Planning and Zoning Commission

September 7, 2021
Agenda
Meeting Held Electronically due to COVID-19
5:30 P.M.

Electronic Meeting as Provided Under Iowa Code, Chapter 21*

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

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

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

Join Zoom Meeting
https://us06web.zoom.us/j/89463447597?pwd=UkE0cnRCaDNOWk1aSXVPMW5KRVl5Zz09

Meeting ID: 894 6344 7597

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 Borcherding
3. Approval of the Agenda
4. Approval of Previous Minutes

B. PUBLIC AGENDA ITEMS

1. B-Bops Lighting
2. Project # 21-1029: Legacy Park Lot 3 – Site Plan
3. Project # 21-1030: Jiffy Lube – Site Plan
4. Project # 21-1031: Midwest Heritage Bank – Site Plan
5. Project # 21-1032: Hope Commercial Plat 4 – Final Plat
6. Project # 21-1033: Grimes Crossing - Rezone

C. REPORTS

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

D. ADJOURNMENT

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

This meeting of the Grimes Planning and Zoning Commission was called to order Tuesday, August 3, 2021 at 5:30 P.M. and was held electronically due to the global health pandemic.

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

Staff: Evann Martin, Rachel Greving

Absent: N/A

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: 5-0

2. APPROVAL OF THE MINUTES

Motion by Strutt-Todd, Second by Smid, to approve the minutes from the July 6, 2021 meeting
Roll call: Ayes-All: Nays-0 Motion passes: 5-0

3. APPROVAL OF THE MINUTES

Motion by Smid, Second by Patterson, to approve the minutes from the July 9, 2021 special meeting
Roll call: Ayes-All: Nays-0 Motion passes: 5-0

B. PUBLIC AGENDA ITEMS

Project #21-1023: Willow Hills Plat 1 – Final Plat

Staff member Martin presented the details of the project. The first phase of the plat will have 32 single family lots, and the total number of plats at the end of the project will be 86 single family lots.

Motion by Patterson, Second by Smid to approve Willow Hills Plat 1 – Final Plat
Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

Project #21-1024: B-Bops – Site Plan

Staff member Martin presented the details of the project. Located at the northwest corner of NE 2nd Court and NE Gateway Drive, the lot is currently zoned C-2 and located in the Highway 141 Corridor. Elevations are similar to the Waukee location including the one pink neon light strip around the building.

Motion by Montford, Second by Smid to approve B-Bops – Site Plan
Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

Project #21-1025: 1505 SE 25th Street – Site Plan

Staff member Martin presented the details of the project. Located south of SE 25th Street near the site of the new water tower, the lot is located in the Highway 141 Corridor. The proposal includes a flex office and warehouse use with outdoor storage for the CrossFit 515 tenant.

The Commission asked staff what the outdoor storage would be screened by and if there would be any issues with the lighting. Martin explained there would be a wooden fence that meets Highway 141 requirements to screen outdoor storage and there would be lighting on the building, but no lighting in the parking lot.

Motion by Montford, Second by Strutt-Todd to approve 1505 SE 25th Street – Site Plan
Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

Project #21-1026: Wal-Mart Lot 4 Retail – Site Plan

Staff member Martin presented the details of the proposal. Located south of East 1st Street and just north of the Wal-Mart store, the lot is zoned C-2 and located in the Highway 141 Corridor. Once entrance will be right in only and the other full access. Sidewalk connection will come from north and south, and the plans show some outdoor patio space on the north side of the building. Future tenants are not known at this time.

The Commission questioned how many cars could fit in the drive-thru. It can hold a total of six cars, but only room for five is required.

Motion by Montford, Second by Strutt-Todd to approve Wal-Mart Lot 4 – Site Plan
Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

Project #21-1027: Kleener Image – Site Plan Amendment

Staff member Martin presented the details of the proposal. Located west of Canoyer Garden Center, the lot is zoned M-3 and located within the Highway 141 Corridor. The proposal includes adding a paved sidewalk around the site, a new outdoor storage area which will be screened,

new landscaping, and an addition to the building that will match what is already there. The existing parking lot already supports the addition without adding more parking spaces.

A representative of the applicant, Doug Mandernach of Civil Design Advantage, stated that there is an issue with the staff comment about the removal of the concrete flumes. Staff commented that they would rather not have the flume, but are open to discussing it further to possibly come to a compromise.

Motion by Montford, Second by Patterson to approve Kleener Image – Site Plan Amendment
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 September 7, 2021

Meeting is adjourned at 6:03 p.m.

_____

Signature

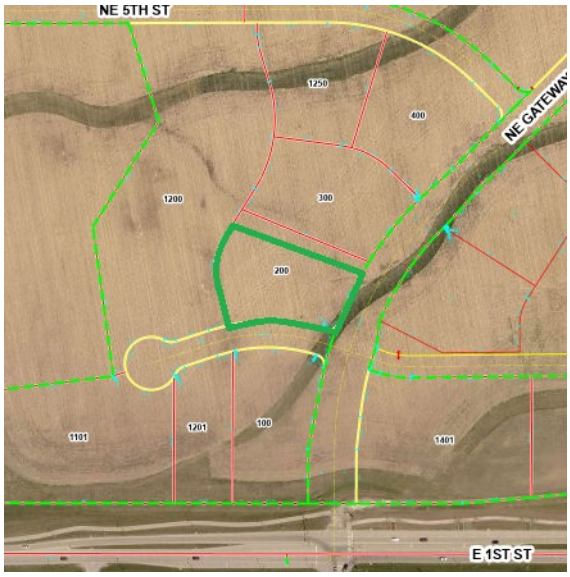
Planning & Zoning Staff Report

TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: September 7, 2021
RE: B-Bop's – Lighting

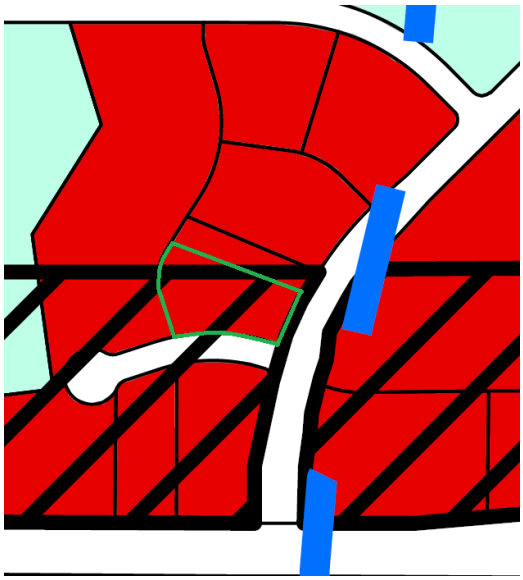
GENERAL INFORMATION:

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 additional lighting for the proposed B-Bop's located at the northwest corner of NE Gateway Drive and NE 2nd Court. The site plan was previously approved by Council in August. No changes are proposed to the site plan layout with this request.

ANALYSIS:

The B-Bop's previously proposed a pink colored neon light strip across all facades of the building. This lighting is still proposed today and was presented to and previously approved by P&Z and Council.

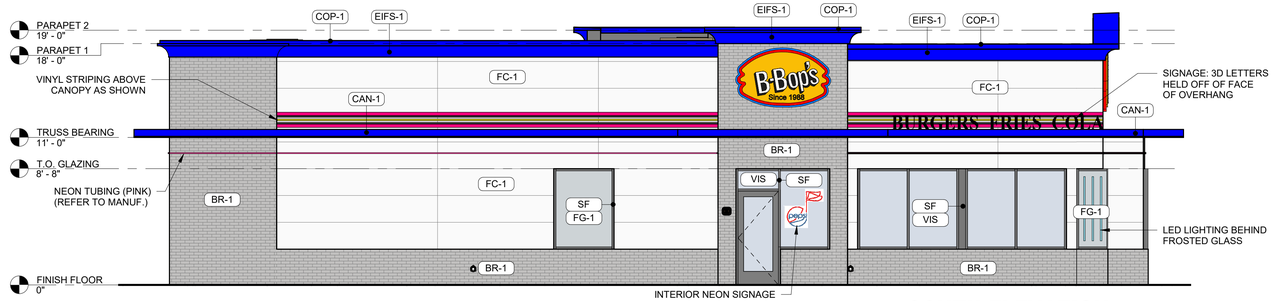
The applicant would like to add colored LED lighting behind the frosted glass on the east façade of the building facing NE Gateway Drive. The lights are proposed to gently change colors every 8 to 10 seconds. However, the frequency can be adjusted. The colored lighting is proposed to be soft lighting.

STAFF RECOMMENDATION:

Staff would recommend approval of the lighting for B-Bop's based on P&Z's previous stance for building lighting by limiting the color change frequency to once per day.

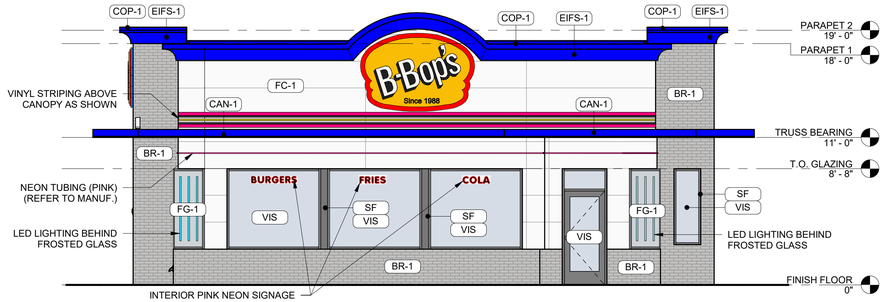
CITY OF GRIMES

Evann Martin
Assistant Planner



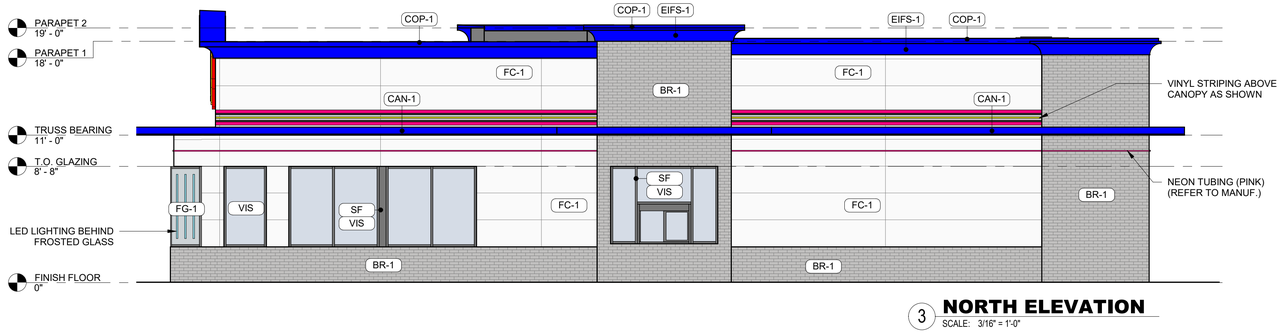
1 SOUTH ELEVATION

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



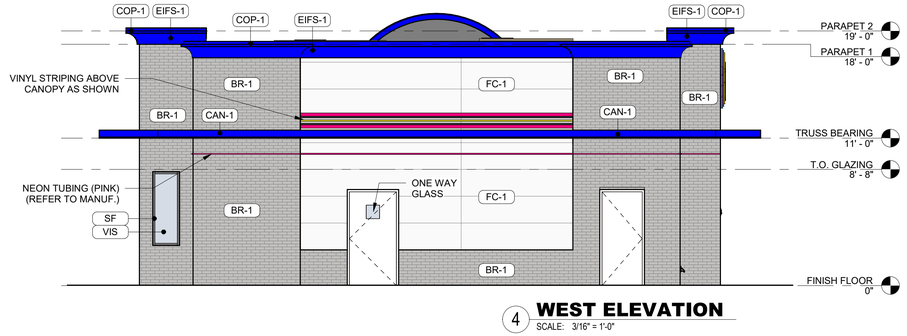
2 EAST ELEVATION

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

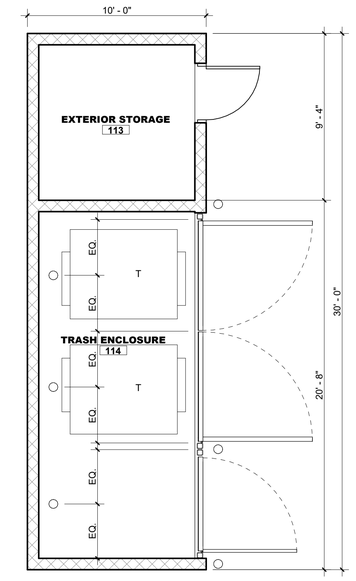
BRICK & FIBER CEMENT	= 3,274 SF
TOTAL SF *(Excluding Glazing)*	= 3,636 SF
	= 90% *(>60% req.)*

GLAZING @ R.O.W.

EAST ELEVATION	= 43'-4" LIN. FT.
GLAZING @ EYE LEVEL	= 32'-6" LIN. FT.
	= 75% *(>40% req.)*

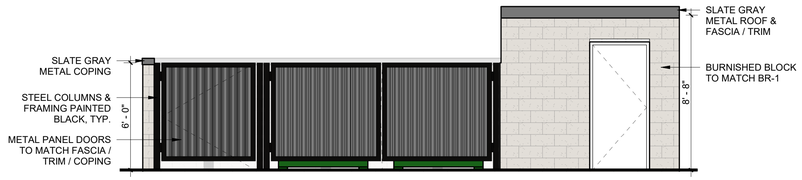
EXTERIOR MATERIAL LEGEND

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	2x10 FIBER CEMENT PANEL W/ FRY REGLET TRIM SYSTEM; HARDIE PANEL (OR APPROVED EQUAL); INSTALLED HORIZONTALLY W/ VERTICAL JOINTS ALIGNED; EXPOSED FASTENERS TO BE FLUSH & PAINTED TO MATCH PANEL; 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



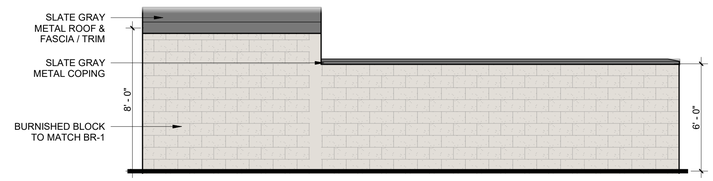
5 TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"



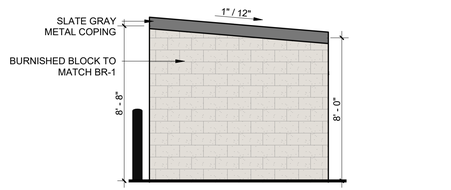
6 FRONT ELEVATION

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

09/07/2021

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

B-Bop's
Since 1988
2415
FRIES

Planning & Zoning Staff Report

TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: September 7, 2021
RE: Legacy Park Lot 3 – Site Plan

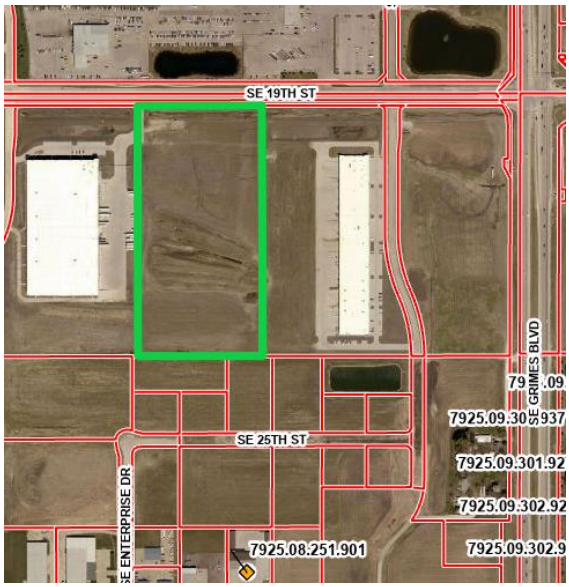
GENERAL INFORMATION:

Applicant: Anderson Companies

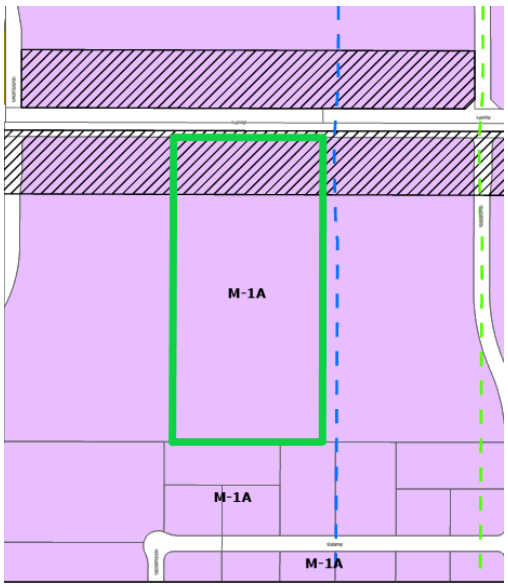
Requested Action Site Plan

Location 1200 SE 19th Street

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	M-1A
North	Light Industrial	Mixed Use 2	M-1A
South	Vacant and Public Facilities	Light Industrial and Public Facilities	M-1A
East	Business Park	Light Industrial	M-1A
West	Business Park	Light Industrial	M-1A

BACKGROUND:

The applicant is requesting approval of the site plan for two 135,000 square foot warehouse buildings located at 1200 SE. 19th Street. The property is located within the M-1A zoning district and is within the Transportation Corridor Mixed Use Development Overlay District.

ANALYSIS:

Building/Elevations:

The façade is proposed to be principally constructed out of pre-cast concrete. The buildings will be the same as the existing warehouse buildings to the east of this site. No dumpster enclosures are proposed and notes on the plan indicate that the trash and recycling will be handled internally.

Site Layout:

The site will be accessed from two points along SE 19th Street. Both of these access points correspond to the existing access points to Legacy Park Lot 2 and Legacy Park Lot 4. Pedestrian connectivity is provided along SE 19th Street and sidewalk connection will be provided into the site from SE 19th Street.

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

Parking:

The site provides more than the required number of parking spaces for the site and does provide more than 25% above the minimum. Parking has been provided for the two buildings with 371 total spaces provided. Due to the flex nature of the uses, the applicant desires to provide additional parking and has provided additional open space to accommodate the increased parking.

Landscaping/Streetscape:

Staff is working with the applicant to address the landscaping requirements which will be provided to meet the Transportation Overlay standards. Landscaping is provided along SE.

19th Street, between the west and south property lines, within the parking islands, and near the transformers to shield them from the right-of-way.

Utilities:
The sanitary sewer will connect to the existing 18" sanitary sewer along SE 19th Street.

Water will connect to the existing 8" water service on the north 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.

A detention basin is located on the north side of the site.

STAFF RECOMMENDATION:
Staff would recommend approval of the site plan for Legacy Park Lot 3 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

~~August 5, 2021~~
~~August 20, 2021~~
August 25, 2020

Bishop Engineering
Attn: Brad Kuehl
3501 104th Street
Des Moines, IA 50322

RE: Legacy Park Lot 3 Site Plan

Dear Mr. Kuehl:

The Development Services Department is in receipt of a proposed Site Plan for Legacy Park Lot 3. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. Provide IDNR Water permit. Please provide.

2. ~~Provide photometric plan and lighting cut sheets.~~

Sheet C0.1:

1. ~~Update City stand notes.~~

2. ~~Provide justification for the providing more than 25% over the minimum required number of parking spaces.~~

3. ~~Demonstrate that the site meets the open space requirements for providing more than 25% above the minimum required parking spaces. See 165.34.4. E.~~

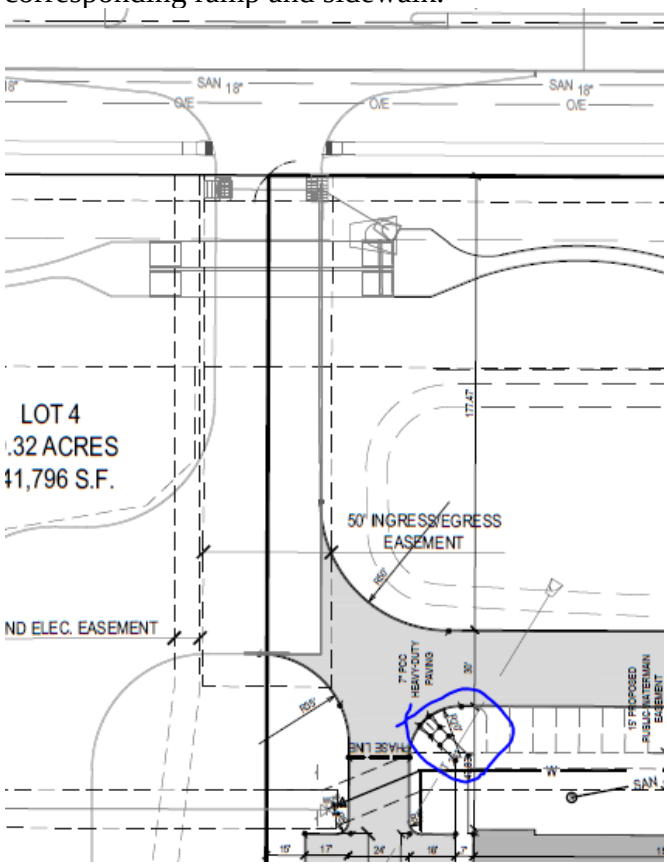
Sheet C0.2:

1. ~~Sanitary MH was not installed with previous phase.~~

Sheet C2.1:

1. ~~How will the sidewalk along the east driveway entrance connect to this site? Show sidewalk and ramps.~~

2. ~~Where does the sidewalk ramp at the west driveway entrance connect? Show corresponding ramp and sidewalk.~~



3. Label parking lot light locations. Are parking lot lights proposed? The photometric plan only showed the wall lights.

Sheet C3.1:

1. Provide blown up detail for all ADA parking spaces and ramps. Label slope and cross slope. Please provide.

Sheet C4.1:

2. ~~Hydrant locations are inadequate. Please provide additional hydrants to provide coverage of the building.~~

3. ~~Please demonstrate hydrant coverage by labeling 150' linear routes along the path of travel for the fire truck (around islands, parking, other obstacles).~~

4. ~~The fire service main is shown as a 6" main, which is not likely to be adequate for the flows that will be required.~~

5. ~~Watermain from 19th St. was installed with last phase. Show as existing.~~

6. ~~Add note to remove existing blow off hydrant at proposed SE Bldg. Cor.~~

7. ~~Add valve north and south of tees between buildings.~~

8. ~~FYI. The proposed private MH location at the buildings created problems for the plumber to get connected after the building footings and walls installed. This occurred on Plat 2 Phase 2.~~

9. Cleanouts to have castings (SW-203)

10. Provide water main lengths.

Sheet 5.1: Please address the remaining comments below which are the minimum required landscape standards for this property. The code was modified and we can no longer grant a waiver to reduce the landscaping.

1. Provide shrub plantings along the north side of the buildings. Please provide. The ordinance requires that foundation plantings be provided along the fronts and sides of all buildings. We are requiring this to only be installed along the north side that faces SE 19th Street. The plantings do not need to be continuous along the entire frontage.

2. Provide landscape berm, hedge, or shrub line along SE 19th Street. Please provide. Staff would allow shrubs to be planted in between the street trees along SE 19th.

3. Provide 1 tree/40 ft along east and west property line. Please provide. The ordinance requires the trees to be planted as noted above. Staff would allow you to count the island trees as part of the calculation. The trees can be grouped in clusters if that helps with the operations of the site.

4. ~~Remove open space planting calculations and note about landscape waiver.~~

5. ~~Islands within the loading areas are to be grass. Please revise.~~

6. Parking islands required to have an overstory tree. Staff is accepting of the plan that was presented. Where utility conflicts exist, a five-foot clearance should be provided. This may result in the removal of some landscaping.

7. Add required vs provided open space percentages.

Sheet C7.1:

1. ~~Provide a quantities tab showing stabilization, sediment controls, concrete washout, stabilized construction entrance, and inlet protection devices.~~

2. ~~Please show the area of disturbance on the control map.~~

3. ~~Please call out the total amount of acres disturbed on the map.~~

4. ~~Site is over 10 acres of area. Please verify if it is needed to have a temporary standpipe installed in the detention basin.~~

Architecture:

1. Provide lighting cut sheets for building lighting. Provide cut sheets.

2. Label colors on the elevations. Please provide.

Stormwater Management Plan (SWMP)

1. ~~Traditional detention basins do not provide WQv treatment as per ISWMM. Another method will need to be used to treat the WQv.~~

2. ~~Provide CPv calculations.~~

3. ~~Pond 1 is not modelled correctly. The outlet for the pond from 950.60 to 954.1 is the 3.74" dia. hole in the weir plate. How is a 3.74" hole going to be constructed? The 15.50" outlet does not get fully used until storm water goes over the weir at 954.10. Also, provide the overflow spillway at 956.74.~~

Plans

1. ~~C4.2: Consider connected A3 to A1 and removing A2.~~

2. ~~C4.2-C4.3: Add inlet and outlet protection to all FESs.~~

3. ~~C4.3: Storm sewer between B8 and B7 is missing.~~

4. ~~C4.3: Critical crossing label between A6 and A5 is missing.~~

5. C4.2: Provide WQv treatment flow rate and 100-yr bypass flow rate on Cascade Separator.

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:	~~August 10, 2021~~ August 27, 2021 **(1 PDF of Site plan with Elevation Plan included)**
PLANNING & ZONING:	September 7, 2021 at 5:30
COUNCIL MEETING:	September 28, 2021 at 5:30

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

PRELIMINARY- NOT FOR CONSTRUCTION

LOT 3 LEGACY PARK
SITE DEVELOPMENT PLAN

SHEET INDEX:

C0.1 COVER SHEET
C0.2 EXISTING CONDITIONS
C2.1 LAYOUT PLAN - OVERALL
C2.2 LAYOUT PLAN - NORTH
C2.3 LAYOUT PLAN - SOUTH
C3.1 GRADING PLAN - OVERALL
C3.2 GRADING PLAN - NORTH
C3.3 GRADING PLAN - SOUTH
C4.1 UTILITY PLAN - OVERALL
C4.2 UTILITY PLAN - NORTH
C4.3 UTILITY PLAN - NORTH
C5.1 LANDSCAPE PLAN - OVERALL
C5.2 LANDSCAPE PLAN - NORTH
C5.3 LANDSCAPE PLAN - SOUTH
C6.1 DETAILS SHEET
C7.1 SWPPP
BUILDING ELEVATIONS (BY OTHERS)

PROPERTY DESCRIPTION:
LOT 3, LEGACY PARK, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

SAID PARCEL CONTAINS 18.15 ACRES (790,552 SF).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ADDRESS:
BUILDING 1 - 1200 SE 19TH STREET (SUITES 100-190)
BUILDING 2 - 1200 SE 19TH STREET (SUITES 200-290)
GRIMES, IOWA 50111

OWNER:
ANDERSON FOUR LLC
CONTACT: W. MARK ANDERSON
3041 JUSTIN DRIVE
URBANDALE, IA 50322
PH: (515)-270-6104

ZONING:
M1-A: COMMERCIAL & LIMITED LIGHT INDUSTRIAL DISTRICT
SETBACKS:
FRONT=25 FEET
SIDE=NONE, EXCEPT ADJACENT TO R DISTRICT THEN 25 FEET
REAR=25 FEET
MAX. BUILDING HEIGHT=50 FEET

LAND USE:
WAREHOUSE, TRUCKING & DISTRIBUTION FACILITY
TRASH AND RECYCLING WILL BE HANDLED INTERNALLY

OVERLAY DISTRICT:
TRANSPORTATION OVERLAY DISTRICT

PARKING REQUIREMENTS:
REQUIRED: 1 STALL PER 2,000 SF WAREHOUSE
BUILDING 1 (135,000 SF): = 68 STALLS
BUILDING 2 (135,000 SF): = 68 STALLS

PROVIDED:
BUILDING 1: = 195 STALLS
(INC. 8 HANDICAP AND 20 FUTURE STALLS)
BUILDING 2: = 176 STALLS
(INC. 8 HANDICAP AND 38 FUTURE STALLS)

OPEN SPACE REQUIREMENTS:
TOTAL SITE AREA = 790,552 SF (18.15 AC)
OPEN SPACE REQUIRED (10%) = 79,055 SF
ADDITIONAL FOR PARKING +25% = 61,335 SF *
TOTAL OPEN SPACE REQUIRED = 140,390 SF
OPEN SPACE PROVIDED (26.9%) = 212,422 SF

* ADDITIONAL OPEN SPACE FOR PARKING ABOVE 25%
TYPICAL STALL (9'X17') AND DRIVE (9'X12') = 261 SF
BUILDING 1=PLUS 127 STALLS *261 = 33,147 SF
BUILDING 2=PLUS 108 STALLS *261 = 28,188 SF

IMPERVIOUS SURFACE:
BUILDING = 270,000 SF
PAVEMENT = 303,905 SF
SIDEWALK = 4,225 SF

PROJECT SCHEDULE:
BEGIN CONSTRUCTION
PHASE 1 - SPRING/SUMMER 2021
PHASE 2 - SPRING/SUMMER 2022

END CONSTRUCTION
PHASE 1 - 9 MONTHS AFTER BEGINNING
PHASE 2 - 9 MONTHS AFTER BEGINNING

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1-800-292-8989
www.iowaonecall.com
Iowa One Call... Call Before You Dig

UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

GENERAL NOTES:
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF GRIMES MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
5. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
6. BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
7. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
8. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
9. LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
10. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
11. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
12. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF GRIMES.
13. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
14. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
16. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

PAVING NOTES:
1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH CITY OF GRIMES STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
2. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBASE PRIOR TO ANY PAVEMENT BEING PLACED.
3. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
4. ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A.D.A. DETECTABLE WARNING PLANEL(S) AS PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
5. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

UTILITY NOTES:
1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND ALL COSTS ASSOCIATED WITH AS-BUILT TOPO OF DETENTION POND & DETENTION POND STORM SEWER. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING BISHOP ENGINEERING (DAVID BENTZ AT 515-276-0467) TO PERFORM SAID AS-BUILT SURVEY. IF DETENTION PONDS HAVE BEEN GRADED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT TOPO SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.
4. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
5. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
6. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
7. ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
8. SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
9. MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISING OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
10. WATERMAINS SHALL BE C900 OR C905. SIZE OF WATERMAIN AS SHOWN ON PLANS.
11. THRUST BLOCKS & RESTRAIN JOINT PIPE SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
12. PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF GRIMES.
13. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
14. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OFGRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
15. THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.
16. A KNOX BOX IS REQUIRED FOR EACH BUILDING AND MAY BE PURCHASED DIRECTLY FROM KNOX

UTILITY CONFLICT NOTES:
1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AND EXISTING UTILITY AND PROPOSED CONSTRUCTION

WETLAND NOTES:
1. BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SWPPP NOTE:
1. SWPPP NARRATIVE HAS BEEN PREPARED BY BISHOP ENGINEERING. CONTACT CHUCK BISHOP (515-276-0467) FOR A COPY OF THE SWPPP NARRATIVE.

CITY OF GRIMES STANDARD NOTES:
LAST UPDATED 03-12-2021

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 FIRE DEPARTMENT AND SHALL BE OBTAINED AT KNOXBOX.COM.
g. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
h. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS

2. SANITARY SEWER NOTES:
a. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE PLUG SHALL BE REMOVED FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
b. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
c. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
d. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
e. ALL SANITARY SEWER 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.

3. WATER MAIN NOTES:
a. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2' BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
b. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
c. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
d. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
e. WATER SERVICE SHALL BE 1-INCH RESIDENTIAL, 2" COMMERCIAL MINIMUM TYPE K COPPER.
f. PROPOSED WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE DEVELOPER. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF GRIMES. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE DEVELOPER AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DEPT. AND BY FAX TO US WATER AT 515-986-7300. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
g. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.

4. STORM SEWER NOTES:
a. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
b. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
c. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL 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.

5. SIGNAGE NOTES:
a. ALL SIGNAGE SHALL BE SUPPLIED AND INSTALLED BY THE DEVELOPER.
b. ALL SIGN POSTS SHALL BE TELESPAR 2"X2" SQUARE TUBE GALVANIZED STEEL (14-GAUGE MIN.) WITH 7/16" KNOCK-OUT STYLE PERFORATIONS THAT ARE PRE-PUNCHED.

BENCHMARK:
BM1: NORTHEAST BURY BOLT ON HYDRANT ON EAST SIDE OF SE LITTLE BEAVER DRIVE NORTH OF SE 19TH STREET.
ELEVATION=962.83 (NAVD 88 DATUM)

BM2: NORTHWEST BURY BOLT ON HYDRANT AT NORTHWEST QUADRANT OF SE 19TH STREET & SE GATEWAY DRIVE.
ELEVATION=955.14 (NAVD 88 DATUM)

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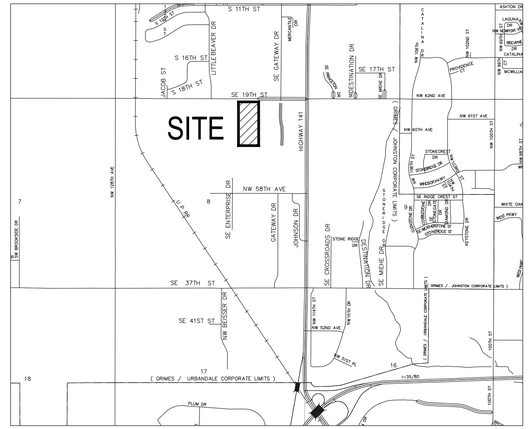

VICINITY MAP
NOT TO SCALE

LEGEND:
SAN — SANITARY SEWER
ST — STORM SEWER
W — WATER LINE
G — GAS LINE
U/E — UNDERGROUND ELECTRIC
O/E — OVERHEAD ELECTRIC
TELE — TELEPHONE LINE
F/O — FIBER OPTIC
CATV — CABLE TV
STORM MANHOLE
CURB INTAKE
SURFACE INTAKE
FLARED END SECTION
SANITARY MANHOLE
CLEANOUT
FIRE HYDRANT
SPRINKLER
IRRIGATION CONTROL VALVE
WATER MANHOLE
WELL
WATER VALVE
WATER SHUT OFF
YARD HYDRANT
ELECTRIC MANHOLE
ELECTRIC METER
ELECTRIC RISER
ELECTRIC VAULT
POWER POLE
TRANSFORMER POLE
LIGHT POLE
ELECTRIC JUNCTION BOX
ELECTRIC PANEL
TRANSFORMER
GROUND LIGHT
GUY WIRE
ELECTRIC HANDHOLE
GAS METER
GAS VALVE
AIR CONDITIONING UNIT
TELEPHONE RISER
TELEPHONE VAULT
TELEPHONE MANHOLE
TRAFFIC SIGNAL MANHOLE
FIBER OPTIC RISER
FIBER OPTIC FAULT
CABLE TV RISER
SIGN
(7) DENOTES NUMBER OF PARKING STALLS
PROPERTY CORNER - FOUND AS NOTED
PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
SECTION CORNER - FOUND AS NOTED

ABBREVIATIONS:

AC	ACRES
ASPH	ASPHALT
BK	BOOK
CONC	CONCRETE
D	DEEDED DISTANCE
EX	EXISTING
ENCL	ENCLOSURE
FF	FINISHED FLOOR
FL	FLOW LINE
FRAC	FRACTIONAL
M	MEASURED DISTANCE
MH	MANHOLE
OPC	ORANGE PLASTIC CAP
P	PLATTED DISTANCE
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRA	PREVIOUSLY RECORDED AS
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
RPC	RED PLASTIC CAP
SF	SQUARE FEET
SAN	SANITARY
TYP	TYPICAL
YPC	YELLOW PLASTIC CAP
N	NORTH
S	SOUTH
E	EAST
W	WEST

DAVID B. BENTZ 17143 LICENSED PROFESSIONAL ENGINEER IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT 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.

SIGNED: PRELIMINARY DATE:
DAVID B. BENTZ, PE. 17143
LICENSE RENEWAL DATE: DEC. 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL: ALL SHEETS EXCEPT C5.1-C5.3

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Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
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LOT 3 LEGACY PARK
GRIMES, IOWA

COVER SHEET

REFERENCE NUMBER:

DRAWN BY: BK

CHECKED BY: DB

REVISION DATE:
02/27/20 PRELIM
05/12/21 CONCEPT
06/14/21 PRELIM
07/02/21 CITY#1
08/10/21 CITY#2
08/27/21 CITY#3

PROJECT NUMBER: 160387-3

SHEET NUMBER: C0.1

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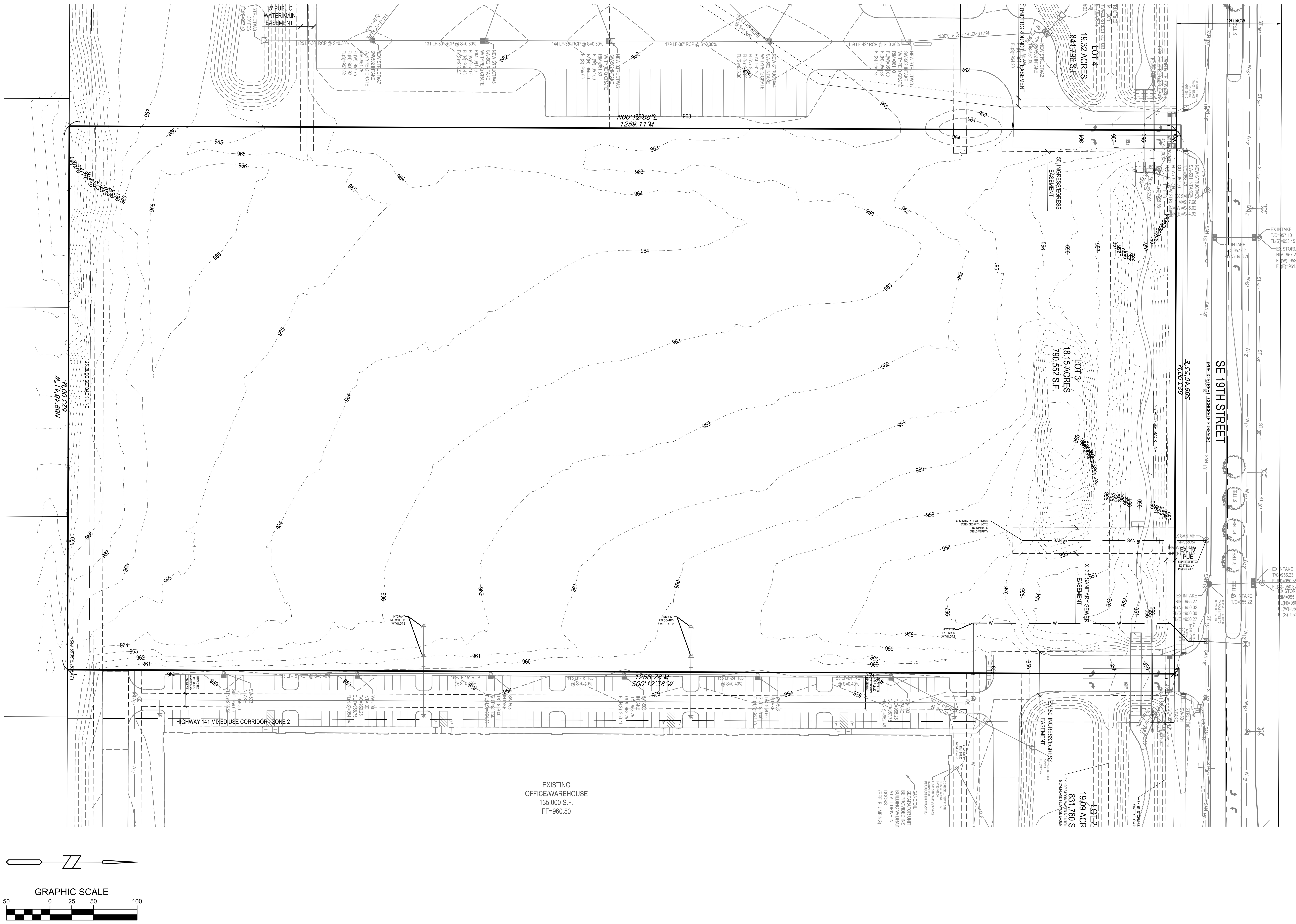

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EXISTING CONDITIONS

LOT 3 LEGACY PARK
GRIMES, IOWA

REFERENCE NUMBER:

DRAWN BY: BK

CHECKED BY: DB

REVISION DATE:
02/27/20 PRELIM
05/12/21 CONCEPT
06/14/21 PRELIM
07/02/21 CITY#1
08/10/21 CITY#2
08/27/21 CITY#3

PROJECT NUMBER: 160387-3

SHEET NUMBER: C0.2

PRELIMINARY- NOT FOR CONSTRUCTION

PROPOSED BUILDING 2
(PHASE 2)
OFFICE/WAREHOUSE
135,000 S.F.
FF=962.50

PROPOSED BUILDING 1
(PHASE 1)
OFFICE/WAREHOUSE
135,000 S.F.
FF=962.50

EXISTING
OFFICE/WAREHOUSE
135,000 S.F.
FF=960.50

SEE SHEET C2.3 'SOUTH'

SEE SHEET C2.2 'NORTH'

LOT 4
19.32 ACRES
841,796 S.F.

LOT 3
18.15 ACRES
790,552 S.F.

LOT 2
19.09 ACRES
831,760 S.F.

SE 19TH STREET
(PUBLIC STREET - CONCRETE SURFACE)

HIGHWAY 141 MIXED USE CORRIDOR - ZONE 2

N00°12'38"E
1269.11'M

1268.78'M
S00°12'38"W

N89°48'48"W
623.00'M

N 75°54'58"E
1,003.63'

GRAPHIC SCALE
50 0 25 50 100

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LOT 3 LEGACY PARK
GRIMES, IOWA

LAYOUT PLAN - OVERALL

REFERENCE NUMBER:

DRAWN BY: BK

CHECKED BY: DB

REVISION DATE:
02/27/20 PRELIM
05/12/21 CONCEPT
06/14/21 PRELIM
07/02/21 CITY#1
08/10/21 CITY#2
08/27/21 CITY#3

PROJECT NUMBER: 160387-3

SHEET NUMBER: C2.1

PRELIMINARY- NOT FOR CONSTRUCTION

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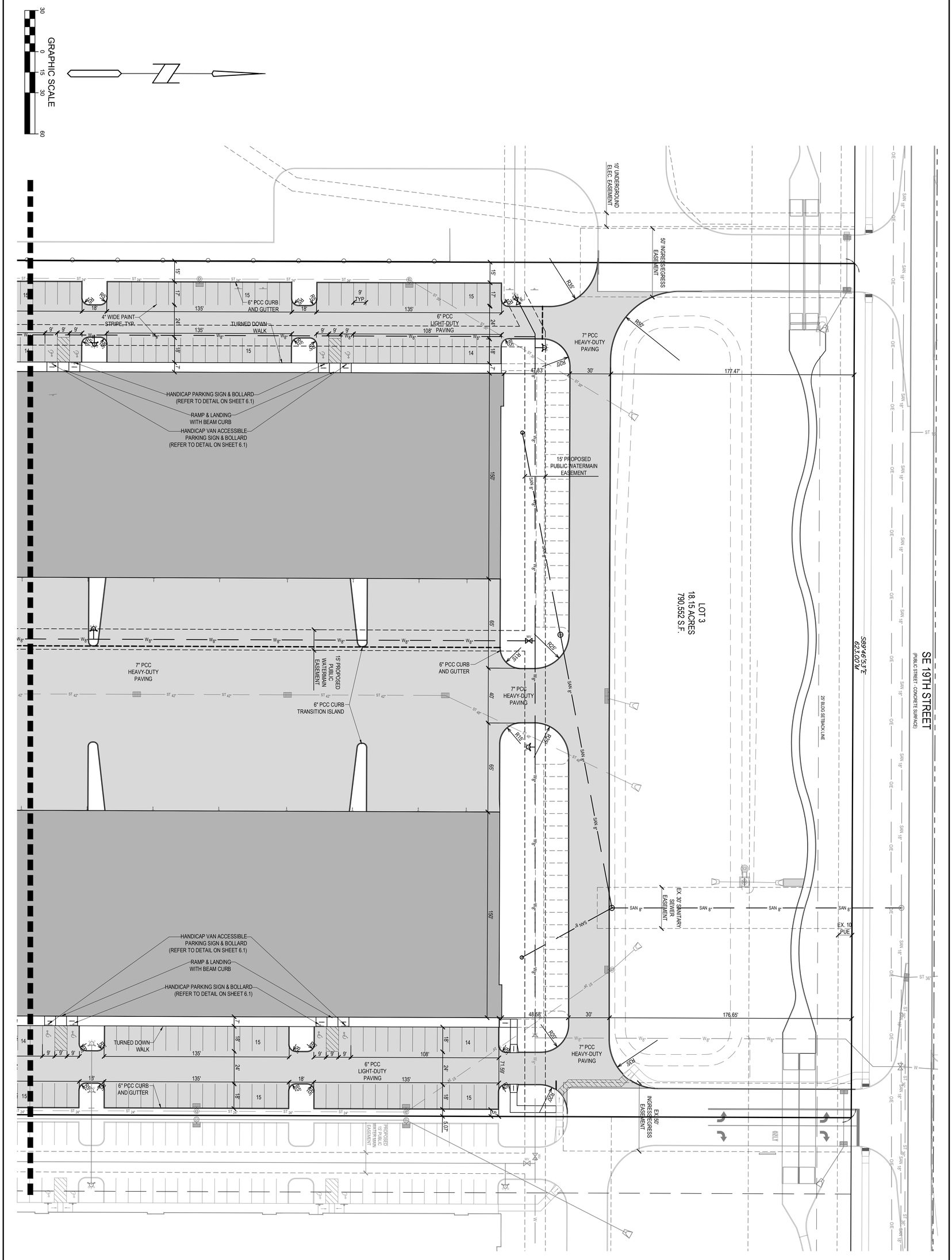

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PROJECT NUMBER:	160387-3
REVISION DATE:	02/27/20 PRELIM 05/12/21 CONCEPT 06/14/21 PRELIM 07/02/21 CITY#1 08/10/21 CITY#2 08/27/21 CITY#3
CHECKED BY:	DB
DRAWN BY:	BK
REFERENCE NUMBER:	

LOT 3 LEGACY PARK
GRIMES, IOWA

LAYOUT PLAN - NORTH

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PRELIMINARY- NOT FOR CONSTRUCTION

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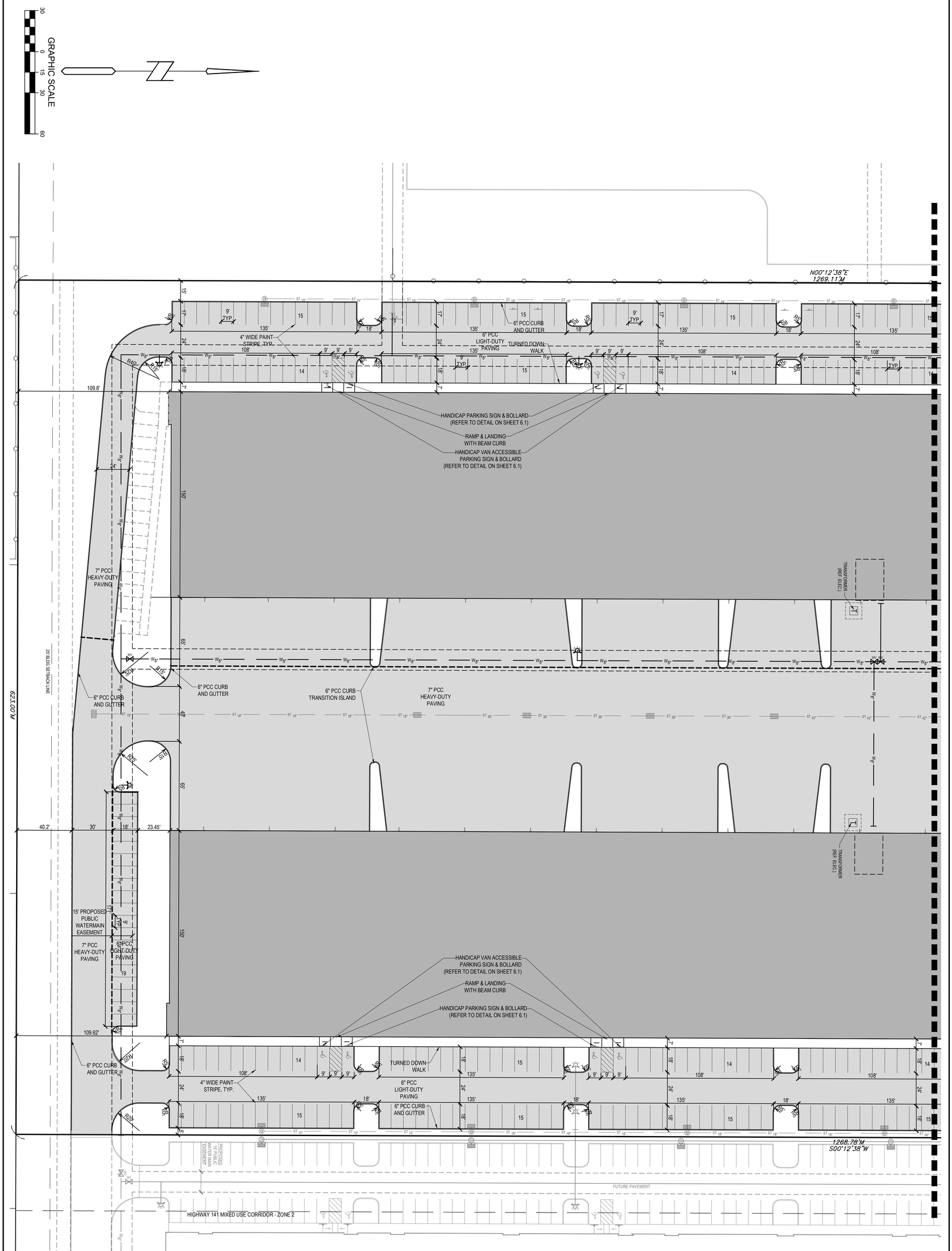

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C2.3	160387-3	02/27/20 PRELIM 05/12/21 CONCEPT 06/14/21 PRELIM 07/02/21 CITY#1 08/10/21 CITY#2 08/27/21 CITY#3	DB	BK	

LOT 3 LEGACY PARK
GRIMES, IOWA

LAYOUT PLAN - SOUTH

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PRELIMINARY- NOT FOR CONSTRUCTION

15' PUBLIC WATER MAIN EASEMENT

10' UNDERGROUND ELEC. EASEMENT

LOT 4
19.32 ACRES
841,796 S.F.

20' ROW

SE 19TH STREET
PUBLIC STREET - CONCRETE SURFACE

PROPOSED BUILDING 2
(PHASE 2)
OFFICE/WAREHOUSE
135,000 S.F.
FF=962.50

SEE SHEET C3.2 'NORTH'

SEE SHEET C3.3 'SOUTH'

CONSTRUCTION PHASE LINE

50' INGRESS/EGRESS EASEMENT

12' PROPOSED PUBLIC WATERMAIN EASEMENT

LOT 3
18.15 ACRES
790,552 S.F.

25' BLDG SETBACK LINE

PROPOSED BUILDING 1
(PHASE 1)
OFFICE/WAREHOUSE
135,000 S.F.
FF=962.50

15' PROPOSED PUBLIC WATERMAIN EASEMENT

EX. 30' SANITARY SEWER EASEMENT

EX. 10' PUE

HIGHWAY 141 MIXED USE CORRIDOR - ZONE 2

EXISTING
OFFICE/WAREHOUSE
135,000 S.F.
FF=960.50

EX 50' INGRESS/EGRESS EASEMENT

LOT 2
19.09 ACRES
831,760 S.F.

EX. 100' STORM WATER MAINTENANCE & DRAINAGE EASEMENT

EX 40' STORM SEWER & TEMPORARY WATER DRAINAGE EASEMENT

GRAPHIC SCALE
50 0 25 50 100

TOPSOIL NOTES:

1. STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 8" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
3. **TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.**
4. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

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LOT 3 LEGACY PARK
GRIMES, IOWA

GRADING PLAN - OVERALL

REFERENCE NUMBER:

DRAWN BY: BK

CHECKED BY: DB

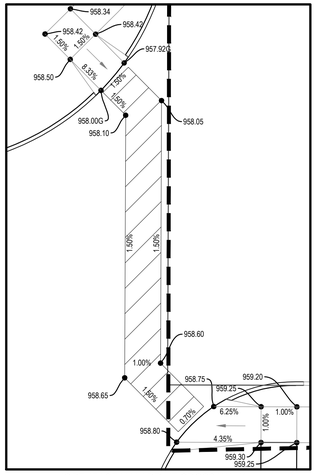
REVISION DATE:
02/27/20 PRELIM
05/12/21 CONCEPT
06/14/21 PRELIM
07/02/21 CITY#1
08/10/21 CITY#2
08/27/21 CITY#3

PROJECT NUMBER: 160387-3

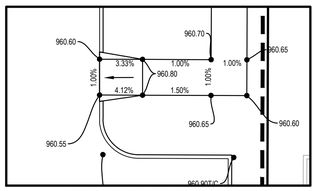
SHEET NUMBER: C3.1

8/27/2021 2:57:25 PM M:\LAND PROJECTS 20\160387-3 LEGACY LOT 3\DWG\LOT3-C3 GRADING.DWG

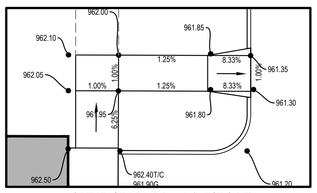
PRELIMINARY- NOT FOR CONSTRUCTION



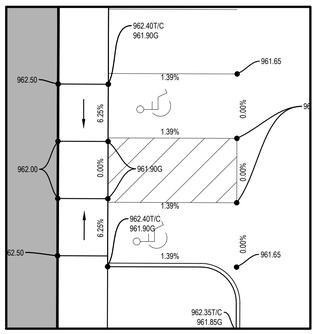
NORTHEAST MAIN DRIVE CROSS WALK
SCALE: 1" = 10'



NORTHEAST DRIVE RAMP (EAST SIDE)
SCALE: 1" = 10'



NORTHEAST DRIVE RAMP (WEST SIDE)
SCALE: 1" = 10'



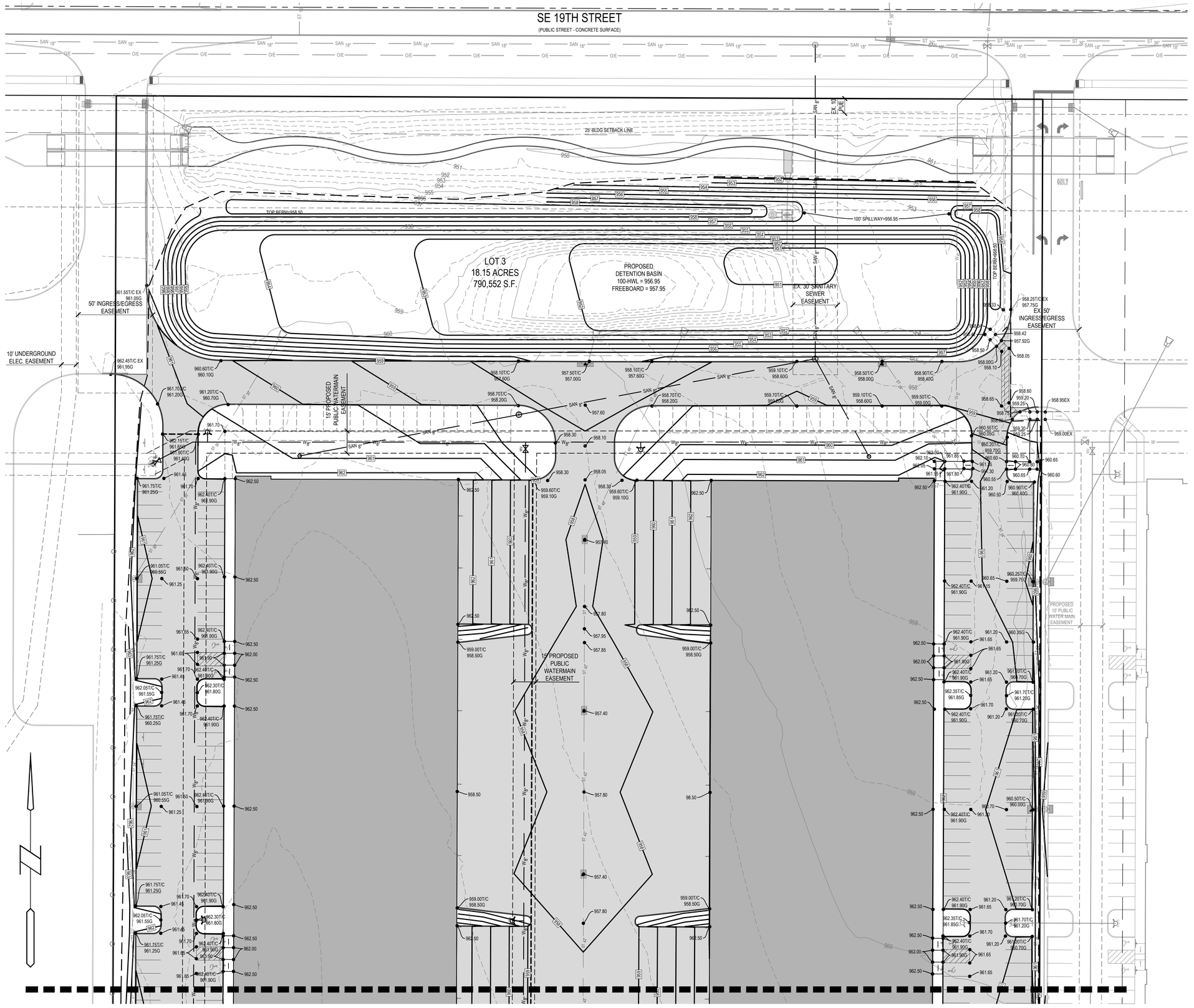
TYPICAL ACCESSIBLE STALLS - NORTH OF ISLAND (EAST)
SCALE: 1" = 10'

GRADING LEGEND:

EXISTING CONTOUR	150
PROPOSED CONTOUR	150
FINISHED GROUND ELEVATION	150.50
TOP OF CURB ELEVATION	150.50T/C
GUTTER ELEVATION	150.50G
TOP OF WALL ELEVATION	150.50T/W
BOTTOM OF WALL ELEVATION	150.50B/W
EDGE OF WALK ELEVATION	150.50E/W
TOP OF STAIR ELEVATION	150.50T/S
BOTTOM OF STAIR ELEVATION	150.50B/S

NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

GRAPHIC SCALE
30 0 15 30 60



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GRADING PLAN - NORTH

LOT 3 LEGACY PARK
GRIMES, IOWA

REFERENCE NUMBER:

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PROJECT NUMBER: 160387-3

SHEET NUMBER: C3.2

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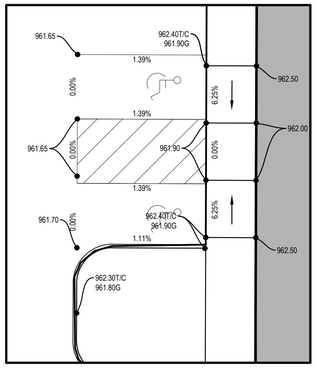
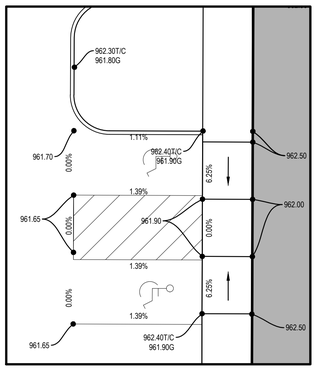
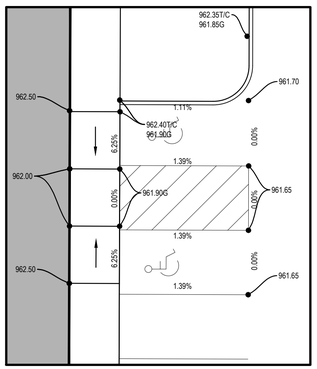


TYPICAL ACCESSIBLE STALLS - NORTH OF ISLAND (WEST)
SCALE: 1" = 10'



TYPICAL ACCESSIBLE STALLS - SOUTH OF ISLAND (WEST)
SCALE: 1" = 10'



TYPICAL ACCESSIBLE STALLS - SOUTH OF ISLAND (EAST)
SCALE: 1" = 10'

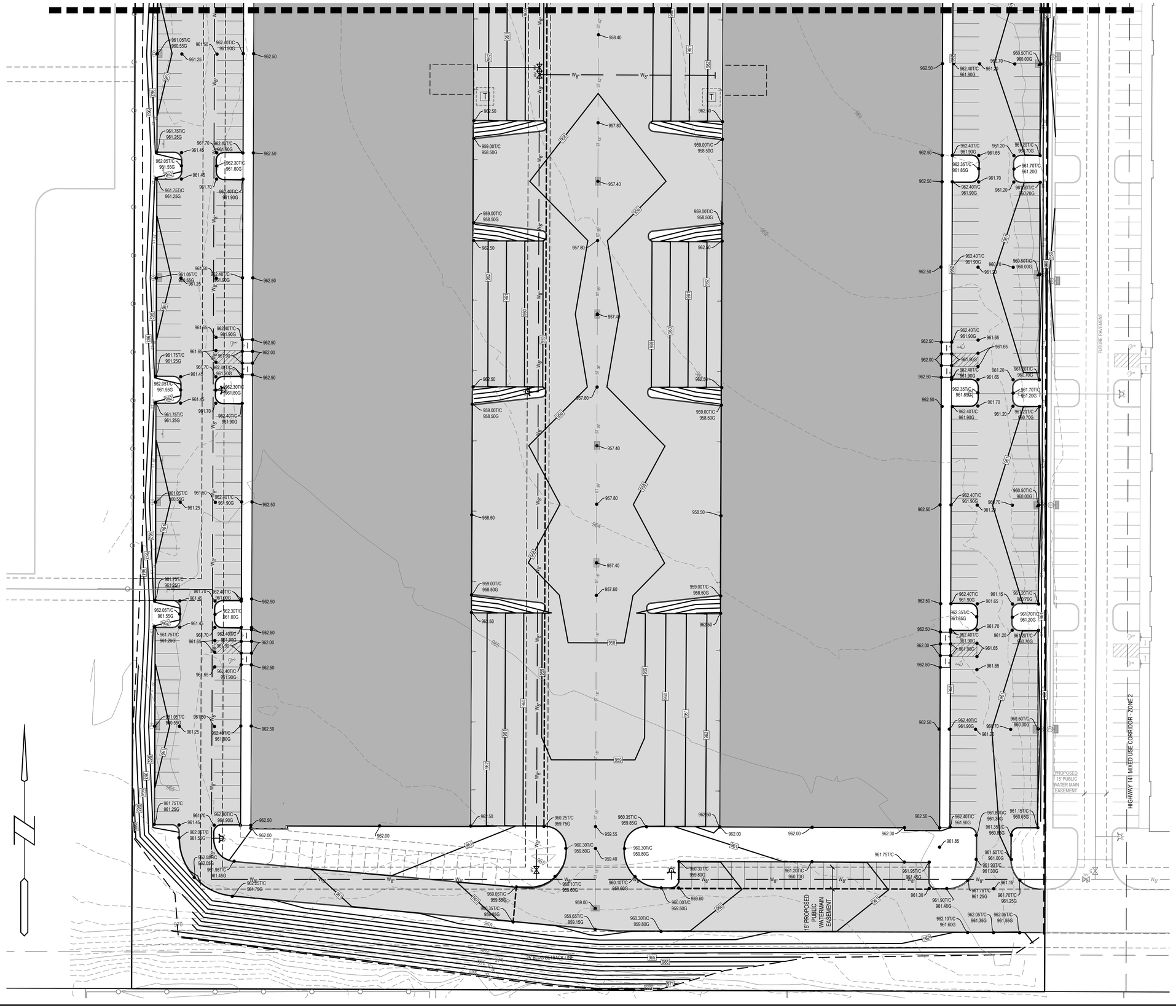
BUILDING 2 - CENTRAL ACCESSIBLE STALLS
SCALE: 1" = 10'

GRADING LEGEND:

EXISTING CONTOUR	150
PROPOSED CONTOUR	150
FINISHED GROUND ELEVATION	150.50
TOP OF CURB ELEVATION	150.50T/C
GUTTER ELEVATION	150.50G
TOP OF WALL ELEVATION	150.50T/W
BOTTOM OF WALL ELEVATION	150.50B/W
EDGE OF WALK ELEVATION	150.50E/W
TOP OF STAIR ELEVATION	150.50T/S
BOTTOM OF STAIR ELEVATION	150.50B/S

NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

GRAPHIC SCALE
30 0 15 30 60



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LOT 3 LEGACY PARK
GRIMES, IOWA

GRADING PLAN - SOUTH

REFERENCE NUMBER:

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REVISION DATE:
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05/12/21 CONCEPT
06/14/21 PRELIM
07/02/21 CITY#1
08/10/21 CITY#2
08/27/21 CITY#3

PROJECT NUMBER: 160387-3

SHEET NUMBER: C3.3

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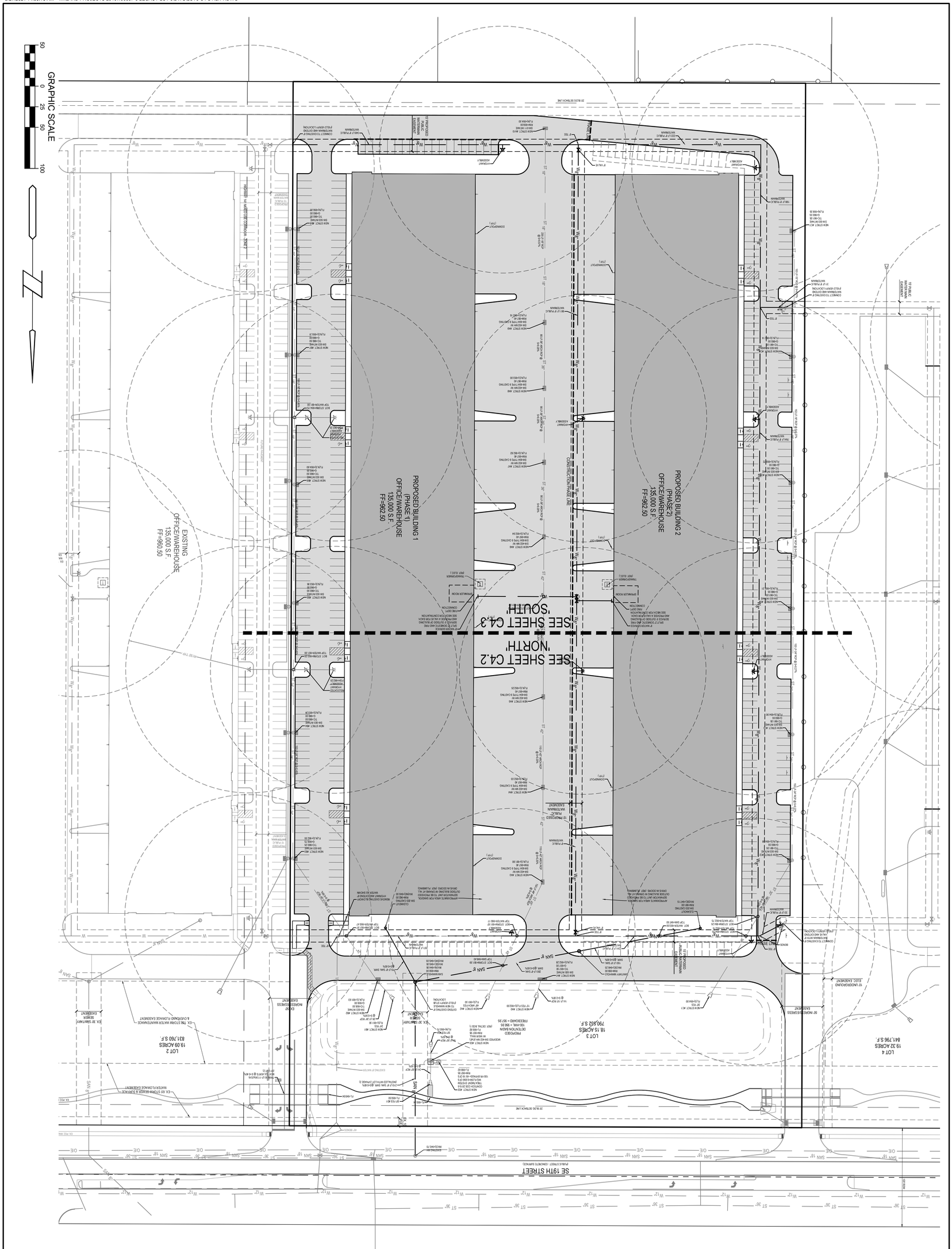

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SHEET NUMBER:	C4.1
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LOT 3 LEGACY PARK
GRIMES, IOWA

UTILITY PLAN - OVERALL

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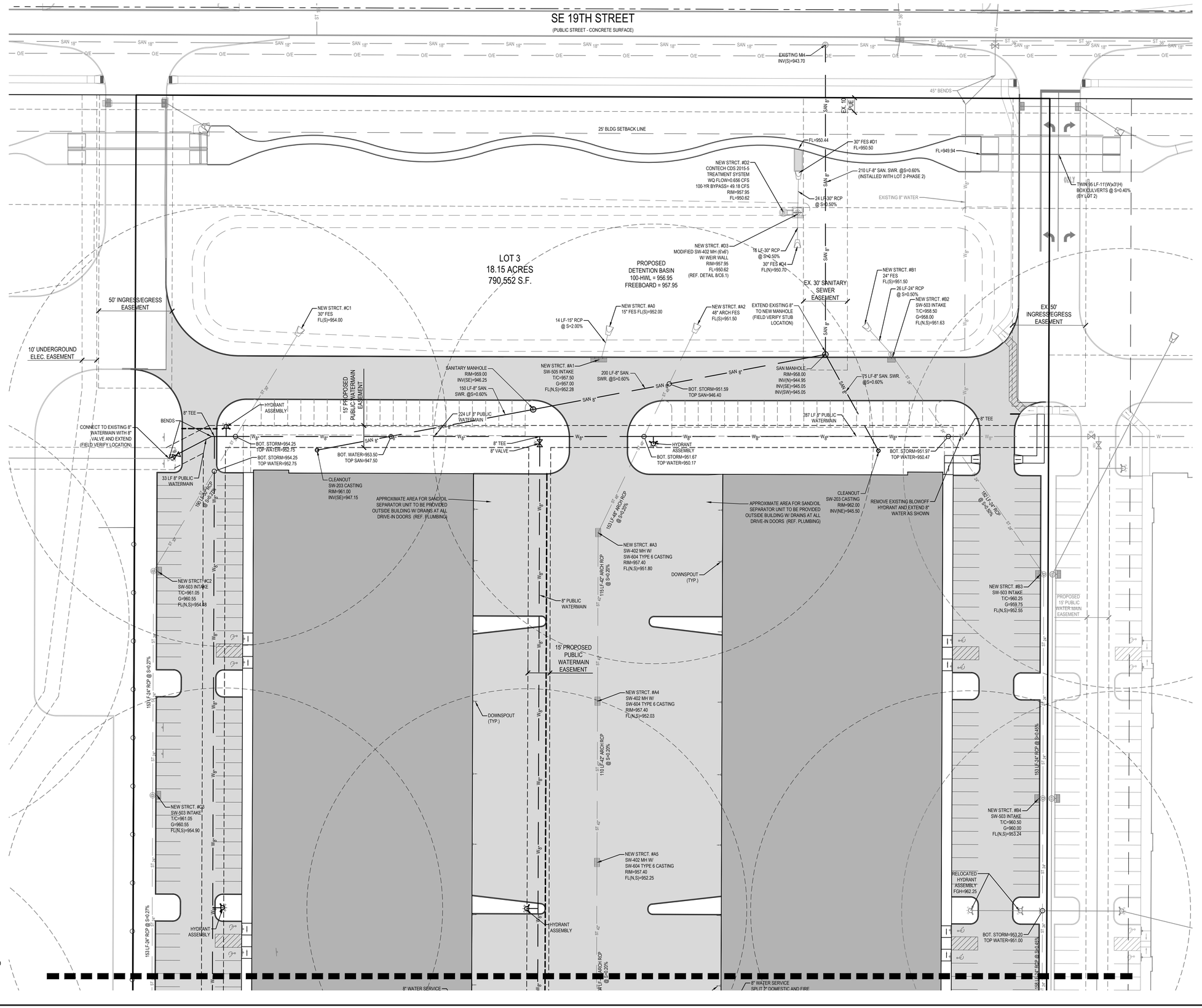

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UTILITY PLAN - NORTH

LOT 3 LEGACY PARK
GRIMES, IOWA

REFERENCE NUMBER:

DRAWN BY:
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DB

REVISION DATE:
02/27/20 PRELIM
05/12/21 CONCEPT
06/14/21 PRELIM
07/02/21 CITY#1
08/10/21 CITY#2
08/27/21 CITY#3

PROJECT NUMBER:
160387-3

SHEET NUMBER:
C4.2

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PRELIMINARY- NOT FOR CONSTRUCTION

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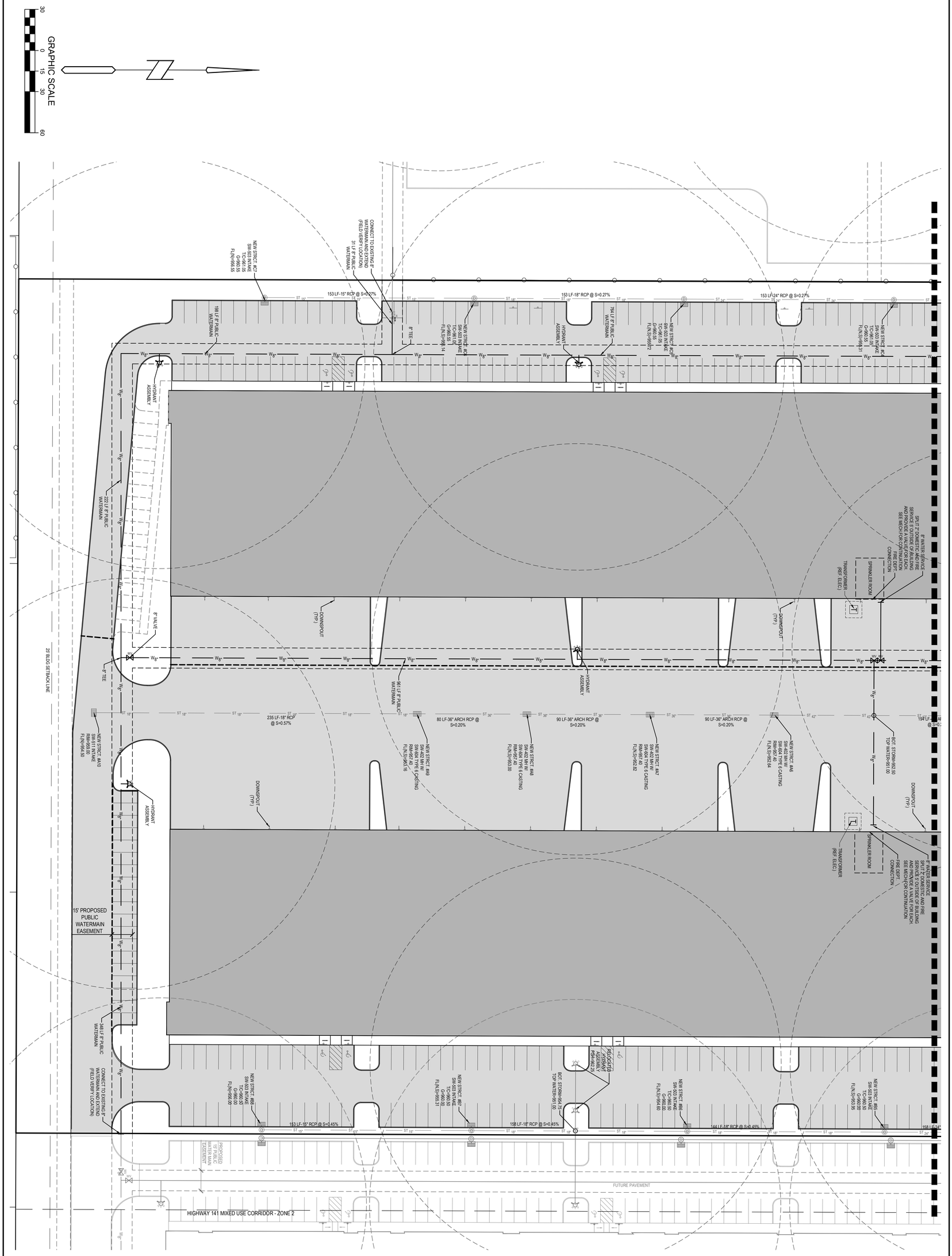

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PROJECT NUMBER:	160387-3
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CHECKED BY:	DB
DRAWN BY:	BK
REFERENCE NUMBER:	

LOT 3 LEGACY PARK
GRIMES, IOWA

UTILITY PLAN - SOUTH

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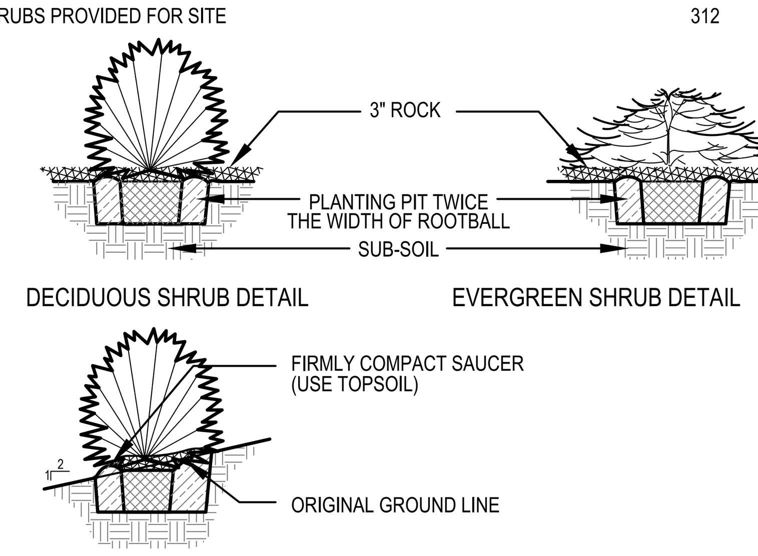
PRELIMINARY- NOT FOR CONSTRUCTION

LANDSCAPE NOTES:

1. ALL SEEDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SEED ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE.SEED LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
5. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
7. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, AND SHRUBS BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
8. STAKE AND WRAP ALL DECIDUOUS TREES IMMEDIATELY AFTER PLANTING. STAKE ALL TREES ACCORDING TO THE STAKING DETAILS. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD.
9. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
10. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
11. ALL EDGING SHALL BE DURAEDGE 1/8" STEEL EDGING - COLOR GREEN, OR APPROVED EQUAL..
12. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
13. ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 3" THICK LAYER OF WASHED RIVER ROCK (1.5" NOMINAL SIZE).
14. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER ROCK IS INSTALLED.

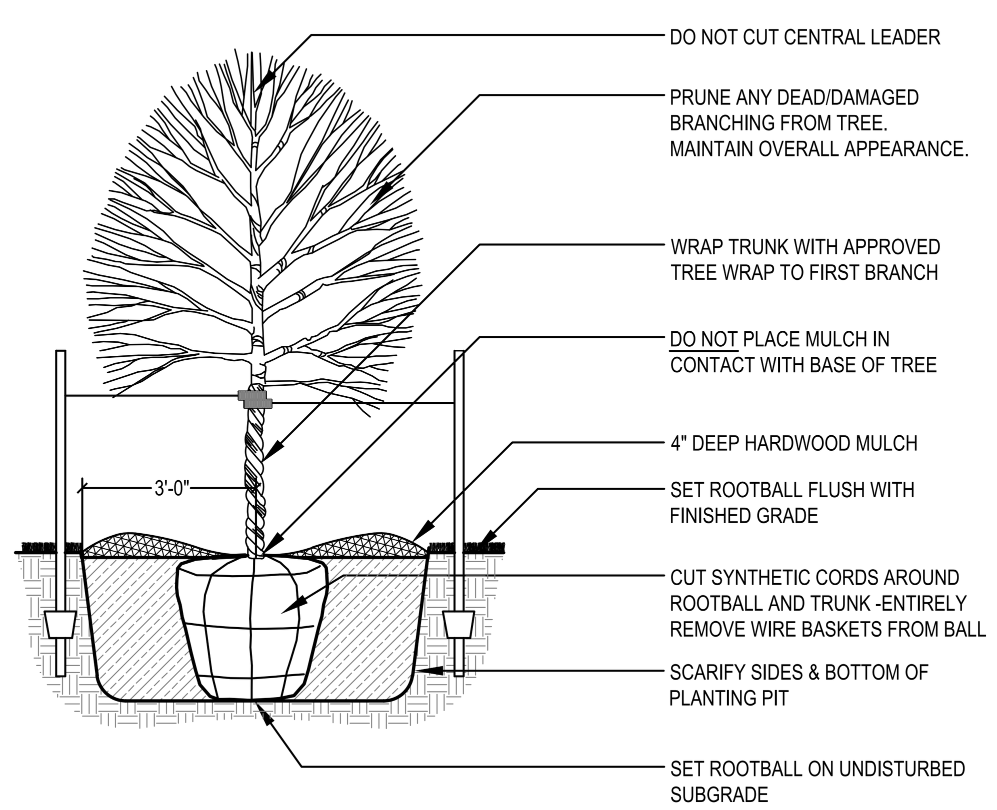
LANDSCAPE REQUIREMENTS:

TOTAL SITE AREA	790,552 SF (18.15 AC)
OPEN SPACE REQUIRED (10%)	79,055 SF
ADDITIONAL FOR PARKING +25%	61,335 SF
TOTAL OPEN SPACE REQUIRED	140,390 SF
OPEN SPACE PROVIDED (26.9%)	212,422 SF
TOTAL LINEAR FEET OF STREET FRONT (MINUS DRIVE AISLES)	580
TOTAL TREES REQUIRED (1 / 40 LF)	14.50 (15)
TOTAL TREES PROVIDED	15
PARKING MEDIAN ALONG EAST AND WEST PROPERTY LINES (1 / 40 LF)	
TOTAL TREES REQUIRED - EAST (900 LF)	23
TOTAL TREES REQUIRED - WEST (900 LF)	23
TOTAL TREES PROVIDED (INCLUDES 8 LOT 4 TREES AND 10 PERIMETER ISLAND TREES)	46
INTERIOR LANDSCAPE ISLAND TREES REQUIRED (1/ISLAND)	20
FOUNDATION PLANTINGS PROVIDED (NORTH SIDE BUILDINGS)	50
TOTAL TREES PROVIDED FOR SITE	110
TOTAL SHRUBS PROVIDED FOR SITE	312



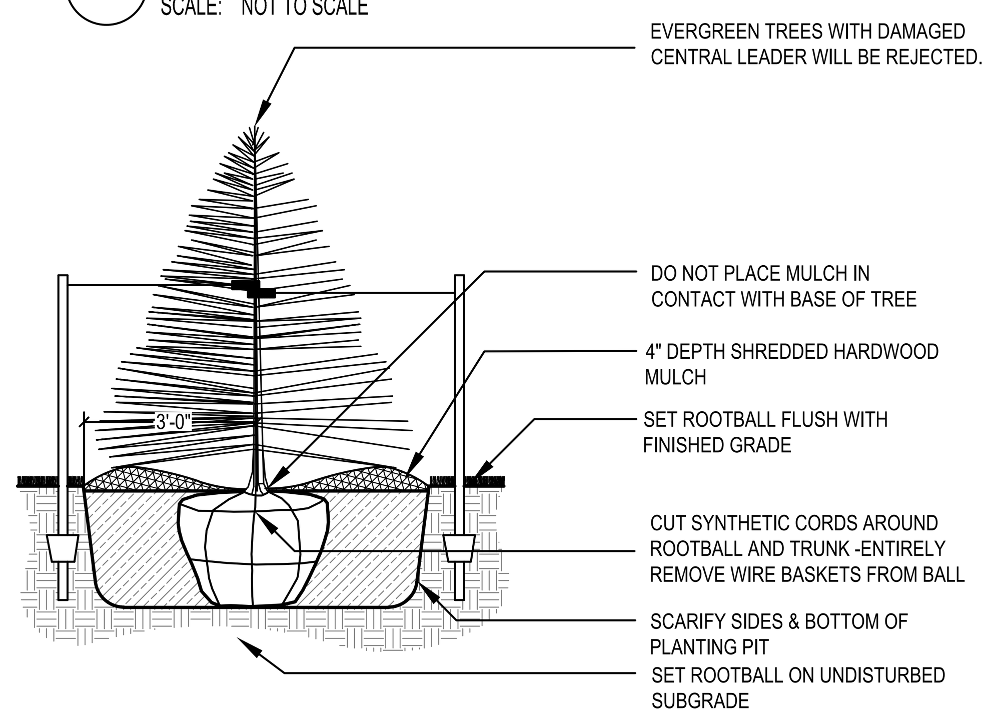
SHRUB PLANTING (TYP)

SCALE: NOT TO SCALE



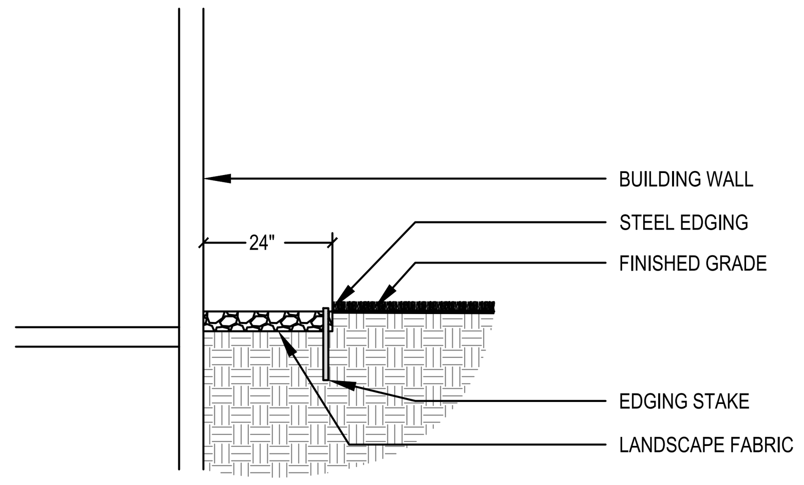
DECIDUOUS TREE PLANTING (TYP.)

SCALE: NOT TO SCALE



EVERGREEN TREE PLANTING (B&B)

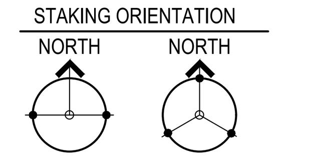
SCALE: NOT TO SCALE



MAINTENANCE EDGE DETAIL

SCALE: NOT TO SCALE

STAKING ORIENTATION



2 STAKES - 3" CAL. & LESS
3 STAKES - GREATER THAN 3" CAL.

USE HOSE GUARDS AROUND TRUNK ON STAKING WIRE. TIE WIRE TO STEEL POSTS PLACED OUTSIDE PLANT PIT..

LEAVE STAKES IN PLACE NO MORE THAN 1 YEAR FROM INSTALLATION. CONTRACTOR RESPONSIBLE FOR REMOVAL.

PLANTING SCHEDULE

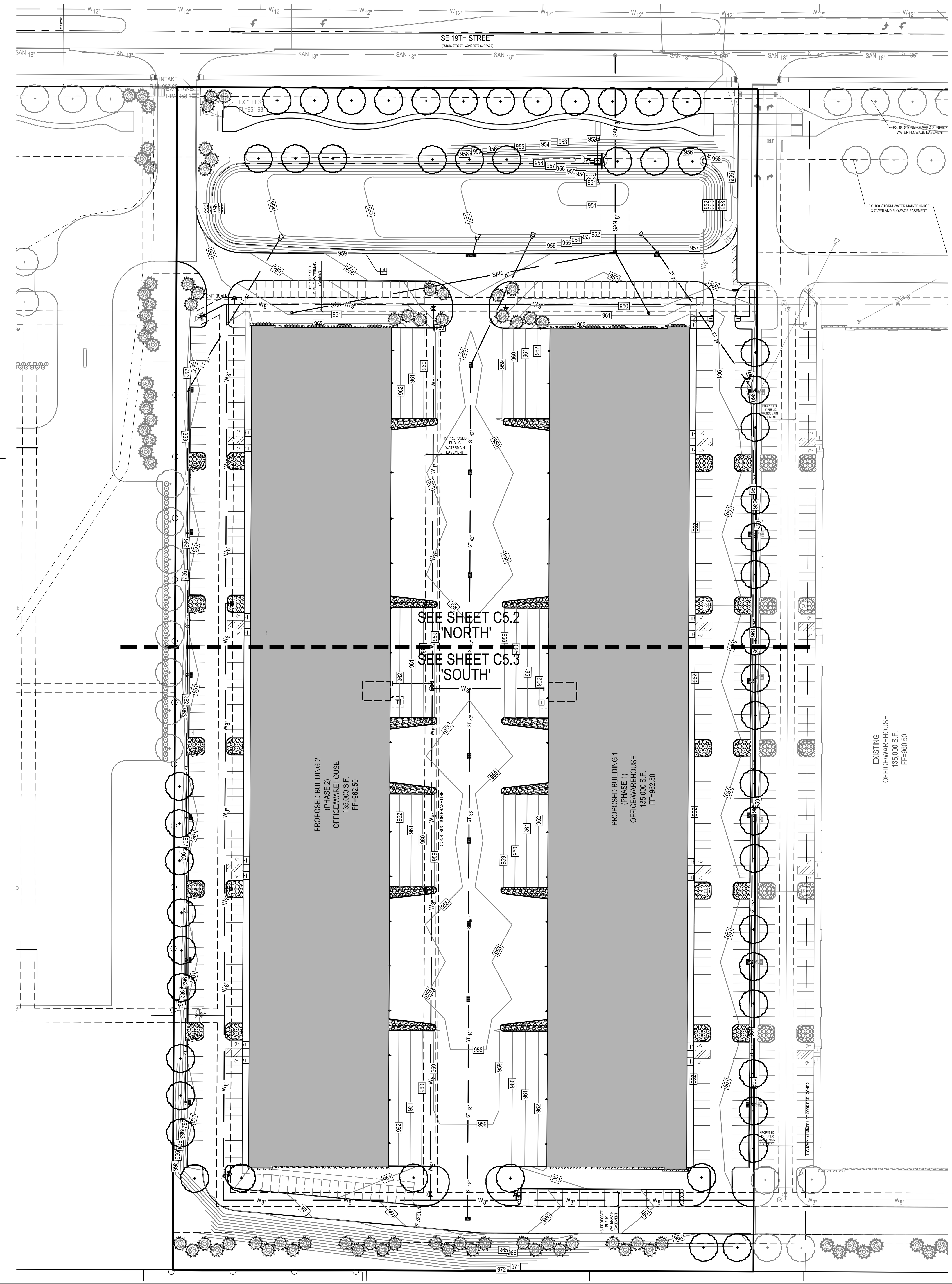
CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	ROOT	NOTES
RO	17	RED OAK	*QUERCUS RUBRA*	2.5" CAL	B&B	MATCHED SPECIMENS
SW	10	SWAMP WHITE OAK	*QUERCUS BICOLOR*	2.5" CAL	B&B	MATCHED SPECIMENS
WO	17	WHITE OAK	*QUERCUS ALBA*	2.5" CAL	B&B	MATCHED SPECIMENS
RB	11	RIVER BIRCH	*BETULA NIGRA*	8' HT	B&B	MATCHED SPECIMENS (CLUMP FORM)
PC	20	PRAIRIE FIRE CRABAPPLE	*MALUS 'PRAIRIE FIRE'*	1.5" CAL	B&B	MATCHED SPECIMENS
NS	20	NORWAY SPRUCE	*PICEA ABIES*	6'	B&B	FULL FORM TO GROUND
AP	15	AUSTRIAN PINE	*PINUSNIGRA*	6'	B&B	FULL FORM TO GROUND
DB	8	DWARF BUSH HONEYSUCKLE	*DIERVILL LONICERA*	#3	CONT	FULL FORM - MATCHED
HC	304	HESSEI COTONEASTER	*COTONEASTER HORIZONTALIS'HESSEI'*	#3	CONT	FULL FORM - MATCHED
KF	50	KARL FOERSTER FEATHER REED GRASS	*CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'*	#1	CONT	FULLY ROOTED IN CONTAINER

SEED - SUDAS TYPE 1: INSTALL PER SUDAS SPECIFICATIONS
SEE SHEETS C5.2 & C5.3 FOR LOCATIONS

SEED - TYPE 2 (SUDAS WETLAND SEEDING): INSTALL PER SUDAS SPECIFICATIONS
SEE SHEETS C5.2 & C5.3 FOR LOCATIONS

SEED - SUDAS TYPE 4 (TEMP SEED): INSTALL PER SUDAS SPECIFICATIONS
SEE SHEETS C5.2 & C5.3 FOR LOCATIONS

GRAPHIC SCALE
60 0 30 60 120



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LOT 3 LEGACY PARK
GRIMES, IOWA

LANDSCAPE PLAN - OVERALL

REFERENCE NUMBER:

DRAWN BY: BK

CHECKED BY: DB

REVISION DATE:
02/27/20 PRELIM
05/12/21 CONCEPT
06/14/21 PRELIM
07/02/21 CITY#1
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08/27/21 CITY#3

PROJECT NUMBER: 160387-3

SHEET NUMBER: C5.1

8/27/2021 3:48:02 PM M:\LAND PROJECTS 2016\160387-3 LEGACY LOT 3\DWG\LOT3-C5 LANDSCAPE.DWG

PRELIMINARY- NOT FOR CONSTRUCTION

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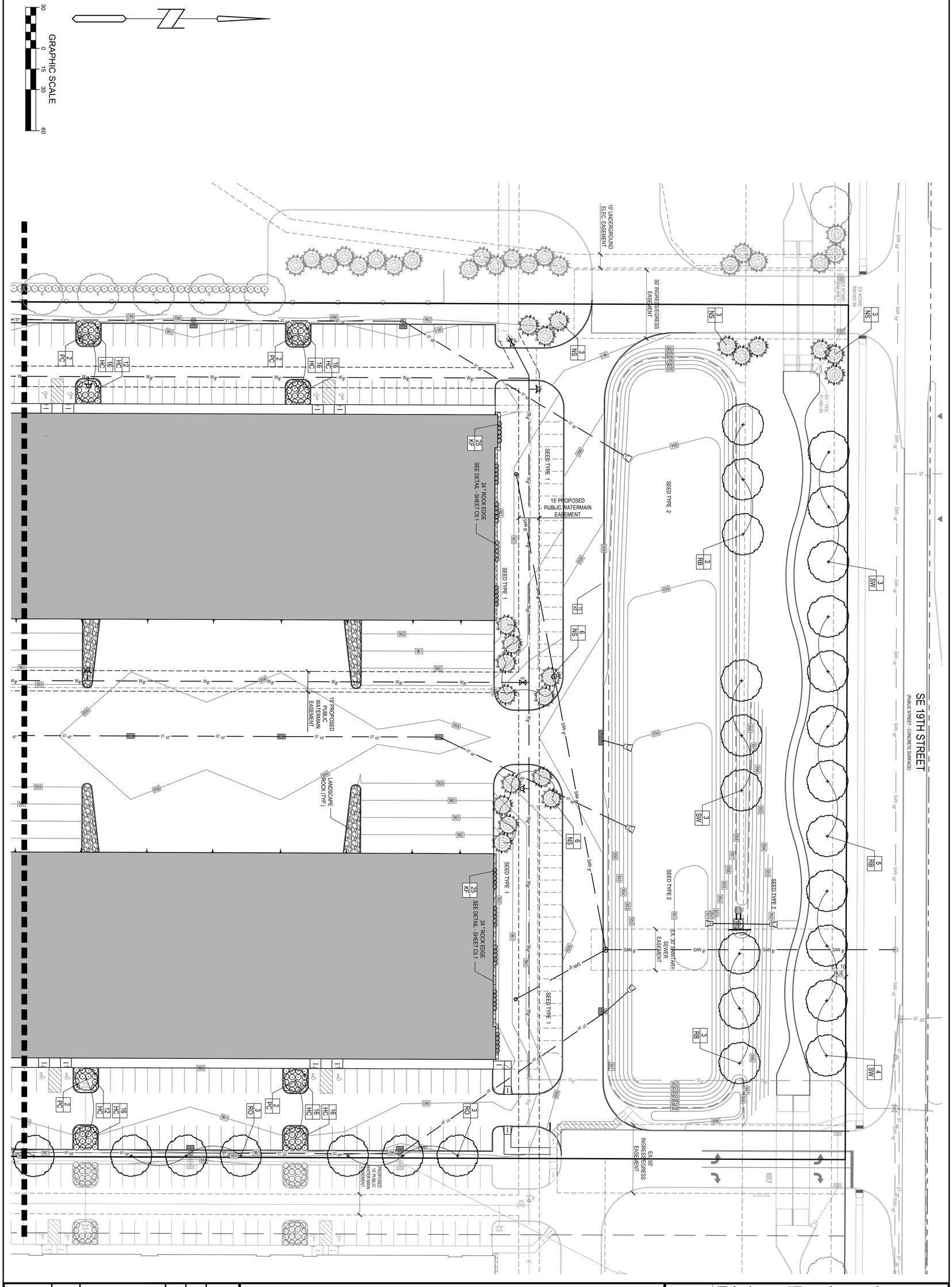

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PROJECT NUMBER:	160387-3
REVISION DATE:	02/27/20 PRELIM 05/12/21 CONCEPT 06/14/21 PRELIM 07/02/21 CITY#1 08/10/21 CITY#2 08/27/21 CITY#3
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LOT 3 LEGACY PARK
GRIMES, IOWA

LANDSCAPE PLAN - NORTH

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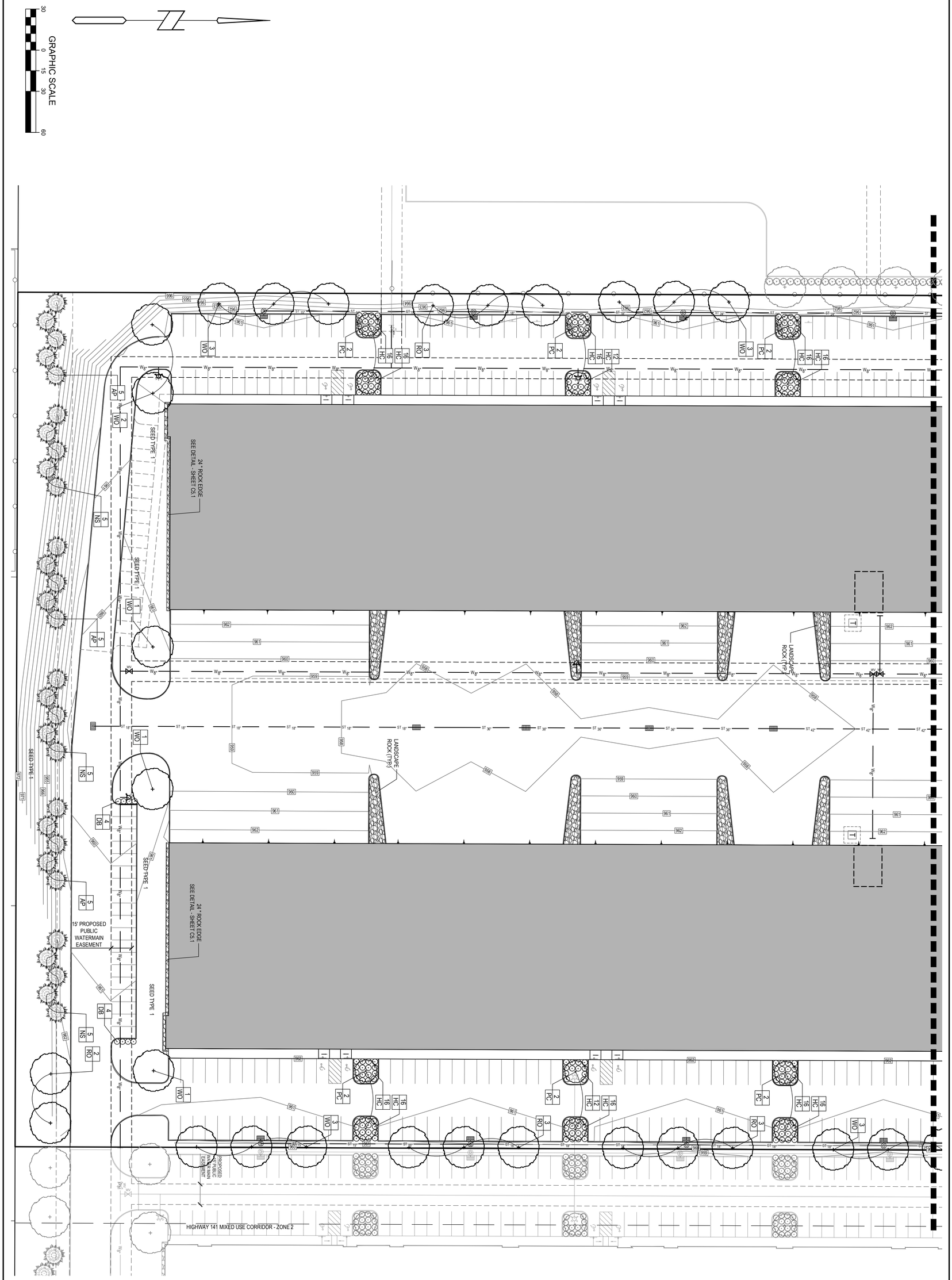

SHEET NUMBER: C5.3

PROJECT NUMBER: 160387-3

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06/14/21 PRELIM
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08/27/21 CITY#3

CHECKED BY: DB

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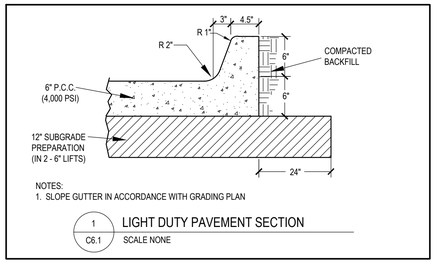
LOT 3 LEGACY PARK
GRIMES, IOWA

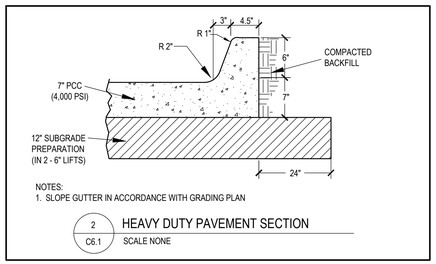
LANDSCAPE PLAN - SOUTH

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959



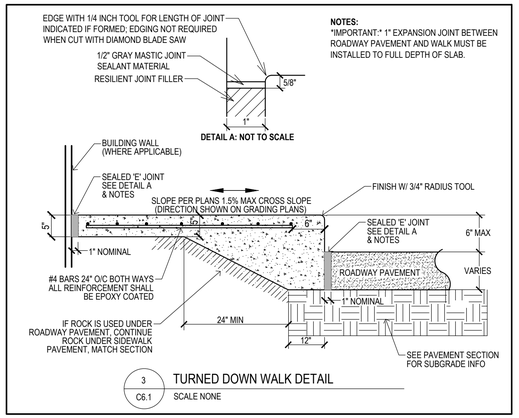
NOTES:
1. SLOPE GUTTER IN ACCORDANCE WITH GRADING PLAN

1 / C6.1 LIGHT DUTY PAVEMENT SECTION
SCALE NONE

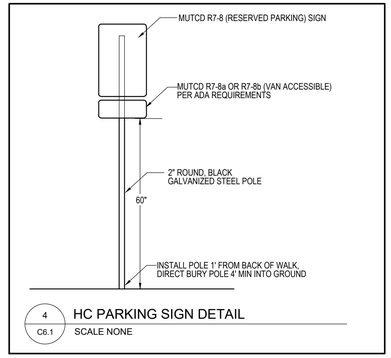


NOTES:
1. SLOPE GUTTER IN ACCORDANCE WITH GRADING PLAN

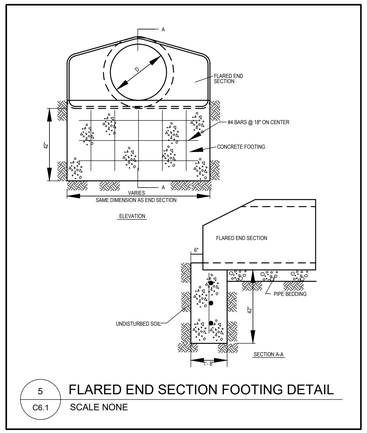
2 / C6.1 HEAVY DUTY PAVEMENT SECTION
SCALE NONE



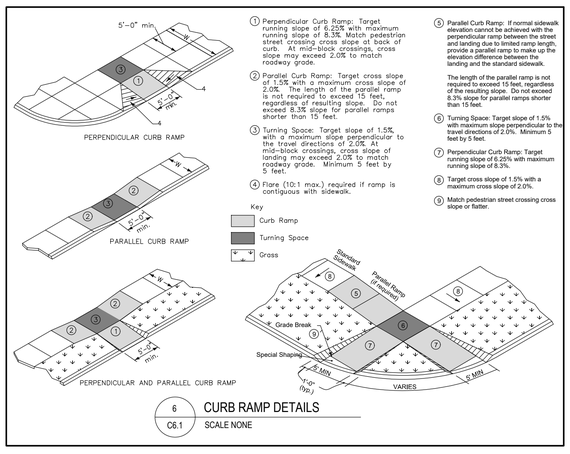
3 / C6.1 TURNED DOWN WALK DETAIL
SCALE NONE



4 / C6.1 HC PARKING SIGN DETAIL
SCALE NONE



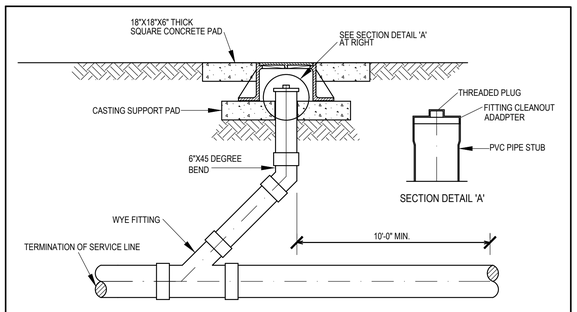
5 / C6.1 FLARED END SECTION FOOTING DETAIL
SCALE NONE



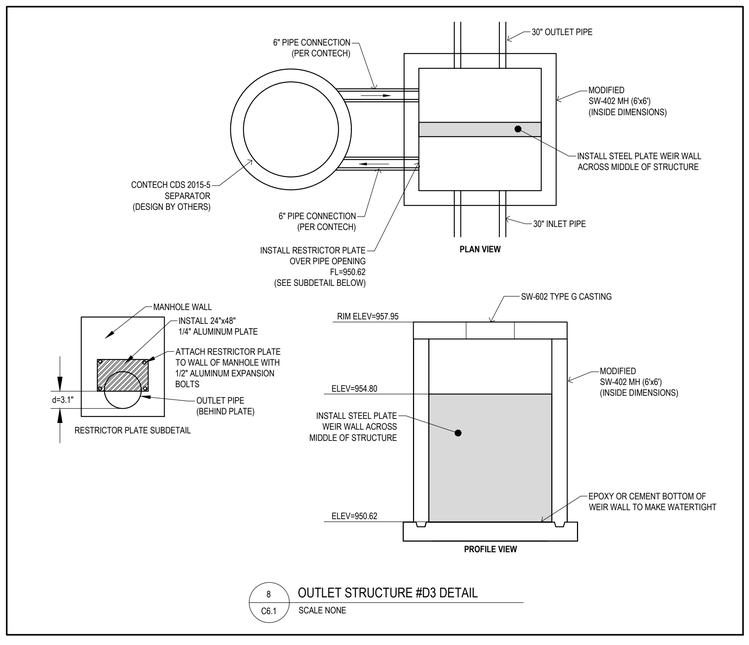
1. Perpendicular Curb Ramp: Target running slope of 6.25% with maximum running slope of 6.3%. Match pedestrian street crossing cross slope at back of curb. At mid-block crossings, cross slope may exceed 2.0% to match roadway grade.
2. Parallel Curb Ramp: Target cross slope of 1.5% with a maximum cross slope of 2.0%. The length of the parallel ramp is not required to exceed 15 feet, regardless of resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.
3. Turning Space: Target slope of 1.5% with a maximum slope perpendicular to the travel directions of 2.0%. At mid-block crossings, cross slope of landing may exceed 2.0% to match roadway grade. Minimum 5 feet by 5 feet.
4. Flare (10:1 max.) required if ramp is contiguous with sidewalk.
5. Parallel Curb Ramp: If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.

   The length of the parallel ramp is not required to exceed 15 feet, regardless of the resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.
6. Turning Space: Target slope of 1.5% with maximum slope perpendicular to the travel directions of 2.0%. Minimum 5 feet by 5 feet.
7. Perpendicular Curb Ramp: Target running slope of 6.25% with maximum running slope of 8.3%.
8. Target cross slope of 1.5% with a maximum cross slope of 2.0%.
9. Match pedestrian street crossing cross slope or flatter.

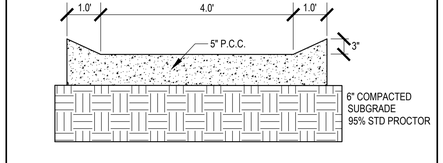
6 / C6.1 CURB RAMP DETAILS
SCALE NONE



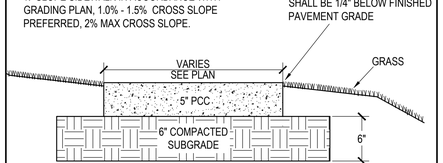
7 / C6.1 SANITARY CLEANOUT DETAIL
SCALE NONE



8 / C6.1 OUTLET STRUCTURE #D3 DETAIL
SCALE NONE



9 / C6.1 CONCRETE FLUME DETAIL
SCALE NONE



10 / C6.1 SIDEWALK DETAIL
SCALE NONE

PRELIMINARY- NOT FOR CONSTRUCTION

M:\LAND PROJECTS 2016\160387-3 LEGACY LOT 3\DWG\LOT3-CIVIL.DWG 8/27/2021 8:59:59 AM

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LOT 3 LEGACY PARK
GRIMES, IOWA

DETAILS SHEET

REFERENCE NUMBER:

DRAWN BY: BK

CHECKED BY: DB

REVISION DATE:
02/27/20 PRELIM
05/12/21 CONCEPT
06/14/21 PRELIM
07/02/21 CITY#1
08/10/21 CITY#2
08/27/21 CITY#3

PROJECT NUMBER: 160387-3

SHEET NUMBER: C6.1

PRELIMINARY- NOT FOR CONSTRUCTION

STORM WATER POLLUTION PREVENTION PLAN

PROPERTY DESCRIPTION:
LOT 3 IN LEGACY PARK, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

ADDRESS:
1200 SE 19TH STREET
GRIMES, IOWA 50111

OWNER:
ANDERSON FOUR LLC
CONTACT: W. MARK ANDERSON
3011 JUSTIN DRIVE
URBANDALE, IA 50322
PH: (515)-270-6104

ZONING:
M-1-A: COMMERCIAL & LIMITED LIGHT INDUSTRIAL DISTRICT
SETBACKS:
FRONT=25 FEET
SIDE=NONE, EXCEPT ADJACENT TO R DISTRICT THEN 25 FEET
REAR=25 FEET
MAX. BUILDING HEIGHT=50 FEET

LAND USE/SITE DATA:
WAREHOUSE FACILITY
TRUCK TRAFFIC:
NORTH TENANT = 1 TRUCK PER DAY
FUTURE TENANTS = TO BE DETERMINED
FACILITY OPERATION HOURS: 8AM-5PM
TRASH WILL BE HANDLED INTERNALLY

OVERLAY DISTRICT:
TRANSPORTATION OVERLAY DISTRICT

OPEN SPACE/IMPERVIOUS AREA:
TOTAL SITE AREA = 790,552 SF (18.15 AC)
REQUIRED OPEN SPACE = 79,055 SF (10.0%)
PROPOSED IMPERVIOUS = 578,130 SF
PROVIDED OPEN SPACE = 212,422 SF(26.9%)

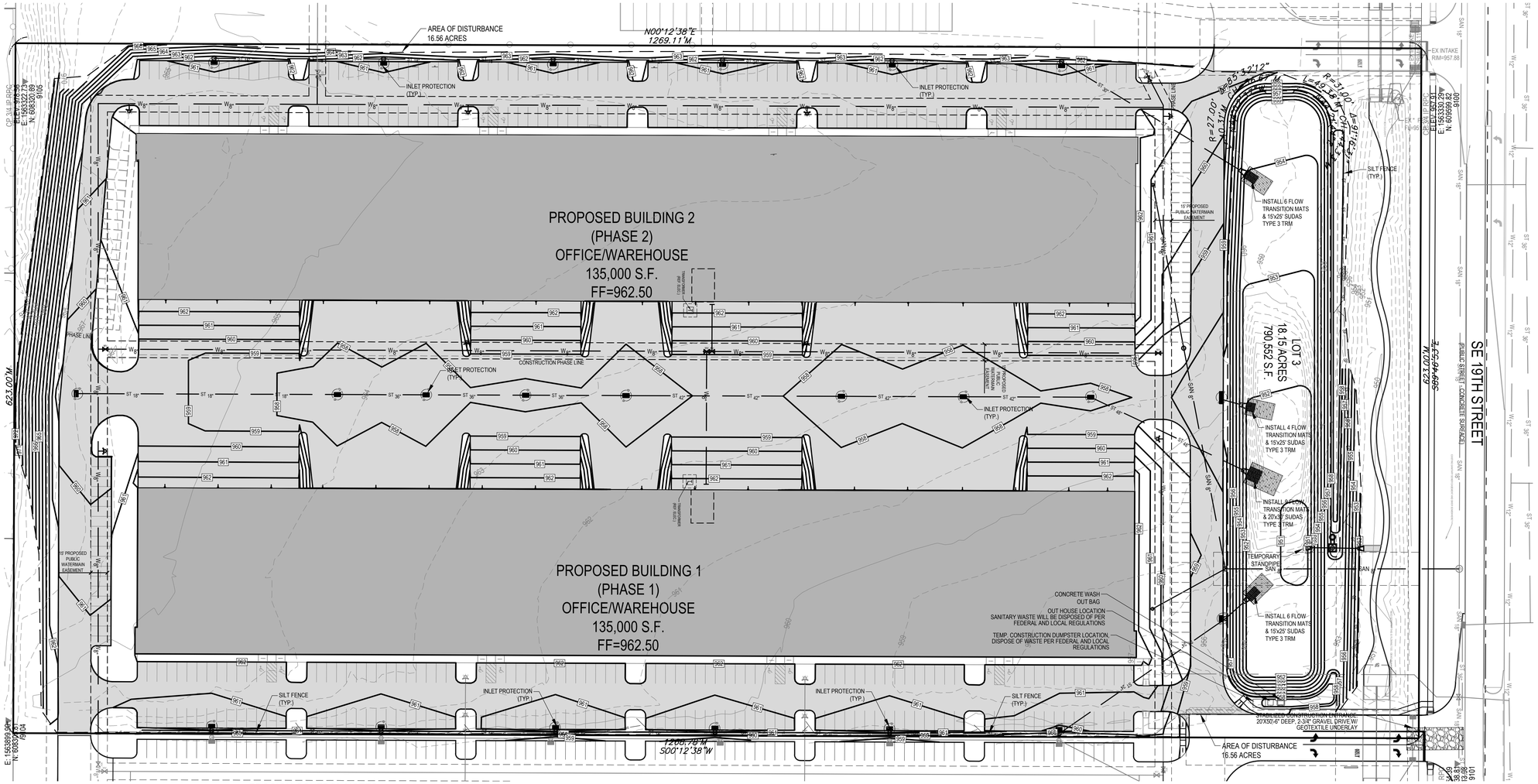
BENCHMARK:
BM1: NORTHEAST BURY BOLT ON HYDRANT ON EAST SIDE OF SE LITTLE BEAVER DRIVE NORTH OF SE 19TH STREET. ELEVATION=962.83 (NAVD 88 DATUM)

BM2: NORTHWEST BURY BOLT ON HYDRANT AT NORTHWEST QUADRANT OF SE 19TH STREET & SE GATEWAY DRIVE. ELEVATION=955.14 (NAVD 88 DATUM)

QUANTITY ESTIMATE:

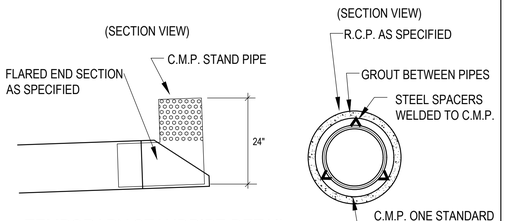
QUANTITY ESTIMATE IS APPROXIMATE ONLY DETAILED PLANS GOVERN.

SILT FENCE	1500	LF
INLET PROTECTION	22	EA
CONCRETE WASH OUT BAG	1	EA
TEMPORARY STANDPIPE	1	EA
FLOW TRANSITION MATS	16	EA
TYPE 3 TRM	1350	SF
CONSTRUCTION ENTRANCE	1000	SF
TEMPORARY SEEDING AND MULCHING	16.65	AC



TEMPORARY STANDPIPE NOTES:
A TEMPORARY C.M.P. STANDPIPE, ONE STANDARD PIPE SIZE SMALLER THAN THE PERMANANT R.C.P. INLET, SHALL BE INSTALLED IN THE INLET.
THE OPEN TOP OF THE STANDPIPE SHALL BE 24" FROM THE FLOWLINE OF THE PIPE.
THE STAND PIPE SHALL CONSIST OF A 90° ELBOW, WITH 1" DIAMETER HOLES ON 6" CENTERS. STEEL SPACERS SHALL BE WELDED LONGITUDINALY TO THE PIPE TO PROVIDE A SNUG FIT. ENGINEERING FABRIC (TREVIRA SPUNBOND OR EQUAL) SHALL BE SECURELY WRAPPED AROUND THE PIPE. LOW STRENGTH GROUT SHALL BE POURED BETWEEN THE 2 PIPES TO PROVIDE STABILITY AND PREVENT LEAKAGE.

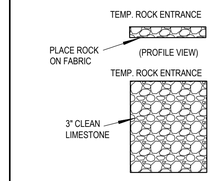
ONCE FINAL STABILIZATION HAS BEEN ACHIEVED, THE TEMPORARY STAND PIPE AND GROUT SHALL BE REMOVED



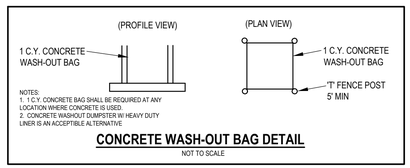
TEMPORARY STANDPIPE DETAIL
NOT TO SCALE

EROSION CONTROL NOTES:
1. SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
2. SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
3. INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
4. INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
5. INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
6. OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

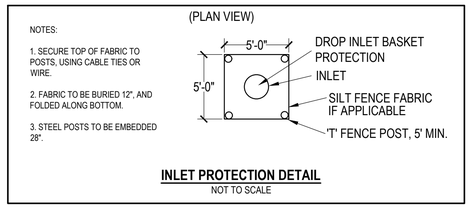
STABILIZED ENTRANCE SHALL BE AT LEAST 50' LONG AND EXTEND TO THE PUBLIC ROADWAY.



SITE ENTRANCE DETAIL
NOT TO SCALE



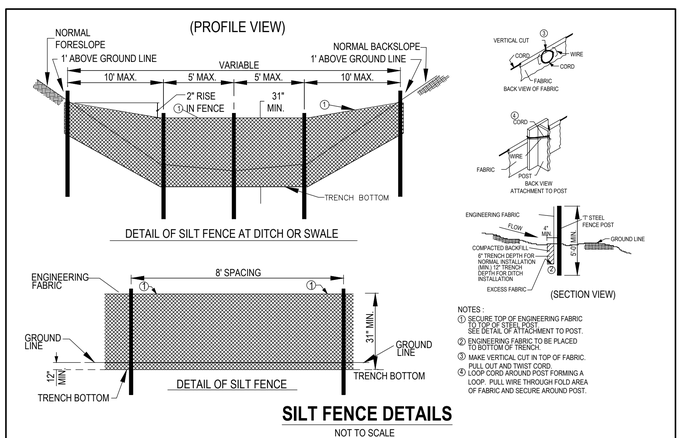
CONCRETE WASH-OUT BAG DETAIL
NOT TO SCALE



INLET PROTECTION DETAIL
NOT TO SCALE

EROSION CONTROL REMOVAL NOTES:
1. AFTER FINAL STABILIZATION HAS OCCURED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.

GRAPHIC SCALE
50 0 25 50 100



SILT FENCE DETAILS
NOT TO SCALE

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

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LOT 3 LEGACY PARK
GRIMES, IOWA

SWPPP

REFERENCE NUMBER:

DRAWN BY: BK

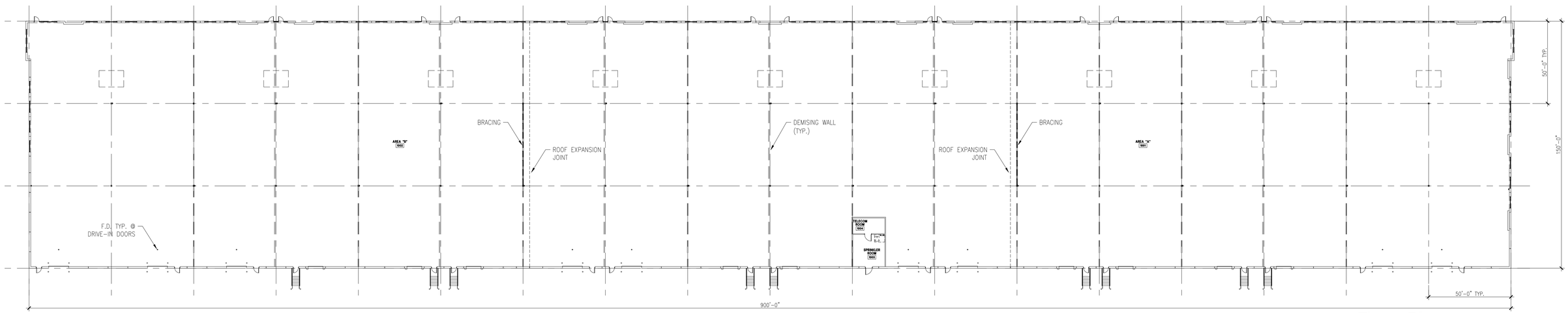
CHECKED BY: DB

REVISION DATE:
02/27/20 PRELIM
05/12/21 CONCEPT
06/14/21 PRELIM
07/02/21 CITY#1
08/10/21 CITY#2
08/27/21 CITY#3

PROJECT NUMBER: 160387-3

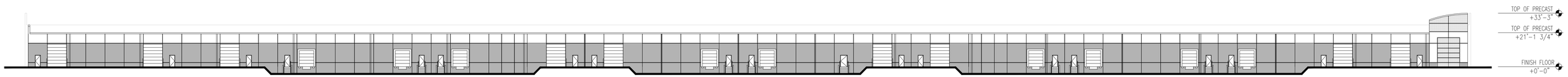
SHEET NUMBER: C7.1

8/27/2021 3:51:20 PM M:\LAND PROJECTS 20\160387-3 LEGACY LOT 3\DWG\LOT3-C7 SWPPP.DWG

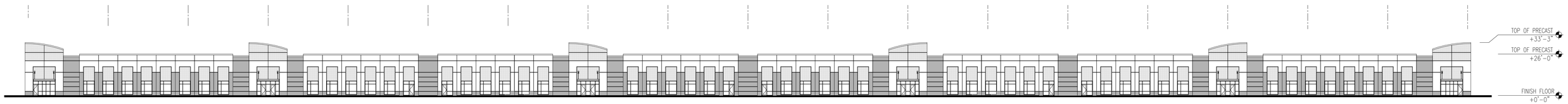


Floor Plan

0' 15' 30' 60'

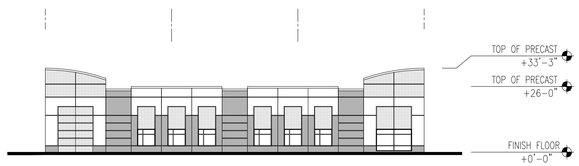


East Elevation



West Elevation

South Elevation



North Elevation

GROUND FLOOR FRONTAGE GLAZING (WEST WALL)

TOTAL HORIZONTAL LENGTH OF WALLS	904 LF	
HORIZONTAL LENGTH OF WINDOWS / DOORS	448 LF	50% OF WALL

GROUND FLOOR FRONTAGE GLAZING (NORTH WALL)

TOTAL HORIZONTAL LENGTH OF WALLS	150 LF	
HORIZONTAL LENGTH OF WINDOWS / DOORS	56 LF	37% OF WALL

Exterior Elevations

0' 15' 30' 60'

CSO

ANDERSON PROPERTIES

Building 2 | Legacy Park

Legacy Park - Grimes, IA | 02 October 2019

18021

Planning & Zoning Staff Report

TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: September 7, 2021
RE: Jiffy Lube – Site Plan

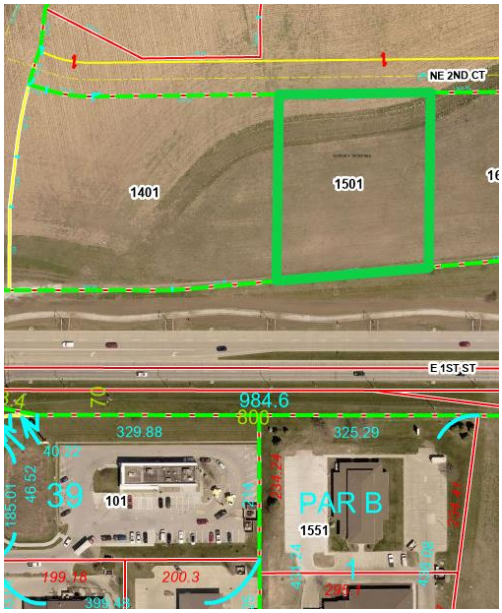
GENERAL INFORMATION:

Applicant: Terraform Companies

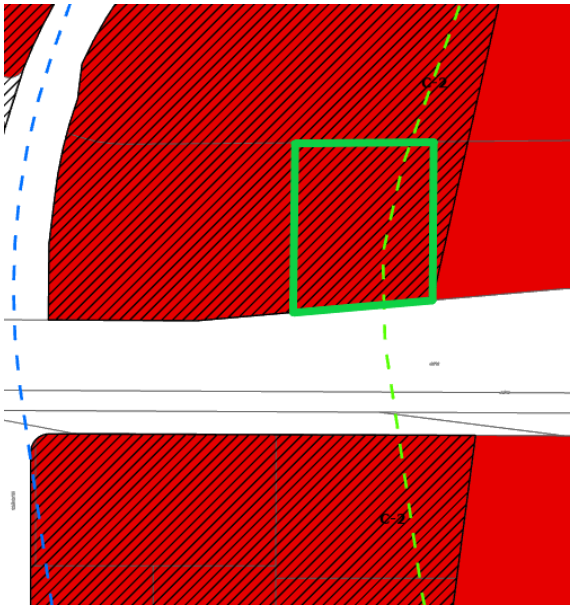
Requested Action Site Plan

Location 1501 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 3,075 square foot Jiffy Lube and a 4,356 square foot Heartland Dental office located at 1501 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 for Jiffy Lube is proposed to be principally constructed of fiber cement with stone veneer accent band. The façade for Heartland Dental is proposed to be principally constructed of fiber cement and brick with a stone veneer accent band. The dumpster enclosure will be constructed of split face block. The gates will be constructed with a steel frame and composite decking.

Site Layout:

The site will be accessed from the private drive on the west and north of the property. Pedestrian connectivity is provided along E 1st Street and NE 2nd Court. A sidewalk connection is proposed from the north to the building. The entrance into the Jiffy Lube stalls wraps around the east side of the site.

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

Parking:

The site provides more than the required number of parking spaces for the site and does provide more than 25% above the minimum. Parking has been provided for the two buildings with 39 total spaces provided.

Landscaping/Streetscape:

The site meets the minimum required number of plantings for the Highway 141 Corridor. Landscaping is provided along E. 1st Street and NE 2nd Court, along the west 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 north side of the site and will run south to the buildings.

Water will connect to the existing 8" water service on the north side of the lot and will be constructed south to the buildings. The buildings are 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 northwest 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 Jiffy Lube 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

~~August 5, 2021~~
August 20, 2021

Civil Design Advantage
Attn: Erin Ollendike
3405 SE Crossroads Drive, Suite G
Grimes, IA 50111

RE: Jiffy Lube Site Plan

Dear Ms. Ollendike:

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

General Comments:

1. ~~Are both buildings proposed to be constructed at the same time?~~
2. Provide $3250 site plan review fee.

Cover Sheet:

1. ~~Update proposed use. Dental office and auto repair~~
2. ~~Update to Highway 141 Zone 1.~~
3. ~~Revise required open space to 20%.~~

Sheet C2.0:

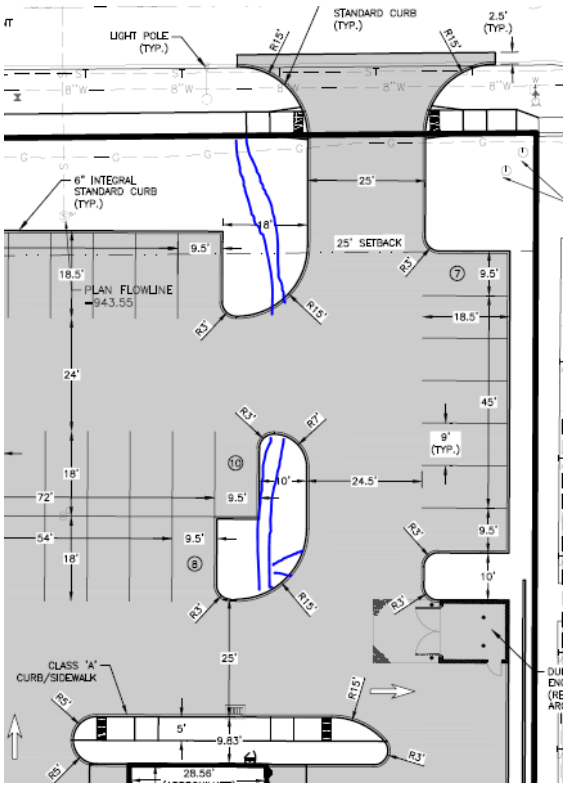
1. ~~Label lot dimensions.~~

Sheet C3.0:

1. Update City standards notes. Update Note 1.F to obtain at knoxbox.com
2. ~~Label stop sign locations.~~
3. ~~Label the square footage of the buildings.~~

4. ~~Provide 20' wide drive lane between the building and dumpster. The dumpster could shift north.~~

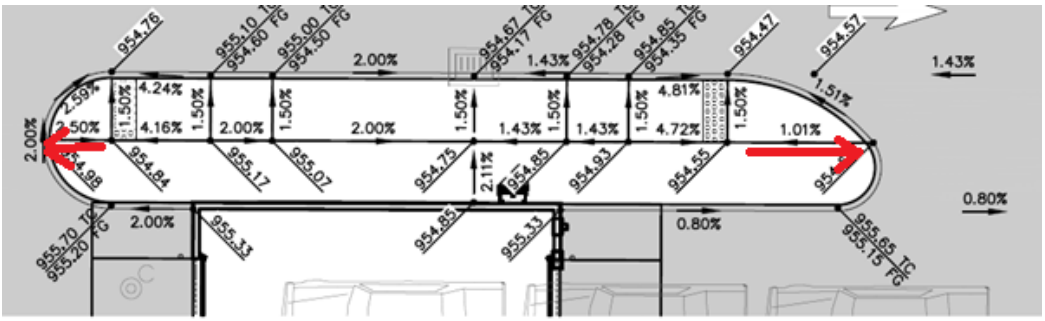
5. ~~The slope along the west property line needs to be 4:1 maximum. Staff suggests moving the sidewalk as shown below or to move the sidewalk next to the curb of the parking lot to avoid grading/safety shelf issues along the west property line.~~



6. ~~Is the maximum height of the retaining wall 3'? Please provide and label 3' setback from east property line.~~

Sheet C4.0:

1. ~~On Detail B, grade the ends of the ramps should slope down to the parking lot.~~



DETAIL 'B'

2. ~~On ramps, the truncated domes are supposed to be radial if the space between the domes and street is greater than 5'.~~

3. ~~Slope on the west side of the property (33.33%) needs to be 4:1 maximum. Please revise.~~

Sheet C6.0:

1. Label FDC locations. FDC must be within 100' of a hydrant. Please label.

2. Label knox box locations. Please label.

3. ~~Provide water main lengths.~~

4. Clean outs to have castings (SW-203)

Sheet C7.0:

1. ~~Suggest relocation of two skyline honey locust trees by the exits of the site. This may obstruct the view of the stop signs at the exit of the lot.~~

2. ~~Provide 5' clearance around hydrants.~~

3. ~~Provide landscape along the south side of the dental office.~~

4. ~~Provide evergreen landscaping around both transformers to shield from view from the ROW.~~

5. ~~Update required open space plantings. Should be 25 trees and shrubs.~~

6. ~~Label the tree species along the south property line.~~

Photometric Plan:

1. ~~Is lighting proposed on the dental building? Please add locations.~~

2. Provide lighting cut sheets for parking lot and building lights. Provide cut sheet for Jiffy Lube wall lights.

Architecture (Dental Office):

1. Provide building material percentages. A minimum of 75% of the wall area excluding glass primary material is required on all sides of the building. Provide material percentages.

2. ~~Include all materials in the table and label the materials on the building.~~

3. ~~What type of material is PC-CLAD?~~

4. Provide list of 5 treatments demonstrated on the building as listed in 165A.24. Add the list to the elevation sheet. Provide list and add to the elevation sheet.

5. Provide glazing percentage. 20% minimum is required along the ROW. Provide glazing percentage.

6. ~~Provide lighting cut sheets. Label lighting locations on the building.~~

Architecture (Jiffy Lube):

1. EIFs is not considered primary material. Please revise material. Are fasteners needed for the fiber cement? If so, hidden or flush mount fasteners will be required. Please add a note.

2. Revise building material percentages to exclude windows and doors. Building material percentages should add up to 100%. Requirement is 75% primary material required on all sides. Update material percentages accordingly.

3. ~~Provide glazing percentage. 20% minimum is required along the ROW.~~

4. ~~Provide list of 5 treatments demonstrated on the building as listed in section 165A.24. Add the list to the elevation sheet.~~

5. ~~Roof top equipment is required to be screened.~~

6. Provide lighting cut sheets. Provide cut sheets for wall lights.

7. The signage on the fascia panels will need to be channel or routed letters a minimum of 1" in depth. Flat panel signs are not permitted. Signage permits to be submitted separately. Remove fascia panel note. It is still shown.

SWPPP:

1. Provide SWPPP. Please provide.

Stormwater Management Plan (SWMP):

~~1. Add contour labels to storm sewer map.~~

~~2. Provide final signed 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:	~~August 10, 2021~~ August 27, 2021 **(1 PDF of Site plan with Elevation Plan included)**
PLANNING & ZONING:	September 7, 2021 at 5:30
COUNCIL MEETING:	September 28, 2021 at 5:30

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

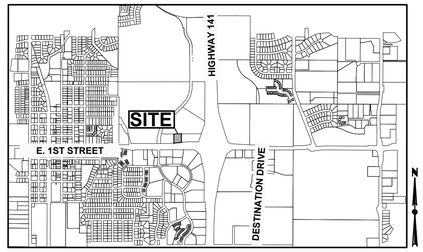
SITE PLAN FOR:

JIFFY LUBE

GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

OWNER

HY-VEE
5820 WESTOWN PKWY
WEST DES MOINES, IA 50266-8223

DEVELOPER

TERRAFORM COMPANIES
CONTACT: ELLIOTT SMITH
6770 SOUTH 900 EAST, SUITE 102
SALT LAKE CITY, UT 84047
PH. (801) 278-4689

ENGINEER

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

SURVEYOR

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

ARCHITECT

DESIGN WEST
CONTACT: NICK PALMER
795 NORTH 400 WEST
SALT LAKE CITY, UT 84103
PH. (801) 539-8221

DATE OF SURVEY

JULY 19, 2021

BENCHMARKS

BURY BOLT ON HYDRANT @ SE CORNER OF 1ST STREET AND GATEWAY DRIVE.
ELEVATION = 940.44

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = FALL 2021
ANTICIPATED FINISH DATE = FALL 2022

SUBMITTAL DATES

FIRST SUBMITTAL: 07/26/2021
SECOND SUBMITTAL: 08/12/2021
THIRD SUBMITTAL: 08/26/2021

LEGAL DESCRIPTION

LOT 2 IN HOPE COMMERCIAL PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA. CONTAINING 1.39 ACRES (60,703 SQUARE FEET).

ZONING

ZONING: C-2 GENERAL AND HIGHWAY SERVICE COMMERCIAL DISTRICT

*PROPERTY IS WITHIN TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT OVERLAY DISTRICT

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

DEVELOPMENT SUMMARY

AREA: 1.39 ACRES (60,703 SF)

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

OPEN SPACE REQUIRED: =12,141 SF (20%)
ADDITIONAL OPEN SPACE REQ. = 324 SF
TOTAL OPEN SPACE REQ. =12,464 SF

OPEN SPACE PROVIDED:
TOTAL SITE = 60,703 SF
BUILDINGS = 7,431 SF
PARKING AREAS / DRIVES = 29,460 SF
SIDEWALK = 1,753 SF
OPEN SPACE PROVIDED = 22,059 SF (36%)

PARKING:
DENTAL (3/1,000) = 13 SPACES
JIFFY LUBE (4/ BAY) = 16 SPACES

TOTAL REQUIRED = 29 SPACES
MAXIMUM SPACES = 37 (+25%)
TOTAL PROVIDED = 39 SPACES

PROPOSED USE

DENTAL OFFICE &
AUTO REPAIR

PROJECT SITE ADDRESS

LOT 2: 1501 E. 1ST STREET

BULK REGULATIONS

C-2

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'
HEIGHT = 45'

HIGHWAY 141 MIXED USE DEVELOPMENT CORRIDOR DISTRICT

MIN. HIGHWAY 141 SETBACK = 100'
MIN. PUBLIC STREET SETBACK = 25'
MINIMUM OPEN SPACE = 20%

TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT OVERLAY DISTRICT

SAME AS C-2

INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	COVER SHEET
C2.0	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
C3.0	DIMENSION PLAN
C4.0	GRADING PLAN
C5.0	EROSION AND SEDIMENT CONTROL PLAN
C6.0	UTILITY PLAN
C7.0	LANDSCAPE PLAN
C8.0	DETAILS

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

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.

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

PROJECT NO. 2104.250

GENERAL LEGEND

PROPOSED

PROJECT BOUNDARY
LOT LINE
SECTION LINE
CENTER LINE
RIGHT OF WAY (R/W)
PERMANENT EASEMENT (P/E)
TEMPORARY EASEMENT (T/E)
TYPE SW-501 STORM INTAKE
TYPE SW-503 STORM INTAKE
TYPE SW-505 STORM INTAKE
TYPE SW-506 STORM INTAKE
TYPE SW-513 STORM INTAKE
TYPE SW-401 STORM MANHOLE
TYPE SW-402 STORM MANHOLE
TYPE SW-301 SANITARY MANHOLE
STORM/SANITARY CLEANOUT
WATER VALVE
FIRE HYDRANT ASSEMBLY
SIGN
DETECTABLE WARNING PANEL
STORM SEWER STRUCTURE NO. (ST-10)
STORM SEWER PIPE NO. (L-10)
SANITARY SEWER STRUCTURE NO. (S-10)
SANITARY SEWER PIPE NO. (P-10)
SANITARY SEWER WITH SIZE (8"S)
SANITARY SERVICE (S)
STORM SEWER
STORM SERVICE (ST)
WATERMAIN WITH SIZE (8"W)
WATER SERVICE (W)
SAWCUT (FULL DEPTH)
SILT FENCE
USE AS CONSTRUCTED (UAC)

EXISTING

SANITARY MANHOLE (S)
WATER VALVE BOX
FIRE HYDRANT
WATER CURB STOP
WELL
STORM SEWER MANHOLE (ST)
STORM SEWER SINGLE INTAKE
STORM SEWER DOUBLE INTAKE
FLARED END SECTION
ROOF DRAIN/ DOWNSPOUT (RD)
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 (E)
ELECTRIC TRANSFORMER (E)
ELECTRIC MANHOLE OR VAULT (E)
TRAFFIC SIGN
TELEPHONE JUNCTION BOX (T)
TELEPHONE MANHOLE/VAULT (T)
TELEPHONE POLE
GAS VALVE BOX (G)
CABLE TV JUNCTION BOX (TV)
CABLE TV MANHOLE/VAULT (TV)
MAIL BOX (M)
BENCHMARK (BM)
SOIL BORING (SB)
UNDERGROUND TV CABLE (TV)
GAS MAIN (G)
FIBER OPTIC (FO)
UNDERGROUND TELEPHONE (T)
OVERHEAD ELECTRIC (OE)
UNDERGROUND ELECTRIC (E)
FIELD TILE (TILE)
SANITARY SEWER W/ SIZE (8"S)
STORM SEWER W/ SIZE (15" RCP)
WATER MAIN W/ SIZE (8"W)

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

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

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

LICENSED PROFESSIONAL ENGINEER
ERIN K OLLENDIKE
16926
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.

PRELIMINARY

ERIN K. OLLENDIKE, P.E. DATE

LICENSE NUMBER 16926
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL:
C1.0-C6.0 & C8.0

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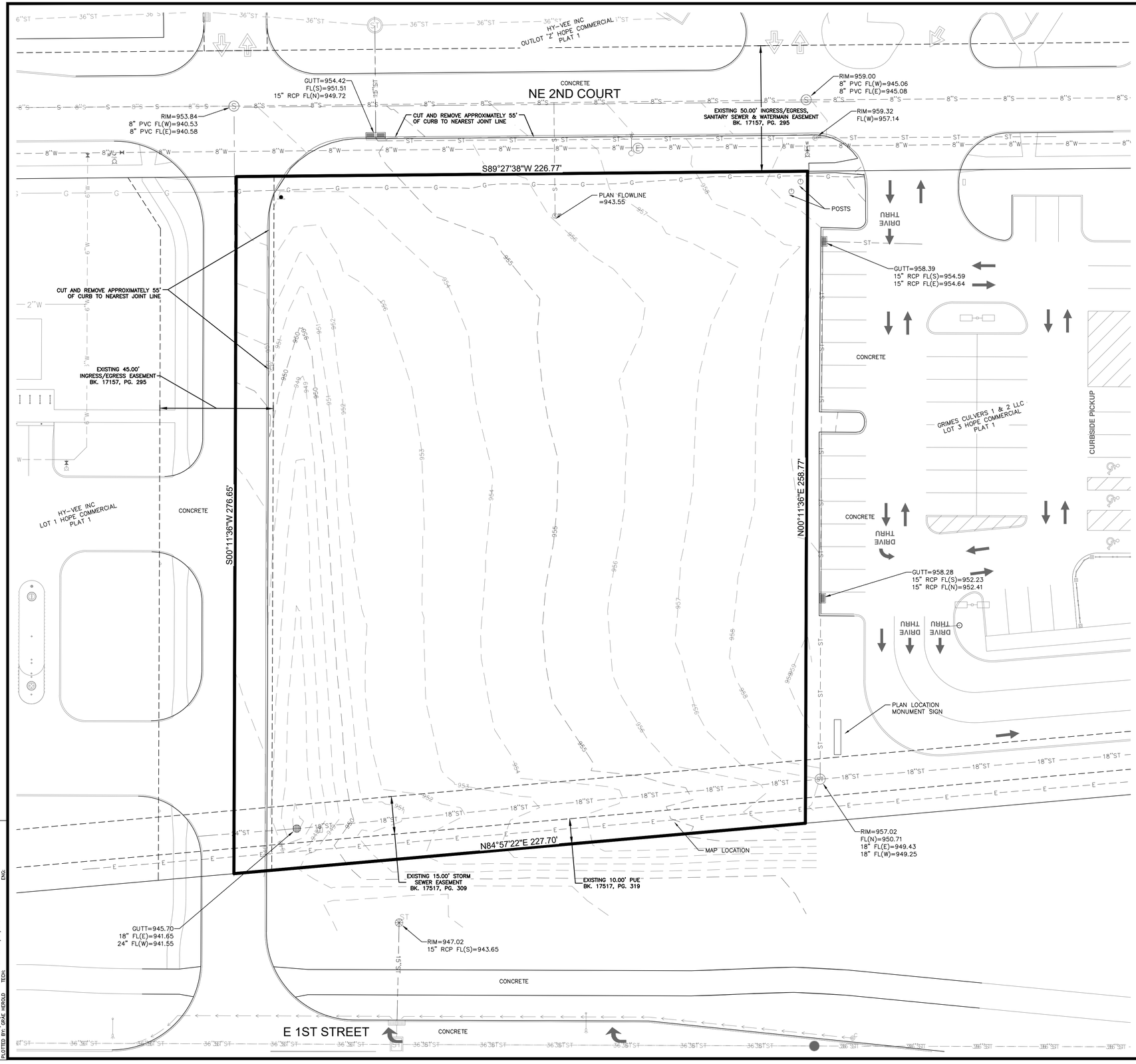
COMMENT: ENG
TECH:



DEMOLITION NOTES

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

TRAFFIC CONTROL NOTES

1. TRAFFIC CONTROL REQUIRED ON ALL PUBLIC STREETS DURING ANY WORK WITHIN EXISTING RIGHT-OF-WAY. CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY FOR APPROVAL PRIOR TO CONSTRUCTION.
2. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
3. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
4. 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.
5. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
6. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH THE CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
7. 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.
8. 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.

CONSTRUCTION NOTE:

NE 2ND COURT PAVING AND STORM SEWER ARE PROPOSED IMPROVEMENTS (BY OTHERS). THESE IMPROVEMENTS COULD BE UNDER CONSTRUCTION SIMULTANEOUSLY WITH JIFFY LUBE'S SITE WORK. CONTRACTOR SHALL COORDINATE ALL WORK WITH ADJACENT CONSTRUCTION.

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SCALE
0' 10' 20' 40'

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COMMENT: ENG.

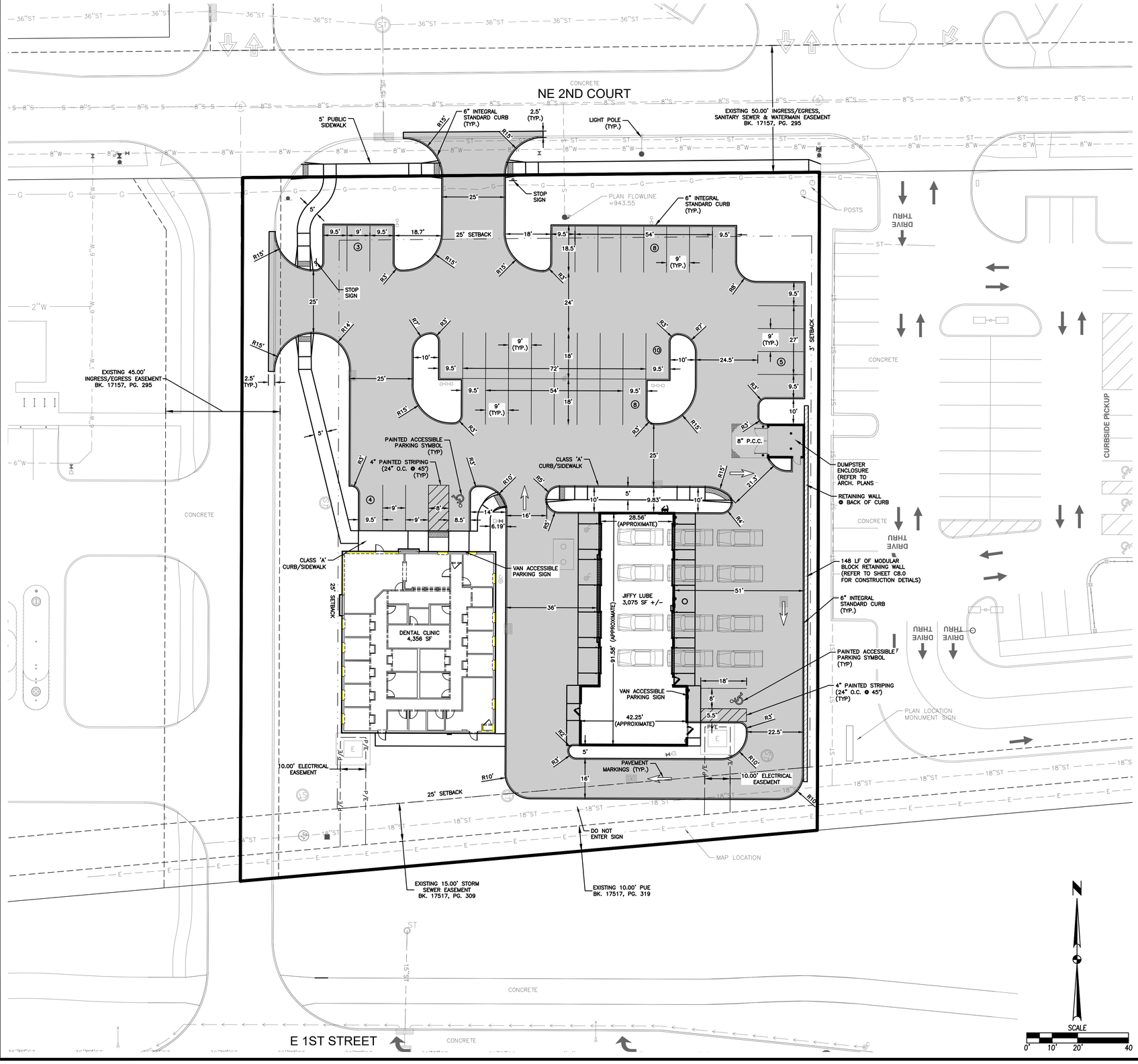
DATE	REVISIONS
08/26/2021	THIRD SUBMITTAL
08/12/2021	SECOND SUBMITTAL
07/26/2021	FIRST SUBMITTAL

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

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

JIFFY LUBE
SURVEY AND DEMOLITION PLAN

SHEET NUMBER:
C2.0
2104.250



GENERAL NOTES

1. THE 2021 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S ENGINEERING DEPARTMENT.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY OF GRIMES STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR SHALL BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY OF GRIMES CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
    A. CITY OF GRIMES
    B. APPROPRIATE UTILITY COMPANIES
    C. OWNER
    D. ARCHITECT
20. PARKING LOT STRIPING SHALL BE A 4" WHITE STRIPE UNLESS OTHERWISE NOTED (MINIMUM TWO COATS).
21. ALL EXTERIOR LIGHTING SHALL BE LOW-GLARE FULL CUTOFF TYPE FIXTURES AND SHALL NOT EXCEED ZERO FOOT-CANDLES BEYOND THE PROPERTY LINE. THE CONTRACTOR SHALL COORDINATE FINAL LIGHTING AND ELECTRICAL DESIGN WITH THE OWNER.
22. ANY SITE CHANGES THAT DIFFER FROM THE SITE PLAN MUST BE APPROVED BY THE CITY OF GRIMES PRIOR TO INSTALLATION/AMENDEMENT.

PAVEMENT THICKNESS

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

SIDEWALKS	4" P.C.C.
SIDEWALK CURB RAMPS	6" P.C.C.
PARKING SPACES / DRIVES	6" P.C.C.
DUMPSTER ENCLOSURE AND FRONT 14 FEET	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 FIRE DEPARTMENT AND SHALL BE OBTAINED AT KNOXBOX.COM.
   G. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
   H. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS

2. SANITARY SEWER NOTES:
   A. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE PLUG SHALL BE REMOVED FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
   B. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
   C. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
   D. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
   E. ALL SANITARY SEWER 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.

3. WATER MAIN NOTES:
   A. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2' BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
   B. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
   C. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
   D. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
   E. WATER SERVICE SHALL BE 1-INCH RESIDENTIAL, 2" COMMERCIAL MINIMUM TYPE K COPPER.
   F. PROPOSED WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE DEVELOPER. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF GRIMES. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE DEVELOPER AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DEPT. AND BY FAX TO US WATER AT 515-986-7300. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
   G. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.

4. STORM SEWER NOTES:
   A. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
   B. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
   C. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL 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.

5. SIGNAGE NOTES:
   A. ALL SIGNAGE SHALL BE SUPPLIED AND INSTALLED BY THE DEVELOPER.
   B. ALL SIGN POST SHALL BE TELESPAR 2"x2" SQUARE TUBE GALVANIZED STEEL (14-GUAGE MIN.) WITH 7/16" KNOCK-OUT STYLE PERFORATIONS THAT ARE PRE-PUNCHED.

SIGN LEGEND

R7-8a R5-1 R1-1

REVISIONS	DATE
THIRD SUBMITTAL	08/26/2021
SECOND SUBMITTAL	08/12/2021
FIRST SUBMITTAL	07/26/2021

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

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

JIFFY LUBE
DIMENSION PLAN

SHEET NUMBER:
C3.0
2104.250

FILE: I:\2021\21042501\DWG\21042501-SITE PLAN.DWG
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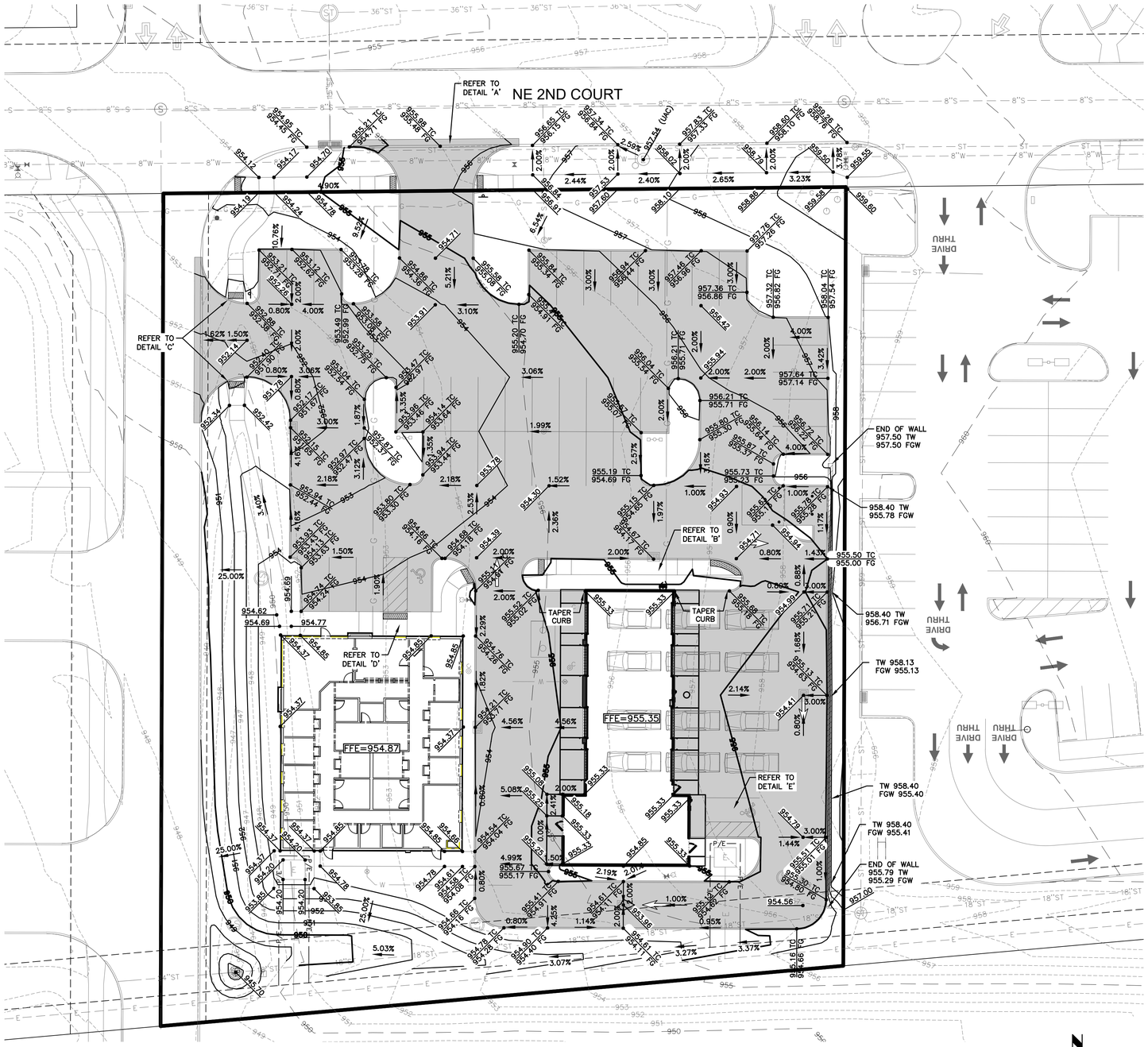

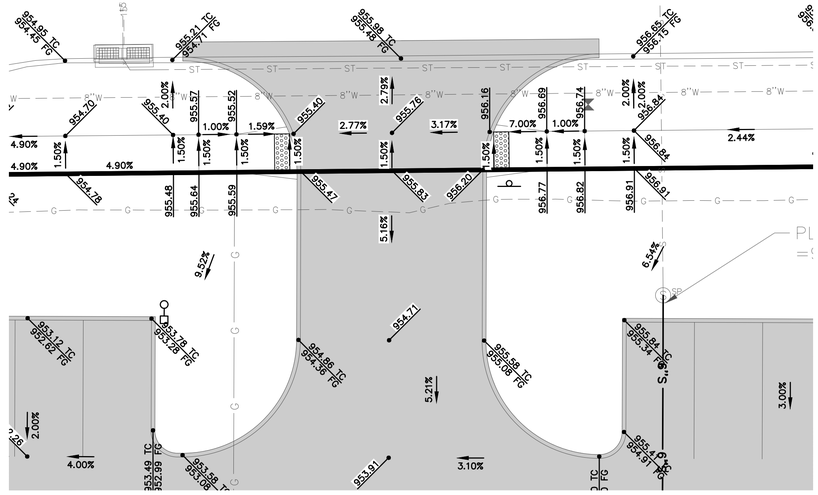

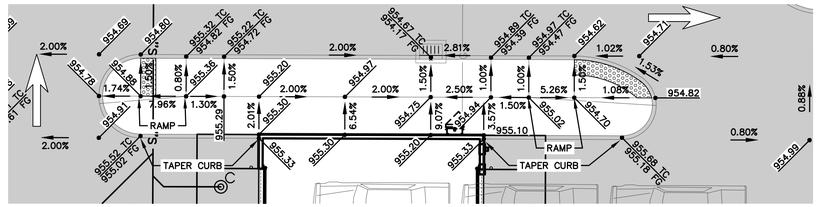

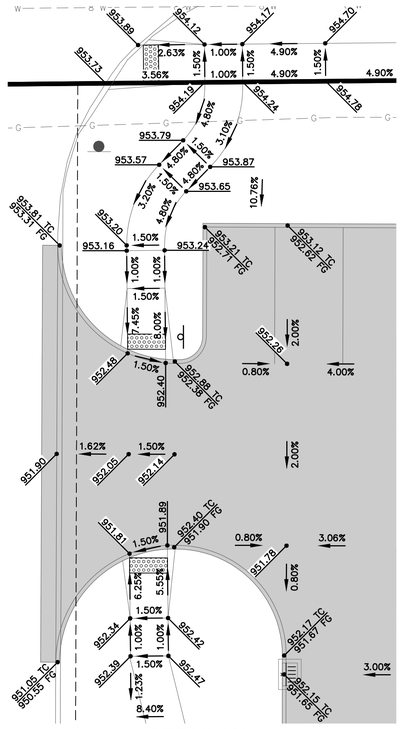

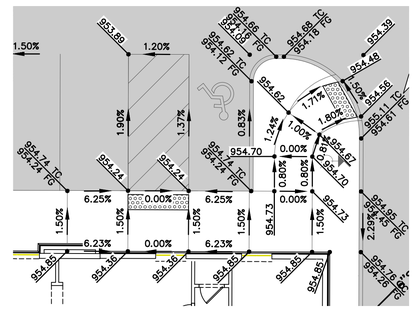

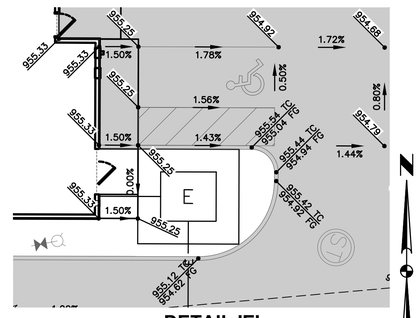

GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY OF GRIMES' BUILDING DIVISION.
2. THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF GRIMES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.
3. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
4. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2021 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES SUPPLEMENTALS, IF APPLICABLE,
5. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
6. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
7. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
8. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
9. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
11. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
12. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
13. SIDEWALKS:
    MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.

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REVISIONS	DATE
THIRD SUBMITTAL	08/26/2021
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FIRST SUBMITTAL	07/26/2021

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

JIFFY LUBE
GRADING PLAN

SHEET NUMBER:
C4.0
2104.250

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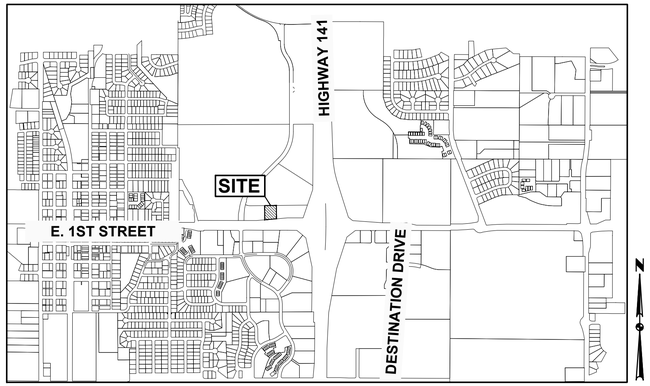
PLOTTED: 8/27/2021 11:53 AM
PLOTTED BY: GRAE HEROLD
COMMENT:
ENG:
TECH:

JIFFY LUBE

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	693
2	DITCH CHECKS	LF	81
3	FILTER SOCK	LF	110
4	SEEDING, FERTILIZING, AND MULCHING	AC	0.39
5	INLET PROTECTION DEVICES	EA	5
6	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO LITTLE BEAVER CREEK ±1100 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	1.34 ACRES
STORAGE VOLUME REQUIRED (1.40 OF ACRES*3600 CU FT)	4,824 CU FT
VOLUME PROVIDED IN FILTER SOCK (110 LF @ 2.0 CU FT/LF OF SOCK)	220 CU FT
VOLUME PROVIDED IN SILT FENCE (693 LF @ 9 CU FT/LF OF FENCE)	6,237 CU FT
VOLUME PROVIDED IN DITCH CHECK (81 LF @ 15 CU FT/LF)	1,215 CU FT
TOTAL VOLUME PROVIDED	7,672 CU FT

NOTES:

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

SWPPP LEGEND

DRAINAGE ARROW — X.XX %

GRADING LIMITS

FILTER SOCK

SILT FENCE

DITCH CHECK

INLET PROTECTION

PORTABLE RESTROOM — R

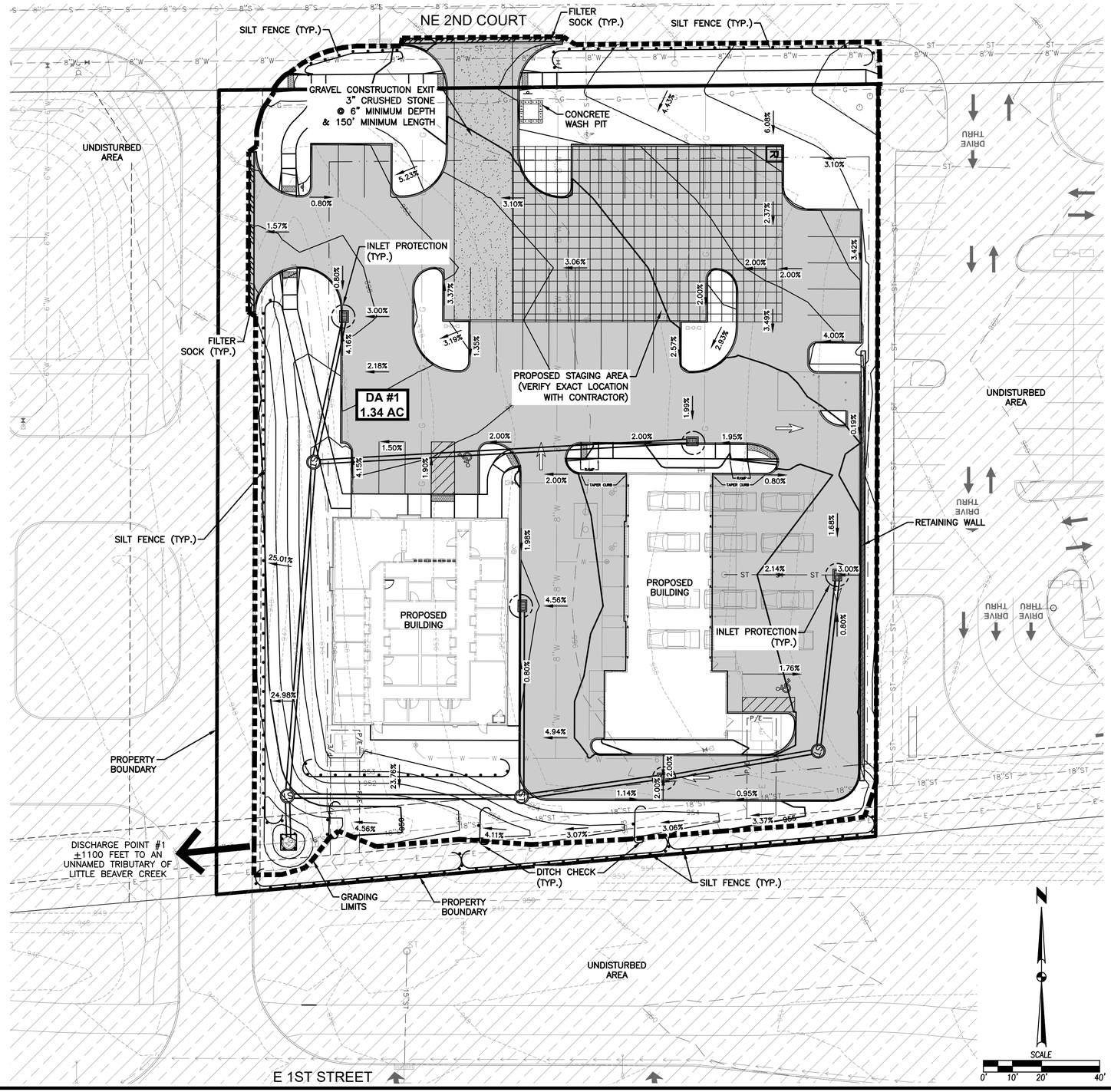
TEMPORARY STANDPIPE

CONCRETE WASHOUT PIT

UNDISTURBED AREA

GRAVEL ENTRANCE

STAGING AREA



DATE	REVISIONS
08/26/2021	THIRD SUBMITTAL
08/12/2021	SECOND SUBMITTAL
07/26/2021	FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
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CIVIL DESIGN ADVANTAGE

JIFFY LUBE

EROSION AND SEDIMENT CONTROL PLAN

GRIMES, IOWA

SHEET NUMBER:

C5.0

2104.250

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PLOTTED BY: DALE HEROLD
COMMENT: ENG
TECH:

UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2021 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2021 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. 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.

PRIVATE WATER MAIN QUANTITIES

8" WATER MAIN =241 L.F.
6" WATER MAIN =64 L.F.

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CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

JIFFY LUBE
UTILITY PLAN

SHEET NUMBER:
C6.0
2104.250

SCALE
0' 10' 20' 40'

FILE: H:\2021\2104250\DWG\2104250-SITE PLAN-GRADING-UTILITY.DWG
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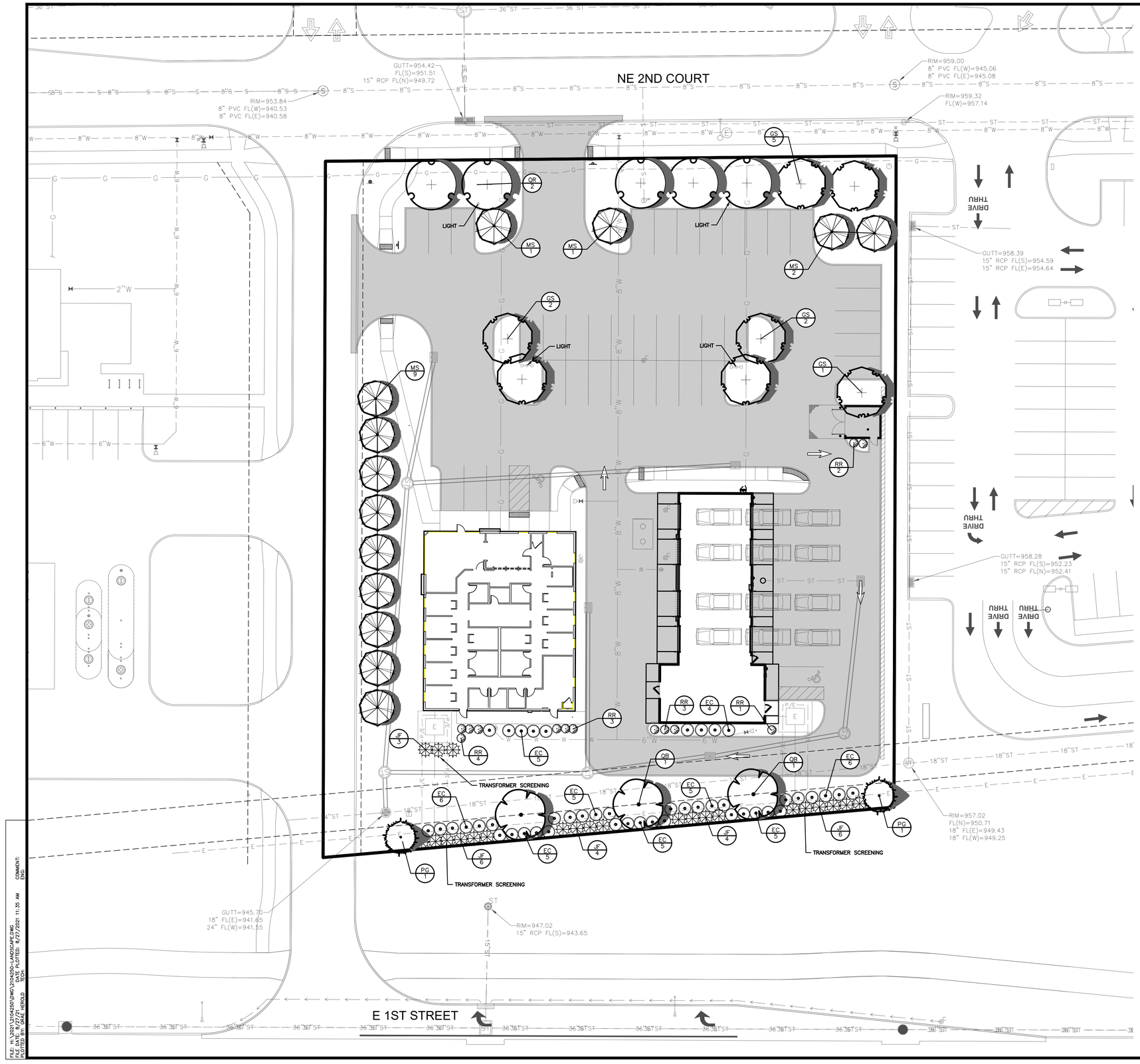
TECH:



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.
5. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
6. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
7. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A MINIMUM DEPTH OF 3". ALL GROUPS OF MORE THAN ONE SHRUB SHALL BE MULCHED IN A CONTINUOUS BED, SEPARATED FROM TURF BY A 3" SPADE-CUT EDGE. MULCH AROUND ALL CONIFEROUS TREES SHALL BE A 10' DIAMETER CIRCLE. ALL EDGING SHALL BE SPADE-CUT EDGE.
8. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
9. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
10. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
11. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

LANDSCAPE REQUIREMENTS

SITE AREA:	60,703 SF
OPEN SPACE:	REQUIRED: 12,141 SF (20%)
STREET FRONTAGE:	E 1st STREET (228' LF)
OPEN SPACE LANDSCAPING:	
REQUIRED:	2 TREES AND SHRUBS PER 1,000 SF OF REQUIRED OPEN SPACE 25 TREES 25 SHRUBS
PROVIDED:	25 TREES 25 SHRUBS

PARKING LOT FRONTAGE:

REQUIRED:	1 TREE/50 LF AND 1 SHRUB/4 LF
EAST 1ST STREET:	5 TREES 57 SHRUBS
PROVIDED:	5 TREES 57 SHRUBS

PLANT SCHEDULE

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PG	2	Colorado Blue Spruce	Picea pungens 'Glauca'	B&B, 6' HEIGHT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
MS	13	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
GS	7	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B&B, 2" CALIPER
QB	3	Swamp White Oak	Quercus bicolor	B&B, 2" CALIPER
QR	5	Red Oak	Quercus rubra	B&B, 2" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EC	46	Compact Burning Bush	Euonymus alatus 'Compactus'	24" HT.
JF	23	Sea Green Juniper	Juniperus chinensis 'Sea Green'	24" HT.
RR	11	Fine Line Buckthorn	Rhamnus frangula 'Fine Line'	36" HT.

SCALE 0' 10' 20' 40'

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CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

JIFFY LUBE
LANDSCAPE PLAN

SHEET NUMBER: C7.0
2104.250

FILE: H:\2021\2104250\DWG\2104250-LANDSCAPE.DWG
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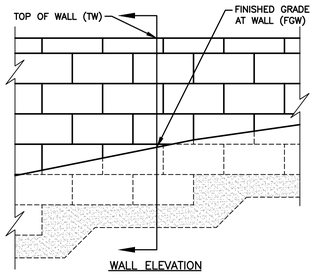
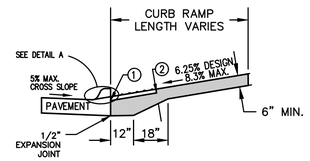
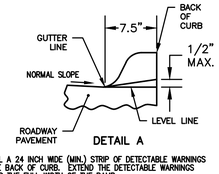


* REFER TO BLOCK WALL SUPPLIER SHOP DRAWINGS FOR FULL HEIGHT DIMENSION(S) OF MODULAR BLOCK WALL.

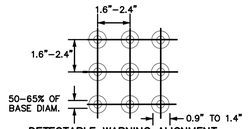
MODULAR BLOCK MASONRY WALL SPOT ELEVATION REFERENCE



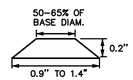


① INSTALL A 24 INCH WIDE (MIN.) STRIP OF DETECTABLE WARNINGS AT THE BACK OF CURB. EXTEND THE DETECTABLE WARNINGS ACROSS THE FULL WIDTH OF THE RAMP.

② PROVIDE A MINIMUM OF 6 INCHES OF CONCRETE BELOW THE DETECTABLE WARNING PANEL.



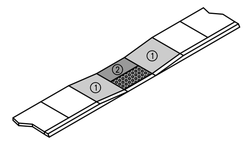
DETECTABLE WARNING ALIGNMENT (TOP VIEW)



DETECTABLE WARNINGS (PROFILE)

DETECTABLE WARNING DETAIL

NOT TO SCALE



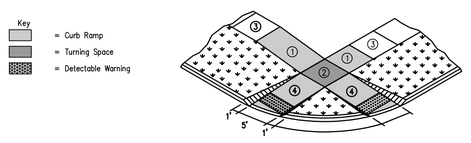
① Parallel Curb Ramp: Target cross slope of 1.5% with a maximum cross slope of 2.0%. The length of the parallel ramp is not to exceed 15 feet, regardless of resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.

② Turning Space: Target slope of 1.5% with a maximum slope perpendicular to the travel directions of 2.0%. Ath mid-block crossings, cross slope of landing may exceed 2.0% to match the roadway grade. Minimum 5 feet by 5 feet.

③ Target cross-slope of 1.5% with a maximum cross-slope of 2.0%.

④ Perpendicular curb ramp: Target running slope of 6.25% with maximum running slope of 8.3%

⑤ The minimum pavement depth for ramps and turning spaces is 6-inches.



CURB RAMPS OUTSIDE OF INTERSECTION RADIUS

NOT TO SCALE

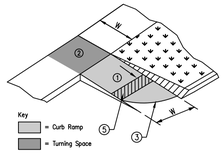
① Perpendicular Curb Ramp: Target running sloped of 6.25% with a maximum running slope of the 8.3%.

② Turning Space: Target slope of 1.5% with a maximum slope perpendicular to the travel directions of 2.0%. At mid-block crossings, cross slope of landing may exceed 2.0% to match the roodway grade. Min. 5'x5'.

③ Provide an area of special shaping at the bottom of the ramp to provide a smooth transition to the gutterline. 2% maximum slope in any direction.

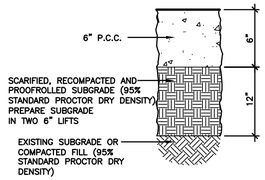
④ The minimum pavement depth for ramps and turning spaces shall be 6-inches.

⑤ Install a 24 inch wide (min.) strip of detectable warnings at the back of curb. Extend the detectable warnings across the full width of the ramp.



PERPENDICULAR CURB RAMP @ CLASS 'A' INTEGRAL CURB

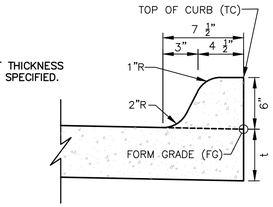
NOT TO SCALE



NOTE:
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB. EXCEPT WHEN ABUTTING EXISTING PAVEMENT.

12" SUBGRADE PREPARATION

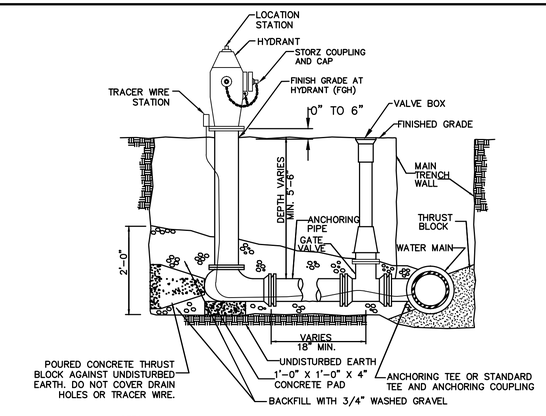
NOT TO SCALE



NOTES:
1. t = PAVEMENT THICKNESS IN INCHES; AS SPECIFIED.

INTEGRAL 6" STANDARD CURB SPOT ELEVATION REFERENCE DETAIL

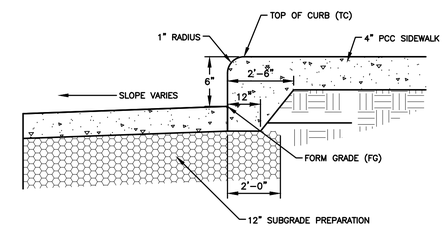
NOT TO SCALE



NOTES
1. MINIMUM SIZE FOR PIPING, VALVES AND FITTINGS FROM WATER MAIN TO HYDRANT INLET: 6".
2. PROVIDE TRACER WIRE AND TRACER WIRE STATION.
3. WRAP HYDRANT, PIPE AND FITTINGS WITH POLYETHYLENE ENCASEMENT.

HYDRANT ASSEMBLY DETAIL

NOT TO SCALE



CLASS 'A' CURB AND SIDEWALK

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.

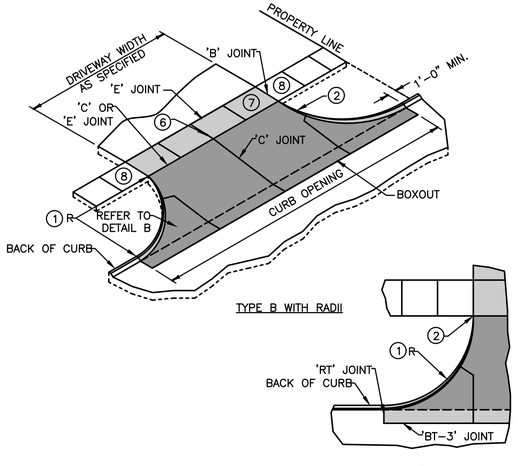
④ SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY.

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.

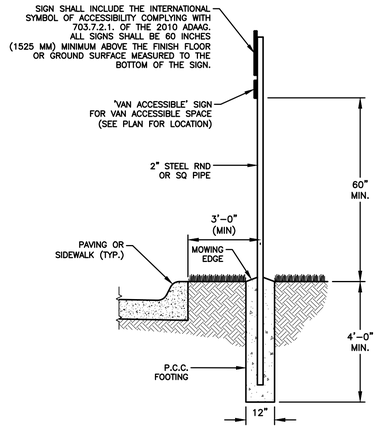
⑦ TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. IF SPECIFIED IN THE CONTRACT DOCUMENTS, CONSTRUCT THE SIDEWALK THROUGH THE DRIVEWAY 5 FEET WIDE TO SERVE AS A PASSING SPACE.

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.



CONCRETE DRIVEWAY TYPE B

NOT TO SCALE



ACCESSIBLE PARKING SIGN ON POST

NOT TO SCALE

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

REVISIONS	DATE
THIRD SUBMITTAL	08/26/2021
SECOND SUBMITTAL	08/12/2021
FIRST SUBMITTAL	07/26/2021

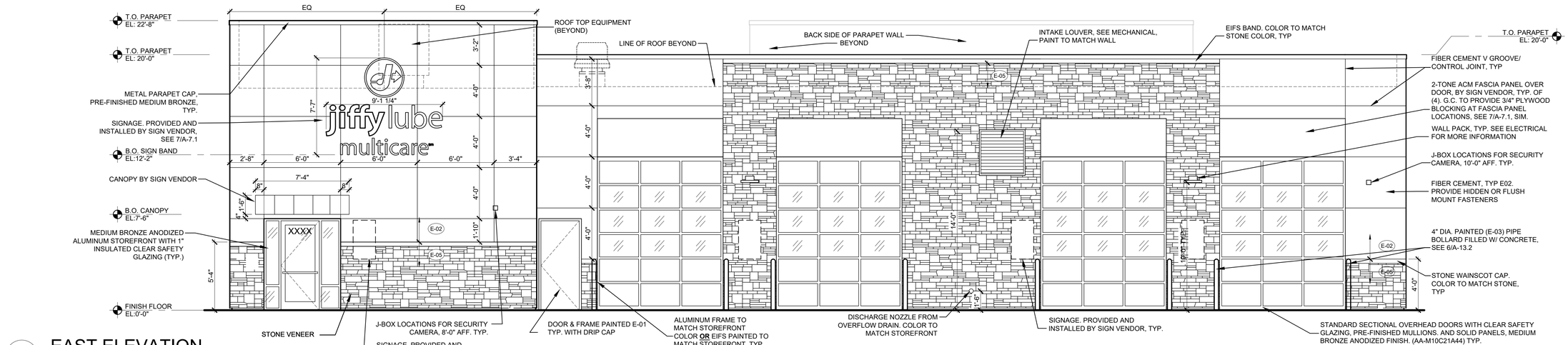
ENGINEER: EKO | EI: GH

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

JIFFY LUBE DETAILS

SHEET NUMBER:
C8.0
2104.250

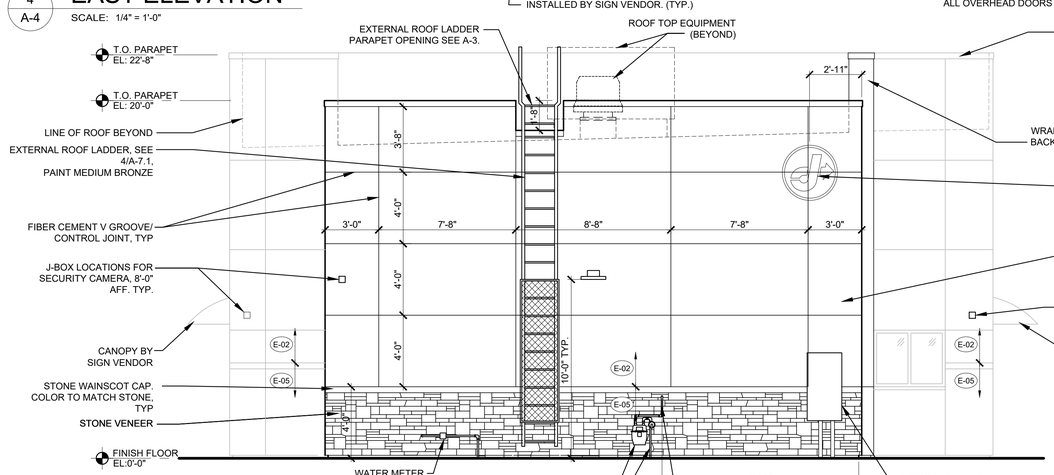
FILE: H:\2021\2104250\DWG\104250-SITE PLANDWG
PLOTTED: 9/7/2021 11:35 AM BY: GRAE HEROLD
COMMENT:
ENG.
TECH.



4 A-4

EAST ELEVATION

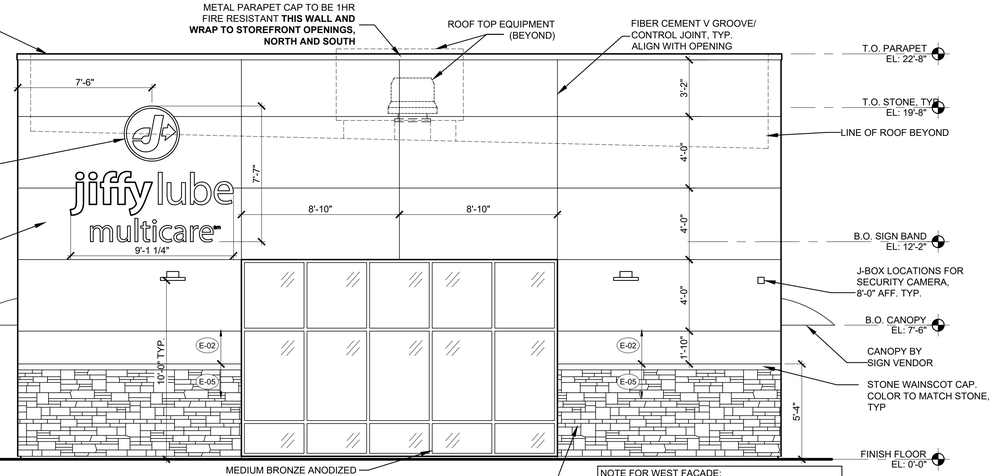
SCALE: 1/4" = 1'-0"



2 A-4

NORTH ELEVATION

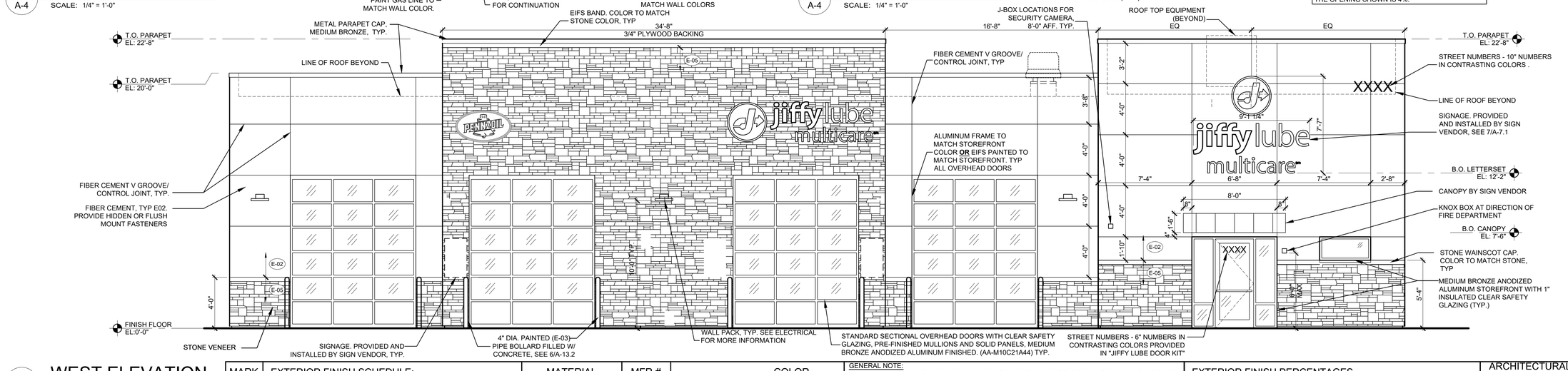
SCALE: 1/4" = 1'-0"



3 A-4

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



1 A-4

WEST ELEVATION

SCALE: 1/4" = 1'-0"

MARK	EXTERIOR FINISH SCHEDULE:	MATERIAL	MFR #	COLOR
E01	EXT. WALLS: SIGN POLES / FENCES / EXT. DOORS AND TRIM	PAINT (SATIN / SEMI-GLOSS)	SW2827	COLONIAL REVIVAL STONE
E02	EXT. WALLS ABOVE WAINSCOT	PAINT (SEMI-GLOSS)	SW7005	PURE WHITE
E03	EXT. WALLS: REAR FASCIA / HANDRAILS / GUARD RAILS / TRAFFIC BOLLARDS	PAINT (SEMI-GLOSS)	SW6314	LUXURIOUS RED
E04	EXT. WALLS: APPLY OVER RED COLOR ABOVE	PAINT (SEMI-GLOSS)	CLEAR COAT	SHER-CLEAR
E05	EXT. WALLS: WAINSCOT	STONE VENEER	CORONADO	EASTERN MOUNTAIN LEDGE PALMETO BLEND

GENERAL NOTE:

1. ALL COLOR NAMES INDICATED ARE FOR SELECTION PURPOSES ONLY. SEE PAINT SPECS FOR SPECIFIC REQUIREMENTS. DESCRIPTION: (ALL "SHERWIN / WILLIAMS" NUMBERS 'SW' COLORS)
2. APPLY CLEAR COAT (E-04) OVER RED (E-03) ON EXTERIOR APPLICATIONS.
3. ALL SIGNAGE SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. ALL SIGNAGE IS UNDER SEPARATE PERMIT AND FINAL DESIGN IS BY SIGNAGE VENDOR.
4. ALL SECURITY CAMERA LOCATIONS ARE FOR ILLUSTRATION PURPOSES ONLY. ALL FINAL LOCATIONS TO BE COORDINATED WITH SECURITY VENDOR.

EXTERIOR FINISH PERCENTAGES

SIDE (SF)	OPENINGS	SF-OPENINGS	STONE	FC	EIFS TRIM
WEST (1996)	27% (536)	WEST (1460)	46% (678)	53% (770)	1% (12)
EAST (1904)	29% (547)	EAST (1357)	43% (582)	56% (762)	1% (13)
SOUTH (952)	20% (194)	SOUTH (758)	17% (129)	83% (629)	
NORTH (600)		NORTH (600)	19% (115)	81% (485)	

ARCHITECTURAL TREATMENTS

1. E02 - FIBER CEMENT PANELS
2. E05 - STONE VENEER PALMETO
3. E05 - STONE CAP
4. E05 - STONE POPOUT ON WEST
5. AWNINGS ABOVE STOREFRONT ENTRIES
6. PARAPET LINE VARIATION
7. EIFS ACCENT TRIM

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CRITERIA V2020.07-1X4
GRIMES, IA
APPROX. 1ST STREET & GATEWAY DRIVE

REVISIONS

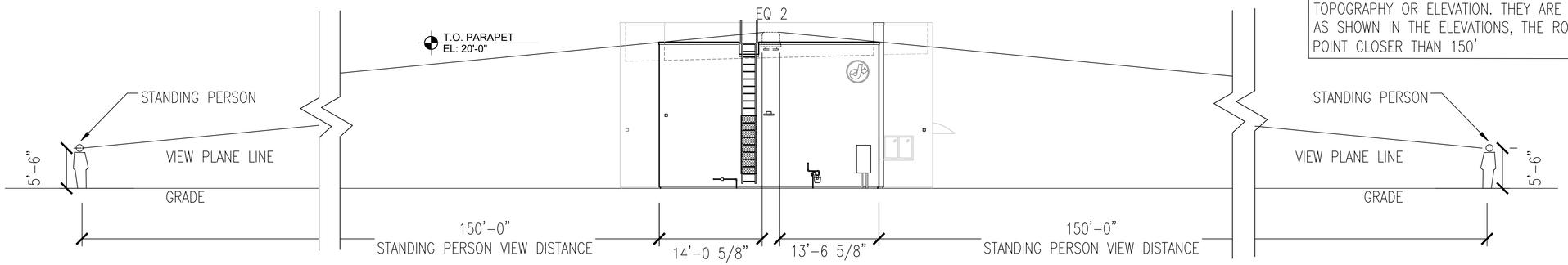
PROFESSIONAL OF RECORD
PHONE: 801-539-8221

Drawn /Checked By:	nsp / sh
Project Number	420761
Owner Date	07-26-2021
Permit Date	XX-XX-XX
Bid Date	XX-XX-XX

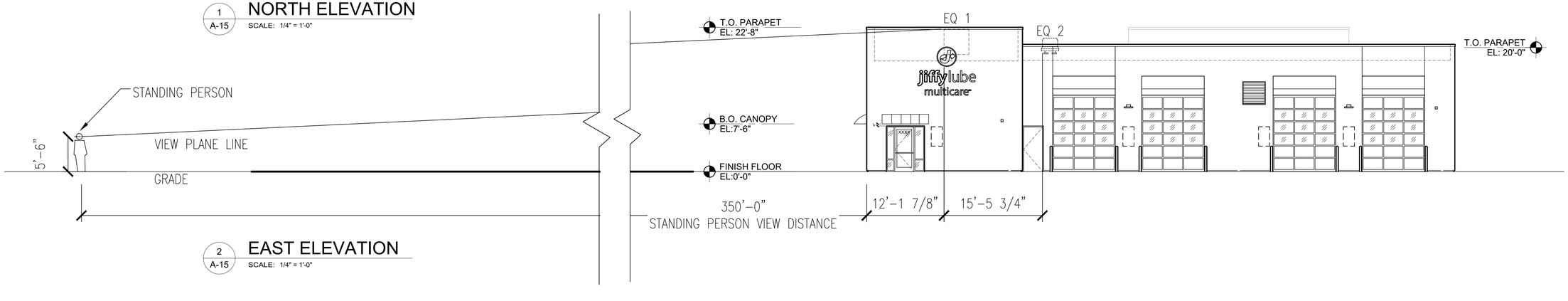
EXTERIOR ELEVATIONS

A-4

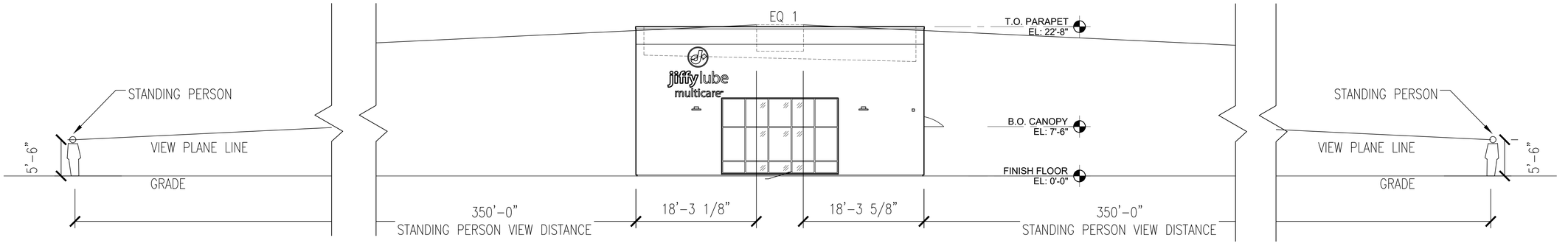
THESE LINE OF SITE ELEVATIONS SHOW THE DISTANCE FROM THE BUILDING AN AVERAGE HEIGHT PERSON MUST BE TO CLEARLY SEE THE ROOF TOP UNITS. IN NO CIRCUMSTANCE DO THESE ELEVATIONS PORTRAY THE EXISTING SITE TOPOGRAPHY OR ELEVATION. THEY ARE FOR GRAPHICAL REPRESENTATION ONLY. AS SHOWN IN THE ELEVATIONS, THE ROOF TOP UNITS ARE NOT VISIBLE AT ANY POINT CLOSER THAN 150'



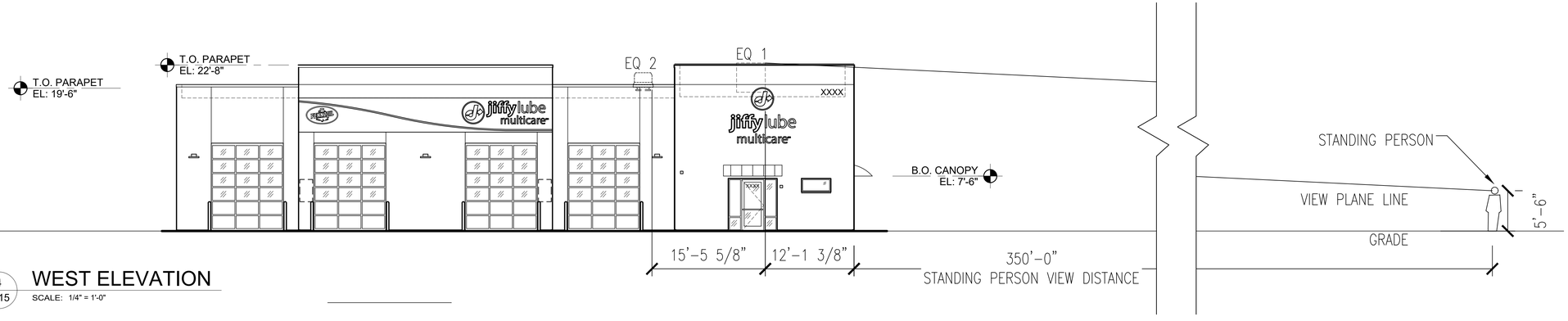
1 A-15 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



2 A-15 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"



3 A-15 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"



4 A-15 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"

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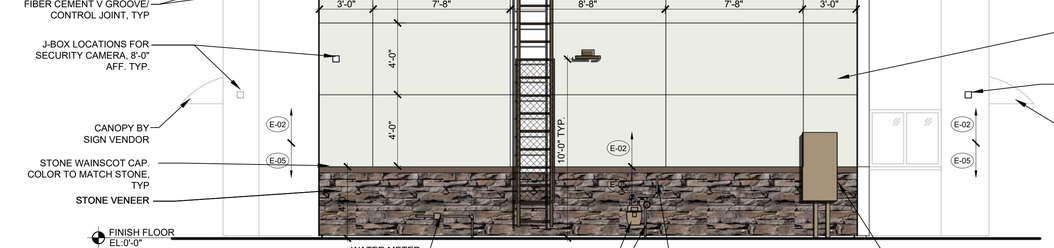
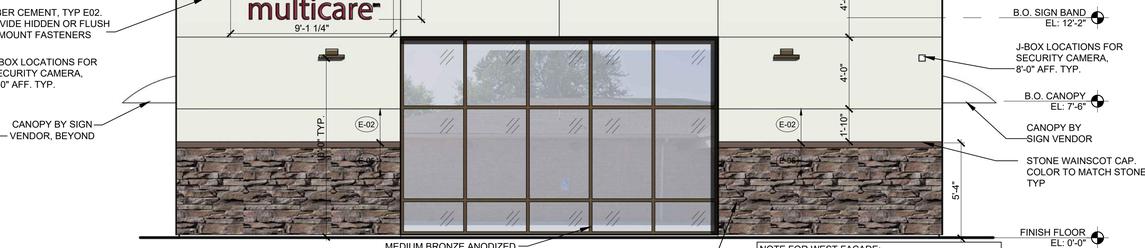
LINE OF SIGHT ELEVATIONS

A-15

4 A-4 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"



2 A-4 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



3 A-4 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

1 A-4 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"

E01	EXT. WALLS: SIGN POLES / FENCES / EXT. DOORS AND TRIM	PAINT (SATIN / SEMI-GLOSS)	SW2827	COLONIAL REVIVAL STONE
E02	EXT. WALLS ABOVE WAINSCOT	PAINT (SEMI-GLOSS)	SW7005	PURE WHITE
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PHONE: 801-539-8221

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Owner Date	07-26-2021
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EXTERIOR RENDERINGS

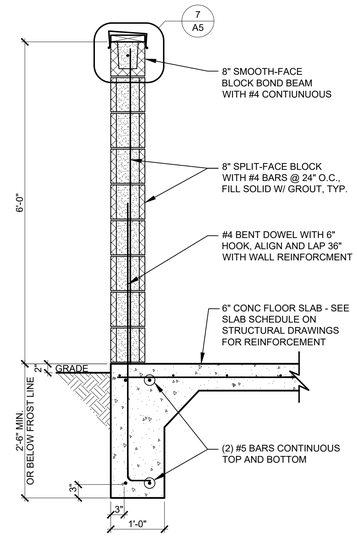
A-16

7 / A5 CAP FLASHING DETAIL

SCALE: 3" = 1'-0"

6 / A-5 SIDE ELEVATION

SCALE: 1/4" = 1'-0"

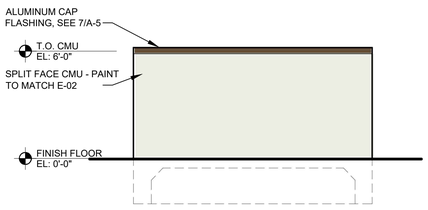


5 / A-5 WALL SECTION

SCALE: 3/4" = 1'-0"

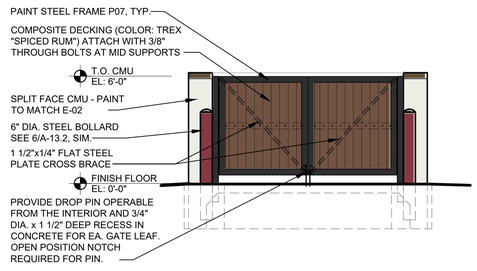
1 / A-5 CMU DUMPSTER ENCLOSURE

SCALE: 1/4" = 1'-0"



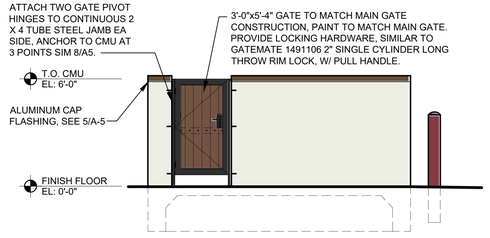
4 / A-5 REAR ELEVATION

SCALE: 1/4" = 1'-0"



3 / A-5 FRONT ELEVATION

SCALE: 1/4" = 1'-0"



2 / A-5 SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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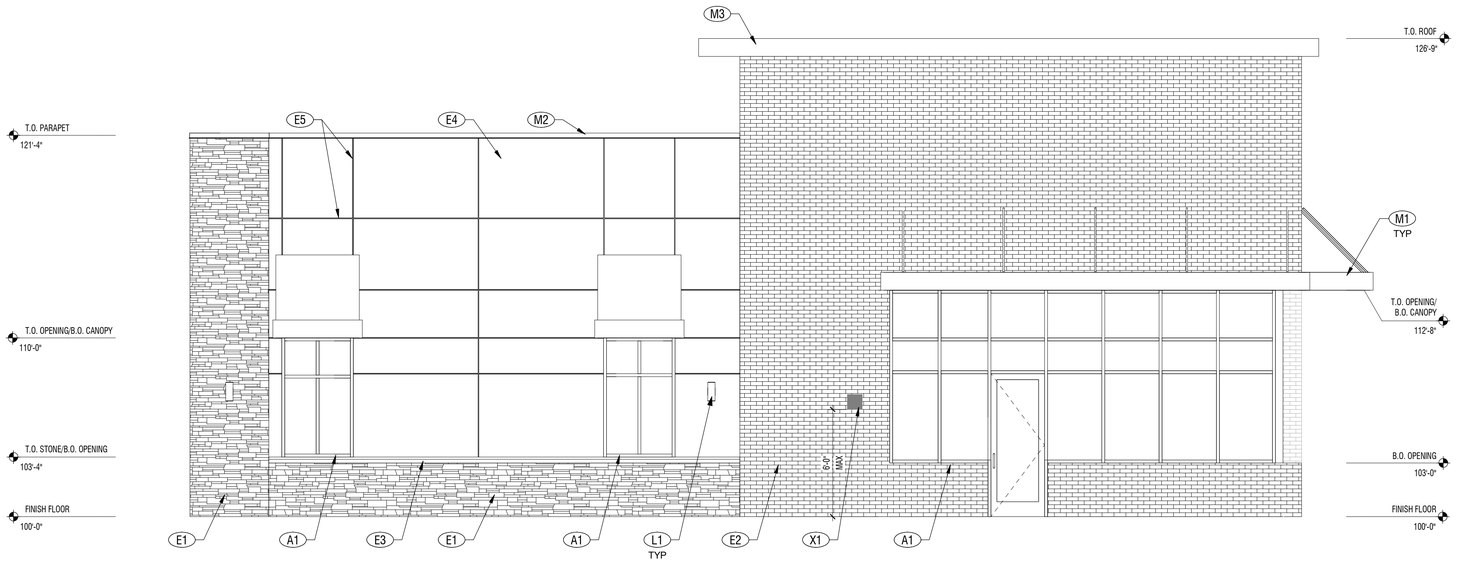
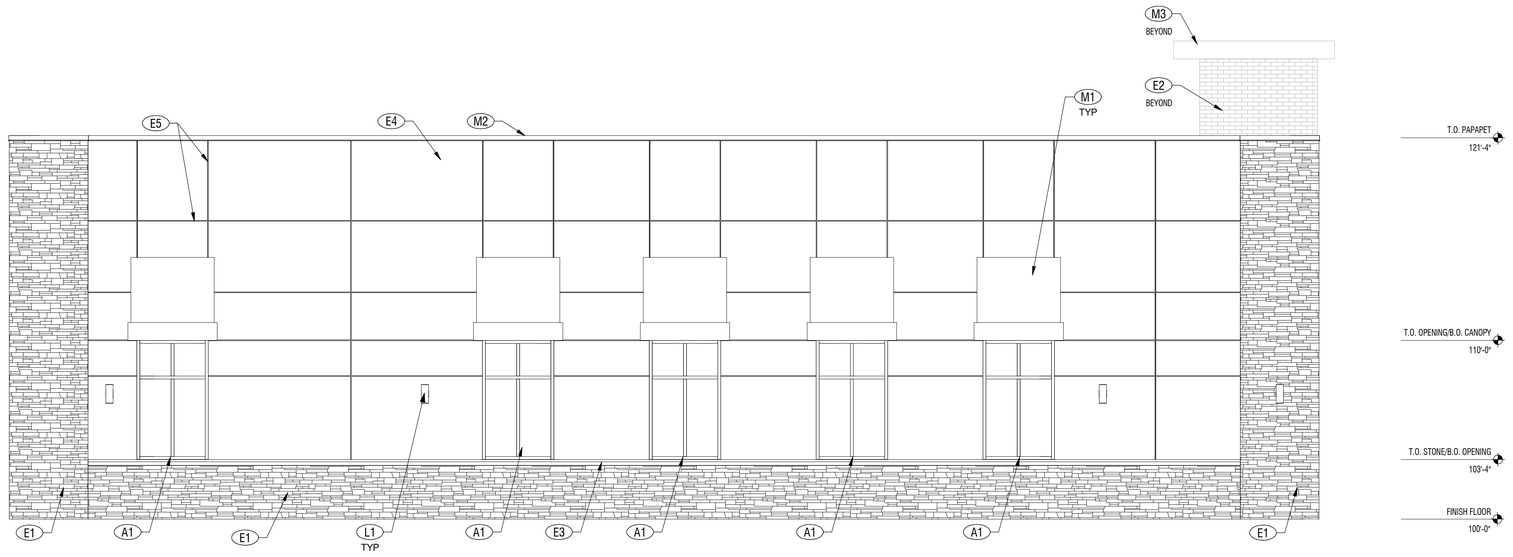
TRASH ENCLOSURE RENDERINGS

A-17



2 NORTH ELEVATION

1/4" = 1'-0"



1 EAST ELEVATION

1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	COLOR
A1	ALUMINUM STOREFRONT SYSTEM	KAWNEER	DARK BRONZE ANODIZED
A2	ALUMINUM STOREFRONT SYSTEM WITH SPANDREL GLAZING	KAWNEER	DARK BRONZE ANODIZED
E1	STONE VENEER	ELDORADO STONE	RUSTIC LEDGE - CLEARWATER
E2	BRICK	TBD	BROWN
E3	STONE CAP		TO MATCH STONE
E4	FIBER CEMENT BOARD WITH EASY TRIM	STO	ASHEN
E5	FIBER CEMENT TRIM REVEAL, TYP. SEE DETAILS ON A-531 - 12' MAX SPAN	EASY TRIM	CLEAR ANODIZED
L1	LIGHT FIXTURE @ 7'0"O.C. AFF. SEE ELECTRICAL FOR TYPE		
M1	METAL CANOPY		MATCH STOREFRONT
M2	PRE-FINISHED METAL COPING WITH 6" LEG		DARK BRONZE
M3	TOWER ROOF		FASCIA TO MATCH STOREFRONT
X1	KNOX BOX. LOCATE UNDER DIRECTION OF FIRE DEPARTMENT		

EXTERIOR MATERIAL PERCENTAGES

SIDE	OPENINGS	SIDE - OPENINGS	STONE	BRICK	FIBER CEMENT
WEST (1,672 SF)	284 SF (17%)	WEST (1,388 SF)	226 SF (16%)	494 SF (36%)	668 SF (48%)
EAST (1,563 SF)	134 (9%)	EAST (1,429 SF)	381 SF (27%)		1,048 SF (73%)
SOUTH (1,328 SF)	310 (23%)	SOUTH (1,018 SF)	265 SF (26%)		753 SF (74%)
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ARCHITECTURAL TREATMENTS

1. E1 - STONE VENEER - CLEARWATER
2. E2 - BRICK - BROWN
3. E3 - STONE CAP
4. E4 - FIBER CEMENT
5. M1 - WINDOW CANOPIES
6. M2 - TOWER ELEMENT

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255 SOUTH 300 WEST
795 NORTH 400 WEST

HEARTLAND DENTAL

APPROX 1ST STREET & GATEWAY DRIVE
GRIMES, IA
OWNER/ORG NAME

MARK:	DATE:	DESCRIPTION:

PROJECT #: 420761
DRAWN BY: SO
CHECKED BY: NSP
ISSUED: XX.XX.XXXX

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EXTERIOR ELEVATIONS

A-201

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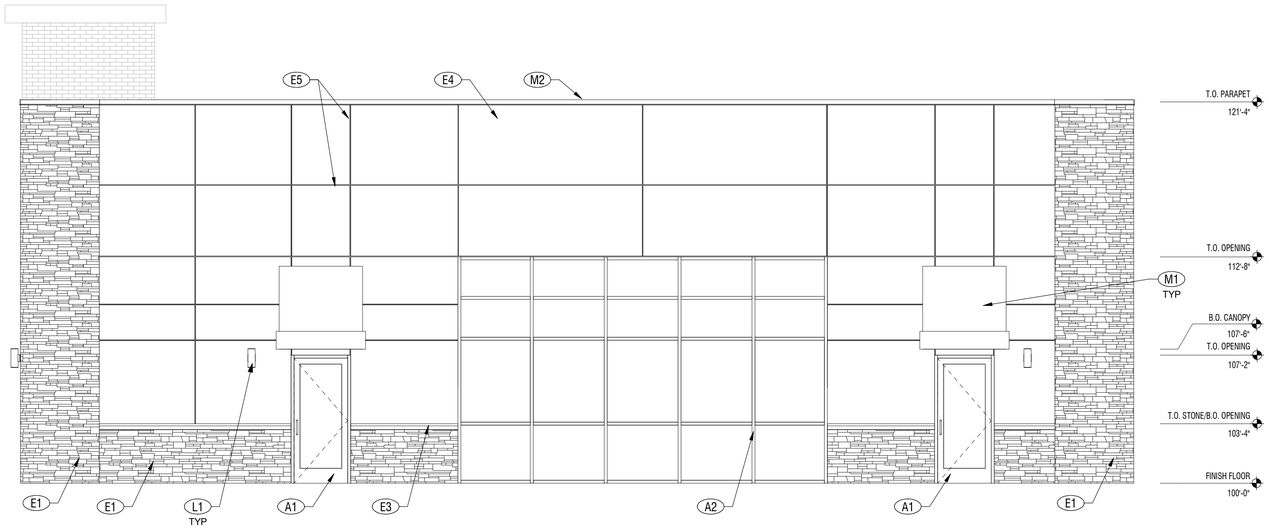
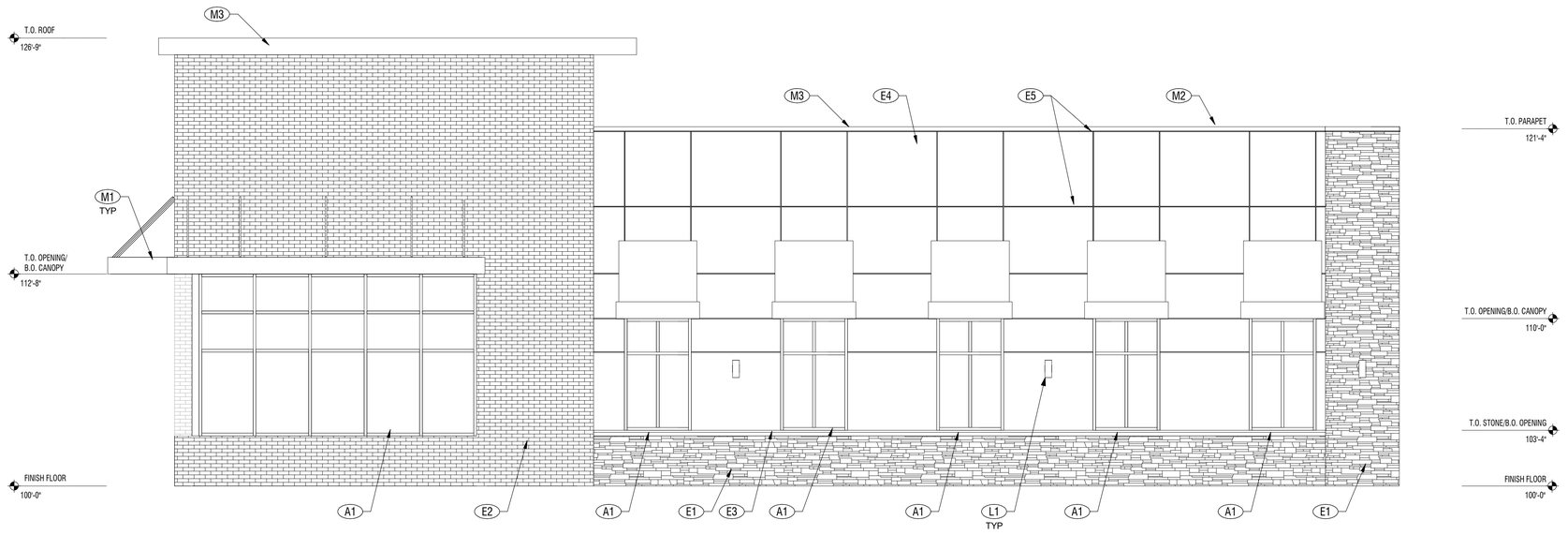


2 SOUTH ELEVATION

1/4" = 1'-0"



1 WEST ELEVATION

1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	COLOR
A1	ALUMINUM STOREFRONT SYSTEM	KAWNEER	DARK BRONZE ANODIZED
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MARK:	DESCRIPTION:	DATE:

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EXTERIOR ELEVATIONS

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2 NORTH ELEVATION

1/4" = 1'-0"

1 EAST ELEVATION

1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE			
MARK	DESCRIPTION	MANUFACTURER	COLOR
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DATE:
MARK:

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EXTERIOR RENDERING

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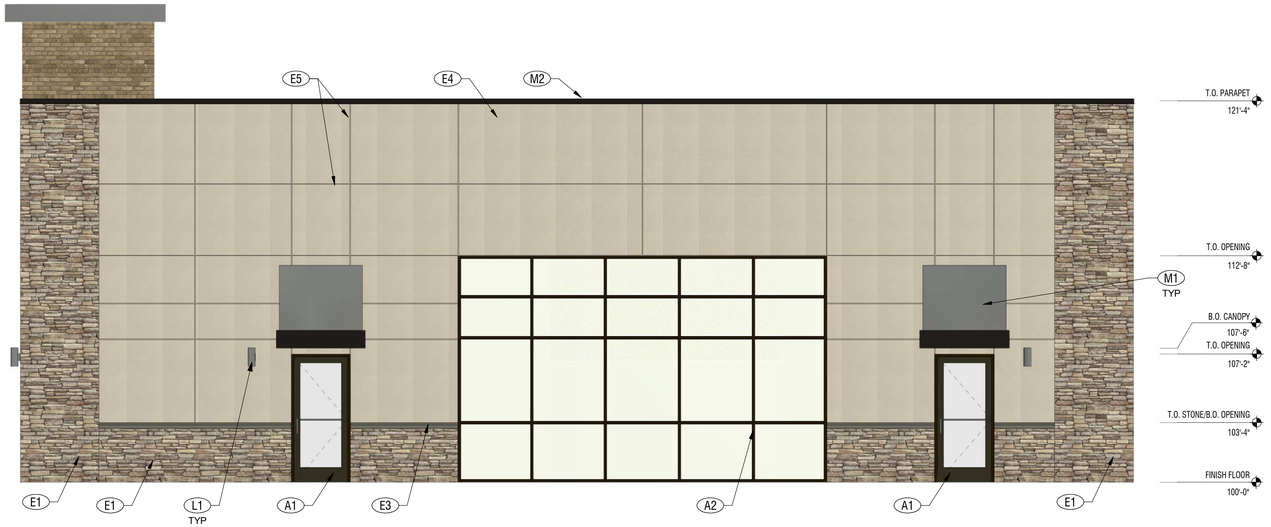
2 SOUTH ELEVATION

1/4" = 1'-0"



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HEARTLAND DENTAL

APPROX 1ST STREET & GATEWAY DRIVE
GRIMES, IA
OWNER/ORG NAME

DESCRIPTION:
DATE:
MARK:

PROJECT #: 420761
DRAWN BY: SO
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EXTERIOR RENDERING

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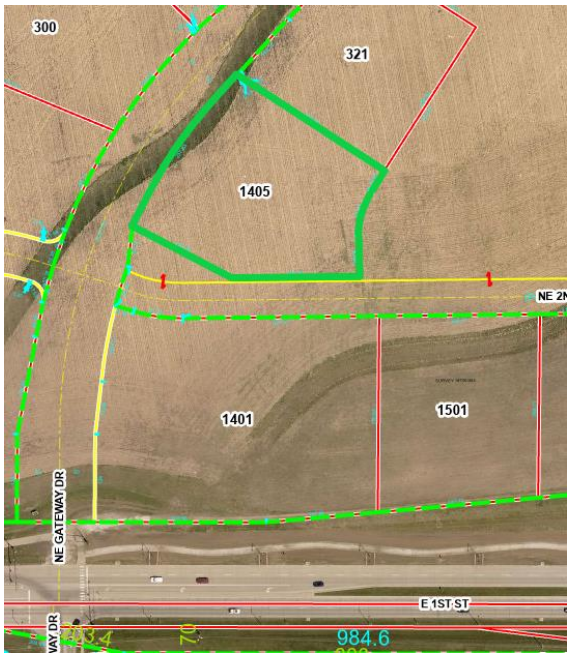
Planning & Zoning Staff Report

TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: September 7, 2021
RE: Midwest Heritage Bank – Site Plan

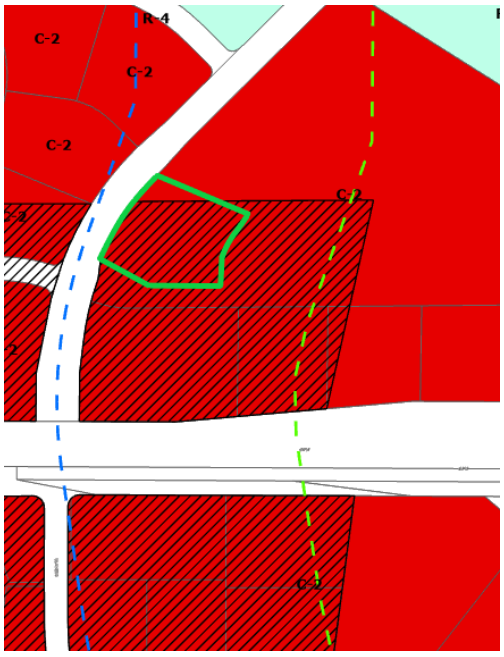
GENERAL INFORMATION:

Applicant:	HyVee Inc
Requested Action	Site Plan
Location	221 NE Gateway Dr

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

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

BACKGROUND:
The applicant is requesting approval of the site plan for a 6,650 square foot Midwest Heritage Bank located at 221 NE Gateway Drive. The property is located within the C-2 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 brick, ACM paneling, and aluminum panel with a finish to look like wood with glazing on all sides of the building. The dumpster enclosure will be constructed of brick with metal coping and gates to match the building.

A solar panel canopy is proposed over the outdoor patio space above the ATM drive-thru. A glare analysis was completed. No significant glare is anticipated. Three locations on the south side of Highway 44 are expected to receive 10-20 minutes of low potential daily glare between May and August.

Site Layout:
The site will be accessed from a right-in only driveway off of NE Gateway Drive and a shared driveway on the east side of the property which will be accessed from the private access drives into the Hy-Vee site. Pedestrian connectivity to the site will be provided along NE Gateway Drive and private drives into the Hy-Vee site. Sidewalk connections into the site will be provided from NE Gateway Drive and on the east side of the site.

The bank will have a drive-thru with two lanes on the east side of the building. Staff has asked for some adjustments to be made to provide the 3 required stacking spaces and provide a passing lane.

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

Parking:
The site provides more than 25% above the minimum number of parking spaces with 55 total spaces provided. The additional parking spaces are needed to accommodate both employees and customers. There are expected to be 40 employees at this location. Additional open is provided on site to accommodate the increase in parking.

Landscaping/Streetscape:
The site meets the minimum required number of plantings for the Transportation Corridor Overlay. Landscaping is provided along NE Gateway Drive, between the north and south property lines, 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.

Water will connect to the existing 12" water main along NE Gateway Drive and a 6" water service will be constructed 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 west 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 Midwest Heritage Bank subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin
Assistant Planner

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

~~April 1, 2021~~
~~April 7, 2021~~
~~August 20, 2021~~
August 26, 2021

Civil Design Advantage
Attn: Josh Trystad
3405 SE Crossroads Drive, Suite G
Grimes, IA 50111

RE: Midwest Heritage Bank Site Plan

Dear Mr. Trygstad:

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

General Comments:

1. ~~Provide photometric plan.~~

2. ~~Provide lighting cut sheets for parking lot lights.~~

3. How will ingress/ egress be provided for the entire shared drive? The current ingress/egress easement is only provided at the driveway entrance on the east.

4. ~~Please provide justification for adding more than a 25% increase in parking above the minimum required (165.34.4.E).~~

Cover Sheet:

1. ~~Add minimum building height requirement to the Development Summary.~~

2. ~~Add drive-thru parking requirement calculation to the parking summary.~~

3. ~~Update construction schedule.~~

Sheet C1.0:

1. ~~Update City notes. Attached are the latest notes from 3-12-21.~~

2. ~~Label width of sidewalk in front of the building.~~

3. ~~Drive thru lane is required to be 12' minimum.~~

4. Demonstrate that there are 3 queuing spaces behind the pick-up window. Please shift the drive-thru window and/or building to keep the 3 required queuing spaces out of the drive aisle. Alternatively, widen the drive aisle to 24' to provide a queuing lane along the south side of the building so traffic can funnel in similar to Culver's (one lane that splits into two)

Sheet C2.0:

1. ~~Isolate sidewalk through the driveway on Gateway with expansion joints.~~

2. ~~Will dome panels in Gateway drive need to be placed around the radius?~~

Sheet 3.0:

1. ~~Slope on the west side of the property (33.33%) needs to be 4:1 maximum. Please revise.~~

Sheet C4.0:

1. ~~Provide a second hydrant to provide coverage to the Southeast corner of the building per Section 507.5.1. The hydrant located on NE 2nd Court is located across the retention pond and will not always be accessible. Another hydrant is needed on site. The hydrant across 2nd Ct can't be counted.~~

2. ~~The 150' hydrant coverage routes need to be shown along the route where the fire truck will drive. The route should be shown around parking spaces and islands rather than right in front of the building.~~

3. ~~Provide the location of the Knox Box per Section 506.1.~~

4. ~~Provide the location of the FDC within 100' of a hydrant per Section 507.5.1.1. Must be unobstructed by landscaping, parking, etc.~~

5. ~~The supply line for the fire sprinkler system shall be a minimum of 6" per Section 24.1.3.2 of NFPA 13.~~

6. ~~Provide roof drain connections.~~

7. ~~Label length of watermain.~~

8. ~~Call out curb stop and valve on ends of service stubs.~~

C5.0:

1. ~~Landscape island required per 12 parking spaces. Please provide landscape island in north row of spaces.~~

2. ~~The City will need to acquire 7-8' of ROW sometime in the future along NE Gateway Drive. Please adjust the landscape plan to keep plantings out of this area.~~

Elevations:

1. ~~The west elevation and 10' on the south and north elevations are required to be a minimum of 75% primary material, excluding windows and doors. ACM and the aluminum panel system are not considered primary material. Please revise.~~

2. ~~Provide building material calculations.~~

3. ~~Provide glazing calculations. A minimum of 20% is required on the building elevations facing public ROW.~~

4. ~~Please list 5 building treatments demonstrated on the building as listed on page 17 of the Highway 141 Corridor District Regulations. Please add list of treatments to the revised elevation sheet.~~

5. ~~Please label drawing with corresponding material labels.~~

6. Please provide detail for solar panel canopy and provide glare analysis.

Stormwater Management Plan (SWMP)

1. ~~Sheet 8: L-EX2 shows accumulated EA as 9.962 acres, Lot 1-4 access road report shows that line as 10.966 acres, and Hy-Vee report shows it as 11.259 acres. Please verify area.~~

2. ~~Provide final signed copy.~~

Site Plan

1. ~~C4.0: Show critical crossings, ensure 18" of separation between utilities.~~

2. ~~C4.0: Provide roof drain connection. Area is accounted for on SWMP, but update SWMP when the new lines are added.~~

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:	~~April 6, 2021~~ August 25, 2021 **(1 PDF of Site plan with Elevation Plan included)**
PLANNING & ZONING:	September 7, 2021 at 5:30
COUNCIL MEETING:	September 28, 2021 at 5:30

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

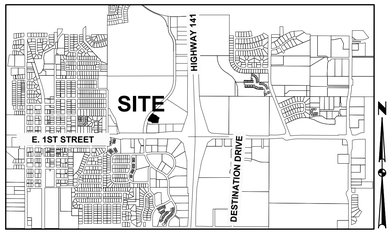
SITE PLAN FOR:

MIDWEST HERITAGE BANK

GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

APPLICANT/ OWNER

HY-VEE
5820 WESTOWN PKWY
WEST DES MOINES, IA 50266-8223
CONTACT: RANDY DOWNS
EMAIL: RDOWNS@HY-VEE.COM
PH: (515) 559-5703

ENGINEER

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

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

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = FALL 2021
ANTICIPATED FINISH DATE = SPRING 2022

SUBMITTAL DATES

FIRST SUBMITTAL: 03/22/2021
FIRST SUBMITTAL: 04/06/2021

DEVELOPMENT SUMMARY

LOT 1

AREA: 1.48 ACRES (62,258 SF)

ZONING: C-2 GENERAL AND HIGHWAY SERVICE COMMERCIAL DISTRICT

*PROPERTY IS WITHIN TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT OVERLAY DISTRICT

*PROPERTY IS WITHIN THE HIGHWAY 141 MIXED USE DEVELOPMENT CORRIDOR DISTRICT (ZONE 2)

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

PROPOSED BUILDING USES: BANK

OPEN SPACE CALCULATION:

TOTAL SITE:	=	64,258 SF (1.48 AC.)
BUILDING (FIRST FLOOR)	-	6,650 SF
PARKING/ DRIVEWAYS	-	40,122 SF
SIDEWALK	-	3,119 SF
OPEN SPACE PROVIDED	=	14,367 SF (22.4%)
OPEN SPACE REQUIRED	=	9,639 SF (15%)

PARKING CALCULATION:
BANK: THREE (3) SPACES PER ONE THOUSAND (1,000) SQUARE FEET OF GROSS FLOOR AREA

REQUIRED:
13,000 SF (3/ 1000 SF) = 39 SPACES
PROVIDED = 55 SPACES

DRIVE-THRU THREE (3) QUEUING SPACES BEFORE THE PICK-UP WINDOW.
REQUIRED: = 6 SPACES
PROVIDED: = 6 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 FEBRUARY 1, 2019.

INDEX OF SHEETS

NO.	DESCRIPTION
C0.0	COVER SHEET
C1.0	DIMENSION PLAN
C2.0	GRADING PLAN
C3.0	EROSION AND SEDIMENT CONTROL PLAN
C4.0	UTILITY PLAN
C5.0	LANDSCAPE PLAN
C6.0-C6.4	CONSTRUCTION DETAILS

LEGAL DESCRIPTION

LOT 1, HOPE COMMERCIAL PLAT 3, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

PROJECT SITE ADDRESS

LOT 1: 221 NE GATEWAY DRIVE

BULK REGULATIONS

TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT OVERLAY DISTRICT (SAME AS C-2)

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 BUILDING HEIGHT	=	45'

GENERAL LEGEND

PROPOSED

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

EXISTING

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

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.

THE 2020 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.

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

REFER TO ALLENDER BUTZKE ENGINEERS INC. GEOTECH ENGINEERING REPORT NO. 181507A FOR GEOTECHNICAL REQUIREMENTS.

SITE PLAN DRAWING PACKAGE IS FOR SITE PLAN APPROVAL THROUGH THE CITY OF GRIMES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. REFER TO SEPARATE CONSTRUCTION DOCUMENTS FOR DETAIL CONSTRUCTION INFORMATION

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 2103148

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

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

JOSHUA A. TRYGSTAD
19228
LICENSED PROFESSIONAL ENGINEER
IOWA

JOSHUA A. TRYGSTAD, P.E. DATE

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PRELIMINARY
NOT FOR CONSTRUCTION

MIDWEST HERITAGE BANK - GRIMES, IA - 2103.148

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PLT DATE: 4/20/21
PLOTTED BY: TYLER COYLE
DATE PLOTTED: 8/25/2021 3:48 PM
COMMENT:
DWG

EMPLOYEE OWNED FOOD STORES

SITE CONSTRUCTION DOCUMENT PACKAGE

MIDWEST HERITAGE BANK
221 NE GATEWAY DRIVE
GRIMES, IA

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 2007.351

PLANS ISSUED

OWNER/DEVELOPER

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA
515-267-2800

CIVIL ENGINEER

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE
GRIMES, IOWA
515-369-4400

GEOTECHNICAL ENGINEER

ALLENDER BUTZKE ENGINEERS, INC.
3600 109TH STREET
URBANDALE, IOWA
515-252-1885

LANDSCAPE ARCHITECT

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE
GRIMES, IOWA
515-369-4400

SITE SURVEY

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE
GRIMES, IOWA
515-369-4400

REGULATORY AGENCIES

CITY ADMINISTRATOR
JAKE ANDERSON
515-986-3036

CITY ENGINEER
MATT AHRENS
515-986-4050

PUBLIC WORKS
WESTON WUNDER
515-986-9636

FIRE CHIEF
JIM CLARK
515-251-7690

POLICE CHIEF
POLK COUNTY SHERIFF
515-286-3333

UTILITY CONTACTS

STATE ONE CALL
800-292-8989

GAS
MID-AMERICAN ENERGY
515-252-6632

ELECTRIC
MID-AMERICAN ENERGY
515-252-6632

TELEPHONE
CENTURYLINK
720-578-8090

CABLE
MEDIACOM
515-246-2252

WATER
CITY OF GRIMES
515-822-2320

SHEET INDEX

C0.0 COVER SHEET

C1.0 DIMENSION PLAN

C2.0 GRADING PLAN

C3.0 EROSION CONTROL PLAN

C4.0 UTILITY PLAN

C5.0 LANDSCAPE PLAN

C6.0- CONSTRUCTION DETAILS
C6.2

SHOP DRAWINGS REQUIRED PRIOR TO INSTALLATION

DIVISION 31 - EARTHWORK

(312323) FILL:
PRODUCT DATA
MATERIAL SOURCE

DIVISION 32 - EXTERIOR IMPROVEMENTS

(321216) ASPHALT PAVING:
LIGHT DUTY MIX DESIGN
HEAVY DUTY MIX DESIGN

(321313) CONCRETE PAVING:
LIGHT DUTY MIX DESIGN
HEAVY DUTY MIX DESIGN
PAVING PHASING PLAN LAYOUT
PAVING JOINT PLAN LAYOUT
CURE COMPOUND PRODUCT DATA

(321316) DECORATIVE CONCRETE PAVING:
CONCRETE STAIN PRODUCT DATA

(321373) CONCRETE PAVING JOINT SEALANTS:
TAR JOINT SEALANT PRODUCT DATA

(321613) CURBS AND GUTTERS:
CURB AND GUTTER DESIGN MIX

(321623) SIDEWALKS:
SIDEWALK MIX DESIGN

(321723) PAVEMENT MARKINGS:
PAVEMENT MARKING PRODUCT DATA

(323100) FENCES AND GATES:
FENCE AND GATE PRODUCT DATA

(323200) RETAINING WALLS:
RETAINING WALL PRODUCT DATA
RETAINING WALL SHOPS

(323913) BOLLARDS:
PRODUCT DATA

(328000) IRRIGATION:
IRRIGATION CONTROLS PRODUCT DATA
IRRIGATION LAYOUT

SHOP DRAWINGS REQUIRED PRIOR TO INSTALLATION

(329000) PLANTINGS:
PLANT SUBSTITUTION SCHEDULE
MULCH PRODUCT DATA

(329113) SOIL PREPARATION:
AMEND SOIL MIX

(329219) SEEDING:
SEEDING PRODUCT DATA

(329223) SOD:
SOD PRODUCT DATA

DIVISION 33 - UTILITIES

(331400) WATER MAIN APPURTENANCES:
WATER MAIN AND APPURTENANCES

(333100) SANITARY SEWER:
SANITARY SEWER AND MANHOLES

(333400) GREASE INTERCEPTOR:
GREASE INTERCEPTOR SHOPS

(334100) STORM DRAIN PIPING:
STORM SEWER MANHOLES
TRENCH DRAINS
DRAIN TILE

(334400) STORMWATER TREATMENT STRUCTURES:
STORMWATER TREATMENT SHOPS

SITE LOCATION MAP

NOT TO SCALE

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.

IOWA 19228 PROFESSIONAL ENGINEER

JOSHUA A. MCMASTER DATE
LICENSE NUMBER 19228
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
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SITE PLAN

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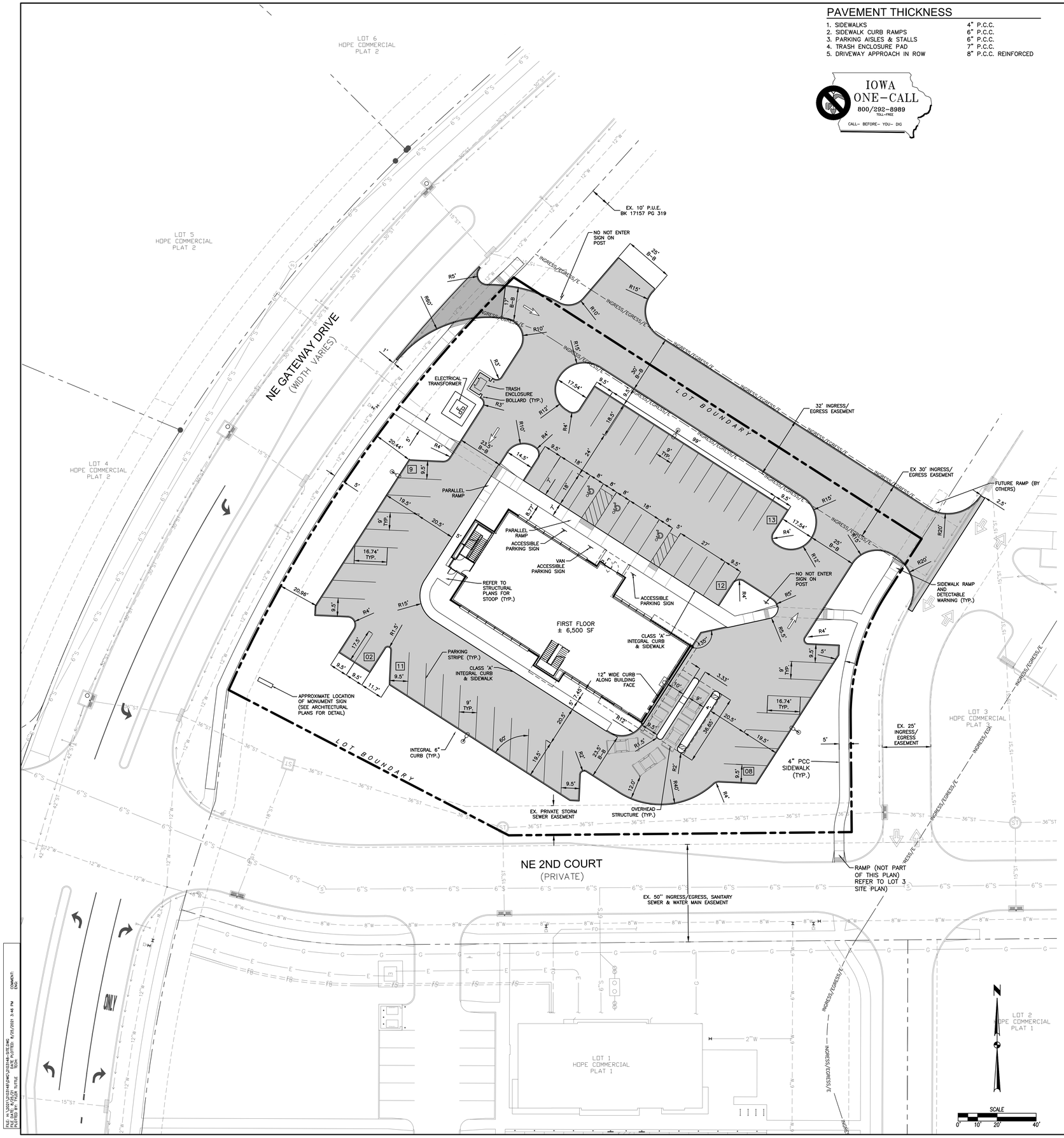

PAVEMENT THICKNESS

1.	SIDEWALKS	4" P.C.C.
2.	SIDEWALK CURB RAMPS	6" P.C.C.
3.	PARKING AISLES & STALLS	6" P.C.C.
4.	TRASH ENCLOSURE PAD	7" P.C.C.
5.	DRIVEWAY APPROACH IN ROW	8" P.C.C. REINFORCED

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GENERAL NOTES

1. 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.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S ENGINEERING DEPARTMENT.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY OF GRIMES STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY OF GRIMES CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
    - A. CITY OF GRIMES
    - B. APPROPRIATE UTILITY COMPANIES
    - C. OWNER
    - D. CIVIL DESIGN ADVANTAGE
21. PARKING LOT STRIPING SHALL BE A 4" WHITE STRIPE UNLESS OTHERWISE NOTED (MINIMUM TWO COATS).
22. ALL EXTERIOR LIGHTING SHALL BE LOW-GLARE FULL CUTOFF TYPE FIXTURES AND SHALL NOT EXCEED ZERO FOOT-CANDLES BEYOND THE PROPERTY LINE. THE CONTRACTOR SHALL COORDINATE FINAL LIGHTING AND ELECTRICAL DESIGN WITH THE OWNER.
23. ANY SITE CHANGES THAT DIFFER FROM THE SITE PLAN MUST BE APPROVED BY THE CITY OF GRIMES PRIOR TO INSTALLATION/AMENDEMENT.

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 fire department and shall be obtained at Knoxbox.com.
    - g. All site lighting shall not spill onto adjacent properties or right-of-ways.
    - h. Provide a 4-year maintenance bond for all public improvements
2. Sanitary Sewer Notes:
    - a. The Contractor is required to place a temporary plug in the existing downstream sanitary sewer manhole prior to the start of construction. The plug shall be removed following approval of construction by the City of Grimes.
    - b. Sanitary gravity pipe material shall be PVC SDR 26 or Truss (8" to 15").
    - c. Sanitary gravity service pipe material shall be PVC SDR 23.5 (4" to 6").
    - d. All sanitary sewer manholes shall have steps.
    - e. All sanitary sewer 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.
3. Water Main Notes:
    - a. All fire hydrants shall be American Flow Control-Waterous Pacer WB-67-250, Mueller Super Centurion 250 (3-way A-423), or Clow Medallion F-2545. All hydrants shall have the following: 6" MJ Shoe, 2-1/2" Hose Nozzle, 4-1/2" Steamer Nozzle, NST Threads, Pentagon Operating Nut, Chain on cap, open left, 5-1/2' bury, and factory painted red. The minimum spool pipe length from auxiliary valve to hydrant shoe shall be 2.0'.
    - b. All hydrants will immediately be covered with a black plastic bag (or equivalent) once the hydrant is installed. The City of Grimes will notify the Contractor when the bags can be removed.
    - c. A tracer wire receptacle shall be installed at each hydrant, AA Manufacturing Tracer Wire Receptacle Model TW-18-2.
    - d. All valves shall be resilient wedge gate valves.
    - e. Water service shall be 1-inch residential, 2" Commercial minimum type K copper.
    - f. Proposed Water Main shall be pressure tested and chlorinated by the Developer. The filling of the water main shall be done by the City of Grimes. The Bacteria test and submittal of test to lab shall be done by the Developer and results provided to the City of Grimes Engineering Dept. and by FAX to US Water at 515-986-7300. If the test does not pass, the Contractor will be required to pay for all the water used to repeat the test.
    - g. All watermain fittings to be restrained joint, Mega-lug or approved equal.
4. Storm Sewer Notes:
    - a. All storm sewer in the ROW shall be RCP, unless otherwise approved by the City.
    - b. All flared end sections shall have footings and apron grates. The last 3 pipe sections and the flared end section on all culverts shall be tied. All storm sewer joints shall be wrapped with engineering fabric.
    - c. The Contractor is responsible for repairing any field tile damaged during construction. The tile should be directed to public storm sewer if possible. The Contractor shall record the elevation and location of all 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.

PAVEMENT SPECIFICATIONS

CONCRETE:

1. CONCRETE MIX BY UNIT VOLUME. MATCH IOWA SUDAS C-SUD MIX DESIGN:
    - TYPE IP BLENDED CEMENT: 10.6%
    - POTABLE WATER: 13.3%
    - AIR ENTRAINMENT: 06.0%
    - FINE AGGREGATE (<=⅜") 31.5%
    - COURSE AGGREGATE (⅜" - 1.0") 38.6%
    - A. MAXIMUM SUBSTITUTION OF FLY ASH SHALL BE 15% FLY ASH SHALL CONFORM TO ASTM C618 CLASS C.
    - B. MAXIMUM SLUMP USING SLIP-FORM PLACEMENT IS 1 ½". MAXIMUM SLUMP USING OTHER PLACEMENT METHODS IS 4".
    - C. AGGREGATE SHALL BE CLEAN SAND AND CLEAN CRUSHED STONE OR CLEAN GRAVEL FOR HIGH DURABILITY.
2. INSTALL ROADS, PARKING SURFACES, SIDEWALKS AND CURBS WHERE INDICATED ON PLAN. CONCRETE STRENGTH SHALL BE 4,000 PSI @ 28 DAYS.
3. FOR CONCRETE PAVEMENTS, PROVIDE CONTROL JOINTS AT 12'-0" OVER CENTER EACH WAY MAXIMUM UNLESS NOTED OTHERWISE ON PLAN.
4. PERFORM CONCRETE WORK IN ACCORDANCE WITH ACI 301 AND ACI 318. CONFORM TO ACI305 DURING HOT WEATHER AND ACO 306.1 DURING COLD WEATHER.
5. CONCRETE FINISH: MEDIUM BROOM PERPENDICULAR TO THE PATH OF TRAVEL.
6. CONCRETE CURING AGENT: RESIN BASED, MEMBRANE FORMING COMPOUND COMPLYING WITH ASTM C309, TYPE 1.
7. CONCRETE SIDEWALK JOINT SEALENT: SELF-LEVELING POLYURETHANE GUN GRADE SEALANT, COLOR: GRAY.
8. CONCRETE ROADS, PARKING LOT, AND CURB JOINT SEALANT: HOT POURED JOINT SEALANT COMPOSED OF PETROPOLYMERS MEETING REQUIREMENTS OF ASTM D 3405. FILL JOINTS FULL. DO NOT USE BACKER ROD.

ASPHALT:

1. TACK COAT. REFER TO IOWA SUDAS SPECIFICATIONS:
    - A. PG 66-22
2. APPLY TACK COAT AT .08 GSY RESIDUAL RATE ON CLEAN, DRY SURFACE FREE OF LOOSE PARTICLES PRIOR TO PLACING HMA MIX.
3. HOT MIX ASPHALT. REFER TO IOWA SUDAS SPECIFICATIONS:
    - A. SUBMIT MIX DESIGN FOR APPROVAL
    - B. HMA STANDARDS TRAFFIC (ST) SURFACE: ½", PG 58-28H
    - C. MAXIMUM RAP: 20%
4. PLACE THE HMA MIXTURE IN THE NUMBER OF LIFTS REQUIRED TO PRODUCE THE REQUIRED THICKNESS. THE COMPACTED THICKNESS OF THE TOP LIFT SHALL NOT EXCEED 2 INCHES.
5. PLACE SUCCEEDING LIFTS OF HMA AS SOON AS THE PREVIOUS LIFT HAS BEEN COMPACTED.
6. COMPACT EACH LIFT TO 92-96% DENSITY. VERIFY DENSITY BY PROVIDING CORES PER OWNERS TESTING AGENCY.

HyVee EMPLOYEE OWNED
HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
P 515-267-2800
F 515-267-2935

MIDWEST HERITAGE BANK

LOCATION
221 NE GATEWAY DRIVE
GRIMES, IOWA

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 2007.351

DIMENSION PLAN

DRAWN BY	DATE
JAT	03/22/2021
SCALE	

SHEET
C1.0

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LAST SAVED BY: JTAYLOR
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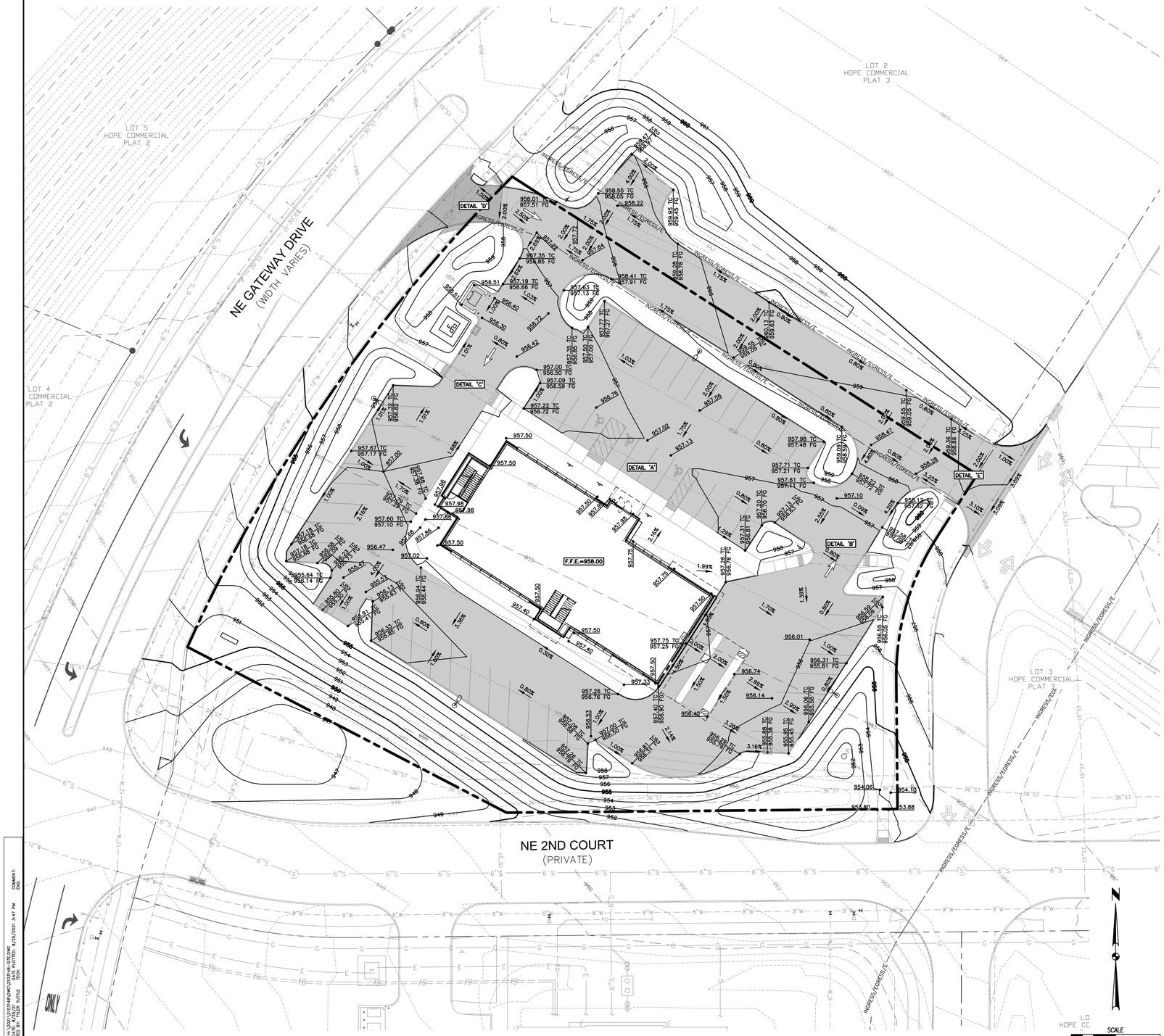
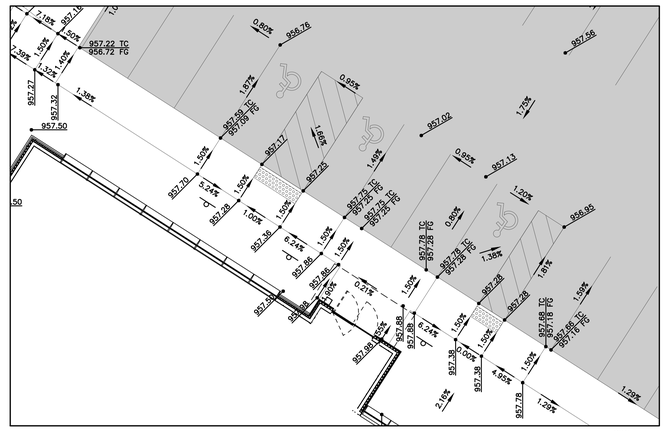
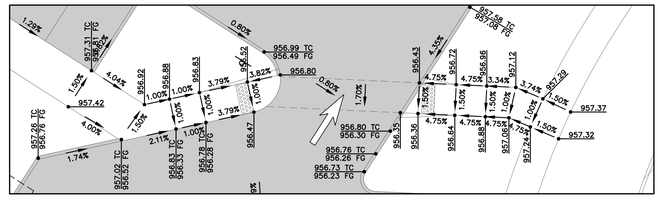
SUITE
TECH:
COMMON:
DOM:

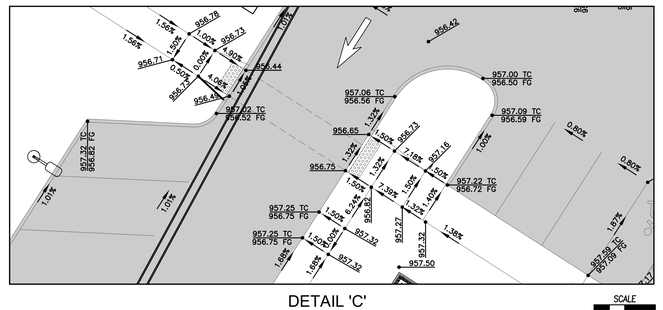
GRADING NOTES

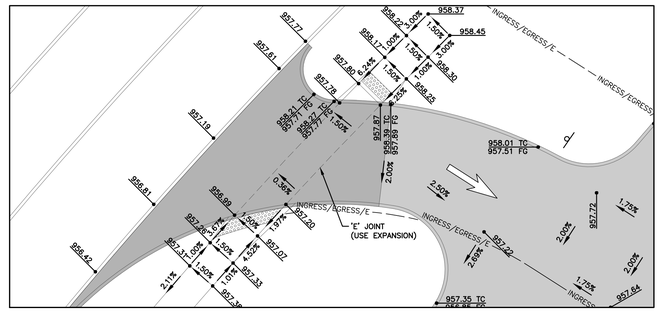
1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY OF GRIMES' BUILDING DIVISION.
2. THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF GRIMES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.
3. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
4. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2020 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES SUPPLEMENTALS, IF APPLICABLE.
5. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
6. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
7. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
8. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
9. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
11. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
12. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
13. SIDEWALKS: MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
14. IN AREAS TO RECEIVE ADDITIONAL FILL OVER EXISTING FILL MATERIALS, REMOVE TOP 12" OF MATERIAL AND SCARIFY AND RECOMPACT THE NEXT 9" OF RESULTING SUBGRADE. COMPACT TO 95% STANDARD PROCTOR DENSITY. SUBSEQUENT FILL TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR.
15. SCARIFY AND RECOMPACT THE TOP 9" OF SUBGRADE IN ALL CUT AREAS AFTER ROUGH GRADING IS COMPLETED. COMPACT THE ENTIRE PAVING AND BUILDING SUBGRADE TO 95% STANDARD PROCTOR DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR.
16. PROVIDE MINIMUM OF 1.0' OF COMPACTED NON-EXPANSIVE COHESIVE SOIL BENEATH ALL PAVEMENTS.
17. FINISH CONTOURS SHOWN ARE TO TOP OF PAVEMENT OR TO TOP OF TOPSOIL. SEE BUILDING PLANS AND CONSTRUCTION DETAILS FOR FINISHED SUBGRADE BELOW FINISHED FLOOR AND PAVEMENT SECTIONS.
18. SCARIFY SUBGRADE TO DEPTH OF 3" WHERE TOPSOIL IS SCHEDULED. SCARIFY IN AREAS WHERE EQUIPMENT USED FOR HAULING AND SPREADING TOPSOIL HAS CAUSED COMPACTED SUBSOIL.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION, BOTH PUBLIC AND PRIVATE.
20. EXISTING TOPO FOR THIS AREA WAS TAKEN FROM PROPOSED CONTOURS FROM HOPE COMMERCIAL PLATS 1-3 & HOPE COMMERCIAL PLAT 1 LOTS 1-4 ACCESS IMPROVEMENTS. TIE-IN POINTS MAY VARY BASED ON CONSTRUCTED ELEVATIONS.

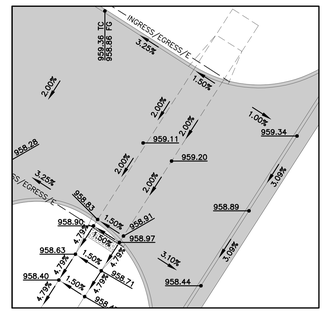












HyVee EMPLOYEE OWNED
HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
P 515-267-2800
F 515-267-2935

LOCATION
MIDWEST HERITAGE BANK
221 NE GATEWAY DRIVE
GRIMES, IOWA

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 2007.351

GRADING PLAN

DRAWN BY	DATE
JAT	03/22/2021
SCALE	

SHEET
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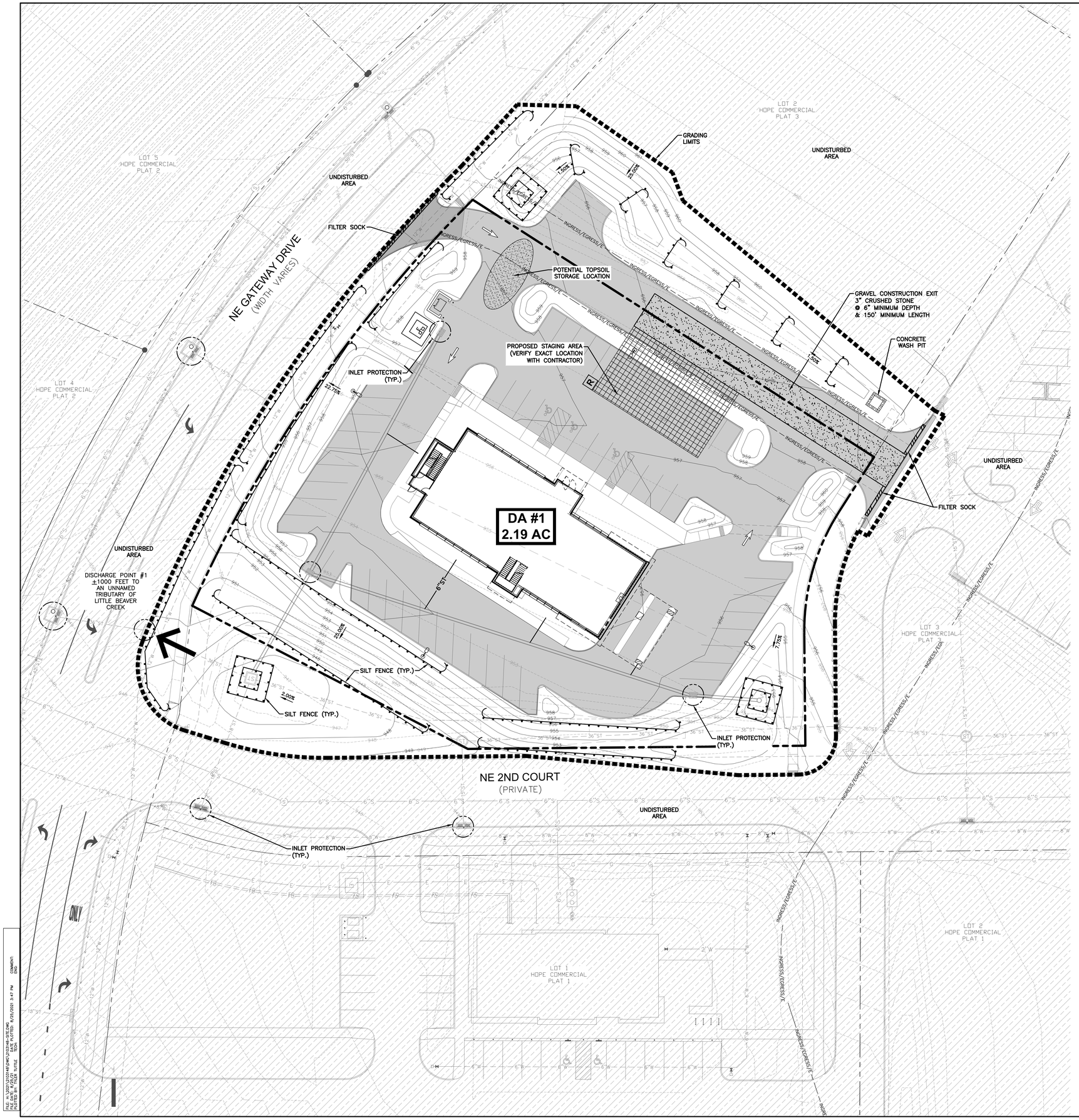

EROSION CONTROL NOTES

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.
   EROSION CONTROL NOTES
3. THIS EROSION CONTROL PLAN IS PART OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THAT HAS BEEN ISSUED WITH THE CONSTRUCTION DOCUMENTS. A SWPPP IS REQUIRED AS PART OF THE GENERAL NPDES PERMIT. THE PERMIT IS INCLUDED IN THE SWPPP. A SWPPP IS A LIVING DOCUMENT THAT NEEDS TO BE UPDATED ON A REGULAR BASIS TO MONITOR THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES IMPLEMENTED ON THE SITE FOR THE DURATION OF THE PROJECT.
4. DISTURB THE LEAST AREA POSSIBLE TO COMPLETE THE SCOPE OF THE PROJECT.
5. ALL SEDIMENT AND EROSION CONTROL PRACTICES WILL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND AFTER ANY STORM EVENT OF GREATER THAN 0.5 INCHES OF PRECIPITATION DURING ANY 24-HOUR PERIOD BY RESPONSIBLE PERSONNEL. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE BEST MANAGEMENT PRACTICES SHALL BE MADE IMMEDIATELY.
6. INSPECTIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR. INSERT COPIES OF THE INSPECTION FORMS INTO THE ONSITE SWPPP AND SEND A COPY TO HY-VEE.
7. FOLLOWING SOIL DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS TO THE SURFACE OF ALL PERIMETER SEDIMENT CONTROLS, TOPSOIL STOCKPILES, AND ANY OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE WHICH ARE NOT BEING USED FOR MATERIAL STORAGE, OR ON WHICH ACTUAL EARTH MOVING ACTIVITIES ARE BEING PERFORMED.
8. SOIL STABILIZATION SCHEDULE TEMPORARY SEEDING WITH OATS – 2 TO 3 BUSHELS PER ACRE – AND MULCH ALL SLOPES 4:1 AND STEEPER WILL BE INITIATED ON ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR A PERIOD OF MORE THAN 21 CALENDAR DAYS BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED. THIS SEQUENCE SHALL REPEAT AS GROUND COVER IS REMOVED BY SUBSEQUENT CONSTRUCTION ACTIVITY.
9. GENERAL CONTRACTOR SHALL IMPLEMENT ALL POLLUTION PLAN ACTIVITY WITH THE ASSISTANCE OF THE UTILITY SUBCONTRACTORS, BUILDING CONTRACTORS AND SUPPLIERS.
10. APPLY FREQUENT LIGHT WATERING TO GROUND SURFACE, AS REQUIRED TO CONTROL DUST.
11. UPON COMPLETION AT CONSTRUCTION, SOD ALL DISTURBED AREAS PER PROJECT SPECIFICATIONS.
12. MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTORS. CLEANING OF CONTROL DEVICES SHALL BEGIN WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
13. LOCATION OF SOLID WASTE CONTAINER AND PORTABLE RESTROOM TO BE SPECIFIED BY CONTRACTOR AND UPDATED IN SWPPP.
14. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
15. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE IMPLEMENTING AGENCY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENT.
16. LIMIT DUST GENERATION BY CLEARING ONLY THOSE AREAS WHERE IMMEDIATE ACTIVITY WILL TAKE PLACE, LEAVING THE REMAINING AREA(S) IN THE ORIGINAL CONDITION, IF STABLE. MAINTAIN THE ORIGINAL GROUND COVER AS LONG AS PRACTICAL. VEGETATE OR MULCH AREAS WITH EXPOSED SOILS THAT WILL NOT RECEIVE VEHICLE TRAFFIC. IN AREAS WHERE PLANTING, MULCHING OR PAVING IS IMPRACTICAL, APPLY GRAVEL OR LANDSCAPING ROCK. ADD SURFACE GRAVEL TO REDUCE THE SOURCE OF DUST EMISSION.
    LIMIT THE AMOUNT OF FINE PARTICLES (THOSE SMALLER THAN 0.075MM) TO 10 TO 20 PERCENT. SPRINKLE THE SITE WITH WATER UNTIL SURFACE IS WET. REPEAT AS NEEDED TO PREVENT CARRYOUT OF MUD ONTO STREET. USE VACUUM STREET SWEEPERS TO SWEEP UP ANY TRACKED SEDIMENT. REMOVE MUD AND OTHER DIRT PROMPTLY SO IT DOES NOT DRY AND THEN TURN INTO DUST. LIMIT DUST CAUSING WORK ON WINDY DAYS.

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF LITTLE BEAVER CREEK ±1000 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	2.19 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	7,884 CU FT
VOLUME PROVIDED IN FILTER SOCK (95 LF @ 2.0 CU FT/LF OF SOCK)	190 CU FT
VOLUME PROVIDED IN SILT FENCE (1408 LF @ 4.5 CU FT/LF OF FENCE)	6,336 CU FT
VOLUME PROVIDED IN SILT FENCE IN SWALE (156 LF @ 10.0 CU FT/LF OF FENCE)	1,560 CU FT
TOTAL VOLUME PROVIDED	8,086 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 SEEDED 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.

OWNER

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA, 50266

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	1,564
2	FILTER SOCK	LF	95
3	SEEDING, FERTILIZING, AND MULCHING	AC	1.09
4	INLET PROTECTION DEVICES	EA	8
5	CONCRETE WASHOUT PIT	EA	1

SCALE
0' 10' 20' 40'

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EROSION CONTROL PLAN

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JAT	03/22/2021
SCALE	

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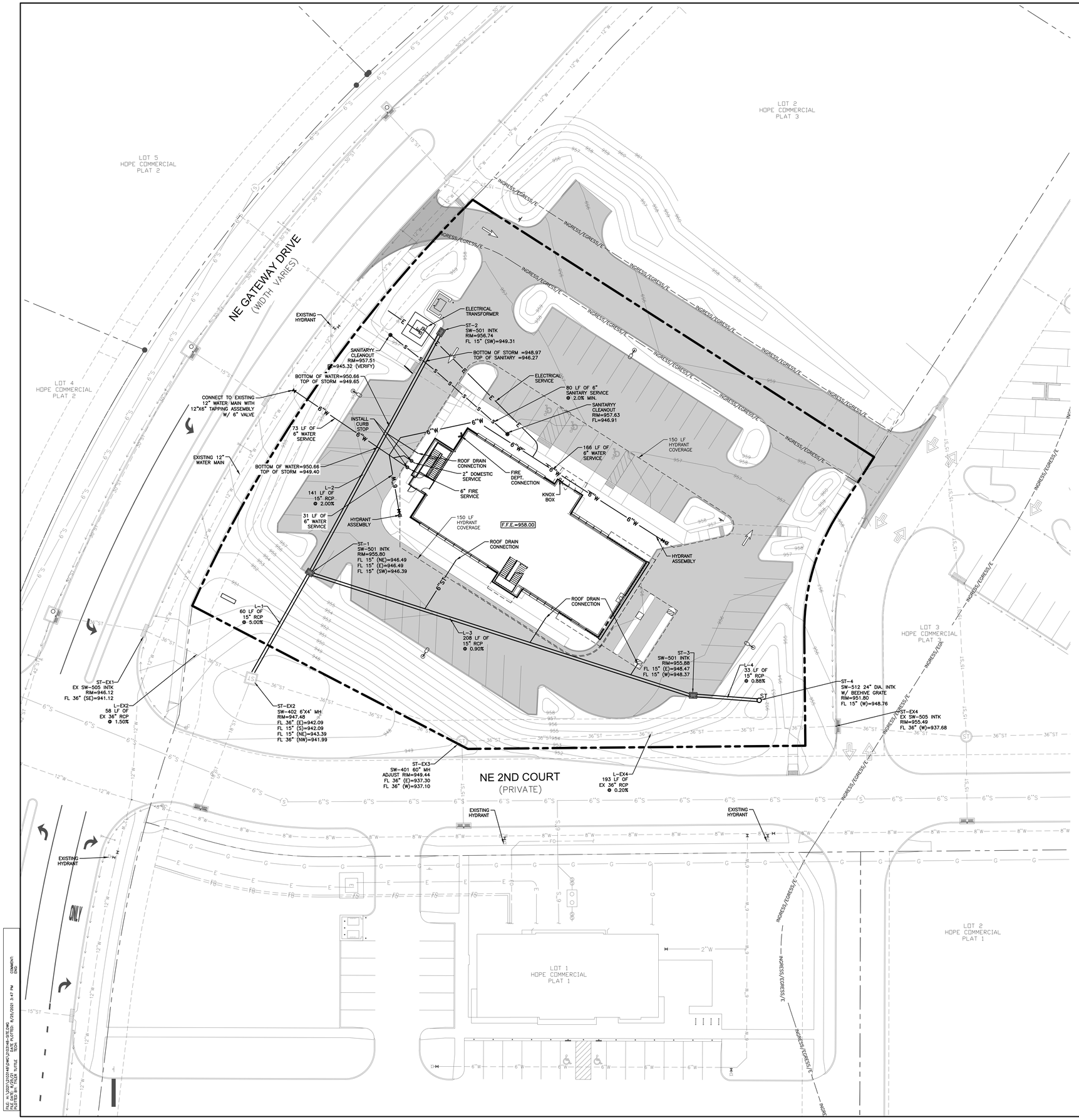


UTILITY NOTES

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 CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 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. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF GRIMES' STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2006 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES. PERIODIC MAINTENANCE AND CLEANING OF STORM AND SANITARY SEWER MAY BE NECESSARY.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
16. INSTALL APRON GUARD AND FOOTING ON ALL APRONS.
17. BUILDING PLUMBING CONTRACTOR TO INSTALL BACKFLOW PREVENTION DEVICE ON WATER LINES ACCORDING TO WATER COMPANY REQUIREMENTS. SEE PLUMBING PLANS.
18. WATER PIPING SHALL BE DUCTILE IRON – AWWA C151 – CLASS 50 MINIMUM OR POLYVINYL CHLORIDE – AWWA C900 – MINIMUM OR IN COMPLIANCE WITH WATER COMPANY REQUIREMENTS.
19. ALL WATER PIPING SHALL HAVE A MINIMUM OF 6'-0" COVER.
20. INSTALL VINYL IDENTIFICATION TAPE AT 2'-0" BELOW FINISH GRADE DIRECTLY ABOVE WATER LINES.
21. INSTALL SINGLE THHN – 12 GA TRACER WIRE WITH WATER PIPING (TAPE TO PIPE). TRACER WIRE TO BE EXTENDED IN CONDUIT TO 1'-0" ABOVE GROUND SURFACE AT FIRE HYDRANTS AND SHALL BE CONNECTED TO A 6'-0" X 1/2" ø GROUND ROD AT CONNECTION TO MAIN AND AT DEAD ENDS. TRACER WIRE TO EXTEND UP INTO BUILDING AT SERVICE CONNECTIONS.
22. CONTRACTOR TO INSTALL TRANSFORMER PAD AND SECONDARY WIRING. UTILITY COMPANY TO INSTALL PRIMARY WIRING.
23. CONTACT APPROPRIATE GOVERNMENT AGENCY PRIOR TO THE START OF ANY WATER MAIN WORK.

SITE LIGHTING NOTES

1. NOTIFICATION: CONTRACTOR SHALL NOTIFY HY-VEE A MINIMUM OF 60 DAYS PRIOR TO THE ANTICIPATED DATE OF INSTALLATION.

2. MATERIAL: OWNER WILL PURCHASE SITE LIGHTING MATERIALS. THOSE MATERIALS INCLUDE THE FOLLOWING: FIXTURES WITH LAMPS, TENON, POLE, ANCHOR BOLTS AND ANCHOR BOLT TEMPLATE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING, AND VERIFYING QUANTITIES AND CONDITIONS OF THESE MATERIALS. INSPECT ALL PACKAGES FOR EXTERIOR DAMAGE BEFORE THE CARRIER LEAVES THE SITE, AND NOTIFY OWNER'S REPRESENTATIVE WITH INFORMATION ON THE SHIPMENT. RETURN A COPY OF THE PACKING LIST TO HY-VEE WITHIN SEVEN DAYS AFTER RECEIPT OF THE MATERIALS WITH NOTES REGARDING ANY DAMAGED GOODS OR THE LACK OF DAMAGE.

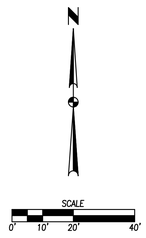
3. STORAGE OF MATERIALS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR STORAGE AND PROTECTION OF ALL SITE LIGHTING MATERIALS, AND FOR INSTALLATION OF A FUNCTIONING SYSTEM WHICH MEETS HY-VEE'S APPROVAL.

4. CONDUIT AND WIRE: CONDUIT AND WIRE FOR SITE LIGHTING SHALL BE SIZED BY THE GENERAL CONTRACTOR AND APPROVED BY HY-VEE.

5. TESTING: A MINIMUM OF 30 DAYS BEFORE THE STORE'S GRAND OPENING, THE CONTRACTOR SHALL CONDUCT A 100 HOUR CONSECUTIVE TEST OF THE SITE LIGHTING SYSTEM. THIS IS INTENDED TO EXPOSE BURNED OUT LAMPS OR OTHER PROBLEMS WHILE ELECTRICIANS AND EQUIPMENT ARE STILL ON SITE. HY-VEE SHALL BE NOTIFIED WITH THE RESULTS OF THIS TEST AS SOON AS POSSIBLE SO REPLACEMENT MATERIALS CAN BE OBTAINED IF NECESSARY.

6. WIRING INFORMATION: SEE SHEET E-1 FOR CIRCUIT AND PANEL ASSIGNMENTS. A WIRING DIAGRAM FOR THE PARKING LOT LIGHTS IS REQUIRED FOR FUTURE REFERENCE. MAKE EDITS ON SITE UTILITY PLAN AND RETURN TO OWNER WITH AS-BUILT NOTES.

7. REFER TO FIXTURE AND POLE BASE DETAIL.



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UTILITY PLAN

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LANDSCAPE NOTES

1. ALL PLANT MATERIAL INSTALLATION, INCLUDING SEED AND SOD, SHALL BE COMPLETED PRIOR TO GRAND OPENING.
2. ALL PLANT MATERIAL SHALL MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1–LATEST ADDITION).
3. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE APPROVAL OF HY–VEE, INC.
4. THE CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITIES
5. PLANT MATERIAL QUANTITIES ARE FOR CONTRACTORS' CONVENIENCE. DRAWINGS SHALL GOVERN.
6. SEE THE GRADING, UTILITY, AND SITE PLANS FOR ADDITIONAL INFORMATION.
7. PROVIDE A ONE–YEAR WARRANTY ON ALL TREES, SHRUBS AND PERENNIALS.

SOIL PREPARATION:

1. TOPSOIL SHALL BE LOCAL FERTILE AGRICULTURAL SOIL FREE OF SUBSOILS, ROCKS, CLAYS, PLANTS, WEEDS, ROOTS AND OTHER IMPURITIES. PH VALUE SHALL BE BETWEEN 5.4 AND 7.0.
2. REMOVE DEBRIS AND WEEDS FROM SUBSOIL.
3. SCARIFY SUBSOIL TO DEPTH OF 2" PRIOR TO PLACING TOPSOIL.
4. SPREAD TOPSOIL TO A MINIMUM DEPTH OF 6". TOPSOIL PLACEMENT SHALL TAKE PLACE DURING DRY WEATHER. PREPARE TOPSOIL SO THAT IT IS FREE OF DEBRIS AND GRADED TO DRAIN AS INDICATED ON GRADING PLANS.
5. LIGHTLY COMPACT TOPSOIL AFTER PLACEMENT AND PROHIBIT CONSTRUCTION TRAFFIC FROM AREAS WITH TOPSOIL.

SEEDING:

1. SUBMIT SEED MIXES, FERTILIZER, AND MULCH DATA TO OWNER'S REPRESENTATIVE.
2. SEED MIXTURE SHALL BE 90% TURF TYPE TALL FESCUE AND 10% TURF TYPE PERENNIAL RYEGRASS.
3. FERTILIZER FOR SEEDED AREAS SHALL BE NITROGEN 10%, PHOSPHORIC ACID 10%, SOLUBLE POTASH 10%.
4. APPLY FERTILIZER AT APPLICATION RATE OF 1LB/1000 SF.
5. APPLY SEED AT RATE OF 10LBS/1000 SF EVENLY IN TWO DIRECTIONS.
6. MULCH SEEDED AREAS IMMEDIATELY AFTER SOWING WITH STRAW OR A BIODEGRADABLE MATTING WITH OPEN WEAVE
7. WATER NEWLY SEEDED AREAS SO THAT SOIL IS SATURATED TO DEPTH OF TOPSOIL.
8. HYDROSEEDING: FERTILIZER, MULCH, AND SEED SLURRY SHALL BE APPLIED WITH A HYDRAULIC SEEDER AT A RATE OF 2,000LBS/ACRE, EVENLY.
9. SEEDED AREAS WILL BE ACCEPTED WHEN GRASS IS WELL ESTABLISHED AND EXHIBITS VIGOROUS GROWING CONDITIONS WITH NO BARE SPOTS EXCEEDING 1 SF. CONTRACTOR IS RESPONSIBLE FOR WATERING SEED UNTIL ACCEPTED.

SOD:

1. SOD SHALL BE NURSERY GROWN GRADE; CULTIVATED GRASS SOD WITH STRONG FIBROUS ROOT SYSTEM FREE OF STONES, BURNED OR BARE SPOTS CONTAINING NO MORE THAN 5 WEEDS PER 1000 SF.
2. SOD MIXTURE SHALL BE 40% KENTUCKY BLUEGRASS, 30% PERENNIAL RYEGRASS, 30% FINE FESCUES
3. FERTILIZER FOR SODDED AREAS SHALL BE NITROGEN 10%, PHOSPHORIC ACID 10%, SOLUBLE POTASH 10%.
4. APPLY FERTILIZER AT APPLICATION RATE OF 1LB/1000 SF TO TOPSOIL PRIOR TO PLACING SOD.
5. MOISTEN PREPARED SOIL IMMEDIATELY PRIOR TO LAYING SOD. LAY SOD IMMEDIATELY UPON DELIVERY TO THE SITE, LEAVING NO OPEN JOINTS OR OVERLAPPING JOINTS. DO NOT STRETCH SOD. DO NOT LAY SOD IF TEMPERATURE IS BELOW FREEZING.
6. ROLL SOD WITH 1/3 FULL ROLLER AFTER SOD AND SOIL HAVE DRIED. ROLL BEFORE THE FIRST WATERING.
7. SOD WILL BE ACCEPTED WHEN IT IS WELL ESTABLISHED AND SHOWS VIGOROUS GROWTH WITH NO BARE SPOTS EXCEEDING 1 SF. CONTRACTOR IS RESPONSIBLE FOR WATERING AND REPLACING SOD AS NEEDED UNTIL ACCEPTED.

PLANTING:

1. PRESERVE AND PROTECT EXISTING TREES TO REMAIN. CONTRACTOR SHALL ERECT 4' CONSTRUCTION FENCE AROUND PERIMETER OF TREES AT THE DRIP LINE. CONTRACTOR SHALL NOT STORE MATERIALS OR ALLOW VEHICLES TO ACCESS OR PARK INSIDE DRIP LINES.
2. DO NOT INSTALL PLANTS WHEN AMBIENT TEMPERATURES DROP BELOW 35° F. OR RISE ABOVE 90° F. DO NOT INSTALL PLANTS WHEN WIND VELOCITIES EXCEED 30 MPH.
3. DAMAGED OR DEFICIENT PLANTS WILL BE REJECTED.
4. TREES WILL HAVE A REASONABLY STRAIGHT TRUNK AND SINGLE LEADER.
5. SOIL AMENDMENTS SHALL BE TOPSOIL OR COMPOST. COMPOST: DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER DERIVED FROM AGRICULTURAL, FOOD, INDUSTRIAL RESIDUALS, BIOSOLIDS, OR YARD TRIMMINGS. COMPOST WILL BE FREE OF LARGE PARTICLES AND WILL POSSESS NO OBJECTIONABLE ODOR, NOR RESEMBLE THE MATERIAL FROM WHICH IT WAS DERIVED
6. MULCH: COMPOSTED, SHREDDED HARDWOOD BARK, DARK BROWN IN COLOR.
7. FILL PLANTING PITS WITH WATER TO DETERMINE DRAINAGE. IF WATER REMAINS IN HOLE AFTER 24 HOURS, INSTALL FRENCH DRAIN AS SHOWN IN DETAILS TO INSURE PROPER DRAINAGE.
8. INITIAL ACCEPTANCE: UPON COMPLETION OF PLANTING, OWNER'S REPRESENTATIVE WILL REVIEW WORK AND TAKE INITIAL ACCEPTANCE OF WORK UPON CORRECTION OF ANY NOTED DEFICIENCIES.

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

LANDSCAPE REQUIREMENTS

SITE AREA: 62,258 SF (1.48 ACRES)

OPEN SPACE: REQUIRED: 9,339 SF (15%)

REQUIRED: 2 TREES PER 1,000 SF OF REQUIRED OPEN SPACE
1 SHRUB PER 500 SF OF REQUIRED OPEN SPACE

19 TREES
19 SHRUBS

PROVIDED: 29 TREES
68 SHRUBS

PERIMETER OF LOT ADJACENT TO PUBLIC RIGHT OF WAY (NE GATEWAY DR = 259 LF)

REQUIRED: 1 TREE/50 LF AND 1 SHRUB/4 LF

6 TREES
68 SHRUBS

PROVIDED: 6 TREES
74 SHRUBS

IRRIGATION

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND FURNISHING ALL LABOR, MATERIALS, ACCESSORIES, EQUIPMENT AND OPERATIONS NECESSARY FOR INSTALLATION OF IRRIGATION SYSTEM.
2. CONTRACTOR TO SUBMIT IRRIGATION SYSTEM DESIGN AND COMPONENT CUT SHEETS TO HY–VEE FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY APPROVALS, PERMITS, LICENSES AND INSPECTIONS REQUIRED BY LOCAL, MUNICIPAL, AND STATE JURISDICTIONS.
4. SYSTEM SHALL BE ELECTRIC SOLENOID CONTROLLED UNDERGROUND IRRIGATION SYSTEM WITH PRESSURE BLOW–OUT DRAIN AS MANUFACTURED BY RAIN BIRD MANUFACTURING CORP. OR THE TORO COMPANY. SUBSTITUTIONS SUBJECT TO OWNER REVIEW AND APPROVAL.
5. AREAS TO BE IRRIGATED INCLUDE ALL SPACE INDICATED AS "SOD" ON THE PLANTING PLAN AND INCLUDE PARKING LOT ISLANDS, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE IRRIGATED VIA DRIP TYPE IRRIGATION.

MATERIALS

1. PIPING:

1.1. PVC PIPE: ASTM D2241, 200 PSI PRESSURE RATED UPSTREAM FROM CONTROLS, 160 PSI DOWNSTREAM.
1.2. COPPER PIPE: ASTM B42 REGULAR
1.3. FITTINGS TO MATCH PIPE SIZE AND STYLE
1.4. SOLVENT CEMENT: ASTM D2564 FOR PVC PIPE AND FITTINGS
1.5. SOLDER AND FLUX: ASTM B32 TYPE 95TA SOLDER, PASTE
1.6. SLEEVE MATERIAL: PVC
1.7. OUTLETS: BRASS CONSTRUCTION
1.8. ROTARY TYPE SPRINKLER HEAD: POP–UP TYPE WITH SCREENS; FULLY ADJUSTABLE FOR FLOW AND PRESSURE
1.9. SPRAY TYPE SPRINKLER HEAD: POP–UP HEAD WITH FULL CIRCLE
1.10. EMITTER: ADJUSTABLE OUTLET, NON–CLOGGING
1.11. BUBBLER: ADJUSTABLE OUTLET
1.12. QUICK COUPLER

2. MANUAL VALVES:

1.1. GATE VALVES: BRONZE CONSTRUCTION, INSIDE SCREW WITH THREADED ENDS.
1.2. BACKFLOW PREVENTERS: BRONZE BODY CONSTRUCTION, DOUBLE CHECK VALVE TYPE.

3. CONTROLS AND CONTROL VALVES:

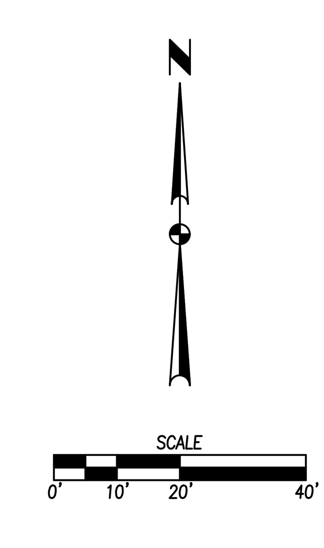
1.1. CONTROLLER: AUTOMATIC CONTROLLER, MICROPROCESSOR SOLID STATE CONTROL WITH VISIBLE READOUT DISPLAY, TEMPORARY OVERRIDE FEATURE TO BYPASS CYCLE, TIMER FOR MULTIPLE STATION SYSTEM, PROGRAMMABLE FOR QUARTER HOUR INCREMENTS, WITH AUTOMATIC START AND SHUTDOWN, RAIN SENSOR CAPABLE OF TURNING OFF THE IRRIGATION SYSTEM IF ADEQUATE RAINFALL IS RECEIVED.
1.2. CONTROLLER HOUSING: NEMA 250 TYPE 3; WEATHERPROOF, WATERTIGHT, WITH LOCKABLE ACCESS DOOR.
1.3. VALVES: ELECTRIC SOLENOID NORMALLY CLOSED; HYDRAULIC TUBING, WIRING, INCLUDING REQUIRED FITTINGS AND ACCESSORIES
1.4. WIRE CONDUCTORS: COLOR CODED. COPPER CONDUCTOR, DIRECT BURIAL TYPE.
1.5. PROVIDE RAIN SENSORS.
1.6. DISCONNECT SWITCH: FACTORY MOUNTED DISCONNECT SWITCH IN CONTROL PANEL.

EXECUTION

1. VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES AND CONDITIONS PRIOR TO CONSTRUCTION. VERIFY THAT REQUIRED UTILITIES ARE AVAILABLE, IN PROPER LOCATION, AND READY FOR USE.
2. COORDINATE LOCATION OF SLEEVES UNDER PAVING TO ACCOMMODATE SYSTEM.
3. ROUTE PIPING TO AVOID PLANTS, GROUND COVER, AND STRUCTURES
4. TRENCH TO ACCOMMODATE GRADE CHANGES AND SLOPE TO DRAINS. KEEP TRENCHES FREE OF DEBRIS AND MATERIAL THAT ARE DAMAGING TO THE PIPE.
5. PROVIDE FOR THERMAL MOVEMENTS OF COMPONENTS IN SYSTEM.
6. USE THREADED NIPPLES FOR RISERS TO EACH OUTLET.
7. PROVIDE 10 INCH EXPANSION COIL AT EACH CONTROL VALVE AND AT 100 FOOT INTERVALS. BURY WIRE BESIDE PIPE. MARK VALVES WITH NEOPRENE VALVE MARKERS CONTAINING LOCKING DEVICE. SET VALVE MARKERS IN 160 PSI PIPE RISERS EXITING FROM TOP OF VALVE TO FINISH GRADE.
8. AFTER PIPING IS INSTALLED AND PRIOR TO INSTALLING OUTLETS AND BACKFILLING, OPEN VALVES AND FLUSH SYSTEM WITH FULL HEAD OF WATER.
9. INSTALL 3 INCH SAND COVER OVER PIPING AND PROTECT PIPE FROM DISPLACEMENT.
10. PRIOR TO BACKFILLING, TEST SYSTEM FOR LEAKS FOR WHOLE SYSTEM MAINTAINING 100 PSI PRESSURE FOR ONE HOUR. SYSTEM IS ACCEPTABLE WHEN NO LEAKAGE OR LOSS OF PRESSURE OCCURS AND SYSTEM SELF DRAINS DURING TEST PERIOD.
11. ADJUST CONTROL SYSTEM TO ACHIEVE TIME CYCLES REQUIRED TO ESTABLISH NEWLY INSTALLED PLANTS.
12. ADJUST HEADS FOR FULL WATER COVERAGE OF PLANTED AREAS.
13. INSTRUCT STORE PERSONNEL IN OPERATION AND MAINTENANCE OF SYSTEM, INCLUDING ADJUSTING OF SPRINKLER HEADS. USE OPERATION AND MAINTENANCE MATERIAL AS BASIS FOR DEMONSTRATION.
14. FURNISH THE OPERATION AND MAINTENANCE MATERIALS, TWO EXTRA SPRINKLER HEADS OF EACH TYPE AND SIZE, TWO VALVE KEYS FOR MANUAL VALVES, TWO VALVE BOX KEYS, TWO KEYS FOR VALVE MARKERS, AND TWO WRENCHES FOR EACH HEAD CORE AND FOR REMOVING AND INSTALLING EACH HEAD TYPE.
15. PROVIDE ONE COMPLETE SPRING SEASON START UP AND FALL SEASON SHUT DOWN.

PLANT SCHEDULE

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PD	9	Black Hills Spruce	Picea glauca 'Densata'	B&B, 6' HEIGHT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CP	6	Washington Hawthorn	Crataegus phaenopyrum	B&B, 1.5" CALIPER
MS	4	Snowdrift Crab Apple	Malus x 'Snowdrift'	B&B, 1.5" CALIPER
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
GS	10	Shademaster Honey Locust	Gleditsia triacanthos inermis 'Shademaster'	B&B, 2" CALIPER
QR	6	Red Oak	Quercus rubra	B&B, 2" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
BW	43	Wintergreen Boxwood	Buxus microphylla 'Wintergreen'	15" HT
EC	12	Compact Burning Bush	Euonymus alatus 'Compactus'	24" HT.
JM	31	Maney Juniper	Juniperus chinensis 'Maneyi'	24" HT.
JS	2	Spartan Juniper	Juniperus chinensis 'Spartan'	36" HT.
SG	51	Goldflame Spirea	Spiraea x bumalda 'Goldflame'	24" HT.
VL2	2	Mohican Wayfaring Tree	Viburnum lantana 'Mohican'	36" HT.
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CK	10	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 GAL
HO	10	Stella de Oro Daylily	Hemerocallis x 'Stella de Oro'	1 GAL



Hy-Vee® EMPLOYEE OWNED
HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
P 515-267-2800
F 515-267-2935

LOCATION
MIDWEST HERITAGE BANK
221 NE GATEWAY DRIVE
GRIMES, IOWA

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 2007.351

LANDSCAPE PLAN

DRAWN BY	DATE
JAT	03/22/2021
SCALE	

SHEET
C5.0

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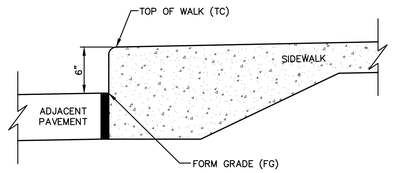

1 CLASS "A" INTEGRAL CURB AND SIDEWALK AND SPOT ELEVATION REFERENCE DETAIL

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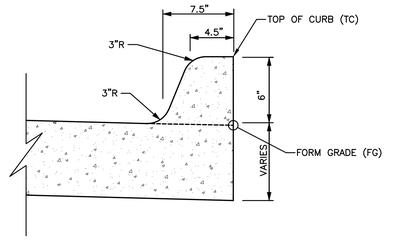

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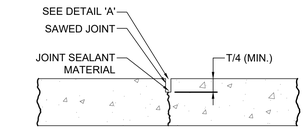
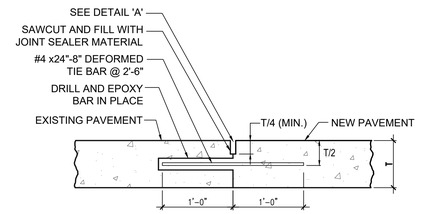
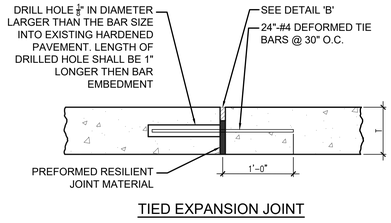


CONTRACTION JOINT



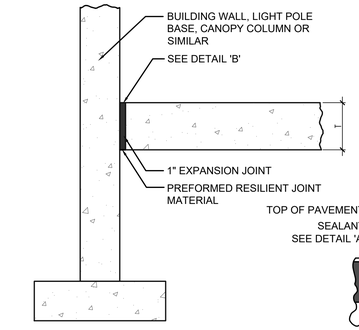
TIED CONTRACTION JOINT



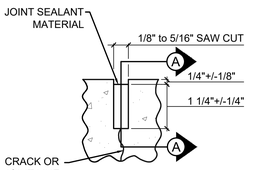
TIED EXPANSION JOINT

4 TYPICAL PAVEMENT JOINTING

NOT TO SCALE



EXPANSION JOINT



DETAIL A

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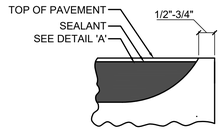

SECTION A-A

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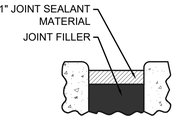
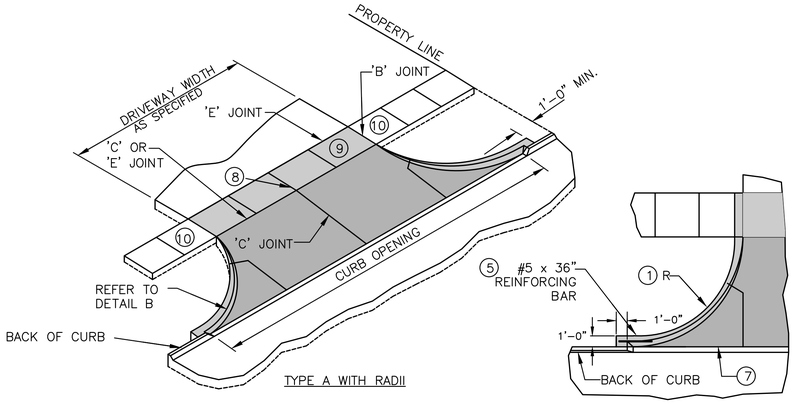


DETAIL B

NOT TO SCALE



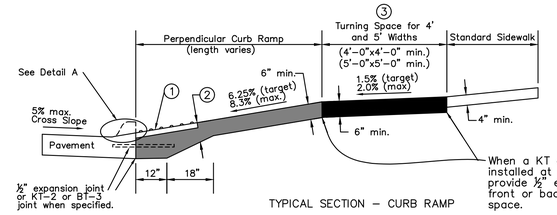
TYPE A WITH RADII

DETAIL B

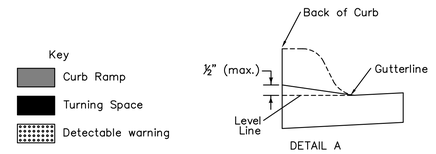
1. DRIVEWAY RADIUS (R).
3. PAVEMENT THICKNESS. RESIDENTIAL: 6 INCHES MINIMUM. COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.
4. SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY.
5. CENTER REINFORCING BAR VERTICALLY IN THE PAVEMENT.
6. MATCH THICKNESS OF ADJACENT ROADWAY, 8 INCHES MINIMUM.
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.

3 CONCRETE DRIVEWAY TYPE A (MODIFIED)

NOT TO SCALE



TYPICAL SECTION – CURB RAMP

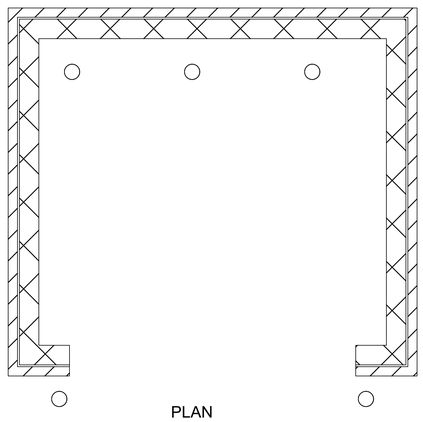


DETAIL A

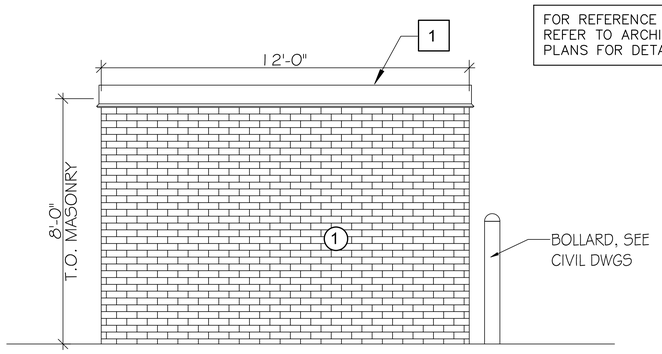
1. Provide a minimum 2 foot width of detectable warning surfaces in the direction of pedestrian travel across the full width of the curb ramp or turning space, exclusive of curbs or flares.
2. Provide a minimum of 6 inches of concrete below the detectable warning panel.
3. Target slope of 1.5% with maximum slope perpendicular to the travel directions of 2.0%.

5 GENERAL SIDEWALK AND CURB RAMP DETAILS

NOT TO SCALE

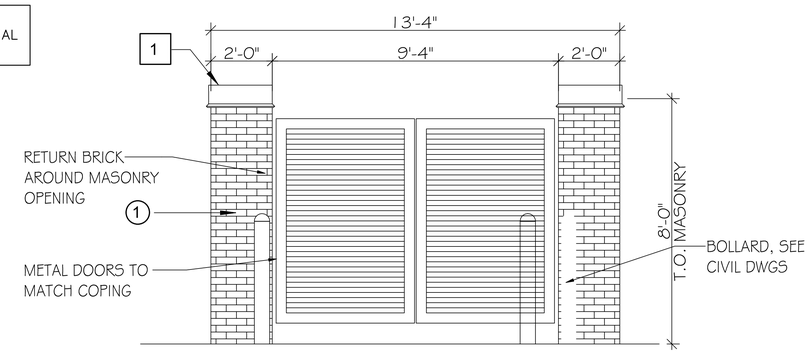


PLAN



SIDE

FOR REFERENCE ONLY. REFER TO ARCHITECTURAL PLANS FOR DETAILS.



FRONT

6 TRASH ENCLOSURE DETAIL

NOT TO SCALE

HyVee EMPLOYEE OWNED

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
P 515-267-2800
F 515-267-2935

LOCATION
MIDWEST HERITAGE BANK
221 NE GATEWAY DRIVE
GRIMES, IOWA

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 2007.351

CONSTRUCTION DETAILS

DRAWN BY	DATE
JAT	03/22/2021
SCALE	

SHEET

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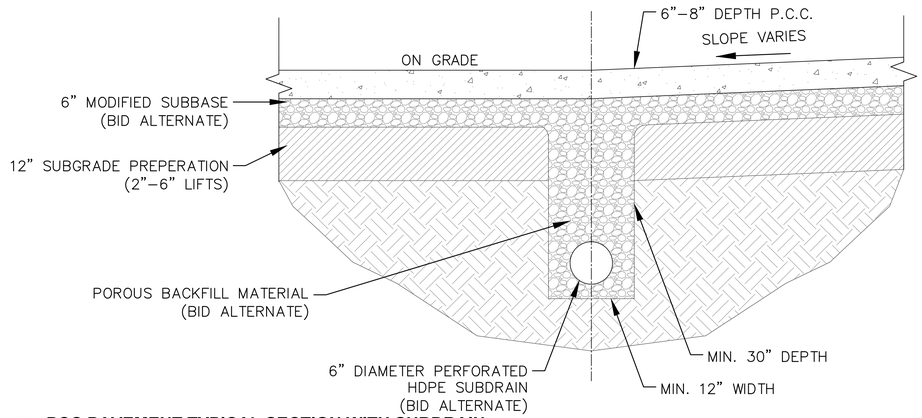
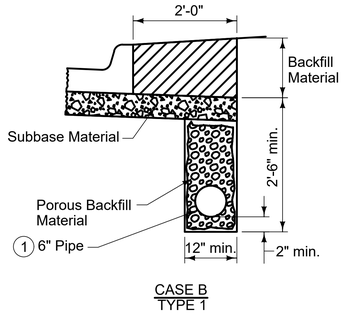
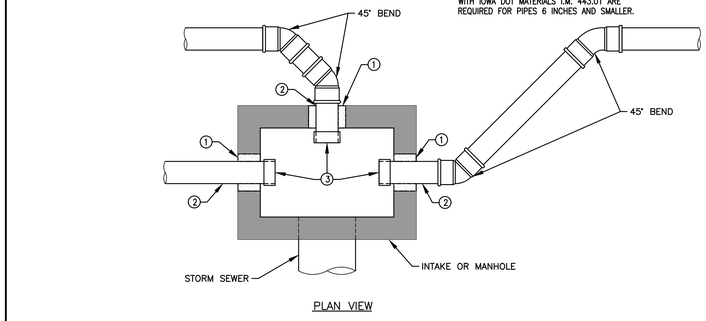


1 PCC PAVEMENT TYPICAL SECTION WITH SUBDRAIN
NOT TO SCALE



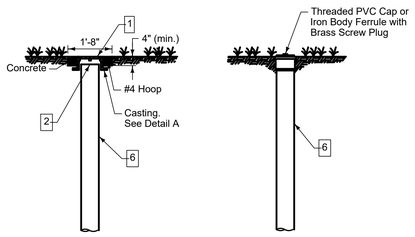
CASE B
TYPE 1

2 CASE B, TYPE 1 SUBDRAIN
NOT TO SCALE



PLAN VIEW

3 SUBDRAIN CONNNECTION TO INTAKE
NOT TO SCALE

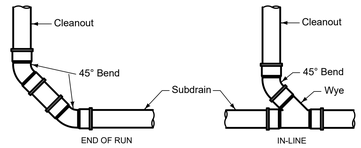


TYPE A-1 CLEANOUT

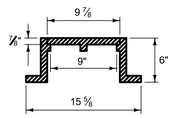
TYPE A-2 CLEANOUT

Use in non-traffic areas.

1. Light duty casting. Label lid with "Storm" or "Storm C.O."
2. Do not allow casting to bear on top of riser pipe; provide 2 inch clearance, minimum.
3. A manufactured cleanout may be used in lieu of a Type B cleanout, if approved by the Engineer.
4. Design is intended for use in conjunction with 8 inch PVC riser pipe. Other sized caps may be used with smaller pipe, as approved by the Engineer.
5. Provide Type G casting, as required to fit pipe size.
6. PVC riser pipe; match diameter of subdrain (8 inches maximum).

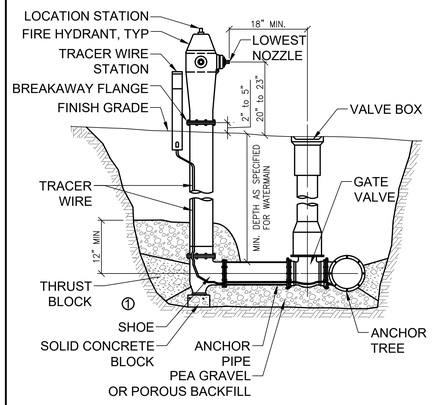


TYPE A CLEANOUT CONNECTIONS

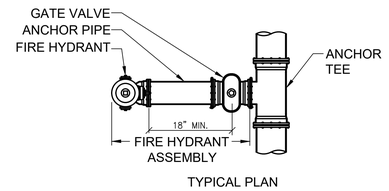


DETAIL A (1) (4)
(Dimensions are nominal)

4 SUBDRAIN CLAENOUT
NOT TO SCALE



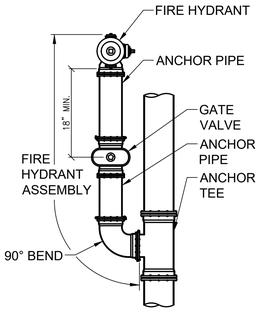
TYPICAL SECTION



TYPICAL PLAN

USE DUCTILE IRON PIPE WITH RESTRAINED MECHANICAL JOINTS FOR FIRE HYDRANT ASSEMBLY AN ANCHOR TEE.

1. DO NOT COVER DRAIN HOLES OR TRACER WIRE.



ALTERNATE PLAN

5 FIRE HYDRANT ASSEMBLY
NOT TO SCALE

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
P 515-267-2800
F 515-267-2935

LOCATION
MIDWEST HERITAGE BANK
221 NE GATEWAY DRIVE
GRIMES, IOWA

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 2007.351

CONSTRUCTION DETAILS

DRAWN BY	DATE
JAT	03/22/2021
SCALE	

SHEET
C6.1

FILE: H:\2021\21031445\DWG\21031445-SITE.DWG
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PLOTTED BY: PAUL TUTTLE
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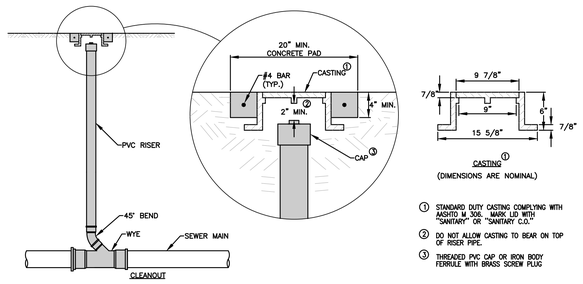


CASTING ①
(DIMENSIONS ARE NOMINAL)

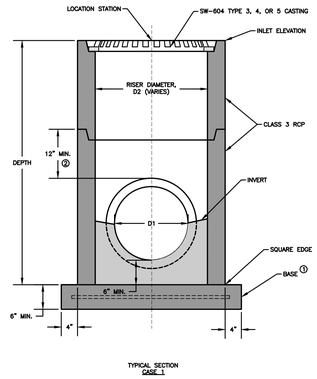
① STANDARD DUTY CASTING COMPLYING WITH AASHTO M 306. MARK LID WITH "SANITARY" OR "SANITARY C.O."

② DO NOT ALLOW CASTING TO BEAR ON TOP OF RISER PIPE.

③ THREADED PVC CAP OR IRON BODY FERRULE WITH BRASS SCREW PLUG

SW-203 SANITARY CLEANOUT

1 SW-203 SANITARY CLEANOUT
NOT TO SCALE



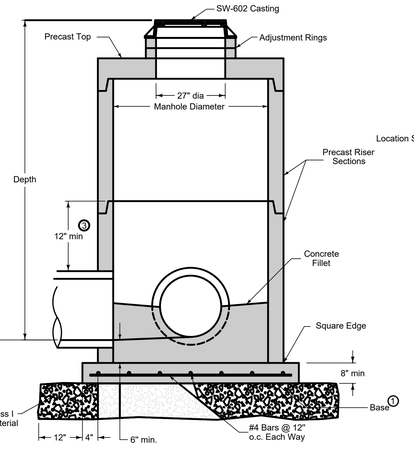
TYPICAL SECTION
CASE 1

① PRECAST (SHOWN) OR CAST-IN-PLACE BASE:
PRECAST: 6-INCH THICK CONCRETE WITH #4 WELDED WIRE MESH ON 4-INCH CENTERS (WWF 4 x 4-D. CENTER MESH VERTICALLY WITHIN BASE.
CAST-IN-PLACE: 8-INCH THICK NON-REINFORCED CONCRETE.

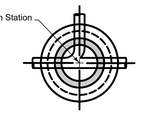
② 12-INCH MINIMUM RISER HEIGHT ABOVE ALL PIPES.

INTAKE SIZE – CASE 1	
OUTLET PIPE DIAMETER, D1	MINIMUM RISER DIAMETER, D2
12"	18"
15"	24"
18"	24"
21"	30"
24"	30"
27"	36"

2 SW-512 CIRCULAR AREA INTAKE
NOT TO SCALE



TYPICAL SECTION



PLAN

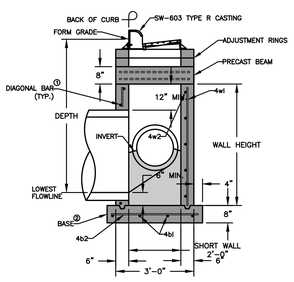
① Cast-in-place base shown. If base is precast integral with bottom riser, the footprint of the base is not required to extend beyond the outer edge of the riser.

② For additional configurations, maintain a minimum of 12 inches of concrete between vertical edges of pipe openings.

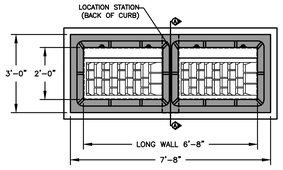
③ 12 inch minimum riser height above all pipe openings.

Manhole Diameter (inches)	Maximum Pipe Diameter ② (inches) for 2 Pipes	
	At 180° Separation	At 90° Separation
48	24	18
60	36	24
72	42	30
84	48	36
96	60	42

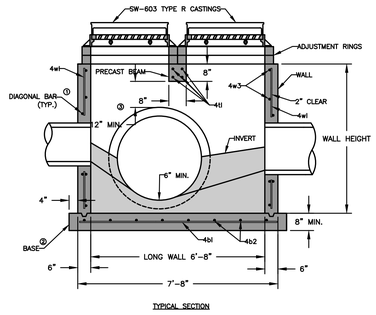
3 SW-401 CIRCULAR STORM SEWER MANHOLE
NOT TO SCALE



SECTION A–A



PLAN



TYPICAL SECTION

REFER TO SW-514 FOR BOXOUT DETAILS.

① INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.

② CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF THE BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.

③ 12 INCH MINIMUM WALL HEIGHT ABOVE ALL PIPES.

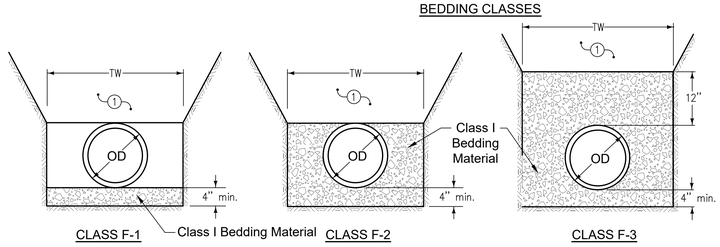
REINFORCING BAR LIST						
MARK	SIZE	LOCATION	SHAPE	COUNT	LENGTH	SPACING
4t1	4	BEAM	——	4	2'-8"	4"
4b1	4	BASE	——	4	7'-10"	10"
4b2	4	BASE	——	8	3'-2"	12"
4w1	4	WALLS	——	20	WALL HEIGHT MINUS 4"	12"
4w2	4	LONG WALLS	——	VARIES	7'-8"	12"
4w3	4	SHORT WALLS	——	VARIES	2'-8"	12"

MAXIMUM PIPE DIAMETERS		
PIPE LOCATION	PRECAST STRUCTURE	CAST-IN-PLACE STRUCTURE
SHORT WALL	15"	18"
LONG WALL	60"	66"

SW-505 DOUBLE GRATE INTAKE

4 SW-505 DOUBLE GRATE INTAKE
NOT TO SCALE

BEDDING CLASSES



ALLOWABLE BURY DEPTH

PVC PIPE
(Bedding Class F-2 or F-3)

Pipe Diameter (inches)	ASTM D 3034 Solid Wall SDR 23.5	ASTM D 3034 Solid Wall SDR 26	ASTM D 3034 Solid Wall SDR 35	ASTM F 679 Solid Wall SDR 35	ASTM F 949 Corrug. Exterior	ASTM F 1803 Closed Profile	ASTM D 2680 Composite (Truss Type)
8	30'	28'	24'	---	24'	---	32'
10	30'	28'	24'	---	24'	---	32'
12	30'	28'	24'	---	24'	---	32'
15	30'	28'	24'	---	24'	---	32'
18	---	---	---	24'	24'	---	---
21	---	---	---	24'	24'	24'	---
24	---	---	---	24'	24'	24'	---
27	---	---	---	24'	---	24'	---
30	---	---	---	24'	24'	24'	---
33	---	---	---	24'	---	---	---
36	---	---	---	24'	24'	24'	---
42	---	---	---	24'	---	24'	---
48	---	---	---	24'	---	24'	---
54	---	---	---	---	---	24'	---
60	---	---	---	---	---	24'	---

HDPPE PIPE
(Bedding Class F-2 or F-3)

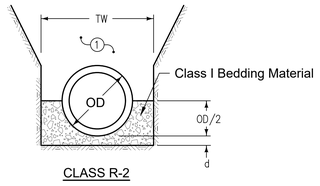
Pipe Diameter (inches)	AASHTO M 294
12	8'
15	9'
18	9'
24	9'
30	9
36	9'
42	8'
48	8'
54	8'
60	8'

DUCTILE IRON, AWWA C151, CLASS 52
(Bedding Class F-1, F-2 or F-3)

Pipe Diameter (inches)	Class F-1 Bedding	Class F-2 Bedding	Class F-3 Bedding
4	40'	40'	40'
6	40'	40'	40'
8	40'	40'	40'
10	40'	40'	40'
12	37'	40'	40'
14	31'	40'	40'
16	28'	37'	40'
18	25'	34'	40'
20	23'	32'	40'
24	20'	29'	38'
30	18'	23'	31'
36	18'	22'	30'
42	17'	21'	29'
48	16'	19'	27'
54	16'	19'	27'

5 FLEXIBLE GRAVITY PIPE TRENCH BEDDING
NOT TO SCALE

RCP AND VCP PIPE BEDDING



CLASS R-2

CLASS III RCP Pipe Diameter (inches)	Class R-2 Bedding
12	10'
15	10'
18	11'
21	11'
24	12'
27	15'
30	15'
33	15'
36	15'
42	15'
48	15'
54	15'
60	15'
66	15'
72	15'

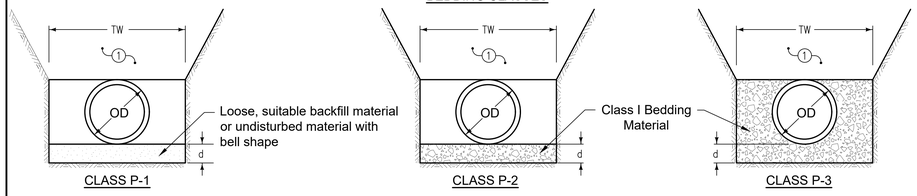
CLASS IV RCP Pipe Diameter (inches)	Class R-2 Bedding
12	15'
15	16'
18	16'
21	18'
24	23'
27	30'
30	29'
33	28'
36	28'
42	27'
48	26'
54	25'
60	25'
66	25'
72	24'

CLASS V RCP Pipe Diameter (inches)	Class R-2 Bedding
12	23'
15	24'
18	30'
21	40'
24	40'
27	40'
30	40'
33	40'
36	40'
42	40'
48	40'
54	40'
60	40'
66	40'
72	40'

EXTRA STRENGTH VCP Pipe Diameter (inches)	Class R-2 Bedding
6	30'
8	26'
10	23'
12	20'
15	19'
18	18'
21	22'
24	28'
27	30'
30	29'
33	30'
36	30'
39	29'
42	26'

6 RIGID GRAVITY PIPE TRENCH BEDDING
NOT TO SCALE

BEDDING CLASSES



ALLOWABLE BURY DEPTH

DUCTILE IRON, AWWA C151, CLASS 52

Pipe Diameter (inches)	Class F-1 Bedding	Class F-2 Bedding	Class F-3 Bedding
4	40'	40'	40'
6	40'	40'	40'
8	40'	40'	40'
10	36'	40'	40'
12	31'	40'	40'
14	26'	40'	40'
16	23'	37'	40'
18	20'	34'	40'
20	18'	32'	40'
24	16'	29'	38'
30	13'	23'	31'
36	13'	22'	30'
42	13'	21'	29'
48	13'	19'	27'
54	13'	19'	27'

PVC, AWWA C900 & C905, DR18

Pipe Diameter (inches)	Class P-1 Bedding	Class P-2 Bedding	Class P-3 Bedding
4	19'	23'	40'
6	19'	23'	40'
8	19'	23'	40'
10	19'	23'	40'
12	19'	23'	40'
14	19'	23'	40'
16	19'	23'	40'
18	19'	23'	40'
20	19'	23'	40'
24	19'	23'	40'

SIEVE	PERCENT PASSING
1 1/2"	100
1"	95-100
3/4"	25-60
No.4	0-10
No.8	0-5

① PLACE REMAINDER OF BEDDING AND BACKFILL MATERIAL AS SPECIFIED IN THE GEOTECHNICAL REPORT. SAMPLES OR BACKFILL MATERIAL SHALL BE SUBMITTED TO AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED AND MATERIAL SHALL BE FREE OF ORGANIC MATTER AND DEBRIS. BACKFILL SHALL BE PLACED IN 9" LOOSE LIFTS AND COMPACTED TO 98% OF THE MATERIALS MAXIMUM STANDARD PROCTER DRY DENSITY.

KEY

OD = Outside diameter of pipe
TW = Trench width at top of pipe
Min. = OD + 18 inches
d = Depth of bedding material below pipe:
OD/8 or 4 inches (whichever is greater)

7 PRESSURE PIPE TRENCH BEDDING
NOT TO SCALE

HyVee EMPLOYEE OWNED
HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
P 515-267-2800
F 515-267-2935

LOCATION
MIDWEST HERITAGE BANK
221 NE GATEWAY DRIVE
GRIMES, IOWA

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 2007.351

CONSTRUCTION DETAILS

DRAWN BY	DATE
JAT	03/22/2021
SCALE	

SHEET
C6.2

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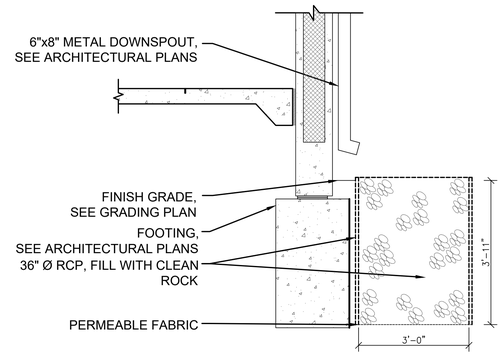
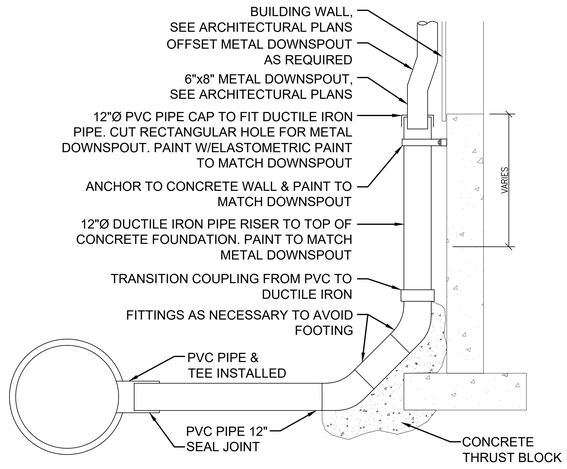
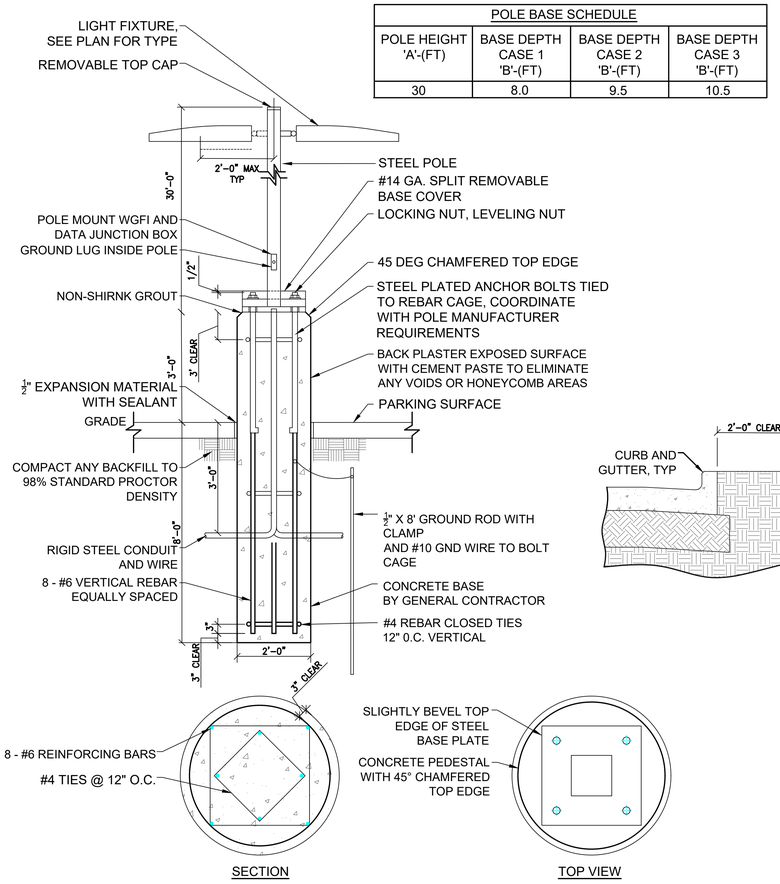




1 DOWNSPOUT CONNECTION

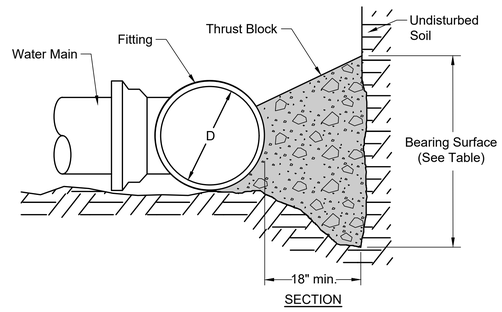
NOT TO SCALE

POLE BASE SCHEDULE			
POLE HEIGHT 'A'-(FT)	BASE DEPTH CASE 1 'B'-(FT)	BASE DEPTH CASE 2 'B'-(FT)	BASE DEPTH CASE 3 'B'-(FT)
30	8.0	9.5	10.5



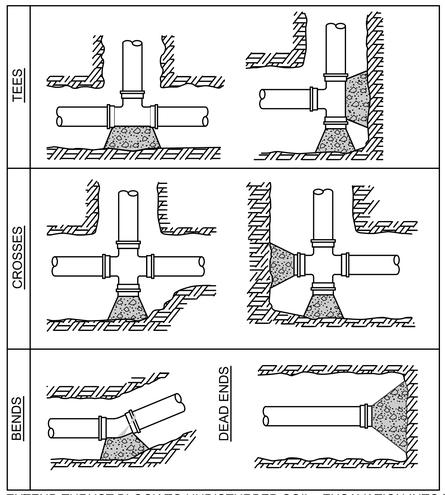
2 LIGHT FIXTURE POLE MOUNTING

NOT TO SCALE – FOR INFORMATIONAL PURPOSES ONLY (REFER TO ARCHITECTURAL PLANS)



SECTION

Diameter of Pipe, D (inches)	MINIMUM BEARING SURFACE (sf)				
	Bends				Tees and Dead Ends
	11°	22°	45°	90°	
4	1	1	2	4	3
6	1	2	4	8	6
8	2	4	7	14	10
10	3	6	11	21	15
12	4	8	16	29	21
14	5	11	21	39	28
16	7	14	27	50	36
18	8	17	34	63	45
20	11	21	42	78	55
24	15	31	60	111	78
30	24	47	92	171	120
36	34	67	132	244	173
Minimum surface area based on water pressure of 150 psi and allowable soil pressure of 1,000 psf.					



EXTEND THRUST BLOCK TO UNDISTURBED SOIL. EXCAVATION INTO TRENCH MAY BE NECESSARY.

FORM VERTICAL SURFACES OF POURED CONCRETE THRUST BLOCKS EXCEPT ON BEARING SURFACE.

ENCASE ALL FITTING IN POLYETHYLENE WRAP. DO NOT ALLOW CONCRETE TO DIRECTLY CONTACT JOINTS OR FITTING BOLTS.

3 THRUST BLOCK

NOT TO SCALE

HyVee EMPLOYEE OWNED
HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
P 515-267-2800
F 515-267-2935

LOCATION
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PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 2007.351

CONSTRUCTION DETAILS

DRAWN BY	DATE
JAT	03/22/2021
SCALE	

SHEET

C6.3

FILE: H:\2021\21031\KEV\DWG\21031-SITE.DWG
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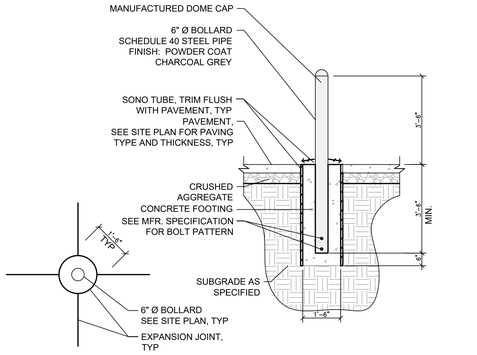
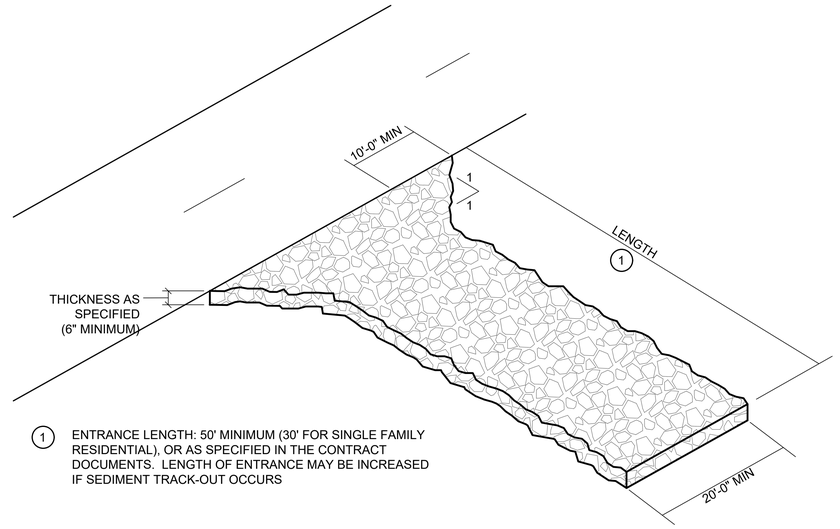


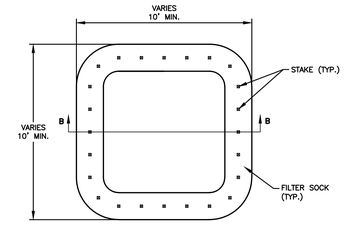
1 BOLLARD DETAIL
NOT TO SCALE

NOTE: SEE ARCHITECTURAL PLANS FOR BOLLARD LOCATIONS AND SIZES



1 ENTRANCE LENGTH: 50' MINIMUM (30' FOR SINGLE FAMILY RESIDENTIAL), OR AS SPECIFIED IN THE CONTRACT DOCUMENTS. LENGTH OF ENTRANCE MAY BE INCREASED IF SEDIMENT TRACK-OUT OCCURS

4 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



NOTES:
1. ACTUAL LAYOUT AND LOCATION TO BE DETERMINED IN FIELD BY THE CONTRACTOR.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 75% FULL.

CONCRETE WASHOUT

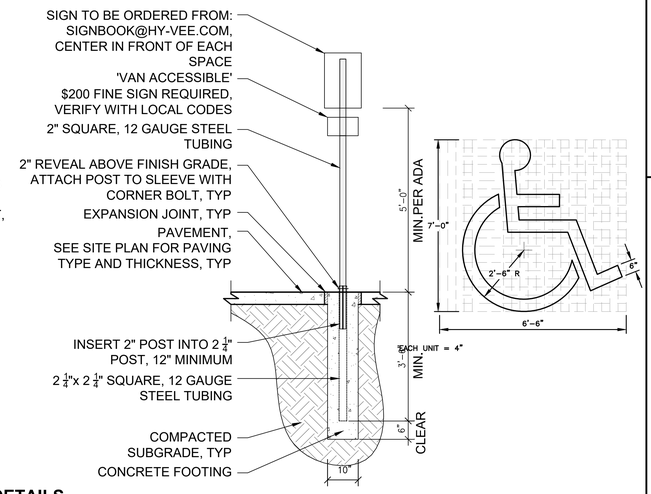
7 CONCRETE WASHOUT
NOT TO SCALE

12"x"18" WHITE ON BLUE BACKGROUND, ORDER FROM: SIGNBOOK@HY-VEE.COM

CONTRACTOR TO VERIFY SIGN GRAPHICS AND INSTALLATION WITH STATE AND LOCAL CODES

A. 2 SIGNS ON SAME POST, 'HANDICAP PARKING' UPPER AND 'FINE' LOWER
B. 'RESERVED PARKING' SINGLE SIGN

SIGNS MAY BE MOUNTED ON WALLS WHERE POSSIBLE



2 ADA SIGNAGE DETAILS
NOT TO SCALE

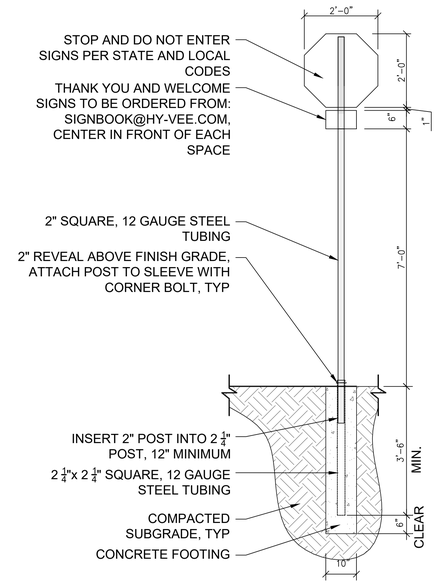
24"x"24" WHITE LETTERING ON RED BACKGROUND, ORDER FROM: SIGNBOOK@HY-VEE.COM

A. 'STOP' SINGLE SIGN
B. 'DO NOT ENTER' ON SAME SIGN POST AS 'STOP' SIGN (OPPOSITE SIDE)

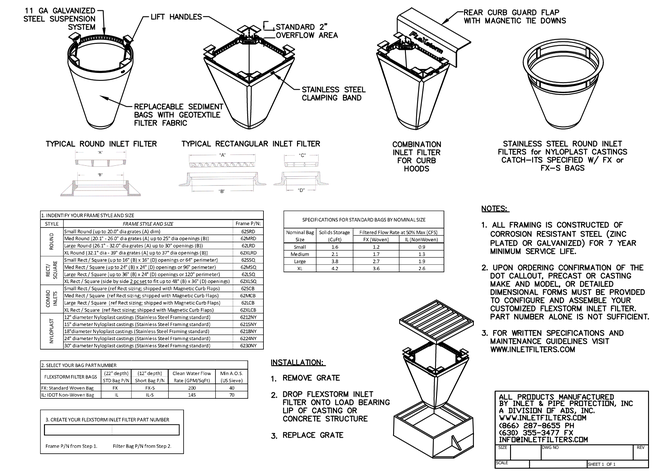
SIGNAGE, ORDER FROM: SIGNBOOK@HY-VEE.COM

A. 2 SIGNS ON SAME POST 'STOP' UPPER AND 'THANK YOU' LOWER
B. 'WELCOME' SINGLE SIGN

CONTRACTOR TO VERIFY SIGN GRAPHICS AND INSTALLATION WITH STATE AND LOCAL CODES



3 STOP SIGN ASSEMBLY
NOT TO SCALE



1. INDENTIFY YOUR FRAME STYLE AND SIZE		
STYLE	FRAME STYLE AND SIZE	Frame P/N
ROUND	Small Round (up to 20.0" dia grates (A) dim):	62SRD
	Med Round (20.1" - 29.0" dia grates (A) up to 25" dia openings (B))	62MRD
	Large Round (26.1" - 32.0" dia grates (A) up to 30" openings (B))	62LRD
	XL Round (32.1" thru - 39" dia grates (A) up to 37" dia openings (B))	62XLRD
RECT/ SQUARE	Small Rect / Square (up to 16" (B) x 35" (D) openings or 64" perimeter):	62SSQ
	Med Rect / Square (up to 24" (B) x 29" (D) openings or 86" perimeter):	62MSQ
	Large Rect / Square (up to 36" (B) x 29" (D) openings or 120" perimeter):	62LSQ
COMBO INLETS	XL Rect / Square (side by side 2 pc set to fit up to 46" (B) x 30" (D) openings):	62XLSQ
	Small Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps):	62SCB
	Med Rect / Square. (ref Rect sizing; shipped with Magnetic Curb Flaps):	62MCB
	Large Rect / Square. (ref Rect sizing; shipped with Magnetic Curb Flaps):	62LCB
	XL Rect / Square. (ref Rect sizing; shipped with Magnetic Curb Flaps):	62XLCB
STRIPOUT	12" diameter hyloplast castings (Stainless Steel Framing standard):	621SNY
	15" diameter hyloplast castings (Stainless Steel Framing standard):	622SNY
	18"diameter hyloplast castings (Stainless Steel Framing standard):	623SNY
	24" diameter hyloplast castings (Stainless Steel Framing standard):	624SNY
	30" diameter hyloplast castings (Stainless Steel Framing standard):	625SNY

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE			
Nominal Bag Size	Soil-do Storage (Cu/Ft)	Filtered Flow Rate at 50% Max (CFS)	
		FX (Millimeter)	S_FX (Millimeter)
Small	3.6	1.2	0.9
Medium	2.1	1.7	1.3
Large	3.8	2.7	1.9
XL	4.2	3.6	2.6

2. SELECT YOUR BAG PART NUMBER				
FLEXSTORM FILTER BAG'S	(22" dep)(H) STD Bag P/N	(12" dep)(h) Short Bag P/N	Clean Water Flow Rate (GPM/SqFt)	Min A.O.S. (US Sieve)
Fit: Standard Woven Bag	FX	FX-S	220	40
Fit: IDOT Non-Woven Bag	SL	SL-S	145	70

3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER	
Frame P/N from Step 1.	Filter Bag P/N from Step 2.

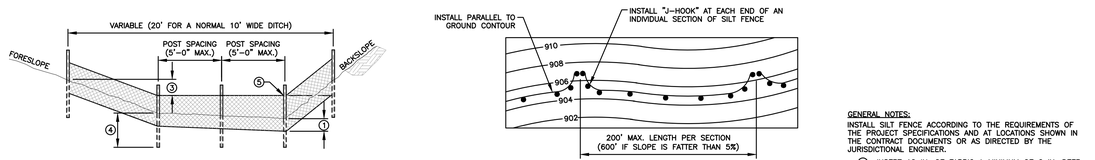
INSTALLATION:
1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

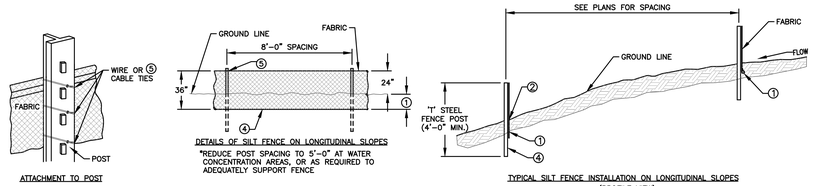
NOTES:
1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
2. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
3. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC A DIVISION OF ADS, INC. WWW.INLETFILTERS.COM (866) 287-8655 PH (630) 355-3477 FX INFO@INLETFILTERS.COM

SIZE	PART NO.	REV
DRAFT	SHEET 1 OF 1	

5 FLEXSTORM INLET PROTECTION DEVICE
NOT TO SCALE





GENERAL NOTES:
INSTALL SILT FENCE ACCORDING TO THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS AND AT LOCATIONS SHOWN IN THE CONTRACT DOCUMENTS OR AS DIRECTED BY THE JURISDICTIONAL ENGINEER.

1. INSERT 12 IN. OF FABRIC A MINIMUM OF 6 IN. DEEP (FABRIC MAY BE FOLDED BELOW THE GROUND LINE)
2. COMPACT GROUND BY DRIVING ALONG EACH SIDE OF THE SILT FENCE AS REQUIRED TO SUFFICIENTLY SECURE THE FABRIC IN THE TRENCH TO PREVENT PULLOUT AND FLOW UNDER THE FENCE.
3. IN DITCHES, EXTEND SILT FENCE UP SIDE SLOPE SO THE BOTTOM ELEVATION AT THE END OF THE FENCE IS A MINIMUM OF 2 IN. HIGHER THAN THE TOP OF THE FENCE IN THE LOW POINT OF THE DITCH.
4. STEEL POSTS TO BE EMBEDDED 20 IN. UNLESS OTHERWISE ALLOWED BY THE JURISDICTIONAL ENGINEER.
5. SECURE TOP OF ENGINEERING FABRIC TO STEEL POSTS USING WIRE OR PLASTIC TIES (50 LB. MIN.). SEE DETAILS OF "ATTACHMENT TO POSTS."

6 SILT FENCE
NOT TO SCALE

HyVee EMPLOYEE OWNED
HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
P 515-267-2800
F 515-267-2935

LOCATION
MIDWEST HERITAGE BANK
221 NE GATEWAY DRIVE
GRIMES, IOWA

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 2007.351

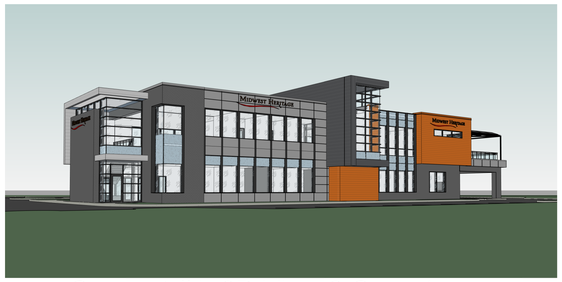
CONSTRUCTION DETAILS

DRAWN BY	DATE
JAT	03/22/2021
SCALE	

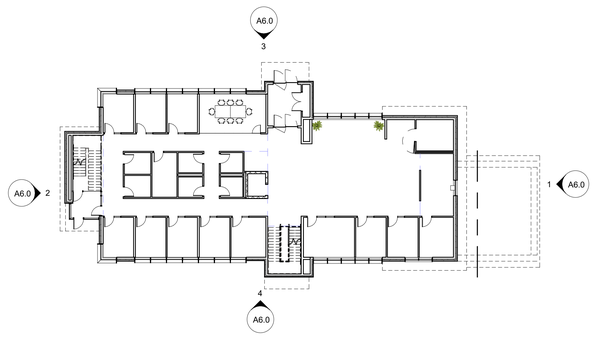
SHEET
C6.4

FILE: H:\2021\2101484\DWG\2101484-SITE.DWG
LAST SAVED BY: TYLER TUTTLE PLOTTED: 9/29/2021 3:47 PM
PLOTTED BY: TYLER TUTTLE
XREF:
DGNNAME:

5 Concept #1_3D View 1 Copy 1
SCALE:



6 Concept #1_3D View 2 Copy 1
SCALE:



KEY PLAN
SCALE: N.T.S.

THE FOLLOWING EXTERIOR TREATMENTS PER THE THE REQUIREMENTS LISTED UNDER THE HIGHWAY 141 CORRIDOR DISTRICT REGULATIONS WILL BE PROVIDED:

1. REVEALS
2. POPOUTS
3. OFFSETS MEASURING AT LEAST FOUR FEET IN DEPTH
4. COLOR, TEXTURE, AND MATERIAL CHANGE
5. DEEP-SET WINDOWS WITH MULLIONS
6. VARIATION IN ROOF HEIGHT

MASONRY UNITS:

1 BRICK
COLOR: CHARCOAL
SIZE: UTILITY
BOND: 1/3 RUNNING

CLADDING & CANOPIES:

1 ALUMINUM COMPOSITE METAL PANEL
COLOR: LIGHT GRAY

2 HORIZONTAL CLADDING: ALUMINUM WOOD-LOOK SIDING

3 METAL PANEL SYSTEM WITH FASCIA
COLOR: DARK GRAY

4 METAL PANEL SYSTEM WITH FASCIA
COLOR: LIGHT GRAY

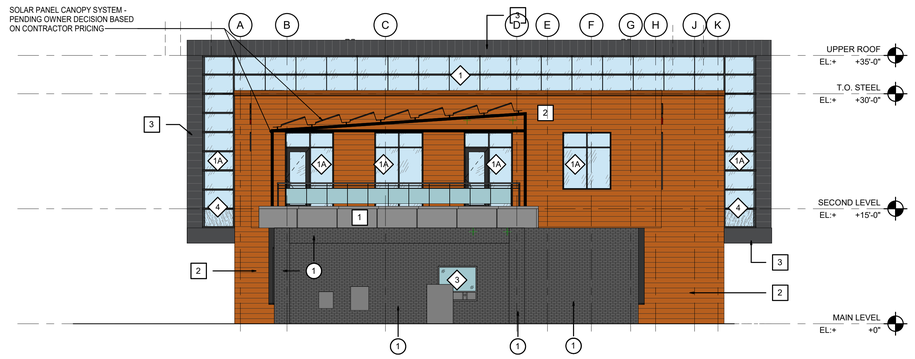
GLASS & GLAZING:

1 VISION GLASS: 1" CLEAR ANNEALED INSULATION GLASS,
LOW-E #2 SURFACE

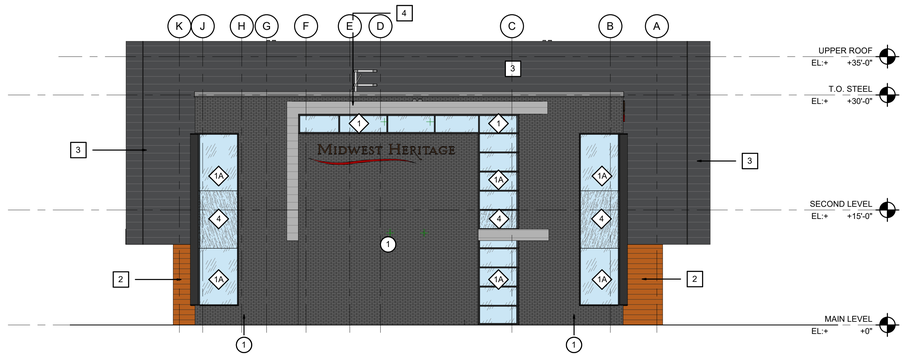
1A VISION GLASS: 1" CLEAR TEMPERED INSULATION GLASS,
LOW-E #2 SURFACE

3 VISION GLASS: 5/8" CLEAR TEMPERED INSULATION GLASS,
LOW-E #3 SURFACE

4 SPANDREL GLASS: 1" ANNEALED INSULATION GLASS,
SPANDREL PAINT #4 SURFACE LT. GRAY - VERIFY COLOR W/ ARCHITECT

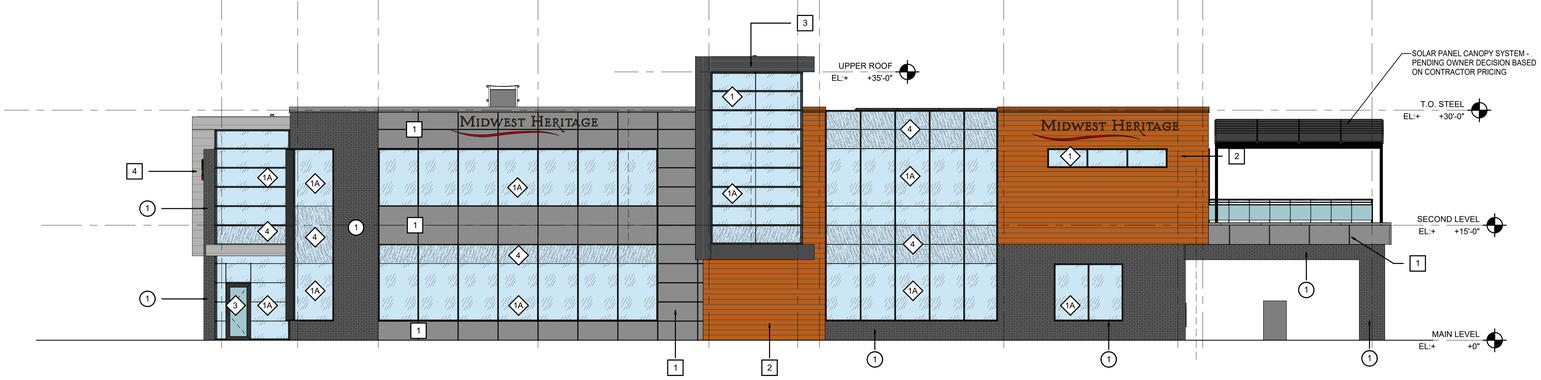


1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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

REVISION	DATE BY

DESIGN ENGINEERS kpff
Hy-Vee CONSTRUCTION
SVPA ARCHITECTS Hy-Vee

LOCATION:
MIDWEST HERITAGE BANK OFFICE BUILDING
221 NE Gateway Drive, Grimes, IA 50111

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
TELEPHONE: (515) 267-2800
FAX: (515) 267-2935

Midwest Heritage — A Hy-Vee Company — Banking • Investments • Insurance

PLAN NORTH TRUE NORTH

EXTERIOR ELEVATIONS

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN:	DATE:
Author	MAY 2017
SCALE:	JOB NUMBER:
As indicated	20040

SHEET:
A6.0

8/26/2021 12:36:06 PM
BIM 360://20040_Midwest Heritage Bank - Grimes/Grimes Midwest Heritage Bank_Arch_R20.rvt

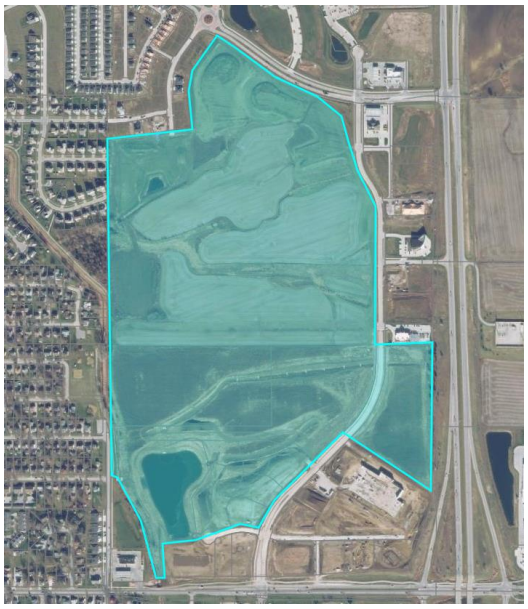
Planning & Zoning Staff Report

TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: September 7, 2021
RE: Hope Commercial Plat 4 – Final Plat

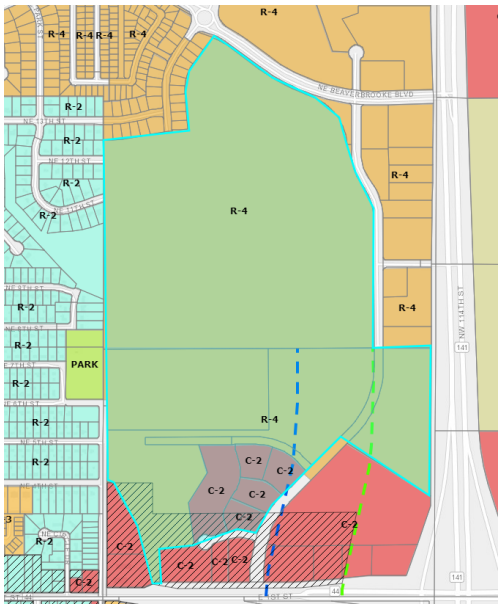
GENERAL INFORMATION:

Applicant:	Hope K Farms, LLC
Requested Action	Final Plat
Location	Generally located north of Highway 44 and west of Highway 141

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Residential, Commercial, Mixed Use	R-4
North	Residential	Low and Medium Density Residential	R-4
South	Commercial	Mixed Use 1	C-2
East	Commercial	Mixed Use 1	R-4, C-2
West	Residential	Low Density Residential	R-2

BACKGROUND:

The applicant is requesting approval of a final plat, which will allow for the future subdivision of the approximately 167-acre property into 56 development lots and one outlot for the regional detention basin. The development lots range in size depending on the type of development proposed. Lots at the northwest corner of the development are intended for single-family lots at approximately one-quarter acre in size. The commercial lots are generally 1-2 acres with some larger lots provided for mixed-use development and the sports complex. The plat will also dedicate right-of-way to the City for the extension of NE Heritage Drive, NE 10th Street, and NE 12th Street.

ANALYSIS:

The final plat layout is consistent with the preliminary plat and indicates the appropriate easements. Access to the development will be provided via NE Gateway Drive, NE 2nd Ct, NE Heritage Drive, NE 10th Street and NE 12th Street. Pedestrian access will be provided along NE Gateway Drive, NE 2nd Ct, NE Heritage Drive, NE 10th Street and NE 12th Street.

Sanitary and water will be extended through the development along the right-of-way with services stubbed to the individual lots.

An 8' trail is proposed to be constructed along NE Heritage Drive, NE 10th Street, and around the regional detention basin.

STAFF RECOMMENDATION:

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

CITY OF GRIMES

Evann Martin
Assistant Planner

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

August 16, 2021

Civil Design Advantage
Attn: Josh Trygstad
3405 SE Crossroads Drive, Suite G
Grimes, IA 50111

RE: Hope Commercial Plat 4 Final Plat

Dear Mr. Trygstad:

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

General Comments:

1. The fee provided was incorrect. Please provide additional $400.

2. Staff is working on addresses and will provide those soon.

~~3. Make sure the scale is accurate. The scale bar on Sheet 2 and 3 are the same but the plans are shown at different scales.~~

~~4. Where there are 5' trail easements, please move the 10' PUE outside of the trail easement. They should not overlap.~~

Sheet 1:

~~1. Add Street Lot C to Note #3.~~

~~2. Add note to dedicate Outlot Z to the City.~~

Sheet 2:

~~1. Change street name to NE Gateway Drive, not SE.~~

~~2. Label NE 10th Street and NE 2nd Ct~~

Sheet 3:

1. ~~Label new storm sewer easement between Lot 23 and 24.~~

2. ~~Looks like a portion of the 30' sanitary sewer easement line is missing/covered on the west side of lot 22. Please revise.~~

Sheet 4:

1. ~~Revise street names. Street Lot A is NE 12th Street. The existing street name to the south is NE 11th Street.~~

Sheet 5:

1. ~~Label NE 10th Street.~~

2. ~~Change to NE Gateway Drive, not SE.~~

Sheet 6:

1. Label the purpose of the easements along the west property line. There appear to be missing labels.

Sheet 7:

1. ~~Change to NE Gateway Drive, not SE.~~

Legal Comments: Legal documents will need to be submitted and reviewed by staff prior to approval at Council. Please submit the documents for review at least 2 weeks prior 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.

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:	August 23, 2021 **(1 PDF of Final Plat and Legals)**
PLANNING & ZONING:	September 7, 2021 at 5:30 at the Grimes City Hall
COUNCIL MEETING:	September 28, 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

HOPE COMMERCIAL PLAT 4

FINAL PLAT

INDEX LEGEND

LOCATION: PT OUTLOT 'Q' HERITAGE AT GRIMES PLAT 2
PT OUTLOTS 'X' &'Y' HOPE COMMERCIAL PLAT 1
LOTS 4–8, STREET LOTS 'B' & 'C' HOPE COMMERCIAL PLAT 2

REQUESTOR: HOPE K FARMS LLC

PROPRIETOR: HOPE K FARMS LLC
1548 S 45TH ST
WEST DES MOINES, IA 50265–5765

SURVEYOR: MICHAEL A. BROONER

COMPANY: CIVIL DESIGN ADVANTAGE

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

OWNER / APPLICANT

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

ENGINEER/SURVEYOR

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

DATE OF SURVEY

JUNE 29, 2021

ZONING

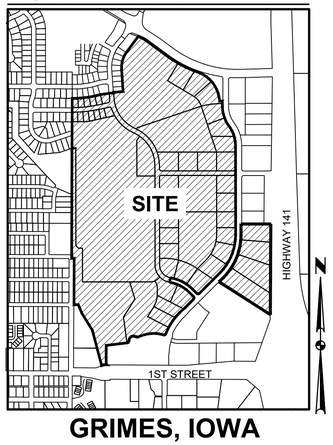
C–2 GENERAL AND HIGHWAY SERVICE COMMERCIAL DISTRICT (PORTION OF THE SITE IS WITHIN TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT OVERLAY DISTRICT)

R–4 HOPE COMMERCIAL PUD (PLANNED UNIT DEVELOPMENT)

NOTES:

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

VICINITY MAP SCALE: 1"=500'



GRIMES, IOWA

PLAT DESCRIPTION

A PART OF OUTLOT 'Q', HERITAGE AT GRIMES PLAT 2, A PART OF OUTLOT 'X' AND OUTLOT 'Y', HOPE COMMERCIAL PLAT 1, AND ALL OF LOTS 4 THROUGH 8, PART OF STREET LOT 'B' AND STREET LOT 'C', HOPE COMMERCIAL PLAT 2, ALL OFFICIAL PLATS IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT 'Q'; THENCE NORTH 00°10'21" EAST ALONG THE WESTERLY LINE OF SAID OUTLOT 'Q', 681.65 FEET; THENCE NORTH 00°10'40" EAST CONTINUING ALONG SAID WESTERLY LINE, 981.39 FEET TO THE SOUTHWEST CORNER OF BEAVERBROOKE POINTE PLAT 3, AN OFFICIAL PLAT; THENCE NORTH 88°21'01" EAST ALONG THE SOUTHERLY LINE OF SAID BEAVERBROOKE POINTE PLAT 3, A DISTANCE OF 75.32 FEET; THENCE NORTH 85°50'43" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 75.47 FEET; THENCE NORTH 82°32'38" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 75.47 FEET; THENCE NORTH 79°14'33" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 75.47 FEET; THENCE NORTH 75°56'27" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 75.47 FEET; THENCE NORTH 81°23'13" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 116.97 FEET; THENCE NORTH 86°01'56" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 60.00 FEET; THENCE NORTH 03°58'04" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 9.73 FEET; THENCE NORTH 86°01'56" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 125.00 FEET TO THE SOUTHEAST CORNER OF SAID BEAVERBROOK POINTE PLAT 3; THENCE NORTH 03°58'04" WEST ALONG THE EASTERLY LINE OF SAID BEAVERBROOK POINTE PLAT 3, A DISTANCE OF 294.13 FEET; THENCE NORTHERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 345.00 FEET, WHOSE ARC LENGTH IS 244.23 FEET AND WHOSE CHORD BEARS NORTH 16°18'46" EAST, 239.16 FEET; THENCE NORTH 36°35'35" EAST CONTINUING ALONG SAID EASTERLY LINE, 254.14 FEET TO THE NORTHERLY LINE OF SAID OUTLOT 'Q'; THENCE SOUTH 69°29'49" EAST ALONG SAID NORTHERLY LINE, 6.77 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 438.50 FEET, WHOSE ARC LENGTH IS 122.13 FEET AND WHOSE CHORD BEARS SOUTH 61°36'21" EAST, 121.74 FEET; THENCE SOUTH 53°33'24" EAST CONTINUING ALONG SAID NORTHERLY LINE, 322.31 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1580.50 FEET, WHOSE ARC LENGTH IS 494.94 FEET AND WHOSE CHORD BEARS SOUTH 62°32'27" EAST, 492.92 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 430.00 FEET, WHOSE ARC LENGTH IS 434.49 FEET AND WHOSE CHORD BEARS SOUTH 38°30'03" EAST, 416.24 FEET; THENCE SOUTH 09°36'25" EAST CONTINUING ALONG SAID NORTHERLY LINE, 49.24 FEET; THENCE NORTH 89°56'37" EAST CONTINUING ALONG SAID NORTHERLY LINE, 34.52 FEET TO THE EASTERLY LINE OF SAID OUTLOT 'Q'; THENCE SOUTH 00°06'01" EAST ALONG SAID EASTERLY LINE, 68.08 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 430.00 FEET, WHOSE ARC LENGTH IS 253.84 FEET AND WHOSE CHORD BEARS SOUTH 16°59'40" EAST, 250.17 FEET; THENCE SOUTH 33°59'47" EAST CONTINUING ALONG SAID EASTERLY LINE, 52.07 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 420.00 FEET, WHOSE ARC LENGTH IS 248.22 FEET AND WHOSE CHORD BEARS SOUTH 16°57'10" EAST, 244.63 FEET; THENCE SOUTH 00°02'34" EAST CONTINUING ALONG SAID EASTERLY LINE, 1035.03 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'X'; THENCE SOUTH 00°02'25" EAST ALONG THE EASTERLY LINE OF SAID OUTLOT 'X', 145.49 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 710.00 FEET, WHOSE ARC LENGTH IS 558.13 FEET AND WHOSE CHORD BEARS SOUTH 22°28'47" WEST, 543.87 FEET; THENCE SOUTH 45°00'00" WEST CONTINUING ALONG SAID EASTERLY LINE, 381.57 FEET TO THE NORTHEAST CORNER OF STREET LOT 'B' OF SAID HOPE COMMERCIAL PLAT 2; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID STREET LOT 'B' AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.27 FEET AND WHOSE CHORD BEARS NORTH 90°00'00" WEST, 35.36 FEET; THENCE NORTH 45°00'00" WEST CONTINUING ALONG SAID NORTHERLY LINE, 81.13 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 530.00 FEET, WHOSE ARC LENGTH IS 331.07 FEET AND WHOSE CHORD BEARS NORTH 62°53'42" WEST, 325.71 FEET; THENCE SOUTH 09°12'35" WEST, 60.00 FEET TO THE SOUTHERLY LINE OF SAID STREET LOT B; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 470.00 FEET, WHOSE ARC LENGTH IS 293.59 FEET AND WHOSE CHORD BEARS SOUTH 62°53'42" EAST, 288.84 FEET; THENCE SOUTH 45°00'00" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 81.13 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.27 FEET AND WHOSE CHORD BEARS SOUTH 00°00'00" EAST, 35.36 FEET TO EASTERLY LINE OF SAID HOPE COMMERCIAL PLAT 2 ; THENCE SOUTH 45°00'00" WEST ALONG SAID EASTERLY LINE, 147.92 FEET; THENCE SOUTH 47°51'45" WEST CONTINUING ALONG SAID EASTERLY LINE, 100.12 FEET; THENCE SOUTH 45°00'00" WEST CONTINUING ALONG SAID EASTERLY LINE, 9.27 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 795.00 FEET, WHOSE ARC LENGTH IS 333.25 FEET AND WHOSE CHORD BEARS SOUTH 32°59'29" WEST, 330.81 FEET TO THE NORTHERLY LINE OF STREET LOT 'A' OF SAID HOPE COMMERCIAL PLAT 2; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 37.59 FEET AND WHOSE CHORD BEARS SOUTH 64°03'35" WEST, 34.15 FEET; THENCE NORTH 72°51'47" WEST CONTINUING ALONG SAID NORTHERLY LINE, 3.40 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 430.00 FEET, WHOSE ARC LENGTH IS 264.75 FEET AND WHOSE CHORD BEARS SOUTH 89°29'53" WEST, 260.59 FEET; THENCE SOUTH 71°51'34" WEST CONTINUING ALONG SAID NORTHERLY LINE, 78.82 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 34.50 FEET, WHOSE ARC LENGTH IS 28.44 FEET AND WHOSE CHORD BEARS NORTH 84°31'16" WEST, 27.65 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 60.50 FEET, WHOSE ARC LENGTH IS 144.91 FEET AND WHOSE CHORD BEARS SOUTH 50°28'44" WEST, 112.67 FEET TO THE NORTH LINE OF LOT 1 OF SAID HOPE COMMERCIAL PLAT 2; THENCE SOUTH 71°51'34" WEST ALONG SAID NORTH LINE, 31.74 FEET; THENCE SOUTH 83°07'18" WEST CONTINUING ALONG SAID NORTH LINE, 275.23 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00°11'36" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 246.06 FEET; THENCE SOUTH 44°48'05" EAST CONTINUING ALONG SAID WEST LINE, 14.14 FEET TO THE SOUTHERLY LINE OF SAID OUTLOT 'X'; THENCE NORTH 89°48'24" WEST ALONG SAID SOUTHERLY LINE, 40.55 FEET; THENCE SOUTH 68°23'31" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 30.70 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'X'; THENCE NORTH 14°45'05" WEST ALONG THE WESTERLY LINE OF SAID OUTLOT 'X', 239.08 FEET; THENCE NORTH 14°44'29" WEST CONTINUING ALONG SAID WESTERLY LINE, 242.48 FEET; THENCE NORTH 31°26'59" WEST CONTINUING ALONG SAID WESTERLY LINE, 265.70 FEET; THENCE NORTH 23°05'59" WEST CONTINUING ALONG SAID WESTERLY LINE, 120.90 FEET; THENCE NORTH 89°46'31" WEST CONTINUING ALONG SAID WESTERLY LINE, 55.90 FEET; THENCE NORTH 00°11'45" EAST CONTINUING ALONG SAID WESTERLY LINE, 610.94 FEET; THENCE NORTH 89°48'15" WEST CONTINUING ALONG SAID WESTERLY LINE, 33.00 FEET; THENCE NORTH 00°11'45" EAST CONTINUING ALONG SAID WESTERLY LINE, 449.40 FEET TO THE POINT OF BEGINNING.

AND

OUTLOT 'Y', HOPE COMMERCIAL PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

ALL CONTAINING 167.26 ACRES (7,285,628 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	40°33'39"	345.00'	244.23'	N16°18'46"E	239.16'
C2	6°43'01"	1580.50'	185.29'	N56°55'41"W	185.18'
C3	8°40'22"	1580.50'	239.24'	S64°37'23"E	239.01'
C4	2°33'09"	1580.50'	70.41'	S70°14'08"E	70.41'
C5	25°57'35"	430.00'	194.83'	S54°28'05"E	193.16'
C6	14°16'43"	780.00'	194.38'	N82°55'13"W	193.88'
C7	31°56'03"	430.00'	239.66'	S25°31'16"E	236.57'
C8	15°12'17"	1000.00'	265.37'	S82°17'51"W	264.59'
C9	20°38'42"	430.00'	154.94'	S10°26'25"E	154.10'
C10	47°14'19"	34.50'	28.44'	N84°31'16"W	27.65'
C11	13°19'27"	424.19'	98.65'	S27°20'04"E	98.42'
C12	17°36'52"	414.67'	127.48'	S25°11'21"E	126.98'
C13	137°14'19"	60.50'	144.91'	S50°28'44"W	112.67'
C14	16°25'51"	420.00'	120.44'	S8°16'45"E	120.03'
C15	90°00'09"	25.00'	39.27'	S44°57'30"W	35.36'
C16	89°59'51"	25.00'	39.27'	S45°02'30"E	35.35'
C17	11°10'49"	710.00'	138.54'	S5°32'59"W	138.32'
C18	4°45'09"	785.00'	65.11'	N2°20'09"E	65.10'
C19	14°20'17"	785.00'	196.44'	N11°52'52"E	195.93'
C20	45°02'25"	785.00'	617.09'	N22°28'47"E	601.32'
C21	45°02'25"	710.00'	558.13'	S22°28'47"W	543.87'
C22	22°22'57"	710.00'	277.36'	S22°19'52"W	275.60'
C23	14°28'20"	785.00'	198.28'	N26°17'10"E	197.75'
C24	11°28'40"	785.00'	157.25'	N39°15'40"E	156.99'
C25	11°28'40"	710.00'	142.23'	S39°15'40"W	141.99'
C26	90°00'00"	25.00'	39.27'	N90°00'00"W	35.36'
C27	90°00'01"	25.00'	39.27'	S0°00'00"E	35.36'
C28	10°37'37"	530.00'	98.30'	N50°18'49"W	98.16'
C29	5°02'20"	530.00'	46.61'	N58°08'48"W	46.60'
C30	35°47'25"	530.00'	331.07'	N62°53'42"W	325.71'
C31	20°07'32"	530.00'	186.17'	N65°41'23"W	185.21'
C32	5°02'16"	530.00'	46.60'	N78°16'17"W	46.59'
C33	13°34'07"	470.00'	111.30'	S74°00'21"E	111.04'
C34	6°32'49"	470.00'	53.70'	N63°56'53"W	53.68'
C35	35°47'25"	470.00'	293.59'	S62°53'42"E	288.84'
C36	22°13'18"	470.00'	182.29'	S56°06'39"E	181.14'
C37	6°08'27"	795.00'	85.21'	S41°55'46"W	85.17'
C38	24°01'02"	795.00'	333.25'	S32°59'29"W	330.81'
C39	11°15'01"	795.00'	156.10'	S33°14'02"W	155.85'
C40	6°37'34"	795.00'	91.94'	S24°17'45"W	91.89'
C41	86°09'15"	25.00'	37.59'	S64°03'35"W	34.15'
C42	28°41'18"	430.00'	215.30'	N87°12'26"W	213.06'
C43	35°16'39"	430.00'	264.75'	S89°29'53"W	260.59'
C44	6°35'20"	430.00'	49.45'	S75°09'14"W	49.42'
C45	17°08'48"	123.00'	36.81'	S9°33'18"E	36.67'
C46	50°17'06"	123.00'	107.95'	N7°00'51"E	104.52'
C47	33°08'18"	123.00'	71.14'	S15°35'15"W	70.15'
C48	0°21'47"	300.00'	1.90'	N31°58'30"E	1.90'
C49	29°57'18"	300.00'	156.84'	N16°48'58"E	155.06'
C50	1°53'54"	300.00'	9.94'	N0°53'22"E	9.94'
C51	15°34'19"	100.00'	27.18'	N7°50'45"W	27.09'
C52	64°18'14"	34.00'	38.16'	N27°17'06"E	36.19'
C53	14°27'33"	100.00'	25.24'	S82°49'48"E	25.17'
C54	34°57'33"	34.00'	20.75'	N12°36'46"E	20.42'
C55	62°16'10"	100.00'	108.68'	N15°30'11"E	103.41'
C56	4°38'20"	230.00'	18.62'	S45°40'55"E	18.62'
C57	37°25'40"	230.00'	150.24'	S62°04'35"E	147.59'
C58	15°28'21"	230.00'	62.11'	S51°05'55"E	61.92'
C59	80°43'50"	200.00'	281.80'	S40°25'30"E	259.06'
C60	80°43'50"	170.00'	239.53'	N40°25'30"W	220.20'
C61	4°48'45"	230.00'	19.32'	S40°57'22"E	19.31'
C62	43°18'09"	230.00'	173.83'	S21°42'40"E	169.72'
C63	4°41'23"	364.63'	29.85'	N1°24'56"E	29.84'
C64	23°06'40"	170.00'	68.57'	S11°36'55"E	68.11'
C65	90°01'10"	25.00'	39.28'	N44°57'00"E	35.36'
C66	89°58'50"	25.00'	39.26'	N45°03'00"W	35.35'
C67	19°24'50"	530.00'	179.58'	N9°46'00"W	178.72'
C68	10°44'09"	530.00'	99.31'	N14°06'20"W	99.16'
C69	54°59'05"	470.00'	451.04'	S27°33'07"E	433.93'
C70	66°23'10"	500.00'	579.33'	S33°15'10"E	547.46'
C71	45°39'39"	530.00'	422.37'	S42°18'14"E	411.28'
C72	11°24'05"	470.00'	93.53'	S60°44'43"E	93.37'
C73	4°54'47"	530.00'	45.45'	N62°40'39"W	45.43'
C74	46°36'03"	40.00'	32.53'	N48°09'58"E	31.64'
C75	1°18'42"	530.00'	12.13'	S65°47'24"E	12.13'
C76	24°47'53"	470.00'	203.42'	S54°02'49"E	201.83'
C77	37°02'47"	530.00'	342.69'	S47°55'22"E	336.75'
C78	11°50'29"	530.00'	109.54'	S35°19'12"E	109.34'
C79	54°03'05"	500.00'	471.69'	S39°25'13"E	454.39'
C80	62°28'42"	470.00'	512.51'	S35°12'25"E	487.49'
C81	11°19'03"	530.00'	104.69'	S23°44'26"E	104.52'
C82	3°22'09"	470.00'	27.64'	S5°39'08"E	27.63'
C83	8°25'37"	500.00'	73.54'	S8°10'52"E	73.47'
C84	84°18'46"	25.00'	36.79'	S60°14'17"E	33.56'
C85	2°44'22"	530.00'	25.34'	S5°20'15"E	25.34'
C86	84°18'46"	25.00'	36.79'	S35°26'57"W	33.56'
C87	0°02'31"	1435.00'	1.05'	S77°37'35"W	1.05'
C88	3°18'05"	1435.00'	82.68'	S79°17'53"W	82.67'
C89	1°58'09"	1495.00'	51.38'	N78°35'24"E	51.38'
C90	2°40'59"	1495.00'	70.01'	N80°54'58"E	70.00'
C91	3°18'04"	1435.00'	82.68'	S82°35'57"W	82.67'
C92	12°42'55"	1465.00'	325.12'	N83°57'47"E	324.45'
C93	2°40'59"	1495.00'	70.01'	N83°35'57"E	70.00'
C94	2°40'59"	1495.00'	70.01'	N86°16'56"E	70.00'
C95	3°18'04"	1435.00'	82.67'	S85°54'01"W	82.66'
C96	2°46'12"	1435.00'	69.37'	S88°56'09"W	69.37'
C97	2°41'50"	1495.00'	70.38'	N88°58'20"E	70.37'
C98	40°28'19"	200.00'	141.27'	N38°46'10"W	138.35'
C99	3°13'43"	1000.00'	56.35'	N73°04'51"E	56.34'
C100	11°10'49"	460.00'	89.76'	N5°32'59"E	89.62'
C101	22°22'57"	460.00'	179.70'	N22°19'52"E	178.56'
C102	45°02'25"	460.00'	361.61'	S22°28'47"W	352.37'
C103	11°28'40"	460.00'	92.15'	N39°15'40"E	91.99'
C104	20°09'23"	779.91'	274.37'	N65°42'15"W	272.96'
C105	11°22'29"	530.00'	105.22'	N12°23'40"W	105.05'
C106	8°14'48"	230.00'	33.10'	S47°29'09"E	33.08'
C107	37°22'15"	540.00'	352.21'	S47°45'38"E	346.00'
C108	66°23'10"	460.00'	532.98'	S33°15'10"E	503.67'

BULK REGULATIONS

C–2

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 FEET; HOWEVER, FOR EVERY FOOT THE FRONT YARD IS INCREASED OVER 25 FEET, THE REAR YARD MAY BE DECREASED IN DIRECT PROPORTION THERETO, BUT IN NO CASE SHALL THE REAR YARD BE LESS THAN 10 FEET
MAX HEIGHT	=	45'
MAX # OF STORIES	=	3 STORIES

LICENSED PROFESSIONAL LAND SURVEYOR
MICHAEL A. BROONER
15980
IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. BROONER, P.L.S. DATE

LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1–8

FILE: R:\2021\2102051\DWG\2102051-FINAL PLAT.DWG
PLOT DATE: 8/24/2021 11:13 AM COMMENT:
PLOTTED BY: JON ERDAHL ENG:
TECH:

DATE
REVISIONS
1
1

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT | TECH: JAE
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

HOPE COMMERCIAL PLAT 4
FINAL PLAT

1/8

2102.051

NE COR OUTLOT 'Y'

EX. 10.00' P.U.E. BK 16845 PG 223–227

NE GRIMES BLVD / HIGHWAY 141 (ROW VARIES)

S0°21'37"W 1190.24'(M&R)

SE COR OUTLOT 'Y'

243.71' | 306.19' | 368.07' | 272.27'

N89°48'41"E 383.92'(M&R)

386.24' N85°17'26"W

OUTLOT 'Y' HOPE COMMERCIAL PLAT 1

447.87' N70°57'08"W

610.09' N55°28'40"W

N57°19'52"W 791.76'(M&R)

LOT 43 87152 SF | LOT 44 101692 SF | LOT 45 137098 SF | LOT 46 163140 SF

C18 | C19 | C23 | C24

N0°02'25"W 145.68'(M&R)

S0°02'25"E 145.49'(M&R)

NE GATEWAY DRIVE

S00°02'34"E 1035.03'(M)

S00°00'00"W 1034.91' (R)

C21(M&R) C20(M&R)

NOT PART OF THIS PLAT

LOT 3 HOPE COMMERCIAL PLAT 3

N45°00'00"E 85.21'(M&R)

S45°00'00"W 381.57'(M&R)

N45°00'00"W 81.13'(M&R)

S45°00'00"E 81.13'(M&R)

C26 (M&R)

C27(M&R) S45°00'00"W 147.92'(M&R)

LOT 2 HOPE COMMERCIAL PLAT 3

S47°51'45"W 100.12'(M&R)

S45°00'00"W 9.27'(M&R)

LOT 1 HOPE COMMERCIAL PLAT 3

C38(M&R)

C41(M&R)

LOT 47 56965 SF | LOT 48 55826 SF | LOT 49 52409 SF | LOT 50 48257 SF | LOT 51 48083 SF | LOT 52 43653 SF | LOT 53 43644 SF | LOT 54 44458 SF | LOT 55 57918 SF | LOT 56 129869 SF

LOT 7 HOPE COMMERCIAL PLAT 2 | LOT 6 HOPE COMMERCIAL PLAT 2 | LOT 5 HOPE COMMERCIAL PLAT 2 | LOT 4 HOPE COMMERCIAL PLAT 2 | LOT 3 HOPE COMMERCIAL PLAT 2 | LOT 2 HOPE COMMERCIAL PLAT 2 | LOT 1 HOPE COMMERCIAL PLAT 2

C43(M&R) NE 2ND CT

N72°51'47"W 3.40'(M&R)

S71°51'34"W 78.82'(M&R)

C10(M&R) C13(M&R)

S71°51'34"W 31.74'(M&R)

S83°07'18"W 275.23'(M&R)

S44°48'05"E 14.14'(M&R)

S00°11'36"W 246.06'(M&R)

N89°48'24"W 40.55'(M&R)

S68°23'31"W 30.70'(M&R)

OUTLOT 'Z' 526368 SF

MONUMENTS NOT SET (FALL IN CREEK)

PARCEL 'N' BK 13174 PG 149

N14°45'05"W 239.08'(M&R)

N14°44'29"W 242.48'(M&R)

N31°26'59"W 265.70'(M&R)

N23°05'59"W 120.90'(M&R)

N89°46'31"W 55.90'(M&R)

NE LITTLE BEAVER DRIVE

N00°11'45"W 610.94'(M&R)

N89°48'15"W 33.00'(M&R)

NE COR STREET LOT 'B' HOPE COMMERCIAL PLAT 1

NW COR STREET LOT 'B' HOPE COMMERCIAL PLAT 1

NE 6TH ST | NE 5TH ST | NE 4TH ST

N00°11'45"E 449.40'(M&R)

LOT 96 CHANNON HEIGHTS

N0°10'21"E 681.65'(M)

N00°13'09"E 681.29'(R)

LOT 15 TAYLOR ESTATES PLAT NO 3 | LOT 4 | LOT 5 | LOT 6 TAYLOR ESTATES PLAT NO 2

OUTLOT 'Z'

SW COR OUTLOT 'Q' HERITAGE AT GRIMES PLAT 2 ALSO BEING NW COR OUTLOT 'X' HOPE COMMERCIAL PLAT 1 FND 2" PINCHED IRON PIPE

POINT OF BEGINNING

N0°10'40"E 981.39'(M)

N0°10'40"E 981.38'(R)

CENTER SEC 32–80–25 FND 3/4" IRON PIPE

OUTLOT 'X' TAYLOR ESTATES PLAT 9

TAYLOR ESTATES PLAT 9

LOT 30 | LOT 17 | LOT 29

NE 13TH ST

LOT 6 | LOT 16

SW COR LOT 75 BEAVERBROOKE POINTE PLAT 3

LOT 1 13263 SF | LOT 2 9519 SF | LOT 3 9910 SF | LOT 4 9904 SF | LOT 5 9898 SF | LOT 6 9738 SF | LOT 7 10582 SF | LOT 8 9316 SF | LOT 9 9644 SF | LOT 10 9327 SF | LOT 11 9059 SF | LOT 12 8750 SF | LOT 13 11845 SF

LOT 80 | LOT 79 | LOT 78 | LOT 77 | LOT 76 | LOT 75

N03°58'04"W 9.73'(M&R)

N86°01'56"E 60.00'(M&R)

N81°23'13"E 116.97'(M&R)

N75°56'27"E 75.47'(M&R)

N79°14'33"E 75.47'(M&R)

N82°32'38"E 75.47'(M&R)

N85°50'43"E 75.47'(M&R)

N88°21'01"E 75.32'(M&R)

N86°01'56"E 125.00'(M&R)

S69°29'49"E 6.77'(M&R)

SE COR LOT 81 BEAVERBROOKE POINTE PLAT 3

N03°58'04"W 294.13'(M&R)

C1 (M&R)

N36°35'35"E 254.14'(M&R)

LOT 91 | LOT 90 | LOT 89 | LOT 88 | LOT 87 | LOT 86 | LOT 85 | LOT 84 | LOT 83 | LOT 82 | LOT 81

BEAVERBROOKE POINTE PLAT 3

Δ=15°57'30"(M) 15°57'12"(R)
L=122.13'(M) 122.09'(R)
R=438.50'(M&R)
CH=121.74'(M) 121.74'(R)
CHB=S61°36'21"E(M) S61°30'21"E(R)

LOT 19 780902 SF

LOT 14 2134210 SF

LOT DIMENSIONS AND EASEMENT DETAILS ON SHEETS 3–8

STREET LOT 'C' HOPE COMMERCIAL PLAT 2

NE HERITAGE DRIVE

PT. OUTLOT 'X' HOPE COMMERCIAL PLAT 1

PT. OUTLOT 'Q' HERITAGE AT GRIMES PLAT 2

NE 10TH STREET

LOT 26 62089 SF | LOT 17 62704 SF | LOT 16 62722 SF | LOT 15 63854 SF

LOT 27 58337 SF | LOT 28 61748 SF | LOT 29 52143 SF | LOT 30 52385 SF | LOT 31 57132 SF | LOT 32 65919 SF | LOT 33 59928 SF | LOT 34 57567 SF

LOT 36 242337 SF | LOT 35 324427 SF

NE COR OUTLOT 'X' HOPE COMMERCIAL PLAT 1

NE COR STREET LOT 'B' HOPE COMMERCIAL PLAT 2

LOT 37 58386 SF | LOT 38 61676 SF | LOT 39 52147 SF | LOT 40 52292 SF | LOT 41 50182 SF | LOT 42 50078 SF

S09°12'35"W 60.00'

C30 C35

LOT 25 57831 SF | LOT 24 58145 SF | LOT 23 57603 SF | LOT 22 66301 SF | LOT 21 66213 SF | LOT 20 66078 SF | LOT 18 403604 SF

Δ=57°53'38"(M) 57°53'40"(R)
L=434.49'(M) 434.49'(R)
R=430.00'(M&R)
CH=416.24'(M) 416.24'(R)
CHB=S38°30'03"E(M) S38°27'27"E(R)

OUTLOT 'T'

LOT 1 HERITAGE AT GRIMES COMMERCIAL PLAT 1

Δ=17°56'32"(M) 17°56'23"(R)
L=494.94'(M) 494.87'(R)
R=1580.50'(M&R)
CH=492.92'(M) 492.85'(R)
CHB=S62°32'27"E(M) S62°29'56"E(R)

NE BEAVERBROOKE BLVD S53°33'24"E 322.31'(M&R)

Δ=33°49'25"(M) 33°51'57"(R)
L=253.84'(M) 254.16'(R)
R=430.00'(M&R)
CH=250.17'(M) 250.48'(R)
CHB=S16°59'40"E(M) S16°55'58"E(R)

LOT 1, HERITAGE AT GRIMES COMMERCIAL PLAT 2

S00°06'01"E 68.08'(M)
S00°00'00"E 67.69' (R)

N89°56'37"E 34.52'(M)
S90°00'00"W 34.61' (R)

S09°36'25"E 49.24'(M)
S09°30'37"E 49.30' (R)

LOT 2 HERITAGE AT GRIMES COMMERCIAL PLAT 2

Δ=33°51'43"(M) 33°51'57"(R)
L=248.22'(M) 248.25'(R)
R=420.00'(M&R)
CH=244.63'(M) 244.65'(R)
CHB=S16°57'10"E(M) S16°55'58"E(R)

S33°59'47"E 52.07'(M)
S33°51'57"E 52.03'(R)

LOT 7 HERITAGE AT GRIMES COMMERCIAL PLAT 2

LOT 8 HERITAGE AT GRIMES COMMERCIAL PLAT 2

LOT 1 HERITAGE AT GRIMES COMMERCIAL PLAT 3

LOT 2 HERITAGE AT GRIMES COMMERCIAL PLAT 3

LOT 1 HERITAGE AT GRIMES COMMERCIAL PLAT 2

SCALE 0' 75' 150' 300'

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

DATE | REVISIONS | 1 | 2

ENGINEER: JAT | TECH: JAE

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

HOPE COMMERCIAL PLAT 4

FINAL PLAT

2 / 8

2102.051

FILE: H:\2021\2102051\DWG\2102051-FINAL PLAT.DWG
PLOTTED BY: JOE ERBAHL PLOTTED: 8/9/2021 11:13 AM
COMMENT:
ENG:
TECH:

SCALE
0' 30' 60' 120'

Δ=33°49'25"(M) 33°51'57"(R)
L=253.84'(M) 254.16'(R)
R=430.00'(M&R)
CH=250.17'(M) 250.48'(R)
CHB=S16°59'40"E(M) S16°55'58"E(R)

Δ=33°51'43"(M) 33°51'57"(R)
L=248.22'(M) 248.25'(R)
R=420.00'(M&R)
CH=244.63'(M) 244.65'(R)
CHB=S16°57'10"E(M) S16°55'58"E(R)

LOT 7 AT HERITAGE AT GRIMES COMMERCIAL PLAT 2

LOT 8 HERITAGE AT GRIMES COMMERCIAL PLAT 2

LOT 2 HERITAGE AT GRIMES COMMERCIAL PLAT 2

LOT 1 HERITAGE AT GRIMES COMMERCIAL PLAT 2

S33°59'47"E 52.07'(M)
S33°51'57"E 52.03'(R)

S00°06'01"E 68.08'(M)
S00°00'00"E 67.69' (R)

N89°56'37"E 34.52'(M)
S90°00'00"W 34.61' (R)

S09°36'25"E 49.24'(M)
S09°30'37"E 49.30' (R)

NE GATEWAY DRIVE

75.00' ROW

20.00' STORM SEWER EASEMENT

C14 87.02' 223.93'

10.00' P.U.E.

139.30'

EX. PUBLIC STORM SEWER EASEMENT BK 16338 PG 347

C12

C11

C9

EX. 20.00' PUBLIC STORM SEWER EASEMENT BK 16338 PG 347

EX. PUBLIC STORM SEWER EASEMENT BK 16338 PG 347

32.59'
S89°53'59"W
16.33'

35.75'

S69°14'14"W 242.55'

20.00' STORM SEWER EASEMENT

301.55'
S89°55'50"W

S89°57'26"W
249.96'

LOT 26
62089 SF
(XXXX)

LOT 25
57831 SF
(XXXX)

LOT 24
58145 SF
(XXXX)

LOT 23
57603 SF
(XXXX)

OUTLOT 'I' HERITAGE AT GRIMES PLAT 2

C7

C8

248.92'
S0°02'25"E

216.87'

45.00'

S18°32'01"E 238.62'

N18°32'03"W 636.31'

S69°14'14"W 40.00'

S18°32'01"E 223.62'

N18°32'01"W
20.11'

2.00'

C96

C69

S35°59'49"E 159.47'

Δ=57°53'38"(M) 57°53'40"(R)
L=434.49'(M) 434.49'(R)
R=430.00'(M&R)
CH=416.24'(M) 416.24'(R)
CHB=S38°30'03"E(M) S38°27'27"E(R)

305.11'
S48°30'43"W

LOT 22
66301 SF
(XXXX)

LOT 21
66213 SF
(XXXX)

C5

C4

292.53'
S30°59'40"W

30.00' SANITARY SEWER EASEMENT

169.78'

N59°00'20"W 409.64'

48.04'

Δ=17°56'32"(M) 17°56'23'(R)
L=494.94'(M) 494.87'(R)
R=1580.50'(M&R)
CH=492.92'(M) 492.85'(R)
CHB=S62°32'27"E(M) S62°29'56"E(R)

C3

LOT 20
66078 SF
(XXXX)

237.86'

269.13'
N30°59'40"E

NE BEAVERBROOKE BLVD

C2

10.00' P.U.E.

S53°33'24"E
322.31'(M&R)

LOT 18
403604 SF
(XXXX)

N17°17'58"E 872.76'

EX. SANITARY SEWER EASEMENT BK 16338 PG 332

251.91'

LOT 17
62704 SF
(XXXX)

248.91'
N0°02'25"W

N89°57'26"E 784.14'

251.99'

LOT 16
62722 SF
(XXXX)

N0°02'25"W
248.90'

280.24'

LOT 15
63854 SF
(XXXX)

N81°27'38"E 25.00'

15.00' STORM SEWER EASEMENT

47.74'

C67

C68

10.00' P.U.E.

NE BEAVERBROOKE BLVD

SHEET INDEX

DATE	REVISIONS
	1
	2

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

CIVIL DESIGN ADVANTAGE

HOPE COMMERCIAL PLAT 4

FINAL PLAT

GRIMES, IOWA

3 / 8

2102.051

F:\E: H:\2021\21020051\DWG\21020051-FINAL PLAT.DWG
PLOTTED: 8/19/2021 11:13 AM
PLOTTED BY: JON TIEDAHL
COMMENT:
ENG:
TECH:

NE BEAVERBROOKE BLVD

OUTLOT 'I' HERITAGE AT GRIMES PLAT 2

Δ=15°57'30"(M) 15°57'12"(R)
L=122.13'(M) 122.09'(R)
R=438.50'(M&R)
CH=121.74'(M) 121.74'(R)
CHB=S61°36'21"E(M) S61°30'21"E(R)

EX. 10.00' P.U.E.
BK 17673 PG 892

N36°35'35"E
254.14'(M&R)

EX.
5.00' P.U.E.
BK 17673
PG 892

EX. 15.00' STORM
SEWER EASEMENT
BK 17673, PG 861

LOT 19
780902 SF
(XXXX)

EX. 5.00' P.U.E.
BK 17673 PG 892

N03°58'04"W
294.13'(M&R)

C1
(M&R)

LOT 91
LOT 90
LOT 89
LOT 88
LOT 87
LOT 86
LOT 85
LOT 84
LOT 83
LOT 82
LOT 81

BEAVERBROOKE POINTE PLAT 3

S69°29'49"E
6.77'(M&R)

N86°01'56"E 125.00'(M&R)

N03°58'04"W 9.73'(M&R)

N86°01'56"E 60.00'(M&R)

N81°23'13"E 116.97'(M&R)

EX. 10.00' OVERLAND
FLOWAGE EASEMENT
BK 17673, PG 855

N75°56'27"E 75.47'(M&R)

10.00' P.U.E.
BK 17673 PG 892

N79°14'33"E 75.47'(M&R)

N82°32'38"E 75.47'(M&R)

N85°50'43"E 75.47'(M&R)

EX. 15.00' STORM
SEWER EASEMENT
BK 17673, PG 861

N88°21'01"E 75.32'(M&R)

LOT 80
LOT 79
LOT 78
LOT 77
LOT 76
LOT 75
LOT 6
LOT 16

EX. SANITARY
SEWER EASEMENT
BK 16338 PG 332

10.00'
P.U.E.

C68

C71
C70
C69
C108

10.00'
P.U.E.

N29°45'06"E 33.16'

STREET LOT 'B'
157688 SF

26.00' STORM
SEWER EASEMENT

C74
N24°51'57"E 0.41'
C75

C73
C72

N48°21'07"E 33.51'

C76
60.00' ROW
30.00' 30.00'

26.00' STORM SEWER
EASEMENT

C80
C79
C77
C107

20.00' STORM
SEWER EASEMENT
N82°25'05"E 31.79'

NE HERITAGE DRIVE

72.59'

C82
C83
S03°58'04"E
72.59'
C85
C86
C105

C81
(XXXX)
C84
(XXXX)
30' SETBACK

LOT 13
11845 SF

109.39'
63.95'
(XXXX)

S12°23'40"E
125.00'

LOT 12
8750 SF

70.00'
(XXXX)
70.00'

125.00'
S12°23'40"E
18.62'

LOT 11
9059 SF

C89
(XXXX)
125.97'
S10°16'01"E

LOT 10
9327 SF

C90
(XXXX)
30' SETBACK
25' SETBACK
130.37'
S7°38'12"E

LOT 9
9644 SF

C93
(XXXX)
S5°00'24"E
130.27'

LOT 8
9316 SF

C94
(XXXX)
125.78'
S2°22'35"E

LOT 7
10582 SF

C97
(XXXX)
11.50'
124.97'

LOT 1
13263 SF

78.08'
(XXXX)
S12°23'40"E
127.19'

LOT 2
9519 SF

74.48'
(XXXX)
C87
125.00'
S12°21'10"E

LOT 3
9910 SF

30' SETBACK
25' SETBACK
C88
(XXXX)
S9°03'05"E
124.93'

LOT 4
9904 SF

C91
(XXXX)
124.85'
S5°45'01"E

LOT 5
9898 SF

C95
(XXXX)
S2°26'57"E
124.78'

LOT 6
9738 SF

C96
(XXXX)
11.65'
123.72'

30.00'

N77°36'20"E 204.84'

STREET LOT 'A'
50928 SF

N77°36'20"E 368.02'

74.67'
76.02'
37.91'
38.47'
201.93'
76.01'
87.46'

C92

S89°40'45"E 11.57'

N89°40'29"E

10.45'

N69°20'26"E 186.93'

40.00' OVERLAND
FLOWAGE EASEMENT

15.00' STORM
SEWER EASEMENT

10.00'
P.U.E.

EX. STORM
WATER
DETENTION
EASEMENT
BK 17673
PG 878

30.00'
BUFFER
EASEMENT

10.00'

EX. SANITARY
SEWER EASEMENT
BK 16338 PG 332

N89°58'45"E 373.25'
N05°00'24"W 23.85'
N39°59'36"E 95.73'

15.00' WATER
MAIN EASEMENT

S04°55'16"W 12.36'
N71°48'41"E 109.91'
S04°34'20"W 117.12'

15.00
STORM
SEWER
EASEMENT

S89°56'25"W 28.82'
S07°01'47"W 325.72'

EX. 5.00' P.U.E.
BK 11423 PG 821

S08°56'43"W 64.12'

15.00' STORM
SEWER EASEMENT

672.70'

130.48'

N0°10'40"E 981.39'(M)
N0°10'40"E 981.38'(R)

NE 12TH ST

NE 11TH ST

EX. 20.00'
GAS EASEMENT
BK 11423 PG 801

30.00' BUFFER
EASEMENT

LOT 30
LOT 29
LOT 17
TAYLOR ESTATES
PLAT 9

SCALE
0' 30' 60' 120

SHEET INDEX

REVISIONS	DATE

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

ENGINEER: JAT | TECH: JAE

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

HOPE COMMERCIAL PLAT 4
FINAL PLAT

4 / 8

2102.051

F:\E: H:\2021\2102051\DWG\2102051-FINAL PLAT.DWG
F:\E DATE: 6/9/2021 11:13 AM COMMENT:
PLOTTED BY: JON EBDAHL ENG:
TECH:

SCALE
0' 30' 60' 120'

LOT 1 HERITAGE AT GRIMES COMMERCIAL PLAT 3
LOT 2 HERITAGE AT GRIMES COMMERCIAL PLAT 3
LOT 11 HERITAGE AT GRIMES COMMERCIAL PLAT 2

NE GATEWAY DRIVE

N89°48'41"E 75.00'(M&R)
N0°02'25"W 145.68'(M&R)
S0°02'25"E 145.49'(M&R)
15.00' STORM SEWER EASEMENT S89°56'54"E 44.51'
S00°01'06"W 1.61' (COR. TO C/L)
S00°02'34"E 1035.03'(M)
S00°00'00"W 1034.91' (R)

C15 C16 C17 C18 C19 C20(M&R) C21(M&R) C22 C23 C24 C25

78.00' ROW

20.00' STORM SEWER EASEMENT
EX. PUBLIC STORM SEWER EASEMENT BK 16338 PG 347
10.00' P.U.E.
15.00' STORM SEWER EASEMENT BK 17157, PG 309
S05°33'54"W 126.32' (EASEMENT C/L DIMENSION)
EX. 10.00' P.U.E. BK 17157 PG 319
EX. 20.00' SANITARY SEWER EASEMENT BK 17157, PG 304
45.00' INGRESS/EGRESS, WATER MAIN AND SANITARY SEWER EASEMENT
EX. PUBLIC STORM SEWER EASEMENT BK 16338 PG 347
5.00' TRAIL & PUBLIC UTILITY ACCESS EASEMENT
EX. SANITARY SEWER EASEMENT BK 16338, PG 332
EX. 40.00' OVERLAND FLOWAGE EASEMENT BK 17157 PG 314

LOT 15 63854 SF (XXXX)
LOT 16 62722 SF (XXXX)
LOT 17 62704 SF (XXXX)
LOT 26 62089 SF (XXXX)
LOT 27 58337 SF (XXXX)
LOT 28 61748 SF (XXXX)
LOT 29 52143 SF (XXXX)
LOT 30 52385 SF (XXXX)
LOT 31 57132 SF (XXXX)
LOT 32 65919 SF (XXXX)
LOT 33 59928 SF (XXXX)
LOT 34 57567 SF (XXXX)
LOT 35 324427 SF (XXXX)
LOT 36 242337 SF (XXXX)
LOT 37 58386 SF (XXXX)
LOT 38 61676 SF (XXXX)
LOT 39 52147 SF (XXXX)
LOT 40 52292 SF (XXXX)
LOT 41 50182 SF (XXXX)
LOT 42 50078 SF (XXXX)
STREET LOT 'B' 167688 SF
STREET LOT 'C' 60769 SF

NE 10TH STREET
NE HERITAGE DRIVE
60.00' ROW

SHEET INDEX

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

ENGINEER: JAT | TECH: JAE

DATE | REVISIONS

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

HOPE COMMERCIAL PLAT 4
FINAL PLAT

5/8
2102.051

FILE: N:\2021\2102051\DWG\2102051-FINAL PLAT.DWG
PLOT DATE: 6/7/2021 11:13 AM
PLOTTED BY: JON ERDAHL
COMMENT: ENG
TECH

C69
C106
10.00'
P.U.E.

N89°56'25"E 5.00'

S19°15'58"W 203.50'

20.00' STORM
SEWER EASEMENT

EX. SANITARY
SEWER EASEMENT
BK 16338, PG 332

LOT 14
2134210 SF
(XXXX)

S89°56'26"W 895.93'

EX. SANITARY
SEWER EASEMENT
BK 16338 PG 332

S89°56'25"W 28.82'

S07°01'47"W 325.72'

20.00 STORM
SEWER EASEMENT

EX. SANITARY
SEWER EASEMENT
BK 16338, PG 332

PROPERTY
EASEMENT BUFFER

EX. 30.00' PUBLIC
TRAIL EASEMENT
BK 16338, PG 354

N0°03'35"W 450.00'

N89°56'25"E 58.57'

59.05'

450.00'

N89°56'25"E 60.39'

13.81'

N0°10'40"E 981.39'(M)
N0°10'40"E 981.38'(R)

N0°10'21"E 681.65'(M)
N0°13'09"E 681.29'(R)

N00°11'45"E 449.40'(M&R)

297.87'

N00°11'45"E 610.94'(M&R)

NE LITTLE BEAVER DR

N89°48'15"W 33.00'(M&R)

LOT 15
TAYLOR
ESTATES PLAT
NO 3

LOT 4

LOT 5

LOT 6

OUTLOT
'Z'

TAYLOR ESTATES PLAT
NO 2

LOT 96
CHANNON HEIGHTS

NE 6TH ST

NE 5TH ST

N89°56'25"E 640.74'

30.00' INGRESS/
EGRESS EASEMENT

S89°56'25"W 301.54'

LOT 56
129869 SF
(XXXX)

N89°56'25"E 271.12'

30.00'
INGRESS/EGRESS
EASEMENT

S00°03'35"E 320.50'

28.50'

20.00 STORM
SEWER EASEMENT

S89°56'25"W 188.25'

S89°56'25"W 126.50'

16.49'

EX. 40.00' OVERLAND
FLOWAGE EASEMENT
BK 17157 PG 314
(TO BE VACATED)

SHEET INDEX

SCALE
0' 30' 60' 120'

DATE
REVISIONS

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

CIVIL DESIGN ADVANTAGE

HOPE COMMERCIAL PLAT 4

FINAL PLAT

GRIMES, IOWA

6 / 8

2102.051

R:\E: H:\2021\J2102051\DWG\J2102051-FINAL PLAT.DWG
REF XREF: ADDED: ADDED: PLOTTED: 6/9/2021 11:13 AM
PLOTTED BY: JON FREDAHL
COMMENT:
ENG:
TECH:

LOT 43
87152 SF
(XXXX)

LOT 44
101692 SF
(XXXX)

LOT 45
137098 SF
(XXXX)

LOT 46
163140 SF
(XXXX)

LOT 29
52143 SF
(XXXX)

LOT 30
52385 SF
(XXXX)

LOT 31
57132 SF
(XXXX)

LOT 32
65919 SF
(XXXX)

LOT 33
59928 SF
(XXXX)

LOT 34
57567 SF
(XXXX)

LOT 35
324427 SF
(XXXX)

LOT 39
52147 SF
(XXXX)

LOT 40
52292 SF
(XXXX)

LOT 41
50182 SF
(XXXX)

LOT 42
50078 SF
(XXXX)

LOT 47
56965 SF
(XXXX)

LOT 48
55826 SF
(XXXX)

LOT 49
52409 SF
(XXXX)

LOT 50
48257 SF
(XXXX)

STREET LOT 'B'
167688 SF

NE GATEWAY DRIVE

NE HERITAGE DRIVE

N0°02'25"W 145.68'(M&R)

S0°02'25"E
145.49'(M&R)

N57°19'52"W 791.76'(M&R)

N45°00'00"E 85.21'(M&R)

S45°00'00"W
381.57'(M&R)

N45°00'00"W 81.13'(M&R)

S45°00'00"E 81.13'(M&R)

S45°00'00"W
147.92'(M&R)

S47°51'45"W
100.12'(M&R)

S45°00'00"W
9.27'(M&R)

C26
(M&R)

C27(M&R)

C38(M&R)

C41(M&R)

EX. 10.00' P.U.E.
BK 17157 PG 319

15.00' STORM
SEWER EASEMENT
S89°56'54"E 44.51'

EX. 10.00' P.U.E.
BK 17157 PG 319

EX. 10.00' P.U.E.
BK 17157 PG 319

EX. 10.00' P.U.E.
BK 17157 PG 319

EX. 10.00' P.U.E.
BK 17157 PG 319

EX. 20.00' SANITARY
SEWER EASEMENT
BK 17157, PG 304

15.00' STORM
SEWER EASEMENT
BK 17157, PG 309

15.00' STORM
SEWER EASEMENT

15.00' STORM
SEWER EASEMENT

15.00' STORM
SEWER EASEMENT

15.00' STORM
SEWER EASEMENT

15.00' STORM
SEWER EASEMENT

15.00' STORM
SEWER EASEMENT

10.00' P.U.E.

10.00' P.U.E.

10.00' P.U.E.

5.00' TRAIL & PUBLIC
UTILITY ACCESS EASEMENT

EX. 10.00' P.U.E.
BK 17906, PG 537

EX. 10.00' P.U.E.
BK 17157 PG 319

EX. 40.00' OVERLAND
FLOWAGE EASEMENT
BK 17157 PG 314

EX. ELECTRIC
EASEMENT
BK 18147
PG 507

30.00' SANITARY
SEWER EASEMENT

(EASEMENT C/L
DIMENSION)

(COR. TO C/L)

75.00' ROW

SCALE
0' 30' 60' 120'

SHEET INDEX

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

DATE
REVISIONS

ENGINEER: JAT | TECH: JAE

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

HOPE COMMERCIAL PLAT 4

FINAL PLAT

7 / 8

2102.051

FILE: N:\2021\2102051\DWG\2102051-FINAL PLAT.DWG
PLT SCALE: 1.0000 / PLOTTED: 4/7/2021 11:13 AM
PLOTTED BY: JON ERDAHL
COMMENT: ENG
TECH:

STREET LOT 'B'
167688 SF

209.39'
N89°55'44"E 29.99'
15.00' STORM SEWER EASEMENT
194.85'
46.79'
15.00' STORM SEWER EASEMENT
89.14'
S52°51'03"E 102.76'
5.00' TRAIL & PUBLIC UTILITY ACCESS EASEMENT
45.66'
89.14'
10.00' P.U.E.
S1°48'08"W 145.62'
STORM SEWER EASEMENT
N25°13'17"E 33.87'
S75°36'01"E 6.88'
S47°24'53"W 75.87'
N47°24'53"E 74.97'
30.00' INGRESS/ EGRESS EASEMENT
N70°21'58"E 197.64'
S70°21'58"W 190.13'
S89°56'25"W 301.54'
LOT 56
129869 SF
(XXXX)
N89°56'25"E 271.12'
30.00' INGRESS/EGRESS EASEMENT
S00°03'35"E 320.50'
28.50'
20.00 STORM SEWER EASEMENT
S89°56'25"W 188.25'
S89°56'25"W 126.50'
16.49'
EX. 40.00' OVERLAND FLOWAGE EASEMENT BK 17157 PG 314 (TO BE VACATED)
N46°38'15"E 21.17'
30.00' SANITARY SEWER EASEMENT
N0°03'35"W 18.21'
27.58'
S24°05'05"W 57.73'
N82°06'28"W 31.25'
N46°38'15"E 12.30'
79.21'
N0°03'35"W
N03°53'58"E 29.63'
N24°09'37"E 62.23'
N09°03'36"E 282.70'
12.00' TRAIL EASEMENT
EX. 30.00' SANITARY SEWER EASEMENT BK 17906, PG 542 (TO BE VACATED)
S89°56'29"W 336.94'
N89°56'25"E 328.95'
N89°56'25"E 93.98'
N89°56'25"E 29.84'
141.01'
S16°53'02"E 224.06'
83.05'
6.27' COR. TO TRAIL EASEMENT C/L
3.66' COR. TO STORM SEWER EASEMENT
N89°56'25"E 96.66'
S00°03'35"E 22.49'
LOT 55
57918 SF
(XXXX)
LOT 50
48257 SF
(XXXX)
LOT 51
48083 SF
(XXXX)
N62°45'05"W 312.43'
60.00' ROW
N72°51'47"W 3.40'(M&R)
NE 2ND COURT
C43(M&R)
C42
EX. 30.00' SANITARY SEWER EASEMENT BK 17906, PG 542
S32°09'16"W 55.57'
S32°09'24"W 43.86'
50.00' INGRESS/EGRESS AND WATER MAIN EASEMENT
S71°51'34"W 78.82'(M&R)
C10(M&R)
C13(M&R)
271.10'
S67°49'43"E
LOT 54
44458 SF
(XXXX)
10.00' P.U.E.
S18°07'42"E 94.16'
275.74'
S72°18'39"E
LOT 52
43653 SF
(XXXX)
N89°01'06"E 262.82'
LOT 53
43644 SF
(XXXX)
177.45'
S32°09'24"W 283.22'
105.77'
104.39'
S07°43'11"E 343.46'
239.07'
30.46'
S71°51'34"W 31.74'(M&R)
S83°07'18"W 275.23'(M&R)
S44°48'05"E 14.14'(M&R)
TRAIL EASEMENT BK 17906 PG 502
20.00' STORM SEWER EASEMENT BK 17157, PG 309
S00°11'36"W 246.06'(M&R)
N89°48'24"W 40.55'(M&R)
S68°23'31"W 30.70'(M&R)
EX. 10.00' P.U.E. BK 17157 PG 319
PARCEL 'N' BK 13174 PG 149
N14°45'05"W 239.08'(M&R)
N14°44'29"W 242.48'(M&R)
MONUMENTS NOT SET (FALL IN CREEK)
OUTLOT 'Z' LITTLE BEAVER PLAT 1
N31°26'59"W 265.70'(M&R)
N23°05'59"W 120.90'(M&R)
N89°46'31"W 55.90'(M&R)
STORM WATER MANAGEMENT FACILITY EASEMENT BK 17157, PG 324
OUTLOT 'Z'
526368 SF
(STORM WATER DETENTION)
EX. 30.00' SANITARY SEWER EASEMENT BK 17157 PG 304
N89°56'25"E 640.74'
EX. 30.00' SANITARY SEWER EASEMENT BK 8566 PG 525
EX. 22.00' TRAIL EASEMENT BK 14969 PG 489
297.87'
313.07'
N00°11'45"E 610.94'(M&R)
N00°11'45"E 449.40'(M&R)
N89°48'15"W 33.00'(M&R)
66.00' ROW
NE LITTLE BEAVER DR

SHEET INDEX

SCALE
0' 30' 60' 120'

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

DATE
REVISIONS
ENGINEER: JAT | TECH: JAE

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

HOPE COMMERCIAL PLAT 4
FINAL PLAT

8/8
2102.051

FILE: H:\2021\2102051\DWG\2102051-FINAL PLAT.DWG
PLOTTED: 8/9/2023 11:13 AM
PLOTTED BY: JON ERDAHL
COMMENT:
ENG:
TECH:

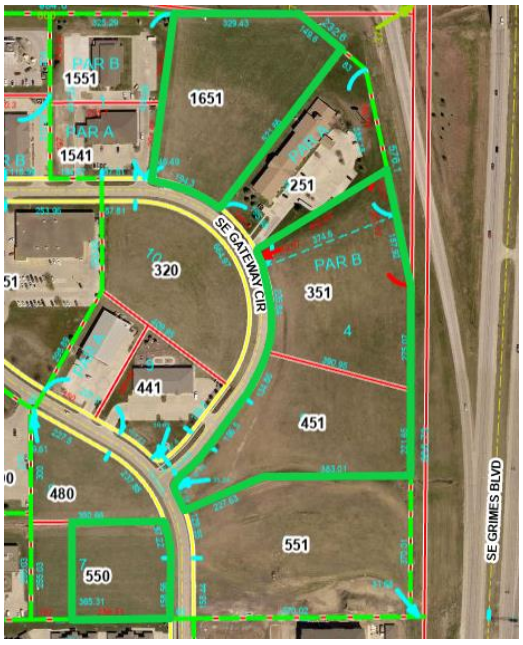
Planning & Zoning Staff Report

TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: September 7, 2021
RE: Grimes Crossing – Rezoning

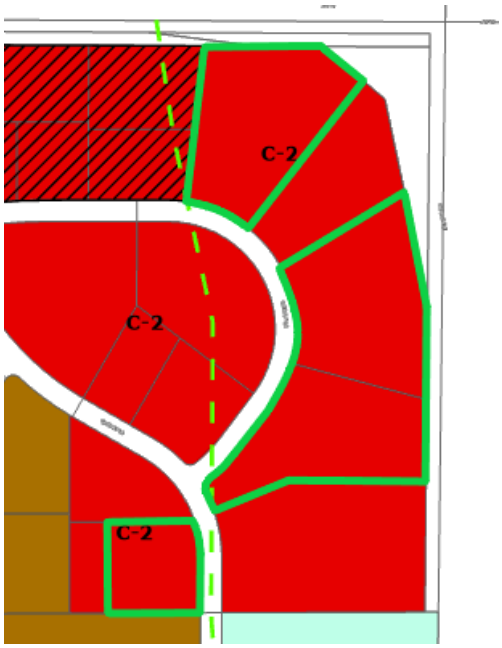
GENERAL INFORMATION:

Applicant:	Christensen Development
Requested Action	Rezoning
Location	451 SE Gateway Cir

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Commercial and Mixed Use 1	C-2
North	Commercial	Commercial	C-2
South	High Density Residential and Commercial	Commercial and Mixed Use 1	R-4, R-3, and C-2
East	High Density Residential and Commercial	Commercial	C-2
West	Commercial	Commercial and Mixed Use 1	R-3 and C-2

BACKGROUND:

The applicant is requesting approval of a rezoning from C-2 to R-3 High Multi-Family Dwelling District which will allow for the construction of up to 22 townhomes. The development is generally located west of SE Gateway Drive and north of SE 8th Street and is approximately 1.5 acres.

ANALYSIS:

The Grimes Crossing Rezone will follow the R-3 High zoning standards.

Development Standards:

Setbacks:
- Front – 30′
- Rear – 7′
- Side – 30′

Maximum Building Height: 50 Feet – 4 Stories
Open Space: Minimum 40%
Density: 16 du/a

STAFF RECOMMENDATION:

Staff would recommend approval of the Grimes Crossing rezoning subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin
Assistant Planner

SANAV VENTURE, LLC.

GRIMES CROSSING DEVELOPMENT

LOT 7
550 SE GATEWAY CIR.
GRIMES, IA 50111
INVISION:20143
SANAV VENTURE, LLC.

REZONING SUBMISSION

09/07/2021

OWNER
SANAV VENTURE, LLC.
8274 MERCATO CT
WEST DES MOINES, IA
50266
515-805-1611

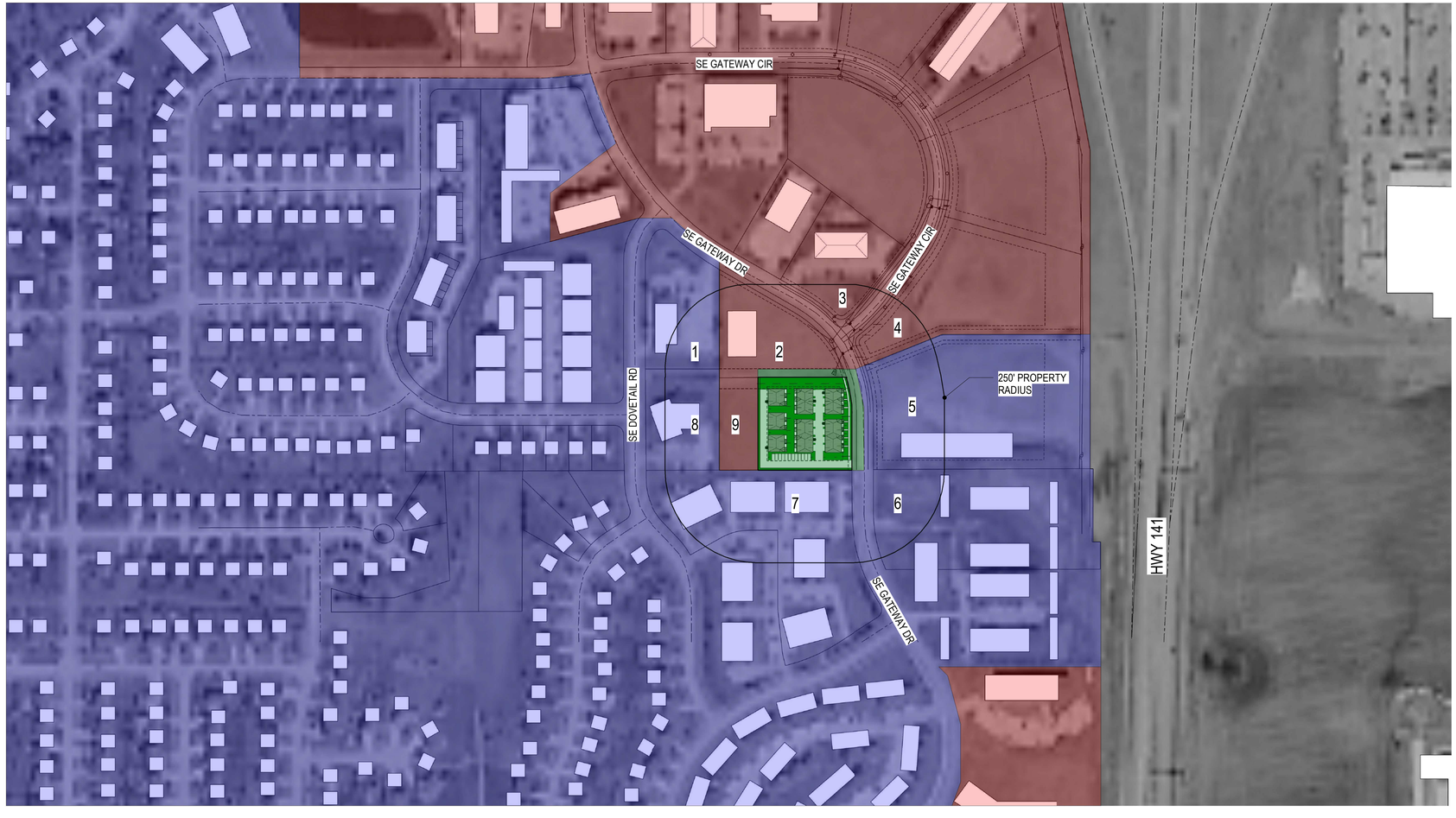
CIVIL CONSULTANT
BISHOP ENGINEERING
3501 104TH ST
URBANDALE, IA 50322
515-276-0467
https://bishopengr.com/

INVISION
PLANNING | ARCHITECTURE | INTERIORS

303 Watson Powell Jr. Way
Suite 200
Des Moines, Iowa 50309
515.633.2941
515.633.2942 Fax

GRIMES CROSSING DEVELOPMENT

INVISION:20143
SANAV VENTURE, LLC.
ISSUE DATE:09/07/2021
REZONING SUBMISSION
PROJECT ARCHITECT: MIKE BECHTEL
PROJECT MANAGER (MADDY SCHMIDT
madelines@invisionarch.com)



1 SURROUNDING NEIGHBORHOOD CONTEXT
1" = 400'-0"

NORTH

REZONING PROPERTY DESCRIPTION

PART OF LOT 7, GRIMES CROSSING PLAT 3:
CHANGE FROM THE CURRENT C-2 ZONING TO R-3 ZONING.

PROPERTY DESCRIPTION: LOT 7, EXCEPT THE WEST 107 FEET THEREOF, GRIMES CROSSING PLAT 3, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

AREA: 1.50 ACRES.

LOT USAGE - GREEN SPACE, BUILDINGS, & PARKING

LOT 7:
LOT 7 IS APPROXIMATELY 65,000 SF AND WILL HAVE APPROXIMATELY 23,000SF OF GREEN SPACE. THE LOT WILL HAVE A TOTAL OF 35% GREEN SPACE.
(12) PARKING STALLS PROVIDED W/ 1 BEING ADA ACCESSIBLE (5 MINIMUM STALLS REQUIRED BASED ON 1 STALL FOR EVERY 5 UNITS)
(2) TOWNHOMES (4 UNITS PER BUILDING) W/ INTEGRATED GARAGES
(2) TRIPLEX (3 UNITS PER BUILDING) W/ INTEGRATED GARAGES
(3) DUPLEX TOWNHOMES (2 UNITS PER BUILDING) W/ INTEGRATED GARAGES

ZONING KEY

- RESIDENTIAL
- COMMERCIAL
- LOT 7

PROPERTIES WITHIN 250' RADIUS TO PROVIDE CONSENT

(MUST RECEIVE CONSENT FROM AT LEAST 50.1% OF ADJACENT PROPERTIES)

1. POST OFFICE
   A. LOT OWNED BY: *HARMON REAL ESTATE HOLDINGS, L.L.C.*
2. DOLLAR TREE
   A. LOT OWNED BY: *EXCHANGERIGHT NLP 48 MASTER LEASEE, L.L.C.*
3. FIRST STEPS CHILD CARE CENTER
   A. LOT OWNED BY: *ET REAL ESTATE HOLDINGS, L.L.C.*
4. LOT CURRENTLY NOT OCCUPIED
   A. LOT IS OWNED BY AFFILIATE OF *SANAV VENTURE* (PROJECT OWNER)
5. LATITUDE LOFTS
   A. LOT OWNED BY: *LATITUDE LOFTS, L.L.C.*
6. ALLURE AT 141
   A. LOT OWNED BY: *GRIMES CROSSING APARTMENTS, L.L.C.*
7. THOMAS SQUARE CONDOS
   A. LOT OWNED BY: *DOVETAIL FAMILY HOUSING L.P.*
8. SPECIAL OLYMPICS
   A. LOT OWNED BY: *IA SPECIAL OLYMPICS INC.*
9. LOT CURRENTLY NOT OCCUPIED
   A. LOT OWNED BY: *IA SPECIAL OLYMPICS INC.*

THIS SHEET CONTAINS COLOR CONTENT - THIS SHEET MUST BE PRINTED IN COLOR TO VIEW CONTENT PROPERLY

INVISION
PLANNING | ARCHITECTURE | INTERIORS

303 Watson Powell Jr. Way
Suite 200
Des Moines, Iowa 50309
515.633.2941
515.633.2942 Fax
www.invisionarch.com

CONSULTANT:
CIVIL CONSULTANT
BISHOP ENGINEERING

REVISIONS:

Description	Date	No.

OWNER SIGN-OFF:
DATE NAME

SANAV VENTURE, LLC.

GRIMES CROSSING DEVELOPMENT

LOT 7
550 SE GATEWAY CIR.
GRIMES, IA 50111

PROJECT NO: 20143
DATE: 09/07/2021
SHEET SET: REZONING SUBMISSION
SHEET NAME: NEIGHBORHOOD CONTEXT
SHEET: A1.00

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SHEET RESPONSIBILITY: Author
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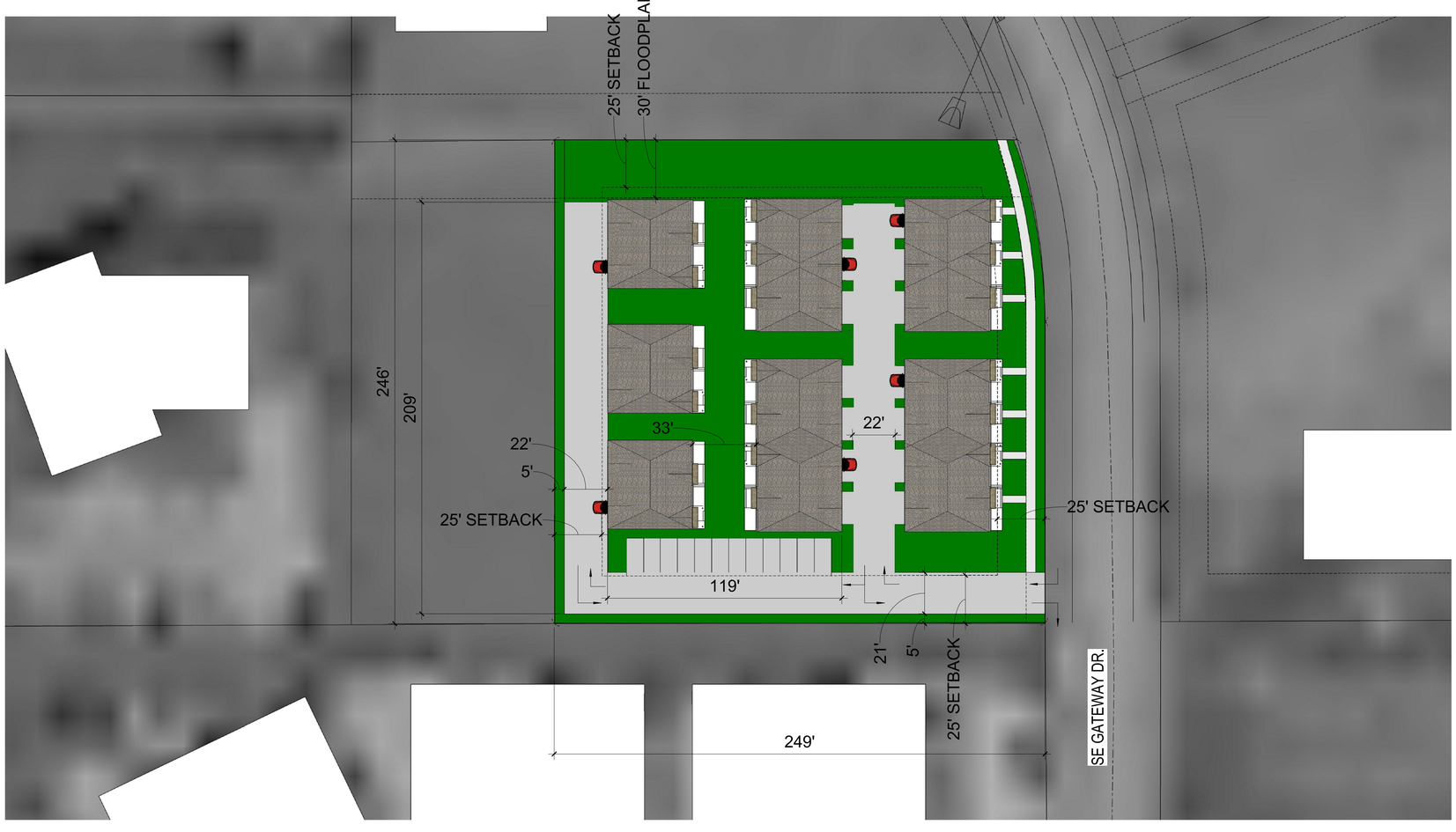

NORTH

1 SITE PLAN
1/32" = 1'-0"

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515.633.2942 Fax
www.invisionarch.com

CONSULTANT:
CIVIL CONSULTANT
BISHOP ENGINEERING

REVISIONS:

Description	Date	No.

OWNER SIGN-OFF:

DATE	NAME

SANAV VENTURE, LLC.

GRIMES CROSSING DEVELOPMENT

LOT 7
550 SE GATEWAY CIR.
GRIMES, IA 50111

PROJECT NO:
20143

DATE:
09/07/2021

SHEET SET:
REZONING SUBMISSION

SHEET NAME:
SITE PLAN

SHEET:
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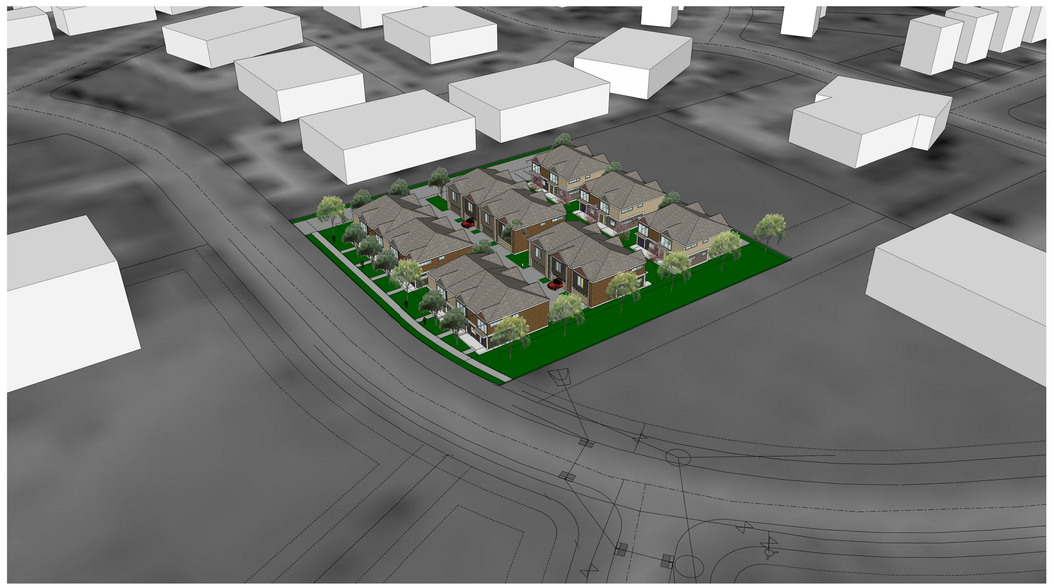
4 VIEW FROM SOUTHEAST
NOT TO SCALE



3 VIEW FROM NORTHEAST
NOT TO SCALE

PLEASE NOTE: ALL BUILDING ELEMENTS AND AESTHETICS SUBJECT TO CHANGE DURING THE OFFICIAL DOCUMENTATION PROCESS. BUILDINGS SHOWN ARE A PRELIMINARY CONCEPT AND ARE SHOWN FOR SIZING REPRESENTATION.

2 VIEW FROM SOUTHWEST
NOT TO SCALE

1 VIEW FROM NORTHWEST
NOT TO SCALE

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CONSULTANT:
CIVIL CONSULTANT
BISHOP ENGINEERING

REVISIONS:

Description	Date	No.

OWNER SIGN-OFF:

DATE	NAME

SANAV VENTURE, LLC.

GRIMES CROSSING DEVELOPMENT

LOT 7
550 SE GATEWAY CIR.
GRIMES, IA 50111

PROJECT NO: 20143

DATE: 09/07/2021

SHEET SET: REZONING SUBMISSION

SHEET NAME: MASSING VIEWS AND ELEVATION STUDIES

SHEET: A1.03

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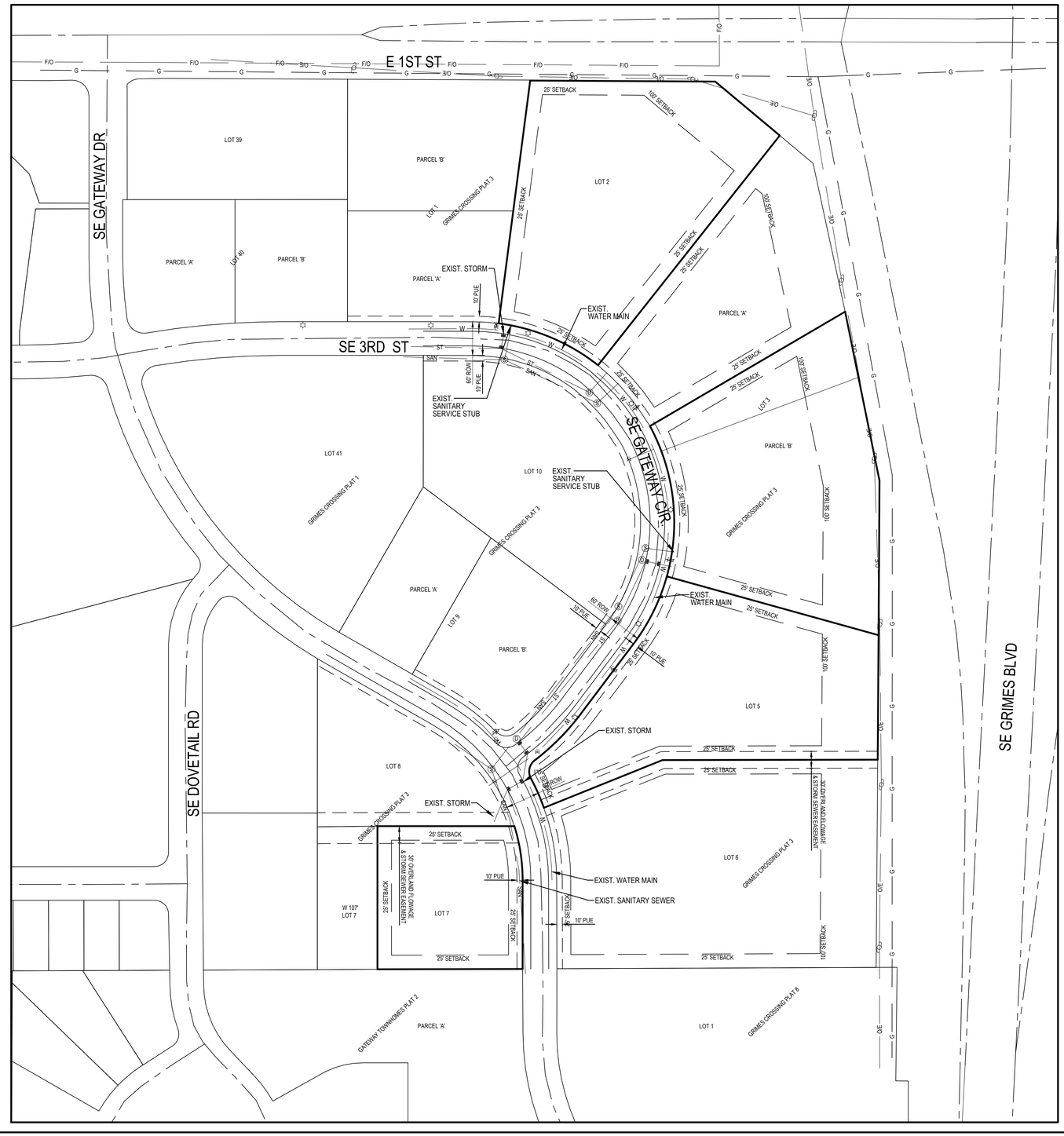
GRIMES CROSSING PLAT 3
PUBLIC UTILITIES



GRAPHIC SCALE
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Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

GRIMES CROSSING MIXED USE
GRIMES, IOWA

PUBLIC UTILITIES

REFERENCE NUMBER:

DRAWN BY:

CHECKED BY:

REVISION DATE:

PROJECT NUMBER:
210084

SHEET NUMBER:
1 OF 1