Planning and Zoning Commission

November 2, 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/86046595211?pwd=OGVMQitpUGMrZlJlOWtESENFYzRMZz09

Meeting ID: 860 4659 5211

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. Project # 21-1040: Shine Shop – Site Plan
2. Project # 21-1035: Hope Plaza 2 – Site Plan
3. Project # 21-1043: Prairie Business Park 2 – Site Plan Amendment
4. Project # 21-1041: Meadows Plat 1 – Preliminary Plat
5. Zoning Ordinance Amendment Regarding Format and Fees

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

Roll Call: Present: Scott Almeida, Craig Patterson, Danielle Smid

Staff: Alex Pfaltzgraff, Evann Martin, Rachel Greving

Absent: Amy Montford, Council Liaison: Borcherding

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

Motion by Smid, Second by Patterson, to approve the agenda
Roll Call: Ayes-All; Nays-0 Motion passes: 3-0

2. APPROVAL OF THE MINUTES

Motion by Smid, Second by Patterson, to approve the minutes from the September 7, 2021 meeting
Roll call: Ayes-All: Nays-0 Motion passes: 3-0

B. PUBLIC AGENDA ITEMS

Project #21-1033: Grimes Crossing – Rezone

Staff member Martin explains the project was already brought in front of the Commission, but there was a mix up with the setting of the hearing.

Commission member Strutt-Todd joined the meeting.

Motion by Smid, Second by Patterson to approve Grimes Crossing – Rezone
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Project #21-1038: Kennybrook Village Plat 2 – Preliminary Plat

Staff member Martin presents the details of the plat. Located west of SW Brookside Drive, Kennybrook Village is existing. All preliminary plat standards are met.

Motion by Strutt-Todd, Second by Smid to approve Kennybrook Village Plat 2 – Preliminary Plat
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Project #21-1039: Kennybrook Village Plat 2 – Final Plat

Staff member Martin presents the details of the project. It is the same as the previous project, just the final plat. All necessary easements are shown.

Motion by Patterson, Second by Strutt-Todd to approve Kennybrook Village Plat 2 – Final Plat
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Project #21-1036: Grimes Industrial – Rezone

Staff member Martin presents the details of the rezone. Located south of 37th Street and east of South James Street, the lot is currently zoned A-1. The rezone would change this to M1-A.

Staff member Pfaltzgraff also explained that there was a development agreement to keep some continuity with the existing Prairie Business Park to the west. Outdoor storage would also be limited to the rear of the building and will be screened. Additional right-of-way will also be acquired by the City for the future expansion of 37th Street.

Motion by Patterson, Second by Smid to approve Grimes Industrial – Rezone
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Project #21-1037: Willow Hills North – Rezone

Staff member Martin presents the details of the rezone. The plat is located just north of the new Willow Hills subdivision, and the proposal is to rezone from A-1 to R-1 and R-2. The proposal is very similar to Willow Hills Plat 1.

The Commission asked what would be developed to the east of the plat, and staff answered that it will most likely be similar, but zoning has not been determined yet.

The Commission showed concern about the difference in size of lots and houses across the street from each other in part of the development. Staff explained that the small difference is not noticeable, and all the homes will still have three car garages.

Motion by Smid, Second by Patterson to approve Willow Hills North – Rezone
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

C. **PUBLIC FORUM – None**
D. **REPORTS**
   1. **Department Update – Staff provided an update on development and capital projects around the City.**
   2. **Council Liaison Update – N/A**

3. **Old Business – N/A**
4. **New Business – N/A**
5. Next meeting November 2, 2021

Meeting is adjourned at 5:54 p.m.

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Signature

Planning & Zoning Staff Report

TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: November 2, 2021
RE: Shine Shop – Site Plan

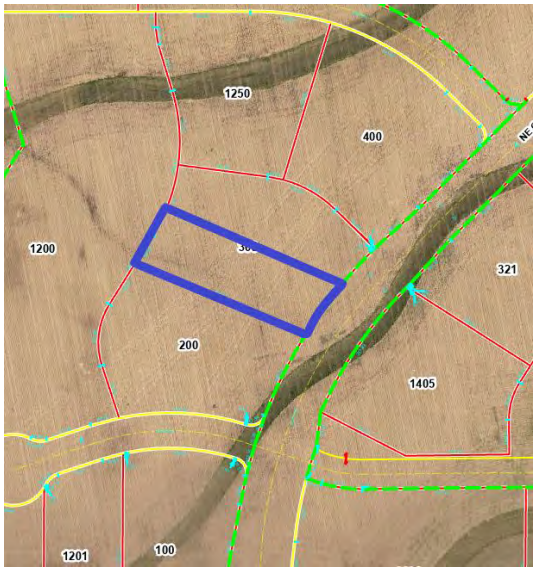
GENERAL INFORMATION:

Applicant: Splash Express, LLC

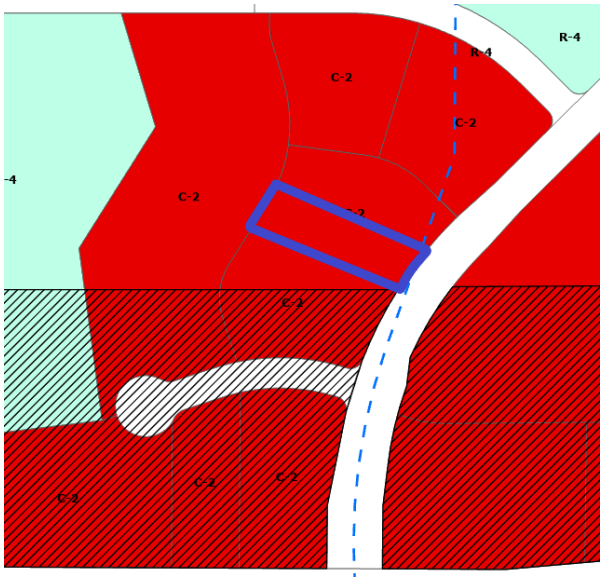
Requested Action Site Plan

Location 301 NE Cypress 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	Future B-Bop's	Mixed Use 1	C-2
East	Future Midwest Heritage Bank	Commercial	C-2
West	Vacant	Mixed Use 1	C-2

BACKGROUND:

The applicant is requesting approval of the site plan for a 4,633 square foot Shine Shop car wash located at 301 NE Cypress Drive. The property is located within the C-2 zoning district. As part of the rezone development agreement, the property follows the Transportation Corridor Mixed Use Development Overlay District regulations.

ANALYSIS:

Building/Elevations:

The façade is proposed to be principally constructed of split face and ground face CMU, architectural metal paneling, metal coping, and a clear anodized aluminum. Staff has asked that the ground face CMU be switched to a split face textured CMU. Smooth face CMU is not a permissible building material. The overhead doors on the car wash tunnel will be fully transparent to provide the required glazing along NE Gateway Drive. The dumpster and vacuum equipment enclosures will be constructed of CMU with metal coping and metal gates to match the building.

Site Layout:

The site will be accessed from NE Cypress Drive on the west side of the site. The access off of NE Gateway Drive will be a right in/right out only. Cross access will be provided to the B-Bop's site to the south. Pedestrian connectivity to the site will be provided along NE Gateway Drive.

The car wash will provide two drive-thru stacking lanes on the south side of the building with two pay station canopies and swing arm gates. More than the required queuing spaces have been provided with five spaces at each pay station. Eighteen vacuum stations are proposed on the north side of the building.

Pole mounted light fixtures will be installed within the parking lot. Decorative and wall pack lighting will be provided on all four building façades. No other lighting or colored lighting is proposed.

Parking:
The site provides the required amount of parking spaces with four total spaces including one ADA van accessible stall. There are expected to be three employees at this location. One parking space is provided on the south side of the building for car wash maintenance vehicles.

Landscaping/Streetscape:
The site meets the minimum required number of plantings for the Transportation Corridor Overlay. Landscaping is provided along NE Gateway Drive and NE Cypress Drive, between the adjacent properties to the north and south, 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. A sand/oil separator and underground water reclamation tanks will be provided.

A 6" water service will connect to the water main along NE Cypress Drive and appropriate 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 west to the existing storm sewer leading to the regional detention basin.

STAFF RECOMMENDATION:
Staff would recommend approval of the site plan for Shine Shop 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

~~October 5, 2021~~
October 29, 2021

Nilles Associates
Attn: Adam Schoeppner
1250 SW State Street, Suite A
Ankeny, IA 50023

RE: Shine Shop Carwash Site Plan

Dear Mr. Schoeppner:

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

General Comments:

Sheet 1:

1. ~~Update address to 301 NE Cypress Drive.~~
2. ~~Update parking setback to 10'.~~
3. ~~Add maximum building height to the bulk regulations.~~

Sheet 2:

1. Under "Removal Plan Notes, D." have the light relocated to the south side of the proposed driveway.

Sheet 3:

1. ~~For letter "S", please add note that the monument sign location will be reviewed and approved with the sign permit.~~
2. ~~Label stop sign locations at the driveways.~~
3. ~~Please move the dumpster to the west side of the site away from NE Gateway Dr.~~

4. Under “Paving Notes, 8.” Verify if cast iron truncated dome panels need to be place radially per SUDAS.

Sheet 4:

1. There are areas that are graded at 1.5%. Please revise the slope to 2% minimum or provide subdrain.

2. The existing sanitary manhole calling for adjustment under “Grading Plan Note. H” will also require a three-piece adjustable casting with adjusting mechanism.

Sheet 5:

1. ~~Label knox box location.~~

2. ~~A hydrant will be required onsite. Placement within the island next to the dumpster or within the island next to the ADA parking space might provide the required coverage.~~

3. Label hydrant coverage in a 150’ linear route along the path of travel for the fire truck. The route should not be obstructed by parking, landscaping, etc. Grimes requires a 150’ linear route as noted above. Please label linear routes.

4. Add to note B.1 to install 2” shutoff (Curb Stop) 5’ from building.

5. Change pipe size under “Utility Plan Notes, H.” to 6” Sanitary Sewer Service

Sheet 7:

1. ~~Provide gate details.~~

Architecture

1. ~~Add description for MTL-4 and MTL-5 to the material legend.~~

2. ~~Is MTL-5 used on the building? If so, label locations.~~

3. ~~Any roof-mounted mechanical equipment will need to be screened. Please provide screening details.~~

4. ~~A minimum of 40% of the length of the building facing the street is required to be glazed. Please provide calculation.~~

5. ~~Update the metal calculations. The total does not match the square footage on each elevation.~~

6. ~~A 4/5 vote of approval by Council will be required since the elevations are not 100% masonry.~~

7. ~~Provide kiosk stand and canopy elevations.~~

8. Smooth face CMU is not permitted. Please provide split face textured block.

Lighting:

1. Provide photometric plan. Where will the L8 light be located?

2. Provide lighting cut sheets for parking lot and building lighting. How tall are the pole lights?

3. ~~Please provide all lighting details to be presented to P&Z and Council. Lighting changes may be required to be sent back to P&Z/Council for approval.~~

SWPPP:

1. On page 2, please update the local government information to the City of Grimes (515)986-4050.

2. On page 3, please provide a signed certification statement.

3. On page 4, update the location on the bottom of the page to Grimes, Iowa.

4. On page 6, update the receiving water to Little Beaver Creek.

5. Provide a copy of the signed notice of intent and proof of publication.

6. Provide a filled out inspection certification statement.

7. Provide the following contractor certification statements;
    a. Grading contractor
    b. Utility contractor
    c. General contractor
    d. SWPPP inspector
    e. Erosion control contractor
    f. Paving contractor

8. Provide copies of records of change of owner ship or responsibility.

9. Provide a copy of NPDES General #2 and the NPDES permit for the site.

10. Provide a quantities tab calling out temporary stabilization/ seeding, concrete washout, inlet protection, sediment control, construction entrance, dumpster, portable restroom and staging area.

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:	October 12, 2021 **(1 PDF of Site plan with Elevation Plan included)**
PLANNING & ZONING:	November 2, 2021 at 5:30
COUNCIL MEETING:	November 23, 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

SHINE SHOP CARWASH - GRIMES

GRIMES, IOWA

SITE PLAN

NAI #21079

PRELIMINARY - NOT FOR CONSTRUCTION

GENERAL NOTES

1. ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY PROJECT ENGINEER AND:
A. CITY OF GRIMES

2. ALL MATERIALS AND CONSTRUCTION RELATED TO WORK CONDUCTED AS PART OF THESE PLANS SHALL BE IN ACCORDANCE WITH THE CITY OF GRIMES STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2021 STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), AND DETAILS SHOWN ON THIS PLAN UNLESS SPECIFICALLY NOTED OTHERWISE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR, REMOVAL, REPLACEMENT, OR REINSTALLATION OF ANY ITEM, BOTH ON- AND OFF-SITE, ADVERSELY AFFECTED BY FAILURE TO FOLLOW SAID SPECIFICATIONS, REPORTS, AND PLANS.

3. CONTRACTOR IS RESPONSIBLE TO UNDERSTAND THE INTENT OF THE WORK TO BE COMPLETED AND TO ADDRESS ANY QUESTIONS, CONCERNS, CONFLICTS, DISCREPANCY OR OTHER ISSUES THAT MAY AFFECT CONSTRUCTION WITH OWNER AND ENGINEER AT LEAST ONE WEEK PRIOR TO COMMENCING CONSTRUCTION. OWNER AND ENGINEER SHALL RESPOND IN A TIMELY MANNER TO ALLOW CONSTRUCTION TO PROCEED.

4. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY ISSUE ENCOUNTERED DURING CONSTRUCTION THAT MAY AFFECT PROPOSED DESIGN. OWNER AND ENGINEER SHALL RESPOND IN A TIMELY MANNER TO ALLOW CONSTRUCTION TO PROCEED.

5. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

6. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION AND ELEVATION OF, AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

7. THE CONTRACTOR SHALL COORDINATE ALL TIE-INS TO EXISTING UTILITIES WITH THE CITY OF GRIMES ENGINEERING DEPARTMENT. THE CITY OF GRIMES ENGINEERING DEPARTMENT SHALL WITNESS ALL TIE-INS.

7. THE CONTRACTOR SHALL PROTECT ALL EXISTING PAVEMENT, SIDEWALKS, TREES, LIGHT POLES AND OTHER EXISTING FEATURES. DAMAGE TO ANY EXISTING FEATURE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

8. THE CONTRACTOR SHALL PROTECT STORM SEWER AND DRAINAGE WAYS FROM ALLOWING CONCRETE SLURRY TO DISCHARGE OFFSITE DURING CONSTRUCTION OPERATIONS.

8. THE CONTRACTOR SHALL RECONNECT ALL FIELD TILE AND STORM DRAINS DISTURBED DURING CONSTRUCTION. RECONNECTIONS SHALL BE CONSIDERED INCIDENTAL TO PROJECT COST. NOTIFY CITY OF GRIMES AND NILLES ASSOCIATES PRIOR TO RECONNECTION SO THAT LOCATION OF RECONNECTION CAN BE DOCUMENTED AND INCLUDED ON RECORD DRAWINGS. REPAIRS TO TILE LINES ARE TO BE VERIFIED BY CITY OF GRIMES PERSONNEL.

9. DETAILS AND NOTES INCLUDED WITHIN THESE PLANS SHALL BE USED FOR CONSTRUCTION. FOR ITEMS WITH NO DETAILS OR NOTES INCLUDED WITHIN THIS PLANS SET, FOLLOW SUDAS DETAILS AND SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.

10. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS SHOWN ON THE PLANS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCY IS FOUND, NOTIFY ENGINEER IMMEDIATELY BEFORE PROCEEDING.

11. COORDINATE ALL WORK ACTIVITIES WITH ANY OTHER CONSTRUCTION PROJECTS IN THE AREA.

12. ANY DAMAGE TO PROPERTY THAT OCCURS AS A RESULT OF THE CONTRACTOR'S ACTIVITIES OR ACTIONS SHALL BE REPAIRED AND RESTORED IN KIND. PAVEMENT REPLACEMENT SHALL COMPLY WITH GRIMES STANDARD SPECIFICATIONS.

13. THE CONTRACTOR SHALL PROTECT AND/OR PROVIDE SUPPORT TO UTILITY POLES NEAR CONSTRUCTION ACTIVITIES AS REQUIRED.

14. THE CONTRACTOR SHALL FOLLOW THE STORMWATER POLLUTION PREVENTION PLAN PREPARED FOR THIS SITE.

15. CONTRACTORS ON-SITE SHALL BE RESPONSIBLE FOR DAILY CLEAN-UP OF SEDIMENT AND DEBRIS TRACKED OR WASHED ONTO PUBLIC RIGHTS-OF-WAY AND AREAS OUTSIDE PROJECT LIMITS AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.

16. DURING THE PROGRESS OF THE WORK, IF SUBSURFACE OR LATENT PHYSICAL CONDITIONS ARE ENCOUNTERED AT THE SITE DIFFERING MATERIALLY FROM THOSE INDICATED ON THE PLANS OR IF UNKNOWN PHYSICAL, CULTURAL, AND/OR ENVIRONMENTAL CONDITIONS OF AN UNUSUAL NATURE ARE ENCOUNTERED AT THE SITE, THE PARTY DISCOVERING SUCH CONDITIONS SHALL PROMPTLY NOTIFY THE CITY OF GRIMES, AND THE ENGINEER (NILLES ASSOCIATES/515-965-0123) BEFORE THE SITE IS FURTHER DISTURBED.

17. ALL STAKING INCLUDING STAKING OF PEDESTRIAN FACILITIES SHALL BE PERFORMED UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR.

18. ANY CHANGES MADE TO THE PROPOSED DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY THE CITY OF GRIMES DEVELOPMENT SERVICES DEPARTMENT PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL BY THE CITY OF GRIMES DEVELOPMENT SERVICES DEPARTMENT.

PROJECT SUMMARY

SITE ADDRESS:	301 NE CYPRESS DRIVE; GRIMES, IOWA 50111
SITE AREA:	1.11 ACRES (48,238 SF)
PROPOSED USE:	COMMERCIAL CAR WASH
BUILDING INFORMATION:	SLAB ON GRADE
BLDG. COVERAGE :	4,633 SF
PAVING INFORMATION:	PROPOSED PAVING INCLUDES ON-SITE DRIVEWAY AND PARKING, ON-SITE SHARED DRIVE, OFF-SITE SHARED DRIVE, AND SIDEWALK IN RIGHT-OF-WAY.
PRIVATE DRIVE & PARKING:	33,191 SF (ON LOT) 1,859 SF (SHARED DRIVE OFF LOT)
SIDEWALK:	2,259 SF (ON LOT) 917 SF (R.O.W. REMOVED AND REPLACED)
TOTAL IMPERVIOUS SURFACE ON LOT:	35,450 SF (41%)
MINIMUM OPEN SPACE:	10% (4,824 SF)
OPEN SPACE PROVIDED:	48,238 SF - 35,450 SF = 12,788 SF (27%)

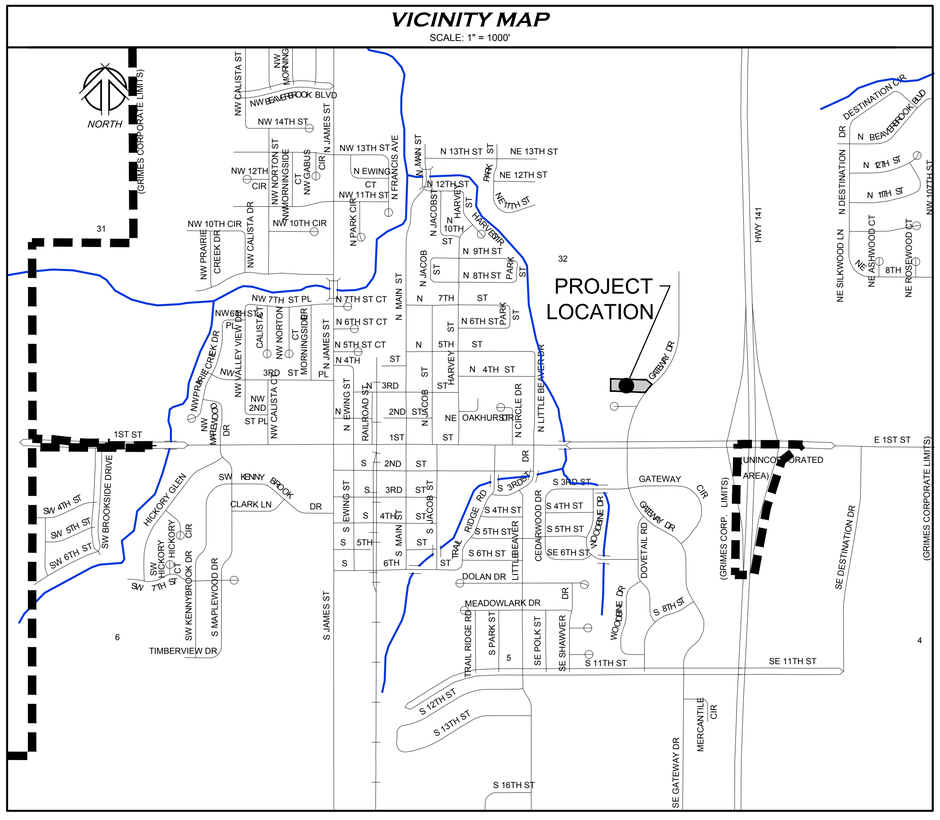
PROPERTY ZONING: COMMERCIAL DEVELOPMENT AS PART OF THE TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT OVERLAY DISTRICT WITH UNDERLYING C-2 GENERAL AND HIGHWAY SERVICE COMMERCIAL DISTRICT.

BULK REGULATIONS: LOT AREA = 10.2 ACRES MAXIMUM
FRONT YARD = TWENTY-FIVE (25') FEET MINIMUM, NO MAXIMUM
SIDE YARD = NONE, EXCEPT 25 FEET MINIMUM ADJACENT TO RESIDENTIAL PROPERTIES.
REAR YARD = TWENTY-FIVE (25') FEET MINIMUM, NO MAXIMUM
PARKING SETBACK = TEN (10') FEET MINIMUM FROM ALL OTHER STREETS, AND FIVE (5') FEET FROM ALL OTHER COMMON LOT LINES.
BUILDING HEIGHT = FORTY-FIVE (45') FEET MAXIMUM.
BUILDING STORIES = THREE (3) STORIES MAXIMUM.

PARKING: PARKING STALLS REQUIRED: 3 STALLS (1 STALL PER STAFFED EMPLOYEE)
HANDICAP STALLS REQUIRED: 1 STALL (PER IOWA CODE CHAPTER 321L.5)
PARKING STALLS PROVIDED: 4 STALLS (INCLUDING 1 VAN ACCESSIBLE STALL)
QUEUING SPACES REQUIRED: 6 SPACES (3 SPACES PER CAR WASH BAY)
QUEUING SPACES PROVIDED: 10 SPACES

VICINITY MAP

SCALE: 1" = 1000'


NORTH
(GRIMES CORPORATE LIMITS)
PROJECT LOCATION
NW CALISTA ST
NW BEAVERBROOK BLVD
NW 14TH ST
NW 13TH ST
NW 12TH CIR
NW 11TH ST
NW 10TH CIR
NW PRAIRIE CREEK DR
NW CALISTA DR
NW 7TH ST PL
NW 6TH ST CT
NW 5TH ST CT
NW 4TH ST
NW 3RD ST
NW 2ND ST PL
NW 1ST ST
NW VALLEY VIEW DR
NW CALISTA CT
NW MORNINGSIDE DR
N EWING ST
N JAMES ST
N GABUS CIR
N PARK CIR
N FRANCIS AVE
N MAIN ST
N JACOBS ST
N JACOB ST
N HARVEY ST
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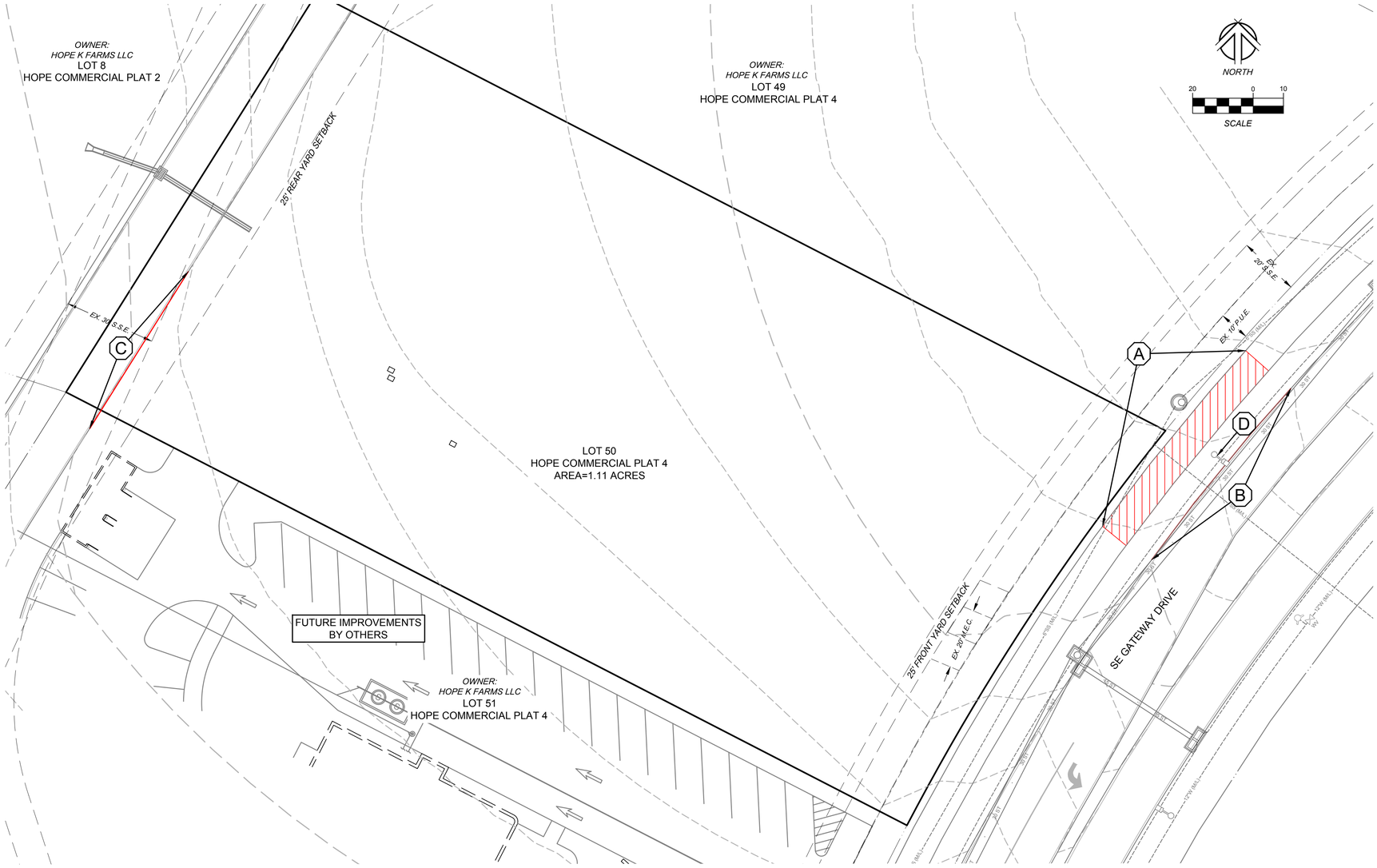
REMOVAL PLAN NOTES

A. REMOVE EXISTING PCC SIDEWALK. MAINTAIN CLEAN JOINT LINE AT END OF REMOVAL FOR CONNECTION TO PROPOSED SIDEWALK.

B. GRIND / REMOVE 73 LF CONCRETE CURB ALONG STREET.

C. GRIND / REMOVE 61 LF CONCRETE CURB ALONG STREET.

D. RELOCATE EXISTING STREET LIGHT TO OUTSIDE PROPOSED DRIVEWAY.



PRELIMINARY - NOT FOR CONSTRUCTION

1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

NILLES ASSOCIATES

REVISIONS:
1.) REVISIONS PER CITY COMMENT 10-22-2021
2.)
3.)
4.)
5.)
6.)
7.)

NOTICE: NILLES ASSOCIATES, INC. WARNS ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THE ENGINEERING INTENT THEY CONVEY, OR FROM THE MISUSE OF THESE PLANS AND/OR FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEERS RECOMMENDATIONS CONTAINED HEREIN. ANY OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

PROJECT NAME:
SHINE SHOP CARWASH - GRIMES
GRIMES, IOWA

DESCRIPTION:
REMOVALS

NAI NO.:	21079
DATE:	8/20/2021
DRAWN BY:	BLH
CHECKED BY:	JTN
SHEET SIZE:	22" X 34"
SHEET TITLE:	RP-1
SHEET NO.:	2/7

V:\NAI 2017\Projects 2017\21079\dwg\21079-SP.dwg

GENERAL DIMENSION PLAN NOTES

- BUILDING DIMENSIONS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY-REFER TO ARCHITECTURAL PLAN FOR BUILDING DIMENSIONS.

DIMENSION PLAN NOTES

A. EXISTING PROPERTY LINE.

B. VAN ACCESSIBLE STALL SIGN IN ACCORDANCE WITH ANSI A117.1-09 SECTION 502.7, MOUNTED ON BUILDING.

C. PAINT STRIPING.

D. 6" STANDARD CURB PER SUDAS FIGURE 7010.102. ALSO SEE DETAIL C-3 ON SHEET DT-1 FOR MORE INFORMATION.

E. CLASS A SIDEWALK CURB (SUDAS FIGURE 7030.202 - DETAIL 3). ALSO SEE DETAIL C-4 ON SHEET DT-1 FOR MORE INFORMATION.

F. CURB CHANGES FROM 6" STANDARD (SUDAS FIGURE 7010.102) TO THICKENED EDGE CLASS A SIDEWALK CURB (SUDAS FIGURE 7030.202 - DETAIL 3). ALSO SEE DETAIL C-1 ON SHEET DT-1 FOR MORE INFORMATION.

G. CURB CHANGES FROM CLASS A SIDEWALK CURB (SUDAS FIGURE 7030.202 - DETAIL 3) TO 4" SLOPED CURB (SUDAS FIGURE 7010.102 - DETAIL 3). ALSO SEE DETAIL C-2 ON SHEET DT-1 FOR MORE INFORMATION.

H. 4" SLOPED CURB (SUDAS FIGURE 7010.102 - DETAIL 3). ALSO SEE DETAIL C-5 ON SHEET DT-1 FOR MORE INFORMATION.

I. TAPER CURB.

J. NO CURB THROUGH THIS AREA.

K. CURB CHANGES FROM 6" STANDARD (SUDAS FIGURE 7010.102) OR CLASS A SIDEWALK CURB (SUDAS FIGURE 7030.202 - DETAIL 3) TO NO CURB.

L. REMOVALS. REFER TO SHEET RP-1 FOR MORE INFORMATION.

M. COORDINATE WITH CONTRACTOR ON ADJACENT SITE FOR LOT CONNECTION.

N. CENTRAL VACUUM EQUIPMENT ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR DETAILS.

O. KIOSK STAND & CANOPY - REFER TO ARCHITECTURAL PLANS FOR DETAILS.

P. PROTECTION BOLLARD. SEE DETAIL P-1 ON SHEET DT-1.

Q. KIOSK PROTECTION BOLLARD ON RAISED EQUIPMENT ISLAND. REFER TO MECHANICAL AND ARCHITECTURAL PLANS FOR EXACT LOCATION.

R. "DO NOT ENTER" SIGN MOUNTED ON BOLLARD.

S. MONUMENT SIGN - SEE ARCHITECTURAL PLANS FOR DETAILS. MONUMENT SIGN LOCATION TO BE REVIEWED AND APPROVED UPON SUBMITTAL OF SIGN PERMIT.

T. ENTRANCE GATES. REFER TO ARCHITECTURAL PLANS FOR GATE DETAILS.

U. LIGHT POLE.

V. TRANSFORMER.

W. PEDESTRIAN RAMP WITH TRUNCATED DOME DETECTABLE WARNINGS. MAXIMUM SLOPE 8.33% - MAXIMUM CROSS SLOPE = 2.00%.

X. FRONT AND REAR YARD SETBACKS EQUAL TO TWENTY-FIVE (25') FEET AND SIDE YARD SETBACKS EQUAL TO ZERO FEET PER THE TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT OVERLAY DISTRICT.

Y. VACUUM EQUIPMENT LOCATED AT EACH VACUUM BAY. WHEN VACUUM IS ADJACENT TO SIDEWALK, ALIGN EDGE OF CLASS A SIDEWALK CURB WITH CENTERLINE OF VACUUM COLUMN. CONSULT MECHANICAL PLANS FOR EXACT SIZE AND LOCATION OF ALL VACUUM EQUIPMENT.

Z. VEHICLE QUEUING SPACES SHOWN AS 12' X 20'.

AA. STOP/GO SIGN AT CARWASH EXIT. REFER TO MECHANICAL PLANS FOR FURTHER DETAILS AND DIMENSIONS.

AB. SNOW MELT MANIFOLD. REFER TO MECHANICAL PLANS FOR FURTHER DETAILS AND DIMENSIONS.

AC. IRRIGATION CONTROL BOX. REFER TO MECHANICAL PLANS FOR FURTHER DETAILS AND DIMENSIONS.

AD. PCC PAVING WITH RADIANT HEATING FOR SNOW MELT SYSTEM. ADD UNDER SLAB INSULATION AS DIRECTED BY MEP DRAWINGS. REFER TO MEP DRAWINGS FOR FURTHER DETAILS.

AE. ACCESSIBLE PARKING STALL.

AF. TRASH ENCLOSURE LOCATION. REFER TO ARCHITECTURAL PLANS FOR DETAILS.

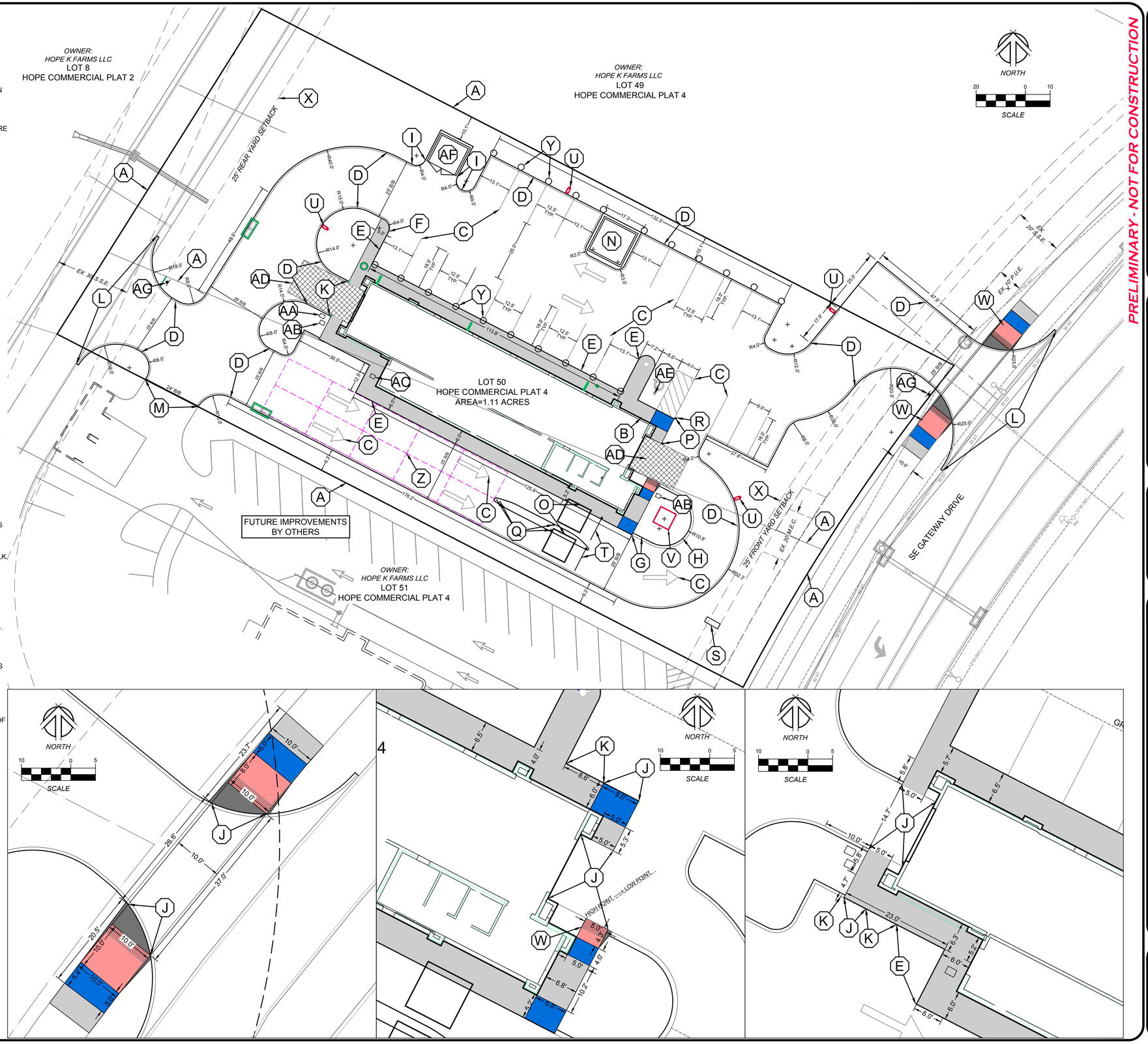
AG. STOP SIGN, R1-1 24" X 24". INSTALL AT MINIMUM 2 FOOT OFFSET FROM BACK OF CURB TO EDGE OF SIGN FACE.

PAVING NOTES

1. PARKING LOT AND DRIVE AISLE PAVING SHALL BE NON-REINFORCED P.C.C. WITH 7" THICKNESS.
2. PAVING WITHIN PUBLIC STREET RIGHT-OF-WAY SHALL BE A MINIMUM OF 8" NON-REINFORCED P.C.C.
3. TRASH ENCLOSURE PAD SHALL BE NON-REINFORCED P.C.C. WITH A MINIMUM THICKNESS OF 8".
4. ALL PAVING SHALL COMPLY W/ SUDAS SECTION 7010 FOR MATERIALS AND INSTALLATION.
5. COMPLY WITH SUDAS SECTION 7030 FOR P.C.C. SIDEWALKS MATERIALS AND INSTALLATION.
6. REFER TO ARCHITECTURAL PLAN FOR ADDITIONAL INFORMATION ON STOOPS AND SIDEWALKS ADJACENT TO BUILDING.
7. SIDEWALKS ADJACENT TO ROLLED CURB PORTION OF PRIVATE STREETS AND PUBLIC SIDEWALK RAMPS SHALL BE NON-REINFORCED P.C.C. WITH A MINIMUM THICKNESS OF 6 INCHES. ALL OTHER SIDEWALKS AND RAMPS SHALL HAVE A MINIMUM THICKNESS OF 4 INCHES.
8. ALL TRUNCATED DOME INSERTS FOR 10' SIDEWALK SHALL BE CAST IRON WITH NATURAL FINISH BY ADA SOLUTIONS, OR APPROVED EQUAL.

SIDEWALK LEGEND

- RAMP
- SPECIAL SHAPING
- TURNING SPACE MAX 1.5% IN ALL DIRECTIONS



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(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

NILLES ASSOCIATES

REVISIONS:
1) 1) REVISIONS PER CITY COMMENT 10-22-2021
2) 2)
3) 3)
4) 4)
5) 5)
6) 6)
7) 7)

NOTICE: BLUED CONCRETE, INC. DOES NOT WARRANT ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THE RECOMMENDATIONS SET FORTH BY THE ENGINEERING INTENT THEY CONVEY, OR FAILURE TO ADEQUATELY EVALUATE THE SITE TO OBTAIN AND/OR FOLLOW THE ENGINEERS RECOMMENDATIONS. FOR ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

PROJECT NAME:
SHINE SHOP CARWASH - GRIMES
GRIMES, IOWA

DESCRIPTION:
DIMENSION PLAN

NAI NO.:	21079
DATE:	8/20/2021
DRAWN BY:	BLH
CHECKED BY:	JTN
SHEET SIZE:	22" X 34"
SHEET TITLE:	DP-1
SHEET NO.:	3/7

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GENERAL GRADING PLAN NOTES

1. ALL EXTERIOR PAVING AREAS SHALL HAVE 12" DEPTH SUBGRADE PREPARATION. SCARIFY AND COMPACT PER GEOTECHNICAL REPORT EXTENDING 2' BEYOND PAVING LIMITS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND COORDINATION OF ALL SITE UTILITIES.
3. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RE-SPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES USING ON-SITE PER SUDAS 2010.
4. ALL STORMWATER DETENTION AND UNIFIED SIZING CRITERIA IS HANDLED IN THE HOPE COMMERCIAL REGIONAL DETENTION BASIN.

GRADING PLAN NOTES

A. PROVIDE SILT FENCE AND 9" STRAW WATTLES WHERE SHOWN FOR EROSION CONTROL MEASURES. LINES MARKED -----SF----- AND ----WT---- RESPECTIVELY. 172 LF OF SILT FENCE SHOWN. 671 LF OF WATTLE SHOWN. INSTALL PER SUDAS 9040.

B. CONSTRUCTION ENTRANCE - 20' WIDE X 50' LONG X 6" DEPTH STONE PER SUDAS 9040.

C. CONCRETE WASHOUT AREA.

D. INSTALL AND MAINTAIN INLET CONTROL DEVICE PRIOR TO AND FOLLOWING PAVEMENT INSTALLATION

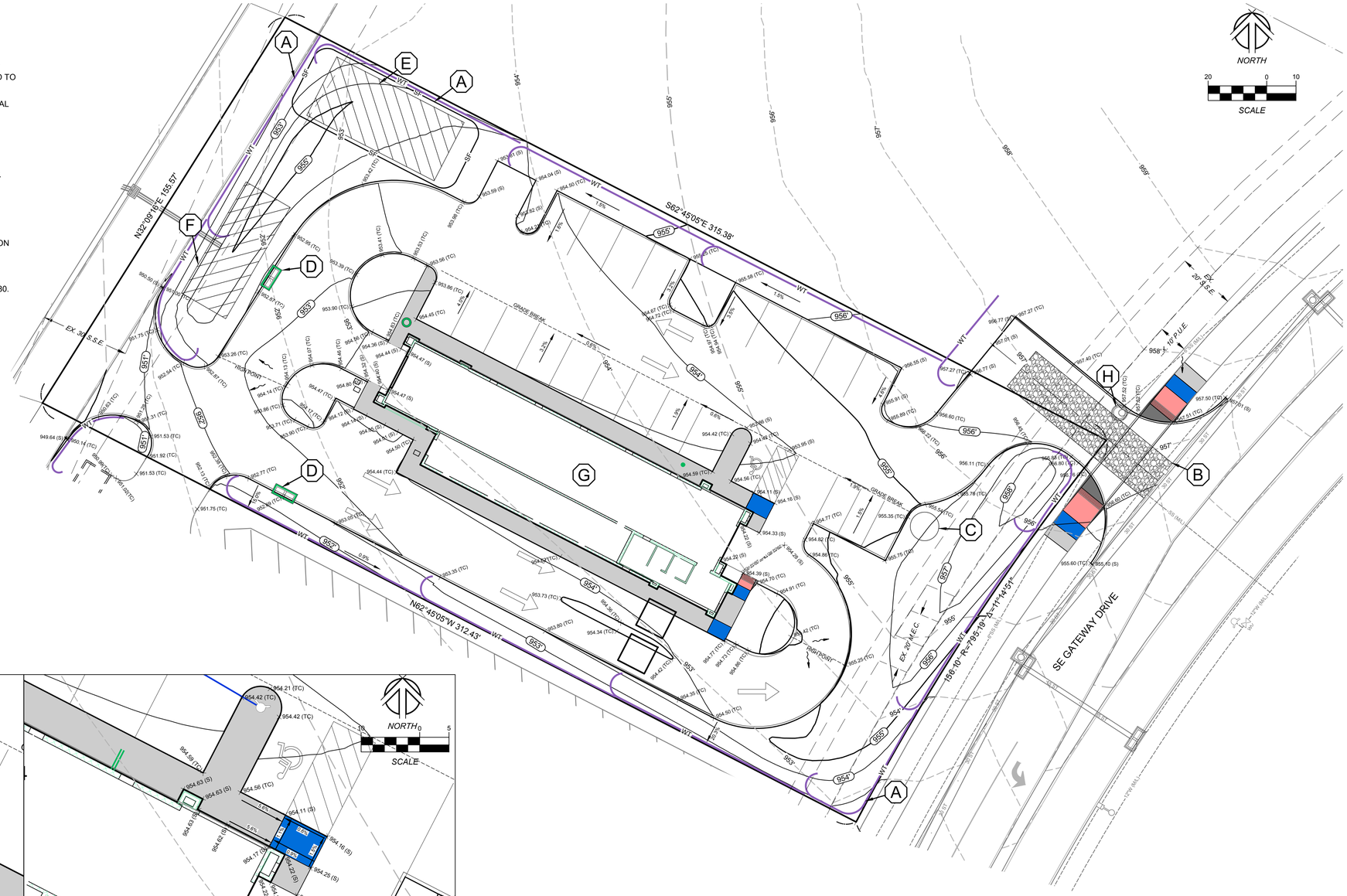
E. TOP SOIL STOCKPILE LOCATION.

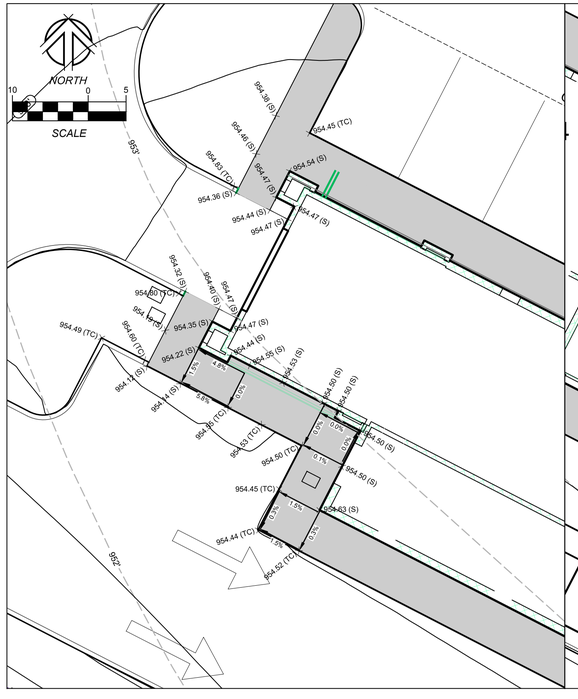
F. EQUIPMENT AND MATERIAL STORAGE AREA.

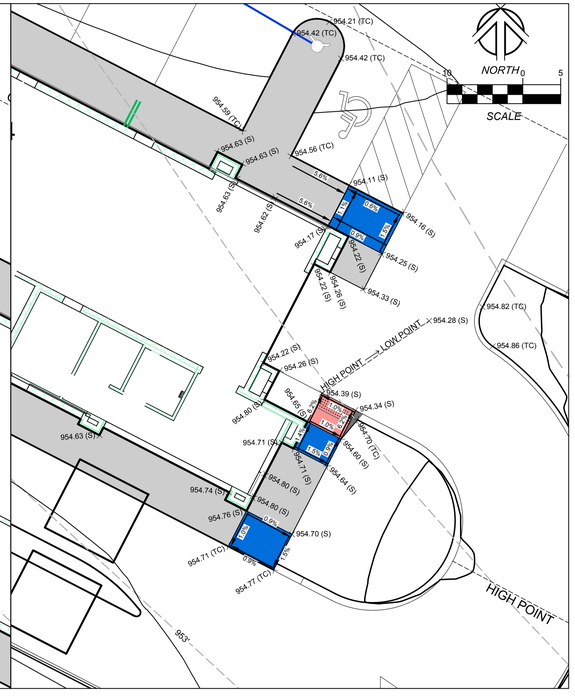
G. BUILDING FINISHED FLOOR ELEVATION CORRELATING TO "100.00" ON ARCHITECTURAL PLANS =954.80. REFER TO ARCHITECTURAL PLANS FOR BUILDING ELEVATIONS.

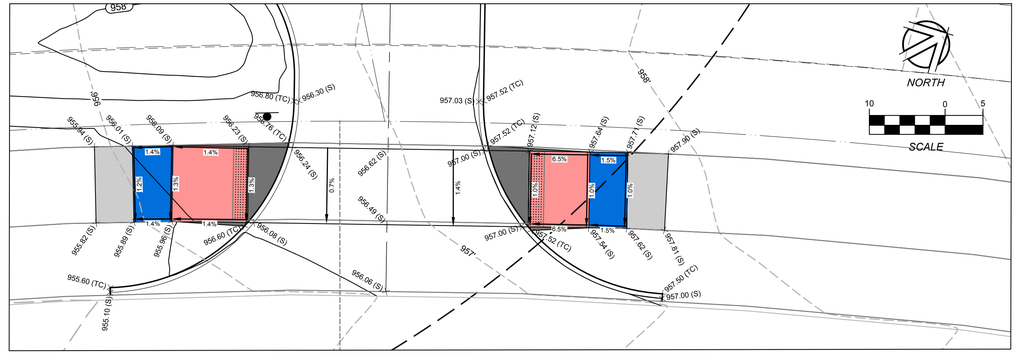
H. MANHOLE MAJOR RIM ADJUSTMENT.

EXISTING RIM ELEVATION = 957.27
PROPOSED RIM ELEVATION = 956.94









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NILLES ASSOCIATES

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PROJECT NAME:
SHINE SHOP CARWASH - GRIMES
GRIMES, IOWA

DESCRIPTION:
GRADING AND EROSION CONTROL PLAN

NAI NO.:	21079
DATE:	8/20/2021
DRAWN BY:	BLH
CHECKED BY:	JTN
SHEET SIZE:	22" X 34"
SHEET TITLE:	GR-1
SHEET NO.:	4/7

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UTILITY PLAN NOTES

A. 150' HYDRANT RADIUS FOR EXISTING HYDRANT.

B. INSTALL 6" TAPPING SLEEVE WITH VALVE AND INSTALL 193 LF OF 6" DOMESTIC WATER SERVICE WITH SHUT OFF VALVE. ADJUST VALVE BOX TO FINISHED GRADE.

B.1. INSTALL 6" X 2" WYE FITTING AND CONNECT 110 LF OF 2" DOMESTIC WATER SERVICE WITH SHUT OFF VALVE. ADJUST VALVE BOX TO FINISHED GRADE.

B.2. INSTALL HYDRANT AT END OF 6" WATER SERVICE. WORK AND MATERIALS SHALL CONFORM TO SUDAS CHAPTER 5 AND THE CITY OF GRIMES ORDINANCES.

C. CRITICAL CROSSING. MAINTAIN 18" OF SEPARATION BETWEEN UTILITIES.

D. CONNECT TO EXISTING 6" SANITARY SEWER STUB WITH WYE CONNECTION.

E. INSTALL 6" SANITARY SEWER SERVICE. 217 LF TOTAL. INSTALL PER SUDAS 4010. INSTALL AT 1.00% MINIMUM SLOPE. COORDINATE LOCATION OF SANITARY SERVICE WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.

F. INSTALL 8 LF OF 6" SANITARY SEWER SERVICE FOR CONNECTION TO INTERIOR CAR WASH TRENCH DRAIN. REFER TO BUILDING MECHANICAL PLANS FOR FURTHER INFORMATION. COORDINATE INSTALLATION AND PLACEMENT WITH INTERIOR PLUMBING CONTRACTOR.

G. INSTALL SW-203 SANITARY SEWER CLEANOUT PER SUDAS DIVISION 4.

H. INSTALL 4" SANITARY SEWER SERVICE TO BUILDING. 21 LF TOTAL. INSTALL PER SUDAS 4010. INSTALL AT 2% MINIMUM SLOPE. COORDINATE CONNECTION TO BUILDING WITH MECHANICAL PLANS.

I. UNDERGROUND WATER RECLAMATION TANKS. REFER TO MECHANICAL PLANS FOR FURTHER DETAILS. INSTALL PER MANUFACTURERS INSTALLATION INSTRUCTIONS.

J. 750 GALLON SAND/OIL FILTER. SEE MECHANICAL PLANS FOR FURTHER DETAILS.

K. CONNECT STORM SEWER TO EXISTING 15" RCP STORM SEWER STUB. EXISTING PIPE INVERT = 946.62. FIELD VERIFY EXISTING PIPE INVERT BEFORE INSTALLATION OF STORM SEWER.

L. ROOF DOWNSPOUT CONNECTION. REFER TO DETAIL D-1 ON SHEET DT-1.

M. ELECTRICAL TRANSFORMER LOCATION. COORDINATE LOCATION AND INSTALLATION WITH FRANCHISE UTILITY PROVIDER.

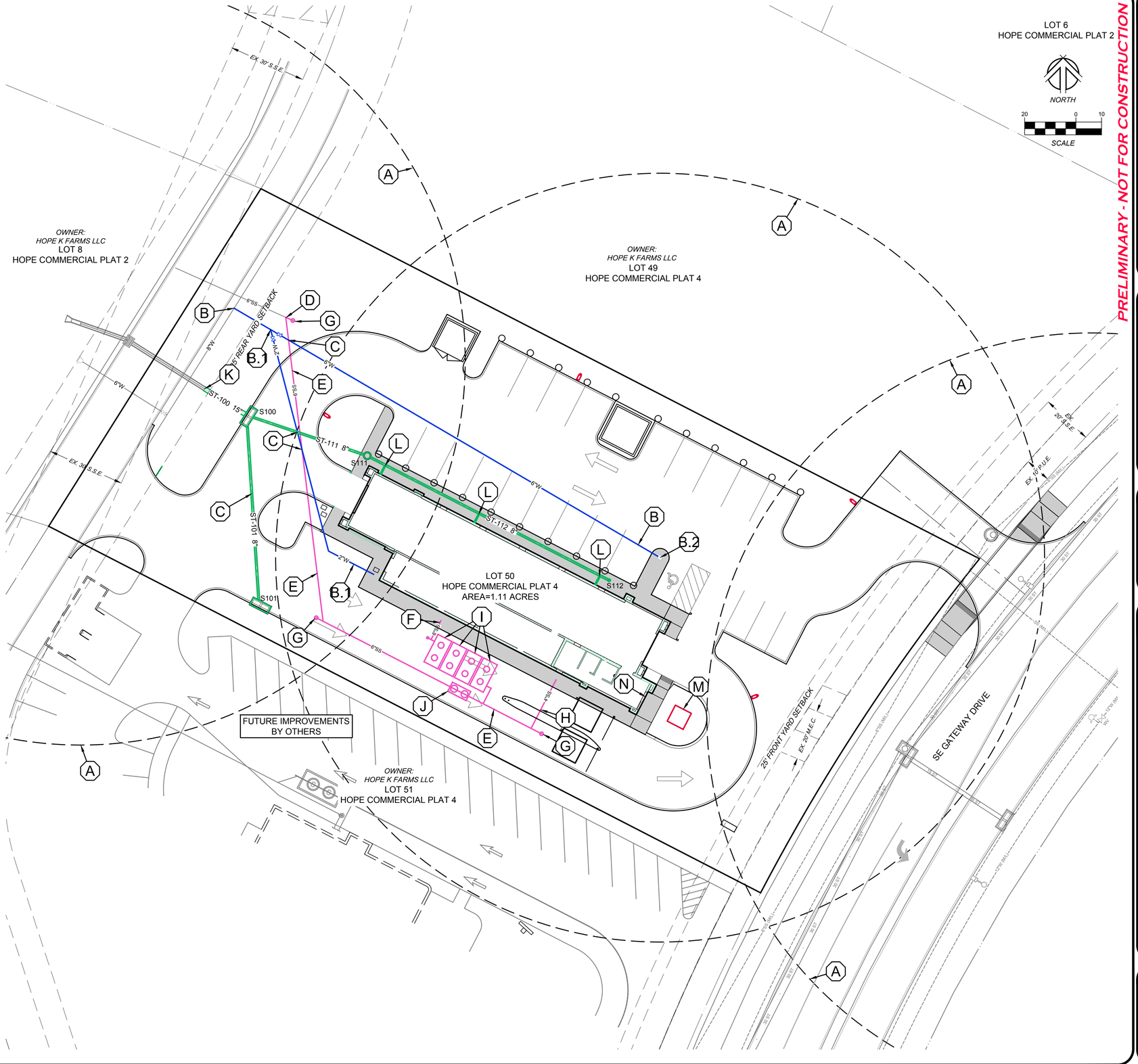
N. INSTALL KNOX BOX ADJACENT TO MAIN BUILDING ENTRANCE. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION.

STORM STRUCTURE TABLE

NAME	DESCRIPTION	RIM/TC	INVERT
S100	(SW-505) DOUBLE GRATE INTAKE	952.77	INV 946.81 (ST-100) INV 946.91 (ST-101) INV 946.91 (ST-111)
S101	(SW-505) DOUBLE GRATE INTAKE	952.69	INV 949.44 (ST-101)
S111	TYPE B CLEANOUT	954.46	INV 949.37 (ST-111) INV 949.47 (ST-112)
S112	TYPE A-1 CLEANOUT	954.60	INV 951.59 (ST-112)

STORM PIPE TABLE

NAME	SIZE	LENGTH	SLOPE	INLET INVERT	OUTLET INVERT
ST-100	15" RCP	19 LF	1.00%	946.81	946.62
ST-101	8" PVC	75 LF	3.35%	949.44	946.91
ST-111	8" PVC	50 LF	4.95%	949.37	946.91
ST-112	8" PVC	106 LF	2.00%	951.59	949.47



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PROJECT NAME:
SHINE SHOP CARWASH - GRIMES
GRIMES, IOWA

DESCRIPTION:
UTILITY PLAN

NAI NO.:	21079
DATE:	8/20/2021
DRAWN BY:	BLH
CHECKED BY:	JTN
SHEET SIZE:	22" X 34"
SHEET TITLE:	UP-1
SHEET NO.:	5/7

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NORTH

20 0 10

SCALE

GENERAL LANDSCAPING NOTES

1. ALL PLANT MATERIAL AND PLANTING SHALL BE IN ACCORDANCE WITH DIVISION 9- SECTION 9030 OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS MANUAL (SUDAS) OMITTING PARTS 2.06 AND 3.08 (TREE WRAPPING) AND SUBJECT TO THE FOLLOWING NOTES.
2. NO SUBSTITUTIONS IN SPECIES LISTED WILL BE ACCEPTED WITHOUT APPROVALOF THE PROJECT LANDSCAPE ARCHITECT. IF ANY UNAUTHORIZED SUBSTITUTIONS ARE MADE BY THE OWNER OR CONTRACTOR THE PROJECT LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE GROWTH OR PERFORMANCE OF THE PLANT MATERIAL.
3. PLANTINGS SHALL MEET THE MINIMUM SIZES LISTED UNLESS LARGER CALIPER OR HEIGHTS ARE APPROVED BY THE OWNER AND PROJECT LANDSCAPE ARCHITECT.
4. ALL NURSERY STOCK MUST MEET THE MINIMUM STANDARDS ESTABLISHED IN THE MOST RECENT EDITION OF THE 'AMERICAN STANDARDS FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
5. LANDSCAPE CONTRACTOR SHALL ENSURE PLANT MATERIAL RECEIVES ADEQUATE WATERING FOR A MINIMUM OF 30 DAYS AFTER PLANTING AND CONTINUING UNTIL SELF-SUFFICIENT.
6. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE TIME OF INSTALLATION. SEE PLANTING DETAILS FOR ADDITIONAL PLANTING INSTRUCTION.
7. DECIDUOUS TREES IN EXCESS OF 2" CALIPER AND CONIFEROUS TREES IN EXCESS OF 6 FEET IN HEIGHT SHALL BE STAKED OR GUYED. STAKING PROCEDURE SHALL ENSURE TRUNKS ARE PROTECTED FROM DAMAGE. STRAPS OR WIRES SHALL NOT BE OVERLY TIGHTENED TO ALLOW FOR SOME LATERAL TRUNK MOVEMENT.
8. ALL DISTURBED AREAS NOT DESIGNATED FOR PLANTING BEDS OR SPECIALTY PLANTING AREAS SHALL BE SEEDED OR SODDED AS DIRECTED BY THE PLAN.
9. SODDING SHALL BE IN ACCORDANCE WITH DIVISION 9 - SECTION 9020 OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS MANUAL (SUDAS).
10. SEEDING SHALL BE IN ACCORDANCE WITH DIVISION 9 - SECTION 9010 OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS MANUAL (SUDAS). TYPE 1 PERMANENT LAWN SEED SHALL BE APPLIED PRIOR TO HYDRAULICALLY APPLIED BFM MULCH.
11. ALL PLANTING BEDS DESIGNATED FOR MULCH INCLUDING AREAS AROUND TREES & SHRUBS) SHALL BE 3" DEPTH SHREDDED HARDWOOD - 4" DIAMETER (TREES) AND 2' DIAMETER (SHRUBS). A PRE-EMERGENT SUCH AS "PREEN" OR APPROVED EQUAL HERBICIDE SHALL BE APPLIED AT THE MANUFACTURER'S RECOMMENDED RATE IMMEDIATELY AFTER MULCHING.
12. ALL PLANTING BEDS DESIGNATED FOR ROCK SHALL BE 1-3" DIAMETER RIVER ROCK AT 2" DEPTH PLACED OVER A WATER PERMEABLE WEED BARRIER.

LANDSCAPE PLAN NOTES

A. MONUMENT SIGN
B. SHREDDED HARDWOOD MULCH
C. RIVER ROCK

LANDSCAPE REQUIREMENTS

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

SE GATEWAY DRIVE (156 FT)
TREES REQUIRED (156 / 40) = 3.9 (4)
SHRUBS REQUIRED (156 / 10) = 15.6 (16)

NORTH PROPERTY (156 FT)
TREES REQUIRED (156 / 40) = 3.9 (4)
SHRUBS REQUIRED (156 / 10) = 15.6 (16)

PARKING LOT SETBACK AREAS ALONG INTERIOR SIDE LOT LINES:
HEADLIGHT GLARE SCREENING AND 1 TREE PER 40 LF BETWEEN VEHICLE USE AREAS AND SETBACK.

EAST PROPERTY (137 FT)
TREES REQUIRED (137 / 40) = 3.4 (4)

WEST PROPERTY (219 FT)
TREES REQUIRED (219 / 40) = 5.5 (6)

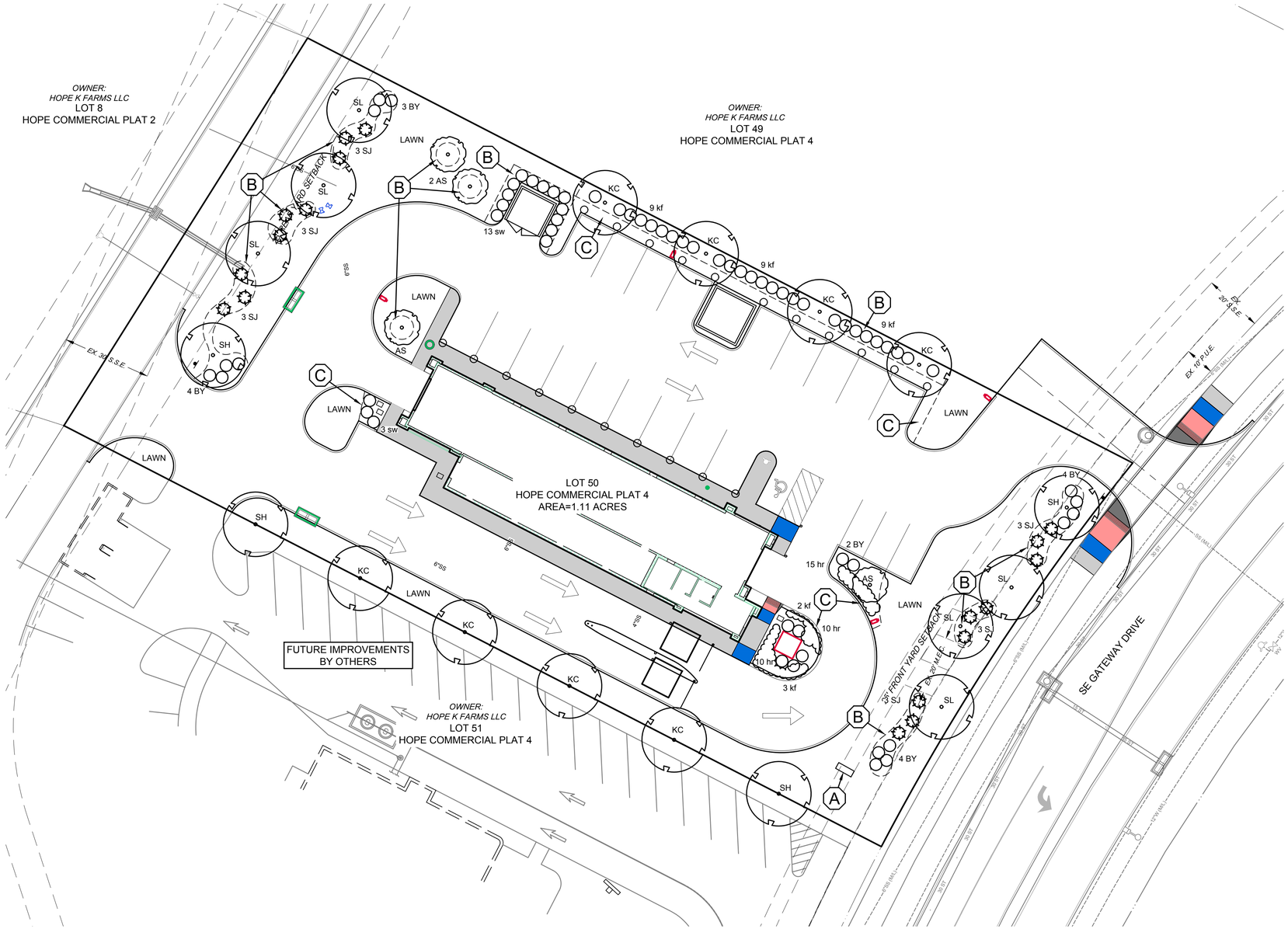
TOTAL PLANT MATERIAL PROVIDED:
OVERSTORY TREES = 18
ORNAMENTAL TREES = 4
SHRUBS = 36
PERENNIAL GRASSES = 48
PERENNIAL GROUNDCOVER = 35

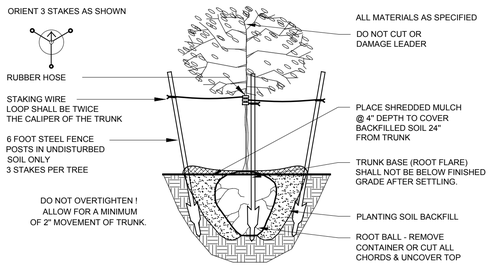
TREE & SHRUB PLANTING SCHEDULE

Key	Common / Scientific name	Minimum Size	No.	Root,Comment
SH	Skyline Honey Locust Gleditsia triacanthos f. inermis 'Skycole'	2" Caliper	4	B&B or Container
KC	Kentucky Coffee Tree 'Espresso' Gymnocladus dioica	2" Caliper	8	B&B or Container
SL	Silver Linden Tilia tomentosa	2" Caliper	6	B&B or Container
AS	Autumn Brilliance Serviceberry Amelanchier x grandiflora 'Autumn Brilliance'	4-5' Height	4	Container
BY	Low Scape Mound Black Chokeberry Aronia melanocarpa 'Low Scape Mound'	8-12" Height	17	Container
SJ	Sea Green Juniper Juniperus x pfitzeriana 'Sea Green'	18-24"' Height	18	Container

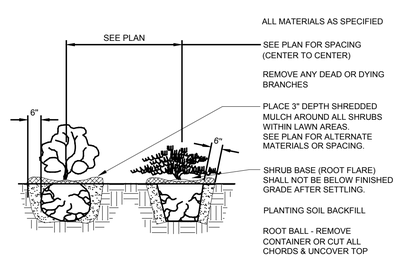
PERENNIAL & GROUNDCOVER PLANTING SCHEDULE

Key	Common / Scientific name	Minimum Size	No.	Root/Comment
sw	Shenandoa Switchgrass Panicum virgatum 'Shenandoah'	#1	16	Container
kf	Feather Reed Grass Calamagrostis x acutiflora 'Karl Foerster'	#1	32	Container
hr	Happy Returns Daylily Hemerocallis 'Happy Returns' - yellow	#1	35	Container, 3' o.c.

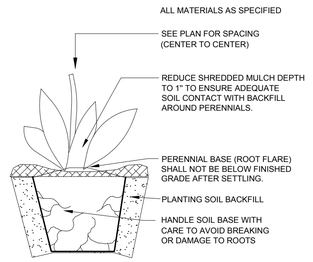




L-1 TREE PLANTING & STAKING DETAIL
NO SCALE



L-2 SHRUB PLANTING
NO SCALE



L-4 PERENNIAL PLANTING
NO SCALE

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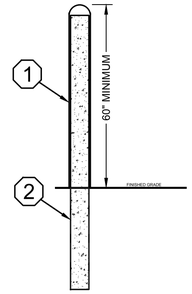
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PROJECT NAME:
SHINE SHOP CARWASH - GRIMES
GRIMES, IOWA

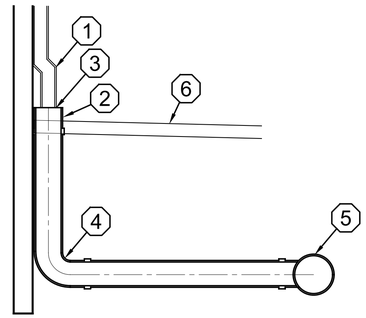
DESCRIPTION:
LANDSCAPING PLAN

NAI NO.:	21079
DATE:	8/20/2021
DRAWN BY:	BLH
CHECKED BY:	JTN
SHEET SIZE:	22" X 34"
SHEET TITLE:	LS-1
SHEET NO.:	6/7

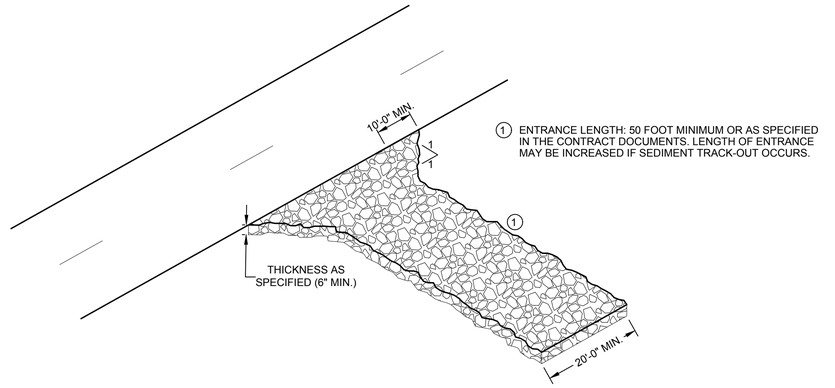
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1. 8" DIAMETER STEEL BOLLARD FILLED WITH CONCRETE AND COVERED WITH LDPE THERMOPLASTIC BUMPER POST SLEEVE SUCH AS IDEAL SHIELD ¼" DOME TOP BOLLARD COVER #BPD-BL-04-060-S OR APPROVED EQUAL.
2. FOLLOW MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION AND MOUNTING.



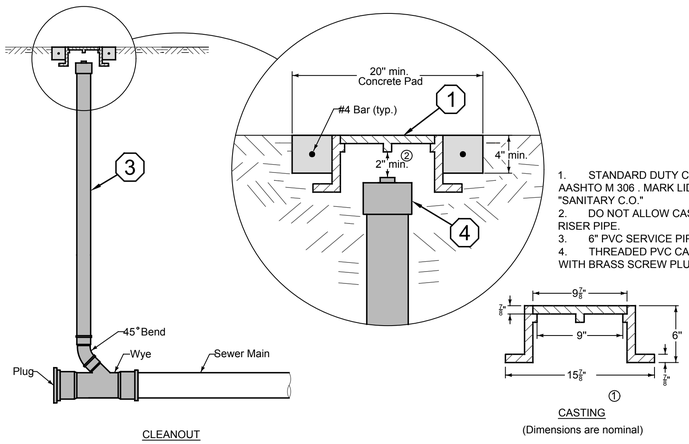
1. EXTERIOR DOWNSPOUT ASSEMBLY, DIRECT TO CENTER OF RISER
2. 6" PVC RISER. EXTEND 4" ABOVE FINISHED GRADE
3. DOWNSPOUT TO EXTEND INTO RISER
4. 90° BEND (6" PVC)
5. INSTALL INSERTATEE (OR APPROVED EQUAL) ON MAIN 8" TILE
6. FINISHED GRADE



1 ENTRANCE LENGTH: 50 FOOT MINIMUM OR AS SPECIFIED IN THE CONTRACT DOCUMENTS. LENGTH OF ENTRANCE MAY BE INCREASED IF SEDIMENT TRACK-OUT OCCURS.

D-2 STABILIZED CONSTRUCTION ENTRANCE (SUDAS 9040.20)

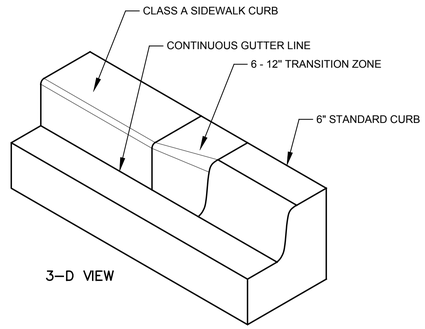
NOT TO SCALE



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. 6" PVC SERVICE PIPE.
4. THREADED PVC CAP OR IRON BODY FERRULE WITH BRASS SCREW PLUG.

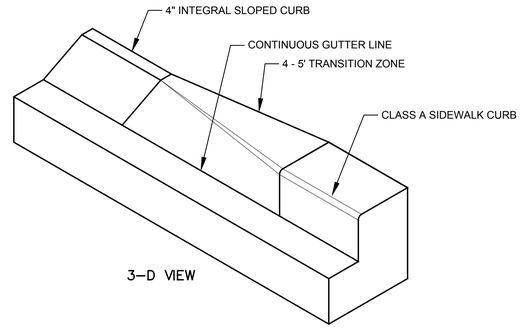
D-3 SANITARY SEWER STUB AND CLEANOUT (SUDAS SW-203)

NOT TO SCALE



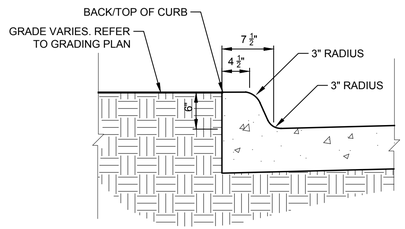
C-1 CURB TRANSITION FROM STANDARD TO SIDEWALK

NOT TO SCALE



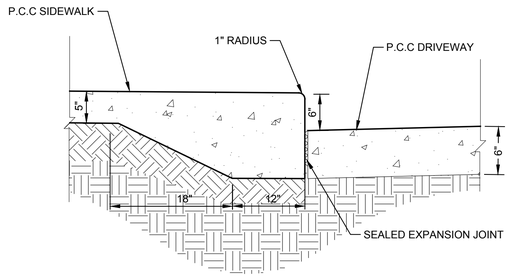
C-2 CURB TRANSITION FROM CLASS A SIDEWALK TO SLOPED 4"

NOT TO SCALE



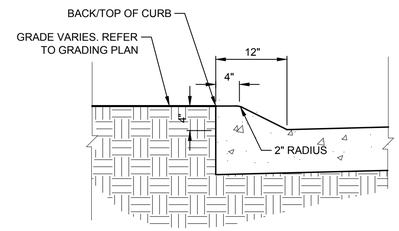
C-3 6" INTEGRAL STANDARD CURB

NOT TO SCALE



C-4 CLASS A SIDEWALK CURB

NOT TO SCALE



C-5 4" SLOPED CURB

NOT TO SCALE

PRELIMINARY - NOT FOR CONSTRUCTION

1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture
NILLES ASSOCIATES

REVISIONS:
1.) 1) REVISIONS PER CITY COMMENT 10-22-2021
2.)
3.)
4.)
5.)
6.)
7.)

NOTICE: BLUE LOGO SEAL IS NOT A CERTIFICATION AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THE ENGINEERS INTENT SHALL BE BORNE BY THE CONTRACTOR WHO FAILS TO CONTACT THE ENGINEER TO OBTAIN AND/OR FOLLOW THE ENGINEERS INTENT WHERE ERRORS, INCONSISTENCIES, AMBIGUITIES OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

PROJECT NAME:
SHINE SHOP CARWASH - GRIMES
GRIMES, IOWA

DESCRIPTION:
DETAILS

NAI NO.:	21079
DATE:	8/20/2021
DRAWN BY:	BLH
CHECKED BY:	JTN
SHEET SIZE:	22" X 34"
SHEET TITLE:	DT-1
SHEET NO.:	7/7

V:\NAI 2017\Projects 2017\21079\dwg\21079-SP.dwg

BUILDING MATERIAL BREAKDOWN SCHEDULE									
ELEVATION	SPLIT CMU	METAL	WINDOW/ DOOR	TOTAL WALL S.F.	TOTAL WALL S.F. - WINDOWS/DOORS	SPLIT CMU %		METAL PANEL %	
WEST ELEVATION	325.39 S.F.	290.04 S.F.	203 S.F.	818.43 S.F.	615.43 S.F.	325.39/ 615.43=	52.87 %	290.04/ 615.43=	47.12 %
EAST ELEVATION	354.22 S.F.	359.02 S.F.	218.04 S.F.	931.28 S.F.	713.24 S.F.	354.22 / 713.24=	49.66 %	359.02 / 713.24=	50.33 %
SOUTH ELEVATION	1,374.77 S.F.	1,125.75 S.F.	216.75 S.F.	2,717.27 S.F.	2,500.52 S.F.	1,374.77 / 2,500.52=	54.97 %	1,125.75 / 2,500.52=	45.21%
NORTH ELEVATION	1,489.16 S.F.	961.65 S.F.	229.64 S.F.	2,680.45 S.F.	2,450.81 S.F.	1,489.16 / 2,450.81=	60.76 %	961.65 / 2,450.81=	39.23%
TOTAL MATERIAL SQ. FT.	3,533.04 S.F.	2,736.26 S.F.	867.43 S.F.	7,136.93 S.F.					

TOTAL MATERIAL SQ. FT.

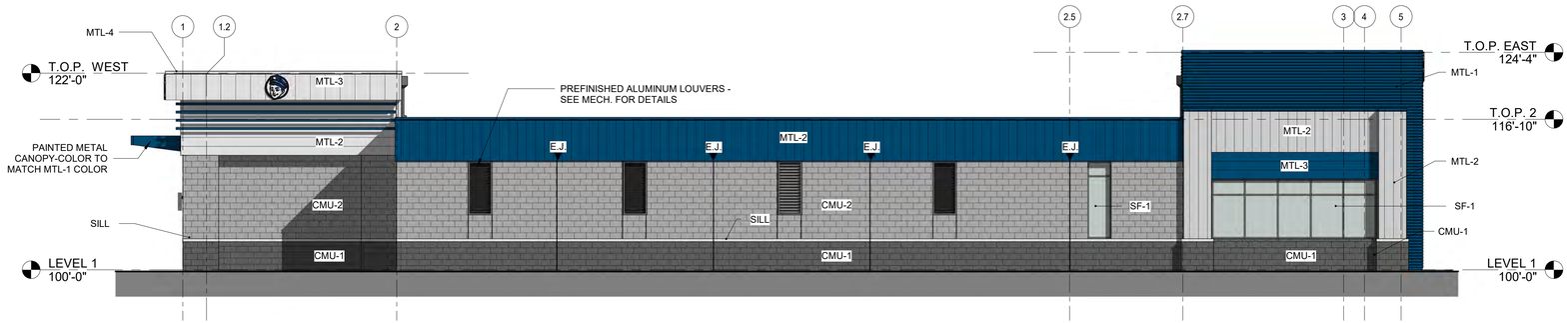
ELEVATION GENERAL NOTES

1. ARCHITECTURAL 100' - 0" = SURVEY 1061.00'
2. DO NOT SCALE DRAWINGS. DRAWN DIMENSIONS SHALL TAKE PRECEDENCE. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
3. REFER TO DOOR AND WINDOW SCHEDULES FOR MORE INFORMATION.
4. SEE CIVIL DRAWINGS FOR DRAINAGE REQUIREMENTS.
5. GRADE SOIL AWAY FROM BUILDING TO DRAIN. SEE CIVIL AND LANDSCAPE DRAWINGS FOR MORE INFORMATION.
6. ALL EXTERIOR FINISHES, MATERIALS, AND SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

ATTENTION: CONTRACTOR TO PROVIDE AN EXTERIOR FINISH MOCK-UP WALL, 4' WIDE BY 6' HIGH MINIMUM, FOR OWNER AND/OR ARCHITECT APPROVAL PRIOR TO ANY EXTERIOR FINISH CONSTRUCTION. MOCK-UP WALL TO HAVE ALL EXTERIOR COMPONENTS REPRESENTED INCLUDING GROUT, SEALANTS, FLASHING, ETC.



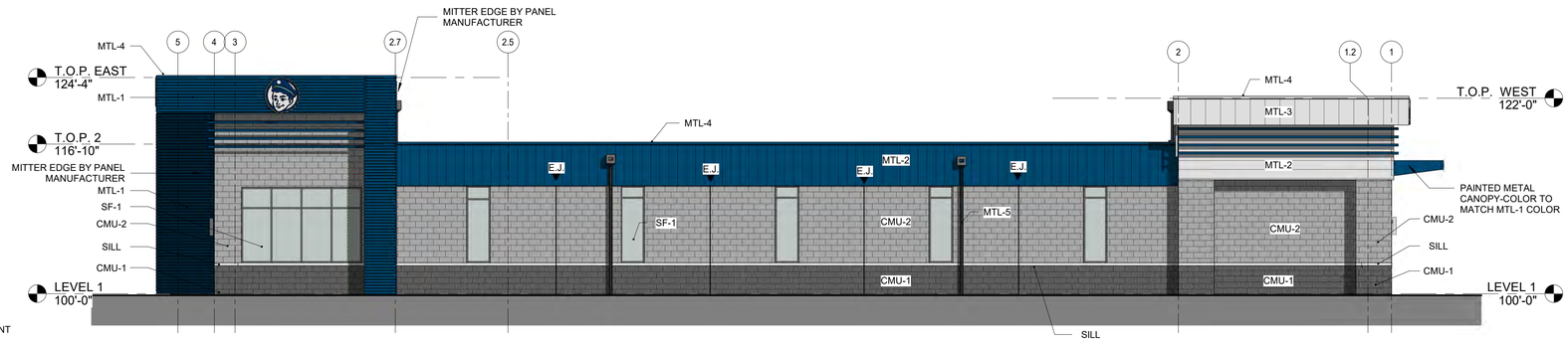
6 **WEST ELEVATION**
1/8" = 1'-0"



5 **SOUTH ELEVATION**
1/8" = 1'-0"



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



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



2 **NORTH EAST PERPSPECTIVE VIEW**



1 **SOUTH WEST PERSPECTIVE**

EXTERIOR FINISH LEGEND		
NAME	KEY	PRODUCT DESCRIPTION
CMU	SILL	4" BURNISHED BLOCK
CMU	CMU-1	SPLIT FACE CMU - DARK
CMU	CMU-2	GROUND FACE CMU - LIGHT
METAL COMPONENTS	MTL-1	FIRESTONE-DELTA CONCEALED FASTENER PANEL- HORIZONTAL - 12" F- REGAL BLUE
	MTL-2	FIRESTONE - UC-500 FLUSH PANEL SYSTEM - SEE ELEVATIONS - 12" BONE WHITE
	MTL-3	FIRESTONE- UC-500 FLUSH PANEL SYSTEM - VERTICAL - 20" - BONE WHITE
	MTL-4	METAL COPING - FINISH TO MATCH ADJACENT MTL PANEL
	MTL-5	PREFINISHED GUTTERS AND DOWNSPOUT TO MATCH ADJACENT
STOREFRONT SYSTEM	SF-1	CLEAR ANODIZED ALUMINUM, SEE WINDOW TYPES FOR MORE INFO

PERMIT SET

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C:\Users\Crodriguez\Documents\21-127-Shine Car Wash_R20_cristina4YCKA.rvt

21-127

PROJECT:
SHINE SHOP CARWASH
301 NE CYPRESS DRIVE
GRIMES, IA

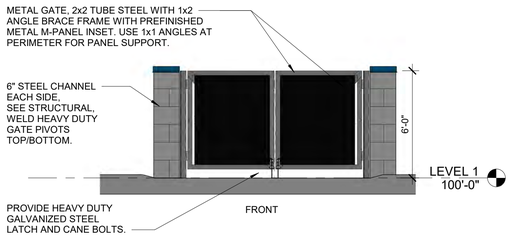
DATE:	DRAWN BY:	CHK'D BY:
10/01/2021	CR	--

REVISED:

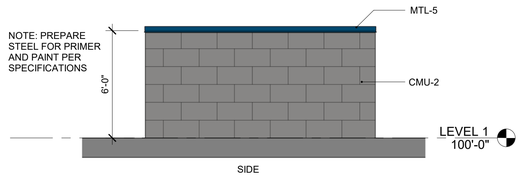
EXTERIOR ELEVATIONS

A200

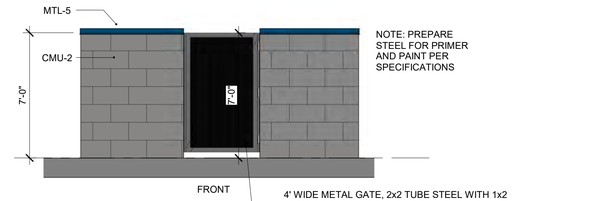
IMPRINT ARCHITECTS
1605 N. ANKENY BLVD #130
ANKENY, IOWA 50023
PHONE: (515) 965-5336
FAX: (515) 965-5335
info@imprintarchitects.com



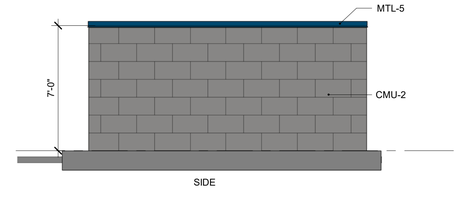
8 **TRASH ENCLOSURE - FRONT ELEVATION**
1/4" = 1'-0"



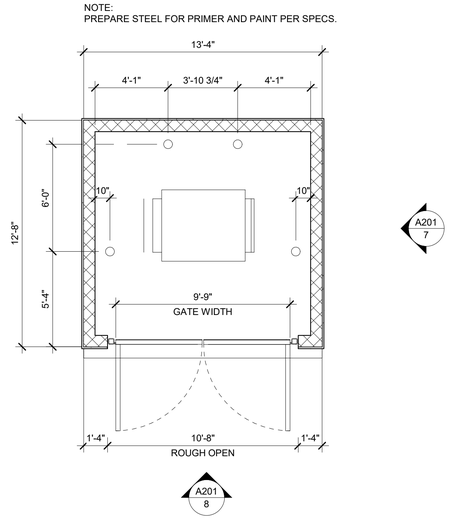
7 **TRASH CLOSURE - SIDE ELEVATION**
1/4" = 1'-0"



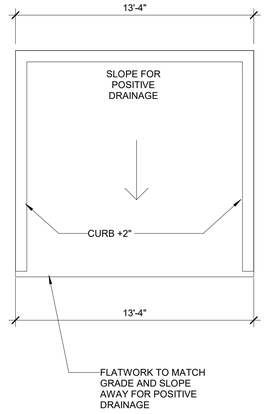
6 **VACUUM ENCLOSURE - FRONT ELEVATION**
1/4" = 1'-0"



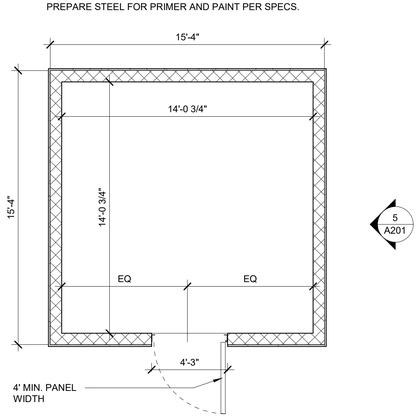
5 **VACUUM ENCLOSURE- SIDE ELEVATION**
1/4" = 1'-0"



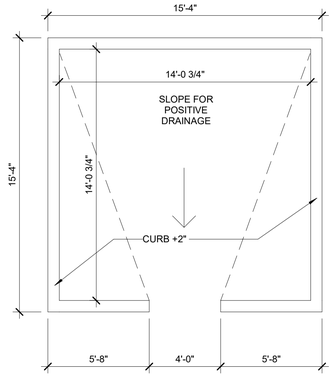
4 **TRASH ENCLOSURE PLAN**
1/4" = 1'-0"



3 **TRASH ENCLOSURE - FOUNDATION PLAN**
1/4" = 1'-0"



2 **VACUUM ENCLOSURE - FLOOR PLAN**
1/4" = 1'-0"



1 **VACUUM ENCLOSURE - FOUNDATION PLAN**
1/4" = 1'-0"

PERMIT SET

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21-127

PROJECT:
SHINE SHOP CARWASH
301 NE CYPRESS DRIVE
GRIMES, IA

DATE:	DRAWN BY:	CHK'D BY:
10/01/2021	CR	--
REVISED:		

EXTERIOR ELEVATIONS

A201

IMPRINT ARCHITECTS
1605 N. ANKENY BLVD #130
ANKENY, IOWA 50023
PHONE: (515) 965-5336
FAX: (515) 965-5335
info@imprintarchitects.com

GENERAL NOTES

Preliminary Drawings:
Preliminary drawings may be provided with a quote to indicate the location of vacuum equipment, piping, and hoses. Drawings may be used in direct coordination with Architects' and Engineers' plans for city/AHJ/client approval. Accurate and complete site plans must be provided to ensure the quality of your vacuum area to coordinate issues such as vacuum parking space width/angle, traffic flow, and hose reach.

Drawings are preliminary until the final system order is signed by the client.

Changes made to a vacuum system without Vacutech's consultation voids all Vacutech responsibility as well as the system warranty.

INSTALLATION NOTES

Installation By Others:
Installation drawings are provided with each project. Most projects require 2 or more installers and a forklift. Buried pipe, footings and concrete equipment pad(s) should be completed before installing Vacutech systems. J-bolt template kits for footings for vacuum arches and stanchions are available for purchase from Vacutech. Refer to drawings for footing requirements. Changes to vacuum piping, vacuum equipment location, and vacuum equipment enclosure will effect the performance of your system. Changes made to a vacuum system without Vacutech's consultation voids all Vacutech responsibility and the system warranty.

Vacutech System Install:
Vacutech offers installation as an option when bidding a project.

Please note that the scope of Vacutech's installation only includes work above ground. Vacutech will install vacuum arches/stanchions to concrete footings, install vacuum piping and set vacuum equipment in place.

Vacutech does not dig trenches, auger footings, dig/backfill/bury pipe or conduit, or provide any work below grade.

Vacutech does not pour footings, install J-bolts, install concrete trenches with covers, pour concrete pads, or do concrete work of any kind. Vacutech does not do core drilling through building walls.

Vacutech does not wire lights, turbines, disconnects, VFDs , starters or any other electrical component. Vacutech does not pull wire through conduits. These items must be done by a Licensed Electrician.

WARRANTY NOTES

CHANGES MADE TO VACUUM SYSTEM WITHOUT VACUTECH CONSULTATION VOIDS ALL VACUTECH RESPONSIBILITY AND SYSTEM WARRANTY

Equipment warranty information: (if applicable)
When vacuum equipment is installed in an enclosure with 4 walls and a roof it must be ventilated. Enclosure door must be louvered and an exhaust fan with thermostat set at 85°f must be installed to turn over air every 15 min. Vacuum turbine must be exhausted outside with metallic pipe no smaller than 6" with exhaust pipe opening protected from elements. Equipment pad must be flat and level.

Variable frequency drive (VFD) warranty information: (if applicable)
VFDs must be wired from main distribution panel in separate conduit (sized per code; based on turbine H.P. and voltage) to each VFD and from each VFD to turbine motor.

A separate conduit, sized per code, must also be installed from VFD to vacuum pressure transducer installed on filter separator. If two (2) or more VFD's are installed in one (1) enclosure, a separate conduit must be installed for each VFD. Install separate conduit from enclosure to each turbine motor, and each filter separator if there is more than one (1).

PIPE NOTES

Piping systems above ground
Piping system shall be schedule 40 (or sch 80) solid core PVC or ABS plastic pipe, with plastic D.W.V. (drain, waste and vent) fittings. Zinc, aluminum, or galvanized tubing, with directional flow zinc fittings of no less than 16 gauge, designed specifically for central vacuum systems are also acceptable.

Buried piping systems cast iron no-hub
In-ground piping systems that are subject to ground freeze/thaw conditions or excessive movement shall be cast iron with no-hub fittings and no-hub couplings (w/ stainless steel band).

Buried piping systems PVC sch 40 (or sch 80)
In-ground piping systems using PVC pipe shall be sch 40 (or sch 80) solid core, with PVC D.W.V.(drain, waste, and vent) fittings. Plastic pipe installed in-ground have a potential of possible cracking and wear. All plastic pipe systems in-ground must be below freeze line.

System notes:
All interior surfaces shall be free of burrs and obstructions for a non-restrictive air flow.ABS and PVC piping shall be cut straight and removed of burrs. Piping shall be attached together using a primer, and a cement (clear PVC cement for PVC/ black abs cement for abs) for a 100% tight seal.

Overhead piping systems shall be supported by means of approved pipe hangers, and shall be installed at a maximum of six feet O.C. when using abs or PVC pipe and ten feet when using zinc or aluminum tubing. All fittings supporting vacuum drop/hose assemblies shall be supported with within one foot on each side of fitting connection.

Piping systems shall be tested to hold 10 psi for a minimum of 24 hours.

When vacuum system is installed in potentially explosive environment, the following may be required as a minimum: Explosion proof motor Class I - Group D & Class II - Group E, F & G. Aluminum piping with zinc fittings. Primary and filtered separators and hose assemblies require special grounding. Verify all conditions.

PVC and ABS plastic pipe are not U.V. rated and will discolor and soften/cause bowing when exposed to direct sunlight. It is recommended that all exposed plastic pipe and fittings be primed and painted to help prevent this. It is recommended to use zinc, or aluminum tubing and zinc fittings be used when exposed to sun.

Plastic pipe exposed to elements:
PVC pipe will become brittle at 40° f and can crack/split when moving debris collides with it, it is recommended to use cast iron, zinc, or aluminum tubing for colder conditions.

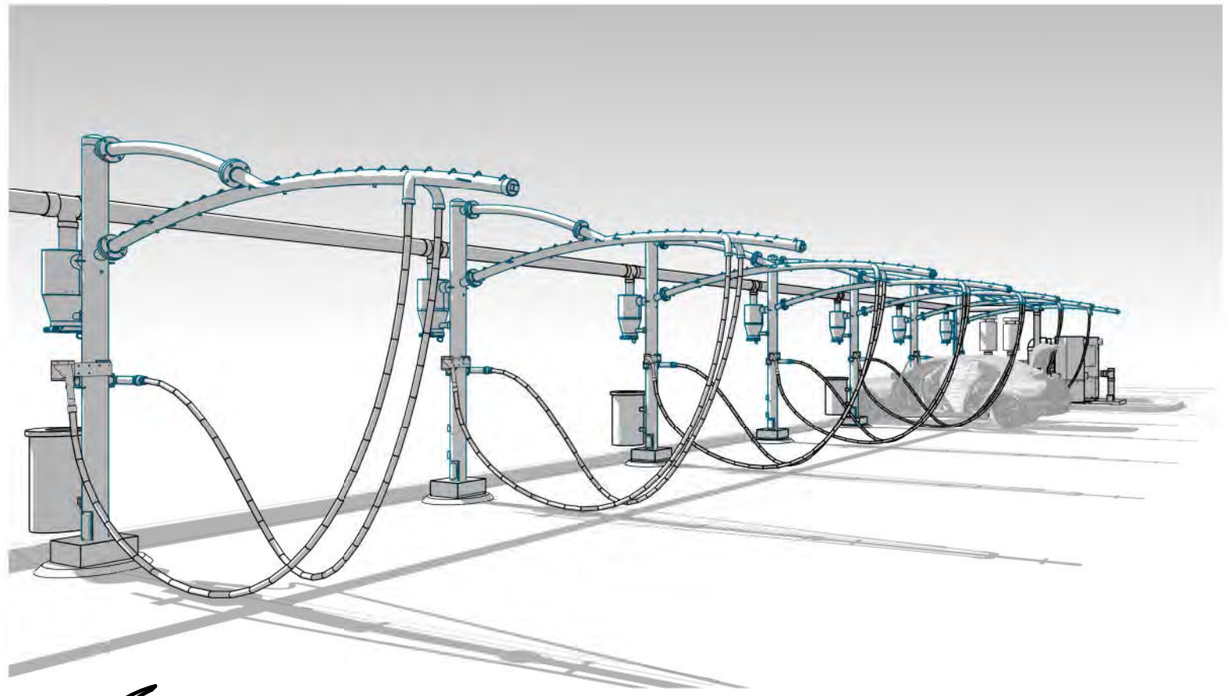
ADDITIONAL NOTES

VFD Systems:
Instructions for wiring VFD to Turbine and Filter Separator are available for your electrician. After wiring is complete, call our customer service to complete programming.

Arch Systems: How Awnings are ordered (Cooloroo/Weblon)
Step 1: Arches are to be completely installed on site.
Step 2: After installation, Vacutech will send an awning measurement form to be filled out with instructions on how and where to measure. The awning form must be filled out entirely, signed, dated, and faxed or emailed to Vacutech for production.
Step 3: Awnings are shipped to site w/ instructions.

Maintenance:
System longevity under continuous operation is extended by regular maintenance. Issues commonly result from failure to remove obstructions in the piping system, replace damaged or worn parts, or not regularly changing filter bags. Refer to Vacutech maintenance instructions

Assign a person to central vacuum maintenance:
To ensure continued trouble free central vacuum system operation and to avoid downtime during periods of heavy use, assign an employee to follow a strict maintenance schedule. Refer to Vacutech recommended maintenance schedule.



VACUTECH

Elevation: 595' ASL

SHEET INDEX

NO.	NAME	REV.
V001	COVER SHEET	1
V101	OVERALL SITE PLAN	1
V111	VACUUM SITE PLAN	1
V121	VACUUM SITE ISOMETRIC	1
V201	PIPE LAYOUT	1
V211	PIPE ISOMETRIC	1
V301	PARKING ELEVATION	1
V311	ARCH NUMBERING PLAN	1

SHEET INDEX

NO.	NAME	REV.
V401	FOOTING LOCATION PLAN	1
V411	FOOTING DETAIL	1
V601	EQUIPMENT SITE PLAN	1
V611	EQUIP. SITE ISOMETRIC	1
V701	EQUIPMENT DETAILS	1
V711	ENCLOSURE DETAIL	1
V721	PIPE DETAILS	1
V731	VFD DETAILS	1

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VACUTECH
1350 HI-TECH DRIVE
SHERIDAN, WY 82801
PHONE: (307) 675-1982
EMAIL: info@vacutechllc.com
WEB: www.vacutechllc.com

SUMMIT SPLASH EXPRESS

ADDRESS TO BE DETERIMED

#	Revision	By	Chk	Date
1	UPDATED DRAWING TO REVISED PROPOSAL	MB	KG	7/12/19

COVER SHEET

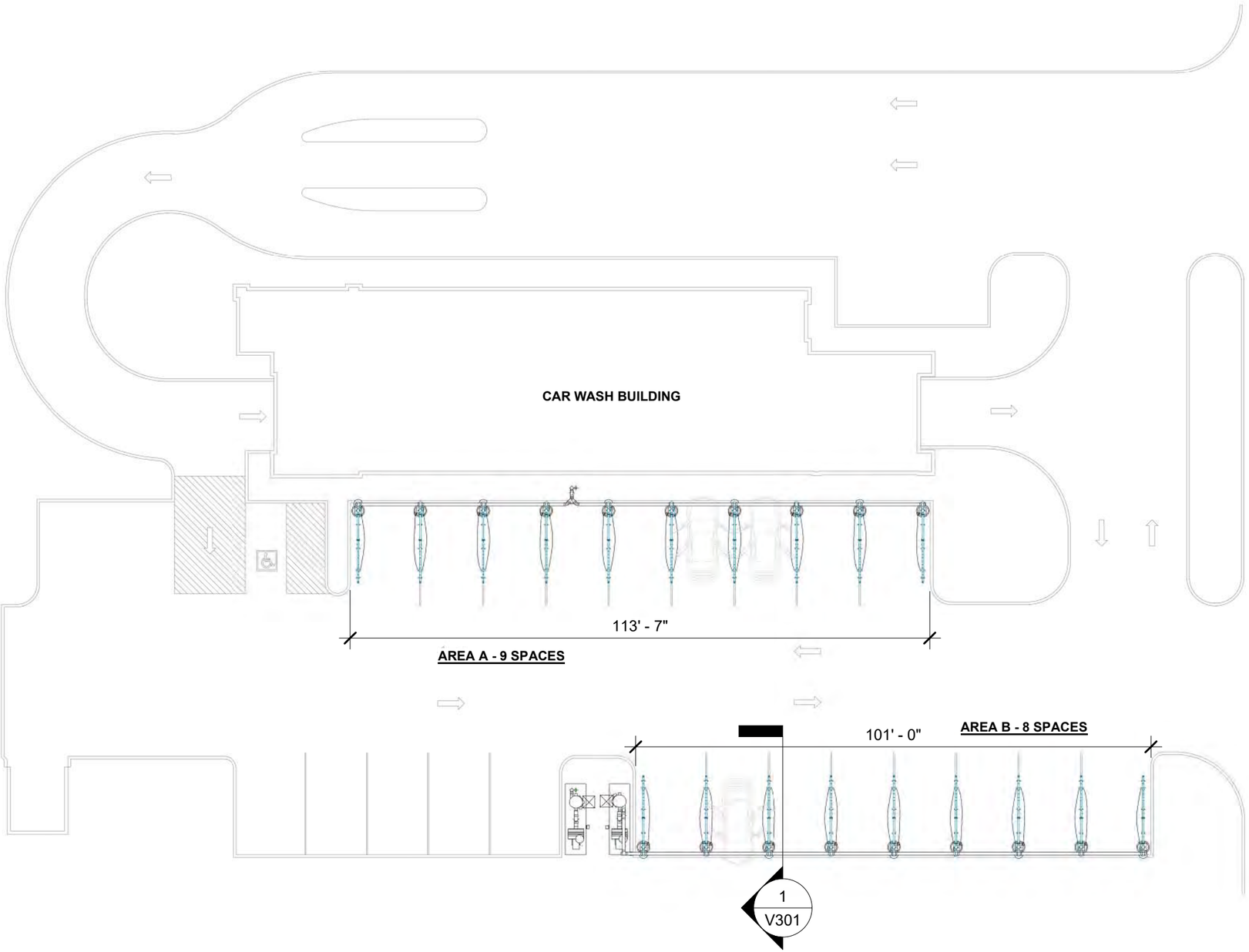
Project Number	19-0531
Date	7/2/19
Drawn By	MB
Checked By	TD

V001

7/12/2019 10:58:48 AM

FIELD VERIFY ALL DIMENSIONS

NOTE: IF VACUUM EQUIPMENT IS ENCLOSED WITH ROOF/CEILING, REFER TO VENTILATION REQUIREMENTS UNDER EQUIPMENT WARRANTY INFORMATION



1 OVERALL SITE PLAN

VACUUM AREA A

QTY	ITEM
2	SINGLE USER PALM ARCH
8	DUAL USER PALM ARCH
9	CLAW VACUUM TOOL & HOLDER
9	CREVICE VACUUM TOOL & HOLDER
9	16" TOOL HANGER BRACKET
18	1-1/2"x15' VACUUM HOSE
5	30 GALLON WASTE RECEPTACLE

VACUUM AREA B

QTY	ITEM
2	SINGLE USER PALM ARCH
7	DUAL USER PALM ARCH
8	CLAW VACUUM TOOL & HOLDER
8	CREVICE VACUUM TOOL & HOLDER
8	16" TOOL HANGER BRACKET
16	1-1/2"x15' VACUUM HOSE
5	30 GALLON WASTE RECEPTACLE

VACUUM EQUIPMENT

QTY	ITEM
1	40HP T4 DIRECT DRIVE TURBINE
1	50HP T4 DIRECT DRIVE TURBINE
2	8" T4 OUTDOOR EXHAUST SILENCER
2	31x79 FILTER SEPARATOR
1	72"-140" ADJUSTABLE OVERHEAD PIPE SUPPORT

14'Lx12'-8"Wx4"H MINIMUM FLAT AND LEVEL CONCRETE PAD REQUIRED FOR VACUUM EQUIPMENT

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SHERIDAN, WY 82801
PHONE: (307) 675-1982
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SUMMIT SPLASH EXPRESS

ADDRESS TO BE DETERIMED

#	Revision	By	Chk	Date
1	UPDATED DRAWING TO REVISED PROPOSAL	MB	KG	7/12/19

OVERALL SITE PLAN

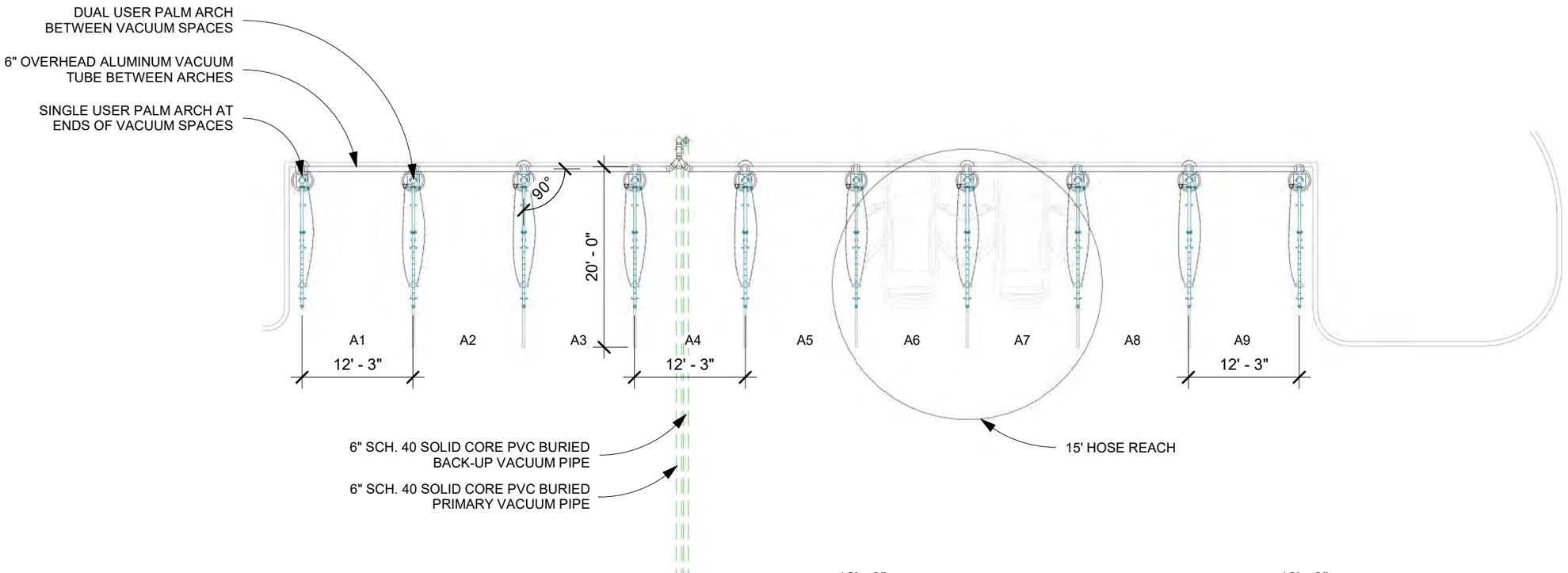
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Date	7/2/19
Drawn By	MB
Checked By	TD

V101

7/12/2019 10:58:52 AM

FIELD VERIFY ALL DIMENSIONS

NOTE: IF VACUUM EQUIPMENT IS ENCLOSED WITH ROOF/CEILING, REFER TO VENTILATION REQUIREMENTS UNDER EQUIPMENT WARRANTY INFORMATION



VACUUM AREA A

QTY	ITEM
2	SINGLE USER PALM ARCH
8	DUAL USER PALM ARCH
9	CLAW VACUUM TOOL & HOLDER
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9	16" TOOL HANGER BRACKET
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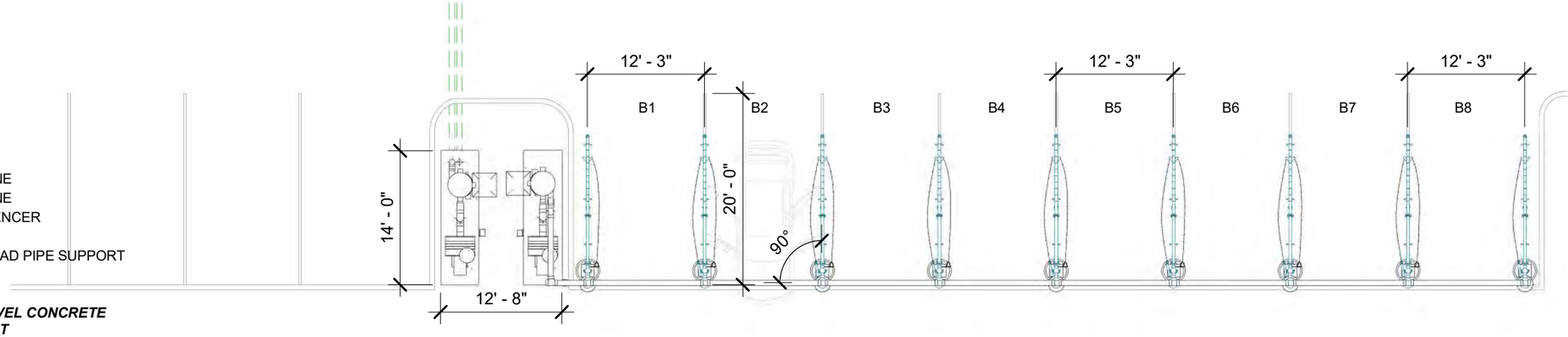
VACUUM AREA B

QTY	ITEM
2	SINGLE USER PALM ARCH
7	DUAL USER PALM ARCH
8	CLAW VACUUM TOOL & HOLDER
8	CREVICE VACUUM TOOL & HOLDER
8	16" TOOL HANGER BRACKET
16	1-1/2"x15' VACUUM HOSE
5	30 GALLON WASTE RECEPTACLE

VACUUM EQUIPMENT

QTY	ITEM
1	40HP T4 DIRECT DRIVE TURBINE
1	50HP T4 DIRECT DRIVE TURBINE
2	8" T4 OUTDOOR EXHAUST SILENCER
2	31x79 FILTER SEPARATOR
1	72"-140" ADJUSTABLE OVERHEAD PIPE SUPPORT

14'Lx12'-8"Wx4"H MINIMUM FLAT AND LEVEL CONCRETE PAD REQUIRED FOR VACUUM EQUIPMENT



1 SITE PLAN

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EMAIL: info@vacutechllc.com
WEB: www.vacutechllc.com

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ADDRESS TO BE DETERIMED

#	Revision	By	Chk	Date
1	UPDATED DRAWING TO REVISED PROPOSAL	MB	KG	7/12/19

VACUUM SITE PLAN

Project Number	19-0531
Date	7/2/19
Drawn By	MB
Checked By	TD

V111

7/12/2019 10:58:55 AM

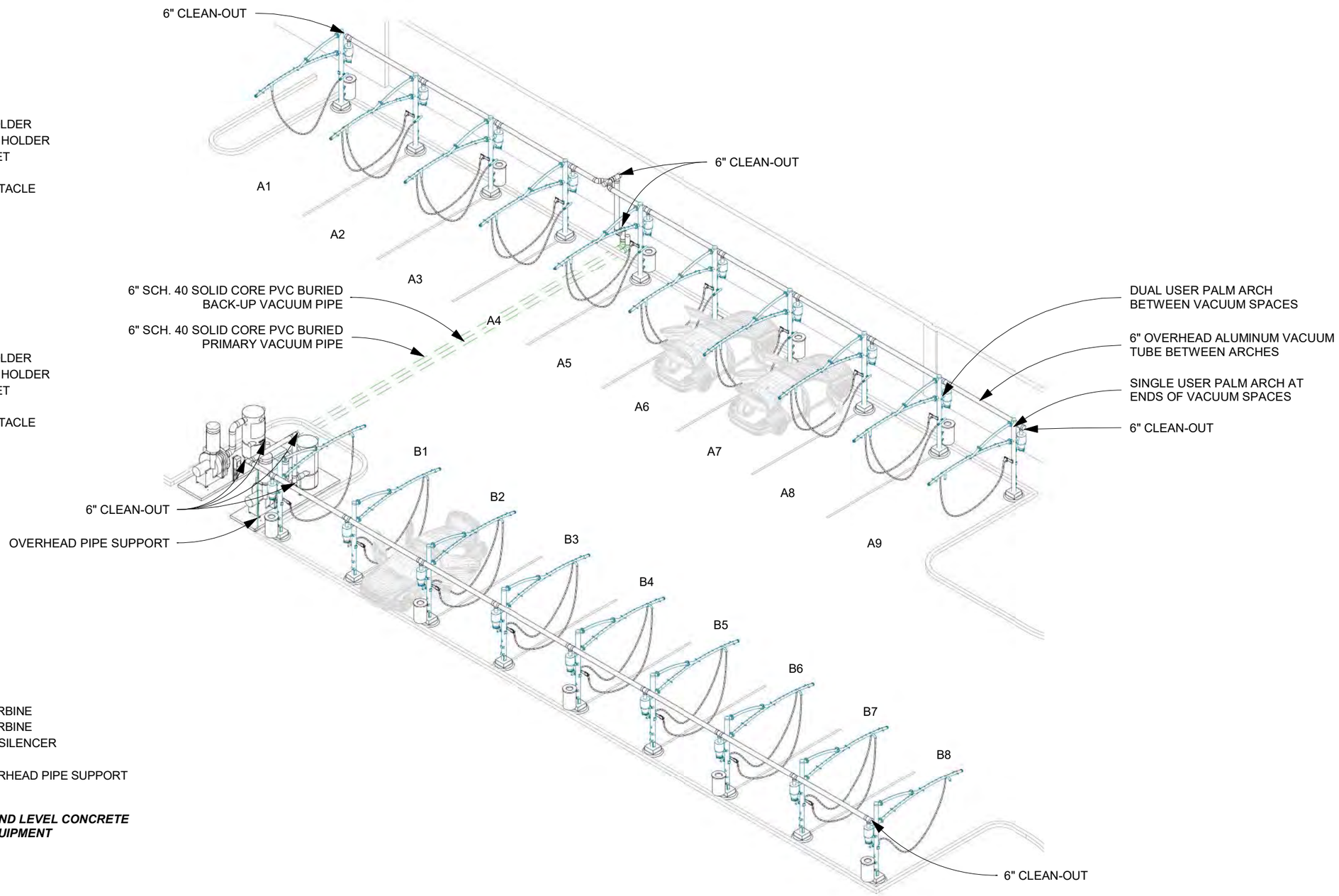
NOTE: IF VACUUM EQUIPMENT IS ENCLOSED WITH ROOF/CEILING, REFER TO VENTILATION REQUIREMENTS UNDER EQUIPMENT WARRANTY INFORMATION

VACUUM AREA A

QTY	ITEM
2	SINGLE USER PALM ARCH
8	DUAL USER PALM ARCH
9	CLAW VACUUM TOOL & HOLDER
9	CREVICE VACUUM TOOL & HOLDER
9	16" TOOL HANGER BRACKET
18	1-1/2"x15' VACUUM HOSE
5	30 GALLON WASTE RECEPTACLE

VACUUM AREA B

QTY	ITEM
2	SINGLE USER PALM ARCH
7	DUAL USER PALM ARCH
8	CLAW VACUUM TOOL & HOLDER
8	CREVICE VACUUM TOOL & HOLDER
8	16" TOOL HANGER BRACKET
16	1-1/2"x15' VACUUM HOSE
5	30 GALLON WASTE RECEPTACLE



VACUUM EQUIPMENT

QTY	ITEM
1	40HP T4 DIRECT DRIVE TURBINE
1	50HP T4 DIRECT DRIVE TURBINE
2	8" T4 OUTDOOR EXHAUST SILENCER
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14'Lx12'-8Wx4"H MINIMUM FLAT AND LEVEL CONCRETE PAD REQUIRED FOR VACUUM EQUIPMENT

1 SITE ISOMETRIC

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VACUUM SITE ISOMETRIC

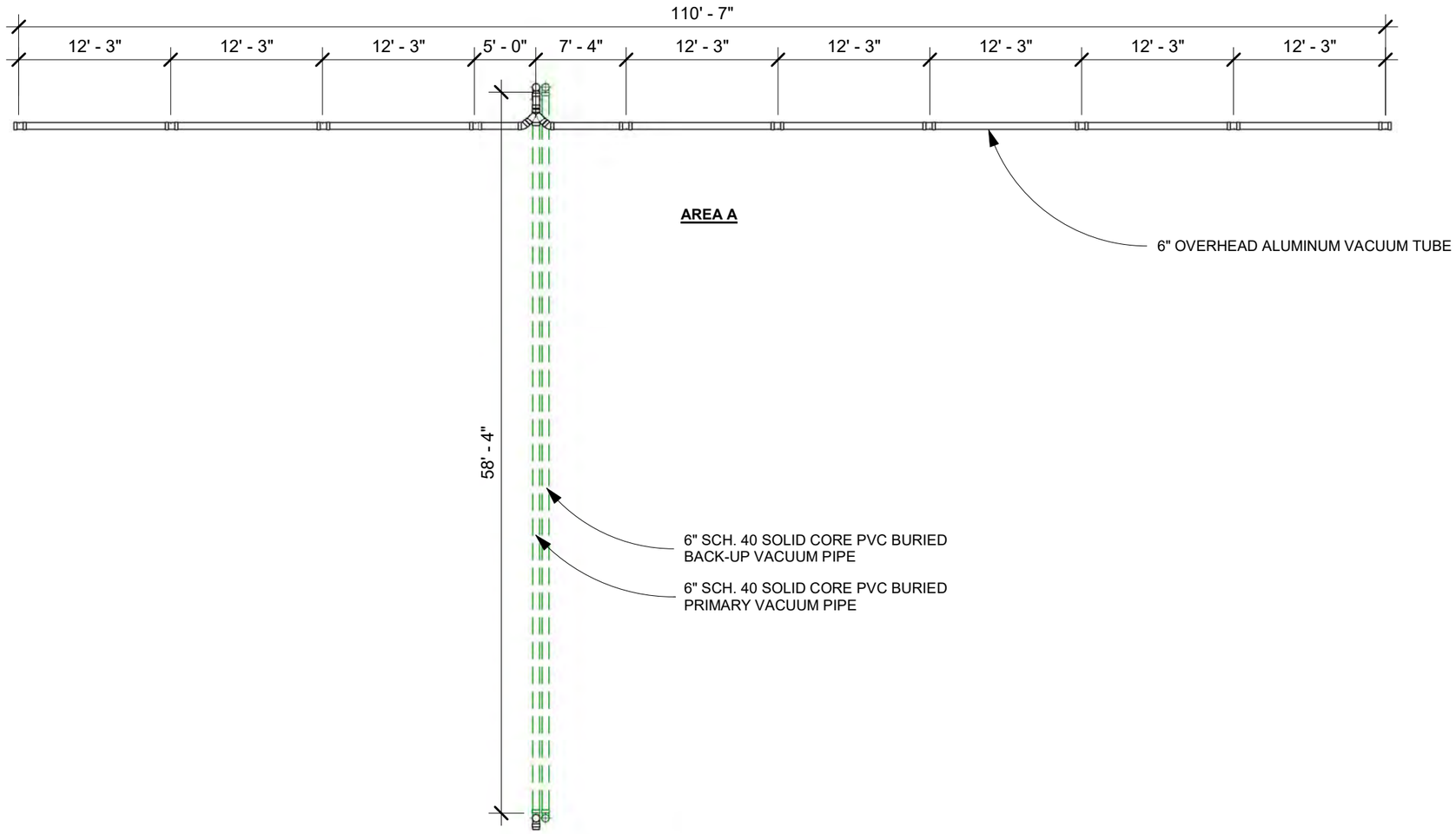
Project Number	19-0531
Date	7/2/19
Drawn By	MB
Checked By	TD

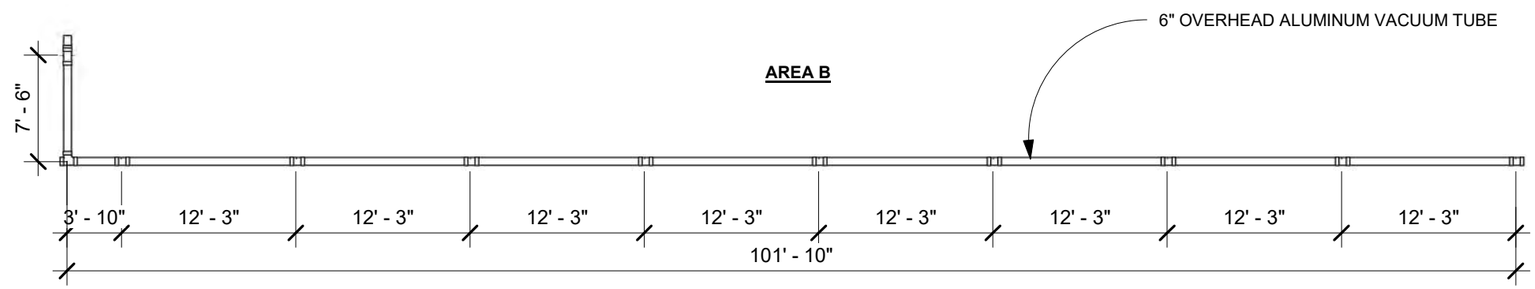
V121

7/12/2019 10:58:58 AM

FIELD VERIFY ALL DIMENSIONS

NOTE: DWV PVC FITTINGS RECOMMENDED FOR PIPING





1 PIPE LAYOUT

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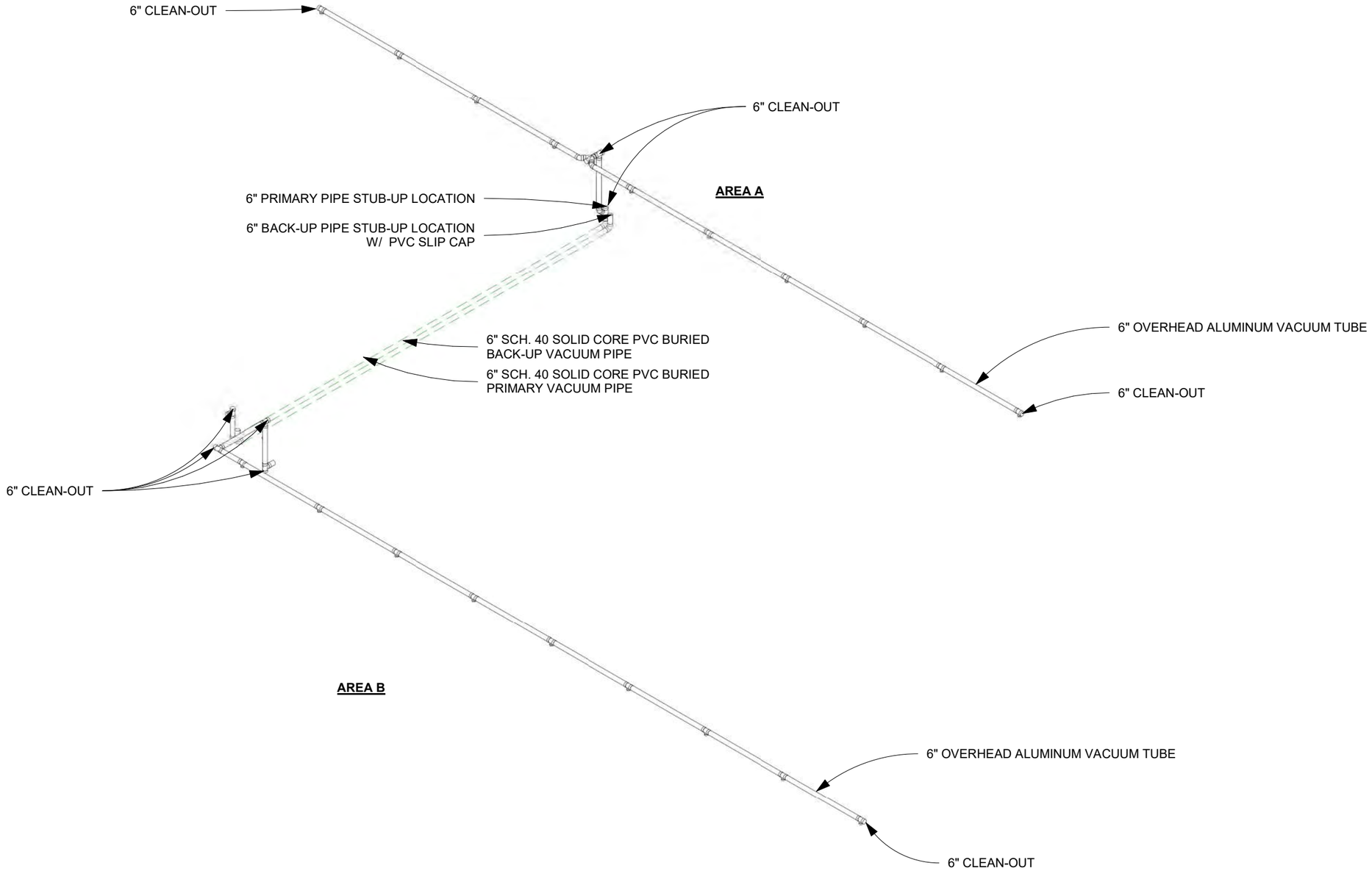
PIPE LAYOUT

Project Number	19-0531
Date	7/2/19
Drawn By	MB
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V201

7/12/2019 10:58:59 AM

NOTE: DWV PVC FITTINGS RECOMMENDED FOR PIPING



1 PIPE ISOMETRIC

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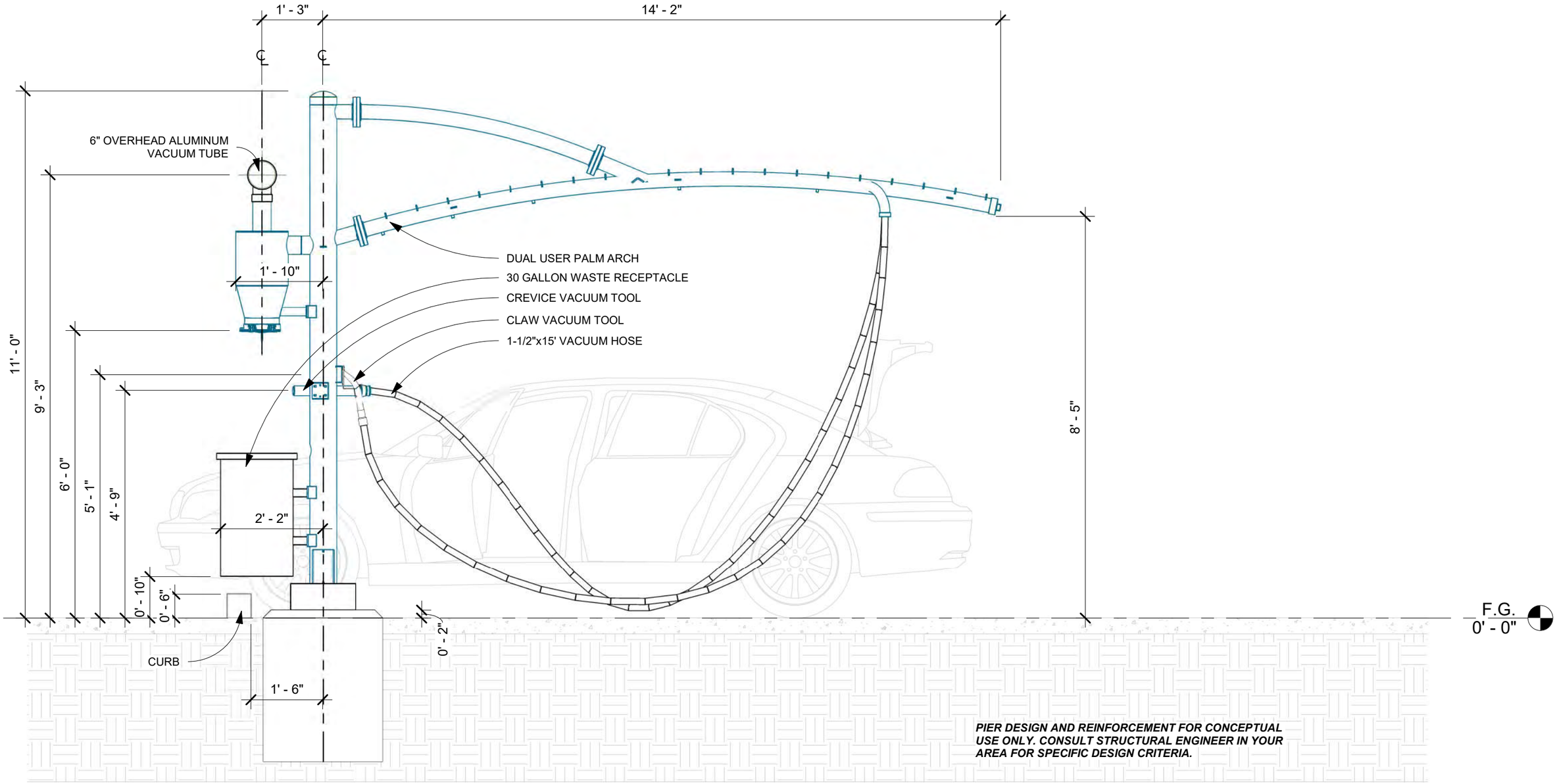
PIPE ISOMETRIC

Project Number	19-0531
Date	7/2/19
Drawn By	MB
Checked By	TD

V211

7/12/2019 10:59:01 AM

FIELD VERIFY ALL DIMENSIONS



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1 PARKING ELEVATION

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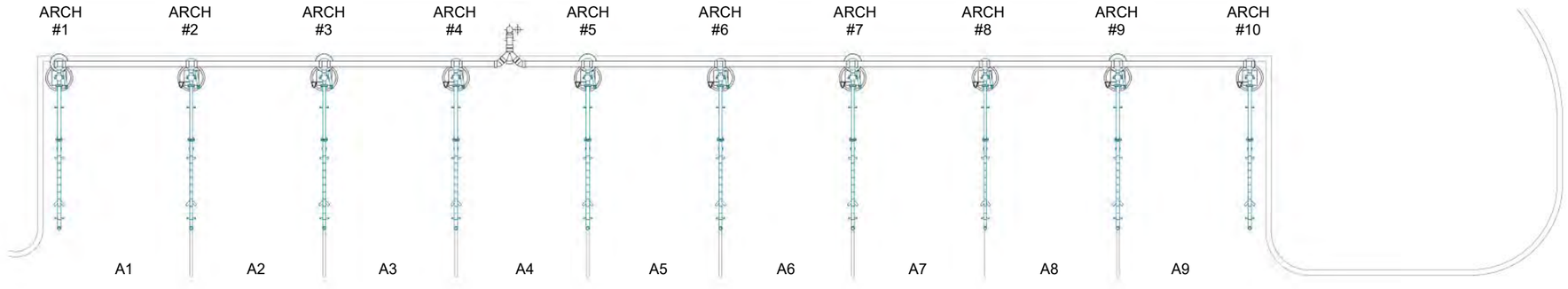
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1	UPDATED DRAWING TO REVISED PROPOSAL	MB	KG	7/12/19

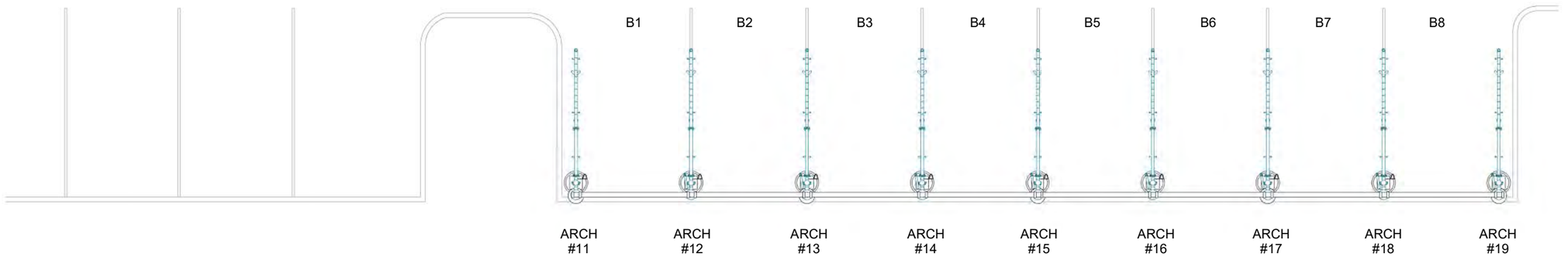
PARKING ELEVATION

Project Number	19-0531
Date	7/2/19
Drawn By	MB
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V301

7/12/2019 10:59:04 AM





1 ARCH NUMBERING PLAN

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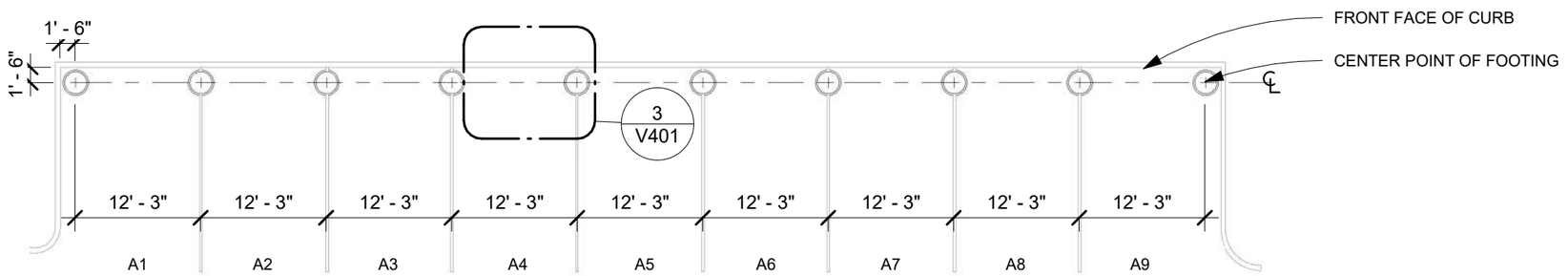
ARCH NUMBERING PLAN

Project Number	19-0531
Date	7/2/19
Drawn By	MB
Checked By	TD

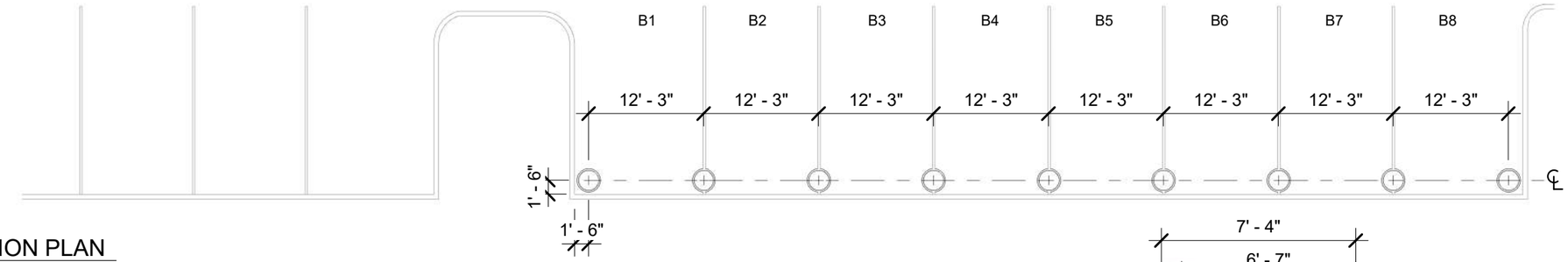
V311

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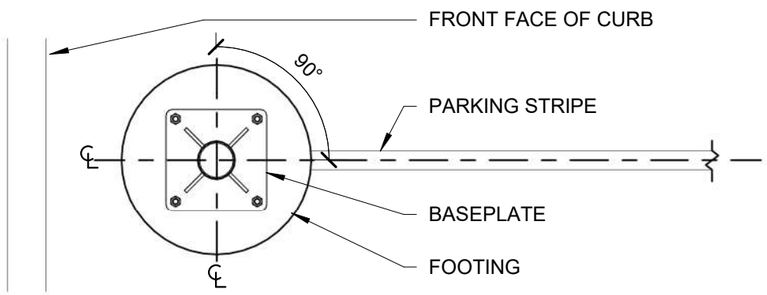
FIELD VERIFY ALL DIMENSIONS



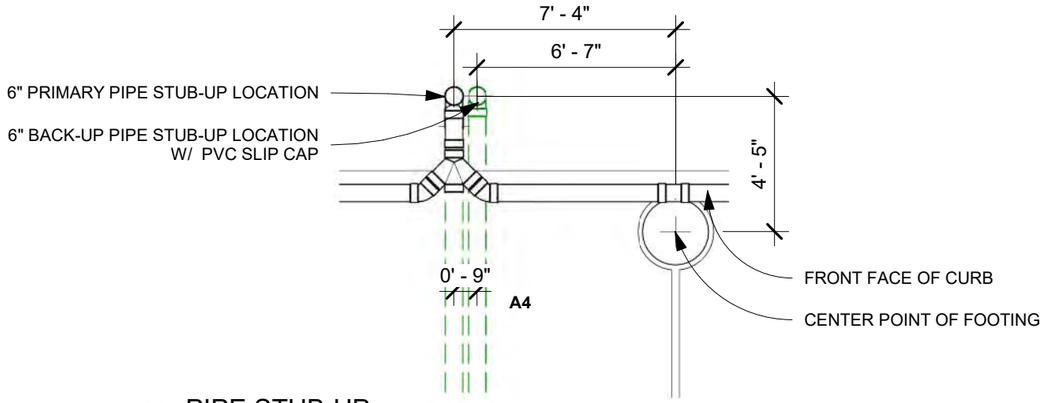
SEE FOOTING DETAIL (SHEET V411) FOR PIER DESIGN AND REINFORCEMENT GUIDELINES



1 FOOTING LOCATION PLAN



2 BASEPLATE ORIENTATION



3 PIPE STUB-UP

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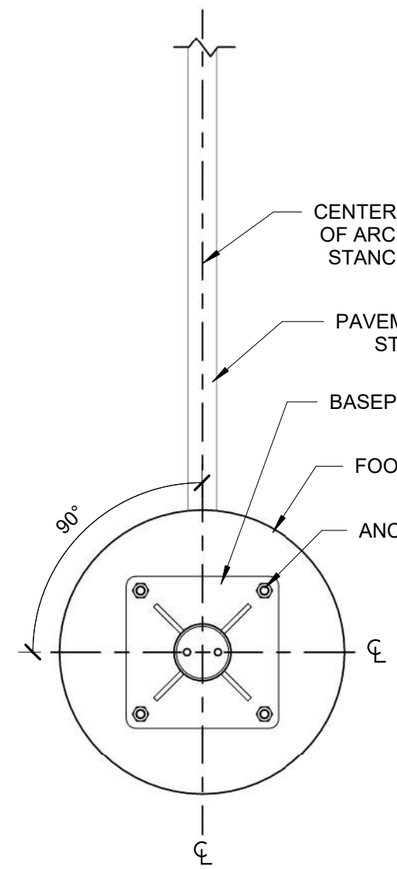
#	Revision	By	Chk	Date
1	UPDATED DRAWING TO REVISED PROPOSAL	MB	KG	7/12/19

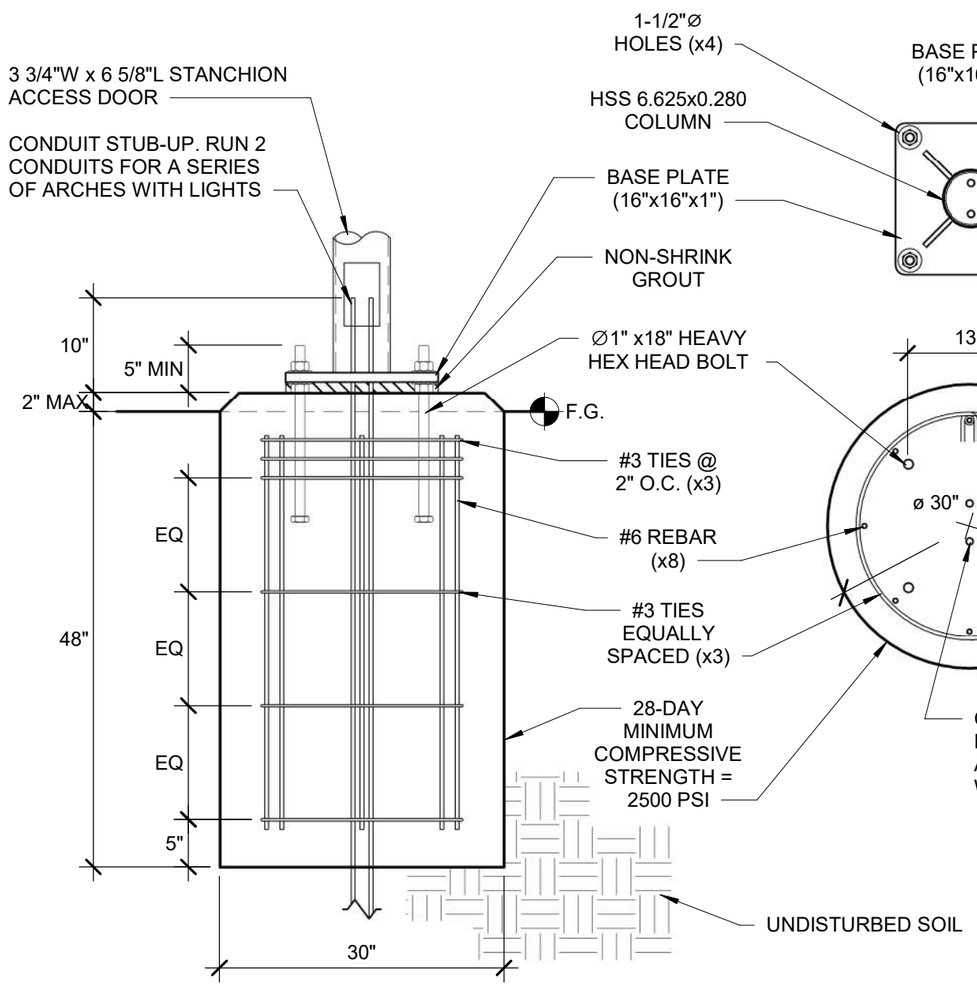
FOOTING LOCATION PLAN

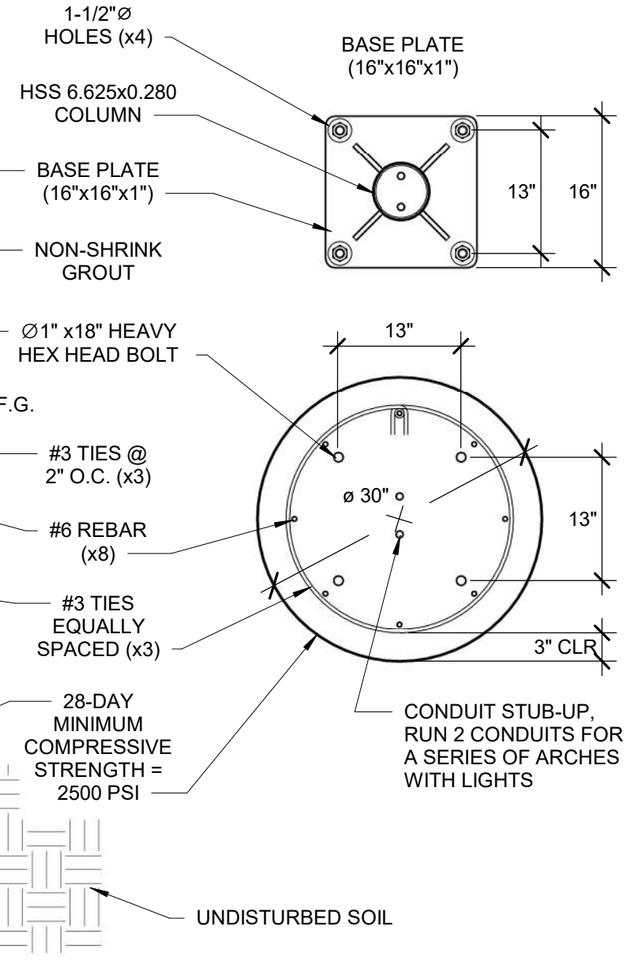
Project Number	19-0531
Date	7/2/19
Drawn By	MB
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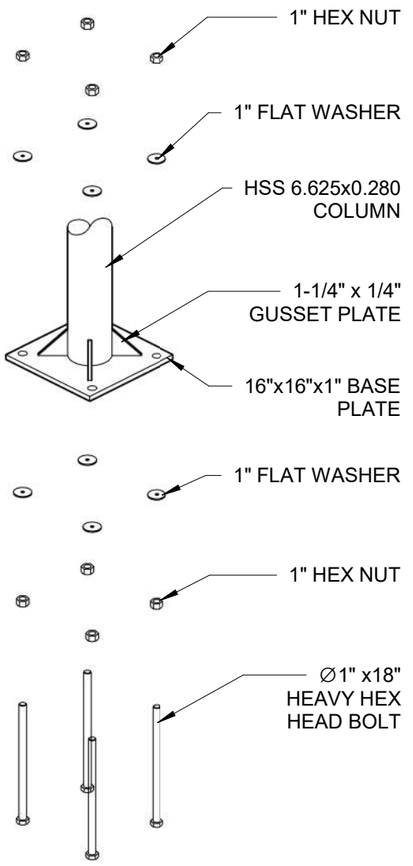
V401

7/12/2019 10:59:08 AM









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1 FOOTING - PALM ARCH

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FOOTING DETAIL

Project Number	19-0531
Date	7/2/19
Drawn By	MB
Checked By	TD

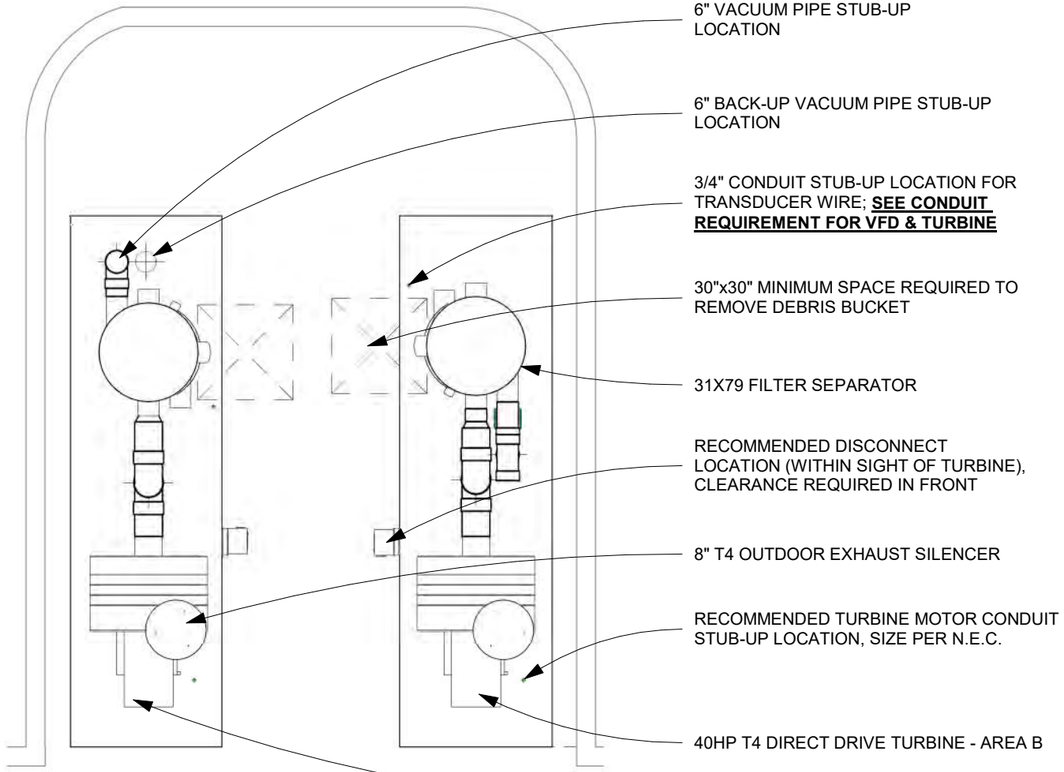
V411

7/12/2019 10:59:10 AM

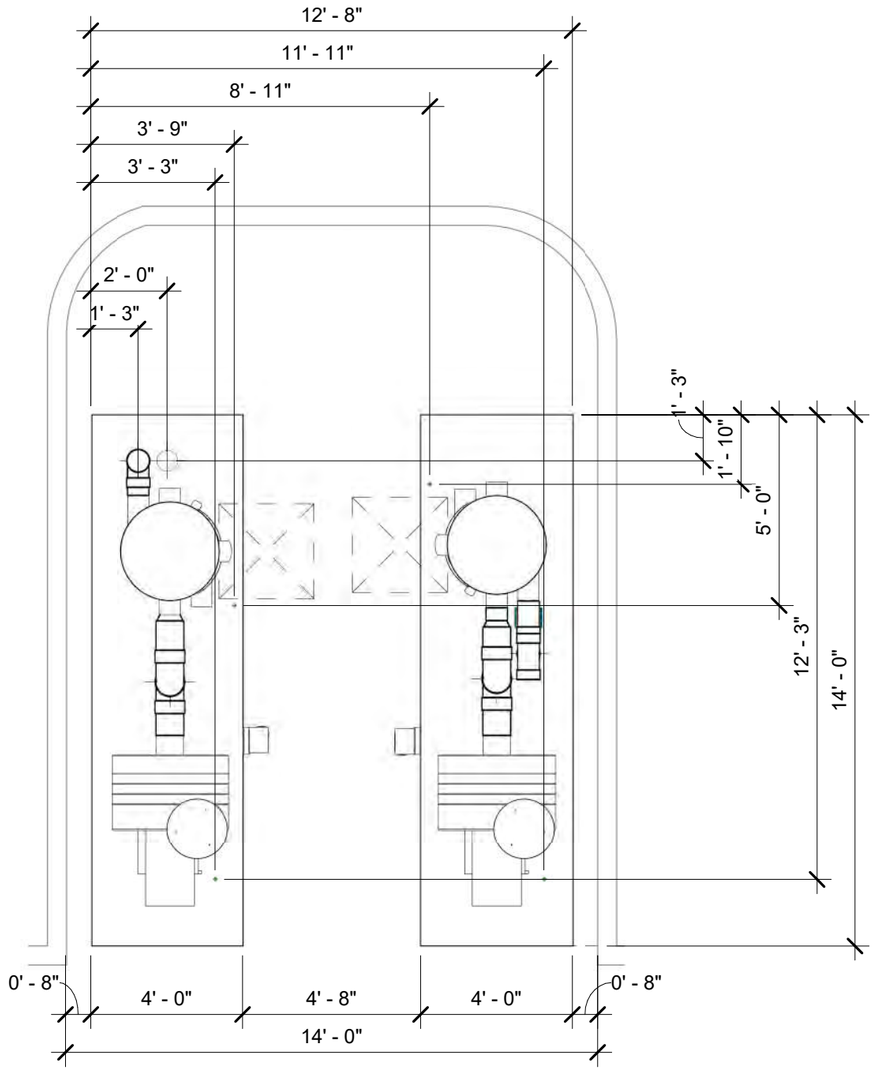
FIELD VERIFY ALL DIMENSIONS

NOTE: IF VACUUM EQUIPMENT IS ENCLOSED WITH ROOF/CEILING, REFER TO VENTILATION REQUIREMENTS UNDER EQUIPMENT WARRANTY INFORMATION

14'Lx12'-8Wx4"H MINIMUM FLAT AND LEVEL CONCRETE PAD REQUIRED FOR VACUUM EQUIPMENT



1 EQUIPMENT PLAN



2 EQUIPMENT DIMENSIONS

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EQUIPMENT SITE PLAN

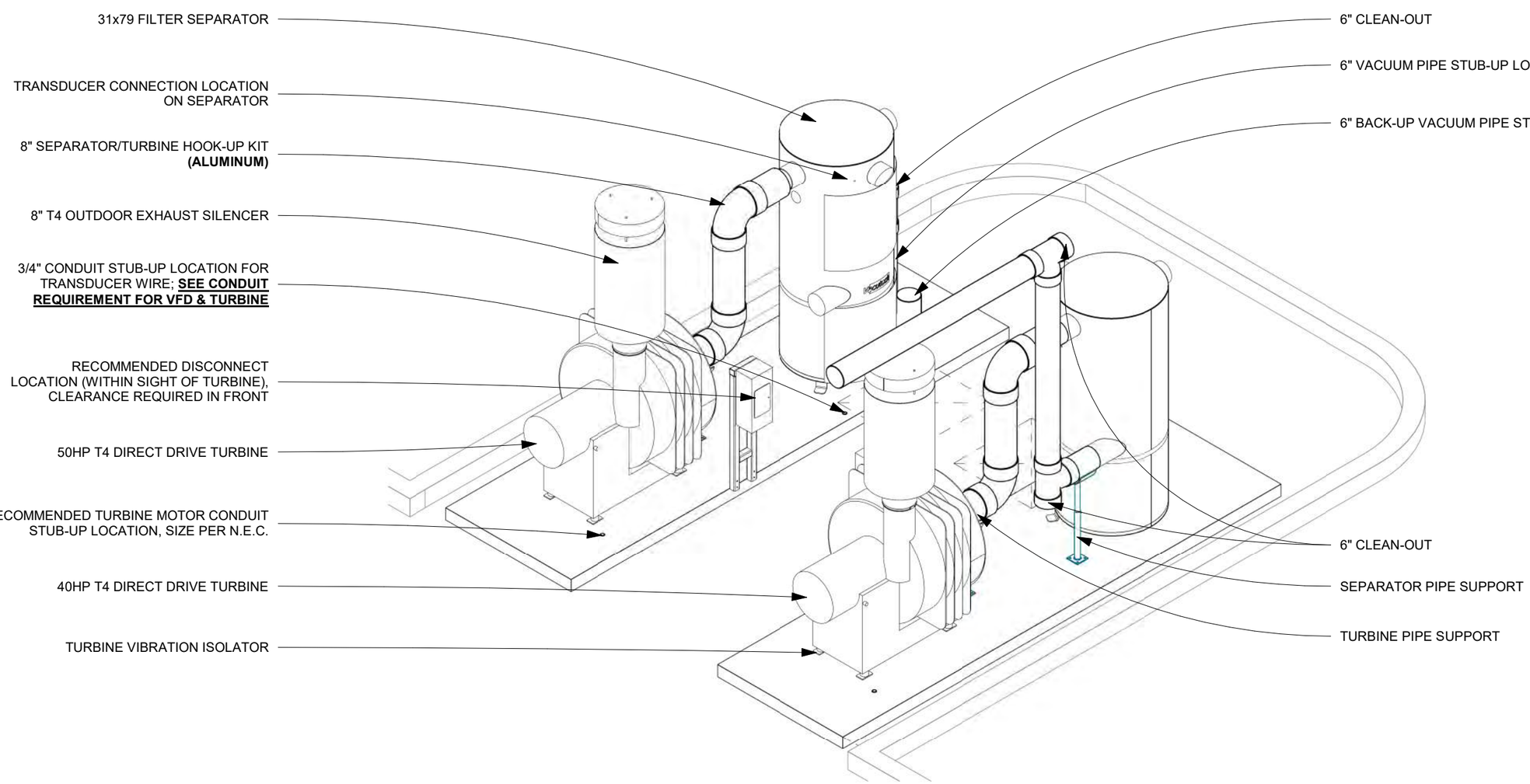
Project Number	19-0531
Date	7/2/19
Drawn By	MB
Checked By	TD

V601

7/12/2019 10:59:12 AM

NOTE: IF VACUUM EQUIPMENT IS ENCLOSED WITH ROOF/CEILING, REFER TO VENTILATION REQUIREMENTS UNDER EQUIPMENT WARRANTY INFORMATION

14'Lx12'-8Wx4"H MINIMUM FLAT AND LEVEL CONCRETE PAD REQUIRED FOR VACUUM EQUIPMENT



1 EQUIPMENT ISOMETRIC

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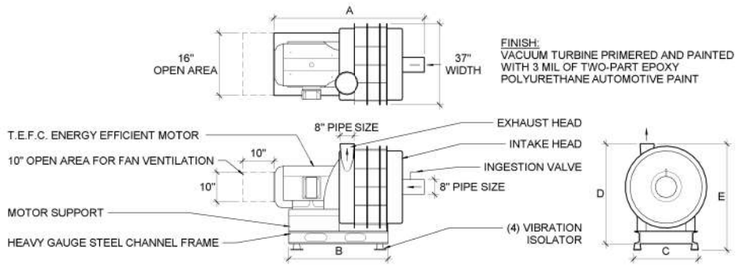
#	Revision	By	Chk	Date
1	UPDATED DRAWING TO REVISED PROPOSAL	MB	KG	7/12/19

EQUIP. SITE ISOMETRIC

Project Number	19-0531
Date	7/2/19
Drawn By	MB
Checked By	TD

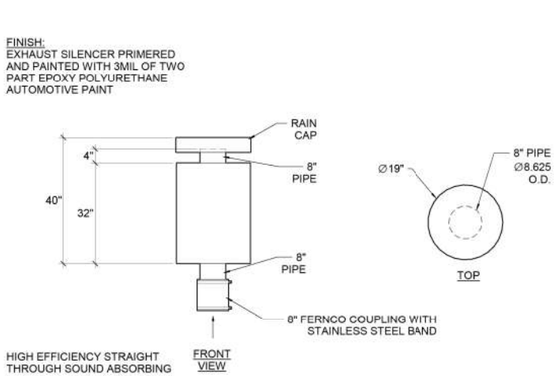
V611

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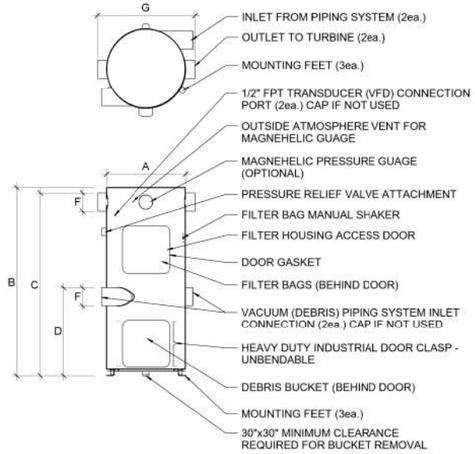


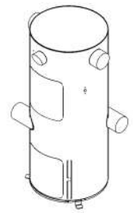
T4 DIRECT DRIVE VACSTAR TURBINE								
MODEL	HP	STAGES	A	B	C	D	E	APPROX. WT (LBS)
FT-DD-T440HP3	40	3	49 9/16"	37"	16"	48 1/2"	50 3/8"	1170
FT-DD-T450HP3	50	3	51 1/8"	37"	16"	48 1/2"	50 3/8"	1210
FT-DD-T460HP3	60	3	52 1/16"	39"	19"	50 1/2"	52 3/8"	1510
FT-DD-T475HP3	75	3	53 1/16"	39"	19"	50 1/2"	52 3/8"	1580
FT-DD-T4100HP3	100	3	56 15/16"	39"	19"	50 1/4"	52 1/8"	1800

1 TURBINE - T4 DD



2 EXHAUST SILENCER - T4 OUTDOOR





MODEL	DIMENSIONS							
	A	B	C	D	E	F	G	
3160	31"	62"	61"	35"	6" IPS	6" IPS	41"	
3179	31"	81"	79"	35"	6" IPS	6" IPS	41"	x2
3888	38"	90"	88"	42"	6/8" IPS	6/8" IPS	48"	
4596	35"	98"	86"	49"	8" IPS	8" IPS	55"	
50108	50"	111"	108"	54"	8" IPS	8" IPS	60"	

3 SEPARATOR - FILTER

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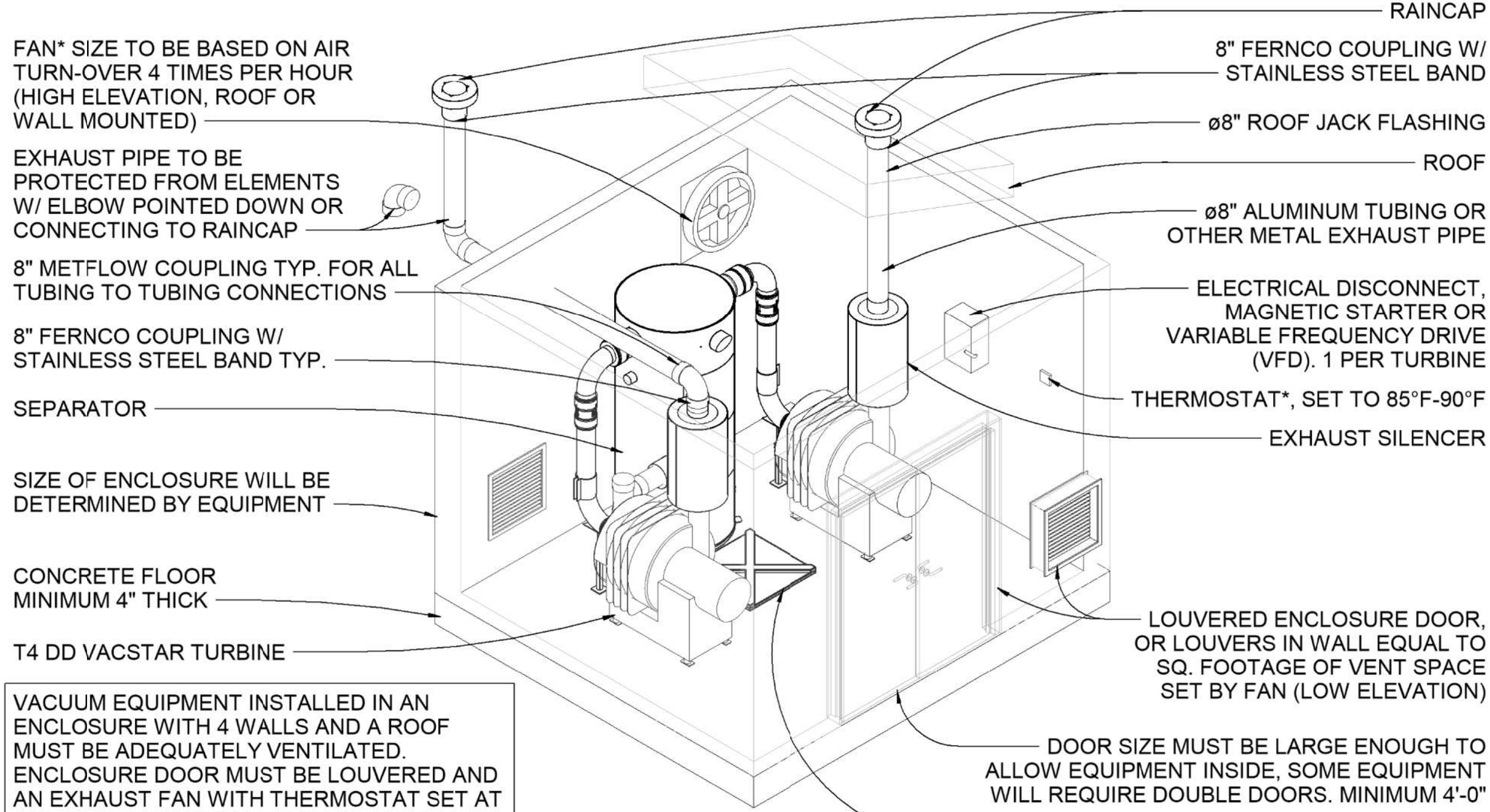
#	Revision	By	Chk	Date
1	UPDATED DRAWING TO REVISED PROPOSAL	MB	KG	7/12/19

EQUIPMENT DETAILS

Project Number	19-0531
Date	7/2/19
Drawn By	MB
Checked By	TD

V701

7/12/2019 10:59:17 AM



VACUUM EQUIPMENT INSTALLED IN AN ENCLOSURE WITH 4 WALLS AND A ROOF MUST BE ADEQUATELY VENTILATED. ENCLOSURE DOOR MUST BE LOUVERED AND AN EXHAUST FAN WITH THERMOSTAT SET AT 85°F MUST BE INSTALLED TO TURN OVER AIR EVERY 15 MIN. VACUUM TURBINE MUST BE EXHAUSTED OUTSIDE WITH METALLIC PIPE NO SMALLER THAN 6" WITH EXHAUST PIPE OPENING PROTECTED FROM ELEMENTS.

*EXHAUST FAN & THERMOSTAT BY OTHERS

1 ENCLOSURE - T4 REQUIREMENTS

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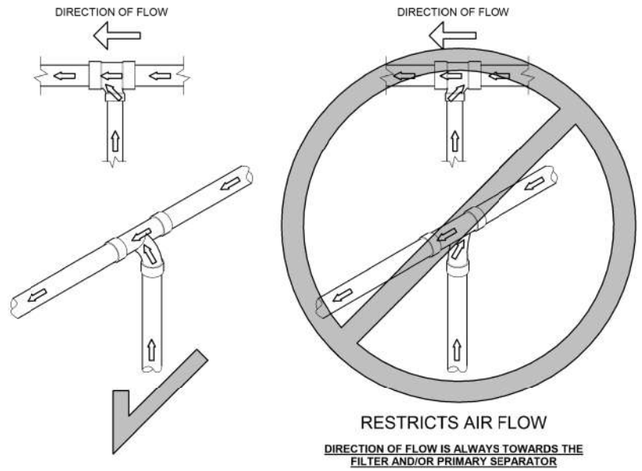
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1	UPDATED DRAWING TO REVISED PROPOSAL	MB	KG	7/12/19

ENCLOSURE DETAIL

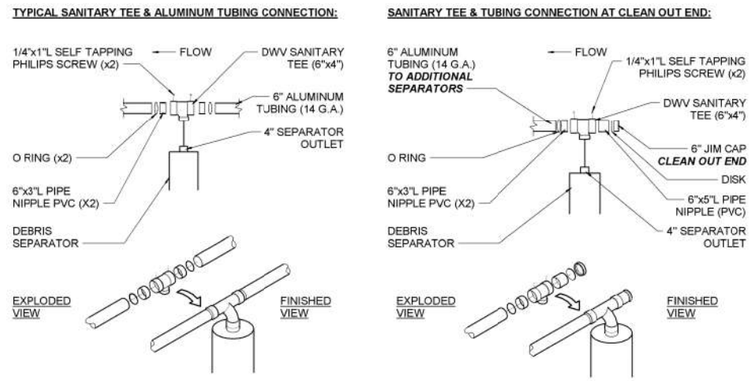
Project Number	19-0531
Date	7/2/19
Drawn By	MB
Checked By	TD

V711

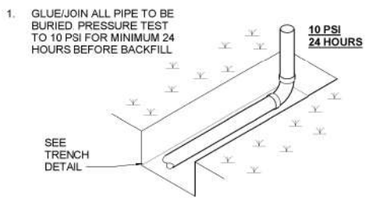
7/12/2019 10:59:19 AM



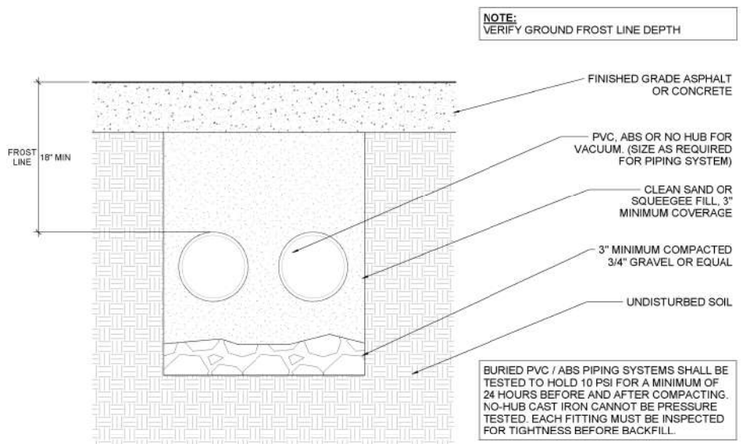
1 PIPE - PIPE FLOW



2 PIPE - 6x4 TEE KIT



3 TRENCH - PRESSURE TEST



4 TRENCH - DUAL LINE

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SHERIDAN, WY 82801
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ADDRESS TO BE DETERIMED

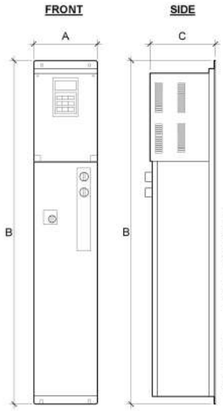
#	Revision	By	Chk	Date
1	UPDATED DRAWING TO REVISED PROPOSAL	MB	KG	7/12/19

PIPE DETAILS

Project Number	19-0531
Date	7/2/19
Drawn By	MB
Checked By	TD

V721

7/12/2019 10:59:21 AM



480V NEMA 1 ENCLOSED VFD WITH MCP DISCONNECT, LR, LA				
HORSEPOWER	DIMENSIONS (INCHES)			WEIGHT (lbs)
	A	B	C	
20HP	10	50.185	8.323	75
25HP	10	50.185	8.323	75
30HP	12.17	56.285	9.597	75
40HP	12.17	56.285	9.597	77
50HP	23.5	44.25	12.2	100
60HP	23.5	44.25	12.2	250
75HP	23.5	44.25	12.2	250
100HP	33	50	14.25	250
125HP	33	50	14.25	250

FRANKLIN CONTROLS NEMA 1 ENCLOSURE VARIABLE FREQUENCY DRIVE (VFD) W/ LIGHTNING ARRESTOR, LINE & OUTPUT REACTOR

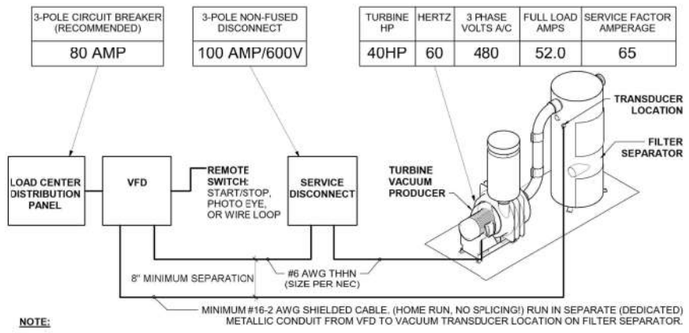
WARRANTY INFORMATION:
EACH VFD MUST BE WIRED FROM MAIN DISTRIBUTION PANEL IN SEPARATE CONDUIT (SIZED PER CODE; BASED ON TURBINE H.P. AND VOLTAGE) TO EACH VFD AND FROM EACH VFD TO TURBINE MOTOR.

A SEPARATE CONDUIT SIZED PER N.E.C. MUST ALSO BE INSTALLED FROM VFD TO VACUUM PRESSURE TRANSDUCER INSTALLED ON FILTER SEPARATOR. IF TWO (2) OR MORE VFD'S ARE INSTALLED IN ONE (1) ENCLOSURE, A SEPARATE CONDUIT MUST BE INSTALLED FOR EACH VFD. INSTALL SEPARATE CONDUIT FROM ENCLOSURE TO EACH TURBINE MOTOR, AND EACH FILTER SEPARATOR IF THERE IS MORE THAN ONE (1). WHEN RUNNING MORE THAN ONE CONDUIT IN A TRENCH, MINIMUM SEPARATION MUST BE 8" TO PREVENT FREQUENCY INTERFERENCE.

* WARNING! *
16/2 SHIELDED WIRE MUST BE SINGLE CONTINUOUS RUN AND MAY NOT BE SPLICED!

1 VFD - NEMA 1 - 480V

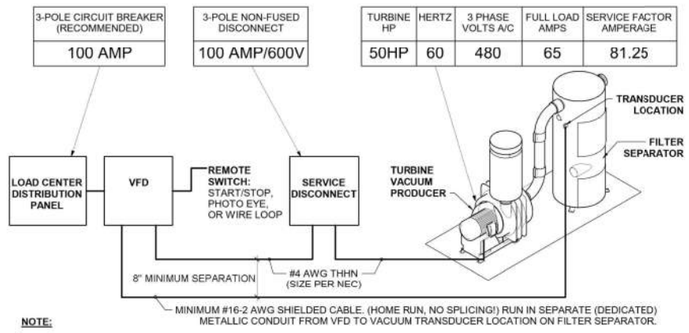
40HP TURBINE, 480V W/ VARIABLE FREQUENCY DRIVE



NOTE:
1. DIAGRAM DISPLAYS THE REQUIREMENTS FOR AN INDIVIDUAL VACUUM TURBINE MOTOR.
2. ALL MOTOR (LOAD) AND POWER (LINE) WIRES MUST BE RUN IN SEPARATE CONDUITS.
3. ALWAYS FOLLOW ALL NATIONAL AND LOCAL ELECTRICAL CODES.

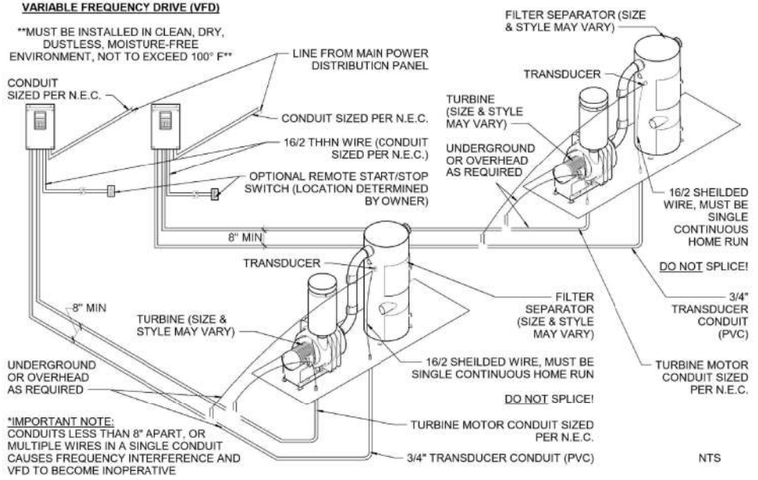
2 ELECTRICAL DIAGRAM - VFD - 40HP 480V

50HP TURBINE, 480V W/ VARIABLE FREQUENCY DRIVE



NOTE:
1. DIAGRAM DISPLAYS THE REQUIREMENTS FOR AN INDIVIDUAL VACUUM TURBINE MOTOR.
2. ALL MOTOR (LOAD) AND POWER (LINE) WIRES MUST BE RUN IN SEPARATE CONDUITS.
3. ALWAYS FOLLOW ALL NATIONAL AND LOCAL ELECTRICAL CODES.

3 ELECTRICAL DIAGRAM - VFD - 50HP 480V



4 CONDUIT - 2 SYSTEM VFD - NEMA 1

'VFD' OR 'VARIABLE FREQUENCY DRIVE' IS AN OPTIONAL STARTER CONTROL.

- *VFD MUST BE INSTALLED IN A CLEAN, DRY, DUST-FREE, OIL-FREE & MOISTURE-FREE CLIMATE CONTROLLED ENVIRONMENT NOT TO EXCEED 104 DEGREES FAHRENHEIT.*
- *EXTERIOR RAIN-TIGHT NEMA 12 VFD ENCLOSURES ARE AVAILABLE FOR ADDITIONAL EXPENSE.*
- *CONDUIT FOR TRANSDUCER MUST BE 8" AWAY FROM ALL OTHER WIRING/CONDUIT AND MUST BE A HOME RUN (NO SPLICING) THAT SHALL NOT EXCEED 100'.*
- *ALL CONDUIT RUNS FOR VACUUM SYSTEM VFD(s) & MOTOR(s) MUST BE IN A SEPARATE CONDUIT A MINIMUM OF 12" APART.*
- *WHEN USING PVC CONDUIT, HIGH VOLTAGE LINE & LOAD WIRE MUST BE SHIELDED.*

CARWASH EQUIPMENT ROOM IS NOT RECOMMENDED FOR VFD INSTALLATION, AND WILL AFFECT PRODUCT WARRANTY.

VFD MUST BE INSTALLED IN A DRY, CLEAN, OIL FREE, DUST FREE, MOISTURE FREE, CLIMATE CONTROLLED ENVIRONMENT

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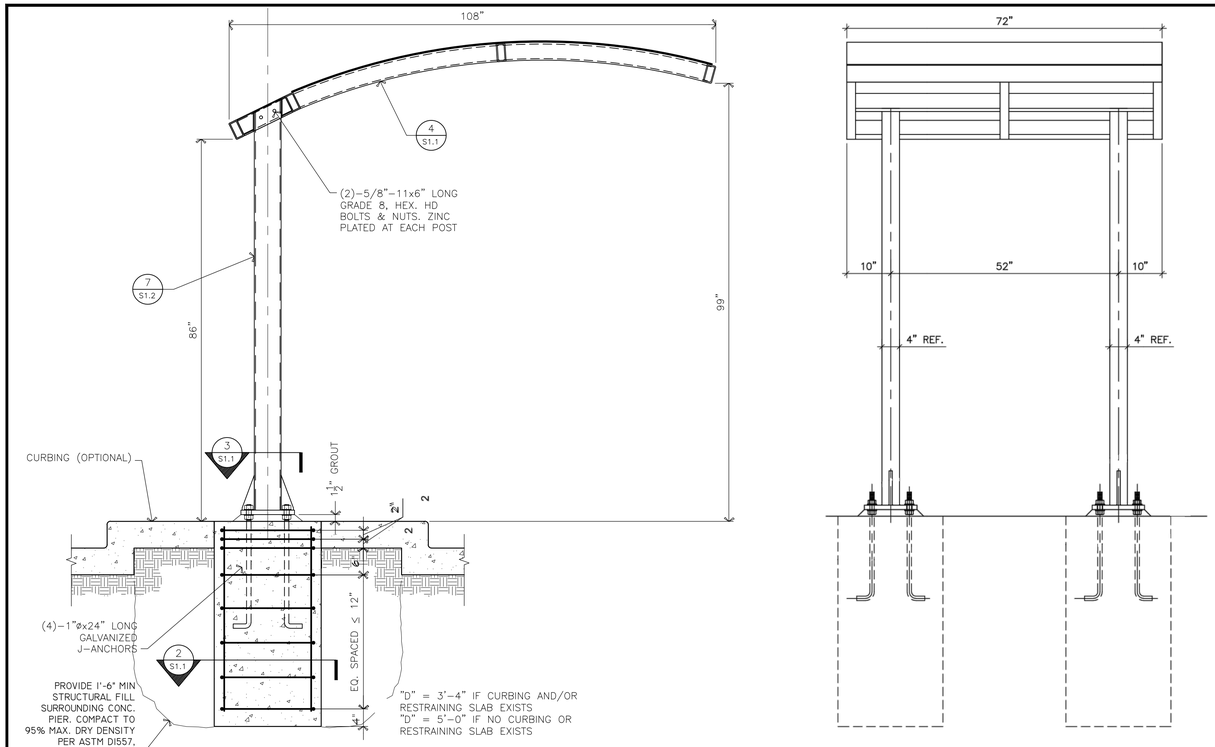
#	Revision	By	Chk	Date
1	UPDATED DRAWING TO REVISED PROPOSAL	MB	KG	7/12/19

VFD DETAILS

Project Number	19-0531
Date	7/2/19
Drawn By	MB
Checked By	TD

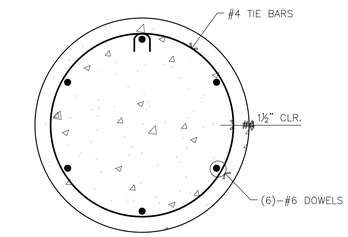
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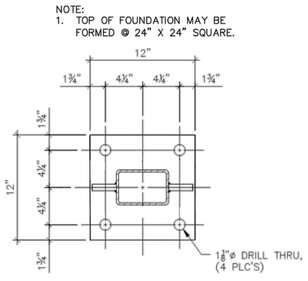
1 S1.1 FRAME ELEVATIONS

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



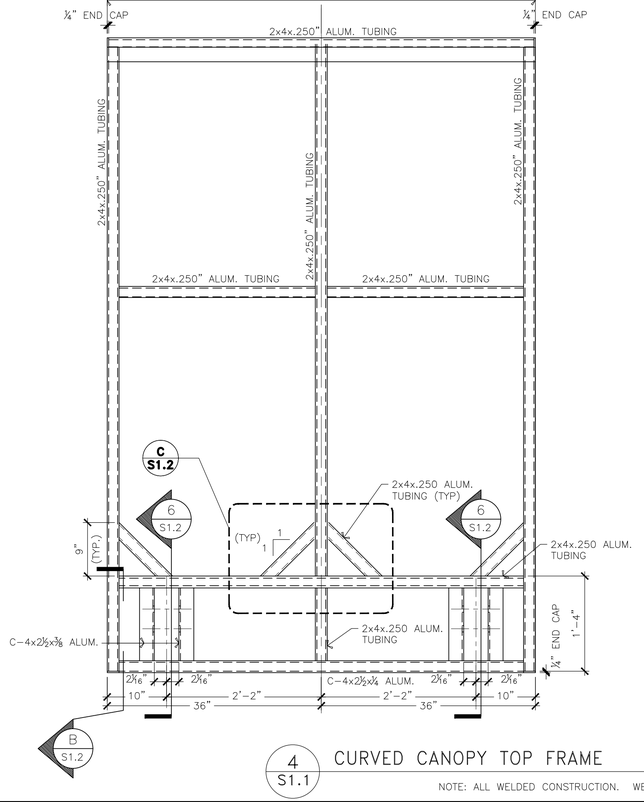
2 S1.1 SECTION THRU FOUNDATION

SCALE: 1 1/2"=1'-0"



3 S1.1 SECTION – BASE PLATE

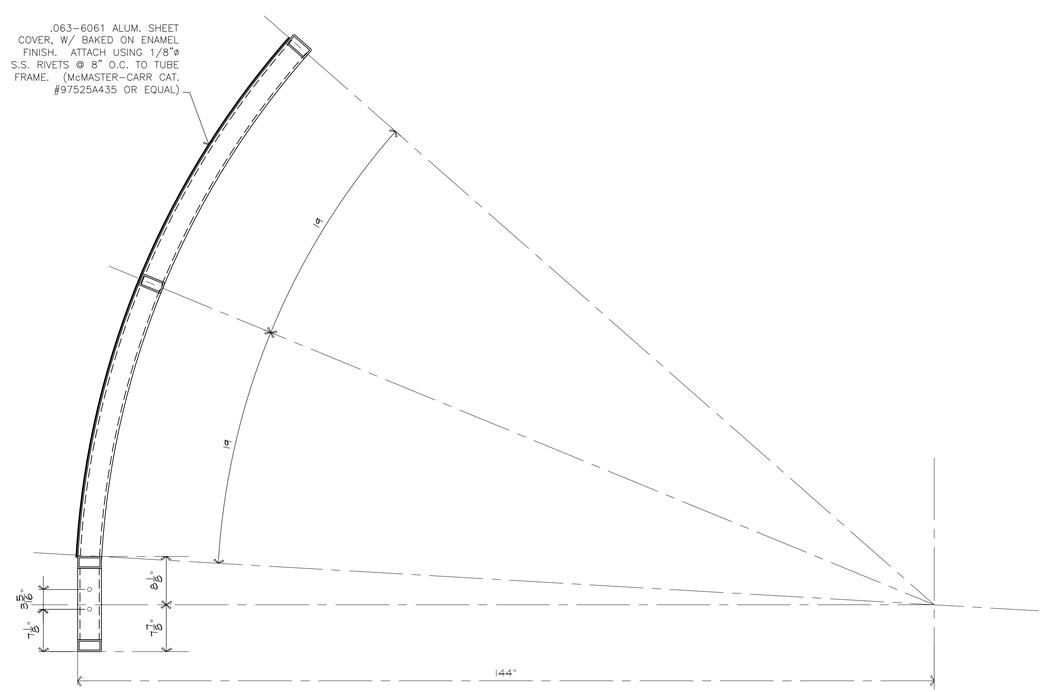
SCALE: 1 1/2"=1'-0"



4 S1.1 CURVED CANOPY TOP FRAME

NOTE: ALL WELDED CONSTRUCTION. WELD TO BEST SHOP PRACTICE

SCALE: 1"=1'-0"



STRUCTURAL STEEL NOTES

1. COMPLY WITH AISC'S "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS--ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN," RCSC'S "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A 325 OR A 490 BOLTS," AND AWS D1.1 "STRUCTURAL WELDING CODE--STEEL."
2. HOLLOW STEEL SECTIONS: ASTM A500, GRADE B, Fy = 46 KSI. .
3. PLATES, BARS & OTHER SHAPES: ASTM A36
4. ANCHOR BOLTS & NUTS: ASTM F1554, GR. 36, UNHEEDED RODS, AND ASTM A36 NUTS. INSURE THAT RODS ARE FREE OF OIL AND DEBRIS PRIOR TO PLACEMENT. .
5. GROUT: ASTM C 1107, NONMETALLIC, SHRINKAGE RESISTANT, PREMIXED.
6. FABRICATE STRUCTURAL STEEL ACCORDING TO AISC SPECIFICATIONS AND TOLERANCE LIMITS OF AISC'S "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" FOR STRUCTURAL STEEL.
7. SHOP PRIMER: ONE COAT OF RED OXIDE, MIN. (2) MILS THICK. TOUCH-UP ANY DAMAGED SURFACES AFTER ERECTION.
8. ERECT STRUCTURAL STEEL ACCORDING TO AISC SPECIFICATIONS AND WITHIN ERECTION TOLERANCES OF AISC'S "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES."
9. SET BASE AND BEARING PLATES ON WEDGES, SHIMS, OR SETTING NUTS. TIGHTEN ANCHOR BOLTS, CUT OFF WEDGES OR SHIMS FLUSH WITH EDGE OF PLATE, AND PACK GROUT SOLIDLY BETWEEN BEARING SURFACES AND PLATES.
10. ALL WELDING SHALL BE DONE IN ACCORDANCE WITH AWS BY CERTIFIED WELDERS.
11. BREAK ALL SHARP EDGES.
12. ALL ALUMINUM SHALL BE 6061 ALLOY.
13. DESIGN SHOWN IS BASED ON THE FOLLOWING LOAD CONDITIONS:
    A. 90 MPH BASIC WIND SPEED.
    B. 20 psf live load
    C. 2000 PSF PRESUMPTIVE SOIL BEARING CAPACITY.

CAST-IN-PLACE CONCRETE

1. COMPLY WITH ASTM C94; ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"; ACI 318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"; AND CRSI'S "MANUAL OF STANDARD PRACTICE."
2. CONCRETE EXPOSED TO FREEZE-THAW CYCLES SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4500 PSI. CONCRETE THAT WILL NOT BE EXPOSED TO FREEZE-THAW CYCLES SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.
3. REINFORCING BARS SHALL NOT BE SPLICED.
4. DEFORMED REINFORCING BARS: ASTM A615, GRADE 60.
5. PORTLAND CEMENT: ASTM C150, TYPE 1.
6. FLY ASH: ASTM C618, TYPE F (LIMITED TO 15 PERCENT OF TOTAL CEMENT CONTENT).
7. PROPORTION NORMAL-WEIGHT CONCRETE MIXES TO PROVIDE THE FOLLOWING PROPERTIES:
   A. COMPRESSIVE STRENGTH: 3000 PSI AT 28 DAYS FOR BUILDING FOUNDATIONS AND FOOTINGS.
8. DO NOT ADD WATER TO CONCRETE DURING DELIVERY, AT PROJECT SITE, OR DURING PLACEMENT, UNLESS APPROVED BY ENGINEER.
9. PROTECT CONCRETE FROM PHYSICAL DAMAGE OR REDUCED STRENGTH DUE TO WEATHER EXTREMES DURING MIXING, PLACING, AND CURING. REPAIR SURFACE DEFECTS AS REQ'D.
10. STRUCTURAL FILL SHALL BE CLEAN, NON-FROST SUSCEPTIBLE SAND AND GRAVEL MEETING THE GRADATION REQUIREMENTS GIVEN BELOW:

STRUCTURAL FILL	
SIEVE SIZE	PERCENT FINER BY WEIGHT
4 INCH	100
3 INCH	90 TO 100
¼ INCH	25 TO 90
#40	0 TO 30
#200	0 TO 5

NO.	DATE	REVISION

TSS, INC.
11450 STEPHENS RD.
WARREN, MICHIGAN

DRAWN BY: PAN
CHK'D BY: MAC
ISSUE DATE: 6-21-16
PROJ. NO.: 06068

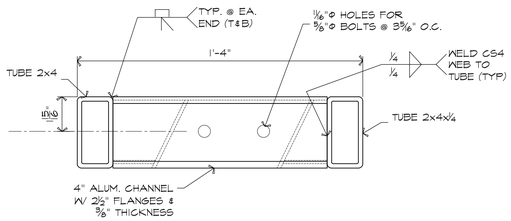
TWO POST CURVED CANOPY
STURCTURE

STATE OF MAINE
MICHAEL ALAN CUNNINGHAM
12419
LICENSED
PROFESSIONAL ENGINEER

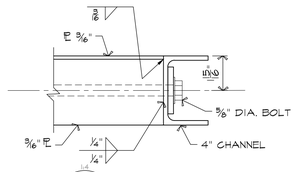
LICENSED ENGINEER IN:
MAINE
NEW HAMPSHIRE
VERMONT
MASSACHUSETTS
NEW YORK
FLORIDA

Lincoln/Haney
Engineering Associates, Inc.
6 Federal Street Brunswick, Maine 04011
Phone: 207-729-1061 Fax: 207-729-2941

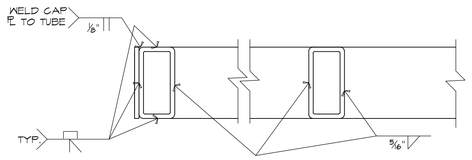
S1.1



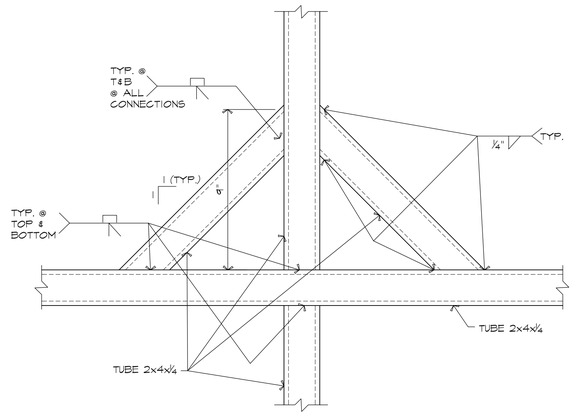
5 S1.2 SECTION
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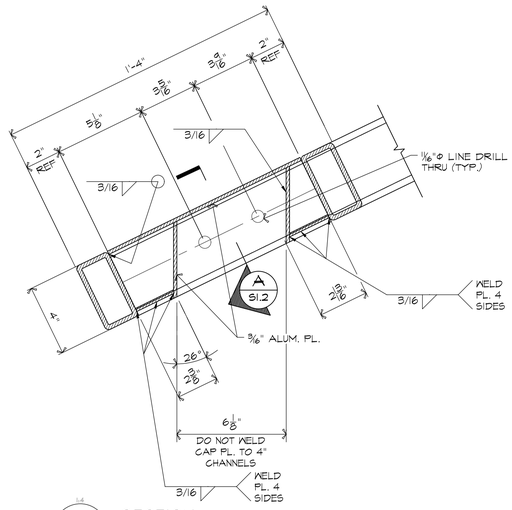
A S1.2 SECTION
SCALE: 3"=1'-0"



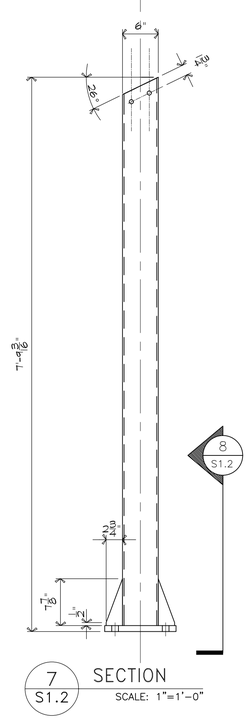
B S1.2 SECTION
SCALE: 3"=1'-0"



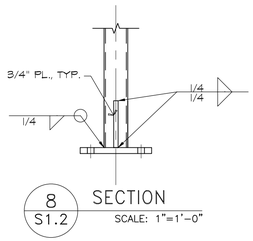
C S1.2 DETAIL
SCALE: 3"=1'-0"



6 S1.2 SECTION
SCALE: 3"=1'-0"



7 S1.2 SECTION
SCALE: 1"=1'-0"



8 S1.2 SECTION
SCALE: 1"=1'-0"

NO.	DATE	REVISION

TSS, INC.
11450 STEPHENS RD.
WARREN, MICHIGAN

DRAWN BY: P.A.N.
CHK'D BY: M.A.C.
ISSUE DATE: 6-21-16
PROJ. NO.: 2016.069

TWO POST CURVED CANOPY
STURCTURE

STATE OF MAINE
MICHAEL ALAN CLANCY 13484
LICENSED PROFESSIONAL ENGINEER

LICENSED ENGINEER IN:
MAINE
NEW HAMPSHIRE
VERMONT
MASSACHUSETTS
NEW YORK
FLORIDA

Lincoln/Haney
Engineering Associates, Inc.
6 Federal Street
Brunswick, Maine 04011
Phone: 207-729-1061 Fax: 207-729-2941

S1.2


THE SHINE SHOP
Clearance 7'2"
FastPass
The Shine Shop
10/7/21, 11:13 AM

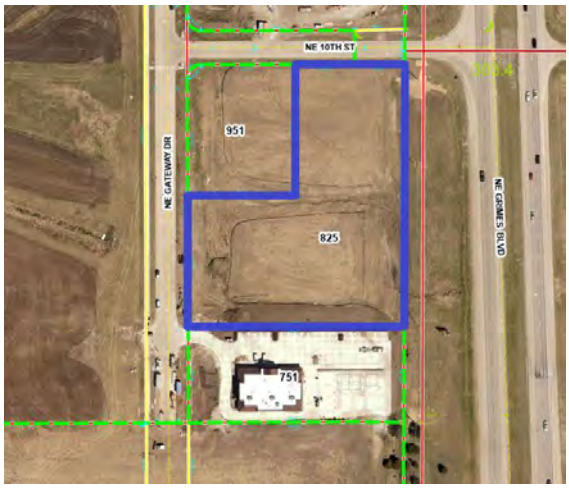
Planning & Zoning Staff Report

TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: November 2, 2021
RE: Hope Plaza 2 – Site Plan

GENERAL INFORMATION:

Applicant:	Hope K Farms, LLC
Requested Action	Site Plan
Location	825 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	R-4
North	Commercial	Mixed Use 1	R-4
South	Commercial	Mixed Use 1	R-4
East	Public Facilities	Public Facilities	A-1
West	Vacant and Commercial	Low Density Residential	R-4

BACKGROUND:

The applicant is requesting approval of the site plan for a 21,238 retail and restaurant multi-tenant building located at 825 NE Gateway Drive. The property is zoned R-4 and is part of the Heritage PUD.

ANALYSIS:

Building/Elevations:

The building façade is proposed to be principally constructed of stone, Nichiha paneling with wood look finish, and glazed store fronts. Aluminum soffits and trim, EIFS columns, clerestory windows, and steel signage bands will provide additional architectural detailing. The dumpster enclosure will be constructed of stone with metal coping and metal gates to match the building.

Site Layout:

The site will be accessed from a shared driveway along NE Gateway Drive and another shared driveway along NE 10th Street. Both driveways will be widened to accommodate large truck turning movements and to provide a three-lane driveway off of NE Gateway Drive. Pedestrian connectivity to the site will be provided along NE Gateway Drive and NE 10th Street. Sidewalk connections into the site will be provided from both NE Gateway Drive and NE 10th Street.

A drive-thru with one lane will be provide on the south side of the building. Mountable islands will separate the drive-thru lane from the outer circulation drive aisles on the site. In addition, a 962 square foot fenced outdoor patio is proposed on the north side of the building.

Pole lights are proposed throughout the parking lot. Decorative wall sconces will be provided on all sides of the building. Lighting will also be provided behind frosted glass within the clerestory windows. No colored lighting is proposed.

Parking:

The site provides more than the required number of parking spaces for the site but does not provide more than 25% above the minimum required spaces therefore no additional open space is required. The site will provide 168 total parking spaces.

Landscaping/Streetscape:
The site meets the minimum required number of plantings for the Heritage PUD. Landscaping is provided along NE Gateway Drive, NE 10th Street, Highway 141, and within parking islands throughout the site.

Utilities:
A 6" sanitary sewer service will connect to the existing 8" sanitary sewer on the west side of the site and a grease interceptor will be provided to accommodate future restaurant tenants.

A 6" water service will be constructed to the building and connect to the existing 12" water main along NE Gateway Drive. The building is proposed to be fitted with a fire suppression system and therefore an FDC and appropriate hydrant coverage has been provided.

Storm sewer onsite will run south and west to the existing storm sewer that conveys water across NE Gateway Drive and will connect to a future detention basin that will be constructed with the Hope Commercial Plat 4 improvements.

STAFF RECOMMENDATION:
Staff would recommend approval of the site plan for Hope Plaza 2 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 31, 2021~~
~~October 13, 2021~~
October 29, 2021

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

RE: Hope Plaza 2 Site Plan

Dear Mr. Trygstad:

The Development Services Department is in receipt of a proposed Site Plan for Hope Plaza 2. Based on the review of the provided submittal materials, staff have the following comments:

General:

1. Provide HRC review letter. Please provide.

2. Provide photometric plan and lighting cut sheets. Please provide. Please provide decorative parking lot lights are required by the Heritage PUD.

~~3. Provide SWMP and SWPPP.~~

4. Provide truck turning movements. Exhibit was not included with submittal. Please provide.

Cover Sheet:

~~1. Add retail to proposed building uses.~~

~~2. Update patio parking calculation. Should be 9. Adjust site plan accordingly.~~

C1.0:

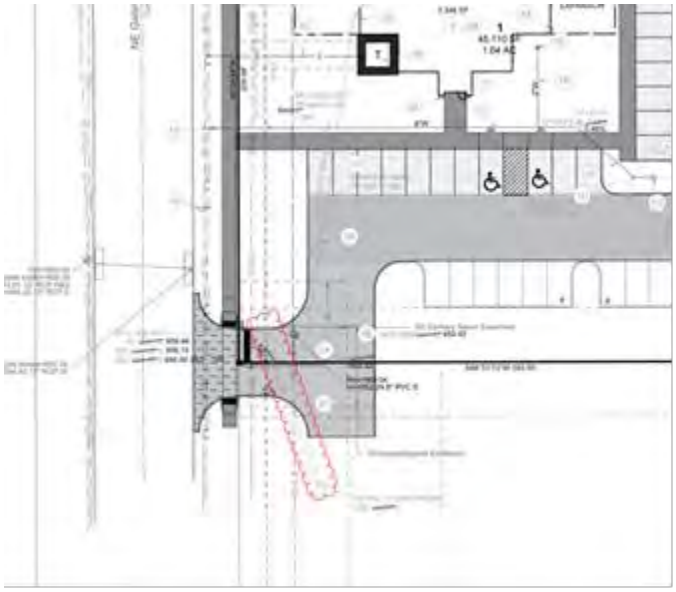
~~1. Label lot dimensions.~~

2. Provide easement vacation documents for City easements. Please provide.

~~3. Show the proposed driveway removal for the north drive.~~

4. ~~Label how much pipe will be removed for the existing 12" and 48" storm sewer.~~

5. ~~The Grimes Dental storm sewer is shown under the shared drive running straight north to south. Our records indicate that the existing pipe runs at an angle across the drive. Please see below from the as-built of the Grimes Dental building. If this is indeed correct, you may need to tear out the entire drive to relocate the 15" storm sewer.~~



6. Show existing features (Earl May drive, Water main valve on north side of Earl May drive, 48" storm out letting to site from 141, existing storm outlet into drainage swale)

C2.0:

1. ~~Please show the location of stop of the handicap signs on the site plan and also the location of stop signs.~~

2. ~~Instead of installing the sidewalk along the entire north property line, please provide a N/S sidewalk connection into the site to connect to the sidewalk around the building.~~

3. Provide revised ingress/egress easement and construction easement for the driveways. Please provide ingress/egress easement document. Please provide construction easement documents.

4. ~~Are the ADA signs going to be on the building or on posts? C3.0 and C6.0 differ.~~

5. Is fencing proposed around the patio? Please provide detail. Detail not provided.

~~6. Add note under pavement thickness that the driveway paving in the ROW is to be 8".~~

~~7. Coordinate signage between Lot 1 and 2 at the driveways. Are internal stop signs needed?~~

8. Is a monument sign proposed? Looks like there may be landscape conflicts. Please add a note that the sign and sign location will be approved with a separate sign permit.

9. Please connect the sidewalk on the west side of the building to the sidewalk on the north side of the building.

C3.0:

1. Please provide DOT permit/easement for the grading in the DOT ROW. Please provide.

2. Provide at minimum 2% slope in the drainage swale along the east property line or provide subdrain. The slope of east swale needs to be 2% minimum.

~~3. Label the percentage of slope through the south basin.~~

4. Provide ADA parking grade details. Sheet 3.1 was not included. Please provide.

5. Provide ramp grade details. Sheet 3.1 was not included. Please provide.

C4.0:

~~1. Provide a complete plan.~~

~~2. Provide quantities.~~

~~3. Provide inlet protection.~~

~~4. Provide perimeter sediment controls.~~

~~5. Provide staging area with concrete washout, dumpster, portable restroom, and construction entrance.~~

~~6. Provide the discharge point of the site.~~

~~7. Is there any erosion control needed at storm outlets?~~

C5.0:

1. Label FDC location. The FDC cannot be blocked by parking. Please stripe the parking space in front of the FDC or move to another location.
2. Label knox box location. Please provide.
3. Label 150' linear hydrant coverage routes.
4. ~~Label the size of the main feeding the fire sprinkler and domestic.~~
5. ~~Orient the SW hydrant towards the northwest.~~
6. Provide roof drain connections. Please provide.
7. Provide water main pipe length. Please label.
8. Label critical crossings. Please label.
9. ~~Call out watermain fittings (TS & V, Tees, Valves, etc.)~~
10. ~~Are footings needed at storm outlet FES?~~
11. ~~Verify separation is met between storm and water per IDNR requirements.~~
12. ~~Utilize existing 6" sanitary sewer stub provided with Heritage at Grimes Commercial Plat 2.~~

C6.0:

1. ~~On detail 7 Concrete Driveway 'E' joints on both side of sidewalk.~~

C7.0:

1. ~~At the SW corner of the building, the tree is too close to the hydrant. 5' clearance is required.~~
2. ~~Label the transformer location.~~
3. ~~Update Note 4 to sod.~~
4. ~~Update island landscaping per the landscape island planting requirements.~~

Architecture:

1. Provide dumpster enclosure details. Please label the enclosure height.

2. ~~Provide material percentages. 75% primary material required on all sides.~~

3. ~~Will the silver roof be reflective? Can you provide a link to a product example?~~

4. Please provide a legend with more detail about the building materials and the colors. What type of siding is proposed? What material are the eaves? Etc. Is the Nichiha siding and wood look concrete siding the same material? Is the metal/concrete siding the same as the EIF column?

5. ~~Label the proposed height of the building.~~

6. Provide building lighting locations and cut sheets. Provide cut sheets.

Stormwater Pollution Prevention Plan (SWPPP)

1. Provide final SWPPP and NPDES permit.

Stormwater Management Plan (SWMP)

1. Provide Existing drainage map.

2. How is stormwater detention and treatment being provided for this site?

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:	~~September 6, 2021~~ October 19, 2021 **(1 PDF of Site plan with Elevation Plan included)**
PLANNING & ZONING:	October 5, 2021 at 5:30
COUNCIL MEETING:	October 26, 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

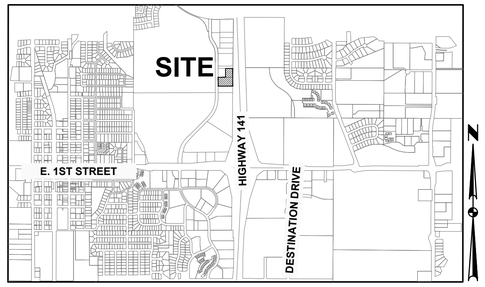
SITE PLAN FOR:

HOPE PLAZA 2

GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
C0.0	COVER SHEET
C1.0	TOPOGRAPHIC SURVEY AND DEMOLITION PLAN
C2.0	DIMENSION PLAN
C3.0–C3.1	GRADING PLAN
C4.0	EROSION AND SEDIMENT CONTROL PLAN
C5.0	UTILITY PLAN
C6.0	DETAILS
C7.0	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED		EXISTING	
PROPERTY BOUNDARY		SANITARY MANHOLE	S
SECTION LINE		WATER VALVE BOX	W
CENTER LINE		FIRE HYDRANT	
RIGHT OF WAY	R/W	WATER CURB STOP	CS
BUILDING SETBACK		WELL	WELL
PERMANENT EASEMENT	P/E	STORM SEWER MANHOLE	ST
TEMPORARY EASEMENT	T/E	STORM SEWER SINGLE INTAKE	
TYPE SW–501 STORM INTAKE		STORM SEWER DOUBLE INTAKE	
TYPE SW–502 STORM INTAKE		FLARED END SECTION	
TYPE SW–503 STORM INTAKE		DECIDUOUS TREE	
TYPE SW–505 STORM INTAKE		CONIFEROUS TREE	
TYPE SW–506 STORM INTAKE		DECIDUOUS SHRUB	
TYPE SW–512 STORM INTAKE	ST	CONIFEROUS SHRUB	
TYPE SW–513 STORM INTAKE	ST	ELECTRIC POWER POLE	
TYPE SW–401 STORM MANHOLE	ST	GUY ANCHOR	
TYPE SW–402 STORM MANHOLE	ST	STREET LIGHT	
FLARED END SECTION		POWER POLE W/ TRANSFORMER	
TYPE SW–301 SANITARY MANHOLE	S	UTILITY POLE W/ LIGHT	
STORM/SANITARY CLEANOUT		ELECTRIC BOX	E
WATER VALVE		ELECTRIC TRANSFORMER	E
FIRE HYDRANT ASSEMBLY		ELECTRIC MANHOLE OR VAULT	E
SIGN		TRAFFIC SIGN	
DETECTABLE WARNING PANEL		TELEPHONE JUNCTION BOX	T
WATER CURB STOP		TELEPHONE MANHOLE/VAULT	T
SANITARY SEWER		TELEPHONE POLE	
SANITARY SERVICE	S	GAS VALVE BOX	G
STORM SEWER		CABLE TV JUNCTION BOX	TV
STORM SERVICE	ST	CABLE TV MANHOLE/VAULT	TV
WATERMAIN WITH SIZE	8"W	MAIL BOX	M
WATER SERVICE	W	BENCHMARK	BM
SAWCUT (FULL DEPTH)		SOIL BORING	SB
SILT FENCE		UNDERGROUND TV CABLE	TV
USE AS CONSTRUCTED	(UAC)	GAS MAIN	G
MINIMUM PROTECTION ELEVATION	MPE	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

OWNER / APPLICANT

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

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

ARCHITECT

ACCURATE COMMERCIAL
9500 UNIVERSITY AVENUE, SUITE 2112
WEST DES MOINES, IOWA 50266
CONTACT: MARTY BARKLEY
EMAIL: MBARKLEY@ACCURATE–COMMERCIAL.COM
PH. (515) 333–5160
FX. (515) 225–4864

LOT ADDRESS

LOT 2 – 825 NE GATEWAY DRIVE

ZONING

HERITAGE AT GRIMES PUD – COMMERICAL

PLAT DESCRIPTION

LOT 2, HERITAGE AT GRIMES COMMERCIAL PLAT 3, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND CONTAINING 3.12 ACRES (135,778 SF).

CONSTRUCTION SCHEDULE

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

SUBMITTAL DATES

FIRST SUBMITTAL: 08/24/2021
SECOND SUBMITTAL: 09/30/2021

BULK REGULATIONS

FRONT = 20' – FRONTAGE ALONG HIGHWAY 141 AND BEAVERBROOK DRIVE REQUIRE 20', ALL OTHERS 0'
SIDE = 0'
REAR = 0' – MUST INCLUDE 35' BUFFER WHEN ADJACENT TO SINGLE FAMILY RESIDENTIAL LOTS

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

FEMA FLOOD NOTE:

POLK COUNTY, PANEL 160 OF 555
MAP NUMBER= 19153C0160F
EFFECTIVE DATE= FEBRUARY 1, 2019

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.

DEVELOPMENT SUMMARY

LOT 10

AREA: 3.12 ACRES (135,778 SF)

ZONING: HERITAGE AT GRIMES PUD – COMMERCIAL

SETBACKS:
FRONT: 20' FRONTAGE ALONG HWY 141, ALL OTHER 0'
SIDE: 0'
REAR: 0'

PROPOSED BUILDING USES: RESTAURANT/RETAIL

OPEN SPACE CALCULATION:

TOTAL SITE:	=	135,778 SF (3.12 AC.)
BUILDING	=	21,238 SF
PAVED AREAS	=	62,762 SF
SIDEWALK	=	9,539 SF
PATIO	=	962 SF
OPEN SPACE PROVIDED	=	41,277 SF (30%)
OPEN SPACE REQUIRED	=	33,945 SF (25%)
IMPERVIOUS AREA:	=	93,916 SF (69%)

PARKING CALCULATION:

REQUIRED:		
RESTAURANT	10,000 SF (10/1000 SF) =	100 SPACES
RETAIL	11,238 SF (4/1000 SF) =	45 SPACES
PATIO	962 SF (10/1000 SF) =	10 SPACES
REQUIRED:		155 SPACES
PROVIDED:		168 SPACES*

*INCLUDES 6 ACCESSIBLE PARKING SPACES

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

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

THE 2020 EDITION OF THE 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.

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

JOSHUA A. TRYGSTAD, P.E. DATE

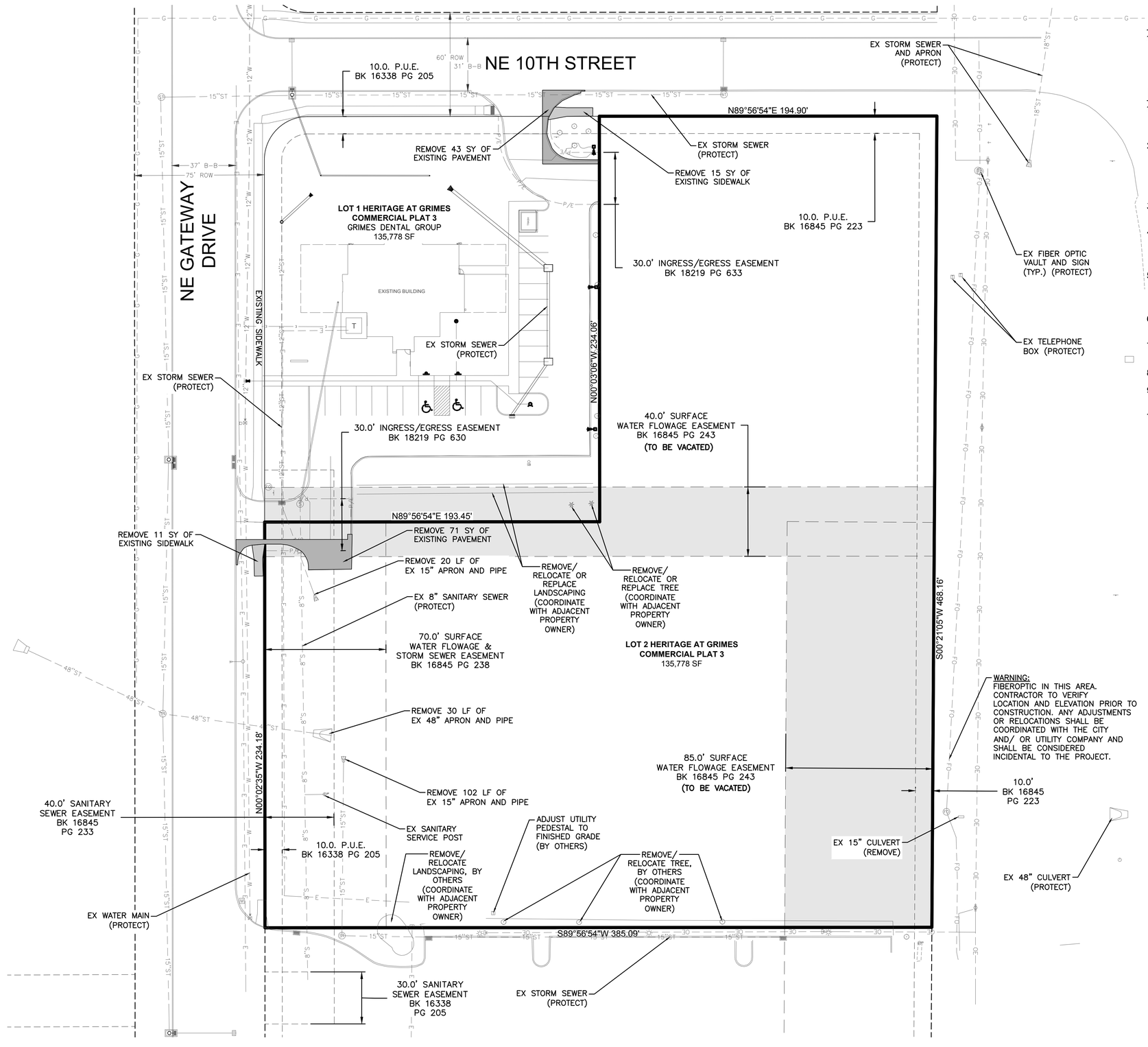
LICENSE NUMBER: 19228
LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS C1.0–C7.0

PRELIMINARY NOT FOR CONSTRUCTION

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 2105.374

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

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PLOTTED BY: TYLER TUTTLE
COMMENT: ENG



TOPOGRAPHIC SURVEY NOTES

1. EXISTING TOPOGRAPHIC SURVEY INFORMATION FOR THE SITE WAS TAKEN FROM PREVIOUSLY PREPARED TOPOGRAPHIC SURVEY AND DESIGN INFORMATION FROM CONSTRUCTION PLANS FOR HOPE COMMERCIAL PLAT 1 AND HOPE COMMERCIAL PLAT 2. SOME IMPROVEMENTS MAY NOT BE INSTALLED. CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ADJACENT CONSTRUCTION ACTIVITIES.

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 DEMOLITION, 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.

REVISIONS	DATE
SECOND SUBMITTAL:	09/30/2021
FIRST SUBMITTAL:	08/24/2021

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

ENGINEER: JAT | TECH:

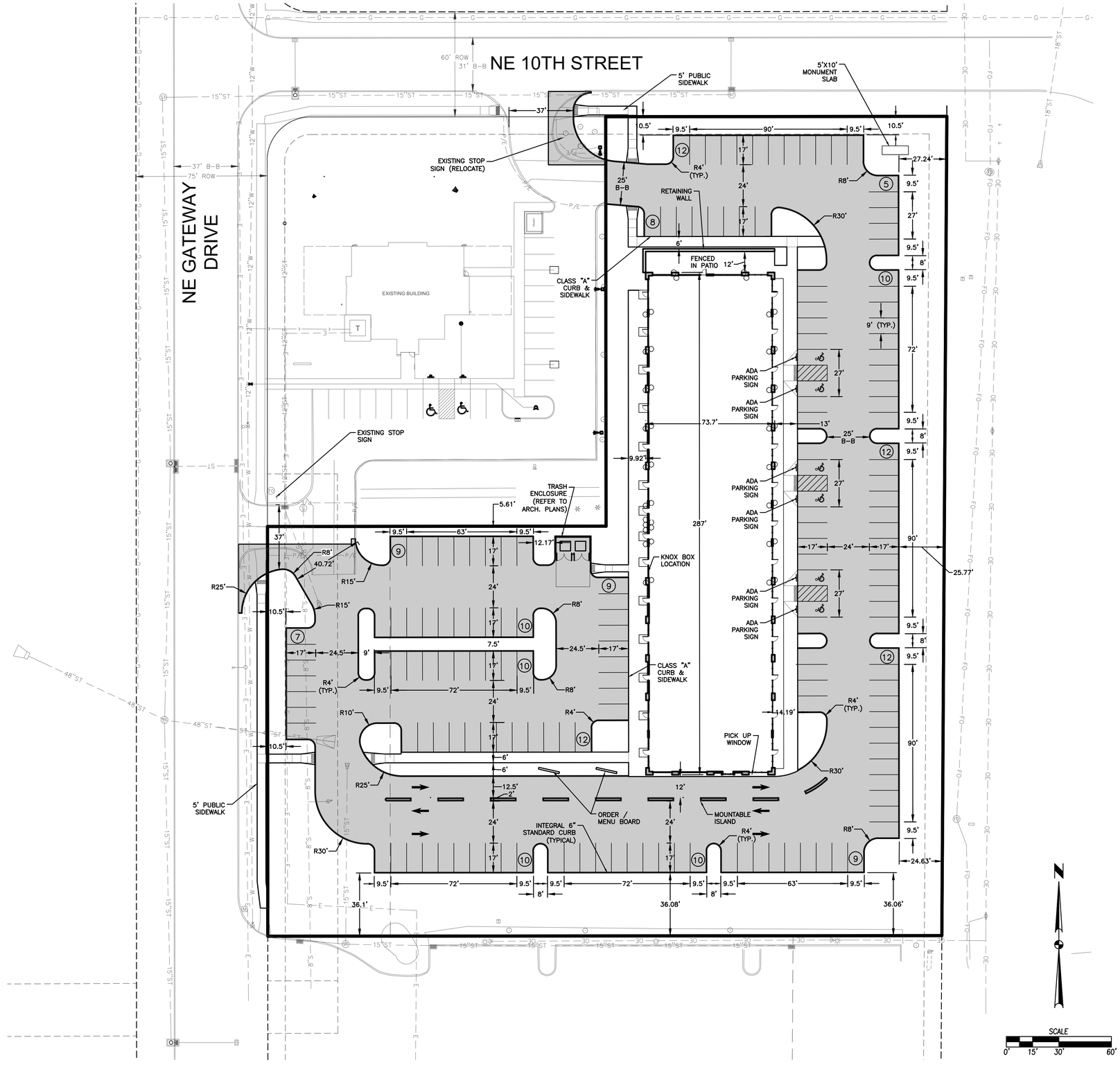
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

HOPE PLAZA 2
TOPOGRAPHIC SURVEY AND DEMOLITION PLAN

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TECH:



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 CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY 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. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
16. 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.
17. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
18. 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.

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.
PATIO	4" P.C.C.
TRAIL	6" P.C.C.
SIDEWALK CURB RAMPS	6" P.C.C.
STANDARD DUTY PAVING	6" P.C.C.
DRIVEWAY PAVING IN ROW	8" P.C.C.
TRASH ENCLOSURE & FRONT 19'	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 CITY HALL.
    - 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 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.

DATE	REVISIONS
09/30/2021	SECOND SUBMITTAL:
08/24/2021	FIRST SUBMITTAL:

3405 S.E. CROSSROADS DRIVE, SUITE G
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PHONE: (515) 369-4400

ENGINEER: JAT | TECH:

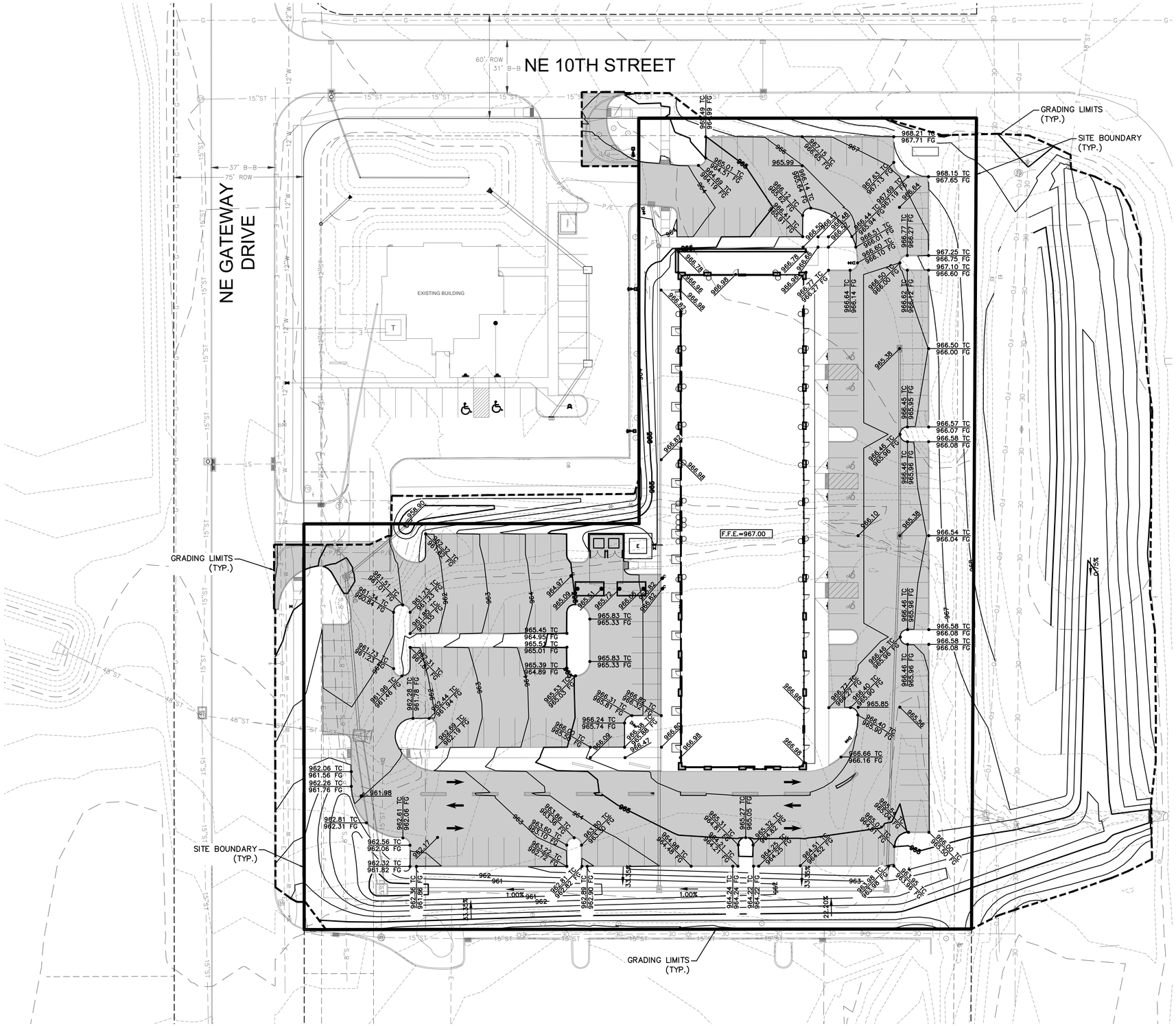
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

HOPE PLAZA 2
DIMENSION PLN

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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 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.

REVISIONS	DATE
FIRST SUBMITTAL:	08/24/2021
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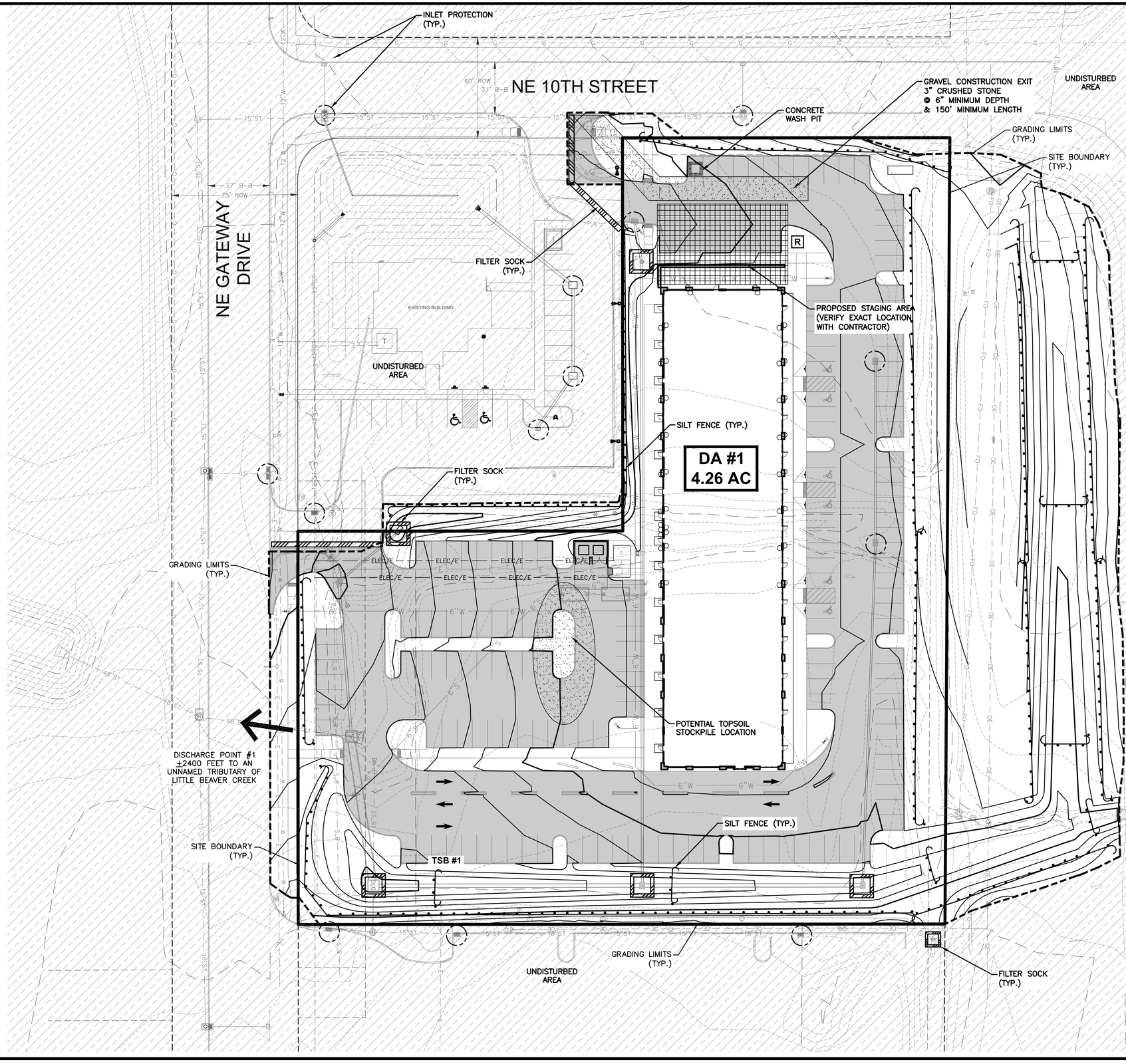
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

HOPE PLAZA 2
GRADING PLAN

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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.

SWPPP LEGEND

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

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,960
2	FILTER SOCK	LF	330
3	SEEDING, FERTILIZING, AND MULCHING	AC	2.38
4	INLET PROTECTION DEVICES	EA	13
5	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO UNNAMED TRIBUTARY OF LITTLE BEAVER CREEK ±2400 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	4.26 ACRES
STORAGE VOLUME REQUIRED (4.26 OF ACRES*3600 CU FT)	15,336 CU FT
VOLUME PROVIDED IN FILTER SOCK (330 LF @ 2.0 CU FT/LF OF SOCK)	660 CU FT
VOLUME PROVIDED IN SILT FENCE IN SWALE (250 LF @ 10 CU FT/LF OF FENCE)	2,500 CU FT
VOLUME PROVIDED IN SILT FENCE (2,710 LF @ 4.5 CU FT/LF OF FENCE)	12,195 CU FT
TOTAL VOLUME PROVIDED	15,355 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.

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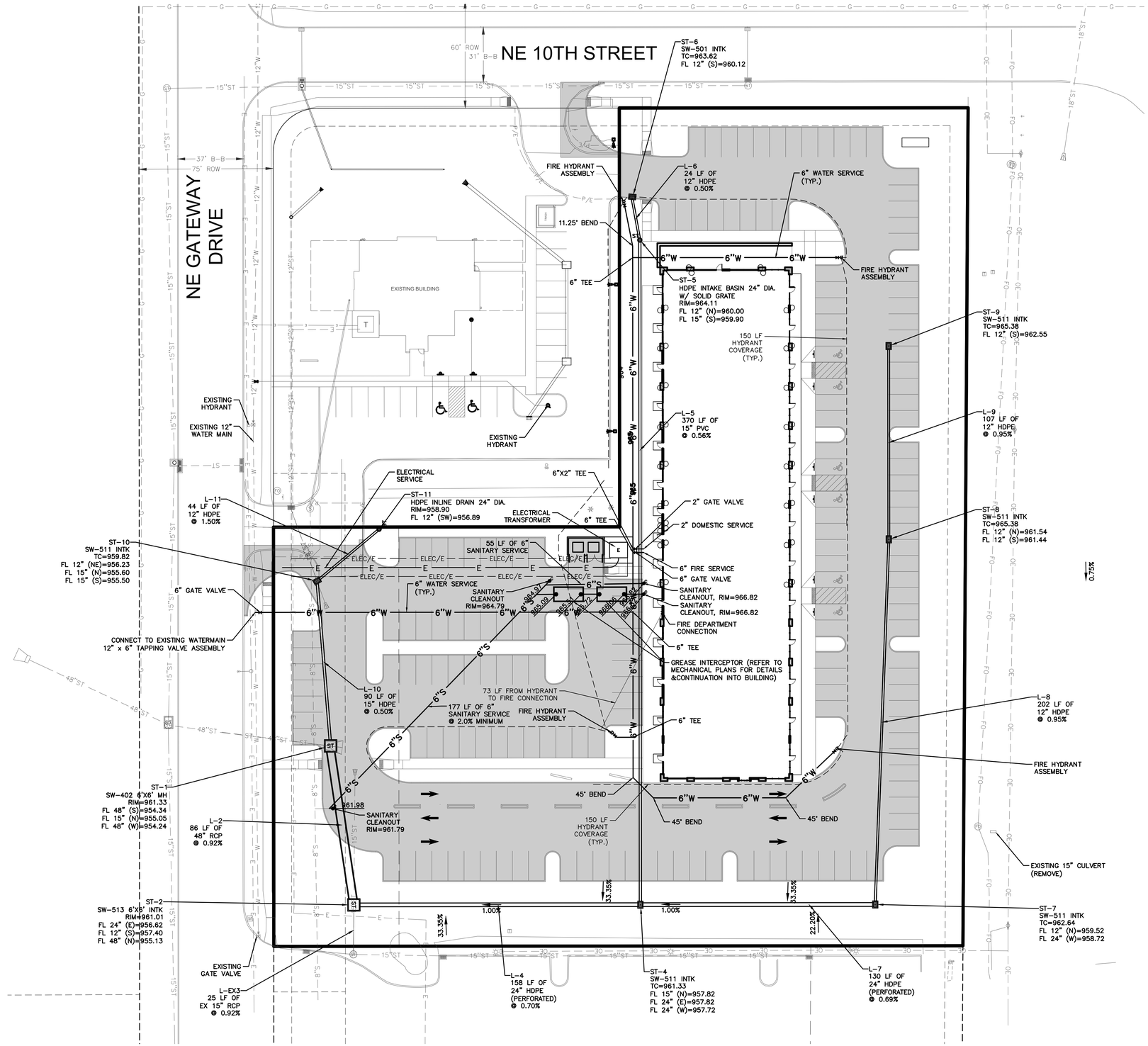
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

HOPE PLAZA 2
EROSION AND SEDIMENT CONTROL PLAN

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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. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES. PERIODIC MAINTENANCE AND CLEANING OF STORM AND SANITARY SEWER MAY BE NECESSARY.
14. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.

WATER MAIN QUANTITIES

6" WATER MAIN	791 LF
11.25° BEND	1 EACH
45° BEND	3 EACH
6" TEE	3 EACH
6"x2" TEE	1 EACH
12"x6" TAPPING VALVE ASSEMBLY	1 EACH
6" VALVE	2 EACH
2" VALVE	1 EACH
FIRE HYDRANT ASSEMBLY	4 EACH

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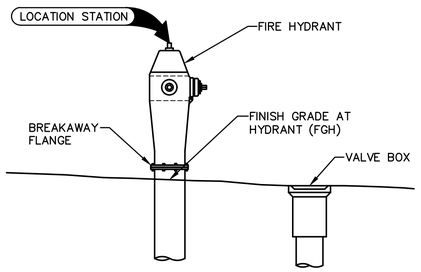
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

HOPE PLAZA 2
UTILITY PLAN

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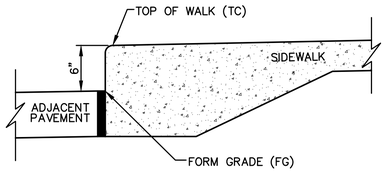
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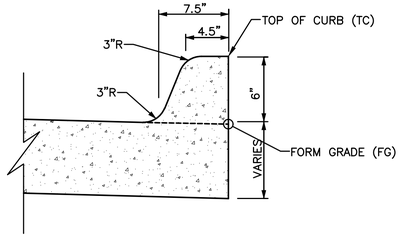
FIRE HYDRANT ASSEMBLY SPOT ELEVATION REFERENCE DETAIL

1 NOT TO SCALE



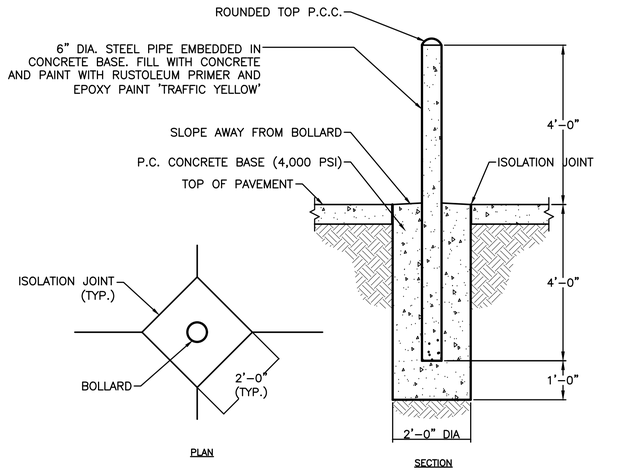
CLASS "A" INTEGRAL CURB AND SIDEWALK SPOT ELEVATION REFERENCE DETAIL

2 NOT TO SCALE



INTEGRAL 6" STANDARD CURB AND SPOT ELEVATION REFERENCE DETAIL

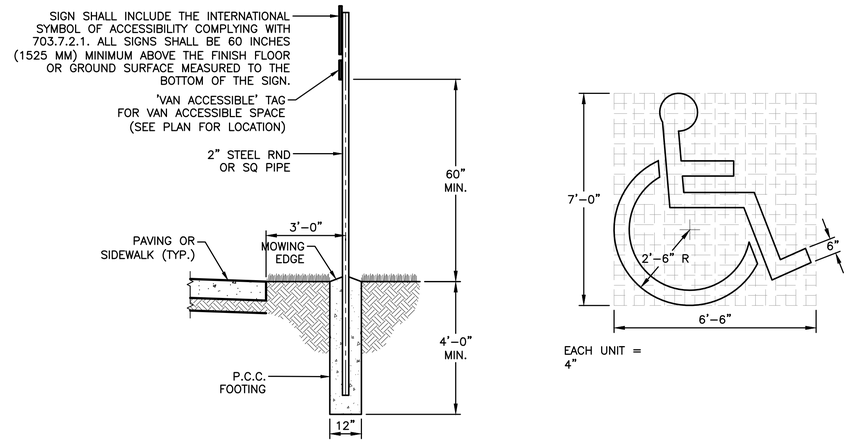
3 NOT TO SCALE



BOLLARD DETAIL

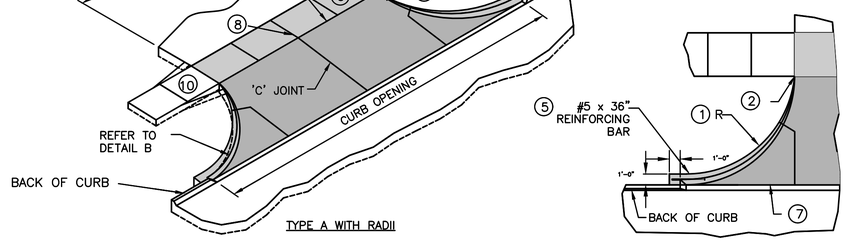
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NOTE: SEE ARCHITECTURAL PLANS FOR BOLLARD LOCATIONS AND SIZES



ADA SIGNAGE DETAILS

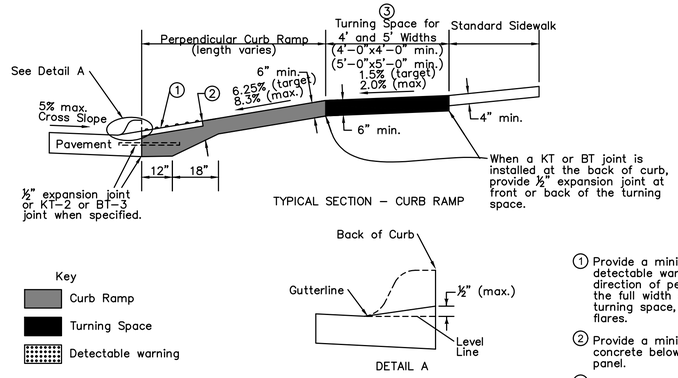
6 NOT TO SCALE



CONCRETE DRIVEWAY TYPE A

7 NOT TO SCALE

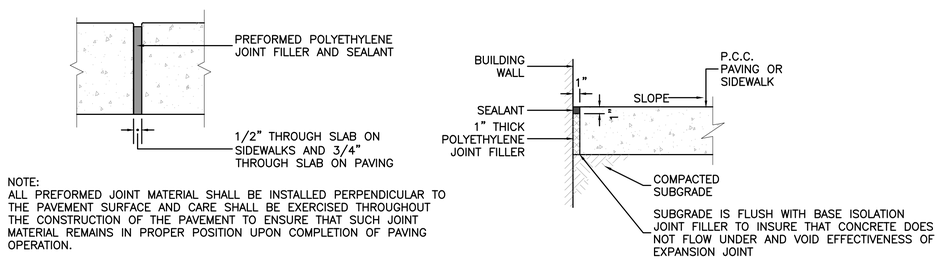
1. DRIVEWAY RADIUS (R).
2. PAVEMENT THICKNESS. RESIDENTIAL: 6 INCHES MINIMUM. COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.
3. SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY.
4. CENTER REINFORCING BAR VERTICALLY IN THE PAVEMENT.
5. MATCH THICKNESS OF ADJACENT ROADWAY, 8 INCHES MINIMUM.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



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%.

GENERAL SIDEWALK AND CURB RAMP DETAILS

4 NOT TO SCALE



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

SUBGRADE IS FLUSH WITH BASE ISOLATION JOINT FILLER TO INSURE THAT CONCRETE DOES NOT FLOW UNDER AND VOID EFFECTIVENESS OF EXPANSION JOINT

ISOLATION JOINTS

8 NOT TO SCALE

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ENGINEER: JAT | TECH:

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

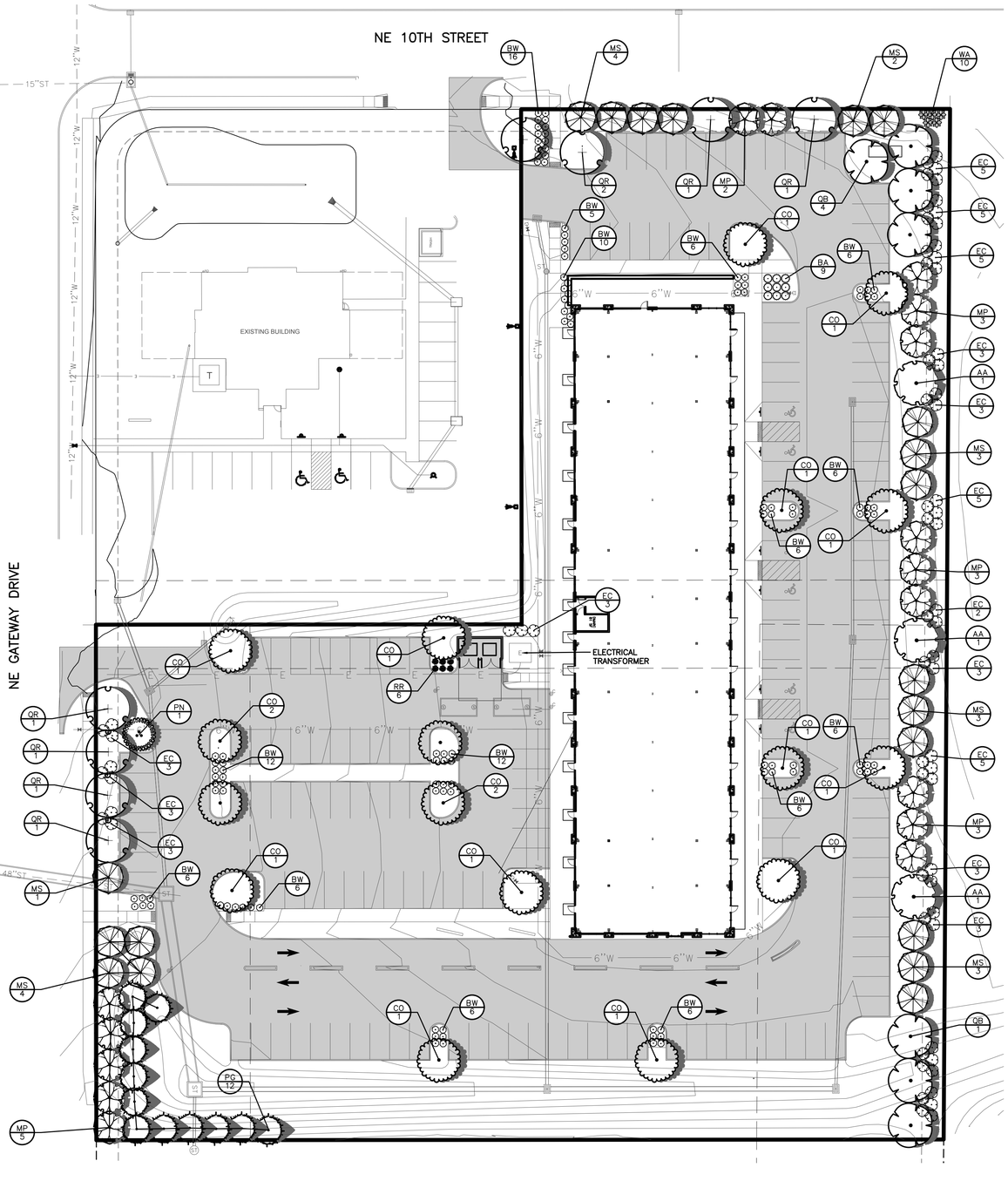
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DETAILS

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LANDSCAPE CALCULATIONS

OPEN SPACE:

REQUIRED:

OVERSTORY TREES (2.5" CALIPER)	= 23
UNDERSTORY TREES (1.5" CALIPER)	= 36
EVERGREEN TREES (6' HEIGHT)	= 12
SHRUBS (5 GALLON)	= 90

PROVIDED:

OVERSTORY TREES (2.5" CALIPER)	= 35
UNDERSTORY TREES (1.5" CALIPER)	= 37
EVERGREEN TREES (6' HEIGHT)	= 12
SHRUBS (5 GALLON)	= 200

STREET FRONTAGE (897 LF):

REQUIRED:

OVERSTORY TREES (2.5" CALIPER)	= 18
UNDERSTORY TREES (1.5" CALIPER)	= 36
SHRUBS (5 GALLON)	= 90

PROVIDED:

OVERSTORY TREES (2.5" CALIPER)	= 18
UNDERSTORY TREES (1.5" CALIPER)	= 36
SHRUBS (5 GALLON)	= 91

INTERIOR ISLANDS (157 PARKING SPACES):

ONE TREE REQUIRED FOR EACH REQUIRED INTERIOR ISLAND

ISLANDS REQUIRED	= 14
ISLANDS PROVIDED	= 14
TREES REQUIRED	= 14
TREES PROVIDED	= 14 (CO)

6 SHRUBS REQUIRED FOR EACH REQUIRED INTERIOR ISLAND

SHRUBS REQUIRED	= 84
SHRUBS PROVIDED	= 84(BW)

NOTE:
STREET FRONTAGE AND PARKING ISLAND PLANTINGS ARE COUNTED TOWARDS OPEN SPACE PLANTING REQUIREMENTS.

LANDSCAPE NOTES

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

HERITAGE AT GRIMES REQUIREMENTS

MINIMUM LANDSCAPE REQUIREMENTS (OPEN SPACE)

2 OVERSTORY TREES (2.5"CALIPER OR LARGER) PER 3,000 SF OF REQUIRED OPEN SPACE
1 UNDERSTORY TREE (1.5"CALIPER OR LARGER) PER 3,000 SF OF REQUIRED OPEN SPACE
1 EVERGREEN TREE (6'HEIGHT OR LARGER) PER 6,000 SF OF REQUIRED OPEN SPACE
6 SHRUBS (#5 OR LARGER) PER 3,000 SF OF REQUIRED OPEN SPACE

MINIMUM LANDSCAPE REQUIREMENTS (STREET FRONTAGE PLANTING & LANDSCAPE BUFFERS)

-LANDSCAPE BUFFERS SHALL BE PLACED BETWEEN ANY COMMERCIAL OR MULTI FAMILY RESIDENTIAL PROPERTY AND ADJACENT SINGLE FAMILY RESIDENTIAL
1 OVERSTORY TREES (2.5"CALIPER OR LARGER) PER 50 LF OF STREET FRONTAGE OR BUFFER
2 UNDERSTORY TREES (1.5"CALIPER OR LARGER) PER 50 LF OF STREET FRONTAGE OR BUFFER
5 SHRUBS (#5 OR LARGER) PER 50 LF OF STREET FRONTAGE OR BUFFER

MINIMUM LANDSCAPE REQUIREMENTS (PARKING LOT PLANTINGS)

VEGETATION IN OFF STREET PARKING AREAS AIDES IN BREAKING UP LARGE OPEN AREAS OF PAVEMENT AND HELPS REDUCE OVERALL NEGATIVE ENVIRONMENTAL IMPACTS ON THE PROPERTY. ALL OFF STREET PARKING AREAS SHALL BE SCREENED FROM VIEW OF PUBLIC RIGHTS OF WAY. PLANTINGS SHALL BE A MINIMUM OF 36 INCHES HIGH AND PROVIDE YEAR ROUND SCREENING. PERENNIAL PLANTS AND ORNAMENTAL GRASSES MAY BE USED IN ADDITION TO SHRUBS, BUT NOT AS THE PRIMARY SCREENING ELEMENT. THE FOLLOWING REQUIREMENTS WILL APPLY TO ALL

OFFSTREET PARKING LOTS WITHIN HERITAGE:

1. LANDSCAPED ISLANDS THROUGHOUT THE PARKING LOT ARE REQUIRED TO HELP BREAK UP THE OVERALL EXPANSE OF PAVEMENT. ISLANDS SHOULD BE EFFECTIVELY PLACED TO ALLOW ACCESS FOR EMERGENCY VEHICLES.
2. LANDSCAPED ISLANDS SHALL BE PLACED, AT A MINIMUM, EVERY TWELVE (12) STALLS WITHIN A ROW OF PARKING. LANDSCAPED ISLANDS SHALL BE EQUAL TO OR LARGER THAN A STANDARD PARKING STALL WITHIN THE LOT.
3. 'TREE DIAMONDS' ARE NOT ALLOWED AS ACCEPTABLE PARKING LOT PLANTING ISLANDS.
4. THE MINIMUM PLANTING REQUIREMENT FOR OFF STREET PARKING AREAS ARE AS FOLLOWS:
   A. 2 OVERSTORY TREES IN EACH LANDSCAPED ISLAND EQUAL TO 2 PARKING STALLS.
   B. 1 OVERSTORY TREE IN EACH LANDSCAPED ISLAND EQUAL TO 1 PARKING STALL.
   C. 12 SHRUBS (#5 OR LARGER) IN EACH LANDSCAPED ISLAND EQUAL TO 2 PARKING STALLS.
   D. 6 SHRUBS (#5 OR LARGER) IN EACH LANDSCAPED ISLAND EQUAL TO 1 PARKING STALLS.

PLANT SCHEDULE

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PG	12	Colorado Blue Spruce	Picea pungens 'Glauca'	B&B, 6' HEIGHT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
MP	16	Prairifire Crab Apple	Malus x 'Prairifire'	B&B, 1.5" CALIPER
MS	20	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER
PN	1	Newport Flowering Plum	Prunus cerasifera 'Newport'	B&B, 1.5" CALIPER
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AA	3	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	B&B, 2.5" CALIPER
CO	17	Common Hackberry	Celtis occidentalis	B&B, 2.5" CALIPER
QB	7	Swamp White Oak	Quercus bicolor	B&B, 2.5" CALIPER
QR	8	Red Oak	Quercus rubra	B&B, 2.5" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
BA	9	Dwarf Red Leaf Japanese Barberry	Berberis thunbergii 'Atropurpurea Nana'	5 GAL
BW	115	Wintergreen Boxwood	Buxus microphylla 'Wintergreen'	5 GAL
EC	65	Compact Burning Bush	Euonymus alatus 'Compactus'	5 GAL
RR	6	Fine Line Buckthorn	Rhamnus frangula 'Fine Line'	5 GAL
WA	5	Wine & Roses Weigela	Weigela florida 'Alexandra' TM	5 GAL

N

SCALE
0' 15' 30' 60'

REVISIONS	DATE
SECOND SUBMITTAL:	09/30/2021
FIRST SUBMITTAL:	08/24/2021

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

CIVIL DESIGN ADVANTAGE

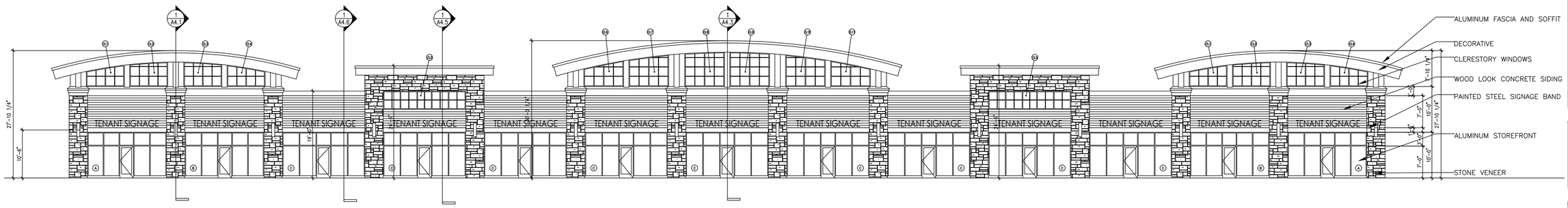
GRIMES, IOWA

HOPE PLAZA 2
LANDSCAPE PLAN

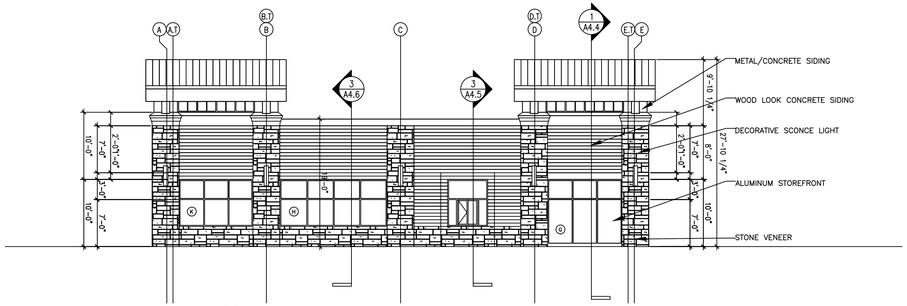
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2105.374

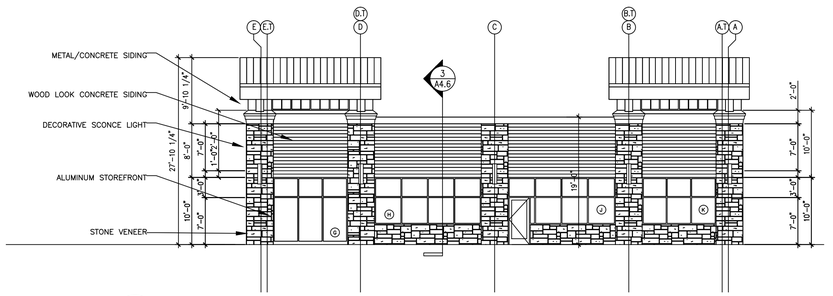
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REF FILES: 2105374-SITE.DWG
PLOTTED BY: TYLER TUTTLE TECH:
PLOTTED: 9/30/2021 5:12 PM COMMENT:
ENG:



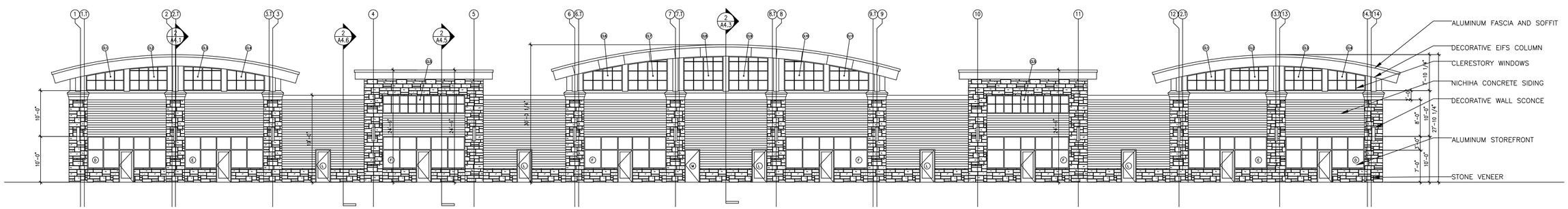
1 / A2.1 EAST ELEVATION-HIGHWAY 141 EXPOSURE
SCALE: 3/32" = 1'-0"



2 / A2.1 SOUTH ELEVATION-DRIVE THRU SIDE
SCALE: 3/32" = 1'-0"



3 / A2.1 NORTH ELEVATION-PATIO SIDE
SCALE: 3/32" = 1'-0"



4 / A2.1 WEST ELEVATION
SCALE: 3/32" = 1'-0"

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ISSUED / REVISION	DATE

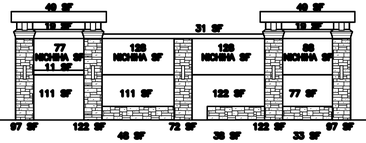
Hope Retail 2
Speculative Retail Building
Grimes, Iowa

JOB NO. 2100335

TITLE ELEVATIONS

SHEET A2.1

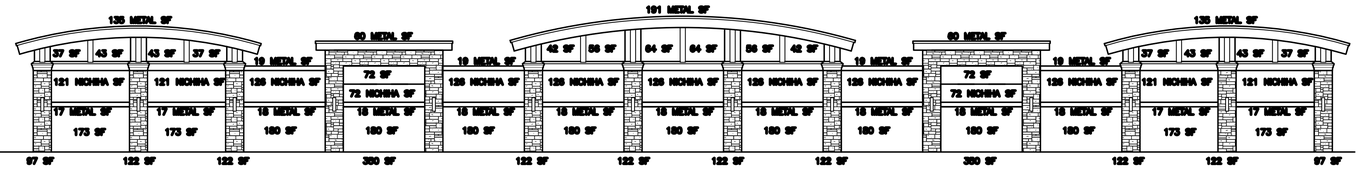
NORTH ELEVATION



GROSS SQUARE FOOTAGE = 1,740 SF
WINDOW SQUARE FOOTAGE = 459 SF
REMAINDER SQUARE FOOTAGE = 1,281 SF

STONE SQUARE FOOTAGE = 629 SF	49.10%	81.97%
NICHIHA SQUARE FOOTAGE = 421 SF	32.87%	
EIFS SQUARE FOOTAGE = 91 SF	7.10%	
METAL SQUARE FOOTAGE = 140 SF	10.93%	

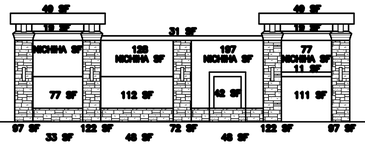
EAST ELEVATION



GROSS SQUARE FOOTAGE = 7,855 SF
WINDOW SQUARE FOOTAGE = 3,100 SF
REMAINDER SQUARE FOOTAGE = 4,755 SF

STONE SQUARE FOOTAGE = 1,870 SF	39.33%	71.09%
NICHIHA SQUARE FOOTAGE = 1,510 SF	31.76%	
EIFS SQUARE FOOTAGE = 492 SF	10.35%	
METAL SQUARE FOOTAGE = 883 SF	18.57%	

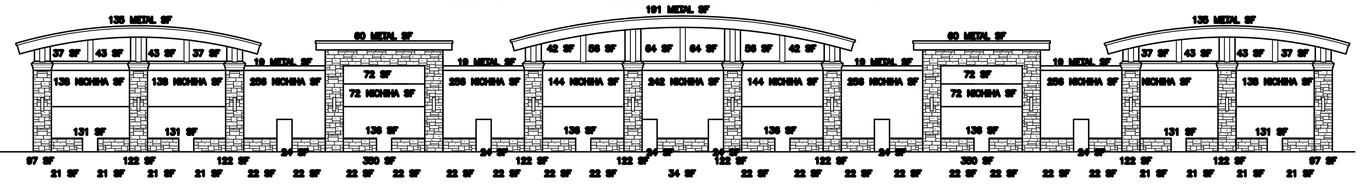
SOUTH ELEVATION



GROSS SQUARE FOOTAGE = 1,740 SF
WINDOW SQUARE FOOTAGE = 380 SF
REMAINDER SQUARE FOOTAGE = 1,360 SF

STONE SQUARE FOOTAGE = 639 SF	46.99%	83.02%
NICHIHA SQUARE FOOTAGE = 490 SF	36.03%	
EIFS SQUARE FOOTAGE = 91 SF	6.69%	
METAL SQUARE FOOTAGE = 140 SF	10.29%	

WEST ELEVATION



GROSS SQUARE FOOTAGE = 7,855 SF
WINDOW SQUARE FOOTAGE = 2,000 SF
REMAINDER SQUARE FOOTAGE = 5,855 SF

STONE SQUARE FOOTAGE = 2,384 SF	40.72%	79.15%
NICHIHA SQUARE FOOTAGE = 2,250 SF	38.43%	
EIFS SQUARE FOOTAGE = 564 SF	9.63%	
METAL SQUARE FOOTAGE = 657 SF	11.22%	

1 MAT MATERIAL PERCENTAGES
SCALE: NOT TO SCALE

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ISSUED / REVISION
DATE

Hope Retail 2
Speculative Retail Building
Grimes, Iowa

JOB NO. 2100335

TITLE
SCHEDULES

SHEET
MAT

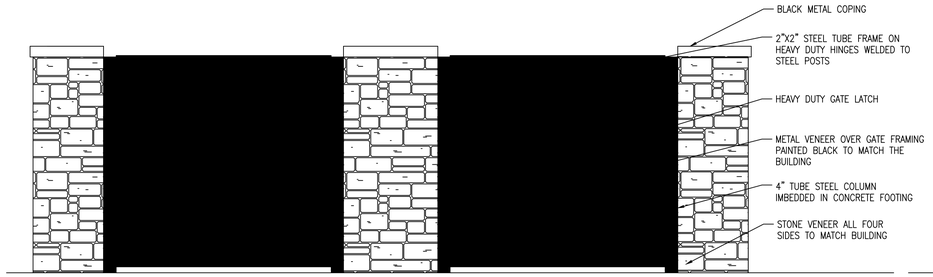




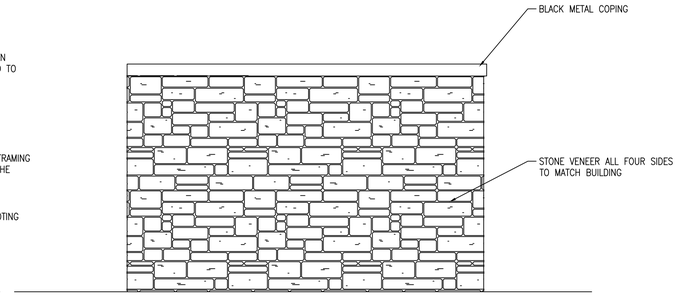




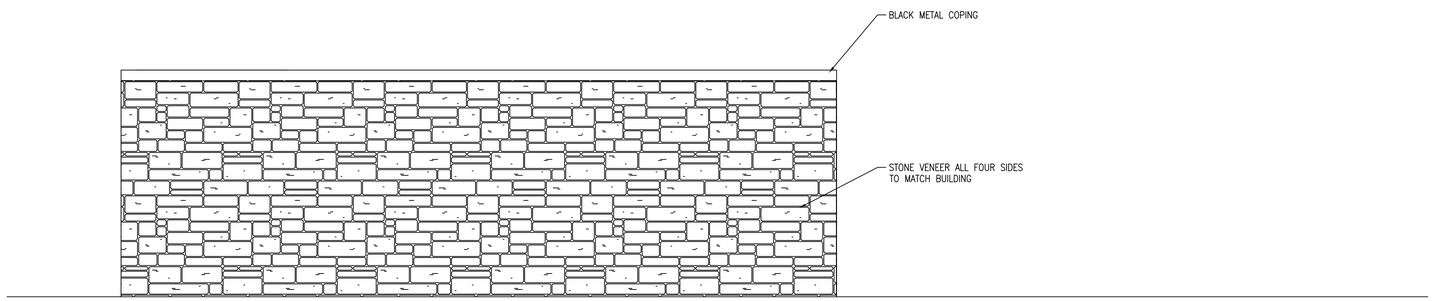




1 TRASH GATE ELEVATION
SCALE: NOT TO SCALE



2 TRASH SIDE ELEVATION
SCALE: NOT TO SCALE



3 TRASH REAR ELEVATION
SCALE: NOT TO SCALE

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ISSUED / REVISION	DATE

Hope Retail 2
Speculative Retail Building
Grimes, Iowa

JOB NO. 2100335

TITLE TRASH ELEVATIONS

SHEET TRASH

Planning & Zoning Staff Report

TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: November 2, 2021
RE: Prairie Business Park 2 – Site Plan Amendment

GENERAL INFORMATION:

Applicant: PMR Realty Group, LLC

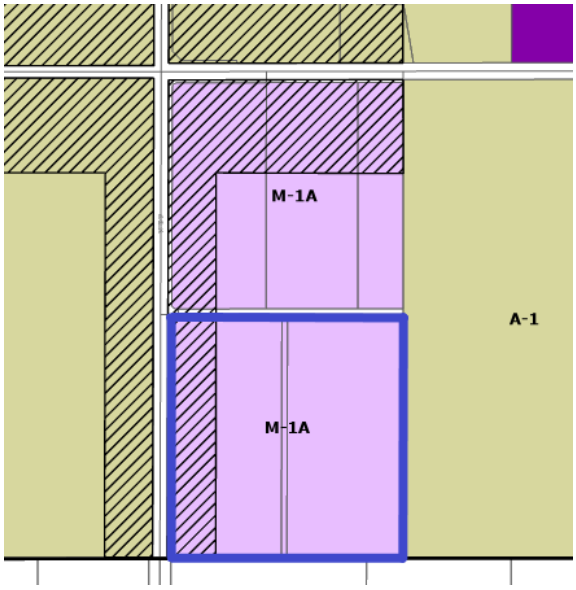
Requested Action Site Plan Amendment

Location 400 SE 41st Street

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Business Park	M1-A
North	Business Park	Business Park	M1-A
South	Vacant	Urbandale	Urbandale
East	Vacant	Business Park	A-1
West	Vacant	Business Park	A-1

BACKGROUND:

The site plan for Prairie Business Park Plat 2 was previously approved in 2017. The applicant is requesting approval of a site plan amendment, which will reduce the building width from 302' to 262' and therefore increase the spacing between the loading dock areas. The proposed building is planned to be 262,000 square feet which is reduced from the previously approved 302,000 sf building. The site is not located within an overlay district.

ANALYSIS:

Building/Elevations:

The proposed building will be principally constructed of precast to match the existing building on site with glazed storefront and awnings. Loading docks will be located on the west side of the building to create a loading corridor between the two buildings.

Site Layout:

There is one existing shared driveway along SE 41st Street. An additional driveway is proposed off of SE 41th Street on the northeast side of the site. The site will also have access from S James Street through the existing site to the west. Pedestrian connectivity to the site is provided along S James Street and SE 41st Street. New Sidewalk will be constructed along SE 41st Street to the eastern edge of the property. A sidewalk connection into the site will be provided from SE 41st Street.

Pole mounted light fixtures will be installed within the parking lot and ground mounted up lighting match the existing buildings on site.

Parking:

The site provides more than the required number of parking spaces but does not provide more than 25% above the minimum number of parking spaces. Therefore, no additional open space is required. The site can provide 675 parking spaces but the parking can be installed in phases based on the needs of each future tenant.

Landscaping/Streetscape:

The site is required to provide a minimum of 10% open space. As proposed, the site will provide 10.11%. Because the site is not located with an overlay district, there are no required

landscaping standards for the site. However, when the site plan was previously approved, landscape standards were proposed for the site. The proposed landscape plan meets those landscape standards. Landscaping will be provided consistent with the site to the west with landscaping along SE 41st Street, along the storefront side of the building, within parking islands, and to screen the loading and outdoor storage corridor.

Utilities:
An 8" sanitary sewer main is existing between the buildings with service lines stubbed for the proposed building.

The water services for the building will connect to the existing water main between the buildings. The proposed building will be fitted with a fire suppression system, therefore the appropriate FDC and hydrant spacing is provided.

Storm water detention is being handled via a regional detention basin north of the site.

STAFF RECOMMENDATION:
Staff would recommend approval of the Site Plan Amendment for Prairie Business Park 2, 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

~~October 21, 2021~~
October 27, 2021

Kirkham Michael
Attn: Greg Cabalka
11021 Aurora Ave
Urbandale, IA 50322

RE: Prairie Business Park Plat 2 Site Plan Amendment

Dear Mr. Cabalka:

The Development Services Department is in receipt of a proposed Site Plan Amendment for the Prairie Business Park Plat 2. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. ~~We are going to change the street name to SE 41st St to be consistent with our street grid. That would mean this parcel address would need to change. We are proposing to assign an address of 400 SE 41st St. We can approve the address/street name change at the same time the site plan is approved.~~

2. The NPDES permit has been suspended and needs to be renewed before construction can begin.

3. Provide a SWPPP control map showing the area of disturbance, the discharge point of the site, location of the building, storm intake locations, construction entrance, staging area, concrete washout, dumpster location, portable toilet location, sediment control locations, and a quantities tab calling out all the above items including temporary and permanent stabilization.

4. ~~Please label transformer location and provide landscape screening from the right-of-way.~~

Sheet 1.0:

1. ~~Update City of Grimes Standard notes.~~

2. ~~Please update address to 400 SE 41st St.~~

Sheet 6.2B:

1. ~~Label the slope and cross slope of the ADA parking spaces.~~

2. ~~Label ADA sign locations and provide detail.~~

Sheet 8:

1. ~~Please add another hydrant on the east side of the building to provide the appropriate coverage.~~

Sheet 9:

1. ~~Provide required vs provided landscape quantity calculations.~~

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:	October 27, 2021 **(1 PDF of Site plan with Elevation Plan included)**
PLANNING & ZONING:	November 2, 2021 at 5:30 at the Grimes City Hall
COUNCIL MEETING:	November 23, 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

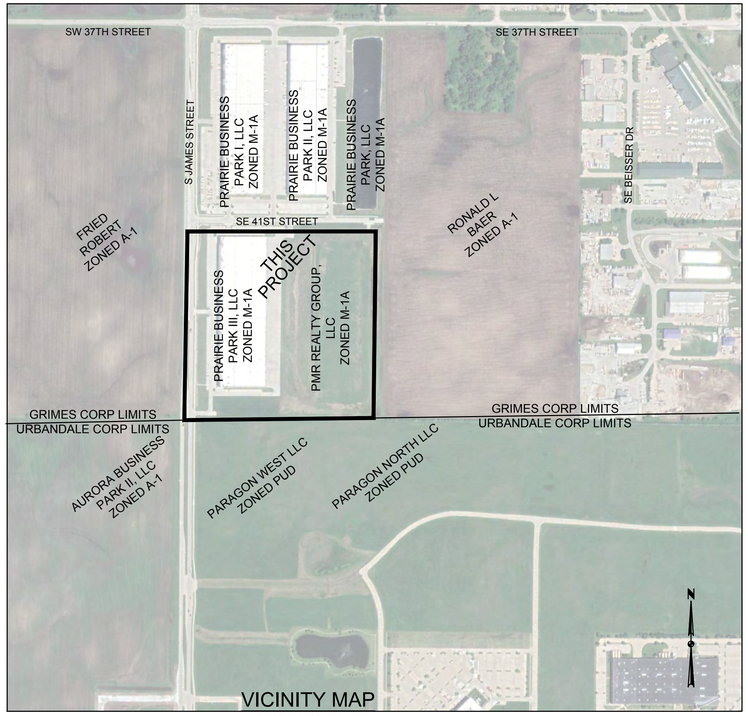
Prairie Business Park II
City of Grimes,
Polk County, Iowa

Site Plan Revision #2

LEGEND

FEATURES	EXISTING	PROPOSED
PI, PC, PT, POT, POST	⊙	
Bench Mark	⊙	
Section Corner	▲	△
Iron Monument	●	○
ROW Marker	■	□
ROW Rail	H	H
Easement Line		
Property Line	PL	PL
Right-of-Way Line		
Corporate Line		
Fence (Barbed, Field, Hog)	X	X
Fence (Chain Link)		
Fence (Wood)		
Fence (Decorative w/ Pillars)		
Tree Line		
Bush		
Coniferous Tree		
Deciduous Tree		
Bush To Be Removed		
Coniferous Tree To Be Removed		
Deciduous Tree To Be Removed		
Underground Telephone	UGT	UGT
Underground Electric	P	P
Overhead Electric	OP	OP
Underground Television	TV	TV
Overhead Television	OTV	OTV
Water Main	W	W
Sanitary Sewer	SAN	SAN
Fiber Optic	FO	FO
Gas main	G	G
Storm sewer Manhole		○
Storm Sewer Intake		
Sanitary sewer Manhole		○
Fire Hydrant		
Area Intake		
Water Valve	W	⊗
Telephone Pole		
Telephone Pedestal		
Guy Anchor		
Power Pole with Light		
Power Pole		
Light Pole		
Traffic Signal		
Gas Valve	G	
Water Well	Well	
Mail Box	BMB	
Soil Boring		
Utilize as Constructed		UAC
Not in Contract		NIC
Proposed Paving		
Building Setback Line		BSL
Public Utility Easement		PUE

IOWA ONE CALL
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www.iowaonecall.com
811 Know what's below. Call before you dig.



VICINITY MAP

APPROXIMATE SCALE 1"=500'

OWNER / DEVELOPER
PMR REALTY GROUP LLC
R&R INVESTORS LTD
CONTACT: STEVEN K GAER
1080 JORDAN CREEK PARKWAY, SUITE 200 N.
WEST DES MOINES, IOWA 50266
PHONE: 515-974-5261
EMAIL: gaer.steve@rrrealty.com

ENGINEER / SURVEYOR
KIRKHAM MICHAEL
CONTACT: GREG D CABALKA
11021 AURORA AVENUE
URBANDALE, IOWA 50322
PHONE: 515-393-4777
EMAIL: gcabalka@kirkham.com

ARCHITECT
FARNSWORTH GROUP
CONTACT: JERRY PURDY
14225 UNIVERSITY AVENUE SUITE 110
WAUKEE, IA 50263
PHONE: 515-225-3469
EMAIL: jpurdy@f-w.com

SITE ADDRESS
WEST BUILDING
4201 S JAMES STREET
GRIMES, IOWA 50111

EAST BUILDING
400 SE 41ST STREET
GRIMES, IOWA 50111

PROPERTY DESCRIPTION
LOT 1 AND 2, PRAIRIE BUSINESS PARK PLAT 2
SITE CONTAINS 36.85 ACRES (1,605,227 SF)

ZONING
ZONING
M-1A, COMMERCIAL AND LIMITED LIGHT INDUSTRIAL (WITH RESTRICTIONS)
RESTRICTIONS

1. *Building Materials – The entire building shall be glass, brick, brick panels, stone, cast stone, ornamental concrete block, or decorative colored precast concrete panels. EFIS shall be less than 10% of the entire building face. Metal buildings are not allowed, however decorative metal accents of less than 10% may be utilized. At least 25% of the exterior building walls facing city ROW shall have variation of building facade (glazing, alternate building materials, change in colors, articulation in the walls or change in parapet height) of which 12.5% shall be glass.*
2. *Landscaping – All landscaping shall be as per the HWY 141 Zone 2 Landscaping Requirements with the following exceptions:*
   - 2.1. *Greenspace requirement shall be 10%.*
   - 2.2. *Trees shall be 1 tree per thousand square feet of required greenspace.*
   - 2.3. *Shrubs shall be 2 shrubs per thousand square feet of required greenspace.*
   - 2.4. *No flowers or shrubs shall be required around buildings.*
   - 2.5. *Tree spacing along City right of way shall be a minimum 100 foot spacing.*
   - 2.6. *Continuous hedge will not be required along the right of way.*
3. *Buffering – All loading dock areas facing City ROW shall be fully screened with an opaque fence, decorative wall, or special landscaping. All dumpster's shall be screened from public streets.*
4. OUTSIDE USES
   - 4.1. Outside storage is not allowed except as detailed in 4.2 below. outside area shall not be utilized for manufacturing or any associated type of work.
   - 4.2. In the overlay area as shown and described below, outside storage will be allowed. An opaque fence bordering the storage are shall be installed and maintained at all times that outside storage is being utilized. Outside area shall not be utilized for manufacturing or any associated type of work.
5. *Zoning – Zoning allowed for this parcel shall include any use permitted uses in the C-2 District and the M1- A District except for the following; Automobile body & fender repair, wrecking or used parts yard, lumber yards & building material sale yards, storage & sale of livestock feed, and grain storage & grain drying facilities.*
6. *Developer agrees that these zoning conditions shall apply to the entire 39.58 acres described as the SW 1/4 of the NW 1/4 of Section 17-79-25 less 1.21 acres of road ROW which is currently in an easement for public highway, less 0.65 acres of future road ROW for S. James Street, less 0.86 acres of future road ROW for SE 46h Street.*

PROPERTY IS NOT LOCATED WITHIN ZONE 1 OR 2 OF THE HIGHWAY CORRIDOR

ALL ADJACENT PROPERTIES WITHIN 1000 FEET, TO THE SOUTH IS ZONED PUD, TO THE NORTH IS ZONED M-1A AND THIS PROJECT IS A CONTINUATION OF, ALL OTHER PROPERTIES ARE ZONE A-1

BULK REQUIREMENTS (M-1A)

A. *FRONT YARD SETBACK – 25 FOOT*
B. *SIDE YARD SETBACK – NONE REQUIRED EXCEPT WHEN ADJACENT TO ANY "R" DISTRICT OR STREET RIGHT OF WAY LINE, IN WHICH CASE – 25 FEET*
C. *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*
D. *MAXIMUM HEIGHT – 50 FEET*
E. *MAXIMUM NUMBER OF STORIES – NO LIMITATION*

CONSTRUCTION SCHEDULE
PHASE 1 COMPLETED SPRING 2019
PHASE 2 SCHEDULE TENTATIVELY FOR FALL 2021

PROPOSED USE
GENERAL WAREHOUSING/DISTRIBUTION.
A SPECIFIC CLIENT/TENANT HAS NOT BEEN ESTABLISHED.

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 posts shall be Telespar 2"x2"square tube galvanized steel (14-gauge min.) with 7/16"knock-out style perforations that are pre-punched.*

Last Updated: 3.12.2021

NOTES:

1. *UTILITY WARNING:*
   THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND / OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFY LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION.
2. *LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE FOR SANITARY AND INSIDE WALL TO INSIDE WALL FOR STORM SEWER.*
3. *ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND METHOD.*
4. *NOTIFY ENGINEER AND CITY OF GRIMES AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.*
5. *BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MINIMUM DENSITY PER SUDAS.*
6. *ADJUSTMENT OF EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.*
7. *DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON INFORMATION AVAILABLE AT THE TIME OF LAYOUT. DEVIATIONS MAY BE NECESSARY IN THE FIELD, ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION.*
8. *THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS PRIOR TO STARTING WORK.*
9. *DUMPSTER'S WILL BE IN THE LOADING DOCK AREA AND WILL BE SCREENED BY THE TREES ON THE NORTH AND SOUTH ENDS OF THE THE LOADING DOCK'S.*

CONTROL POINTS: (Original control not verified)

1. *NW CORNER NW1/4 NW1/4 N= 604361.27, E= 1559948.60, ELEV= 999.96*
2. *NE CORNER NW1/4 NW1/4 N= 604369.81, E= 1561258.95*
3. *SE CORNER NW1/4 NW1/4 N= 603053.35, E= 1561260.30, ELEV= 996.57*
4. *SW CORNER NW1/4 NW1/4 N= 603046.94, E= 1559949.55, ELEV= 1003.16*

CITY BENCHMARKS

G9I-001 BURY BOLT ON FH AT THE NE CORNER S JAMES STREET AND SE 37TH STREET INTERSECTION. ELEVATION = 998.06

G9I-002 SE BOLT ON FH NORTH SIDE OF SE37TH STREET BY LOT ADDRESS 455. ELEVATION = 1001.96

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11.0-11.2	JOINTING AND SPOT ELEVATIONS
A11	PROPOSED BUILDING ELEVATIONS
ALT1	SOUTHWEST DRIVEWAY ALTERNATE

LICENSED PROFESSIONAL ENGINEER
GREGORY D. CABALKA
21393
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.

GREGORY D. CABALKA, PE — DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021.
LICENSE NO. 21393
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1.0, 2.0, 3.0, 4.0, 5.0, 6.0-6.6, 7.0, 7.1, 8.0, 9.0, 10.0, 10.1, 11.0, 11.1, AND 11.2

KIRKHAM MICHAEL

revisions
3 10/27/2021 Site Plan Rev. #3 City Comments
2 5/15/2021 Site Plan Revision #2 Review
1 1/10/2019 Site Plan Revision #1

Iowa

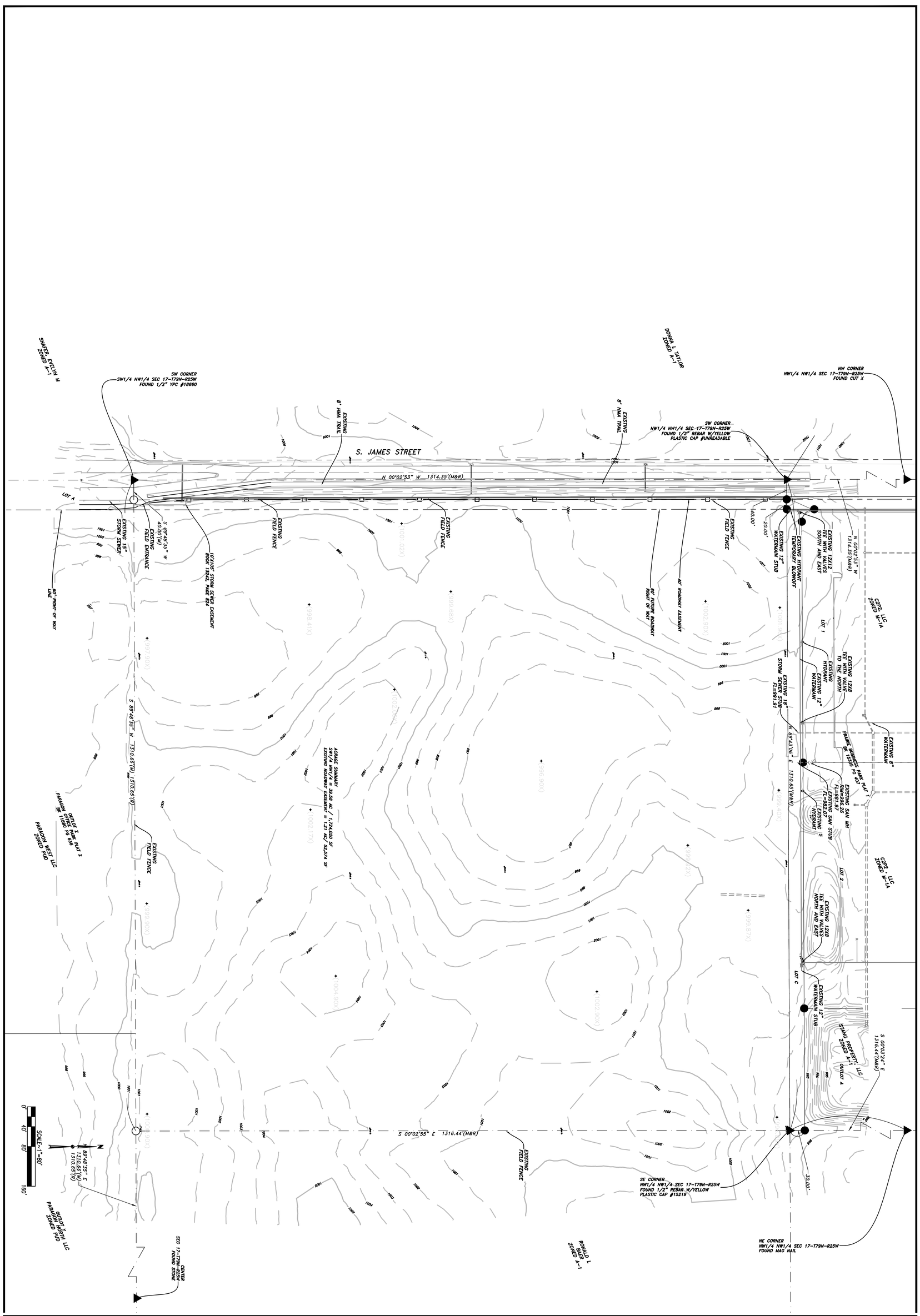
PRAIRIE BUSINESS PARK II
LOOTS PROPERTY
SW1/4 NW1/4 NW1/4 SEC 17-T79N-R25W

Grimes

COVER SHEET

date MAY 2021
designed BEL
checked GDC
km no. 17057607

SHEET 1.0 of



SHEET	date	designed	checked	km no.
2.0 of	MAY 2021	DEL	GDC	1705607

EXISTING CONDITIONS

PRAIRIE BUSINESS PARK II
LOOTS PROPERTY
SW1/4 NW1/4 SEC 17-T79N-R25W

Grimes Iowa

revisions

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KIRKHAM MICHAEL



REMOVAL NOTES:

1. *CONCRETE CURB AND GUTTER;*
   A. *GRIND EXISTING CURB IN LOCATIONS SHOWN.*
2. *REMOVE FENCE ON WEST PROPERTY LINE.*
3. *VEGETATION;*
   A. *REMOVE ALL TREES. THESE ARE ALL SMALL VOLUNTEER TREES THAT ARE IN THE EXISTING FENCE LINE.*
4. *ALL MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.*

N

SCALE:~1"=120'

0' 60' 120' 240'

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PRAIRIE BUSINESS PARK II
LOOTS PROPERTY
SW1/4 NW1/4 SEC 17-T79N-R25W

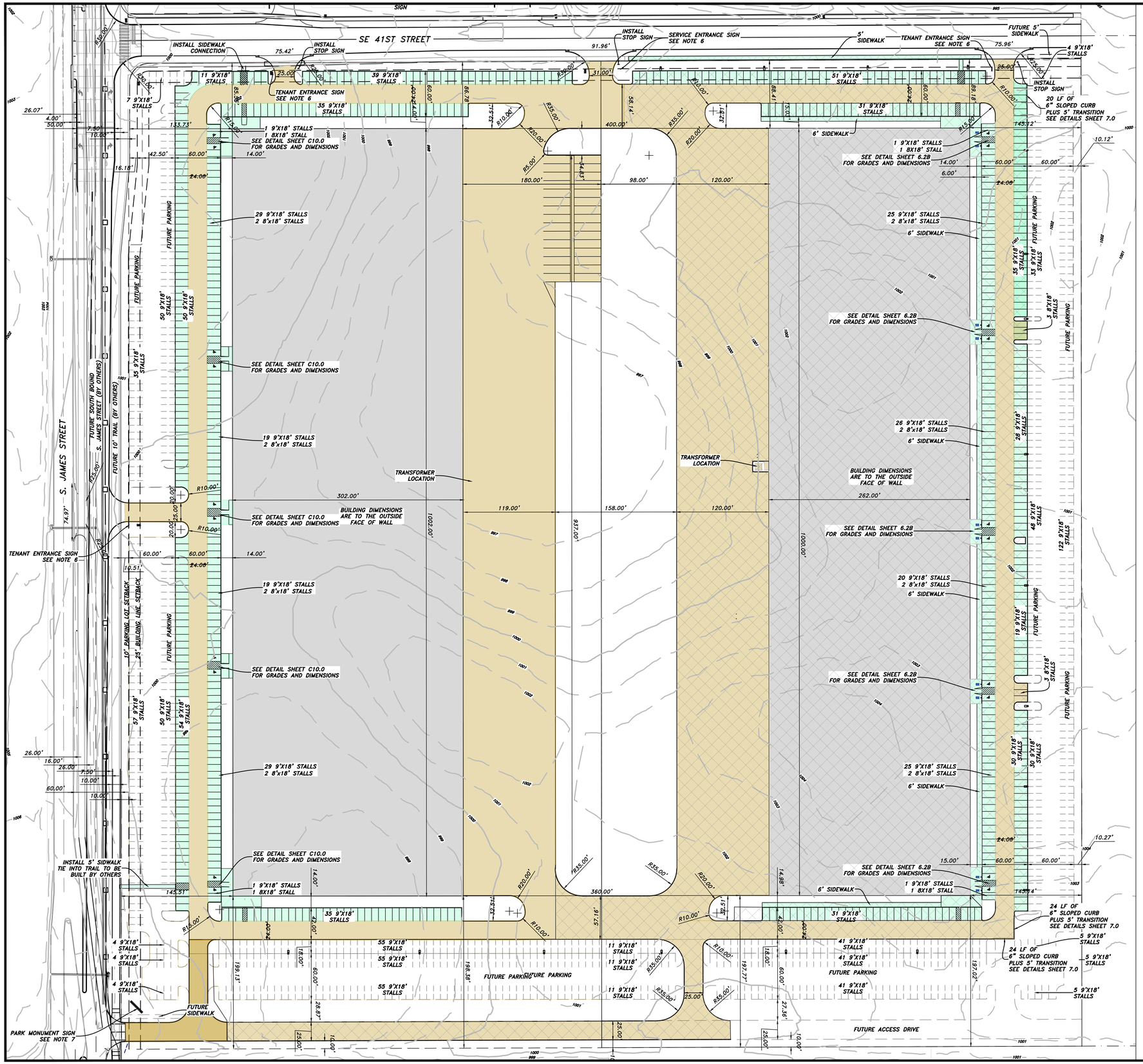
Grimes

Iowa

REMOVALS

date MAY 2021
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km # 1705607

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CONSTRUCTION NOTES:

1. PAVEMENT: PROVIDE THE FOLLOWING:
   - A. ENTRANCE DRIVES SHALL BE 7" PCC THICKNESS WITH A MINIMUM 12" SUBGRADE PREP COMPACTED TO 95% STANDARD PROCTOR DENSITY
   - B. 6" PCC THICKNESS FOR DRIVES AND LOADING DOCK PARKING AREAS WITH A MINIMUM 12" SUBGRADE PREP COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   - C. 5" PCC THICKNESS FOR COMMUTER VEHICLE PARKING AREAS.
   - D. ALL CURBS SHALL BE 6" PCC INTEGRAL CURB AND GUTTER.
   - E. 4" PCC THICKNESS FOR ALL SIDEWALKS.
   - F. A FUTURE 5' SIDEWALK WILL BE REQUIRED ALONG THE SE 40TH STREET AT WHICH TIME THE STREET IS INSTALLED AND THE CITY REQUESTS IT. THESE INSTALLATION WILL BE THE SOLE RESPONSIBILITY OF THE OWNER. THE 10' PEDESTRIAN TRAIL ALONG S. JAMES STREET WILL BE INSTALLED WITH THE WIDENING OF S JAMES STREET BY OTHERS.
2. UTILITIES:
   - A. COORDINATE ELECTRIC WITH MID AMERICAN ENERGY
   - B. COORDINATE GAS CONNECTIONS WITH BLACK HILLS ENERGY PRIOR TO CONSTRUCTION.
   - C. COORDINATE COMMUNICATION SERVICES WITH PROVIDER PRIOR TO CONSTRUCTION.
3. SEE ARCHITECTURAL PLANS FOR DETAILED BUILDING DESIGN INFORMATION
4. ALL SITE LIGHTING SHALL BE HORIZONTALLY MOUNTED CUT-OFF LUMINARIES. LIGHT POLES NOT TO EXCEED 25 FEET IN HEIGHT. NO LIGHT SHALL BE ALLOWED TO SPILL TO ADJACENT PROPERTIES. SEE LIGHTING PLANS FOR LOCATIONS AND DETAILS.
5. DUMPSTER'S SHALL BE LOCATED IN THE LOADING DOCK. THE EXACT LOCATIONS WILL BE DETERMINED WITH THE FUTURE TENANTS. THEY WILL BE SCREENED BY THE BLUE SPRUCE TREES ON THE NORTH AND SOUTH ENDS OF THE LOADING DOCKS.
6. ALL ENTRANCE SIGNS TO BE SET 3' FROM BACK OF CURB AND 11' FROM RIGHT OF WAY LINE.
7. SIGNS TO BE SET 46' NORTH OF SOUTH PROPERTY LINE AND 11' FROM S. JAMES STREET RIGHT OF WAY LINE.

SITE CONTAINS 36.85 ACRES (1,605,227 SF) INCLUDES 0.03 ACRES (1,387 SF) OF EXISTING ROADWAY EASEMENT

SITE DATA FOR TOTAL BUILD OUT

801,342	S.F.	LOT 1, PRAIRIE BUSINESS PARK II	18.40	ACRES
803,885	S.F.	LOT 2, PRAIRIE BUSINESS PARK II	18.45	ACRES
1,605,227	S.F.	NET SITE AREA	36.85	ACRES

560,000 S.F. BUILDINGS
883,075 S.F. PAVED SURFACES ON SITE (INCLUDES OUTDOOR STORAGE AREA)
1,443,075 S.F. PAVED AND BUILDING AREA (FULL BUILD)

156,943 S.F. GREENSPACE ON SITE
10.11% GREENSPACE (10% REQUIRED)

PHASE 1 PARKING
10 HANDICAP STALLS (8 SPACES REQUIRED)
NOTE: 1ST BAY OF PARKING ADJACENT TO BUILDING HAS A 1.5% GRADE TO ACCOMMODATE ADDITIONAL HANDICAP STALLS IF NEEDED)
320 NON HANDICAP STALLS
330 PARKING STALLS PROVIDED (1.100 PER 1000 S.F.)
300 PARKING STALLS REQUIRED (1 PER 1000 S.F.)
364 FUTURE PARKING STALLS PROVIDED
694 TOTAL PARKING STALLS FOR FULL PHASE 1(2.313 PER 1000 S.F.)
4 ADDITIONAL HANDICAP STALLS WILL BE REQUIRED WHEN/IF ALL FUTURE PARKING IS INSTALLED.
15 11'X35' CUBE TRUCK PARKING STALLS
79 12'X100' FUTURE TRAILER PARKING STALLS
UNKNOWN NUMBER OF EMPLOYEES (A SPECIFIC CLIENT/TENANT HAS NOT BEEN ESTABLISHED.)

PHASE 2 PARKING
10 HANDICAP STALLS (8 SPACES REQUIRED)
NOTE: 1ST BAY OF PARKING ADJACENT TO BUILDING HAS A 1.5% GRADE TO ACCOMMODATE ADDITIONAL HANDICAP STALLS IF NEEDED)
329 NON HANDICAP STALLS
339 PARKING STALLS PROVIDED (1.304 PER 1000 S.F.)
260 PARKING STALLS REQUIRED (1 PER 1000 S.F.)
399 FUTURE PARKING STALLS PROVIDED
737 TOTAL PARKING STALLS FOR FULL PHASE 2(2.835 PER 1000 S.F.)
5 ADDITIONAL HANDICAP STALLS WILL BE REQUIRED WHEN/IF ALL FUTURE PARKING IS INSTALLED.
64 12'X60' FUTURE TRAILER PARKING STALLS
UNKNOWN NUMBER OF EMPLOYEES (A SPECIFIC CLIENT/TENANT HAS NOT BEEN ESTABLISHED.)

TOTAL PARKING
20 HANDICAP STALLS (25 SPACES REQUIRED)
NOTE: 1ST BAY OF PARKING ADJACENT TO BUILDING HAS A 1.5% GRADE TO ACCOMMODATE ADDITIONAL STALLS IF NEEDED AT THE TIME OF FULL BUILD OUT OF THE PARKING LOTS THE LOCATION OF ADDITIONAL HANDICAP STALLS WILL BE PLACED AT THE LOCATIONS OF GREATEST BENEFIT.)
649 NON HANDICAP STALLS
669 PARKING STALLS PROVIDED (1.159 PER 1000 S.F.)
560 PARKING STALLS REQUIRED (1 PER 1000 S.F.)
763 FUTURE PARKING STALLS PROVIDED
1,432 TOTAL PARKING STALLS FOR FULL BUILD (2.557 PER 1000 S.F.)
PARKING LOT SETBACKS ARE 10 FEET.

- 8.5" PAVEMENT W/ 6" MODIFIED SUB-BASE, PHASE 1
- 6" PAVEMENT, PHASE 1
- 5" PAVEMENT, PHASE 1
- 8.5" PAVEMENT W/ 6" MODIFIED SUB-BASE, PHASE 2
- 6" PAVEMENT, PHASE 2
- 5" PAVEMENT, PHASE 2

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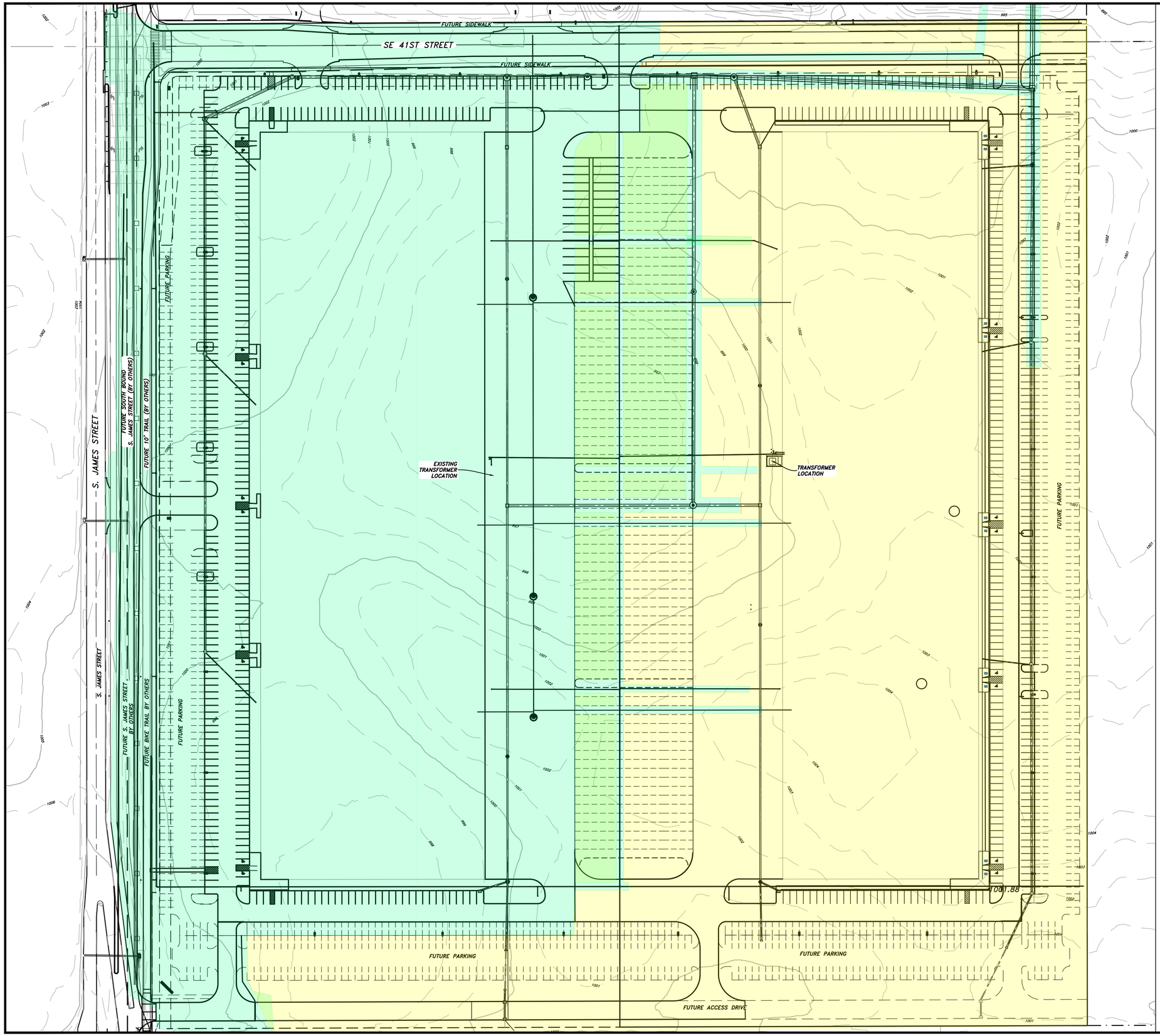
revisions
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PRAIRIE BUSINESS PARK II
LOOTS PROPERTY
SW1/4 NW1/4 SEC 17-T79N-R25W
Grimes
Iowa

SITE PLAN

date MAY 2021
designed DEL
drawn DEL
checked GDC
kmi no. 1705607

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PHASE 1 CONSTRUCTION: (HIGHLIGHTED IN GREEN)

1. *ALL WATER MAIN TO SERVICE THE WEST BUILDING INCLUDING THE MAIN ALONG JAMES STREET AND THE MAIN AND SERVICES THROUGH THE LOADING DOCK AREA WITH SERVICES TO BOTH BUILDINGS.*
2. *ALL STORM SEWER WITH THE EXCEPTION OF THE SLOT DRAIN THAT SERVICES THE EAST BUILDING LOADING DOCK INCLUDING THE INTAKE CONNECTED TO THE SOUTH, AND THE STORM SEWER THAT SERVICES THE EAST PARKING LOT.*
3. *ALL SANITARY SEWER INCLUDING SERVICES TO BOTH BUILDINGS.*
4. *THE WEST BUILDING.*
5. *MONUMENT SIGNS FOR THE WEST BUILDING*
6. *CONNECTION TO S. JAMES STREET.*
7. *SE 40TH STREET, STARTING AT THE END OF RETURN ON S. JAMES STREET TO THE EAST SIDE OF THE LOADING DOCK SERVICE ENTRANCE.*

PHASE 2 CONSTRUCTION: (HIGHLIGHTED IN YELLOW)

1. *THE REMAINING WATER MAIN TO SERVICE THE EAST HALF OF THE SITE AND THE SE 46TH STREET WATER MAIN EXTENSION.*
2. *THE SLOT DRAIN FOR THE EAST BUILDING LOADING DOCK INCLUDING THE INTAKE CONNECTED TO THE SOUTH, AND THE EAST PARKING LOT STORM SEWER. THE OUTFALL SEWER FOR THE EXISTING STORM WATER DETENTION FACILITY ON OUTLOT A, PRAIRIE BUSINESS PARK PLAT 1, WILL NEED UP-SIZED FROM 24" TO 36".*
3. *THE EAST BUILDING.*
4. *THE REMAINING MONUMENT SIGNS.*
5. *SE 40TH STREET TO THE EAST PROPERTY LINE.*

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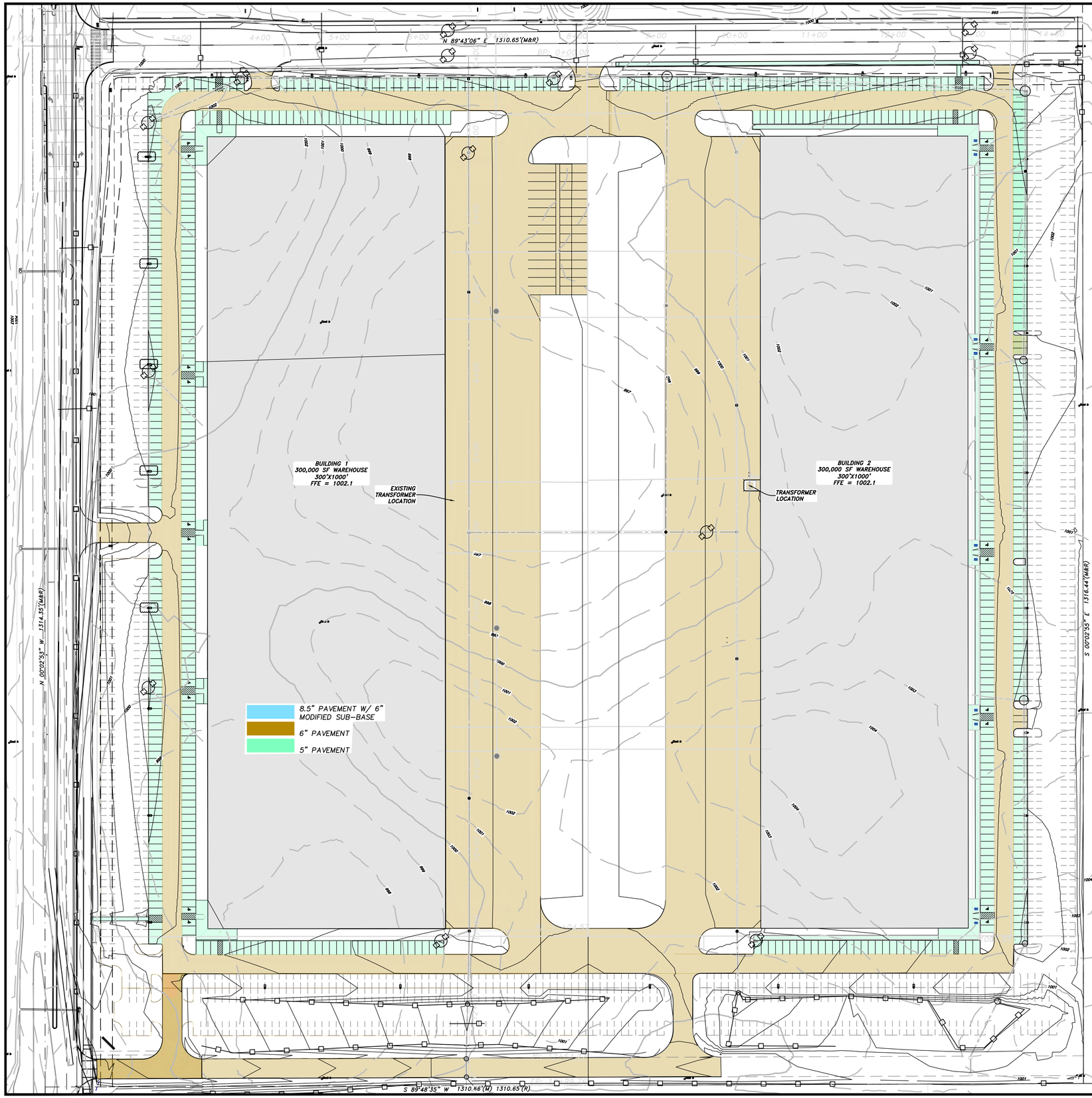
PRAIRIE BUSINESS PARK II
LOOTS PROPERTY
SW1/4 NW1/4 SEC 17-T79N-R25W

Grimes

PHASING PLAN

date MAY 2021
designed DLE
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km # 17105607

SHEET 5.0 of



GRADING NOTES:

1. ALL SPOT ELEVATIONS ARE AT TOP OF FINISHED SURFACES. SPOT ELEVATIONS SHOWN AT CURBS ARE AT THE GUTTER LINE. ADD 6" TO CALCULATE TOP OF CURB ELEVATION.
2. UTILITY WARNING–THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND /OR RECORDS OBTAINED. THE SURVEYOR AND ENGINEER MAKE NO GUARANTEE THAT UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND ENGINEER DO NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION.
3. STABILIZATION OF THE DETENTION BASIN AREA SHALL BE COMPLETED IMMEDIATELY AFTER FINAL GRADE ARE ACHIEVED.
4. SEED OR SOD ALL AREAS DISTURBED BY CONSTRUCTION, THIS INCLUDES ANY AREAS OF THE SITE THAT DO NOT HAVE GRASS ESTABLISHED.
5. PROVIDE SILT FENCE WHERE SHOWN ON PLANS OR AS DIRECTED BY THE ENGINEER OR SITE SUPERVISOR. SILT FENCING AND OTHER EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PAVING AND SODDING OPERATIONS HAVE BEEN COMPLETED AND TURF GRASS IS ESTABLISHED.
6. SURROUND INTAKES WITH 10'X10' SILT FENCE PRIOR TO PAVING. REPLACE WITH FILTER SOCK FOLLOWING PAVEMENT INSTALLATION.
7. STRIP EXISTING TOPSOIL ON ALL AREAS TO BE GRADED AND SPREAD TO A MIN. 8" DEPTH ON ALL NON–PAVED AREAS DISTURBED BY CONSTRUCTION. CONTRACTOR TO PROVIDE ADDITIONAL TOP SOIL AS MAY BE NEEDED TO ENSURE SPECIFIED DEPTH IN ALL AREAS.
8. VERIFY ALL EXISTING SPOT ELEVATIONS SHOWN IN RELATIONSHIP TO PROPOSED ELEVATIONS AND ENSURE POSITIVE DRAINAGE ON ALL PROPOSED IMPROVEMENTS. NOTIFY ENGINEER OF ANY DISCREPANCIES.
9. BERM ALL ISLAND AREAS 6" ABOVE BACK OF CURB ELEVATION OR AS SHOWN ON PLAN TO ENSURE POSITIVE DRAINAGE OR AS DIRECTED BY THE OWNER.
10. EARTHWORK PHASE 1 GRADING VOLUMES

CUT	~~56,188~~ 54,868 CY
FILL	~~75,931~~ 74,113 CY (INCLUDES 1.30 SHRINK FACTOR)
BUILDING PAD 6" PCC, 6" ROCK	11,208 CY
STREET PAVING 8.5" PCC, 6" ROCK	~~1,400~~ 1,102 CY
PAVING 5"	872 CY
PAVING 6"	~~3,415~~ 3,377 CY
FOOTING SPOILS	NOT INCLUDED
NET FILL	~~2,843~~ 2,648 CY

EARTH WORK VOLUMES ARE PROVIDED AS REFERENCE ONLY. THE ENGINEER MAKES NO WARRANTY EXPRESSED OR IMPLIED AS TO THE ACTUAL SHRINK FACTOR OR FINAL QUANTITIES THAT WILL BE REQUIRED TO COMPLETE THE SITE GRADING. ALL EARTH WORK FOR THIS PROJECT WILL BE ONSITE. NO IMPORT OR EXPORT OF EARTH WILL BE REQUIRED.

11. EARTHWORK PHASE 2 GRADING VOLUMES

CUT	12,335 CY
FILL	28,465 CY (INCLUDES 1.20 SHRINK FACTOR)
BUILDING PAD 6" PCC & 6" ROCK	9,704 CY
ESTIMATED FOOTING SPOILS	1,938 CY
PAVING 5"	1,024 CY
PAVING 6"	3,815 CY TO BE ADJUSTED ON SITE
NET CUT	351 CY

EARTH WORK VOLUMES ARE PROVIDED AS REFERENCE ONLY. THE ENGINEER MAKES NO WARRANTY EXPRESSED OR IMPLIED AS TO THE ACTUAL SHRINK FACTOR OR FINAL QUANTITIES THAT WILL BE REQUIRED TO COMPLETE THE SITE GRADING.

12. NO ADDITIONAL GEOTECHNICAL EXPLORATION HAS BEEN COMPLETED SINCE PHASE 1 CONSTRUCTION. A GEOTECHNICAL REPORT COMPLETED WITH PHASE 1 BY THIELE GEOTECH INC, TG PROJECT NO. 02.17059.00 COMPLETED JUNE 27, 2017.

POLLUTION PREVENTION NOTES:

A. EROSION PROTECTION

1. THE CONTRACTOR SHALL COMPLY WITH ALL SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE. THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, AND LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND DUST POLLUTION FROM THIS PROJECT SITE AND ALL OFF–SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OF AS A RESULT OF PERFORMANCE.
2. THE CONTRACTOR WILL HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING OWNERS. IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 INCLUDING CREATING AND MAINTAINING THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING BUT NOT LIMITED TO THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, SWPPP, SITE INSPECTION DIARY, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS IN VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
3. A "NOTICE OF DISCONTINUATION" MUST BE FILED BY THE OWNER WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

POLLUTION PREVENTION PLAN:

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT FROM THESE PLAN DRAWINGS. THE CONTRACTOR SHALL GENERATE, UPDATE AND FOLLOW THE SWPPP FROM THIS DESIGN. THE CONTRACTOR SHALL REFER TO THE SWPPP FOR ADDITIONAL CONSTRUCTION REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
2. THE SWPPP SHALL ILLUSTRATE GENERAL MEASURES TO BE TAKEN FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL ACTIONS NECESSARY FOR COMPLIANCE WITH PERMIT REQUIREMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT NO. 2 AND SWPPP, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
   a. MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEANING OF SILT CONTROL DEVICES SHALL BEGIN WHEN THE FEATURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
   b. INSPECTION OF THE PROJECT AREA AND CONTROL DEVICES BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR EVERY SEVEN CALENDAR DAYS. THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS SHALL BE EXPEDITIOUSLY RECORDED IN THE SWPPP WITH A COPY SUBMITTED TO THE OWNER AND ALL CO–PERMITTIES DURING CONSTRUCTION. THE CONTRACTOR SHALL REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
   c. DAILY CLEANING OF DIRT AND DEBRIS FROM ADJACENT PROPERTIES, STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES.
   d. PROVIDING SILT FENCE, FILTER SOCK, OR EQUIVALENT PROTECTION WHERE SHOWN IN THE PLAN. UTILIZE 10'X10' SILT FENCE OR FILTER SOCK PROTECTION AROUND ALL INLETS, INTAKES, AND FLARED END SECTIONS.
   e. INSTALLING RIPRAP, TURF–REINFORCING MATS, EROSION CONTROL BLANKETS, OR MULCH AS NECESSARY TO REDUCE EROSION OF SOILS AT CRITICAL LOCATIONS.
   f. SEEDING AND MULCHING UNDEVELOPED, DISTURBED AREAS WITH COMMERCIALLY AVAILABLE TEMPORARY SEED MIX OR PERMANENT SEED MIX/SOD AS SOON AS PRACTICAL UPON COMPLETION OR DELAY OF GRADING OPERATIONS. SEED MIXTURE AND MULCH APPLIED IN ACCORDANCE WITH SUPPLIER'S RECOMMENDATIONS.
   g. COORDINATING LOCATIONS OF STAGING AREAS WITH THE OWNER. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN: JOB TRAILERS, FUELING/VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT AREA. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT AND ALL WASTE TO BE REMOVED FROM THE SITE UPON PROJECT COMPLETION.
   h. IF CHANGE IN OWNERSHIP OCCURS THE IOWA DNR SHALL BE NOTIFIED OF TRANSFER WITHIN 30 DAYS. TRANSFER NOTIFICATION SHALL INCLUDE THE NEW OWNERS NAME AND CONTACT INFORMATION.
   i. SEE PART III SECTION D.2.A.(2).(c) OF THE IOWA DNR GENERAL PERMIT NO. 2 EFFECTIVE 10.1.2012 REGARDING TOPSOIL REQUIREMENTS.
   j. REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION" UNLESS DIRECTED OTHERWISE BY THE OWNER.

CONTROL POINTS
NW CORNER NW1/4 NW1/4 N= 604361.27, E= 1559948.60, ELEV= 999.96
NE CORNER NW1/4 NW1/4 N= 604369.81, E= 1561258.95, ELEV=
SE CORNER NW1/4 NW1/4 N= 603053.35, E= 1561260.30, ELEV= 996.57
SW CORNER NW1/4 NW1/4 N= 603046.94, E= 1559949.55, ELEV= 1003.16

CITY BENCHMARKS
G9I–ONE SE BOLT ON FH NORTH SIDE OF SE37TH STREET BY LOT ADDRESS 455. ELEVATION = 1001.96

SCALE~1"=60'
0' 30' 60' 120'

KIRKHAM MICHAEL

revisions
3 10/27/2021 Site Plan Rev. #3 City Comments
2 5/15/2021 Site Plan Revision #2 Review
1 1/10/2019 Site Plan Revision #1

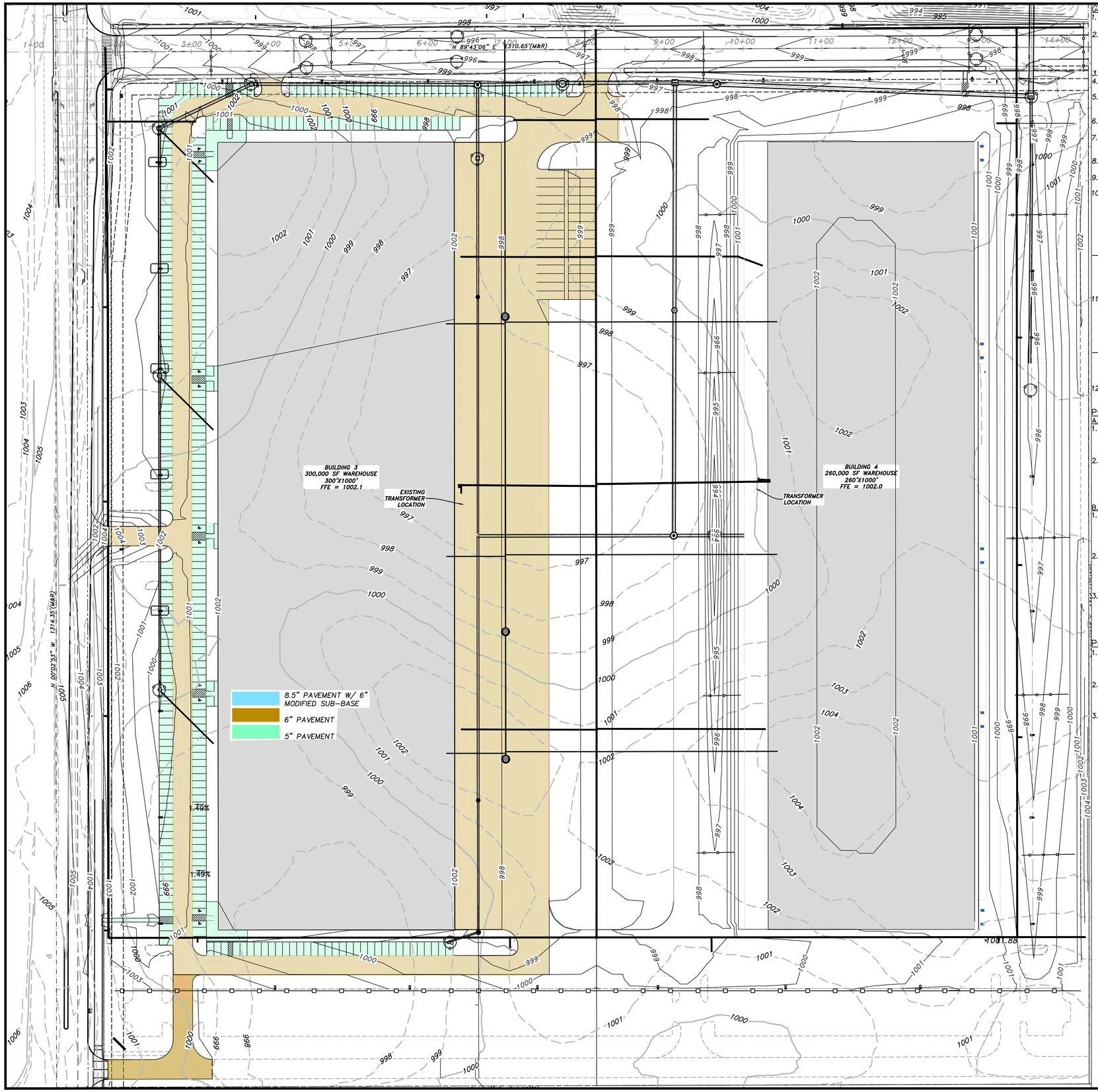
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PRAIRIE BUSINESS PARK II
LOOTS PROPERTY
SW1/4 NW1/4 SEC 17-T79N-R25W

GRADING PLAN
FULL BUILD

date MAY 2021
designed MJH
checked GDC
km # 1705607

SHEET 6.0 of



GRADING NOTES:

1. ALL SPOT ELEVATIONS ARE AT TOP OF FINISHED SURFACES. SPOT ELEVATIONS SHOWN AT CURBS ARE AT THE GUTTER LINE. ADD 6" TO CALCULATE TOP OF CURB ELEVATION.
2. UTILITY WARNING-THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND /OR RECORDS OBTAINED. THE SURVEYOR AND ENGINEER MAKE NO GUARANTEE THAT UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND ENGINEER DO NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION.
3. STABILIZATION OF THE DETENTION BASIN AREA SHALL BE COMPLETED IMMEDIATELY AFTER FINAL GRADE ARE ACHIEVED.
4. SEED OR SOD ALL AREAS DISTURBED BY CONSTRUCTION, THIS INCLUDES ANY AREAS OF THE SITE THAT DO NOT HAVE GRASS ESTABLISHED.
5. PROVIDE SILT FENCE WHERE SHOWN ON PLANS OR AS DIRECTED BY THE ENGINEER OR SITE SUPERVISOR. SILT FENCING AND OTHER EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PAVING AND SODDING OPERATIONS HAVE BEEN COMPLETED AND TURF GRASS IS ESTABLISHED.
6. SURROUND INTAKES WITH 10'X10' SILT FENCE PRIOR TO PAVING. REPLACE WITH FILTER SOCK FOLLOWING PAVEMENT INSTALLATION.
7. STRIP EXISTING TOPSOIL ON ALL AREAS TO BE GRADED AND SPREAD TO A MIN. 8" DEPTH ON ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION. CONTRACTOR TO PROVIDE ADDITIONAL TOP SOIL AS MAY BE NEEDED TO ENSURE SPECIFIED DEPTH IN ALL AREAS.
8. VERIFY ALL EXISTING SPOT ELEVATIONS SHOWN IN RELATIONSHIP TO PROPOSED ELEVATIONS AND ENSURE POSITIVE DRAINAGE ON ALL PROPOSED IMPROVEMENTS. NOTIFY ENGINEER OF ANY DISCREPANCIES.
9. BERM ALL ISLAND AREAS 6" ABOVE BACK OF CURB ELEVATION OR AS SHOWN ON PLAN TO ENSURE POSITIVE DRAINAGE OR AS DIRECTED BY THE OWNER.
10. EARTHWORK PHASE 1 GRADING VOLUMES

CUT	~~56,188~~ 54,868 CY
FILL	~~75,931~~ 74,113 CY (INCLUDES 1.30 SHRINK FACTOR)
BUILDING PAD 6" PCC, 6" ROCK	11,208 CY
STREET PAVING 8.5" PCC, 6" ROCK	~~1,400~~ 1,102 CY
PAVING 5"	872 CY
PAVING 6"	~~3,415~~ 3,377 CY
FOOTING SPOILS	NOT INCLUDED
NET FILL	~~2,848~~ 2,648 CY

EARTH WORK VOLUMES ARE PROVIDED AS REFERENCE ONLY. THE ENGINEER MAKES NO WARRANTY EXPRESSED OR IMPLIED AS TO THE ACTUAL SHRINK FACTOR OR FINAL QUANTITIES THAT WILL BE REQUIRED TO COMPLETE THE SITE GRADING. ALL EARTH WORK FOR THIS PROJECT WILL BE ONSITE. NO IMPORT OR EXPORT OF EARTH WILL BE REQUIRED.

11. EARTHWORK PHASE 2 GRADING VOLUMES

CUT	12,335 CY
FILL	28,465 CY (INCLUDES 1.20 SHRINK FACTOR)
BUILDING PAD 6" PCC & 6" ROCK	9,704 CY
ESTIMATED FOOTING SPOILS	1,938 CY
PAVING 5"	1,024 CY
PAVING 6"	3,815 CY TO BE ADJUSTED ON SITE
NET CUT	351 CY

EARTH WORK VOLUMES ARE PROVIDED AS REFERENCE ONLY. THE ENGINEER MAKES NO WARRANTY EXPRESSED OR IMPLIED AS TO THE ACTUAL SHRINK FACTOR OR FINAL QUANTITIES THAT WILL BE REQUIRED TO COMPLETE THE SITE GRADING.

12. NO ADDITIONAL GEOTECHNICAL EXPLORATION HAS BEEN COMPLETED SINCE PHASE 1 CONSTRUCTION. A GEOTECHNICAL REPORT COMPLETED WITH PHASE 1 BY THIELE GEOTECH INC, TG PROJECT NO. 02.17059.00 COMPLETED JUNE 27, 2017.

POLLUTION PREVENTION NOTES:

A. EROSION PROTECTION

1. THE CONTRACTOR SHALL COMPLY WITH ALL SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE. THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, AND LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND DUST POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OF AS A RESULT OF PERFORMANCE.
2. THE CONTRACTOR WILL HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING OWNERS. IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 INCLUDING CREATING AND MAINTAINING THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING BUT NOT LIMITED TO THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, SWPPP, SITE INSPECTION DIARY, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS IN VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
3. A "NOTICE OF DISCONTINUATION" MUST BE FILED BY THE OWNER WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

POLLUTION PREVENTION PLAN:

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT FROM THESE PLAN DRAWINGS. THE CONTRACTOR SHALL GENERATE, UPDATE AND FOLLOW THE SWPPP FROM THIS DESIGN. THE CONTRACTOR SHALL REFER TO THE SWPPP FOR ADDITIONAL CONSTRUCTION REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
2. THE SWPPP SHALL ILLUSTRATE GENERAL MEASURES TO BE TAKEN FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL ACTIONS NECESSARY FOR COMPLIANCE WITH PERMIT REQUIREMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT NO. 2 AND SWPPP, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
   a. MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEANING OF SILT CONTROL DEVICES SHALL BEGIN WHEN THE FEATURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
   b. INSPECTION OF THE PROJECT AREA AND CONTROL DEVICES BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR EVERY SEVEN CALENDAR DAYS. THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS SHALL BE EXPEDITIOUSLY RECORDED IN THE SWPPP WITH A COPY SUBMITTED TO THE OWNER AND ALL CO-PERMITTIES DURING CONSTRUCTION. THE CONTRACTOR SHALL REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
   c. DAILY CLEANING OF DIRT AND DEBRIS FROM ADJACENT PROPERTIES, STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES.
   d. PROVIDING SILT FENCE, FILTER SOCK, OR EQUIVALENT PROTECTION WHERE SHOWN IN THE PLAN. UTILIZE 10'X10' SILT FENCE OR FILTER SOCK PROTECTION AROUND ALL INLETS, INTAKES, AND FLARED END SECTIONS.
   e. INSTALLING RIPRAP, TURF-REINFORCING MATS, EROSION CONTROL BLANKETS, OR MULCH AS NECESSARY TO REDUCE EROSION OF SOILS AT CRITICAL LOCATIONS.
   f. SEEDING AND MULCHING UNDEVELOPED, DISTURBED AREAS WITH COMMERCIALLY AVAILABLE TEMPORARY SEED MIX OR PERMANENT SEED MIX/SOD AS SOON AS PRACTICAL UPON COMPLETION OR DELAY OF GRADING OPERATIONS. SEED MIXTURE AND MULCH APPLIED IN ACCORDANCE WITH SUPPLIER'S RECOMMENDATIONS.
   g. COORDINATING LOCATIONS OF STAGING AREAS WITH THE OWNER. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN: JOB TRAILERS, FUELING/VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT AREA. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT AND ALL WASTE TO BE REMOVED FROM THE SITE UPON PROJECT COMPLETION.
   h. IF CHANGE IN OWNERSHIP OCCURS THE IOWA DNR SHALL BE NOTIFIED OF TRANSFER WITHIN 30 DAYS. TRANSFER NOTIFICATION SHALL INCLUDE THE NEW OWNERS NAME AND CONTACT INFORMATION.
   i. SEE PART III SECTION D.2.A.(2).(c) OF THE IOWA DNR GENERAL PERMIT NO. 2 EFFECTIVE 10.1.2012 REGARDING TOPSOIL REQUIREMENTS.
   j. REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION" UNLESS DIRECTED OTHERWISE BY THE OWNER.

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NE CORNER NW1/4 NW1/4 N= 604369.81, E= 1561258.95, ELEV=
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SW CORNER NW1/4 NW1/4 N= 603046.94, E= 1559949.55, ELEV= 1003.16
CITY BENCHMARKS
G9I-002 SE BOLT ON FH NORTH SIDE OF SE37TH STREET BY LOT ADDRESS 455. ELEVATION = 1001.96

N

SCALE~1"=60'
0' 30' 60' 120'

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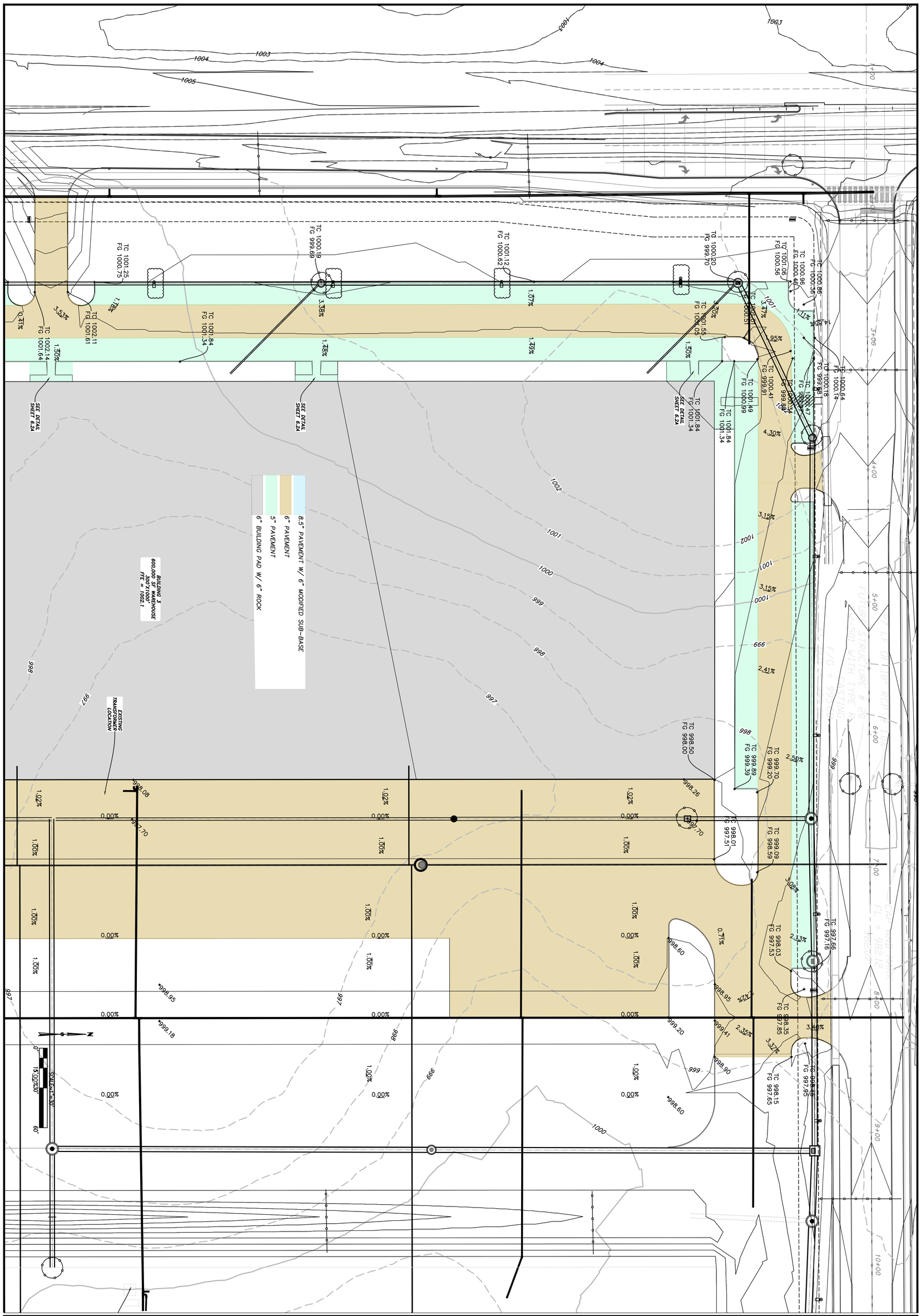
revisions
3 10/27/2021 Site Plan Rev. #3 City Comments
2 5/15/2021 Site Plan Revision #2 Review
1 1/10/2019 Site Plan Revision #1

PRAIRIE BUSINESS PARK II
LOOTS PROPERTY
SW1/4 NW1/4 SEC 17-T79N-R25W
Grimes
Iowa

GRADING PLAN
PHASE 1

date MAY 2021
designed BSL
drawn BSL
checked CDC
km file 17055607

SHEET 6.1 of



SHEET 6.2 of

date MAY 2021
designed DEL
checked GDC
km no. 1705607

GRADING PLAN
SPOT ELEVATIONS

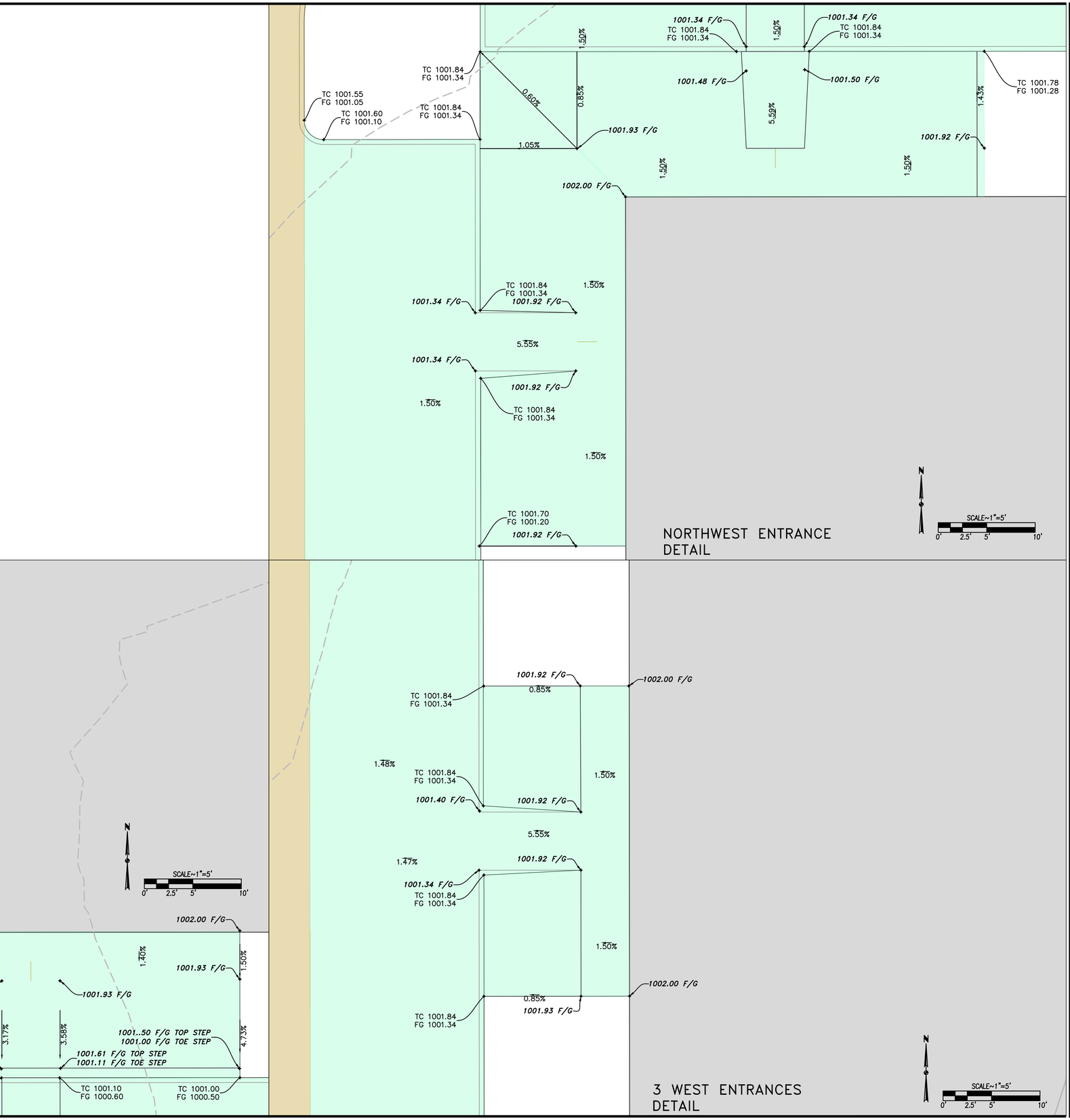
PRAIRIE BUSINESS PARK II
LOOTS PROPERTY
SW1/4 NW1/4 SEC 17-T79N-R25W

Grimes Iowa

revisions

3	10/27/2021	Site Plan Rev. #3 City Comments
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revisions

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Iowa

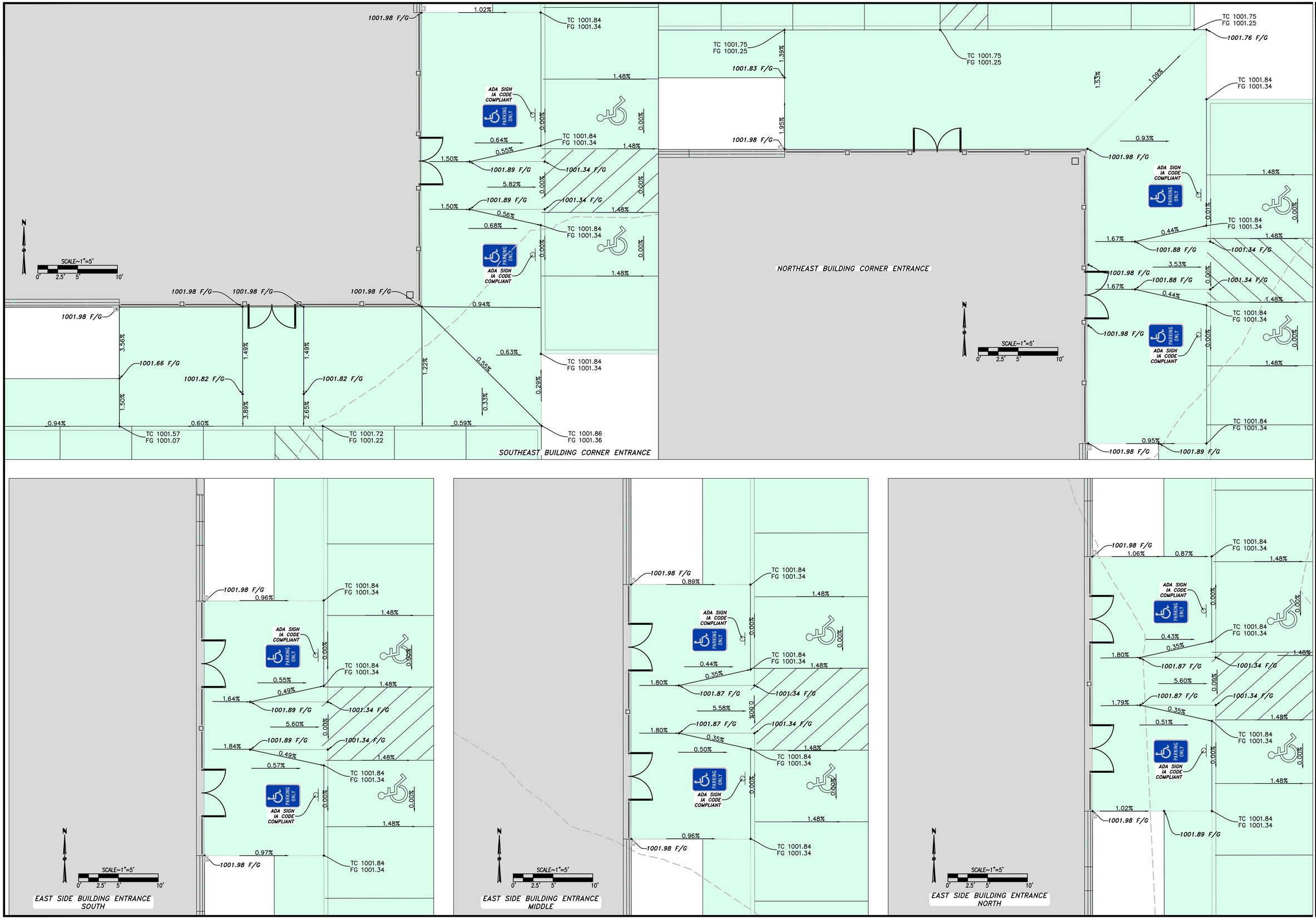
PRAIRIE BUSINESS PARK II
LOOTS PROPERTY
SW1/4 NW1/4 SEC 17-T79N-R25W

Grimes

GRADING PLAN SPOT ELEVATIONS CONSTRUCTED 2018

date MAY 2021
designed DLL
drawn DLL
checked GDC
km no. 17056607

SHEET 6.2A of



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PRAIRIE BUSINESS PARK II
LOOTS PROPERTY
SW1/4 NW1/4 SEC 17-T79N-R25W

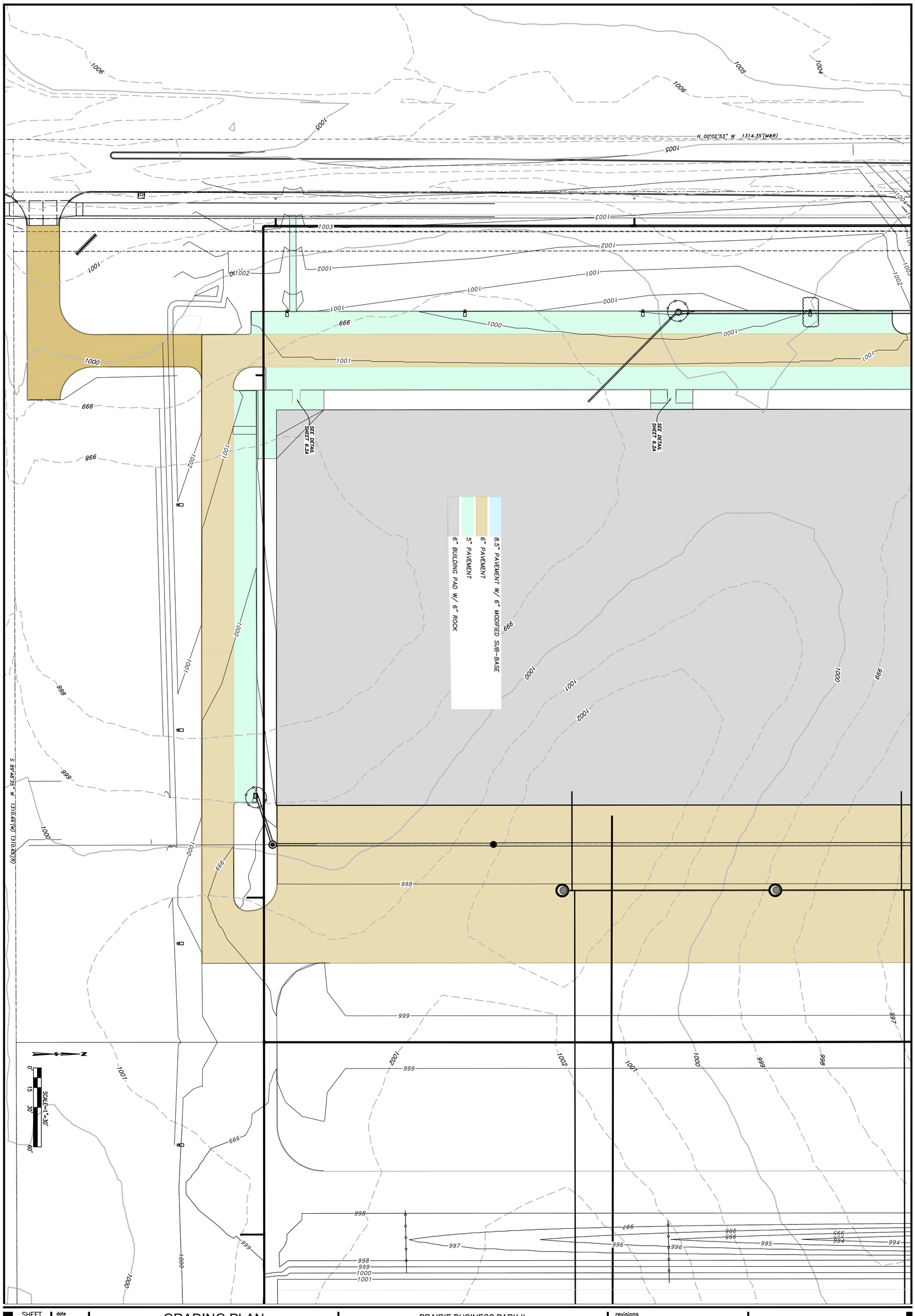
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GRADING PLAN
SPOT ELEVATIONS

date MAY 2021
designed DLC
drawn DLC
checked GDC
km no. 17105607

SHEET 6.2B
of



SHEET 6.3 of

date MAY 2021
designed DEL
checked GDC
km no. 1705607

GRADING PLAN
SPOT ELEVATIONS

PRAIRIE BUSINESS PARK II
LOOTS PROPERTY
SW1/4 NW1/4 SEC 17-T79N-R25W

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8.5" PAVEMENT W/ 6" MODIFIED SUB-BASE
6" PAVEMENT
5" PAVEMENT
6" BUILDING PAD W/ 6" ROCK

BUILDING 4
600,000 SF WAREHOUSE
300'X1000'
FFE = 1002.1

SEE DETAIL SHEET 6.2B

SCALE-1"=30'
0' 15' 30' 60'

KIRKHAM MICHAEL

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Iowa

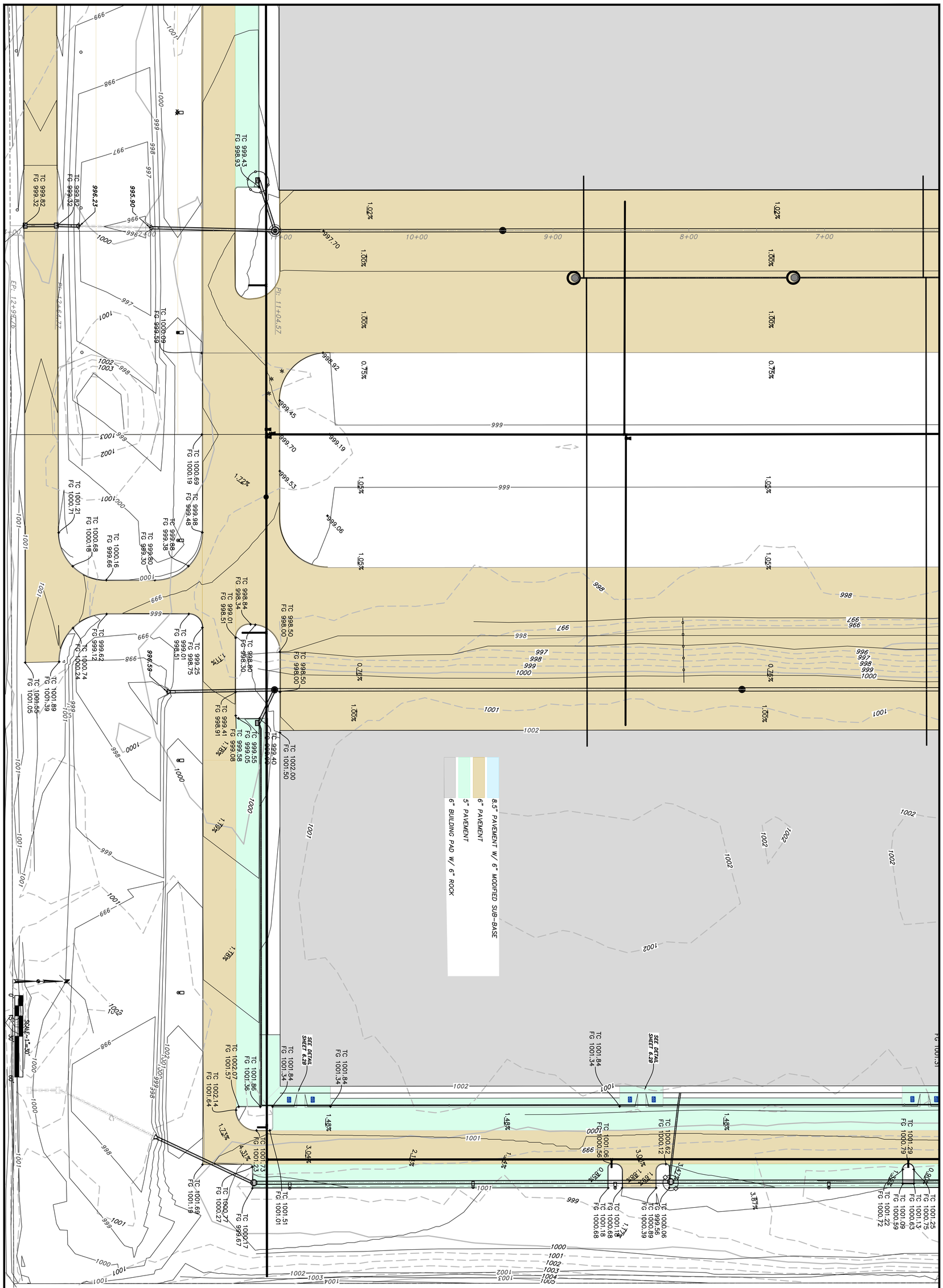
PRAIRIE BUSINESS PARK II
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SW1/4 NW1/4 SEC 17-T79N-R25W

Grimes

GRADING PLAN
SPOT ELEVATION

date MAY 2021
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date MAY 2021
designed DEL
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km no. 1705607

GRADING PLAN
SPOT ELEVATIONS

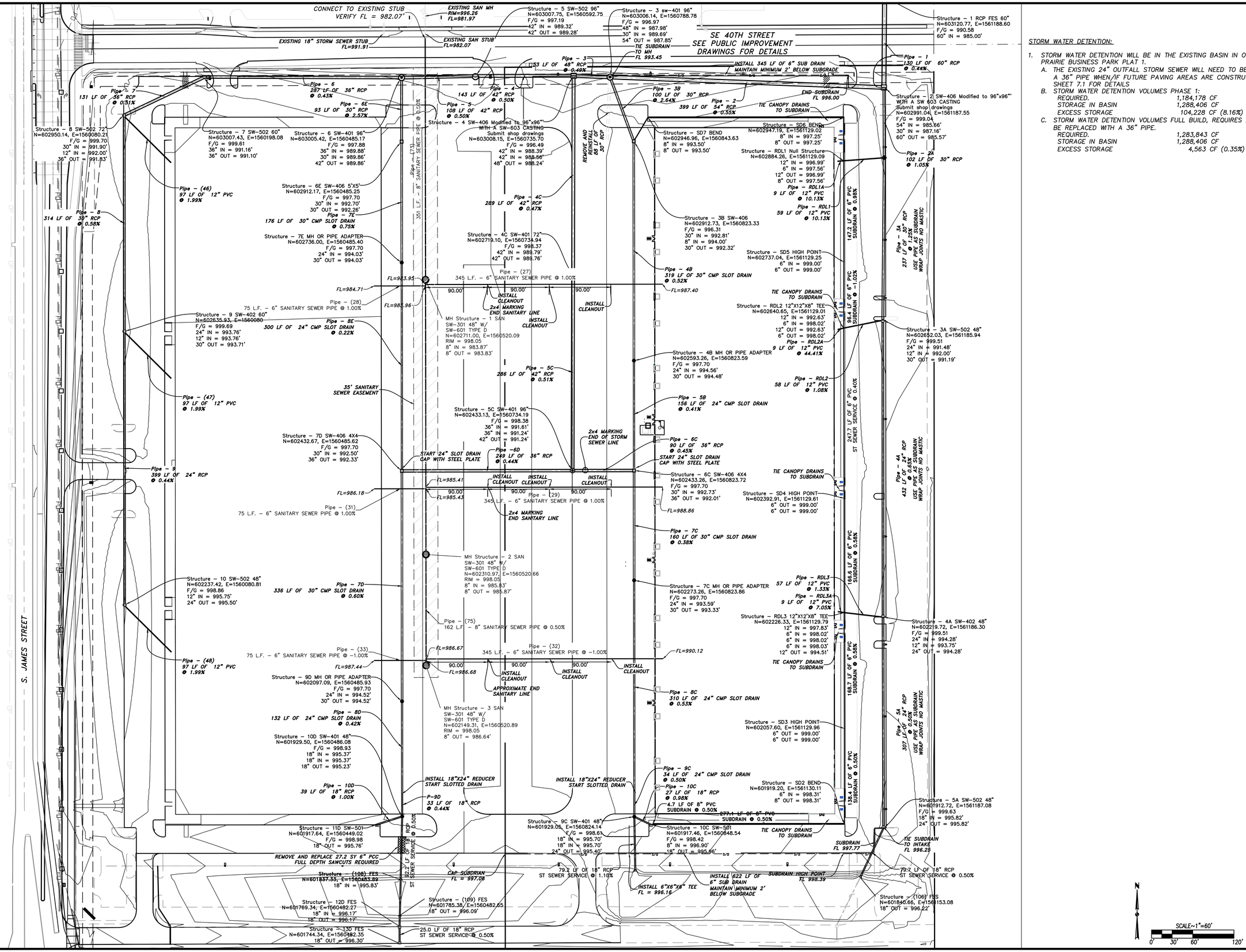
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STORM WATER DETENTION:

1. STORM WATER DETENTION WILL BE IN THE EXISTING BASIN IN OUTLOT A, PRAIRIE BUSINESS PARK PLAT 1.
   A. THE EXISTING 24" OUTFALL STORM SEWER WILL NEED TO BE REPLACED WITH A 36" PIPE WHEN/IF FUTURE PAVING AREAS ARE CONSTRUCTION. SEE SHEET 7.1 FOR DETAILS
   B. STORM WATER DETENTION VOLUMES PHASE 1:

REQUIRED.	1,184,178 CF
STORAGE IN BASIN	1,288,406 CF
EXCESS STORAGE	104,228 CF (8.16%)

   C. STORM WATER DETENTION VOLUMES FULL BUILD, REQUIRES 24" OUTFALL TO BE REPLACED WITH A 36" PIPE.

REQUIRED.	1,283,843 CF
STORAGE IN BASIN	1,288,406 CF
EXCESS STORAGE	4,563 CF (0.35%)

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PRAIRIE BUSINESS PARK II
LOOTS PROPERTY
SW1/4 NW1/4 SEC 17-T79N-R25W

Grimes

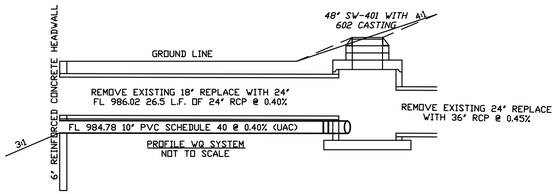
UTILITY PLAN

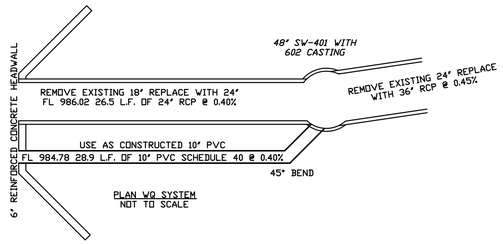
date MAY 2021
designed DJL
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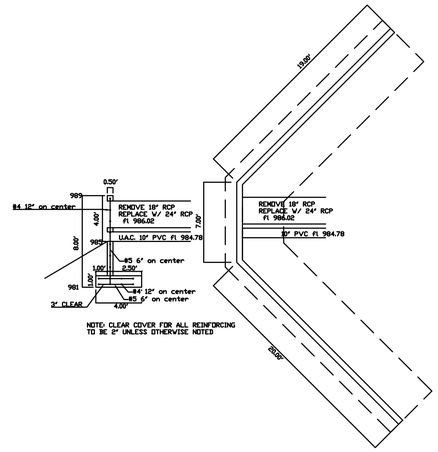
SHEET 7.0 of

OUTFALL SEWER NOTES

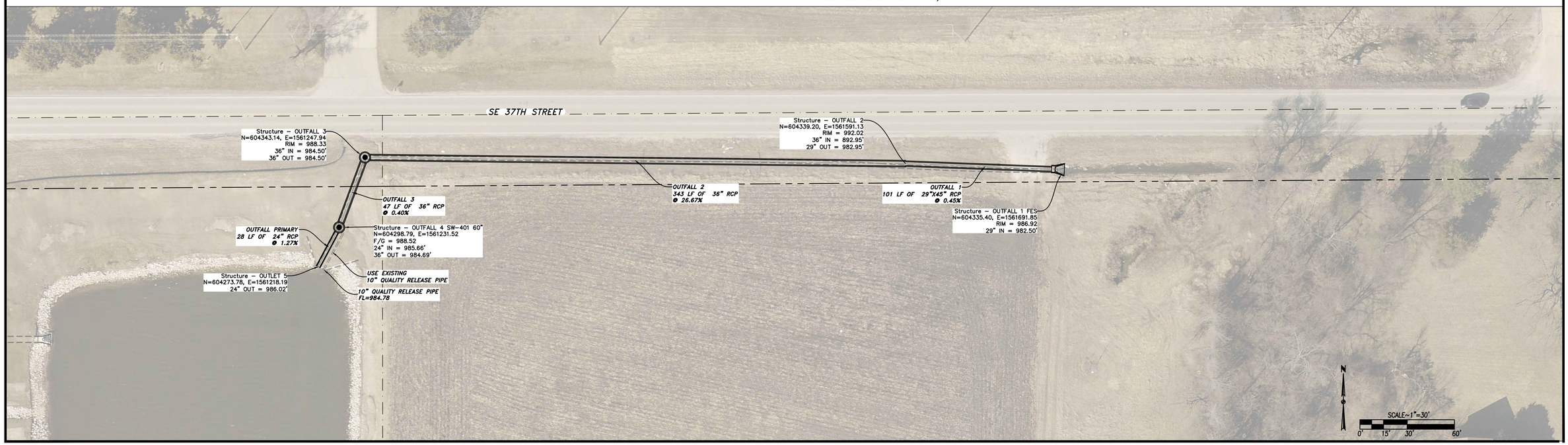
1. *THE OUTFALL SYSTEM DOES NOT NEED TO BE REPLACED UNTIL FUTURE PARKING FOR PRAIRIE BUSINESS PARK, PLAT 2, IS CONSTRUCTED.*
2. *THE HEADWALL STRUCTURE IS IN PLACE AND WILL BE MODIFIED TO ACCOMMODATE THE CHANGE FROM THE 18" PRIMARY OUTLET TO A 24" PRIMARY OUTLET.*
3. *THE QUALITY OUTLET WILL BE USED AS CONSTRUCTED.*
4. *THE LAST 100 LF OF THE OUTFALL SYSTEM WILL NEED TO BE 45"X29" ELLIPTICAL PIPE TO MAINTAIN COVER UNDER THE EXISTING DRIVEWAY.*
5. *THE 36" PIPE WILL BE PLACED IN THE SAME LOCATION AS THE EXISTING 24" PIPE.*







SE 37TH STREET OUTFALL
(TO BE RECONSTRUCTED WHEN REQUIRED TO ACCOMMODATE FUTURE PARKING)



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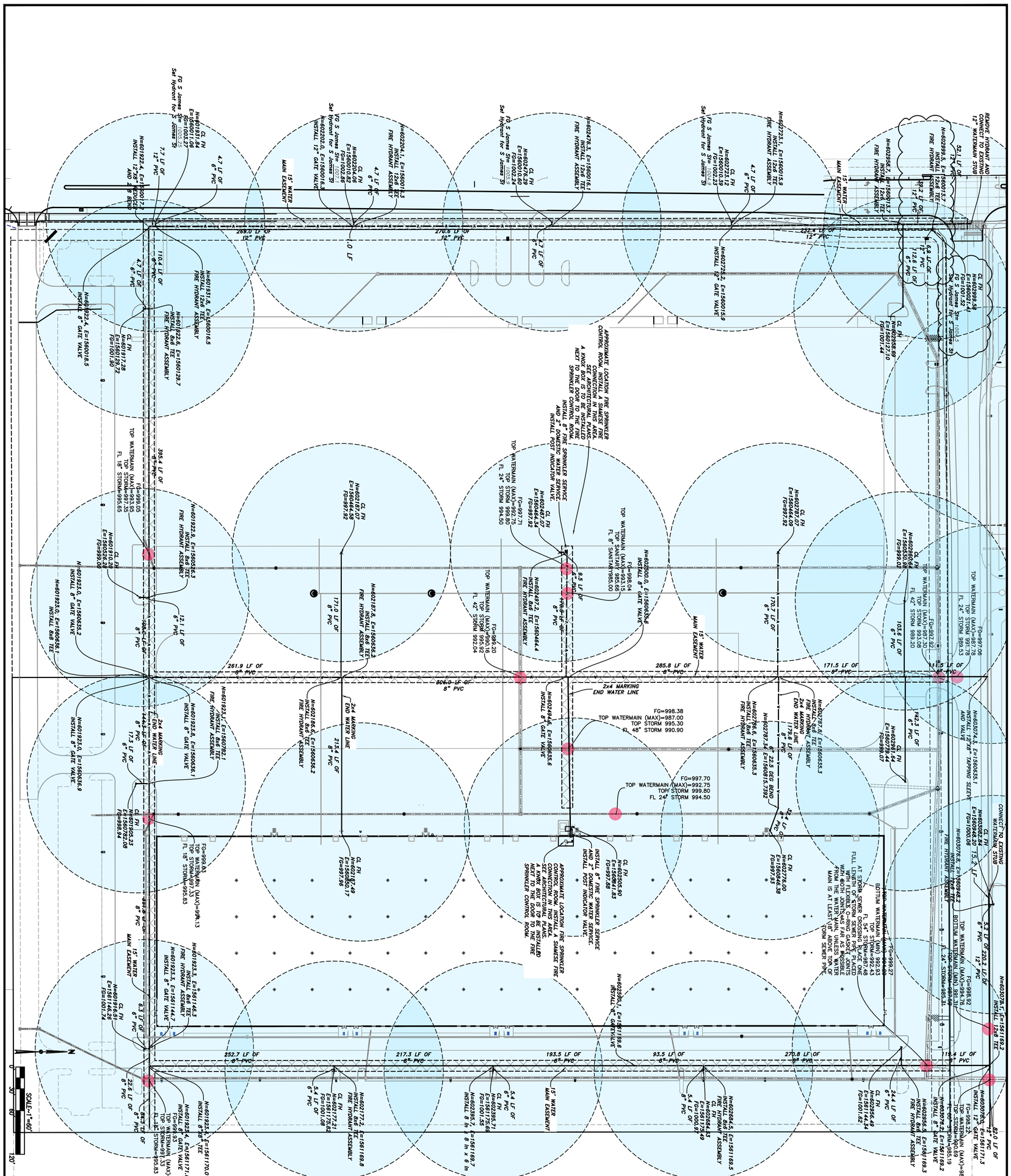
PRAIRIE BUSINESS PARK II
LOOTS PROPERTY
SW1/4 NW1/4 SEC 17-T79N-R25W

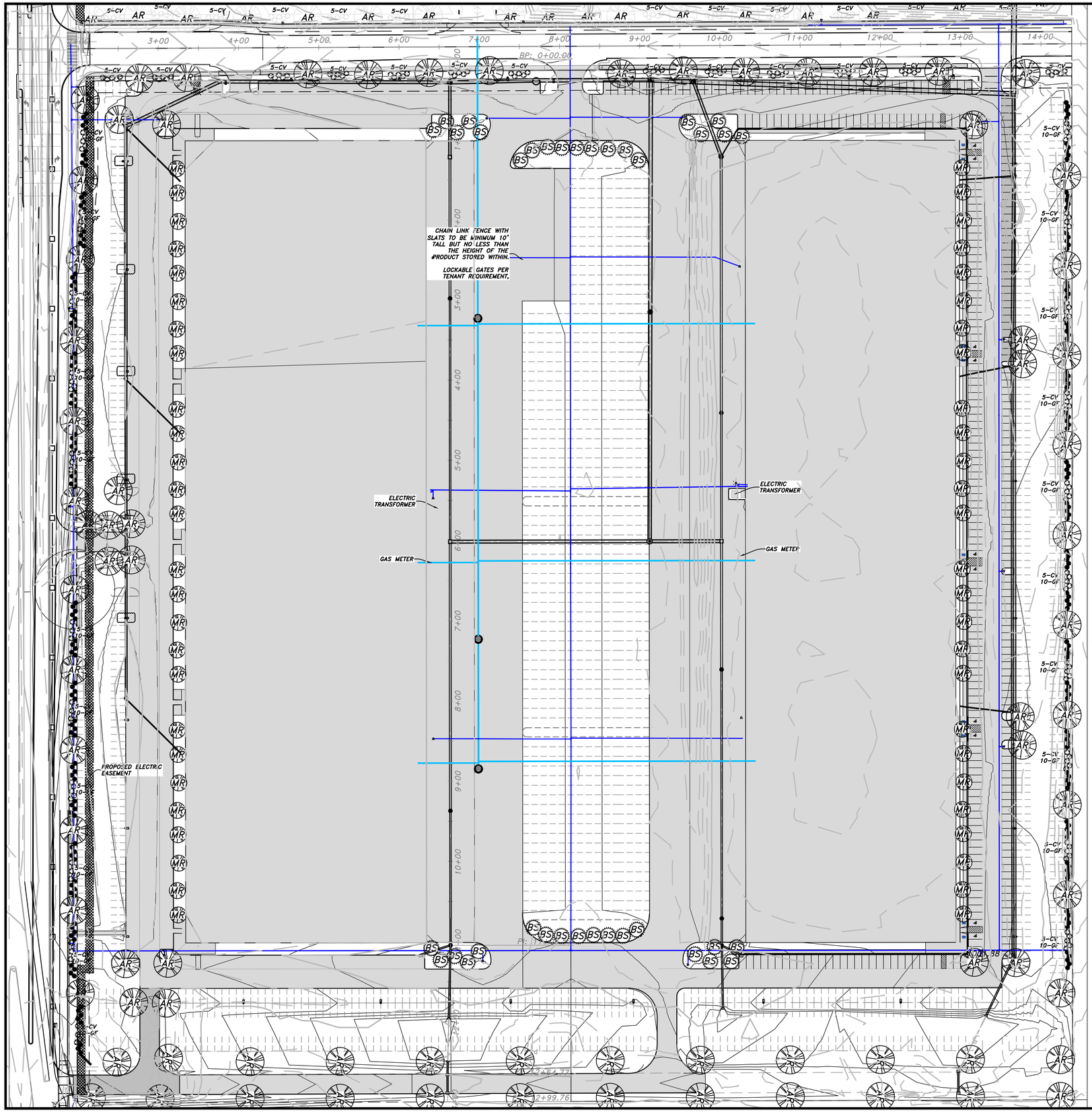
Grimes

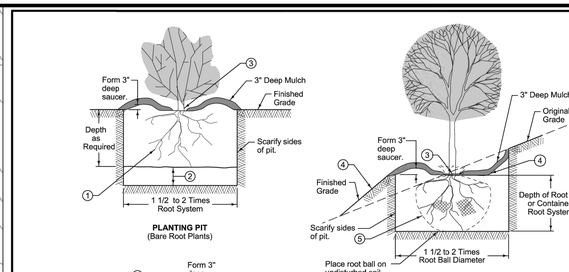
UTILITY PLAN OUTFALL
STORM SEWER, PHASE 2

date MAY 2021
designed DLS
drawn DLS
checked GDC
km job # 17005807

SHEET 7.1 of


WATER MAIN NOTES:
1. Fire hydrant coverage circles are a 150' radius.
2. The buildings will have a Carry Suppression Fast Response Sprinkler System.
3. Restrained pipe joints required in all areas that thrust blocks are impractical.
4. Auxiliary valves will be required on all hydrants. All valves shall be placed at the 18" minimum distance from the hydrant per the SUDAS detail. This will keep the valve box out of the trail.
SCALE: 1"=60'
30' 60' 120'
15' WATER MAIN EASEMENT
TOP WATERMAIN (MAX)=987.00
TOP STORM 995.30
FL 48" STORM 990.90
FG=998.38
TOP WATERMAIN (MAX)=992.75
TOP STORM 999.80
FL 24" STORM 994.50
FG=997.70
TOP WATERMAIN (MAX)=983.10
TOP STORM=997.33
FL 18" STORM=995.83
FG=998.83
TOP WATERMAIN (MAX)=994.13
TOP STORM=997.35
FL 18" STORM=995.65
FG=999.05
TOP WATERMAIN (MAX)=992.30
FL 42" STORM 989.20
FG=997.06
TOP WATERMAIN (MAX)=991.78
FL 24" STORM 989.53
FG=997.32
TOP WATERMAIN (MAX)=992.75
FL 24" STORM 990.50
FG=997.71
TOP WATERMAIN (MAX)=992.75
FL 42" STORM 992.04
FG=999.20
TOP WATERMAIN (MAX)=993.15
TOP SANITARY 985.66
FL 8" SANITARY 985.00
FG=998.04
FG=997.32
FG=997.28
FG=997.58
FG=997.83
FG=997.58
FG=997.35
FG=997.32
FG=997.32
FG=999.02
FG=997.07
FG=998.92
FG=998.07
FG=998.84
FG=998.83
FG=997.98
FG=997.17
FG=1001.08
FG=1001.74
FG=1001.52
FG=1001.27
FG=1001.23
FG=1002.86
FG=1002.24
FG=1001.60
FG=1001.39
FG=1001.12
FG=1001.24
FG=1001.30
FG=1001.29
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FG=1001.49
FG=1001.56
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FG=1001.82
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FG=1001.90
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FG=1002.19
FG=1002.20
FG=1002.21





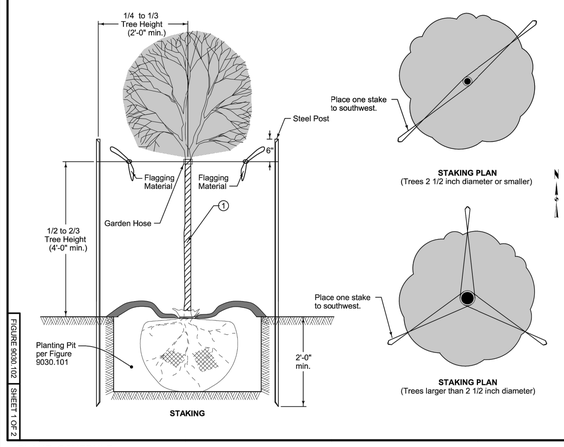
1. Spread root system in natural position with soil excavated from pit.
2. Over-excavate 6 inches. Place 6 inches of loose soil in pit prior to planting.
3. Install with root collar at or slightly above grade. Do not place mulch within 2 inches of trunk.
4. Begin transition at edge of root ball.
5. Cut and completely remove all twine, burlap, and wire baskets from root ball prior to placing backfill material.

FIGURE 9030.101 SHEET 1 OF 1

SUDAS | REVISION Note 10-15-11 | 9030.101 | SHEET 1 of 1

SUDAS Standard Specifications

PLANTING PIT



1. Wrap trunk from ground line to first branch when specified in the contract documents.

FIGURE 9030.102 SHEET 1 OF 2

SUDAS | REVISION Note 10-15-11 | 9030.102 | SHEET 1 of 2

SUDAS Standard Specifications

TREE STAKING, GUYING, AND WRAPPING

PLANT SCHEDULE

SYM.	QUAN.	REQUIRED	KEY	Botanical Name/COMMON NAME	SIZE	MATURE SIZE
TREES						
	52		AR	Acer xfreemanii 'Jeffersred' AUTUMN BLAZE MAPLE	1-1/2" CAL. HEIGHT 40'-55' 50% 2" CAL.	SPREAD 30'-40'
	80		MR	malus "robinson" ROBINSON CRABAPPLE	1-1/2" CAL. HEIGHT 15'-25' 50% 2" CAL.	SPREAD 15'-25'
	37		BS	picea pungens COLORADO SPRUCE	min. 8' height HEIGHT 30'-60'	SPREAD 10'-20'
TOTAL	169	161				TREES 161
SHRUBS						
	170		CV	Viburnum trilobum "Baily compact" American Cranberry bush	2 gal. HEIGHT 3'-6' SPREAD 3'-5'	SHRUBS 322 REQUIRED
	210		GR	MISCANTHUS SINENSIS - ZEBRINIS ZEBRA GRASS	2" POT HEIGHT 5'-8' SPREAD 4'-6'	
TOTAL	380	322				

LANDSCAPING NOTES

1. SOD ALL AREAS BETWEEN BUILDING AND PARKING LOT, SEED ALL OTHER NON HARD SURFACED DISTURBED AREAS. THIS INCLUDES ALL PREVIOUSLY TILLED/FIELD AREAS AS DIRECTED BY THE OWNER.
2. ALL PLANT MATERIAL SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK".
3. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION.
4. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE OWNER.
5. 1"TO 3" CALIPER DECIDUOUS TREES SHALL BE WRAPPED IMMEDIATELY AFTER PLANTING.
6. ALL TREES, SHRUBS, BEDS AND GROUND COVERS SHALL BE MULCHED WITH AT LEAST 3" SHREDDED BARK MULCH.
7. PLAN QUANTITIES ARE FOR CONTRACTORS CONVENIENCE. DRAWING SHALL PREVAIL WHERE CONFLICTS OCCUR.
8. ONE WEEK PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE OWNER.
9. THE CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR OWNERS/ OR THEIR REPRESENTATIVES APPROVAL PRIOR TO DIGGING HOLES.
10. ALL DECIDUOUS TREES SHALL BE PLANTED AT LEAST 5' FROM R.O.W. AND CONIFEROUS TREES AT LEAST 10' FROM THE R.O.W.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF IDENTIFICATION TAGS, CONTAINERS, AND BURLAP CORDS ON ALL PLANT MATERIAL PRIOR TO COMPLETION OF THE CONTRACT.
12. ALL MECHANICAL UNITS ARE ROOF MOUNTED AND THUS SCREENED FROM VIEW BY THE PARAPET WALLS, THE GAS METERS AND ELECTRICAL TRANSFORMERS WILL BE LOCATED IN THE LOADING DOCK AREAS THE SAME AS PRAIRIE BUSINESS PARK I AND SCREENED BY THE COLORADO SPRUCES ON BOTH ENDS OF THE LOADING DOCK AREA.
13. AN IRRIGATION METER WILL BE INSTALLED WITH THIS PROJECT.

HIGHWAY 141 MIXED USE CORRIDOR, ZONE 2 REQUIREMENT APPLY EXCEPT CHANGES AGREED TO BY COUNCIL
10% OPEN SPACE REQUIRED

1. Landscaping – All landscaping shall be as per the HWY 141 Zone 2 Landscaping Requirements with the following exceptions:
   - 1.1. Greenspace requirement shall be 10%
   - 1.2. Trees shall be 1 tree per thousand square feet of required greenspace.
   - 1.3. Shrubs shall be 2 shrubs per thousand square feet of required greenspace.
   - 1.4. No flowers or shrubs shall be required around buildings.
   - 1.5. Tree spacing along City right of way shall be a minimum 100 foot spacing.
   - 1.6. Continuous hedge will not be required along the right of way.

M-1A, COMMERCIAL AND LIMITED LIGHT INDUSTRIAL (WITH RESTRICTIONS)
THIS SITE FALLS WITHIN THE TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT OVERLAY DISTRICT

SCALE~1"=60'
0' 30' 60' 120'

KIRKHAM MICHAEL

revisions
3 10/27/2021 Site Plan Rev. #3 City Comments
2 5/15/2021 Site Plan Revision #2 Review
1 1/10/2019 Site Plan Revision #1

Iowa

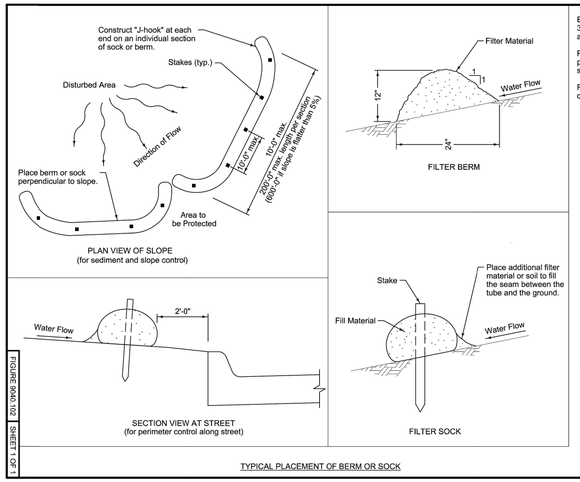
PRAIRIE BUSINESS PARK II
LOOTS PROPERTY
SW1/4 NW1/4 SEC 17-T79N-R25W

Grimes

LANDSCAPE PLAN
PH 1 PLANTINGS COMPLETED 2018

date MAY 2021
designed JAL
drawn JAL
checked GDC
kmi no. 17057607

SHEET 9.0 of



PLAN VIEW OF SLOPE
(for sediment and slope control)

FILTER BERM

FILTER SOCK

SECTION VIEW AT STREET
(for perimeter control along street)

TYPICAL PLACEMENT OF BERM OR SOCK

Berm shown is typical for slopes flatter than 3:1. For steeper slopes, increase berm size as directed by the Engineer.

Place berm in uncompacted windrow perpendicular to the slope at locations specified in the contract documents.

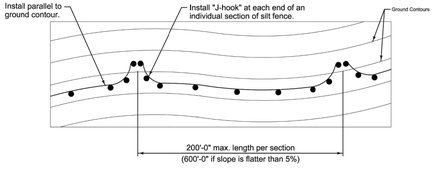
Filter sock diameter as specified in the contract documents.

FIGURE 9040.102 | SHEET 1 OF 1

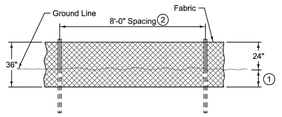
SUDAS | REVISION 2 | 10-21-14 | 9040.102 | SHEET 1 OF 1

SUDAS Standard Specifications

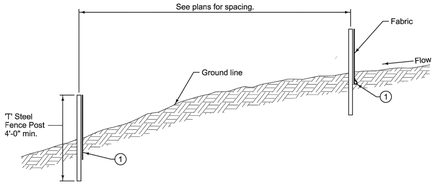
FILTER BERM AND FILTER SOCK



TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES
(Plan View)



DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES



TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES
(Profile View)

1 Insert 12 inches of fabric a minimum of 6 inches deep (fabric may be folded below the ground line).

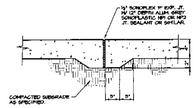
2 Reduce post spacing to 5'-0" at water concentration areas, or as required to adequately support fence.

FIGURE 9040.119 | SHEET 2 OF 2

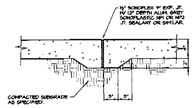
SUDAS | REVISION 2 | 10-21-14 | 9040.119 | SHEET 2 OF 2

SUDAS Standard Specifications

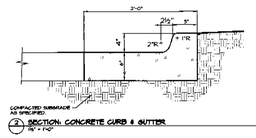
SILT FENCE



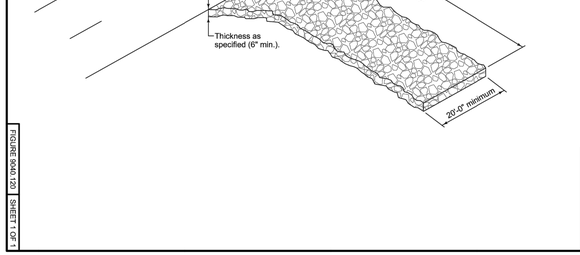
1 SECTION, WALK EXPANSION JOINT
SCALE: 1"=1'-0"



1 SECTION, WALK EXPANSION JOINT
SCALE: 1"=1'-0"



2 SECTION, CONCRETE CURB & GUTTER
SCALE: 1"=1'-0"



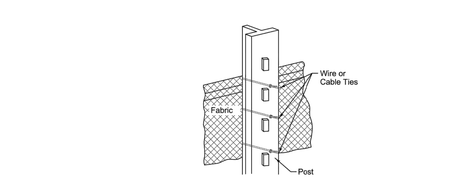
1 Entrance length: 50 foot minimum (30 foot for single family residential), or as specified in the contract documents. Length of entrance may be increased if sediment track-out occurs.

FIGURE 9040.120 | SHEET 1 OF 1

SUDAS | REVISION 2 | 10-21-14 | 9040.120 | SHEET 1 OF 1

SUDAS Standard Specifications

STABILIZED CONSTRUCTION ENTRANCE



TYPICAL SILT FENCE DITCH CHECK

ATTACHMENT TO POST

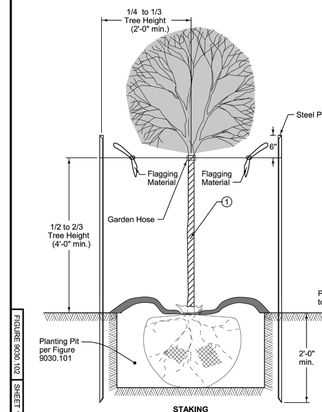
1 Insert 12 inches of fabric a minimum of 6 inches deep (fabric may be folded below the ground line).

FIGURE 9040.119 | SHEET 1 OF 2

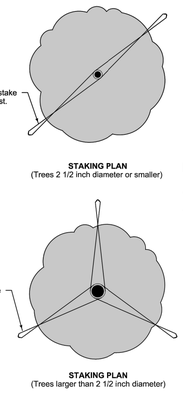
SUDAS | REVISION 2 | 10-21-14 | 9040.119 | SHEET 1 OF 2

SUDAS Standard Specifications

SILT FENCE



STAKING



STAKING PLAN
(Trees 2 1/2 inch diameter or smaller)

STAKING PLAN
(Trees larger than 2 1/2 inch diameter)

1 Wrap trunk from ground line to first branch when specified in the contract documents.

FIGURE 9030.102 | SHEET 1 OF 2

SUDAS | REVISION Date | 10-18-11 | 9030.102 | SHEET 1 of 2

SUDAS Standard Specifications

TREE STAKING, GUYING, AND WRAPPING

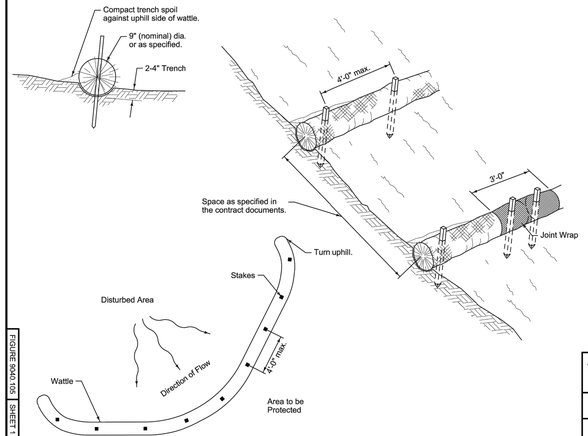
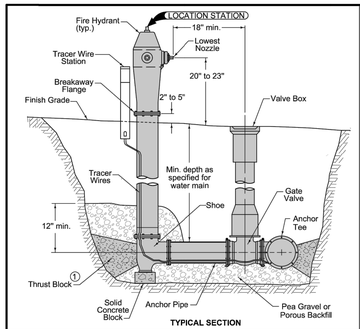


FIGURE 9040.105 | SHEET 1 OF 1

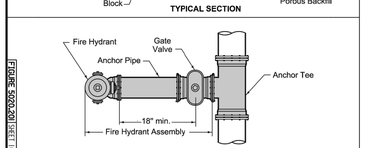
SUDAS | REVISION 2 | 10-21-14 | 9040.105 | SHEET 1 OF 1

SUDAS Standard Specifications

WATTLE

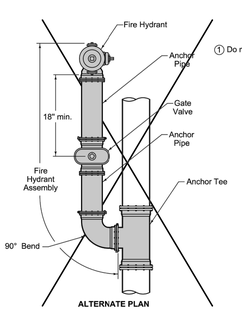


TYPICAL SECTION



TYPICAL PLAN

Use ductile iron pipe with restrained mechanical joints for fire hydrant assembly and anchor tee.



ALTERNATE PLAN

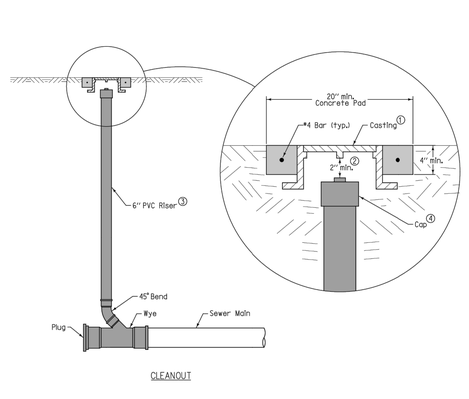
FIGURE 5020.201 | SHEET 1 OF 1

SUDAS | Iowa Department of Transportation | REVISION 1 | 04-19-11 | WM-201 | SHEET 1 of 1

REVISIONS: General Note 1 and reference to Standard Note 2, and deleted "or" after "Tracer Wire Station"

Paul D. Wiegand 12-31-20 | Dianne Mayhill 12-31-20

FIRE HYDRANT ASSEMBLY



CLEANOUT

FIGURE 4010.203 | SHEET 1 OF 1

SUDAS | Iowa Department of Transportation | REVISION REV | 02-20-09 | SW-203 | SHEET 1 of 1

REVISIONS: Rev.

Paul D. Wiegand 12-31-20 | Dianne Mayhill 12-31-20

SANITARY SEWER CLEANOUT

KIRKHAM MICHAEL

revisions
3 10/27/2021 Site Plan Rev. #3 City Comments
2 5/15/2021 Site Plan Revision #2 Review
1 1/10/2019 Site Plan Revision #1

Iowa

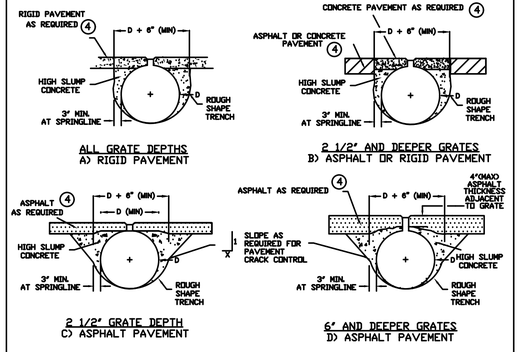
PRAIRIE BUSINESS PARK II
LOOTS PROPERTY
SW1/4 NW1/4 SEC 17-T79N-R25W

Grimes

DETAILS

SHEET 10.0 of

date MAY 2021
designed DLE
checked GDC
km # 1705607

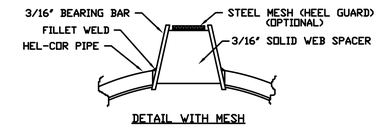


REQUIREMENTS:

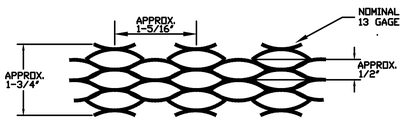
1. EITHER 2-1/2" OR 6" DEEP GRATING IS ACCEPTABLE FOR STANDARD HIGHWAY (H10 THROUGH H25) LOADS USING THE GAGES IN TABLE 1, SEE DRAWING NO. 1009776. HIGH SLUMP CONCRETE BACKFILL IS REQUIRED, WITH THE ENVELOPE EXTENDING A MINIMUM OF 3 INCHES BEYOND THE SPRINGLINE, AS SHOWN ABOVE. THE HIGH SLUMP CONCRETE MUST PROVIDE A MINIMUM 750 psi COMPRESSIVE STRENGTH.
2. FOR INSTALLATIONS SUBJECTED TO OCCASIONAL LIGHT VEHICLE (LESS THAN H10) LOADS, SELECT GRANULAR BACKFILL MAY BE USED. HOWEVER, THE DRAIN MUST BE SET IN A TRENCH WIDE ENOUGH TO PROPERLY HAUNCH THE PIPE (TYPICALLY D + 36"). THE GRANULAR BACKFILL MUST BE A CLEAN, NON-PLASTIC, WELL GRADED MATERIAL, COMPACTED TO 95% STANDARD PROCTOR DENSITY.
3. DURING INSTALLATION, RECESS THE TOP OF THE GRATE 1/4" BELOW THE FINISHED GRADE OF THE PAVEMENT.
4. PAVEMENT DESIGNS AS REQUIRED FOR LOADING CONDITIONS. FOR REINFORCED CONCRETE PAVEMENTS, CONTINUE THE REINFORCEMENT OVER THE SLOTTED DRAIN. FOR UNREINFORCED CONCRETE PAVEMENTS, MINIMUM SHRINKAGE STEEL IS RECOMMENDED.
5. HEAVIER WHEEL LOADS DICTATE THE USE OF A MINIMUM 6" DEEP GRATING AND TYPICALLY A LARGER HIGH SLUMP CONCRETE EMBEDMENT ZONE. (SEE DRAWING 1008136)

CONTECH CONSTRUCTION PRODUCTS INC.
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SLOTTED DRAIN INSTALLATION
HIGHWAY WHEEL LOADINGS



TRAPEZOIDAL GALVANIZED GRATE



SLOTTED DRAIN MESH DETAIL

NOTE:
ALL DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES

CONTECH CONSTRUCTION PRODUCTS INC.
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SLOTTED DRAIN MESH DETAIL

TABLE 1
SLOTTED DRAIN GAGE REQUIREMENTS ①
FOR HIGHWAY LOADS

DRAIN	2 1/2" GRATE		6" GRATE	
DIA (in.)	ASPHALT PAVEMENT	CONCRETE PAVEMENT	ASPHALT PAVEMENT	CONCRETE PAVEMENT
12	16	16	16	16
15	16	16	16	16
18	14	16	16	16
21	10	12	16	16
24	--	10	16	16
30	②	②	16	16
36	②	②	16	16

NOTES:

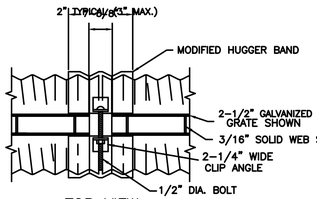
① INSTALLATION MUST CONFORM TO STANDARD DETAILS (DRAWING NO. 1008607C) USING 750 psi MINIMUM HIGH SLUMP CONCRETE BACKFILL.

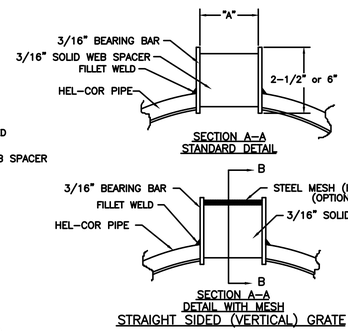
② REQUIRES REINFORCED CONCRETE PAVEMENT OR A DEEPER GRATE.

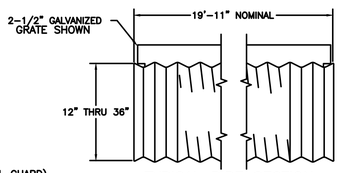
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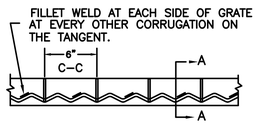
SLOTTED DRAIN GAGE REQUIREMENTS

DRAWN BY: D.E.N.		N/A
DATE: 8-28-95	DATE: N/A	1009776A







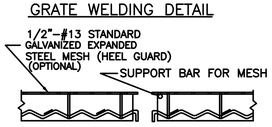


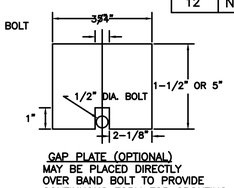
STANDARD SIZES						
GAGE OF PIPE	DIAMETER OF PIPE					
	12"	15"	18"	24"	30"	36"
16	X	X	X	X	X	X
14	X	X	X	X	X	X
12	N.A.	N.A.	N.A.	N.A.	X	X

GRATE TYPE		"A"
VERT	2-1/2"	1-3/4"
VERT	6"	1-3/4"

VERT=VERTICAL

GRATE WELDING DETAIL





GAP PLATE (OPTIONAL)
MAY BE PLACED DIRECTLY OVER BAND BOLT TO PROVIDE CONTINUOUS FORM FOR GROUTING.

SLOTTED DRAIN NOTES
1. GRATING IS AVAILABLE IN DEPTHS OF 2-1/2" AND 6"
2. TRAPEZOIDAL GRATING WITH SLANTED SPACERS IS ALSO AVAILABLE. REF. DWG. #103381
3. FOR 6" VERTICAL REQUIREMENTS, THE SLOTTED DRAIN BAND MAY BE FURNISHED WITH THE 4" TECHCO BAND ANGLE.
4. DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.
5. REFERENCE CONTECH BAND MANUAL DWG. NO. 1008466 FOR BAND DETAILS.
6. SLOTTED DRAIN PIPE MAY HAVE TABS EVERY 59-1/2" TO ACCEPT GRATE NOTCHES.

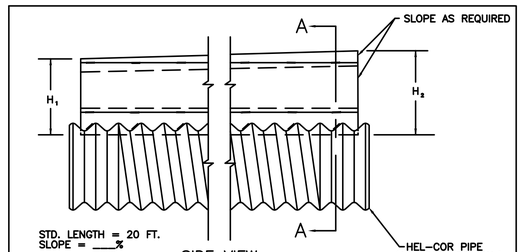
MANUFACTURING TOLERANCES
1. VERTICAL BOW ± 3/8"
2. HORIZONTAL BOW ± 5/8"
3. TWIST ± 1/2"

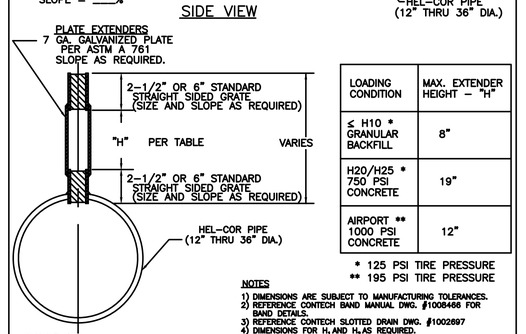
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SLOTTED DRAIN
STRAIGHT SIDED GRATE

DRAWN BY: T.A.T.	DATE: 9-28-94	DRAWING NO.: 1002697A





LOADING CONDITION	MAX. EXTENDER HEIGHT - "H"
≤ H10 * GRANULAR BACKFILL	8"
H20/H25 * 750 PSI CONCRETE	19"
AIRPORT ** 1000 PSI CONCRETE	12"

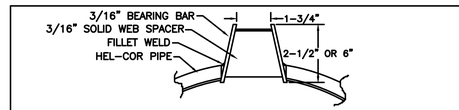
* 125 PSI TIRE PRESSURE
** 195 PSI TIRE PRESSURE

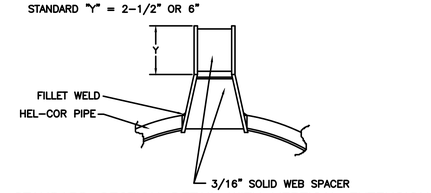
NOTES
1) DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.
2) REFERENCE CONTECH BAND MANUAL DWG. #1008466 FOR BAND DETAILS.
3) REFERENCE CONTECH SLOTTED DRAIN DWG. #1002697
4) DIMENSIONS FOR H_1 AND H_2 AS REQUIRED.
5) H_1 & H_2 MEASURED FROM TOP OF GRATE TO BOTTOM OF GRATE.
6) ORDER MUST NOTE IF FOR AIRPORT LOADING FOR SPECIAL WELDING & REINFORCEMENT.
7) REFERENCE DWG. #1008136, SLOTTED DRAIN INSTALLATION, AIRPORT LOADINGS OR 1008607C FOR HIGHWAY LOADINGS.

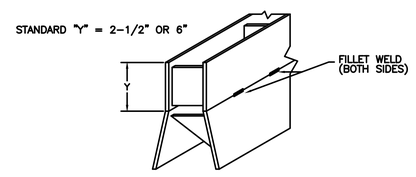
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SLOTTED DRAIN
VARIABLE HEIGHT GRATE
METHOD #1

DRAWN BY: EFS	REV. BY: N/A	SCALE: N/A
DATE: 7-1-92	DATE: N/A	1008732H







NOTES:
1. REFERENCE DWG. 103381 "SLOTTED DRAIN".
2. SPACERS DO NOT LINE UP WHEN PLACING THE VERTICAL EXTENSION ONTO THE TRAPEZOIDAL SECTION.
3. DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.

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SLOTTED DRAIN
VERTICAL EXTENSION TO TRAPEZOIDAL SECTION DETAILS

DRAWN BY: F.B.	REV. BY: N/A	SCALE: N/A
DATE: 9-26-91	DATE: 11-9-93	1008580B

KIRKHAM MICHAEL

revisions
3 10/27/2021 Site Plan Rev. #3 City Comments
2 5/15/2021 Site Plan Revision #2 Review
1 1/10/2019 Site Plan Revision #1

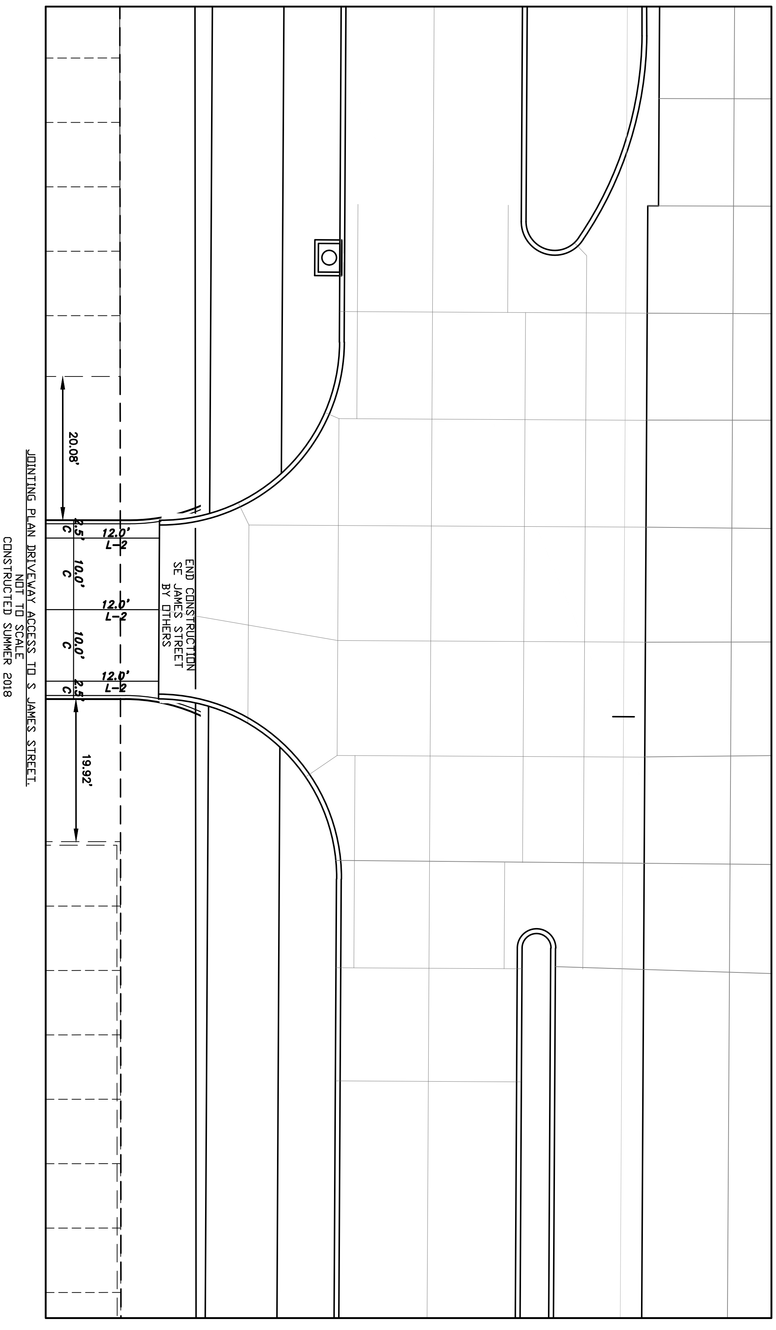
Iowa

PRAIRIE BUSINESS PARK II
LOOTS PROPERTY
SW1/4 NW1/4 SEC 17-T79N-R25W
Grimes

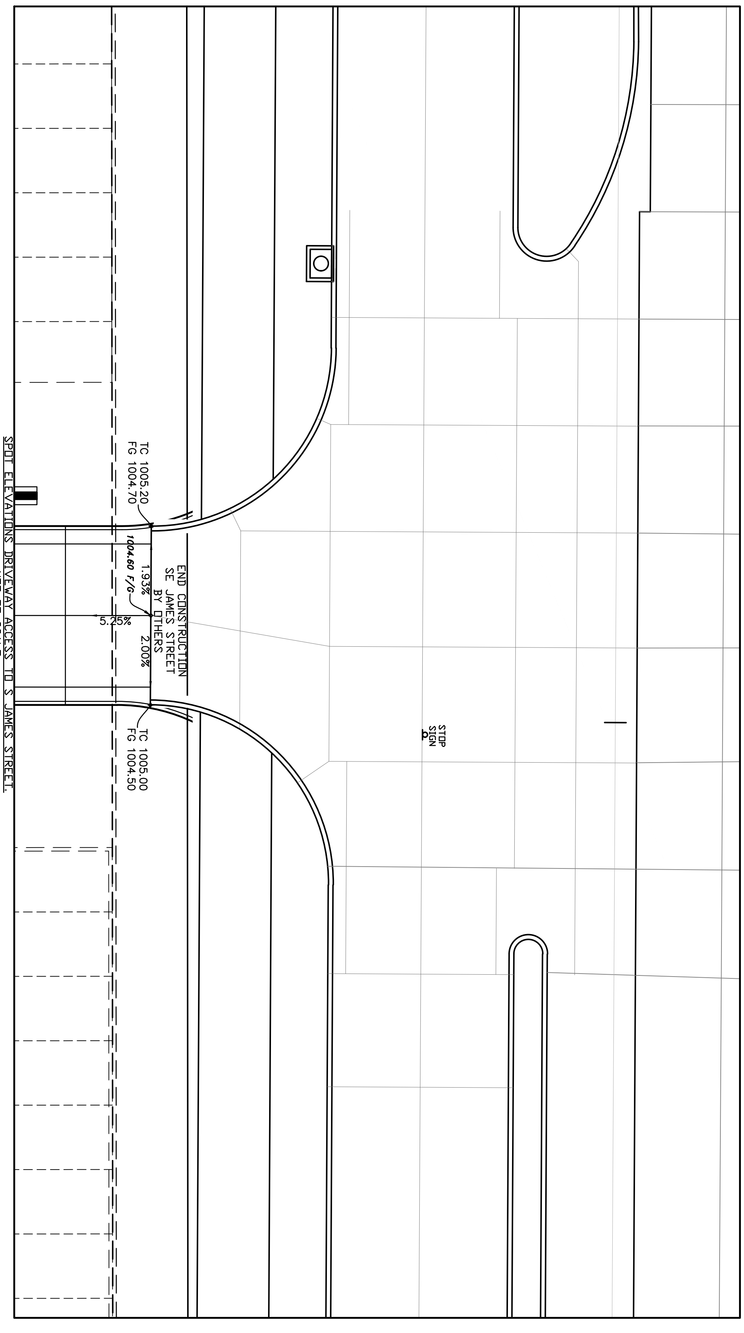
DETAILS SLOT DRAIN

date MAY 2021
designed DEL
drawn DEL
checked CDC
km no 1705607

SHEET 10.1
of



JOINTING PLAN DRIVEWAY ACCESS TO S. JAMES STREET
NOT TO SCALE
CONSTRUCTED SUMMER 2018



SPOT ELEVATIONS DRIVEWAY ACCESS TO S. JAMES STREET
NOT TO SCALE
CONSTRUCTED SUMMER 2018

SHEET 11.0 of

date MAY 2021
designed DEL
checked GDC
km no. 1705607

JOINTING AND SPOT ELEVATIONS CONSTRUCTED 2018

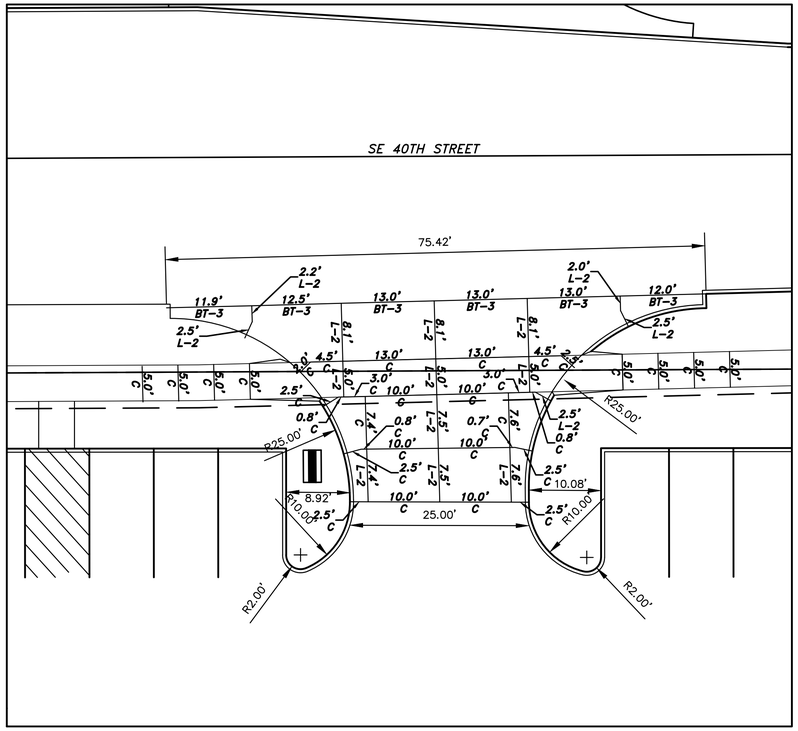
PRAIRIE BUSINESS PARK II
LOOTS PROPERTY
SW1/4 NW1/4 SEC 17-T79N-R25W

Grimes Iowa

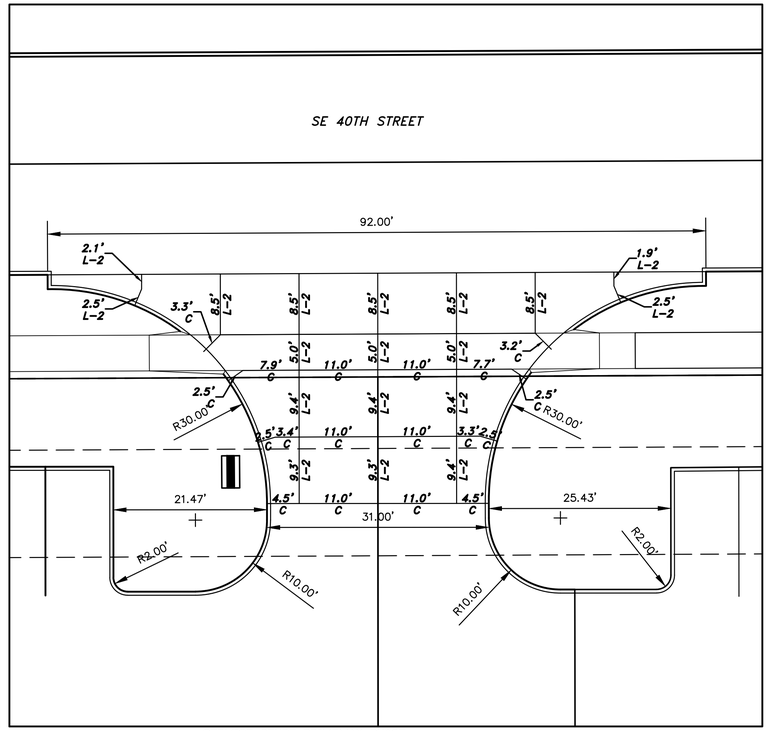
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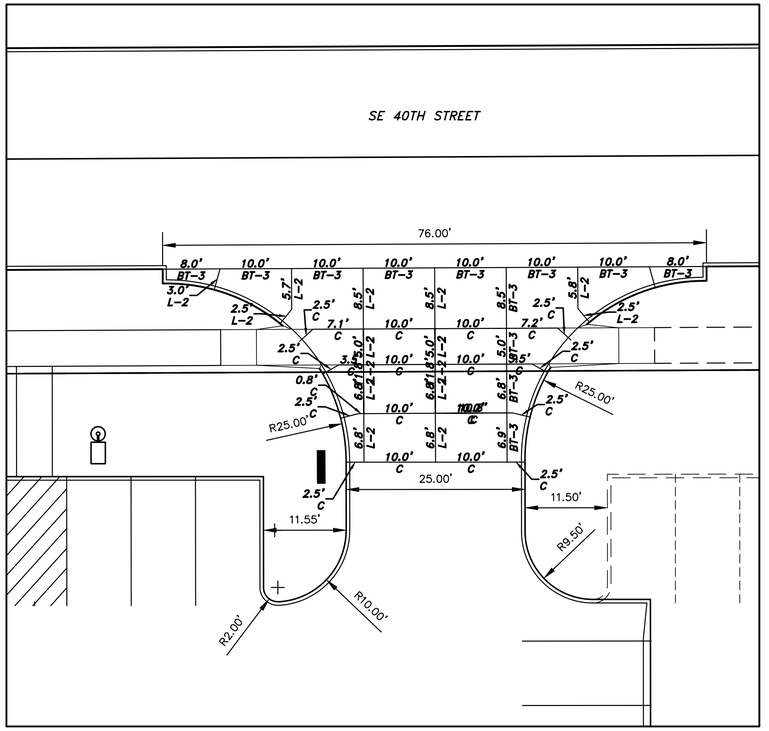
KIRKHAM MICHAEL



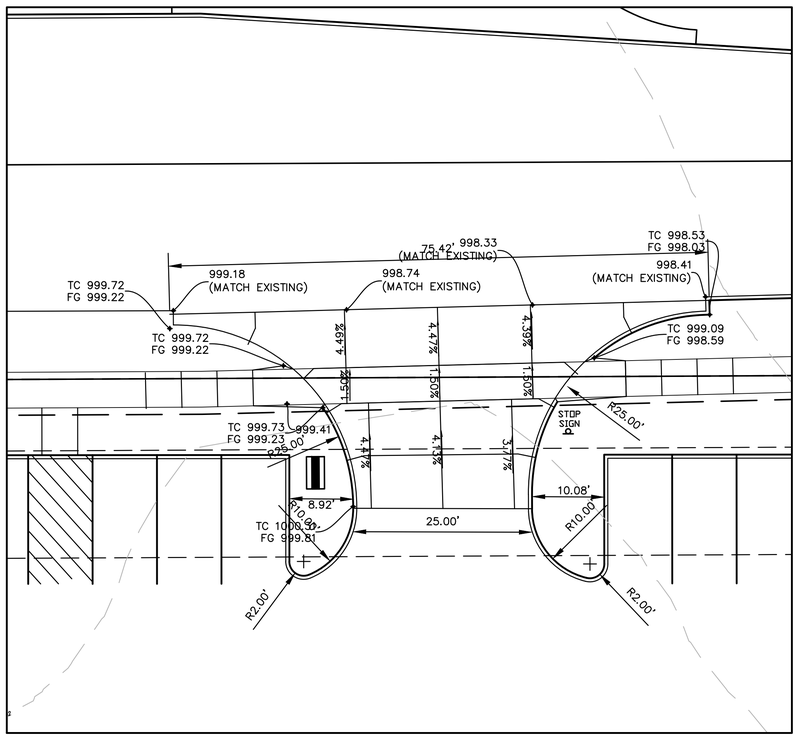
WEST TENANT DRIVEWAY PHASE 1
ACCESS TO SE 40TH STREET
NOT TO SCALE
CONSTRUCTED 2018



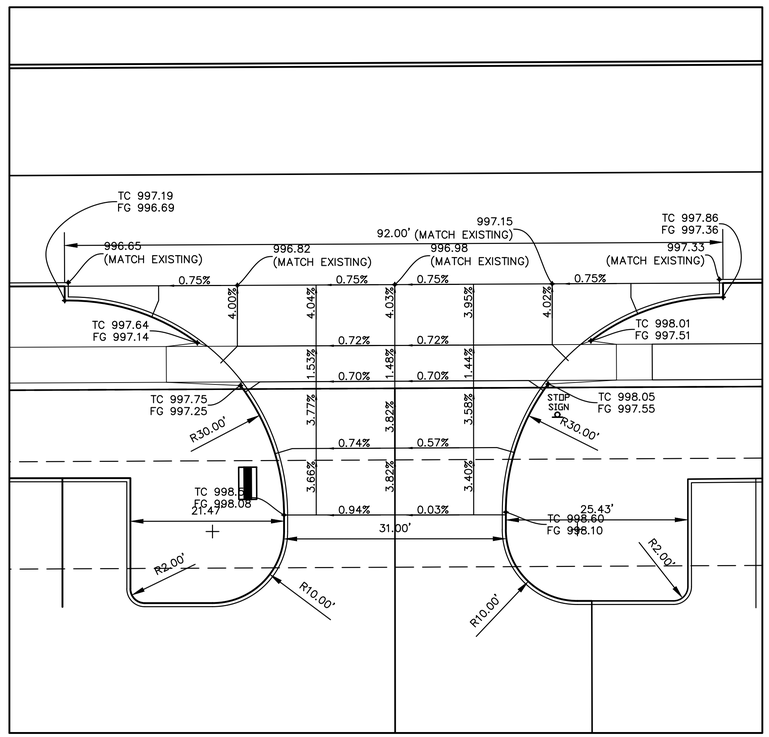
SERVICE COURT DRIVEWAY PHASE
ACCESS TO SE 40TH STREET
NOT TO SCALE
CONSTRUCTED 2018



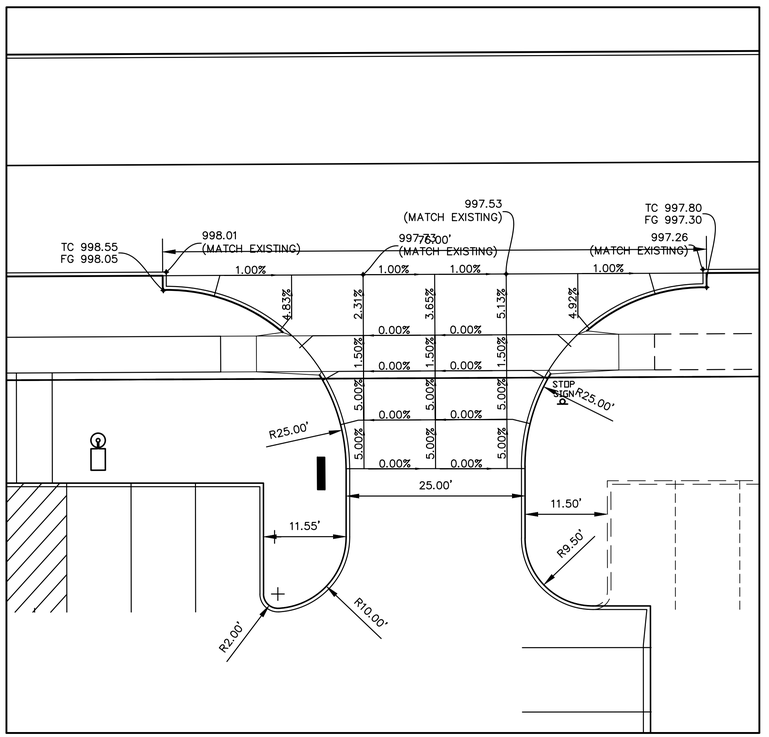
EAST TENANT DRIVEWAY PHASE 2
ACCESS TO SE 40TH STREET
NOT TO SCALE
CONSTRUCTED 2018 TO THE R.O.W. LINE



WEST TENANT DRIVEWAY PHASE 1
ACCESS TO SE 40TH STREET
NOT TO SCALE
CONSTRUCTED 2018



SERVICE COURT DRIVEWAY PHASE
ACCESS TO SE 40TH STREET
NOT TO SCALE
CONSTRUCTED 2018



EAST TENANT DRIVEWAY PHASE 2
ACCESS TO SE 40TH STREET
NOT TO SCALE
CONSTRUCTED 2018 TO THE R.O.W. LINE

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Iowa

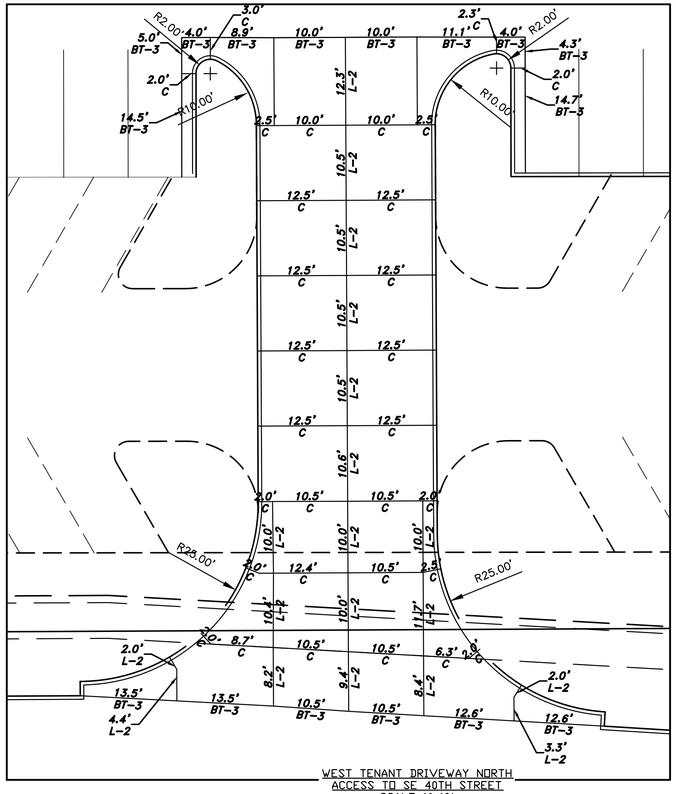
PRAIRIE BUSINESS PARK II
LOOTS PROPERTY
SW1/4 NW1/4 SEC 17-T79N-R25W

Grimes

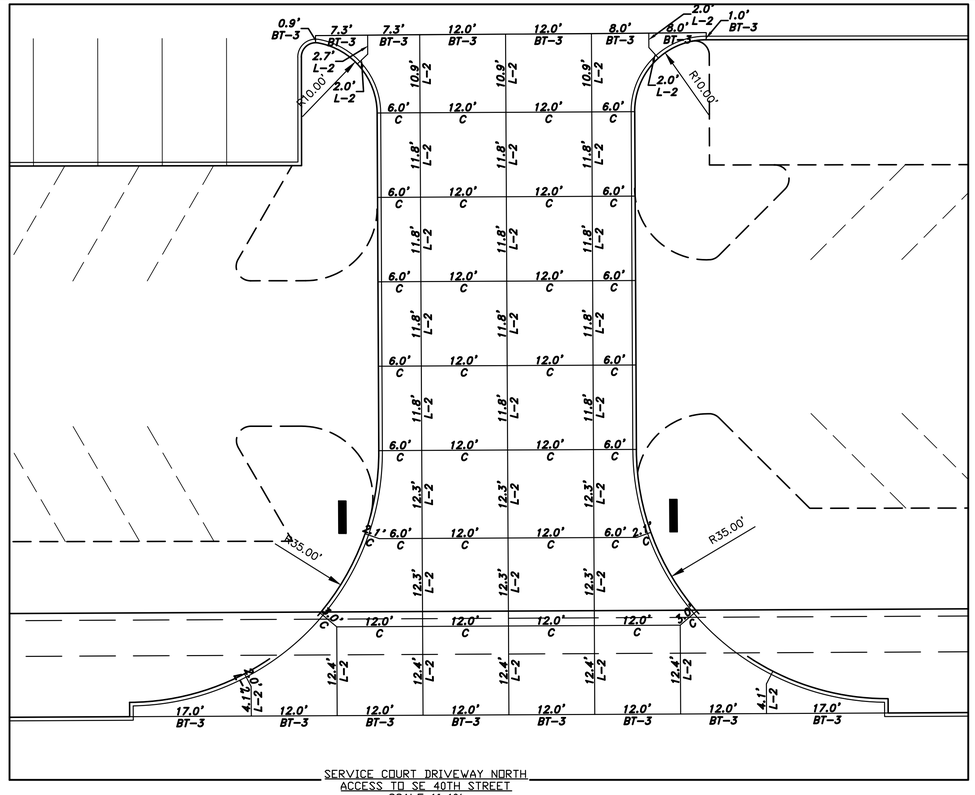
JOINTING AND SPOT ELEVATIONS
CONSTRUCTED 2018

date MAY 2021
designed EJL
drawn EJL
checked CDC
km # 1705607

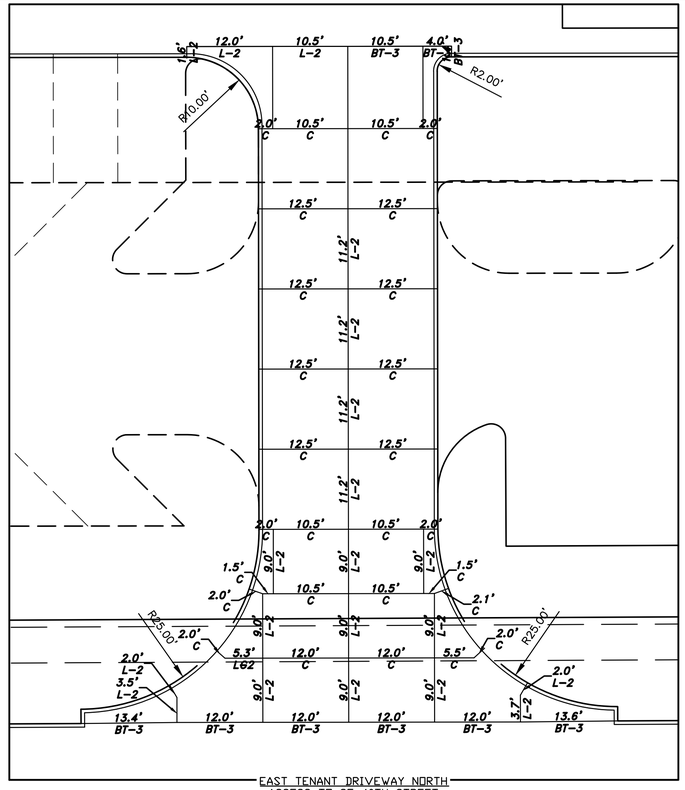
SHEET 11.1
of



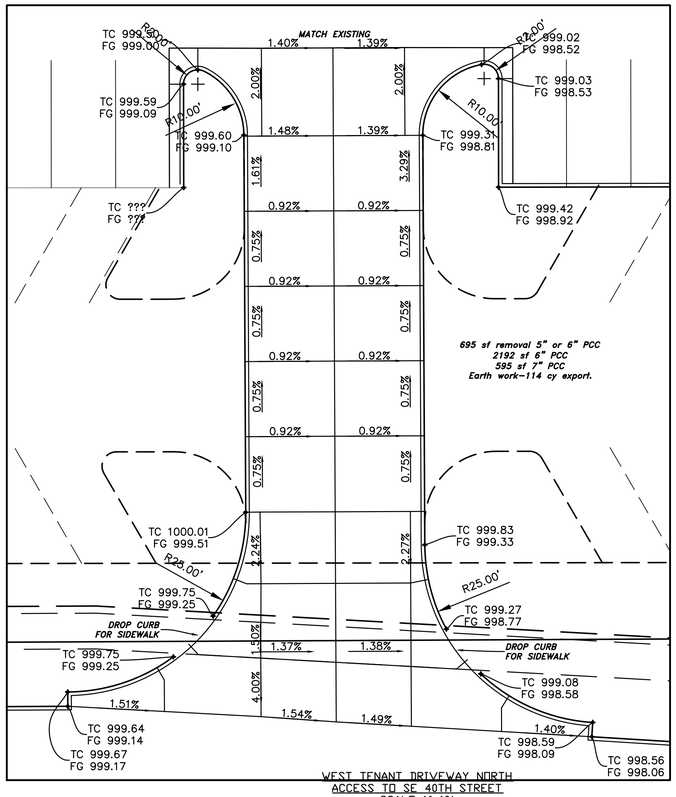
WEST TENANT DRIVEWAY NORTH
ACCESS TO SE 40TH STREET
SCALE 1"=10'
CONSTRUCTED 2018



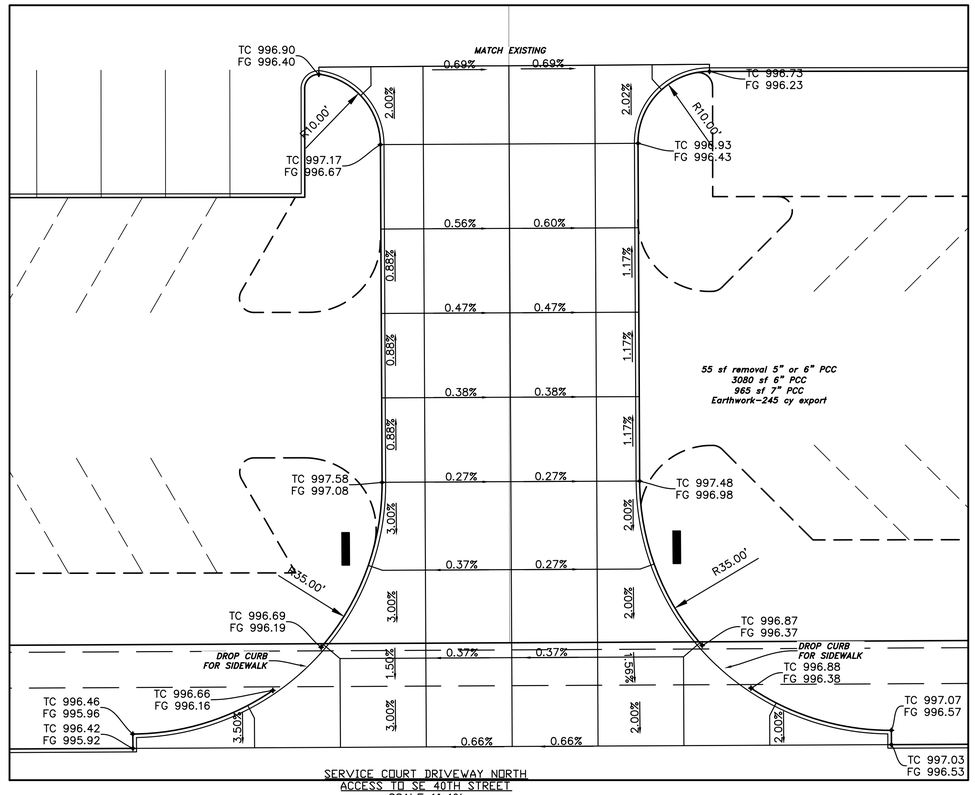
SERVICE COURT DRIVEWAY NORTH
ACCESS TO SE 40TH STREET
SCALE 1"=10'
CONSTRUCTED 2018



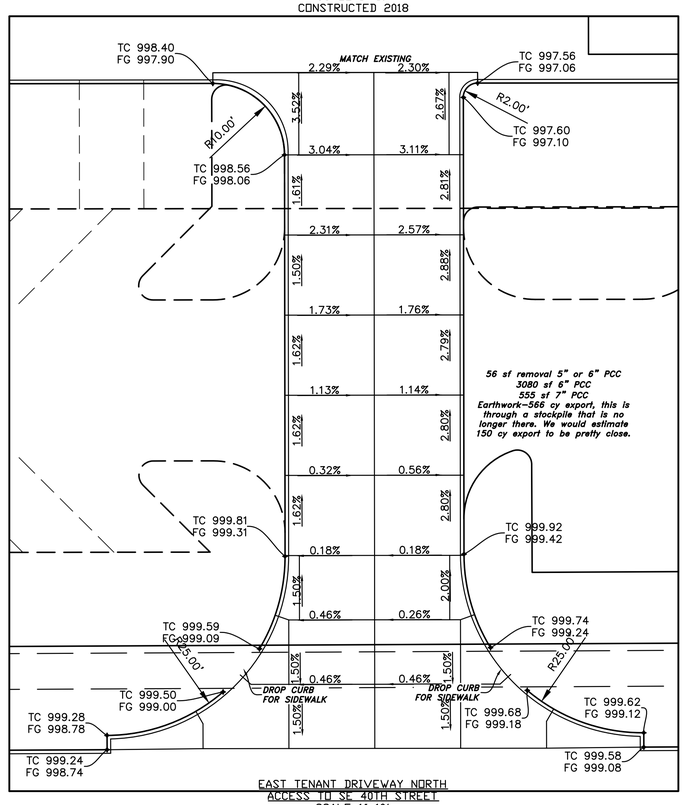
EAST TENANT DRIVEWAY NORTH
ACCESS TO SE 40TH STREET
SCALE 1"=10'
CONSTRUCTED 2018



WEST TENANT DRIVEWAY NORTH
ACCESS TO SE 40TH STREET
SCALE 1"=10'
CONSTRUCTED 2018



SERVICE COURT DRIVEWAY NORTH
ACCESS TO SE 40TH STREET
SCALE 1"=10'
CONSTRUCTED 2018



EAST TENANT DRIVEWAY NORTH
ACCESS TO SE 40TH STREET
SCALE 1"=10'
CONSTRUCTED 2018

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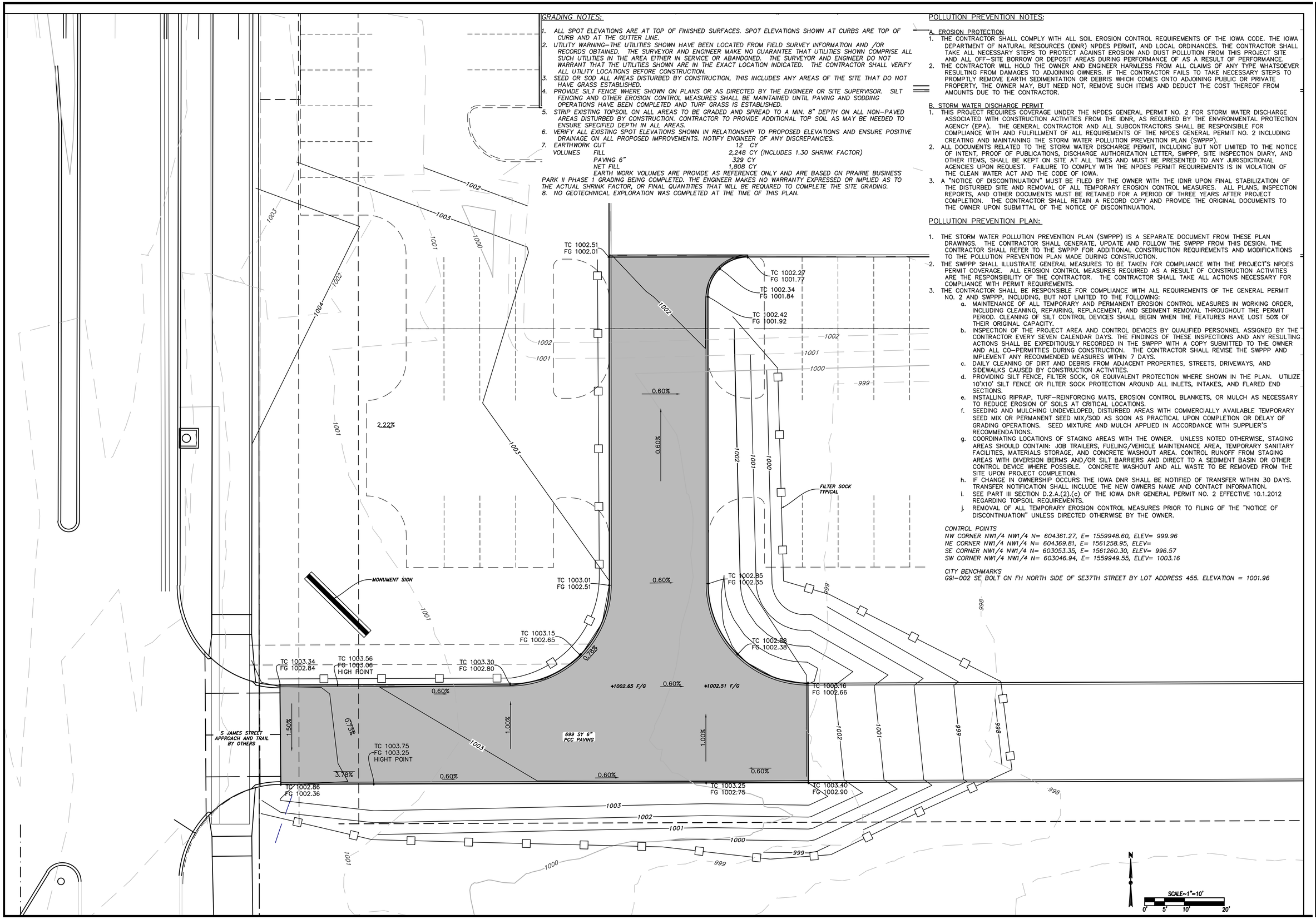
PRAIRIE BUSINESS PARK II
LOOTS PROPERTY
SW1/4 NW1/4 SEC 17-T79N-R25W

Grimes Iowa

JOINTING AND SPOT ELEVATIONS
CONSTRUCTED 2018

date MAY 2021
designed
drawn
checked CDC
km # 17105607

SHEET 11.2 of



GRADING NOTES:

1. *ALL SPOT ELEVATIONS ARE AT TOP OF FINISHED SURFACES. SPOT ELEVATIONS SHOWN AT CURBS ARE TOP OF CURB AND AT THE GUTTER LINE.*
2. *UTILITY WARNING–THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND /OR RECORDS OBTAINED. THE SURVEYOR AND ENGINEER MAKE NO GUARANTEE THAT UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND ENGINEER DO NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION.*
3. *SEED OR SOD ALL AREAS DISTURBED BY CONSTRUCTION, THIS INCLUDES ANY AREAS OF THE SITE THAT DO NOT HAVE GRASS ESTABLISHED.*
4. *PROVIDE SILT FENCE WHERE SHOWN ON PLANS OR AS DIRECTED BY THE ENGINEER OR SITE SUPERVISOR. SILT FENCING AND OTHER EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PAVING AND SODDING OPERATIONS HAVE BEEN COMPLETED AND TURF GRASS IS ESTABLISHED.*
5. *STRIP EXISTING TOPSOIL ON ALL AREAS TO BE GRADED AND SPREAD TO A MIN. 8" DEPTH ON ALL NON–PAVED AREAS DISTURBED BY CONSTRUCTION. CONTRACTOR TO PROVIDE ADDITIONAL TOP SOIL AS MAY BE NEEDED TO ENSURE SPECIFIED DEPTH IN ALL AREAS.*
6. *VERIFY ALL EXISTING SPOT ELEVATIONS SHOWN IN RELATIONSHIP TO PROPOSED ELEVATIONS AND ENSURE POSITIVE DRAINAGE ON ALL PROPOSED IMPROVEMENTS. NOTIFY ENGINEER OF ANY DISCREPANCIES.*
7. *EARTHWORK CUT 12 CY*
   VOLUMES FILL 2,248 CY (INCLUDES 1.30 SHRINK FACTOR)
   PAVING 6" 329 CY
   NET FILL 1,808 CY
   EARTH WORK VOLUMES ARE PROVIDE AS REFERENCE ONLY AND ARE BASED ON PRAIRIE BUSINESS PARK II PHASE 1 GRADING BEING COMPLETED. THE ENGINEER MAKES NO WARRANTY EXPRESSED OR IMPLIED AS TO THE ACTUAL SHRINK FACTOR, OR FINAL QUANTITIES THAT WILL BE REQUIRED TO COMPLETE THE SITE GRADING.
8. *NO GEOTECHNICAL EXPLORATION WAS COMPLETED AT THE TIME OF THIS PLAN.*

POLLUTION PREVENTION NOTES:

A. EROSION PROTECTION

1. THE CONTRACTOR SHALL COMPLY WITH ALL SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE. THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, AND LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND DUST POLLUTION FROM THIS PROJECT SITE AND ALL OFF–SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OF AS A RESULT OF PERFORMANCE.
2. THE CONTRACTOR WILL HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING OWNERS. IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 INCLUDING CREATING AND MAINTAINING THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING BUT NOT LIMITED TO THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, SWPPP, SITE INSPECTION DIARY, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS IN VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
3. A "NOTICE OF DISCONTINUATION" MUST BE FILED BY THE OWNER WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

POLLUTION PREVENTION PLAN:

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT FROM THESE PLAN DRAWINGS. THE CONTRACTOR SHALL GENERATE, UPDATE AND FOLLOW THE SWPPP FROM THIS DESIGN. THE CONTRACTOR SHALL REFER TO THE SWPPP FOR ADDITIONAL CONSTRUCTION REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
2. THE SWPPP SHALL ILLUSTRATE GENERAL MEASURES TO BE TAKEN FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL ACTIONS NECESSARY FOR COMPLIANCE WITH PERMIT REQUIREMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT NO. 2 AND SWPPP, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
   a. MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEANING OF SILT CONTROL DEVICES SHALL BEGIN WHEN THE FEATURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
   b. INSPECTION OF THE PROJECT AREA AND CONTROL DEVICES BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR EVERY SEVEN CALENDAR DAYS. THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS SHALL BE EXPEDITIOUSLY RECORDED IN THE SWPPP WITH A COPY SUBMITTED TO THE OWNER AND ALL CO–PERMITTIES DURING CONSTRUCTION. THE CONTRACTOR SHALL REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
   c. DAILY CLEANING OF DIRT AND DEBRIS FROM ADJACENT PROPERTIES, STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES.
   d. PROVIDING SILT FENCE, FILTER SOCK, OR EQUIVALENT PROTECTION WHERE SHOWN IN THE PLAN. UTILIZE 10'X10' SILT FENCE OR FILTER SOCK PROTECTION AROUND ALL INLETS, INTAKES, AND FLARED END SECTIONS.
   e. INSTALLING RIPRAP, TURF–REINFORCING MATS, EROSION CONTROL BLANKETS, OR MULCH AS NECESSARY TO REDUCE EROSION OF SOILS AT CRITICAL LOCATIONS.
   f. SEEDING AND MULCHING UNDEVELOPED, DISTURBED AREAS WITH COMMERCIALLY AVAILABLE TEMPORARY SEED MIX OR PERMANENT SEED MIX/SOD AS SOON AS PRACTICAL UPON COMPLETION OR DELAY OF GRADING OPERATIONS. SEED MIXTURE AND MULCH APPLIED IN ACCORDANCE WITH SUPPLIER'S RECOMMENDATIONS.
   g. COORDINATING LOCATIONS OF STAGING AREAS WITH THE OWNER. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN: JOB TRAILERS, FUELING/VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT AREA. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT AND ALL WASTE TO BE REMOVED FROM THE SITE UPON PROJECT COMPLETION.
   h. IF CHANGE IN OWNERSHIP OCCURS THE IOWA DNR SHALL BE NOTIFIED OF TRANSFER WITHIN 30 DAYS. TRANSFER NOTIFICATION SHALL INCLUDE THE NEW OWNERS NAME AND CONTACT INFORMATION.
   i. SEE PART III SECTION D.2.A.(2).(c) OF THE IOWA DNR GENERAL PERMIT NO. 2 EFFECTIVE 10.1.2012 REGARDING TOPSOIL REQUIREMENTS.
   j. REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION" UNLESS DIRECTED OTHERWISE BY THE OWNER.

CONTROL POINTS
NW CORNER NW1/4 NW1/4 N= 604361.27, E= 1559948.60, ELEV= 999.96
NE CORNER NW1/4 NW1/4 N= 604369.81, E= 1561258.95, ELEV=
SE CORNER NW1/4 NW1/4 N= 603053.35, E= 1561260.30, ELEV= 996.57
SW CORNER NW1/4 NW1/4 N= 603046.94, E= 1559949.55, ELEV= 1003.16

CITY BENCHMARKS
G9I–002 SE BOLT ON FH NORTH SIDE OF SE37TH STREET BY LOT ADDRESS 455. ELEVATION = 1001.96

KIRKHAM MICHAEL

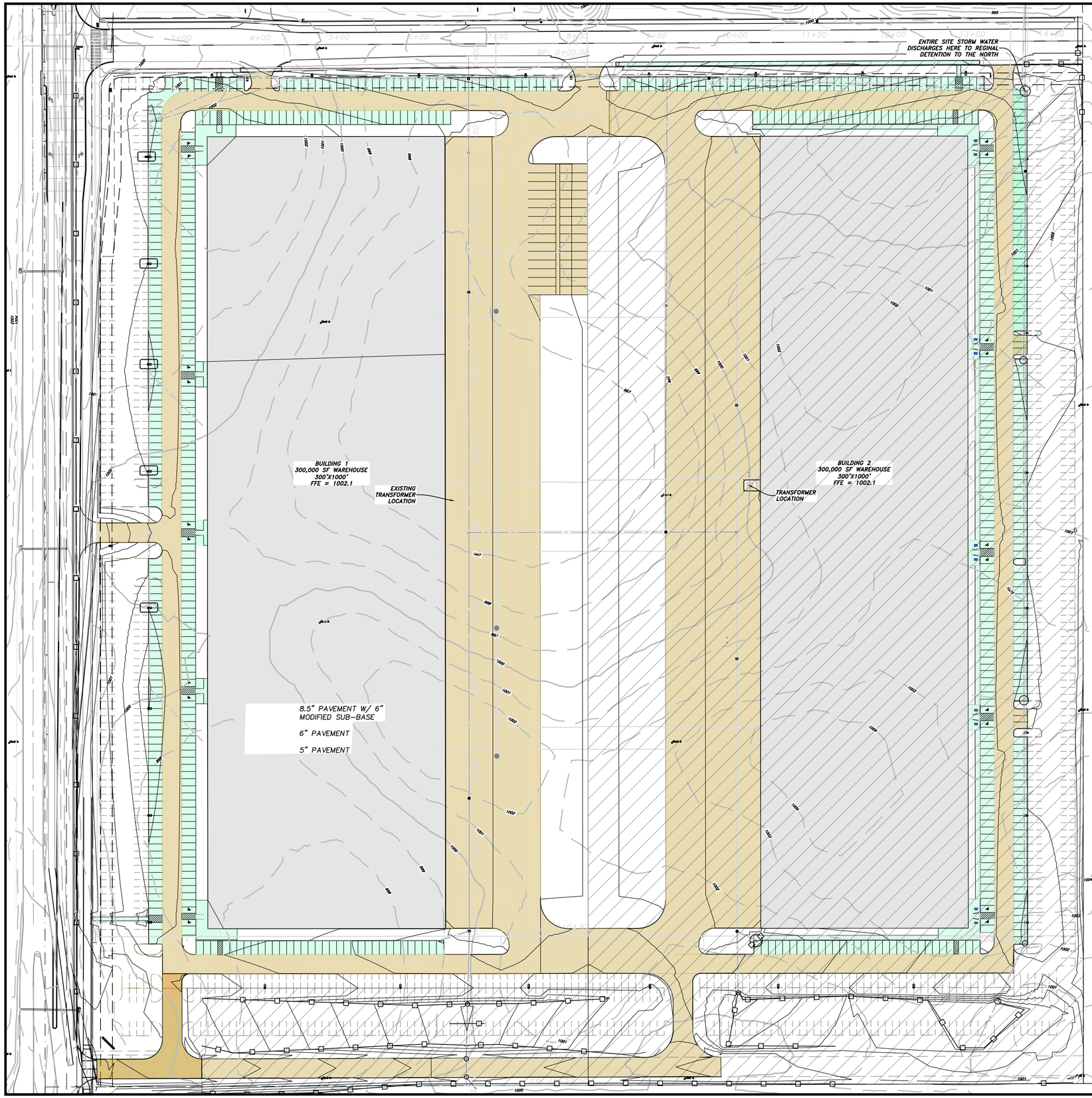
revisions
3 10/27/2021 Site Plan Rev. #3 City Comments
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1 1/10/2019 Site Plan Revision #1

PRAIRIE BUSINESS PARK II
LOOTS PROPERTY
SW1/4 NW1/4 SEC 17-T79N-R25W
Grimes
Iowa

SOUTH DRIVEWAY
CONSTRUCTED 2018

date MAY 2021
designed CDC
drawn CDC
checked CDC
km file 1705607

SHEET Alt 1
of



POLLUTION PREVENTION NOTES:

A. EROSION PROTECTION

1. THE CONTRACTOR SHALL COMPLY WITH ALL SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE. THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, AND LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND DUST POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OF AS A RESULT OF PERFORMANCE.
2. THE CONTRACTOR WILL HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING OWNERS. IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 INCLUDING CREATING AND MAINTAINING THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING BUT NOT LIMITED TO THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, SWPPP, SITE INSPECTION DIARY, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS IN VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
3. A "NOTICE OF DISCONTINUATION" MUST BE FILED BY THE OWNER WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

POLLUTION PREVENTION PLAN:

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT FROM THESE PLAN DRAWINGS. THE CONTRACTOR SHALL GENERATE, UPDATE AND FOLLOW THE SWPPP FROM THIS DESIGN. THE CONTRACTOR SHALL REFER TO THE SWPPP FOR ADDITIONAL CONSTRUCTION REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
2. THE SWPPP SHALL ILLUSTRATE GENERAL MEASURES TO BE TAKEN FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL ACTIONS NECESSARY FOR COMPLIANCE WITH PERMIT REQUIREMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT NO. 2 AND SWPPP, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
   a. MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEANING OF SILT CONTROL DEVICES SHALL BEGIN WHEN THE FEATURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
   b. INSPECTION OF THE PROJECT AREA AND CONTROL DEVICES BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR EVERY SEVEN CALENDAR DAYS. THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS SHALL BE EXPEDITIOUSLY RECORDED IN THE SWPPP WITH A COPY SUBMITTED TO THE OWNER AND ALL CO-PERMITTIES DURING CONSTRUCTION. THE CONTRACTOR SHALL REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
   c. DAILY CLEANING OF DIRT AND DEBRIS FROM ADJACENT PROPERTIES, STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES.
   d. PROVIDING SILT FENCE, FILTER SOCK, OR EQUIVALENT PROTECTION WHERE SHOWN IN THE PLAN. UTILIZE 10'X10' SILT FENCE OR FILTER SOCK PROTECTION AROUND ALL INLETS, INTAKES, AND FLARED END SECTIONS.
   e. INSTALLING RIPRAP, TURF-REINFORCING MATS, EROSION CONTROL BLANKETS, OR MULCH AS NECESSARY TO REDUCE EROSION OF SOILS AT CRITICAL LOCATIONS.
   f. SEEDING AND MULCHING UNDEVELOPED, DISTURBED AREAS WITH COMMERCIALLY AVAILABLE TEMPORARY SEED MIX OR PERMANENT SEED MIX/SOD AS SOON AS PRACTICAL UPON COMPLETION OR DELAY OF GRADING OPERATIONS. SEED MIXTURE AND MULCH APPLIED IN ACCORDANCE WITH SUPPLIER'S RECOMMENDATIONS.
   g. COORDINATING LOCATIONS OF STAGING AREAS WITH THE OWNER. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN: JOB TRAILERS, FUELING/VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT AREA. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT AND ALL WASTE TO BE REMOVED FROM THE SITE UPON PROJECT COMPLETION.
   h. IF CHANGE IN OWNERSHIP OCCURS THE IOWA DNR SHALL BE NOTIFIED OF TRANSFER WITHIN 30 DAYS. TRANSFER NOTIFICATION SHALL INCLUDE THE NEW OWNERS NAME AND CONTACT INFORMATION.
   i. SEE PART III SECTION D.2.A.(2).(c) OF THE IOWA DNR GENERAL PERMIT NO. 2 EFFECTIVE 10.1.2012 REGARDING TOPSOIL REQUIREMENTS.
   j. REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION" UNLESS DIRECTED OTHERWISE BY THE OWNER.

QUANTITIES:

ITEM	QUANTITY	LOCATION
AREA DISTURBED	20.0 ACRES	AREA HATCHED ON MAP
8" FILTER SOCK	3000 LF	SHOWN ON MAP
STORM INTAKES	7 EA	SHOWN ON MAP
F.E.S.	4 EA	SHOWN ON MAP
SLOT DRAIN	946 LF	SHOWN ON MAP
CONSTRUCTION ENTRANCE	*1 EA*	*TO BE DETERMINED BY CONTRACTOR*
STAGING AREA	*1 EA*	*TO BE DETERMINED BY CONTRACTOR*
CONCRETE WASHOUT	*1 EA*	*TO BE DETERMINED BY CONTRACTOR*
DUMPSTER LOCATION	*TBD*	*TO BE DETERMINED BY CONTRACTOR*
PORTABLE TOILET LOCATION	*TBD*	*TO BE DETERMINED BY CONTRACTOR*
SEDIMENT CONTROL LOCATIONS	*TBD*	*TO BE DETERMINED BY CONTRACTOR*
TEMPORARY STABILIZATION	*TBD*	*TO BE DETERMINED BASED ON CONSTRUCTION*
PERMANENT STABILIZATION	*NON HARD SURFACED AREAS TO BE SEEDED/SODDED*	
SEED	*7.4 ACRS*	*AREAS NOT BETWEEN PARKING AND BUILDING*
SOD	*16,817 SF*	*AREAS AROUND BUILDING*

N

SCALE-1"=60'

0' 30' 60' 120'

KIRKHAM MICHAEL

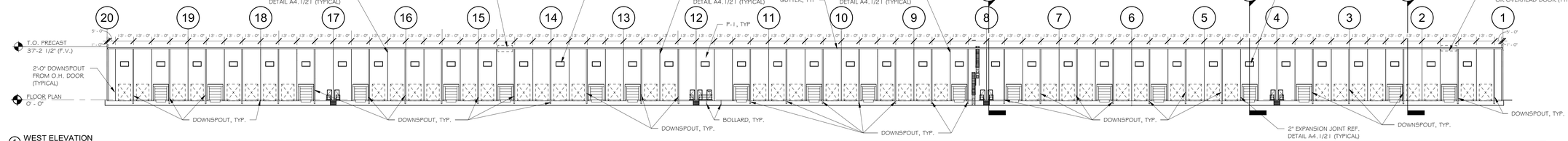
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PRAIRIE BUSINESS PARK II
LOOTS PROPERTY
SW1/4 NW1/4 SEC 17-T79N-R25W
Iowa | Grimes

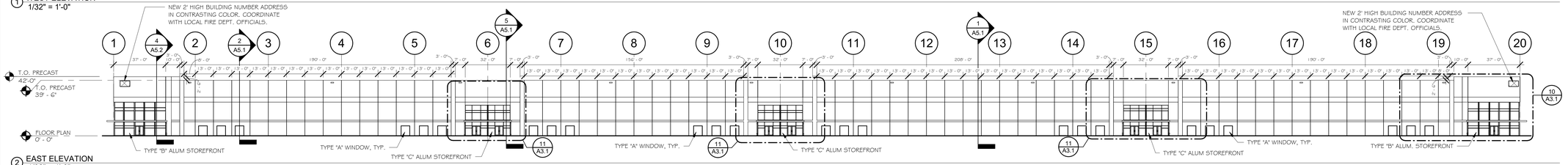
SWPP CONTROL MAP
BUILDING 4 CONSTRUCTION

date MAY 2021
designed CDC
drawn CDC
checked CDC
km no. 17705607

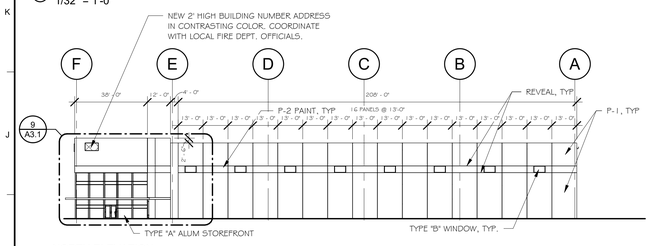
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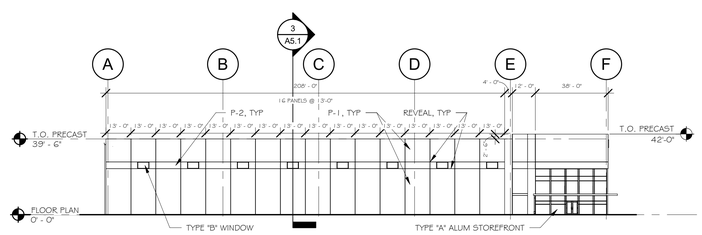
1 WEST ELEVATION
1/32" = 1'-0"



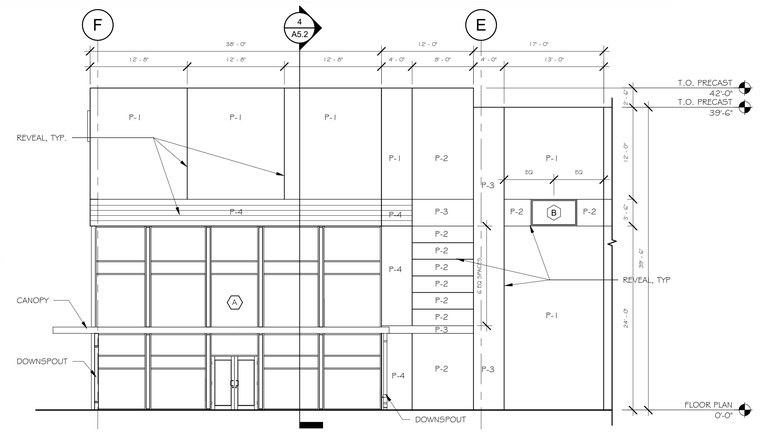
2 EAST ELEVATION
1/32" = 1'-0"



3 NORTH ELEVATION
1/32" = 1'-0"



4 SOUTH ELEVATION
1/32" = 1'-0"



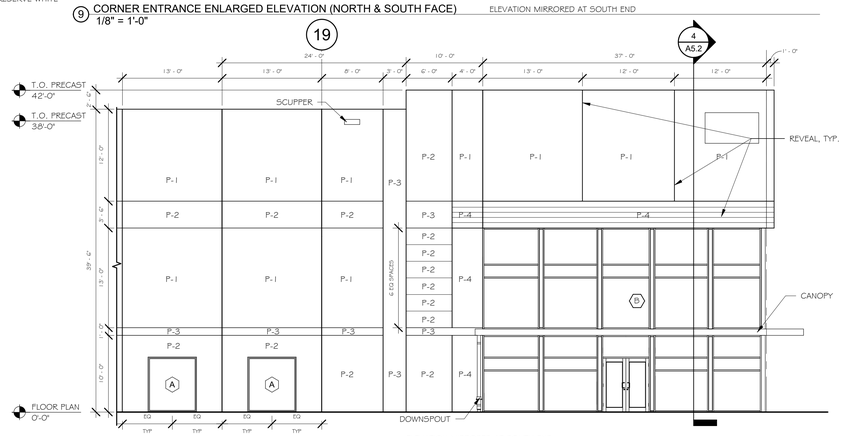
9 CORNER ENTRANCE ENLARGED ELEVATION (NORTH & SOUTH FACE)
1/8" = 1'-0"
ELEVATION MIRRORED AT SOUTH END

GENERAL ELEVATION NOTE:

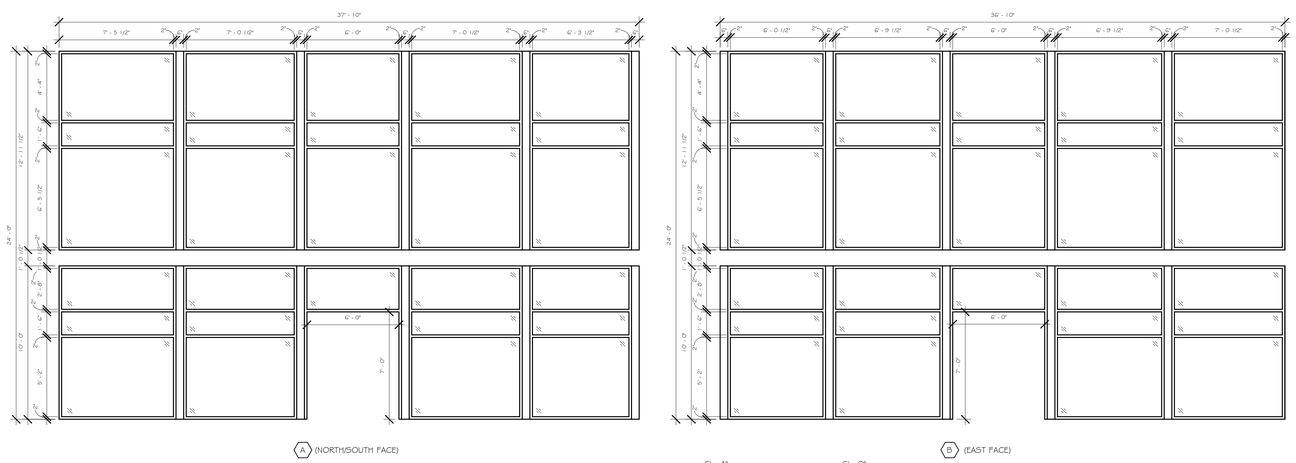
PROVIDE TYPICAL REVEALS AT EACH LOCATION WHERE PAINT COLOR CHANGES AND ALL OTHER LOCATIONS INDICATED. SEE DETAIL 19/A4.1

PAINT LEGEND

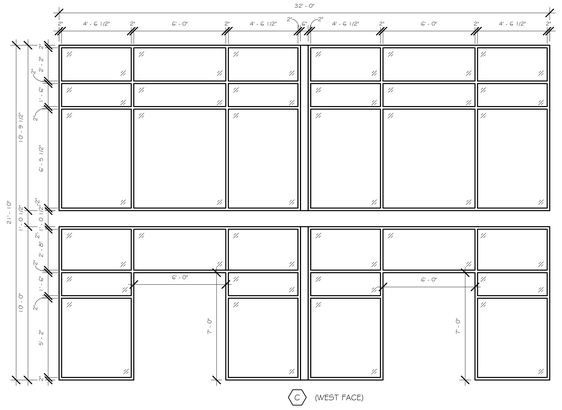
P-1 = SW 7017 DORIAN GRAY
P-2 = SW 7019 GAUNTLET GRAY
P-3 = SW 6431 LEAPFROG
P-4 = SW 7056 RESERVE WHITE

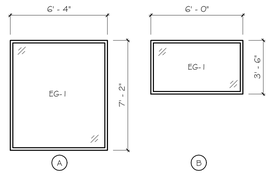


10 CORNER ENTRANCE ENLARGED ELEVATION (EAST FACE)
1/8" = 1'-0"
ELEVATION MIRRORED AT SOUTH END

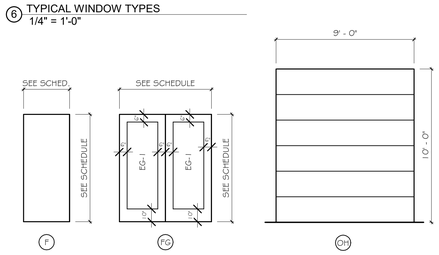


5 ALUMINUM STOREFRONT WALL ELEVATIONS
1/4" = 1'-0"

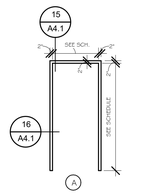




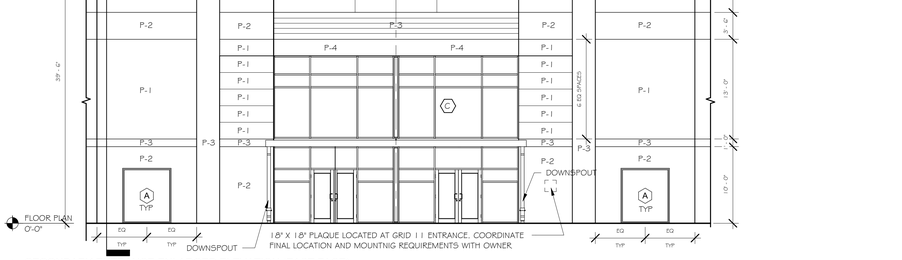
6 TYPICAL WINDOW TYPES
1/4" = 1'-0"



7 TYPICAL DOOR TYPES
1/4" = 1'-0"



8 TYPICAL FRAME TYPES
1/4" = 1'-0"



11 SECONDARY ENTRANCE ENLARGED ELEVATION (EAST FACE)
1/8" = 1'-0"

Farnsworth GROUP
14225 UNIVERSITY AVENUE, SUITE 110
WALKEE, IOWA 50263
(515) 225-3469 / info@f-w.com
www.f-w.com
Engineers | Architects | Surveyors | Scienlists

ISSUE:

#	DATE:	DESCRIPTION:

PROJECT:
R&R REALTY GROUP

PRAIRE BUSINESS PARK IV - 260,000 SF

S James Street,
Grimes Iowa 50111

DATE: 07/15/21
DESIGNED:
DRAWN:
REVIEWED:

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A3.1

PROJECT NO.: 0210618.00

8/20/2021 8:40:29 AM


4201

Planning & Zoning Staff Report

TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: November 2, 2021
RE: Meadows Plat 1 – Preliminary Plat

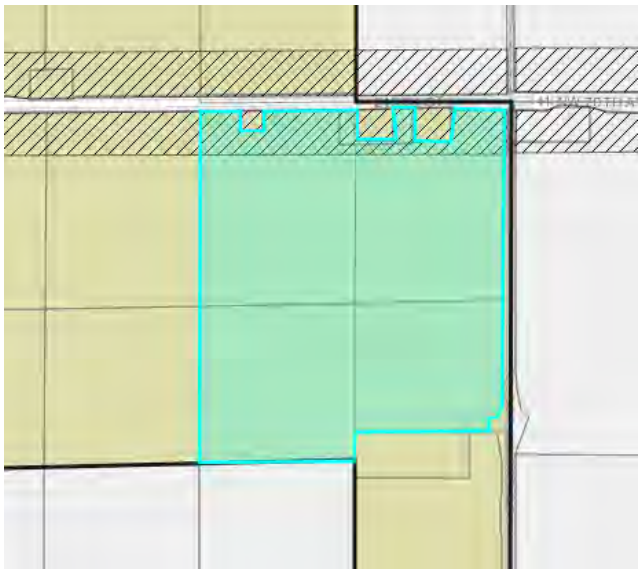
GENERAL INFORMATION:

Applicant:	Mozart properties, LLC
Requested Action	Preliminary Plat
Location	Generally located at the southwest corner of Highway 44 and County Line Road

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	LDR, MDR, HDR, Commercial	R-4 (Meadows PUD)
North	DCG High School, Vacant	Civic, Mixed Use 1	A-1
South	DCG Oakview Middle School	LDR, MDR	A-1
East	Vacant	LDR, Mixed Use 1	Agriculture (Polk County)
West	Vacant	LDR, Mixed Use 1	A-1

BACKGROUND:

The applicant is requesting approval of a preliminary plat for phase one of the meadows development, which will allow for the future subdivision of the approximately 161-acre property. The plat will consist of 281 single-family lots, 20.67 acres for townhome development, 20.58 acres for multi-family development, 9.46-acre outlot for detention pond, and 9.2 acres of parkland with detention pond. All streets within the development will be public streets and dedicated to the City with the final plat.

ANALYSIS:

The preliminary plat shows two access points from NW County Line Road and one connection out to Highway 44. Three neighborhood collectors will be provided within the development including a segment of SW 11th Street. Trail will be provided along the neighborhood collector streets and connect to the existing trail along NW County Line Road. Landscape buffers will be provided along County Line Road and between the Meadows development and the two existing estate properties along Highway 44. In addition, street trees will be provided along the three neighborhood collector streets.

Sanitary sewer and water for the development will connect to the existing mains along NW County Line Road. The detention basins will be wet basins and designed for fishing.

STAFF RECOMMENDATION:

Staff would recommend approval of the Meadows Plat 1 preliminary plat 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

~~October 12, 2021~~
October 29, 2021

Civil Engineering Consultants
Attn: Paul Clausen
2400 86th Street, Unit 12
Des Moines, IA 50322

RE: The Meadows Plat 1 Preliminary Plat

Dear Mr. Clausen:

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

General Comments:

1. ~~Staff is not supportive of the west detention basin within the park. The rezone concept identified the pond to be 1.7 acres in size which is what we will be expecting to see within the park. Please revise plan accordingly.~~

2. Staff will provide addresses and street names later on in review once we determine if the layout will change due to the pond.

3. ~~Provide 8' trail along the north E/W street.~~

4. ~~Provide hydrant radius map.~~

5. ~~Provide existing conditions/demolition plan sheet.~~

6. ~~Sanitary sewer shall be under the street, and not within the parking area of the right of way.~~

7. Please label the lot widths along the setback line for lots that have a width less than the required lot width along the ROW. Lot 125 and lots on cul de sacs are examples. Widths are not shown at the front setback line.

Sheet 1:

1. ~~Update zoning to R-4 Meadows PUD Ordinance 751 and transportation Corridor Mixed Use Development Overlay. Remove other zoning designations.~~

2. Update setbacks to match the development agreement. Please update Commercial side setback to match the development agreement. External vs internal (0' or 5')

3. ~~Update proposed land use to commercial, multi-family, single-family attached, single family detached.~~

4. ~~Remove Siedenburg Group information.~~

5. Provide calculations for the utility demands. Please provide the calculations showing how you got to the water/sanitary demands shown.

6. ~~Change Development Services to City of Grimes.~~

7. ~~Change Utility contact information to Tony Hanson, Engineering Technician~~

    a. 410 SE Main St Ste. 102 Grimes, IA 50111 Update to 410 SE Main St
    b. ~~thanson@grimesiowa.gov~~
    c. ~~515-201-3918~~

Sheet 2:

1. ~~Remove 15' buffer along interior 60' ROW streets.~~

2. ~~Revise the street sections based on the following. Show the PUE outside of the city improvement easement.~~

    a. ~~37' road section (11th St) – 55' ROW with 15' City Improvement Easement on either side. Trees will be planted between the sidewalk and street. The sidewalk would be located within the City Improvement Easement.~~

    b. ~~31' road section (collector streets) – 45' ROW with 15' City Improvement Easement on either side. Trees will be planted between the sidewalk and street. The sidewalk would be located within the City Improvement Easement.~~

3. ~~The paving on the neighborhood streets could be 26' wide if a rock subbase is provided. Otherwise, the street paving should be 29' wide.~~

Sheet 4:

1. ~~Provide buffer between the residential and commercial properties.~~

Sheet 5:

1. ~~The buffer along the west property line could be removed if desired. We would not need to require the buffer since the future road will shift west and the transmission line area will be adjacent to the lots.~~

2. ~~Label the overhead transmission line easement and location of the power polls.~~

3. ~~Please provide a trail connection on the north side of Lot 249 from the street and out to County Line Rd.~~

Sheet 7:

1. Provide sanitary stubs to the future commercial properties.

2. ~~Extend the water main to the north side of Highway 44.~~

3. ~~Since the sanitary sewer is in the same location where the buffer would be between the commercial and residential areas, the buffer should wrap around the detention basin.~~

Sheet 8.

1. ~~Locate the sanitary sewer under the street.~~

Sheet 9:

1. ~~Provide trees along the south and east side of the detention basin to continue the tree line from 11th St and the buffer along County Line Rd.~~

Sheet 11 & 12:

1. Provide the 100-year rain event elevation around every detention basin.

2. Show where emergency overflow location will be located at all the detention basins.

3. Provide all discharge locations for the detention basin.

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: October 12, 2021
(1 PDF of Preliminary Plat)

PLANNING & ZONING: November 2, 2021 at 5:30

COUNCIL MEETING: November 23, 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 PLAT
THE MEADOWS PLAT 1
NE FR1/4 - SEC 01-79-26
GRIMES, IA 50111

MEADOWS DEVELOPERS 1, L.L.C. , 2208 WOODLANDS PKWY, CLIVE, IOWA 50325

UTILITIES
CITY OF GRIMES PUBLIC WORKS
ADDRESS: 810 SE MAIN STREET, SUITE 102
GRIMES, IA 50111,
PHONE: (515) 201-3918
CONTACT: TONY HANSON
ENGINEERING TECHNICIAN
EMAIL: THANSON@GRIMESIOWA.GOV

SANITARY SEWER - CITY OF GRIMES
STORM SEWER - CITY OF GRIMES
WATER - CITY GRIMES

DEVELOPMENT SERVICES
CITY OF GRIMES
410 SE MAIN STREET, SUITE 102
GRIMES, IA 50111
PHONE: 515-986-4050

ELECTRIC AND NATURAL GAS UTILITY
MIDAMERICAN ENERGY CORPORATION
666 GRAND AVENUE
DES MOINES, IA 50309
CONTACT: MATT REINHARDT
PHONE: 515-515-252-6413
EMAIL: M.REINHARDT@MIDAMERICAN.COM

TELEPHONE
CENTURY LINK
4201 KINGMAN BLVD, 2nd FLOOR
DES MOINES, IA 50311
CONTACT: CINDY CARTER
PHONE: 515-554-3316

HEALTH DEPARTMENT
POLK COUNTY
PUBLIC HEALTH DEPARTMENT
ADDRESS: 1907 CARPENTER AVENUE
DES MOINES, IA 50314
PHONE: (515) 286-3798

FIRE DEPARTMENT
200 S. JAMES STREET
GRIMES, IA 50111
FIRE CHIEF: JIM CLARK
PHONE: 515-202-4154
EMAIL: JCLARK@CITYOFJOHNSTON.COM

FRANCHISE UTILITIES
1. CONTRACT FOR STREET LIGHTING SHALL BE EXECUTED WITH FINAL PLAT.
2. CONTRACT FOR ELECTRIC DISTRIBUTION SYSTEM SHALL BE EXECUTED WITH FINAL PLAT.
3. NATURAL GAS, TELEPHONE, CABLE OR OTHER UTILITIES SHALL BE INSTALLED AFTER COMPLETION OF PLAT IMPROVEMENTS.

UTILITY DEMANDS
PEAK WASTEWATER DEMAND: 0.62 MGD
PEAK WATER DEMAND: 1.19 MGD

FEMA F.I.R.M. CLASSIFICATION
THIS PARCEL LIES WITHIN FLOOD ZONE 'X' AS IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP NO. 19153C0165F OF WITH EFFECTIVE DATE OF FEBRUARY 1, 2019

COMMUNITY	PANEL NUMBER	SUFFIX
• CITY OF GRIMES	190228	0165F
• POLK COUNTY	190401	0165F

AND

THIS PARCEL LIES WITHIN FLOOD ZONE 'X' AS IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP NO. 19153C0155F OF WITH EFFECTIVE DATE OF FEBRUARY 1, 2019

COMMUNITY	PANEL NUMBER	SUFFIX
• CITY OF GRIMES	190228	0165F

*** FEMA MAPS ARE SUBJECT TO CHANGE ***
PLEASE SEE FEMA FLOOD MAP SERVICE CENTER FOR CURRENT MAPS
WEB:WWW.FEMA.GOV
MAIL: FEMA REGION VII, 9221 WARD PARKWAY, KANSAS CITY, MO 64114
PHONE: 1-877-336-2627
EMAIL: FEMAMAPSPECIALIST@RISKMAPCDS.COM

BENCHMARKS
F6M-001 - BURY BOLT ON HYDRANT LOCATED AT THE NW CORNER OF "Y" AVENUE & HWY #44 INTERSECTION
ELEVATION ----------1005.57 (CITY OF GRIMES DATUM/1565)
???? (SITE PLAN DATUM)

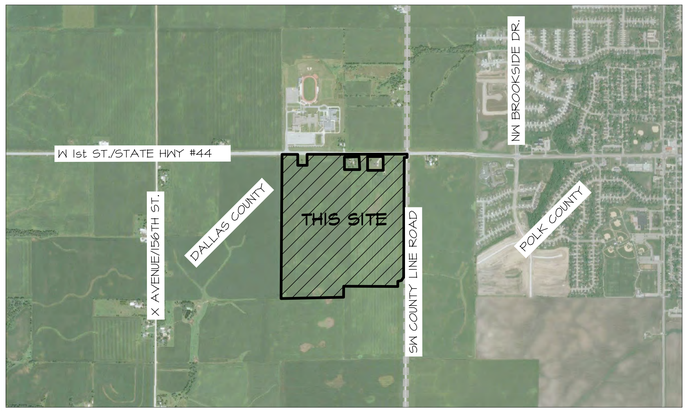
F7B-001 - BURY BOLT ON HYDRANT LOCATED ON THE SW CORNER OF 1ST. ST. (HWY #44) AND SW BROOKSIDE DRIVE INTERSECTION.
ELEVATION ----------986.82 (CITY OF GRIMES DATUM/1565)
???? (SITE PLAN DATUM)

PARKLAND DEDICATION
REQUIRED PARKLAND DEDICATION: 5 ACRES FOR EVERY 1,000 INDIVIDUALS
POPULATION (CITY OF GRIMES ORDINANCE 159.07)

• SINGLE FAMILY DETACHED	2.850/UNIT X 286 UNITS	= 825.25
• SINGLE FAMILY ATTACHED	1.954/UNIT X 108 UNITS	= 211.03
• MULTI-FAMILY	1.615/UNIT X 228 UNITS	= 368.22
TOTAL POPULATION:		1,405 INDIVIDUALS

REQUIRED PARKLAND: 1,405 INDV X .005 AC/INDV = 7.025 ACRES

PROVIDED PARKLAND: 9.03 ACRES

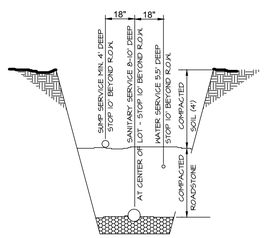


VICINITY SKETCH

NORTH

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	NOTES AND INFORMATION SHEET
03	DEMOLITION & CLEARING
04	GEOMETRIC BOUNDARY SHEET
05	GEOMETRIC PLAN - NORTH
06	GEOMETRIC PLAN - MIDDLE
07	GEOMETRIC PLAN - SOUTH
08	CONCEPTUAL LANDSCAPE BUFFER SHEET
09	HYDRANT RADIUS MAP
10	GRADING & UTILITY - NORTH
11	GRADING & UTILITY - MIDDLE
12	GRADING & UTILITY - SOUTH

SUBMITTAL TABLE	
SUBMITTAL DATE	SUBMITTAL NOTES
SEPTEMBER 24, 2021	INITIAL SUBMITTAL
OCTOBER 22, 2021	



SANITARY & SUMP SERVICES SHALL BE MARKED AT THE END OF PIPE WITH A 2X4 TO THE SURFACE & A STEEL FENCE POST. PLACE ONE 6 FT. STEEL POST BURIED 3 FT. AT WATER CURB BOX. COLOR MARKING OF SERVICES SHALL BE RED FOR SANITARY, GREEN FOR SUMPS AND BLUE FOR WATER.

SERVICE LOCATION DETAIL
NO SCALE

GENERAL LEGEND

PROPOSED
- PLAT BOUNDARY
- SECTION LINE
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- FLARED END SECTION
- DRAIN BASIN OR SEDIMENT RISER
- DRAIN BASIN WITH SOLID GRATE
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- BLOW-OFF HYDRANT
- SCOUR STOP MAT
- TURF REINFORCEMENT MAT
- STORM SEWER WITH SIZE
- WATER SEWER WITH SIZE
- WATER SERVICE
- PROPOSED CONTOUR
- SILT FENCE
- ADDRESS
- RIPRAP

EXISTING
- LOT LINE
- SANITARY/STORM MANHOLE
- WATER VALVE
- FIRE HYDRANT
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- STORM SEWER ROUND INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- POWER POLE
- STREET LIGHT
- GUY ANCHOR
- ELECTRIC TRANSFORMER
- GAS METER
- TELEPHONE RISER
- SIGN
- CATV - UNDERGROUND TELEVISION
- UGE - UNDERGROUND ELECTRIC
- G - UNDERGROUND GAS
- UGFO - UNDERGROUND FIBER OPTIC
- UGT - UNDERGROUND TELEPHONE
- OHP - OVERHEAD ELECTRIC
- SAN 8" - SANITARY SEWER WITH SIZE
- ST 12" - STORM SEWER WITH SIZE
- W 8" - WATER MAIN WITH SIZE
- 926 - EXISTING CONTOUR
- TREELINE
- B.S.L. - BUILDING SETBACK LINE
- P.U.E. - PUBLIC UTILITY EASEMENT
- M.O.E. - MINIMUM OPENING ELEVATION

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

PROPERTY OWNERS:
HOPE K FARMS LLC
ATTN: TIM DAY
1548 S 45TH ST
WEST DES MOINES, IOWA 50265
PHONE: 515-381-3425 X 1010
EMAIL: TIM.DAY@EPCMFG.COM

APPLICANT:
MEADOWS DEVELOPERS 1, LLC.
ATTN: BRUCE GATES
2208 WOODLANDS PKWY
CLIVE, IA 50325
PHONE: 515-244-8363
EMAIL: BRUCE@ORTONDC.COM

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

PROJECT MANAGER:
PAUL CLAUSEN, PE
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
DES MOINES, IOWA 50322
PH. 515-276-4884 EXT. #217
EMAIL: CLAUSEN@CECLAC.COM

LEGAL DESCRIPTION
WARRANTY DEED: BOOK 2013, PAGE 20444
THE NORTHEAST FRACTIONAL QUARTER (NE FR1/4) OF SECTION ONE (1), TOWNSHIP SEVENTY-NINE (79) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., GRIMES, DALLAS COUNTY, IOWA, EXCEPT THE CEMETERY LOT BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: COMMENCING 20 RODS EAST OF THE NORTHWEST CORNER THEREOF, THENCE SOUTH 14 RODS; THENCE EAST 12 RODS; THENCE NORTH 14 RODS; THENCE WEST 12 RODS TO THE PLACE OF BEGINNING, AND EXCEPT PARCEL A OF THE NE FR1/4 OF NE 1/4 IN SECTION ONE (1), TOWNSHIP SEVENTY-NINE (79) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., GRIMES, DALLAS COUNTY, IOWA, AS SHOWN ON SURVEY RECORDED IN BOOK 2003 AT PAGE 21865, AND EXCEPT PARCEL "CC" OF THE NE 1/4 IN SECTION ONE (1), TOWNSHIP SEVENTY-NINE (79) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., GRIMES, DALLAS COUNTY, IOWA, AS SHOWN ON SURVEY RECORDED IN BOOK 2012 AT PAGE 20906, AND EXCEPT PARCEL '18-158' OF THE SE1/4 NE1/4 OF SECTION 01, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF GRIMES, DALLAS COUNTY, IOWA, AN OFFICIAL PARCEL RECORDED IN BOOK 2019, PAGE 2521 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF GRIMES, DALLAS COUNTY, IOWA.

LAND USE
CURRENT: AGRICULTURE
PROPOSED: COMMERCIAL, MULTI FAMILY, SINGLE-FAMILY ATTACHED AND SINGLE-FAMILY DETACHED

ZONING
R-4 MEADOWS P.U.D. ORDINANCE 751 AND
TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT OVERLAY.

BUILDING SETBACKS
C-2 HIGHWAY 44 NEIGHBORHOOD COMMERCIAL DISTRICT

FRONT SETBACK = 25'
REAR SETBACK = 25'
SIDE SETBACK = 10'
(INTERNAL 5')
BUILDING HEIGHT = 45' MAXIMUM
BUILDING SEPARATION =20'
PARKING SETBACK = 10' FROM PUBLIC STREETS, 5' FOR INTERNAL PROPERTYLINES

R-4 MEADOWS P.U.D. ORDINANCE 751 - SINGLE FAMILY RESIDENTIAL

FRONT SETBACK = 30'
REAR SETBACK = 25'
SIDE SETBACK = 5'
BUILDING HEIGHT = MAXIMUM 35' (2 STORIES)

R-4 MEADOWS P.U.D. ORDINANCE 751 - TOWNHOME RESIDENTIAL

FRONT SETBACK = 30'
REAR SETBACK = 20'
SIDE SETBACK = 10'
BUILDING SEPARATION = 20' (FROM BUILDING GROUPS)
BUILDING HEIGHT = MAXIMUM 35' (2 STORIES)

R-4 MEADOWS P.U.D. ORDINANCE 751 - MULTI-FAMILY RESIDENTIAL

FRONT SETBACK = 30'
REAR SETBACK = 20'
SIDE SETBACK = 10'
BUILDING SEPARATION = 20' (FROM BUILDING GROUPS)
BUILDING HEIGHT = MAXIMUM 50' (4 STORIES)

CERTIFICATIONS

PRELIMINARY

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.

PAUL J.D. CLAUSEN, IOWA LICENSED NO. 23712 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL:

ALL SHEETS

PRELIMINARY

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.

October 22, 2021

JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

SHEETS 1 - ???

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

DATE:	PRINTED ON: OCTOBER 22, 2021
---	---
OCTOBER 22, 2021	---
SEPTEMBER 24, 2021	JUL. 13, 2021
DATE OF SURVEY:	JAG
DESIGNED BY:	LJH
DRAWN BY:	

PRELIMINARY

THE MEADOWS PLAT 1
NE FR1/4 - SEC 01-79-26 GRIMES, IA 50111

COVER SHEET

SHEET 01 OF 12

A2116

Q:\ATB\ESA\2100\A2116_C3D\Drawings\Plat\PA2116 PP COVER.dwg, 10/22/2021 10:01:40 AM, ammes, 1:1

GENERAL NOTES

1. ALL CONSTRUCTION (PUBLIC & PRIVATE) SHALL BE IN ACCORDANCE WITH 2021 EDITION OF S.U.D.A.S. STANDARD SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
   a. CITY OF GRIMES (515-986-4050).
   b. MEADOWS DEVELOPERS I, LLC (515-249-8363)
   c. CIVIL ENGINEERING CONSULTANTS, INC. (515-278-4884)
   d. IOWA ONE-CALL
2. PARKLAND DEDICATION OUTLOT 'Y' 9.03 ACRES AND OUTLOT 'Z' 7.06 ACRES.
3. CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE TO SATISFACTION OF OWNER.
4. CIVIL ENGINEERING CONSULTANTS INC. IS NOT A GEOTECHNICAL ENGINEER. GEOTECHNICAL REPORT IS AVAILABLE BY CONTACTING ENGINEER. CONTRACTORS AND BIDDERS SHALL REFER TO AND FOLLOW RECOMMENDATIONS OF GEOTECHNICAL REPORT.
5. SOME LOTS ACCEPT DRAINAGE FROM ADJACENT PROPERTY. BUILDING ON THESE LOTS MUST TAKE INTO ACCOUNT UPSTREAM DRAINAGE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF UTILITY SERVICES.
7. ALL UTILITIES INDICATED ON PLAT ARE PUBLIC UNLESS OTHERWISE NOTED.
8. LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING AREA, AND IOWA ONE CALL, TO DETERMINE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
9. CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC, OF EXISTING FACILITIES DOES OCCUR CONTRACTOR SHALL IMMEDIATELY CONTACT UTILITY'S OWNER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY FARM TILE DAMAGE DURING CONSTRUCTION AND RECORDING LOCATION OF TILE. CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING CONSTRUCTION.
11. ANY CHANGES TO CONSTRUCTION DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY CITY OF GRIMES PUBLIC WORKS DEPARTMENT.
12. CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN APPROVED IN WRITING BY CITY OF GRIMES PUBLIC WORKS DEPARTMENT.
13. CONTRACTOR SHALL NOTIFY CITY OF GRIMES PUBLIC WORKS DEPARTMENT 48-HOURS IN ADVANCE OF ANY WORK BEING PERFORMED ON HOLIDAY OR WEEKEND.
14. ALL CONSTRUCTION STAKING SHALL BE PERFORMED BY LICENSED ENGINEER OR LAND SURVEYOR.
15. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON PLANS SHALL RELIEVE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE SAFETY REGULATIONS.
16. CONTRACTOR SHALL CONDUCT CLEAN-UP, SURFACE RESTORATION, AND SURFACE REPLACEMENT ACTIVITIES AS CONSTRUCTION PROGRESSES. ALL DEBRIS SPILLED ON R.O.W. OR ON ADJACENT PROPERTY SHALL BE PICKED UP BY CONTRACTOR AT END OF EACH DAY.
17. IF DISCREPANCY EXISTS BETWEEN DETAILED PLANS AND QUANTITIES, PLANS SHALL GOVERN.
18. LOCATIONS OF ALL UTILITY SERVICES SHALL BE CLEARLY MARKED AND LOCATION INFORMATION SHALL BE GIVEN TO CITY OF GRIMES.
19. ALL STATIONING IS BASED ON STREET CENTERLINE MEASUREMENT AND SPECIFICATIONS.

SANITARY NOTES

1. CASTING TYPES ARE FROM S.U.D.A.S. SPECS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL SANITARY SEWER SERVICES & PROVIDING THIS INFORMATION TO ENGINEER AND CITY OF GRIMES.
3. CONTRACTOR SHALL CLEAN AND VIDEO TAPE SANITARY SEWER AT PROJECT COMPLETION. COPY OF VIDEO SHALL BE PROVIDED TO CITY OF GRIMES PUBLIC WORKS DEPARTMENT.
4. ALL MANHOLES TO HAVE 1#1 BARRIERS.
5. ALL MANHOLES AND MANHOLE CASTINGS MUST BE ROTATED AS REQUIRED TO AVOID MANHOLE CONFLICTS WITH SIDEWALKS.

STORM NOTES

1. PROVIDE APRON GUARDS & CONCRETE FOOTINGS ON ALL FLARED END SECTIONS. CONTRACTOR SHALL TIE LAST THREE PIPE JOINTS AT FLARED END SECTION.
2. ALL STORM SEWER ARE TO BE CLEANED AND VIDEO TAPED UPON COMPLETION. COPY OF VIDEO SHALL BE PROVIDED TO CITY OF GRIMES PUBLIC WORKS DEPARTMENT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL STORM SEWER SERVICES & PROVIDING THIS INFORMATION TO ENGINEER.
4. SUMP SERVICE LINES WILL BE CONNECTED TO STORM SEWER, NOT SUB-DRAIN LINES.
5. ALL PRIVATE INFRASTRUCTURE SHALL BE OWNED AND MAINTAINED BY OWNER.
6. STORM SEWER SHALL BE OPEN JOINTED.

WATER NOTES

1. PIPE MATERIALS: AWWA C900 DR - 18 PVC INSTALL NO. 10 THHN STANDARD COPPER TRACER WIRE TO SURFACE AT FIRE HYDRANTS.
2. CONTRACTOR SHALL PROTECT AND BACKFILL AROUND ALL UTILITIES AND STRUCTURES. BACKFILL SHALL BE IN 6-INCH LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY, AT 0% TO +4% OPTIMUM MOISTURE CONTENT.
3. HYDRANTS, MANHOLE COVERS AND VALVE BOXES SHALL BE SET TO CONFORM TO FINISHED GRADE ELEVATIONS.
4. SERVICES TO BE 1-INCH NON-METALLIC AND SHALL BE BORED WHEN FEASIBLE, STOP BOXES TO BE FORD BALL VALVE TYPE CURB STOPS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATION OF ALL WATER SERVICES AND PROVIDING THIS INFORMATION TO ENGINEER AND CITY OF GRIMES.
6. HYDRANTS SHALL BE SET NOT MORE THAN 4 FEET FROM CENTER OF WATER MAIN.
7. AN APPROVED SADDLE SHALL BE USED FOR ALL WATER SERVICE TAPS.
8. VALVES SHALL BE CLOW RN GATE.
9. CURB STOPS SHALL BE LOCATED NO FARTHER THAN 10' INSIDE R.O.W. FROM PROPERTY LINE. UNDER NO CIRCUMSTANCES SHALL THEY BE LOCATED IN SIDEWALK.
10. ALL SERVICE LINES SHALL BE TESTED WITH WATER MAIN.
11. WHERE SEWERS CROSS OVER OR LESS THAN 18-INCHES BELOW WATER MAIN.
    a. STORM SEWERS: FLEXIBLE O-RING-GASKET JOINTS RATED AT 13 PSI OR GREATER SHALL BE UTILIZED UNTIL NORMAL DISTANCE FROM SEWER TO WATER MAIN IS 10' MIN.
    b. ONE FULL LENGTH OF WATER MAIN SHALL BE LOCATED SO THAT BOTH JOINTS AREA AS FAR AS POSSIBLE FROM SEWER.
    c. SEWER MUST BE ADEQUATELY SUPPORTED.
    d. LOW PERMEABLE SOIL SHALL BE USED FRO BACKFILL WITHIN 10' OF POINT OF CROSSING.
    e. SANITARY SEWERS SHALL BE CONSTRUCTED OF WATER MAIN MATERIAL FOR 20' CENTERED ON WATER MAIN.
12. ALL STORM SEWER CROSSING ABOVE WATER MAIN WILL NEED TO INSTALL O-RING JOINT PIPE FOR 20' CENTERED OVER WATER MAIN.
13. SPECIAL CARE MUST BE USED TO AVOID AIR ENTRAPMENT AT AREA WHERE WATER MAIN DIPS.

PAVING NOTES

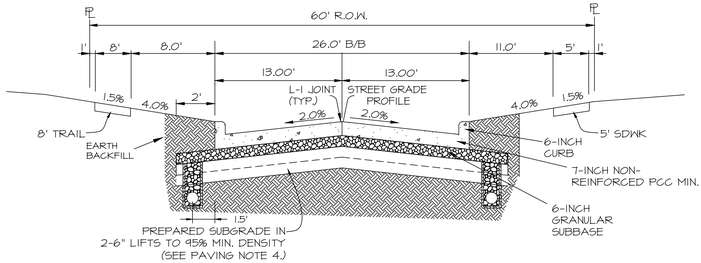
1. ALL ELEVATIONS ARE PROPOSED FINISHED GRADE AT CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL STREETS SHALL HAVE 6-INCH CURBS UNLESS NOTED OTHERWISE.
3. PROVIDE CURB DROPS FOR SIDEWALKS AT INTERSECTIONS.
4. CONTRACTOR SHALL FOLLOW PAVEMENT RECOMMENDATIONS OF GEOTECHNICAL REPORT.
5. CITY OF GRIMES SHALL BE NOTIFIED OF ALL SUBGRADE TREATMENTS PRIOR TO USE.
6. SPECIAL CARE IS REQUIRED IN AREAS OF FILL TO MINIMIZE THE AMOUNT OF SETTLEMENT AND POTENTIAL FOR CRACKING.

NPDES/SWPPP

1. OWNER AND/OR CONTRACTOR ARE REQUIRED TO OBTAIN NPDES PERMIT AND FOLLOW REQUIREMENTS OF ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.

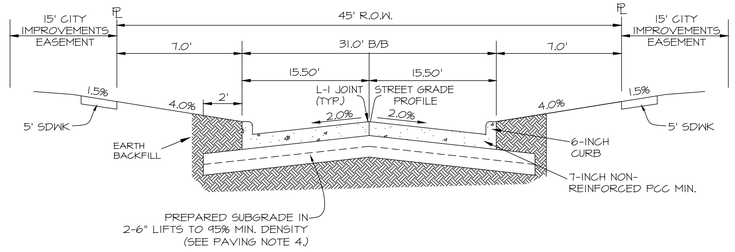
GRADING NOTES

1. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
2. ALL AREAS TO RECEIVE FILL TO BE BENCHED.
3. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO DEPTH OF 6-INCHES.
4. ALL SITE GRADING FILL SHALL BE COMPACTED TO DENSITY NOT LESS THAN 95% STANDARD PROCTOR. MOISTURE CONTENT OF FILL MATERIAL SHALL MATCH URBAN STANDARD.
5. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
6. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
7. STRIP BLACK DIRT AND RE-SPREAD (8" MINIMUM).
8. ADDITIONAL SILT FENCING MAY BE REQUIRED AFTER CITY FIELD INSPECTION.
9. SPECIAL CARE MUST BE TAKEN IN AREAS OF FILL TO REDUCE THE RISK OF SETTLEMENT AND SAGGING.
10. AREAS TO BE SURCHARGED SHALL BE STRIPPED PRIOR TO SURCHARGING.



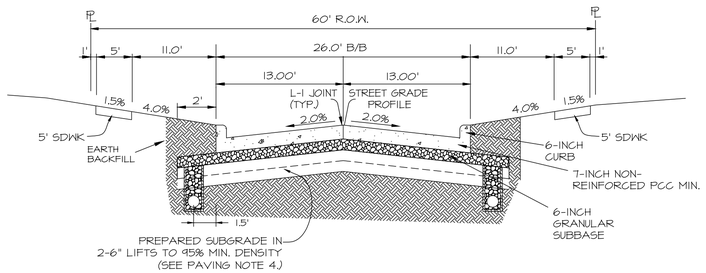
SW 5th STREET TYPICAL 26' B/B CROSS SECTION

NO SCALE



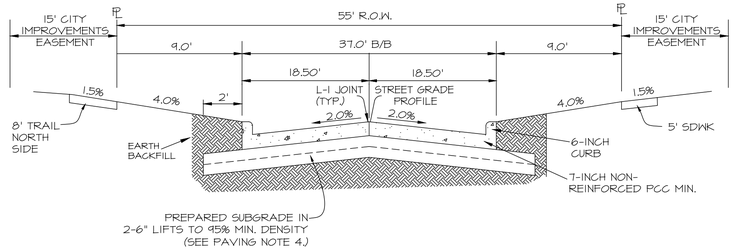
TYPICAL 31' B/B CROSS SECTION

NO SCALE



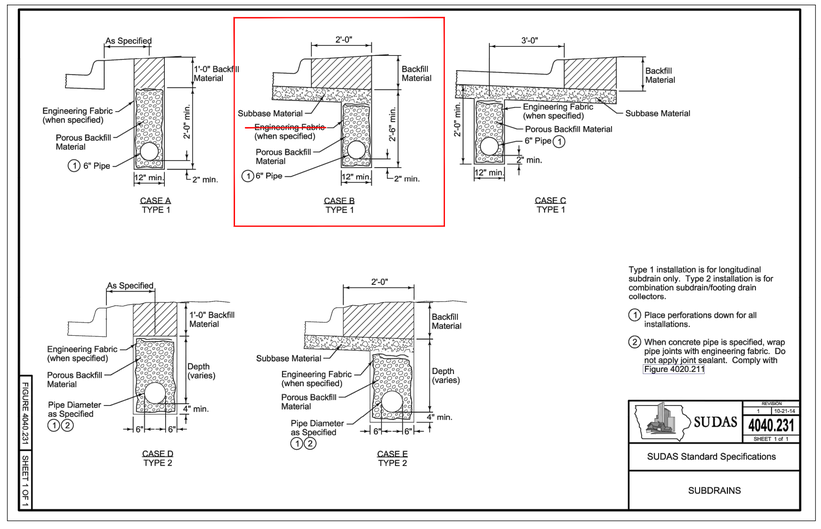
TYPICAL 26' B/B CROSS SECTION

NO SCALE



11th STREET- TYPICAL 37' B/B CROSS SECTION

NO SCALE



Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 . Des Moines, Iowa 50322
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CEC

DATE:	PRINTED ON: September 15, 2021

	OCTOBER 22, 2021
	SEPTEMBER 24, 2021
DATE OF SURVEY:	JUL. 13, 2021
DESIGNED BY:	JAG
DRAWN BY:	LJH

PRELIMINARY

THE MEADOWS PLAT 1
NE FR1/4 - SEC 01-79-26, GRIMES, IA 50111

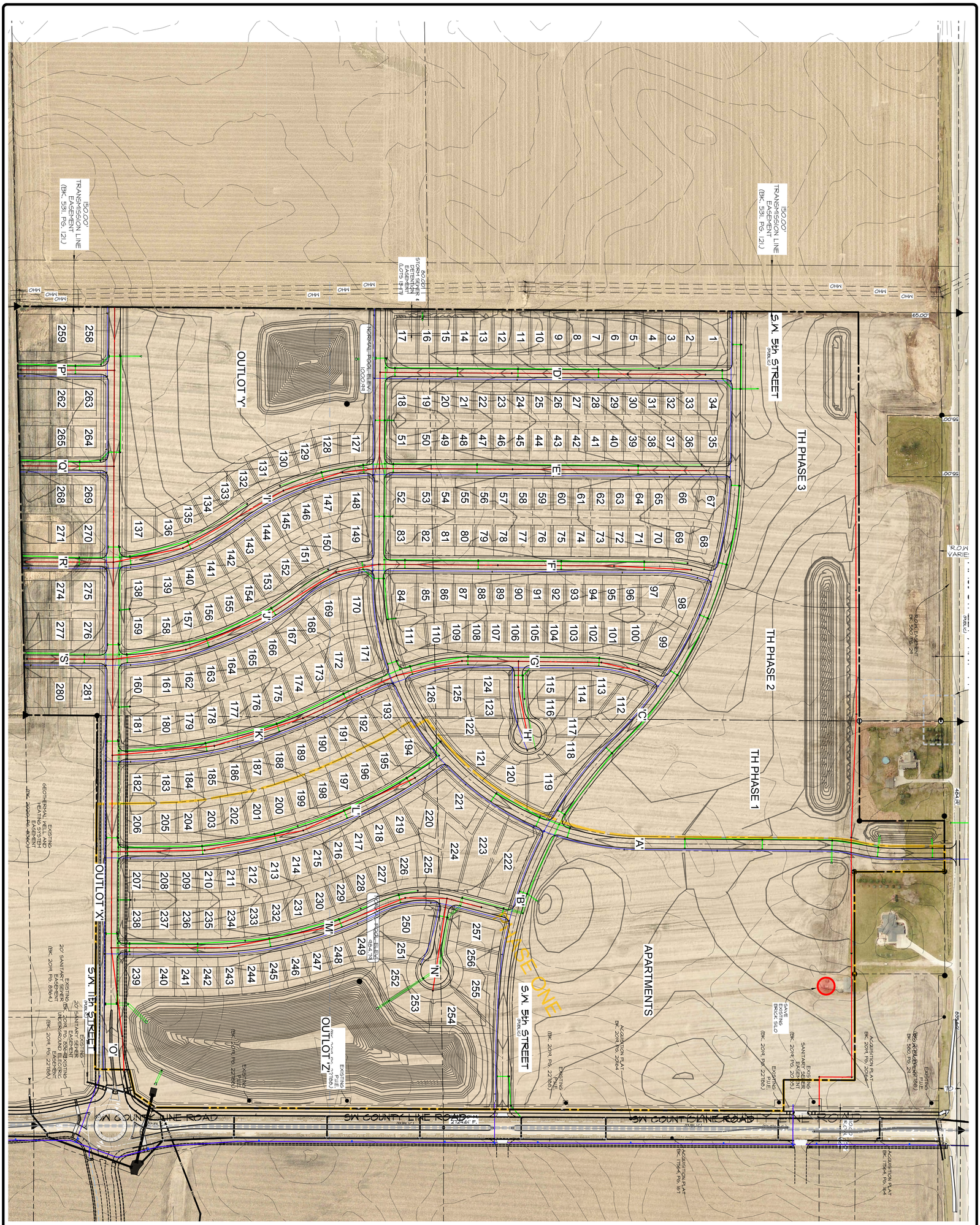
NOTES AND INFORMATION SHEET

SHEET 02 OF 12

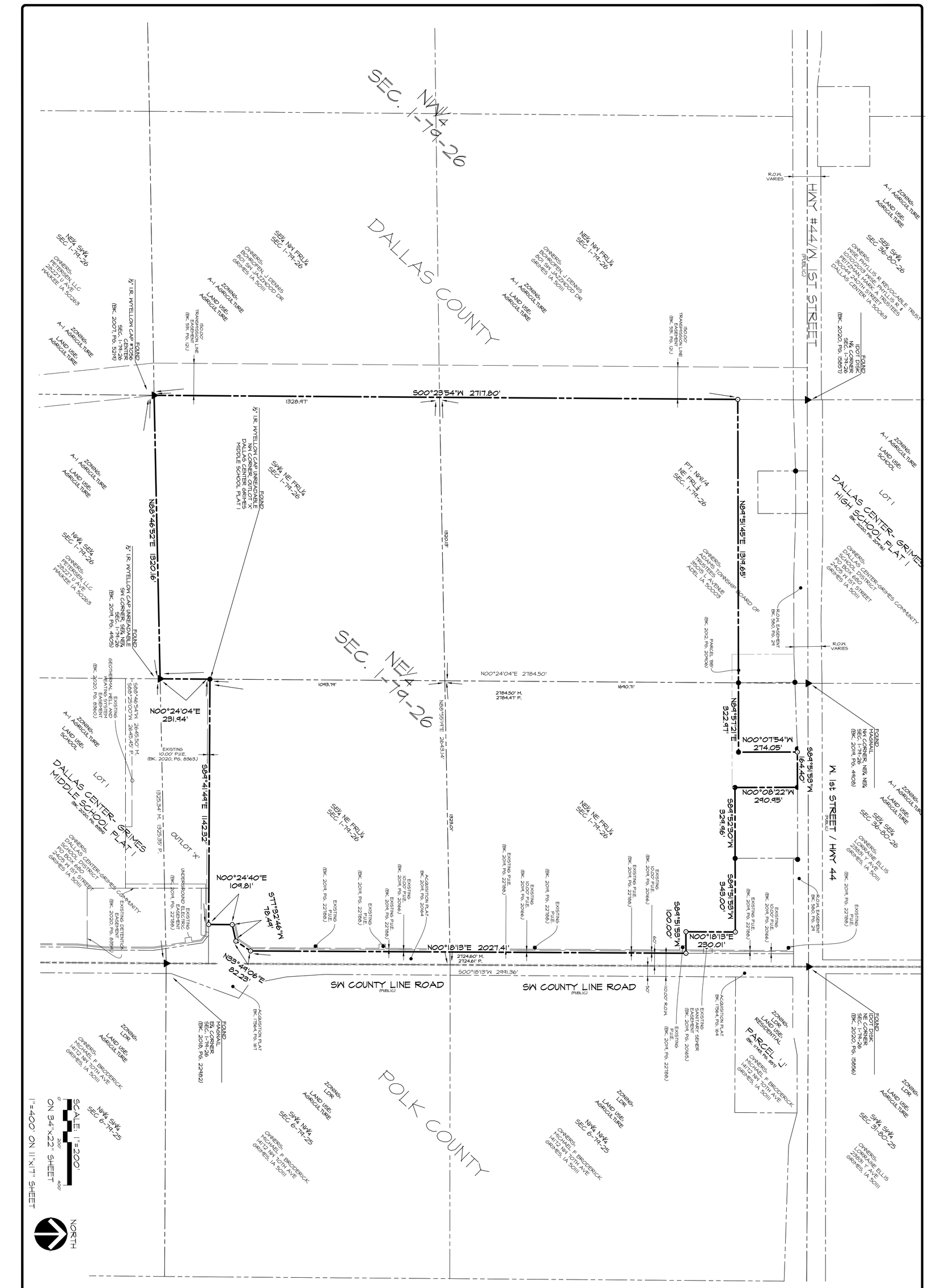
A2116

s:\A2116\5-100\A2116_s3d drawings\Plat\PY\A2116 PY NOTES & INFO.dwg, 10/22/2021 9:23:31 AM, avonnet, 1:1

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150.00' TRANSMISSION LINE EASEMENT (BK. 591, PG. 121)
150.00' TRANSMISSION LINE EASEMENT (BK. 591, PG. 121)
50.20' STORM SEWER DETENTION EASEMENT (LOTS 1 & 17)
OUTLOT 'Y'
OUTLOT 'X'
OUTLOT 'Z'
S.W. 5th STREET
S.W. 11th STREET
TH PHASE 3
TH PHASE 2
TH PHASE 1
APARTMENTS
SW COUNTY LINE ROAD
EXISTING 20' SANITARY SEWER EASEMENT (BK. 2014, PG. 22788)
EXISTING 20' SANITARY SEWER EASEMENT (BK. 2014, PG. 22788)
EXISTING 20' SANITARY SEWER EASEMENT (BK. 2014, PG. 8864)
EXISTING 20' SANITARY SEWER EASEMENT (BK. 2014, PG. 22788

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SEC. 1-79-26 NW¼
SEC. 1-79-26 NE¼
DALLAS COUNTY
POLK COUNTY
HWY #44/N. 1ST STREET
N. 1st STREET / HWY 44
SW COUNTY LINE ROAD
SW COUNTY LINE ROAD
S00°23'54"W 2717.80'
1328.97'
N89°46'52"E 1320.16'
N00°24'04"E 231.94'
S89°41'49"E 1142.32'
N00°24'40"E 109.81'
S77°32'46"W 78.49'
N89°49'06"E 82.23'
N00°18'13"E 2027.41'
2724.60' M.
2724.61' P.
S00°18'13"W 2991.36'
N00°24'04"E 2784.50'
2784.50' M.
2784.41' P.
1043.74'
1690.71'
N89°51'45"E 1319.65'
N89°55'12"E 322.17'
N00°07'54"W 274.05'
S89°51'53"W 164.40'
N00°08'22"W 290.95'
S89°52'50"W 329.96'
S89°51'53"W 343.00'
S89°51'53"W 100.00'
N00°18'13"E 230.01'
1325.34' M. 1325.35' P.
1329.01'
1329.01'
1329.15'
1320.15'
1320.15'
1320

ZONING: A-1 AGRICULTURE
LAND USE: SCHOOL

LOT 1
DALLAS CENTER-GRIMES HIGH SCHOOL PLAT 1
(BK. 2020, PG. 20476)

OWNERS: DALLAS CENTER-GRIMES COMMUNITY SCHOOL DISTRICT
PO BOX 600
2409 18TH STREET
GRIMES IA 50111

ZONING: A-1 AGRICULTURE
LAND USE: AGRICULTURE

OWNERS: ELSBY, LORRAINE E
1300 1ST AVE
GRIMES IA 50111
ADEL IA 50003

FOUND IDOT DISK NW¼ CORNER SEC. 1-79-26 (BK. 2020, PG. 15857)

FOUND ⅝" I.R. W/ALUMINUM CAP

SET MAGNAIL

SET MAGNAIL

N89°51'45"E 198.00'

N88°08'03"E 331.55'

N89°51'45"E 198.00'

S88°12'13"E 296.30'

N89°51'45"E 359.09'

R.O.W. VARIES

66.00'

66.00'

65'

R.O.W. EASEMENT BK. 580, PG. 24

PT. NW¼ NE FR¼ SEC. 1-79-26

OWNERS: ADAMS TOWNSHIP BOARD OF TRUSTEES 3500 1ST AVENUE ADEL, IA 50003

W. 1st STREET / HWY 44
(PUBLIC)

SEE DETAIL 'A' THIS SHEET

FOUND MAGNAIL NW CORNER, NE¼ NE¼ SEC. 1-79-26 (BK. 2019, PG. 4908)

S89°51'52"W 164.40' M. S90°00'00"W 164.42' P.

S89°51'53"W 15.00' M. & P.

FOUND ½" I.R. W/YELLOW CAP#14775

484.19'

S87°54'51"W 305.53'

N87°54'51"E 130.96'

FOUND ½" I.R. W/YELLOW CAP#14775 NW CORNER, PARCEL 'CC'

ZONING: A-1 AGRICULTURE
LAND USE: RESIDENTIAL

FOUND ½" I.R. W/YELLOW CAP#14775

SET ⅝" I.R. W/BLUE CAP #18381 NE CORNER, PARCEL 'CC'

OWNERS
STOKELY, SCOTT T & ELAINE L JTRS
2250 N 1ST ST
GRIMES IA 50111

N00°07'54"W 274.05'

S00°08'22"E 50.00' M. S00°00'00"E 50.00' P.

S00°08'22"E 290.15'

FOUND ⅝" I.R. W/ALUMINUM CAP 0.4' WEST OF CORNER NW CORNER, PARCEL 'A'

ZONING: A-1 AGRICULTURE
LAND USE: RESIDENTIAL

OWNERS
TUTTLE, CONNIE S LIVING TRUST 10/29/2020
2150 N 1ST ST PO BOX 379
GRIMES IA 50111

S89°51'53"W 1319.79'

FOUND ½" I.R. W/YELLOW CAP # 15980

835.60'

FOUND IDOT DISK NE CORNER SEC. 1-79-26 (BK. 2020, PG. 15856)

R.O.W. EASEMENT BK. 580, PG. 24

EXISTING P.U.E. (BK. 2019, PG. 22788.)

EXISTING 10.00' P.U.E. (BK. 2019, PG. 20166.)

N00°41'13"E 10.41'

SET CUT 'X'

N89°51'53"E 60.00'

ACQUISITION PLAT BK. 17564, PG. 164

ACQUISITION PLAT BK. 2019, PG. 20164

EXISTING P.U.E. (BK. 2019, PG. 22788.)

S89°51'45"W 1319.65'

454.04'

365.60'

N89°57'21"E 322.97'

N89°52'30"E 329.96'

N89°51'53"E 343.00'

110.00' R.O.W.

60'

50'

EXISTING SANITARY SEWER EASEMENT (BK. 2019, PG. 20165.)

SEE DETAIL 'B' THIS SHEET

30.00' SANITARY SEWER EASEMENT

123'

FOUND ½" I.R. W/YELLOW CAP#15980 SW CORNER, PARCEL 'CC'

PARCEL 'BB' (BK. 2020, PG. 20476)

FOUND ½" I.R. SW CORNER, PARCEL 'A'

30.00' SANITARY SEWER EASEMENT

FOUND ½" I.R. W/YELLOW CAP #14674 SE CORNER, PARCEL 'A'

S00°18'13"W 2301.01'

N89°51'53"E 100.00'

FOUND ½" I.R. W/YELLOW CAP#14775 SE CORNER, PARCEL 'CC'

10.00' P.U.E.

15.00' CITY EASEMENT

EXISTING P.U.E. (BK. 2019, PG. 22788.)

EXISTING 10.00' P.U.E. (BK. 2019, PG. 20166.)

EXISTING P.U.E. (BK. 2019, PG. 22788.)

S00°26'35"W 549.02'

15.00' CITY EASEMENT

45.00' R.O.W.

91.00' B/B

SW COUNTY LINE ROAD

ACQUISITION PLAT BK. 17564, PG. 167

ACQUISITION PLAT BK. 2019, PG. 20164

S00°18'13"W 2027.41'

EXISTING P.U.E. (BK. 2019, PG. 22788.)

EXISTING 10.00' P.U.E. (BK. 2019, PG. 20166.)

EXISTING P.U.E. (BK. 2019, PG. 22788.)

S.W. 5th STREET
(PUBLIC)

305'

150.00' TRANSMISSION LINE EASEMENT (BK. 531, PG. 121.)

363'

TH PHASE 3
352,624 S.F.
8.10 AC.

TH PHASE 2
211,542 S.F.
4.86 AC.

TH PHASE 1
336,035 S.F.
7.71 AC.

APARTMENTS
896,617 S.F.
20.58 AC.

PHASE ONE

N00°23'54"E 2717.80'

S.W. 5th STREET
(PUBLIC)

30.00' BUFFER EASEMENT

8.00' TRAIL

26.00' B/B

60.00' R.O.W.

154'

40'

1
15,616 S.F.
0.36 AC.

34
11,117 S.F.
0.26 AC.

5.00' SIDEWALK

35
11,116 S.F.
0.26 AC.

10.00' P.U.E.

33

36

66

67
11,519 S.F.
0.26 AC.

69

68
11,798 S.F.
0.27 AC.

98
14,967 S.F.
0.34 AC.

99
15,844 S.F.
0.36 AC.

'C'
109,600 S.F.
2.52 AC.

112
15,428 S.F.
0.35 AC.

13

'A'
14,551 S.F.
.330 AC.

R = 850.00'
L = 288.99'
CB = 287.62'

24'

118
16,981 S.F.
.39 AC.

119
17,244 S.F.
.4 AC.

222
27,910 S.F.

'B'
55,088 S.F.
1.26 AC.

578'

SCALE: 1"=100'
0 100' 200'
ON 34"x22" SHEET
1"=200' ON 11"x17" SHEET

NORTH

PRELIMINARY

THE MEADOWS PLAT 1
NE FR¼ - SEC 01-79-26 GRIMES, IA 50111

GEOMETRIC PLAN - NORTH

SHEET 05 OF 12

A2116

DATE:	PRINTED ON: October 21, 2021

	OCTOBER 22, 2021
	SEPTEMBER 24, 2021
DATE OF SURVEY:	JUL. 13, 2021
DESIGNED BY:	JAG
DRAWN BY:	LJH

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

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PRELIMINARY

THE MEADOWS PLAT 1

NE FRL¼ - SEC 01-79-26, GRIMES, IA 50111

GEOMETRIC PLAN - MIDDLE

SCALE: 1"=100'
0' 100' 200'
ON 34"X22" SHEET

1"=200' ON 11"X17" SHEET

NORTH

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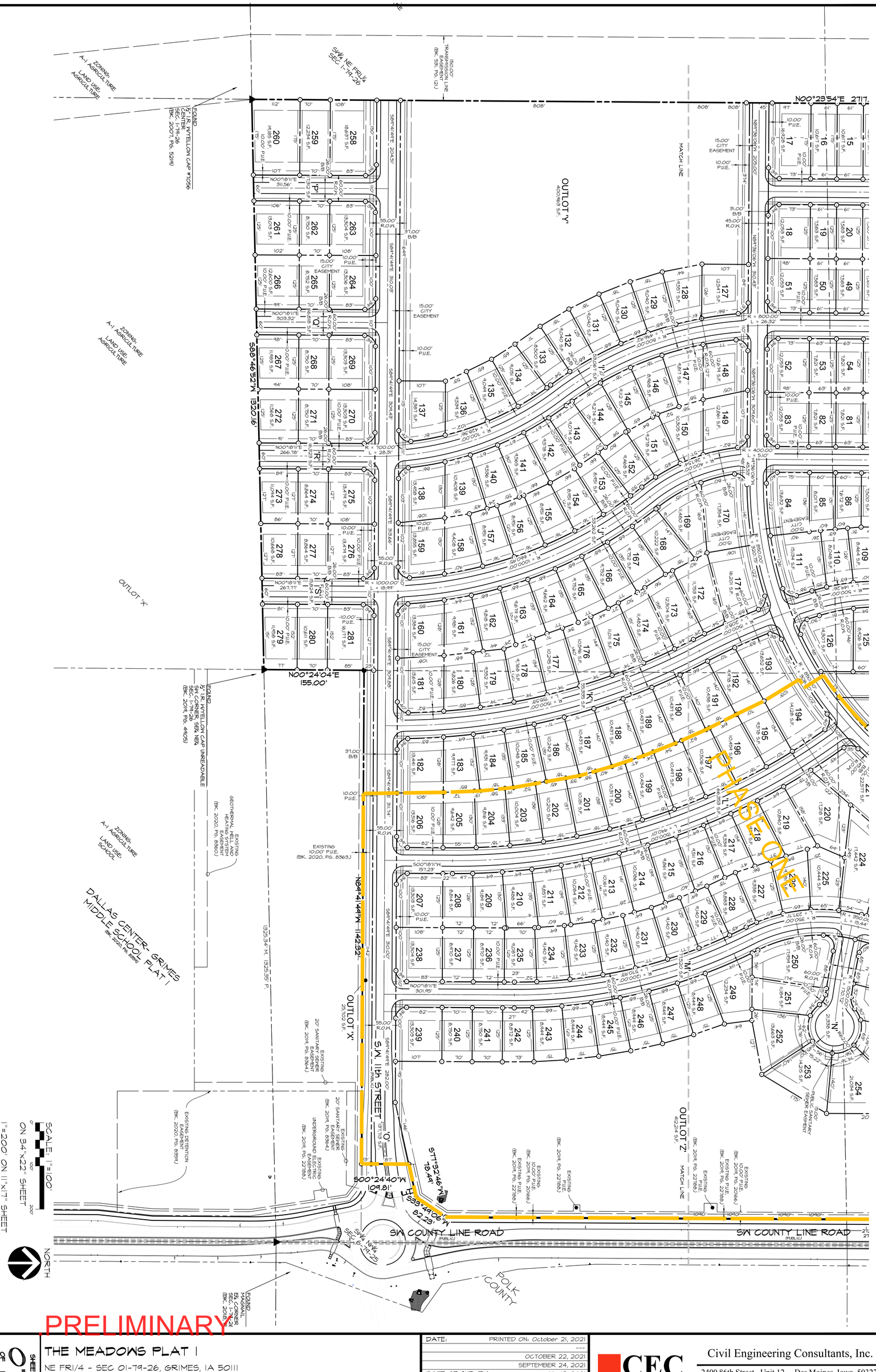
DATE:	PRINTED ON: October 21, 2021	---
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SHEET
06
OF 12

A2116

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PRELIMINARY

SHEET	07
OF	12
	A2116

THE MEADOWS PLAT 1

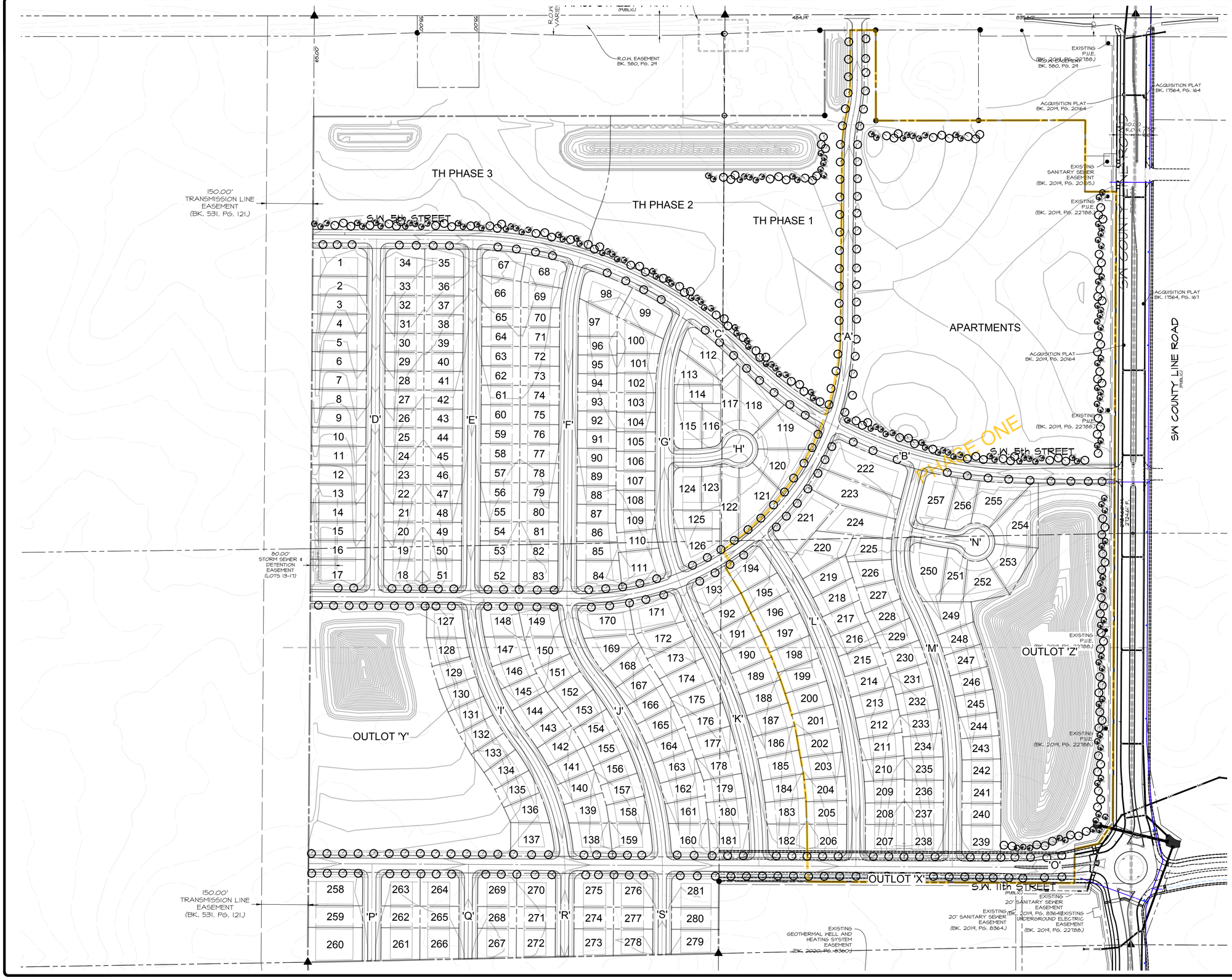
NE FRI/4 - SEC 01-79-26, GRIMES, IA 50111

GEOMETRIC PLAN - SOUTH

DATE:	PRINTED ON: October 21, 2021

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PRELIMINARY

THE MEADOWS PLAT 1

NE FR1/4 - SEC 01-79-26, GRIMES, IA 50111

CONCEPTUAL LANDSCAPE BUFFER SHEET

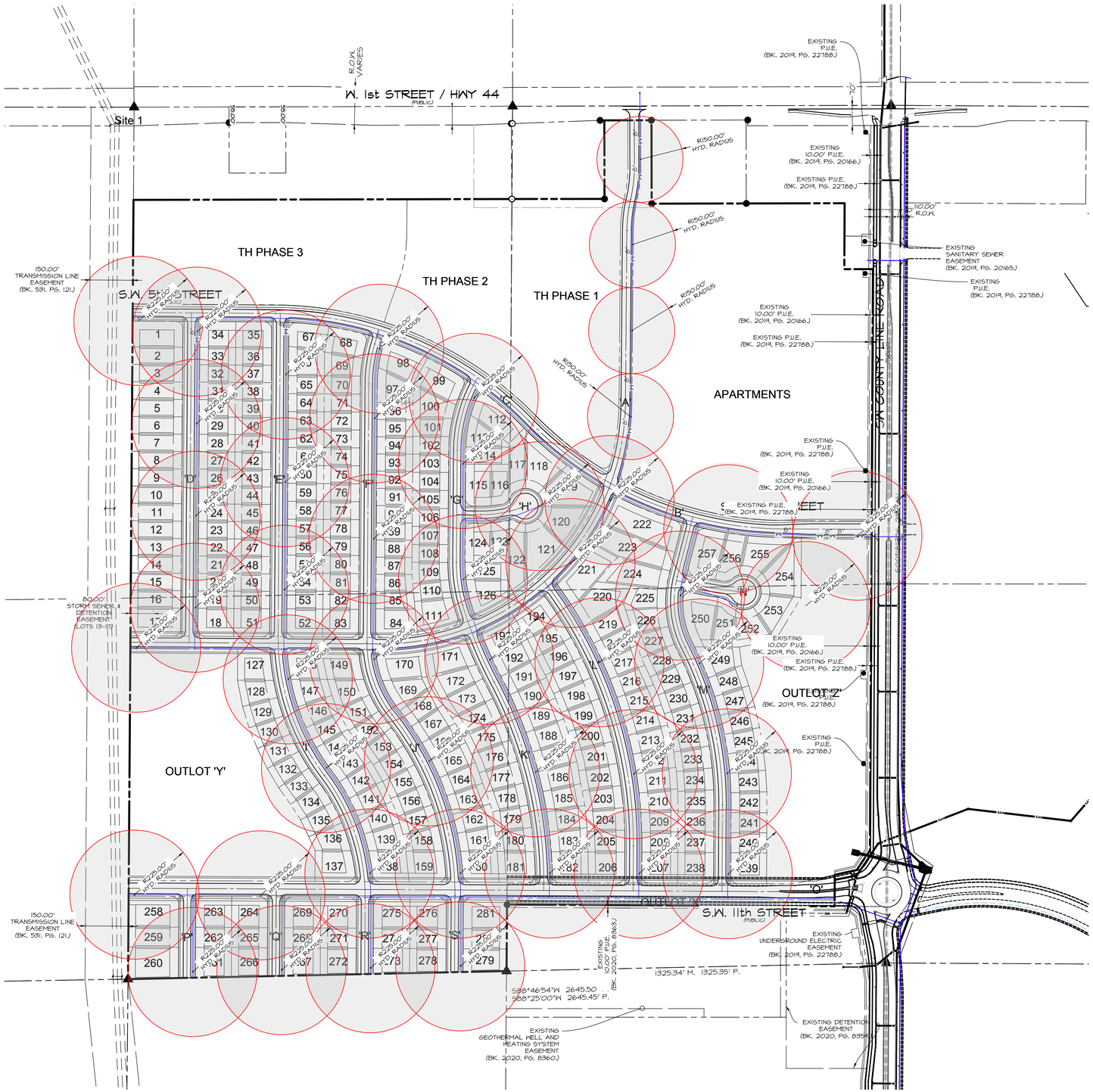
SHEET 08 OF 12

A2116

DATE:	
PRINTED ON: October 22, 2021	---
	OCTOBER 22, 2021
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	JUL. 13, 2021
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SCALE: 1"=200'
0' 200' 400'
ON 34"x22" SHEET
1"=400' ON 11"x17" SHEET

NORTH

PRELIMINARY

THE MEADOWS PLAT 1

NE FR1/4 - SEC 01-79-26, GRIMES, IA 50111

HYDRANT RADIUS MAP

SHEET 09 OF 12

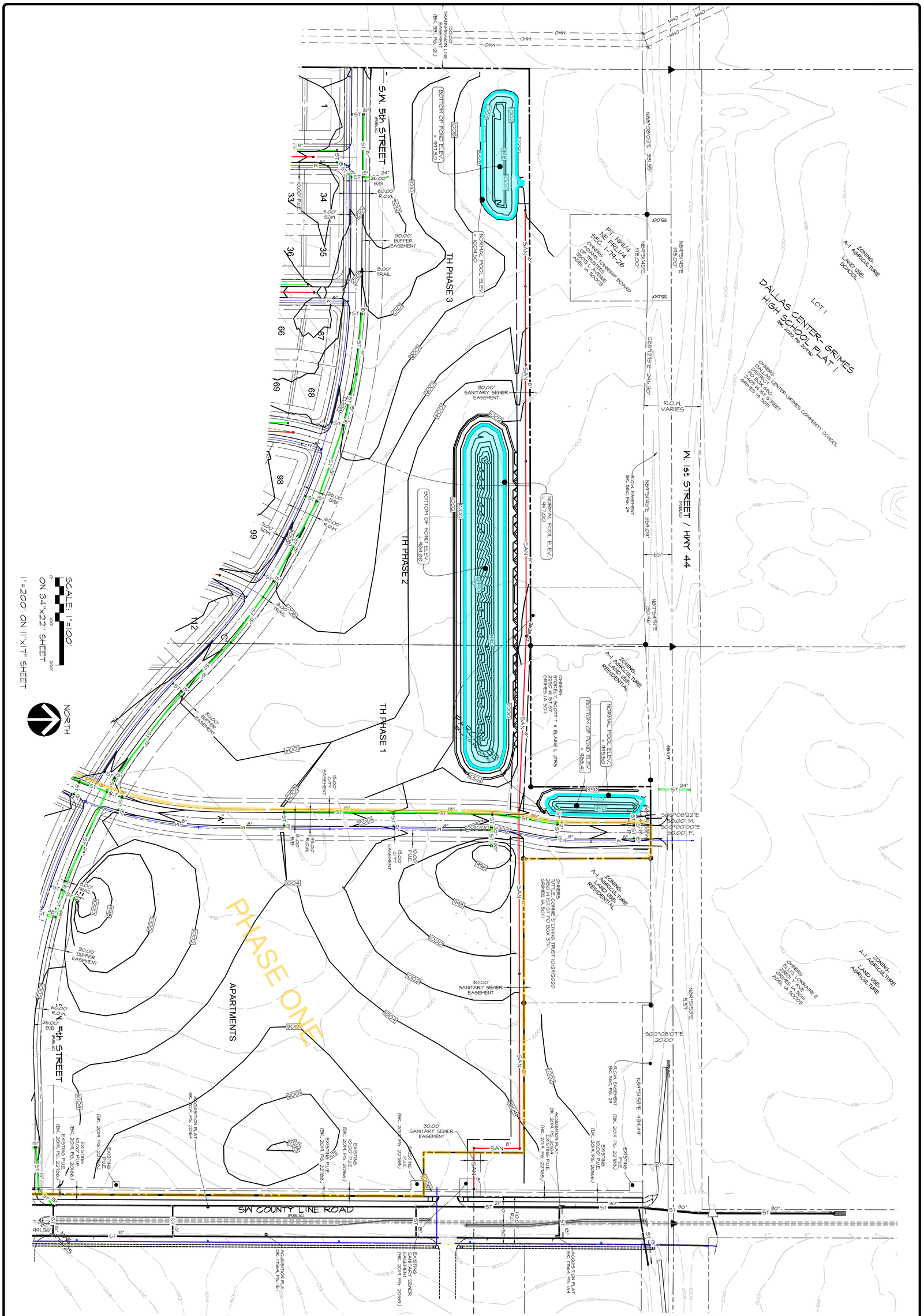
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	JUL. 13, 2021
DATE OF SURVEY:	JAG
DESIGNED BY:	LJH
DRAWN BY:	

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PRELIMINARY

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SHEET 10 OF 12

THE MEADOWS PLAT 1

NE FRI/4 - SEC 01-79-26, GRIMES, IA 50111

GRADING & UTILITY - NORTH

A2116

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SCALE: 1"=100'
0' 100' 200'
ON 34"x22" SHEET
1"=200' ON 11"x17" SHEET

NORTH

PRELIMINARY

THE MEADOWS PLAT 1

NE FR1/4 - SEC 01-79-26, GRIMES, IA 50111

GRADING & UTILITY - MIDDLE

SHEET
OF 12

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DATE:	
PRINTED ON:	October 21, 2021
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SEPTEMBER 24, 2021	
JUL. 13, 2021	JAG
DATE OF SURVEY:	LJH
DESIGNED BY:	
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PRELIMINARY

SHEET	12 OF 12
	THE MEADOWS PLAT 1
	NE FRI/4 - SEC 01-79-26, GRIMES, IA 50111
	GRADING & UTILITY - SOUTH
DATE:	PRINTED ON: October 21, 2021

	OCTOBER 22, 2021
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A2116

Planning & Zoning Memo

TO: Planning and Zoning Commission

FROM: Evann Martin, Assistant Planner

DATE: November 2, 2021

RE: Zoning Ordinance Amendment
Regarding Format and Fees

INTRODUCTION:

Staff is restructuring the Grimes Zoning Ordinance to a new format organized by title, chapter and section. The new structure will group similar sections of regulations to improve the overall organization and flow of the ordinance. In addition, new sections can be added to the ordinance and placed within the appropriate group of regulations. With the current structure, new ordinance sections have to be added at the end of the ordinance or would require the entire ordinance to be renumbered.

The ordinance restructure is part of our effort with Encode to modernize the zoning ordinance and make it available in a searchable format online. The entire Code of Ordinances is proposed to be restructured in the same manner.

Staff has also cleaned up grammar and spelling issues throughout the zoning ordinance which will allow us to have a clean start once the ordinance is live in our online code viewer.

Fees within the zoning ordinance have been removed to avoid future code amendments as fees change over time. The City Council adopts a fee schedule by resolution from time to time so there is no need to include the fees within the zoning ordinance. As fees are adjusted over time, a new fee schedule will be adopted and staff can avoid the ordinance amendment process. The zoning ordinance will reference the City fee schedule rather than listing specific fees for permits, site plans, etc.

Staff has provided an outline showing the proposed structure of the zoning ordinance into titles, chapters, and sections along with a draft ordinance demonstrating the new structure, grammar edits, and fee removals. For your reference, the existing ordinances are provided. The regulations within the zoning ordinance have not changed with this ordinance amendment.

CITY OF GRIMES

Evann Martin
Assistant Planner

Title Number	Current Chapter Number	New Chapter Name and Number	Current Section Name and Number	New Section Number
Title 12 Zoning Regulations	165			
		12-1 Administration and Enforcement	165.01 Title	12-1-1
			165.02 Interpretation of Standards	12-1-2
			165.46 Violations and Penalties	12-1-3
			165.44 Amendments	12-1-4
			165.45 Zoning Administrator	12-1-5
		12-2 Board of Adjustment	165.37 Board of Adjustment	12-2-1
		12-3 Zoning Districts and Map	165.04 Establishment of Districts	12-3-1
			165.05 Boundaries and Official Map	12-3-2
			165.06 Zoning Classification Restrictions	12-3-3
			165.07 Future Annexation of Territory	12-3-4
			165.47 Amendments to Official Zoning Map	12-3-5
		12-4 Definitions	165.03 Definitions	12-4-1
		12-5 General Regulations	165.08 Conformance Required Generally	12-5-1
			165.16 Home Occupations	12-5-2
			165.09 Street Frontage Required	12-5-3
			165.10 Accessory Buildings	12-5-4
			165.11 Corner Lots	12-5-5
			165.12 Front Yard	12-5-6
			165.13 Required Yard Cannot Be Reduced	12-5-7
			165.52 Fences and Walls	12-5-8
			165.17 Prohibited Storage of Motor Vehicles	12-5-9
			165.19 Nonconforming Uses of Land, Nonconforming Structures, and Nonconforming Uses of Structures	12-5-10
			165.14 Permits Previously Issued	12-5-11
			165.15 Zoning Districts Dividing Property	12-5-12
		12-6 Agriculture Districts	165.20 A-1 District Regulations	12-6-1
		12-7 Residenital Districts	165.21 R-1 District Regulations	12-7-1
			165.22 R-2 District Regulations	12-7-2
			165.22A R-2 60 District Regulations	12-7-3
			165.22B R-2 70 District Regulations	12-7-4
			165.23 R-3 District Regulations	12-7-5
			165.23A R-3 Medium District Regulations	12-7-6
			165.23B R-3 High District Regulations	12-7-7
			165.25 R-5 District Regulations	12-7-8
		12-8 PUD Regulations	165.24 R-4 District Regulations	12-8-1
		12-9 Commercial Districts	165.26 C-1 District Regulations	12-9-1
			165.27 C-2 District Regulations	12-9-2
			165.28 C-3 District Regulations	12-9-3
		12-10 Industrial Districts	165.29 M-1 District Regulations	12-10-1
			165.30 M-1A District Regulations	12-10-2
			165.31 M-2 District Regulations	12-10-3
			165.32 M-3 District Regulations	12-10-4
		12-11 Overlay Districts	165A Highway 141 Mixed Use Development Corridor District	12-11-1
			165B Transportation Corridor Mixed Use Development Overlay District	12-11-2
		12-12 Bulk Regulations	165.48 Bulk Requirements Table	12-12-1
			165.49 Internal Bulk Requirements Table	12-12-2
		12-13 Architecture Regulations	165.51 Architectural Design Requirements	12-13-1
		12-14 Sign Regulations	165.18 Signs	12-14-1
		12-15 Parking Regulations	165.34 Off-Street Parking, Circulation, and Loading	12-15-1
		12-16 Flood Control	165.33 FPM (Flood Plain Management) District Regulations	12-16-1
		12-17 Site Plan Regulations	165.38 Site Plan	12-17-1
			165.42 Certificate of Zoning Compliance	12-17-2
			165.43 Plats	12-17-3
		12-18 Historic Designations	165.50 Historical Designations	12-18-1
		12-19 Exceptions and Modifications	165.36 Exceptions and Modifications	12-19-1

Title 12 Zoning Regulations

12-1 Administration and Enforcement

12-1-1 Title: This chapter shall be known and may be cited as "The City of Grimes, Iowa, Zoning Regulations."

12-1-2 Interpretation of Standards: The purpose of this chapter is to provide adequate light and air, to prevent the overcrowding of land, to avoid undue concentration of population, to regulate the use of land, and to promote the health, morals, safety and general welfare in the City. Furthermore, this chapter shall apply to all existing and future zoning chapters unless the language in those chapters imposes greater restrictions, then the provisions of that chapter shall apply.

12-1-3 Violations and Penalties: Any person who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this chapter, upon conviction shall be fined not more than one hundred dollars ($100.00) for each offense. Each day that a violation is permitted to exist constitutes a separate offense. Nothing herein contained shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violation. All departments, officials and employees of the City who are vested with the duty or authority to issue permits or licenses, shall issue no such permit or license for any use, structure or purpose if the same would not conform to the provisions of this chapter.

12-1-4 Amendments: The City Council may, from time to time, on its own action or on petition, after public notice and hearings as provided by law, and after report by the Planning and Zoning Commission, amend, supplement, or change the boundaries of regulations herein or subsequently established, and such amendment shall not become effective except by the favorable vote of a majority of all the members of the Council.

1. Filing of Petition. Whenever any person desires that any amendment or change be made in this chapter, including the text and/or map, as to any property covered by this chapter, and there shall be presented to the Council a petition requesting such change or amendment and clearly describing the property and its boundaries as to which the change or amendment is desired, duly signed by the owners of fifty percent (50%) of the area of all real estate included within the boundaries of said tract as described in said petition, and duly signed by the owners of fifty percent (50%) of the area of all real estate lying outside of said tract but within two hundred fifty (250) feet, it is the duty of the Council to vote upon such petition within a reasonable time after the filing of such petition with the Clerk.

2. Referral to Commission. Prior to voting or holding a public hearing upon the petition as submitted, the Council shall refer the petition to the Planning and Zoning Commission requesting its comments and recommendations. The Commission shall advise the Council of its recommendations and the vote thereon. Before advising the Council of its recommendation, the Commission may in its discretion hold a public hearing, notice of which shall be given by publication in a newspaper in general circulation in the City or by placing in the United States mail appropriate form of notice setting the time and place at which said petition shall be considered by the Commission.

3. Petition Disapproved. In case the proposed amendment, supplement or change be disapproved by the Planning and Zoning Commission, or a written protest be filed with the Clerk against the change, duly signed by the owners of twenty percent (20%) or more of the area of lots included in the proposed change, or by the owners of twenty percent (20%) or more of the property which is located within two hundred (200) feet of the exterior boundaries of the property for which the change is proposed, the change shall not become effective except by the favorable vote of at least three-fourths (3/4) of all members of the Council. Whenever any petition for amendment, supplement or change of the zoning districts or regulations herein contained or subsequently established shall have been denied by the Council, then no new petition covering the same property or the same property and additional property shall be filed with or considered by the Council until one (1) year shall have elapsed from the date of filing of the first petition.

4. Filing Fees. Before any action shall be taken as provided in this section, the owner or owners of the property proposed or recommended to be changed in the district regulations or district boundaries shall pay to the Development Services Department a filing fee to cover the costs of the procedure. Under no conditions shall said sum or any part thereof be refunded for failure of said amendment to be enacted into law. The amount of the fee shall be determined in accordance with the City fee schedule as adopted by resolution from time to time by City Council. All additional costs incurred by the City for review of zoning amendment requests by the City Engineer and/or City Attorney shall be reimbursed in full amount to the City by the person who filed the petition or said person's agent.

12-1-5 Zoning Administrator: There is hereby created the position of Zoning Administrator who shall be appointed by the Council. The Zoning Administrator shall administer and enforce the provisions of this chapter and shall have the following powers and duties, in connection therewith.

1. The Zoning Administrator shall issue all permits and certificates required by this chapter.

2. If the Zoning Administrator finds that any of the provisions of this chapter are being violated, the Zoning Administrator shall notify in writing the person responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it. The Zoning Administrator shall order discontinuance of illegal use of land, buildings, or structures; removal of illegal buildings or structures or of additions, alterations, or structural changes thereto; discontinuance or any illegal work being done. The Zoning Administrator shall direct the City Attorney, in addition to other remedies, to institute proper action or proceedings in the name of the City, to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, or use, to restrain, correct or abate such violations, to prevent the occupancy of the building, structure or land, or to prevent any illegal act, conduct, business, or use in or about the premises. The Zoning Administrator may also instruct the City Attorney in addition to other remedies authorized by this chapter, to institute action under Section 165.46 of this chapter.

The Council, may, by resolutions passed by a majority vote of the entire Council, delegate the powers and duties of the office of Zoning Administrator to any other officer or employee of the City or may combine the powers and duties of this office with any other office or position.

12-2 Board of Adjustment

12-2-1 Board of Adjustment:

1. BOARD MEMBERSHIP. The Board of Adjustment shall consist of five (5) members. The terms of office of the members of the Board of Adjustment and the manner of their appointment shall be as provided by tate law and the Board of Adjustment procedure manual. Members shall be removable for cause by the City Council upon written charges and after public hearing. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant. Matter relating to the powers and duties of the Board shall be as provided by statute and the terms of this chapter.

2. PURPOSE. It shall be the purpose of the Board of Adjustment:

    A. To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Development Services Department in the enforcement of this Code of Ordinances;
    B. To hear and decide only such other special use permits and variances as the Board of Adjustment is specifically authorized to pass on by the terms of this Code of Ordinances;
    C. To decide such questions as are involved in determining whether special use permits or variances should be granted; and
    D. To grant special use permits or variances with such conditions and safeguards as are appropriate under this Code of Ordinances, or to deny special use permits and variances when not in harmony with the purpose and intent of this Code of Ordinances

3. MEETING PROCEDURES.

    A. Meetings. Meetings of the Board of Adjustment shall be held at the call of the chairperson, and at such other times as the Board of Adjustment may determine.

    B. Meeting Procedures and Requirements. Such chairperson, or in the absence of the chairperson the acting chairperson, may administer oaths and compel the attendance of witnesses by subpoena. All meetings of the Board of Adjustment and hearings shall be open to the public. The Board of Adjustment shall keep minutes of its proceedings, showing the vote of each member on each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the Development Services Department and shall be a public record. The presence of three (3) members shall be necessary to constitute a quorum.

4. APPEALS. Appeals to the Board of Adjustment may be taken by a person aggrieved or by any official, department, and board of the City affected by any decision of the Development Services Department. Such appeal shall be taken within ten (10) days of the rendered decision, by filing application request on forms provided by the Development Services Department. Additionally, the application must be accompanied with the appropriate fees in an amount determined by resolution of the Council from time to time. An appeal stays all proceedings in furtherance of the action appealed from, unless the Development Services Department certifies to the Board of Adjustment that by reason of material facts stated in a certificate that a stay would cause imminent peril to life or property. In such case, proceedings shall not be stayed unless either the Board of

Adjustment or a court of record issues a restraining order on application on notice to the Development Services Director from whom the appeal is taken and on due cause shown.

5. HEARING NOTICE: If a Grimes property is the subject of consideration by the Board of Adjustment, the Development Services Department shall notify all property owners within two hundred and fifty feet (250') of the subject property, exclusive of intervening right of way. Notice shall be sent not less than seven (7) days and not more than twenty (20) days before the Board of Adjustment meeting. The written notice shall in the format established by the Development Services Department and be sent by first class mail. The written notice shall contain date, time, location, and subject of the Board of Adjustment meeting.

6. SPECIAL USE PERMIT

   A. Board Review and Determination: The Board of Adjustment shall review any special use permit to determine the conformity of the proposed building or use with the standards of the Comprehensive Plan and recognized principles of land use planning. The Board of Adjustment may approve the special use permit as submitted, or before approval, may require that the applicant modify, alter, adjust, or amend the proposal as the Board of Adjustment deems necessary to preserve the intent and purpose of the Code of Ordinances in order to promote the health, safety, and general welfare of the community.

   B. Uses Requiring a Special Use Permit. The following uses, in addition to any stated elsewhere in the Code of Ordinances, shall require a special use permit:
      1. Any public building erected and used by department of the City, township, County, State or Federal government.
      2. Airports or landing fields.
      3. Community buildings.
      4. Hospitals, nonprofit fraternal institutions, provided they are used solely for fraternal purposes, and institutions of an educational, religious, philanthropic or eleemosynary character.
      5. Public or private cemeteries, including mausoleums.
      6. Water and wastewater treatment facilities.
      7. Electrical and natural gas regulating facilities.

   C. Special Use Permit Requirements: A special use permit shall not be granted by the Board of Adjustment unless and until:
      1. A written application, on forms provided by the Development Services Department, is submitted indicating the section of this Code of Ordinances under which the special exception is sought and stating the grounds on which it is requested.

      2. Notice of public hearing shall be given at least seven (7) and not more than twenty (20) days in advance of public hearing. Notice of public hearing shall occur in the same manner as required by law for variances.

3. The Board of Adjustment shall look specifically upon the following criteria in granting or denying a special use permit, plus any additional criteria the Board finds necessary to protect the public health, safety, and general welfare in accordance with the intent of this Code of Ordinances:

    a. The proposed location, design, construction and operation of the particular use adequately safeguards the health, safety, and general welfare of persons residing or working in adjoining or surrounding property;

    b. The use is in conformity with the Comprehensive Plan, and any other applicable City ordinances or regulations. Furthermore, the authorized use will not impede the normal and orderly development and improvement of the surrounding property as envisioned in the Comprehensive Plan;

    c. The use shall be compatible with the neighborhood and surrounding use of land by its construction, architecture, and site improvements;

    d. The use will not unduly burden public utilities, increase congestion in the streets or impact the ability to adequately safeguard the public of danger of fire and emergencies;

    e. The use will not impair an adequate supply of light and air to surrounding property; and

    f. The use will not diminish or impair established property values in adjoining or surrounding property.

D. Conditions and Safeguards. In granting any special use permit, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this Code of Ordinances. Violation of such conditions and safeguards, when made a part of the terms under which the special use permit is granted, shall be deemed a violation of this Code of Ordinances and punishable under Section 165.46 of this chapter.

E. Planning and Zoning Site Plan Review. Following any approval of the special use permit, the Planning and Zoning Commission shall review the site plan or site plan amendment as required by this chapter.

F. Special Use Amendment. In the event a special use permit is granted under the terms of this section, any requested changes to the approved special use permit or site plan shall be resubmitted and considered in the same manner as the original special use permit application.

G. Modification, Additions or Replacements of Special Use Permit.

1. In the event a special use permit is granted for a use, the site shall not be modified or altered for any reason, unless the modifications and alterations are carried out in compliance with all existing and applicable City codes governing the property.

2. In the event a special use permit is granted for a use that would otherwise be deemed a legal nonconforming use under the Code of Ordinances, the sections concerning destruction of a nonconforming structure in sections 165.19(2)(E) and 165.19(3)(B) shall not serve to terminate the use allowed under the special use permit, provided that such structure is rebuilt or replaced and such use continued within two (2) years after the occurrence of such destruction, and provided further, that the Board of Adjustment may extend such two (2) year deadline for completion of such reconstruction or replacement structure for up to one (1) additional year in the event that such reconstruction or replacement is delayed due to any acts of God, strikes, shortage of materials, delay in delivery of materials, delay in receiving governmental permits, damage or destruction to the structure during such reconstruction, civil unrest, war or moratoriums on construction imposed by any governmental body, or other actions beyond the reasonable control of the property owner.

7. ZONING VARIANCES

A. Application Requirements. An application for variance from the terms and requirements of the zoning ordinances may be granted by the Board of Adjustment owing to special conditions, and so that the spirit of the Code of Ordinances shall be observed and substantial justice done. No nonconforming use of neighboring lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

B. Conditions for Granting Variances. Variances shall only be granted by the Board of Adjustment upon a finding:
    1. A showing of good and sufficient cause; and
    2. A determination that a literal enforcement of the ordinance would result in a substantial hardship to the applicant; and
    3. A determination that the hardship is not self-imposed; and
    4. A determination that the granting of the variance will not be contrary to the public interest or neighborhood integrity; and
    5. A determination that the granting of a variance is the minimum necessary to afford relief from this Code of Ordinances while preserving the spirit of the zoning ordinance.

C. Variance Conditions and Safeguards. In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with the Code of Ordinances. Violation of such conditions and safeguards, when made a part of the terms

under which the variance is granted, shall be deemed a violation of this Code of Ordinances and punishable under Section 165.46 of the Grimes Code of Ordinances.

D. Resubmittal after Changes. In the event a variance is granted under the terms of the Code of Ordinances, any changes thereafter in the approved use or site plan shall be resubmitted and considered in the same manner as the original proposal. Before granting a variance, the Board of Adjustment shall make findings that the applicant has met the requirements of Code of Ordinances, and the Board of Adjustment shall further find that the reasons set forth in the application justify the granting of a variance. The burden shall be upon those seeking the variance to establish their entitlement to the requested variance.

8. APPEALS FROM DEVELOPMENT SERVICES DECISION

A. Decision Review. The Board of Adjustment shall review appeals where it is alleged there is an error in any order, requirement, decision, or determination made by the Development Services Director in the administration and enforcement of the Code of Ordinances. The Board of Adjustment may reverse or affirm, wholly or partly, or may modify the Development Services Director order, requirement, decision, or determination, and may make such order, requirement, decision, or determination that should have been made pursuant to the Code of Ordinances, and to that end, shall have powers of the Development Services Department from whom the appeal is taken.

B. Vote of Members. The concurring vote of three (3) members of the Board of Adjustment shall be necessary to reverse any order requirement, decision, or determination of the Development Services Department, or to decide in favor of the applicant on any matter upon which it is required to pass under this Code of Ordinances, or to grant any special use permit or variance.

C. Written Testimony or Evidence. Every decision granted or denied by the Board of Adjustment shall be supported by a written testimony or evidence submitted in connection therewith.

D. Denial of Application. If any application has been denied by the Board of Adjustment, then no new application for the same relief shall be considered by the Board of Adjustment for at least one year unless the board shall find that material conditions have changed.

9. WRIT OF CERTIORARI

Any person or persons, any officer, department, or board of the City severally aggrieved by any decision of the Board of Adjustment may present to a court of record a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within thirty (30) days after the filing of the decision in the office of the Board of Adjustment. The court may reverse or affirm, wholly or in part, or may modify the decision brought up for review.

10. EXPIRATION

A. Special use permits and variances requiring authorization of site or construction approvals shall expire and terminate one hundred and eighty (180) days after the date of the granting unless a building permit has been issued for the construction authorized by such special use permit or variance.

B. Special use permit or variances not requiring authorization of site of construction approvals shall expire and terminate sixty (60) days after the date of granting of such special use permit or variance unless a certificate of zoning compliance has been issued for such authorized use.

C. The Board of Adjustment may, upon written request of the affected person filed prior to permit expiration, extend the time for the issuance of a building permit or certificate of zoning compliance for sixty (60) days.

D. In the event the building permit for the construction authorized by a special use permit or variance is canceled by the Development Services Department, such special use permit or variance shall immediately expire and terminate.

E. All special use permits and variances granted prior to the adoption of this chapter (September 10, 2019) and not acted upon shall expire and terminate in one hundred and eighty (180) days. "Acted upon" shall mean obtaining site plan approval or building permit approval.

12-3 Zoning Districts and Map

12-3-1 Establishment of Districts: In order to carry out the purpose and intent of this chapter, the area of the City is hereby divided into eighteen (18) zoning district classifications as follows:

A-1	Agricultural District
R-1	Single Family Dwelling District
R-2	Single and Two Family Dwelling District
R-2 60	Single and Two Family Dwelling District
R-2 70	Single and Two Family Dwelling District
R-3	Multiple Family Dwelling District
R-3 Med.	Medium Density Two or More Family Dwelling District
R-3 High	High Density Multiple Family Dwelling District
R-4	Planned Residential Development District

R-5	Mobile Home Park District
C-1	General Commercial District
C-2	General and Highway Service Commercial District
C-3	Planned Commercial Development District
M-1	Limited Industrial District
M-1A	Commercial and Limited Light Industrial District
M-2	Light Industrial District
M-3	Heavy Industrial District
FPM	Flood Plain Management Overlay District

12-3-2 Boundaries and Official Map: The boundaries of these districts are indicated upon the Official Zoning Map of the City, which Map is made a part of this chapter by reference hereto. The Official Zoning Map and all the notations, references and other matters shown thereon are as much a part of this chapter as if the notations, references and other matters set forth by said map were all fully described herein. The Official Zoning Map which shall supersede the prior Map, in the event that the Map becomes damaged or destroyed, or for purposes of clarity due to a number of boundary changes, or to correct drafting errors or omissions; provided, however, any such adoption shall not have the effect of amending the original zoning ordinance or any subsequent amendment thereof. Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

1. Boundaries indicated as approximately following the center lines of streets, highways, alleys, or other public right-of-way shall be construed to follow such centerlines;
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
3. Boundaries indicated as approximately following corporate limits shall be construed as following corporate limits;
4. Boundaries indicated as approximately following section lines, quarter section lines, or quarter-quarter section lines shall be construed as following such lines;
5. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
6. Boundaries indicated as approximately following the centerlines of streams, creeks or other waterways shall be construed to follow such centerlines;
7. Boundaries not capable of being determined in the previous paragraphs shall be as dimensioned on the Official Zoning Map or if not dimensioned shall be determined by the scale shown on the map.

12-3-3 Zoning Classification Restrictions: Property uses are specifically described by zoning classifications and special use permits in this chapter. Property uses permitted by a particular zoning classification may be restricted as a condition for approval of a requested change in zoning by the City Council, or by request and mutual agreement of the landowner and the City Council.

12-3-4 Future Annexation of Territory: All territory which may hereafter be annexed to the City shall be considered as lying in the A-1 Agricultural District until such classification shall have been changed by amendment in accordance with the provisions of this chapter.

12-3-5 Amendments to Official Zoning Map: The official Zoning Map for the City of Grimes is hereby amended as follows:

1. The following parcel shall be changed from A-1 to C-2 (2.29 acres) and M-1A (6.19 acres): Beginning at the Northwest corner of the NW FR. ¼ of the NW FR ¼ of Section 1 Twp. 79 N. R. 26 W. of the 5th P.M., Dallas County, Iowa, thence South on the West Line of Said Section 1440 feet, thence east 302.5 feet, thence north parallel with said west line of said section 1440 feet to the north line of said section, thence west 302.5 feet to the point of beginning.

EDITOR'S NOTE

The following ordinances have been adopted amending the Official Zoning Map pursuant to Section 165.05 of this chapter and have not been included as a part of this Code of Ordinances but have been specifically saved from repeal and are in full force and effect:

ZONING MAP AMENDMENTS

ORDINANCE NO.	DATE ADOPTED
655	5/24/16
664	4/11/17
674	7/11/17
665	8/08/17
680	8/22/17
677	9/12/17
678	9/12/17
682	10/10/17
683	11/14/17
696	4/24/18
699	6/12/18
714	1/08/19
724	3/26/19
732	4/28/20
733	4/28/20

12-4 Definitions

12-4-1 Definitions: For use in this chapter, the words "used" and "occupied" include the words "intended, designed or arranged to be used or occupied." In addition, the following terms and words are defined for use in this chapter and all other zoning chapters.

ACCESSORY USE OR STRUCTURE: A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure.

AGRICULTURE: The use of land for purposes of growing the usual farm products, including vegetables, fruit, trees and grains; pasturage; dairying; animal and poultry husbandry; and the necessary accessory uses for treating or storing the produce; provided that the operation of such accessory uses shall be secondary to that of the regular agricultural activities.

ALLEY: A public way, other than a street, twenty (20) feet or less in width affording a secondary means of access to abutting property.

BASEMENT: A floor that is partially or entirely below grade.

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

BOARDING HOUSE: A building other than a hotel or motel where, for compensation, meals, or lodging and meals are provided for four (4) or more persons.

BUILDING: Any structure, permanent or temporary, designed or intended for the support, enclosure, shelter or protection of persons, animals or property, but not including signs and billboards.

BUILDING, HEIGHT OF: The vertical distance from the average natural grade at the building line to the highest point of the coping of a flat roof, or to the deck lines of a mansard roof, or to the average height of the highest gable or a pitch or hip roof.

CARPORT: A roofed structure providing space for the parking of motor vehicles and enclosed on not more than two (2) sides. For the purpose of this chapter, a carport attached to a principal building shall be considered as part of the principal building and subject to all yard requirements herein.

CELLAR: That portion of a building having more than one-half (1/2) of its height below grade. A cellar is not included in computing the number of stories for the purpose of height measurement.

CLINIC, MEDICAL OR DENTAL: A building or buildings in which physicians, dentists, or physicians and dentists, and allied professional assistants are associated for the purpose of carrying on their profession.

DAY NURSERY OR NURSERY SCHOOL: Any private or public agency, institution, establishment or place which provides supplemental parental care and/or educational work, other than lodging overnight, for six (6) or more unrelated children of preschool age, for compensation.

DEVELOPMENT: Any manmade change to improved or unimproved real estate, including but not limited to buildings and other structures, mining, dredging, filling, grading, paving, excavation or drilling operations.

DOG KENNEL: The keeping of any dog or dogs, regardless of number, for sale, breeding, boarding or treatment purposes, except in an animal hospital, veterinary clinic, or pet shop, as may be permitted by law, or the keeping of five (5) or more dogs, six (6) months or older, on premises used for residential

purposes, or the keeping of more than one (1) dog on vacant property or on property used for business or commercial purposes.

DWELLING: Any building or portion thereof which is designed or used exclusively for residential purposes but not including a tent, trailer or any structure or shelter that is not properly affixed to the ground.

DWELLING, CONDOMINIUM: A multiple family dwelling as defined herein whereby the title to each dwelling unit is held in separate ownership, and the real estate on which the units are located is held in common ownership solely by the owners of the units with each owner having an undivided interest in the common real estate.

DWELLING, MULTIPLE FAMILY: A residence designed for or occupied by three (3) or more families, with separate housekeeping and cooking facilities for each.

DWELLING, ROW: Any one of the three (3) or more attached dwellings in a continuous row, each such dwelling designed and erected as a unit on a separate lot and separated from one another by an approved wall or walls, and may also be referred to as a "townhouse."

DWELLING, SINGLE FAMILY: A detached residence designed for or occupied by one family only.

DWELLING, TWO-FAMILY: A residence designed for or occupied by two (2) families only, with separate housekeeping and cooking facilities for each.

DWELLING UNIT: A room or group of rooms which are arranged, designed or used as living quarters for the occupancy of one family, containing bathroom and/or kitchen facilities.

ENCLOSED AREA BELOW LOWEST FLOOR: The floor of the lowest enclosed area in a building when all of the following criteria are met:

a. The enclosed area is designed to flood to equalize hydrostatic pressure during flood events with walls or openings that satisfy the provisions of Section 165.33(9) D1 of this Ordinance, and

b. The enclosed area is unfinished (not carpeted, drywalled, etc.) and used solely for low damage potential users such as building access, parking or storage, and

c. Machinery and service facilities (e.g., hot water heater, furnace, electrical service) contained in the enclosed area are located at least one (1) foot above the base flood elevation, and

d. The enclosed area is not a "basement" as defined in this section.

EXISTING CONSTRUCTION: Any structure for which the "start of construction" commenced before the effective date of the first floodplain management regulations adopted by the community.

FAMILY: One or more persons occupying a single dwelling unit, provided that unless all members are related by blood, marriage, or adoption, no such family shall contain over four (4) persons.

FEED LOT: Any parcel of land or premises on which the principal use is the concentrated feeding within a confined area of cattle, hogs or sheep. The term does not include areas which are used for the raising of crops or other vegetation, and upon which livestock are allowed to graze or feed.

FLOOD: A general and temporary condition of partial or complete inundation of normally dry land areas resulting from the overflow of streams or rivers or from the unusual and rapid runoff of surface waters from any source.

FLOOD BOUNDARY AND FLOODWAY MAPS: The official maps on which the Federal Insurance Administration has delineated areas subject to inundation of water during the 100-year flood.

FLOOD ELEVATION: The elevation floodwaters would reach at a particular site during the occurrence of a specific flood. For instance, a 100-year flood elevation is that elevation of floodwaters related to the occurrence of the 100-year flood.

FLOOD INSURANCE RATE MAP (FIRM): The official map prepared as part of (but published separately from) the Flood Insurance Study which delineates both the flood hazard areas and the risk premium zones applicable to the City.

FLOOD INSURANCE STUDY: A study initiated, funded, and published by the Federal Insurance Administration for the purpose of evaluating in detail the existence and severity of flood hazards, providing the City with the necessary information for adopting a flood plain management program, and establishing actuarial flood insurance rates.

FLOOD, ONE HUNDRED (100) YEAR: A flood the magnitude of which has a one percent (1%) chance of being equaled or exceeded in any given year or which, on the average, will be equaled or exceeded at least once every one hundred (100) years. All determinations of the 100-year flood level shall be based on data provided by the Federal Insurance Administration. If the Federal Insurance Administration has not provided sufficient data to make a determination, then the City will obtain, review and reasonably utilize data available from the Department of Natural Resources and from any other source in making such determination.

FLOOD PLAIN: Any land area susceptible to being inundated by water a result of a 100-year flood. The flood plain includes all area designated as numbered and unnumbered A zones on the flood insurance rate maps.

FLOOD PLAIN MANAGEMENT: An overall program of corrective and preventive measures for reducing flood damage and promoting the wise use of flood plains, including but not limited to emergency preparedness plans, flood control works, flood proofing and flood plain management regulations.

FLOOD PLAIN, SUBSTANTIAL DAMAGE: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

FLOOD PLAIN, SUBSTANTIAL IMPROVEMENT: Any improvement to a structure which satisfies either of the following criteria:

A. Any repair, reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred "substantial damage" regardless of the actual repair work performed. The term does not, however, include either (a) any project for improvement of a structure to correct existing violations of State or local health, sanitary or safety code specifications which have been identified by the Zoning Administrator and which are the minimum necessary to assure safe living conditions or (b) any alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a historic structure by either the Federal or State government; or

B. Any addition which increases the original floor area of a building by twenty-five percent (25%) or more. All additions constructed after March 21, 1985, shall be added to any proposed addition in determining whether the total increase in original floor space would exceed twenty-five percent (25%).

FLOODPROOFING: Any combination of structural or nonstructural additions, changes, or adjustments of structures, including utility and sanitary facilities, which will reduce or eliminate flood damage to such structures.

FLOODPROOFING/FLOOD PROTECTION ELEVATION: For all special flood hazard areas, the minimum floodproofing/flood protection elevation shall be one (1) foot above the 100-year flood level.

FLOODWAY: The channel of a river or stream and those portions of the flood plain adjoining the channel, which are reasonably required to carry and discharge flood waters or flood flows so that confinement of flood flows in the floodway area will not result in substantially higher flood levels and flow velocities.

GARAGE, PRIVATE: An accessory building or an accessory portion of the main building, designed and/or used for the shelter or storage of vehicles owned or operated by the occupants of the principal building. A private garage, of less than three (3) car capacity, may be rented for the private vehicles of persons not resident on the premises.

GARAGE, PUBLIC: A structure other than a private garage, used for the shelter or storage of motor-powered vehicles and in which the care, minor servicing and washing are accessory to the principal use.

GAS STATION: A structure designed or used for the retail sale or supply of fuels, lubricants, air, water, washing and polishing services, and other operating commodities or accessories for motor vehicles and including the customary space and facilities for the installation of such commodities or accessories on or in such vehicles, but not including space or facilities for the storage, painting, major repair, refinishing, body work or other major servicing of motor vehicles.

HIGHEST ADJACENT GRADE: The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

HISTORIC STRUCTURE: Any structure that is:

a. Listed individually in the National Register of Historic Places, maintained by the Department of the Interior, or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing of the National Register;

b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

c. Individually listed on a State inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or,

d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified by either i) an approved State program as determined by the Secretary of the Interior or ii) directly by the Secretary of the Interior in states without approved programs.

HEAVY EQUIPMENT: Equipment that meets all the following requirements.

A. It must be self-propelled and operational.

B. It must weigh 10,000 pounds or more.

C. It must be designed and primarily intended to move, transport, or confine earth, soil, or other construction material at a construction site.

D. The maneuvering of this equipment would cause undue stress on concrete pavement or asphaltic surfaces resulting in premature failure of such surfaces. Evidence of this shall be provided in writing using statistics provided from the Iowa Department of Transportation or similar expert sources.

HOTEL/MOTEL: A building in which lodging is provided and offered to the public for compensation, and which is open to transient guests, in contradistinction to a boarding or rooming house.

JUNK: Old and dilapidated automobiles, trucks, tractors, and other such vehicles and parts thereof, scrap, used building material, scrap contractor's equipment, tanks, casks, cans, barrels, boxes, drums, piping, bottles, glass, old iron, machinery, rags, paper, excelsior, hair, mattresses, beds, or bedding or any other kind of scrap or waste material which is stored, kept, handled, or displayed for barter, resale, reuse, salvage, stripping, or trade.

JUNK YARD: Any area where waste, discarded or salvaged materials are bought, sold, exchanged, baled or packed, disassembled, kept, stored or handled, including house wrecking yards, used lumber yards and places or yards for storage of salvaged house wrecking and structural steel materials and equipment; but not including areas where such uses are conducted entirely within a completely enclosed building and not including the processing of used, discarded or salvaged materials as part of manufacturing operations.

LODGING OR ROOMING HOUSE: A building where a room or rooms are provided for compensation for four (4) or more persons.

LOT: A parcel of land of at least sufficient size to meet minimum zoning requirements for use, coverage, and area, and to provide such yards and other open spaces as are herein required. Such lot shall have frontage on an improved public street, or an approved private street, and may consist of:

A. A single lot of record;

B. A portion of a lot of record:

C. A combination of complete lots of record, of complete lots of record and portions of lots of record, or of portions of lots of record; or

D. A parcel of land described by metes and bounds; provided that in no case of division or combination shall any residual lot or parcel be created which does not meet the requirements of this chapter.

LOT, CORNER: A lot abutting upon two (2) or more streets at their intersection.

LOT, DEPTH: The horizontal distance between the front and rear lot lines.

LOT, DOUBLE FRONTAGE: A lot having a frontage on two (2) non-intersecting streets, as distinguished from a corner lot.

LOT, INTERIOR: A lot other than a corner lot.

LOT LINES: The lines bounding a lot, including the right-of-way line of any public road or highway acquired by easement.

LOT OF RECORD: A lot which is part of a subdivision recorded in the office of the County Recorder of Polk County, or a lot or parcel described by metes and bounds, the description of which has been so recorded.

LOT, WIDTH: The width of a lot measured at the building line and at right angles to its depth.

LOT, REVERSED FRONTAGE: A corner lot, the side street line of which is substantially a continuation of the front lot line of the first platted lot to its rear.

LOWEST FLOOR: The floor of the lowest enclosed area in a building including a basement except when the criteria listed in the definition of Enclosed Area below Lowest Floor are met.

MANUFACTURED HOME: A factory-built single family structure, which is manufactured or constructed under the authority of 42 U.S.C. Section 5403 Federal Manufactured Home Construction and Safety Standards, and is to be used as a place for human habitation, but which is not constructed with a permanent hitch or other device allowing it to be moved other than for the purpose of moving to a permanent site, and which does not have permanently attached to its body or frame any wheels or axles. A mobile home, as defined in this chapter, is not a manufactured home unless it has been converted to real property and is taxed as a site-built dwelling. For the purposes of these regulations, "manufactured home" is considered the same as any site built single family detached dwelling.

MINOR PROJECTS: All development activities (except for filling, grading and excavating) valued at less than $500.

MOBILE HOME: Any vehicle without motive power used or so manufactured or constructed as to permit its being used as a conveyance upon the public streets or highways and so designed, constructed, or reconstructed as will permit the vehicle to be used as a place for human habitation by one or more persons; but also includes any such vehicle with motive power not registered as a motor vehicle in Iowa. A mobile home is factory-built housing built on a chassis. A mobile home shall not be construed to be a travel trailer or other form of recreational vehicle. A mobile home shall be construed to remain a mobile home, subject to all regulations applying thereto, whether or not wheels, axles, hitch, or other appurtenances of mobility are removed and regardless of the nature of the foundation provided. However, certain mobile homes may be classified as "manufactured homes." Nothing in this chapter shall be construed as permitting a mobile home in other than an approved mobile home park, unless such mobile home is classified as a manufactured home.

MOBILE HOME PARK: Any lot or portion of a lot upon which one (1) or more trailers or mobile homes, occupied for dwelling or sleeping purposes, are located regardless of whether or not a charge is made for such accommodation.

MODULAR HOME: A factory-built housing certified as meeting the State Building Code as applicable to modular housing. Once certified by the State, modular homes shall be subject to the same standards as site-built homes.

NONPROFIT INSTITUTION: A nonprofit establishment maintained and operated by a society, corporation, individual, foundation or public agency for the purpose of providing charitable, social, educational, or similar services to the public, groups or individuals. Cooperative nonprofit associations, performing a service normally associated with retail sales or trade such as cooperative groceries, granaries, equipment sales, etc., are not considered nonprofit institutions under this chapter.

NURSING OR CONVALESCENT HOME: A building or structure having accommodations and where care is provided for invalid, infirm, aged, convalescent, or physically disabled or injured persons.

OUTDOOR STORAGE: The placement of business inventory, equipment, logoed business vehicles and trailers, materials, containers, boxes, above ground liquid or gas storage tanks or supplies utilized by the business for sale, construction, manufacturing, product or material delivery, lease or rent in an area on the business property that is not protected by a building structure with a roof and walls.

PARKING SPACE: A permanently surfaced area of not less than two hundred (200) square feet plus necessary maneuvering space for the parking of a motor vehicle. Space for maneuvering, incidental to parking or unparking, shall not encroach upon any public right-of-way. A parking space does not have to be permanently surfaced if it is located in a park or sports and recreation facility owned by the City, and in that case, may be surfaced with crushed rock or gravel. In addition, upon consultation by the City Engineer and recommendation of the Planning and Zoning Commission, a parking space does not have to be hard surfaced if it will be used for the storage of heavy equipment, and in that case, it may be

surfaced with recycled asphalt or other like material to provide a dustless surface area. All driveways or access areas leading to the storage area must be hard surfaced with an asphaltic surface or portland cement.

PORCH, UNENCLOSED: A roofed projection which has no more than fifty (50) percent of each outside wall area enclosed by a building or siding materials other than meshed screens.

PRINCIPAL USE: The main use of land or structures as distinguished from an accessory use.

RECREATIONAL VEHICLE: A vehicle which is (a) built on a single chassis; (b) 400 square feet or less when measured at the largest horizontal projection; (c) designed to be self-propelled or permanently towable by a light duty truck; and (d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

ROOMING HOUSE: A building where a room or rooms are provided for compensation to four (4) or more persons.

ROUTINE MAINTENANCE OF EXISTING BUILDINGS AND FACILITIES: Repairs necessary to keep a structure in a safe and habitable condition that do not trigger a building permit, provided they are not associated with a general improvement of the structure or repair of a damaged structure. Such repairs include:

a. Normal maintenance of structures such as re-roofing, replacing roofing tiles and replacing siding;

b. Exterior and interior painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work;

c. Basement sealing;

d. Repairing or replacing damaged or broken window panes;

e. Repairing plumbing systems, electrical systems, heating or air conditioning systems and repairing wells or septic systems.

SATELLITE RECEIVING ANTENNA: An accessory structure often referred to as parabolic or dish antenna, the purpose of which is to receive communication including but not limited to radio and television or other signals from satellite or other extraterrestrial sources whether affixed to the ground as a permanent structure or a mobile unit such as a trailer or vehicle.

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

A. Signs not exceeding one (1) square foot in area and bearing only property numbers, post box numbers, names of occupants of premises, or other identification of premises not having commercial connotations;

B. Flags and insignia of any government except when displayed in connection with commercial promotion;

C. Legal notices; identification, informational or directional signs erected or required by governmental bodies;

D. Integral, decorative or architectural features of buildings, except letters, trademarks, moving parts or moving lights.

E. Signs directing and guiding traffic and parking on private property, and bearing no advertising matter; not exceeding two (2) square feet in area.

SIGN AREA: The entire area within a regular geometric form or combinations of regular geometric forms comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not bearing advertising matter are not included in computation of the surface area, except where such frames and structural members are used as an integral primary or subsidiary portion of the graphic, literal, or numerical display, such as forming a picture frame to facilitate continuity or providing contrasts to emphasize the intended purpose of the sign.

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

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

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

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

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

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

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

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

SIGN, INSTITUTIONAL BULLETIN BOARD: An on-premises sign containing a surface area upon which is displayed the name of a religious institution, school, library, community center or similar institution and the announcement of its services or activities.

SIGN, TEMPORARY: Any sign not permanently attached to the ground, wall or building, and intended to be displayed for a short and limited period of time.

SOLAR ACCESS EASEMENT: An easement for the purpose of providing continued access to sunlight necessary to operate a solar collector.

SOLAR COLLECTOR: A device or structure that transforms direct solar energy into thermal energy for the collection, storage and distribution of solar energy.

SPECIAL FLOOD HAZARD AREA (SFHA): The land within a community subject to the "base flood." This land is identified on the community's Flood Insurance Rate Map as Zone A, A1-30, AE, AH, AO, AR, and/or A99.

START OF CONSTRUCTION: Substantial improvement, and means the date the development permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement, was within 180 days of the permit date. The actual start means either

the first placement or permanent construction of a structure on a site, such as pouring of a slab or footings, the installation of pile, the construction of columns, or any work beyond the stage of excavation; or the placement of a factory-built home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

STORY: That portion of a building included between the surface of any floor and the surface of the floor next above it. If there is no floor above it, then the space between such floor and the ceiling or roof next above it is considered a story.

STORY, HALF: A space under a sloping roof which has the line of intersection of roof decking and exterior wall face not more than four (4) feet above the top floor level.

STREET LINE: The right-of-way line of a street or road.

STREET OR ROAD, PUBLIC: Any thoroughfare or public way not less than twenty (20) feet in width, which has been dedicated to the public or deeded to the City or County for street purposes; and also any such public way as may be created after enactment of this chapter, provided it is fifty (50) feet or more in width.

STRUCTURAL ALTERATIONS: Any replacement or changes in the type of construction or in the supporting members of the building, such as bearing walls or partitions, columns, beams or girders, beyond ordinary repairs and maintenance.

STRUCTURE: Anything constructed or erected, or placed on the ground, a foundation, or a paved surface, or attached to something having a fixed location on the ground. Among other things, structures include buildings, mobile homes, temporary business structures, billboards and satellite receiving antennas.

TEMPORARY BUSINESS STRUCTURE: A temporary structure which is 400 square feet or less when measured at the largest horizontal projection; is designed primarily for use as a business involving the sale of goods or services, and is placed in a single location for more than seven consecutive days. A temporary business structure shall be considered a building and/or structure for the purposes of these zoning regulations.

TRAILER PARK: See "mobile home park."

TRAVEL TRAILER: See "recreational vehicle."

TRAVEL TRAILER PARK: A parcel of land upon which two (2) or more spaces are provided, occupied or intended for occupancy by travel trailers for transient purposes.

VARIANCE: A grant of relief by a community from the terms of the floodplain management regulations.

VIOLATION: The failure of a structure or other development to be fully compliant with the community's floodplain management regulations.

WIND GENERATOR: An accessory structure, the purpose of which is to convert wind energy into thermal, mechanical or electrical energy and to transmit these forms of energy to storage or to a point of use. Wind generators are permitted only in the "A-1" district.

YARD: An open space on the same lot with a building or structure unoccupied and unobstructed by any portion of a structure from thirty (30) inches above the general ground level of the graded lot upward, except as may be provided by other sections of this chapter. In measuring a yard for the purpose of determining the depth of a front yard or the depth of a rear yard, the least distance between the lot line and main building shall be used. In measuring a yard for the purpose of determining the width of a side yard, the least distance between the lot line and the nearest permitted building shall be used.

YARD, FRONT: A yard extending across the full width of the lot and measured between the front lot line and the building or any projection thereof, other than the projection of the usual steps or unenclosed porches. On corner lots, the front yard shall be considered as the yard adjacent to the street upon which the lot has its least dimension. line and the nearest permitted building shall be used. On double frontage lots, the front yard shall be considered as the yard facing the street upon which the lot is addressed.

YARD, REAR: A yard extending across the full width of the lot and measured between the rear lot line and the building or any projections other than steps, unenclosed balconies or unenclosed porches. On both corner lots, double frontage lots and interior lots, the opposite end of the lot from the front yard.

YARD, SIDE: A yard extending from the front yard to the rear yard and measured between the side lot lines and the nearest building.

12-5 General Regulations

12-5-1 Conformance Required Generally: Except as hereinafter specified, no building or structure shall be erected, placed, converted, enlarged, reconstructed or structurally altered, nor shall any building or land be used which does not comply with all of the district regulations established by this chapter for the district in which the building or land is located.

12-5-2 Home Occupations: Subject to the limitations of this section, any home occupation that is customarily incidental to the principal use of a building as a dwelling shall be permitted in any dwelling unit. Any question of whether a particular use is permitted as a home occupation, as provided herein, shall be determined by the Zoning Administrator pursuant to the provisions of this chapter. The regulations of this section are designed to protect and maintain the residential character of established neighborhoods while recognizing that certain professional and limited business activities have traditionally been carried on in the home. This section recognizes that, when properly limited and regulated, such activities can take place in a residential structure without changing the character of either the neighborhood or the structure.

1. Use Limitations. In addition to all of the use limitations applicable to the district in which it is located, no home occupation shall be permitted unless it complies with the following restrictions:

    A. No more than one (1) person who is not a resident on the premises shall be employed.

    B. No more than twenty-five percent (25%) or four hundred (400) square feet of the floor area of the dwelling unit, whichever is less, shall be devoted to the home occupation.

    C. No alteration of the principal residential building shall be made which changes the character and appearance thereof as a dwelling.

D. No stock of goods shall be displayed or sold on the premises in excess of thirty (30) cubic feet in volume.

E. The home occupation shall be conducted entirely within the principal dwelling unit or in a permitted building accessory thereto, and in no event shall such use be apparent from any public way.

F. There shall be no outdoor storage of equipment or materials used in the home occupation.

G. Not more than one (1) commercial vehicle used in connection with any home occupation shall be parked on the property.

H. No mechanical, electrical or other equipment which produces noise, electrical or magnetic interference, vibration, heat, glare or other nuisance outside the residential or accessory structure shall be used.

I. No home occupation shall be permitted which is noxious, offensive or hazardous by reason of vehicular traffic, generation or emission of noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare, refuse, radiation or other objectionable emissions.

J. No sign, other than one (1) unlighted sign not over one (1) square foot in area attached flat against the dwelling and displaying only the occupant's name and occupation, shall advertise the presence or conduct of the home occupation.

K. There shall be no off-premises signs, radio, television, newspaper, handbill or similar types of advertising linking the premises with the home occupation.

2. Home Occupations Permitted. Customary home occupation include, but are not limited to, the following list of occupations; provided, however, each such home occupation is subject to the use limitations set out in subsection 1 of this section.

A. Providing instruction to not more than four (4) students at a time.

B. Office facilities for accountants, architects, brokers, engineers, lawyers, insurance agents and real estate agents.

C. Office facilities for ministers, priests and rabbis.

D. Office facilities for salesmen, sales representatives and manufacturer's representatives when no retail or wholesale sales are made or transacted on the premises.

E. Studio of an artist, photographer, draftsman, writer or composer.

F. Homebound employment of a physically, mentally or emotionally handicapped person who is unable to work away from home by reason of his or her disability.

G. Shop of a beautician, barber, hair stylist, dressmaker or tailor.

12-5-3 Street Frontage Required: Except as permitted in Section 165.34 of this chapter, no lot shall contain any building used in whole or in part for residence purposes unless such lot abuts for at least twenty (20) feet on at least one public street, or unless it has an exclusive unobstructed private easement of access or right-of-way of at least twenty (20) feet wide to a street; and there shall be not more than one (1) single-family dwelling for such frontage or easement, except that a common easement of access at least fifty (50) feet wide may be provided for two (2) or more such single-family dwellings or for one (1) or more two-family or multiple dwellings.

12-5-4 Accessory Buildings: No accessory building shall be erected in any required yard other than a rear yard, except as provided hereinafter. Accessory buildings in rear yards shall be at least six (6) feet from alley lines and at least three (3) feet from lot lines of adjoining lots which are in any "R" District, on a corner lot they shall conform to the setback regulations on the side street and on a double frontage lot they shall only be placed in the rear yard between the back of the residence or building and the back yard setback line. Accessory buildings may be erected as a part of the principal building, or may be connected thereto by a breezeway or similar structure, provided all yard requirements for a principal building are complied with. An accessory building which is not a part of the main building shall not occupy more than thirty percent (30%) of the rear yard and shall not exceed fifteen (15) feet in height; however, this regulation shall not be interpreted to prohibit the construction of a five hundred fifty (550) square foot garage on a minimum rear yard. No accessory building shall be constructed upon a lot until the construction of the main building has been actually commenced, and no accessory building shall be used unless the main building on the lot is also being used.

12-5-5 Corner Lots: For corner lots, and double frontage lots, platted or of record after the effective date of this chapter, the front yard regulations shall apply to each street side of the lot. On corner lots platted or of record prior to December 7, 1959, the side yard regulation shall apply to the longer street side of the lot except in the case of reverse frontage where the corner lot faces an intersecting street. In this case, there shall be a side yard on the longer street side of the corner lot of not less than fifty percent (50%) of the front yard required on the lots to the rear of such corner lot, and no accessory building on said corner lot shall project beyond the setback line of the lots in the rear; provided further, that this regulation shall not be interpreted to reduce the buildable width of the corner lot facing an intersecting street and of record or shown by existing contract of purchase prior to December 7, 1959, to less than twenty-eight (28) feet nor prohibit the erection of an accessory building.

12-5-6 Front Yard: In all residential districts there shall be a minimum front yard required as stated in the bulk regulations for that particular district; provided, however, that where lots comprising thirty percent (30%) or more of the frontage within two hundred (200) feet of either side lot line are developed with buildings at a greater or lesser setback, the front yard requirement shall be the average of these building setbacks and the minimum front yard required for the undeveloped lots. In computing the average setback, buildings located on reverse corner lots or entirely on the rear half of lots shall not be counted. The required front yard as computed herein need not exceed fifty (50) feet in any case.

12-5-7 Required Yard Cannot Be Reduced: No yard or lot existing at the passage of the zoning ordinance codified in this chapter shall be reduced in dimension or area below the minimum required by this chapter. No part of a yard or other open space, or off-street parking or loading space provided about any building, structure, or use for the purpose of complying with the provisions of this chapter shall be included as

part of a yard, open space, or off-street parking or loading space required under this chapter for another building, structure, or use.

12-5-8 Fences and Walls:

1. Permit Required. No fence or wall may be constructed without a fence permit issued by the Zoning Administrator. In residential zoned areas, a permit application must be submitted along with plan drawings for the proposed fence or wall. For commercial or industrial zoned areas, the permit application for a proposed fence or wall must include a revised site plan which demonstrates that the proposed fence or wall is compliant with Grimes Zoning Ordinances.

2. Prohibited Fences and Walls – All Districts.
    A. Fences and walls may not be installed anywhere within a forty (40) foot vision triangle.
    B. A fence or wall may not be designed to cause pain or injury to humans or animals. Therefore, the use of spikes, broken glass, barbed wire, razor wire, nails, electrical charge or other similar materials shall be prohibited, unless specified otherwise herein.
    C. Fences and walls shall not be located upon any property, unless a permitted principal use of the property is present, or an appropriate lot-tie agreement has been approved.

3. Residential Districts.

    A. Requirements. Fence height shall not exceed six (6) feet in all residential zoning districts. All fences must be constructed such that the finished side of the fence is facing the street or adjoining property.

    B. Front Yard. No fence may be constructed in a front yard, with the exception of ornamental style fences. For the purpose of this ordinance, an ornamental fence shall be defined as a fence that is less than thirty-six (36) inches in height, and is constructed of a style that is decorative and one that does not provide screening or security.

    C. Multiple Frontage Lot. Fences constructed within any yard other than the front, shall be constructed no closer than ten (10) feet from the property line.

    D. Residential Fence Regulation Table.

Residential Fence Regulations				
Lot type	Interior Lot	Corner Lot	Double Frontage	Triple Frontage
Max height	6-Feet	6-Feet	6-Feet	6-Feet
Front Setback	Front of house	Front of house	Front of house	Front of house
Side Setback	0-Feet	0-feet	0-Feet	0-Feet
Side Frontage	N/A	10-feet	N/A	10-feet
Rear Setback	0-Feet	0-Feet	10-Feet	10-Feet

4. Commercial or Industrial Districts.

A. Requirements. Fence height shall not exceed eight (8) feet tall in all commercial or industrial districts, with the exception of secondary front yards and double or triple fronted lots. The fence must be constructed such that the finished side of the fence is facing the street or adjacent property.

B. Multiple Frontage Lot. Fences constructed within any yard other than the front shall be constructed no closer than ten (10) feet from the property line.

C. Front Yard. No opaque fence may be constructed in any front yard.

D. Additional Industrial Requirements. Facilities listed below shall have a soil berm, or a brick or wood privacy fence no less than six (6) feet in height, which completely obscures the property. There shall be a maximum of one opening in the berm, wall or fence facing any public street for each two hundred (200) feet of length.

    1. Mini storage and warehouse facilities
    2. Automobile, tractor or machinery wrecking and used parts yards
    3. Salvage, iron or rags, storage or bailing, and waste paper yards
    4. Other similar activities/uses as permitted by the Zoning Administrator

5. Fencing along Trails and Sidewalks: Fences constructed along bike trails or sidewalks must be constructed with a minimum setback of 10 feet from the public right of way. Fences that border trails or sidewalks that run in-between two properties must be constructed with a minimum setback of three (3) feet from the public right-of-way.

6. Materials. Fences are to be constructed out of customarily used materials such as chain link, wrought iron, aluminum, wood, polyvinyl chloride (PVC), ornamental woven wire, stone, masonry or other similar materials. Chain link type fences or ornamental woven wire fences shall not include plastic or wood slats or strips, bamboo, or reed that are intended to make the fence opaque. Wood fences shall be constructed of treated lumber, cedar, redwood, or similar types of wood that are resistant to decay.

    A. Coloring. All fences and walls must be of an earth tone, neutral, or natural color such as white, black, gray, tan, brown, or green. Bright, fluorescent or metallic colors are not permitted. Pictures, images, lettering, logos, graphics, or artwork are not permitted on fences, unless it is a sign that has been properly permitted under the sign ordinance.

    B. Temporary Fencing. The use of materials such as sheet metal, chicken wire, temporary construction fencing, snow fencing, woven wire commonly used for the penning of livestock or other animals or similar materials shall not be permitted for permanent fencing.

    C. Prohibited Materials. A fence shall not be constructed or covered with paper sheets or strips; cloth or fabric tarps, sheets or strips; plastic or vinyl tarps, sheets, mesh, or strips; bamboo; reed; plywood sheeting.

7. Accessory Structures.

    A. Animal Runs: Domesticated animal runs in residential districts are permitted in rear yards with a five (5) foot setback from all lot lines. Adequate screening shall be provided to reduce visibility and noise to adjoining property owners. Domesticated animal runs shall not exceed six (6) feet in height. Domesticated animal exercise yards in commercial or industrial districts may be indoors or outdoors. If outdoors, the structure shall be screened with solid fencing, eight (8) feet in height, and shall be set back at least ten (10) feet from any adjacent property line.

    B. Dumpster Enclosures. All trash and recycle containers and enclosures shall be located within an enclosed masonry surrounding wall between six (6) to eight (8) feet in height, with appropriate opaque, metal framed gate. Gates shall not be constructed with chain link and slats. The gate shall not face a public street and shall be mounted on durable metal posts to withstand heavy use or damage. The enclosure shall be consistent in architecture and materials to the principal structure.

    C. Pools and Hot Tubs. Pools and hot tubs with the capability of holding water at least twenty-four (24) inches in depth shall be surrounded by a fence at least four (4) feet in height. Pools with a power safety cover or spas with a safety cover complying with ASTM F 1346 shall not be required to have a fence.

8. Retaining Walls. Retaining walls are not required to follow the fence and wall yard, setback, and height requirements established in this section. However, retaining walls shall be subject to the requirements of the forty (40) foot vision triangle. Retaining walls should not be installed in the front yard setback whenever possible.

    A. Setback. Retaining walls shall be set back from side and rear property line one (1) foot for every one (1) foot of height, unless a mutual written agreement on the height and location of the retaining wall has been made with the adjoining property owner. Retaining walls shall be setback at least three (3) feet from any public right-of-way.

    B. Retaining walls which are more than four (4) feet in height shall be structurally engineered. The written design specifications, elevations and site plan showing the exact location of the wall shall be provided along with the required building permit application to the Building Official.

    C. In the case of retaining walls supporting embankments in all zoning districts, the above requirements shall apply only to that part of the wall above the ground surface of the retained embankment. Additionally, such wall retaining embankments of a vertical distance greater than thirty (30) inches shall have a handrail, guardrail, or landscaping to minimize the possibility of an accidental fall from the upper surface to the lower level approved by the Zoning Administrator.

9. Construction and Maintenance. All fences shall be constructed in a sound and sturdy manner and shall be maintained in a good state of repair, including the replacement of defective parts, painting, and other acts required for maintenance. The Zoning Administrator, or their designee, after ten (10) days' notice to the owner, may order the removal of any fence or wall that is not maintained in accordance with the provisions of this code and assess the cost of fence or wall removal against the property where said fence or wall is located. An extension of time may be granted, upon filing a verified statement that the delay is not a result of any act of the property owner or renter.

10. Highway 141 Corridor. For properties located within the Highway 141 Mixed Use Development Corridor, please see Chapter 165A for additional applicable fence and wall requirements.

11. Transportation Corridor Mixed Use Development Overlay District. For properties located within the Transportation Mixed Use Development Corridor Overlay District, please see Chapter 165B for additional applicable fence and wall requirements.

12. Specific Exceptions.

    A. Barbed wire and electric fences shall not be allowed to enclose any property without the consent of the City Council, and may be granted only for property that consists of ten (10) or more acres and is used primarily as agricultural land.

    B. An exception may be approved by the Zoning Administrator, or their designee, for sun and/or wind screen material applied to fences directly associated with sports or recreation facilities including tennis courts, baseball fields, basketball courts, football fields, running tracks and soccer facilities.

    C. Temporary construction and special event fences, barricades, railings, or other similar barriers installed to provide temporary site security and/or safety in conjunction with construction work or special events may be allowed in any district during periods of construction or the duration of the special event. Any such temporary fences shall be removed upon completion of the construction work or special event. Permit applications for under this section shall specify the duration and purpose for which the fences, barricades, railings or other barriers will be in place. Time extensions may be given after review and approval by the Zoning Administrator or their designee.

    D. Fences or walls installed as a method of screening mechanical equipment may exceed height limitations of the specific zoning district to effectively screen mechanical equipment. The fence or wall shall be located in direct proximity to the equipment. All requested fences or walls shall be opaque in design and be built out of materials consistent with the architecture and materials of the principal building. Any open area required for ventilation of the equipment shall be designed to prevent full view of the equipment. The design of the screen fence or wall and the height required for full screening shall be provided at the time of a building permit or site plan application, and are subject to recommendation of the Zoning Administrator and approval by the City Council.

12-5-9 Prohibited Storage of Motor Vehicles: Outdoor storage of motor vehicles not currently licensed is prohibited in all zoning districts, except motor vehicles held for sale by a licensed motor vehicle dealer at his or her place of business in a zoning district where motor vehicle sales are permitted.

12-5-10 Nonconforming Uses of Land, Nonconforming Structures, and Nonconforming Uses of Structures: Within the various districts established by this chapter or amendments that may later be adopted, there exist structures and uses of land and structures which were lawful prior to the adoption of the zoning ordinance codified in this chapter but which would be prohibited, regulated, or restricted under the provisions of this chapter. It is the intent of this chapter to permit these nonconformities to continue until they are removed, but not to encourage their survival. Such uses are declared by this chapter to be incompatible with permitted uses in the districts involved.

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

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

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

    C. If any such nonconforming use of land ceases for any reason for a period of more than six (6) months, any subsequent use of such land shall conform to the district regulations for the district in which such land is located.

2. Nonconforming Uses of Structures in Residential Districts. If a lawful use of a structure, or of a structure and land in combination, exists at the effective date of adoption or amendment of this chapter, that would not be allowed in the district under the terms of this chapter, the use may be continued so long as it remains otherwise lawful, subject to the following provisions:

    A. No existing structure devoted entirely or in part to a use not permitted by this chapter in the district in which it is located, except when required by law, shall be enlarged, extended, reconstructed, moved, or structurally altered, unless the use is changed to a use permitted in the district in which said structure is located.

    B. Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this chapter. No such use shall be extended to occupy any land outside such building.

C. If no structural alterations are made, a nonconforming use of a structure may be changed to another nonconforming use of a similar nature within the same or a more restricted classification. Whenever a nonconforming use has been changed to a more restricted use or to a conforming use, such use shall not thereafter be changed to a less restrictive use.

D. In the event that a nonconforming use of a structure, or structure and land in combination, is discontinued or abandoned for a period of two (2) years, the use of the same shall thereafter conform to the uses permitted in the district in which it is located. Where nonconforming use status applies to a structure and land in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land.

E. Any structure devoted to a use made nonconforming by this chapter that is destroyed by any means to an extent of sixty percent (60%) or more of its replacement cost at the time of destruction, exclusive of the foundations, shall not be reconstructed and used as before such happening. If the structure is less than sixty percent (60%) destroyed above the foundation, it may be reconstructed and uses as before provided it is done within six (6) months of such happening, and is built of like or similar materials.

3. Nonconforming Structures in Residential Districts. Where a structure exists at the effective date of adoption or amendment of this chapter that could not be built under the terms of this chapter by reason of restrictions on area, lot coverage, height, yards, or other characteristics of the structure or its location on the lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

   A. No such structure may be enlarged or altered in a way which increases its nonconformity.

   B. Should such structure be destroyed by any means to an extent of sixty percent (60%) or more of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this chapter.

4. Nonconforming Uses of Land in any District Other Than a Residential District. The regulations described in subsection 1 of this section also apply to this subsection.

5. Nonconforming Uses of Structures in any District Other Than a Residential District. The regulations described in subsection 2 of this section also apply to this subsection, except that any structure in any district other than a residential district devoted to a use made nonconforming by this chapter may be structurally altered or enlarged in conformity with the lot area, lot coverage, frontage, yard, height, and parking requirements of the district in which located, provided such construction shall be limited to buildings on land owned, or recorded, by the owner of the land devoted to the nonconforming use prior to the effective date of this chapter. Such structural alteration or enlargement shall not authorize the substitution of a nonconforming use that is less restrictive than the one to which the structure was devoted at the time of passing of this chapter.

6. Nonconforming Structures in any District Other Than a Residential District. The regulations described in subsection 3 of this section also apply to this subsection.

7. Required Repairs and Unauthorized Nonconformities. Nothing in this chapter shall be deemed to prevent the restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official. Any use of land, use of structure, or structure in existence at the time of adoption of this chapter which was not an authorized nonconformity under any previous zoning ordinance or similar regulations shall not be authorized to continue its nonconforming status pursuant to this chapter or amendments thereto.

12-5-11 Permits Previously Issued. Nothing herein contained shall require any change in the overall layout, plans, construction, size or designated use of any building, or part thereof, for which approvals and required permits have been granted before the enactment of this chapter, the construction of which in conformance with such plans shall have been started prior to the effective date of this chapter and completion thereof carried on in a normal manner and not discontinued for reasons other than those beyond the builder's control.

12-5-12 Zoning Districts Dividing Property

Where one (1) parcel of property is divided into two (2) or more portions by reason of different zoning district classification, each of these portions shall be used independently of the other in its respective zoning classification, and for the purpose of applying the regulations of this chapter, each portion shall be considered as if in separate and different ownership.

12-6 Agriculture Districts

12-6-1 A-1 District Regulations. The A-1 Agricultural District is intended and designed to preserve the agricultural resources and agricultural lands within the City that are not expected to develop into urban uses in the immediate future.

1. Principal Permitted Uses. Only the uses of structures or land listed in this section are permitted in the A-1 District.

    A. Agriculture and the usual agricultural buildings and structures including raising of livestock and poultry, and grain storage and grain drying facilities; excluding feed lots and poultry farms.

    B. Single family (non-farm) dwellings.

    C. Churches, chapels, temples, and similar places of worship.

    D. Public and parochial schools, elementary and secondary, and other educational institutions.

    E. Forests and wildlife preserves.

    F. Private riding stables.

    G. Cemeteries, including mausoleums.

H. Kennels for the raising, breeding and boarding of dogs or other small animals, provided that all buildings, including exercise runways, be at least two hundred (200) feet from all property lines.

I. Nurseries, greenhouses and truck gardens.

J. Publicly owned parks, playgrounds, golf courses, and recreation areas.

K. Private noncommercial recreational areas and centers, including country clubs, swimming pools, golf courses and riding stables, but not including automotive race tracks, miniature golf courses, drive-in theaters and similar commercial uses.

L. Public water supply and sewage treatment facilities.

M. Electrical and natural gas transmission and regulating facilities.

2. Special Use Permits. The following uses may be permitted in the A-1 District subject to approval by the Board of Adjustment after notice and public hearing. In its determination upon the particular use at the location requested, the Board shall consider whether the proposed location, design, construction and operation of the particular use adequately safeguard the health, safety and general welfare of persons residing or working in adjoining or surrounding property. In addition, if the planned facility is the construction of a public or private sanitary landfill, solid waste disposal facility, or a facility to compost yard waste, the Board of Adjustment shall determine whether or not a permit has been issued for the construction of the facility as required by Iowa law by the Department of Natural Resources, the Environmental Protection Commission, and/or any other appropriate governmental agency. In addition, the Board of Adjustment shall require that an operational manual be submitted with the Application for Special Use Permit, and that the public or private sanitary landfill, solid waste disposal facility, and/or compost facility complies with all requirements adopted by the Environmental Protection Commission at Iowa Administrative Code Chapters 567-100 through 567-105 (1990), which are hereby adopted and incorporated herein. Copies of these Iowa Administrative Code chapters are on file with the Clerk for public inspection. The uses subject to the above provisions include the construction or enlargement of the following:

A. Mink and chinchilla farms and ranches.

B. Publicly owned or private aircraft landing fields or airports.

C. Mining and extraction of minerals and raw materials, including sand and gravel, subject to prior approval of the Iowa Department of Natural Resources of any such operation located in or on the flood plain of any river or stream.

D. Public or private sanitary landfills and solid waste disposal facilities.

E. Feed lots and poultry farms.

F. Private gun clubs, skeet-shooting ranges and similar uses.

G. Any public building erected and used by any department of a township, County, State, or the Federal government, not previously allowed as a principal permitted use.

H. Any compost facility to be used for the composting of yard waste. Yard waste is defined as grass clippings, and tree or bush branches or leaves. The definition of yard waste does not include materials used in co-composting such as sludge, manure or paunch.

Application for a special use permit under the terms of this section shall be accompanied by evidence concerning the feasibility of the proposed request and its effect on surrounding property and shall include a site plan defining the areas to be developed for buildings and structures, the areas to be developed for parking, the locations of driveways and the points of ingress and egress, including access roads where required, the location and height of walls, the location and type of landscaping, the location, size and number of signs and the manner of providing water supply and sewage treatment facilities. A facility designed in whole or part to co-compost as defined by Chapter 107 shall not be a permitted use or special use under A-1 district regulations. In the event a special use permit is granted under the terms of this section, any change thereafter in the approved use or site plan shall be resubmitted and considered in the same manner as the original proposal.

3. Permitted Accessory Uses. The following accessory uses are permitted in the A-1 District.

A. Uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.

B. Private garage or carport.

C. One mobile home utilized as living quarters for persons employed on a farm.

D. Home occupations as permitted in and as limited by Section 165.16 of this chapter.

E. The taking of boarders or the leasing of rooms by a resident family, provided the total number of boarders and roomers does not exceed three (3) per building.

F. Temporary buildings, including mobile homes or trailers, for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

G. One board sign not to exceed fifty (50) square feet in area referring to the construction, lease, hire, or sale of a building, premises, or lots, which sign shall refer to property on which the sign is located, and shall be removed as soon as the premises are sold or leased or construction completed.

H. Institutional bulletin boards.

I. Roadside stands for the sale of products grown on the premises.

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

K. Satellite receiving antenna mounted on the ground in the rear yard or attached to principal building facing rear yard at a height no greater than the peak of the roof, not to exceed a maximum height of fifteen (15) feet. The mounting of the antenna shall be in accordance with the City Building Code. The height of the antenna shall be measured vertically from the highest point of the antenna when positioned for operation, to the bottom of the base which supports the antenna. Satellite receiving antenna mounted on a trailer or vehicle may be allowed in rear yard for a period not to exceed fifteen (15) days.

L. Solar collectors mounted on the ground in the rear yard or attached to principal building facing front, side or rear yard at a height no greater than the peak of the roof of the principal structure. The mounting of the solar collectors shall be in accordance with the City Building Code. If required, solar access easement may be obtained from adjoining property owner in accordance with the State statutes.

M. Wind generator mounted on the ground in the rear yard, in accordance with the City Building Code and in accordance with existing or hereafter adopted ordinances of the City.

4. Bulk Regulations. See Table 165.48 for minimum requirements subject to the modifications contained in Section 165.36.

5. Minimum Width Regulation. The minimum dimension of the main body of the principal building shall not be less than twenty (20) feet.

6. Perimeter Foundation Requirement. A permanent perimeter foundation, meeting the City Building Code standards, is required for all principal buildings.

7. Off-Street Parking and Loading. Spaces for off-street parking and loading shall be provided in accordance with the provisions of Section 165.34.

8. Site Plans. Site plans shall be required in accordance with the provisions of Section 165.38 for all uses permitted in this district except for the following: 1) single family dwellings and 2) agriculture and the usual agricultural buildings and structures including raising of livestock and poultry, and grain storage and grain drying facilities; excluding feed lots and poultry farms.

12-7 Residential Districts

12-7-1 R-1 District Regulations. The R-1 Single Family Dwelling District is intended and designed to provide for certain low-density residential development in areas where such development seems likely to occur.

1. Principal Permitted Uses. Only the uses of structures or land listed in this section are permitted in the R-1 District.

    A. Single family dwellings.

    B. Churches, chapels, temples, and similar places of worship, provided that all principal buildings be set back a minimum of forty (40) feet from all property lines.

    C. Public and parochial schools, elementary and secondary, and other educational institutions having an established current curriculum as ordinarily given in the public schools, provided that all principal buildings be set back a minimum of forty (40) feet from all property lines.

    D. Family homes as permitted by and as limited by Section 414.22 of the Code of Iowa.

    E. Publicly owned parks, playgrounds, golf courses, and recreation areas.

    F. Private noncommercial recreational areas, including country clubs, swimming pools, tennis clubs and golf courses.

    G. Cemeteries, including mausoleums.

    H. Agricultural uses, including nurseries, greenhouses and truck gardens, provided that no offensive odors or dust are created, and provided further, that no retail sales or the raising and keeping of livestock or poultry are permitted on the premises.

2. Permitted Accessory Uses.

    A. Uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.

    B. Private garage or carport.

    C. Home occupations as permitted in and as limited by Section 165.16.

    D. The taking of boarders or the leasing of rooms.

    E. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

    F. Temporary use of a dwelling structure within a new subdivision as a job office and real estate office for the subject subdivision, which shall terminate upon completion or abandonment of the project.

    G. One board or sign not to exceed fifty (50) square feet in area referring to the construction, lease, hire, or sale of a building, premises, or subdivision lots, which sign shall refer to

property on which the sign is located, and shall be removed as soon as the premises are sold or leased or construction completed.

H. Institutional bulletin board sign.

I. Child care facility or daycare.

J. Satellite receiving antenna, mounted on the ground in the rear yard or attached to the principal building facing rear yard at a height no greater than the peak of the roof, not to exceed a maximum height of fifteen (15) feet. The mounting of the antenna shall be in accordance with the City Building Code. The height of the antenna shall be measured vertically from the highest point of the antenna when positioned for operation, to the bottom of the base which supports the antenna. No antenna in the "R" District shall be greater than twelve (12) feet in diameter. Satellite receiving antenna mounted on a trailer or vehicle may be allowed in the rear yard for a period not to exceed fifteen (15) days.

K. Solar collectors mounted on the ground in the rear yard or attached to principal building facing front, side or rear yard at a height no greater than the peak of the roof of the principal structure. The mounting of solar collectors shall be in accordance with the City Building Code. If required, solar access easement may be obtained from adjoining property owner in accordance with the State statutes.

3. Bulk Regulations. See Table 165.48 for minimum requirements subject to the modifications contained in Section 165.36.

4. Minimum Width Regulation. The minimum dimension of the main body of the principal building shall not be less than twenty (20) feet.

5. Perimeter Foundation Requirement. A permanent perimeter foundation, meeting the City Building Code standards, is required for all principal buildings.

6. Off-Street Parking and Loading. Spaces for off-street parking and loading shall be provided in accordance with the provisions of Section 165.34 and.

12-7-2 R-2 District Regulations. The R-2 Single and Two Family Dwelling District is intended and designed to provide for certain medium density residential areas now developed with single family and two family dwellings, and areas where similar residential development seems likely to occur.

1. Principal Permitted Uses. Only the uses of structures or land listed in this section are permitted in the R-2 District.
   A. Any use permitted in the R-1 District.
   B. Single and two family dwellings.
   C. Conversions of single family dwellings into two family dwellings in accordance with the lot area, frontage, height and yard requirements of this section.
   D. Institutions of a religious, educational or philanthropic nature, including libraries.

2. Permitted Accessory Uses. Accessory uses permitted in the R-2 District are the same as those permitted in and as limited in the R-1 District.
3. Bulk Regulations. See Table 165.48 for minimum requirements subject to the modifications contained in Section 165.36.
4. Minimum Width Regulation. The minimum dimension of the main body of the principal building shall not be less than twenty (20) feet.
5. Perimeter Foundation Requirement. A permanent perimeter foundation meeting the City Building Code standards is required for all principal buildings.
6. Off-Street Parking and Loading. Spaces for off-street parking and loading shall be provided in accordance with the provisions of Section 165.34 and 165.35 of this chapter.

12-7-3 R-2 60 District Regulations. The R-2 60 Single and Two Family Dwelling District is intended and designed to provide a buffer and transitional area between R-3 or Commercial Zoned Districts and Single Family Dwelling Districts, and areas where similar residential development seems likely to occur.

1. Principal Permitted Uses.

    A. Any use permitted in the R-1 District.

    B. Single and two family dwellings.

    C. Conversions of single family dwellings into two family dwellings in accordance with the lot area, frontage, height and yard requirements of this section.

    D. Institutions of a religious, educational or philanthropic nature, including libraries.
2. Permitted Accessory Uses. Accessory uses permitted in the R-2 District are the same as those permitted in and as limited in the R-1 District.

3. Bulk Regulations. See Table 165.48 for minimum requirements subject to the modifications contained in Section 165.36.

4. Minimum Width Regulation. The minimum dimension of the main body of the principal building shall not be less than twenty (20) feet.
5. Perimeter Foundation Requirement. A permanent perimeter foundation meeting the City Building Code standards is required for all principal buildings.

6. Off-Street Parking and Loading. Spaces for off-street parking and loading shall be provided in accordance with the provisions of Section 165.34 of this chapter.

12-7-4 R-2 70 District Regulations. The R-2 70 Single and Two Family Dwelling District is intended and designed to provide for single family and certain medium density residential areas now developed with single family and two family dwellings, and areas where similar residential development seems likely to occur.

1. Principal Permitted Uses.

A. Any use permitted in the R-1 District.

B. Single and two family dwellings.

C. Conversions of single family dwellings into two family dwellings in accordance with the lot area, frontage, height and yard requirements of this section.

D. Institutions of a religious, educational or philanthropic nature, including libraries.

2. Permitted Accessory Uses. Accessory uses permitted in the R- 2 District are the same as those permitted in and as limited in the R-1 District.

3. Bulk Regulations. See Table 165.48 for minimum requirements subject to the modifications contained in Section 165.36.

4. Minimum Width Regulation. The minimum dimension of the main body of the principal building shall not be less than twenty (20) feet.

5. Perimeter Foundation Required. A permanent perimeter foundation meeting the City Building Code standards is required for all principal buildings.

6. Off-Street Parking and Loading. Spaces for off-street parking and loading shall be provided in accordance with the provisions of Section 165.34 of this chapter.

12-7-5 R-3 District Regulations. The R-3 Multiple Family Dwelling District is intended and designed to provide for certain medium and high density residential areas now developed with two family and multiple family dwellings and areas where similar residential development seems likely to occur. The R-3 district is divided into two districts: R-3 Med. and R-3 High. R-3 Med. and R-3 High districts are defined and their intentions and requirements are provided in 165.23A and 165.23B respectively. Any reference in this chapter to the uses or requirements of the R-3 district shall refer to the requirements and uses listed and described in 165.23A (R-3 MED) and 165.23B (R-3 HIGH). Effective as of January 1, 2006 all R-3 District areas shall be considered as R-3 HIGH unless restricted by special conditions.

12-7-6 R-3 Medium District Regulations. The R-3 Med. (Medium Density Two or More Family Dwelling District) is intended and designed to provide for certain medium density residential areas now developed with two family and multiple family dwellings and areas where similar residential development seems likely to occur.

1. Principal Permitted Uses. Only the uses of structures or land listed in this section are permitted in the R-3 District.

A. Two family dwellings and multiple family dwellings, including row dwellings and condominium dwellings.

B. Boarding and rooming houses.

C. Institutions of a religious, educational, or philanthropic nature, including libraries.

D. Colleges and universities, both public and private, including administrative buildings, classrooms, dormitories, athletic facilities, and similarly related structures, but not including commercial trade schools and business colleges.

E. Nursing, convalescent and retirement homes.

F. Private clubs, lodges, or veterans organizations, except those holding a wine permit or beer permit or liquor license.

2. Permitted Accessory Uses.

A. Accessory uses permitted in and as limited in the R-1 District.

B. One non-lighted sign not to exceed eight (8) square feet in total area attached flat against the principal structure, indicating the name of the premises and/or the names of the occupants, is permitted.

C. In lieu of subsection B above, one monument or directory sign is permitted. Such sign shall not exceed twenty (20) square feet in area and shall be set back at least twenty (20) feet from any public right-of-way or property line. Such sign may be indirectly or internally lighted.

3. Bulk Regulations. See Table 165.48 and Table 165.49 for minimum requirements subject to the modifications contained in Section 165.36.

4. Minimum Width Regulation. The minimum dimension of the main body of the principal building shall not be less than twenty (20) feet.

5. Perimeter Foundation Requirements. A permanent perimeter foundation meeting the City Building Code standards is required for all principal buildings.

6. Off-Street Parking and Loading. Spaces for off-street parking and loading shall be provided in accordance with the provisions of Section 165.34.

7. Site Plans. Site plans shall be required in accordance with the provisions of Section 165.38 for all uses permitted in this district.

12-7-7 R-3 High District Regulations. The R-3 High (High Density Multiple Family Dwelling District) is intended and designed to provide for certain high-density residential areas now developed with two family and multiple family dwellings and areas where similar residential development seems likely to occur.

1. Principal Permitted Uses. Only the uses of structures or land listed in this section are permitted in the R-3 District.

A. Multiple family dwellings, including row dwellings and condominium dwellings .

B. Boarding and rooming houses.

C. Institutions of a religious, educational, or philanthropic nature, including libraries.

D. Colleges and universities, both public and private, including administrative buildings, classrooms, dormitories, athletic facilities, and similarly related structures, but not including commercial trade schools and business colleges.

E. Nursing, convalescent and retirement homes.

F. Private clubs, lodges, or veterans organizations, except those holding a wine permit or beer permit or liquor license.

2. Permitted Accessory Uses.

A. Accessory uses permitted in and as limited in the R-1 District.

B. One non-lighted sign not to exceed eight (8) square feet in total area attached flat against the principal structure, indicating the name of the premises and/or the names of the occupants, is permitted.

C. In lieu of subsection B above, one monument or directory sign is permitted. Such sign shall not exceed twenty (20) square feet in area and shall be set back at least twenty (20) feet from any public right-of-way or property line. Such sign may be indirectly or internally lighted.

3. Bulk Regulations. See Table 165.48 and Table 165.49 for minimum requirements subject to the modifications contained in Section 165.36.

4. Minimum Width Regulation. The minimum dimension of the main body of the principal building shall not be less than twenty (20) feet.

5. Perimeter Foundation Requirements. A permanent perimeter foundation meeting the City Building Code standards is required for all principal buildings.

6. Off-Street Parking and Loading. Spaces for off-street parking and loading shall be provided in accordance with the provisions of Section 165.34.

7. Site Plans. Site plans shall be required in accordance with the provisions of Section 165.38 for all uses permitted in this district.

12-7-8 R-5 District Regulations. The R-5 Mobile Home Park District is intended and designed to provide for certain high-density residential areas of the City for the development of mobile home parks which, by reason of their design and location, will be compatible with nearby residential areas.

1. Principal Permitted Uses. Only the uses of structures or land listed in this section are permitted in the R-5 District.

    A. Any use permitted in the R-1 District.

    B. Mobile home parks, in accordance with the provisions of this section and applicable State statutes.

2. Permitted Accessory Uses.

    A. Accessory uses permitted in and as limited in the R-1 District.

    B. Accessory buildings as may be required by State statute.

    C. One indirectly lighted sign may be erected facing each public street on which the mobile home park fronts, showing the name of the mobile home park and other information pertinent thereto, provided that such sign does not have an area of more than twenty (20) square feet.

3. Bulk Regulations. The following minimum requirements shall be observed subject to the modifications contained in Section 165.36.

    A. For any permitted use except a mobile home park, the minimum requirements are the same as those set out for the R-1 District.

    B. For any mobile home park the requirements are as follows:

        (1) The minimum total mobile home park area shall be three (3) acres.

        (2) Each yard abutting on a public street shall be considered a front yard and shall be a minimum of fifty (50) feet.

        (3) All other yards, whether side or rear, shall be a minimum of fifty (50) feet when adjacent to any other "R" District, and thirty (30) feet when adjacent to an "A", "C" or "M" District.

        (4) The minimum lot space for each mobile home shall be 4,000 square feet and shall measure at least fifty (50) by eighty (80) feet.

        (5) Mobile homes shall be located on each space so that there will be at least a twenty (20) foot clearance between each mobile home, a five (5) foot open space between

the mobile home including any permanently enclosed appendage, and any driveway, walkway, or mobile home space boundary; and a ten (10) foot open space at the rear of the mobile home.

4. Plan Required. Each petition for a change to the R-5 zoning classification submitted to the Council shall be accompanied by a mobile home park plan. Said plan shall show each mobile home space, the water, electrical and sewer lines serving each mobile home space, the location of fire hydrants, service buildings, driveways, walkways, recreation areas, required yards, parking facilities, lighting, landscaping and facilities for disposal of garbage and trash in accordance with State law and this chapter. If public water and sanitary sewerage facilities are not available to the mobile home park site, private water and sewerage systems shall be provided in accordance with the requirements of the Iowa Department of Natural Resources, subject to approval of the Council. The plan shall be considered by the Planning and Zoning Commission and the Council, who may approve or disapprove said plan or require such changes thereto, as are deemed necessary to effectuate the intent and purpose of this chapter. All changes to the R-5 classification shall be made in accordance with the provisions of Section 165.44 of this chapter.

5. Existing Mobile Home Parks. Mobile home parks in existence at the time of passage of the ordinance codified in this chapter, which are zoned R-5 by this chapter, shall be considered as having met all of the requirements of this section. Any enlargements, additions or extensions of such mobile home parks shall be in accordance with the provisions of this section.

12-8 PUD Regulations

12-8-1 R-4 District Regulations. The R-4 Planned Residential Development District is intended to provide for the development or redevelopment of tracts of ground on a unit basis, allowing greater flexibility of land use and building locations than the conventional single lot method provided in other sections of this chapter. It is the intent of this section that basic principles of land use planning, including an orderly relationship between various types of land uses, be maintained and that zoning standards set forth in this chapter and other ordinances of the City concerning adequate light and air, recreation, open space and building coverage be preserved.

1. Submission of Petition and Preliminary Plan. The owner or owners of any tract of land comprising an area of not less than five (5) acres may petition the Council for a change to R-4 Zoning District Classification. The petition shall be accompanied by evidence that the proposed development is compatible with the surrounding area, evidence showing how the owner or owners propose to maintain any common ground included within the development, evidence of the feasibility of providing adequate storm and surface water drainage, water mains and sanitary sewers for the proposed development, and evidence that the developer is capable of successfully completing the proposed development. A preliminary plan of the proposed development shall be submitted in triplicate, showing in schematic form the proposed location of all of the following:

    A. Buildings and uses, the height and exterior design of typical dwellings and the number of dwelling units in each;

    B. Parking areas;

C. Access drives;

D. Streets abutting or within the proposed development;

E. Walks;

F. Site topographic features;

G. Landscaping and planting areas;

H. Required peripheral yards;

I. Common land, recreation areas and parks;

J. Existing utility or other easements; and

K. Development stages and timing.

2. Referral to Commission. The petition and all attachments shall be referred to the Planning and Zoning Commission for study and report after public hearing. The Commission shall review the conformity of the proposed development with the standards of the Comprehensive Land Use Plan and with recognized principles of engineering design, land use planning and landscape architecture. After public hearing, the Commission may approve or disapprove the preliminary plan and request for rezoning as submitted, or require that the petitioner amend the plan to preserve the intent and purpose of this chapter to promote public health, safety and general welfare.

3. Referral to Council. The petition and preliminary plan along with the Commission's recommendations on the request for rezoning shall then be referred to the Council. The Council, after public hearing, may approve or disapprove the preliminary plan and request for rezoning, as reported, or may require such changes as are necessary to preserve the intent and purpose of this chapter to promote public health, safety and the general welfare.

4. Submission of Final Development Plan. If the Council approves the preliminary plan and request for rezoning, the applicant shall submit within 270 days, or such longer period as may be approved by the Council after recommendation by the Commission a final development plan, in triplicate, of not less than one stage of the proposed development showing in detail the proposed location of all of the following:

   A. Buildings and uses, the height and exterior design of typical dwellings and the number of dwelling units in each;

   B. Parking areas;

C. Access drives;

D. Streets abutting or within the proposed development;

E. Walks;

F. Walls and fences;

G. Landscaping and plant material;

H. Required peripheral yards;

I. Common land, recreation areas and parks;

J. Existing and proposed utilities and public easements;

K. Signs and their area and dimensions;

L. Storm and sanitary sewer lines;

M. Water mains; and

N. Development stages and timing.

5. Accompanying Documents. The final development plan shall be accompanied by the following required documents:

A. If the proposed development includes common land which will not be dedicated to the City, and the proposed development will not be held in single ownership, proposed bylaws of a homeowner's association fully defining the functions, responsibilities and operating procedures of the association. The proposed bylaws shall include but not be limited to the following provisions:

(1) automatically extending membership in the association to all owners of dwelling units within the development;

(2) limiting the uses of common property to those permitted by the final development plan;

(3) granting to each owner of a dwelling unit within the development the right to the use and enjoyment of the common property;

(4) placing the responsibility for operation and maintenance of the common property in the association;

(5) giving every owner of a dwelling unit voting rights in the association; and

(6) if the development will combine rental and for sale dwelling units, stating the relationship between the renters and the homeowner's association and the rights renters shall have to use of the common land.

B. Performance bond or bonds, in accordance with the requirements of Chapter 166 of this Code of Ordinances, which bond or bonds shall insure to the City that the dedicated public streets and utilities, including sewers and water mains, located therein and other common development facilities shall be completed by the developer within the time specified on the final development plan.

C. Covenant to run with the land, in favor of the City and all persons having a proprietary interest in any portion of the development premises, that the owner or owners of the land or their successors in interest will maintain all interior streets, parking areas, sidewalks, common land, parks and plantings which have not been dedicated to the City, in compliance with the ordinances of the City.

D. Any additional easements and/or agreements required by the Council at the time of preliminary plan approval.

E. A final plat shall be submitted with each stage of the final development plan. The plat shall show building lines, lots and/or blocks, common land, streets, easements and other applicable items required by Chapter 166. Following approval of the final plat by the Commission and Council, the plat shall be recorded with the Polk County Auditor and Recorder.

6. Review of Final Development Plan. The final development plan and required documents shall be reviewed by the Commission for compliance with the standards of this section and substantial compliance with the preliminary plan. The Commission's recommendations and report on the final development plan shall be referred to the Council. The Council shall review the final development plan and approve it if it complies with the standards of this section and is in substantial compliance with the preliminary development plan. No building permits shall be issued until the final development plan and final plat have been approved by the Council.

7. Standards. Permitted principal and accessory land uses, lot area, yard and height requirements shall be as set out below, which shall prevail over conflicting requirements of this chapter or of Chapter 166 of this Code of Ordinances.

A. Buildings shall only be used for residential purposes, occupant garages, occupant storage space and similar accessory uses, noncommercial recreational facilities and community activities, including churches and schools.

B. The minimum lot and yard requirements of the zoning districts in which the development is located shall not apply, except that minimum yards specified in the district or suitable screening or buffering shall be provided around the boundaries of the development. In the

absence of any appropriate physical barrier, the Council may require open space or screenings to be located along all or a portion of the development boundaries. The height requirements of the zoning district in which the development is located shall apply within one hundred twenty-five (125) feet of the development boundary.

C. All public streets, water mains, sanitary sewer and storm sewer facilities shall comply with appropriate ordinances and specifications of the City.

D. "Common land" as used in this section refers to land retained in private ownership for the use of the residents of the development or to land dedicated to the general public.

E. Any land gained within the development because of the reduction in lot sizes, below minimum zoning ordinance requirements, shall be placed in common land to be dedicated to the City or retained in private ownership to be managed by a homeowner's association. The dedication of land to the City shall be subject to the approval of the Council.

F. The requirements of Section 165.34, relating to off-street parking and loading, shall apply to all R-4 developments.

G. Each stage of the final development plan shall comply with the density requirements of this section for the zoning district in which it is located.

H. No stage of a final development plan shall contain less than three (3) acres.

8. Density Requirements. The maximum number of dwelling units permitted in an R-4 development shall be determined by dividing the net development area by the minimum lot area per dwelling unit required by the zoning district or districts in which the area is located. In the R-2 District, the single family dwelling requirement shall apply. Net development area shall be determined by subtracting the area set aside for churches and schools, if any, and deducting the area actually proposed for streets from the gross development area. The area of land set aside for common land, open space, or recreation shall be included in determining the number of dwelling units permitted. The maximum number of multiple dwelling units permitted in the R-4 development shall be determined by the zoning district in which the development is located as follows:

Zoning District	Percentage of Total Dwelling Units Permitted as Multiples
R-1	30%
R-2	50%
R-3	75%

If the development area contains two (2) or more different zoning classifications, the number of dwelling units permitted and the percentage of multiples allowed shall be determined in direct proportion to the area of each zoning classification contained in the entire tract.

9. Completion. The Council may make the approval of the development plan contingent upon the completion of construction and improvements within a reasonable period of time, provided however, that in the determination of such period, the Council shall consider the scope and magnitude of the development project and any schedule of construction and improvements submitted by the developer. Failure to complete all construction and improvements within said period of time shall be deemed sufficient cause for the Council, in accordance with the provisions of Section 165.33, to rezone the unimproved property to the classification effective at the time of original submission of the development plan, unless an extension is recommended by the Commission and approved by the Council for due cause shown. Any proposed change in the development plan after approval by the Council shall be resubmitted and considered in the same manner as the original proposal. For the purpose of this section, the term "unimproved property" means all property situated within a stage or stages of the final development plan upon which the installation of improvements has not been commenced.

10. Completion of Stages. In no event shall the installation of any improvements be commenced in the second or subsequent stages of the final development plan until such time as fifty percent (50%) of all construction and improvements have been completed in any prior stage of such plan.

12-9 Commercial Districts

12-9-1 C-1 District Regulations. The C-1 General Commercial District is intended to provide for the general retail shopping of persons living in the City and surrounding rural areas. The district is designed to include the central business district area. Uses permitted are similar to the C-2 District; however, bulk regulations are not required due to the density of the existing development.

1. Principal Permitted Uses. Only the uses of structures or land listed in this section are permitted in the C-1 District.

    A. (Reserved).

    B. Retail business or service establishments, including, but not limited to, the following and similar uses as may be determined by the Zoning Administrator.

        (1) Antique shops

        (2) Apparel shops

        (3) Art shops

        (4) Automobile accessory shops

        (5) Automobile, trailer, motorcycle, boat and farm implement establishments for display, hire, rental and sales (including sales lots). This paragraph shall not be

construed to include automobile, tractor or machinery wrecking and rebuilding and used parts yards.

(6) Bakeries or bakery outlets, retail sales only

(7) Banks, savings and loan associations and similar financial institutions

(8) Barber shops and beauty parlors

(9) Bicycle shops, sales and repair

(10) Billiard parlors and pool halls

(11) Book stores

(12) Bowling alleys

(13) Camera stores

(14) Carpenter and cabinet making shops

(15) Clothes cleaning and laundry pickup stations

(16) Collection offices of public utilities

(17) Confectionery stores, including ice cream, snow cone, or snack bars

(18) Dairy stores, retail only

(19) Delicatessens

(20) Department stores

(21) Dance halls

(22) Dance studios

(23) Drug stores

(24) Dry goods stores

(25)Florist shops

(26) Funeral homes and mortuaries

(27) Furniture stores

(28) Gas stations

(29) Garages for general motor vehicle repair

(30) Gift shops

(31) Grocery stores, including supermarkets

(32)Hardware stores

(33) Hobby shops

(34) Hotels and motels

(35) Household appliances, sale and repair

(36) Jewelry stores, and watch repair shops

(37) Launderettes, coin-operated dry cleaning establishments, and dry cleaning or pressing establishments using only nonflammable solvents

(38) Lawn mower repair shops

(39) Locker plants for storage and retail sales only

(40) Leather goods stores

(41) Music stores

(42) Music studios

(43) Office buildings

(44) Paint and wallpaper stores

(45) Pet shops

(46) Photographic studios, printing and developing establishments

(47) Plumbing and heating shops

(48) Post offices

(49) Public auction rooms

(50) Radio and television sales and repair shops

(51) Restaurants

(52) Sheet metal shops

(53) Shoe and hat repair shops

(54) Sporting goods stores

(55) Tailor and dressmaking shops

(56) Taverns and night clubs

(57) Theaters

(58) Toy stores

(59) Upholstering shops

(60) Used car sales lots

(61) Variety stores

(62)Veterinary clinics.

C. Combinations of the above uses.

D. Medical and dental clinics.

E. The office of a doctor, dentist, osteopath, chiropractor, optometrist or similar profession.

F. Business and professional offices including the following: law, engineering, architecture, real estate, insurance, accounting and bookkeeping and similar uses.

2. Permitted Accessory Uses.

A. Storage of merchandise incidental to the principal use.

B. Exterior signs located on the street frontages of principal buildings referring only to a use or uses located within such building, and attached or integral thereto, provided that:

(1) Such signs do not have an aggregate surface area in excess of twenty percent (20%) of the total surface area of the building elevation to which they are attached;

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

(3) No sign shall project more than four (4) feet above the roof line or parapet where one sits.

C. One free standing or post sign referring only to a use or uses conducted on the premises may be erected in any yard abutting a public street, provided that:

(1) Such sign does not have a surface area in excess of one hundred (100) square feet on any one side and no more than two sides of said sign are used for advertising purposes;

(2) The bottom of the surface area of such sign is not less than twelve (12) feet above the ground surface upon which it is erected.

3. Bulk Regulations. The following minimum requirements shall be observed subject to the modifications contained in Section 165.36.

A. Lot Area: Same as required in the R-3 High District for residential uses; no minimum requirement for any other permitted use

B. Lot Area Per Dwelling Unit: Same as required in R-3 High District

C. Lot Width: Same as required in R-3 High District for residential uses; no minimum requirements for any other permitted use

D. Front Yard: Same as required in R-3 High District for residential uses; no minimum requirements for any other permitted use

E. Side Yards: Same as required in R-3 High District for residential uses; no minimum requirements for any other permitted use, except when adjoining any "R" District, in which case – 10 feet

F. Rear Yard: None required, except when adjoining any "R" District, in which case – 25 feet

G. Maximum Height: 50 feet

H. Maximum Number of Stories: 4 stories

12-9-2 C-2 District Regulations. The C-2 General and Highway Service Commercial District is intended to provide for general commercial areas outside of the central business district. These districts include

much of the commercial property existing along the major streets of the City. The uses permitted are intended to accommodate both the local retail consumer and the automobile-traveling public.

1. Principal Permitted Uses. Only the uses of structures or land listed in this section are permitted in the C-2 District.

    A. Any use permitted and as limited in the C-1 District.

    B. Retail, service, or recreational uses, such as the following:

        (1) Animal hospitals, veterinary clinics or kennels; provided any exercising runway shall be at least two hundred (200) feet from any "R" District boundary

        (2) Commercial swimming pools, skating rinks, golf driving ranges, miniature golf courses and similar recreational uses and facilities

        (3) Car washes

        (4) Drive-in restaurants

        (5) Drive-in theaters

        (6) Lumber yards, retail only

        (7) Monument sales yards.

    C. Combinations of the above uses.

    D. Mini storage and warehouse facilities, subject to the following provisions:

        (1) The construction of any mini storage or warehouse facility shall have a setback of 200 feet from any street.

        (2) The facility shall be totally enclosed and have a gate which is locked at all times the facility is not open for business.

        (3) The facility's buildings shall not be visible from any street or right-of-way. It shall have a soil berm or a brick or wood privacy fence that completely surrounds the facility's buildings on all sides except for the entrance. The soil berm or wall shall be equal in height to any mini storage or warehouse structure contained within the facility.

2. Permitted Accessory Uses.

    A. Accessory uses and structures customarily incidental to any principal permitted use.

B. Storage of merchandise incidental to the principal use.

C. Exterior signs located on the street frontage of principal buildings referring only to a use or uses located within such building, and attached or integral thereto, provided that:

(1) Such signs do not have an aggregate surface area in excess of ten percent (10%) of the total surface area of the building elevation to which they are attached;

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

(3) No sign shall project more than four (4) feet above the roof line or parapet where one exists.

D. One free standing or post sign referring only to a use or uses conducted on the premises may be erected in any yard abutting a public street, provided that:

(1) Such sign does not have a surface area in excess of two hundred (200) square feet on any one side and not more than two sides of said signs are used for advertising purposes.

(2) A directory sign may be substituted in place of a ground sign or post sign, subject to the requirements set forth in subsection (1) above.

(3) The Zoning Administrator shall have the authority to prohibit the erection of any sign that interferes with visibility for either vehicular or pedestrian traffic.

3. Bulk Regulations. The following minimum requirements shall be observed subject to the modifications contained in Section 165.36.

A. Lot Area: Same as required in the C-1 District

B. Lot Area Per Dwelling Unit: Same as required in the C-1 District

C. Lot Width: Same as required in the C-1 District

D. Front Yard: 25 feet

E. Side Yards: None required, except when adjoining any "R" District or street right-of-way line, in which case – 25 feet

F. Rear Yard: 25 feet; however, for every foot the front yard is increased over 25 feet, the rear yard may be decreased in direct proportion thereto, but in no case shall the rear yard be less than 10 feet

G. Maximum Height: 45 feet

H. Maximum Number of Stories: 3 stories

4. Minimum Open Space. The total land area devoted to open space and landscaping shall not be less than ten percent (10%) of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structures or buildings, except ornamental structures included as part of the landscaping theme.

5. Off-Street Parking and Loading. Spaces for off-street parking and loading shall be provided in accordance with the provisions of Section 165.34.

6. Site Plans. Site plans shall be required in accordance with the provisions of Section 165.38 for all uses permitted in this district.

12-9-3 C-3 District Regulations. The C-3 Planned Commercial Development District is intended to provide for the development of shopping center type business areas. The term shopping center is intended to mean a planned retail shopping and service area under single ownership, management or control characterized by a concentrated grouping of stores and compatible uses, with various facilities designed to be used in common, such as access roads, off-street parking, loading area, lighting, signs and walks. In the C-3 District, the following regulations shall apply, except as otherwise provided herein.

1. Principal Permitted Uses. A building or premises shall be used only for the following purposes:
   A. Local retail business or service establishments such as the following:

      (1) Antique shops

      (2) Art stores

      (3) Babies and children's stores

      (4) Bakeries or bakery outlets; retail sales only

      (5) Barber shops or beauty parlors

      (6) Bicycle shops, sales and repair

      (7) Book stores

      (8) Bowling alleys

      (9) Camera stores

      (10) Candy stores

      (11) Clothes cleaning and laundry pickup stations

(12) Clothing stores

(13) Cocktail lounges

(14) Collection offices of public utilities

(15) Dairy stores, retail only

(16) Delicatessens

(17) Department stores

(18) Dance studios

(19) Drug stores

(20) Florist shops

(21) Funeral homes

(22) Furniture stores

(23) Gas stations

(24) Gift shops

(25) Grocery stores or supermarkets

(26) Hardware stores

(27) Hobby shops

(28) Hotels, motels or motor lodges

(29) Household appliances, sale and repair

(30) Jewelry stores

(31) Launderettes and coin-operated dry cleaning establishments

(32) Leather goods stores

(33) Music stores and music studios

(34) Office buildings

(35) Photographic studios

(36) Radio and television sales and repair shops

(37) Restaurants; not including drive-in restaurants

(38) Shoe and hat repair shops

(39) Sporting goods stores

(40) Tailors and dressmaking stores

(41) Theaters

(42) Toy stores

(43) Variety stores

B. Business and professional offices and office buildings.

C. Any use which is considered by the Zoning Administrator to be like or similar to one of the uses listed above.

2. Accessory Uses. Accessory uses and structures customarily incidental to any principal permitted use.

3. Procedure. The owner or owners of any tract of land of not less than five (5) acres may petition the Council, in accordance with the provisions of Section 165.44, for a change to the C-3 District Classification. Such petition shall be accompanied by a development plan, indicating how the petitioner intends to meet the requirements of this section. Said development plan shall include evidence concerning the feasibility of the project and its effect on surrounding property and shall also include the following:

A. A site plan as required by Section 165.38 outlining in detail the areas to be developed for parking, the location of sidewalks and driveways, points of vehicular access, the location and height of walls, the location and type of landscaping and open space and the location, size and number of signs.

B. Methods and feasibility of providing water, storm and sanitary sewer facilities.

C. A statement of financial responsibility to assure construction of the development in accordance with the site plan submitted and the requirements of this section.

The petition and all attachments shall be referred to the Planning and Zoning Commission for study and report after public hearing. The Commission shall review the conformity of the proposed development with the standards of the Comprehensive Land Use Plan and with recognized principles of engineering design, land use planning and landscape architecture. After public hearing, the Commission may approve or disapprove the development plan and request for rezoning as submitted, or require that the petitioner amend the plan to preserve the intent and purpose of this chapter to promote public health, safety and the general welfare. The petition and development plan, along with the Commission's recommendations on the request for rezoning shall then be forwarded to the Council. The Council, after public hearing, may approve or disapprove the development plan and request for rezoning, as reported, or may require such changes as are necessary to preserve the intent and purpose of this chapter to promote public health, safety and the general welfare.

4. Completion. The Council may make the approval of the development plan contingent upon the completion of construction and improvements within a reasonable period of time, provided, however, that in the determination of such period, the Council shall consider the scope and magnitude of the development project and any schedule of construction and improvements submitted by the developer. Failure to complete all construction and improvements within said period of time shall be deemed sufficient cause for the Council, in accordance with the provisions of Section 165.44, to rezone an unimproved property to the classification effective at the time of original submission of the development plan, unless an extension is recommended by the Commission and approved by the Council for due cause shown. Any proposed change in the development plan after approval by the Council shall be resubmitted and considered in the same manner as the original proposal. For the purpose of this section, the term "unimproved property" means all property situated within the development plan upon which the installation of improvements has not been commenced.

5. Bulk Regulations. The following requirements shall be observed in the C-3 District.

    A. Minimum Lot Area: 5 acres

    B. Minimum Yards: A minimum yard of 50 feet from all property lines; no other minimum yards required.

    C. Maximum Height: 60 feet

6. Minimum Open Space. The total land area devoted to open space landscaping shall not be less than twenty percent (20%) of the gross land areas included in the development plan. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structures or buildings, except ornamental structures included as part of the landscaping theme.

7. Off-Street Parking and Loading. Spaces for off-street parking and loading shall be provided in accordance with the provisions of Section 165.34.

8. Site Plans. Site plans shall be required in accordance with the provisions of Section 165.38 for all uses permitted in this district.

12-10 Industrial Districts

12-10-1 M-1 District Regulations. The M-1 Limited Industrial District is intended and designed to provide flexibility in the location of certain manufacturing and industrial uses and office buildings, while maintaining protection for nearby non-industrial districts. The M-1 District is characterized by large lots, with landscaped grounds and ample provision for off-street parking and loading spaces, and structures generally one (1) or two (2) stories in height.

1. Uses Permitted. Only the uses of structures or land listed in this section are permitted in the M-1 District; provided, however, all manufacturing, assembling, compounding, processing, packaging or other comparable treatment, including storage of any materials or products used in connection therewith, must be within completely enclosed buildings, except for parked motor vehicles and off-street parking and loading as required by Section 165.34. In addition, all open areas not used for off-street parking or loading shall be planted with grass, properly maintained, and kept free from refuse and debris. No new residential uses shall be permitted, unless accessory to a permitted principal use.

    A. Assembly of small electrical appliances, small industrial and electronic instruments and devices, radios, phonographs and television sets, including the manufacture of small accessory parts only, such as coils and condensers, transformers, crystal holders and similar products.

    B. Commercial trade schools and business colleges.

    C. Compounding and packaging of drugs, pharmaceuticals, cosmetics, perfumes and toiletries.

    D. Laboratories; research, experimental and testing.

    E. Manufacturing, assembling, compounding, processing, packaging, or other comparable treatment of the following:

        (1) Bakery goods, candy and food products

        (2) Cameras and other photographic equipment

        (3) Electric and neon signs, outdoor advertising signs

        (4) Medical, dental and drafting instruments

        (5) Musical instruments, toys, novelties, and rubber and metal handstamps

        (6) Pottery and other ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas

(7) Products from the following prepared materials: bone, canvas, cellophane, cloth, cork, rope, cord, twine, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, cardboard, plastics, natural and synthetic rubber, precious or semi-precious metals or stones, shells, textiles, tobacco, wax, wood, yarns, light metal mesh, pipe, rods, strips, or wire

(8) Small precision instruments, such as barometers, clocks, watches and compasses.

F. Office buildings.

G. Printing, lithographing, or film processing plants.

H. Radio and television broadcasting stations and studios, but not including antennas or towers.

I. Warehouses for storage of merchandise or material in connection with the uses permitted in this district only.

2. Permitted Accessory Uses.

A. Accessory uses of land or structures customarily incidental and subordinate to any of the above principal uses.

B. Dwelling for watchman or caretaker.

C. Employee cafeteria or other food concession in conjunction with permitted use.

D. Signs, as permitted in and regulated by the C-2 District regulations.

3. Bulk Regulations. The following minimum requirements shall be observed subject to the modifications contained in Section 165.36.

A. Front Yard: 50 feet

B. Side Yards: Two side yards, each 10 feet wide, or one side yard 20 feet wide; provided, however, that where adjacent to any "R" District or street right-of-way line, a side yard of 25 feet is required

C. Rear Yard: 50 feet

D. Maximum Height: 40 feet

E. Maximum Number of Stories: 2 stories

4. Minimum Open Space. The total land area devoted to open space and landscaping shall not be less than twenty percent (20%) of the gross land areas included in the building lot. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structures or buildings, except ornamental structures included as part of the landscaping theme.

5. Site Plans. Site plans shall be required in accordance with the provisions of Section 165.38 for all uses permitted in this district.

6. Off-Street Parking and Loading. Spaces for off-street parking and loading shall be provided in accordance with the provisions of Section 165.34.

12-10-2 M-1A District Regulations. The M-1A Commercial and Limited Light Industrial District is intended and designed to provide areas of the City suitable for activities and uses of general commercial and limited light industrial nature. It is not intended that any new residential development be permitted in the M-1A District.

1. Uses Permitted. Only the uses of structures or land listed in this section are permitted in the M-1A District.

    A. Any use permitted in the C-2 District, except no new residential uses shall be permitted unless accessory to a principal permitted use.

    B. Automobile body and fender repair, but not including wrecking or used parts yard.

    C. Bag, carpet and rug cleaning, provided necessary equipment is installed and operated for the effective precipitation or recovery of dust.

    D. Bakeries.

    E. Welding or other metal working shops.

    F. Laboratories; research, experimental and testing; excluding testing of farm and domestic animals.

    G. Lumber yards and building material sales yards.

    H. Machine shops.

    I. Manufacture of musical instruments and novelties.

    J. Fabrication and assembly of sheet metal products, including heating and ventilating equipment.

    K. Storage and sale of livestock feed, providing dust is effectively controlled.

L. Storage of nonflammable, nonexplosive and nonperishable goods.

M. Wholesale storage and warehouse establishments.

N. Grain storage and grain drying facilities.

2. Permitted Accessory Uses.

A. Signs permitted in and as limited by the C-2 District regulations.

B. Accessory uses customarily incidental to a permitted principal use.

3. Required Conditions. No use shall be permitted to be established or maintained which by reason of its nature or manner of operation is or may become hazardous, noxious, or offensive owing to the emission of odor, dust, smoke, cinders, gas, fumes, noise, vibrations, refuse matter or water-carried waste.

4. Bulk Regulations. The following minimum requirements shall be observed subject to the modifications contained in Section 165.36.

A. Front Yard: 25 feet

B. Side Yards: None required, except when adjacent to any "R" District or street right-of-way line, in which case – 25 feet

C. Rear Yard: 25 feet; however, for every foot the front yard is increased over 25 feet, the rear yard may be decreased in direct proportion thereto, but in no case shall the rear yard be less than 10 feet

D. Maximum Height: 50 feet

E. Maximum Number of Stories: No limitation

5. Minimum Open Space. The total land area devoted to open space and landscaping shall not be less than ten percent (10%) of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structures, or buildings, except ornamental structures included as part of the landscaping theme.

6. Off-Street Parking and Loading. Spaces for off-street parking and loading shall be provided in accordance with the provisions of Section 165.34.

7. Site Plans. Site plans shall be required in accordance with the provisions of Section 165.38 for all uses permitted in this district.

12-10-3 M-2 District Regulations. The M-2 Light Industrial District is intended and designed to provide areas of the City suitable for activities and uses of a light industrial nature. It is not intended that any new residential development be permitted in the M-2 District.

1. Permitted Uses. Only the uses of structures or land listed in this section are permitted in the M-2 District.

   A. Any use permitted in the M-1A District, except no new residential uses shall be permitted unless accessory to a principal permitted use.

   B. Carting, express, hauling or storage yards; contractors' equipment and materials storage yards.

   C. Concrete mixing, concrete products manufacture, ready-mix plants.

   D. Creamery, bottling works, ice cream manufacturing (wholesale), ice manufacturing and cold storage plant.

   E. Enameling, lacquering or japanning.

   F. Laboratories; research, experimental and testing.

   G. Manufacture or assembly of electrical appliances, instruments and devices.

   H. Manufacture of pottery or other similar ceramic products, using only previously pulverized clay and kilns fired by electricity or gas.

   I. Manufacture and repair of electric signs, advertising structures, sheet metal products, including heating and ventilating equipment.

   J. Milk distribution station.

   K. Manufacture of wood products not involving chemical treatment.

   L. The manufacturing, compounding, processing, packaging or treatment of cosmetics, pharmaceuticals and food products except fish and meat products, cereals, sauerkraut, vinegar, yeast, stock feed, flour and the rendering or refining of fats and oils.

   M. The manufacturing, compounding, assembling or treatment of articles or merchandise from previously prepared materials such as bone, cloth, cork, fiber, leather, paper, plastics, metals or stones, tobacco, wax, yarns and wood.

   N. Flammable liquids, underground storage only, not to exceed forty thousand (40,000) gallons, provided it is located at least two hundred (200) feet from any "R" District.

O. Sawmill, planing mill, including manufacture of wood products not involving chemical treatment.

2. Permitted Accessory Uses.

   A. Signs permitted in and as limited by the C-2 District regulations.

   B. Accessory uses customarily incidental to a permitted principal use.

3. Required Conditions. No use shall be permitted to be established or maintained which by reason of its nature or manner of operation is or may become hazardous, noxious, or offensive owing to the emission of odor, dust, smoke, cinders, gas, fumes, noise, vibrations, refuse matter or water-carried waste.

4. Bulk Regulations. The following minimum requirements shall be observed subject to the modifications contained in Section 165.36.

   A. Front Yard: 25 feet

   B. Side Yards: None required, except when adjacent to any "R" district or street right-of-way line, in which case – 25 feet

   C. Rear Yard: 25 feet; however, for every foot the front yard is increased over 25 feet, the rear yard may be decreased in direct proportion thereto, but in no case shall the rear yard be less than 10 feet

   D. Maximum Height: 75 feet

   E. Maximum Number of Stories: No limitation

5. Minimum Open Space. The total land area devoted to open space and landscaping shall not be less than ten percent (10%) of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structures or buildings, except ornamental structures included as part of the landscaping theme.

6. Off-Street Parking and Loading. Spaces for off-street parking and loading shall be provided in accordance with the provisions of Section 165.34.

7. Site Plans. Site plans shall be required in accordance with the provisions of Section 165.38 for all uses permitted in this district.

12-10-4 M-3 District Regulations. The M-3 Heavy Industrial District is intended and designed to provide areas of the City for activities and uses of a heavy industrial character. Since this is the least restrictive of any district, almost any use is permissible, with the exception of a small number of uses which by

reason of certain undesirable characteristics require approval of the Board of Adjustment. In addition, no residential uses are permitted.

1. Principal Permitted Uses. A building or premises may be used for any purpose whatsoever provided the regulations listed in subparagraphs A, B, C below are met:

    A. No Certificate of Zoning Compliance shall be issued for use in conflict with any ordinance of the City or law of the State regulating nuisances.

    B. No Certificate of Zoning Compliance shall be issued for any dwelling, school, hospital, clinic or other institution for human care, except where incidental to a permitted principal use.

    C. The uses hereinafter listed may be permitted subject to approval by the Board of Adjustment after public hearing. In its determination upon the particular uses at the locations requested, the Board shall consider all of the following provisions:

        (1) The proposed location, design, construction and operation of the particular use adequately safeguards the health, safety and general welfare of persons residing or working in adjoining or surrounding property. To this end the Board may require that appropriate landscaping, walls, fences or other artificial screens be provided as buffers to minimize the effects of these uses on adjoining or surrounding property.

        (2) Such use shall not impair an adequate supply of light and air to surrounding property.

        (3) Such use shall not unduly increase congestion in the streets, or public danger of fire and safety.

        (4) Such use shall not diminish or impair established property values in adjoining or surrounding property.

        (5) Such use shall be in accord with the intent, purpose and spirit of this chapter and the Comprehensive Land Use Plan of the City.

    D. The uses subject to the above provisions are as follows:

        (1) Packing houses, slaughter houses and/or stock yards

        (2) Acid manufacture or wholesale storage of acids

        (3) Anhydrous ammonia storage and/or pumping facilities

        (4) Automobile, tractor or machinery wrecking and used parts yards, provided that any wrecking operation is carried on within a building completely enclosed with walls and roof and the yard completely enclosed with a wall or fence, reasonably

maintained, at least six (6) feet high completely obscuring the activity. There shall be only one opening in the wall or fence facing any public street for each two hundred (200) feet of length.

(5) Cement, lime, gypsum or plaster of paris manufacture

(6) Distillation of bones

(7) Explosive manufacture or storage

(8) Fat rendering

(9) Fertilizer manufacture

(10) Garbage, offal or dead animal reduction

(11) Gas manufacture and cylinder recharging

(12) Glue, size or gelatin manufacture

(13) Salvage, iron or rags, storage or baling, and waste paper yards, where the premises upon which such activities are conducted is wholly enclosed within a building, wall or fence not less than six (6) feet in height, completely obscuring the activity

(14) Petroleum or its products, refining or wholesale storage of, and asphalt plants

(15) Rubber goods manufacture

(16) Sand or gravel pits

(17) Smelting of tin, copper, zinc or iron ores

(18) Transmitting stations

(19) Wholesale storage of gasoline and other flammable liquids

2. Required Conditions.

A. The best practical means known for the disposal of refuse matter of water-carried waste, the abatement of obnoxious or offensive odor, dust, smoke, gas, noise, or similar nuisance, shall be employed.

B. All principal or accessory structures housing a use permitted only in the M-3 District shall be located at least one (100) feet from any "R" District.

C. All signs shall meet the requirements of the C-2 District regulations.

3. Bulk Regulations. The following minimum requirements shall be observed subject to the modifications contained in Section 165.36.

A. Front Yard: 30 feet

B. Side Yards: None required, except when adjacent to any "R" District or street right-of-way line, in which case – 25 feet

C. Rear Yard: 40 feet, except that where a railroad right-of-way lies immediately adjacent to the rear of the lot, the rear yard requirement need not apply

D. Maximum Height: No limitation

E. Maximum Number of Stories: No limitation

4. Minimum Open Space. The total land area devoted to open space and landscaping shall not be less than ten percent (10%) of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structures or buildings, except ornamental structures included as part of landscaping theme.

5. Off-Street Parking and Loading. Spaces for off-street parking and loading shall be provided in accordance with the provisions of Section 165.34.

6. Site Plans. Site plans shall be required in accordance with the provisions of Section 165.38 for all uses permitted in this district.

12-11 Overlay Districts

12-11-1 Highway 141 Mixed Use Development Corridor District:

1. STATEMENT OF INTENT. It is the intent of the City of Grimes that the permitted land uses for residential, business, commercial and light industrial development to be encouraged for areas of the community defined in Section 165A.07 and will be known as the Highway 141 Mixed Use Development Corridor District. The Highway 141 Mixed Use Development Corridor District provides for developing mixed uses along the Highway 141 transportation corridor. The Highway 141 Mixed Use Development Corridor District offers flexibility, allowing selected permitted uses to be integrated into a unified plan and shall enable the City of Grimes the opportunity to maintain its sense of community. The Highway 141 Mixed Use Development Corridor District is intended to:

A. Promote and permit flexibility that will encourage a more creative and imaginative approach in development and result in a more efficient, aesthetic, desirable and economic use of the land,

while maintaining density and intensity of use consistent with the adopted Comprehensive Land Use Plan.

B. Provide minimal effect upon adjacent properties and existing development. To this end, the Planning and Zoning Commission may make appropriate requirements for fulfillment.

C. Promote development that can be conveniently, efficiently, and economically served by existing municipal utilities and services or by their logical extension.

D. Promote flexibility in design, placement of buildings, use of open space, pedestrian and vehicular circulation facilities, and off-street parking areas in a manner that will best utilize the potential of sites characterized by special features of geography, geology, topography, size or shape.

E. Provide, where it is shown to be in the public interest, for the preservation of historical features and such natural features as streams, drainage ways, flood plains, ponds/lakes, topography, unique areas of vegetation, stands of trees and other similar natural assets.

F. Provide for the enhancement of the natural setting through careful and sensitive placement of man-made facilities and plant materials.

Developers shall be encouraged to incorporate waterscapes, fountains and other architectural features with landscaping that add to aesthetics and visual attraction of the area. Developers shall also be encouraged to use natural instead of man-made materials in construction and developing aesthetic features to a site.

2. ABROGATION AND GREATER RESTRICTIONS. It is not the intention by this Ordinance to repeal, abrogate, annul, impair, or interfere with any existing easements, covenants, deed restrictions, agreements, or ordinances, previously adopted or issued pursuant to law. However, in the Highway 141 Mixed Use Corridor District wherever this Ordinance imposes greater restrictions, the provisions of this Ordinance shall govern.

3. INTERPRETATION OF STANDARDS. In their interpretation and application, the provisions outlined in this Ordinance shall be interpreted and applied as minimum requirements. Where this Ordinance imposes a greater restriction than is imposed or required by other provisions of law or by other rules or regulations or ordinances, the provisions of this Ordinance shall control. This Ordinance shall not be deemed a limitation or repeal of any other power granted by the Code of Iowa.

4. VALIDITY. If a section, clause, provision, or portion of this Ordinance is declared by a court of competent jurisdiction to be invalid or unconstitutional, that decision shall not affect the validity of this Ordinance as a whole or any part thereof other than the part so declared to be invalid.

5. TITLE. This Ordinance shall be known as, referred to, or cited as the "Highway 141 Mixed Use Development Corridor District" of the City of Grimes, Iowa.

6. EFFECTIVE DATE. This Ordinance shall be effective after adoption and publication by the Grimes City Council as required by Chapter 414, Code of Iowa, 1993.

7. MIXED PERMITTED USES. Permitted uses allowed in the following zoning districts may be combined to create a unified development within the Highway 141 Mixed Use Development Corridor District, provided that all other City codes are met:

    1. General and Highway Service Commercial District (C-1, C-2)
    2. Planned Commercial Development District (C-3)
    3. Limited Industrial District (M-1)
    4. Commercial and Limited Light Industrial District (M-1A)
    5. Single Family Dwelling District (R-1)
    6. Single and Two Family Dwelling District (R-2)
    7. Multiple Family Dwelling District (R-3)

In Zone 1, non-permitted uses in the 141 Mixed Use Development Corridor District include any use governed by M-2, M-3 and A-1 zoning. In Zone 2, non-permitted uses include any use governed by M-2, M-3 and A-1 zoning. Accessory buildings or accessory uses are not allowed in either Zone unless accompanied by a principal building. This excludes stormwater detention facilities.

The Corridor consists of two zones. Zone 1 includes all property within the Grimes City limits and within 600 feet to the East or West of the Highway 141 right-of-way. In addition, the entire portion of any lot that is located in part in Zone 1 is included in Zone 1. Zone 2 includes all property not included in Zone 1 which is located 600 feet to 1,200 feet to the East or West of the 141 right-of-way. In addition, Zone 2 includes the entire portion of any lot that is located in part in Zone 2 and located in part more than 1,200 feet from the Highway 141 right-of-way.

The Corridor shall not include the Park View West Mobile Home Park as long as it continues to be used as a mobile home park, and this exemption is limited to the following legally described area:

> The Southwest Quarter of the Northwest Quarter and the Northwest Quarter of Section 9, Township 79 North, Range 25 West of the 5th P.M., less road and street, (subject to Easements of Record) all now included in and forming a part of the City of Grimes, Polk County, Iowa. By survey, 65.86 acres.

8. SITE PLAN REVIEW. Site plan review for uses in the Highway 141 Mixed Use Development Corridor shall be as specified in Section 165.38 of the Zoning Ordinance as adopted by the City of Grimes. Prior to the submission of the site plan within the Highway 141 Mixed Use Development Corridor District, a pre-application conference is recommended with the City Administrator, Zoning Administrator and City Engineer.

9. HEIGHT REGULATIONS. The maximum height for any building or structure in the Highway 141 Mixed Use Development Corridor District is ninety feet. Development of the property shall be in a cohesive and uniform manner creating a campus-like setting with all other buildings and the overall site as a single or unified development.

10. SPECIAL REQUIREMENTS FOR LARGE BUILDINGS. Supporting documentation must be submitted to the Planning and Zoning Commission for construction approval for any building with a height of forty-five feet to ninety feet. Supporting documentation must be submitted to the Zoning Administrator, City Engineer and City Administrator two (2) weeks prior to the presentation date to Planning and Zoning Commission. The supporting material should include a comprehensive impact statement to the

effect that the project will have on the surrounding area, increased traffic pattern work-up and increased sewer and water demands from the larger structure. It must also include detailed plans showing how the added height would aesthetically work in with the rest of the development park theme and a completion lay out may be required. Finally, that supporting material must set forth the types of businesses that will be located in the immediate vicinity of the proposed construction, the type of business that is proposed for the business site, and a showing of why the proposed business is consistent with businesses already located in the immediate vicinity.

11. GRAPHIC REQUIRED. The applicant must also include graphic renderings that illustrate the proposed development. Copies shall also be submitted two (2) weeks prior to the presentation date to all appropriate City designees. These rendered graphic illustrations shall be used to ensure the approved appearance of the project is completed and maintained.

12. SETBACK REQUIREMENTS. The principal building shall be set back a minimum of one hundred (100) feet from the adjacent Highway 141 right-of-way. Buildings shall be setback a minimum of twenty-five (25) feet from any public street right-of-way, or public street easement. Set back requirements increase if a height variance is granted by Board of Adjustment. Structures greater than forty-five (45) feet in height require one hundred (100) foot setbacks from any public street right-of-way, public street easement, or parcel boundary.

13. SITE AREA REQUIREMENTS. The minimum lot size in Zone 1 and Zone 2 of the Highway 141 Mixed Use Development Corridor District shall be one (1) acre.

14. OFF-STREET PARKING AND LOADING REQUIREMENTS. Parking lots should be effectively landscaped with trees and shrubs to reduce the visual impact of glare from headlights and parking lot lights and the view from public right-of-way and adjoining properties.

    1. The parking space requirements listed in Section 165.34 Off-Street Parking, Circulation, and Loading regulations in the City of Grimes Zoning Ordinance shall be incorporated.

    2. Any additional parking spaces shall be oriented so that no vehicle is required to back directly into a street right-of-way.

    3. All exterior parking light structures shall be designed in conjunction with the overall architectural theme of the project.

    4. Required parking spaces shall have a minimum size of nine (9) feet wide by eighteen (18) feet long exclusive of access drives, aisles or ramps. The length of parking stalls may be reduced to sixteen and one-half (16 ½) feet including wheel stops if an additional one and one-half (1 ½) feet is provided for the overhang of wheels.

15. RESERVED.

16. GENERAL LANDSCAPE AND BUFFER REQUIREMENTS. The landscaping requirements are minimum standards and applicable to areas used for the parking of one or more vehicles to traverse back and forth to parking spaces, service bays, and loading/unloading areas. The landscaping requirements shall provide effective buffering of all vehicular use areas, including service bays, from neighboring buildings and from street view and shall serve to guide traffic. Walls, fences or other artificial screens

to be used as buffers shall be shown in elevation and prospective. Proposed height and structural material to be used shall be clearly indicated on the site plan.

1. INTERIOR OF LOT. In Zone 1, interior lot landscaping shall be provided by landscaped islands or medians within the vehicular area and shall be used to guide traffic and separate pedestrian walkways from vehicular traffic. One such landscaped island or median shall be placed for every twelve (12) parking spaces and shall be a minimum of sixty (60) square feet in area. Landscaped islands may be grouped or combined to meet interior landscape requirements provided the total square footage of any single grouping does not exceed one hundred-twenty (120) square feet. The use of ornamental shrubs and coniferous trees shall be encouraged. The ground cover of the island shall consist of grass and/or shrubs, excluding paving.

2. PERIMETER OF LOT ADJACENT TO ABUTTING PROPERTY. On the perimeter(s) of the lot adjacent to abutting residential property, a continuous, unbroken barrier is required for the purpose of buffering service bays, loading and unloading areas, and off-street parking or other vehicular use areas exposed to abutting property.

A. The barrier shall be located between the common lot line and the service bay, loading or unloading area, off-street parking or other vehicular use area. The barrier shall be a minimum of six (6) feet in height consisting of a natural material such as wood fence, an earth berm or an opaque hedge or any combination thereof. Additional buffer strip area may be required for developments greater than twenty-five thousand (25,000) square feet of building area. (Opacity. Screening shall be sight-obscuring. Fences, walls, and landscaping shall be at least 75 percent opaque when viewed from any angle at a point 25 feet away from the fence, wall, or landscaping.)

B. At a minimum, one tree shall be provided every fifty (50) linear feet. Such trees shall be located or grouped between the common lot line and the service bay, loading or unloading area, off-street parking or other vehicular use area. The developer is strongly encouraged to use appropriate landscaping techniques to ensure the overall character of the site is maintained.

C. The provisions of the subsection shall not apply when the proposed perimeter abuts an existing wall or durable landscape barrier on an abutting property, provided the barrier meets all applicable standards set out in this Ordinance.

3. PERIMETER OF LOTS ADJACENT TO PUBLIC RIGHT-OF-WAY. On the perimeter(s) of the lot adjacent to public rights-of-way, a strip of land of at least ten (10) feet in depth located between the right-of-way and the off-street parking or other vehicular use area shall be landscaped to include one (1) tree for every fifty (50) feet or fraction thereof. Such trees shall be located between the abutting right-of-way and the off-street parking or other vehicular use area and shall be planted singularly or grouped in a planting area of at least twenty-five (25) square feet. In addition, a hedge, wall, earth berm, or other durable landscape barrier a
minimum of three (3) feet in height shall be placed along the perimeter of such landscape strip. If said barrier consists of plant like material, one (1) shrub shall be planted every four (4) feet and abutting the barrier. The remainder of the required landscape strip shall be planted with grass, ground cover or other landscape material, exclusive of paving.

5. DEVELOPMENT WITHIN THE HIGHWAY 141 MIXED USE DEVELOPMENT CORRIDOR DISTRICT. The different land uses within the Highway 141 Mixed Use Development Corridor District shall be landscaped and buffered appropriately and in general compliance with the landscape and buffer standards set forth in this section. It is also recognized that it is possible to realize numerous beneficial effects of landscaping including the following:

   A. Landscaping can minimize demands on the City storm sewer system by preserving natural drainage.

   B. The improvement of air and water quality is achieved through such natural processes as photosynthesis and mineral uptake. The use of trees and other plants reduces erosion by the binding of soil particles with their roots, thus holding the soil together against the effects of wind and water. Vegetation reduces and/or reverses air, noise, heat and chemical pollution through the biological filtering capacities of trees and other vegetation.

   C. Landscaping reduces hot air temperatures caused by paved surfaces and automobiles through the process of transpiration associated with green material. Vegetation also helps promote energy conservation through the creation of shade, reducing heat gain in, or on, buildings and paved areas.

   D. Landscaping provides visual buffering and beautifies the appearance of setback and parking areas within the City. The use of landscaping also enhances the safety of parking lots by guiding the circulation of cars and people and by insuring that the driver's vision is unobstructed. Preservation of landscaping protects, preserves and increases the value of property. The use of landscaping helps create natural habitat that supports eco-tourism.

5. VISUAL CLEARANCE. To insure landscaped areas do not constitute a driving hazard, safety triangle setback requirements are as follows:

   A. At access ways the sight triangle shall be formed by measuring ten (10) feet along the intersection of each side of the access way and the public right-of-way line and connecting these two points.

   B. At street intersections the sight triangle shall be formed by measuring thirty-five (35) feet along curb lines and connecting these points.

6. INSTALLATION OF LANDSCAPE. All landscaping shall be installed in an appropriate manner in order to maintain the health and quality of plant material. No certificate of use shall be authorized unless all landscaping requirements are met.

7. PROTECTION OF LANDSCAPED AREAS. The placement of barrier curbs or wheel stops is required to protect all landscaped areas from vehicular damage.

8. EXISTING PLANT MATERIAL. Existing, healthy plant material on site may be used as a credit towards fulfilling the landscaping requirements specified in this section.

9. LANDSCAPE VEGETATION STANDARDS. Landscape vegetation shall consist of species compatible with conditions in Central Iowa and shall meet the following standards. Landscaping to be used for screening purposes shall be illustrated in elevation and perspective as well as plan with the size and exact names of plants, shrubs or trees to be planted clearly indicated. On all site plans, the following requirements shall be met:

A. Minimum requirements: Two (2) trees or two (2) trees per one thousand (1,000) square feet of required open space, fifty (50) percent two (2) inch caliper and the remaining eight (8) feet to ten (10) feet in height and one and one-half (1 ½) inch caliper. The trees shall be balled or burlap stock. The minimum height for evergreens shall be six (6) feet and may be counted as two (2) inch caliper for requirements. The trees must live for at least twelve (12) months after planting or be replaced by the landowner.

B. Minimum requirements: One shrub shall be planted for every five hundred (500) square feet of open space, but no less than three shrubs per lot.

C. Landscape around buildings: Landscaping around buildings shall consist of a variety of plants, shrubs and flowers. Plants shall be placed along building faces that front public rights of way and near primary entrances into the building at a minimum spacing of 1 (one) foot apart once the plant is fully matured.

D. Landscaping Plan: Landscaping plan to be submitted for approval as part of final site plan submittal. Landscaping plan is to show the following information:

(1) Location of trees and shrubs.

(2) Size and species of trees and shrubs.

(3) Percentage of each size of tree.

(4) Type of ground cover and form of maintenance.

E. Approval of landscaping in-place is to be requested by the developer at the time occupancy permit is requested. Any changes or deviation from the approved site plan landscape design shall be approved by the Zoning Administrator prior to installation. Landscaping materials shall be planted as each phase of a site is developed. Should completion of landscaping be delayed due to season of the year, a temporary occupancy permit may be issued if the developer posts a bond in the amount of the landscaping not completed. At the developer's option and at the time of site plan filing, he/she may submit a list of alternate or substitute species from the permitted or established list to be used should the preferred material not be available when needed and required.

F. Ground cover plants shall form a solid mat or cover over the ground within a twelve (12) month period. Sod shall be employed when grass is used as a ground cover in Zone 1. In Zone 2, the non-street portion of the public right-of-way and the front setback shall be sodded, all other areas may be seeded with Planning and Zoning Commission and Council approval. Non-living material shall not be used as the primary ground cover device, but may be used in conjunction with living plant material to develop an ornamental landscaping

effect. Non-living material such as rocks, pebbles, sand, wood mulch or wood chips shall be placed at a minimum depth of three (3) inches and shall be used in conjunction with an appropriate landscape weed control fabric. Native seeding, in lieu of sod, may be utilized in stormwater management areas as approved by Staff.

17. PUBLIC SERVICE INFRASTRUCTURE. Adequate facilities shall be provided to meet the needs of the proposed mixed use development with respect to: drainage of surface waters, detention of storm surface waters, including storm sewers, gutters, sanitary sewerage; flood protection and levees when appropriate; underground utilities; requirements set out in the Grimes Zoning Ordinance and Subdivision Regulations; and any other provisions for public services necessary as determined by the City. No above ground electrical communication equipment may be located in any set back from a public street, and all above ground electrical and communications equipment must be screened from view by the general public by an opaque screen constructed of either wood or brick.

18. BUILDING RESTRICTIONS, EASEMENTS AND COVENANTS. The developer or property owner shall with the approval of the City Council of Grimes adopt building restrictions, easements and covenants pertaining to each parcel developed where the developer and the City deem appropriate.

19. DEVELOPMENT STANDARDS. Each parcel shall be developed based upon a single Master Plan or Site Plan with buildings compatible in design and use of materials. The Master Plan shall contain, but not be limited to, parts such as an architectural project theme plan, landscape plan, master signage plan, water management plan, pedestrian and vehicular traffic plan and parking plan. All new developments shall be built in a cohesive and uniform manner creating a campus-like setting with all buildings and the overall site developed as a single or unified development. Any development within Zone 1 shall have a minimum open green space of twenty percent (20%). Any development in Zone 2 shall have a minimum open green space of fifteen percent (15%).

20. TRANSPORTATION NETWORKS. Adequate ingress, egress and internal circulation shall be provided to accommodate vehicular and pedestrian traffic, which includes walks, access ways, service bays and access ways, and off-street loading areas.

    1. All areas subject to vehicular traffic, including access ways, service bays and drives, and parking, storage, loading and unloading areas, shall be hard surfaced with either concrete or asphalt.

    2. Pedestrian walkways and vehicular traffic shall be separated with landscaped space. The design and/or location of pedestrian walkways shall be determined at the platting stage with a Pedestrian Circulation Plan being reviewed and approved as a component of the master site plan review.

    3. The linking and coordination of parking areas between developments in the Highway 141 Mixed Use Development Corridor District shall be encouraged to reduce the number of turns onto and off of surrounding streets and reduce potential traffic conflicts.

    4. Whenever possible the sharing and coordination of parking areas between developments in the Highway 141 Mixed Use Development Corridor District shall be encouraged to control the number of curb cuts and reduce potential traffic conflicts in the

transportation network of the site and enhance the site as it relates to the surrounding developments.

21. SERVICE BAYS, DRIVE AREAS AND OUTDOOR STORAGE AREAS. The service bay drives, trash receptacles, and dumpster areas located in Zone 1 shall not face Highway 141 and shall not face abutting residential property in either Zone 1 or Zone 2. The purpose of this is to mitigate the negative effect of such service areas, such as noise, odor, refuse, and visual pollution from residential development and for motor travelers entering the City of Grimes.

    1. In Zone 1, all service bays, loading and unloading areas, must be screened by an opaque fence of a height sufficient to adequately screen the bay or area from Highway 141 and consisting of wood or brick. In Zone 1, no outdoor storage is allowed, excluding garden centers. In Zone 1 and Zone 2, no service bays, loading or unloading areas, trash receptacles and dumpsters may be located in or face any setback from a public right-of-way. In cases where a substantial green space exists a landscape/berm screen can be provided, which must provide a 75% opaque view within 18 months. The majority of the landscape material shall be coniferous to provide a year-round screen.

    2. Service bays and drives, and trash receptacles and dumpster areas shall be oriented in such a way that, in the process of loading or unloading, no vehicle will block the passage of other vehicles on the service drive or extend into any other public or private street.

    3. Outdoor storage areas in Zone 2 must be fully screened by an opaque fence of a height sufficient to adequately screen the bay or area from adjacent properties and public rights-of-way consisting of wood or brick. (Opacity. Screening shall be sight-obscuring. Fences, walls, and landscaping shall be at least 75 percent opaque when viewed from any angle at a point 25 feet away from the fence, wall, or landscaping.)

22. CURBS AND CURB CUTS. The number of curb cuts for any particular development shall be minimized to the greatest extent possible to provide for controlled ingress and egress within the Highway 141 Mixed Use Development Corridor District. All curbs shall be vertical curbs. No roll over curbs shall be permitted in the Highway 141 Mixed Use Development Corridor District. Curb cuts shall be in accordance with the established City standards.

23. LIGHTING. The maximum height for any light fixture is thirty-five (35) feet, except on the side or sides of a development abutting a residential use, in which case the maximum height of twenty-five (25) feet shall be allowed.

    1. All light structures shall be shaded or hooded and oriented inward so as to prevent intrusion into surrounding areas. All buildings in Zone 1 and Zone 2 that face public right-of-way shall be up-lit.

    2. All lighting fixtures must be drawn to scale and submitted for review along with the project plans to allow for a uniform lighting plan in the area.

    3. All buildings in Zone 1 and Zone 2 shall incorporate uplighting for building faces adjacent to public right of way. Uplighting of landscaping is encouraged.

24. ARCHITECTURAL DESIGN AND TREATMENT OF BUILDINGS. Any architectural design and building treatment must be approved by the City Council upon recommendation of the Planning and Zoning Commission. Illustrations of the proposed building must be submitted to the Planning and Zoning Commission and to the City Council which represents the physical appearance of the building. In considering the architectural design and treatment of the proposed building, the Planning and Zoning Commission and the City Council shall determine if the proposed structure meets the external material requirements for the Zone where it is located, is consistent with the intent of this chapter to create an attractive appearance of construction in the Highway 141 Mixed Use Development Corridor District. The Grimes Visual Design Standards Report is incorporated by reference to complement the standards and requirements of Chapter 165A: Highway 141 Mixed Use Development Corridor District, and are not used to reinforce the provisions of the ordinance. Chapter 165A may be amended from time to time and shall govern if there are conflicts.

DEFINITIONS. All words and phrases used in this Ordinance shall have the meanings set forth in this Ordinance. Words and phrases not defined in this Ordinance but defined in the Zoning Ordinance of the City of Grimes shall be given their common, ordinary meaning, unless the context clearly requires otherwise.

Architrave. The lowermost member of a classical entablature, resting originally upon columns. A molded or decorated band framing a panel or an opening, especially a rectangular one, as of a door or window.

Awning. Secondary covering attached to the exterior wall of a building.

Brick. A rectangular block of clay baked by the sun or in a kiln; used as a building or paving material. Sand Lime Bricks, Engineering Bricks and concrete bricks qualify as acceptable brick types. Acceptable type of bricks are stacked by a mason and held together by a mortar type material.

Bricks and mortar. Building material consisting of bricks laid with mortar between them.

Building block. A block of material used in construction work.

Canopy. An overhead roof or structure that provides shade or other shelter.

Cement. A building material that is a powder made of a mixture of calcined limestone and clay used with water and sand or gravel to make concrete and mortar.

Concrete. A strong hard building material composed of sand and gravel and cement and water.

Cornices. The decorative top edge of a building or column.

Covering material. A material used by builders to cover surfaces.

EIFS. An Exterior Insulation and Finish System (EIFS) is a non-load bearing, exterior wall cladding system that consists of an insulation board attached either adhesively or mechanically, or both, to the substrate; an integrally reinforced base coat; and a textured protective finish coat.

Façade. The front exterior of a building, typically facing the primary street unless otherwise noted as a side or rear façade.

Frieze. A broad horizontal band of sculpted or painted decoration, especially on a wall near the ceiling. A horizontal paper strip mounted on a wall to give a similar effect. Architecture the part of an entablature between the architrave and the cornice.

Ledgement. A horizontal suite of moldings (as the base moldings of a building).

Lintels. A structural horizontal block that spans the space or opening between two vertical supports.

Moldings. A strip of material with various profiles used to cover transitions between surfaces or for decoration. It is traditionally made from solid milled wood or plaster, but may be made from plastic or reformed wood. In classical architecture and sculpture, the molding is often carved in marble or other stones.

Mortar. Material used as a bond in masonry or for covering a wall

Parapet. A low wall or railing to protect the edge of a platform, roof, or bridge —called also parapet wall.

Quoining. An external solid angle of a wall or the like. Any of various bricks of standard shape for forming corners of brick walls or the like. A wedge-shaped piece of wood, stone, or other material, used for any of various purposes.

Sills. A shelf or slab of stone, wood, or metal at the foot of a window or doorway. A strong horizontal member at the base of any structure.

Stone. Building material consisting of a piece of rock hewn in a definite shape for a special purpose.

Stringcourse. Such a band, either plain or molded, is usually formed of brick or stone. Often the stringcourse is used as a line of demarcation between the stories of a multistoried building.

Stucco. A durable finish for exterior walls usually composed of cement, sand and lime and applied while wet.

1. Architecture Standards by Zone. With regard to the Zone where the building will be located, the proposed structure must meet the following requirements:

    A. Zone 1 Architecture Standards.

        1. All buildings located in Zone 1 must be constructed so that all of the walls of the building shall have a primary covering. The primary material shall constitute at least

seventy-five percent (75%) of the wall area, excluding glass. The primary exterior material shall consist of a combination of earthtone colored brick, architectural concrete panels, textured concrete block, marble or stone panels. The standard shall apply to all sides of any building. The remaining exterior material shall be considered as building trim. For the purposes of this section, trim is defined as an ornamental design feature, that when removed does not significantly alter the appearance of the building. It would commonly consist of building elements like moldings, cornices, parapet, frieze, sills, lintels, stringcourse, quoining, and ledgement. The maximum amount of trim on the wall area, excluding glass, shall not exceed twenty-five percent (25%). No wood, masonite, asphaltic exterior wall or roof material, aluminum or steel siding, non-architectural sheet metal, non-textured concrete block, stucco, vinyl, E.I.F.S. (Exterior Insulation and Finish Systems) or other similar materials shall constitute a portion of any building, except as trim.

2. In addition the building mass or façade standards listed below are intended to avoid large, undifferentiated wall surfaces and shall apply to all building elements, which are visible from neighboring properties or the public right-of-way:

   A. No blank wall area or façade shall exceed thirty (30) feet in horizontal or vertical direction.

   B. A minimum of five of the treatments listed below, which are proportionate to the building façade, shall be utilized to reduce the perceived scale of a building.

      1. Reveals.

      2. Popouts.

      3. Offsets measuring at least four (4) feet in depth.

      4. A vertical architectural treatment a minimum of twelve (12) inches in width.

      5. Color, texture or material change including, but not limited to, brick or stone.

      6. Architectural banding.

      7. Planters.

      8. Awnings.

      9. Decorative parapet arched, gabled, stepped, etc. or cornice treatments.

      10. Covered walkways.

      11. Variations in roof forms.

      12. Deep-set windows with mullions or decorative glazing.

      13. Columns or pillars.

      14. Marble or tile accents.

      15. Variation in roof height.

16. Other façade treatments as agreed upon by the Zoning Administrator or designee thereof.

3. All building walls facing any public R.O.W shall consist of a minimum of 20% of non-reflective glass or glaze.

4. Precast walls will be allowed with the following conditions:

   A. All exterior walls of a building shall be articulated with a consistent style and materials. In no case shall any façade consist of unarticulated blank walls.

   B. Each wall facing the Public R.O.W. shall consist of 30% non-reflective glass or glaze.

   C. All precast shall be earthtone colored concrete or earthtone painted concrete.

   D. All precast shall have decorative reveals joints.

5. If the underlying building has metal or concrete form walls, the metal or concrete portion of the external walls must be completely covered with the materials listed in this paragraph, but this requirement may be waived in all or in part by application for approval of an alternative design to the Planning and Zoning Commission and the City Council if it is demonstrated by the property owner that:

   A. Covering the metal or concrete building with appropriate materials for all or part of the building side is inconsistent or unnecessary based upon the proposed use of the structure, the appearance of other buildings in the immediate vicinity, and the attractiveness of the proposed alternative design.

   B. Visibility of the side of the building to the general public will be limited by terrain, thick vegetation, or by the placement of current or proposed building structures.

6. In Zone 1, all heating, ventilation, and air conditioning mechanical units shall be screened from public view by an opaque fence consisting of wood or brick.

B. Zone 2 Architecture Standards.

1. All buildings located in Zone 2 must be constructed so that the front building face and a minimum of ten (10) feet of each side wall extending from the front building face or the front building face of buildings on adjacent properties has a primary covering. The primary material shall constitute at least seventy-five percent (75%) of the wall area, excluding glass. The primary exterior material shall consist of a combination of earthtone-colored brick, architectural concrete panels, textured concrete block, marble or stone panels. The remaining exterior material shall be

considered as building trim. For the purposes of this section, trim is defined as an ornamental design feature, that when removed does not significantly alter the appearance of the building. It would commonly consist of building elements like moldings, cornices, parapet, frieze, sills, lintels, stringcourse, quoining, and ledgement. The maximum amount of trim on the wall area, excluding glass, shall not exceed twenty-five percent (25%). No wood, masonite, asphaltic exterior wall or roof material, aluminum or steel siding, non-architectural sheet metal, non-textured concrete block, stucco, vinyl, EIFS (Exterior Insulation and Finish Systems) or other similar materials shall constitute a portion of any building, except as trim.

2. In addition the building mass or façade standards listed below are intended to avoid large, undifferentiated wall surfaces and shall apply to all building elements, which are visible from neighboring properties or the public right-of-way:

A. No blank wall area or façade shall exceed thirty (30) feet in horizontal or vertical direction.

B. A minimum of five of the treatments listed below, which are proportionate to the building façade, shall be utilized to reduce the perceived scale of a building.

1. Reveals.

2. Popouts.

3. Offsets measuring at least four (4) feet in depth.

4. A vertical architectural treatment a minimum of twelve (12) inches in width.

5. Color, texture or material change including, but not limited to, brick or stone.

6. Architectural banding.

7. Planters.

8. Awnings.

9. Decorative parapet arched, gabled, stepped, etc. or cornice treatments.

10. Covered walkways.

11. Variations in roof forms.

12. Deep-set windows with mullions or decorative glazing.

13. Columns or pillars.

14. Marble or tile accents.

15. Variation in roof height.

16. Other façade treatments as agreed upon by the Zoning Administrator or designee thereof.

3. All building walls facing any public R.O.W. shall consist of a minimum of twenty percent (20%) of non-reflective glass or glaze.

4. Precast walls will be allowed with the following conditions:

A. All exterior walls of a building shall be articulated with a consistent style and materials. In no case shall any façade consist of unarticulated blank walls.

B. Each wall facing the public R.O.W. shall consist of thirty percent (30%) non-reflective glass or glaze.

C. All precast shall be earthtone-colored concrete or earthtone-painted concrete.

D. All precast shall have decorative reveals joints.

5. If the underlying building is constructed using either metal or concrete form walls, the metal or concrete portion of the walls on the front of the building face must be totally covered with the materials listed in this paragraph. The front building face for the purposes of Zone 2 shall be that side or sides of the building which face the street and are located at the front end of the building at or near the front set back. The alternative design may be approved by the Planning and Zoning Commission and the City Council if it is demonstrated by the property owner that:

A. Covering the metal or concrete building with appropriate materials for all or part of the building side is inconsistent or unnecessary based upon the proposed use of the structure, the appearance of other buildings in the immediate vicinity, and the attractiveness of the proposed alternative design.

B. Visibility of the side of the building to the general public will be limited by terrain, thick vegetation, or by placement of current or proposed building structures.

25. FEES. Fees for development in the Highway 141 Mixed Use Development Corridor District shall be provided in accordance to the City fee schedule as adopted by resolution from time to time by City Council.

26. SIGNS. The general sign regulations in Section 165.18 of the Grimes Zoning Ordinance shall apply.

27. WAIVER OF REQUIREMENTS. Any one or more of the requirements set forth in Chapter 165A may be waived after recommendation of the Planning and Zoning Commission and approval of the City Council for reasons of safety, topographic conditions, or engineering issues. No waiver shall be authorized or permitted for relief from any of the requirements of this chapter for reasons related primarily to the costs of compliance, aesthetic or business preferences. Any person seeking a waiver under this section shall submit a written application for the waiver. Such application shall include a detailed description of the safety, topographic condition, or engineering need.

In addition, the requirements in this Chapter do not apply to any areas zoned R-4 (Planned Unit Development District).

12-11-2 Transportation Corridor Mixed Use Development Overlay District:

1. PURPOSE. It is the intent of the City of Grimes that a mixed use development overlay district be created along the Highway 44 transportation corridor and the other major transportation corridors as indicated on the zoning map that will provide for a combination of permitted uses, including commercial and residential development and governmental offices in a "traditional" development pattern. This overlay district is intended to supplement the base zone regulations within the overlay district boundaries in order to preserve the existing mix of commercial and residential uses within the district boundaries; to enhance the Highway 44 transportation corridor; to encourage new commercial and residential development in an orderly and compatible manner, including mixed commercial/residential development with residential structures above the first floor; to allow for maintenance and renovation of existing residential uses, while providing for appropriate redevelopment and/or adaptive reuse of existing residential structures; to preserve the historical resources of the City; to protect the environment; maintain and enhance "a sense of community"; and to reflect the unique development needs of the areas of the City impacted by proximity to the Highway 44 transportation corridor and the other major transportation corridors as indicated on the zoning map.

   This Ordinance has been made with reasonable consideration to the character of areas included in this overlay district regulation and the peculiar suitability of such areas for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land within the City.

2. INTERPRETATION AND APPLICATION. The overlay zoning district created by this Ordinance is intended to function as an "overlay" to the underlying "base" zoning districts, and these regulations are in addition to the use, yard, bulk and other requirements of the applicable "base" zoning district. The two locations of this overlay zoning district shall be shown on the Official Zoning Map of the City and are referred to as Highway 44 Overlay Area 1, which is located generally along both sides of the Highway 44 corridor, and Highway 44 Overlay Area 2, which are the other major transportation corridors as indicated on the zoning map.

   The provisions of this Ordinance are the minimum requirements for the promotion of public health, safety and general welfare. If this Ordinance requires a greater width, or size of yards or other open spaces of a greater percentage of lot to be left unoccupied, or imposes other higher standards than are required in any other statute or local ordinance or regulation, this Ordinance shall govern. This Ordinance shall not be deemed a limitation or repeal of any other power granted by the Code of Iowa.

3. VALIDITY AND SEVERABILITY. If any division, section, subsection, paragraph, sentence, clause, phrase, or provision of this Ordinance is adjudged invalid or held unconstitutional by a court of competent jurisdiction, the same shall not affect the validity of the Ordinance as a whole or any division, section, subsection, paragraph, sentence, clause, phrase, or other than the provision so adjudged to be invalid or unconstitutional.

4. EFFECTIVE DATE. This Ordinance shall be effective after adoption and publication by the Grimes City Council as required by Chapter 414 of the Code of Iowa.

5. TITLE. This Ordinance shall be known as, referred to as, cited as the "Highway 44 Mixed Use Development Overlay District".

6. BASE ZONES. The following base zoning districts shall be applied for development within the Transportation Corridor Mixed Use Development Corridor Overlay District:

   1. A-1 Agricultural District. This zoning district is intended to be applied to undeveloped land and agricultural uses within the overlay district boundaries. At the time of further development such property shall be rezoned to an appropriate base zoning district.

   2. R-1 Single Family Dwelling District.

   3. R-2 Single and Two Family Dwelling District.

   4. R-3 Multiple Family Dwelling District.

   5. R-4 Planned Residential Development District.

   6. C-1 General Commercial District.

   7. C-2 General and Highway Service Commercial District.

   8. C-3 Planned Commercial Development District. The 'C-3' Planned Commercial Development District shall be applied only within Area 2 of the Highway 44 Mixed Use Development Overlay District.

   The following zoning districts shall be considered prohibited base zoning districts within the Transportation Corridor Mixed Use Development Overlay District: M-1 Limited Industrial District; M-1A Commercial and Limited Light Industrial District; M-2 Light Industrial District; M-3 Heavy Industrial District and R-5 Mobile Home Park District.

7. PERMITTED AND PROHIBITED USES. Permitted uses shall be governed by the underlying base zoning districts with the following exceptions and considerations:

   1. In the A-1 Agricultural Zoning District the following conditional uses shall not be considered for approval by the Zoning Board of Adjustment:

      A. Mink and chinchilla farms and ranches.

      B. Private aircraft landing fields and airports.

      C. Mining and extraction of minerals and raw materials.

      D. Private sanitary landfills and solid waste disposal facilities.

      E. Feed lots and poultry farms.

F. Private gun clubs, skeet-shooting ranges and similar uses.

2. In the C-1 General Commercial District, and C-2 General and Highway Service Commercial District, construction of new single family and two family dwellings shall be considered impermissible uses and such new construction shall not be permitted after the effective date of this Ordinance. Any existing single family or two family dwelling, or a single family dwelling or two family dwelling for which a building permit has been received and construction has commenced prior to the effective date of this Ordinance shall be considered a permitted use. As such, maintenance, renovation and/or expansion, or replacement of a fire damaged/destroyed dwelling of pre-existing one family and two family dwellings shall be permitted, as long as it is consistent with the applicable zoning regulations.

3. A mix of commercial uses and multiple dwellings in the same structure is permitted and encouraged in the C-1 General Commercial District and the C-2 General and Highway Service Commercial District. However, one hundred percent (100%) of the first floor shall be in a permitted commercial use, and the multiple dwellings shall be located above the first floor.

8. BULK REGULATIONS. The bulk regulations for each of the base zoning districts and the Exceptions and Modifications contained in Section 165.36 shall prevail, except as stated below. In the case of a lot containing a commercial use and multiple dwelling use in the same structure in the C-1 General Commercial District or the C-2 General and Highway Service Commercial District, as per Section 165B.07, the minimum lot area and setbacks shall be governed by the commercial use on the first floor.

9. ARCHITECTURAL REQUIREMENTS. The intent for development within the Highway 44 Mixed Use Development Corridor District is to create a traditional downtown atmosphere and a pedestrian scale in the commercial areas through the use of appropriate exterior construction materials, window placement and door openings, and the provision of sidewalks and walkways. In addition it is also the intent to allow for the development of residential uses within the Highway 44 corridor, which will provide needed housing in close proximity to the commercial uses. Such residential structures should be designed and constructed from materials that will complement the traditional downtown character that is intended for this overlay district. To that end the following architectural requirements shall be placed on the construction of commercial and multiple family dwellings.

1. Building Materials.

A. Commercial Buildings. The exterior building walls of all newly constructed commercial buildings with a base zoning of C-1 General Commercial District, C-2 General and Highway Service Commercial District, and C-3 Planned Commercial District shall be constructed with face brick or brick panels. This requirement shall not preclude the use of accent materials such as stone or cast stone on the street face of the buildings. A sample of the brick material and any accent material shall be submitted for approval along with the other required application materials.

Other masonry materials, including stone, cast stone, ornamental concrete block, or other similar materials such as concrete panels, may be allowed on the exterior building wall facing adjacent streets of commercial buildings, provided such alternate materials are reviewed by the Planning and Zoning Commission and approved by 4/5 vote of the City

Council. A sample of any of the alternate materials shall be submitted along with the other required materials. Evaluation of these alternate materials shall be based on the quality of the building design, the intended character of the area, and the relationship and compatibility with building materials in the immediate neighborhood.

Existing residential structures that are converted to a commercial use may be remodeled to such use without being required to meet the exterior building siding requirements stated above but shall complement the existing residential housing within the zone.

B. Multiple Dwellings. Acceptable materials for the exterior building walls for multiple dwellings include horizontal lapped siding with four (4) inches to six (6) inches exposed between laps, brick, brick panels, stone, cast stone, ornamental concrete block or other similar materials. At least fifty percent (50%) of exterior building walls facing abutting streets, exclusive of the window and door openings, shall be constructed of brick, brick panels, stone, cast stone, ornamental concrete block or other similar materials.

2. Roofing Materials. Allowable roofing materials for any sloped roof on new commercial buildings or new multiple dwellings shall include the following: shingles, shakes, or standing seam metal roofs of a color approved by the City Council. Galvanized or aluminum colors shall not be permitted.

3. Windows and Doorways. In order to maintain a pedestrian orientation and promote a traditional downtown character all exterior building walls facing adjacent streets of commercial buildings in the C-1 General Commercial District, C-2 General and Highway Service Commercial District, and C-3 Planned Commercial District shall be glazed along a minimum of forty percent (40%) of the wall length with clear glass at eye level.

A primary entrance door shall be provided on street side of all commercial buildings. In the case of a corner lot there shall be a primary entrance door on the side where the building is addressed.

10. SCREENING REQUIREMENTS.

1. Mechanical Equipment. For all uses, except single family and two family dwellings, mechanical equipment, including cooling and heating equipment, pumps, generators and transformers, that are located on the ground shall be substantially screened from the adjacent street and from adjacent residentially zoned properties by a fence and/or evergreen shrubs. All mechanical equipment mounted on roofs or the walls of buildings shall be substantially screened from any adjacent properties and from adjacent streets with materials that are consistent with the architectural materials used on the abutting side of the exterior of the building.

2. Dumpsters. All dumpsters and/or trash collection areas shall be located on the rear half of the lot and shall be screened from public streets and any adjacent properties by means of a wall or a substantially opaque fence. Such wall or fence materials shall architecturally match the principal building, although alternating board fence would be acceptable, if the dumpster or trash collection area is not visible from the street.

11. LOADING DOCK ACCESS AND LOCATION.

1. Access. When a site is adjacent to an alley, access to off-street loading shall be from that alley. In the case of a corner lot fronting on Highway 44, access shall be from the side street. For all other corner lots, access shall be from the street having the least volume of vehicular traffic.

2. Location of the Loading Dock. A loading dock shall not be located on the side of the building facing Highway 44, any other street, or any residentially zoned property. An exception to this requirement may be allowed in the case where no other practical location is possible and where a visual screen/wall or another architectural feature is provided to screen the loading dock from view or to enhance its appearance. Such screen/wall or architectural feature shall be compatible with the exterior building wall materials and the design of the street face of the building. The screen/wall or architectural feature shall be of sufficient height and width to minimize views of the loading dock from adjacent sidewalks, streets and residential structures. Architectural elevations for the loading dock screen/wall or architectural feature shall be submitted along with the other required submittal materials and shall be reviewed by the Planning and Zoning Commission and approved by the City Council as part of the approval process for commercial buildings.

12. SIDEWALKS AND WALKWAYS. Public sidewalks within the public right of way shall be provided adjacent to all development sites within the Transportation Corridor Mixed Use Development Overlay District. The width of walkways shall be ten (10) feet except the Council may allow an exception to the width from Little Beaver Drive to the East to James Street.

    On-site sidewalks shall connect the street to the main entrance of the principal structure on the site. Where on-site sidewalk cross parking lots, drive aisles, or driveways, the crossing shall be clearly marked or identifiable through the use of striping, speed bumps, different paving material or other similar method.

    In the case of a corner lot the on-site sidewalk is only required between the main entrance of the principal structure and one street.

13. DRIVE-THROUGH FACILITIES. Drive-through facilities are permitted as accessory uses for restaurants, banks and pharmacies within the Highway 44 Mixed Use Corridor Overlay District.

    When such facilities are located along Highway 44 access to the drive-through lane shall be by means of an adjacent alley, if practical.

    The developer shall demonstrate that there will be adequate stacking space provided on-site for the drive-through use during peak use times in order to prevent stacking onto Highway 44, adjacent streets or into an alley.

14. OUTDOOR LIGHTING. It is the intent of these outdoor lighting regulations to eliminate problems of glare, minimize light trespass onto adjoining property, and reduce light pollution within the Highway 44 Mixed Use Development Overlay District. In addition, it is the intent to provide a uniform lighting pattern and design within and abutting the Highway 44 right-of-way through the use of consistent luminaires along this corridor on both public and private property.

    1. Control of Glare. Any luminaire with a lamp rated at more than one thousand eight hundred (1,800) lumens shall not emit, in its installed position, any direct light above the horizontal plane

through the lowest direct light emitting part of the luminaire, and it shall not emit in its installed position any more than five percent (5%) of its total light output in the zone from fifteen15 degrees (15°) below horizontal to the horizontal plane through the lowest light emitting part of the luminaire.

2. 2. Exceptions to the Control of Glare. Any lighting source producing one thousand eight hundred (1,800) lumens or less shall be exempt from these regulations. Also any temporary lighting needed by Police, Fire or other emergency services and all hazard warning luminaries required by Federal regulatory agencies shall be exempt from these regulations.

3. Light Trespass. All nonexempt outdoor lighting fixtures shall be designed, installed and maintained to prevent light trespass. All outdoor lighting fixtures shall be installed and thereafter maintained so as to not cause direct light from the luminaire to be directed to residential buildings on adjacent and nearby property or nearby land. If such a condition should occur, the luminaire shall be redirected or its light source shall be controlled as necessary to eliminate the condition.

4. Pre-existing Luminaires. Any luminaires lawfully in place at the time of the adoption of these regulations shall be grandfathered. Such luminaires may be replaced with like luminaire unless at least fifty percent (50%) of the like luminaires are being replaced on the same premises. In such a case all replacement luminaires shall meet the requirements of these regulations.

5. Submittal Requirements. The following items shall be submitted by the applicant for site plan approval and/or a permit to install outdoor lighting in the Highway 44 Mixed Use Development Overlay District:

A. Plans, including the location on the premises of luminaires, fixtures, lamps, supports, reflectors or other lighting devices;

B. A detailed description of the luminaires, fixtures, lamps, supports, reflectors or other lighting devices; [This description shall include manufacturer's catalog cuts and drawings]

C. Photometric data, such as that supplied by the manufacturer, showing the angle of cutoff or light emissions.

6. Highway 44 Pole and Fixture Requirements. The poles and fixtures for all parking lot lighting to be installed on commercially zoned property abutting Highway 44 shall be consistent with the poles and fixtures chosen for the Highway 44 right-of-way in order to present a uniform lighting pattern and design along the Highway 44 corridor.

15. STREET ACCESS. The purpose of these street access requirements is to protect the public health, safety and general welfare and to maintain a high level of transportation service on Highway 44 and the City's streets.

1. Highway Access. Direct access to Highway 44 shall be permitted only when the subject parcel has no other reasonable access to the street system of the City. Because Highway 44 is a State highway any vehicular access to Highway 44 will require coordination with the Iowa Department of Transportation (IDOT). Proposed access plans shall be submitted, reviewed, and approved by the City Engineer prior to submittal of such plans to IDOT for access permit approval.

2. Shared Access. Shared access and reciprocal cross easements for access between adjoining properties will be encouraged to minimize the number of private property access cuts on Highway 44.

3. Alley Use. The use of alleys for primary and secondary access to properties abutting Highway 44 shall be encouraged in order to improve capacity on Highway 44.

4. Corner Lots. Residential uses on corner lots along Highway 44 shall gain access from the side street and/or from an abutting alley.

Commercial uses and mixed commercial and residential uses on corner lots shall gain access from the side street and/or abutting alley to the extent that it is practical and reasonable.

5. Intersection and Access Visibility. A visibility triangle shall be maintained on any corner lot in any commercial zone abutting Highway 44 and at any driveway access from Highway 44. Within the visibility triangle, no fence, wall or sign shall be erected, and no foliage plant shall be permitted that will grow to a height of more than two and one-half (2 ½) feet above the elevation of the established centerline grades of the intersecting streets of such corner lot or the centerline grade of the street abutting the driveway access.

A corner lot visibility triangle is defined as the area created by the intersection of property lines at the corner of two (2) abutting streets and a line connecting two points on the two (2) property lines twenty (20) feet from the point of intersection. A driveway access 'visibility triangle' is defined as the area created by the intersection of the property line abutting the street and side edge of the driveway and a line connecting a point on the property line and a point on the edge of the driveway twenty (20) feet from the point of intersection.

In residential base zoning districts the visibility at intersections for residential districts in Section 165.36-7 of the Zoning Ordinance of the City of Grimes shall apply.

16. OFF-STREET PARKING AND LOADING REQUIREMENTS. Parking lots and loading areas shall be designed with safe and efficient access to parking spaces in mind, and adequate area for the temporary storage of vehicles shall be provided. Consideration in the design shall be given to the impact of the glare of headlights on adjoining property and streets and on the establishments located on the site. In addition, buffering of parking lots from residential uses on adjacent and nearby property shall be provided.

1. Off-street Loading and Parking Requirements. The minimum off-street loading and parking space requirements listed in Section 165.34 and Section 165.35 of the Zoning Ordinance of the City of Grimes shall apply in this overlay zone. The City Council upon recommendation from the Planning and Zoning Commission may require additional off-street parking spaces beyond the minimum, if it makes a finding that there is good and sufficient reason to believe that additional parking will be needed to prevent improper parking on the premises or that there will be an overflow of parked vehicles onto adjacent streets that will result in traffic and safety problems. In certain instances where off-street parking is limited by size or shape of the development site, the City Council may count on-street parking toward the minimum parking requirements, provided

that this accommodation will not negatively affect the use and enjoyment of adjacent and nearby property.

2. Parking Lot Setbacks. The following minimum setbacks from property lines shall be observed in the design and development of off-street parking lots.

10 feet --- from Highway 44 R.O.W.
8 feet --- from all other streets
8 feet --- from property line when commercial use abuts a residential use or undeveloped land in a residential zone
5 feet --- from all other common lot lines

3. All surface truck parking and unloading areas shall be located on the rear one-half (1/2) of the lot.

4. All parking lots shall be designed and oriented so that there is adequate drive aisle width to facilitate the maneuvering of trucks, vans and full-sized vehicles in and out of the parking spaces. No parking space shall be designed to require a vehicle to back into a street right of way.

5. Required parking spaces shall have a minimum size of nine (9) feet by eighteen (18) feet, exclusive of access drives, drive aisles or ramps. The length of the parking stall may be reduced to sixteen and one-half (16 ½), including wheel stops, if an additional one and one-half (1 ½) feet is provided for the overhang of the bumper.

6. Surface parking lots shall conform to the landscaping and screening requirements set forth in Section 165B.17. Parking lot lights shall conform to the outdoor lighting requirements set forth in Section 165B.14.

17. LANDSCAPING AND SCREENING. The landscaping and screening requirements are intended to reduce the effects of wind, heat, noise, heat and glare of vehicle headlights, to decrease storm water runoff, to conserve property values and facilitate a convenient, attractive and harmonious community, to improve the appearance of surface parking lots and to generally preserve a healthful and pleasant environment in the Highway 44 Mixed Use Development Overlay Zoning District. To that end the following landscaping and screening regulations are established for this overlay district:

1. Landscaping and Screening Adjacent to Residentially Zoned Property. In any commercial base zoning district a buffer strip a minimum of five (5) feet wide shall be maintained along any common lot line that abuts residentially zoned property. The width of the buffer strip shall be increased to eight (8) feet, if there is a parking lot adjacent to the residentially zoned property. Within this buffer strip the following landscaping and/or screening requirements shall apply:

A. A barrier shall be created within the buffer strip to effectively screen the commercial property from the residential property. This barrier may take the form of a fence, masonry wall or opaque
hedge, which shall be a minimum of six (6) feet in height. The height of the barrier shall be reduced to an appropriate height where it is necessary to preserve sight visibility for driveway approaches and other similar situations. If a fence or wall is used to provide the barrier, the fence or wall should be placed adjacent to the common lot line.

B. When a wall or fence is used to provide the barrier, the remaining ground surface of the buffer strip area shall be planted with grass, other vegetative ground cover or low shrubs. One over-story tree shall be planted in the buffer strip for every forty (40) lineal feet along the common lot line. The trees may be evenly spaced or grouped for maximum effect. If an opaque hedge is used to provide the barrier the remaining ground surface, exclusive of the area directly beneath the hedge canopy, shall be planted in grass or vegetative ground cover. Mulch may be used at the base of shrubs only or around the base of the trees.

2. Parking Lot Landscaping. All parking lot setback areas shall be landscaped in the following manner:

A. All parking lot setback areas along interior side and rear lot lines shall be planted with a combination of grass or vegetative ground cover, shrubs and trees. One over-story tree is required for every forty (40) lineal feet along the perimeter of parking lot where it abuts the setback area. In designing the landscape plan for this setback area, consideration shall be given to obscuring the glare of headlights from adjacent and nearby property. To that end an opaque fence may be used in lieu of shrubs to obscure the headlight glare from adjacent property.

In the case where the parking lot is located in a commercial zoning district and the property abuts a residential zoning district, the buffer strip landscaping requirements in Subsection 1 above shall prevail.

B. On the perimeter(s) of the lot adjacent to public rights-of-way, a strip of land of at least eight (8) feet in depth located between the right-of-way and the off-street parking or other vehicular use area shall be landscaped to include one (1) tree for every forty (40) feet or fraction thereof. Such trees shall be located between the abutting right-of-way and the off-street parking or other vehicular use area and shall be planted singularly or grouped in a planting area of at least twenty-five (25) square feet. In addition, a hedge, wall, earth berm, or other durable landscape barrier a minimum of three (3) feet in height shall be placed along the perimeter of such landscape strip. If said barrier consists of non-living material, one (1) shrub shall be planted every ten (10) feet and abutting the barrier. The remainder of the required landscape strip shall be planted with grass, ground cover or other landscape material, exclusive of paving. The planting of trees is not required along Highway 44 in order to preserve sight visibility and to avoid interference with street lighting.

C. Interior landscaping is required in any parking lot containing fifty (50) or more parking spaces. One landscaped island is required for the first fifty (50) parking spaced and an additional island shall be required for each additional twenty-five (25) parking spaces. The landscaped island shall be a minimum of nine (9) feet wide and eighteen (18) feet long and shall include grass or vegetative ground cover and an over-story tree. A landscaped median shall be required for every three (3) contiguous double loaded parking aisles. The median shall run the full length of the drive aisle and shall be a minimum of nine (9) feet wide. A minimum of one over-story tree shall be planted per forty (40) lineal feet of median, and the remainder of the island shall be planted with grass or vegetative cover.

3. Foundation Plantings. Foundation plantings, including deciduous and coniferous shrubs, and perennials, shall be planted along the fronts and sides of commercial, governmental, and institutional buildings and multiple dwellings.

4. Mulch. Mulch, including bark, river rock, lava rock, crushed brick and other similar materials may be used under shrubs and at the base of trees to retain moisture and control the growth of weeds, however, it shall not be used in lieu of grass or other vegetative ground cover when such materials are required landscaping materials.

5. Landscape Plans. A landscape plan shall be submitted with the application for site plan approval. It shall contain at a minimum the following information: (a) a site plan, showing the location of all plant materials; and (b) a list of all plant materials, including the plant species, plant size, mature size, and number to be planted. The landscape plan shall be approved as part of the site plan approval process.

18. SIGNS. The general sign regulations in Section 165.18 of the Grimes Zoning Ordinance shall apply.

19. WAIVER OF REQUIREMENTS. Any one or more of the requirements set forth in the Chapter 165B may be waived after recommendation of the Planning and Zoning Commission and approval of the City Council for reasons of safety, topographic conditions, or engineering issues. No waiver shall be authorized or permitted for relief from any of the requirements of this chapter for reasons related primarily to the costs of compliance, aesthetic or business preferences. Any person seeking a waiver under this section shall submit a written application for the waiver. Such application shall include a detailed description of the safety, topographic condition or engineering need. In addition, the requirements in this Chapter do not apply to any areas zoned R-4 (Planned Unit Development District).

12-12 Bulk Regulations

12-12-1 Bulk Regulations Table.

Bulk Requirements

Zoning Districts	Max DU/AC	Max Bldg. Ht./ Max No. of Stories		Min. Lot Area	Min. Lot Width	Min. Setbacks				Min. Percent Greenspace
		Primary	Accessory			Front	Side/Sum		Rear	
							1 1/2 Stories	2-3 Stories		
		ft/each	ft/each	sq ft	ft	ft	ft	ft	ft	Required
Single Family Dwelling										
A-1	0.1	NA	NA	43,560 [1]	330	75	10/30	15/35	75	NA
R-1	3.5	35/3	15/1	11,000	75	35	7/14	10/20 [2]	35	40
R-2	4.5	35/3	15/1	8,500	70	30	7/14	10/20 [2]	25	40
R-2 70	5.0	35/3	15/1	8,500	70	30	7/14	10/20 [2, 4]	25	40
R-2 60	6.0	35/3	15/1	7,500	60 [3]	30	7/14	7/15 [2]	25	40

1. Min. area for single family (non-farm) dwellings is 10 acres.
2. Churches and schools shall have min. side setback of 40 ft on each side.
3. Max. of 25% of lots can be 65 feet or greater per plat (excluding corner lots).
4. If 50% or more of the lots submitted on a preliminary plat have a lot width greater than or equal to 75 feet -- the side yard setback for 50% of the lots on said plat shall be a minimum of 8 feet, 17 feet composite. The remaining lots on said plat shall be a minimum of 10 feet, 20 feet composite. Setbacks shall be indicated on each lot at time of plat submittal. If 50% or more of the lots submitted on a plat have a lot width greater than or equal to 80 feet -- the side yard setback for 100% of the lots on said plat shall be a minimum of 8 feet, 17 feet composite. Corner lots shall not be included in the calculation in either determining lots greater than 75 feet or 80 feet or in the total lots in the plat when calculating the percentages to determine if 50% of the lots qualify for 8 feet, 17 feet composite setbacks.

Two Family Dwelling										
R-2	8.7	35/3	15/1	10,000	80	30	7/14	7/15 [1]	25	40
R-2 70	8.7	35/3	15/1	10,000	80	30	7/14	10/20 [1,2]	25	40
R-2 60	8.7	35/3	15/1	10,000	80	30	7/14	7/15 [1]	25	40
R-3 MED	10.2	40/3	15/1	8,500	70	30	7/14	15/30	30	40
R-3 HIGH	10.2	50/4	15/1	8,500	200	30	7/14	20/40	30	40

1. Churches and schools shall have min. side setback of 40 ft on each side.

Multiple Family Dwelling*										
R-3 MED	8.0	40/3	15/1	80,000	200	30	7/14	15/30	30	40
R-3 HIGH	16.0	50/4	15/1	80,000	200	30	7/14	20/40	30	40

*Bulk requirements are applicable to the development site. For multiple family dwellings refer to Section 165.49 Internal Bulk Requirements Table. Minimum lot area is only applicable if lot is subdivided.

12-12-2 Internal Bulk Requirements Table.

District R-3 Medium and District R-3 High Internal Bulk Requirements	Standard
Min. separation between principal buildings.	16 ft
Min. separation between principal buildings when that wall surface is the only source of light and air for the living unit.	30 ft
Min. separation between principal and accessory buildings.	10 ft
Max. accessory structure height.	20 ft
Min. separation between garage and edge of common drive (driveway approach).	25 ft
Min. lot area per unit.	500 s.f.
Trash and recycle containers and enclosures. [1]	
Min. amount of greenspace expressed as a percent of total site area.	40%
Min. area provided for tot lots (or playground area). [2]	
Min. amount of outdoor lighting. [2]	
Min. PCC sidewalk width.	4 ft
Min. PCC sidewalk area. [2]	
Air conditioners and mechanical equipment shall be screened from public right of way. [2]	
Min. number of directory boards with building number and adresses at entrance of site. [2]	1
Min. number of on-site parking spaces. [2]	
Min. access drive width with no parking allowed on drive.	24 ft
Min. access drive width with parking allowed on drive.	26 ft
Standard parking stall dimensions.	9 ft x 19 ft
Alternative parking stall dimensions with 2 ft overhang.	9 ft x 17 ft
Max. access drive length without turnaround. [3]	150 ft
Max. access drive length with turnaround. [3]	600 ft
Min. turning radius on access drive. [4]	45 ft
Min. PCC pavement thickness for access drives. [4]	6 in
Min. HMA pavement thickness for access drives. [4]	7 in
All access drives shall be constructed with permanent PCC curb and gutter. [2]	

1. All trash and recycle containers and enclosures shall be located within an enclosed masonry area with a surrounding wall at least 6 feet high and no higher than 8 feet, with appropriate solid gate. The gate shall not be visible from the public street and shall be constructed with metal posts to withstand heavy use. The enclosure shall be consistent in architecture with project in which it is located.
2. The adequacy of this requirement shall be determined during the review of the site plan.
3. Access drives may exceed 150 feet in length if the design includes turnaround arrangements, or emergency only access arrangements, to the satisfactiction of the Fire Department and the City.
4. Alternative pavement design options for access drives may be approved by City Engineer.

The City Council reserves the right to waive or modify to a lesser restriction any provision or requirement provided in this Chapter, provided said waiver or modification does not adversely affect the intent of these requirements to adequately safeguard the general public and surrounding property.

12-13 Architecture Regulations

12-13-1 Architectural Design Requirements.

1. Purpose. This section is intended to:

   A. Provide for the administration and enforcement of architectural design in zoning districts that are not in an established overlay district.

   B. Establish minimum standards for the design and construction of buildings and related structures in all districts.

   C. Consider the importance of the quality of architecture and building construction to the preservation and enhancement of building and property values, the prevention of the physical deterioration of buildings, the promotion of the image of the community and the general welfare of the City.

2. General Regulations. As part of the submittal for site plan approval within any zoning district, excluding the R-1, R-2, R-2 60, R-2 70, and R-5 Districts, architectural plans, including detailed wall and roof elevations and a description of proposed structural and exterior materials, shall be submitted for review and approval by the Planning and Zoning Commission and the City Council.

3. Design Standards.

   A. Building Orientation. All buildings shall be designed and oriented to mitigate the visual and aural impact of their service areas, loading areas, nonresidential overhead doors and similar features on surrounding properties and public right-of-way.

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

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

   B. Architectural Elements.

      (1) Buildings other than one and two-family buildings which are proposed in residential districts (utility structures, schools, churches, etc.) shall incorporate residential design elements (pitched roofs, dormers, cupolas, or other similar roof elements) into the building design to minimize the aesthetic impact of the nonresidential uses.

      (2) Multiple-family buildings shall be designed in a manner compatible with residential uses in the vicinity. Architectural design for multiple-family buildings shall attempt to lessen the plainness of appearance which can be characteristic of large residential buildings. Multiple-family buildings with plain walls and boxy appearance are not acceptable. Exterior building materials shall employ a variety of textures and colors and window and door details. The roof shall be principally of gable, hip style or similar residential roof design. The structures' perimeter shall be varied when multiple buildings are proposed. Multiple buildings shall be sited at angles with one another.

      (3) Buildings proposed in commercial districts that are adjacent to residential developments shall incorporate an articulated roofline, giving emphasis to architectural elements that will help visually divide the mass of a large building into smaller, more identifiable pieces. Flat roof buildings shall be discouraged and shall only be allowed on a favorable recommendation from the Planning and Zoning

Commission. Roof and wall elevations in the Governors District shall reflect the existing historic community architecture in the district.

(4) Commercial buildings shall incorporate architectural design elements, materials, and colors into the side and rear building elevations similar to those used in the front building elevation.

(5) Commercial buildings shall incorporate façade modulation in all building elevations, either by physical offsets or by the use of color, pattern, or texture in order to preserve building scale and reduce the negative aesthetic impact of long, large, expansive wall surfaces.

(6) Roof-mounted mechanical, communications, or other similar equipment shall be screened from public view by the use of parapet walls or other roof structures. If a parapet wall or other roof structure cannot feasibly screen the roof-mounted equipment, point-in-place or other appropriate screening with similar design features to the building, including material, shape, and color shall be required.

C. Exterior Materials Selection.

(1) In R-3 Medium and R-3 High Multiple Family Residential Districts, residential construction materials, such as brick, stone, wood, cement board siding, vinyl siding and architectural shingles, shall be utilized. At a minimum, 25 percent of primary materials shall be incorporated into the exterior surfaces, exclusive of glazed surfaces, of each building face. Acceptable primary materials shall include a combination of earth-tone colored brick, textured concrete block, marble, stone panels or other similar substantial material. Prohibited materials include smooth-faced concrete block, corrugated metal siding, split shakes and rough-sawn wood.

(2) In C-1, C-2, and C-3 Commercial Districts, all wall sides shall have a primary material covering. The primary materials shall constitute at least 60 percent of the sum of the total of all wall areas, excluding glass. A minimum of 25 percent of the primary material shall be on each wall that does not face public right-of-way. Acceptable primary materials shall include a combination of earth-tone colored brick, architectural concrete panels, textured concrete block, marble, native/manufactured stone panels or other similar substantial material. Concrete panels and cement board siding are not considered a primary material. Prohibited materials include smooth-faced concrete block, corrugated metal siding, split shakes and rough-sawn wood.

(3) In M-1A, M-1, M-2, and M-3 Industrial Districts, architectural design shall employ materials common in the district and vicinity of the building. The exclusive use of sheet metal as an exterior building material is not acceptable for buildings in close proximity to public streets. For buildings within 300 feet of the public street or residential properties, the exterior materials of the wall area facing the public street and a minimum of 30 feet along the adjacent side wall shall be comprised of no less

than 25 percent earth-tone colored brick, architectural concrete panels, textured concrete block, marble, native/manufactured stone panels or other similar substantial material. Pre-cast, tilt-up concrete panels and cement board siding are acceptable, provided additional architectural detailing is provided along the public faces of the building.

(4) Wall Area Defined. In the application of these requirements, some standards are based upon a percentage of the wall area. The wall area is defined as the total square feet of the exterior elevation of the building that is vertical to the ground. It may contain a gable end or dormer in the same plane of view. It does not contain the elevation area of a pitched roof, but would include the area of a parapet wall.

D. Exterior Colors. The building's exterior color scheme shall utilize primarily muted neutral or earth tone type colors. The primary use of bright, intense, or extreme colors shall be prohibited in all districts, although these colors may be used for specifically approved architectural detailing.

4. Waiver of Requirements.

A. The City Council, in its sole discretion and after receiving a recommendation from the Planning and Zoning Commission, may approve additional primary materials on a case-by-case basis, provided that such materials exhibit the structural strength and permanency desired, contain sufficient architectural relief, and do not detract from the desired aesthetic character of the building and the surrounding area.

B. The City Council reserves the right to waive or modify to a lesser restriction any provision or requirement contained in this section in any new development or redevelopment of property within the City, provided there is a favorable recommendation from the Planning and Zoning Commission and provided said waiver or modification does not adversely affect the intent of these regulations to adequately safeguard the general public and the surrounding property. Exceptions will only be considered for those areas where special circumstances warrant a change and whereby the modification or waiver is determined to be in the best interest of the general public.

12-14 Sign Regulations

12-14-1 Signs.

1. TITLE

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

2. PURPOSE AND SCOPE

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

3. JURISDICTION

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

4. APPLICABILITY

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

5. PROHIBITED SIGNS AND CONDITIONS

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

1. Banners, pennants, spinners, streamers, ribbons, balloons, inflatables, posters, flags or other similar moving devices, except as permitted elsewhere in this chapter.

2. Billboards.

3. Neon lights or signs, not intended to add to the overall architectural theme of the site, except as permitted elsewhere in this chapter.

4. Building panel signs.

5. Hazardous signs, any sign or sign structure which is structurally unsafe, is not kept in good repair, or is capable of causing electrical shock to persons likely to come in contact.

6. Signs which incorporate in any manner any flashing or moving lights, except as permitted elsewhere in this chapter.

7. Signs which include visible moving parts, changeable copy or description by electrical or nonelectrical means, or by action of wind currents; except as permitted in this chapter.

8. Pole signs.

9. Portable or temporary signs, except as permitted elsewhere in this chapter.

10. Any sign unlawfully installed, erected, or maintained in violation of this chapter.

11. Any sign displaying any obscene, indecent or immoral matter, as defined by this chapter.

12. Roof signs.

13. Any vehicle sign parked in such a way to draw attention of people from a public place or street. This shall not include vehicles parked within an approved parking space per the approved site plan.

14. Ground-mounted signs in any residential land use, except as permitted elsewhere in this chapter.

15. Building-mounted signs in any residential land use, except as permitted elsewhere in this chapter.

16. Manual changeable copy signs.

17. Video message boards.

18. Painted wall signs.

19. Obsolete signs.

20. Projecting Signs, except as permitted elsewhere in this chapter.

21. Off-premise signs on property without a principal use, except during periods of time when a property is for sale or under development review and except as permitted elsewhere in this chapter.

22. Any signs, except permitted nonconforming signs, not specifically permitted within this chapter. Any other form of sign not specifically mentioned within this chapter.

6. DESIGN STANDARDS

1. SIGN FACE EXTENSION. No sign face on a building-mounted sign shall extend horizontally beyond the supporting structure a distance greater than twelve (12) inches.

2. ELECTRIC SIGNS.

1. All electric signs shall be manufactured to meet UL specifications and shall require an electrical permit.

2. Electric signs shall be watertight, with service holes to provide access to each compartment with fitted waterproof covers.

3. Any electrical equipment or apparatus of a sign which causes interference with radio or television reception shall not be allowed.

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

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

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

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

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

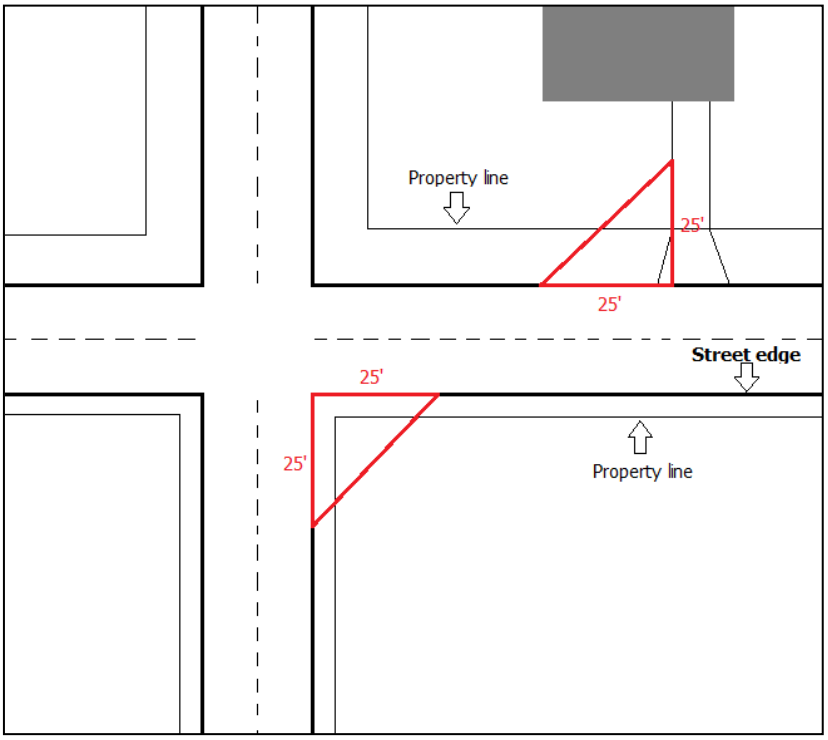
8. OBSTRUCTION OF FIRE EXITS, LIGHT, OR VENTILATION. No sign shall be permitted to obstruct or interfere in any way with free use of any door, window, fire escape, nor to obstruct or impair operation of any opening required for or ventilation.

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

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

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

Figure 165.18-1 Vision Triangle



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

8. GROUND-MOUNTED SIGNS

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

2. SIGN BASE AND SURROUND. All sign bases and surrounds shall be designed and constructed of materials that are similar to those used on the principal building. Sign bases and surrounds shall consist of masonry or similar durable materials, such as brick, stone, block, and other masonry or concrete materials, and shall be compatible with other structures and signs in the development. Metal skirting around a supporting

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

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

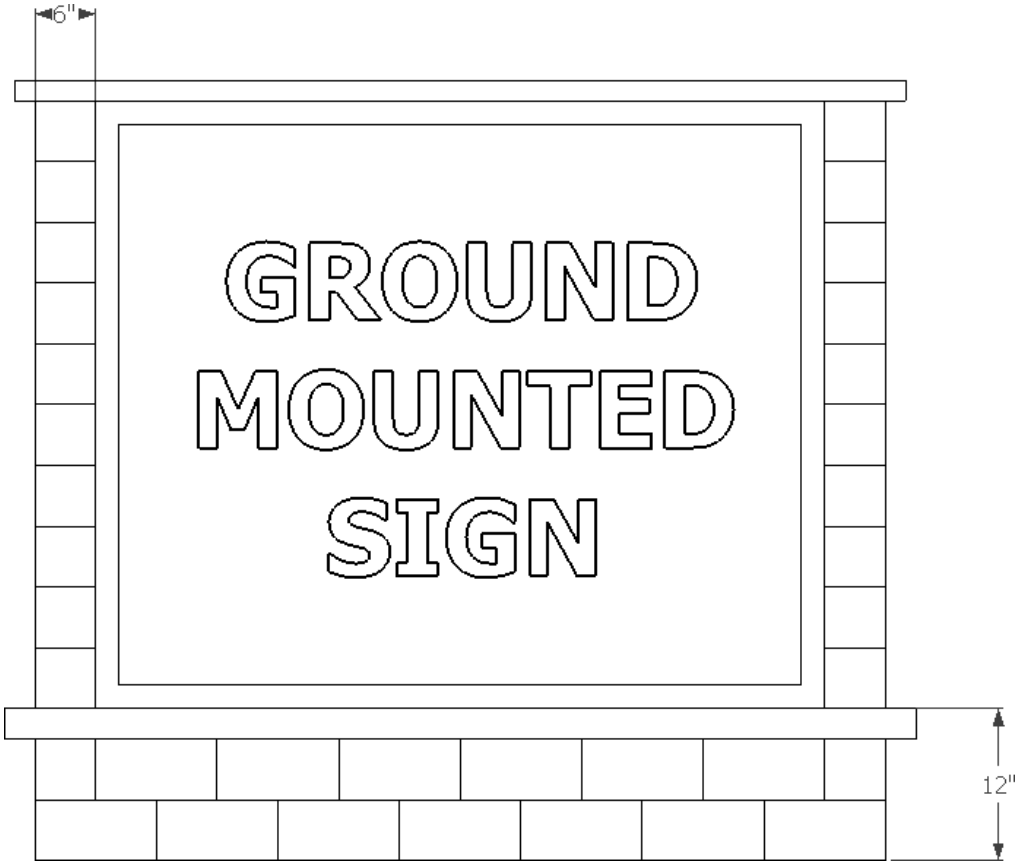
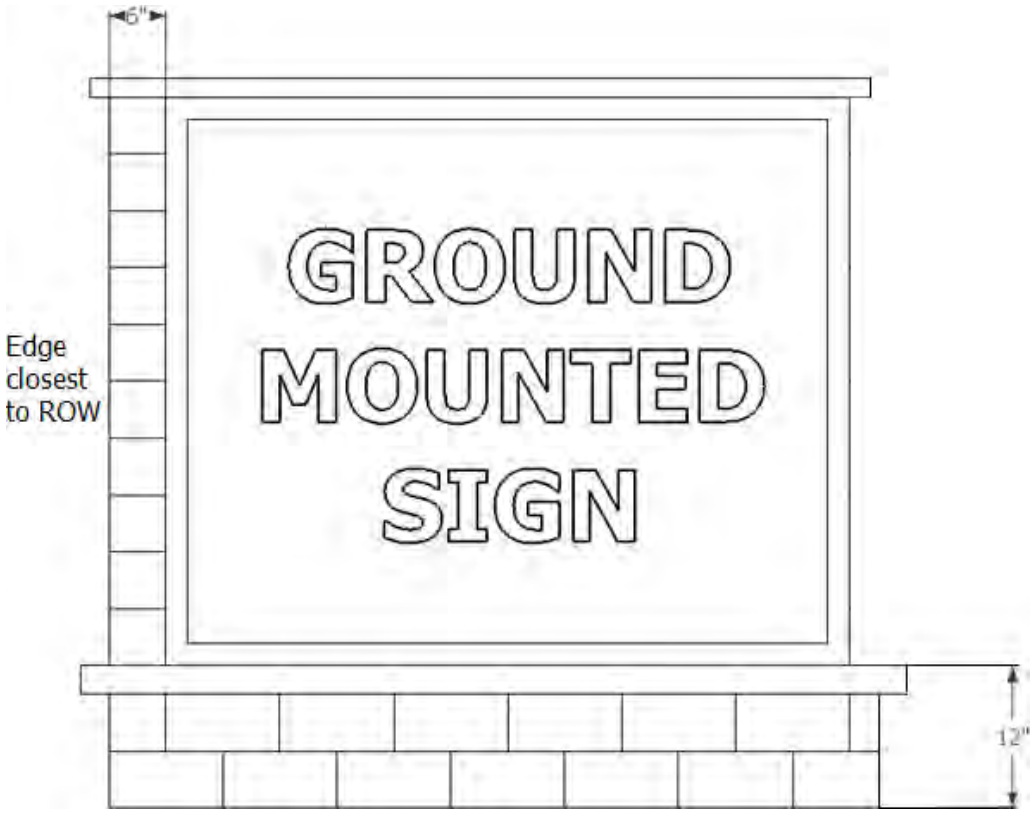


Figure 165.18-3 Ground-Mounted Signs Perpendicular to the Right-of-Way



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

Table 165.18-1 Ground-Mounted Sign Regulations

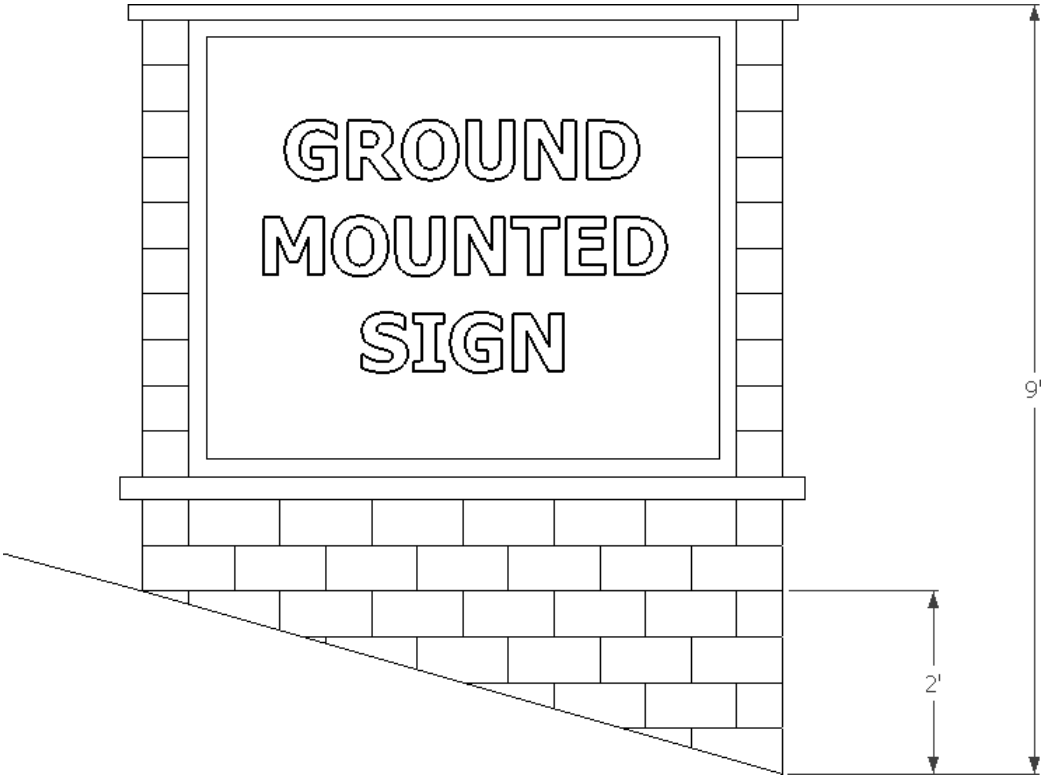
Setback from Property Line (feet)	Total Height of the Structure (feet)	Area of Sign Face (square feet)
5	5	30
6	6	35
7	7	40
8	8	45
9	9	50
10	10	55
11	11	60
12	12	65
13	13	70
14	14	75
15	15	80

4. SETBACK REQUIREMENT: The minimum setback required for ground-mounted signs shall be five (5) feet. All signs shall have a side setback not less than the height of the sign but in no case less than five (5) feet.

5. WIDTH: The maximum width of a ground-mounted sign structure shall be ten (10) feet.

6. HEIGHT: The maximum height of a ground-mounted sign structure shall be five (5) feet; provided, however, the maximum height may be increased one (1) foot for each additional one (1) foot of setback over the minimum required setback to a maximum sign structure height of fifteen (15) feet. See Table 165.18-1 for more information. For the purpose of measuring the height of the sign structure when the sign is placed on a slope, the ground surface at the midpoint between the elevation of the leading and trailing edge shall be considered the point of measurement. Where the street is substantially higher or lower than the proposed sign location, the Zoning Administrator may provide variations on the height requirement as described in this chapter. "Substantially" is defined, in this case, as a change in vertical distance greater than five (5) feet. In figure 165.18-4 below, the sign height would be calculated at eight (8) feet in height.

Figure 165.18-4 Ground-Mounted Sign Height on Slope



7. MONOLITHIC OR COLUMNAR LINE: Ground-mounted signs shall have a monolithic or columnar line that maintains essentially the same profile from grade to top.

8. MULTI-TENANT SIGNS. All ground-mounted signs that display more than one (1) tenant shall utilize a consistent earth tone or neutral field color for the copy area of the sign.

9. BUILDING-MOUNTED SIGNS

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

1. One and one-half (1 ½) square feet of sign area may be erected for every linear foot of tenant frontage to a maximum of five hundred (500) square feet.

2. In the case that a tenant has frontage along more than one (1) street, the total sign area shall be calculated off of no more than two (2) street frontages, up to a maximum of seven hundred (700) square feet.

3. In the case that a tenant is not oriented towards a street frontage, the maximum sign area shall be calculated off of the building face where the front entrance is located.

4. In the case that a tenant within a multi-tenant building is not oriented towards a street frontage and desires to place a sign on the elevation that faces a street frontage, the maximum sign area allowed to be displayed by all tenants on the street facing frontage shall be one and one-half (1 ½) square feet of sign area per linear foot of building frontage.

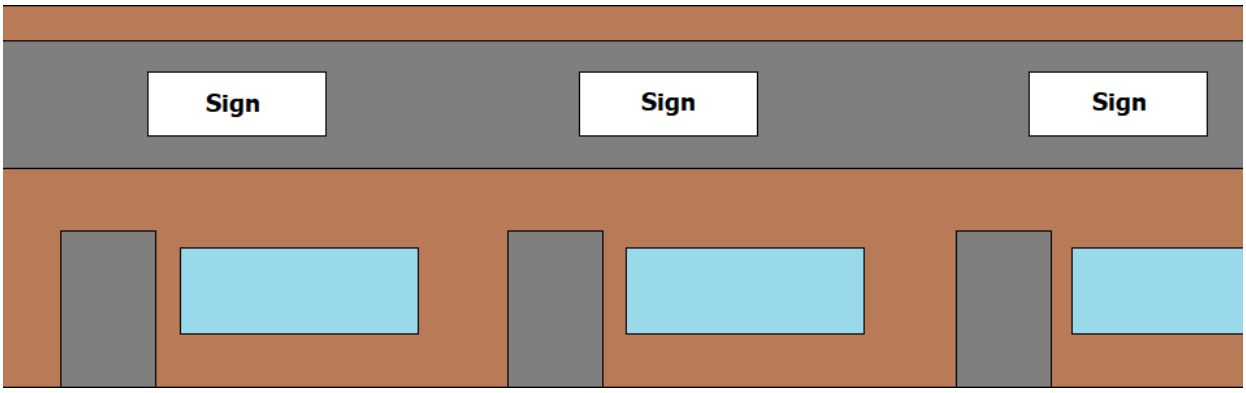
5. Signs can be placed on any building face. However, no more than one and one-half (1 ½) square feet of sign area per linear foot is permitted on any one (1) building face.

6. Any number of signs can be displayed on the building up to the maximum sign area permitted.

2. MULTI-STORY BUILDINGS: In the case of a multi-story building, the maximum square footage for each building or tenant sign shall be one (1) square foot of sign area for every linear foot of building or tenant frontage. In the event that a tenant occupies more than one story, they shall only be permitted to count the frontage on one story.

3. MULTI-TENANT BUILDINGS: In the case of a multi-tenant building, location of tenant signs shall be placed upon the building in a consistent manner. See figure 165.18-5 below.

Figure 165.18-5 Multi-Tenant Sign Location



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

10. SUBDIVISION SIGNS.

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

11. CITY FACILITY SIGNS.

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

12. ELECTRONIC MESSAGE BOARDS

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

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

1. Electronic message boards may change no more than one time in a 24-hour period and shall not include any flashing, flowing, scrolling, alternating or blinking lights.

2. The background of the electronic message board shall be black.

3. All text on the electronic message board shall be the same solid color. One color is permitted per 24-hour period.

4. Electronic message boards shall be integral to and a part of an approved ground-mounted sign.

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

13. WINDOW SIGNS.

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

14. ADDRESSES.

Address letters on any building shall be required and shall meet the minimum standards outlined within the Fire Code, however shall not exceed more than 150% of the minimum height. Addresses shall not count toward the permitted wall sign or ground- mounted sign area.

15. HOME OCCUPATION SIGNS

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

16. TEMPORARY SIGNS AND FLAGS.

A. FLAGS

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

   A. NUMBER OF FLAG POLES

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

2. All residential properties shall be permitted one (1) building-mounted flag pole and one (1) ground-mounted flag pole.

B. COMMERCIAL FLAGS

1. All non-residential uses shall be permitted to display no more than thirty (30) square feet of commercial flag area on any one (1) flag pole.

2. All residential uses shall be permitted to display no more than fifteen (15) square feet of commercial flag area on any one (1) flag pole.

3. Flag Poles shall not exceed thirty-five (35) feet in height. Minimum setback from property line shall be the height of the flagpole.

C. NON-COMMERCIAL FLAGS

1. All non-residential uses shall be permitted to display no more than sixty (60) square feet of non-commercial flag area on any one (1) flag pole.

2. All residential uses shall be permitted to display no more than fifteen (15) square feet of non-commercial flag area on any one (1) flag pole.

3. Flag Poles shall not exceed thirty-five (35) feet in height. Minimum setback from property line shall be the height of the flagpole.

2. Flags shall be displayed on flagpoles only. Flags displayed on light poles, utility poles, etc., except for city sponsored events, shall be prohibited.

3. Multi-family uses shall be considered non-residential uses and follow the flag regulations for non-residential uses.

B. TEMPORARY SIGNS FOR RESIDENTIAL USES

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

A. Yard Signs

B. Detached Rigid Signs

C. Banners, Detached or Attached

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

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

D. TEMPORARY SIGNS FOR NON-RESIDENTIAL USES

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

A. Yard Signs

B. Detached Rigid Signs

C. Banners, Detached or Attached

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

E. A-Frame Style Signs

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

D. NON-COMMERICAL TEMPORARY SIGNS

In addition to any permitted commercial sign, all properties shall be granted a maximum of thirty-five (35) square feet of sign area for the display of non-commercial temporary signage. The minimum setback of a non-commercial temporary signs shall be five (5) feet from property line. The maximum height of any non-commercial temporary sign shall be six (6) feet. Under no circumstances shall any non-commercial temporary sign be illuminated or be located on public property.

E. TEMPORARY SIGNS ON CITY PROPERTY. Temporary signs are permitted on City property in the areas designated in figures 165.18-6 and 165.18-7 below. No such sign shall be placed within a road median and shall not block visibility of pedestrians and motorists. Temporary signs on City property shall only be placed by schools or school organizations. Temporary signs within the right-of-way shall be limited to six (6) square feet and shall be no taller than four (4) feet in height. Such signs shall be limited to six (6) periods per year. Each temporary sign event shall last for a period of not more than fourteen (14) days. Temporary signs must be separated by at least five (5) feet in distance. Temporary signs on City property are only permitted to be yard signs.

Figure 165.18-6 Permitted Locations for Temporary Signs on City Property at Waterworks Park



Figure 165.18-7 Permitted Locations for Temporary Signs on City Property at the South Sports Complex



17. SIGNS ON PUBLIC PROPERTY

It is unlawful for any person to paint, print, or in any way affix any picture, bill, sign, signboard, poster or advertising material on any post, utility pole, fire escape, hydrant, curb, sidewalk, tree, lamppost or other structure of any kind on, or as to overhang or protrude over any property owned by the city or any easement of the city, except as otherwise permitted elsewhere in this chapter. No sign shall be located on or allowed to extend over public property except as permitted elsewhere in this chapter or expressly permitted by City Council. Zoning Administrator is hereby authorized and empowered to remove any such sign at the expense of the parties responsible for erection of such signs.

18. PLANNED UNIT DEVELOPMENT SIGNS.

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

19. GOVERNORS DISTRICT SIGNS.

A. Except as otherwise stated in this section, signs within the Governors District shall comply with all other sign regulations established in this chapter.

B. PROJECTING WALL SIGNS. Projecting wall signs are permitted within the Governors District and shall comply with the following regulations.

1. One (1) projecting sign per building.
2. Signs shall project no more than six (6) feet from the building façade.
3. Projecting signs must be installed so that the sign face is perpendicular to the building façade.
4. Projecting signs shall provide at least eight (8) feet from the bottom of the sign to the grade below.
5. Projecting signs shall not be larger than twenty (20) square feet. Only one (1) face of a projecting sign shall be counted towards the allowed wall signage of a building or tenant frontage.
6. No projecting sign shall extend above the parapet or roof line.
7. If internally illuminated, all projecting signs shall be designed in such a manner that only the text, copy or graphic of the sign is illuminated and the background is opaque.
8. Due to the minimal setback of buildings in the Governors District, projecting signs may be allowed over the public right-of-way, but a hold harmless agreement, indemnification of the City, and proof of insurance must be provided.

C. A-FRAME SIGNS. One (1) A-frame sign is permitted per tenant and shall be placed in front of the tenant space. Such signs shall be limited to four (4) feet in height. A minimum five (5) foot unobstructed walking path shall be maintained on the public sidewalk. A minimum two (2) foot setback is required from the street curb. A-Frame signs are only permitted to be displayed during business hours. A-frame signs shall be located outside of the vision triangle.

20. EXCEPTIONS.

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

21. PERMIT REQUIREMENTS; FEES; EXCEPTIONS

A. PERMIT REQUIRED; PAYMENT OF FEE: It is unlawful for any person to erect, alter or relocate within the city any sign without first obtaining a permit from the Development Services Department and paying the fee required herein unless provided elsewhere. No person shall erect, construct, or maintain any sign upon any property or building without the consent of the owner or person entitled to possession of the property or building. Application for permits shall be submitted to the Development Services Department.

B. PERMIT FEES: Every applicant before being granted a permit hereunder shall pay to the city a permit fee in an amount determined by resolution of the City Council from time to time.

C. SIGNS NOT NEEDING PERMIT: The following signs do not require a permit:

1. Temporary signs for residential uses.

2. Traffic or other municipal signs, city facility signs, civic or service organizations, legal notices, railroad crossing signs, danger, and such temporary, emergency and non-advertising signs as may be approved by City Council.

3. Non-commercial signs.

4. Flag poles and flags.

5. Private ground-mounted traffic control signs.

6. Window Signs.

7. Temporary signs in City right-of-way as permitted in this chapter.

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

9. Any sign under two (2) square feet.

10. Addresses

22. INSPECTIONS

All construction work for which a permit is required shall be subject to inspection by the building official or their designee. All such construction or work, including footings and foundations (structural and location), electrical connections, etc., shall remain accessible and exposed for inspection until approved. Approval as a result of an inspection shall not

be construed to be an approval of a violation of the provisions of this code. Inspections presuming to give authority to violate or cancel the provisions of this code shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes and to schedule and be present for the required inspections. Neither the building official nor the city shall be liable for expense entailed in the removal of any material required to allow inspection.

23. MAINTENANCE

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

24. NON-CONFORMING SIGNS

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

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

25. OBSOLETE SIGNS

Any obsolete sign now or hereafter existing shall be taken down and removed by the owner, agent or person having beneficial use of the building or land upon which the sign may be found within thirty (30) days after written notification from the Zoning Administrator or their designee and, upon failure to comply with such notice within the

time specified in such order, the Zoning Administrator is hereby authorized to cause removal of such sign face, and any expense thereto shall be paid by the owner of the building or structure to which the sign is attached.

26. SUBSTITUTION

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

27. SEVERABILITY

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

12-15 Parking Regulations

12-15-1 Off-Street Parking, Circulation, and Loading.

1. PURPOSE

   The purpose of this chapter is to protect the health, safety, and general welfare of the citizens, prevent traffic congestion and hazards, provide for proper traffic safety by preserving the public thoroughfares for the unimpaired movement of pedestrian, bicycle, and vehicular traffic, provide for attractive, secure, properly lighted, and well screened off street parking facilities, assure the mobility and access of emergency vehicles, provide for appropriately designed parking facilities in proportion to the needs generated by the varying types of land use, and minimize the negative visual impacts of large expanses of parking by reducing glare from parking lots through open space and landscaping around the parking areas.

2. JURISDICTION

The lawful use of parking facilities existing at the time of the enactment of this chapter may be continued although such use may not conform to the regulations herein. For those parking facilities permitted before the adoption of these regulations, such facilities shall be classified as "permitted nonconforming" facilities. No permit shall be issued for any lot, tenant, or development after the effective date hereof and not in substantial conformity with the provisions of these regulations. Nor shall any parking facility, except as herein specified, be substantially improved, converted, enlarged, or otherwise altered without conforming to the provisions of this chapter.

3. APPLICABILITY

In all districts, in connection with every industrial, commercial, business, recreational, or dwelling use, and all other uses, space for off street parking and storage of vehicles shall be provided in accordance with all of the following regulations except as elsewhere provided herein.

4. OFF-STREET PARKING AND CIRCULATION REGULATIONS

A. OFF-STREET PARKING AND CIRCULATION REQUIRED

1. Every parcel of land hereafter used as a public or private parking area, including commercial parking lots, shall be developed and maintained in accordance with the following requirements.

B. OFF-STREET PARKING AND CIRCULATION GENERAL PROVISIONS

1. Raised PCC curbing shall be installed and maintained along the entire perimeter of all parking, storage and display areas, except for single family attached and detached dwellings.

2. Required off-street parking facilities shall be primarily for the parking of operable private passenger automobiles of occupants, patrons, or employees of the principal use served. Required parking spaces shall not be used for the commercial sale, display, rental, or repair of other motor vehicles, unless that is the principal use of the site. Parking areas shall not be used for storage.

3. Any lighting used to illuminate off-street parking areas shall be arranged and oriented to direct the light away from adjoining premises in any "R" District. This can be accommodated by the use of downcast fixtures and shields.

4. Surface parking lots shall conform to the landscaping, screening, and lighting requirements set forth in the Zoning Regulations.

5. All parking spaces, except parking spaces for single family attached and detached dwellings, shall be striped in accordance with the approved site plan. The striping is to remain maintained in a clear and visible manner.

6. Off-street parking facilities, including (but not limited to) parking lots, loading zones, and residential driveways shall accommodate the maneuvering and circulation of all vehicles on site, so as not to impair the movement of vehicles on public streets. Except single-family and two-family dwellings, townhomes, or properties within the Governors District, there shall be no backing of any vehicle from an off-street parking space into a public street or alley.

7. All required off-street parking and circulation areas, shall be surfaced with an asphaltic or portland cement binder pavement or similar surface, so as to provide a durable and dustless surface. They shall be graded and drained to dispose of all surface water accumulation within the area, and shall be arranged and marked to provide for orderly and safe loading or unloading and parking of self-propelled vehicles.

8. No off-street parking and circulation areas shall be located upon a property unless an approved principal use is also located upon the property.

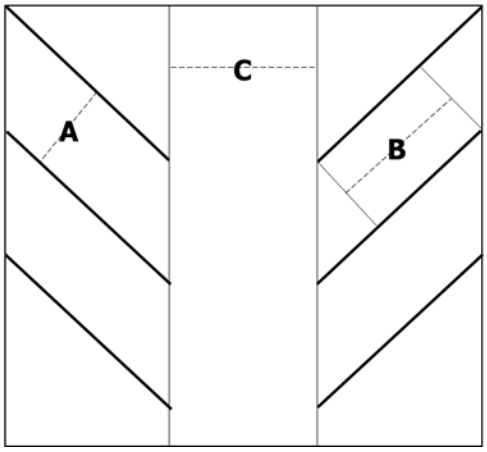
C. OFF-STREET PARKING AND CIRCULATION DIMENSIONS

1. Off-Street Parking Dimensions:

a) Parking spaces shall have a dimension of not less than nine (9) feet in width, and eighteen (18) feet in length. Parking stall length shall be measured from the edge of pavement to the top of the stall on the same angle as the striping. The width of the stalls shall be measured from the center of a stripe to the center of the next stripe and taken perpendicular to the stripes. Figure 165.34-1

Figure 165.34-1

A – Stall width
B – Stall length
C – Aisle width



b) Angled parking stalls shall be measured as demonstrated in Figure 165.34-1.

c) The length of parking stalls may be reduced to sixteen and one half (16 ½) feet, if an additional one and one-half (1 ½) feet is provided for the overhang of vehicles.

d) Any parking space parallel to a wall or other solid barrier shall be widened by an additional two (2) feet.

e) All parking spaces abutting a sidewalk shall have a minimum sidewalk width of six (6) feet. The sidewalk shall be widened by at least one and one-half (1 ½) feet if parking stall depth has been reduced to sixteen and one-half (16 ½) feet. When the front of a parking space abuts open space within the perimeter of the parking lot, the minimum width of the open space shall be five feet.

2. Off-Street Parking and Driveway Setbacks:

a) No part of any parking space or driveway shall be closer than ten (10) feet to any established street right-of-way line unless such parking space is within a single-family or two-family residential driveway.

b) No part of any parking space or driveway shall be closer than five (5) feet to any established side or rear yard property line.

c) No part of any parking space or driveway shall be closer than five (5) feet to any existing or planned trail or sidewalk.

d) In the event that a parking lot adjoins an "R" District, it shall be set back at least twenty (20) feet from the "R" District boundary and shall be effectively landscaped and screen planted in accordance with the Zoning Ordinance.

3. Off-Street Driveway Dimensions:

a) Except for single-family or attached dwellings, the minimum width of a one-way driveway shall be sixteen (16) feet. The minimum width of a two-way driveway shall be twenty-four (24) feet.

b) Where a parking lot does not abut on a public or private parking street, alley or easement of access, there shall be provided an access drive not less than ten (10) feet in width in the case of a dwelling, and not less than sixteen (16) feet in width in all other cases leading to the loading or unloading spaces and parking or storage areas. However, such easement of access or access drive shall not be located in any residential district, except where serving a permitted use in a residential district.

c) All driveways used for the purpose of queuing in relation with a drive-through facility shall be a minimum of twelve (12) feet in width.

D. OFF-STREET PARKING SPACE MINIMUM REQUIREMENTS

1. In all districts, unless otherwise noted herein, space for parking of vehicles shall be provided in accordance with the following schedule. Fractional space requirements shall be rounded up to the next whole space.

Off-Street Parking Spaces Required by Use	
Use	Minimum Parking Spaces Required

Assembly halls, auditoriums, dance halls, event space, theaters, stadiums, and arenas	One (1) space for each four (4) seats or twenty (20) spaces per one thousand (1,000) square feet if there are no fixed seats
Assisted living facility	One (1) space per eight (8) beds, plus one (1) space per three (3) employees, plus, one (1) space for each resident staff member
Automobile sales	Two (2) spaces per one thousand (1,000) square feet of sales floor area. The off-street parking shall be in addition to automobile display areas.
Automobile service, repair	Four (4) spaces per service bay
Bank	Three (3) spaces per one thousand (1,000) square feet of gross floor area
Barber shop, beauty salon, spa	Four (4) spaces per one thousand (1,000) square feet of gross floor area
Business, professional office	Three (3) spaces per one thousand (1,000) square feet of gross floor area
Bowling ally	Three (3) spaces for each lane. Additional uses require the appropriate parking ratios.
Carwash	One (1) space per staffed employee, plus three (3) queuing spaces per bay
Child care facility, daycare	One (1) space per employee for the maximum staffing period, plus one (1) parking or loading space for every six (6) children
Church, house of worship	One (1) space per three (3) seats in the auditorium including balconies
Civic uses	Three (3) spaces per one thousand (1,000) square feet of gross floor area

Commercial entertainment	One (1) space per one thousand (1,000) square feet of outdoor entertainment area and building area combined
Commercial school or studio	One (1) space per two (2) employees, plus one (1) space per five (5) students plus one (1) space per four (4) seats in the auditorium. In no case shall there be less than five (5) spaces.
Drive-thru (non-food related uses)	Three (3) queuing spaces before the pick-up window
Drive-thru (food related uses)	Five (5) queuing spaces before the pick-up window
Fitness center, health club	Two and one-quarter (2.25) spaces per one thousand (1,000) square feet of gross floor area
Flexible space (retail/office)	Six (6) spaces per one thousand (1,000) square feet of gross building area
Flexible space (industrial/warehouse)	Two and one-half (2.5) spaces per one thousand (1,000) square feet gross floor area
Funeral homes, mortuary	One (1) space for each four (4) seats in the principal auditorium or ten (10) spaces per one thousand (1,000) square feet gross floor area if there are no fixed seats. Hearse parking shall be enclosed within the building or screened on all sides with opaque fencing or wall.
Gas station	Three (3) spaces per one thousand (1,000) square feet of gross floor area. A maximum of 50% of the pump parking spaces can count toward the required parking.
Home improvement store (over 100,000 square feet)	Two (2) spaces per one thousand (1,000) square feet gross floor area

Hospital	One and one-half (1.5) spaces for each one (1) bed
Hotel, motel, lodging	One and one quarter (1.25) spaces per room
Independent living facility	One and one-quarter (1.25) spaces per unit, plus one (1) visitor spaces per five (5) units
Industrial, manufacturing plant	One (1) space for each three (3) employees on the maximum working shift, but in no case less than one (1) space for each one thousand (1,000) square feet of gross floor area
Medical or dental office	Three (3) spaces per one thousand (1,000) square feet of gross floor area
Multi-family	Two (2) spaces per unit, plus one (1) visitor space per five (5) units. Twenty-five (25) percent of the required spaces shall be enclosed.
Restaurant, tavern, bar	Ten (10) spaces per 1000 square feet gross floor area
Retail store, shops, super markets, etc.	Four (4) spaces per one thousand (1,000) square feet of gross floor area
School (elementary or middle school)	One (1) space per employee, plus one (1) space per four (4) seats in the auditorium or gymnasium
School (high school, college, university, vocational)	One (1) space per employee, plus one (1) space per four (4) students at capacity, plus one (1) space per four (4) seats in the auditorium or gymnasium
Self-storage, mini warehouse	Three (3) spaces per one thousand (1,000) square feet of gross floor area of

	the office. One (1) space per unit for internally accessed storage units.
Single-family detached and two-family	Two (2) spaces for each dwelling unit, exclusive of private garages
Single-family attached	Two (2) spaces for each dwelling unit, plus one (1) visitor space per five (5) dwelling units
Veterinary clinic, kennel, pet daycare	One and one-half (1.5) spaces per exam room, plus one (1) space per six (6) animal capacity
Wholesale establishment, warehouse	One (1) space for each two (2) employees, but in no case less than one (1) space for each two thousand (2,000) square feet of gross floor area

2. Uses located within the Governors District are exempt from the minimum parking requirements, however are required to ensure practical parking provisions are provided.

3. In case the parking requirement of a building or use is not specifically mentioned herein, the parking space requirements for a use which is listed above and to which said use is similar, shall apply as determined by the Zoning Administrator. If no similar use is listed, the Zoning Administrator shall determine the parking space requirements based upon other available references or qualified sources of information to adequately determine parking demand.

4. Outdoor patron use areas or areas used for assembly shall be included in the gross floor area (GFA) for calculating parking requirements. Outdoor dining or drinking areas shall be included in the GFA for bars, restaurants, and taverns when calculating parking requirements. Outdoor dining or drinking areas shall not be required to provide parking for the first three hundred (300) square feet of area.

5. For a building where a single tenant has multiple uses, parking spaces shall be provided in accordance with the parking requirements of each use. An example of a mixed-use building is one

containing a combination of both office and manufacturing uses. The area dedicated to each use can be calculated at its individual requirement, at the discretion of the community development director. The tenant may need to demonstrate that the parking can meet the more restrictive standard if the uses are changed.

6. If the use of a building is changed or expanded, the minimum number of required parking spaces for the use shall be provided onsite.

E. OFF-STREET PARKING MAXIMUM REQUIREMENTS

1. Requests to exceed the maximum surface parking requirement by more than 25 percent shall demonstrate need by providing a market analysis, estimated employee count, floor plans, or other similar materials. The request must also provide a projection of future demand, and consideration and evaluation of alternative parking management practices (e.g., shared parking, shuttle, valet, etc.).

2. In no case shall the additional parking over 25 percent of the minimum required be provided without providing additional open space within the site, equal to or greater than the area of parking and adjoining circulation area in excess of the minimum required. This additional open space shall be in addition to the minimum open space required for the site. Additionally, the City Council may conditionally approve the additional parking subject to a phased construction schedule, creative surfacing for overflow parking areas or additional open space and/or landscaping.

F. OFF-STREET SHARED PARKING REQUIREMENTS

1. The number of required parking spaces for uses with differing business hours that share a parking lot may be reduced by 25 percent of the total required for each use if it is determined by the Zoning Administrator that such reduction will not have a negative impact on the congestion or safety of the development or adjoining developments

G. OFF-STREET RESIDENTIAL PARKING REQUIREMENTS

1. Off-street parking areas in residential districts shall be provided on the same lot with the principal use. Off-street parking may occupy any required yard. No required off-street loading areas shall be located in the required front yard in a residential district. This provision shall not prohibit parking on a driveway leading to a single- or two-family dwelling.

2. Driveways for individual single-family residences shall not be located closer than two (2) feet from an adjoining residential lot line, unless such driveway is jointly used by adjoining property owners and a joint easement has been recorded with the county recorder.

H. OFF-STREET ADA PARKING REQUIREMENTS

1. The owner, contractor, and developer shall comply with all federal, state and local laws regarding handicapped parking including, but not limited to, Iowa Code chapter 321L and the Americans with Disabilities Act.

2. Handicapped parking spaces required by federal, state, and local laws shall count toward meeting the requirements of this chapter.

I. EXCEPTIONS

1. Upon consultation by the City Engineer and recommendation of the Planning and Zoning Commission, a parking space does not have to be hard surfaced if it will be used for the storage of heavy equipment within M-2 and M-3 zoning districts, and in that case, it may be surfaced with recycled asphalt or other like material to provide a dustless surface area. All driveways or access areas leading to the storage area must be hard surfaced with an asphaltic surface or portland cement. The alternate parking surface shall be limited to 15% of the site but in no case more than one (1) acre in size and cannot be located within an overlay district. All heavy equipment storage shall be screened with landscaping and fencing.

5. OFF-STREET LOADING REGULATIONS

A. OFF-STREET LOADING SPACES REQUIRED

1. Any building or part thereof hereafter erected, which requires the receipt or distribution by vehicles of material or merchandise, shall provide and maintain on the same lot with such building, at least one (1) off-street loading space for each loading door or dock.

2. Space allocated to any loading use shall not be used to satisfy the number of required motor vehicle parking spaces.

B. OFF-STREET LOADING SPACE DIMENSIONS:

1. Loading areas abutting a dock shall provide loading spaces no less than twelve (12) feet in width and forty (40) feet in length.

2. Loading areas not abutting a dock shall provide loading spaces no less than ten (10) feet in width and twenty-five (25) feet in length.

C. OFF-STREET LOADING AREA LOCATIONS:

1. Loading areas shall be oriented away from the public street right-of-way.

2. In the event that placement of the loading area is visible from the public right-of-way, or adjoining any "R" District, screening shall be required to decrease the visibility of the loading area from public view and adjoining "R" District property. Loading areas adjoining an "R" district shall be set back at least twenty (20) feet from the common property line. Loading areas adjoining a district other than an "R" district must be at least 5 feet from the property line.

3. No portion of a public street or alley should be allowed to accommodate loading area functions unless otherwise designated by the City.

12-16 Flood Control

12-16-1 FPM (FLOOD PLAIN MANAGEMENT OVERLAY) DISTRICT REGULATIONS.

1. Purpose. It is the purpose of this section to promote the public health, safety and general welfare by minimizing those flood losses described in subsection 2 below with provisions designed to:

A. Restrict or prohibit uses which are dangerous to health, safety or property in times of flood or which cause excessive increases in flood heights or flood water velocities;

B. Require that uses vulnerable to floods, including public utilities which service such uses, be protected against flood damage at the time of initial construction;

C. Assure that eligibility is maintained for property owners in the community to purchase flood insurance through the National Flood Insurance Program.

2. Findings of Fact. It is hereby declared that the flood plain areas of the City are subject to periodic inundation which can result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the health, safety and general welfare of the community. These losses, hazards and related adverse effects are caused by the occupancy of flood plain areas by uses vulnerable to flood damages which create hazardous conditions as a result of being inadequately elevated or otherwise protected from flooding and by the cumulative effect of flood plain construction on flood flows, which causes increases in flood heights and flood water velocities. This section relies upon engineering methodology for analyzing flood hazards which is consistent with the standards established by the Iowa Department of Natural Resources.

3. Compliance. No structure or land shall hereafter be used and no structures shall be located, extended, converted or structurally altered without full compliance with the terms of this section and other applicable regulations which apply to uses within the jurisdiction of this section.

4. Interpretation. In their interpretation and application, the provisions of these regulations shall be held to be minimum requirements for the promotion of the public health, safety, and general welfare.

5. Conflict. These regulations are not intended to interfere with, abrogate, or annul any other ordinance, rule or regulation, statute, or other provisions of law. Where any provision of these regulations imposes restrictions different from those imposed by any other provision of these regulations or regulations by any other ordinance, rules or regulations, or other provision of law, whichever provisions are more restrictive or impose higher standards shall control. These regulations are not intended to abrogate any easement, covenant or other private agreement or

restriction provided that where the provisions of these regulations are more restrictive or impose higher standards or regulations than such easement, covenant, or other private agreement or restriction, the requirements of these regulations shall govern.

6. Warning and Disclaimer of Liability. The degree of flood protection required by these regulations is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions. Flood heights may be increased by manmade or natural causes, such as ice jams and bridge openings restricted by debris. These regulations do not imply that areas outside the flood plain areas or land uses permitted within flood plain areas will be free from flooding or flood damages. These regulations shall not create liability on the part of the City or any officer or employee thereof for any flood damages that result from reliance on these regulations or any administrative decision lawfully made thereunder.

7. Amendments. Any regulations or provisions of this section may be changed and amended from time to time by the Council, after notice and hearings required by law. The Federal Insurance Administration and the Iowa Department of Natural Resources shall be notified of each amendment to the regulations or provisions of this section.

8. Flood Plain Management Overlay District Boundary.

    A. These flood plain management regulations apply to all lands designated as special flood hazard areas. These special flood hazard areas are shown on the Flood Insurance Rate Maps for Polk County, Incorporated Areas, City of Grimes, Panels 19153C0155F, 0160F, 0165F, 0166F, 0167F, 0168F, 0169F, dated February 1, 2019, which were prepared as part of the Flood Insurance Study for Polk County, are hereby adopted by reference. The flood profiles and all explanatory material contained within the Flood Insurance Study are also declared to be a part of this ordinance.

    B. The general location of the special flood hazard areas shall be determined by scaling distances on the Flood Insurance Rate Maps; however, in cases where a more precise determination is needed as to the exact location of the boundary in relation to a particular property, the determination shall be upon elevation, using the elevation reference mark set forth in the Flood Insurance Study.

9. Flood Plain Management Standards. All uses must be consistent with the need to minimize flood damage and shall meet the following applicable performance standards. Where 100-year flood data has not been provided in the Flood Insurance Study, the Department of Natural Resources shall be contacted to compute such data.

    A. All structures shall be (i) adequately anchored to prevent flotation, collapse or lateral movement of the structure, (ii) be constructed with materials and utility equipment resistant to flood damage, and (iii) be constructed by methods and practices that minimize flood damage.

    B. Residential buildings. All new or substantially improved residential structures shall have the lowest floor, including basement, elevated a minimum of one (1) foot above the 100-year flood level. Construction shall be upon compacted fill which shall, at all points, be no lower than 1.0 feet above the 100-year flood level and extend at such elevation at least 18 feet beyond the limits of any structure erected thereon. Alternate methods of elevating (such as piers) may be allowed, subject to favorable consideration by the Council and the Department of Natural Resources, where existing topography, street grades, or other factors preclude elevating by fill. In such cases, the methods used must be adequate to support the structure as well as withstand the various forces and hazards associated with flooding.

    C. Non-residential structures. All new or substantially improved non-residential structures shall have the lowest floor (including basement) elevated a minimum of one (1) foot above the base flood elevation, or together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood; and that the structure below the base flood elevation is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to North American Vertical Datum) to which any structures are floodproofed shall be maintained by the Administrator.

    D. All new and substantially improved structures:

(1) Fully enclosed areas below the "lowest floor" (not including basements) that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or meet or exceed the following minimum criteria:

a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

b. The bottom of all openings shall be no higher than one foot above grade.

c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

d. All such areas shall be used solely for parking of vehicles, building access and low damage potential storage.

E. Factory-built homes:

(1) All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be elevated on a permanent foundation such that the lowest floor of the structure is a minimum of one (1) foot above the 100-year flood level.

(2) All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be anchored to resist floatation, collapse, or lateral movement. Anchorage systems may include, but are not limited to, use of over-the-top or frame ties to ground anchors as required by the State Building Code.

10. Utility and Sanitary Systems.

A. All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system as well as the discharge of effluent into flood waters. Wastewater treatment facilities

shall be provided with a level of flood protection equal to or above the minimum floodproofing/flood protection elevation.

B. Onsite waste disposal systems shall be located or designed to avoid impairment to the system or contamination from the system during flooding.

C. New or replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system. Water supply treatment facilities shall be provided with a level of protection equal to or above the minimum floodproofing/flood protection elevation.

D. Utilities such as gas and electrical systems shall be located and constructed to minimize or eliminate flood damage to the system and the risk associated with such flood damaged or impaired systems.

11. Flood Control Structures. Flood control structural works such as levees and flood walls shall provide, at a minimum protection from a 100-year flood with a minimum of three (3) feet of design freeboard and shall provide for adequate interior drainage. In addition, flood control structural works shall be approved by the Iowa Department of Natural Resources.

12. Subdivisions. Subdivisions (including factory-built home parks and subdivisions) shall be consistent with the need to minimize flood damages and shall have adequate drainage provided to reduce exposure to flood damage. Development associated with subdivision proposals (including the installation of public utilities) shall meet the applicable performance standards of this ordinance. Subdivision proposals intended for residential use shall provide all lots with a means of access which will be passable by wheeled vehicles during the base flood. Proposals for subdivisions greater than five (5) acres or fifty (50) lots (whichever is less) shall include base flood elevation data for those areas located within the Special Flood Hazard Areas.

13. Storage of Materials. Storage of materials and equipment that are flammable, explosive or injurious to human, animal or plant life is prohibited unless elevated above the minimum floodproofing/flood protection elevation. Other material and equipment must either be similarly elevated or (a) not be subject to major flood damage and be anchored to prevent movement due to flood waters, or (b) be readily removable from the area within the time available after flood warning.

14. Accessory Structures to Residential Uses.

A. Detached garages, sheds, and similar structures that are incidental to a residential use are exempt from the base flood elevation requirements where the following criteria are satisfied.

(1) The structure shall be designed to have low flood damage potential. Its size shall not exceed six hundred (600) sq. ft. in size. Those portions of the structure located less than one (1) foot above the base flood elevation must be constructed of flood-resistant materials.

(2) The structure shall be used solely for low flood damage potential purposes such as vehicle parking and limited storage. The structure shall not be used for human habitation.

(3)The structure shall be constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters.

(4)The structure shall be firmly anchored to resist flotation, collapse and lateral movement.

(5)The structure's service facilities such as electrical and heating equipment shall be elevated or floodproofed to at least one foot above the base flood elevation.

(6)The structure's walls shall include openings that satisfy the provisions of Section 165.33(9) D1 of this chapter.

B. Exemption from the 100-year flood elevation requirements for such a structure may result in increased premium rates for flood insurance coverage of the structure and its contents.

15. Floodway Capacity. No use shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch, or other drainage facility or system.

16. Channel Changes. Watercourse alterations or relocations (channel changes and modifications) must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the Iowa Department of Natural Resources.

17. Special Floodway Provisions. In addition to the General Flood Plain Standards, uses within the floodway must meet the following applicable standards. The floodway is that portion of the flood plain which must be protected from developmental encroachment to allow the free flow of flood waters. Where floodway data has been provided in the Flood Insurance Study, such data shall be used to define the floodway limits. Where no floodway data has been provided, the Iowa Department of Natural Resources shall be contacted to provide a floodway delineation.

    A. No use shall be permitted in the floodway that would result in any increase in the 100-year flood level. Consideration of the effects of any development of flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.

    B. All uses within the floodway shall:

        (1) Be consistent with the need to minimize flood damage.

        (2)Use construction methods and practices that will minimize flood damage.

        (3)Use construction materials and utility equipment that are resistant to flood damage.

    C. No use shall affect the capacity or conveyance of the channel or floodway or any tributary to the main stream, drainage ditch, or any other drainage facility or system.

    D. Structures, buildings and sanitary and utility systems, if permitted, shall meet the applicable General Flood Plain Standards and shall be constructed or aligned to present the minimum possible resistance to flood flows.

    E. Buildings, if permitted, shall have a low flood damage potential and shall not be for human habitation.

    F. Storage of materials or equipment that are buoyant, flammable, explosive or injurious to human, animal or plant life is prohibited. Storage of other material may be allowed if readily removable from the floodway within the time available after flood warning.

G. Watercourse alterations or relocations (channel changes and modifications) must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the Department of Natural Resources.

H. Any fill allowed in the floodway must be shown to have some beneficial purpose and shall be limited to the minimum amount necessary.

I. Pipeline, river or stream crossings shall be buried in the stream bed and banks or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering or due to the action of flood flows.

18. Duties and Responsibilities of Zoning Administrator. The Zoning Administrator shall administer and enforce the provisions of this section. Duties and responsibilities of the Zoning Administrator shall include, but not necessarily be limited to, the following:

A. Review all Flood Plain Development Permit applications to ensure that the provisions of this section will be satisfied.

B. Review all Flood Plain Development Permit applications to ensure that all necessary permits have been obtained from Federal, State or local governmental agencies.

C. Record and maintain a record of (i) the elevation (in relation to the North American Vertical Datum, 1988) of the lowest floor (including basement) of all new or substantially improved structures or (ii) the elevation (in relation to the North American Vertical Datum, 1988) to which all new or substantially improved structures have been floodproofed.

D. Notify adjacent communities and/or Polk County and the Iowa Department of Natural Resources prior to any proposed alteration or relocation of a watercourse.

E. Keep a record of all permits, appeals, variances and such other transactions and correspondence pertaining to the administration of this section.

19. Flood Plain Development Permit Required. A Flood Plain Development Permit issued by the Administrator shall be secured prior to initiation of any flood plain development (any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, filling, grading,

paving, excavation or drilling operations) including the placement of factory-built homes.

20. Application for Permit. Application for a Flood Plain Development Permit shall be made on forms supplied by the Zoning Administrator and shall include the following information:

    A. Description of the work to be covered by the permit for which application is to be made.

    B. Description of the land on which the proposed work is to be done (i.e. – lot, block, tract, street address or similar description) that will readily identify and locate the work to be done.

    C. Indication of the use or occupancy for which the proposed work is intended.

    D. Elevation of the 100-year flood.

    E. Elevation (in relation to the North American Vertical Datum, 1988) of the lowest floor (including basement) of buildings or of the level to which a building is to be floodproofed.

    F. For buildings being improved or rebuilt, the estimated cost of improvements and market value of the building prior to the improvements.

    G. Such other information as the Zoning Administrator deems reasonably necessary for the purpose of this section.

21. Action on Permit Application. The Zoning Administrator shall, within a reasonable time, make a determination as to whether the proposed flood plain development meets the applicable standards of this section and shall approve or disapprove the application. For disapprovals, the applicant shall be informed, in writing, of specific reasons therefore. The Zoning Administrator shall not issue permits for variances except as directed by the Board of Adjustment.

22. Construction and Use to be as Provided in Application and Plans. Flood Plain Development Permits issued on the basis of approved plans and applications authorize only the use, arrangement and construction set forth in such approved plans and application and no other use, arrangement or construction. Any use, arrangement, or construction at variance with that authorized shall be deemed a violation of this section. The applicant shall be required to submit certification by

a professional engineer or land surveyor, as appropriate, registered in the State of Iowa, that the finished fill, building flood elevations, floodproofing, or other flood protection measures were accomplished in compliance with the provisions of this section, prior to the use or occupancy of any structure.

23. Variances. The Board of Adjustment may authorize upon request in specific cases such variances from the terms of this section that will not be contrary to the public interest where owing to special conditions, a literal enforcement of the provisions of this section will result in unnecessary hardship. Variances granted must meet the following applicable standards:

    A. No variance shall be granted for any development within the floodway which would result in any increase in flood heights during the occurrence of the 100-year flood.

    B. Variances shall only be granted upon:

        (1) Showing of good and sufficient cause;

        (2)A determination that failure to grant the variance would result in exceptional hardship to the applicant; and

        (3)A determination that the granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public.

    C. Variances shall only be granted upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

    D. In cases where the variance involves a lower level of flood protection for buildings than what is ordinarily required by this section, the applicant shall be notified in writing over the signature of the Zoning Administrator that:

        (1) The issuance of a variance will result in increased premium rates for flood insurance up to amounts as high as twenty-five dollars ($25.00) for one hundred dollars ($100.00) of insurance coverage; and

        (2) Such construction increases risks to lives and property.

E. All variances granted shall have the concurrence or approval of the Iowa Department of Natural Resources.

24. Factors upon Which the Decision of the Board of Adjustment Shall Be Based. In passing upon applications for variances, the Board of Adjustment shall consider all relevant factors specified in other parts of this section, and:

A. The danger to lives and property due to increased flood heights or to the injury of others.

B. The danger that materials may be swept onto other lands or downstream to the injury of others.

C. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination and unsanitary conditions.

D. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.

E. The importance of the services provided by the proposed facility to the City.

F. The requirements of the facility for a flood plain location.

G. The availability of alternative locations not subject to flooding for the proposed use.

H. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.

I. The relationship of the proposed use to the zoning and flood plain management program for the area.

J. The safety of access to the property in times of flood for ordinary and emergency vehicles.

K. The expected heights, velocity, duration, rate of rise and sediment transport of the flood water expected at the site.

L. Such other factors which are relevant to the purpose of this section.

25. Conditions Attached to Variances. Upon consideration of the factors listed above, the Board of Adjustment may attach such conditions to the granting of variances as it deems necessary to further the purpose of this section. Such conditions may include, but not necessarily be limited to:

    A. Modification of waste disposal and water supply facilities.

    B. Limitation on periods of use and operation.

    C. Imposition of operational controls, sureties, and deed restrictions.

    D. Requirements for construction of channel modifications, dikes, levees, and other protective measures, provided such are as approved by the Iowa Department of Natural Resources and are deemed the only practical alternative to achieving the purpose of this section.

    E. Flood proofing measures.

26. The Legislator of the State of Iowa has in Chapter 414, Code of Iowa, as amended, delegated the power to cities to enact zoning regulations to secure safety from flood and to promote health and the general welfare.

27. Severability. If any section, clause, provision or portion of this ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby.

28. Recreational Vehicles

    A. Recreational vehicles are exempt from the requirements of SECTION 165.33(9) E of this ordinance regarding anchoring and elevation of factory-built homes when the following criteria are satisfied.

        (1) The recreational vehicle shall be located on the site for less than 180 consecutive days, and,

        (2) The recreational vehicle must be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system and is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

B. Recreational vehicles that are located on the site for more than 180 consecutive days or are not ready for highway use must satisfy requirements of SECTION 165.33(9)E of this Ordinance regarding anchoring and elevation of factory-built homes.

12-17 Site Plan Regulations

12-17-1 Site Plan. To assure that the design and location of multiple family residential, commercial and industrial areas will be in conformance with the zoning standards of this chapter and are properly related to and in harmony with the existing and future residential, business and industrial development of the City, including generally accepted principles of residential, commercial, industrial and urban design, a detailed site plan shall be submitted showing the proposed use and development of all multiple family residential, commercial and industrial sites for approval by the Council after review and recommendation by the Planning and Zoning Commission.

1. Procedure.

A. Whenever any person wishes to develop any tract, lot or parcel of land within the City, located in the R-3, C-1, C-2, M-1, M-1A, M-2 or M-3 zoning districts, said person shall cause to be prepared a site plan of such development and shall submit fifteen (15) copies of said site plan to the Zoning Administrator. The provisions of this section shall also be applicable to the redevelopment, enlargement or extension of more than twenty-five percent (25%) of any multiple family residential, commercial or industrial uses and structures existing at the time of adoption of this chapter. The site plan shall contain such information and data as outlined herein.

B. The Zoning Administrator shall review the site plan for compliance with this chapter and shall refer a copy of the site plan to the City Engineer, or such other person as shall be designated from time to time by the Council, who shall review said site plan as to its compliance with other ordinances of the City, its effect upon public utilities and the public street system, and submit these findings as soon as possible to the Planning and Zoning Commission.

C. The Zoning Administrator shall also forward a copy of the site plan to each member of the Planning and Zoning Commission. The Planning and Zoning Commission shall, after receiving the report of the engineer and the Zoning Administrator, review the site plan for conformity with the regulations and standards contained herein, and may confer with the developer on changes deemed advisable in such site plan. Persons or agents submitting a site

plan shall personally appear before the Zoning Commission upon notice from the Zoning Commission when said site plan is to be considered by it.

D. The Planning and Zoning Commission shall forward its recommendation either for approval or disapproval of the site plan to the Council within forty-five (45) days of the date of the submissions of the said site plan. If the Commission does not act within forty-five (45) days, the site plan shall be deemed to be approved by the Commission unless the developer agrees to an extension of time.

E. The Commission may, in its discretion, hold a public hearing on the site plan of the proposed development and prescribe the notice thereof and to whom such notice shall be given.

F. The Council shall, upon receipt of the recommendation of the Planning and Zoning Commission, place said recommendation upon the next Council agenda for discussion, and within thirty-five (35) days thereafter shall either approve or disapprove the site plan of the proposed development. Persons or agents shall personally appear before the Council upon notice from the Council when said site plan is scheduled for action by the Council. If said owner or agent fails to appear as scheduled, the Council shall take no action on said site plan.

G. No building permit or certificate of zoning compliance for any structure within any district within which a site plan is required shall be issued until the site plan has been approved as provided herein.

H. Upon final action by the Planning and Zoning Commission on any site plan, a copy of said site plan with the action of the Planning and Zoning Commission noted thereon and signed by the Chairperson of the Commission shall be filed with the Clerk.

I. If the Zoning Administrator finds that any construction or proposed construction or occupancy of a development on a tract of land for which a site plan has been approved will not substantially comply with the site plan as approved, or if the Zoning Administrator finds that the construction and development of the tract is not being carried out in accordance with the development schedule filed with the site plan, the Zoning Administrator shall suspend all building permits for the development and order all construction stopped until such time as the owner of the project, or said owner's successor in interest, shall have provided the Zoning Administrator

with proof satisfactory to the Zoning Administrator that the site plan will be complied with. The Zoning Administrator shall not issue a certificate of zoning compliance for any structure within the development while the building permit for the development has been suspended pursuant to this section. Any person aggrieved by any decision or action of the Zoning Administrator under this section may appeal such action of decision to the Board of Adjustment.

J. If the owner or developer of a tract of land for which a site plan has been approved determines that an extension of time is necessary or that a modification of the site plan would provide for a more appropriate or more practicable development of the site, said owner or developer may apply for an amendment of the site plan. The Planning and Zoning Commission may grant an extension of time or a modification of a previously approved site plan if it determines that such modification of the site plan would provide for a more appropriate development of the site.

2. Short Form Site Plan. Whenever a person shall place any temporary business structure said person shall cause to be prepared a short form site plan as otherwise required by this subsection. Temporary business structures are otherwise exempt for the site plan process except as required by this subsection.

A. An applicant shall submit the correct legal description, boundary dimensions, and the identity of the present record owner of the property along with all of the following:

(1) Existing and proposed dimensions of all site improvements and setbacks for property lines;

(2) A clear written description of the existing and proposed use of the property;

(3) Parking layout (including stall dimensions, aisle widths, driveway widths and locations), sidewalk layout, and pedestrian flow;

(4) A description of any screening and landscaping;

(5) Existing and proposed utilities and easements, including any sanitary in-store sewers; and

(6) Nearest fire hydrant.

B. A person submitting a short form site plan need not submit the short form site plan to a separate engineer for certification. Nonetheless, the short form site plan is subject to review by the Zoning Administrator and the City Engineer upon the sole discretion of the Zoning Administrator.

C. The short form site plan shall be submitted to the Zoning Administrator for review and may be referred upon the sole discretion of the Zoning Administrator and City Engineer for review and comment. The Zoning Administrator (and the City Engineer if involved) shall have the authority pursuant to Grimes Municipal Code Section 165.38(1)(C-J) to approve, reject, or modify the site plan. In the sole discretion of the Zoning Administrator, a short form site plan may be referred to the Planning and Zoning Commission for approval pursuant to Section 165.38(1)(C-J) and approved, rejected, or modified accordingly.

3. Site Plan Review. In reviewing a proposed site plan, the Council and the Planning and Zoning Commission shall consider the location of the buildings on the site with respect to vehicular and pedestrian traffic to and from the buildings, traffic between the site and abutting streets, suitable layout and adequate provisions for off-street parking and loading, with due consideration given to the provision of traffic islands, pedestrian ways and landscaping within the parking area, provision for necessary screening between adjacent properties and the site, location and display of traffic signs to promote traffic patterns, location and display of business signs so as not to distract or confuse motorists and location and display of outdoor advertising so as to provide adequate visibility within the site during hours of night operation but not to have adverse effect on surrounding properties.

4. Site Plan Requirements. All site plans shall be drawn at a scale not less than 1″ = 50′. Five (5) copies of the site plan shall be submitted to the Zoning Administrator along with an electronic version in PDF (portable document format). The purpose of the site plan is all information needed to enable the Zoning Administrator, City Engineer, Planning and Zoning Commission and the Council to determine if the proposed development meets the requirements of this chapter.

5. Information Required. The site plan required shall include the following information concerning the proposed development.

A. Names of all persons having an interest in the property, legal description of property, point of compass, scale and date.

B. Applicant's name, planned land use and present zoning.

C. If the applicant is other than the legal owner, the applicant's interest shall be stated.

D. Name and address of person who prepared the site plan.

6. Required Illustrations. The site plan shall clearly set forth the following information concerning the proposed development.

A. Property boundary lines, dimensions and total area of the proposed development.

B. Contour lines of the proposed development at intervals of not more than two (2) feet provided, however, that a minimum of two (2) contours shall be shown on any plat. If substantial topographic change is proposed, the existing topography of the development and of the surrounding area shall be illustrated on a separate map, and the proposed finished topography shown on the site plan.

C. The availability, location, size and capacity of existing utilities, and of proposed utilities.

D. The proposed location, size, height, shape, use and architectural theme of all buildings or structures, including signs, in the proposed development.

E. The total square footage of building floor area, both individually and collectively in the proposed development.

F. Existing buildings, right-of-way, street improvements, railroads, easements, drainage courses, streams and wooded areas.

G. Location, number, dimensions and design of off-street parking in the proposed development, including:

(1) Driveways, islands and planters;

(2) Striping and safety curbs;

(3) Loading facilities;

(4) Type and location of lighting; and

(5) Surface treatment.

H. Open spaces, yards, recreational areas, walkways, driveways, outside lighting, walls, fences, monuments, statues, signs and other manmade features to be used in the landscape of the proposed development.

I. Facilities for the collection and disposal of garbage and trash.

J. Location and type of all plants, grass and trees to be used in the landscape of the proposed development. Landscaping to be used for screening purposes shall be illustrated in elevation as well as plan, with the approximate size and name of plants, shrubs or trees to be planted clearly indicated.

K. Location of entrances and exits from the proposed development onto public streets, and interior drives and proposed sidewalks in the development.

L. Proposed drainage facilities and provisions for flood control, if applicable.

M. The location, height and area of all signs (directional signs, identification signs, or temporary signs) in the proposed development.

7. Expiration of Approval. All site plan approvals except as provided herein, shall expire and terminate three hundred sixty-five (365) days after the date of Council approval unless a building permit has been issued for the construction provided for in the site plan. The Council may, upon written request by the developer, extend the time for the issuance of a building permit for sixty (60) days. In the event the building permit for the construction provided for in the site plan expires or is canceled, then such site plan approval shall thereupon terminate. Notwithstanding the foregoing, the Council may establish a different time period required for issuance of a building permit as a condition of site plan approval for the following uses:

A. Publicly owned parks, playgrounds, golf course and recreation areas;

B. Public schools;

C. Public water supply and sewage treatment facilities; and

D. Electrical and natural gas treatment and regulating facilities.

8. Filing Fees. Before any action shall be taken as provided in this section, the person filing a site plan or said person's agent shall pay to the Development Services Department a filing fee to cover costs of the procedure. Under no conditions shall said fee or any part thereof be refunded for failure of said site plan to be approved. The amount of the fee shall be determined in accordance with the City fee schedule as adopted by resolution from time to time by City Council. All additional costs incurred by the City for review of site plans by the City Engineer and/or City Attorney shall be reimbursed to the City in full amount by the person who filed the site plan or by said person's agent.

12-17-2 CERIFICATE. No land shall be occupied or used, and no building hereafter erected or structurally altered shall be occupied or used in whole or in part for any purpose whatsoever, until a certificate is issued by the Zoning Administrator, stating that the building and use comply with the provisions of this chapter. No change of use shall be made in any building or part thereof, now or hereafter erected or structurally altered, without a permit being issued therefore by the Zoning Administrator. No permit shall be issued to make a change unless the changes are in conformity with the provisions of this chapter. Nothing in this section shall prevent the continuance of a nonconforming use as hereinbefore authorized, unless a discontinuance is necessary for the safety of life or property. Applications for Certificate of Zoning Compliance shall be applied for coincidently with the application for the zoning/building permit and shall be issued within ten (10) days after the lawful erection or alteration of the building is completed. A record of all certificates shall be kept on file in the office of the Zoning Administrator, and copies shall be furnished on request to any person having a proprietary or tenancy interest in the building affected. No permit for excavation for, or the erection or alteration of any building shall be issued before the application has been made for a Certificate of Zoning Compliance, and no building or premises shall be occupied until that Certificate is issued. A temporary Certificate of Zoning Compliance may be issued by the Zoning Administrator for a period not exceeding six (6) months during alterations for partial occupancy of a building pending its completion, provided that such temporary certificate may include such conditions and safeguards as will protect the safety of the occupants and the public. A Certificate of Zoning Compliance shall be required of all nonconforming uses.

12-17-3 Plats. Each application for a Certificate of Zoning Compliance shall be accompanied by a plat in duplicate drawn to scale, showing the actual dimensions of the lot to be built upon, the size, shape and location of the building to be erected and such other information as may be necessary to provide for the enforcement of this chapter. A record of application and plats shall be kept in the office of the Zoning Administrator.

12-18 Historical Designations

12-18-1 Historical Designations. The building located at 212 SE Main Street which was formerly the Grimes Opera House shall be designated as a local landmark. The building shall be so designated due to its significance in local history, its architectural integrity, its location and setting, and uniqueness of character.

12-19 Exceptions and Modifications

12-19-1 Exceptions and Modifications. The regulations specified in this chapter shall be subject to the following exceptions, modifications and interpretations:

1. Use of Existing Lots of Record. In any district where dwellings are permitted, a single-family dwelling may be located on any lot or plot of official record as of the effective date of this chapter irrespective of its area or width; provided, however:

    A. The sum of the side yard widths of any such lot or plot shall not be less than thirty percent (30%) of the width of the lot, but in no case less than ten percent (10%) of the width of the lot for any one side yard.

    B. The depth of the rear yard of any such lot need not exceed twenty percent (20%) of the depth of the lot, but in no case less than twenty (20) feet.

2. Structures Permitted Above the Height Limit. The building height limitations of this chapter shall be modified as follows:

    A. Chimneys, cooling towers, utility poles, elevator bulk-heads, fire towers, monuments, stage towers or scenery lofts, water tanks, churches, ornamental towers and spires, transmission and receiving towers or necessary mechanical appurtenances may be erected to a height in accordance with existing or hereafter adopted ordinances of the City.

3. Water and Sewerage Requirements. In any district, except A-1 District, in which residences are permitted and where neither public water supply nor public sanitary sewer is available, the minimum lot area and frontage requirements shall be as follows:

    A. Lot area – twenty thousand (20,000) square feet; lot width at building line – one hundred (100) feet; provided, however, that where a public water supply system is available these requirements shall be fifteen thousand (15,000) square feet, and one hundred (100) feet, respectively.

B. The above requirements shall not apply in subdivision developments providing private water supply and sewage collections and disposal systems which have been approved by the Iowa Department of Natural Resources.

C. In all districts where a proposed building, structure or use will involve the use of sewage facilities, and public sewer and/or water is not available, the sewage disposal system and domestic water supply shall comply with all of the requirements and standards of the Polk County Board of Health.

4. Double Frontage Lots. Buildings on through lots extending through from street to street shall provide the required front yard on both sides.

5. Other Exceptions to Yard Requirements. Every part of a required yard shall be open to the sky, unobstructed with any building or structure, except for a permitted accessory building in a rear yard, and for the ordinary projections of sills, belt courses, cornices, ornamental features and roof overhang, projecting not to exceed twenty-four (24) inches, and except for yard recreational and laundry drying equipment, arbors and trellises, flagpoles, yard lights and similar decorative items.

6. Mixed-Use Yard Requirements. In instances where buildings are erected containing two (2) or more uses housed vertically, the required side yards for the first floor use shall control.

7. Visibility at Intersections in Residential Districts. On a corner lot in any residential district, nothing shall be erected, placed, planted, or allowed to grow in such a manner as materially to impede vision between a height of two and one-half (2 ½) feet and ten (10) feet above the centerline grades of the intersecting streets in the area bounded by the right-of-way lines of such corner lots and a line joining points on said right-of-way lines forty (40) feet from their point of intersection.