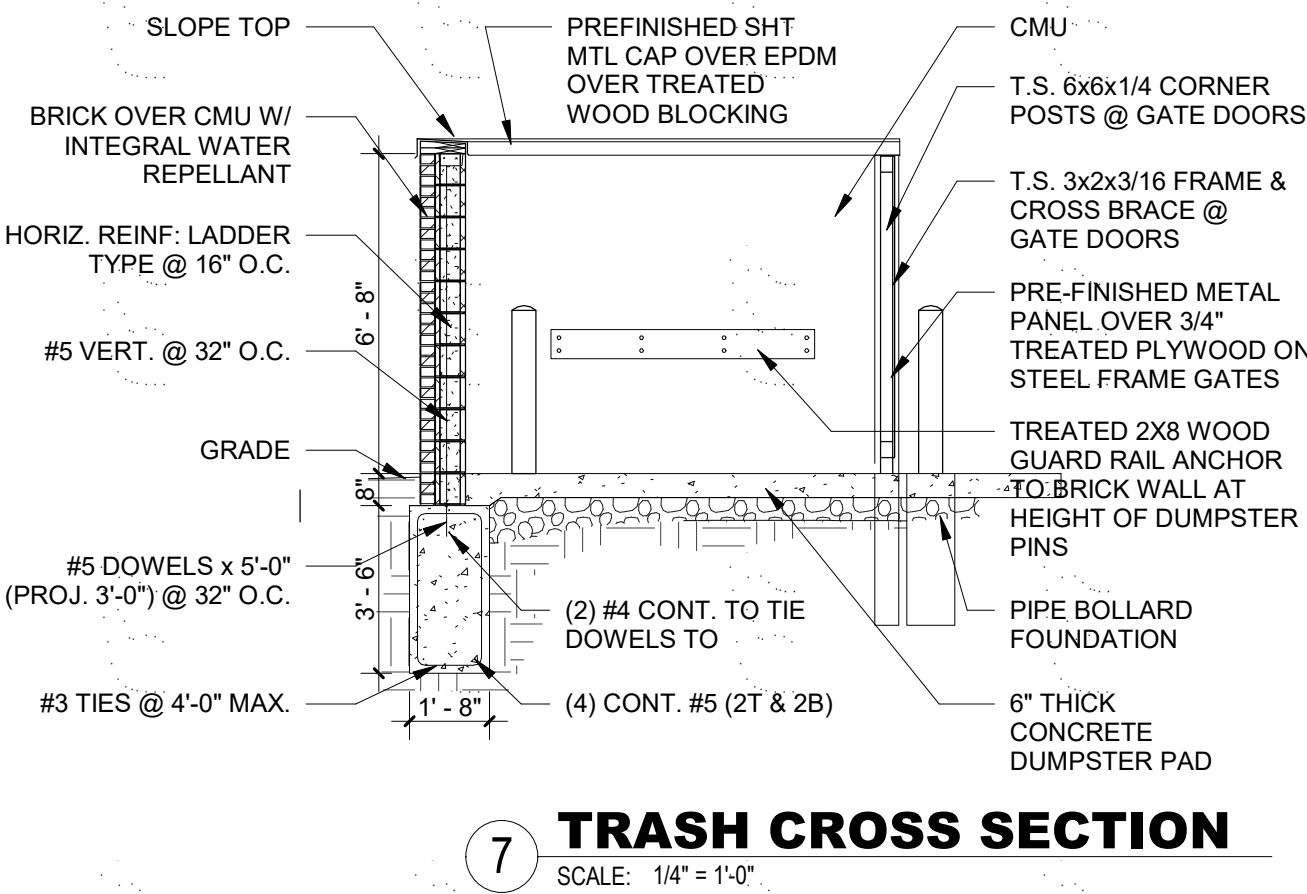
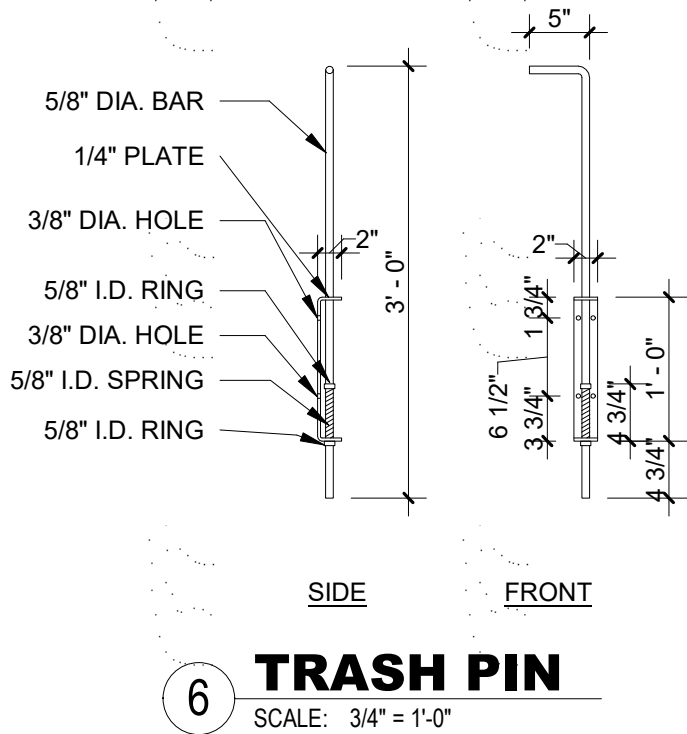
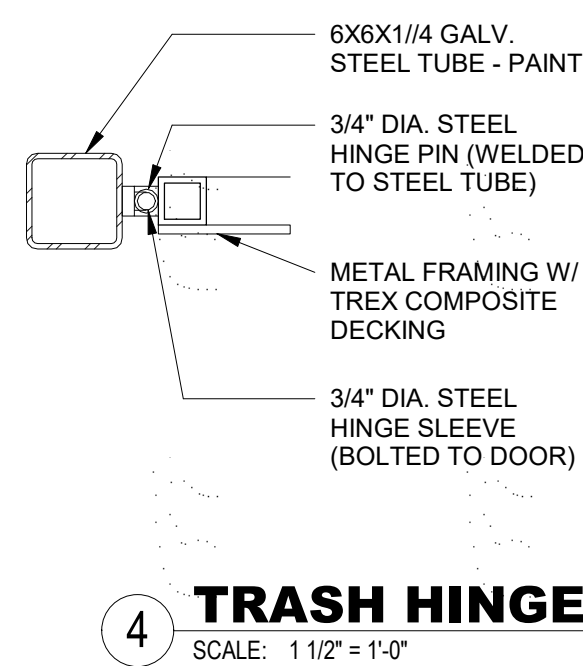
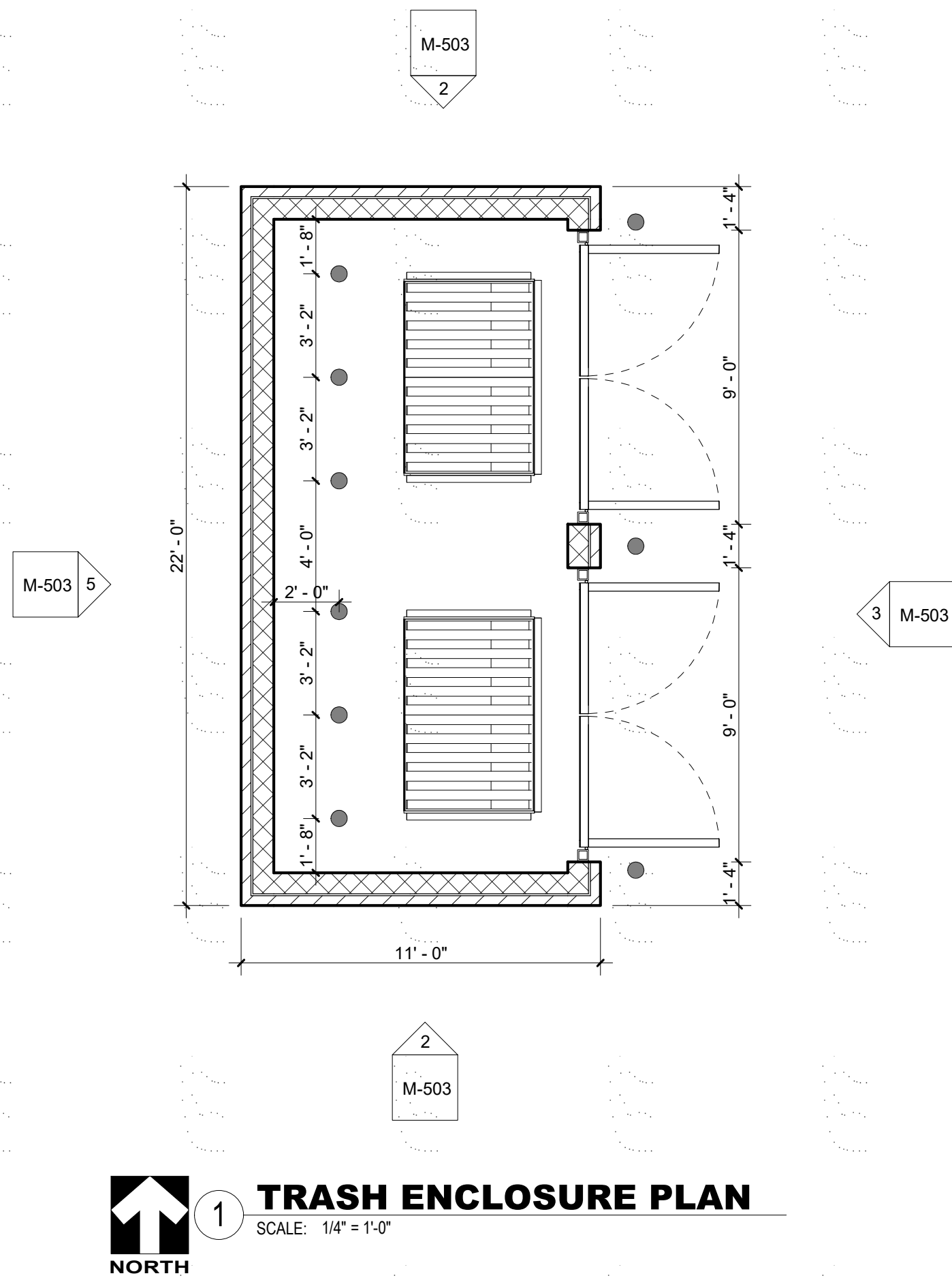
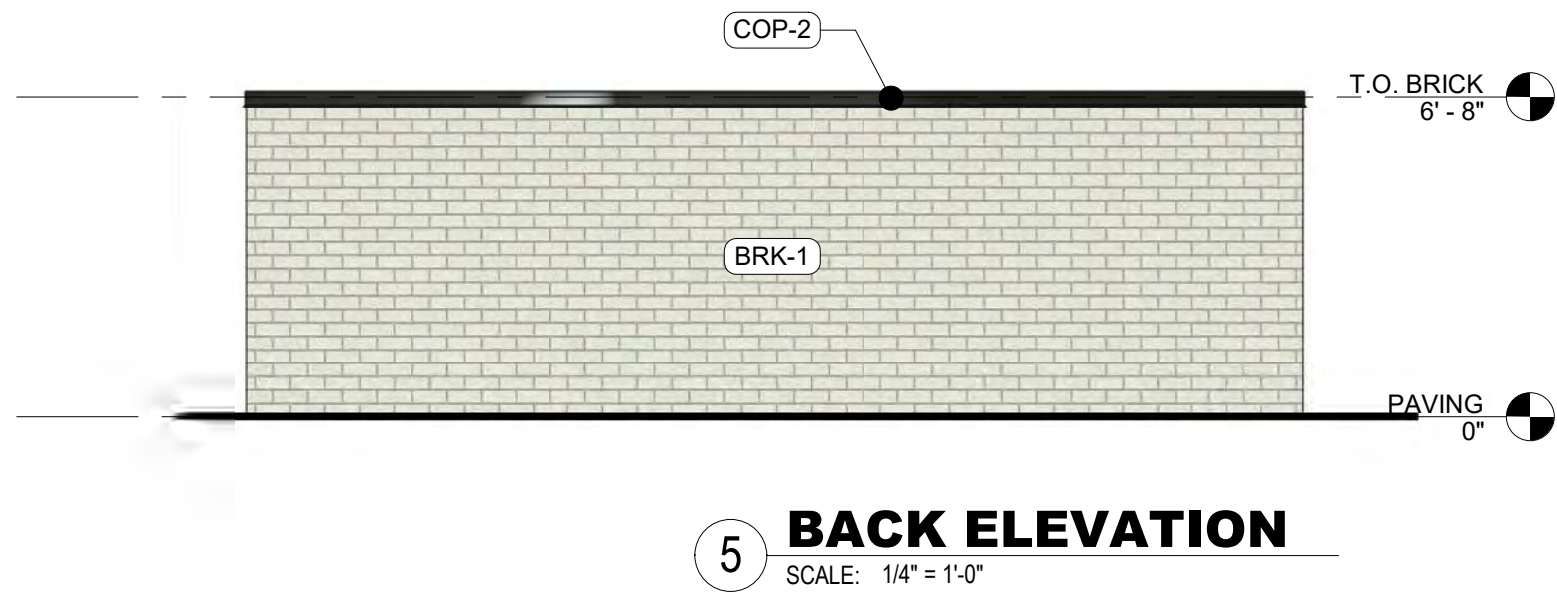
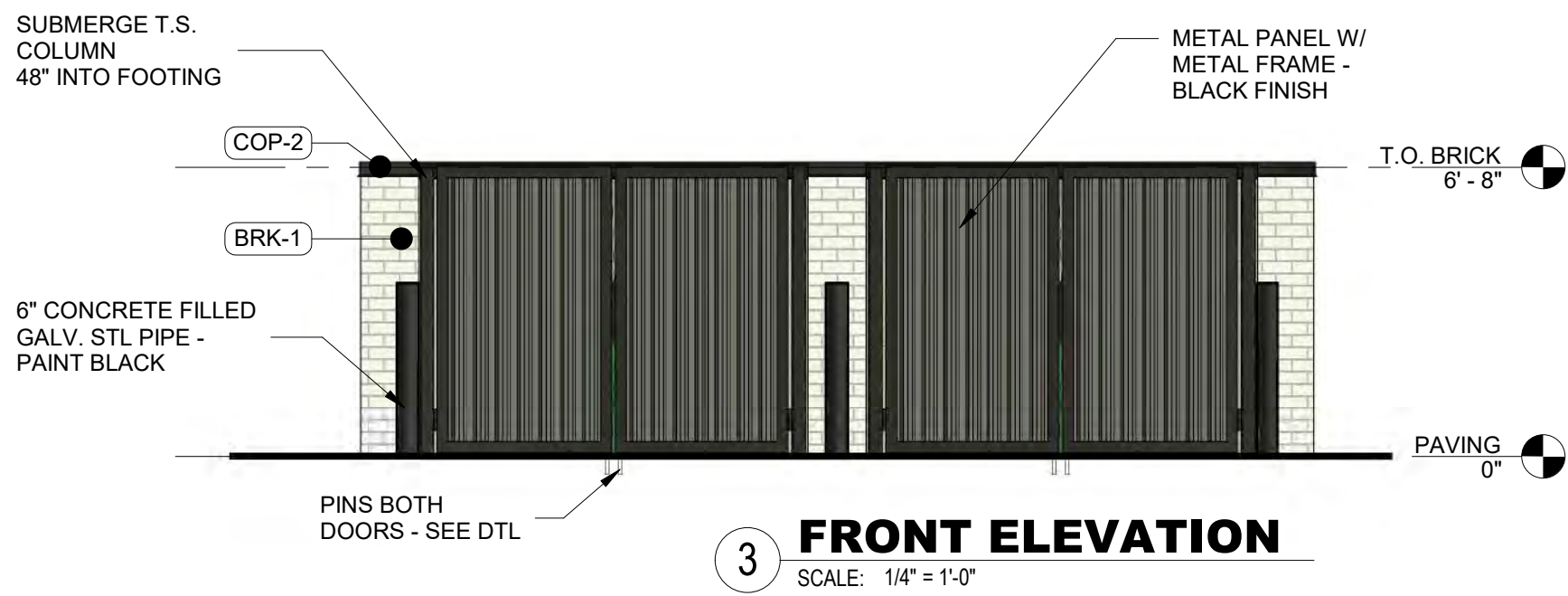
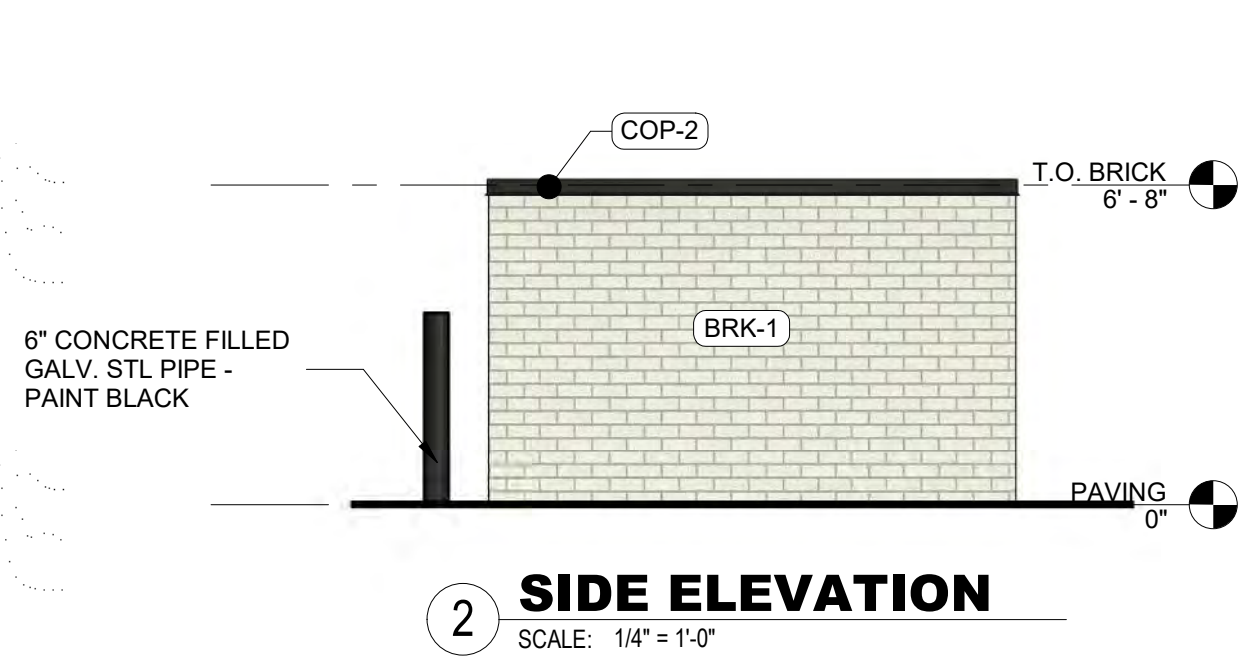
2080 E 1ST ST
GRIMES, IA
07/12/2021

24"x36" SHEET (FULL SIZE)
- SCALE IS AS NOTED
12"x18" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED
OTHER SHEET SIZES NOT TO SCALE
SAA JOB #: 21001

simonson

simonson & associates architects llc
1717 ingersoll avenue suite 117 des moines ia 50309
phn 515 440 5626 www.simonsonassoc.com

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GRIMES OUTLOT #4

2080 E 1ST ST
GRIMES, IA
07/12/21

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1717 ingersoll avenue suite 117 des moines ia 50309
phn 515 440 5626 www.simonsonassoc.com

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: August 3, 2021
RE: Kleener Image – Site Plan Amendment

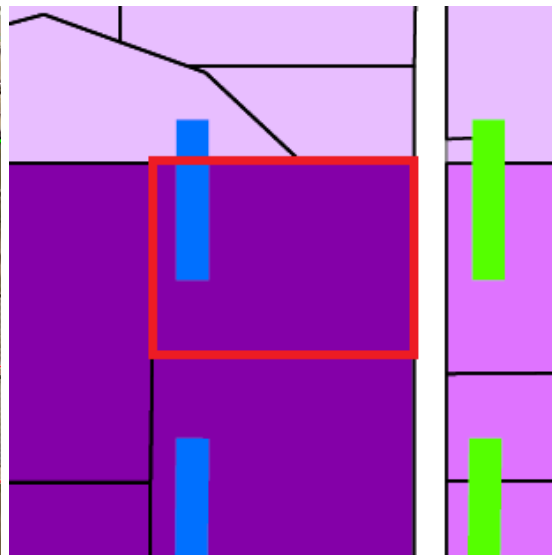
GENERAL INFORMATION:

Applicant:	Kleener Image
Requested Action	Site Plan Amendment
Location	3250 SE Gateway Drive

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Industrial	General Industrial	M-3
North	Industrial	Business Park	M-1A
South	Industrial	General Industrial	M-3
East	Commercial	Business Park	M-2
West	Industrial	General Industrial	M-3

BACKGROUND:

The applicant is requesting approval of a site plan amendment, which will allow for the construction of an addition to the existing building. The proposed addition consists of 7,500 square feet. In total, the building addition will increase the square footage from 4,489 square feet to 11,989 square feet.

The property is located within Zone 2 of the Highway 141 Corridor District.

ANALYSIS:*Building/Elevations:*

The building addition will consist of precast to match the existing building. Stone veneer will be added to the building addition to meet the Zone 2 architecture requirements. The stone will also be added to the existing building to tie the two buildings together. Since the building is constructed of precast, 30% glazing is provided on the east elevation along SE Gateway Drive. The west façade of the addition will be metal siding and will be hidden from the right-of-way.

Site Layout:

There is one existing driveway on SE Gateway Drive near the southern property line. As part of the addition, another driveway is proposed off of SE Gateway Drive on the northern side of the site.

The addition is located on the north side of the existing building. An internal road will be constructed to loop around the building and site and connect the two driveways.

The site currently has outdoor storage onsite. Additional outdoor storage will be provided with the building expansion. Screening is required to shield the outdoor storage from the right-of-way and neighboring properties. Staff has advised that brick or wood screening is required and has requested details to be shown on the plans.

Parking:

The existing parking on site will provide the necessary parking to accommodate the building expansion. The ordinance requires a total of 1 space per every 2,000 square feet of gross floor

area. Based upon the total proposed square footage, a total of 10 spaces is required. The site provides 12 spaces.

Landscaping/Streetscape:

The site is required to provide a minimum of 10% open space. As proposed, the site will provide 54.7%.

Additional landscaping is proposed along SE Gateway to provide a continuous landscape strip from the existing improvements to the new proposed improvements. Landscaping will also be provided along the building foundation.

Utilities:

No additional sanitary sewer is proposed. The existing 6" sanitary service will be utilized.

The existing water service will be utilized. The existing building is fitted with a fire suppression system, therefore the appropriate FDC is provided. An additional fire hydrant and water main extension will be required to provide coverage for the building expansion.

Storm water detention is being handled via three on-site detention basins.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan amendment for Kleener Image, 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

~~July 6, 2021~~

~~July 22, 2021~~

July 30, 2021

Civil Design Advantage

Attn: Doug Mandernach

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: Kleener Image Site Plan Amendment

Dear Mr. Mandernach:

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

General Comments:

1. Provide photometric plan. **Please provide.**

Cover Sheet:

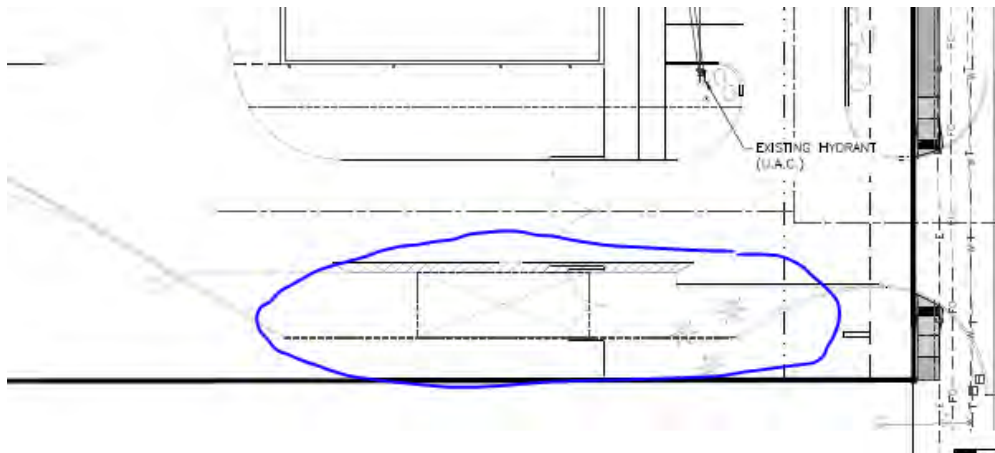
- ~~1. Provide maximum building height requirement.~~
- ~~2. Provide required green space percentage.~~
- ~~3. Provide floodplain designation.~~

C2.1:

- ~~1. Update City standard notes.~~
- ~~2. How much cover will be over the top of the proposed 48x60 RCAP?~~
- ~~3. Utility Notes (13) please update the plumbing code that is called out to the 2018 Uniform Plumbing Code.~~

C4.1:

1. ~~Fuel tanks can only be below ground and will need to be located outside of the floodplain. Please move the tanks away from the detention basin. Is the existing fuel tank going to remain onsite? Please label existing location.~~
2. Remove the concrete flumes and provide flared end. **Please remove the flume at the bottom of the basin. The bottom of the basin needs to be graded properly. Short flumes can be used to direct the water into the basin from the pavement. The City does not want flumes within basins.**
3. What is the 40x140 pad for? Provide concrete connection from the internal drive. Provide screening of opaque wood or brick to shield storage from ROW and adjacent properties. **Please label wall height and material.**
4. ~~The concrete pad needs to be at least 5' from the property line. Please label the setback.~~
5. Label the floodplain boundary. **Please label floodplain boundary on all sheets.**
6. ~~Provide detail for block wall (height, material, etc.)~~
7. ~~Provide detail for the scale. Please provide.~~
8. Is the parking and driveway planned as future improvements? Please explain this area. Will this be another drive aisle? Why is the paving not shown on C4.1? Is this a future improvement? If it is intended to be installed with this project, please shade the paving to show the improvements to be installed. Please label the setback from the property line. **Please label the type of gate and height and label the setback of the pavement from the property line.**



1. Label grades of the block wall. Please provide additional grades for the block wall (TW/BW). Please provide grade at the beginning of the wall.

C6.1:

1. ~~Please verify if the standpipes are going to be permanent or temporary. Notes by each standpipe call out permanent standpipe but on the quantities tab, it calls them temporary standpipes.~~
2. ~~Please provide the details for the standpipes. I could not find details for the standpipes in the plan set.~~
3. ~~Please provide inlet protection for the first intake downstream from the site.~~
4. ~~Provide the following quantities to the quantities tab;—~~
 - ~~TRM~~
 - ~~Inlet protection device~~
 - ~~Construction entrance~~

C7.1:

1. Provide location of existing and proposed hydrants. Additional hydrant is required on site to provide coverage for the building addition.
2. Label 150' hydrant coverage routes. Label all coverage routes to demonstrate coverage of all sides of the building.
3. ~~Label the FDC location within 100' of a hydrant.~~
4. ~~A sprinkler system will be required if one is not currently installed within the existing building.~~
5. ~~Provide roof drain connections.~~
6. ~~Provide detail for riser pipe on at ST-8.~~

C8.1:

1. Provide foundation plantings along east side of building addition. Please move shrubs back along the front of the building.
2. ~~Provide calculations for required open space plantings. Update calculations. 2 trees/1000sf is required. 2 shrubs/1000sf is required.~~

- ~~3. Provide required 84 shrubs along ROW.~~

A202:

- ~~1. Provide building material labels, colors, and percentages. Please update the material percentages by excluding the glazing and doors from the material percentages. The percentages for precast, stone, and metal should add up to 100%.~~
- ~~2. Provide color rendering/drawing.~~
- ~~3. List 5 treatments demonstrated on the building.~~
- ~~4. Label glazing percentage for east elevation.~~
- ~~5. Precast requires decorative reveals and 30% minimum glazing along ROW.~~
- ~~6. Provide lighting cuts sheets and label locations on the building. Up lighting required on east elevation. Wall pack lights need be shaded and hooded.~~

SWPPP

- ~~1. Provide SWPPP.~~
- ~~2. Provide final SWPPP with NPDES permit.~~

Stormwater Management Plan (SWMP)

- ~~1. WQv treatment of additional impervious area is required. Detention basins do not provide treatment. See ISWMM.~~
- ~~2. It appears areas of DB 1B are not being detained, and flow directly to the 2 48" culverts under SE Gateway Drive.~~
- ~~3. Add contour labels to maps.~~
- ~~4. Provide final signed copy of SWMP.~~

Site Plan

- ~~1. C6.1: Label all critical crossings.~~

~~2. C5.1: Recommend placing revetment at inlet of ST 2 and ST 4.~~

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: July 12, 2021
July 28, 2021
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: August 3, 2021 at 5:30 at the Grimes City Hall

COUNCIL MEETING: August 24, 2021 at 5:30 at the Grimes City Hall

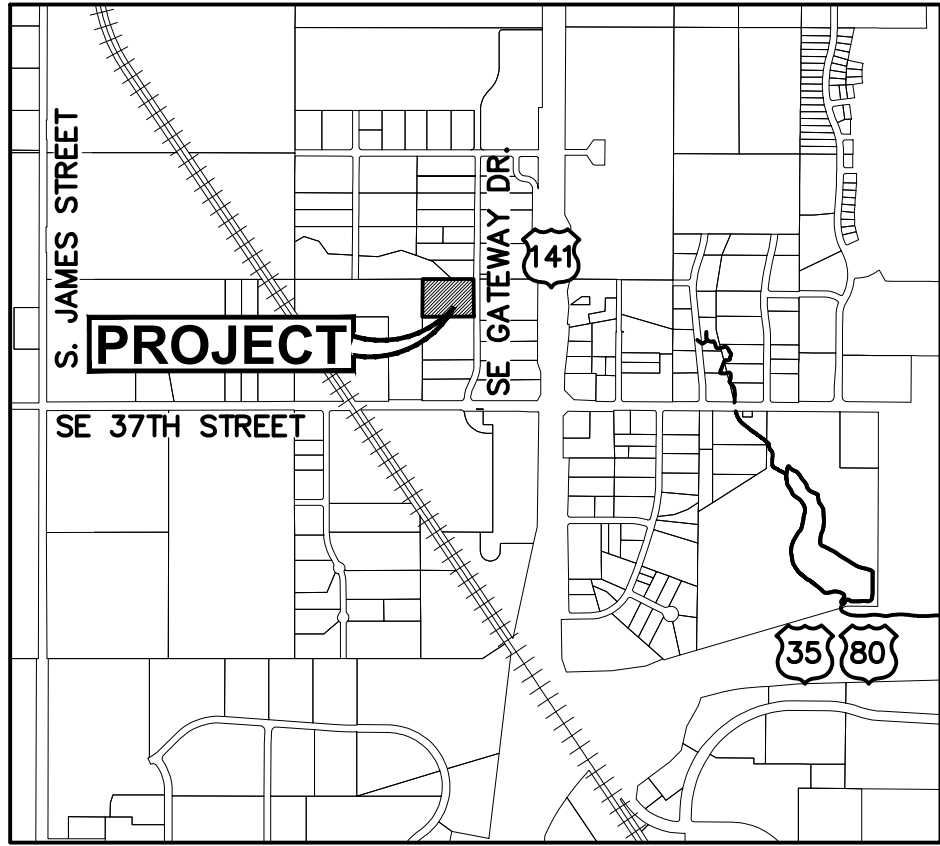
Please feel free to contact me at emartin@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Evann Martin
Assistant Planner

SITE PLAN FOR:
KLEENER IMAGE
GRIMES, IOWA

VICINITY MAP
NOT TO SCALE



GRIMES, IOWA

OWNER/APPLICANT

KLEENER IMAGE INC.
3250 SE GATEWAY DR.
GRIMES, IOWA 50111
CONTACT: ANDY KLEEN
PH: (515) 556-8673
EMAIL: AFK08@AOL.COM

ENGINEER

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
CONTACT: DOUG MANDERNACH
EMAIL: DOUGM@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLIEM@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

SUBMITTAL DATES

FIRST SUBMITTAL: 06/25/2021
SECOND SUBMITTAL: 07/12/2021
THIRD SUBMITTAL: 07/28/2021

LEGAL DESCRIPTION

LOT 6 INTERSTATE GATEWAY BUSINESS PARK,
CONTAINING 4.77 ACRES (207,877 SF)

ZONING

M-3 HEAVY INDUSTRIAL DISTRICT
(ZONE 2 OF THE HIGHWAY 141 MIXED USE
CORRIDOR DISTRICT)

PROJECT SITE ADDRESS

3250 SE GATEWAY DRIVE

EXISTING/ PROPOSED USE

EXISTING USE: INDUSTRIAL/COMMERCIAL
PROPOSED USE: EXPANDED STORAGE AREA AND DRIVEWAY

DEVELOPMENT SUMMARY

AREA: 4.77 ACRES (207,877 SF)

ZONING: M-3

SETBACKS:

FRONT: 30'
SIDE: NONE
REAR: 40'

MAXIMUM HEIGHT: NO LIMITATION
MAXIMUM STORIES: NO LIMITATION

OPEN SPACE CALCULATION:

MINIMUM OPEN SPACE REQUIRED: 15% (31,182 SF)

TOTAL SITE: = 207,877 (4.77 AC.)
BUILDINGS = 11,989 SF
PARKING/DRIVES/FLUMES = 78,380 SF
OPEN SPACE PROVIDED = 117,508 SF (56.53%)

FLOODPLAIN DESIGNATION

ZONE X & ZONE A

DATE OF SURVEY

AUGUST 24, 2020

BENCHMARKS

1. FLOW LINE FES ALONG EAST SIDE OF GATEWAY DRIVE.
ELEVATION = 932.95
2. STORM MANHOLE AT STORM INTAKE ALONG EAST SIDE OF
GATEWAY DRIVE.
ELEVATION = 938.45
3. GUTTER OF STORM INTAKE ALONG EAST SIDE OF GATEWAY
DRIVE.
ELEVATION = 937.89
4. SANITARY MANHOLE AT CENTERLINE OF GATEWAY DRIVE AT
DITCH.
ELEVATION = 939.60

CONSTRUCTION SCHEDULE

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

INDEX OF SHEETS

NO.	DESCRIPTION
C0.1	COVER SHEET
C1.1-C1.2	DETAILS
C2.1	NOTES
C3.1	TOPOGRAPHIC SURVEY AND DEMOLITION PLAN
C4.1	DIMENSION PLAN
C5.1-C5.2	GRADING PLAN
C6.1	EROSION CONTROL PLAN
C7.1	UTILITY PLAN
C8.1	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
SECTION LINE	WATER VALVE BOX
CENTER LINE	FIRE HYDRANT
RIGHT OF WAY	WATER CURB STOP
BUILDING SETBACK	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-502 STORM INTAKE	FLARED END SECTION
TYPE SW-503 STORM INTAKE	DECIDUOUS TREE
TYPE SW-505 STORM INTAKE	CONIFEROUS TREE
TYPE SW-506 STORM INTAKE	DECIDUOUS SHRUB
TYPE SW-512 STORM INTAKE	CONIFEROUS SHRUB
TYPE SW-513 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-401 STORM MANHOLE	GUY ANCHOR
TYPE SW-402 STORM MANHOLE	STREET LIGHT
FLARED END SECTION	POWER POLE W/ TRANSFORMER
TYPE SW-301 SANITARY MANHOLE	UTILITY POLE W/ LIGHT
STORM/SANITARY CLEANOUT	ELECTRIC BOX
WATER VALVE	ELECTRIC TRANSFORMER
FIRE HYDRANT ASSEMBLY	ELECTRIC MANHOLE OR VAULT
SIGN	TRAFFIC SIGN
DETECTABLE WARNING PANEL	TELEPHONE JUNCTION BOX
WATER CURB STOP	TELEPHONE MANHOLE/VAULT
SANITARY SEWER	TELEPHONE POLE
SANITARY SERVICE	GAS VALVE BOX
STORM SEWER	CABLE TV JUNCTION BOX
STORM SERVICE	CABLE TV MANHOLE/VAULT
WATERMAIN WITH SIZE	MAIL BOX
WATER SERVICE	BENCHMARK
SAWCUT (FULL DEPTH)	SOIL BORING
SILT FENCE	UNDERGROUND TV CABLE
USE AS CONSTRUCTED	GAS MAIN
MINIMUM PROTECTION ELEVATION	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE



UTILITY WARNING

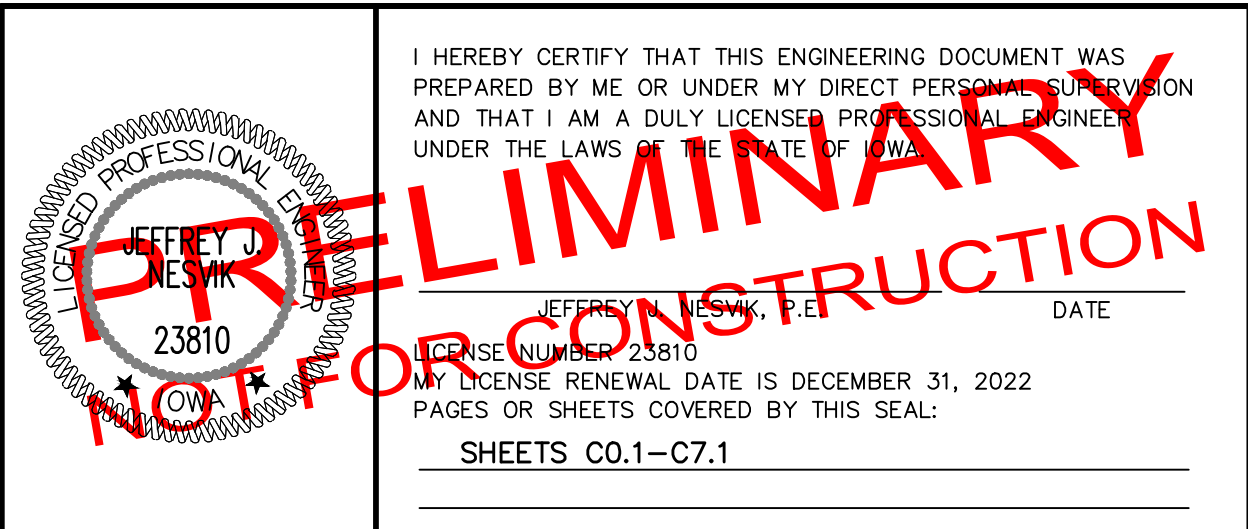
ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.



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.

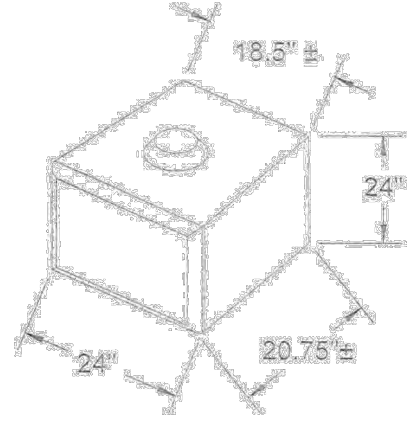
THE 2020 EDITION OF THE SDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.



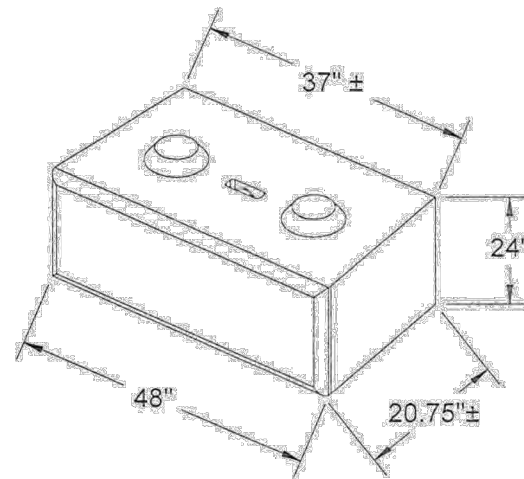
Notes:

1. COLORS, PRODUCT DATA, AND AVAILABILITY ARE SUBJECT TO CHANGE.
2. CONTRACTOR TO CONFIRM ALL UNIT REQUIREMENTS AND DETAILS WITH A COUNTY MATERIALS REPRESENTATIVE FOR LOCAL AVAILABILITY. COLORS MAY VARY FROM ACTUAL HUES AND SHOULD BE USED AS A GUILD ONLY. REFER TO ACTUAL PRODUCT SAMPLES FOR FINAL COLOR SELECTION.

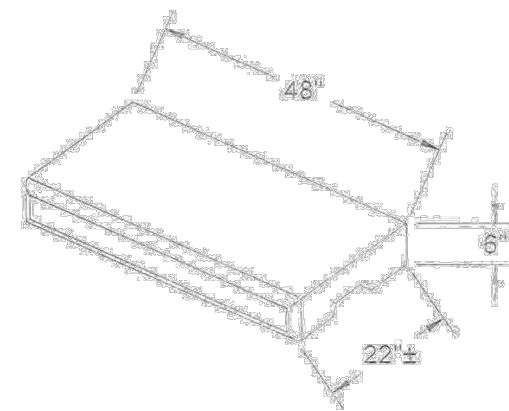
28" HALF RIB ROCK UNIT	
HEIGHT	24"
WIDTH	24"
DEPTH	20.75"
WEIGHT	1,200 LB ±
SETBACK	1.5"



20" RIB ROCK UNIT	
HEIGHT	24"
WIDTH	48"
DEPTH	20.75"
WEIGHT	2,400 LB ±
SETBACK	1.5"



6" RIB ROCK CAPSTONE	
HEIGHT	6"
WIDTH	48"
DEPTH	22"
WEIGHT	760 LB ±
SETBACK	N/A



THIS DRAWING HAS BEEN PREPARED BY COUNTY MATERIALS CORPORATION FOR CONCEPTUAL PURPOSES ONLY AND IS CONSIDERED ACCURATE FOR THE APPLICATION ILLUSTRATED. THE INFORMATION SHOWN IS ACCURATE TO THE BEST KNOWLEDGE OF COUNTY MATERIALS CORPORATION AT THIS TIME. ANY USE OF THIS DRAWING IS AT THE SOLE RISK AND LIABILITY OF THE USER. FINAL DESIGN ENGINEERING FOR CONSTRUCTION PURPOSES SHALL BE COMPLETED BY A REGISTERED PROFESSIONAL ENGINEER WHO IS FAMILIAR WITH THE PRODUCT AND MODULAR RETAINING WALL DESIGN.

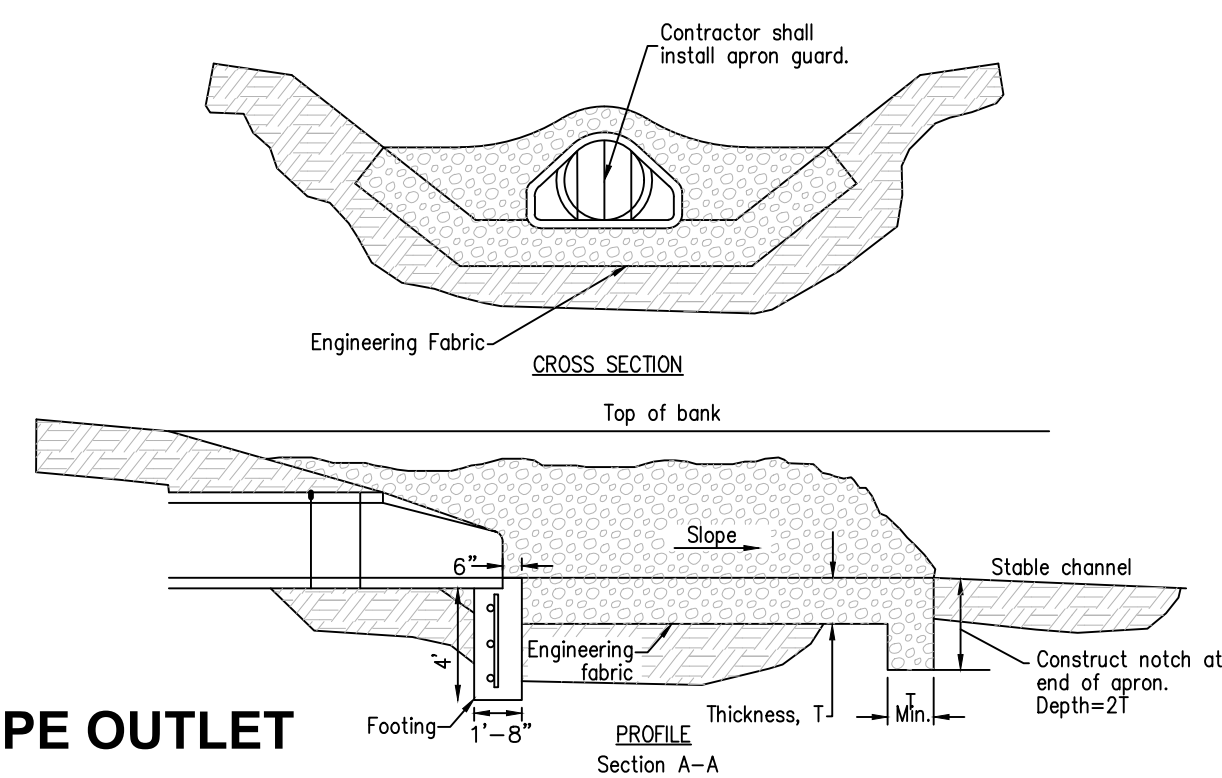
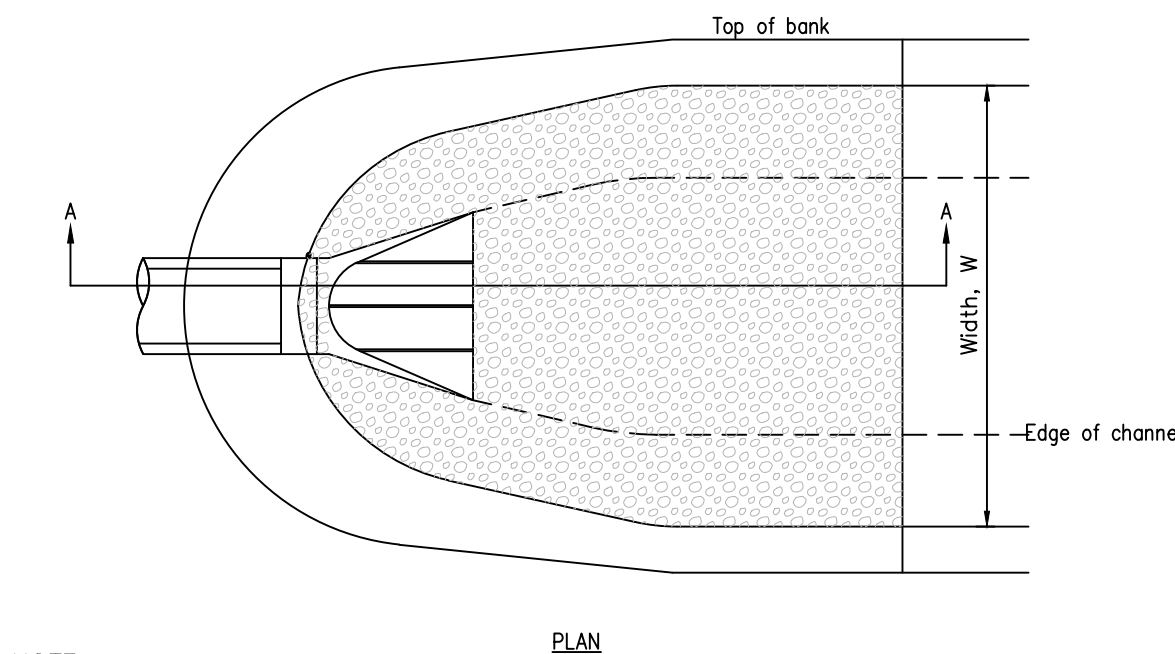


205 North St. P.O. Box 100
Marathon, WI 54448-0100
(715) 848-1365
www.countymaterials.com

**RIB ROCK
LANDSCAPE BLOCK**

TYPICAL UNIT DETAIL

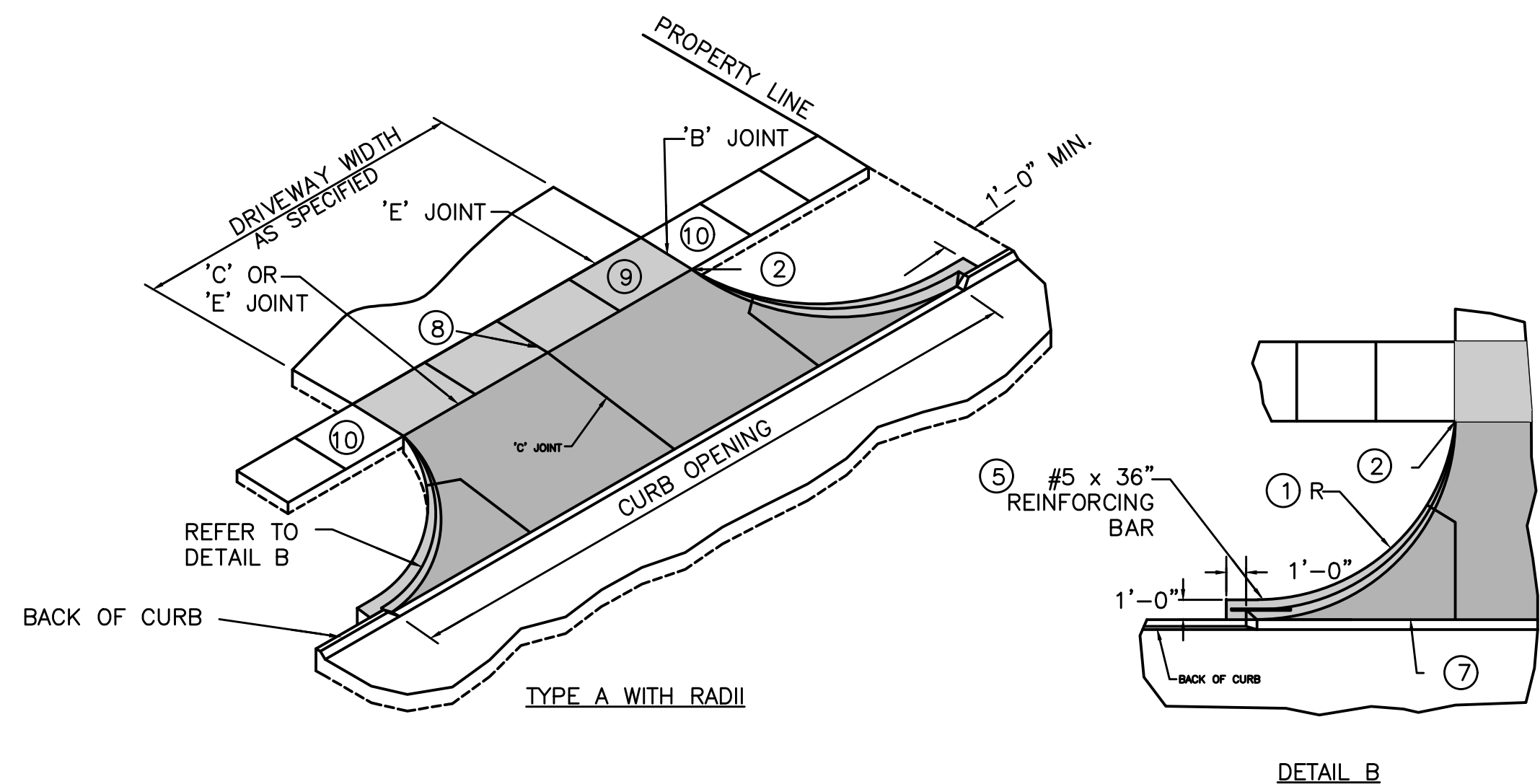
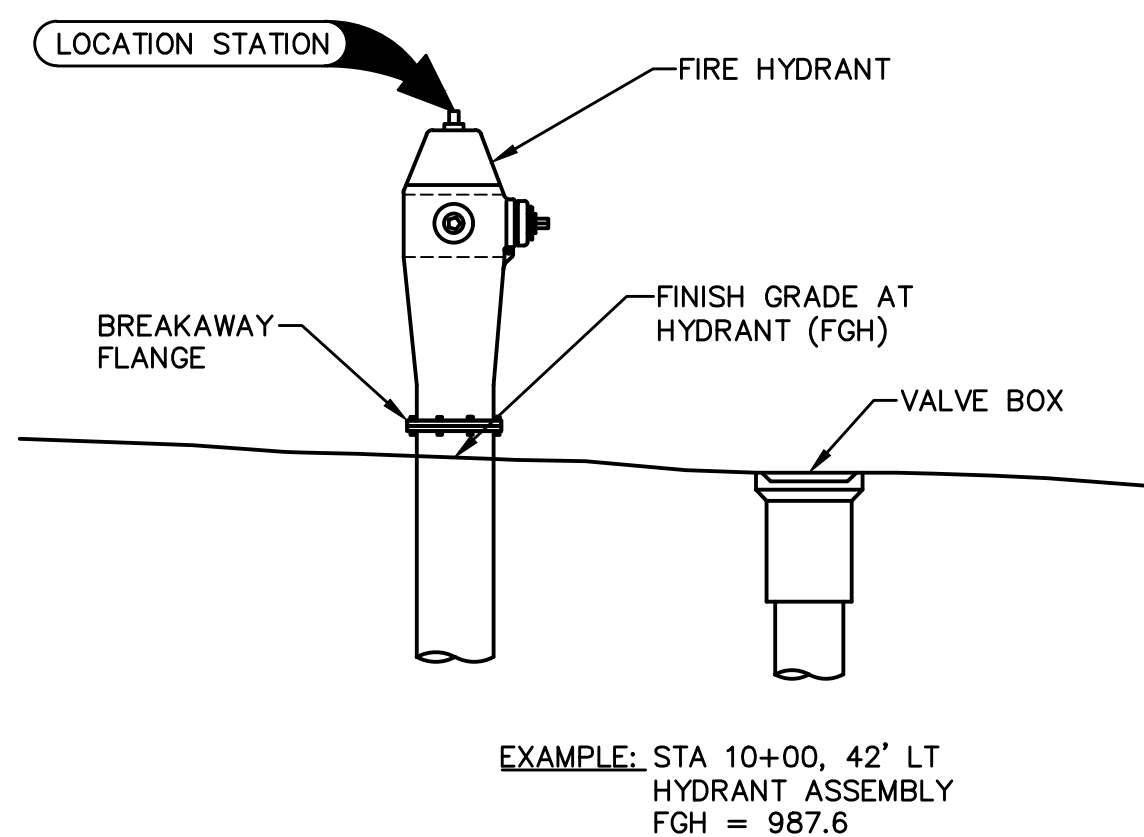
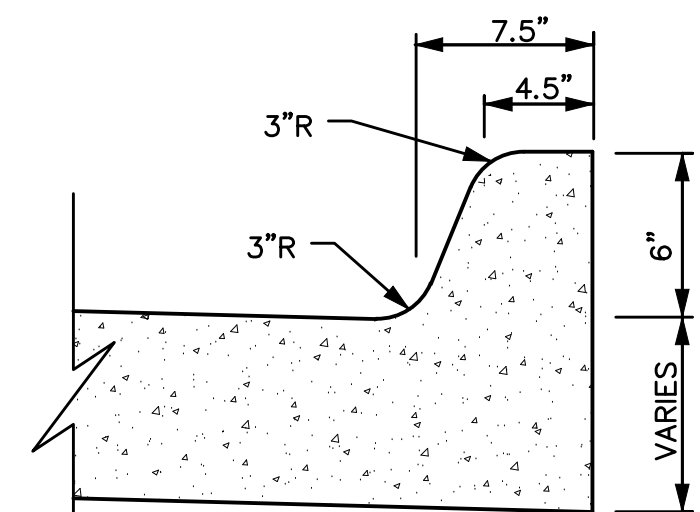
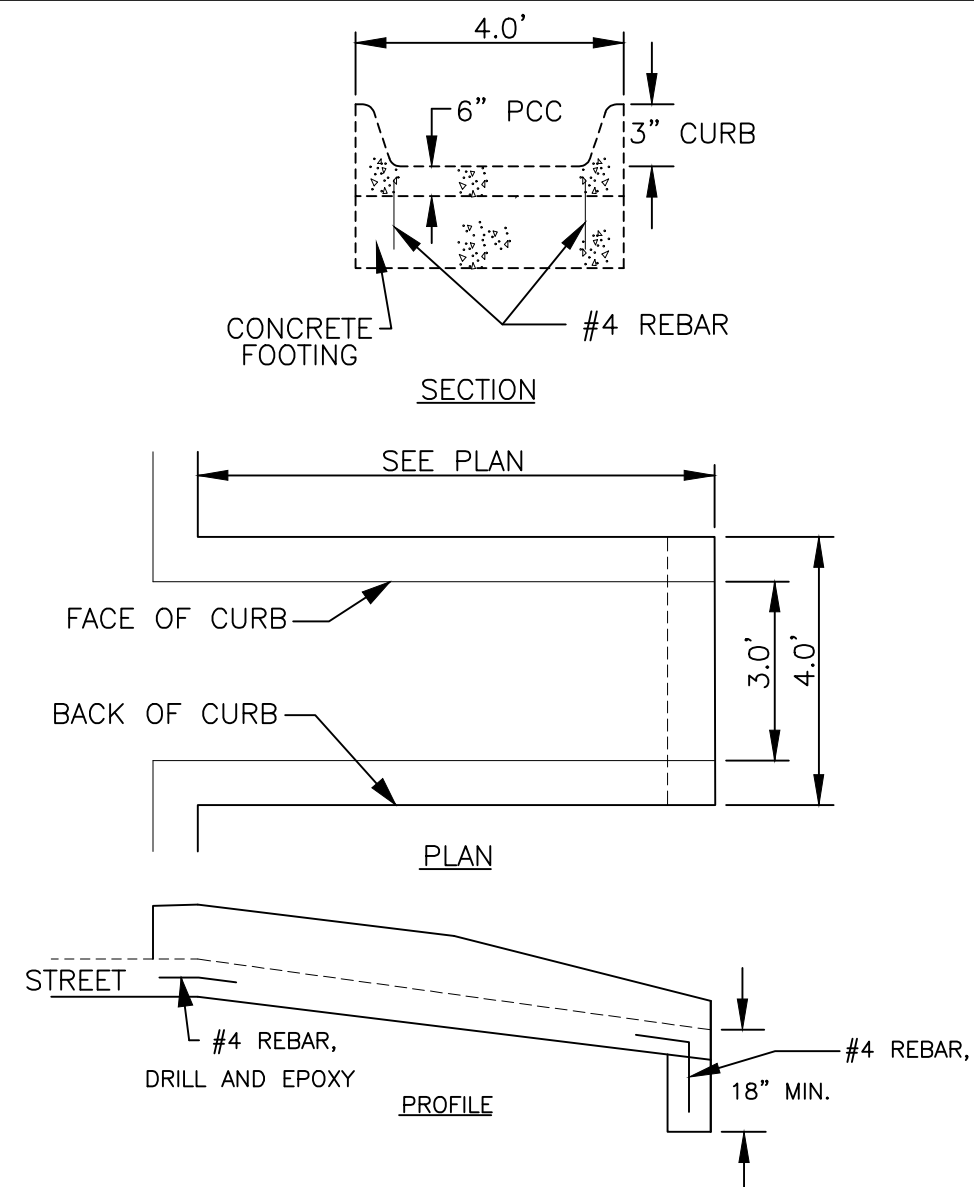
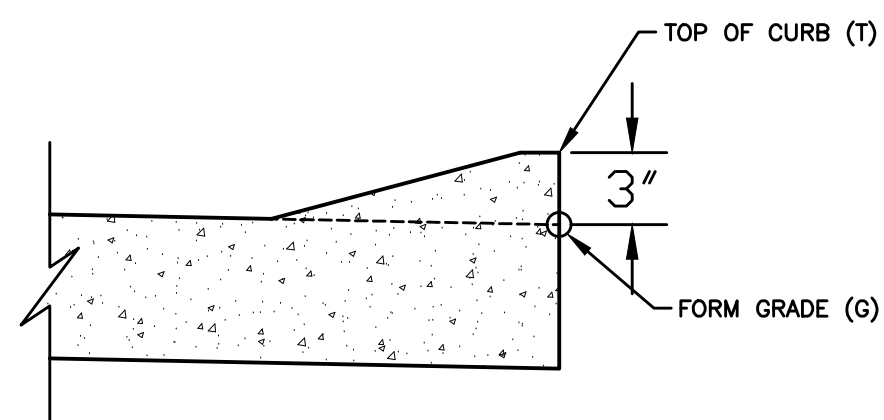
DRAWING NO	RR-001
REV NO	0



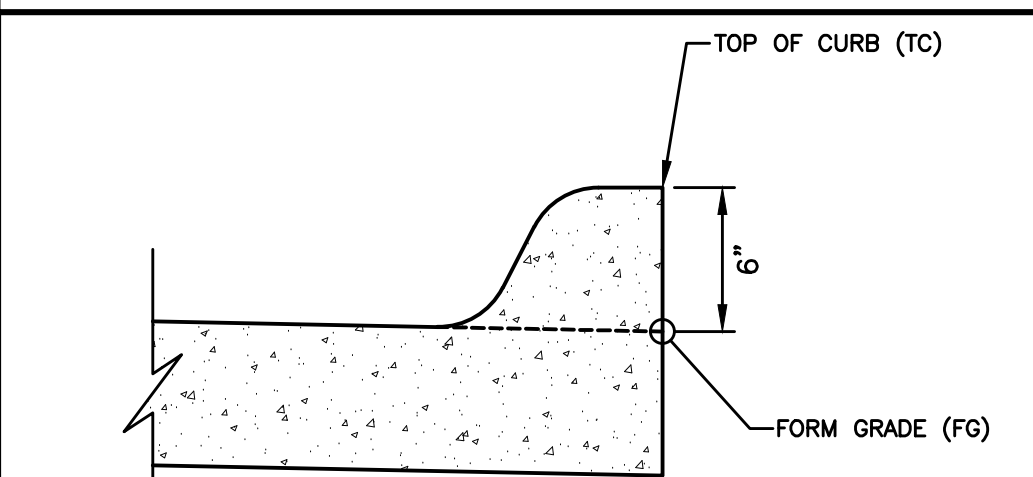
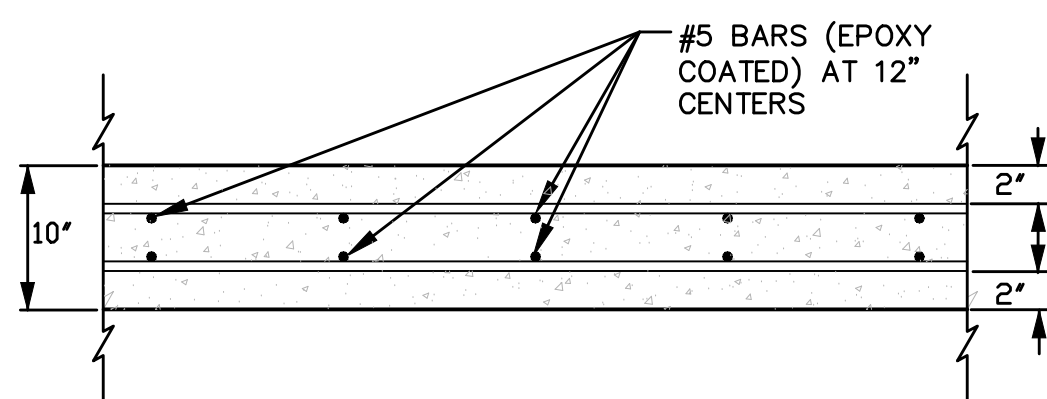
NOTE: THE LAST THREE SECTIONS AND THE APRON SHALL BE CONNECTED WITH PIPE CONNECTIONS PER SECTION 4030.302C OF SUDAS.

ROCK APRON FOR PIPE OUTLET

- (1) DRIVEWAY RADIUS (R).
- (2) TRANSITION THE CURB HEIGHT TO 0 INCHES AT END OF TAPER/RADIUS OR AT THE FRONT EDGE OF SIDEWALK. DO NOT EXTEND RAISED CURB ACROSS SIDEWALK.
- (3) PAVEMENT THICKNESS.
RESIDENTIAL: 6 INCHES MINIMUM.
COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.
- (4) SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY.
- (5) CENTER REINFORCING BAR VERTICALLY IN THE PAVEMENT.
- (6) MATCH THICKNESS OF ADJACENT ROADWAY, 8 INCHES MINIMUM.
- (7) PROVIDE 'E' JOINT AT BACK OF CURB UNLESS 'B' JOINT IS SPECIFIED.
- (8) FOR ALLEYS, INVERT THE PAVEMENT CROWN 2% TOWARD CENTER OF ALLEY.
- (9) TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. IF SPECIFIED IN THE CONTRACT DOCUMENTS, CONSTRUCT THE SIDEWALK THROUGH THE DRIVEWAY 5 FEET WIDE TO SERVE AS A PASSING SPACE.
- (10) IF CROSS SLOPE OF ADJACENT SIDEWALK PANEL EXCEEDS 2.0%, REMOVE AND REPLACE TO TRANSITION FROM EXISTING SIDEWALK TO SIDEWALK THROUGH DRIVEWAY. IF ELEVATION CHANGE REQUIRES A CURB RAMP, COMPLY WITH FIGURE 7030.205; VERIFY NEED FOR DETECTABLE WARNING PANEL WITH ENGINEER.



NOTE:
MAINTAIN 6" MINIMUM CLEARANCE BETWEEN
NO. 5 REBARS AND 'CD' BARS



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 DATE PLOTTED: 7/28/2021 4:05 PM
 PLOTTED BY: JEFF NESSLEY
 TENC.
 COMMENT:

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

ENGINEER: JJN



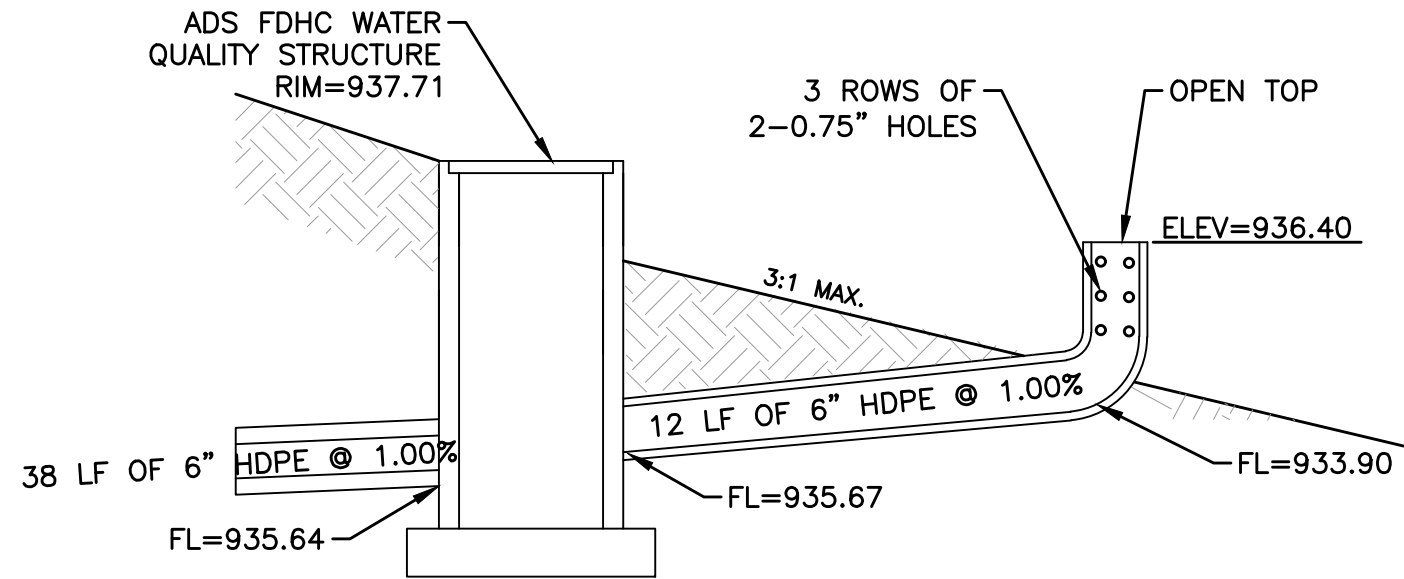
GRIMES, IOWA

KLEENER IMAGE DETAILS

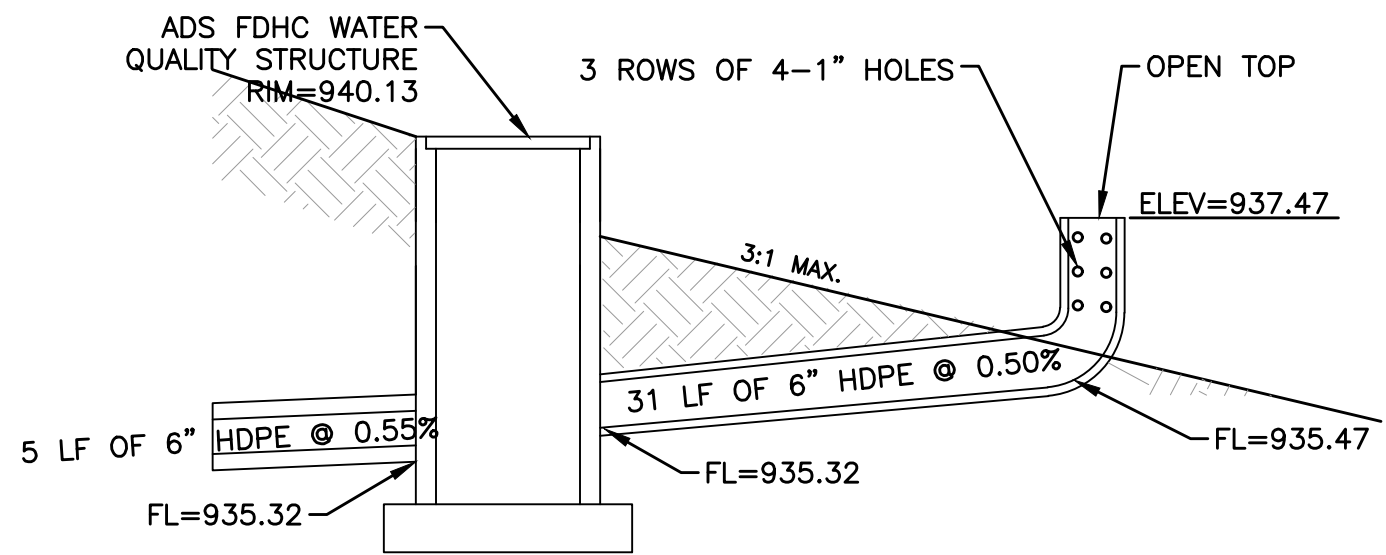
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DATE PLOTTED: 7/28/2021 4:05 PM
PLOT BY: JEFF NESVAK

COMMENTS:
END



ST-11 POND OUTLET
ADS FDHC WITH STANDPIPE



ST-9 POND OUTLET
ADS FDHC WITH STANDPIPE

	
REVISIONS	DATE
THIRD SUBMITTAL	07/28/21
SECOND SUBMITTAL	07/12/21
FIRST SUBMITTAL	06/25/21

3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410	ENGINEER: JJN	PM: DAM
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	CIVIL DESIGN ADVANTAGE
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GRIMES, IOWA	KLEENER IMAGE	DETAILS
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	C1.1
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2002.075

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GENERAL NOTES

- THE 2020 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- 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.
- 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.
- ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
- ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
- 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.
- REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
- ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
- 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.
- 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.
- 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.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
- CONCRETE REMOVAL AND REPAIR APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
- ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP CONSTRUCTION SPECIFICATIONS.
- ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

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
- 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 steel covers.
 - e.All sanitary sewer manholes castings shall be sealed with Heat Shrink Sleeves.
 - f.All sanitary sewer manhole castings located within pavement shall be Type B:PCC W/Adjusting Mechanism.
 - g.Sanitary Sewer testing, cleaning & televising shall be completed prior to paving. The sewer system shall be flushed with water prior to televising.
- Water Main Notes:
 - a.All fire hydrants shall be American Flow Control-Waterous Pacer WB-67-250, Mueller Super Centurion 250 (3-way A-423), or Clow Medallion F-2545. All hydrants shall have the following: 6" MJ Shoe, 2-1/2"Hose Nozzle, 4-1/2" Steamer Nozzle, NST Threads, Pentagon Operating Nut, Chain on cap, open left, 5-1/2' bury, and factory painted red. The minimum spool pipe length from auxiliary valve to hydrant shoe shall be 2.0'.
 - b.All hydrants will immediately be covered with a black plastic bag (or equivalent) once the hydrant is installed. The City of Grimes will notify the Contractor when the bags shall 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.
- 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 tiles.
 - d.Storm Sewer cleaning & televising shall be completed prior to paving. The sewer system shall be flushed with water prior to televising.
 - e.Use O ring gaskets on storm sewers crossing over watermain per IDNR requirement.

DEMOLITION NOTES

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

TRAFFIC CONTROL NOTES

- ALL APPLICABLE CITY OF GRIMES PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
- THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
- SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
- THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
- ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

PAVEMENT THICKNESS

1. SIDEWALKS	4" P.C.C.
2. PARKING AREAS	6" P.C.C.
3. DRIVEWAYS	7" P.C.C.
4. PAVEMENT WITHIN R.O.W.	8" P.C.C.
5. DOUBLE REINFORCED PAVEMENT	10" P.C.C.

UTILITY NOTES

- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATION. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
- FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
- BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2020 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
- ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
- ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
- 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
- MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
- 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.
- ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2020 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2018 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
- OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
- 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.

GRADING NOTES

- PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
- CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
- EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2020 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
- MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
- ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
- SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- 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.
- THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAIL ROADS TO PREVENT THE SPREAD OF DUST.
- REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
- 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.
- 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.
- THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.

LANDSCAPE NOTES

- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- THE 2020 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- TYPE, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
- 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.
- SEED (TYPE 1) OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
- BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
- WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
- SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
- ALL EDGING SHALL BE GRADE CUT EDGE.
- PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
- ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

SEEDBED PREPARATION SUDAS SECTION 7E-24 -- PERMANENT SEEDING

TOPSOIL:
IN ORDER TO PROVIDE AN ADEQUATE GROWING MEDIUM, A MINIMUM OF 6 INCHES OF TOPSOIL SHOULD BE PLACED OVER THE DISTURBED AREA PRIOR TO SEEDING. DEEPER TOPSOIL DEPTHS (8-12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS. ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL. THESE BENEFITS WILL INCREASE THE DROUGHT TOLERANCE AND LONG-TERM HEALTH OF THE VEGETATION. WHERE SUFFICIENT TOPSOIL IS NOT AVAILABLE, COMPOSTED MATERIAL MAY BE INCORPORATED AT THE RATE OF 1 INCH OF COMPOST FOR EVERY 3 INCHES OF DEFICIENT TOPSOIL. THIS WILL INCREASE THE ORGANIC MATTER CONTENT OF THE SOIL, AND PROVIDE AN ADEQUATE GROWING MEDIUM FOR VEGETATION.

SEED MIX

SUDAS STANDARD SPECIFICATION

TYPE 1 (PERMANENT LAWN MIXTURE):
USED FOR RESIDENTIAL AND COMMERCIAL TURF SITE, FERTILIZED, AND TYPICALLY MOWED. USE BETWEEN MARCH 1 AND MAY 31 AND BETWEEN AUGUST 10 AND SEPTEMBER 30.

TYPE 1 SEED MIXTURE1	COMMON NAME	APPLICATION RATE LB/ACRE
	KENTUCKY BLUEGRASS CULTIVAR2	65
	KENTUCKY BLUEGRASS CULTIVAR2	65
	KENTUCKY BLUEGRASS CULTIVAR2	65
	CREeping RED FESCUE	25
	FINE-LEAFED PERENNIAL RYEGRASS3	20
	FINE-LEAFED PERENNIAL RYEGRASS3	20
	ANNUAL RYEGRASS	40

- 1 A COMMERCIAL MIXTURE MAY BE USED IF IT CONTAINS A HIGH PERCENTAGE OF SIMILAR BLUEGRASSES; IT MAY OR MAY NOT CONTAIN CREeping RED FESCUE.
- 2 CHOOSE THREE DIFFERENT CULTIVARS OF KENTUCKY BLUEGRASS.
- 3 CHOOSE TWO DIFFERENT CULTIVARS OF FINE-LEAFED PERENNIAL RYEGRASS, AT 20 POUNDS/ACRE EACH.

TYPE 2 (PERMANENT COOL SEASON MIXTURE FOR SLOPES AND DITCHES):
NOT TYPICALLY MOWED.
REACHES A MAXIMUM HEIGHT OF 2 TO 3 FEET, LOW FERTILITY REQUIREMENTS, GROWS IN THE SPRING AND FALL, AND CAN GO DORMANT IN THE SUMMER. USE BETWEEN MARCH 1 AND MAY 31 AND BETWEEN AUGUST 10 AND SEPTEMBER 30.

TYPE 2 SEED MIXTURE	COMMON NAME	APPLICATION RATE LB/ACRE
	FAIN RESCUE	55
	RYEGRASS (PERENNIAL)	45
	BIRDFOOT TREFOIL (EMPIRE)	5
	GRAIN RYE	40

NATIVE GRASS AND WILDFLOWER SEEDING:
BETWEEN APRIL 1 AND JUNE 30 AND AUGUST 1 AND AUGUST 31, USE THE FOLLOWING SEED MIXTURE FOR AREAS DESIGNATED FOR NATIVE GRASS AND WILDFLOWER SEEDING.

NATIVE GRASS AND WILDFLOWER SEEDING MIXTURE*	SCIENTIFIC NAME	P/LS(PER AC)	P/LS(PER HA)
COMMON NAME	SCIENTIFIC NAME		
GRAIN RYE	SECALE CEREALE	22.5 LBS.	25 KG
CANADA WILD RYE	ELYMUS CANADENSIS	12 LBS.	13 KG
SWITCHGRASS	PANICUM VIRGATUM	2 LBS.	2.2 KG
BIG BLUESTEM	ANDROPOGON GERARDI	8 LBS.	9 KG
INDIANGRASS	SORGHASTRUM NUTANS	8 LBS.	9 KG
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	4 LBS.	4.5 KG
SIDEOTS GRAMA	BOUTELOUA CURTIPENDULA	3 LBS.	3.4 KG
BLUE GRAMA	BOUTELOUA GRACILIS	3 LBS.	3.4 KG
PURPLE PRAIRIE CLOVER	DALEA PURPUREA	4 OZ.	280 G
BLACKEYED SUSAN	RUDEBECKIA HIRTA	4 OZ.	280 G
PRAIRIE BLAZING STAR	LIATRIS PYCNOSTACHYA	4 OZ.	280 G
BUTTERFLY WEED	ASCLEPIAS TUBEROSA	4 OZ.	280 G
WILD BERGAMOT	MONARDA FISTULOSA	4 OZ.	280 G
GRAY-HEADED CONEFLOWER	RATIBIDA PINNATA	4 OZ.	280 G
NEW ENGLAND ASTER	SYMPHYOTRICHUM	2 OZ.	140 G

* FURNISH SEED CERTIFIED AS SOURCE IDENTIFIED

DATE

07/28/21

07/12/21

06/25/21

REVISIONS

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SECOND SUBMITTAL

FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G

GRIMES, IOWA 50111

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ENGINEER: JJN

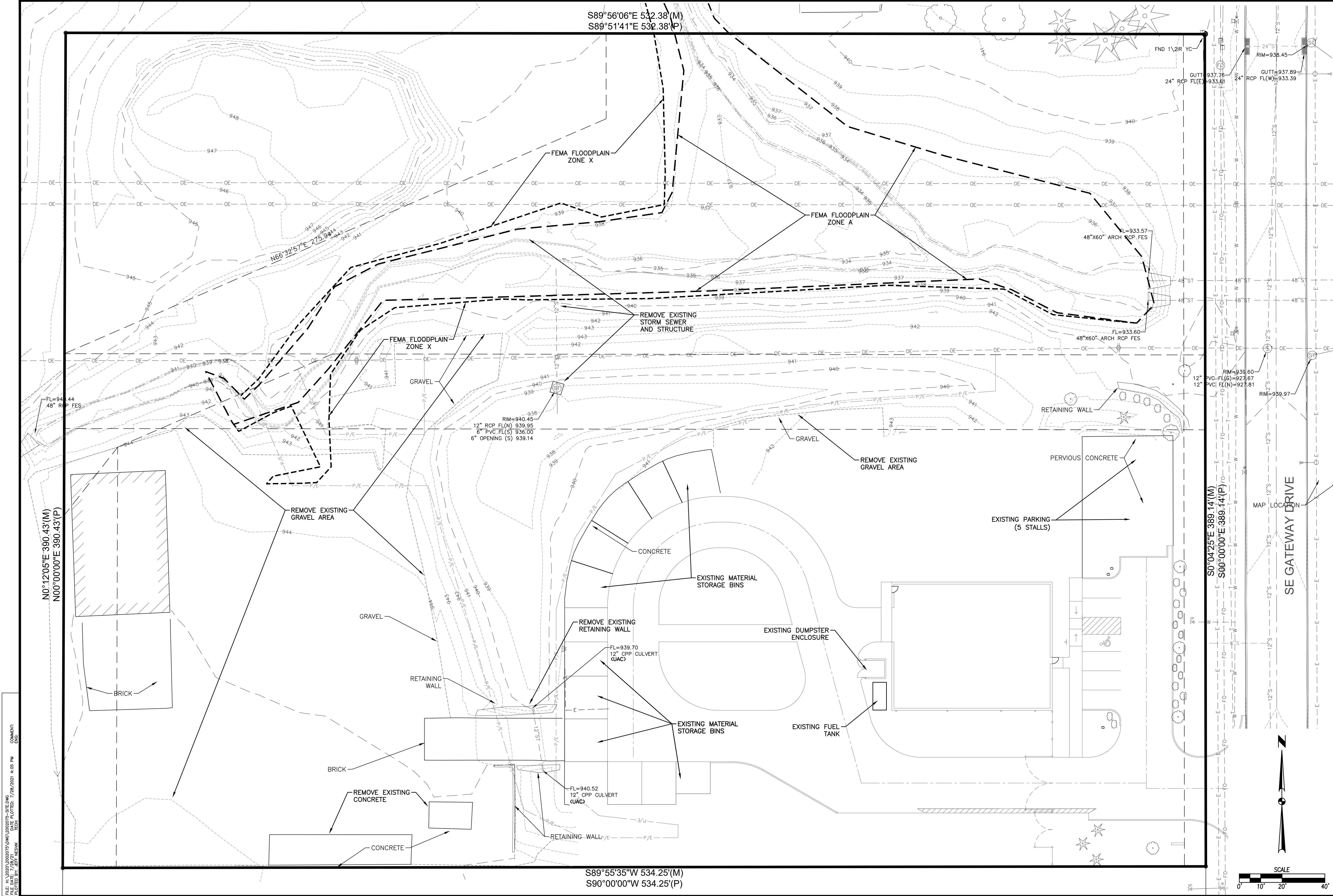
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CIVIL DESIGN ADVANTAGE

ENGINEER: JLN

PM: DAM

KLEENER IMAGE

TOPOGRAPHIC SURVEY AND
DEMOLITION PLAN

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CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

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CHECKED BY: JEFF NESWIK

READY MIX PROPERTIES LLC
M-3 HEAVY INDUSTRIAL DISTRICT

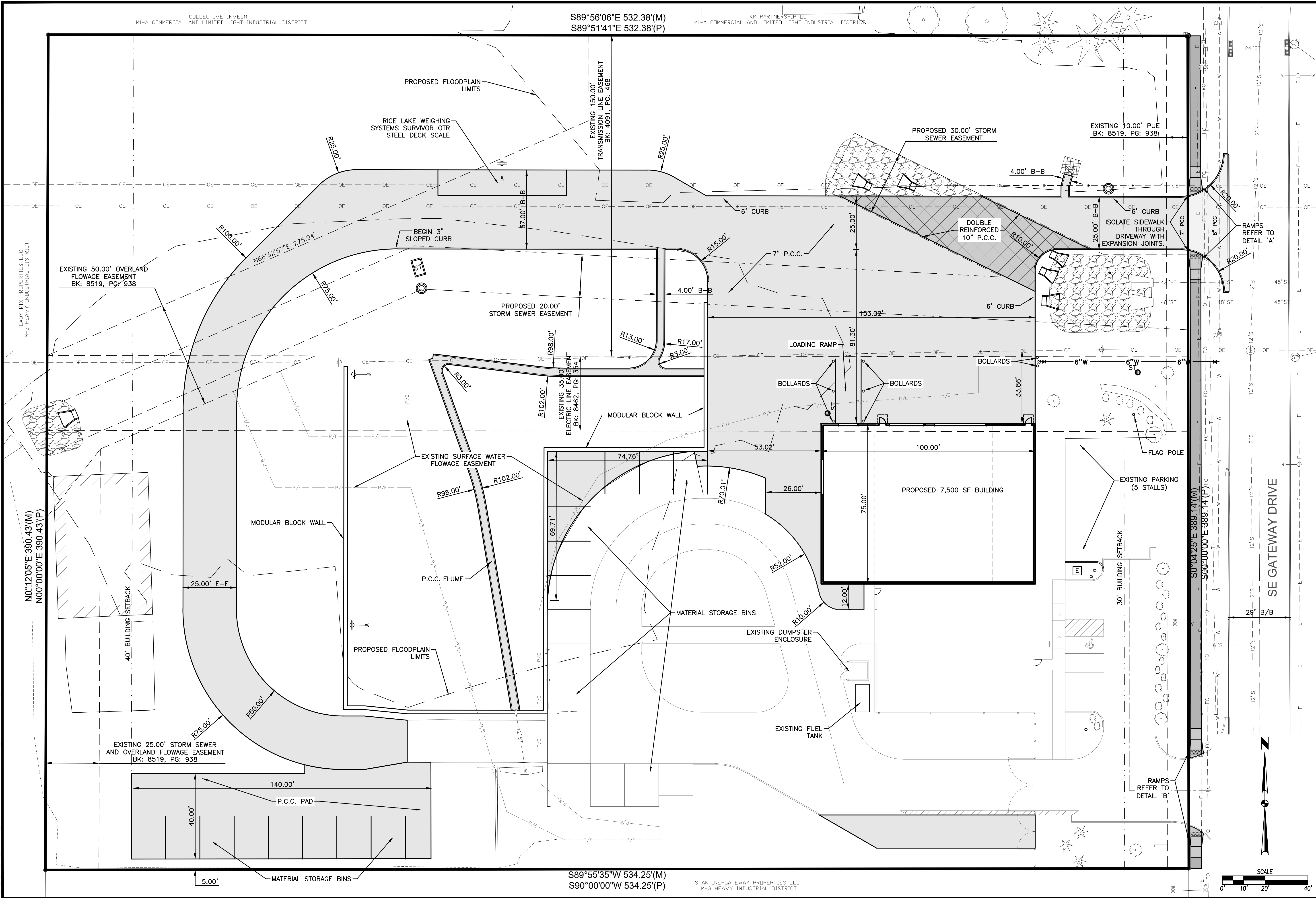
COLLECTIVE INVESTMENT
MI-A COMMERCIAL AND LIMITED LIGHT INDUSTRIAL DISTRICT

KM PARTNERSHIP LLC
MI-A COMMERCIAL AND LIMITED LIGHT INDUSTRIAL DISTRICT

STANTINE-GATEWAY PROPERTIES LLC
M-3 HEAVY INDUSTRIAL DISTRICT

S89°56'06"E 532.38'(M)
S89°51'41"E 532.38'(P)

S89°55'35"W 534.25'(M)
S90°00'00"W 534.25'(P)



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DIMENSION PLAN

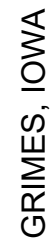
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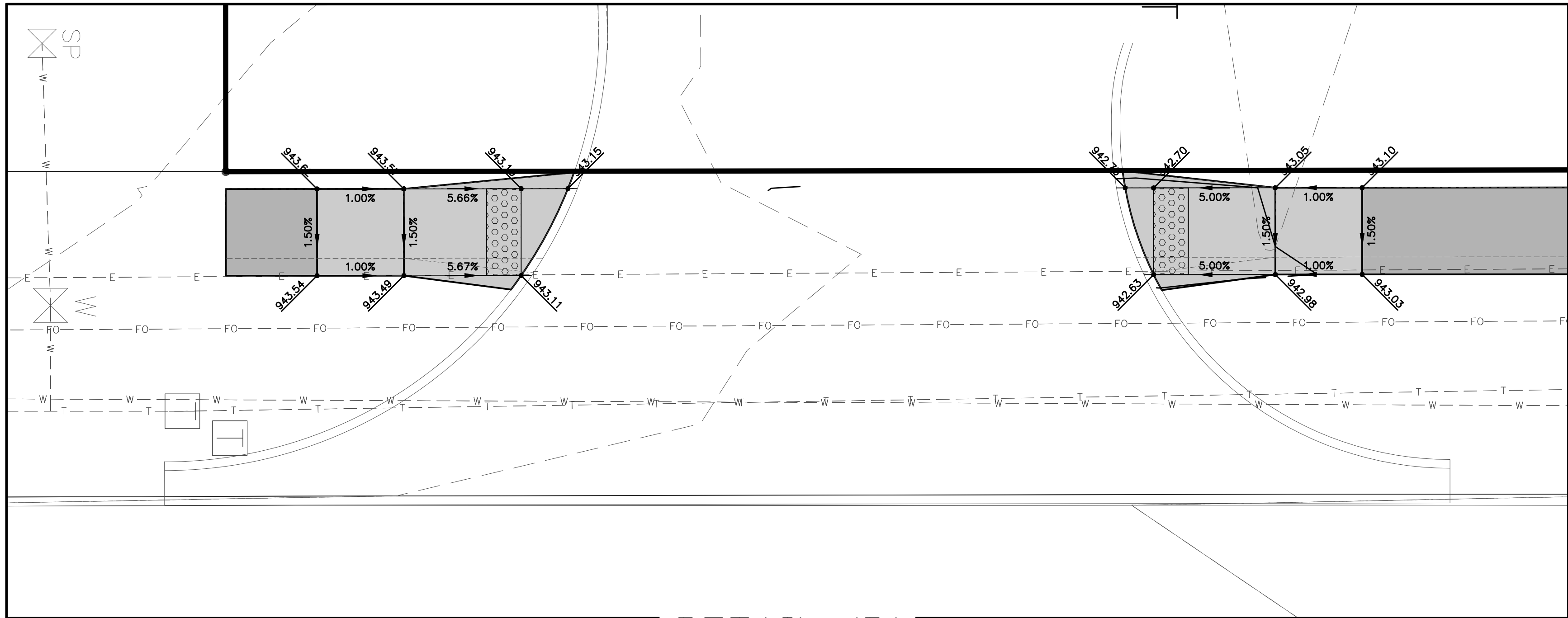


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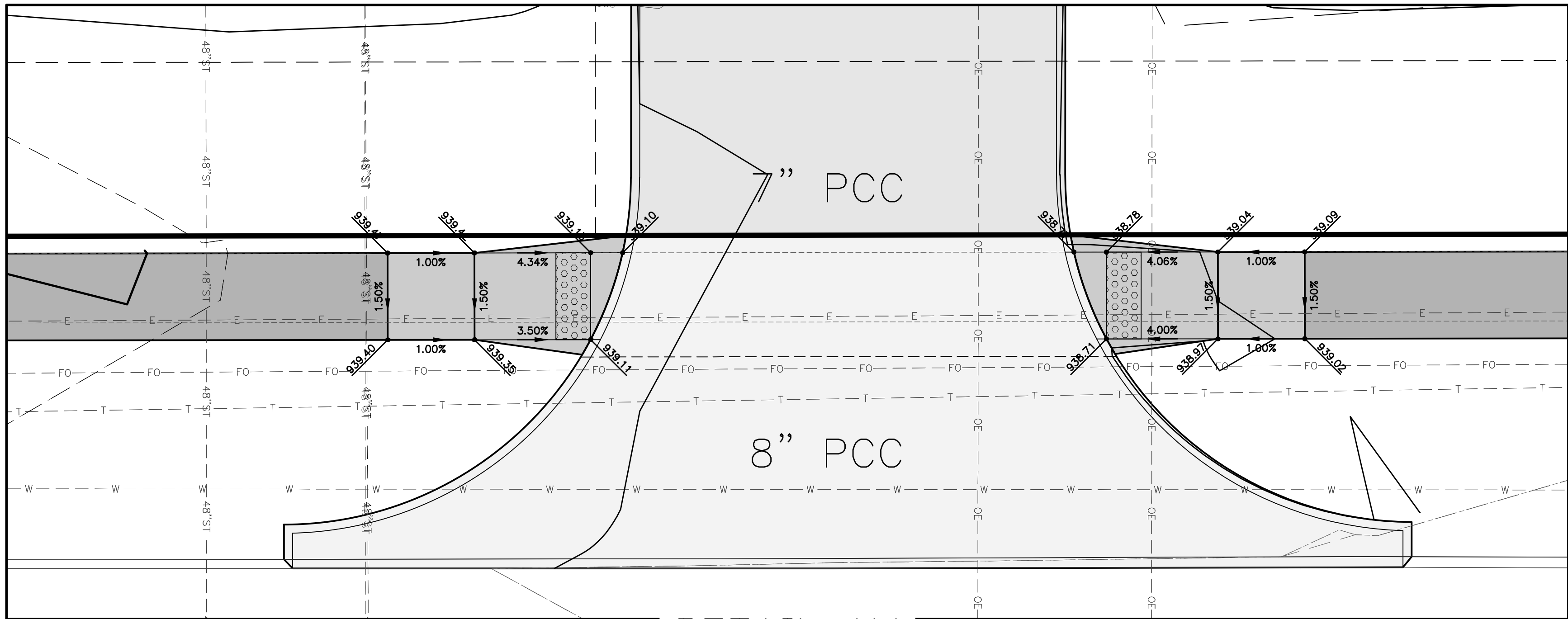
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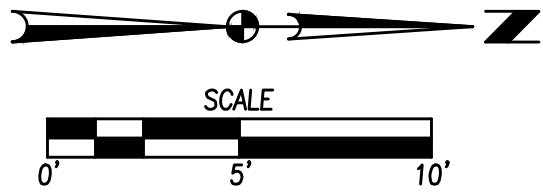
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DETAIL 'B'



DETAIL 'A'



STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1225
2	SEEDING, FERTILIZING, AND MULCHING	AC	1.72
3	CONCRETE WASHOUT PIT	EA	1
4	6" PVC PERMANENT STANDPIPE	EA	2
5	CONSTRUCTION ENTRANCE	EA	1
6	INLET PROTECTION DEVICES	EA	1
7	TRM	SF	64

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO NORTH WALNUT CREEK ±0 FT	3.37 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	12,132 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN SILT FENCE (1225 LF @ 4.5 CU FT/LF OF FENCE)	5,513 CU FT
VOLUME PROVIDED IN TSB #1	6,672 CU FT
VOLUME PROVIDED IN TSB #2	44,809 CU FT
TOTAL VOLUME PROVIDED	58,994 CU FT

EROSION CONTROL NOTES

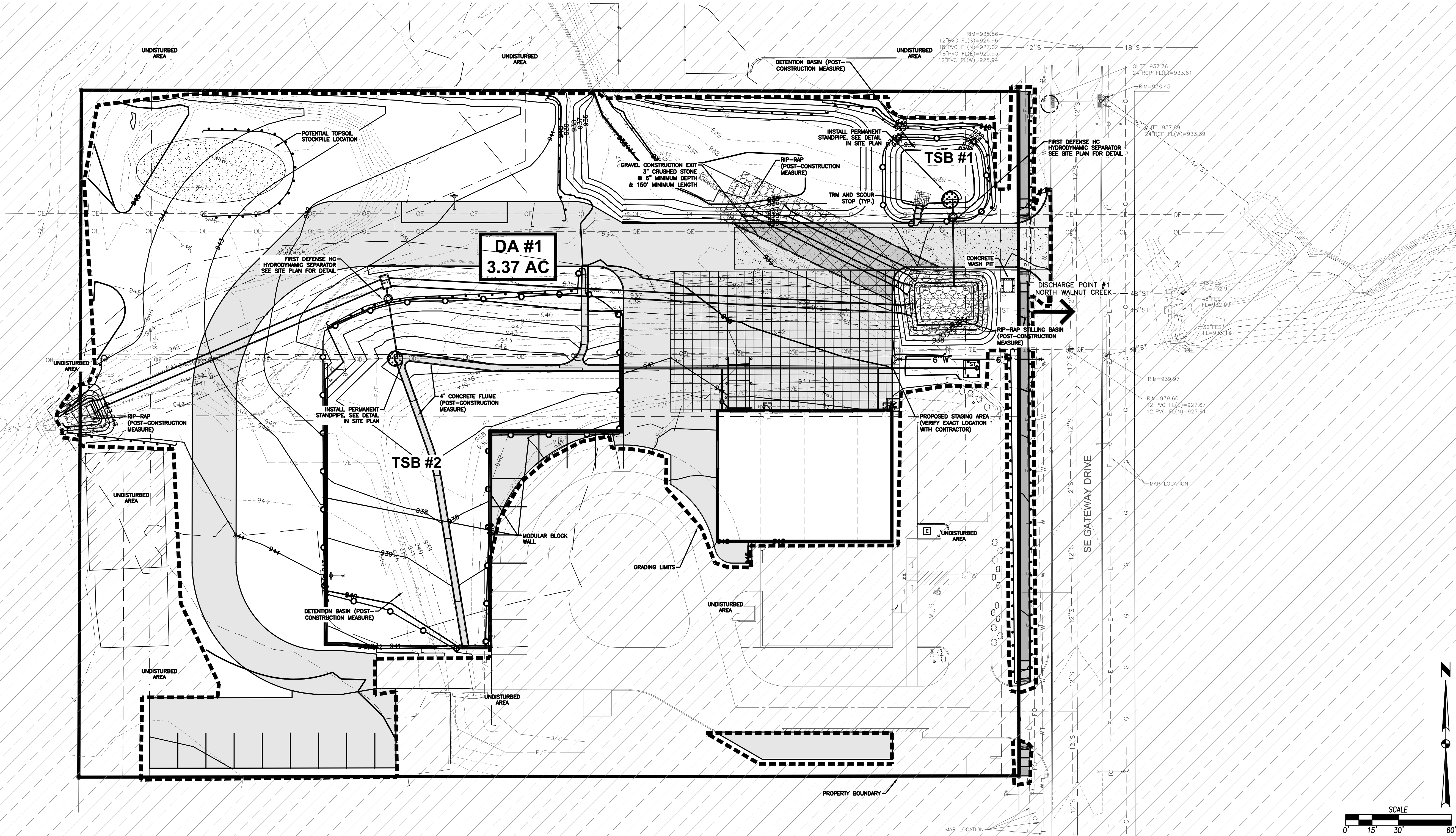
1. THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMIT AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL REQUIREMENTS OF THE SWPPP AND LOCAL, STATE AND FEDERAL REQUIREMENTS. THE OWNER SHALL EMPLOY A SEPARATE FIRM TO PROVIDE SWPPP MONITORING AND UPDATES. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH THE SELECTED FIRM.
2. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED ACCORDING TO SUDAS CHAPTER 7 EROSION AND SEDIMENT CONTROL.
3. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
4. 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.
5. STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

NOTES:

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

SWPPP LEGEND

DRAINAGE ARROW		AREA TO BE SEEDED	
GRADING LIMITS		STRAW MAT	
FILTER SOCK		UNDISTURBED AREA	
SILT FENCE		RIPRAP	
INLET PROTECTION		GRAVEL ENTRANCE	
PORTABLE RESTROOM		STAGING AREA	
CONCRETE WASHOUT PIT		TEMPORARY SEDIMENT BASIN	
TEMPORARY STANDPIPE			



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06/25/21

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GRIMES, IOWA 50111

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CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

KLEENER IMAGE

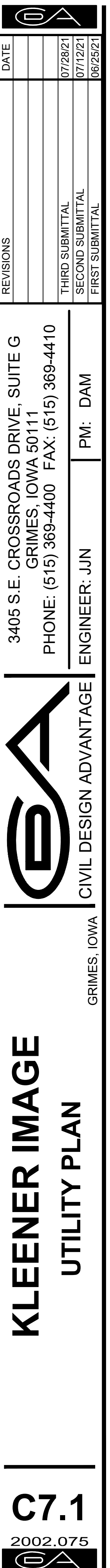
EROSION CONTROL PLAN

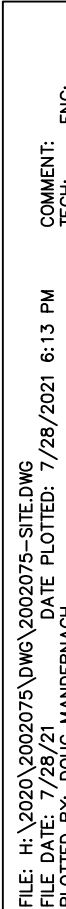
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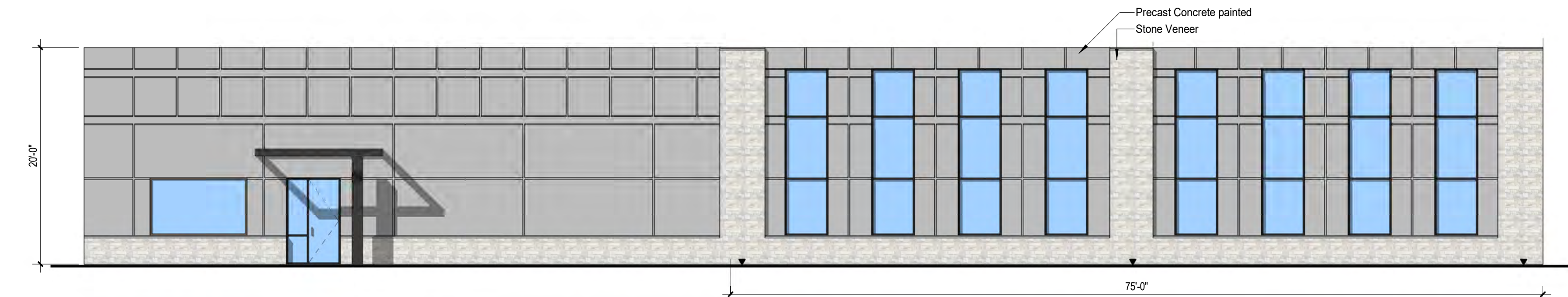


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KLEENER IMAGE LANDSCAPE PLAN
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CIVIL DESIGN ADVANTAGE
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DATE
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07/28/21 07/12/21 06/25/21

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Architectural Elements:
A: Reveals
D: A vertical architectural treatment a minimum of 12" in width
E: Color, texture or material change including, but not limited to, brick or stone
F: Architectural banding
M: Columns or Pillars

NVSI Stone:
Dimensional Fond Du Lac Clean Split
Sherwin Williams :
SW 7019 Gauntlet Grey
Door and Trim Color:
White

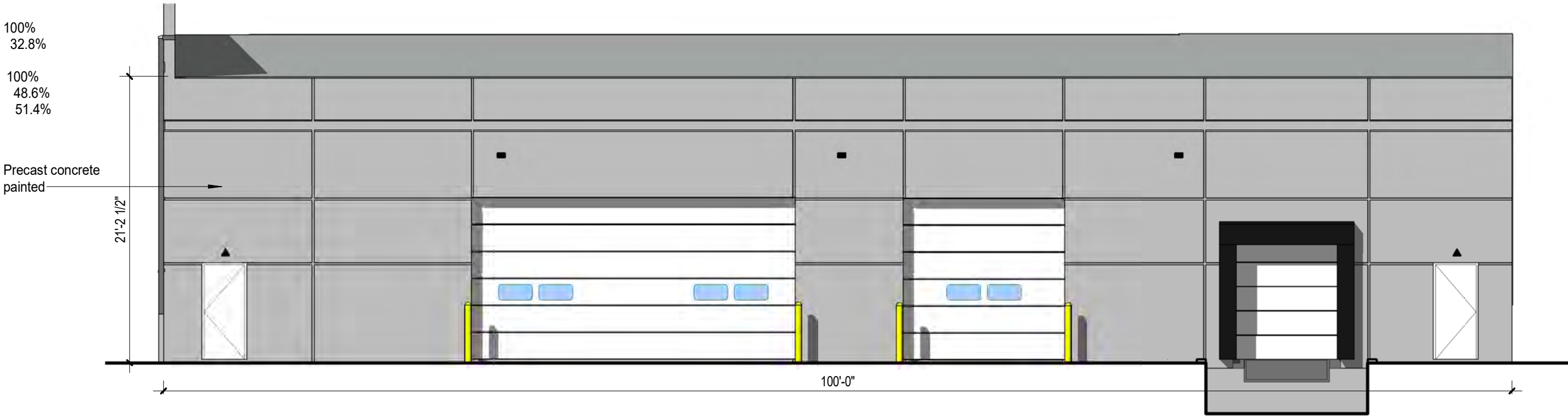


Elevation East Colored

Wall Area: 1,500 sf 100%
Glass Area: 581 sf 32.8%

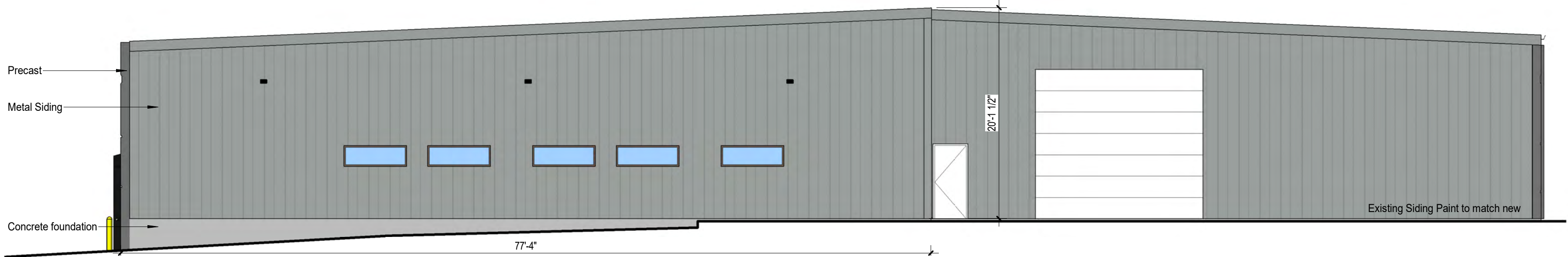
Material Area: 1,095sf 100%
Stone Area: 533 sf 48.6%
Precast Area: 562 st 51.4%

- ▼ Up lighting
▲ Egress lighting
■ Wall Pack



Elevation North Colored

Wall Area: 2,100 sf 100%
Glass Area: 1 sf --%
Precast Area: 1,580 st 100%

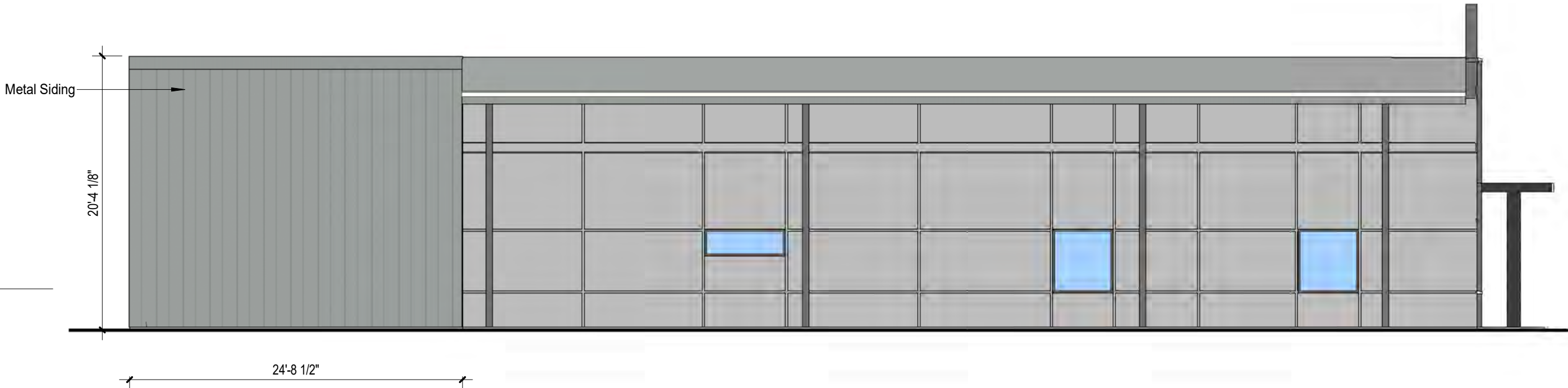


Elevation West Colored

Wall Area: 1,270 sf 100%
Glass Area: 60 sf 5%
MFR standard color to best match paint color

Elevation South Colored

Metal Siding Wall Area: 501 sf 100%
MFR standard color to best match paint color



#	Date	Description
2	07/13/21	Colored Elevations
1	06/22/21	Preliminary

7/23/2021 12:35:32 PM

PROJECT NUMBER:
2105B

TITLE:
Colored
Elevations

SHEET: