



Planning and Zoning Commission

February 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://zoom.us/j/98915455421?pwd=VmN4OGY1NXVUQVJNKzFTaklVS0xEdz09>

Meeting ID: 989 1545 5421

Passcode: 1234

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

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

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

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

Meetings will be recorded

AGENDA

A GENERAL AGENDA ITEMS

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

B. PUBLIC AGENDA ITEMS

1. Project # 20-1065: SE 19th & S James (NE Corner) - Rezoning
2. Project # 20-1064: 1861 SE Princeton Drive – Site Plan
3. Sign Amendment Discussion #2

D. REPORTS

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

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

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

Staff: Alex Pfaltzgraff, Evann Martin, Rachel Greving

Absent: Danielle Smid

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

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

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

2. APPROVAL OF THE MINUTES

Motion by Strutt-Todd, Second by Montford, to approve the minutes from the December 1, 2020 meeting

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

B. PUBLIC AGENDA ITEMS

Project # 20-1061: Hope Commercial Plat 3 – Final Plat

Staff member Martin presented the details of the project.

Motion by Montford, Second by Strutt-Todd to approve Hope Commercial Plat 3 – Final Plat

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

Project # 20-1063: Graystone Office – Site Plan Amendment

Staff member Martin presented the details of the project.

Staff answered questions asked by the commission. The alley behind the business is two way and the building will be the same size as the original building, but it will have space for two tenants.

Motion by Strutt-Todd, Second by Patterson to approve Graystone Office – Site Plan Amendment

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

Sign Amendment Discussion

Staff member Pfaltzgraff presented the details of the amendment.

Staff answered questions of the commission, and the commission gave guidance.

No vote is required.

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 February 2, 2021**

Meeting is adjourned at 6:52 p.m.

Signature

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: February 2, 2021
RE: SE 19th and S James (NE Corner) – Rezoning

GENERAL INFORMATION:

Applicant:

Jeff Stanbrough

Requested Action

Rezoning

Location

Northeast corner of SE 19th Street and South James Street

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Urban Village	A-1
North	Church	Civic	A-1
South	Vacant	General Commercial	A-1
East	Single-Family	Low Density Residential	R-4
West	Vacant	General Commercial	A-1

BACKGROUND:

The applicant is requesting approval of a rezoning from A-1 to Planned Unit Development (PUD) which will allow for the construction of townhomes and mixed-use. The development is located at the northeast corner of SE 19th Street and South James Street and is approximately 20.69 acres in total. The property is currently located within the Transportation Mixed Use Development Corridor District Overlay. However, the overlay standards will not apply to this property. The Development Agreement has outlined architecture standards that are consistent with the overlay standards so the development will be compatible to future development in the area.

The PUD will provide flexibility for permitted uses on the south 6.5 acres of the property. Two concept plans have been provided to demonstrate the desired flexibility of uses on the south portion of the site.

ANALYSIS:

Townhomes: Areas designated as Townhome Residential are intended for attached townhome development on postage stamp lots. Units along South James Street will be street oriented and provide driveway access from the internal private streets.

Townhome Development Standards:

Density: 8 dwelling units per acre

Setbacks:

Front – 30'

Rear – 20'

Side – 10'

Building Separation – 20'

Maximum Building Height: 35 Feet – 2 Stories

Minimum Dwelling Size: 1,200 square feet on main floor

Minimum Garage Size: 2 Car Attached

Building Materials: Minimum 20% brick/stone/masonry. Minimum 50%
brick/stone/masonry for units oriented towards S. James St

Open Space: Minimum 20%

Mixed-Use: The area designated as Mixed-Use is intended to provide flexibility for future use. The mixed-use area will allow uses permitted in the C-2 zoning district with the exception of a few uses. Religious uses have been added to the list of permitted uses for this area. Vertical mixed-use development will also be permitted to allow multi-family units above commercial development.

Density: Maximum 32 units

Open Space: Minimum 20%

Setbacks:

Front – 30'

Rear – 25'

Side (External) – 10'

Side (Internal) – 0'

Building Separation – 5'

Landscaping: A minimum of 30 feet of buffering will be provided between the townhomes and commercial uses. Buffering will also be provided on the north side of the project to shield the back of the townhomes from the future 11th Street right-of-way. Landscaping and “street tree” will be provided along the edges of the development along South James and SE 19th Street.

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

South James Street – 10'

SE 19th Street – 27'

Future SE 11th Street Extension – 60'

City Improvement Easement along South James – 5'

Parkland Dedication: Approximately 1.98 acres of parkland dedication is required. A fee in lieu of providing parkland onsite will be an acceptable option for the City of build parks in the area.

STAFF RECOMMENDATION:

Staff would recommend approval of the SE 19th and S James (NE Corner) rezoning subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin

Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~January 8, 2021~~

~~January 20, 2021~~

January 29, 2021

Civil Design Advantage

Attn: Keith Weggen

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: SE 19th St and S James (NE Corner) - Rezone

Dear Project Contact:

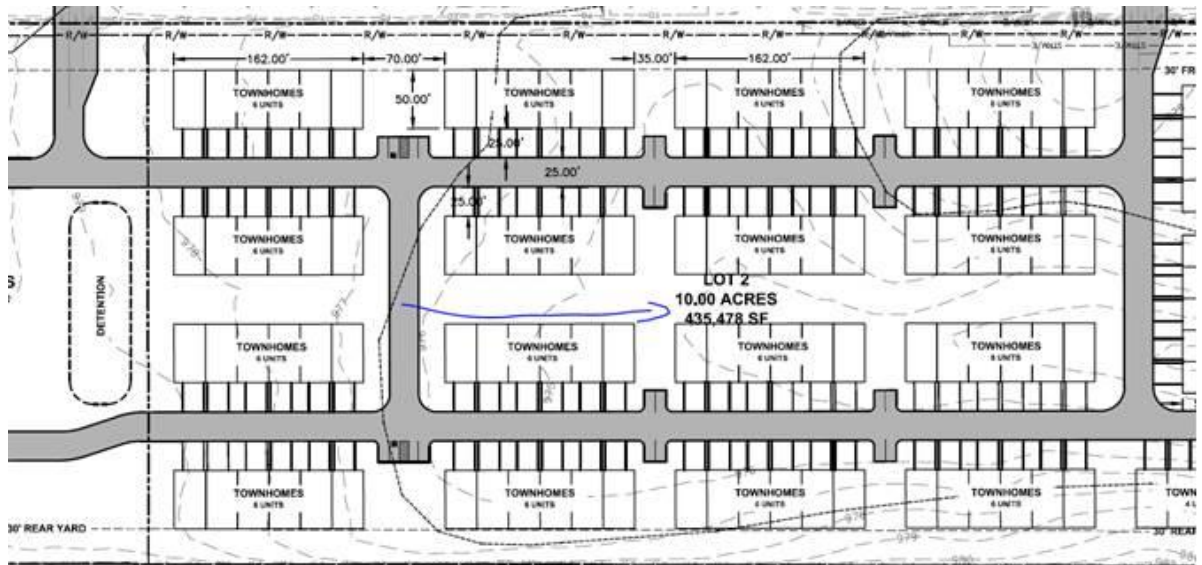
The Development Services Department is in receipt of a proposed Rezoning for the northeast corner of SE 19th St and S James St. Based on the review of the provided submittal materials, staff have the following comments:

Rezone Map

- ~~1. Update the map to reflect consenting percentage.~~

Concept Plan:

- ~~1. The PUD can allow a church as a permitted use so a special use permit and BOA approval is not required.~~
- ~~2. What is the need for the PUD? Provide justification. Provide an alternate concept for the site should the church not develop.~~
- ~~3. Is the townhome portion proposed to be phased?~~
- ~~4. Should this connection move north for better distribution? Or is this layout phase related? (see drawing below)~~



5. Note that the access on SE 19th St is a Future RI/RO. Please label as future right in/right out.
6. Show 8' trail along SE 19th Street.
7. Provide future trail connection to the east to the railroad ROW. Please only show to the property line.
8. Provide sidewalks on at least one side of private streets.
9. Provide internal sidewalk connections between the church, townhomes, and SE 19th St.
10. Are the townhomes intended to have their own lots?
11. What is the proposed square footage of the church? We will need to verify that appropriate parking is provided. A minimum of 1 space per 3 seats in the auditorium is required.
12. Please label the total number of townhomes units.
13. Provide an example of the townhome architecture. There should be some variation in elevation between the clusters of units (different siding, stone, colors, variation on location of materials). There should be at least three variations. Please provide example for the rear loaded units. **The rear loaded units should have more variation and detail similar to elevation with the garage. Flipping the elevation features and**

materials from the private street facing elevation to the James Street elevation and vice versa would be acceptable.

- ~~14. Parkland dedication is required. Section 159.07 of the Code of Ordinances provides how the acreage is calculated. Parkland is estimated at 1.05 acres. The City does not have plans for any parks in the area. We would request that a fee in lieu be utilized. If the church does not develop and additional townhomes are desired on site, additional parkland dedication will be required. To plan for the potential addition of units, Staff is planning to establish a maximum number of units for the entire site (14 acres) to accommodate potential future units. Parkland dedication will be required for the maximum number of units allowed on site.~~
- ~~15. Having additional visitor parking on northern most east-west road would be nice for the 13 northern most units.~~
- ~~16. How will the townhome units deal with garbage? Individually or dumpster?~~
- ~~17. Provide narrative for townhome details, ie: square footage, garages, 2 story or 1 story, etc.~~
- ~~18. Townhomes along S James will need to be street oriented. Staff would prefer a shared sidewalk in front of the townhomes parallel to the ROW with a few connections out to the trail. Consider providing connection to the internal sidewalk as well. This would also apply to the units on the east side. The sidewalk connections only have to extend to the property line.~~
- ~~19. Consider orienting the east townhomes toward the east and connecting the “front” doors to a trail within the development or to a future trail in the railroad ROW.~~
- ~~20. A landscape buffer along the east side will be required, as well as “street” trees along James and SE 19th St.~~
- ~~21. How will the proposed road to the north manage the flow from the floodplain?~~
- ~~22. Extend the driveways to 25’ on the sides of the roads with a sidewalk. This will ensure the sidewalk remains open if people park in the driveways.~~
- ~~23. The detention pond along SE 19th St will likely need to be a wet pond.~~
24. On Concept #2, staff does like that traffic will have to travel through the townhomes from James, especially given that the south entrance off of 19th Street will become RI/RO only in the future. Staff would prefer to see the commercial area extended north to the entrance off of James Street.

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: ~~January 15, 2021~~
 ~~January 27, 2021~~
 February 5, 2021
 (1 PDF of Rezoning Map and Concept Plan)

PLANNING & ZONING: February 2, 2021 at 5:30 at the Grimes City Hall

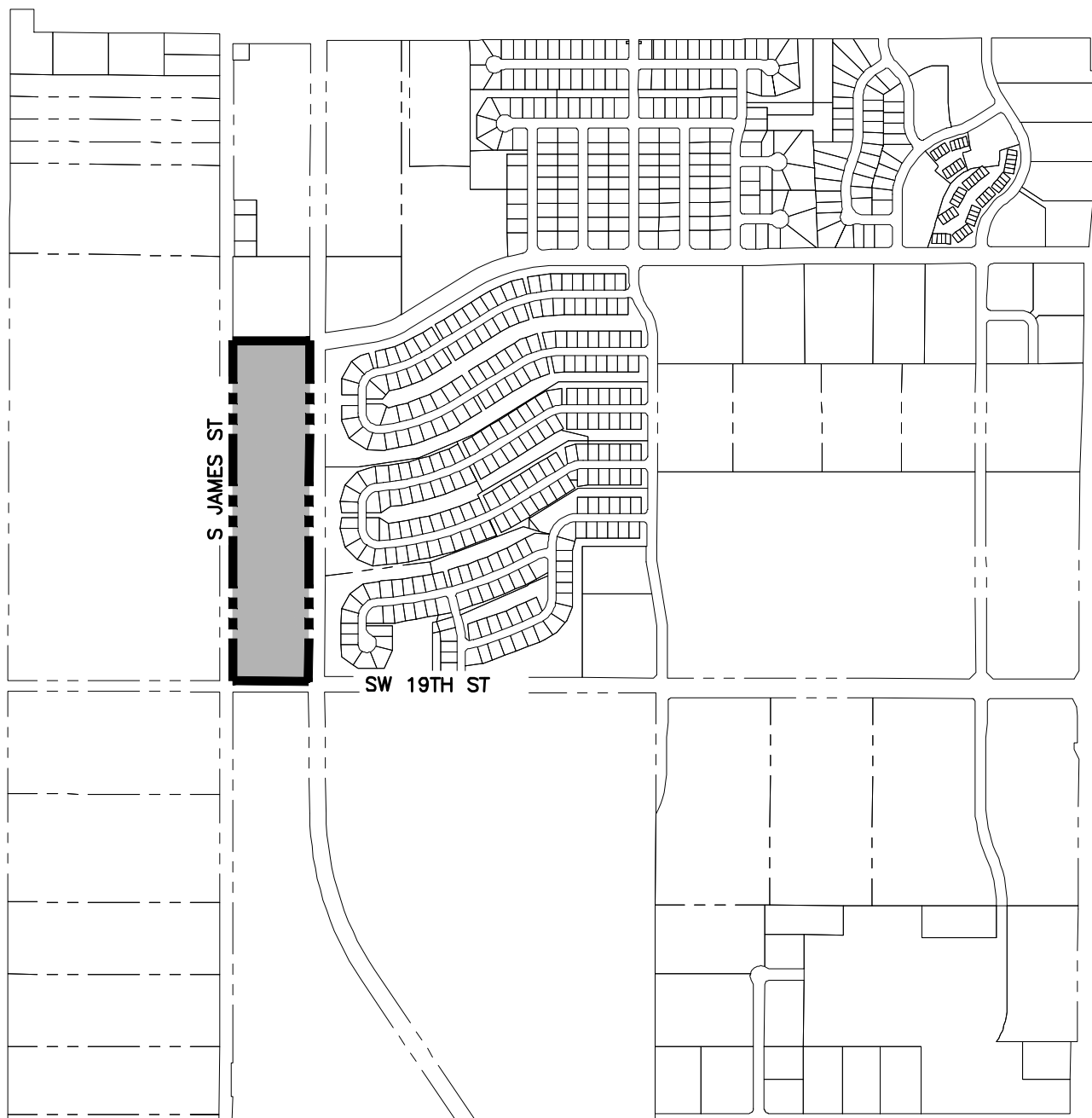
COUNCIL MEETING: February 23, 2021 at 5:30 at the Grimes City Hall

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

VICINITY MAP NOT TO SCALE



GRIMES, IOWA

OWNER

THE PHYLLIS R. WISE REVOCABLE TRUST,
MARK A. PEITZMAN, TRUSTEE
30049 240TH ST
DALLAS CENTER, IA 50063-8160

APPLICANT

STANBROUGH REALTY COMPANY, LLC
10888 HICKMAN ROAD, STE 3B
CLIVE, IA 50325
CONTACT: JEFFREY D STANBROUGH
PH. (515) 202-6649

ENGINEER/SURVEYOR

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

ZONING

EXISTING ZONING: A-1 AGRICULTURE DISTRICT

PROPOSED ZONING: PUD

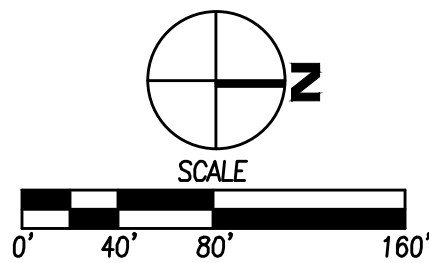
REZONING BOUNDARY DESCRIPTION

ALL THAT PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTY-NINE (79) NORTH, OF RANGE TWENTY-FIVE (25), WEST OF THE 5TH P.M., POLK COUNTY, IOWA LYING WEST OF THE CHICAGO, MILWAUKEE, AND ST. PAUL RAILROAD RIGHT-OF-WAY, EXCEPT THE NORTH SIX (6) ACRES THEREOF, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA.

SITE BOUNDARY DESCRIPTION

ALL THAT PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTY-NINE (79) NORTH, OF RANGE TWENTY-FIVE (25), WEST OF THE 5TH P.M., POLK COUNTY, IOWA LYING WEST OF THE CHICAGO, MILWAUKEE, AND ST. PAUL RAILROAD RIGHT-OF-WAY, EXCEPT THE NORTH SIX (6) ACRES THEREOF, AND EXCEPT THE WEST 40.00 FEET THEREOF, AND EXCEPT THE SOUTH 33.00 FEET THEREOF, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA.

PETITION FOR CHANGE IN ZONING CLASSIFICATION						
	Name of Property Owner	Mailing Address	Total Area of Property (SF)	Area within 250' of Rezoning (SF)	% of Total SF within 250' of Rezoning	Consenting %
1	EBH INC (Capital Agri Prop Serv)	801 Warrenville Rd. Ste 150 Lisle, IL 60532	3,337,131	475,197	44.60%	44.60%
2	ST Peter Lutheran Church	1001 S James St. Grimes, IA 50111	240,887	117,448	11.02%	
3	Townhomes at Meadowlark South	6900 Westown Pkwy West Des Moines, IA 50266	197,327	16,433	1.54%	
4	Meadowlark South Homeowners Association	6900 Westown Pkwy West Des Moines, IA 50266	381,586	95,193	8.93%	
5	John D Isenhardt	307 SE 12th St. Grimes, IA 50111	9,467	2,781	0.26%	
6	William R Robinson	303 SE 12th St. Grimes, IA 50111	8,431	4,681	0.44%	
7	Matthew D Danford	302 SE 13th St. Grimes, IA 50111	8,097	4,406	0.41%	
8	Shaun M Krcil	306 SE 13th St. Grimes, IA 50111	9,459	3,544	0.33%	
9	Lori A Schoenauer-Hewlett	310 SE 13th St. Grimes, IA 50111	10,162	21	0.00%	
10	Meadowlark South Homeowners Association	6900 Westown Pkwy. West Des Moines, IA 50266	113,685	81,141	7.61%	
11	Max E Willhite	309 SE 14th St. Grimes, IA 50111	9,127	887	0.08%	
12	Chelsea M Diehl	305 SE 14th St. Grimes, IA 50111	8,410	4,487	0.42%	
13	Adam D Feller	303 SE 14th St. Grimes, IA 50111	7,097	3,864	0.36%	
14	Gary G Schroeder	300 SE 14th St. Grimes, IA 50111	6,760	3,587	0.34%	
15	Fred C Krefting	304 SE 14th St. Grimes, IA 50111	9,385	4,827	0.45%	
16	Justin D Woehl	308 SE 14th St. Grimes, IA 50111	8,225	669	0.06%	
17	Meadowlark South Homeowners Association	6900 Westown Pkwy. West Des Moines, IA 50266	224,141	76,123	7.14%	
18	Laura Secory	321 SE 17th Ct. Grimes, IA 50111	8,124	2,523	0.24%	
19	James A Julius	317 SE 17th Ct. Grimes, IA 50111	7,507	4,090	0.38%	
20	Tamara D Hawkins	313 SE 17th Ct. Grimes, IA 50111	6,630	3,380	0.32%	
21	John S Smith	309 SE 17th Ct. Grimes, IA 50111	6,552	3,300	0.31%	
22	Kenneth W Johnson	305 SE 17th Ct. Grimes, IA 50111	11,382	4,794	0.45%	
23	EBH INC (Capital Agri Prop Serv)	801 Warrenville Rd. Ste 150 Lisle, IL 60532	4,687,056	19,519	1.83%	1.83%
24	EBH INC (Capital Agri Prop Serv)	801 Warrenville Rd. Ste 150 Lisle, IL 60532	1,840,654	100,385	9.42%	9.42%
25	Diane M Britson	111 Snake Dance Dr. Harker Heights, TX 76548	806,731	32,287	3.03%	
			11,964,013	1,065,567	100.00%	55.85%



OWNER: THE PHYLLIS R. WISE REVOCABLE TRUST,
MARK A. PEITZMAN, TRUSTEE.
ADDRESS: 30049 240TH ST. DALLAS CENTER, IA 50063
EXISTING ZONING: A-1
PROPOSED ZONING: PUD

FILE: J:\CADD\2011\44 DWG\2011\44-REZONE-PUD.DWG
FILE DATE: 1/11/21
PLOT DATE: 1/12/2021 10:49 AM
PLOT BY: NICOLE REA
TECH: ENG



DATE

REVISIONS

01/15/2021

12/22/2020

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

TECH:

ENGINEER:

GRIMES, IOWA

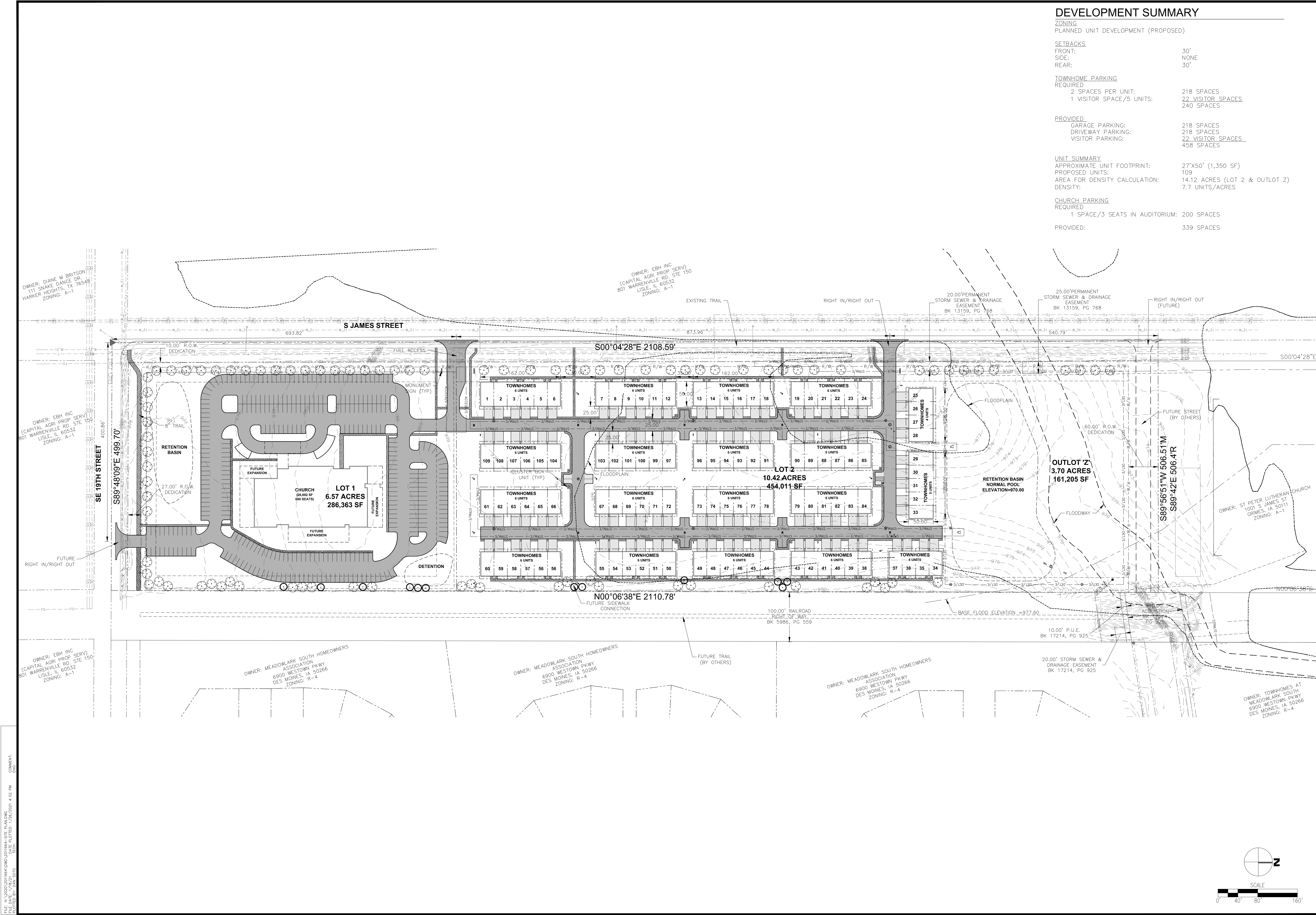
SE 19TH STREET & S JAMES STREET

REZONING MAP

1

1

2011.664



DEVELOPMENT SUMMARY

ZONING	
PLANNED UNIT DEVELOPMENT (PROPOSED)	
SETBACKS	
FRONT:	30'
SIDE:	NONE
REAR:	30'
TOWNHOME PARKING	
REQUIRED	
2 SPACES PER UNIT:	218 SPACES
1 VISITOR SPACE/5 UNITS:	22 VISITOR SPACES
	240 SPACES
PROVIDED	
GARAGE PARKING:	218 SPACES
DRIVEWAY PARKING:	218 SPACES
VISITOR PARKING:	22 VISITOR SPACES
	458 SPACES
UNIT SUMMARY	
APPROXIMATE UNIT FOOTPRINT:	27'X50' (1,350 SF)
PROPOSED UNITS:	109
AREA FOR DENSITY CALCULATION:	14.12 ACRES (LOT 2 & OUTLOT Z)
DENSITY:	7.7 UNITS/ACRES
CHURCH PARKING	
REQUIRED	
1 SPACE/3 SEATS IN AUDITORIUM:	200 SPACES
PROVIDED:	339 SPACES

DATE

REVISIONS

3405 S.E. CROSSROADS DRIVE, SUITE G
PHONE: (515) 369-4400 FAX: (515) 369-4410
TECH:DSH

ENGINEER:

GRIMES, IOWA

S JAMES PLAT 1
CONCEPT #1

1

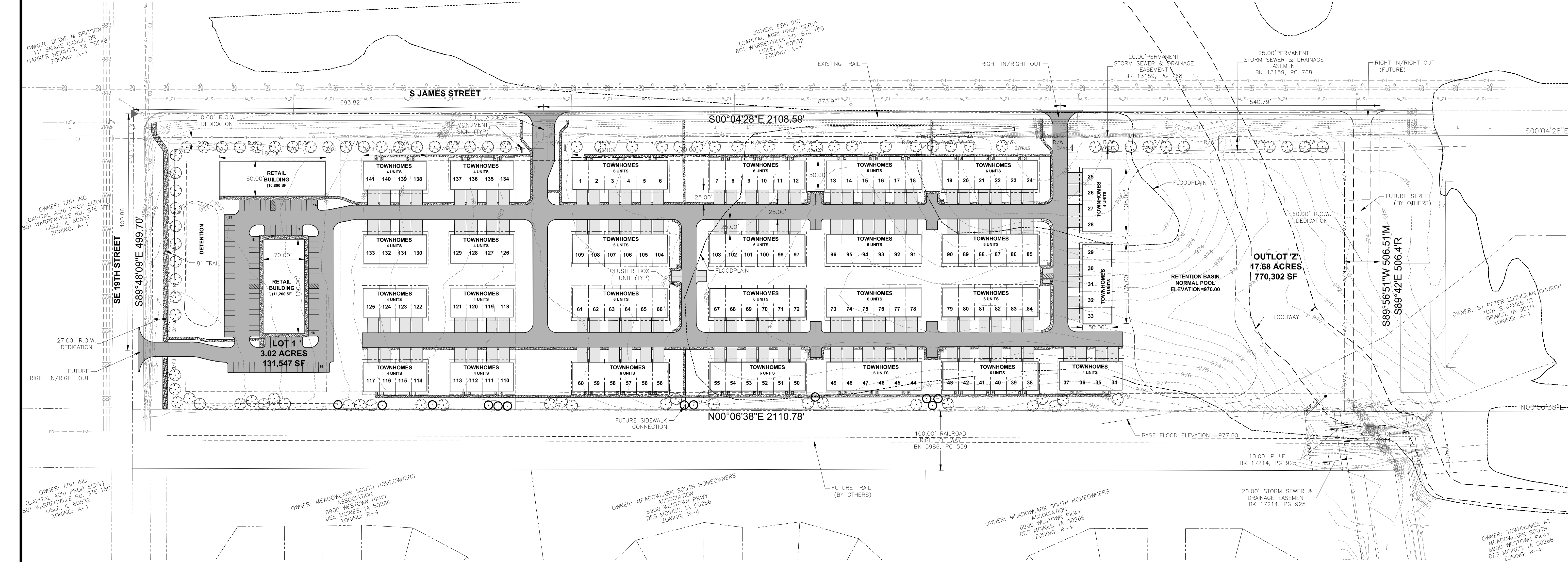
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01/26/2021

SUBMITTAL #1

01/26/2021

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FILE DATE: 1/26/21 DATE PLOTTED: 1/26/2021 4:22 PM
PLOTTER: HP DesignJet 5000 PS E



DEVELOPMENT SUMMARY

ZONING
PLANNED UNIT DEVELOPMENT (PROPOSED)

SETBACKS
FRONT: 30'
SIDE: NONE
REAR: 30'

TOWNHOME PARKING
REQUIRED
2 SPACES PER UNIT: 282 SPACES
1 VISITOR SPACE/5 UNITS: 29 VISITOR SPACES
311 SPACES

PROVIDED
GARAGE PARKING: 282 SPACES
DRIVEWAY PARKING: 282 SPACES
VISITOR PARKING: 22 VISITOR SPACES
586 SPACES

UNIT SUMMARY
APPROXIMATE UNIT FOOTPRINT: 27'X50' (1,350 SF)
PROPOSED UNITS: 141
AREA FOR DENSITY CALCULATION: 17.68 ACRES (OUTLOT Z)
DENSITY: 7.98 UNITS/ACRES

COMMERCIAL LOT PARKING
REQUIRED
1 SPACE/1,000 SF: 88 SPACES

PROVIDED: 106 SPACES

DATE

01/26/2021

REVISIONS

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

TECH:DSH

ENGINEER:

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

2011.664

S JAMES PLAT 1

CONCEPT #2

1

2011.664



GENERAL CONTRACTOR TO VERIFY EXTERIOR ELEVATIONS AND MATERIAL QUANTITIES COMPLY W/ ANY AND ALL LOCAL COVENANTS. GENERAL CONTRACTOR TO VERIFY ALL FINISH MATERIAL SELECTIONS W/ OWNER.

Todd Wiskus, W Drafting & Design LLC, and/or its employees & owners are not architects or engineers. These drawings are not to be used for construction attempted without the services of a construction professional. The builder, developer and/or homeowner for whom these plans were drawn, hold harmless Todd Wiskus, W Drafting & Design LLC, and/or its employees from any claims or lawsuits that may arise from the use of these drawings. The contractor is ultimately responsible for the coordination, construction, dimensions and integrity of the built structure.

W
Drafting &
Design LLC
www.wdrafting.com

BROOKSIDE TOWNHOMES
311 SW BROOKSIDE DR.
GRIMES, IA

DESCRIPTION	DATE
PRELIMINARY SET	09/14/2019
APPROVAL SET	11/02/2019
APPROVAL SET	04/03/2020

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Design LLC

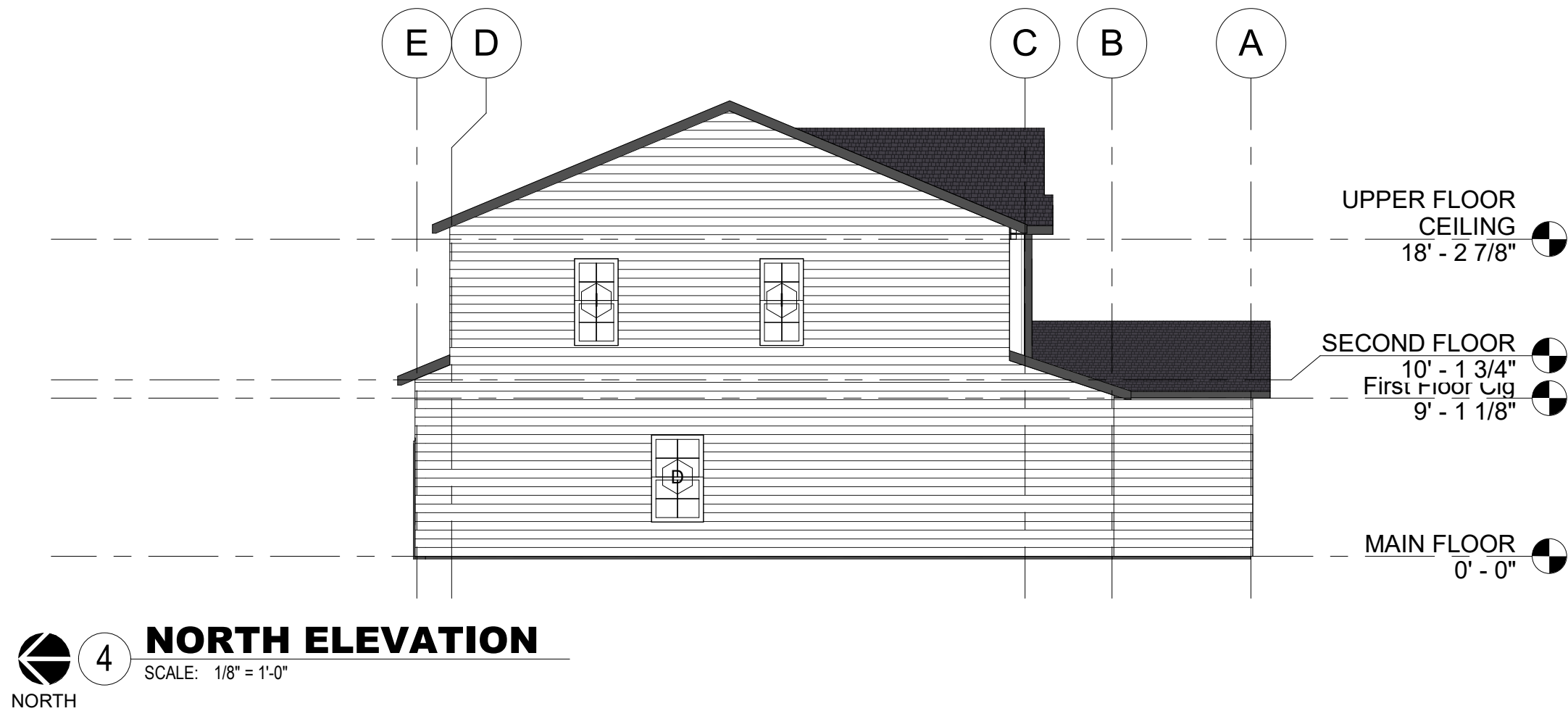
PLAN NO. 1904

Sheet Title
**EXTERIOR
ELEVATIONS**

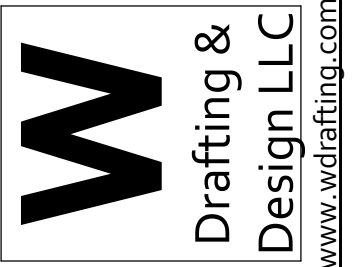
Sheet No.

A2.1

ISSUED FOR APPROVAL



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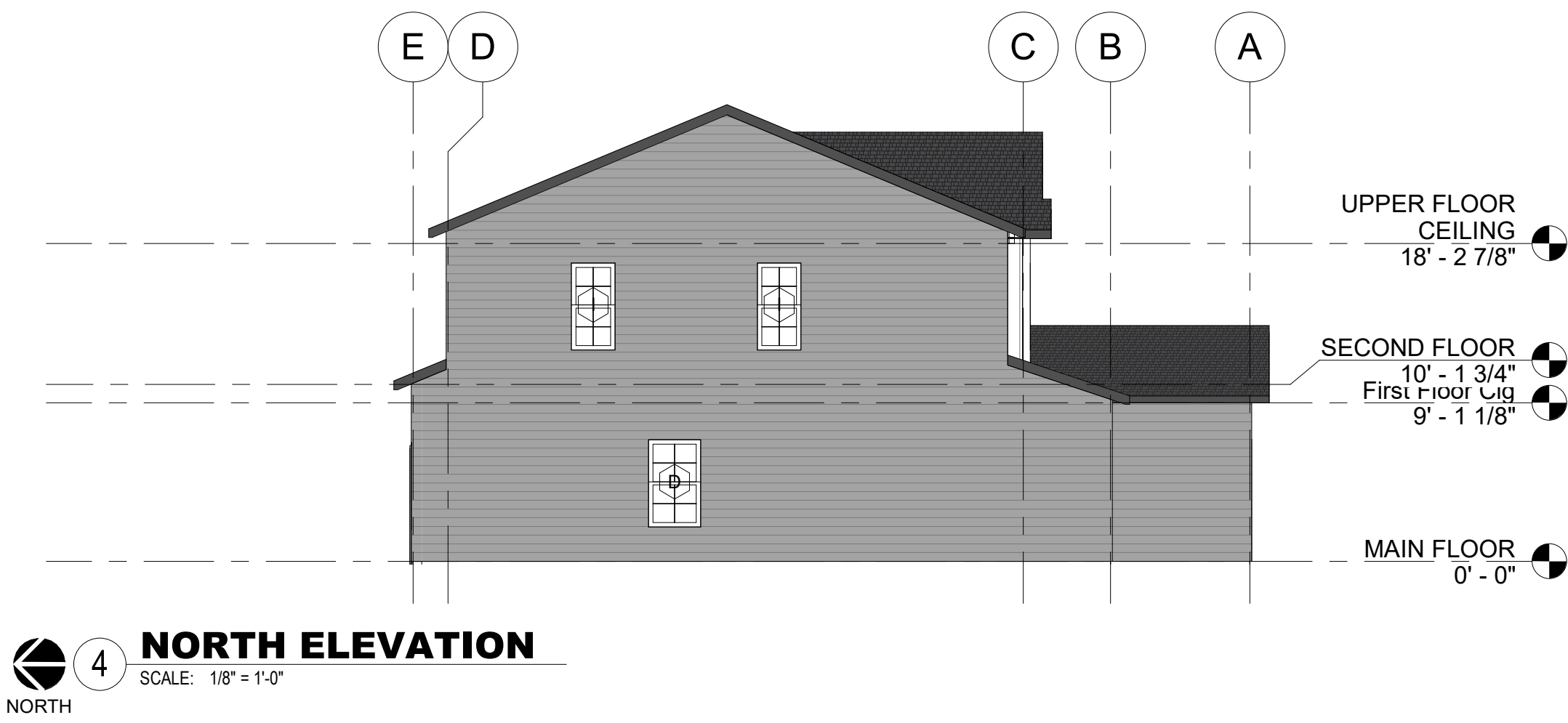
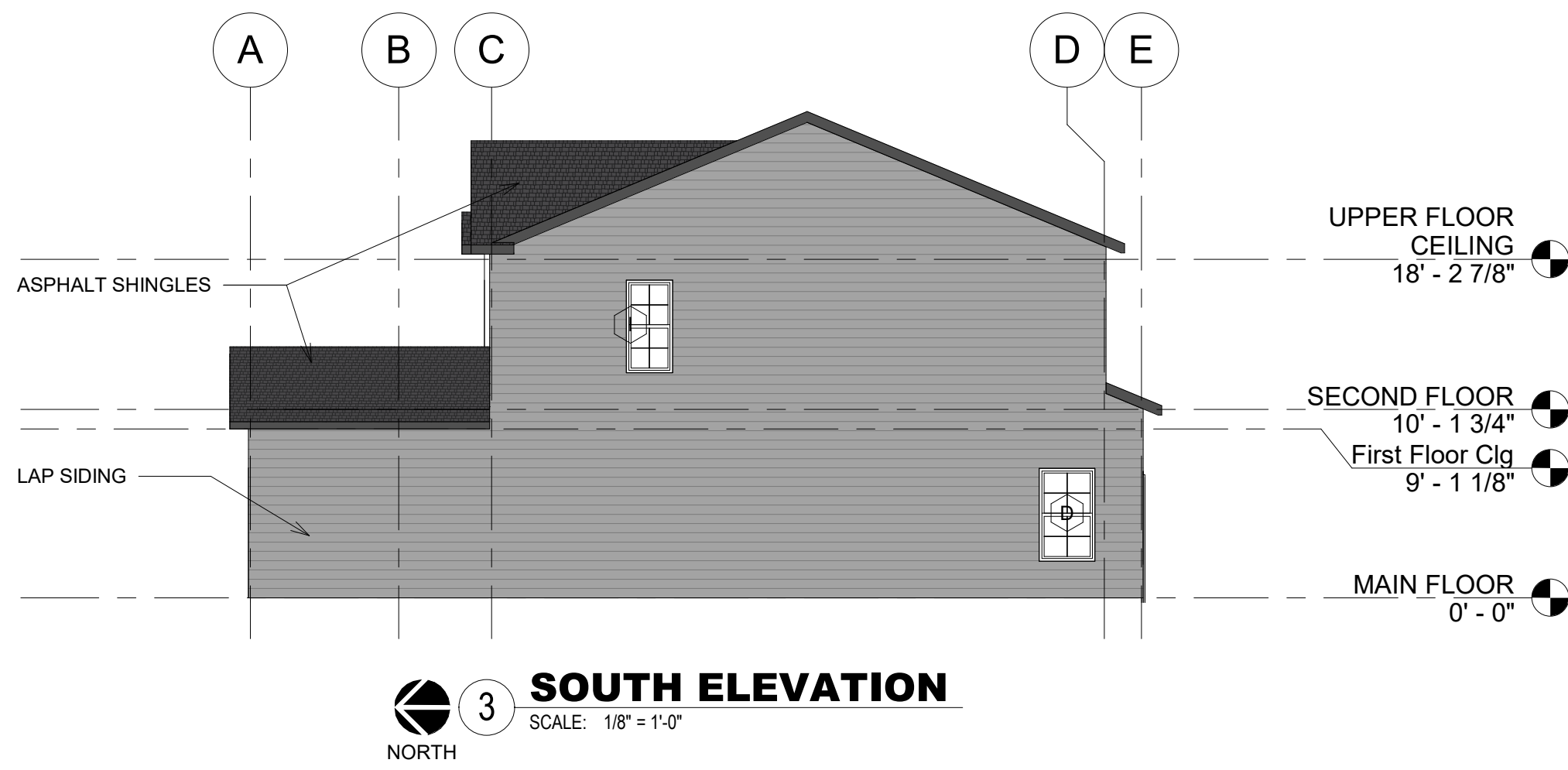


BROOKSIDE TOWNHOMES
311 SW BROOKSIDE DR.
GRIMES, IA

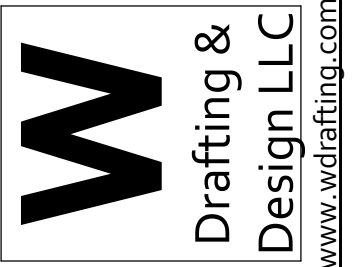
DESCRIPTION	DATE
PRELIMINARY SET	09/14/2019
APPROVAL SET	11/02/2019
APPROVAL SET	04/03/2020
Copyright 2019 by W Drafting & Design LLC	
PLAN NO.	1904
Sheet Title	EXTERIOR ELEVATIONS
Sheet No.	A2.1

ISSUED FOR APPROVAL

GENERAL CONTRACTOR TO VERIFY
EXTERIOR ELEVATIONS AND
MATERIAL QUANTITIES COMPLY W/
ANY AND ALL LOCAL COVENANTS.
GENERAL CONTRACTOR TO VERIFY
ALL FINISH MATERIAL SELECTIONS
W/ OWNER.



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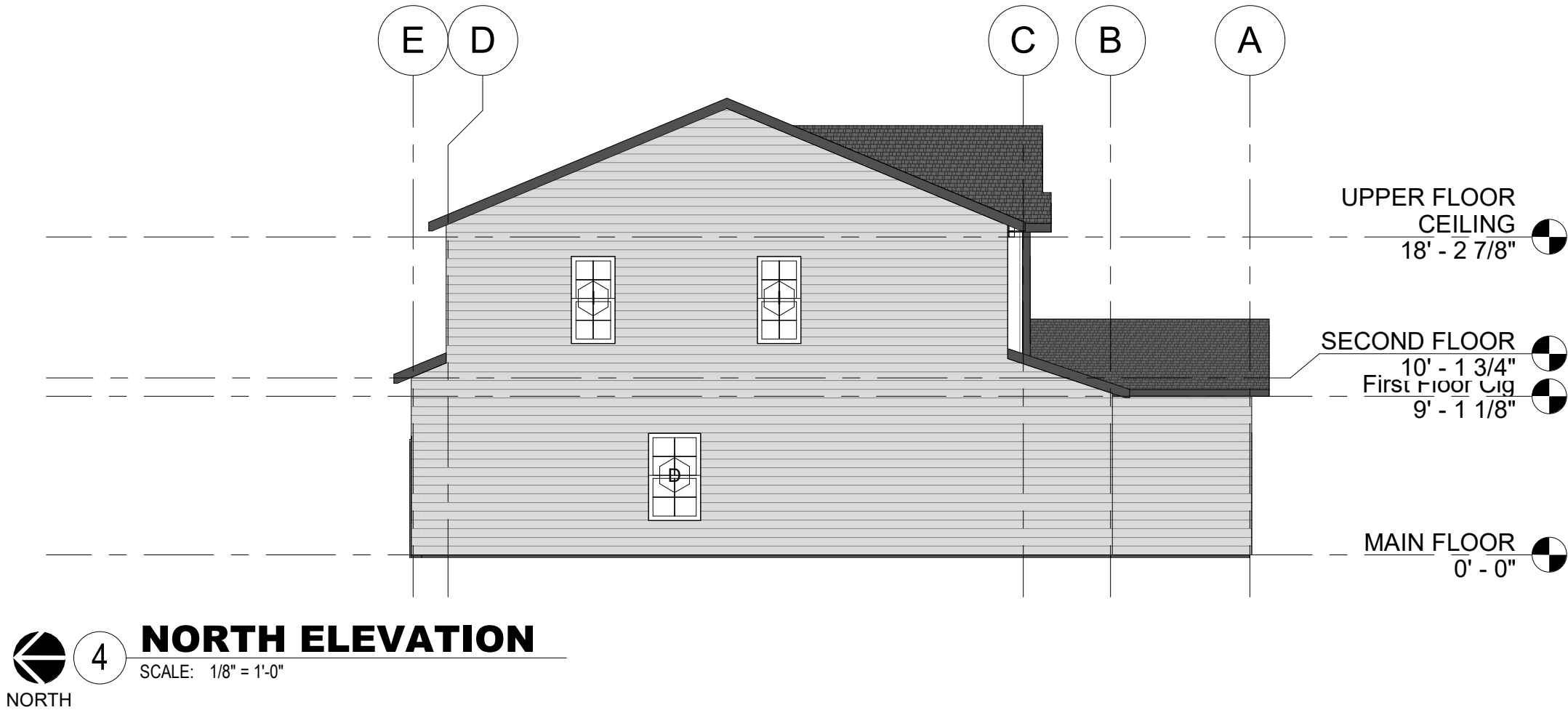
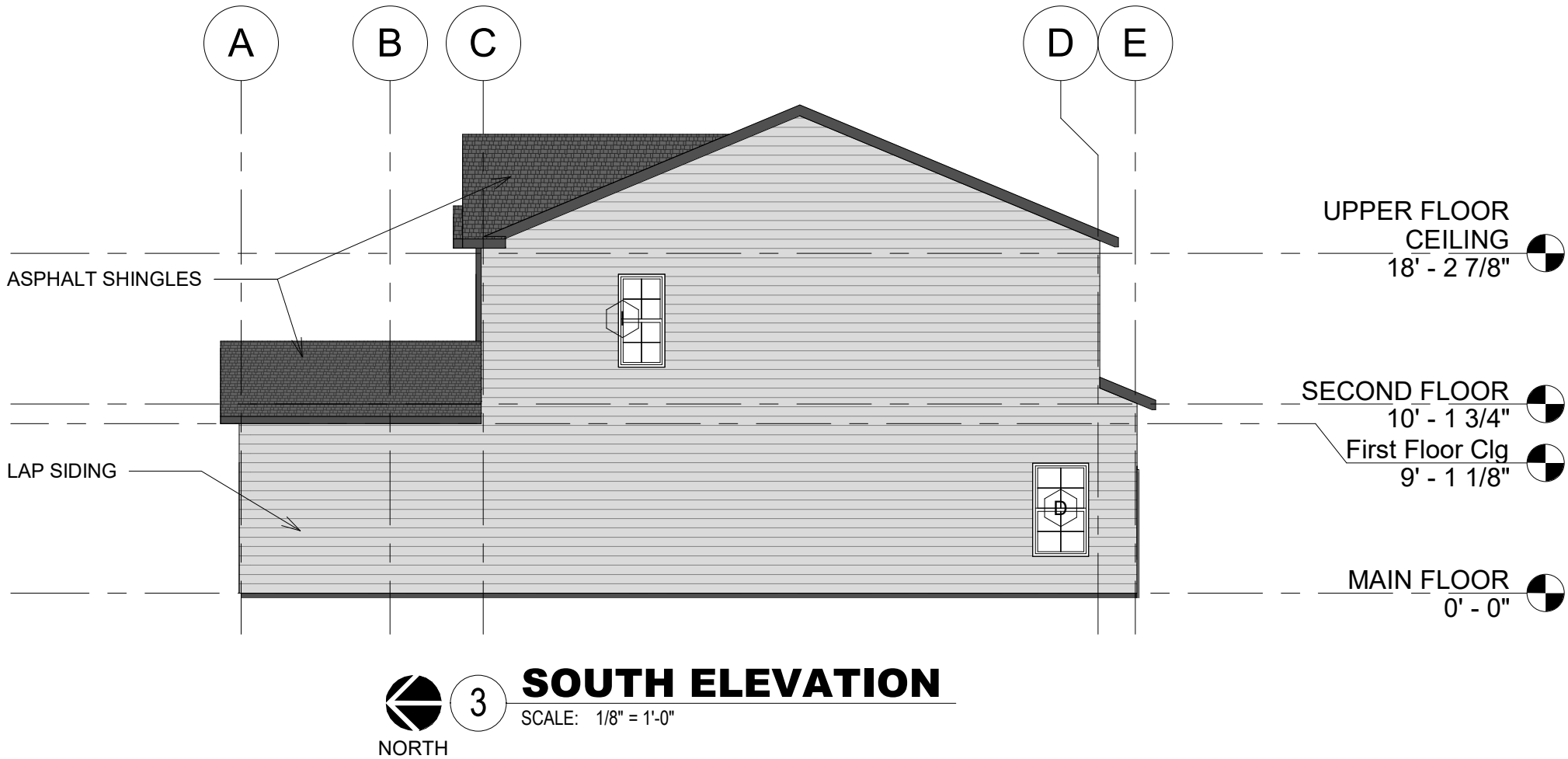
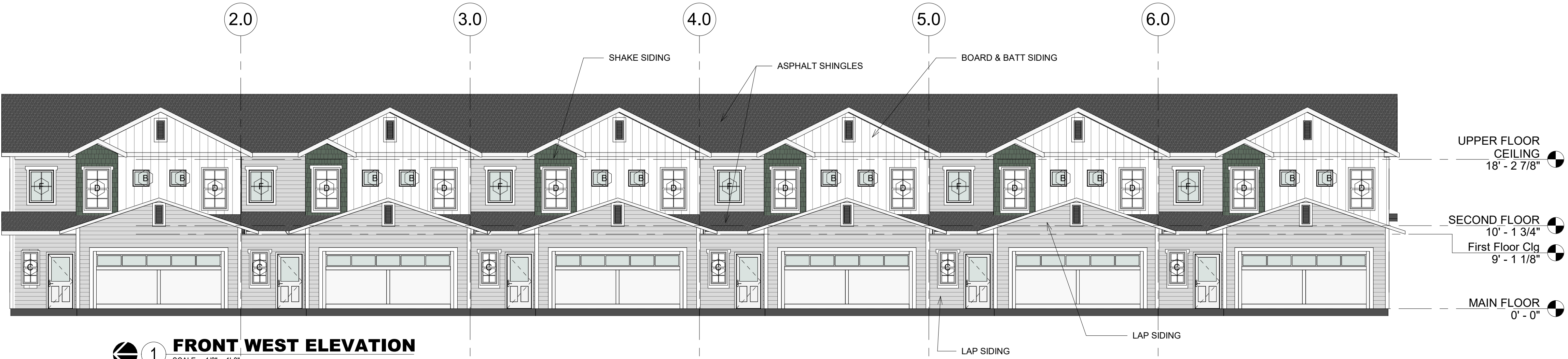


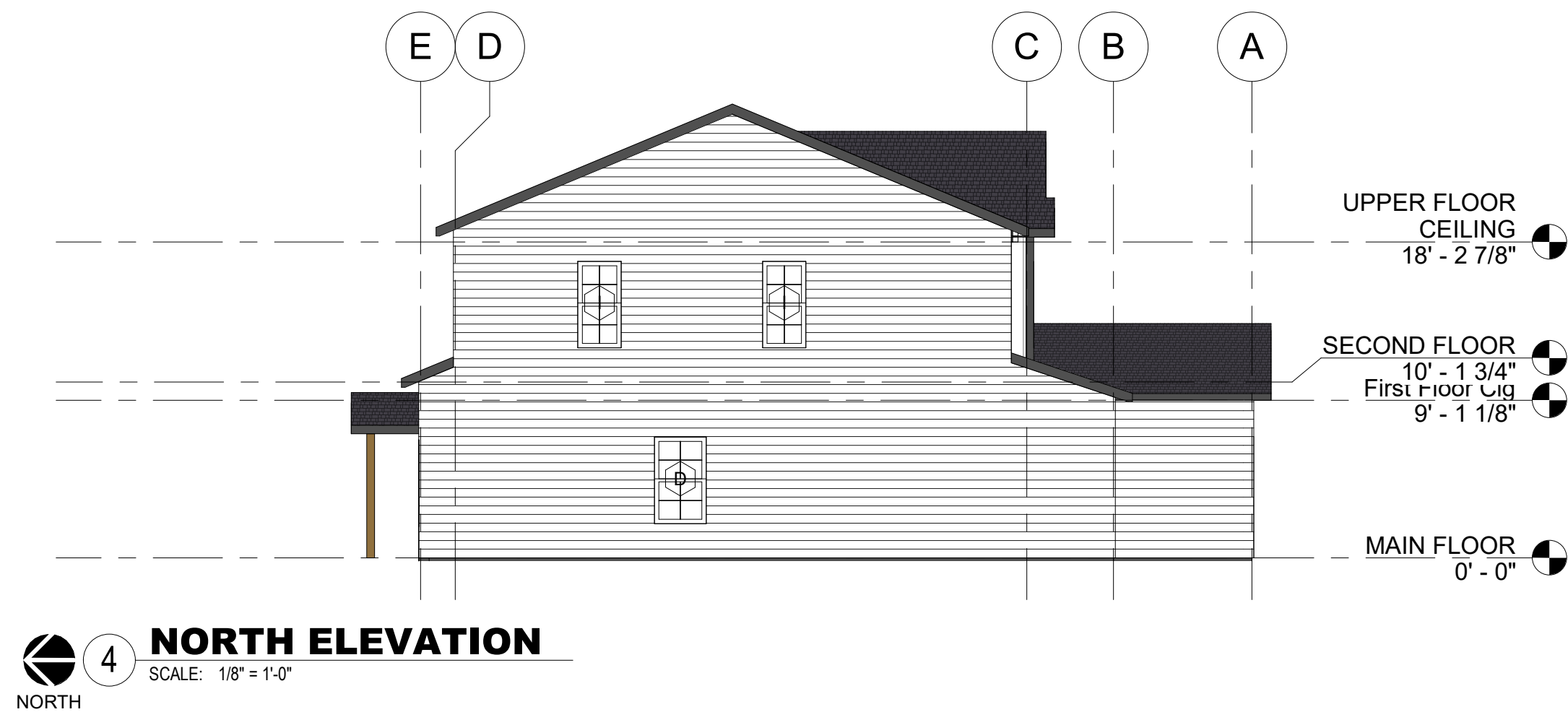
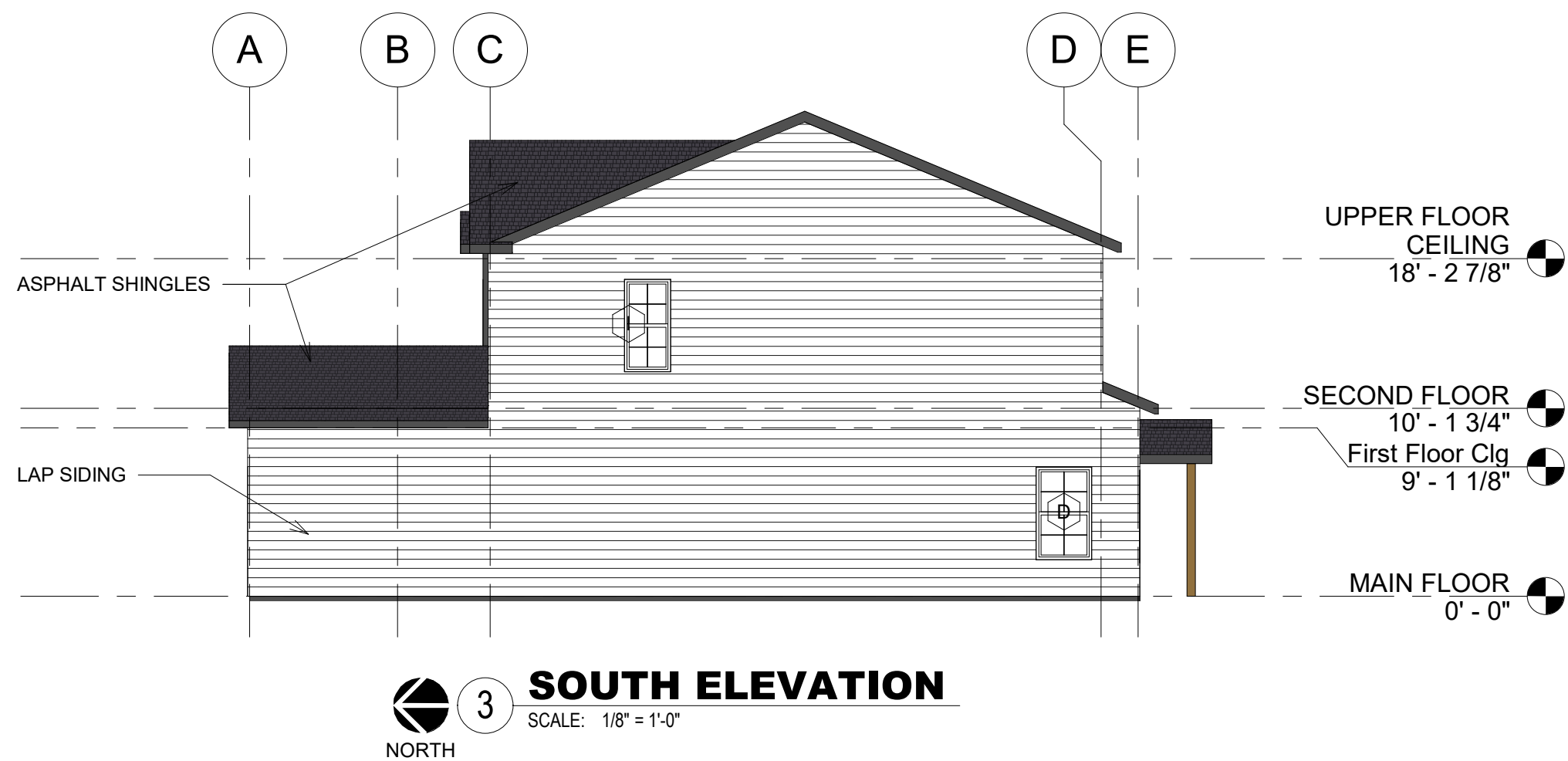
BROOKSIDE TOWNHOMES
311 SW BROOKSIDE DR.
GRIMES, IA

DESCRIPTION	DATE
PRELIMINARY SET	09/14/2019
APPROVAL SET	11/02/2019
APPROVAL SET	04/03/2020
Copyright 2019 by W Drafting & Design LLC	
PLAN NO.	1904
Sheet Title	EXTERIOR ELEVATIONS
Sheet No.	A2.1

ISSUED FOR APPROVAL

GENERAL CONTRACTOR TO VERIFY
EXTERIOR ELEVATIONS AND
MATERIAL QUANTITIES COMPLY W/
ANY AND ALL LOCAL COVENANTS.
GENERAL CONTRACTOR TO VERIFY
ALL FINISH MATERIAL SELECTIONS
W/ OWNER.





GENERAL CONTRACTOR TO VERIFY EXTERIOR ELEVATIONS AND MATERIAL QUANTITIES COMPLY W/ ANY AND ALL LOCAL COVENANTS. GENERAL CONTRACTOR TO VERIFY ALL FINISH MATERIAL SELECTIONS W/ OWNER.

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BROOKSIDE TOWNHOMES
311 SW BROOKSIDE DR.
GRIMES, IA

ISSUED FOR APPROVAL

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PLAN NO.

1904

Sheet Title

EXTERIOR
ELEVATIONS

Sheet No.

A2.1

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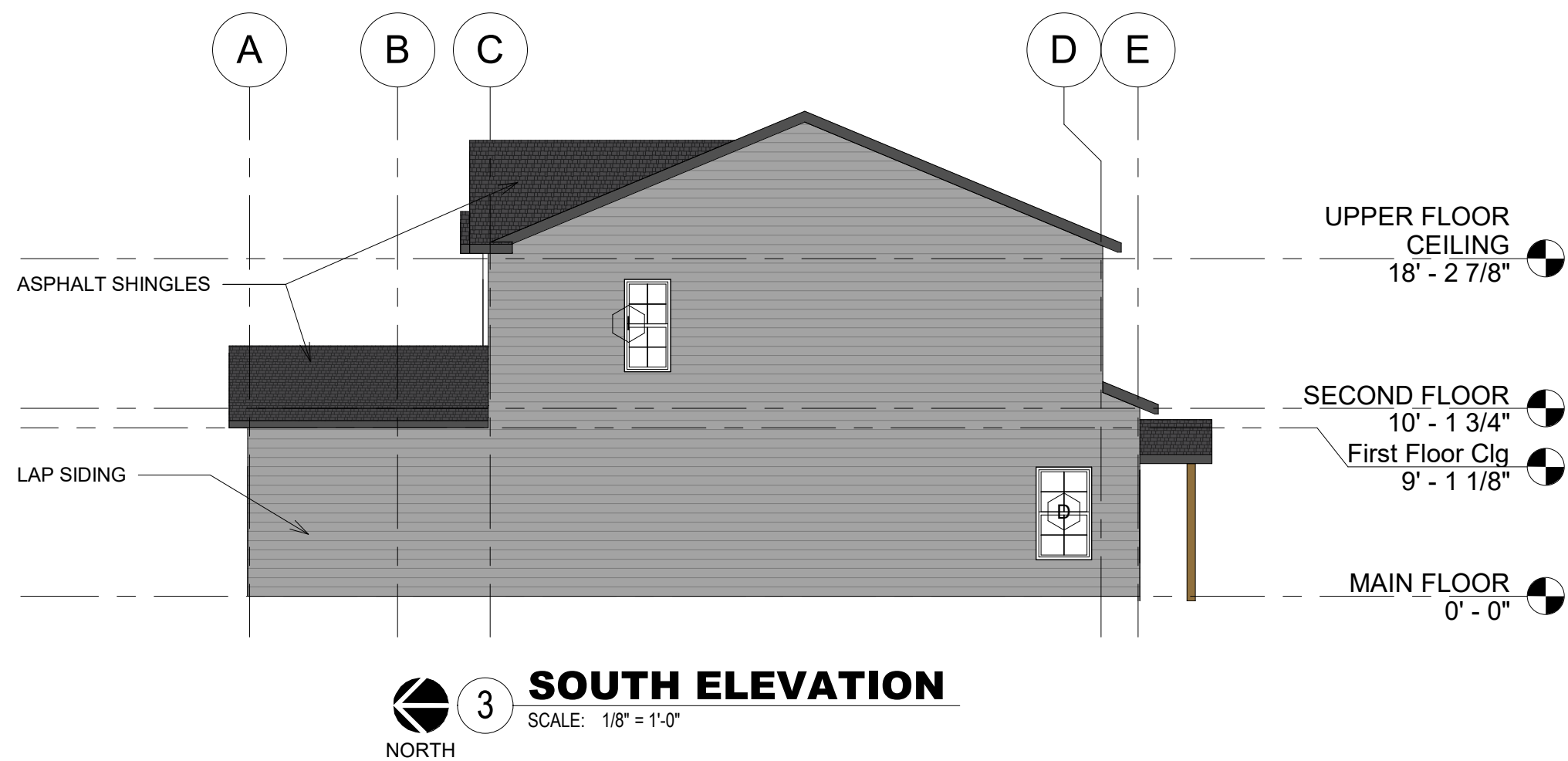
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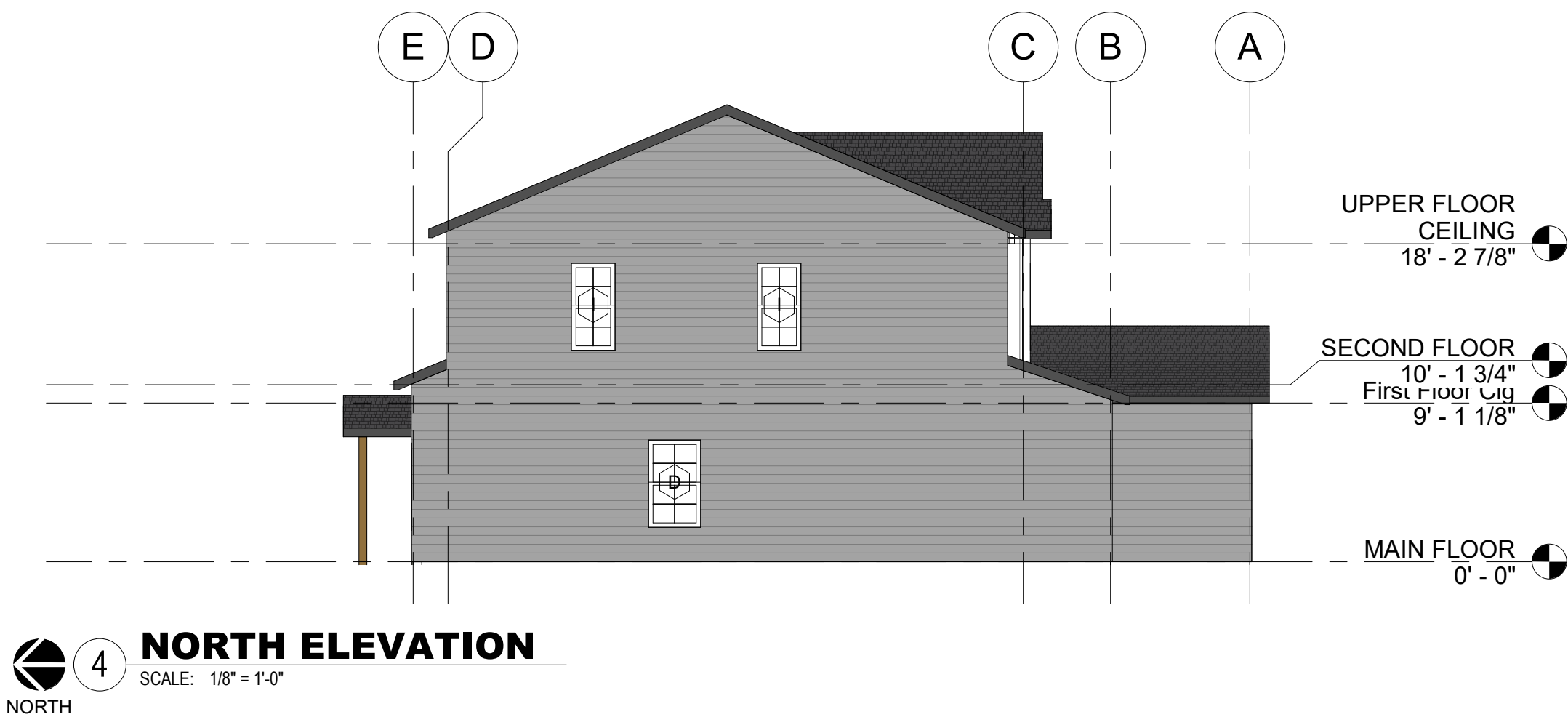
1 FRONT WEST ELEVATION
SCALE: 1/8" = 1'-0"
NORTH



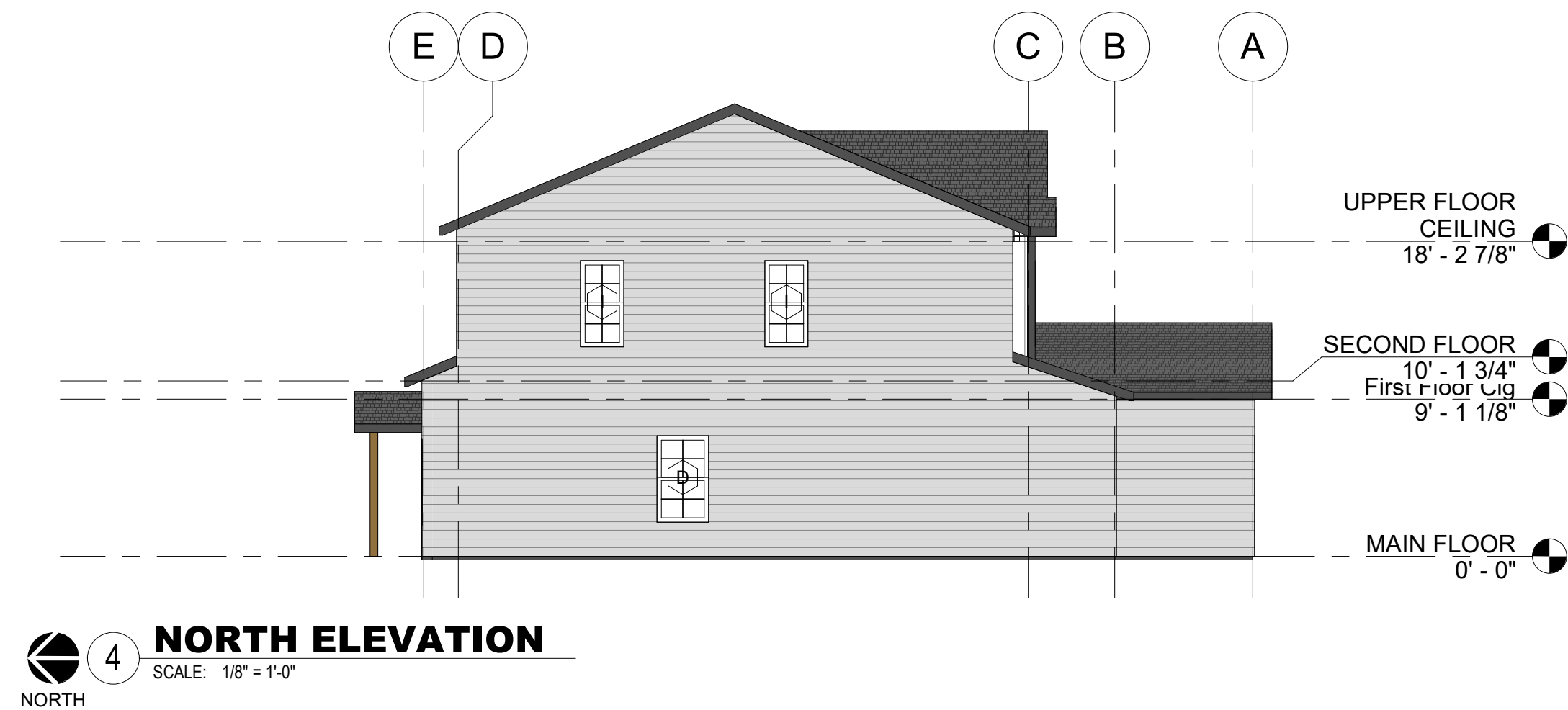
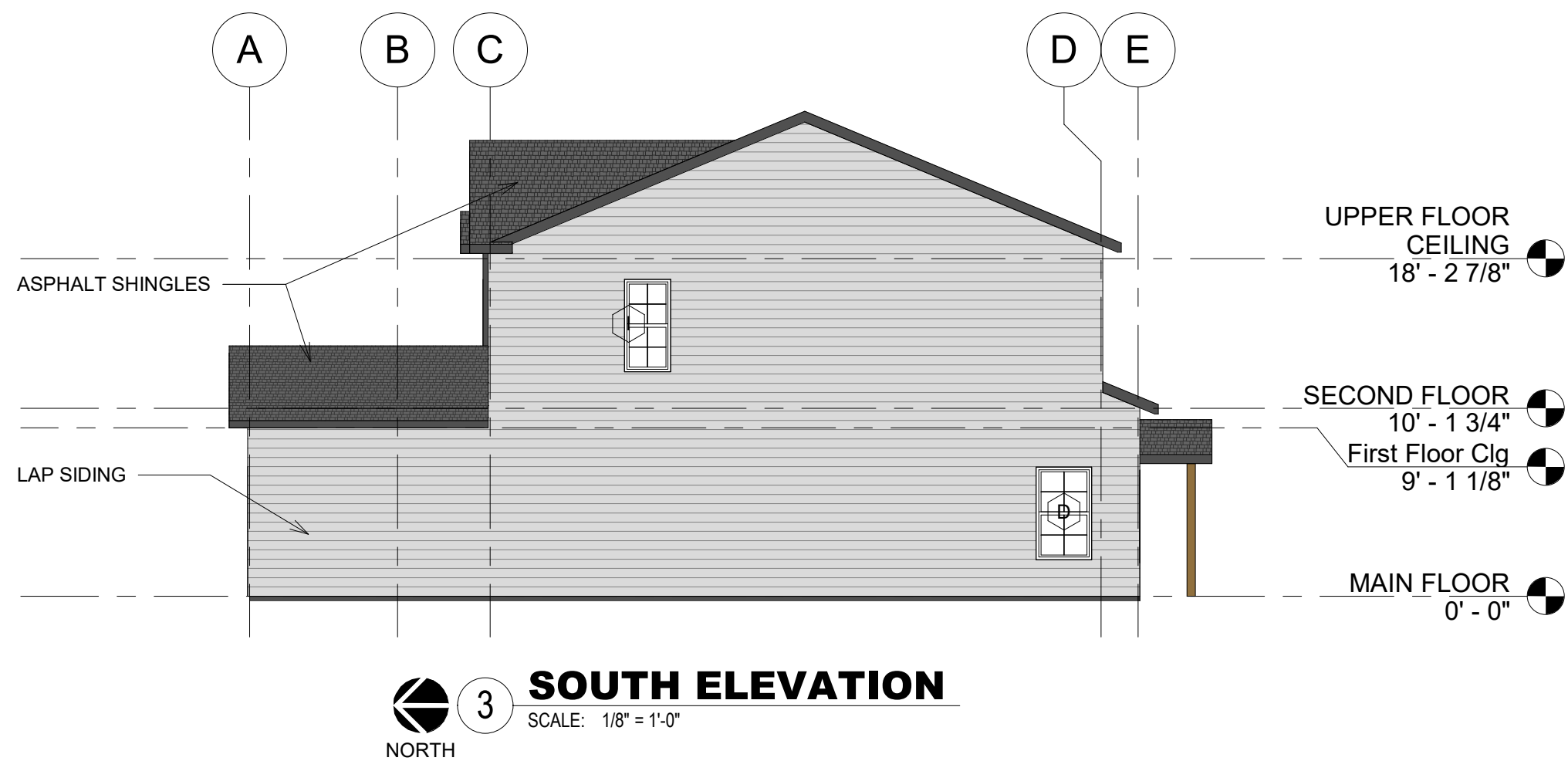
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"
NORTH



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



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



GENERAL CONTRACTOR TO VERIFY EXTERIOR ELEVATIONS AND MATERIAL QUANTITIES COMPLY W/ ANY AND ALL LOCAL COVENANTS. GENERAL CONTRACTOR TO VERIFY ALL FINISH MATERIAL SELECTIONS W/ OWNER.

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Sheet No.	A2.1

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: February 2, 2021
RE: 1861 SE Princeton Drive – Site Plan

GENERAL INFORMATION:

Applicant:

Silverstone Development Group

Requested Action

Site Plan

Location

1861 SE Princeton Drive

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

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

BACKGROUND:

The applicant is requesting approval of the site plan for a 15,840 square foot warehouse and office building located at 1861 SE Princeton Drive. Approximately 8,975 square feet is proposed to be warehouse and the remaining 6,864 square feet is proposed as office space.

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

ANALYSIS:*Building/Elevations:*

The façade is proposed to be principally constructed of textured cement block and brick with storefront windows and louvered awnings. The dumpster enclosure will be constructed of concrete block to match the building with a steel gate. The elevations appear to meet all of the minimum architectural standards within the Highway 141 Zone 1 Overlay.

Site Layout:

The site will be accessed from one driveway off of SE Princeton Drive which will line up with the driveway for Merkle Retirement Planning across the street. Pedestrian connectivity is provided via a 5 foot sidewalk along SE Princeton Drive with a sidewalk connection leading to the building.

Pole mounted light fixtures are provided throughout the parking lot. Up lighting is provided on the west elevation of the building facing SE Princeton Drive.

Parking:

The site provides almost double the required number of parking spaces for the site with 53 total parking spaces provided. Additional information is required from the applicant to demonstrate that the site meets the maximum parking standards in Section 165.34.

Landscaping/Streetscape:

The site meets the minimum required number of plantings for the Highway 141 Mixed Use Development Corridor District. Landscaping is provided along the project frontage, within

landscape islands, and around the transformer to shield it from public view. The groundcover will be sod.

Utilities:

A new 6" sanitary sewer will connect to the existing 10" sanitary sewer on the east side of SE Princeton and run east to the building.

A new 6" water service will connect to an existing 8" main located on the west side of SE Princeton Drive and will be constructed east to connect to the building. The building is proposed to be fitted with a fire suppression system and therefore an FDC is provided. Appropriate hydrant coverage is provided.

Stormwater is managed onsite within a detention basin located along SE Princeton Drive and within an underground detention system below the parking lot.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for 1861 SE Princeton Drive 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

~~January 8, 2021~~

~~January 25, 2021~~

January 29, 2021

Civil Design Advantage

Attn: Keith Weggen

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: 1861 SE Princeton Drive – Site Plan

Dear Mr. Weggen:

The Development Services Department is in receipt of a proposed Site Plan for 1861 SE Princeton Drive. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. The fire hydrant coverage depicted does not meet the requirements of Section 507.5.1 of the City of Grimes Fire Code, which requires fire hydrants within 150 feet of the building along an approved route. A hydrant is required in the rear of the building to meet this requirement.~~
- ~~2. The building is greater than 6,000 sq. ft. in size and appears to be tall enough to allow for high piled combustible storage. Due to these conditions a fire sprinkler system is required per Section 903.2 and Chapter 32 of the City of Grimes Fire Code. Due to the possibility of high piled combustible storage, a fire pump may be required. Note that the 6" main shown is not likely large enough to supply such a system.~~
- ~~3. Provide site detail page (ADA signage, dumpster enclosure, curb, etc.).~~

Cover Sheet:

- ~~1. Correct spelling error in the title.~~
- ~~2. Update parking calculations. New standards were adopted in October.~~
- ~~3. Please add maximum building height requirement. Should be 45'.~~

C2.1:

1. ~~Parking setback is 10' per the new ordinance. Please update setback label.~~
2. ~~Label the typical width of parking spaces.~~
3. ~~Label loading space dimensions and locations. A minimum of one per loading door is required (Section 165.34.5).~~
4. ~~Please widen the internal sidewalk from SE Princeton to the building to 5'.~~
5. ~~Extend sidewalk past property line on north end. Please add one additional sidewalk panel on the north end.~~
6. ~~Label length of the dead end drive. The dead end is 174.5'. Anything longer than 150' needs to provide a turn around for the fire department (remove 2 parking spaces on each side). A looped drive around the building could also be provided.~~
7. ~~Is the stoop on the north side of the building at grade? It appears that it extends into drive aisle.~~
8. ~~Verify parking lot does not extend into the storm sewer easement.~~
9. Update City of Grimes Standard Notes. **Sanitary notes need updated.**
10. ~~Under Pavement Thickness Note add pavement in the ROW to be 8".~~
11. Please see the maximum parking requirements (165.34.4.E). Additional open space is required for increasing parking over 25% above the minimum requirement. Please ensure adequate open space is provided and provide justification for the increased parking. **Please read above referenced code section. Additional open space is required to provide additional parking and justification is required. Please verify that enough open space is provided and provide a justification for the additional parking spaces.**

C3.1:

1. ~~On Enlargement #3, label the slope from the sidewalk down to the parking lot on the west ramp.~~
2. ~~On Enlargement #2, what is the width of the sidewalk in front of the ramp?~~

-

7. Add to sanitary sewer note ST-1 to utilize Romac Saddle or approved equal. Add note that existing sanitary main to be televised at tap location.

L1.01:

1. ~~The open space provided on page 1 does not match the landscaping sheet. Which is accurate?~~
2. ~~Show sod as the ground cover.~~

Lighting:

1. ~~Can the wall lights on the front of the building be switched to the wall wash fixtures? Up lighting is required in Hwy 141. Was a new fixture selected? Please provide the cut sheet.~~
2. ~~What is the height of the light poles? 35' max. height is permitted.~~

Elevations:

1. ~~75% of each wall needs to be primary material. The standard gray CMU is not considered primary material. Please provide material variation and architecture variation on the rear elevation. Staff suggests adding vertical treatments similar to the front elevation. The rear elevation needs to be at least 75% primary material. The gray CMU is not considered primary material. Please revise and adjust the material percentages.~~
2. ~~Provide material percentages. The front elevation meets the requirements. However please adjust the material percentages to exclude the window area from the calculation. The percentages should add up to 100%.~~
3. ~~Provide dumpster enclosure elevations. Label the height of the enclosure.~~
4. ~~Identify the location of any roof top units and provide screening.~~

SWPPP

1. Provide SWPPP.

Stormwater Management Plan (SWMP)

1. ~~Provide WQv and CPv Hydrographs, and CPv and release rate calculations (ISWMM Ch. 9).~~
2. ~~“Post Developed Map” should be named “Post” instead of “Pre”.~~
3. ~~Pond 1B: PrfRsr invert should be elevation of lowest perforation. What is the bottom elevation of the basin?~~
4. Site Characteristics – Existing and Proposed: How is off site DA draining onto site being handled?
5. Provide CPv hydrographs.
6. WQv 1A shows a peak release rate of 0.1 cfs and 1B as 0.02 cfs. Hydrographs show a release rate higher than that. Please adjust basin and underground storage to reduce the release rate.

Site Plan

1. ~~Sheet C4.1: Provide WQv and 100-yr flowrates for the Hydrodynamic separator, and specify 80% TSS removal for WQv flowrate.~~
2. ~~Sheet C4.1: You cannot use a reducing tee on storm sewer. Provide a structure at the intersection of L-12 and L-11.~~
3. ~~Sheet C4.1: Provide details for the underground storage. Size of chambers, isolator row, what is the perforated line on the west side of the chambers, typical cross section....~~
4. ~~Sheet C4.1: Provide details on ST-9. Where is the weir wall placed in relation to all of the connected pipes?~~
5. ~~Sheet C4.1: Provide details on ST-5.~~
6. Sheet C2.1: As per detail 3 on sheet C5.1, envelop ST-9 in 8” PCC. 8” PCC is only around half of it.
7. Sheet C4.1: Critical crossing information on L-11 is off the page.
8. Sheet C4.1: ST-4, RIM elevation is the same height as the top of the 6” opening. How is this going to work?

9. Sheet C4.1: Provide WQv and 100-yr flowrates for the Hydrodynamic separator, and specify 80% TSS removal for WQv flowrate.
10. Sheet C4.1: Provide callout to see sheet C5.2 for chamber details.
11. Sheet C4.1: Provide details on ST-9. Where is the weir wall placed in relation to all of the connected pipes?
12. Sheet C5.2: Rename as sheet C5.2.
13. Sheet C5.2: Details shown are just typical. Please provide specific details for this design. Size of chambers, isolator row, what is the perforated line on the west side of the chambers (if this is an underdrain, what size is it, and is it below the chamber systems at ele. 954.51, and is it below the outlet pipe ele. 954.36), depth of rock above and below chambers, are there any inspection ports.....

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: ~~January 15, 2021~~
 ~~January 29, 2021~~
 February 12, 2021

(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: February 2, 2021 at 5:30 at the Grimes City Hall

COUNCIL MEETING: February 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.

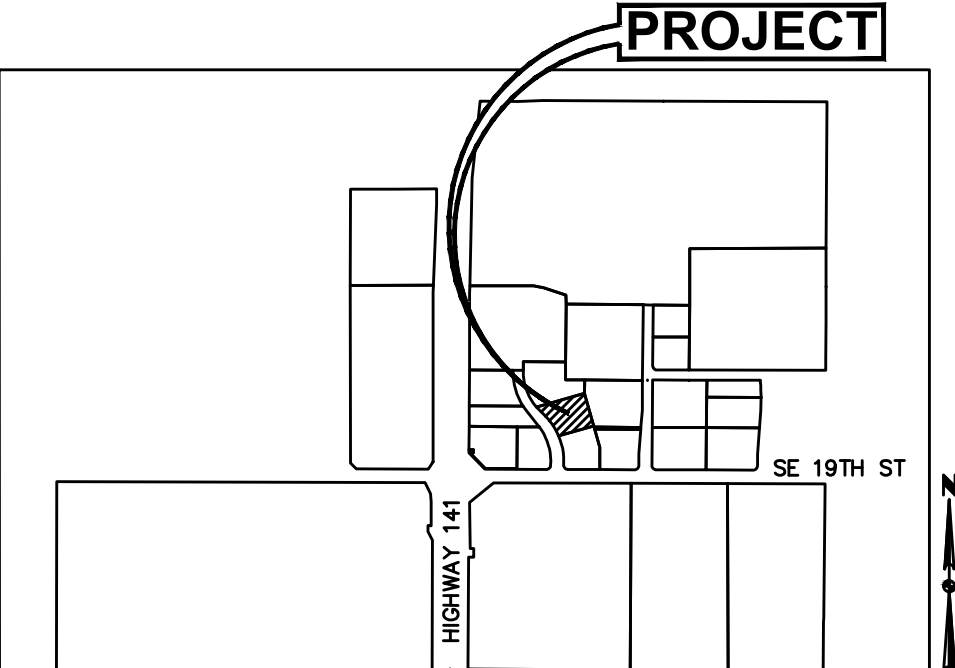
Sincerely,

Evann Martin
Assistant Planner

SITE PLAN FOR:
1861 SE PRINCETON DRIVE
GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

OWNER/APPLICANT

SILVERSTONE DEVELOPMENT GROUP
8424 PRAIRIE RIDGE DR
JOHNSTON, IOWA 50131
AJDIN NADAREVIC
PH. (515) 419-1882

ENGINEER/ SURVEYOR

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

ARCHITECT

STUDIO MELEE
1312 LOCUST STREET, SUITE 100z
DES MOINES, IOWA 50309
CONTACT: JAMIE MALLOY
EMAIL: JAMIE@STUDIOSMELEE.COM
PH. (515) 314-9852

DATE OF SURVEY

SEPTEMBER 23, 2020

BENCHMARKS

CUT 'X' ON CURB @ SE CORNER OF DESTINATION DR AND 62ND STREET.
ELEVATION=962.679

LEGAL DESCRIPTION

LOT 5 PRINCETON SUBDIVISION PLAT, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA. INCLUDING 1.54 ACRES (67,264 SF).

ZONING

M-1A (COMMERCIAL AND LIMITED LIGHT INDUSTRIAL) AND
ZONE 1-HIGHWAY 141 MIXED USE DEVELOPMENT CORRIDOR DISTRICT

EXISTING/ PROPOSED USE

EXISTING: UNDEVELOPED
PROPOSED: OFFICE & WAREHOUSE

DEVELOPMENT SUMMARY

SITE AREA: 1.54 ACRES (67,264 SF)

SETBACKS

FRONT: 25'
SIDE: NONE
REAR: 25'

BUILDING AREA

OFFICE: 6,864 SF
WAREHOUSE/STORAGE: 8,976 SF
15,840 SF

MAX BUILDING HEIGHT: 45 FEET

PARKING REQUIRED
OFFICE (3/1,000 SF OF GFA): 21 SPACES
WAREHOUSE/STORAGE (1/2,000 SF): 5 SPACES
26 SPACES

PARKING PROVIDED

STANDARD: 51 SPACES
ACCESSIBLE: 2 SPACE
53 SPACES

IMPERVIOUS AREA

BUILDING: 15,840 SF
PAVING: 34,086 SF
SIDEWALK: 2,324 SF
52,250 SF

OPEN SPACE

REQUIRED: 6,726 SF (10.0%)
PROVIDED: 15,014 SF (22.3%)

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = APRIL 2021
ANTICIPATED FINISH DATE = DECEMBER 2021

SUBMITTAL DATES

SITE PLAN SUBMITTAL #1 12/21/2020
SITE PLAN SUBMITTAL #2 01/15/2021
SITE PLAN SUBMITTAL #3 01/29/2021

INDEX OF SHEETS

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

GENERAL LEGEND

PROPOSED

LOT LINE	---
PERMANENT EASEMENT	---P/E---
TYPE SW-501 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
HDPE INTAKE BASIN	
STORM APRON	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL	
SANITARY SEWER WITH SIZE	8"S
SANITARY SERVICE	S-S-S
STORM SEWER	ST-ST
STORM SERVICE	ST-ST
WATERMAIN WITH SIZE	8"W
WATER SERVICE	W-W
SAWCUT (FULL DEPTH)	
SILT FENCE	

EXISTING

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



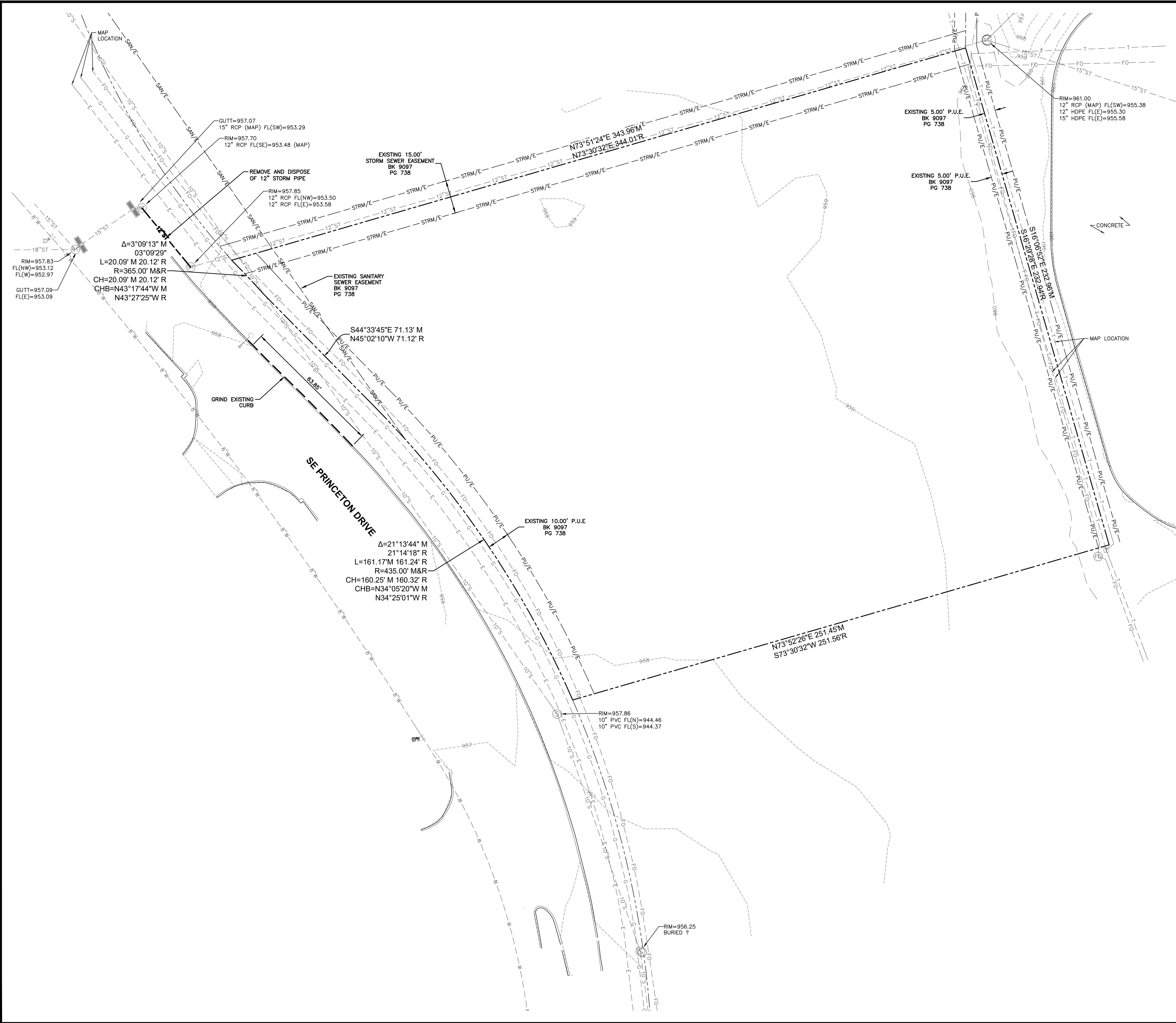
UTILITY WARNING

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

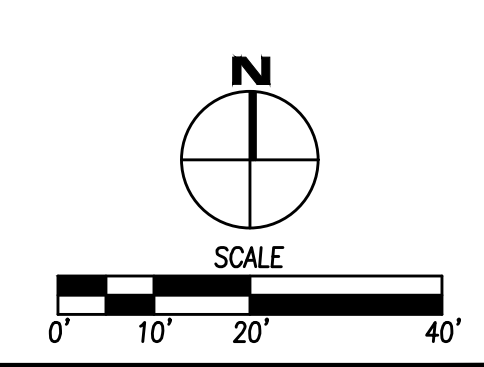


ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.	
THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.	
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 CONTRACTOR'S USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.	
	I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA. PRELIMINARY NOT FOR CONSTRUCTION DATE: _____ IOWA LICENSE RENEWAL DATE IS JUNE 30, 2022 PAGES OR SHEETS COVERED BY THIS SEAL: ALL SHEETS

FILE: H:\IOWA\2003\2003.152\2003.152.DWG
DATE PLOTTED: 7/28/2021 1:02 PM
PLOT BY: DAN SOTO
COMMENT: ENG



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



1861 SE PRINCETON DRIVE
TOPOGRAPHIC SURVEY/DEMOLITION PLAN

C1.1
2003.152

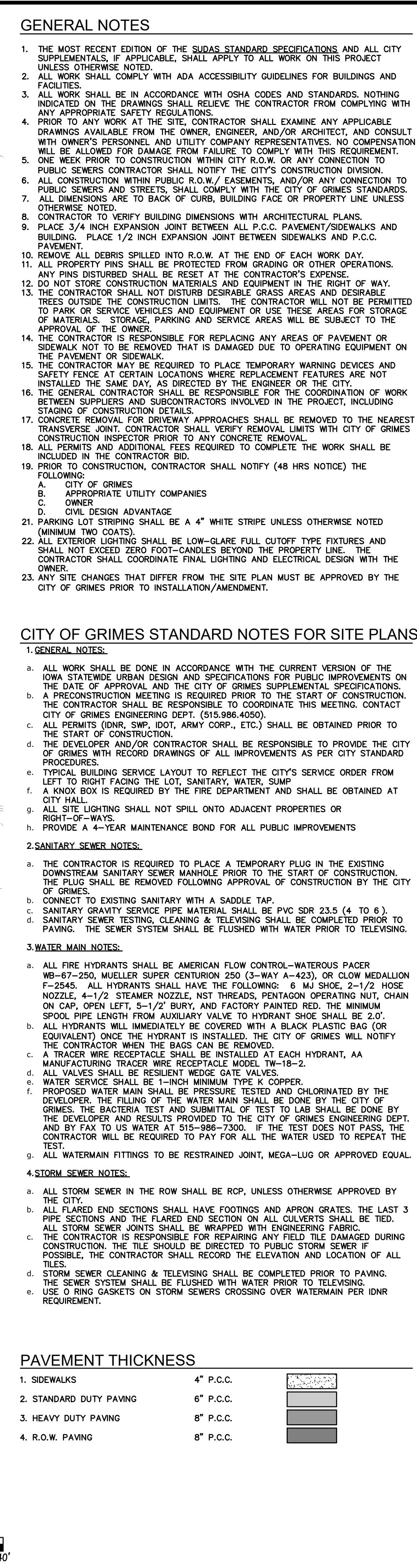
3405 S.E. CROSSROADS DRIVE, SUITE G
PHONE: (515) 369-4400 FAX: (515) 369-4410

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

DATE	REVISIONS	DATE	REVISIONS
01/29/2021		01/29/2021	
01/15/2021		01/15/2021	
12/12/2020		12/12/2020	

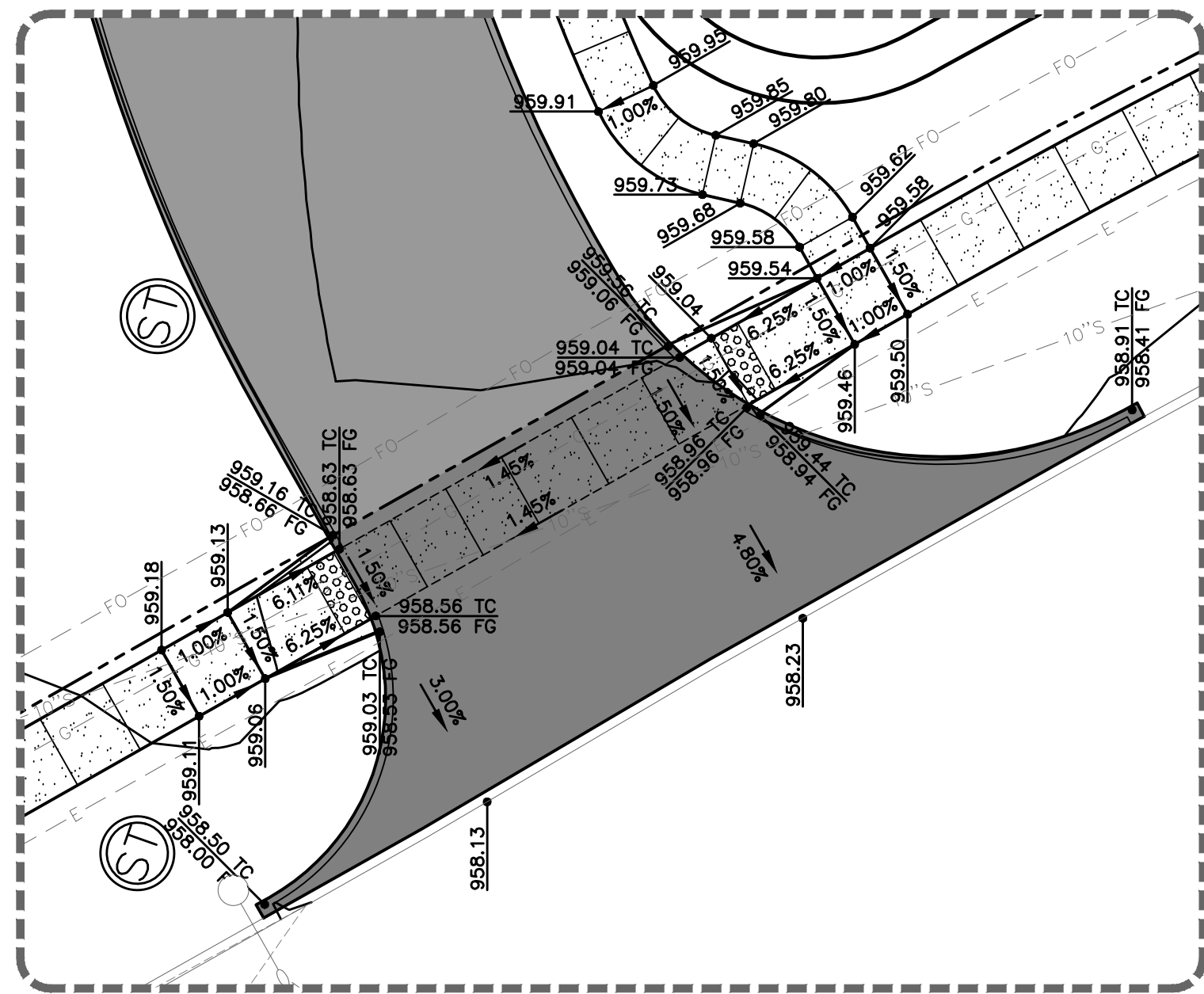
TECH: ENGINEER:

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

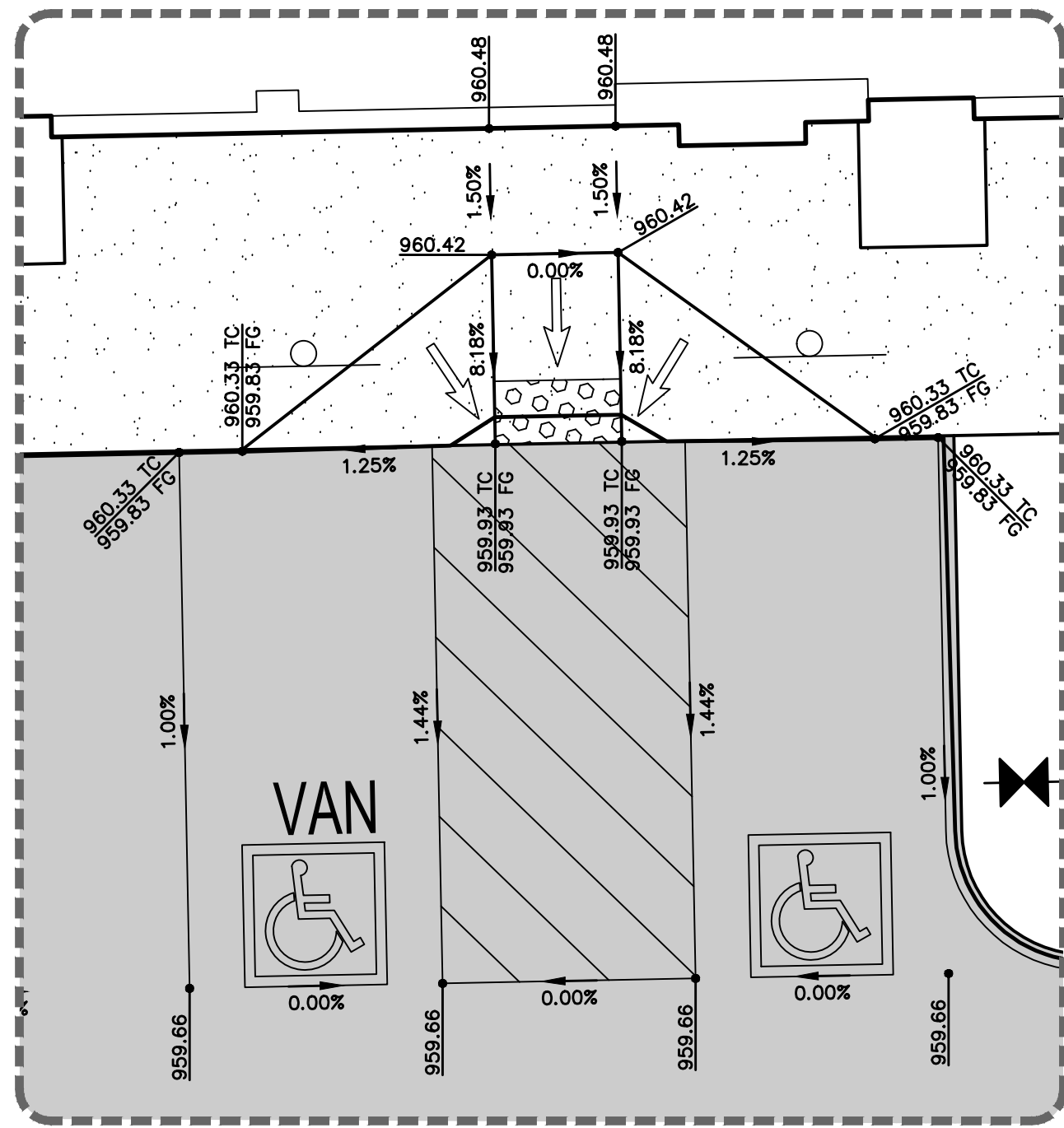


C2.1	1861 SE PRINCETON DRIVE DIMENSION PLAN	 CIVIL DESIGN ADVANTAGE GRIMES, IOWA	3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410	REVISIONS SITE PLAN SUBMITTAL #3 SITE PLAN SUBMITTAL #2 SITE PLAN SUBMITTAL #1	DATE
					01/29/2021
					01/15/2021
					12/21/2020

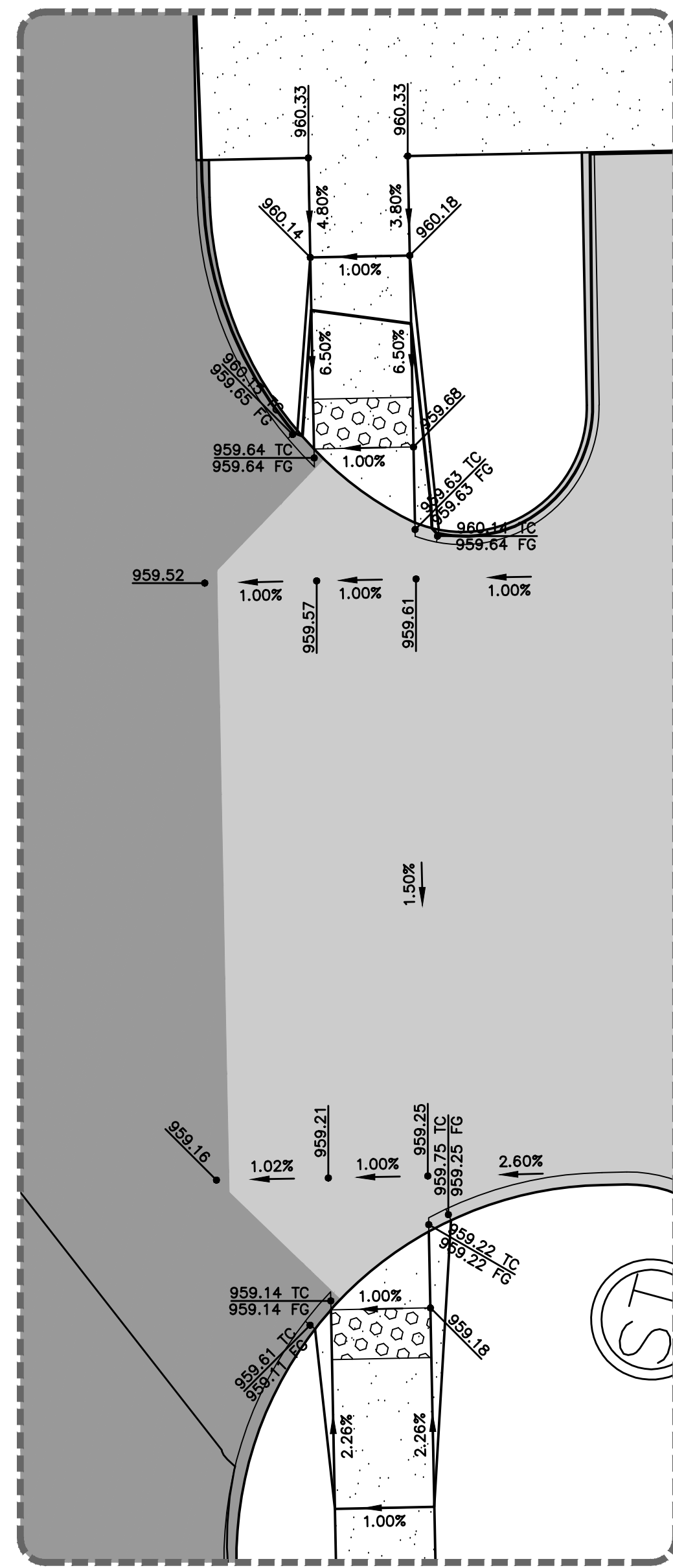
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PLOT BY: DAW 2021
COMMENT: ENG
TECH:



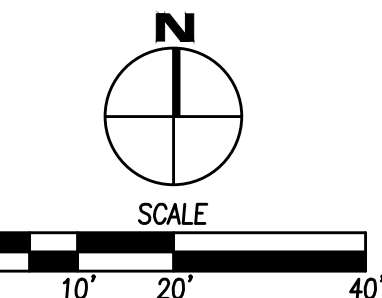
1 ENLARGEMENT #1
1"=10"



2 ENLARGEMENT #2
1"=5"

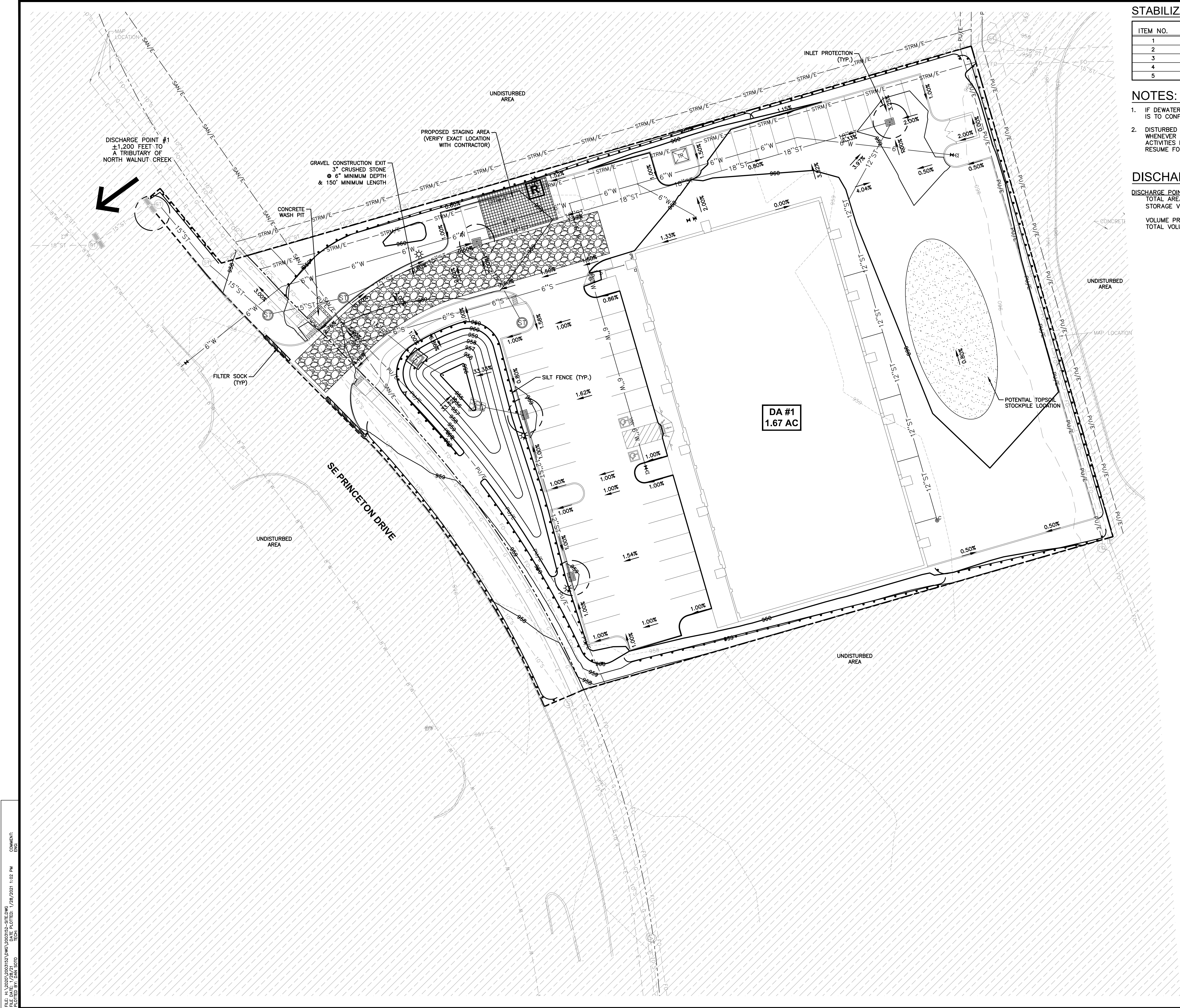


3 ENLARGEMENT #3
1"=5"



GENERAL 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 RESPAID AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
4. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT 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.



STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,350
2	FILTER SOCK	LF	40
3	SEEDING, FERTILIZING, AND MULCHING	AC	1.10
4	INLET PROTECTION DEVICES	EA	5
5	CONCRETE WASHOUT PIT	EA	1

NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO LITTLE BEAVER CREEK ±5000 FT
TOTAL AREA DISTURBED TO DISCHARGE POINT 1.67 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT) 6,012 CU FT
VOLUME PROVIDED IN SILT FENCE (1,350 LF @ 4.5 CU FT/LF OF FENCE) 6,075 CU FT
TOTAL VOLUME PROVIDED 6,075 CU FT

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

SANITARY MAIN TO BE
TELEVIEWED AT TAP LOCATION



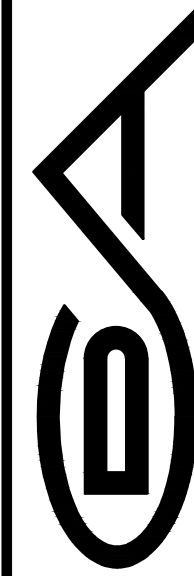
4. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONNECTION DETAILS.
5. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
6. DURING CONSTRUCTION, PROTECT ALL EXISTING UTILITY LINES THAT ARE ENCOUNTERED. DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
7. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER.
8. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
9. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
10. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
11. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER PIPES.
12. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
13. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENGINEER'S NOTES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR 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 GAS, WATER, AND ELECTRICAL STRUCTURES SHALL BE LOCATED BY ALL CITY 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 UNKNOWN OR SUCH A UTILITY SYSTEMS COULD BE LOCATED BY THE CONTRACTOR. 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 LOCATE ALL UTILITY LOCATIONS BY CALLING 311-992-8889 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
14. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
16. PRIOR TO ANY INSTALLATION OF STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2009 UNIFORM PLUMBING CODE, CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY TALKING MAN INSPECTIONS.
17. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
18. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEARBY EXISTING DRAINAGE 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.
19. ALL LIGHT FIXTURES SHALL BE SHARP CUT-OFF AND LIGHT SHALL NOT SPILL OVER THE SITE PROPERTY.

	REVISIONS	DATE
	SITE PLAN SUBMITTAL #3	01/29/2021
	SITE PLAN SUBMITTAL #2	01/15/2021
	SITE PLAN SUBMITTAL #1	12/21/2020

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

TECH:

ENGINEER:



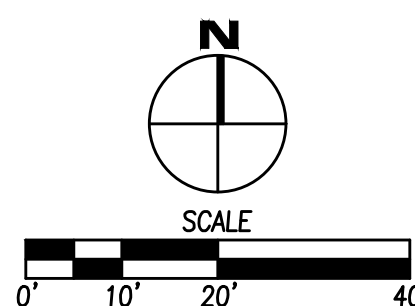
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1861 SE PRINCETON DRIVE

UTILITY PLAN

C4.1

2003.152



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 COMMENT:
 ENG:

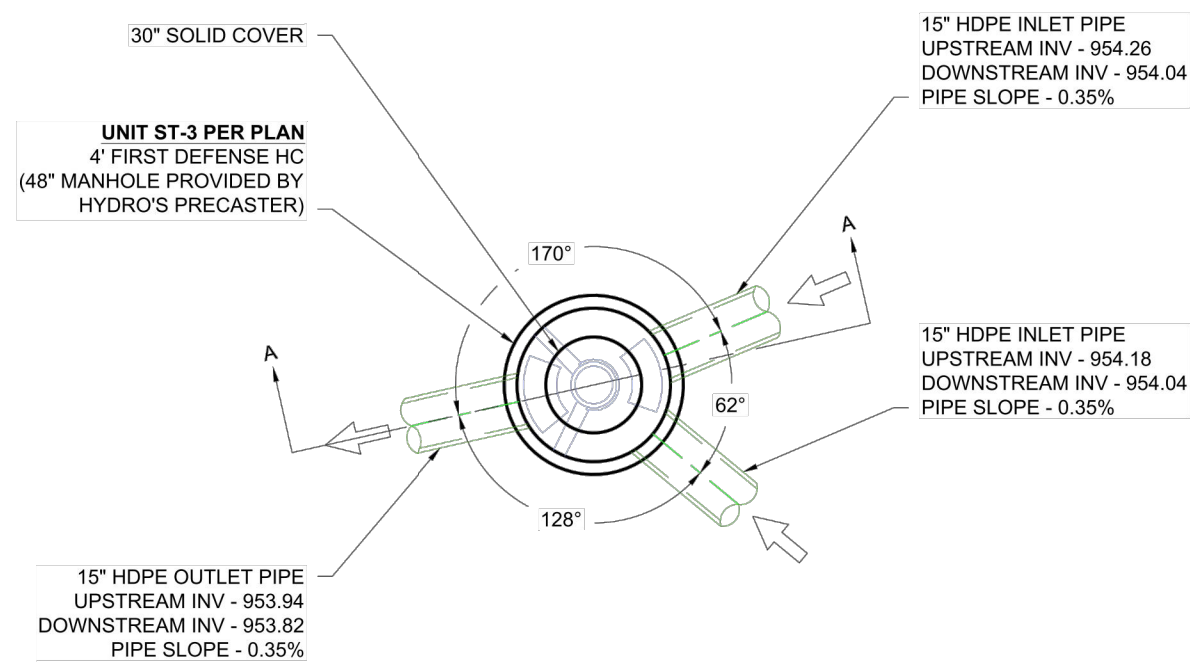
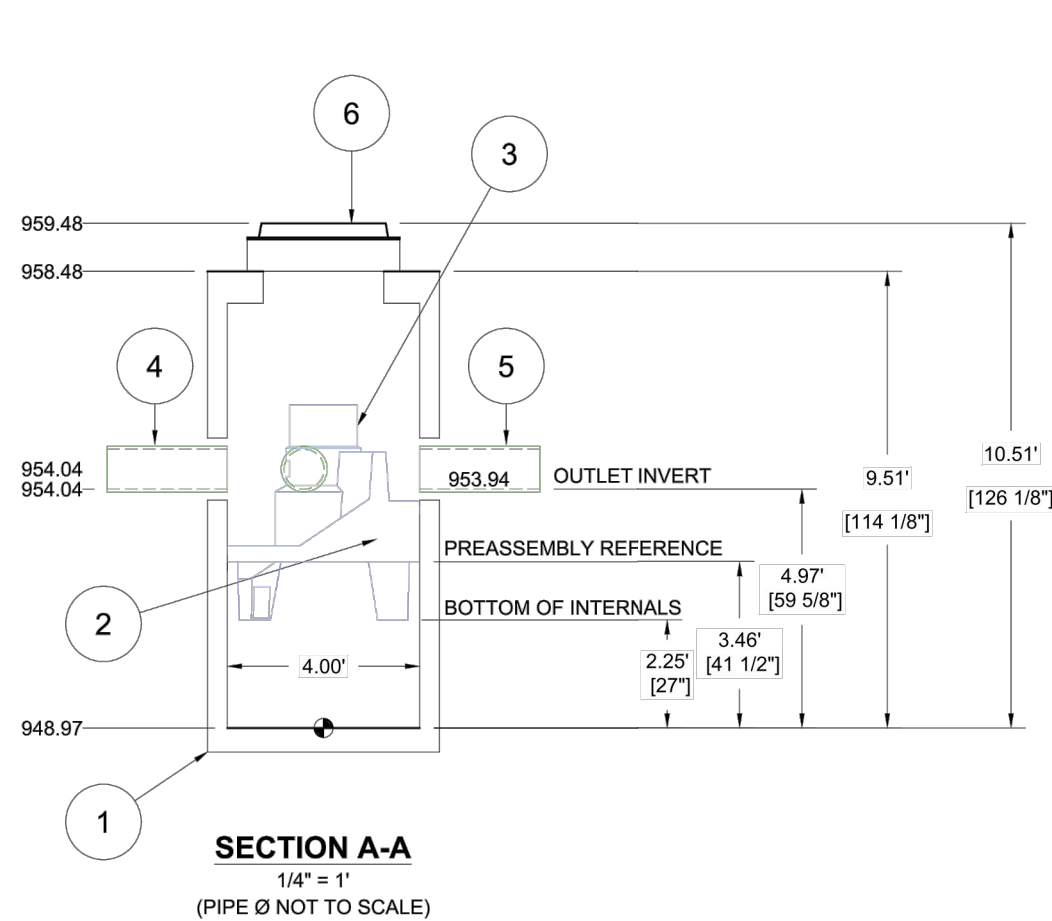
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DATE PLOTTED: 1/1/2001
TECH:

4 FIRST DEFENSE HC - 4FD-HC (ST-3)

NOT TO SCALE

PARTS LIST : 4' FIRST DEFENSE HC			
ITEM	SIZE (IN)	MATERIAL	DESCRIPTION
1	48	-	I.D. PRECAST MANHOLE
2	-	-	LEDGER SUPPORT
3	-	-	SEPARATION MODULE
4	15	HDPE	INLET PIPE (BY OTHERS)
5	15	HDPE	OUTLET PIPE (BY OTHERS)
6	30	-	FRAME & COVER

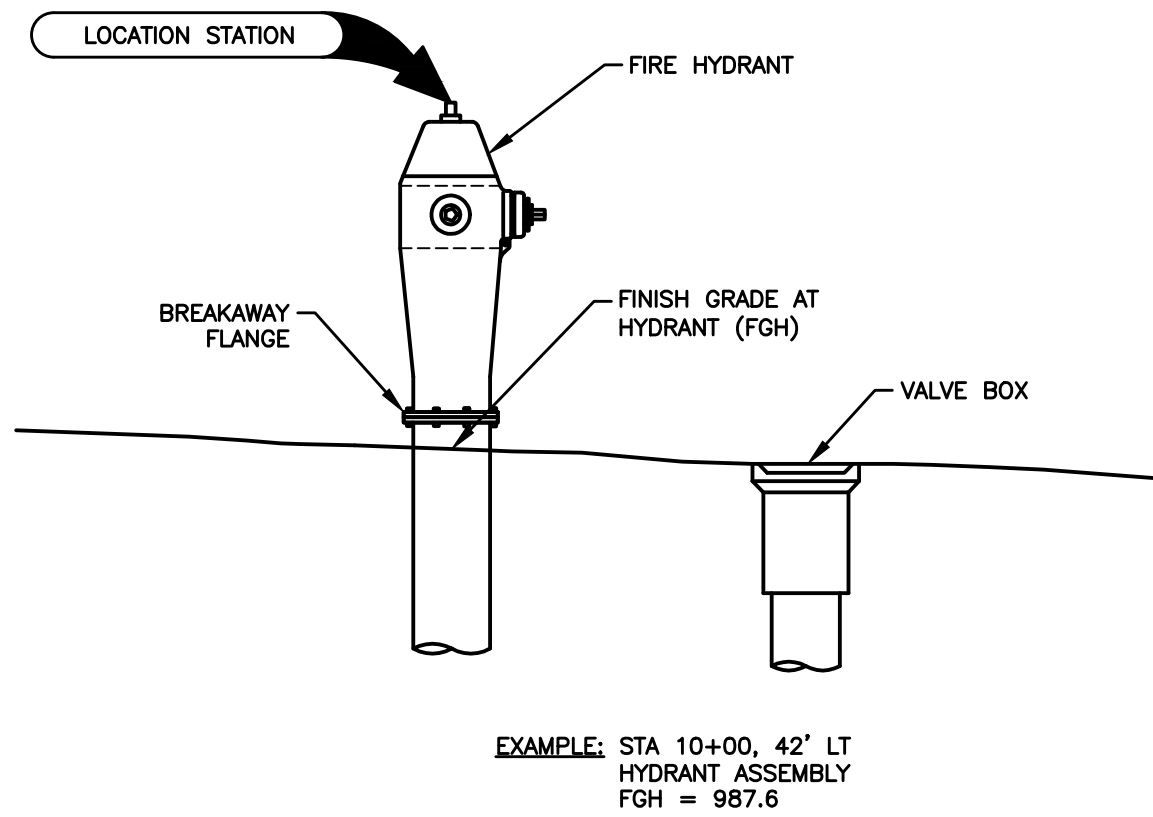
NOTES:
ENGINEER / CONTRACTOR TO CONFIRM PIPE MATERIALS.



2		SHEET		OF		2			
4640 TREDEMAN BLVD HAWAII, ON 4225 Hydro International ADVANCED DRAINAGE SYSTEMS INC.		SHAWINIGAN SOLUTIONS 9410 PINE RD HAWAII, ON N1B0 1S60 (227) 763-0430 WWW.HYDRO-INT.COM		1816 PRINCETON DRIVE GRIMES, IA		DATE: 01/14/21 DRAWN: BRE		PROJECT #: 521260 CHECKED: HIL	
AS NOTED									
THE CONTRACTOR CONTRACTS AND RELEASES LIABILITY FOR ANY DAMAGE TO THE PROPERTY OR PERSONS OR PROPERTY OF ANY OTHER PARTY. THE CONTRACTOR CONTRACTS AND RELEASES LIABILITY FOR ANY DAMAGE TO THE PROPERTY OR PERSONS OR PROPERTY OF ANY OTHER PARTY. THE CONTRACTOR CONTRACTS AND RELEASES LIABILITY FOR ANY DAMAGE TO THE PROPERTY OR PERSONS OR PROPERTY OF ANY OTHER PARTY.									
THIS DRAWING AND ANY INFORMATION BASED ON INFORMATION PROVIDED TO ADRS UNDER THE SUPERVISION OF THE ADRS DESIGN ENGINEER IS THE PROPERTY OF ADRS. THE ADRS DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ADRS DESIGN ENGINEER TO GUARANTEE THAT THE PROJECT OR SITE DATA AND ALL ASSOCIATED DATA ARE VALID, ACCURATE, AND MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.									

2 HYDRANT ASSEMBLY SPOT ELEVATION REFERENCE

NOT TO SCALE



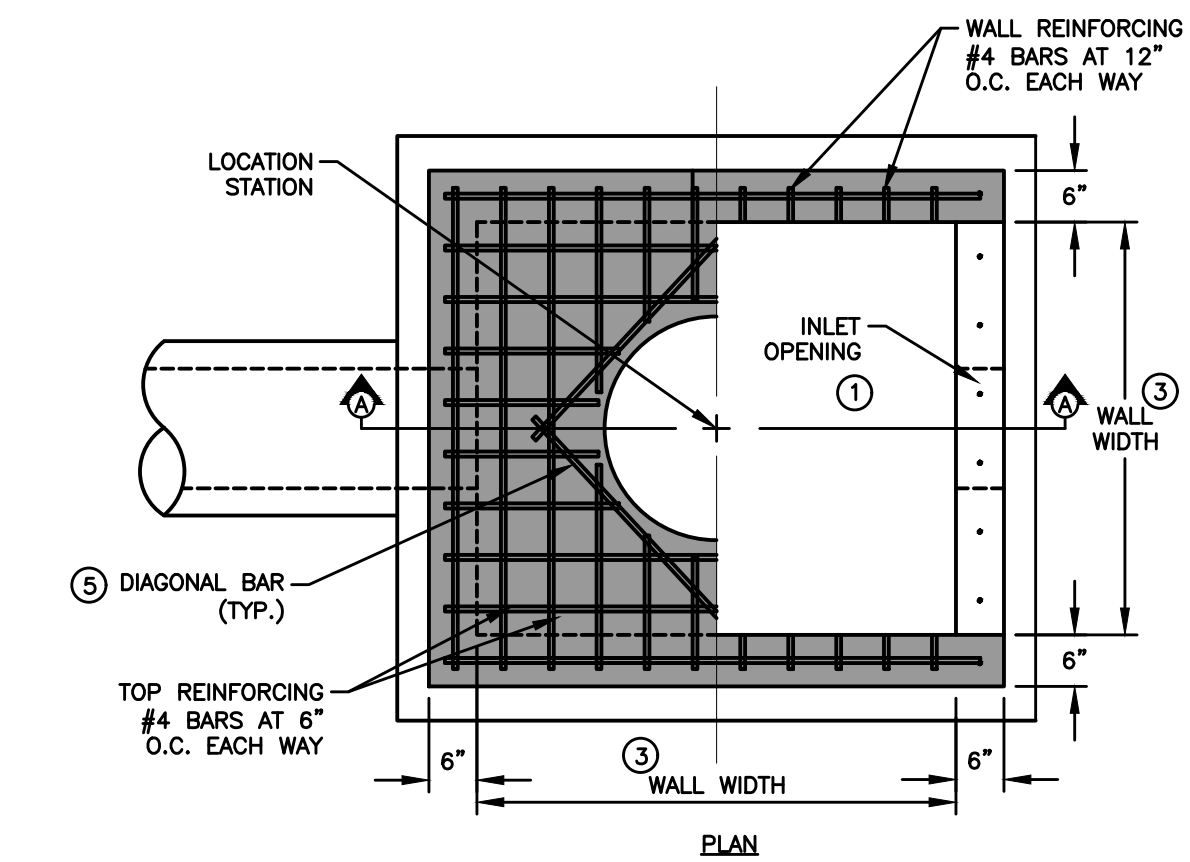
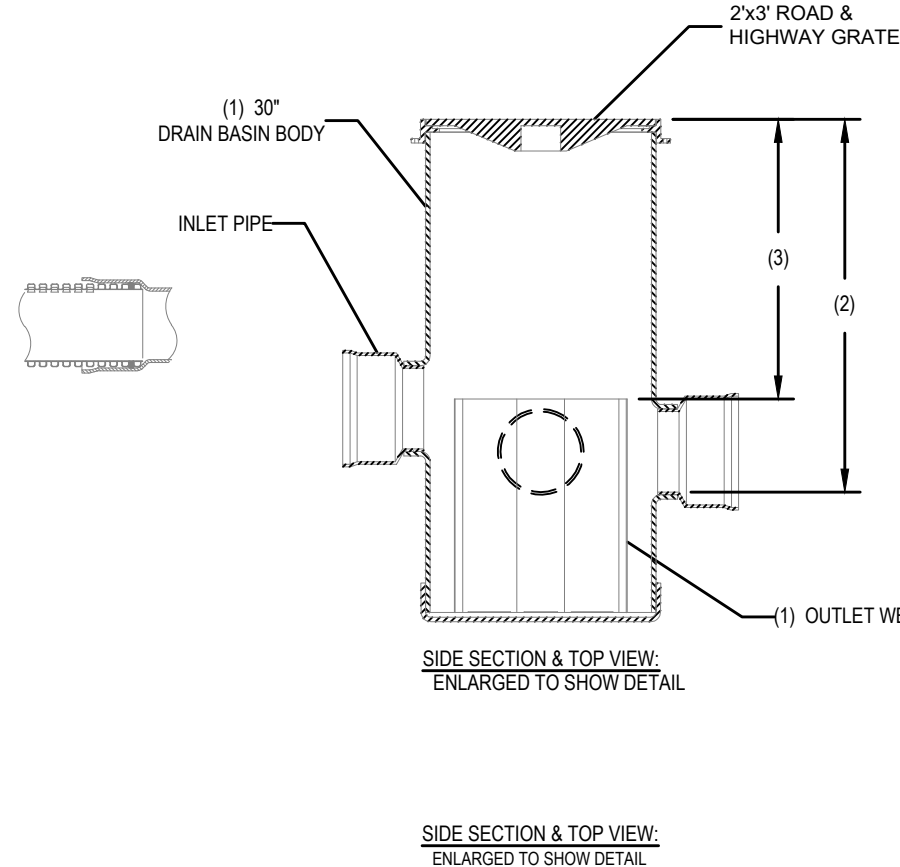
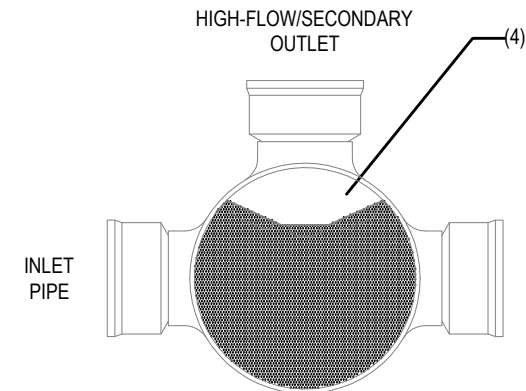
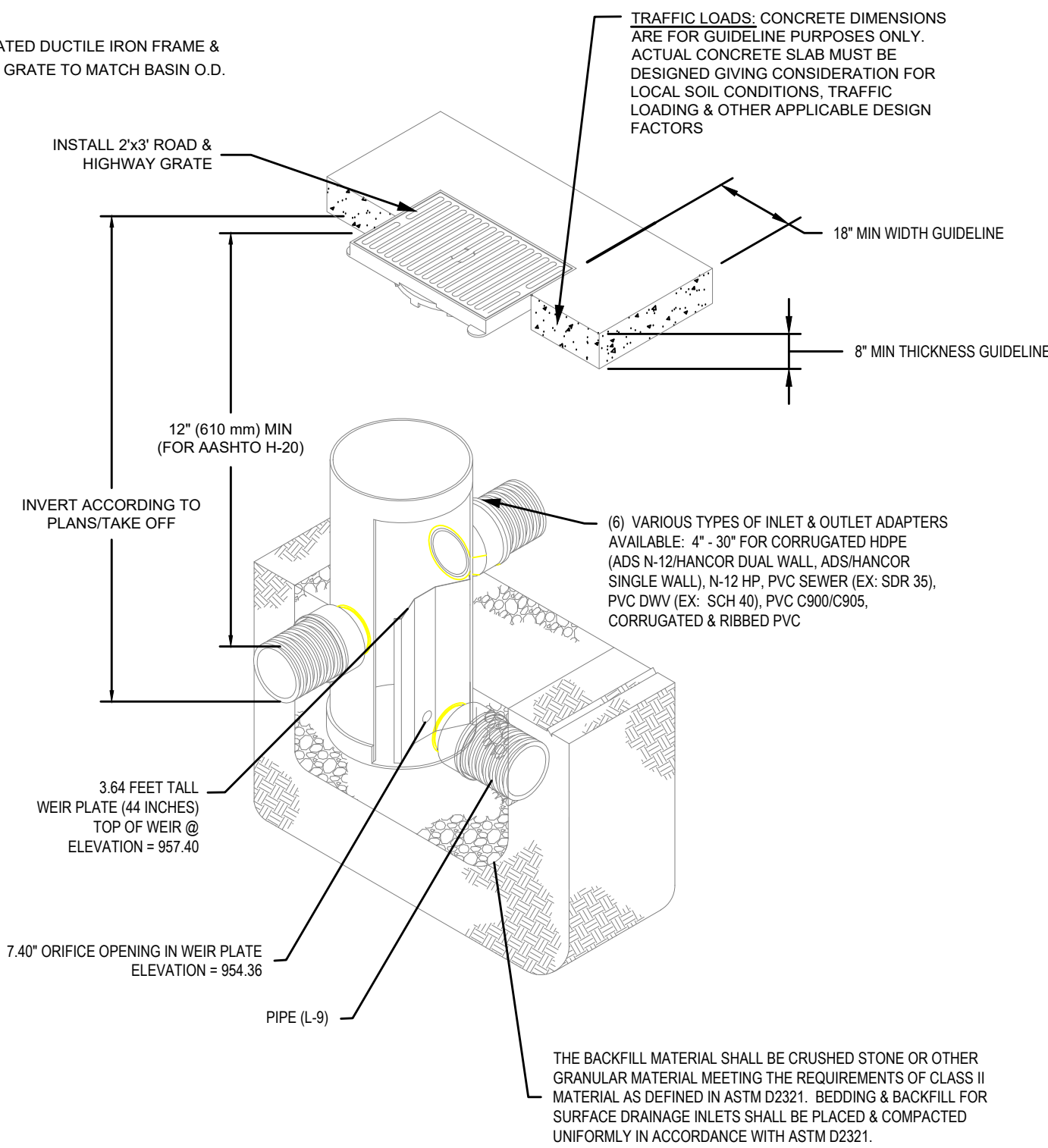
- WEIR AVAILABLE FOR ALL 24" - 30" STRUCTURE OPTIONS (CUSTOM BASIN, ROAD & HIGHWAY, & CURB INLET).
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE REQUIRED FOR BASINS OVER 8' DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
- HEIGHT OF WEIR TO BE DETERMINED BY ENGINEER. WEIR HEIGHT CANNOT EXCEED 84" DUE TO MANUFACTURING AND SHIPPING RESTRICTIONS.
- WEIR MANUFACTURED TO MINIMIZE LOSS OF OUTLET PIPE OPEN AREA.
- ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 90°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12 HANCOR DUAL WALL, N-12 HP, N-12 HP & PVC SEWER (4" - 24").
- FRAMES, GRATES, COVERS, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.

NOTES

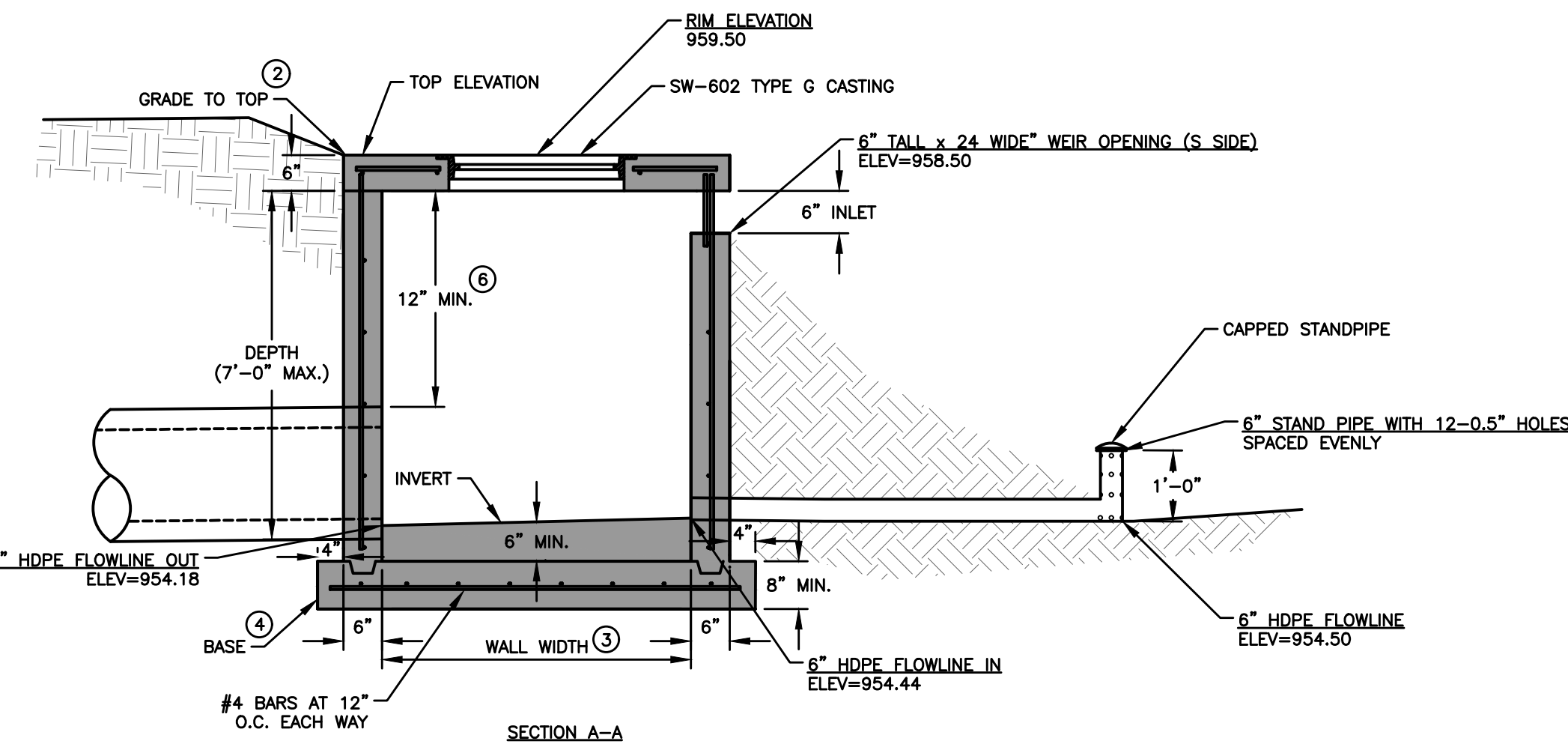
- 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC.
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYLOPLAST-US.COM
- TO ORDER CALL: 800-621-6710

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

(1, 2) INTEGRATED DUCTILE IRON FRAME & GRATE TO MATCH BASIN O.D.

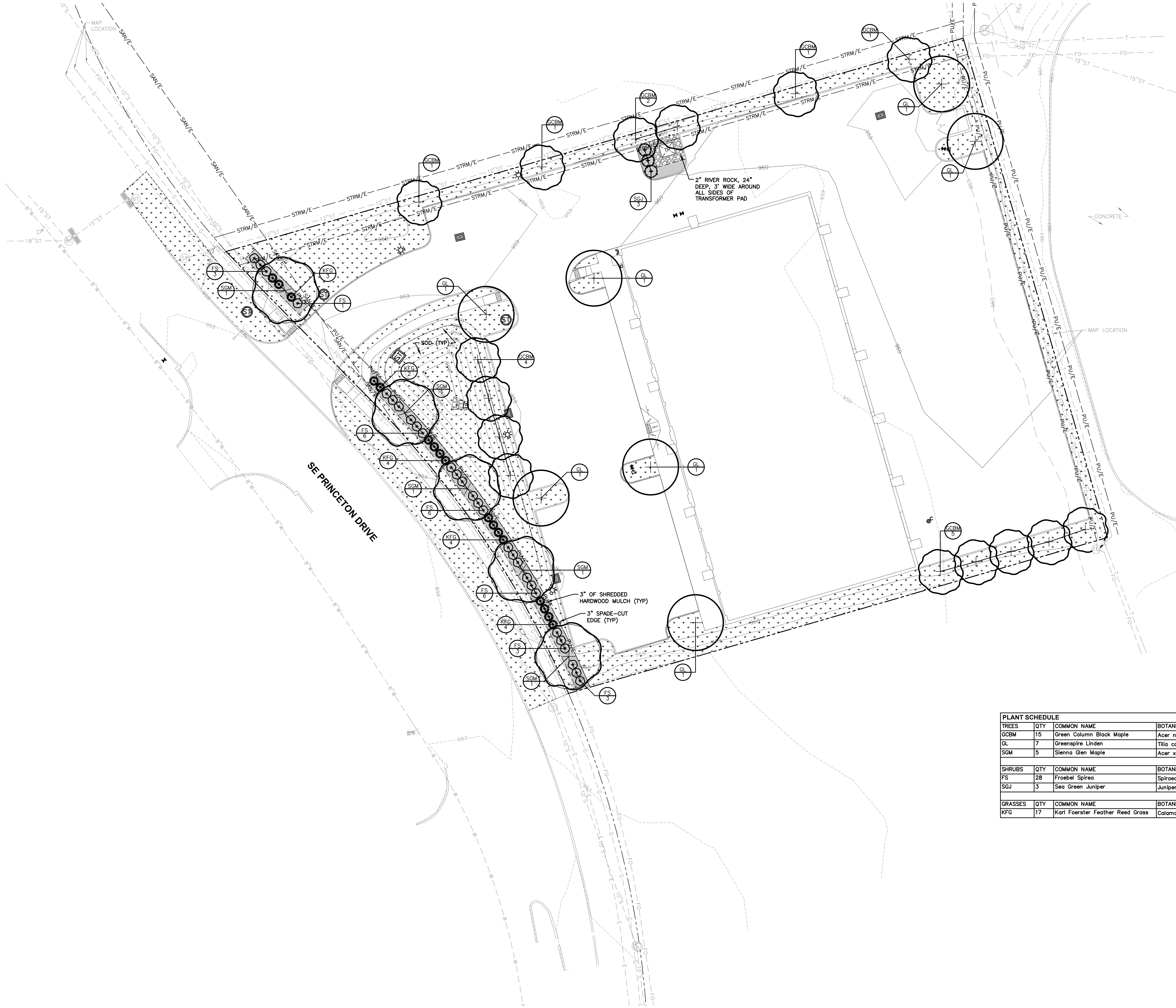


- STRUCTURE MAY BE BUILT WITH OPENINGS ON ANY OR ALL SIDES. PROVIDE OPENINGS AND ORIENTATION AS SPECIFIED IN THE CONTRACT DOCUMENTS. ADJACENT WALLS MAY HAVE DIFFERENT WIDTHS BASED UPON PIPE CONFIGURATION, BUT STRUCTURE MUST BE RECTANGULAR.
- CONSTRUCT INLET OPENINGS WITH 15-INCH #4 EPOXY-COATED BARS AT 8 INCHES ON CENTER. EMBED BARS A MINIMUM OF 3 INCHES INTO WALLS AND TOP AT ALL OPENINGS.
- GRADE TO TOP ELEVATION ON CLOSED SIDES.
- WALL WIDTHS VARY WITH PIPE DIAMETER. PROVIDE 6 INCHES OF WALL WIDTH (MINIMUM) EACH SIDE OF PIPE OPENING. MINIMUM WALL WIDTH IS 36 INCHES. MAXIMUM WALL WIDTH IS 72 INCHES.
- CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
- INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.
- 12" MINIMUM WALL HEIGHT ABOVE ALL PIPES.

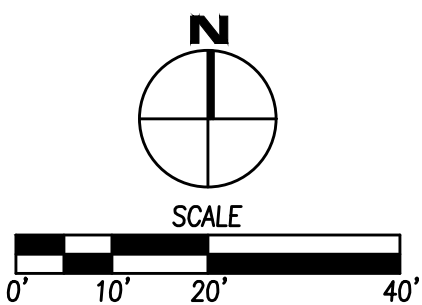


3 NYLOPLAST DRAIN BASIN WITH WEIR (ST-9)

NOT TO SCALE



PLANT SCHEDULE				
TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
GCBM	15	Green Column Black Maple	Acer nigrum 'Greencolumn'	B&B, 2" CALIPER
GL	7	Greenspire Linden	Tilia cordata 'Greenspire'	B&B, 2" CALIPER
SGM	5	Sienna Glen Maple	Acer x freemanii 'Sienna' TM	B&B, 2" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
FS	28	Froebel Spirea	Spiraea x bumalda 'Froebelii'	CONT, 3 GAL
SGJ	3	Sea Green Juniper	Juniperus chinensis 'Sea Green'	3 GAL
GRASSES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
KFG	17	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	CONT, 3 GAL



LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SOD ALL AREAS DISTURBED BY CONSTRUCTION THAT ARE NOT DESIGNATED FOR BUILDING, PAVEMENT, SIDEWALKS, OR LANDSCAPE PLANTINGS.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
9. ALL EDGING SHALL BE SPADE CUT EDGE.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

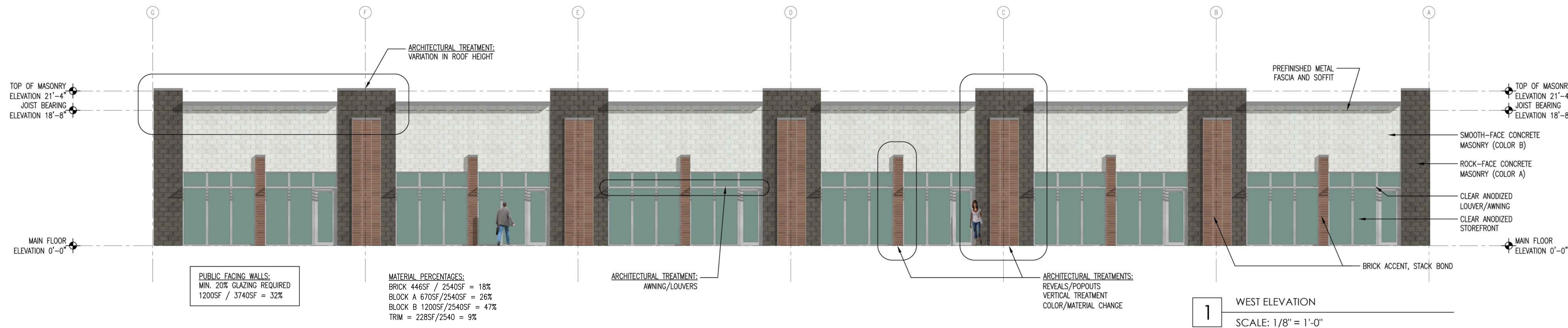
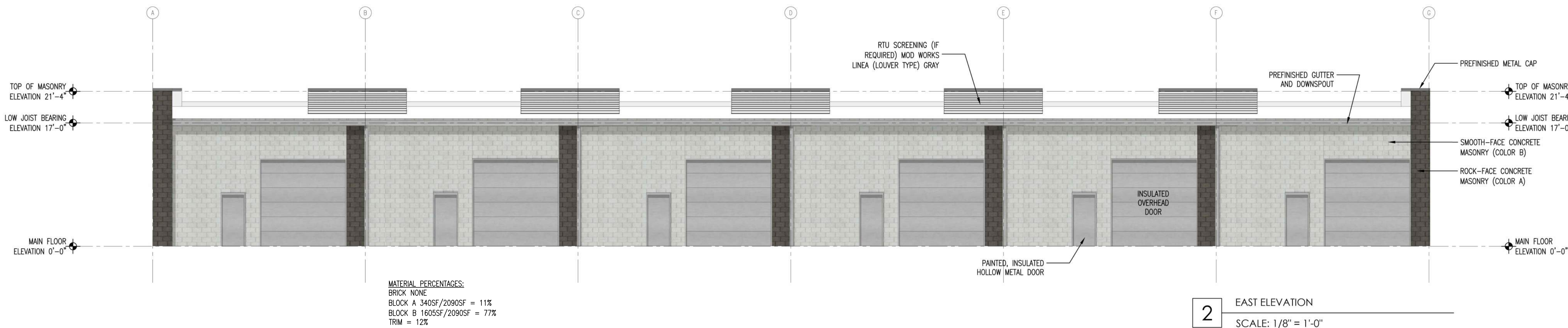
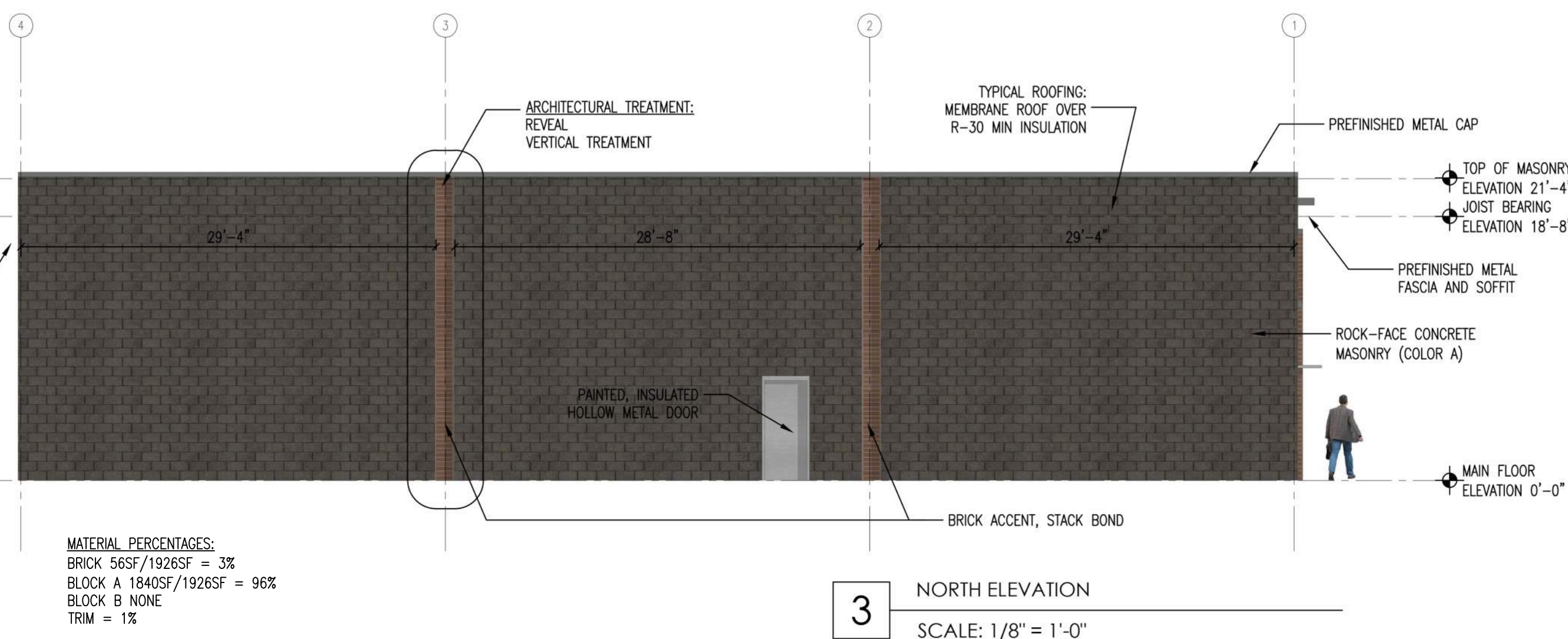
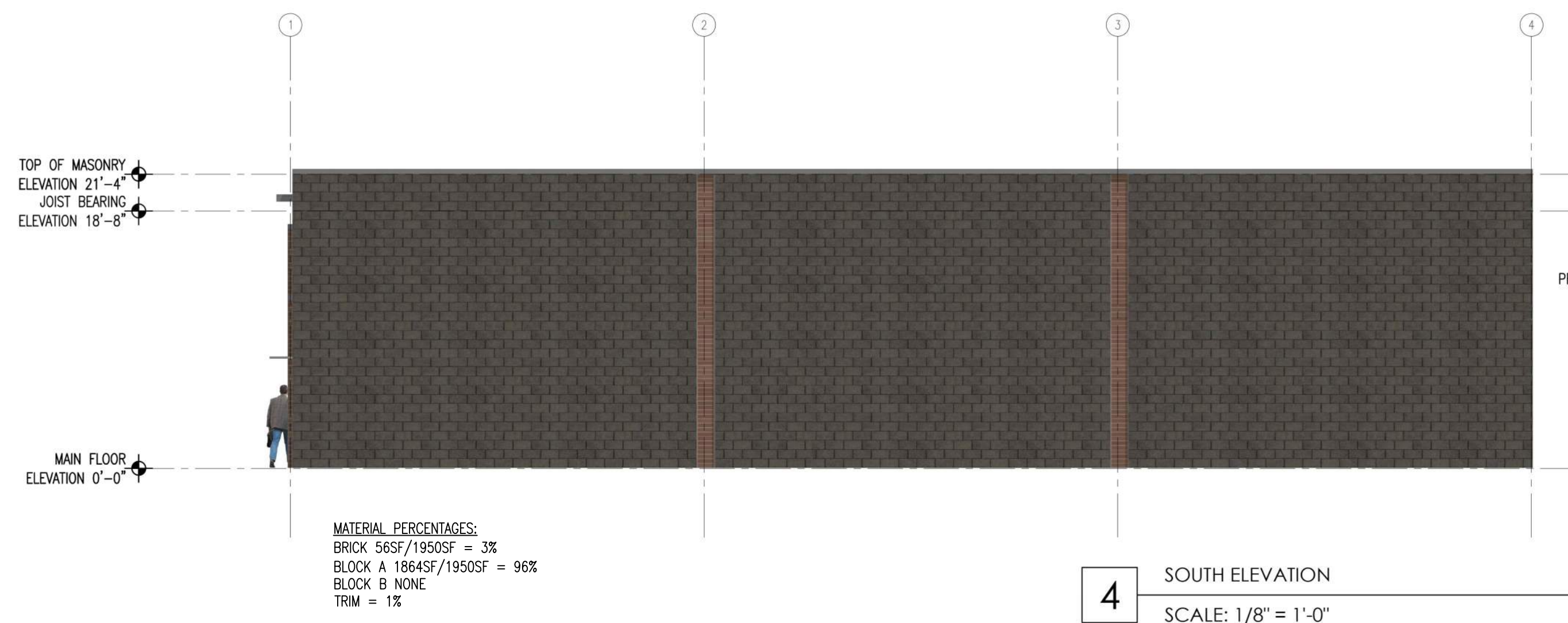
PLANTING REQUIREMENTS

SITE AREA: 67,264 SF (1.54 ACRES)
FRONTAGE: 252 LF ALONG SE PRINCETON DRIVE
OPEN SPACE REQUIRED: 6,726 SF (10.0%)
OPEN SPACE PROVIDED: 15,014 SF (22.3%)

REQUIRED OPEN SPACE PLANTINGS
2 TREES PER 1,000 SF OF REQUIRED OPEN SPACE: 27 TREES
1 SHRUB PER 500 SF OF REQUIRED OPEN SPACE: 27 SHRUBS

REQUIRED ROW PLANTINGS
1 TREE PER 50 LF OF FRONTAGE: 5 TREES
SHRUBS EVERY 4' ON CENTER

PROVIDED PLANTINGS
TREES: 27 (ROW TREES COUNTED TOWARD OPEN SPACE TREE SATISFACTION)
SHRUBS: 50



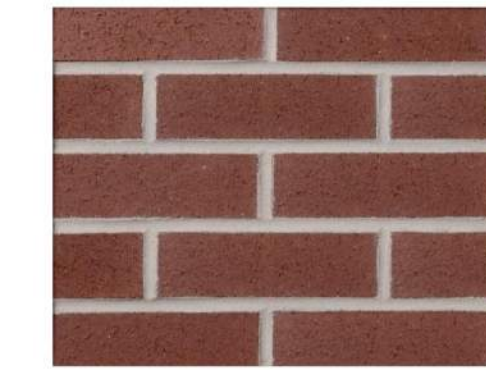
- PER CHAPTER 165A, ZONE 1
- ALL SIDES HAVE PRIMARY MATERIAL (BURNISHED CONCRETE BLOCK)
 - NO BLANK WALL SHALL EXCEED 30' HORIZONTALLY.
 - FIVE TREATMENTS ARE INCLUDED:
 1. REVEALS/POPOUTS
 2. VERTICAL TREATMENTS
 3. COLOR/MATERIAL CHANGE
 4. VARIATION IN ROOF HEIGHT
 5. AWNINGS (LOUVERS)
 - MIN 20% NON-REFLECTIVE GLASS ON WALL FACING PUBLIC ROW



8" SMOOTH-FACE CMU (COLOR B): COUNTY MATL. WHITE (OR SIM)

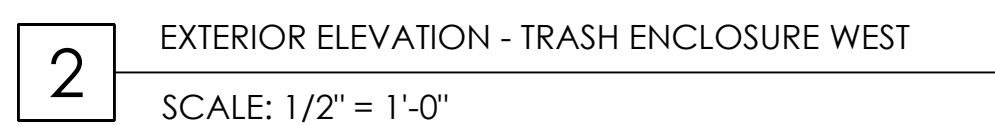


8" ROCK-FACE CMU (COLOR A): COUNTY MATL. COCOA-BEAN (OR SIM)



UTILITY BRICK ACCENTS: GLEN GERY PLUM VENEER (OR SIM)

PRELIMINARY NOT FOR CONSTRUCTION



PRELIMINARY NOT FOR CONSTRUCTION

PRINT DATE: 2020
JAN 15
SHEET NAME:
PRELIM ELEVATIONS

SPEC COMMERCIAL BUILDING

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

THESE DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF MEELE, LLC. THEY HAVE BEEN PREPARED SPECIFICALLY FOR THIS PROJECT AND SHALL NOT BE USED ON ANY OTHER PROJECTS OR IN ANY OTHER LOCATIONS WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF MEELE, LLC. UNAUTHORIZED REPRODUCTION IS PROHIBITED.

A2.1

Planning & Zoning Memo



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: February 2, 2021
RE: Sign Ordinance Amendment
Discussion #2

INTRODUCTION:

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

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

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

PROPOSED AMENDMENTS:

Building Signs

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

Ground Mounted Signs

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

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

Temporary Signs

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

Temporary Signs in the Right-of-Way

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

Electronic Message Boards

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

DISCUSSION POINTS:

Below are some discussion points staff would like the Commission to consider and provide guidance regarding the proposed changes to the sign ordinance.

1. Do you have any concerns or questions about the proposed direction?
2. In our last meeting, the Commission generally did not support allowing electronic signs expect for a limit number of uses. Have we addressed your concerns related to electronic message boards signs? Do you have any questions or concerns about the direction we have taken?
3. In our last meeting, the Commission expressed support for allowing entity signs in the right of way (ie: chamber, school, etc)? Do you have any questions or concerns about the direction be have taken?

CITY OF GRIMES

Evann Martin
Assistant Planner

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

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

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

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

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

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

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

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

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

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

A. Temporary Signs.

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

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

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

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

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

B. Public Signs

Signs of a non-commercial nature and in the public interest, erected by or upon the order of a public officer in the performance of public duty, such as safety signs, danger signs, trespassing signs, traffic signs, memorial plaques, signs of historical interest and other similar signs,

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

C. Integral Signs

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

D. Window Signs

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

E. Monument Sign

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

F. Institutional Bulletin Board (see definition)

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

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

165.18D Signage Exclusive to Specific Zoning.

A. (A-1) Agricultural District.

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

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

1. Monument Signs.

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

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

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

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

2. Monument sign

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

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

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

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

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

D. (R-4) Planned Unit Development District

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

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

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

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

1. Fascia/Wall Signs.

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

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

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

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

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

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

3. Monument Signs.

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

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

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

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

E. Highway 141 Corridor Monument Signs

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

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

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

165.18E SIGNS PROHIBITED IN ALL ZONING DISTRICTS.

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

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

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

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

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

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

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

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

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

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

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

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

165.18F GENERAL SIGN REGULATIONS.

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

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

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

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

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

E. Permit Fees as follows:

HWY 141 Corridor: \$75

All other signs: \$35

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

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

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

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

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

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

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

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

165.18 SIGNS

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*.

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.

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.

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.

PROHIBITED SIGNS AND CONDITIONS

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

- A. Banners, pennants, spinners, streamers, ribbons, balloons, inflatables, posters, flags representing something other than government affiliation or other similar moving devices, except as permitted elsewhere in this chapter.
- B. Billboards.
- C. Neon lights or signs, not intended to add to the overall architectural theme of the site, except as permitted elsewhere in this chapter.
- D. Building panel signs.
- E. 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.
- F. Signs which incorporate in any manner any flashing or moving lights.
- G. 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.
- H. Spotlights or strobe lights, whether stationary or moving, intended to draw attention to a location of a property and not primarily intended to accent the signage or building form.
- I. Pole signs.
- J. Portable or temporary signs, except as permitted elsewhere in this chapter.
- K. String lights or other displays used in connection with commercial premises for commercial purposes, other than temporary decorations displayed between October 15 and January 15.
- L. Any sign unlawfully installed, erected, or maintained in violation of this chapter.
- M. Any sign displaying any obscene, indecent or immoral matter, as defined by this chapter.
- N. Roof signs.
- O. Any vehicle sign, not normally used in the day-to-day operations of a business, 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.

- P. Ground mounted signs in any residential land use, except as permitted elsewhere in this chapter.
- Q. Building mounted signs in any residential land use, except as permitted elsewhere in this chapter.
- R. Manual changeable copy signs.
- S. Video message boards.
- T. Painted wall signs.
- U. Obsolete signs.
- V. Projecting Signs, except as permitted elsewhere in this chapter.
- W. Off-premise signs, except as permitted elsewhere in this chapter.
- X. Any signs, except permitted nonconforming signs, not specifically permitted within this chapter.

DESIGN STANDARDS

- A. Sign Face Extension: No sign face shall extend horizontally beyond the supporting structure a distance greater than twelve (12) inches.
- B. Electric Signs: All electric signs shall be manufactured to meet UL specifications and shall require an electrical permit.
 - 1. Electric signs shall be watertight, with service holes to provide access to each compartment with fitted waterproof covers.
 - 2. Any electrical equipment or apparatus of a sign, which causes interference with radio or television reception, shall not be allowed.
- C. Wind Pressure And Dead Load Requirements: All signs and sign structures shall be designed and constructed to withstand a wind pressure as regulated by the building code of the city, and shall be constructed to receive dead loads as required in the building code and/or other ordinances of the city. Temporary signs shall be excluded from dead load requirements as required above.

- D. Clearance From Electric Lines: A clearance of not less than eight (8) feet horizontally and twelve (12) feet vertically shall be maintained between any sign and any overhead electrical transmission line.
- E. Number Of Faces: No sign shall have more than two (2) faces. Sign faces shall be parallel, unless determined to be consistent with the architectural character of the building.
- F. Lighting Of Signs: Signs, if illuminated, must be lit by internal fixtures unless determined to be consistent with the architectural character of the building, and is approved by the Development Services Director. A constant level of light must be maintained, provided that this shall not be construed to prohibit use of an automatic dimmer to reduce garish effects at night. Lighting shall not flash or move. Sign lighting shall be consistent with the standards set forth elsewhere in the zoning regulations.
- G. Emissions Prohibited: No sign shall emit audible sound, noticeable odor, or smoke or other visible matter.
- H. Obstruction Of Fire Exits, Light, Or Ventilation: No sign shall be permitted to obstruct or interfere in any way with free use of any door, window, fire escape, nor to obstruct or impair operation of any opening required for light or ventilation.
- I. Traffic Hazards: It is illegal for any sign to interfere with, obstruct the view of, or be of such design which may be confused with any authorized traffic sign, signal, or device; no sign shall imitate an official traffic sign or include the words "stop", "look", "caution", or any other word, phrase, symbol, or character in such a manner as to interfere with, mislead, or confuse motorists.
- J. Vision Triangle: No sign shall be erected, placed, or allowed to be situated in such a manner as to materially impede vision between a height of two and one-half (2 ½) and ten (10) feet above the centerline grades of intersecting streets or an intersecting street and private driveway in the area bounded by the street or driveway lines of such intersections and a line joining points along said street or driveway lines twenty-five (25) feet from the point of intersection.
- K. Sign Colors: Sign colors shall be earth tone or neutral colors or match the national franchise or business branding.

SIGN AREA FORMULA

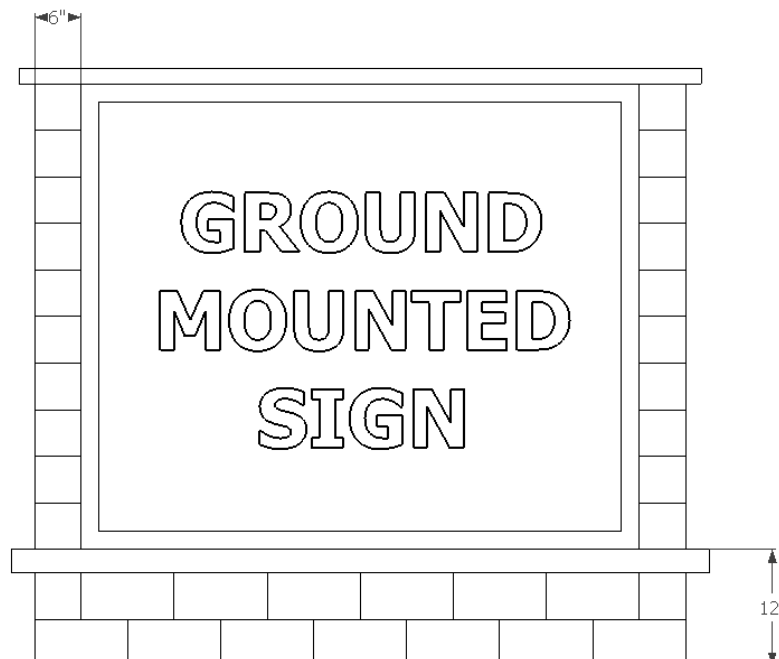
The area of a sign is determined by the Zoning Administrator using actual dimensions where practical, or approximate dimensions when irregularity of a sign shape warrants.

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.

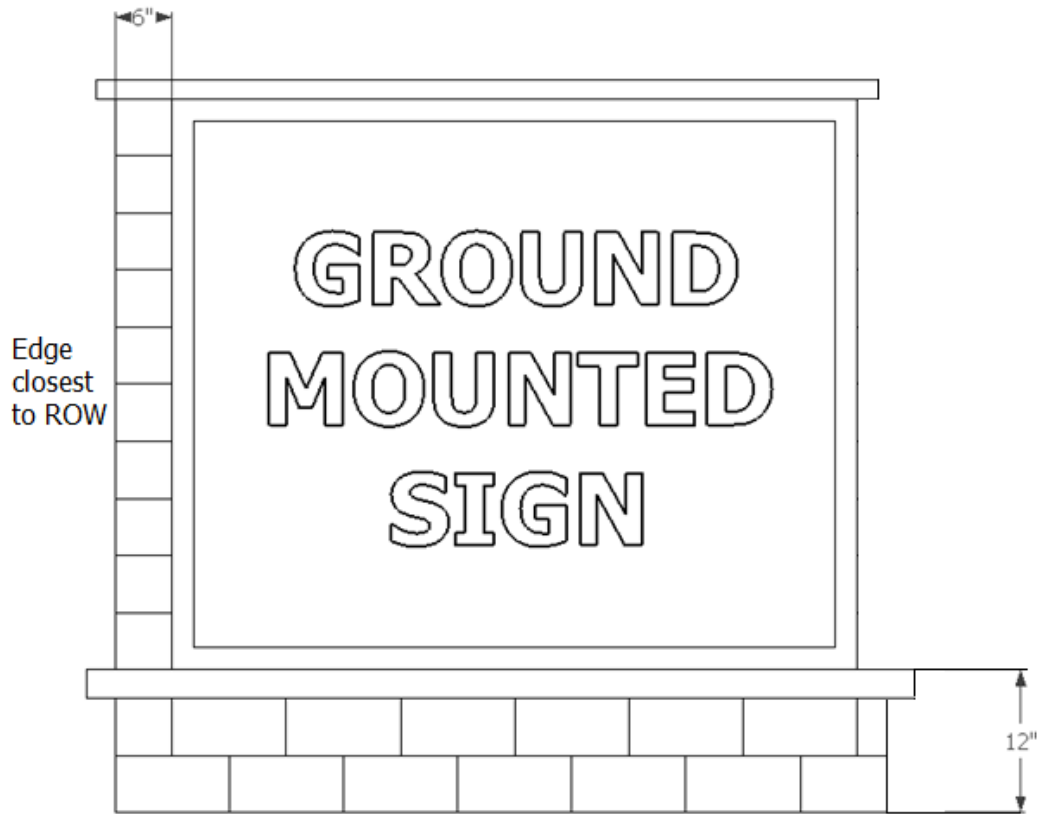
GROUND MOUNTED SIGNS

- A. Cutout Letters Or Figures; Copy Area Limited: All letters, figures, characters or representations in cutout or irregular form maintained in conjunction with, attached to, or superimposed on a ground mounted sign shall be safely and securely built to or attached to the sign structure and shall comply with all requirements of the "design" and "maintenance" subsections of this chapter. The copy area shall be limited to a single geometric shape unless it emulates the building form or feature.
- B. Sign Bases 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. No exposed sign cabinetry shall be visible from the right-of-way. Metal skirting around a supporting pole shall not be considered an acceptable sign base and surround material. 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 horizontal direction. The sign shall lay directly on top of the base with no space in between. See figures ____ below for additional details

Ground Mounted Signs Parallel to the Right-of-Way



Ground Mounted Signs Perpendicular to the Right-of-Way



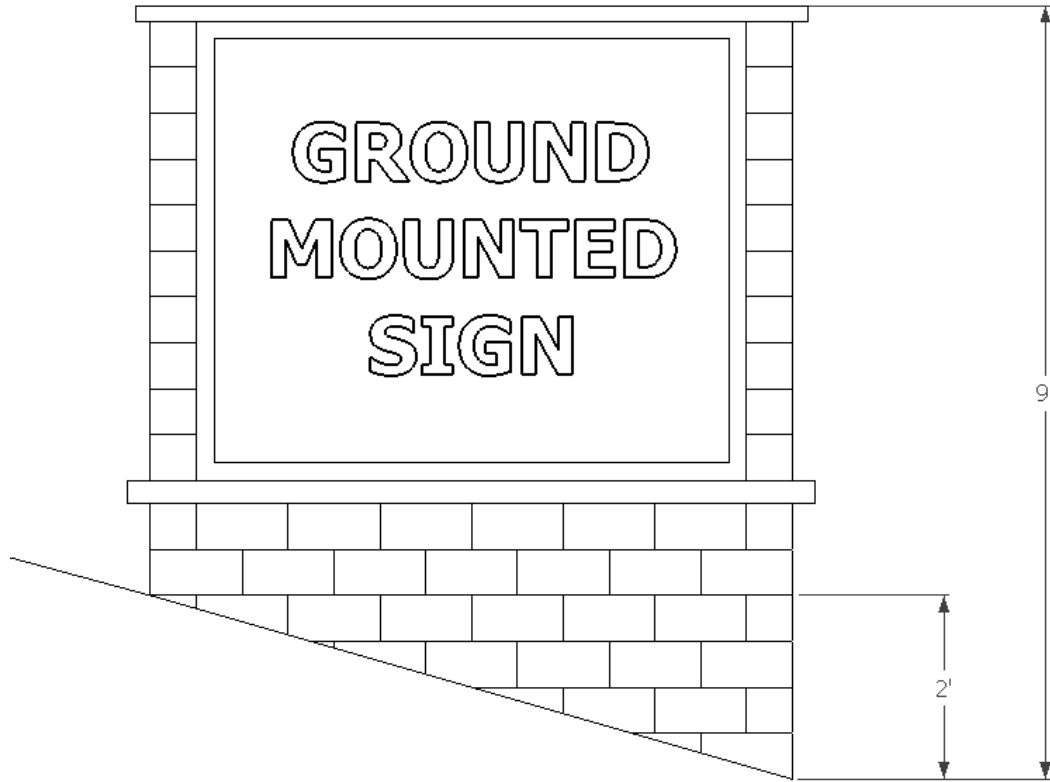
C. Sign Area: Sign area shall be provided in accordance to the Ground Mounted Sign Regulations Table. Eighty (80) total square feet of ground mounted signage is permitted per lot. A minimum distance of fifty (50) feet shall separate any two (2) ground mounted signs on the same property, except signs 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.

Ground Mounted Sign Regulations Table

Setback from Property Line (feet)	Total Height of the Structure (feet)	Area of Sign Face (square feet)
5	5	30
6	6	35

7	7	40
8	8	45
9	9	50
10	10	55
11	11	60
12	12	65
13	13	70
14	14	75
15	15	80

- D. Setback Requirement: The minimum setback required for ground mounted signs shall be five (5) feet. All signs shall have a side setback not less than the height of the sign but in no case less than five (5) feet.
- E. Width: The maximum width of a ground mounted sign structure shall be ten (10) feet.
- F. Height: The maximum height of a ground mounted sign 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 height of fifteen (15) feet. See "Ground Mounted Sign Regulations Table" for more information. For the purpose of measuring the height of the sign 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 ____below, the sign height would be calculated at eight (8) feet in height.



- G. Monolithic Or Columnar Line: Ground mounted signs shall have a monolithic or columnar line that maintains essentially the same profile from grade to top.
- H. Multi-Tenant Signs. All ground mounted signs that display more than one (1) tenant shall utilize a consistent earth tone or neutral field color or pattern for the copy area of the sign.

BUILDING MOUNTED SIGNS

- A. Sign Area Allowed: The following sign areas shall be allowed.
1. One and one-half ($1 \frac{1}{2}$) square feet of sign area may be erected for every linear foot of tenant frontage to a maximum of five hundred (500) square feet.

2. In the case that a tenant has frontage along more than one (1) street, the total sign area shall be calculated off of no more than two (2) street frontages, up to a maximum of five hundred (500) square feet.
 3. In the case that a tenant 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 per tenant on the street facing frontage shall be one and one-half (1 ½) square feet of sign area per linear foot of building frontage.
- B. Multi-Story Buildings: In the case of a multi-story building, the maximum square footage for each building or tenant sign shall be one (1) square foot of sign area for every linear foot of building or tenant frontage. In the event that a tenant occupies more than one story, they shall only be permitted to count the frontage on one story.
- C. Multi-Tenant Buildings: In the case of a multi-tenant building, location of tenant signs shall be consistent between each tenant space. See figures ____ below (insert figures).
- D. Letters, Symbols, And Logos: Under no circumstances will a letter, symbol, or logo dimension greater than six (6) feet be allowed. All building signs shall be principally comprised of individual channel letters or push through or routed letters at least one (1) inch in depth. For the purpose of displaying letters, symbols or logos, no more than twenty-five (25) percent of the total sign area may be allotted to an awning or capsule sign. Signage on awnings shall be parallel to the building façade.

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 the Ground Mounted Sign Regulations Table; 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.

PUBLIC FACILITY SIGNS

Public 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. Public facility signs shall be reviewed by the Planning and Zoning Commission and approved by City Council.

ELECTRONIC MESSAGE BOARDS

Electric message boards shall be permitted on ground mounted signs for events centers, fuel stations, schools, churches and other public 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 electric message boards, for event centers, schools, churches, and other public 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.

All electronic message boards shall meet the following conditions:

- A. 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.
- B. Electronic message boards shall be integral to and a part of an approved ground mounted sign.
- C. Electronic message boards shall meet the lighting standards set forth in Chapter 165.

WINDOW SIGNS

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

ADDRESSES

Address letters on any building shall be required and not have a dimension less than four (4) inches in height.

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 must be permitted with an approved home occupation application.

FLAGS

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) ground mounted flag poles.
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.
- D. Flags shall be displayed on flagpoles only. Flags displayed on light poles, utility poles, etc., except for city sponsored events, shall be prohibited.
- E. Multi-family uses shall be considered non-residential uses and follow the flag regulations for non-residential uses.

TEMPORARY SIGNS FOR RESIDENTIAL USES

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

- A. Yard Signs
- B. Detached Rigid Signs
- C. Banners, Detached or Attached

Multi-family uses shall be considered non-residential and follow the temporary sign requirements for non-residential uses.

TEMPORARY SIGNS FOR NON-RESIDENTIAL USES

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.

NON-COMMERICAL TEMPORARY SIGNS

In addition to any permitted commercial sign, all properties shall be granted a maximum of thirty-five (35) square feet of sign area for the display of non-commercial temporary signage. The minimum setback of a non-commercial temporary signs shall be five (5) feet from property line. The maximum height of any non-commercial temporary sign shall be six (6) feet. Under no circumstances shall any non-commercial temporary sign be illuminated or be located on public property. Non-commercial temporary signs shall be displayed for no more than ninety (90) days at a time.

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.

TEMPORARY SIGNS IN THE RIGHT-OF-WAY

Temporary signs are permitted within the right-of-way in the areas designated in figure ____ below. No such sign shall be placed within a road median and shall not block visibility of pedestrians and motorists. Temporary signs within the right-of-way shall only be placed by non-profit organizations, schools, or community 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 for any one organization or group. Each temporary sign event shall last for a period of not more than fourteen (14) days. Temporary signs must be separated by at least ten (10) feet in distance. Temporary signs in the right-of-way are only permitted to be yard signs.

Locations

1. Waterworks Park Right-of-Way
2. East and West 1st Street Right-of-Way
3. South Sports Complex Right-of-Way

TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT OVERLAY DISTRICT SIGNS

- A. Signs within the Transportation Corridor Mixed Use Development Overlay District shall comply with the sign regulations established in this chapter.

HIGHWAY 141 MIXED USE DEVELOPMENT CORRIDOR DISTRICT SIGNS

- A. Signs within the Highway 141 Mixed Use Development Corridor District shall comply with the sign regulations established in this chapter.

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 are permitted within the Governors District and shall comply with the following regulations.
 - a. One (1) projecting sign per building.
 - b. Signs shall project no more than six (6) feet from the building façade.
 - c. Projecting signs must be installed so that the sign face is perpendicular to the building façade.
 - d. Projecting signs shall provide at least eight (8) feet from the bottom of the sign to the grade below.
 - e. 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.

- f. No projecting sign shall extend above the parapet or roof line.
 - g. 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.
 - h. 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 in accordance with section 7-1-1, "Use Of Public Ways Restricted", of this Code; however, renewal and provision of proof of insurance annually is not required.
- C. Sandwich board signs are permitted outside at the front entrance however sandwich board signs shall not block the sidewalk. A minimum five (5) foot walking path shall be maintained. Sandwich board signs are only permitted during business hours.

PERMIT REQUIREMENTS; FEES; EXCEPTIONS

- A. Permit Required; Payment Of Fee: It is unlawful for any person to erect, alter or relocate within the city any sign without first obtaining a permit from the Development Services Department and paying the fee required herein unless provided elsewhere. No person shall erect, construct, or maintain any sign upon any property or building without the consent of the owner or person entitled to possession of the property or building. Application for permits shall be submitted to the Development Services Department.
- B. Permit Fees: Every applicant before being granted a permit hereunder shall pay to the city a permit fee in an amount determined by resolution of the City Council from time to time.
- C. Signs Not Needing Permit: The following signs do not require a permit:
- 1. Temporary signs for residential uses.
 - 2. Traffic or other municipal signs, public facility signs, civic or service organizations, legal notices, railroad crossing signs, danger, and such temporary, emergency and non-advertising signs as may be approved by City Council.
 - 3. Non-commercial signs.
 - 4. Flag poles and flags.
 - 5. Private ground mounted traffic control signs.

6. Window Signs.
7. Temporary signs in the right-of-way as permitted this chapter.
8. A permit shall not be required for repainting without changing permanent wording, composition, or colors; or for non-structural repairs.

INSPECTIONS

All construction work for which a permit is required shall be subject to inspection by the building official. 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.

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 Development Services Director 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.

CONFORMANCE WITH REGULATIONS

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

AUTHORITY TO CLASSIFY

The Zoning Administrator has the authority to classify a proposed sign as incompatible with the already existing environment.

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.

COMMERCIAL ABANDONED SIGNS

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

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.

SEVERABILITY

If any portion of this chapter or any regulation contained herein is held to be invalid or unconstitutional by a court of competent jurisdiction, it is the intent of the City of

Grimes that said portion or regulation is to be deemed severed from this chapter and should in no way affect or diminish the validity of the remainder of the Zoning Ordinance or any other sign regulation set forth herein.

165.03 Definitions

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

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

“Sign area” means the entire area within a regular geometric form or combinations of regular geometric forms comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not bearing advertising matter shall not be included in computation of the surface area, except where such frames and structural members are used as an integral primary or subsidiary portion of the graphic, literal, or numerical display, such as forming a picture frame to facilitate continuity or providing contrasts to emphasize the intended purpose of the sign.

“Sign, exterior” means a sign that directs attention to a business, profession, service, product or activity sold or offered upon the premises where such a sign is located. An exterior sign may be a

sign attached flat against a building or structure, or projecting out from a building or structure
or erected upon the roof of a building or structure. An exterior sign may include any of the following:

1. Fascia Sign: A single-faced building or wall sign which is directly attached to and parallel to its supporting wall.
2. Projecting Sign: A double-faced building or wall sign projecting at right angles to its supporting wall.
3. Marquee Sign: A sign attached to and contained within the perimeter of the face or valance of a marquee.
4. Roof Sign: A sign attached upon or above a roof or parapet of a building.

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

1. Directory Sign: a sign containing the name of a building, complex or center and two or more identification signs or panels of the same size, color and general design, limited to one identification sign per occupant.
2. Monument Sign: a structure, built on grade, that forms an integral part of the sign or its background.

“Sign, institutional bulletin board” means an on-premises sign containing a surface area upon which is displayed the name of a religious institution, school, library, public building, community center or similar institution and the announcement of its services or activities not to exceed 50 Sq ft. Sign shall not exceed 10 ft in height.

“Sign, temporary” means any sign not permanently attached to the ground, wall or building, and

intended to be displayed for a short and limited period of time.

Added

Sign, Landscape: Signage identifying the name of a building, complex or development included on a wall or landscape feature including planter beds, fountains or decorative wall.

Non-Commercial Sign

“Sign, obsolete” means a sign that advertises an activity, business, product or service that is no longer conducted on the premises on which the sign is located

“Mural” means an image, picture or representation painted on or adhered to the exterior surface of a building that is intended to serve as an artistic and/or historic function, and is not related by language, logo or graphic to the advertisement of any product, service or identification of any business. It is designed and intended to serve as public art, to enhance public spaces, but is not necessarily publicly owned.