



Planning and Zoning Commission

March 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/91220732351?pwd=aVpHeWxTeG9CeHFSM3pudGZjUXIyQT09>

Meeting ID: 912 2073 2351

Passcode: 1234

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

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

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

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

Meetings will be recorded

AGENDA

A GENERAL AGENDA ITEMS

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

B. PUBLIC AGENDA ITEMS

1. Project # 21-1001: South James Plat 1 – Preliminary Plat
2. Project # 21-1002: South James Plat 1 – Final Plat
3. Project # 21-1003: Destination Market Plat 6 – Preliminary Plat
4. Project # 21-1004: Destination Market Plat 6 – Final Plat
5. Project # 21-1005: Christian Brothers Automotive – Site Plan

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, February 2, 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, Danielle Smid, Council Liaison: Andrew Borcharding

Staff: Alex Pfaltzgraff, Evann Martin, Rachel Greving

Absent: Amy Montford

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

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

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

2. APPROVAL OF THE MINUTES

Motion by Patterson, Second by Strutt-Todd, to approve the minutes from the January 5, 2021 meeting

Roll call: Ayes-All: Nays-0 Motion passes: 5-0

B. PUBLIC AGENDA ITEMS

Project # 20-1065: SE 19th & James (NE Corner) – Rezoning

Staff member Pfaltzgraff presented the details of the project.

Staff answered questions asked by the commission. The standard amount of green space was a part of the proposal, and there is dedicated park land.

Motion by Strutt-Todd, Second by Smid to approve SE 19th & James (NE Corner) – Rezoning

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

Project # 20-1064: 1861 SE Princeton Dr – Site Plan

Staff member Pfaltzgraff presented the details of the project.

Motion by Patterson, Second by Smid to approve 1861 SE Princeton Dr – Site Plan

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

Sign Amendment Discussion #2

Staff member Martin presented details of the sign amendment.

Staff answered questions asked by the commission.

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 March 2, 2021**

Meeting is adjourned at 6:32 p.m.

Signature

Planning & Zoning Staff Report



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

GENERAL INFORMATION:

Applicant:

Jeff Stanbrough

Requested Action

Preliminary Plat

Location

NE corner of S James Street and SE 19th Street

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	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 subject property is currently in the process of being rezoned from A-1 to Planned Unit Development (R-4) and is expected to be approved by Council in March. As part of the typical development process, the applicant is now requesting approval of a preliminary plat, which will allow for the future subdivision of the approximately 22-acre property into one development lot and one outlot for future development. The development lot will be approximately 6.57 acres in size, and the outlot totals 16.38 acres. The plat will also dedicate right-of-way to the City along SE 19th Street and S. James to accommodate future road projects.

ANALYSIS:

A conceptual layout is shown for the preliminary plat. Lot 1 is proposed to be a church while the outlot is proposed to be townhomes which will be platted at a later date.

Two driveways are proposed off of S. James and one off of SE 19th Street. One of the driveways off of S. James is proposed to be shared between Lot 1 and Outlot Z. A 40' wide ingress/egress easement is proposed to grant access for both lots.

An 8' trail is proposed to be constructed along SE 19th Street.

Water service is available along the north side of SE 19th Street and east side of S. James Street.

Sanitary sewer is not currently available to the property; however, the City is planning to extend the sanitary sewer west along SE 19th Street from the intersection of SE 19th Street and SE Little Beaver Drive to serve this site and the surrounding properties at the S. James and SE 19th Street intersection.

STAFF RECOMMENDATION:

Staff would recommend approval of the preliminary plat for South James Plat 1, subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~February 3, 2021~~

~~February 16, 2021~~

February 25, 2021

Civil Design Advantage

Attn: Keith Weggen

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: South James Plat 1 Preliminary Plat

Dear Mr. Weggen:

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

General Comments:

- ~~1. Update the bulk regulations section to say "See South James Development Agreement." Bulk regulations on the plat do not match the development agreement. Once the development agreement is finalized, please update the standards.~~
- ~~2. Add open space and parking setbacks to coversheet.~~
- ~~3. Add plat names and reference numbers to adjacent properties.~~
- ~~4. Add transportation Mixed Use Development Corridor District Overlay to the zoning~~
- ~~5. Add floodplain boundary.~~
- ~~6. Add floodplain designation. Where was this added?~~
- ~~7. Add base flood elevation.~~
- ~~8. Please provide sheets showing the plat without the development concepts. Please remove the townhome lots on Sheet C3.1.~~
- ~~9. Provide lot dimensions.~~

- ~~10. Please shift the driveway off of SE 19th to the east and straighten the drive aisle in the parking lot. Depending on the James study, the driveway off of SE 19th could possibly remain full access. As such, the driveway should be as far east as possible. We can address this during site plan review. Just wanted to make you aware.~~
- ~~11. Is ADA parking needed for the townhome visitor parking?~~
- ~~12. Do you anticipate allowing decks, fences, and sheds for the townhomes? Will the decks be constructed in the common area? Will there be enough room within the lot to add a deck? If decks are permitted in common areas, home owners will need to provide approval from common area property owner to pull a permit.~~
- ~~13. Sidewalks throughout the project should be 5' wide minimum. The sidewalks along streets are not shown as 5'. Sidewalks that connect to the street should be 5' as well. The sidewalk connections to the front doors of the units can be 4'.~~
- ~~14. Sidewalks along parking spaces (church site and townhome visitor parking) should be at least 6' wide to avoid vehicles overhanging and blocking the sidewalks.~~
- ~~15. The sanitary sewer from 11th Street will need to be constructed in the City easement or an easement from the railroad will need to be obtained.~~
- ~~16. A Public Utility Access Agreement will be required prior to platting for the sanitary sewer. We are working on the agreement.~~
- ~~17. Foth is evaluating the ROW dedication needs along James and 19th. Further coordination may be required based on the study results. We should have an update soon. We are supposed to speak with Foth this week and will provide any updates if any. We may need more ROW at the corner of James and 19th to accommodate a turn lane. We will provide more details soon.~~
- ~~18. Sanitary sewer will need to be extended to the James St ROW.~~
- ~~19. Drainage solution will need to be provided for the driveways that connect to James St.~~
- ~~20. Note: Some of the townhome units may need to be sprinkled if the aggregate area is greater than 8,000 sf for all attached units.~~
- ~~21. An additional hydrant is needed on the NE corner of the townhome development instead of just a blow off hydrant.~~

~~22. Note: All parts of the church building will need to have hydrant coverage within 150' and the FDC will need to be at within 100' of a hydrant.~~

~~23. How will water be provided to Lot 1? Please show service connection.~~

~~24. Hydrant radius is shown at the SE corner of the townhome development but no hydrant is shown.~~

~~25. Why is storm sewer easement shown? It looks like it is for the townhome development only which should be shown on the future plat for the outlot. Is there something we are missing?~~

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: February 8, 2021
February 23, 2021
(1 PDF of Preliminary Plat)

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

COUNCIL MEETING: March 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

FILE: I:\2021\2011664\DWG\2011664_PRELIMINARY_PLAT.DWG
FILE DATE: 7/17/21
PLOTTED BY: NICOLE NEAL
COMMENT: ENG

PRELIMINARY PLAT FOR: SOUTH JAMES PLAT 1

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

PRELIMINARY PLAT DESCRIPTION

ALL THAT PART OF THE SOUTHWEST QUARTER (SW 1/4) 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.

BULK REGULATIONS

TOWNHOME RESIDENTIAL
AND
TRANSPORTATION MIXED USE DEVELOPMENT CORRIDOR DISTRICT OVERLAY

LOT AREA: 80,000 SF
LOT WIDTH: 200 SF

SETBACKS

BUILDING
FRONT: 30' - FROM EXTERNAL PROPERTY LINE
SIDE: 10' - FROM PRIVATE STREET
REAR: 20' - FROM PRIVATE STREET OF PRIVATE SIDEWALK

PARKING

FRONT: 10'
SIDE: 5'
REAR: 5'

MAXIMUM HEIGHT: 35'
MAXIMUM NUMBER OF STORIES: 2 STORIES

UNIT DENSITY: 8 UNITS/ACRE
PROVIDED: 7.72 UNITS/ACRE

OPEN SPACE REQUIRED: 20.0%

MIXED USE
AND
TRANSPORTATION MIXED USE DEVELOPMENT CORRIDOR DISTRICT OVERLAY

LOT AREA: 80,000 SF
LOT WIDTH: 200 SF

SETBACKS

BUILDING
FRONT: 30'
SIDE: 10' - EXTERNAL
0' - INTERNAL
REAR: 25'

PARKING

FRONT: 10'
SIDE: 5'
REAR: 5'

MAXIMUM HEIGHT: 45'
MAXIMUM NUMBER OF STORIES: 3 STORIES

OPEN SPACE REQUIRED: 20.0%

*SEE SOUTH JAMES DEVELOPMENT AGREEMENT

BENCHMARKS

CAP BOLT OF HYDRANT AT SOUTHWEST CORNER OF NE 5TH STREET AND NE LITTLE BEAVER DRIVE.
ELEVATION=925.97

DATE OF SURVEY

DECEMBER 21, 2020

PLAT AREA

901,569 SF (20.69 ACRES)

ZONING

PUD (PLANNED UNIT DEVELOPMENT)

GENERAL NOTES

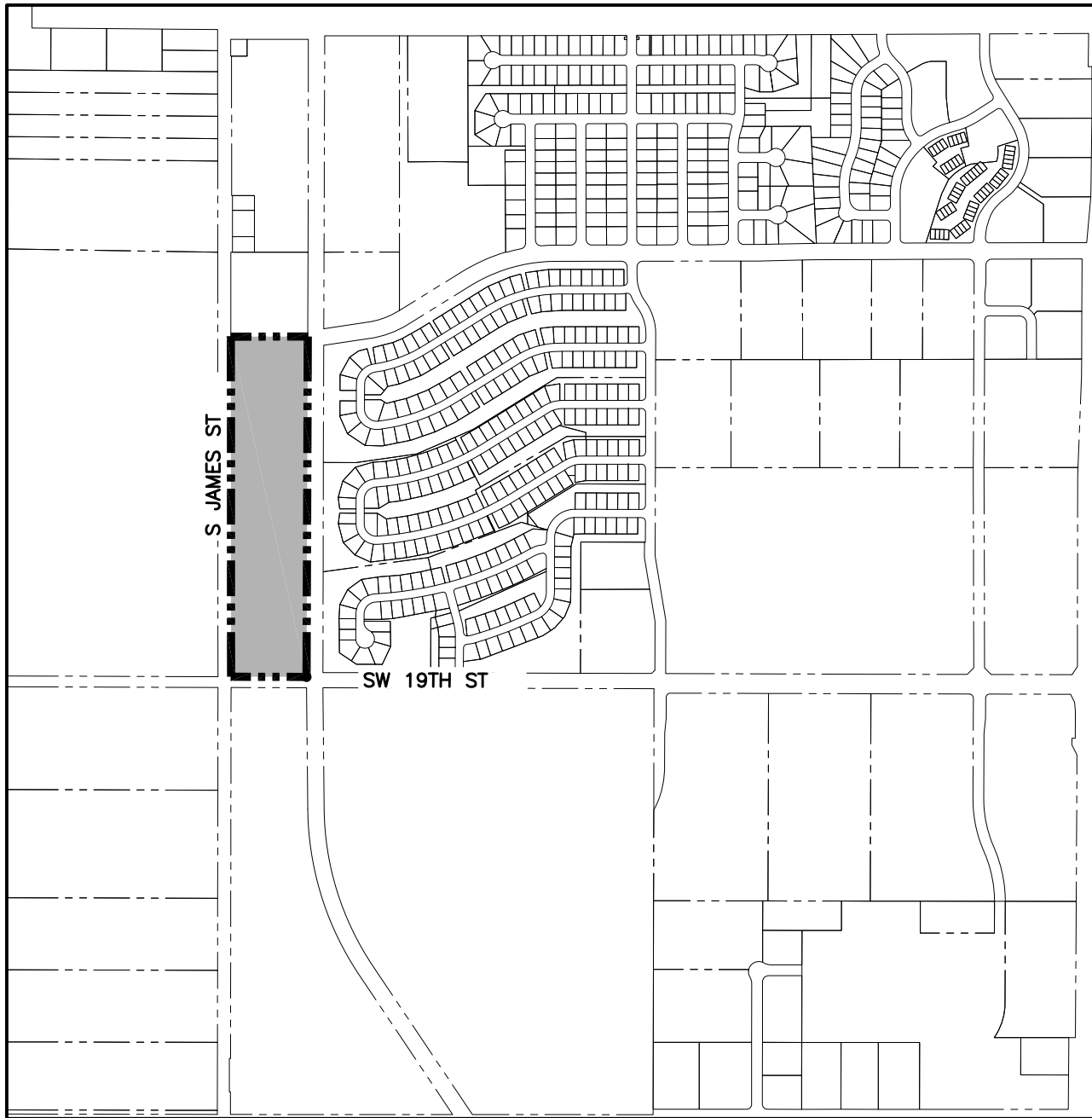
- ANY PROPOSED IMPROVEMENTS SHOWN ARE CONCEPTUAL AND DETAILED SITE PLANS WILL BE REQUIRED FOR FURTHER DEVELOPMENT OF THE PROPERTY.
- PARKLAND WILL BE MONETARILY DONATED IN LIEU OF DEDICATION.
- NO ON-STREET PARKING IS ALLOWED.

FLOOD ZONE DESIGNATIONS

- REGULATORY FLOODWAY
- ZONE AE - WITH BASE FLOOD ELEVATION OR DEPTH.
- ZONE X - 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN 1 FOOT OF WITH DRAINAGE AREA LESS THAN ONE SQUARE MILE.
- ZONE X - AREAS DETERMINED TO BE TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

LEGEND

FEATURES

PROPOSED

TYPE SW-301 SANITARY MANHOLE

STORM/SANITARY CLEANOUT

SANITARY SEWER

SURVEY

SECTION CORNER
1/2" REBAR, YELLOW CAP #18660
(UNLESS OTHERWISE NOTED)

ROW MARKER

ROW RAIL

PLATTED DISTANCE

MEASURED BEARING & DISTANCE

RECORDED AS

DEED DISTANCE

CALCULATED DISTANCE

CURVE ARC LENGTH

MINIMUM 100 YEAR FLOOD

PROTECTION ELEVATION

CENTERLINE

SECTION LINE

1/4 SECTION LINE

1/4 1/4 SECTION LINE

EASEMENT LINE

LOT LINE

RIGHT OF WAY

BUILDING SETBACK

PLAT BOUNDARY

FOUND

SET

EXISTING

GROUND SURFACE CONTOUR

SANITARY MANHOLE

WATER VALVE BOX

FIRE HYDRANT

WATER CURB STOP

WELL

STORM SEWER MANHOLE

STORM SEWER SINGLE INTAKE

STORM SEWER DOUBLE INTAKE

FLARED END SECTION

DECIDUOUS TREE

CONIFEROUS TREE

DECIDUOUS SHRUB

CONIFEROUS SHRUB

ELECTRIC POWER POLE

GUY ANCHOR

STREET LIGHT

POWER POLE W/ TRANSFORMER

UTILITY POLE W/ LIGHT

ELECTRIC BOX

ELECTRIC TRANSFORMER

ELECTRIC MANHOLE OR VAULT

TRAFFIC SIGN

TELEPHONE JUNCTION BOX

TELEPHONE MANHOLE/VAULT

TELEPHONE POLE

GAS VALVE BOX

CABLE TV JUNCTION BOX

CABLE TV MANHOLE/VAULT

MAIL BOX

BENCHMARK

SOIL BORING

UNDERGROUND TV CABLE

GAS MAIN

FIBER OPTIC

UNDERGROUND TELEPHONE

OVERHEAD ELECTRIC

UNDERGROUND ELECTRIC

FIELD TILE

SANITARY SEWER W/ SIZE

STORM SEWER W/ SIZE

WATER MAIN W/ SIZE

INDEX OF SHEETS

NO. DESCRIPTION

C0.0 COVER SHEET

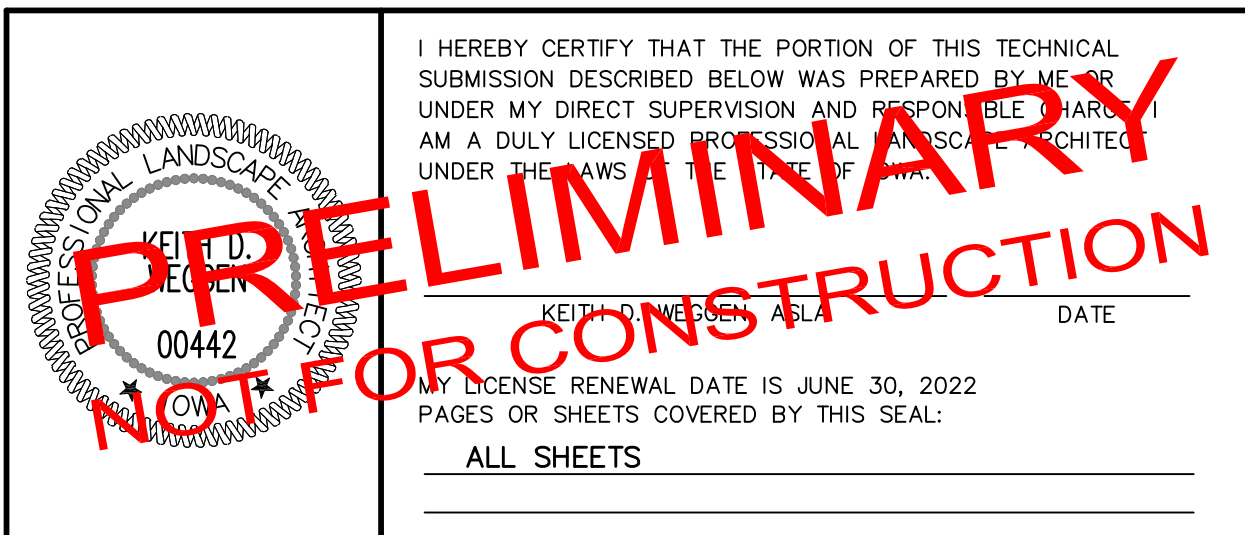
C1.1 DIMENSION REFERENCE PLAN

C1.2-C1.5 DIMENSION PLAN

C2.1 GRADING/UTILITY REFERENCE PLAN

C2.2-C2.5 GRADING/UTILITY PLAN

C3.1 LOT LAYOUT PLAN



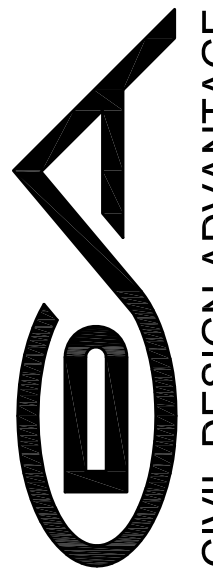
SOUTH JAMES PLAT 1
PRELIMINARY PLAT - COVER SHEET

C0.0

2011.664



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GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410



GRIMES, IOWA

ENGINEER:

TECH:DSH

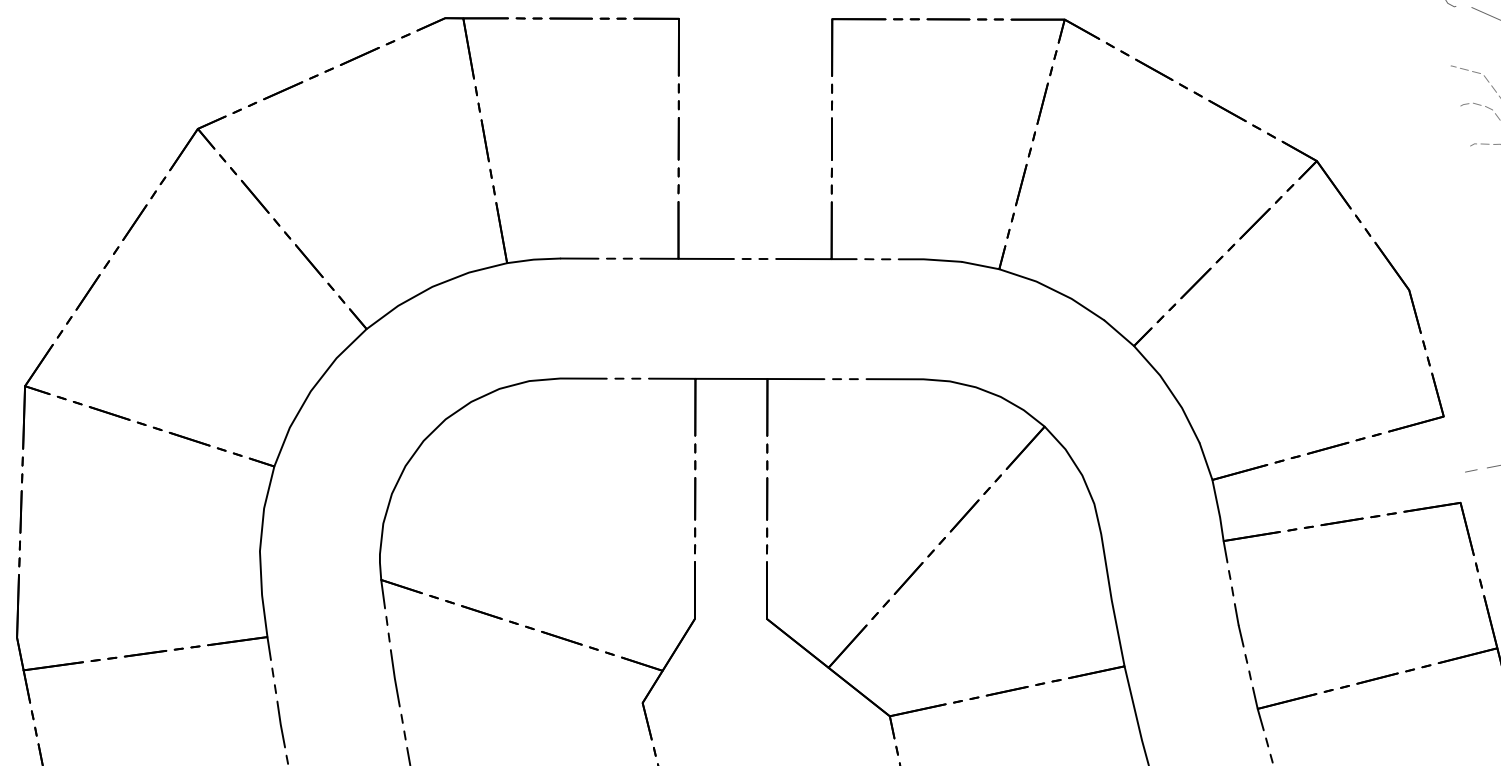
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REVISIONS

DATE

02/19/2021
02/08/2021
01/28/2021

SUBMITTAL #3
SUBMITTAL #2
SUBMITTAL #1



**SHEET
C1.2**

 FLOODWAY

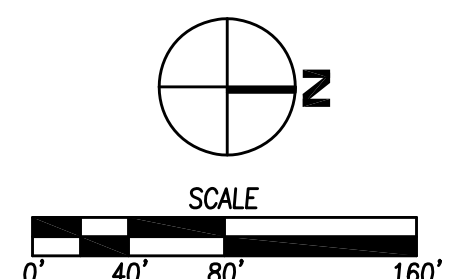
OUTLOT Z MEADOWLARK
SOUTH PLAT 1
OWNER: TOWNHOMES AT
MEADOWLARK SOUTH
ZONING: R-4

SE 11TH STREET
(FUTURE)

10' SIDE YARD SETBACK

N00°06'38"E 2110.78'

BASE FLOOD ELEVATION =977.60 -



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ENGINEER:	TECH:DSH
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SOUTH JAMES PLAT 1
PRELIMINARY PLAT - DIMENSION REFERENCE PLAN
GRIMES, IOWA

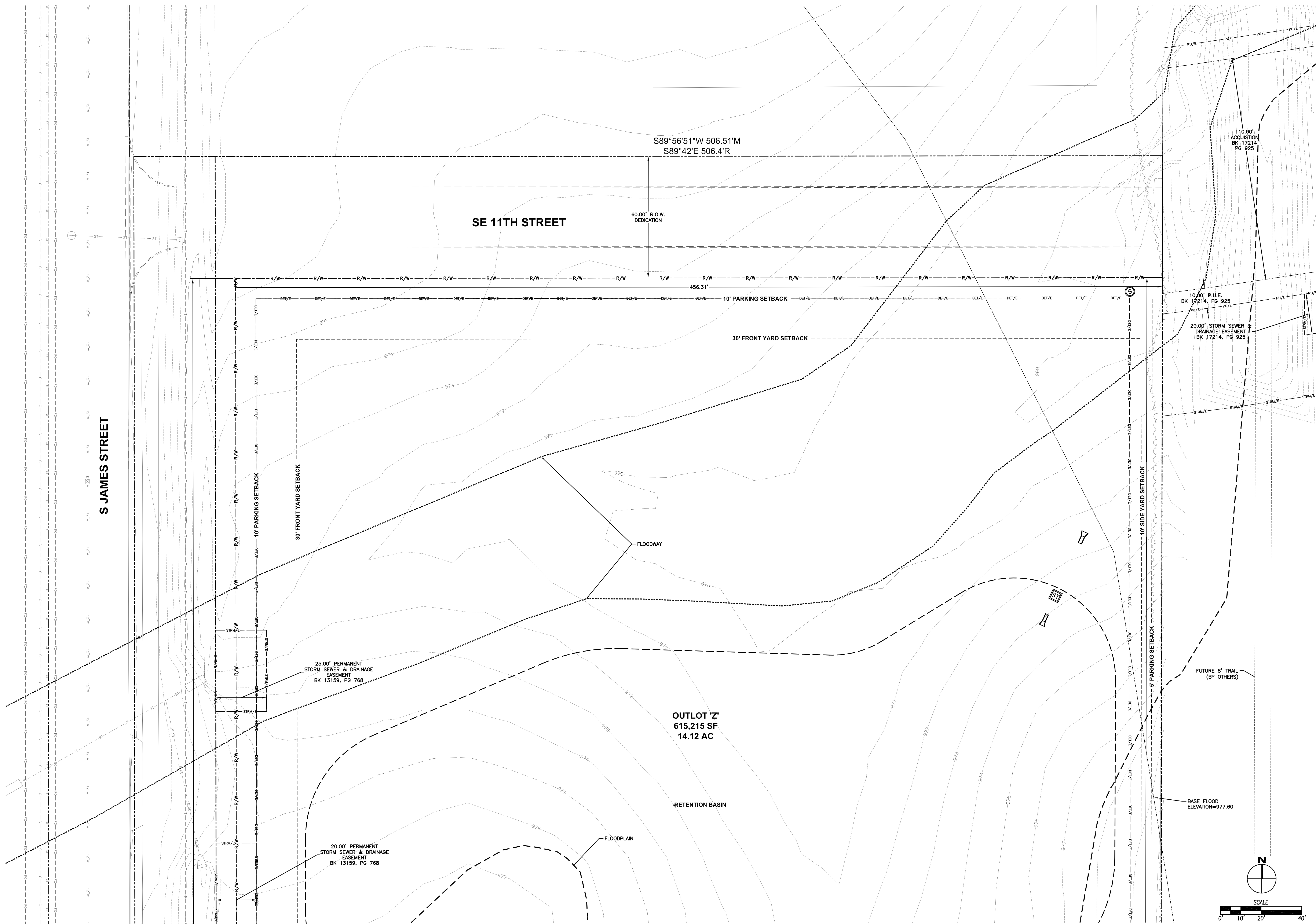
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PLOTTED BY: NICOLE NEAL
TECH: ENG

COMMENTS:
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REVISIONS	
DATE	
02/19/2021	
02/08/2021	
01/28/2021	

SUBMITTAL #3	
DATE	
02/19/2021	
02/08/2021	
01/28/2021	

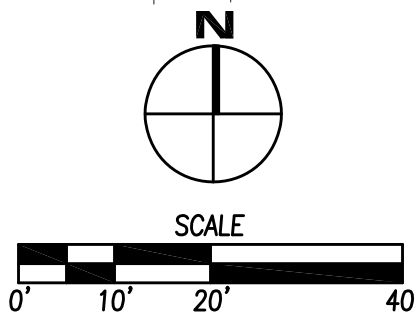
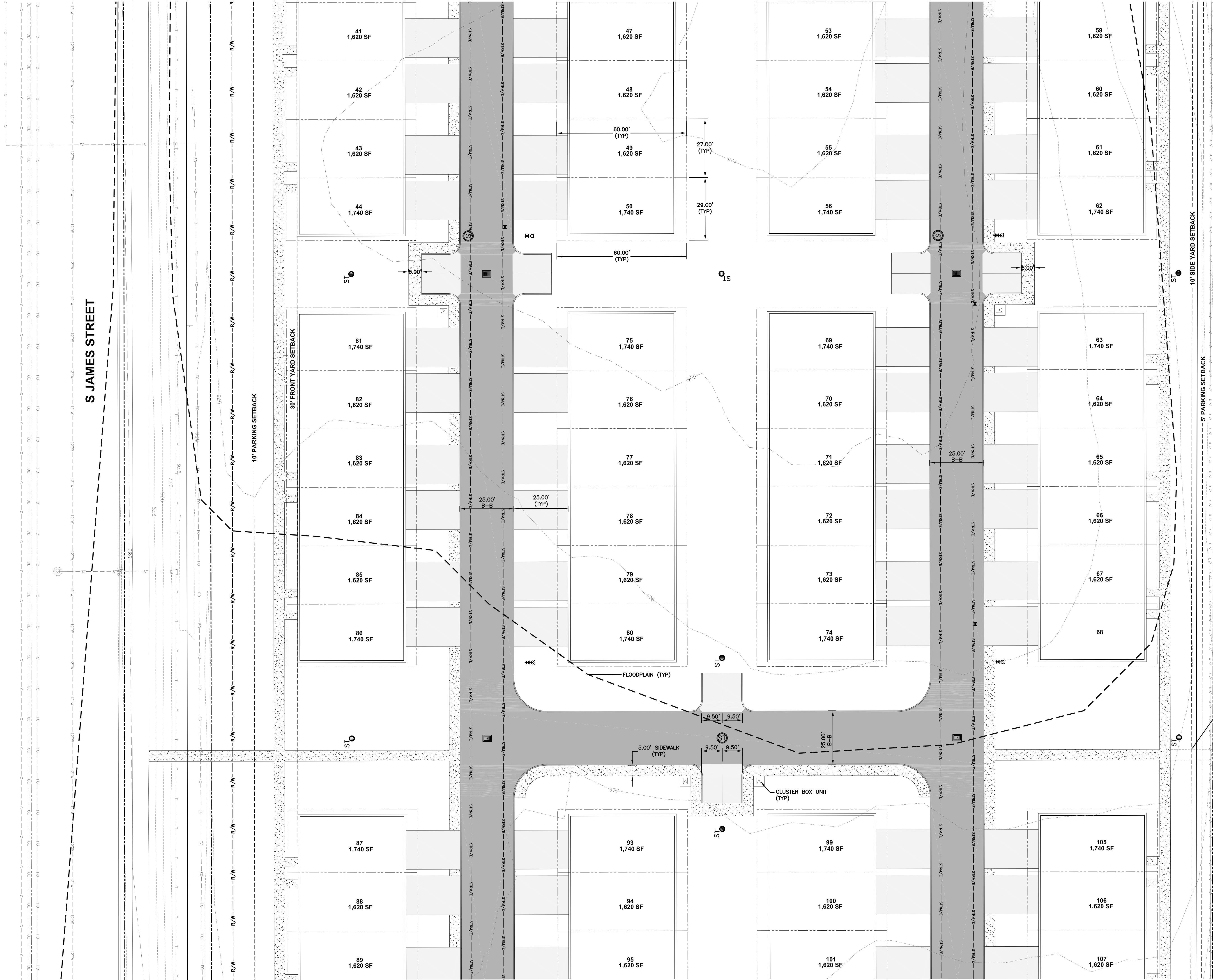
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DATE	
02/19/2021	
02/08/2021	
01/28/2021	

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ES&A
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

SOUTH JAMES PLAT 1
DIMENSION PLAN

C1.2
2011.664



SOUTH JAMES PLAT 1 DIMENSION PLAN

C1.4

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GRIMES, IOWA

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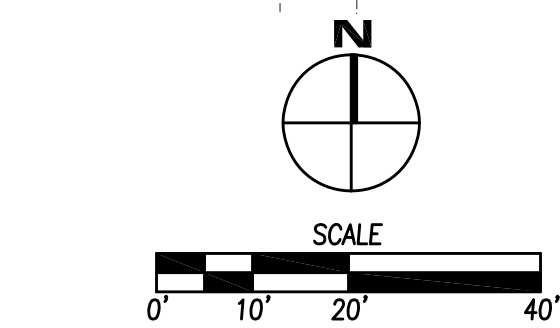
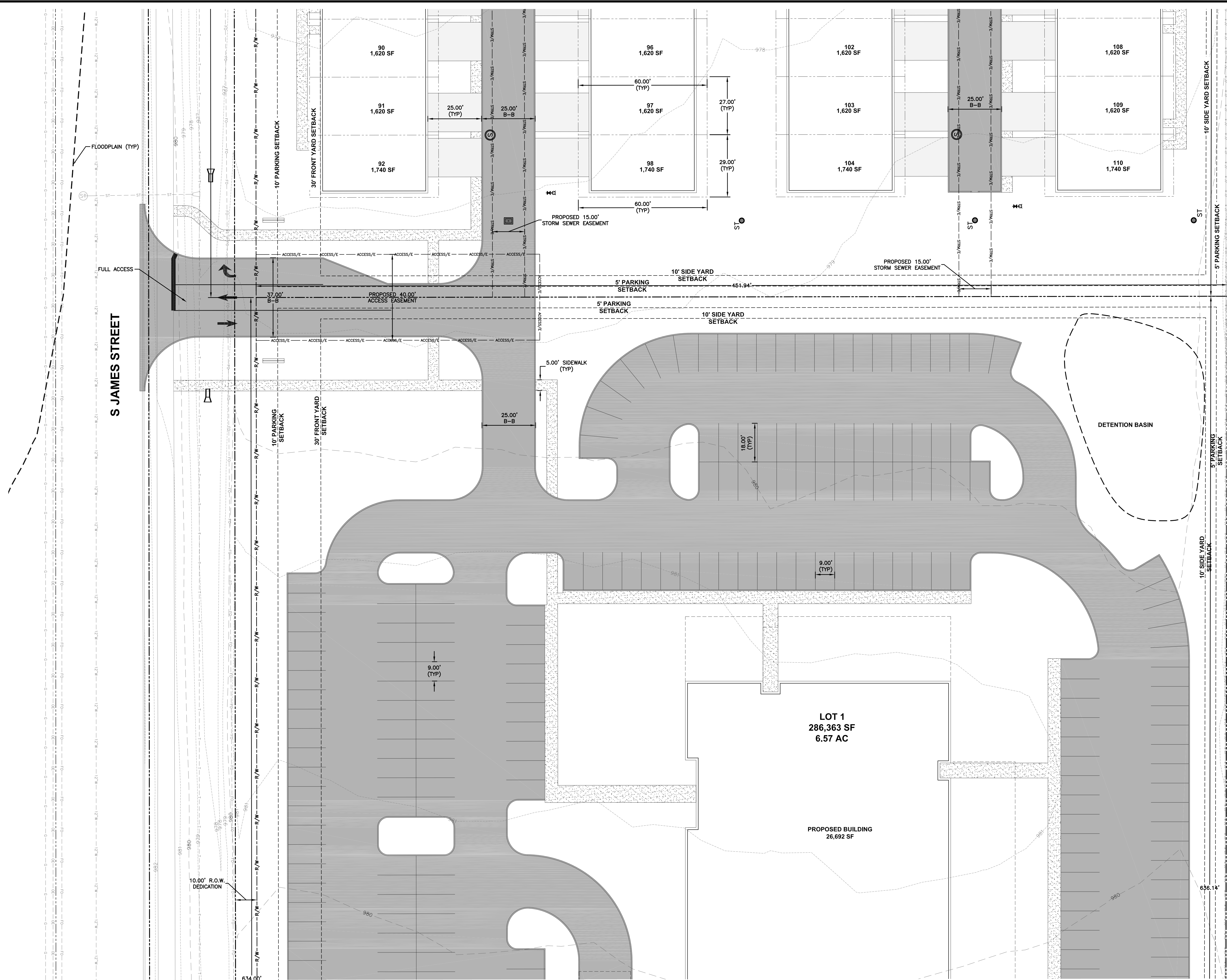
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REVISIONS

DATE	REVISIONS
02/19/2021	SUBMITTAL #3
02/09/2021	SUBMITTAL #2
01/26/2021	SUBMITTAL #1

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SOUTH JAMES PLAT 1

DIMENSION PLAN

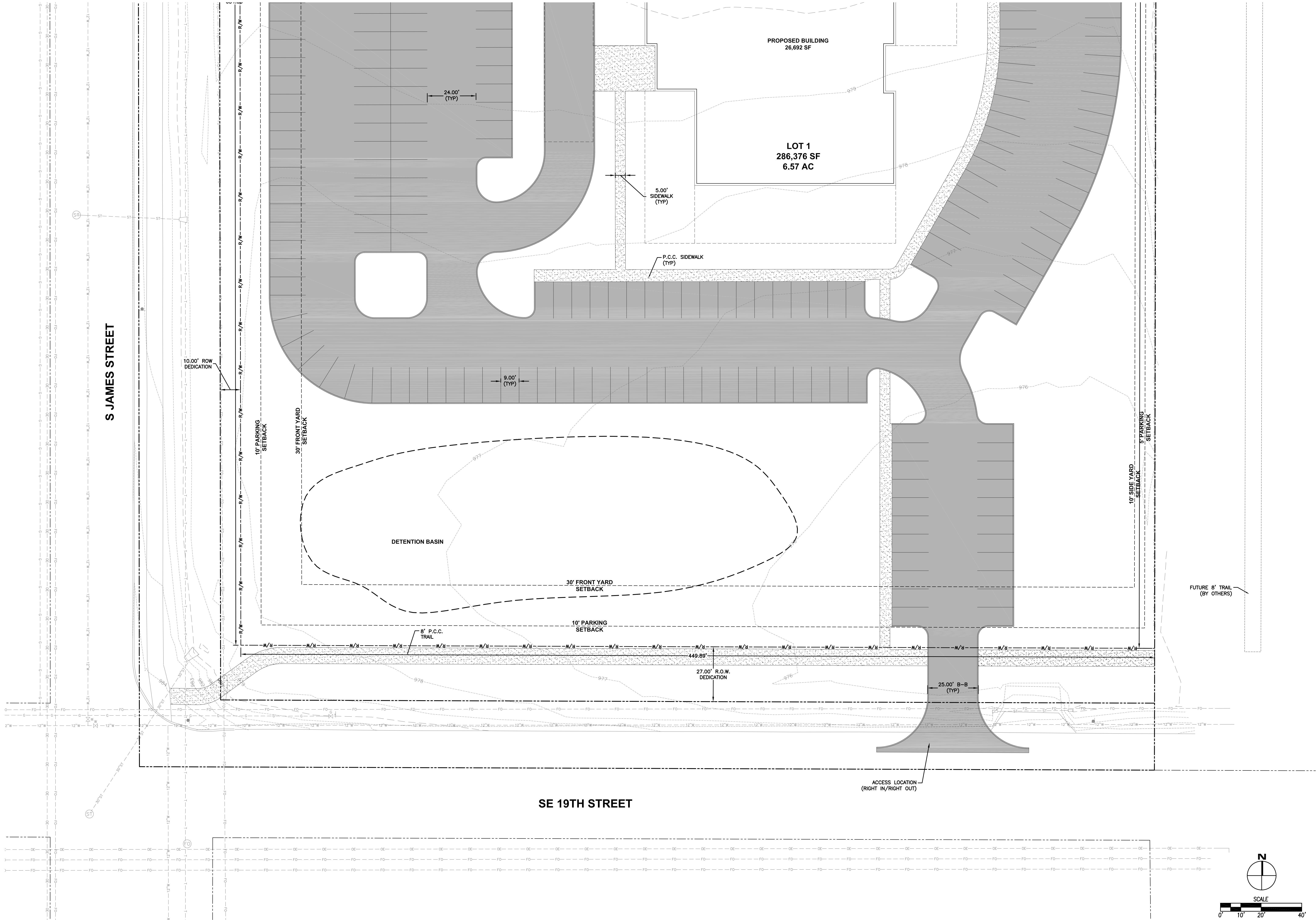


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ENGINEER:	TECH:DSH
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REVISIONS	DATE
SUBMITTAL #3	02/19/2021
SUBMITTAL #2	02/08/2021
SUBMITTAL #4	01/26/2021

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FILE DATE: 2/19/2021
PLOTTED BY: NICOLE NEAL
COMMENT: ENG



DATE

REVISIONS

SUBMITTAL #3

SUBMITTAL #2

SUBMITTAL #1

02/19/2021

02/08/2021

01/26/2021

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GRIMES, IOWA 50111

PHONE: (515) 369-4400

FAX: (515) 369-4410

ENGINEER:

TECH:DSH

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

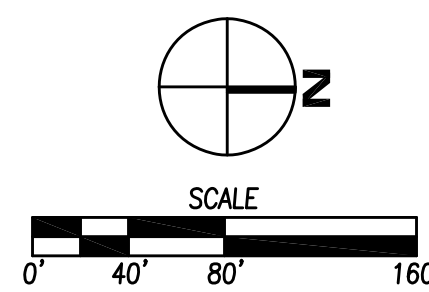
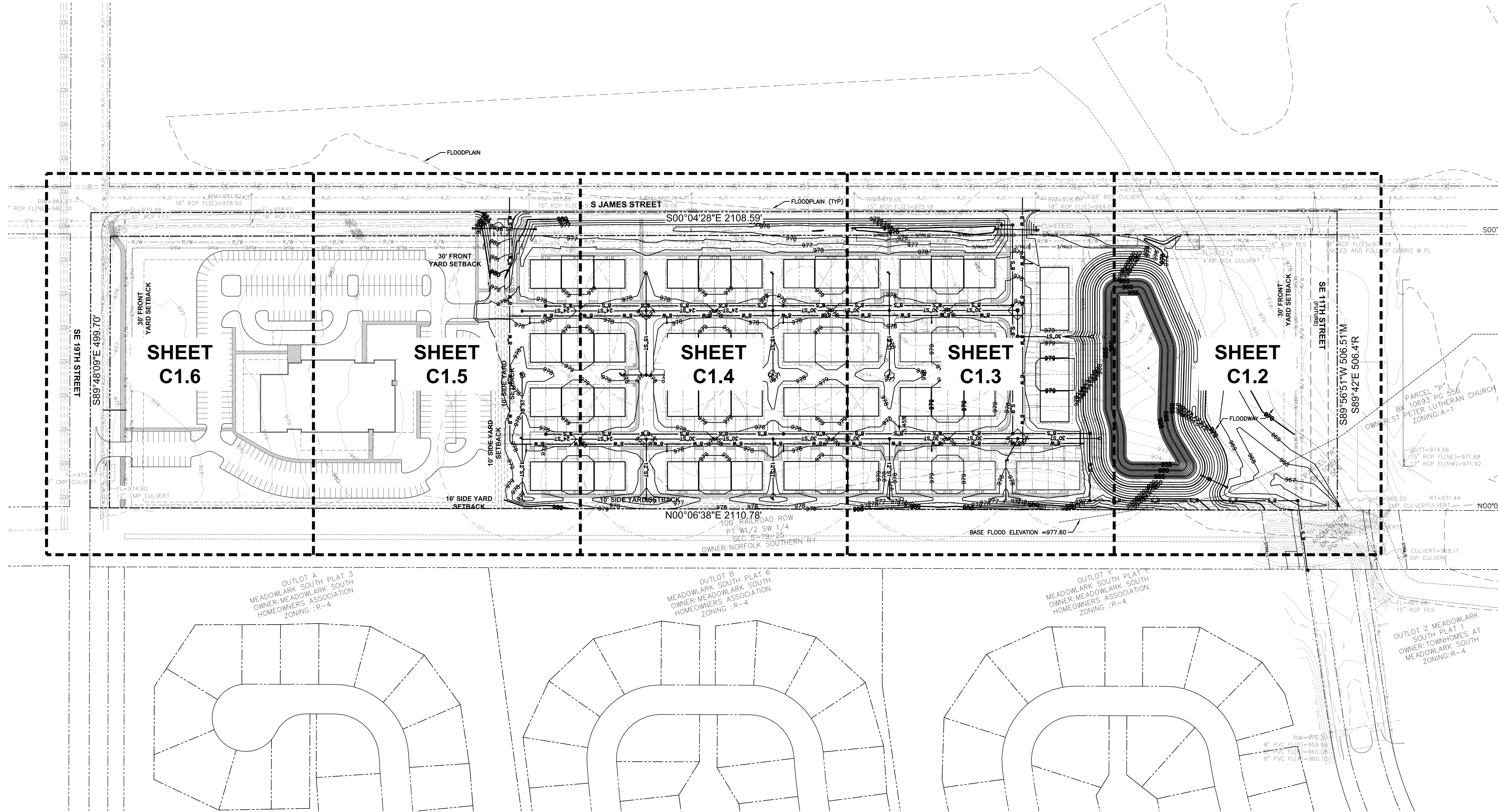
SOUTH JAMES PLAT 1

DIMENSION PLAN

C1.6

2011.664

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FILE DATE: 7/1/21
PLOTTED BY: NICOLE NEAL
COMMENT: ENG



SOUTH JAMES PLAT 1
GRADING/UTILITY REFERENCE PLAN

C2.1

2011.664



GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

ENGINEER:

TECH:DSH

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REVISIONS

DATE

SUBMITTAL #3

SUBMITTAL #2

SUBMITTAL #1

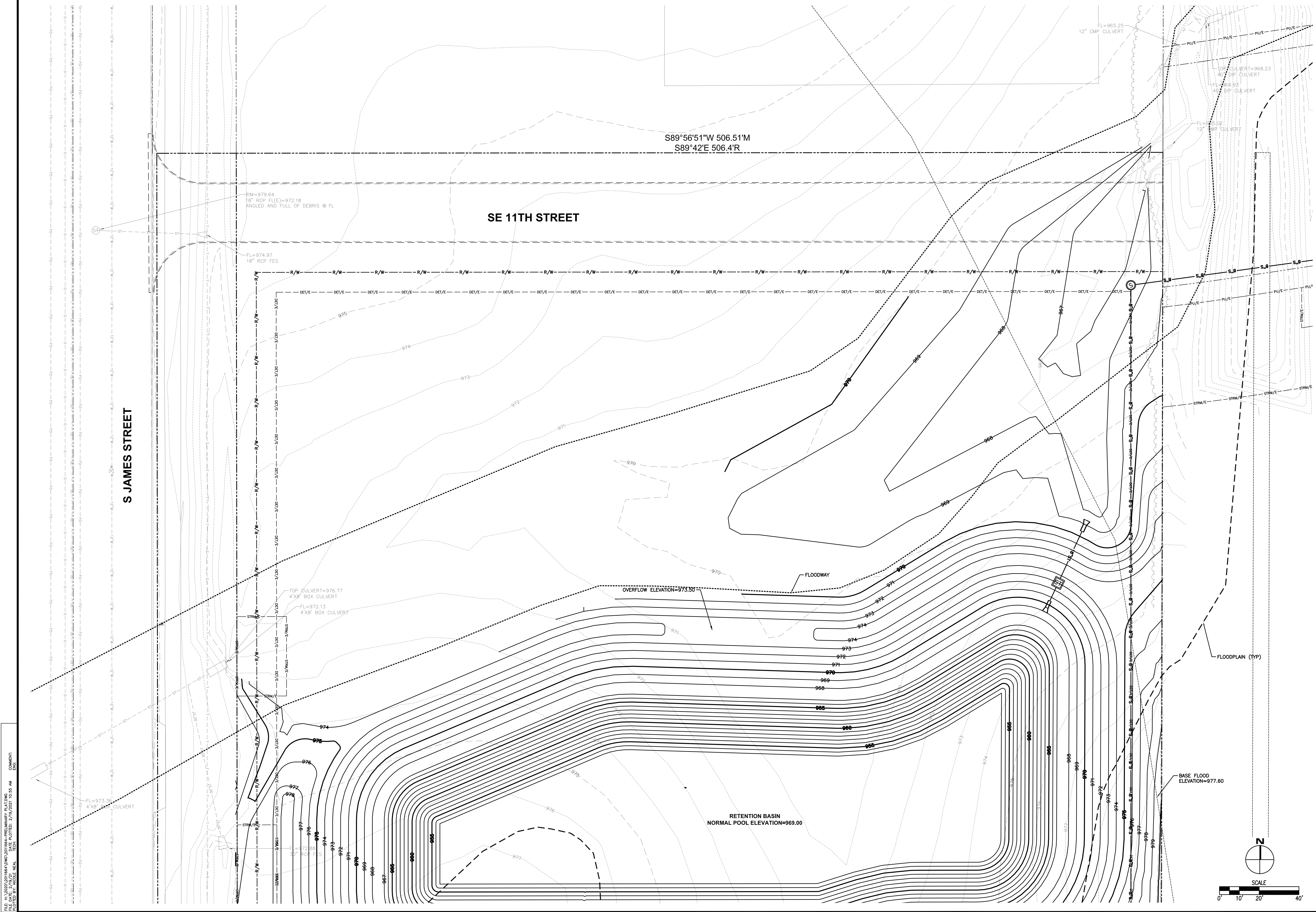
02/19/2021

02/08/2021

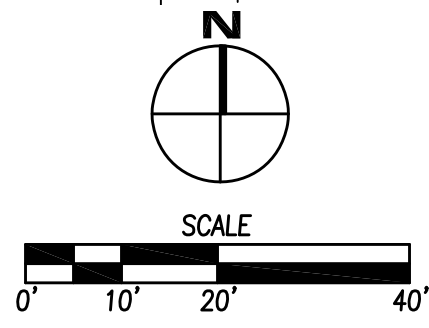
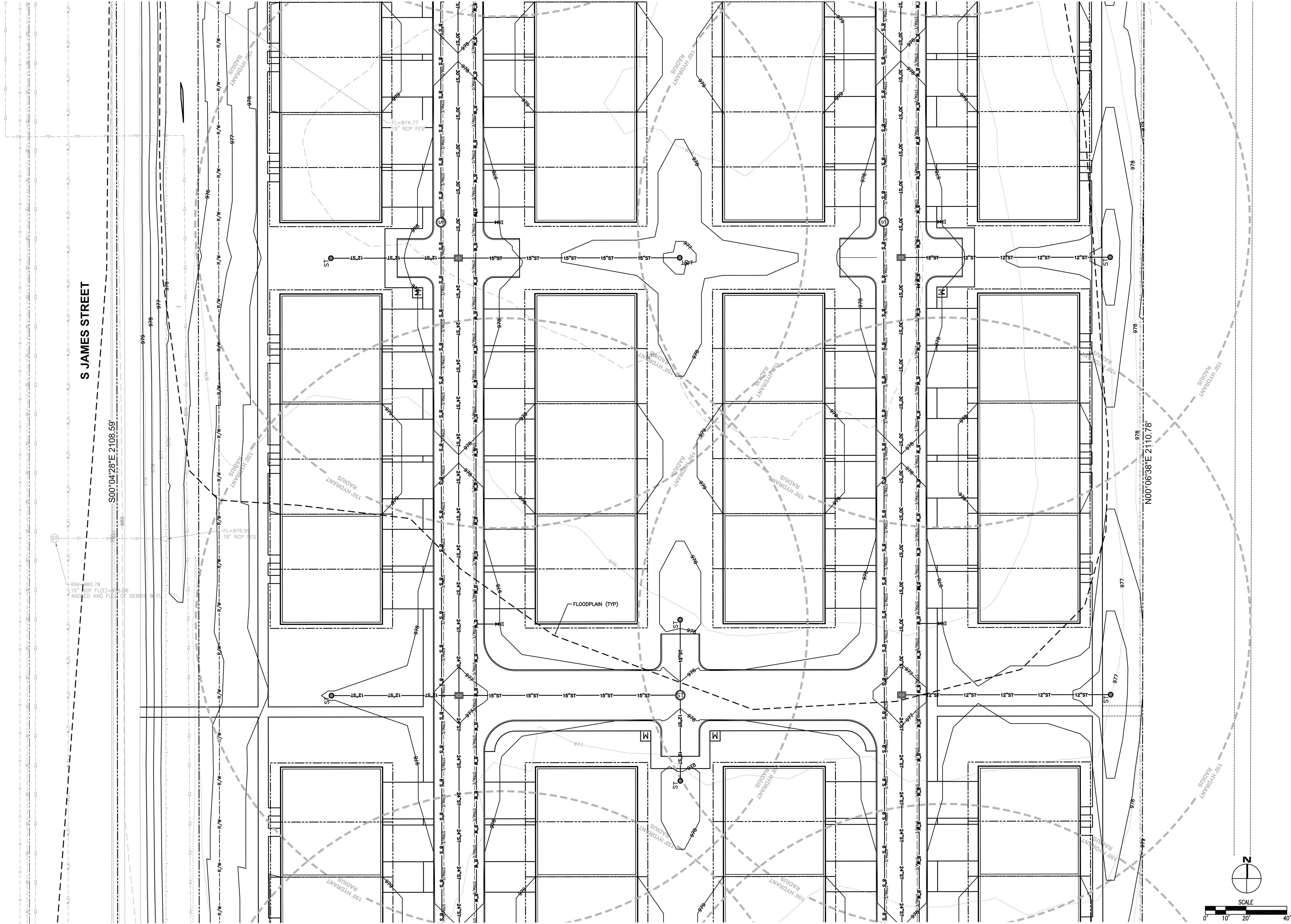
01/26/2021

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C: LOTTED BY: NICOLE NEAL, TECH

COMMENT:
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		C2.2		2011.664	
SOUTH JAMES PLAT 1		UTILITY PLAN			
		CIVIL DESIGN ADVANTAGE		GRIMES, IOWA	
		ENGINEER:		TECH:DSH	
3405 S.E. CROSSROADS DRIVE, SUITE G		PHONE: (515) 369-4400		FAX: (515) 369-4410	
REVISIONS		DATE		DATE	



SOUTH JAMES PLAT 1
UTILITY PLAN



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CIVIL DESIGN ADVANTAGE

ENGINEER:

TECH:DSH

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

REVISIONS

DATE

SUBMITTAL #3

02/19/2021

SUBMITTAL #2

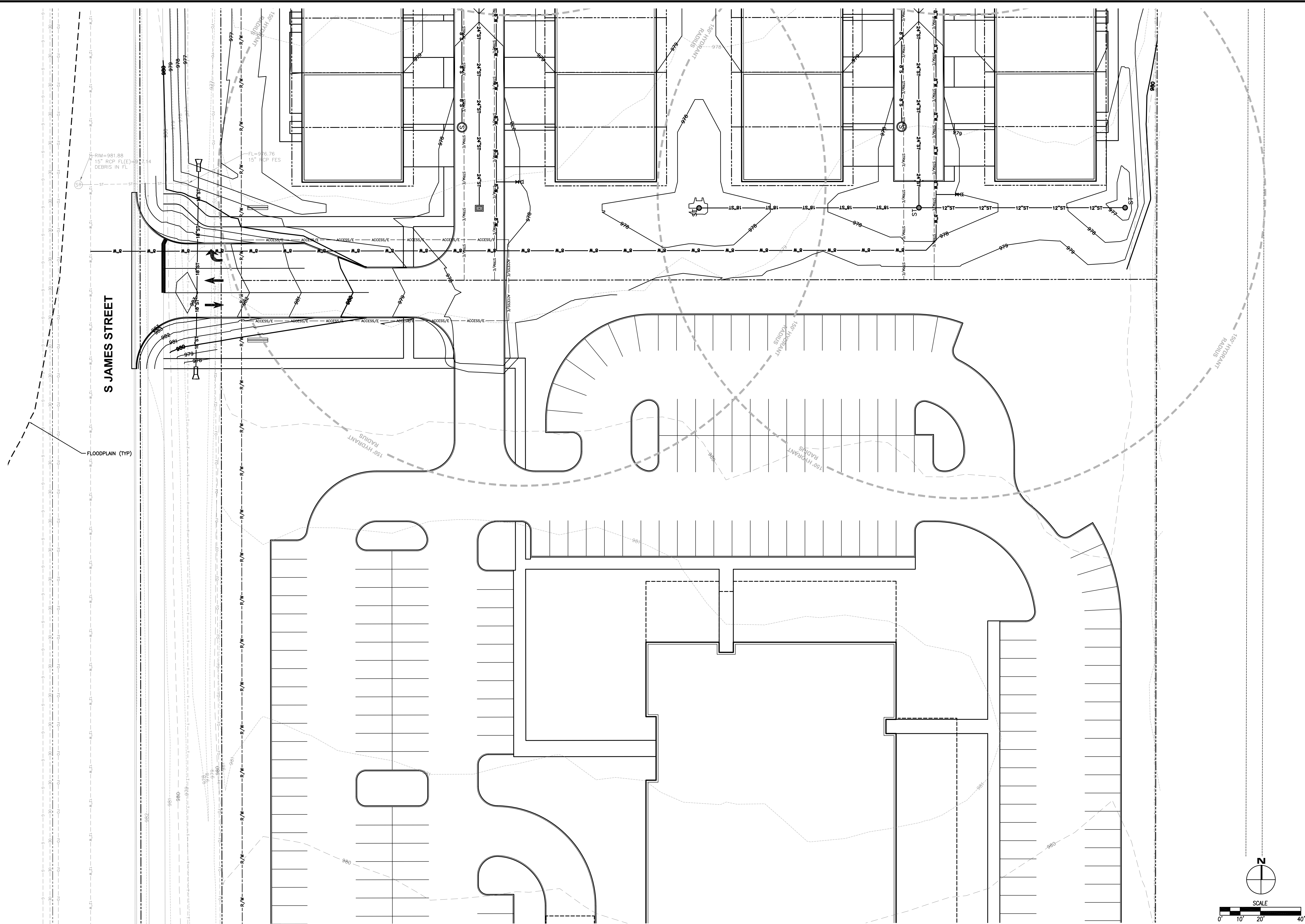
02/09/2021

SUBMITTAL #1

01/26/2021

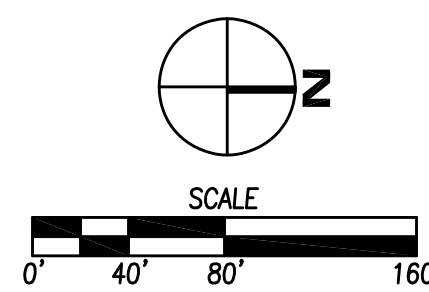
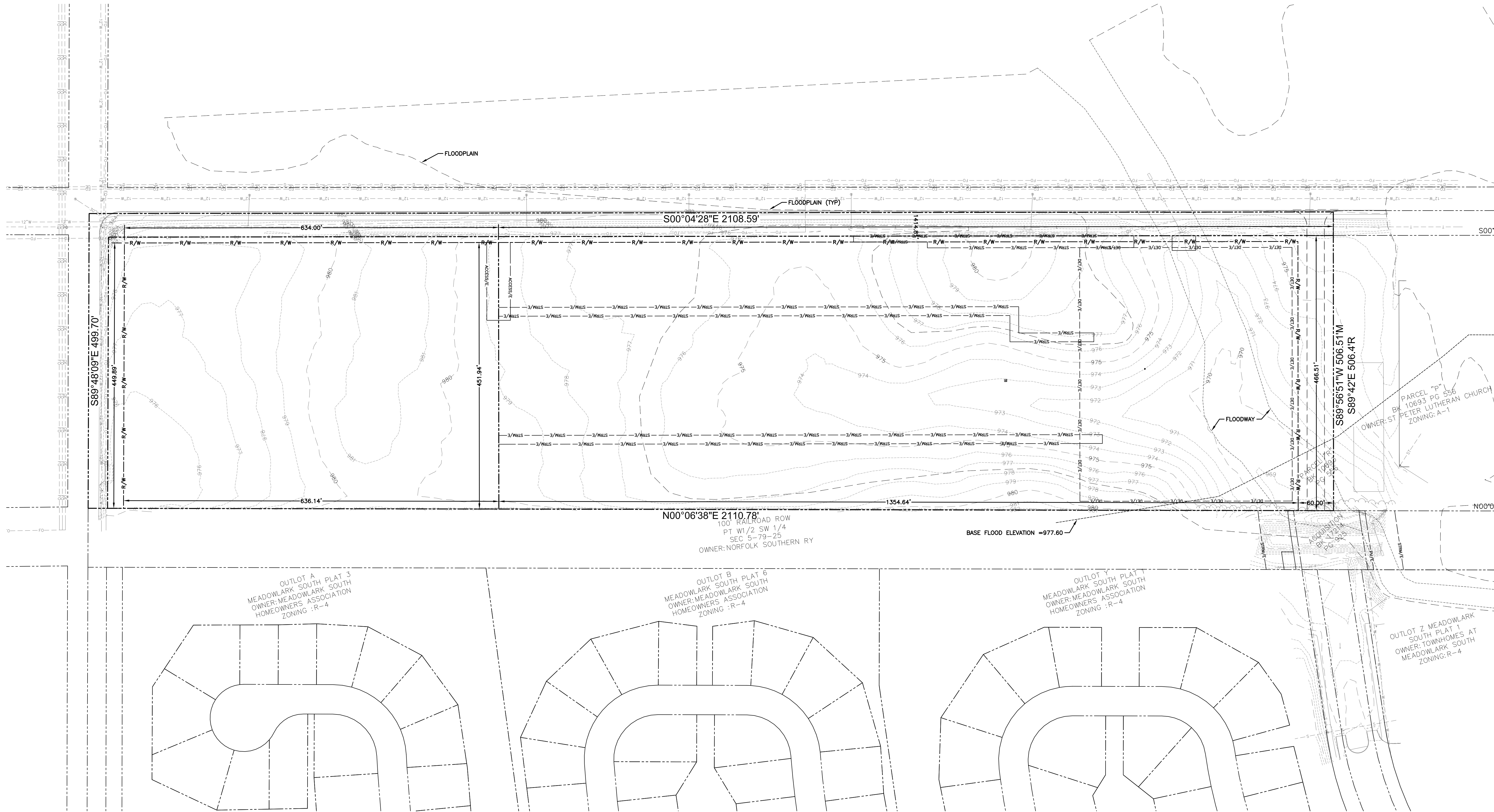
C2.4

2011.664



FILE: J:\2021\501184.DWG: 5/18/21 10:55 AM
FILE DATE: 5/18/21 10:55 AM
PLOT DATE: 5/18/21 10:55 AM
PLOT BY: NICKOL REA

COMMENT:
ENG

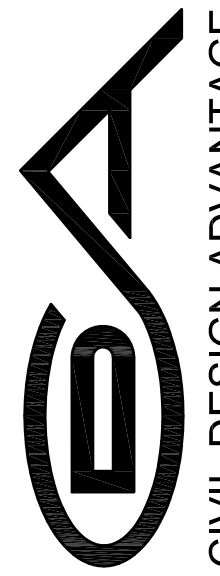


SOUTH JAMES PLAT 1

LOT LAYOUT PLAN

C3.1

2011.664



GRIMES, IOWA

CIVIL DESIGN ADVANTAGE, INC.

ENGINEER:

TECH:DSH

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

REVISIONS
DATE
02/19/2021
02/08/2021
01/26/2021

SUBMITTAL #3
SUBMITTAL #2
SUBMITTAL #1

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: March 2, 2021
RE: South James – Final Plat

GENERAL INFORMATION:

Applicant:

Jeff Stanbrough

Requested Action

Final Plat

Location

NE Corner of S James Street and SE 19th Street

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	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 subject property is currently in the process of being rezoned from A-1 to Planned Unit Development (R-4) and is expected to be approved by Council in March. As part of the typical development process, the applicant is now requesting approval of a preliminary plat, which will allow for the future subdivision of the approximately 20-acre property into one development lot and one outlot for future development. The development lot will be approximately 6.57 acres in size, and the outlot totals 16.38 acres. The plat will also dedicate right-of-way to the City along SE 19th Street and S. James to accommodate future road projects.

ANALYSIS:

The layout of the final plat is consistent with the preliminary plat and shows the appropriate easements. Lot 1 is proposed to be a church while the outlot is proposed to be townhomes which will be platted at a later date.

Two driveways are proposed off of S. James and one off of SE 19th Street. One of the driveways off of S. James is proposed to be shared between Lot 1 and Outlot Z. A 40' wide ingress/egress easement is proposed to grant access for both lots.

An 8' trail is proposed to be constructed along SE 19th Street.

Water service is available along the north side of SE 19th Street and east side of S. James Street.

Sanitary sewer is not currently available to the property; however, the City is planning to extend the sanitary sewer west along SE 19th Street from the intersection of SE 19th Street and SE Little Beaver Drive to serve this site and the surrounding properties at the S James and SE 19th Street intersection.

STAFF RECOMMENDATION:

Staff would recommend approval of the South James final plat subject to any remaining staff comments and legal review.

CITY OF GRIMES

Evann Martin
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~February 3, 2021~~

~~February 16, 2021~~

February 25, 2021

Civil Design Advantage

Attn: Keith Weggen

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: South James Plat 1 Final Plat

Dear Mr. Weggen:

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

General Comments:

- ~~1. Add property address for Lot 1.
 - a. 1800 S James Street
 - b. 200 SE 19th Street~~
- ~~2. Provide blown up sheets. 1"=10' 1"=60'~~
- ~~3. Add Transportation Mixed Use Development Corridor District Overlay to the zoning.~~
- ~~4. Update the bulk regulations section to say "See South James Development Agreement. The bulk regulations do not match the development agreement. Once agreement is finalized, please update the standards.~~
- ~~5. Add plat names to adjacent properties.~~
- ~~6. Add note to dedicate Street Lot A to the City of Grimes.~~
7. A Public Utility Access Agreement will be required prior to platting for the sanitary sewer. **We are working on the agreement.**
8. Foth is evaluating the ROW dedication needs along James and 19th. Further coordination may be required based on the study results. We should have an update

soon. We are supposed to have a conversation with Foth this week and will provide updates if any. **Additional ROW may be needed at the corner of James and 19th to accommodate a turn lane. More details will be provided.**

Legal Comments:

1. Title opinion
2. Consent(s) to Plat
 - a. Owner consent
 - b. Mortgagee consent (if applicable)
3. Treasurer's Certificate
4. County Subdivision Name Approval
5. Legal description in Word format
6. Easement documents and legal descriptions
7. Declaration and Covenants, Restrictions and Easements
8. Letter from the surveyor confirming that monuments are in place. Confirmation is required prior to issuing a Certificate of Occupancy.

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

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	February 8, 2021 (1 PDF of Final Plat and Legals)
PLANNING & ZONING:	March 2, 2021 at 5:30 at the Grimes City Hall
COUNCIL MEETING:	March 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

INDEX LEGEND

LOCATION: PT SW1/4 SEC 5-79-25, GRIMES, POLK COUNTY, IOWA

REQUESTOR: STANBROUGH REALTY COMPANY, LLC
10888 HICKMAN ROAD, STE 3B
CLIVE, IA 50325

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

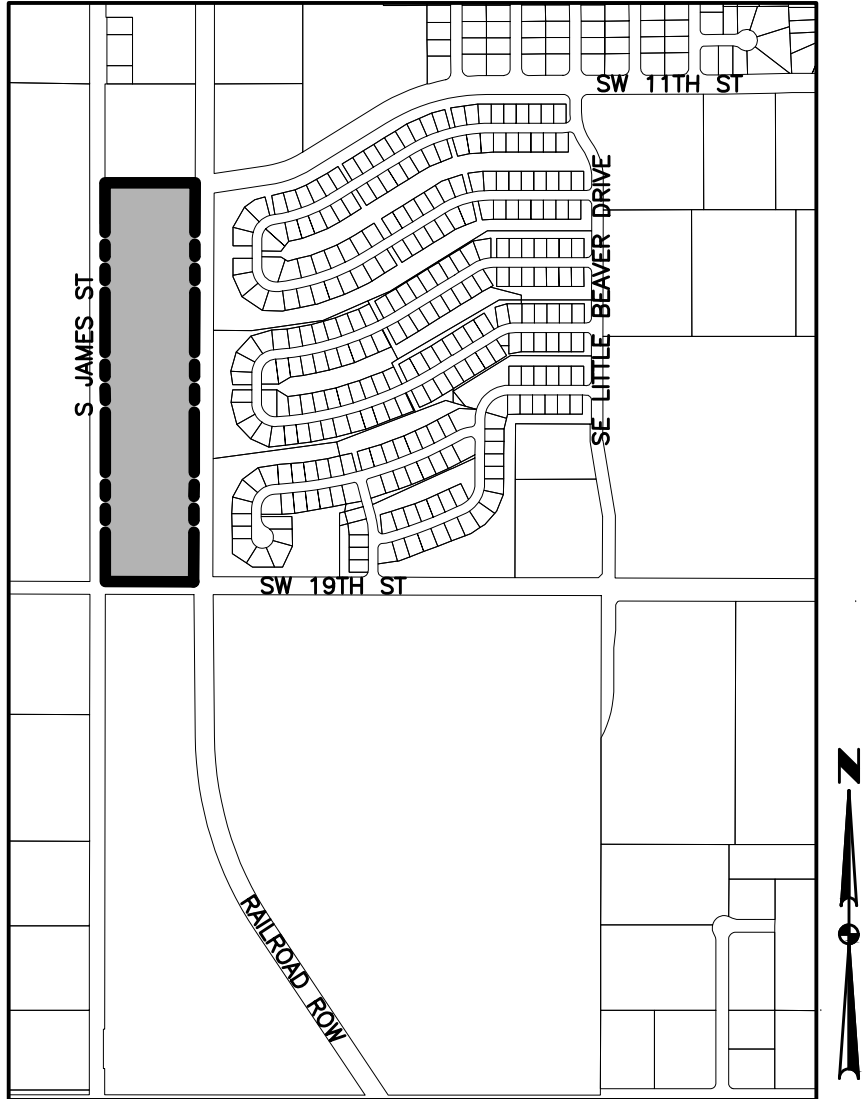
SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

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

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

SOUTH JAMES PLAT 1

FINAL PLAT

OWNER

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

DEVELOPER

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 DRIVE, SUITE G
GRIMES, IOWA 50111

NOTES

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

DATE OF SURVEY

JANUARY 22, 2021

PLAT 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. SAID PROPERTY CONTAINS 24.37 ACRES (1,061,386 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AREA SUMMARY

SW1/4 SEC 5-79-25 22.081 AC (961,867 SF)
SW1/4 SEC 5-79-25 ROW 2.285 AC (99,519 SF)
TOTAL 24.37 AC (1,061,386 SF)

ZONING

EXISTING ZONING: A-1 AGRICULTURE DISTRICT

PROPOSED ZONING: PUD

*PROPERTY IS WITHIN THE TRANSPORTATION MIXED USE DEVELOPMENT CORRIDOR DISTRICT OVERLAY.

BULK REGULATIONS

TOWNHOME RESIDENTIAL AND TRANSPORTATION MIXED USE DEVELOPMENT CORRIDOR DISTRICT OVERLAY

LOT AREA: 80,000 SF
LOT WIDTH: 200 SF

SETBACKS
BUILDING
FRONT: 30' - FROM EXTERNAL PROPERTY LINE
SIDE: 10' - FROM PRIVATE STREET
REAR: 20' - FROM PRIVATE STREET OF PRIVATE SIDEWALK

PARKING
FRONT: 10'
SIDE: 5'
REAR: 5'

MAXIMUM HEIGHT: 35'
MAXIMUM NUMBER OF STORIES: 2 STORIES
UNIT DENSITY: 8 UNITS/ACRE
PROVIDED: 7.72 UNITS/ACRE

OPEN SPACE REQUIRED: 20.0%

MIXED USE AND TRANSPORTATION MIXED USE DEVELOPMENT CORRIDOR DISTRICT OVERLAY

LOT AREA: 80,000 SF
LOT WIDTH: 200 SF

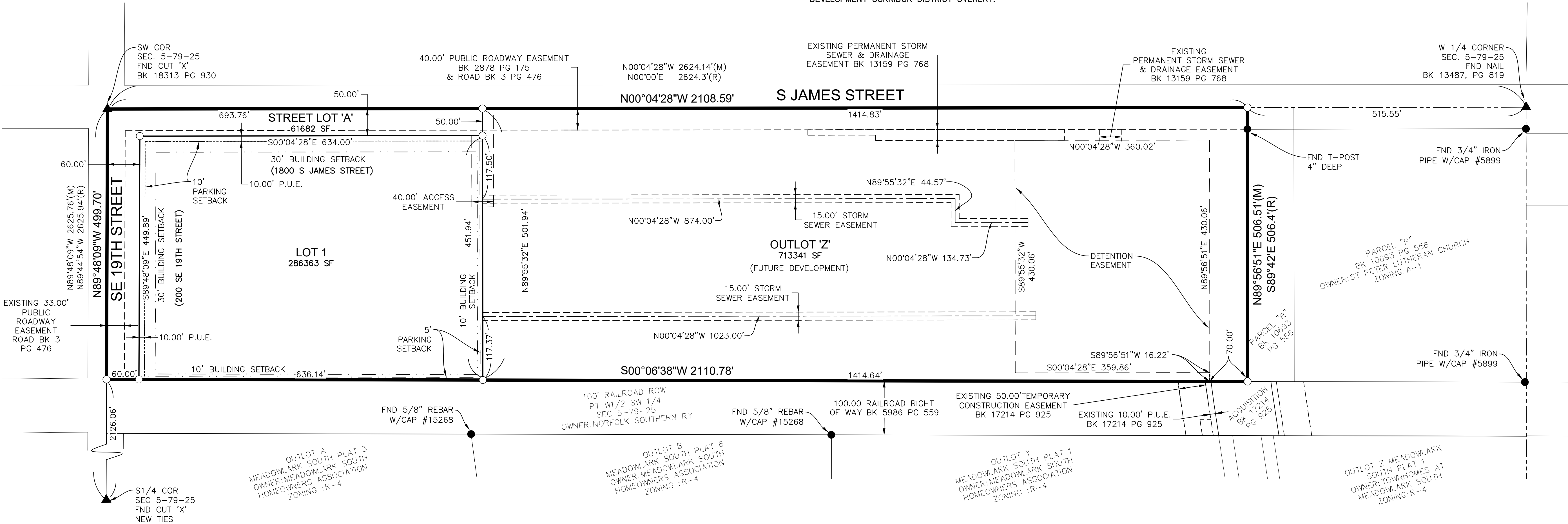
SETBACKS
BUILDING
FRONT: 30'
SIDE: 10' - EXTERNAL
REAR: 0' - INTERNAL
25'

PARKING
FRONT: 10'
SIDE: 5'
REAR: 5'

MAXIMUM HEIGHT: 45'
MAXIMUM NUMBER OF STORIES: 3 STORIES

OPEN SPACE REQUIRED: 20.0%

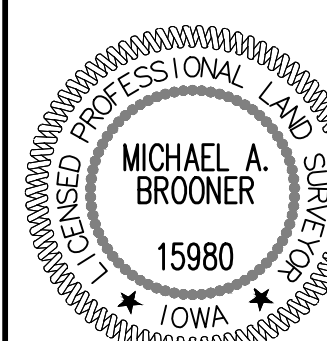
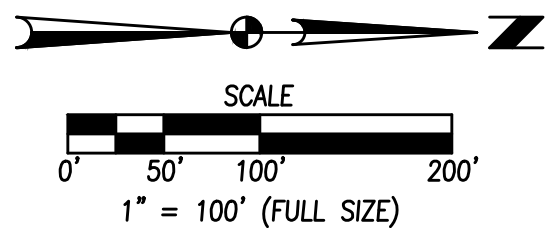
*SEE SOUTH JAMES DEVELOPMENT AGREEMENT



LEGEND

SECTION CORNER AS NOTED
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)
MEASURED BEARING & DISTANCE
RECORDED BEARING & DISTANCE
DEEDED BEARING & DISTANCE
PUBLIC UTILITY EASEMENT
CURVE ARC LENGTH
LOT ADDRESS
CENTERLINE
SECTION LINE
EASEMENT LINE
BUILDING SETBACK LINE
PLAT BOUNDARY

FOUND SET
▲ △
● ○
M
R
D
P.U.E.
AL
(1234)



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

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

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

THIS SHEET

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



SOUTH JAMES PLAT 1
FINAL PLAT

1/1
2011.664

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: March 2, 2021
RE: Destination Market Plat 6 – Preliminary Plat

GENERAL INFORMATION:

Applicant:

Top Tract Corporation

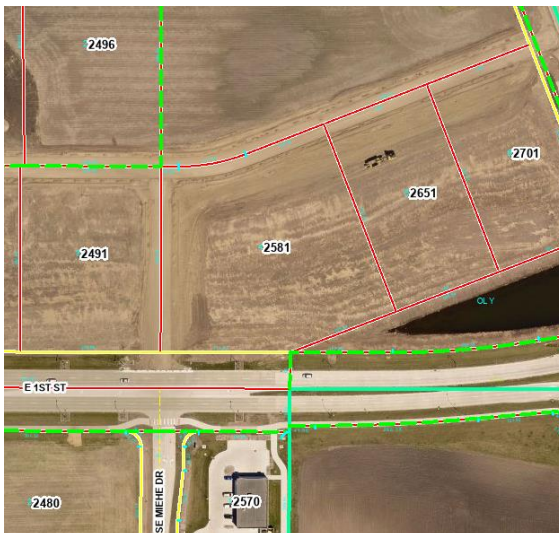
Requested Action

Preliminary Plat

Location

2581 E 1st Street

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

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

BACKGROUND:

The applicant is requesting approval of a preliminary plat, which will allow for the future subdivision of the property located at the northeast corner of E 1st Street and NE Platinum Drive. The proposed preliminary plat will provide for two development lots approximately 1.00 acre and 1.46 acres in size.

ANALYSIS:

A conceptual layout is shown on the preliminary plat to demonstrate how the property could be developed. The site will be accessed from one shared driveway off of NE Telkay Lane. Pedestrian access will be provided along E 1st Street, NE Platinum Drive, and NE Telkay Lane. Sanitary and water service for both lots will connect to the existing lines that run along NE Telkay Lane.

STAFF RECOMMENDATION:

Staff would recommend approval of the preliminary plat for Destination Market Plat 6, 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

~~February 3, 2021~~

~~February 16, 2021~~

February 23, 2021

Civil Design Advantage

Attn: Doug Mandernach

3405 SE Crossroads Dr, Suite G

Grimes, IA 50111

RE: Destination Market Plat 6 Preliminary Plat

Dear Mr. Mandernach:

The Development Services Department is in receipt of a proposed Preliminary Plat for Destination Market Plat 6. Based on the review of the provided submittal materials, staff have the following comments:

General Comments/Cover Sheet:

- ~~1. Remove the proposed use.~~
- ~~2. List open space and parking setbacks requirements. Revise open space to 10%, not feet.~~
- ~~3. Label the name of the sheets. Currently they all say preliminary plat.~~
- ~~4. Provide sheet with lot lines and dimension of Lot 1 and 2 without the concept plan.~~
- ~~5. Is a storm sewer easement needed on Lot 1 on the south end? If the storm sewer needed to be repaired, is there enough room to make the repairs without crossing into Lot 2? Was anything added?~~
- ~~6. Note: Staff has some concern with the drive thru layout and the potential for vehicles to line up out into NE Telkay. Depending on the future user, the layout may need to be changed. The drive thru does not need to be changed on the concept. We just wanted to make you are aware of the concern.~~
- ~~7. On the concept, please add a sidewalk connection from the auto service site to Lot 2.~~
- ~~8. Add plat name, reference number, and ownership of adjacent lots.~~

- ~~9. Additional hydrant coverage needed to meet 150' spacing requirement and FDC required within 100' of a hydrant.~~
- ~~10. We will continue to discuss the fountain in the detention pond but nothing needs to be done right now.~~

Sheet 2

- ~~1. Revise plat label. Should be Destination Market Plat 2, not Plat 4. Not fixed~~
- ~~2. Label size of existing sanitary.~~

Sheet 3

- ~~1. Show how the sanitary sewer service connects to the existing line.~~
- ~~2. Can't see the water service connection detail due to the property line dimension label.~~
- ~~3. Verify if additional fire hydrants are needed at the south end of site for both lots.~~
- ~~4. Verify services for Lot 2 are out of proposed pavement.~~
- ~~5. Verify sanitary service of Lot 2 is 6" diameter.~~

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:	February 8, 2021 February 23, 2021 (1 PDF of Preliminary Plat)
PLANNING & ZONING:	March 2, 2021 at 5:30 at the Grimes City Hall
COUNCIL MEETING:	March 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

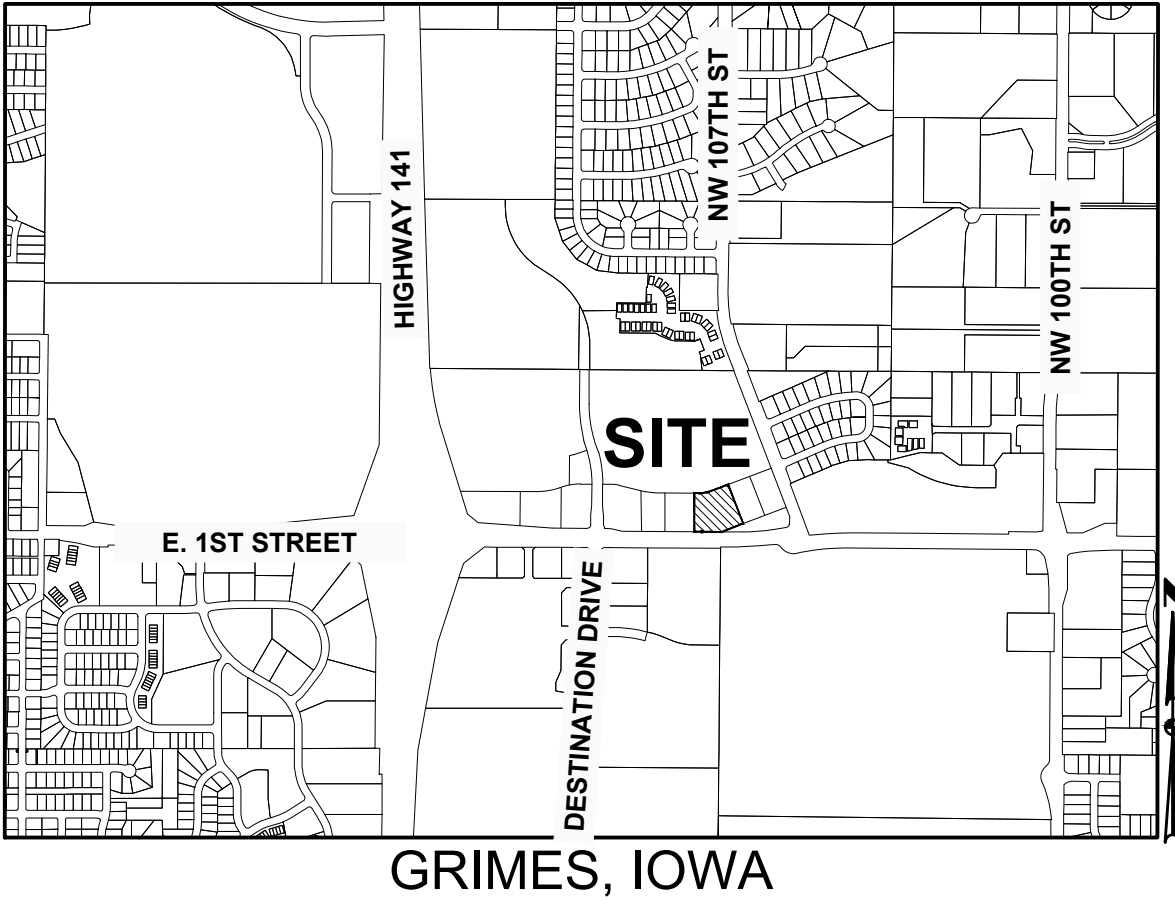
PRELIMINARY PLAT FOR:

DESTINATION MARKET PLAT 6

GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



OWNER/APPLICANT

TOP TRACT CORP
7085 NW 100TH ST
JOHNSTON IA 50131
CONTACT: MARK HANRAHAN
EMAIL: MHANRAHAN@OWACA.COM
PH: (515) 512-1022

ENGINEER

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

SURVEYOR

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

DATE OF SURVEY

OCTOBER 2, 2020

BENCHMARKS

- CUT 'X' ON CURB @ NE CORNER OF NE TELKEY LANE AND NE DESTINATION DRIVE.
ELEVATION=984.25
- BURY BOLT ON HYDRANT NORTH OF SITE ON NORTH SIDE OF TELKEY LANE.
ELEVATION=990.36

SUBMITTAL DATES

FIRST SUBMITTAL: 01/22/2021
SECOND SUBMITTAL: 02/08/2021

LEGAL DESCRIPTION

LOT 4, DESTINATION MARKET PLAT 2, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

ZONING

ZONING: C-2 GENERAL AND HIGHWAY SERVICE
COMMERCIAL DISTRICT WITHIN
TRANSPORTATION OVERLAY DISTRICT

PROJECT SITE ADDRESS

2581 NE TELKEY LANE
GRIMES, IA 50111

BULK REGULATIONS

ZONING: C-2 GENERAL AND HIGHWAY SERVICE
COMMERCIAL DISTRICT WITHIN
TRANSPORTATION OVERLAY DISTRICT

SETBACKS:

FRONT: 25 FEET

SIDE:

NONE REQUIRED; EXCEPT WHEN ADJOINING ANY 'R' DISTRICT OR STREET
RIGHT-OF-WAY, IN WHICH CASE =25 FEET

REAR:

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

PARKING SETBACK:

ADJACENT PROPERTY: 5.0'
STREET ROW: 10.0'

MINIMUM OPEN SPACE: 10.0%

MAX HEIGHT: 45 FEET

MAX # OF STORIES: 3 STORIES



UTILITY WARNING

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

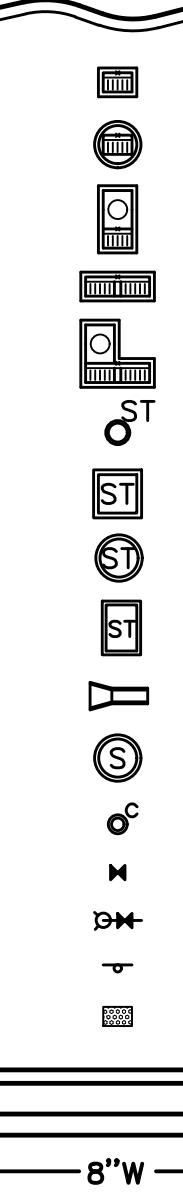


GENERAL LEGEND

FEATURES

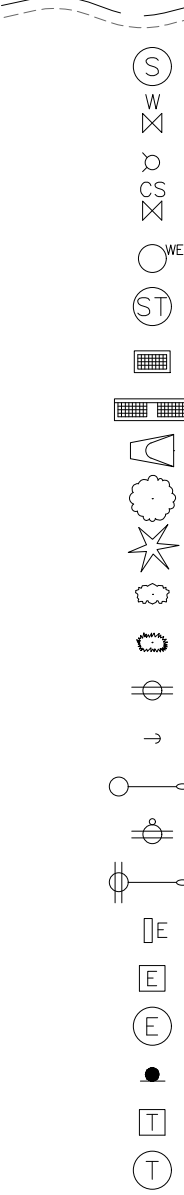
PROPOSED

- GROUND SURFACE CONTOUR
- TYPE SW-501 STORM INTAKE
- TYPE SW-502 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-512 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- FLARED END SECTION
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- SANITARY SEWER
- STORM SEWER
- WATERMAIN WITH SIZE



EXISTING

- GROUND SURFACE CONTOUR
- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ELECTRIC POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POWER POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE OR VAULT
- TRAFFIC SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE/VAULT
- TELEPHONE POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- MAIL BOX
- BENCHMARK
- SOIL BORING
- UNDERGROUND TV CABLE
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIELD TILE
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE
- WATER MAIN W/ SIZE



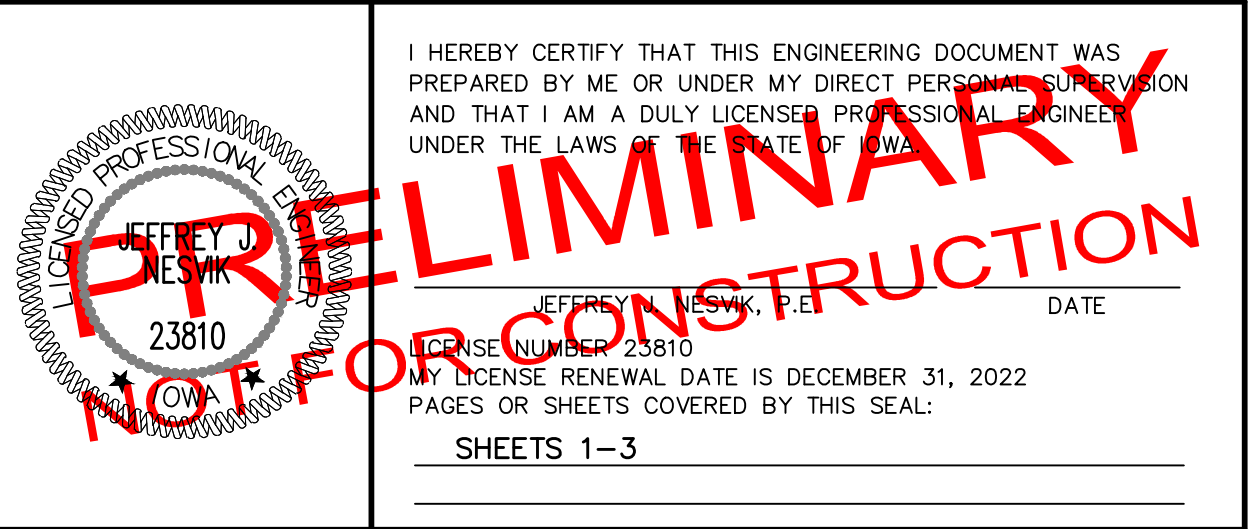
SURVEY

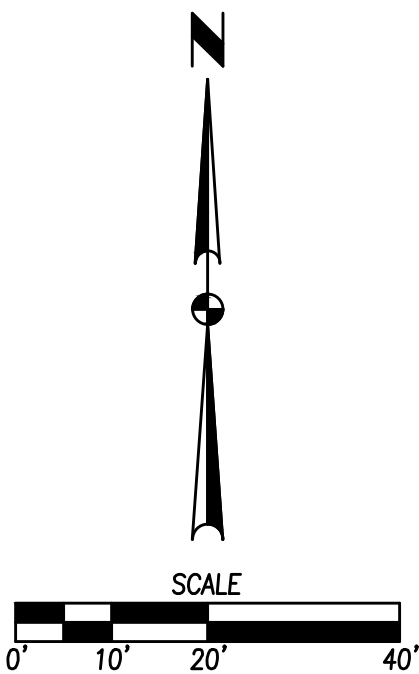
- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

FOUND

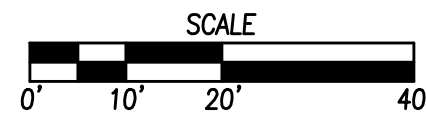
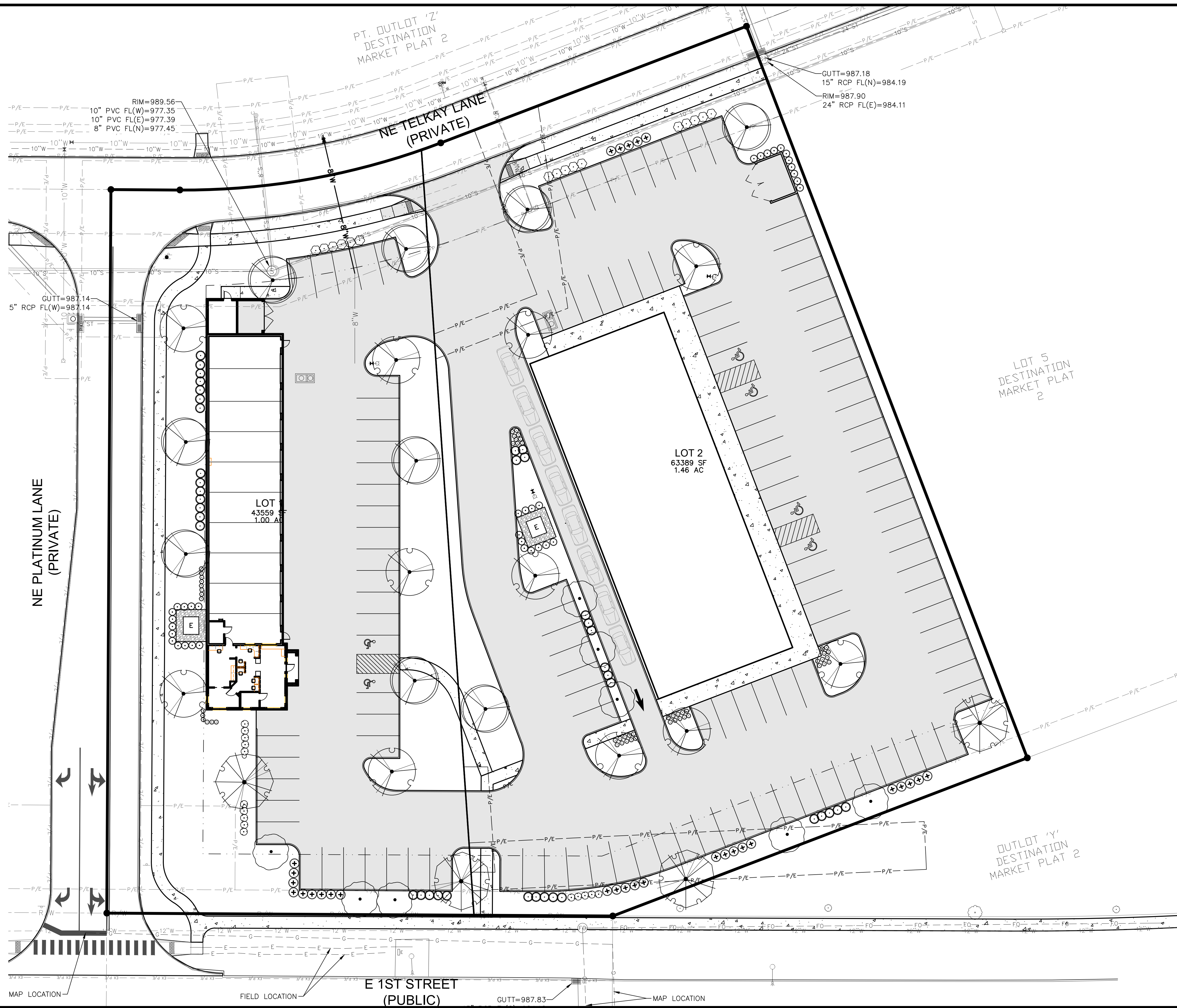


SET





	
DESTINATION MARKET PLAT 6 PRELIMINARY PLAT LOT DIMENSIONS	CIVIL DESIGN ADVANTAGE
GRIMES, IOWA	
2 / 4	
2010.610	
3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410	ENGINEER: JUN PM: DAM
REVISIONS	DATE
2ND SUBMITTAL	2-8-2021
1ST SUBMITTAL	1-25-2021



DESTINATION MARKET PLAT 6
PRELIMINARY PLAT
LANDSCAPING PLAN



GRIMES, IOWA

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

ENGINEER: JJJ

PM: DAM

REVISIONS

DATE

2ND SUBMITTAL
1ST SUBMITTAL

2-8-2021
1-25-2021

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: March 2, 2021
RE: Destination Market Plat 6 – Final Plat

GENERAL INFORMATION:

Applicant:	Top Tract Corporation
Requested Action	Final Plat
Location	2581 E 1 st Street

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

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

BACKGROUND:

The applicant is requesting approval of a final plat, which will allow for the subdivision of the property. The proposed final plat will provide for two development lots approximately 1.00 acre and 1.46 acres in size.

ANALYSIS:

The final plat layout is consistent with the preliminary plat and indicates the appropriate easements. The site can be accessed from one shared driveway off of NE Telkay Lane. Pedestrian access will be provided along E 1st Street, NE Platinum Drive, and NE Telkay Lane. Sanitary and water service for both lots will connect to the existing lines that run along NE Telkay Lane.

STAFF RECOMMENDATION:

Staff would recommend approval of the final plat for Destination Market Plat 6, subject to any remaining staff comments and legal review.

CITY OF GRIMES

Evann Martin
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~February 3, 2021~~

~~February 16, 2021~~

February 23, 2021

Civil Design Advantage

Attn: Doug Mandernach

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: Destination Market Plat 6 Final Plat

Dear Mr. Mandernach:

The Development Services Department is in receipt of a proposed Final Plat for Destination Market Plat 6. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Add property addresses.~~
 - ~~a. Lot 1 2581 E 1st St~~
 - ~~b. Lot 2 2635 E 1st St~~
- ~~2. Add vicinity sketch.~~
- ~~3. Is a storm sewer easement needed on Lot 1 on the south end? If the storm sewer needed to be repaired, is there enough room to make the repairs without crossing into Lot 2? I didn't notice anything was added.~~
- ~~4. Storm sewer easement on the plat does not match the description on the easement document.~~
- ~~5. Is there a plan to use the sign easement for a development sign? Is Christian Brothers planning to locate on the sign?~~

Legal Comments:

1. Title opinion
2. Consent(s) to Plat

- a. Owner consent
- b. Mortgagee consent (if applicable)
- 3. Treasurer's Certificate
- 4. County Subdivision Name Approval
- 5. Legal description in Word format
- 6. Easement documents and legal descriptions
- 7. Declaration and Covenants, Restrictions and Easements
- 8. Letter from the surveyor confirming that monuments are in place. Confirmation is required prior to issuing a Certificate of Occupancy.

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

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	~~February 8, 2021~~ February 23, 2021 (1 PDF of Final Plat and Legals)
PLANNING & ZONING:	March 2, 2021 at 5:30 at the Grimes City Hall
COUNCIL MEETING:	March 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

FINAL PLAT
GRIMES, POLK COUNTY, IOWA

LOCATION: LOTA, DESTINATION MARKET PLAT 2,
GRIMES, POLK COUNTY, IOWA.

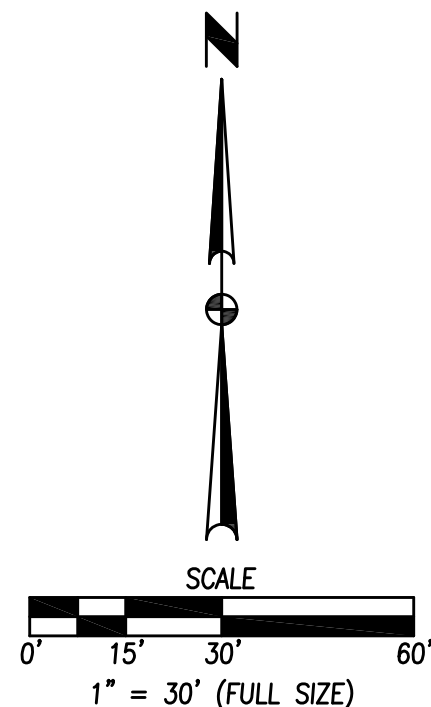
REQUESTOR: TOP TRACT CORP

PROPRIETOR: TOP TRACT CORP
7085 NW 100TH ST.
JOHNSTON IA 50131

SURVEYOR: MICHAEL A. BROONER

COMPANY: CIVIL DESIGN ADVANTAGE

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



TOP TRACT CORP
7085 NW 100TH ST.
JOHNSTON, IA 50131

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

OCTOBER 13, 2020

LOT 4, DESTINATION MARKET PLAT 2, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND CONTAINING 2.46 ACRES (106,950 SQUARE FEET). SUBJECT TO EASEMENTS OF RECORD.

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.

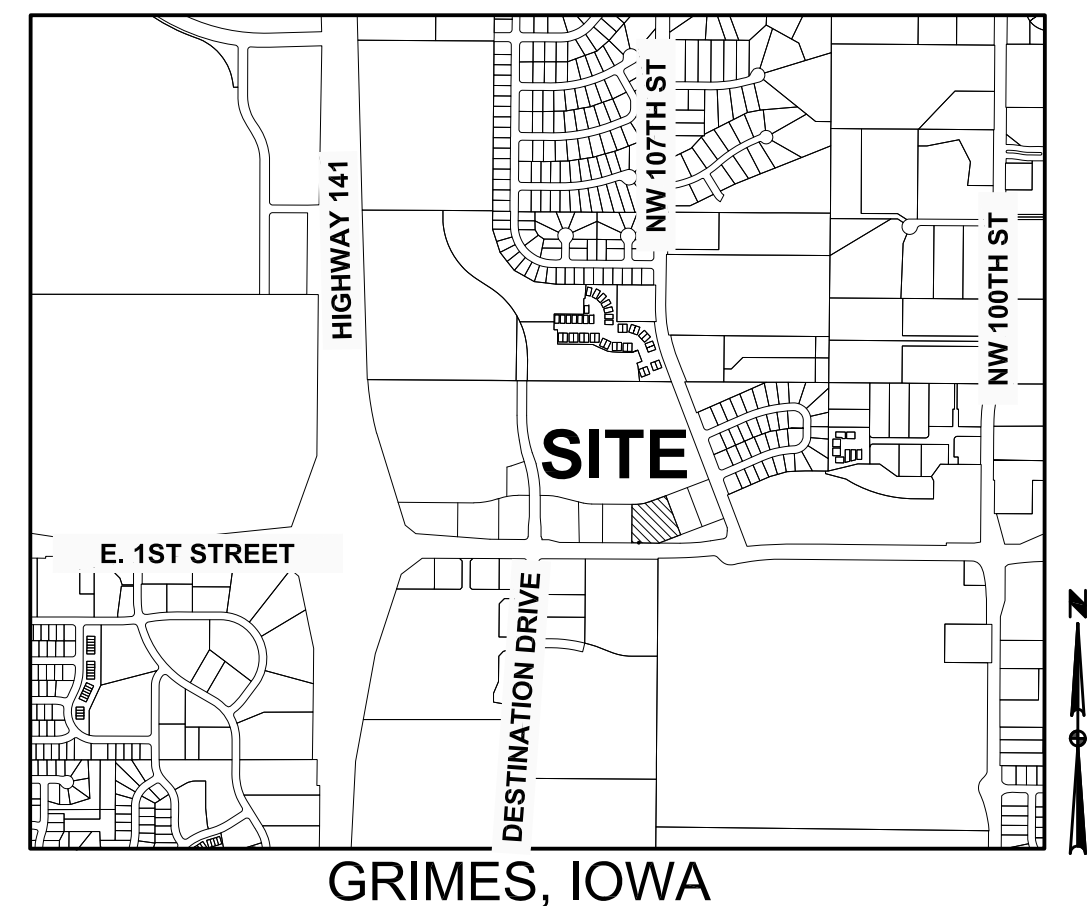
C-2 GENERAL AND HIGHWAY SERVICE
COMMERCIAL DISTRICT

PROPERTY IS WITHIN THE TRANSPORTATION OVERLAY DISTRICT

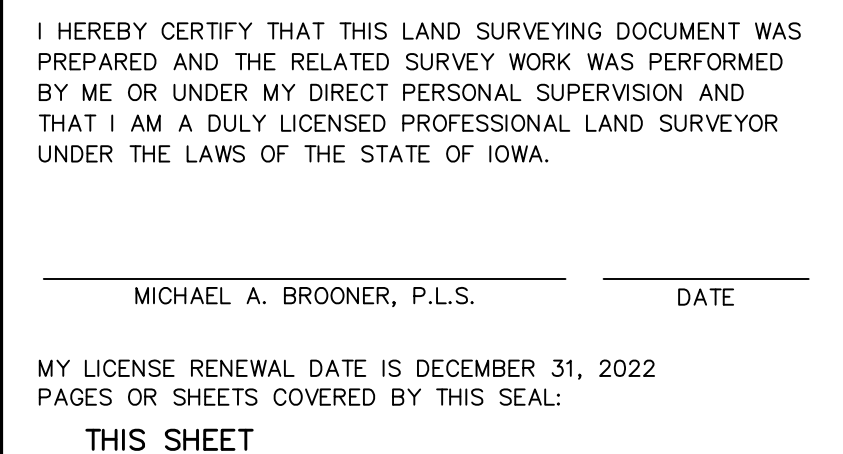
MIN. FRONT YARD SETBACK	=	25'
MIN. SIDE YARD SETBACK	=	NONE REQUIRED, EXCEPT WHEN ADJOINING ANY "R" DISTRICT OR STREET RIGHT-OF-WAY LINE, IN WHICH CASE - 25 FEET
MIN. REAR YARD SETBACK	=	25 FEET; HOWEVER, FOR EVERY FOOT THE FRONT YARD IS INCREASED OVER 25 FEET, THE REAR YARD MAY BE DECREASED IN DIRECT PROPORTION THERETO, BUT IN NO CASE SHALL THE REAR YARD BE LESS THAN 10 FEET
MAX. HEIGHT	=	45'
MAX. # OF STORIES	=	3 STORIES

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	19°38'03"	300.00'	102.80'	N80°34'10"E	102.30'
C2	1°38'11"	300.00'	8.57'	N69°55'53"E	8.57'

NOT TO SCALE



SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	_____	_____
SECTION LINE	_____	_____
EASEMENT LINE	_____	_____
BUILDING SETBACK LINE	_____	_____
PLAT BOUNDARY	_____	_____



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

ENGINEER:	TECH: EW	REVIEW:
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CIVIL DESIGN ADVANTAGE

DESTINATION MARKET PLAT 6

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: March 2, 2021
RE: Christian Brothers Automotive – Site Plan

GENERAL INFORMATION:

Applicant:

Christian Brothers Automotive Corporation

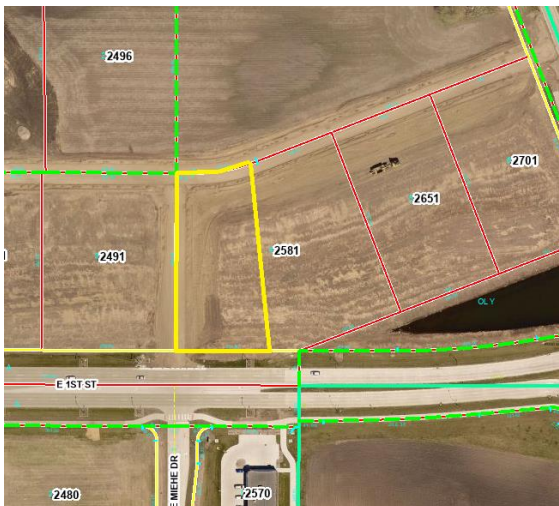
Requested Action

Site Plan

Location

2581 E 1st Street

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

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

BACKGROUND:

The applicant is requesting approval of the site plan for a 5,562 square foot Christian Brothers auto service located at 2581 E. 1st Street. The property is located within the C-2 zoning district and is within the Transportation Corridor Mixed Use Development Overlay District.

ANALYSIS:*Building/Elevations:*

The façade is proposed to be principally constructed of brick and limestone with pitched shingle roof. The east façade will have nine garage doors which will face away from the right-of-way. The dumpster enclosure will be constructed of brick to match the building with steel panel gates.

Staff has some remaining comments and concerns on the proposed elevations and are working with the applicant to address them. Staff has suggested incorporating architectural elements that are more consistent with the adjoining developments by including a parapet wall/roof system instead of the pitched roof. In researching other Christian Brothers locations, it appears that similar architecture has been provided elsewhere.

Site Layout:

The site will be accessed from a shared driveway off of NE Telkay Lane. Pedestrian connectivity is provided along E 1st Street, NE Platinum Drive, and NE Telkay Lane. A sidewalk connection is proposed from the Christian Brothers site to future development to the east.

Pole mounted light fixtures will be installed along NE Platinum Drive. No pole light fixtures are proposed within the parking lot. Wall pack lighting will be provided on all sides of the building.

Parking:

The site provides more than the required number of parking spaces for the site with 38 total parking spaces provided.

Landscaping/Streetscape:

The site meets the minimum required number of plantings for the Transportation Corridor Overlay. Landscaping is provided along all project frontages, along the building foundation, and around the transformer to shield it from the right-of-way.

Utilities:

The sanitary sewer will connect to the existing 10" sanitary sewer on the north side of the site and will run south to the building. A sand/oil separator will be installed onsite to accommodate the auto service use.

Water is provided from an existing 10" main to the north side of NE Telkay Lane. A new 8" water service will be constructed south from the existing line to the building. The building is proposed to be fitted with a fire suppression system. An additional hydrant is required to provide coverage for the building.

Detention is handled within the regional detention basin located to the east on the northwest corner of E 1st Street and NW 107th Street. Storm sewer onsite will run south and east to connect to the regional detention basin.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for Christian Brothers Automotive 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

~~February 3, 2021~~

~~February 16, 2021~~

February 26, 2021

Civil Design Advantage

Attn: Doug Mandernach

3045 SE Crossroads Dr, Suite G

Grimes, IA 50111

RE: Christian Brothers Auto Site Plan

Dear Mr. Mandernach:

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

General Comments:

- ~~1. Please provide SWPPP (\$250) and SWMP (\$1000) fees.~~
- ~~2. Provide a construction schedule.~~
- ~~3. Please add maximum building height to the development summary.~~
- ~~4. Update parking calculations. 34 parking spaces are provided onsite. Staff can count 50% of the bays as parking spaces.~~
- ~~5. Provide detail for ADA signage.~~
- ~~6. Add legal description.~~
- ~~7. Please add a future sidewalk connection from the auto service site to Lot 2.~~
- ~~8. What is the anticipated schedule for the fountain?~~

Sheet 3.1

- ~~1. Label the size of the temporary construction easement.~~

- ~~2. Show location of ADA signage.~~
- ~~3. Move parking on the south side of the building slightly to the west to maintain the same drive aisle width.~~
- ~~4. Are light poles proposed for the parking lot? If so, please add locations to the site plan and provide lighting details and pole heights. Provide a photometric plan.~~
- ~~5. Move handicap parking spaces south of the building to be closer and more protected from traffic.~~
- ~~6. Label the setbacks of the building foundation from all property lines.~~
- ~~7. Provide 150' hydrant coverage and FDC within 100' of a hydrant.~~

Sheet 4.1

- ~~1. Provide blown up detail for ADA parking space grades and slopes.~~
- ~~2. Please provide spot elevations along the north/south sidewalk from E 1st St to NE Telkay.~~
- ~~3. Provide sidewalk isolation joints through driveway by use of expansion joints. Label as expansion joint also.~~

Sheet 5.1

- ~~1. Label size of sanitary service.~~
- ~~2. Label FDC location. Cannot be blocked by parking, landscaping, or other site feature.~~
- ~~3. Label knox box location. Where is the label?~~
- ~~4. Is the grease interceptor supposed to be a sand/oil separator?~~
- ~~5. How will the sanitary sewer service connect to the sewer line?~~
- ~~6. Add note that connection to the existing sanitary sewer is to be made utilizing a Romac saddle or approved equal. Also note the existing sanitary main will need to be pressure tested and televised at the tap location.~~
- ~~7. At the proposed sanitary connection S-3, utilize a "wye" in lieu of a "tee".~~

- ~~8. On callout for S-4 on the sanitary service, switch to 2 45°s instead of 90° bend.~~
- ~~9. Verify services for Lot 2 are out of the proposed pavement.~~
- ~~10. Verify sanitary service of Lot 2 is 6" diameter.~~
- ~~11. Label watermain length. Where are the labels located?~~
- ~~12. No casing is required by the City for bore under NE Telkay.~~
- ~~13. Add a note to call out reducer after hydrant tee where the proposed watermain switches from 8" to 6".~~
- ~~14. Split water into the building between domestic and fire line and provide a curb stop/valve on each 5' outside of the building. Label sizes of water lines after split.~~
- ~~15. Is rip-rap needed at the storm outlet into the pond? Label quantity of rip-rap.~~
- ~~16. Label existing sanitary MH (north side of building) as minor adjustment to bring to final grade.~~
- ~~17. Provide hydrant coverage~~
18. Since the hydrant was moved, there will need to be another hydrant on the south end of the building to meet the coverage within 150 feet requirement. Otherwise, move the hydrant back to the previous location.

Sheet 6.1

- ~~1. The page is labeled incorrectly. Should be Erosion and Sediment Control.~~
- ~~2. Change the construction entrance to 3" clean stone.~~
- ~~3. Please provide a specification detail for the construction entrance.~~

Sheet L1.1

- ~~1. Add two trees along the east property line to provide 1 tree per 40'.~~
- ~~2. Revise note #4 to say "Sod all disturbed areas." Please remove reference to seed.~~

Elevations

- ~~1. Provide building elevations.~~
- ~~2. Provide building lighting cut sheets.~~
3. Please provide additional architectural details on the west elevation to preserve building scale and reduce the negative aesthetic impact of long, large, expansive wall surfaces.
4. Is roof mounted equipment proposed? If so, please show on elevations and provide screening.
5. Some of the labels are shown over the roof and are hard to read. Please move or edit the labels to make them legible.
6. Please make the roof shingles black to match the doors and overhead doors.
7. Provide material percentages.
8. Provide glazing percentages. 40% of the wall length at eye level should be clear glass.
9. Screen meters from ROW?
10. While staff appreciates the standards associated with the Christian Brothers organization and brand (green roof and cottage front office), staff would appreciate the incorporation of architectural elements that are more consistent with the adjoining developments. Specially, this would include a parapet wall/roof system in-lieu of the proposed pitch roof over the garage/service area. In researching other constructed buildings, it appears that this has been provided elsewhere.

SWPPP

- ~~1. Provide SWPPP.~~
2. Provide signed owner's statement.
3. Provide GP#2 permit once it is received.
4. Make sure to update plan sheets with final "approved" plan sheets.

Stormwater Management Plan (SWMP)

- ~~1. Storm sewer spreadsheet: L-2 and L-3 are RCP on plans. Please fix.~~

~~2. Provide signed SWMP.~~

Site Plan

~~1. Sheet C6.1: Please provide erosion control at the end of ST 1.~~

~~2. Sheet C6.1: Should this sheet be labeled erosion control plan?~~

~~3. Sheet C5.1: Update critical crossing label on L-6.~~

~~4. Please provide erosion control at the end of ST 1.~~

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: ~~February 8, 2021~~
February 23, 2021
(1 PDF of Site plan with Elevation Plan included)

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

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

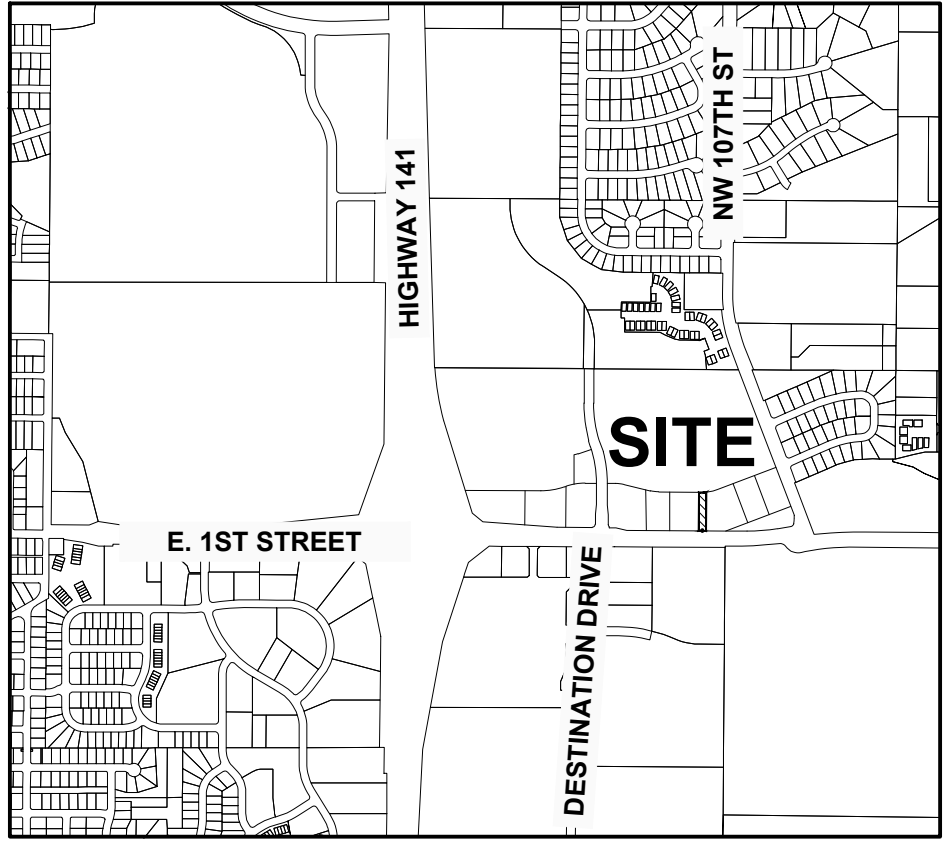
Please feel free to contact me at emartin@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Evann Martin
Assistant Planner

SITE PLAN FOR:
CHRISTIAN BROTHERS
GRIMES, IOWA

VICINITY MAP
NOT TO SCALE



GRIMES, IOWA

LEGAL DESCRIPTION

LOT 1, DESTINATION MARKET PLAT 6, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

INDEX OF SHEETS

NO.	DESCRIPTION
C0.1	COVER SHEET
C1.1	DETAILS
C2.1	TOPOGRAPHIC SURVEY AND DEMOLITION PLAN
C.3.1	DIMENSION PLAN
C4.1	GRADING PLAN
C5.1	UTILITY PLAN
C6.1	EROSION AND SEDIMENT CONTROL PLAN
L1.1	LANDSCAPE PLAN

GENERAL LEGEND

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

OWNER/APPLICANT

DESTINATION MARKET LLC
3737 WOODLAND AVE STE 100
WEST DES MOINES, IA 50266
CONTACT: MARK HANRAHAN
EMAIL: MHANRAHAN@OWACA.COM
PH: (515) 309-4002

ENGINEER

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

SURVEYOR

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

ARCHITECT

CORTLAND MORGAN ARCHITECT
711 N. FIELDER ROAD
ARLINGTON, TX 76012
CONTACT: TRICIA RUSSELL
EMAIL: TRICIA@CMAIA.NET
PH. 817-635-5696
FX. 817-635-5699
CONTACT: DANA KING
EMAIL: DLK-ARCHITECT@OUTLOOK.COM,
PH. (979)-255-6927

DATE OF SURVEY

NOVEMBER 3, 2020

BENCHMARKS

- CUT "X" ON CURB @ NE CORNER OF NE TELKEY LANE AND NE DESTINATION DRIVE.
ELEVATION=984.246
- SET BENCHMARK ON BURY BOLT ON FIRE HYDRANT NORTH OF SITE ON NORTH SIDE OF TELKEY LANE.
ELEVATION=990.358

SUBMITTAL DATES

FIRST SUBMITTAL: 01/25/2021
SECOND SUBMITTAL: 02/08/2021
THIRD SUBMITTAL: 02/22/2021

ZONING

ZONING: C-2 GENERAL AND HIGHWAY
SERVICE COMMERCIAL
DISTRICT WITHIN
TRANSPORTATION
OVERLAY DISTRICT

PROJECT SITE ADDRESS

2581 NE TELKEY LANE
GRIMES, IA 50111

EXISTING/ PROPOSED USE

EXISTING: UNDEVELOPED
PROPOSED: AUTO SERVICE

DEVELOPMENT SUMMARY

AREA: 1.0 ACRES (43,559 SF)

ZONING: C-2

SETBACKS:

FRONT: 25 FEET
SIDE: NONE
REAR: 25 FEET; HOWEVER, FOR EVERY FOOT THE FRONT YARD IS INCREASED OVER 25 FEET, THE REAR YARD MAY BE DECREASED IN DIRECT PROPORTION THERETO, BUT IN NO CASE SHALL THE REAR YARD BE LESS THAN 10 FEET

OPEN SPACE CALCULATION:

TOTAL SITE: = 43,559 SF (1.0 AC.)
BUILDING: = 5,562 SF
PARKING AREAS: = 14,767 SF
STREET: = 5,889 SF
SIDEWALK/PATIO: = 2,263 SF
OPEN SPACE PROVIDED = 15,077 SF (34.60%)

PARKING:

AUTOMOBILE SERVICE, REPAIR: 4 SPACES/SERVICE BAY

REQUIRED:
SERVICE BAY X 4 = 36 SPACES
PROVIDED:
SURFACE PARKING = 34 SPACES
50% SERVICE BAYS = 4 SPACES
TOTAL PROVIDED = 38 SPACES

BUILDING HEIGHT: 24'-0"

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = APRIL 2021
ANTICIPATED FINISH DATE = NOVEMBER 2021



UTILITY WARNING

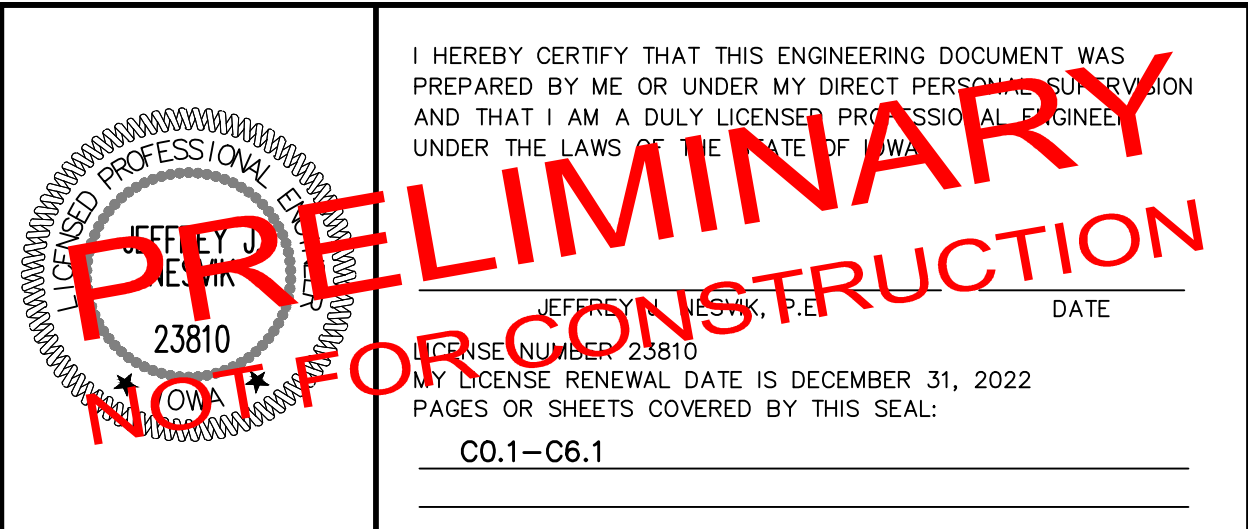
ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT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



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

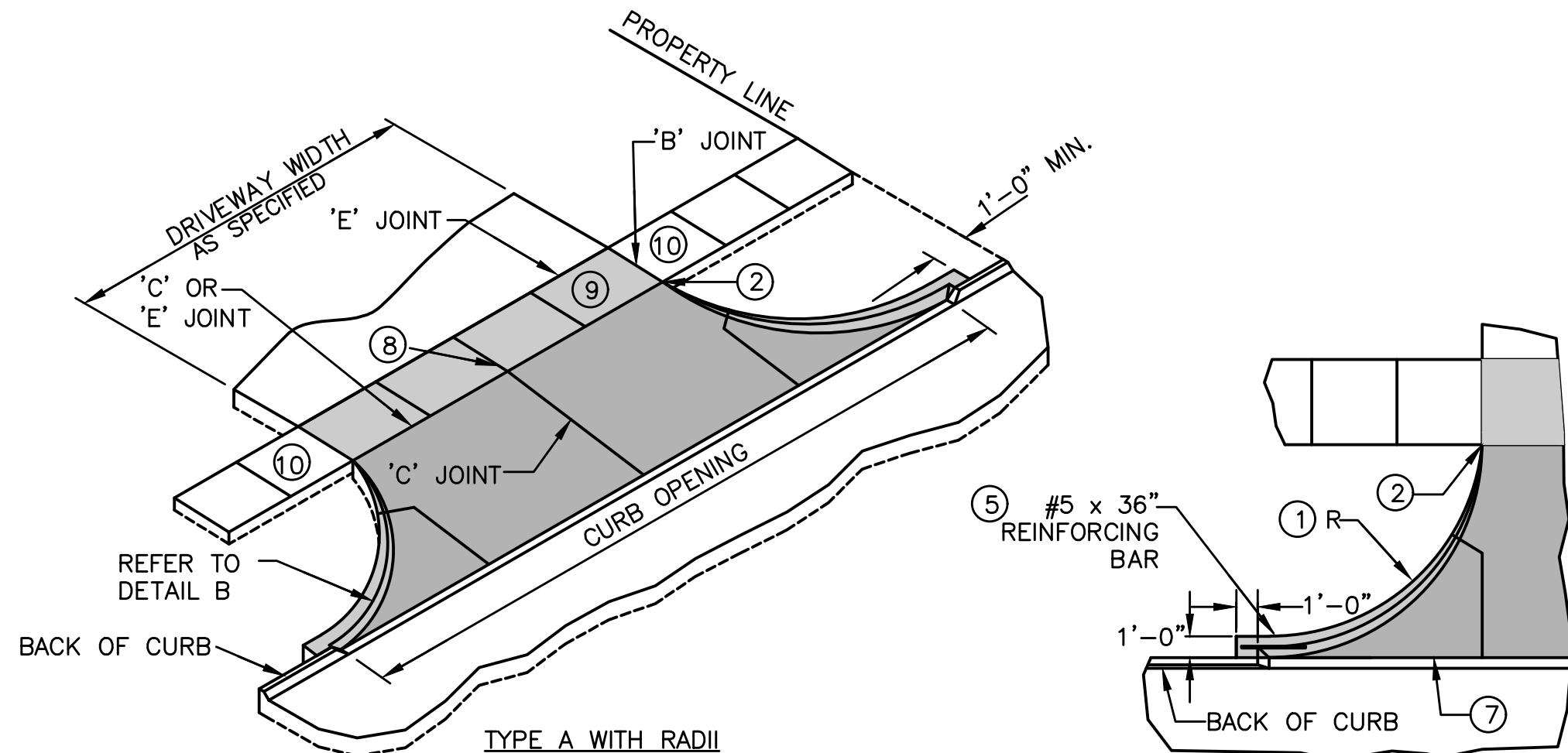
ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

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

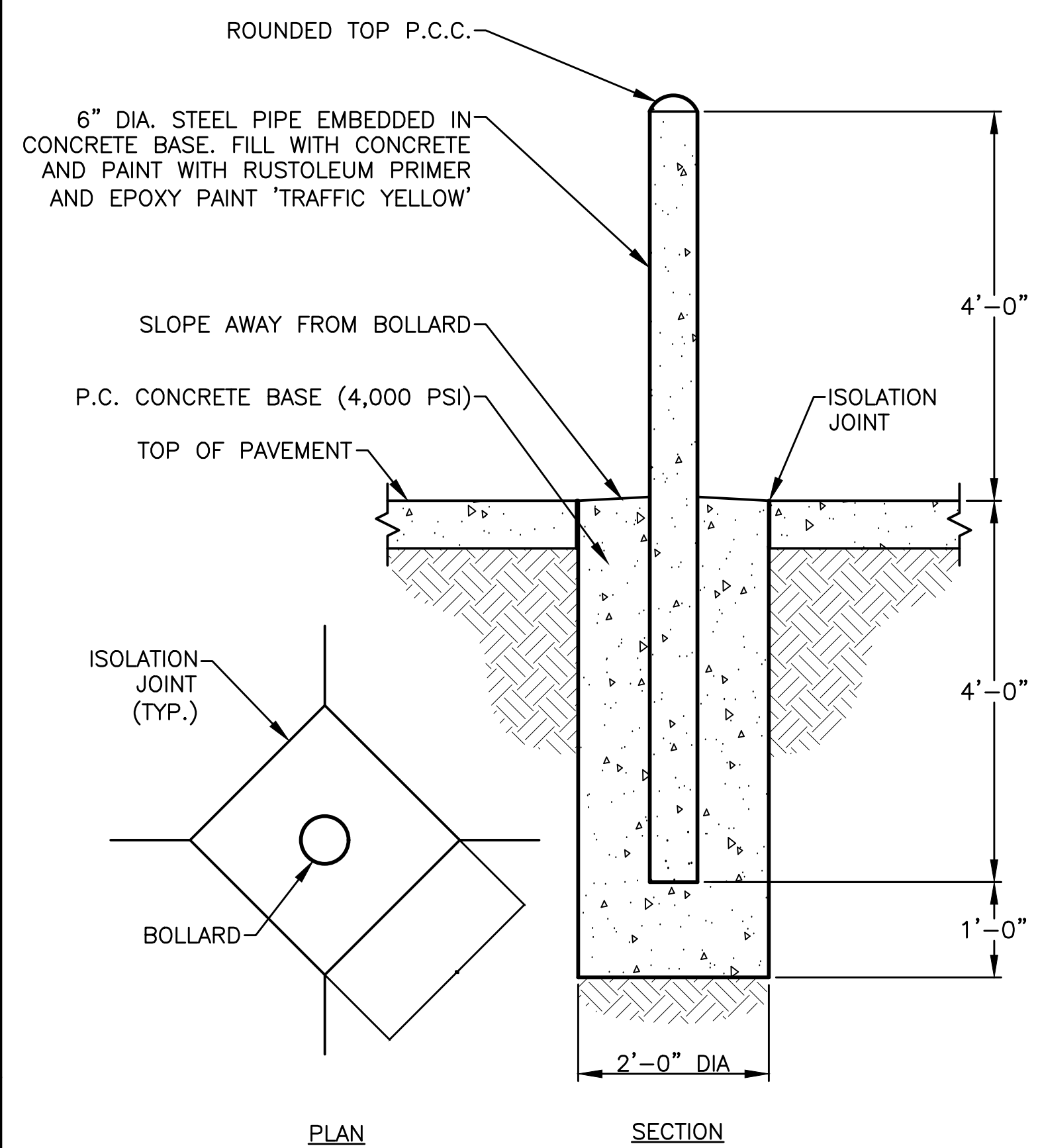


CURB RAMPS WITHIN INTERSECTION RADIUS FOR CLASS B OR C SIDEWALK

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

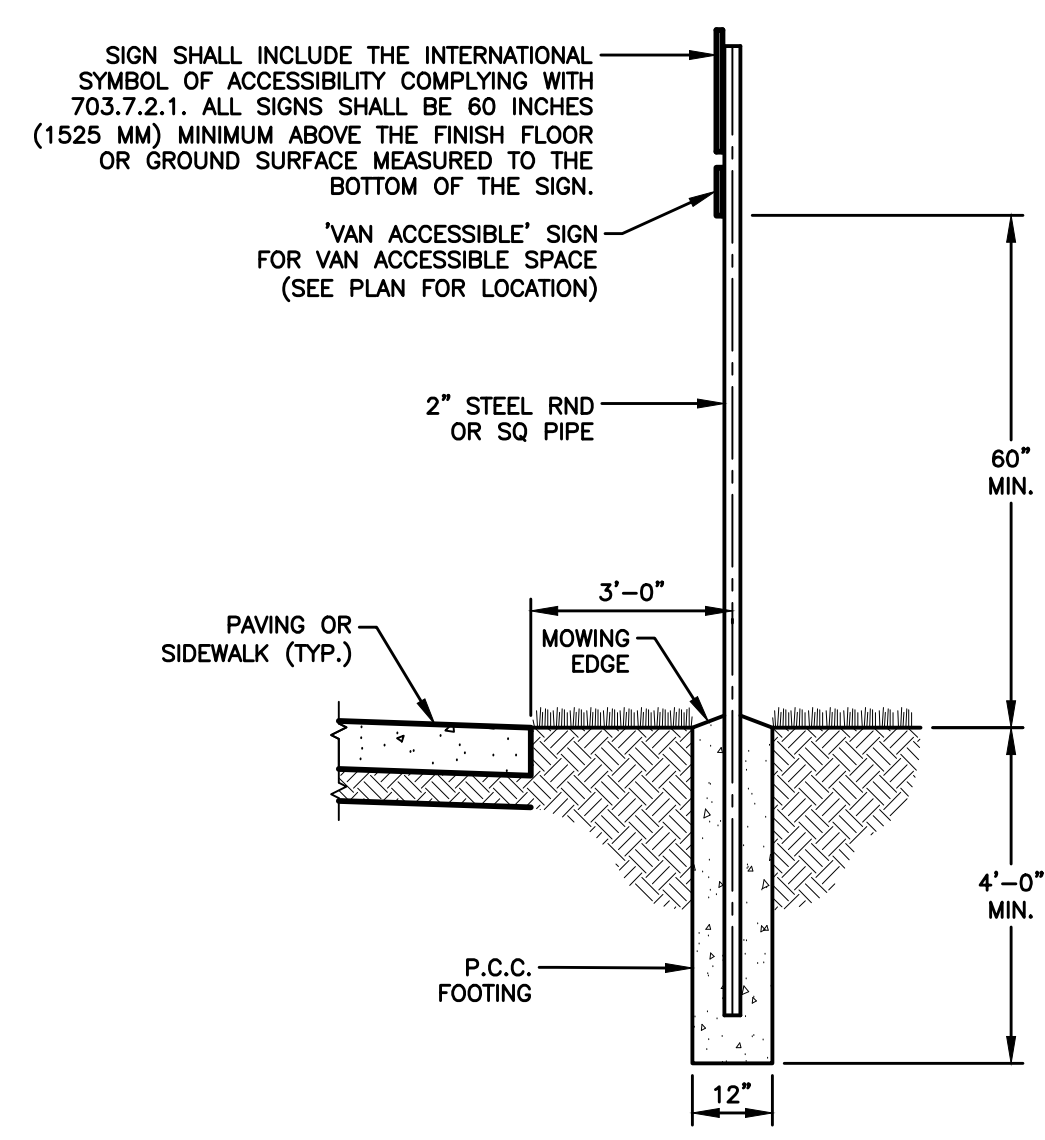


CONCRETE DRIVEWAY TYPE A

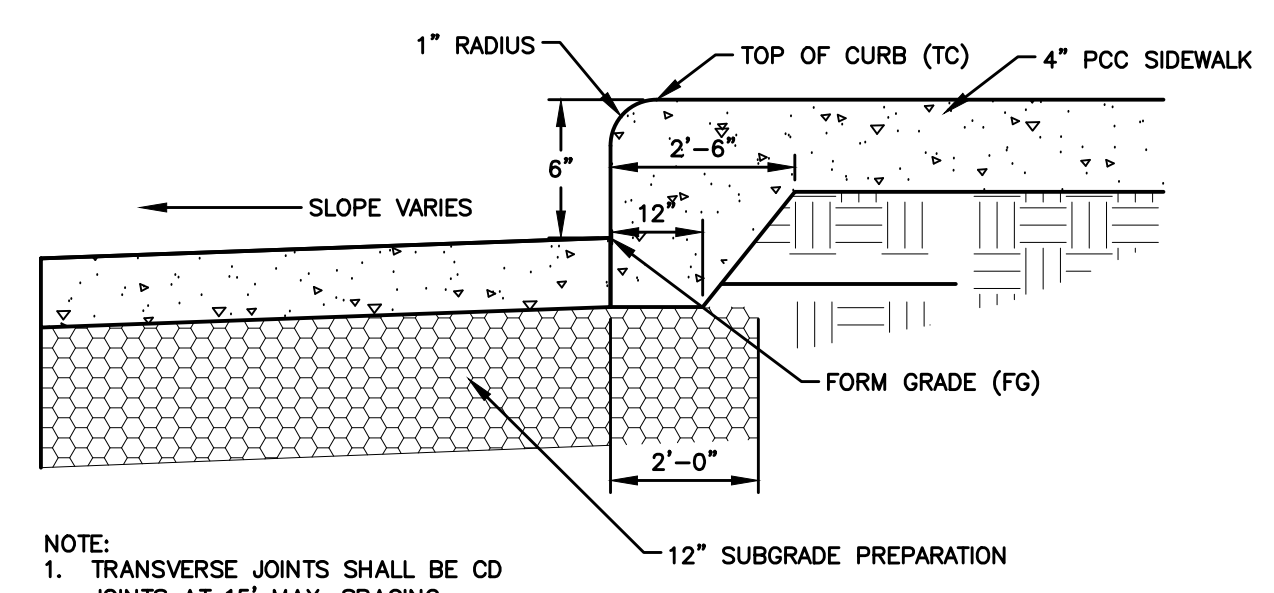


NOTE: SEE ARCHITECTURAL PLANS FOR BOLLARD LOCATIONS AND SIZES

BOLLARD



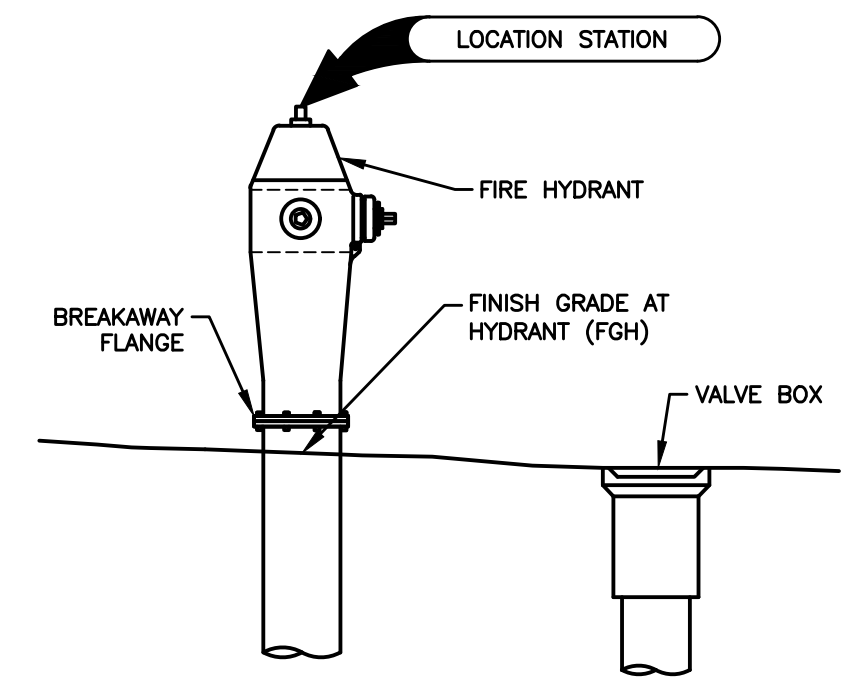
ACCESSIBLE PARKING SIGN



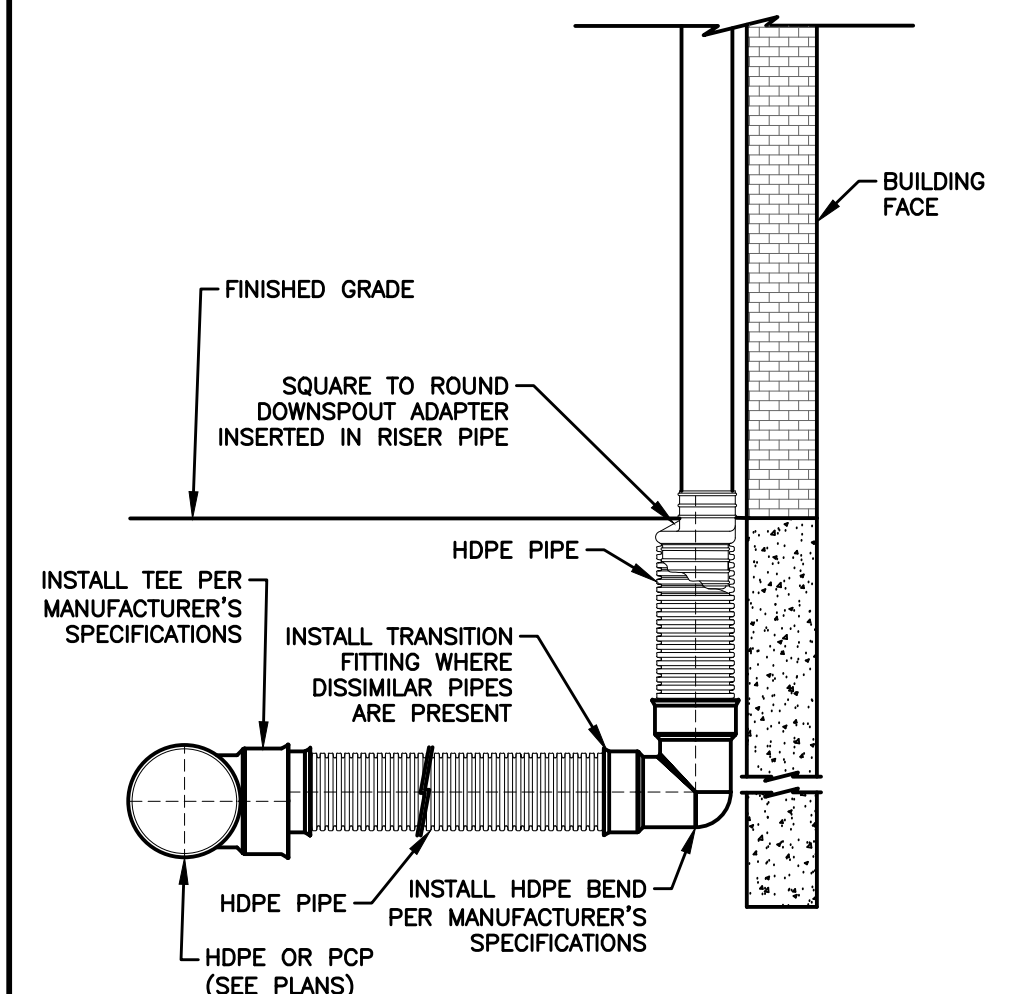
NOTE:

1. TRANSVERSE JOINTS SHALL BE CD JOINTS AT 15' MAX. SPACING.
2. LONGITUDINAL JOINTS SHALL BE INTERCHANGEABLE, L-2 OR KT-2.

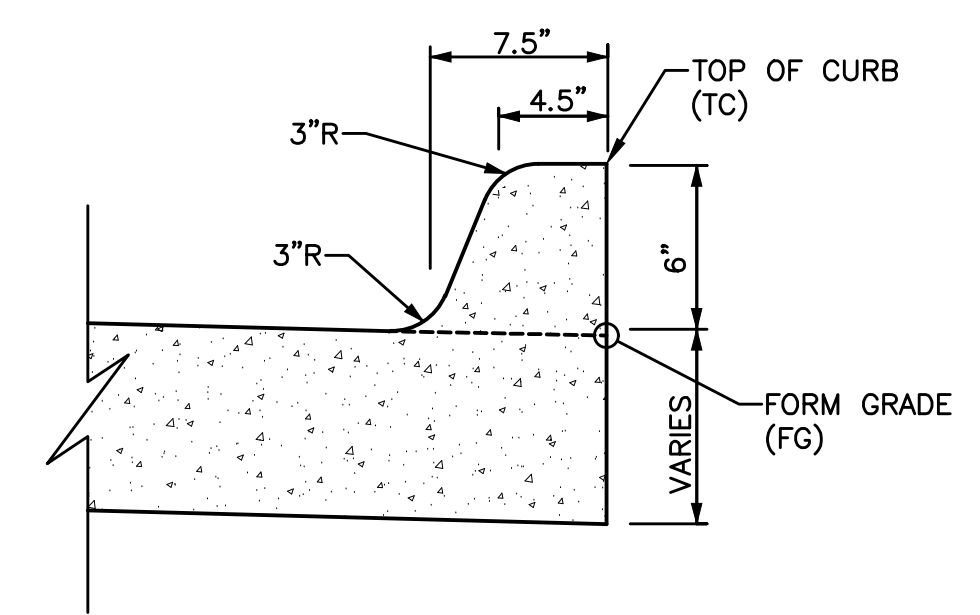
**6" INTEGRAL CURB AND
SIDEWALK**



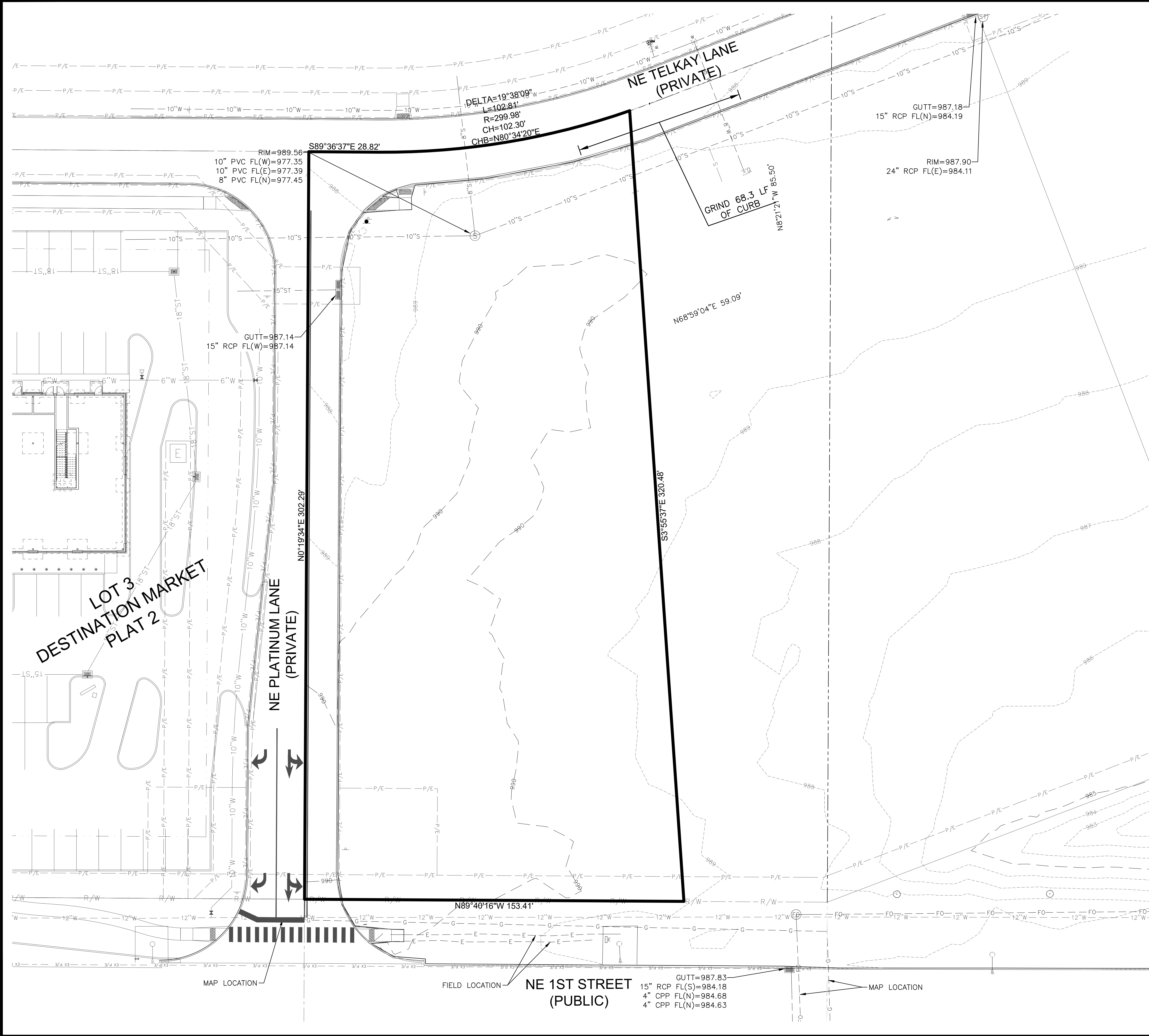
HYDRANT ASSEMBLY SPOT ELEVATION REFERENCE



ROOF DRAIN CONNECTION WITH TEE



INTEGRAL 6" STANDARD CURB DETAIL AND SPOT ELEVATION REFERENCE DETAIL

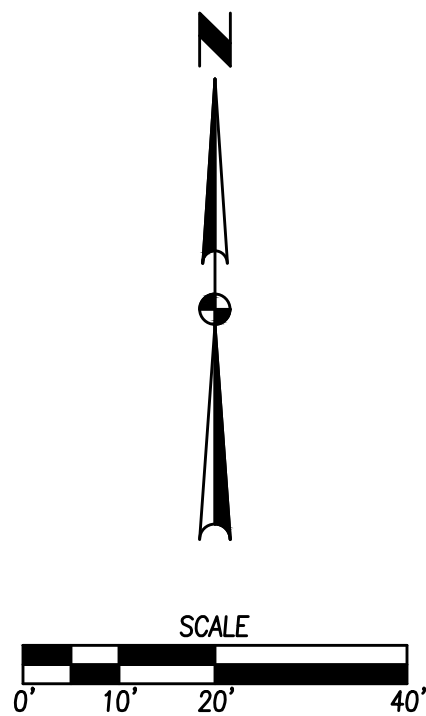


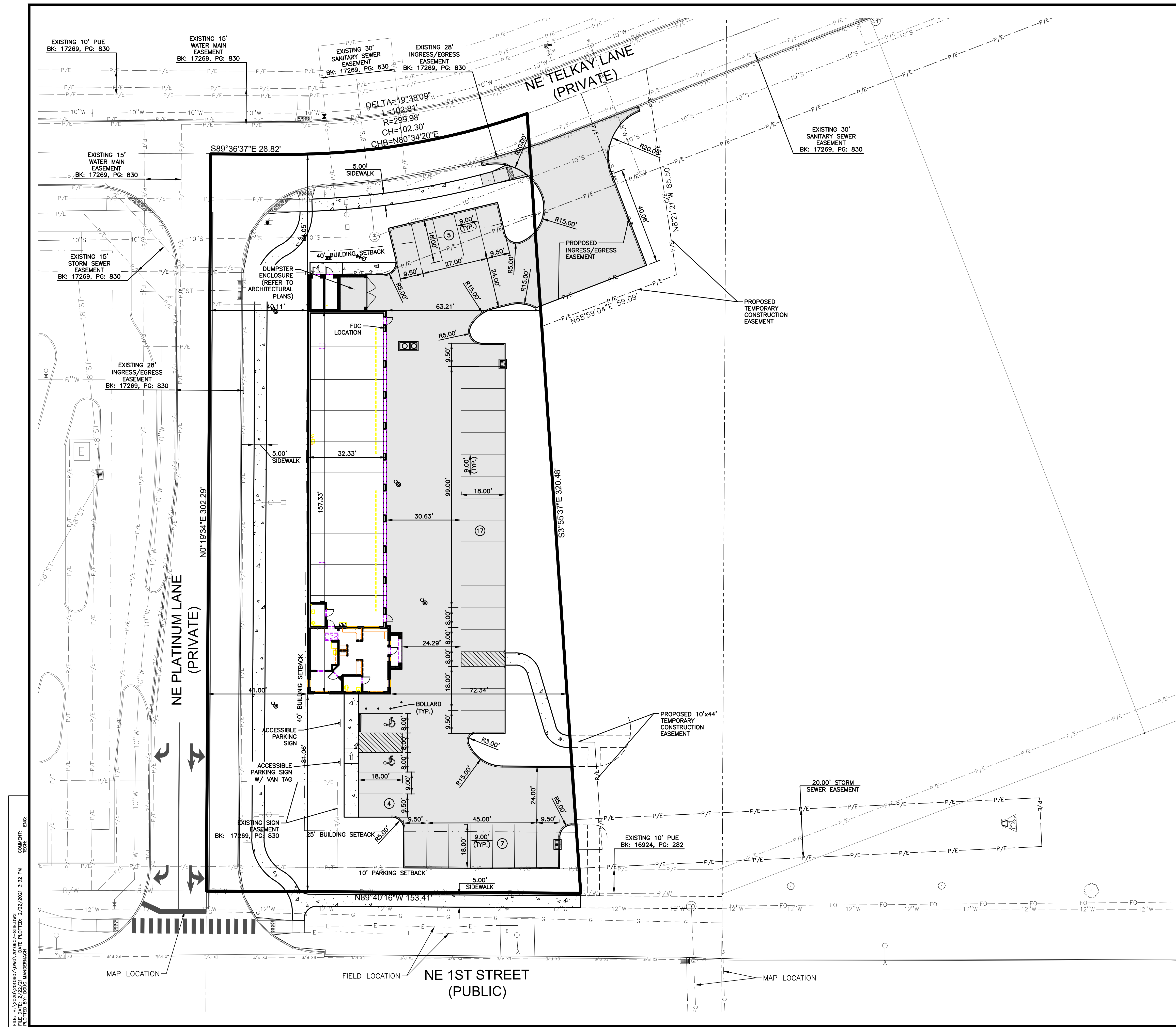
DEMOLITION NOTES

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

TRAFFIC CONTROL NOTES

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





COMMITTEE:	ENCLOSURE:
TECHNICAL:	

FILE: H:\2020\2010607\DWG\2010607-SITE.DWG
 FILE DATE: 2/22/21 DATE PLOTTED: 2/22/2021 3:32 PM
 PLOTTED BY: JOLIE MANDERLACH

GENERAL NOTES

PAVEMENT THICKNESS

		DATE
REVISIONS		
3RD SUBMITTAL		02/22/2021
2ND SUBMITTAL		02/08/2021
1ST SUBMITTAL		01/25/2021



CHRISTIAN BROTHERS

DIMENSION PLAN

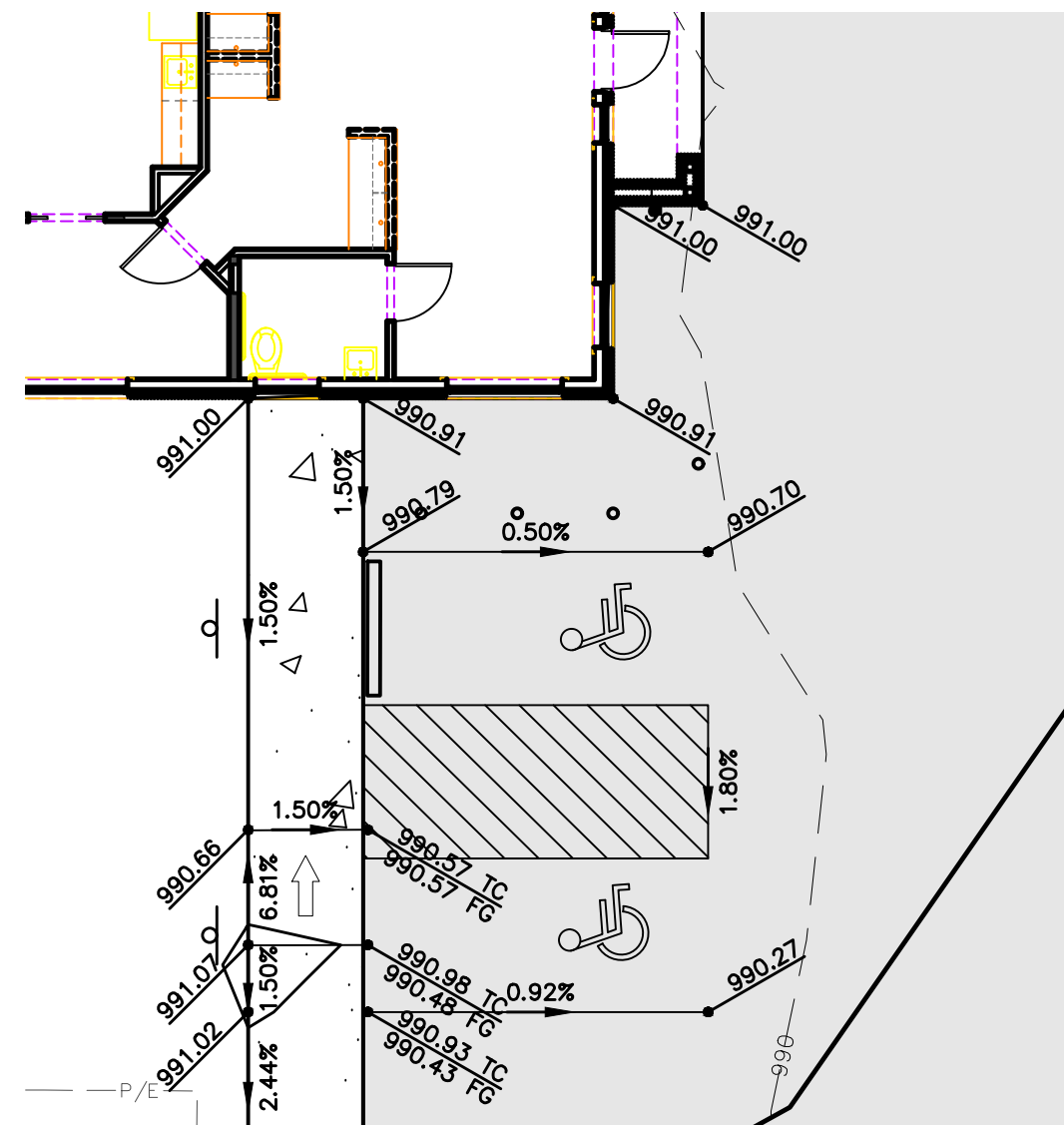
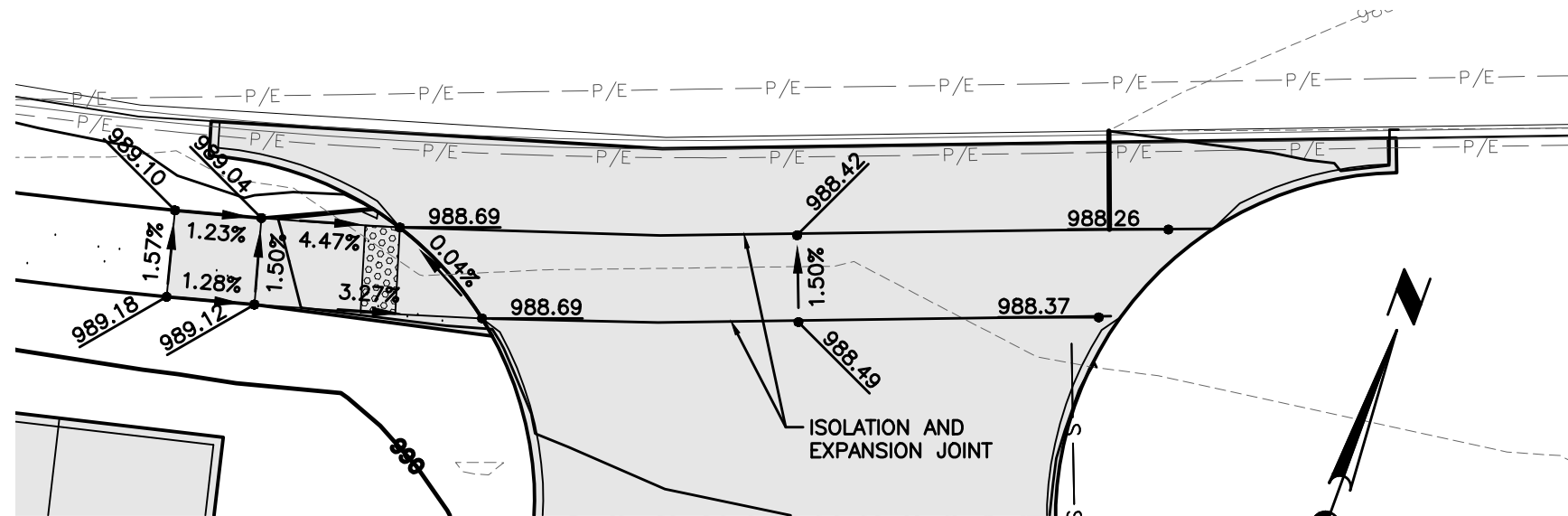
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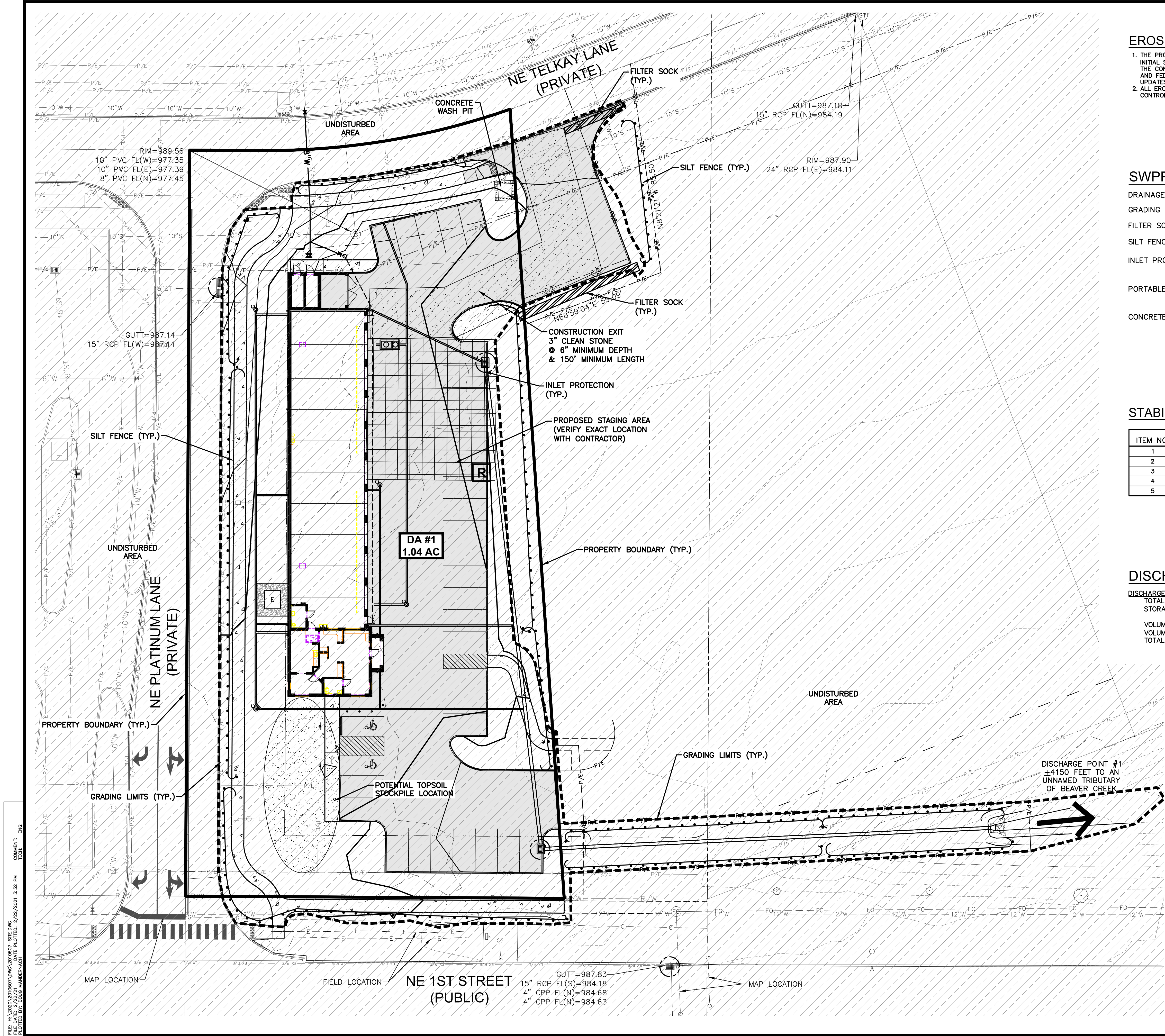
GRADING NOTES

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



DETENTION BASIN
NORMAL POOL ELEV=980.50
100-YR ELEV=983.75
OVERFLOW ELEV=985.00

DATE	REVISIONS
02/22/2021	3RD SUBMITTAL
02/08/2021	2ND SUBMITTAL
01/25/2021	1ST SUBMITTAL



EROSION CONTROL NOTES

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

SWPPP LEGEND

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

STABILIZATION QUANTITIES

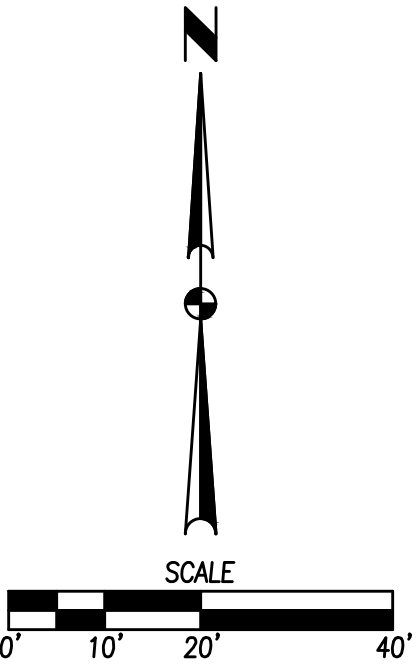
ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,302
2	FILTER SOCK	LF	77
3	SEEDING, FERTILIZING, AND MULCHING	AC	0.45
4	INLET PROTECTION DEVICES	EA	4
5	CONCRETE WASHOUT PIT	EA	1

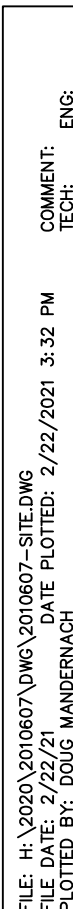
DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF LITTLE BEAVER CREEK ±4150 FT	1.04 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	3,744 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN FILTER SOCK (77 LF @ 2.0 CU FT/LF OF SOCK)	154 CU FT
VOLUME PROVIDED IN SILT FENCE (1,302 LF @ 4.5 CU FT/LF OF FENCE)	5,859 CU FT
TOTAL VOLUME PROVIDED	6,013 CU FT

NOTES:

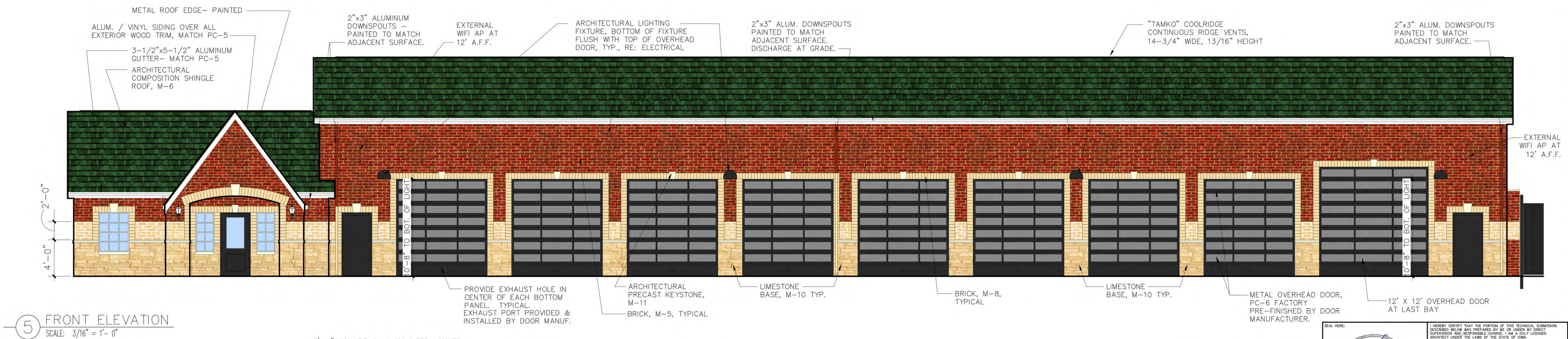
1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENTS.
2. DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED PRIOR TO THE SITE SHUTTING DOWN FOR WINTER CONDITIONS.
3. WASTE FROM CONCRETE WASHOUT ACTIVITIES AND FROM WET SAWING OF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





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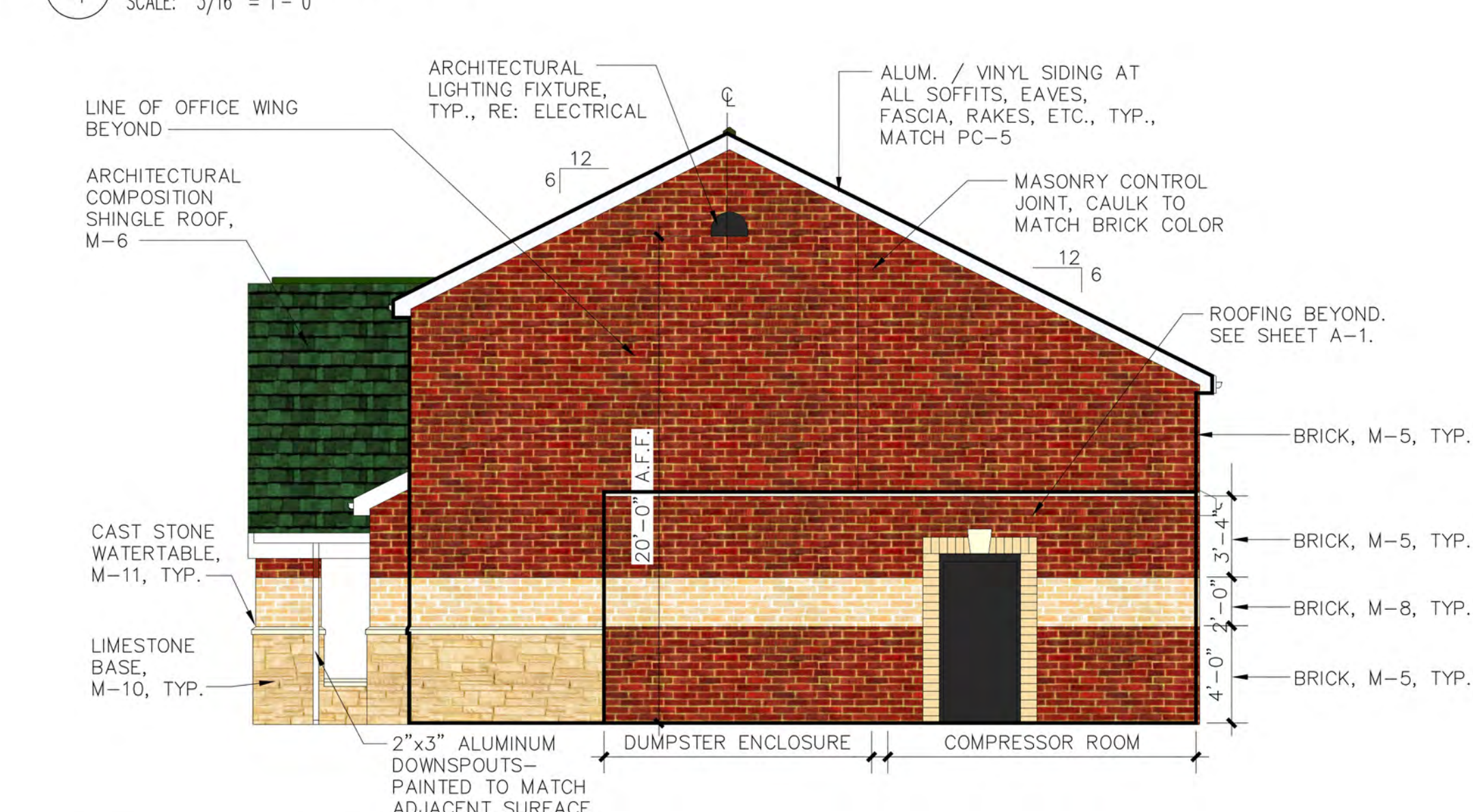

3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410			
ENGINEER: JVN	TECH: DAM	REVISONS	DATE
		3RD SUBMITTAL	02/22/2021
		2ND SUBMITTAL	02/06/2021



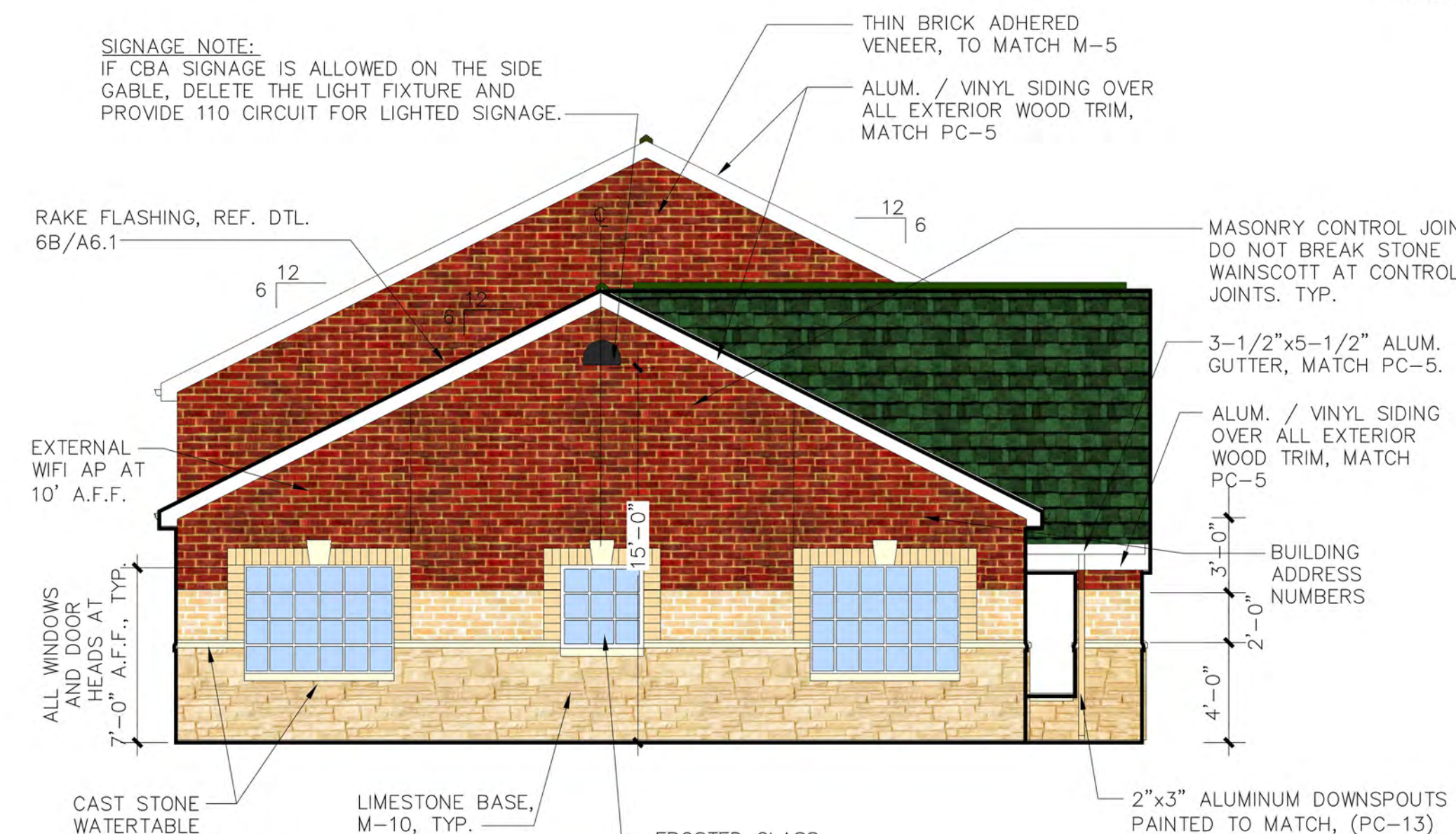
5 FRONT ELEVATION
SCALE: 3/16" = 1'- 0"



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



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



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

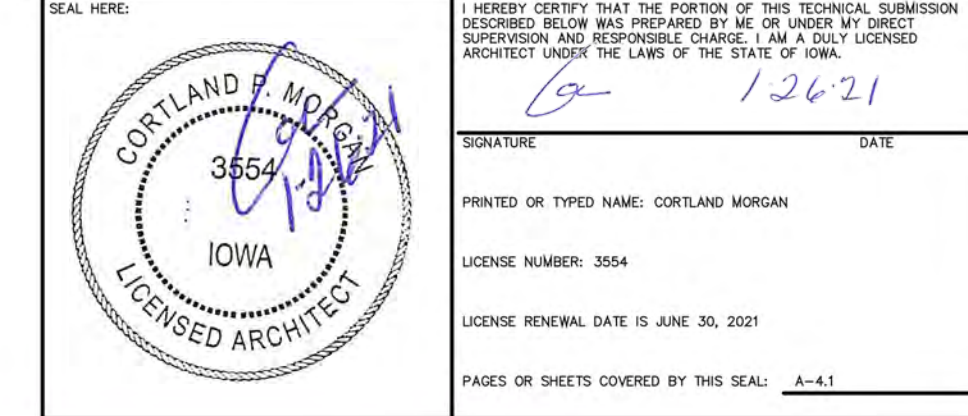


1 DUMPSTER ENCLOSURE ELEVATION
SCALE: 3/16" = 1'- 0"

PC-5	PAINT	SEMI-GLOSS	SHERWIN WILLIAMS	MARSHMALLOW SW 7001
PC-6	PAINT	SEMI-GLOSS	SHERWIN WILLIAMS	BLACK
M-5	BRICK	ACME BRICK CO., 8" NOM. 2 1/4" MODULAR BRICK, COLOR: BURGANDY, MORTAR COLOR 'WHITE'		
M-6	COMPOSITION SHINGLE ROOF	CERTAINTED LANDMARK 30 AR, COLOR: "HUNTER GREEN"		
M-8	BRICK	ACME BRICK CO., 8" NOM. 2 1/4" MODULAR BRICK, COLOR: GLACIER WHITE, MORTAR COLOR 'WHITE'		
M-10	LIMESTONE	4" NATURAL LIMESTONE BLOCK, SALADO QUARRY. MORTAR COLOR 'WHITE'		
M-11	CAST STONE	PRE-CAST STONE WATERTABLE AND SILL, COLOR: WHITE, SEE A-5 FOR PROFILES		

TYPICAL NOTES FOR ALL ELEVATIONS

- 2'-0" BAND, JAMBS, HEADS OF DOORS AND WINDOWS, AND ACCENT IN GABLES AT ENTRY AND SIDE ELEVATIONS TO BE BRICK COLOR M-8.
- ALL MASONRY SURFACES ARE TO BE SPRAYED WITH WATER-PROOFING SEALER, PROSOCO INC. BLOCK GUARD AND GRAFFITI CONTROL #40093 - PH: 800-255-4255
- ALL DOWN SPOUTS ARE TO BE PAINTED TO MATCH THE COLOR OF THE WALL MATERIAL BEHIND IT.
- ALL WOOD TRIM AT SOFFITS, EAVES, FASCIA'S, RAKES, ETC. TO BE ALUMINUM OR VINYL SIDING OVER EXPOSED WOOD.
- ALL EXTERIOR LIGHTS ARE TO BE ON PHOTO CELL. TYPICAL OF ALL ELEVATIONS.
- GUTTERS TO BE SLOPED PER MANUFACTURER TO ENSURE PROPER DRAINAGE.
- FINISH GRADE TO BE MIN. 6" BELOW FINISH FLOOR.



711 N. FIELDER RD.
ARLINGTON, TX 76012
PH: (817) 635-5696
FAX: (817) 635-5699

Christian Brothers
Automotive
2581 NE Telkay Lane
Grimes, IA 50111

Christian Brothers
Automotive
1725 Katy Freeway, St. 200
Houston, TX 77094



Revisions

1/26/21 - Issued For Site Plan
Submittal

Project No. 21-XX

Drawn By:

Date: 1/25/21

Sheet Title:

EXTERIOR
ELEVATIONS

Drawing No.

A-4.1
9LH-11-2020