

B. PUBLIC AGENDA ITEMS

1. Project # 21-1045: Destination Market Plat 7 – Final Plat
2. Project # 21-1048: Princeton Subdivision Plat 4 – Preliminary Plat
3. Project # 21-1049: Princeton Subdivision Plat 4 – Final Plat
4. Project # 21-1046: Jordison Construction – Site Plan

C. REPORTS

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

D. ADJOURNMENT



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

This meeting of the Grimes Planning and Zoning Commission was called to order Tuesday, December 7, 2021 at 5:30 P.M. and was held electronically due to the global health pandemic.

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

Staff: Alex Pfaltzgraff, Evann Martin, Rachel Greving, Lexi Blank

Absent: NA

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 November 2, 2021 meeting

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

B. PUBLIC AGENDA ITEMS

Project #21-1044: Freddy's and Panera – Preliminary Plat

Staff member Blank presented the details of the plat. The plat is zoned C-2 and located south of NE Telkay Lane and north of East 1st Street. Access points are provided from the north and from the west.

Motion by Montford, Second by Patterson to approve Freddy's and Panera – Preliminary Plat

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

Project #21-1042: Freddy's and Panera – Site Plan

Staff member Blank presented the details of the project. Located in the Highway 141 Mixed Use Corridor District, there will be shared parking for the two lots. Each building will have two lanes for each drive-thru, and each building will have a grease interceptor. Landscaping is included along the east, west, and south sides as well as throughout the site.

The Commission asked if there would be enough room for a by-pass lane for the drive-thru lanes. Staff explained that there is no room for a by-pass lane, and more than enough stacking room has been provided. This is something that is generally left up to the fire department, and they are comfortable with this site plan.

The Council Liaison asked if there would be any concern for entering and exiting for the traffic flow of the site. Staff explained that the site circulates fairly well with the extreme amount of stacking available and all minimum parking requirements are met.

Smid joined the meeting.

Motion by Montford, Second by Strutt-Todd to approve Freddy's and Panera – Site Plan
Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

C. PUBLIC FORUM – None

D. REPORTS

- 1. Department Update – Staff provided an update on development and capital projects around the City.**
- 2. Council Liaison Update – N/A**
- 3. Old Business – N/A**
- 4. New Business – N/A**
- 5. Next meeting January 4, 2022**

Meeting is adjourned at 5:54 p.m.

Signature

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: January 4, 2022
RE: Destination Market Plat 7 – Final Plat

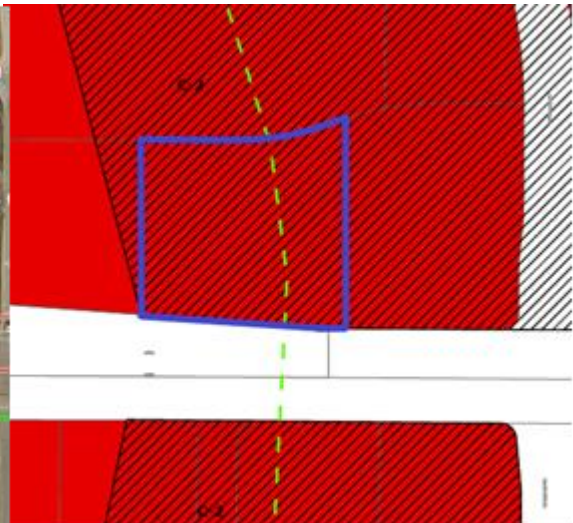
GENERAL INFORMATION:

Applicant:	Bishop Engineering
Requested Action	Final Plat
Location	2125 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	Commercial	C-2
North	Commercial	Commercial	C-2
South	Commercial	Commercial	C-2
East	Vacant	Commercial	C-2
West	Commercial	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 1.16 acres in size for the proposed Freddy's and Panera restaurants.

ANALYSIS:

The final plat layout is consistent with the preliminary plat and will indicate the appropriate easements. The lots can be accessed from two shared driveways, one off of NE Telkay Lane and another off of the private Menard's drive to the west. Pedestrian access is proposed along NE Telkay Lane, East 1st Street, and the private Menards drive. Sanitary and water are provided off of NE Telkay Lane.

STAFF RECOMMENDATION:

Staff would recommend approval of the final plat for Destination Market Plat 7, 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

December 22, 2021

Bishop Engineering

Attn: Drew Lewis

3501 104th Street

Des Moines, IA 50322

RE: Destination Market Plat 7 Final Plat

Dear Mr. Lewis:

The Development Services Department is in receipt of a proposed Final Plat for the Destination Market Plat 7. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. Provide final plat fee \$2000.
2. Label lot addresses
 - a. Lot 1 – 2103 E 1st St
 - b. Lot 2 – 2151 E 1st St
3. Revise typo within the property description. Menards at Destination Market Plat 1.
4. Update zoning to C-2 General and Highway Service Commercial District and Highway 141 Mixed Use Development Corridor District Zone 1.
5. It looks like the measurements along the west property line at the southwest corner of the plat are off a little bit. Please revise.
6. If a public water main is desired for the site, the easement will need to be public and remove sanitary from the easement description.

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. 4-year maintenance bond (if public main is constructed)
9. 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:	December 28, 2021 (1 PDF of Final Plat and Legals)
PLANNING & ZONING:	January 4, 2021 at 5:30
COUNCIL MEETING:	January 25, 2021 at 5:30

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

Sincerely,

Evann Martin
Assistant Planner

INDEX LEGEND

PROPERTY DESCRIPTION:
LOT 3 MENARDS AT
DESTINATION MARKET PLAT 1

OWNER:
MENARD INC.
5101 MENARD DR
EAU CLAIRE, WISCONSIN 54703-9604

PREPARED FOR:
MLY REAL ESTATE INC.
ATTN: STEVEN YOUNG

PREPARED BY:
LARRY HYLER PLS
BISHOP ENGINEERING
3501 104TH ST
URBANDALE, IA 50322

DESTINATION MARKET PLAT 7
FINAL PLAT



VICINITY MAP
NO SCALE

PROPERTY DESCRIPTION:

LOT 3, MENARDS AYT DESTINATION MARKET PLAT 1, AN
OFFICIAL PLAT, GRIMES POLK COUNTY, IOWA.
BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL
EASEMENTS AND RESTRICTIONS OF RECORD.
CONTAINING 2.16 ACRES.

SURVEY NOTES:

THIS PLAT HAS AN ERROR OR CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT
WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.

ALL CORNERS HAVE BEEN PLACED WITH A 3/4 INCH IRON PIPE UNLESS NOTED OTHERWISE. ALL
CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.

PARENTHESES INDICATE A PREVIOUSLY RECORDED DIMENSION.

ADJOINING OWNERS ARE FROM POLK COUNTY ASSESSOR WEBSITE.

LEGEND:

- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER - PLACED 3/4" IRON PIPE
WITH YELLOW PLASTIC CAP ID #14775
- ⊗ SECTION CORNER - FOUND AS NOTED
- ✕ CUT "X" IN PAVEMENT
- ADDRESS

ZONING:

ZONED: COMMERCIAL DISTRICT

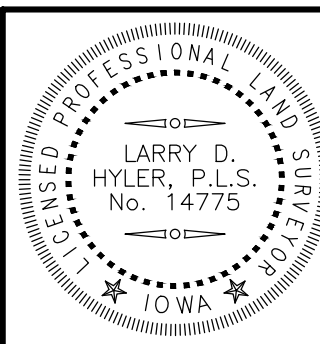
SETBACKS

FRONT: 25 FEET
SIDE: NONE
REAR: 25 FEET

ABBREVIATIONS:

AC ACRES
M MEASURED DIMENSION
PUE PUBLIC UTILITY EASEMENT
TYP TYPICAL
N NORTH
S SOUTH
E EAST
W WEST
YPC YELLOW PLASTIC CAP
MPE MINIMUM PROTECTION ELEVATION
SF SQUARE FOOTAGE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT

GRAPHIC SCALE



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.

SIGNED: PRELIMINARY DATE:
LARRY D. HYLER, P.L.S. 14775

LICENSE RENEWAL DATE: DEC. 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:

DESTINATION MARKET PLAT 7

GRIMES, IOWA

FINAL PLAT

Bishop Engineering

"Planning Your Successful Development"

3501 104th Street
Des Moines, Iowa 50322-3825

Phone: (515)276-0467 Fax: (515)276-0217

Civil Engineering & Land Surveying

Established 1959

PROJECT NUMBER:

210343

SHEET NUMBER:

1 OF 1

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: January 4, 2022
RE: Princeton Subdivision Plat 4 – Preliminary Plat

GENERAL INFORMATION:

Applicant:

JM Commercial Holdings LLC

Requested Action

Preliminary Plat

Location

1884 SE Destination Drive

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

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

BACKGROUND:

The applicant is requesting approval of a preliminary plat, which will allow for the future subdivision of the property located at the northwest corner of SE 19th Street and NE Destination Drive. The proposed preliminary plat will provide for two lots approximately 1.21 acre and 0.56 acres in size. The property has already been developed with two buildings. Each building would be located on its own lot. The proposed subdivision will meet the required development standards such as setbacks, parking, and open space.

In December 2021, the Board of Adjustment granted a variance for this project to allow the creation of a lot less than one acre within the Highway 141 Corridor District.

ANALYSIS:

The existing layout is shown on the preliminary plat to demonstrate how the property is currently developed. The site can be accessed from one shared driveway off of SE Destination Drive. Pedestrian access is existing along SE 19th Street. A future sidewalk will be provided along SE Destination Drive. Sanitary service for both lots is provided off of SE 19th Street and water service is provided off of SE Destination Drive.

STAFF RECOMMENDATION:

Staff would recommend approval of the preliminary plat for Princeton Subdivision Plat 4, 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

December 27, 2021

Civil Design Advantage

Attn: Erin Ollendike

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: Princeton Subdivision Plat 4 Preliminary Plat

Dear Ms. Ollendike:

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

General Comments:

1. Provide \$2000 plat review fee.
2. Please revise typo within the zoning designation.
3. The lot dimension labels do not show up correctly. Please revise.

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 4, 2021
(1 PDF of Preliminary Plat)

PLANNING & ZONING: January 4, 2022 at 5:30

COUNCIL MEETING: January 25, 2022

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

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: January 4, 2022
RE: Princeton Subdivision Plat 4 – Final Plat

GENERAL INFORMATION:

Applicant:

JM Commercial Holdings LLC

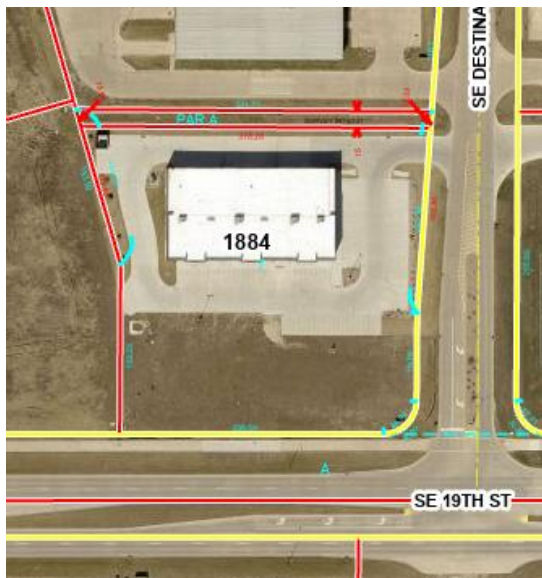
Requested Action

Final Plat

Location

1884 SE Destination Drive

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

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

BACKGROUND:

The applicant is requesting approval of a final plat, which will allow for the subdivision of the property located at the northwest corner of SE 19th Street and NE Destination Drive. The proposed preliminary plat will provide for two lots approximately 1.21 acre and 0.56 acres in size. The property has already been developed with two buildings. Each building will be located on its own lot. The proposed subdivision will meet the required development standards such as setbacks, parking, and open space.

In December 2021, the Board of Adjustment granted a variance for this project to allow the creation of a lot less than one acre within the Highway 141 Corridor District.

ANALYSIS:

The final plat layout is consistent with the preliminary plat and will indicate the appropriate easements. The site can be accessed from one shared driveway off of SE Destination Drive. Pedestrian access is existing along SE 19th Street. A future sidewalk will be provided along SE Destination Drive. Sanitary service for both lots is provided off of SE 19th Street and water service is provided off of SE Destination Drive.

STAFF RECOMMENDATION:

Staff would recommend approval of the final plat for Princeton Subdivision Plat 4, 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

December 22, 2021

Civil Design Advantage

Attn: Erin Ollendike

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: Princeton Subdivision Plat 4 Final Plat

Dear Ms. Ollendike:

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

General Comments:

1. Provide \$2000 plat review fee.
2. A preliminary plat will also be required with \$2000 plat fee.
3. Add the addresses for each lot.
 - a. Lot 1 – 1884 SE Destination Drive
 - b. Lot 2 – 1890 SE Destination Drive
4. Provide a vicinity sketch.
5. Label ingress/egress, sanitary, and storm sewer easements.

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:	December 28, 2021 (1 PDF of Final Plat and Legals)
PLANNING & ZONING:	January 4, 2022 at 5:30 if preliminary plat is submitted December 28, otherwise P&Z will be February 1, 2022
COUNCIL MEETING:	January or February 2022

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 LOT 7 PRINCETON SUBDIVISION PLAT 1
GRIMES, POLK COUNTY, IOWA

REQUESTOR: JM COMMERCIAL HOLDINGS, LLC

PROPRIETOR: JM COMMERCIAL HOLDINGS, LLC
2159 GRAND AVENUE
WEST DES MOINES, IOWA 50265

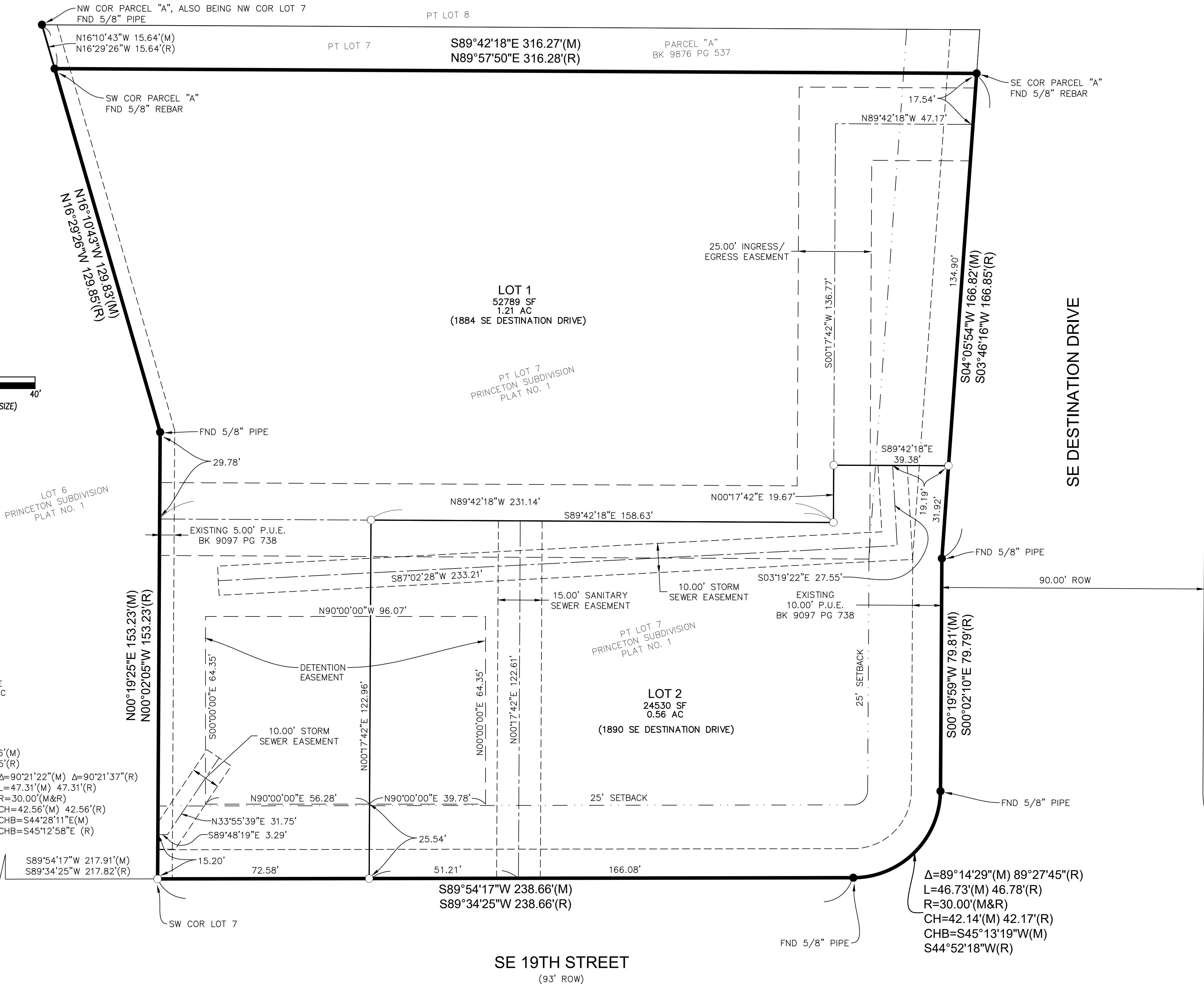
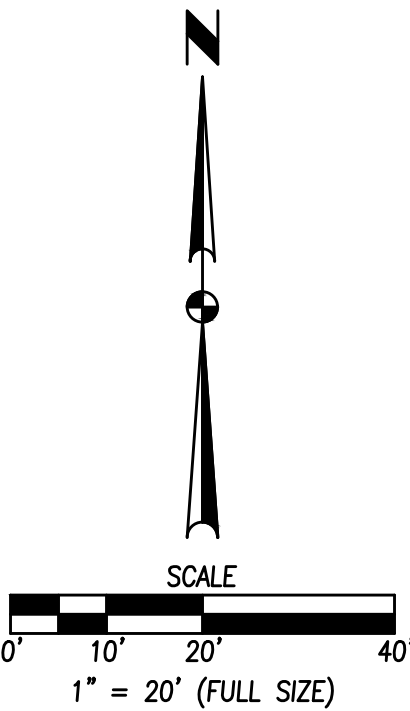
SURVEYOR: MICHAEL A. BROONER

SURVEYOR
COMPANY: CIVIL DESIGN ADVANTAGE

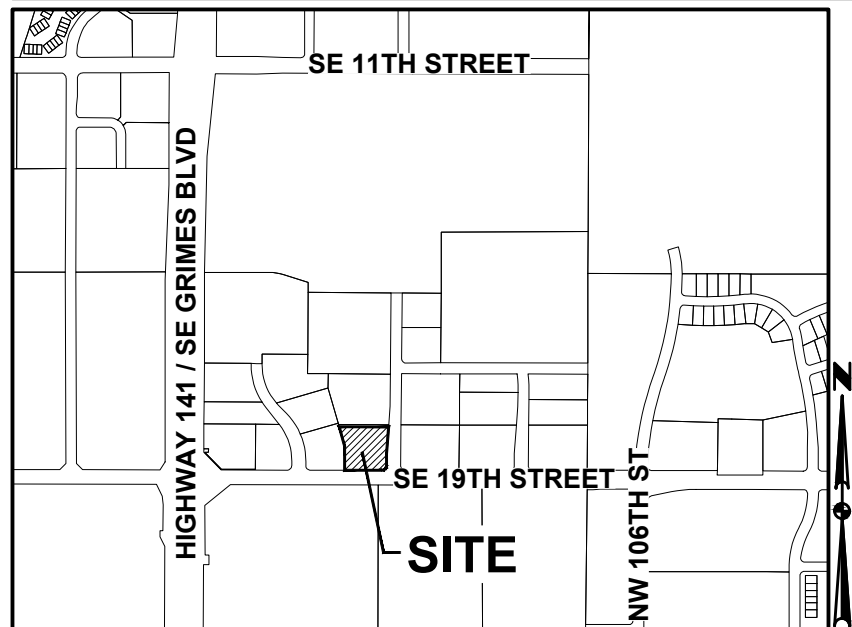
PREPARED BY
& RETURN TO: CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

PRINCETON SUBDIVISION PLAT 4

FINAL PLAT



VICINITY MAP (NOT TO SCALE)



OWNER / DEVELOPER

JM COMMERCIAL HOLDINGS, LLC
CONTACT: MATTHEW GUSTAFSON
2159 GRAND AVENUE
WEST DES MOINES, IOWA 50265

ENGINEER / SURVEYOR

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

DATE OF SURVEY

AUGUST 13, 2021

PLAT DESCRIPTION

LOT 7, PRINCETON SUBDIVISION PLAT NO. 1, AN OFFICIAL PLAT

EXCEPT PARCEL "A" OF SAID LOT 7 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 9876, PAGE 537.

ALL BEING IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND CONTAINING 1.77 ACRES (77,314 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

M1-A COMMERCIAL LIMITED LIGHT INDUSTRIAL DISTRICT:
TRANSPORTATION OVERLAY

PROPERTY IS ALSO WITHIN ZONE 2 OF THE HIGHWAY 141 MIXED USE DEVELOPMENT CORRIDOR DISTRICT

BULK REGULATIONS

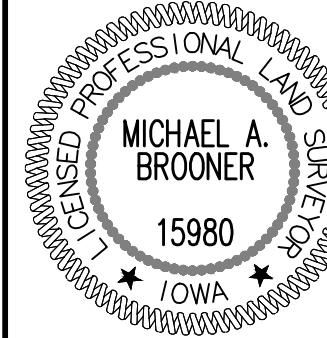
SETBACKS:
FRONT: 25'
SIDE: 0'
REAR: 25'

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- 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.

LEGEND

	FOUND	SET
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	---	---



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

MICHAEL A. BROONER, P.L.S.

DATE

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

THIS SHEET

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

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

PRINCETON SUBDIVISION PLAT 4

FINAL PLAT

1/1
2101.001

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: January 4, 2022
RE: Jordison Construction – Site Plan

GENERAL INFORMATION:

Applicant:

Chris Gaster – Jordison Construction

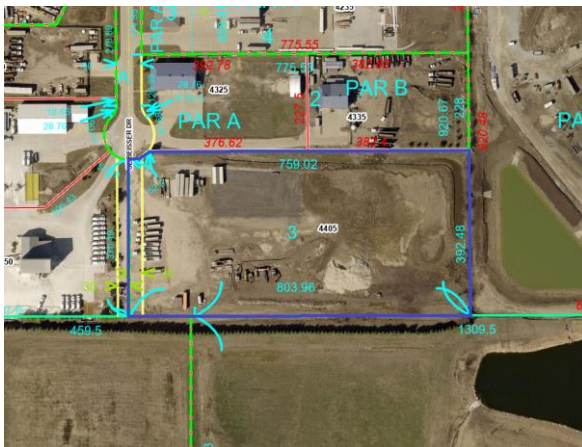
Requested Action

Site Plan

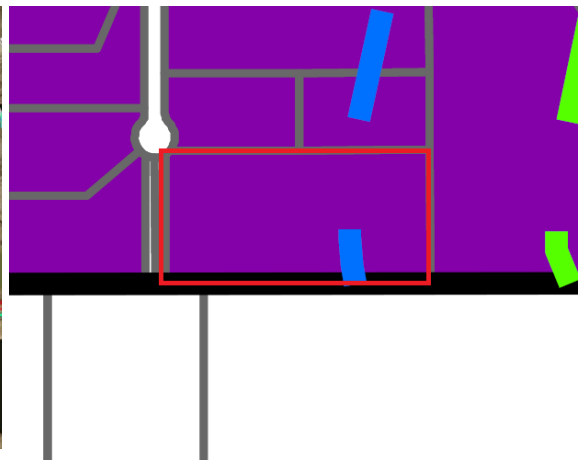
Location

4405 SE Beisser Drive

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	General Industrial	M-3
North	Industrial	General Industrial	M-3
South	Vacant	Urbandale	Urbandale
East	Industrial	General Industrial	M-3
West	Industrial	General Industrial	M-3

BACKGROUND:

The applicant is requesting approval of the site plan for three 20,000 square foot flex warehouse buildings located at 4405 SE Beisser Drive. The site is located within the M-3 zoning district and is not located within an overlay district.

ANALYSIS:*Building/Elevations:*

The façades for all three buildings are proposed to be principally constructed of architectural precast wall panels and metal paneling. Business entrances will be located at the front façade with loading docks located on the rear façade. Any visible rooftop mechanical units will be screened from view with metal panel screens.

Staff has yet to receive details for the dumpster enclosures but will ensure that the required masonry surrounds and metal-framed gates are provided.

Site Layout:

The site will be accessed from one driveway off of SE Beisser Drive. Future pedestrian connectivity will be provided along SE Beisser Drive. Parking and storefront entrances will be located at the front of the building with loading docks provided at the rear of the buildings. Nineteen truck parking spaces will be provided along the south property line.

Pole mounted light fixtures will be installed throughout the parking lot. Wall lighting will be provided on all sides of the building faces. No LED light strips or colored lighting is proposed.

There is an existing public road right-of-way easement located just west of the site. As part of the site plan, the applicant has requested that the City vacate the easement and the property dedicated to the property owner. The site plan is currently designed to show the proposed improvements within the easement area. Staff does not see a need to keep the right-of-way easement as Urbandale does not desire for SE Beisser to continue south. As such, staff will initiate the easement vacation process.

Parking:

Parking for the site is based on the flex warehouse parking calculation to account for the unknown uses of the buildings. The site provides more than the required number of parking spaces for the site but does not provide more than 25% above the minimum number of spaces required. A total of 101 parking spaces are provided onsite.

Landscaping/Streetscape:

Since the property is not located within an overlay district, there are no specific landscaping requirements for the site. A landscape buffer is provided along the east property line to provide screening from Highway 141. Landscaping is provided within parking islands throughout the site and along the building foundations. Landscaping has been requested to screen the transformers from the right-of-way. A line of evergreen trees is existing just south of the site on the R&R property located in Urbandale.

Utilities:

New 8" sanitary sewer will be extended from the existing stub at the northwest corner of the site and services extended to each building.

New 8" water main will be extended from the existing stub at the northwest corner of the site and 6" water services provided to each building. The buildings are proposed to be fitted with fire suppression systems. The appropriate FDC locations have been provided. Additional hydrant coverage is needed for the east building.

Detention is handled within the detention basin located southeast of the site in the existing R&R pond in Urbandale.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for Jordison Construction 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

~~December 1, 2021~~

~~December 14, 2021~~

December 28, 2021

Bishop Engineering

Attn: Dan Southwick

3501 104th Street

Des Moines, IA 50322

RE: Jordison Construction Site Plan

Dear Mr. Southwick:

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

General Comments:

1. Is the lot ever intended to be split? If the owner has a desire to split the lot, each lot will need to meet the setback, open space, parking requirements etc. A public sanitary and water main will also need to be provided with private services to each lot. We would need construction drawings for the public utilities.
2. ~~Please provide sheet showing truck turning movements. The radius shown below does not work. Please revise the radius or otherwise understand that trucks will need to route around the rear of the east building. If the radius stays as shown, please remove that truck movement from the plan.~~

parking requirements within our ordinance that will need to be followed/demonstrated. There can be a mix of warehouse and flex warehouse parking provided to help provide flexibility of use on site. If you provided two parking calculations, you can likely meet the maximum parking requirements. If no changes are proposed to the parking calculations and only warehouse uses are proposed on site, you will need to demonstrate that the maximum parking requirements are met. See 165.34.4.E. **If have of the building square footage were calculated at flex warehouse, the site would meet the parking requirements. Please update the parking calculation accordingly.**

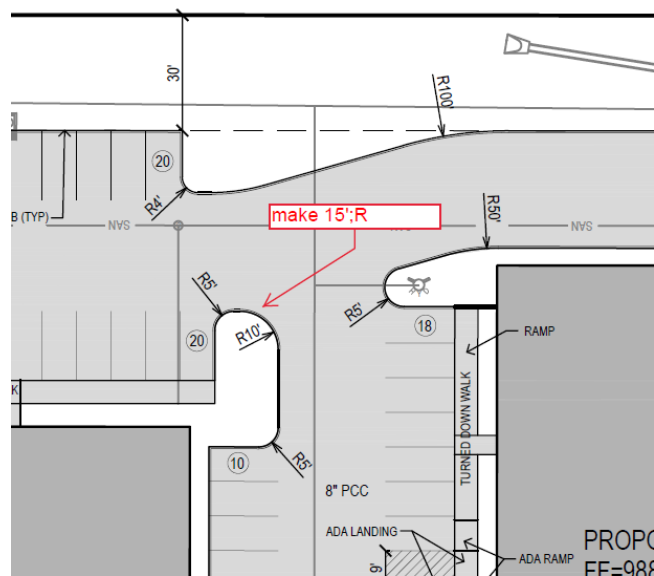
8. ~~Update City Notes 1.f to “shall be obtained at knoxbox.com”~~

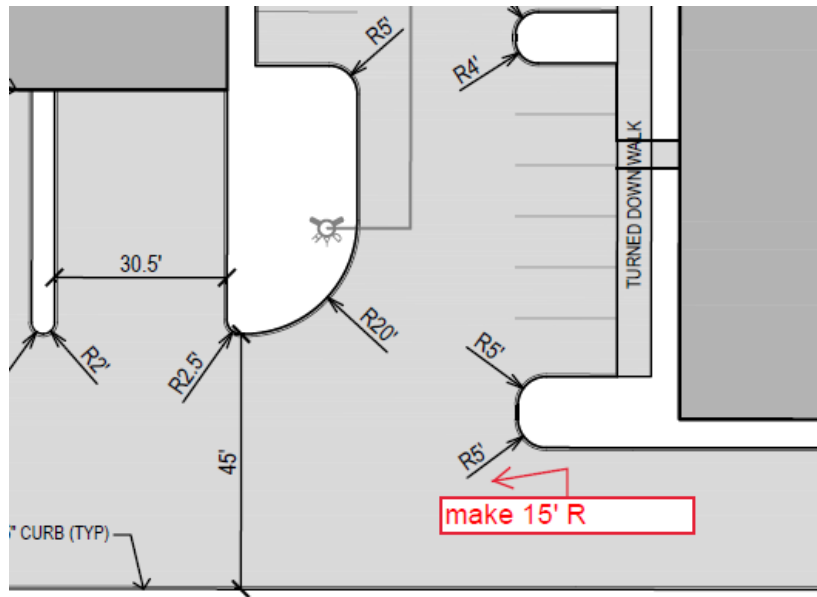
C1.1:

1. ~~Label curb length to be removed.~~
2. Show site removals (granular, fence, etc.). **Please provide.**
3. What is MB? **On Sheet 2.1, show new mail box location outside of the driveway pavement.**
4. ~~What is T?~~
5. ~~Add book and page for all existing easements.~~

C2.1:

1. ~~Label future sidewalk along SE Beisser. Not shown.~~
2. The ROW easement will need to be vacated which will require a public hearing. Please provide an exhibit showing the area to be vacated. **Please provide a legal description of the area to be vacated.**
3. ~~Paving needs to be at least 5' from the west property line. There is no need for a variance for this since there are other options/space available to meet the setback. At the driveway, the pavement can taper from the current proposed location to a 5' setback. It does not need to be 5' along the entire west property line.~~
4. ~~Label the width of the driveway entrance.~~
5. ~~Please revise the radius on the landscape islands in the areas highlighted below to R15' Please revise radius just south of the driveway entrance.~~





6. ~~Label the drive aisle width south of the west building.~~
7. Why is there 4' curb cuts along the south curb line? We understand the depth issue, however there will still be runoff/erosion issues. You may want to consider a rain guardian, or similar.
8. Are dumpsters proposed onsite? Please show locations and provide a detail. Can the dumpster be moved away from the front of the east building? At a minimum, the parking space just north of the enclosure needs to be widened by 2'.
9. ~~Why is there reinforced concrete proposed?~~
10. Are parking lot lights proposed? Please label the locations on the site plan and provide a photometric plan and lighting cut sheets. Please provide lighting details for the east half of the site.
11. ~~On the building elevation, a door is shown on the east elevation. On the site plan, there is no sidewalk or landing for the proposed exit to a parking lot or a public way. Per section 1028.5 of the 2018 International Building Code, a direct and unobstructed access to a public way is required. Please provide a sidewalk and landing for the door on each building.~~
12. PCC thickness in approach to ROW to be 8" thick.

C3.1:

- ~~1. Please provide blown up detail for ADA parking spaces and ramps to show slopes and cross slopes. On the west ramp, please label the slope of the ramp. Looks like one of the slopes is not labeled.~~
- ~~2. Remove the flumes and grade to 2% slope.~~
- ~~3. A structure is needed at the 4' curb cuts along the south curb line.~~
- ~~4. FES structures will need protection. Provide protection at NW FES~~
5. Please provide more grade details along the east edge of the site. **Please provide.**
6. Where does the water flow after the FES structure along the east property line? Please provide more detail. **Staff may comment further upon receipt of the revised SWMP/review with Urbandale.**
- ~~7. Provide the percentage of flow across the site including in the swales.~~

C4.1:

- ~~1. Provide roof drain connections.~~
2. Label 150' hydrant coverage in a 150' linear route, not 150' radius. The linear routes need to be shown along the path of travel for a fire truck and cannot be obstructed by parking, landscaping, etc. It looks like additional coverage will be needed for the east and west buildings. **Please label 150' hydrant coverage routes. Looks like another hydrant will be required for the east building.**
- ~~3. Label the knox box locations.~~
- ~~4. Label the FDC locations. FDC needs to be within 100' of a hydrant and cannot be obstructed by parking, landscaping, etc.~~
- ~~5. Sprinkler systems will be required for all buildings. Provide fire and domestic water service on the outside of each building. Please label size of the water lines.~~
6. The supply line for the fire sprinkler system shall be a minimum of 6" per Section 24.1.3.2 of NFPA 13. Note that the buildings depicted may fall under the requirements for speculative warehouses under Chapter 32 of the City of Grimes Fire Code. If applicable, these requirements may require the installation of a fire pump to

support the required fire sprinkler systems. Due to this, an 8" main may be required as well.

7. ~~Label transformer locations.~~

8. ~~On the west side of the middle building, what is the dimension of the storm sewer pipe from the building? Staff would suggest shifting the pipe to the west to avoid conflicts with footings~~

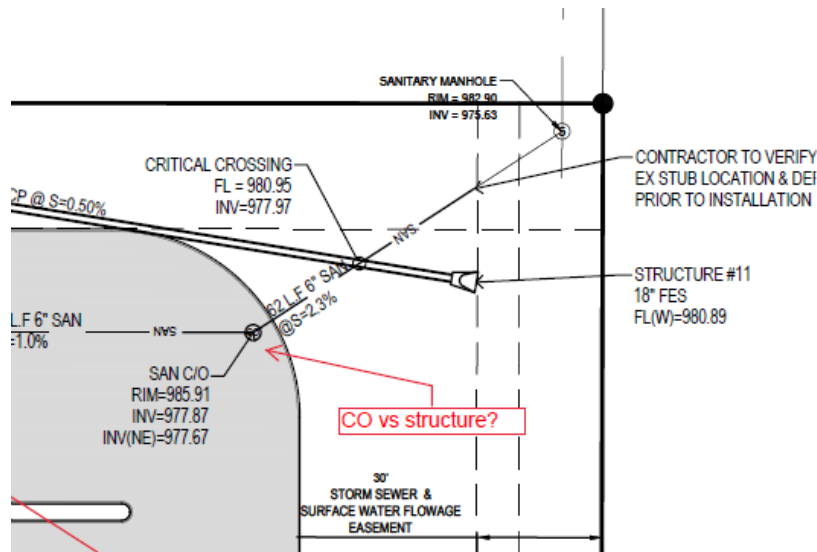
9. ~~Show the sanitary and water services going into the building.~~

10. Are any auto service uses proposed or will there be vehicle pull in capability? If so, a sand oil separator will be required. **Are vehicles intended to pull into or park inside the buildings?**

11. Label critical crossings with top of pipe and bottom of pipe. **Label both top and bottom.**

12. The hydrant at the northwest corner of the east building needs to be on a separate lead.

13. Why is there a clean out instead of a structure at the northeast corner of the site?



14. What is the rock check dam? Where is the detail? **Staff will review upon receipt of revised SWMP/review of Urbandale.**

~~15. The proposed driveway looks to be coming into contact with the existing storm structure on the cul-de-sac of SE Beisser Drive. The structure and intakes will need to be modified to a driveway grate intake.~~

16. Add note to watermain connection to verify pipe size, depth and material.

17. Provide water valve at watermain connection for testing.

18. Recommend adding an additional valve to isolate main in the future.

19. Label water main fittings and sizes. (8x6 tee, wye, bends, reducers).

20. Show domestic and fire service with sizes to buildings with curb stop and valve on each 5' outside of building.

21. Number sanitary manholes.

22. Provide existing manhole flowline elevations. Add note to core drill into existing MH and utilize Link-Seal or approved equal.

23. Will the proposed 6" service to 4405 be connected to the main utilizing a wye ahead of the 8" cleanout? If so, note on plans.

24. Label service size and grade on all sanitary services on all buildings.

C5.1:

~~1. Please remove trees within islands that have a hydrant to avoid conflicts.~~

~~2. Move the landscaping at the NE corner of the site so the landscaping is not on top of the storm sewer.~~

~~3. Update Landscape Note #12 to require City approval for landscape changes.~~

4. Screen transformers from the ROW with landscaping. Please provide on the west side of the north transformers.

C6.1:

~~1. Structure #6 on the plan is an FES. Please revise label.~~

~~2. On the water service detail, denote that the 2" valve will be on the outside of the building.~~

3. Water service detail to show valve on fire line also.

4. Provide flume detail.

C7.1:

- ~~1. Provide perimeter sediment controls.~~
- ~~2. Provide the construction entrance location.~~
- ~~3. Provide your staging area location.~~
- ~~4. Please add concrete washout to the erosion control schedule.~~
- ~~5. Provide a temporary standpipe detail.~~

Architecture:

- ~~1. Are all three buildings proposed to be identical?~~
- ~~2. Provide building lighting cut sheets and label locations.~~
- ~~3. Roof mounted equipment shall be screened by the parapet walls. If the parapet walls cannot provide adequate screening, provide point in place screening and provide a detail for the screen.~~
- ~~4. Provide building material percentages. Facades facing the public street and a minimum of 30' on the adjacent side wall shall be at least 25% masonry.~~
5. Label an exterior emergency light on the east emergency exit.
6. Where are the floodlights proposed to be placed on site?
7. Provide dumpster enclosure and gate details.

Stormwater Pollution Prevention Plan (SWPPP):

1. Provide SWPPP. Please provide.

Stormwater Management Plan (SWMP):

1. Caution* Maximum impervious area to be treated by a bioretention system is 2.0 acres.
2. Page 3 mentions a rock column installed to a sand seam. Is there a soils report showing the depth of a sand seam in this area?
3. Filter bed depth (df) includes mulch, modified soil, chocker layer, and aggregate layers. (i.e. 3"+21"+2"+10" = 3')
4. Provide calculation for drainage of aggregate layer within 24 hrs.
5. Hydrographs: Move TC to the beginning of the hydrograph reports.
6. Provide 100-year flow spread sheets and intake spread sheets as well. The 100-yr storm event needs to be captured and sent to the detention basin, and not bypass through the swale on the north side of the site.
7. Provide intake spread sheets for structures 1, 2, and 3.

Site Plan

1. Sheet C3.1 or C5.1: Show modified soil area.
2. Sheet C3.1: Any erosion control or energy dissipation needed at the curb cuts?
3. Sheet C6.1, Detail 8: Show mulch layer as a minimum of 3".

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:	December 7, 2021 (1 PDF of Site plan with Elevation Plan included)
PLANNING & ZONING:	January 4, 2021 at 5:30
COUNCIL MEETING:	January 25, 2021 at 5:30

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

Sincerely,

Evann Martin
Assistant Planner

JORDISON CONSTRUCTION

SITE PLAN

SHEET INDEX:

C0.1	COVER SHEET
C1.1	SITE SURVEY/DEMO
C2.1	LAYOUT PLAN
C3.1	GRADING PLAN
C4.1	UTILITY PLAN
C5.1	LANDSCAPE PLAN
C6.1	DETAIL
C7.1	SWPPP

PROPERTY DESCRIPTION:

INFORMATION OBTAINED FROM IOWA LAND RECORDS:

LOT 3 (WARRANTY DEED BOOK 10784, PAGE 841)
LOT 3 GATEWAY COMMERCE PLAT 3 EXCEPT THE EAST 30 FEET (ROAD EASEMENT)

ADDRESS:

4405 SE BEISSER DR, 4415 SE BEISSER DR, AND 4425 SE BEISSER DR
GRIMES, IOWA 50111

OWNER & PREPARED FOR:

WESTERN PROPERTIES LLC
3917 NW 121ST STREET
URBANDALE, IOWA 50323
STEVE JORDISON

ZONING:

INFORMATION OBTAINED FROM CITY OF GRIMES
M-3 - HEAVY INDUSTRIAL DISTRICT

PROPOSED USE: WAREHOUSE

SETBACKS:

FRONT	30 FEET
SIDE	0 FEET/25 FEET ADJ "R"
REAR	40 FEET

PARKING REQUIREMENTS:

PARKING REQUIRED = 1 PER 2,000 S.F.

3 BLD X 20,000 S.F. X 1 SPACES / 2,000 S.F. = 30 SPACES REQUIRED
PARKING PROVIDED = 101 AUTO SPACES (INCL 5 HC)
= 19 TRAILER SPACES

OPEN SPACE REQUIREMENTS:

TOTAL AREA	314,938 S.F. (7.23 AC)
REQUIRED OPEN SPACE	31,493 S.F. (10%)
PROVIDED OPEN SPACE	120,959 S.F. (38.5%)

IMPERVIOUS SURFACE:

TOTAL AREA	314,938 S.F. (7.23 AC)
EXISTING IMPERVIOUS	0 S.F.
PROPOSED IMPERVIOUS	193,979 S.F. (61.5%)

BENCHMARK:

BASIS OF BEARING ASSUMED FOR THE PURPOSES OF
THIS SURVEY
BENCHMARK DATUM = NAVD88, GEOID 12A

POINT #1
NORTHING = 5000.71
EASTING = 4997.57
ELEVATION = 992.64
DESCRIPTION: NAIL LOCATED EAST OF NORTHERN BUILDING ALONG
ENTRANCE.

TBM 1 - ARROW ON HYDRANT
NORTHING = 4938.76
EASTING = 4907.87
ELEVATION = 995.32
DESCRIPTION: HYDRANT NEAR PARKING, SOUTH SIDE OF LOT

TBM 2 - BURY BOLT ON HYDRANT
NORTHING = 5008.71
EASTING = 4949.83
ELEVATION = 992.82
DESCRIPTION: HYDRANT NEAR CUL-DE-SAC

TBM 3 - ARROW ON HYDRANT
NORTHING = 4807.59
EASTING = 4859.76
ELEVATION = 995.17
DESCRIPTION: HYDRANT NEAR ABOVE GROUND WATER VALVE, NEAR
WASH STATION PITS

UTILITY MAPS PROVIDED BY:

- ELECTRIC (PROVIDER / CONTACT INFO)
- STORM AND SANITARY (PROVIDER / CONTACT INFO)
- FIBER OPTIC (PROVIDER / CONTACT INFO)
- CABLE (PROVIDER / CONTACT INFO)
- GAS (PROVIDER / CONTACT INFO)
- WATER (PROVIDER / CONTACT INFO)
- OTHERS (PROVIDER / CONTACT INFO)



UTILITY NOTE:

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

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2020 SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF GRIMES MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
- LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF GRIMES.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

PAVING NOTES:

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

UTILITY NOTES:

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND ALL COSTS ASSOCIATED WITH AS-BUILT TOPO OF DETENTION POND & DETENTION POND STORM SEWER. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING BISHOP ENGINEERING (DAVID BENTZ AT 515-276-0467) TO PERFORM SAID AS-BUILT SURVEY. IF DETENTION PONDS HAVE BEEN GRADED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT TOPO SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.
- THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
- ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
- ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
- SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
- MANDEREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISIONING OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
- WATERMAINS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
- THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
- PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF GRIMES.
- TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
- ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.

CONSTRUCTION SCHEDULE:

ROUGH GRADING	APRIL 2022
UTILITIES	MAY 2022
BUILDING CONSTRUCTION	JUNE 2022
PAVING	JULY 2022
FINISH GRADING	JULY 2022
SODDING	AUGUST 2022

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UTILITY CONFLICT NOTES:

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

WETLAND NOTES:

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

SURVEY NOTES:

- SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON 5-18-2016. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

CITY OF GRIMES STANDARD NOTES:

1. GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
- A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING. CONTACT CITY OF GRIMES ENGINEERING DEPT. (515.986.4050).
- ALL PERMITS (IDNR, SWP, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS OF ALL IMPROVEMENTS AS PER CITY STANDARD PROCEDURES.
- TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT. SANITARY, WATER, SUMP
- A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT AND SHALL BE OBTAINED AT KNOXBOX.COM.
- ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
- PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS

2. SANITARY SEWER NOTES:

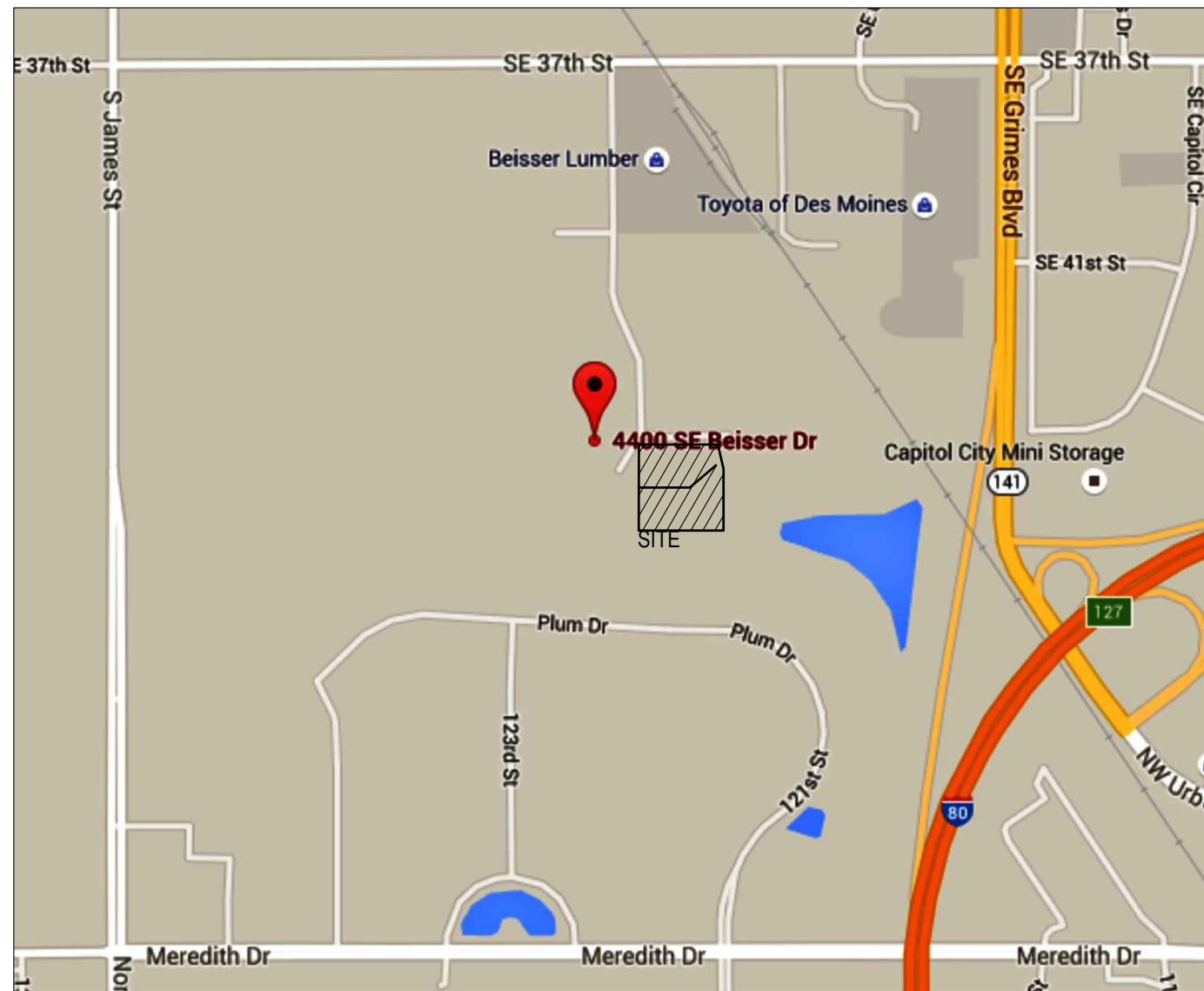
- THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE PLUG SHALL BE REMOVED FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
- SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
- SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
- ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
- ALL SANITARY SEWER MANHOLE CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
- ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B-PCC W/ADJUSTING MECHANISM.
- SANITARY SEWER TESTING, CLEANING & TELEVISIONING SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISIONING.

3. WATER MAIN NOTES:

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

4. STORM SEWER NOTES:

- ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
- STORM SEWER CLEANING & TELEVISIONING SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISIONING.
- USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.



VICINITY MAP
SCALE: 1" = 1,000'

LEGEND:

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

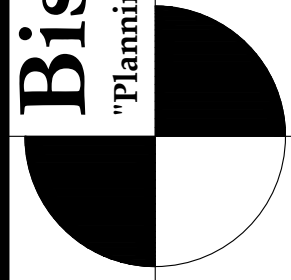
ABBREVIATIONS:

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

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

SIGNED: _____ DATE: _____
JOEL E. JACKSON, P.E. 18397
LICENSE RENEWAL DATE: DEC. 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL: _____

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"Planning Your Successful Development"



3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217

Established 1959

Civil Engineering & Land Surveying

JORDISON WAREHOUSE
GATEWAY COMMERCE PARK GRIMES, IA

COVER SHEET

REFERENCE NUMBER:
030469
040140
130496

DRAWN BY:

CHECKED BY:

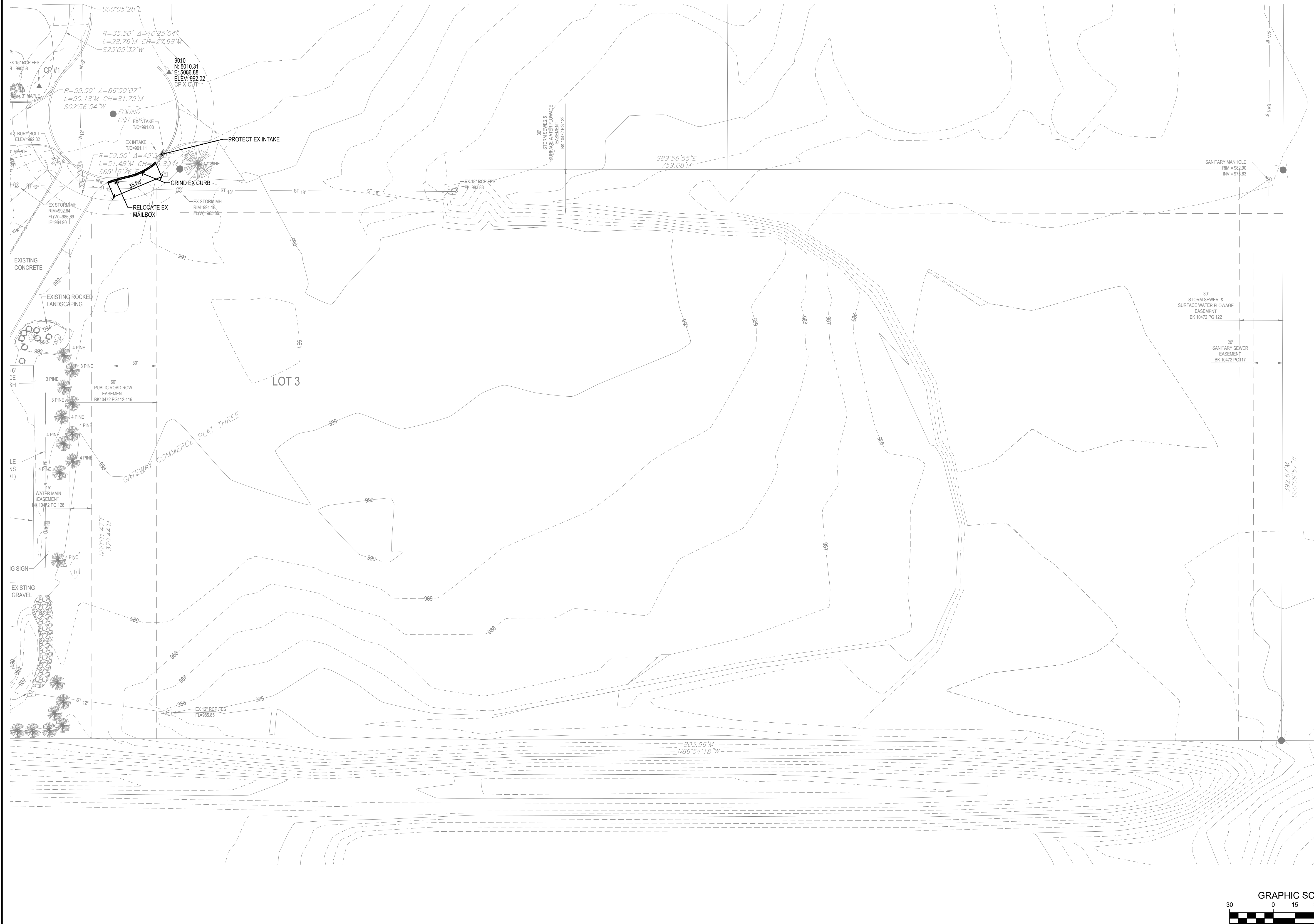
REVISION DATE:
2021-11-22

PROJECT NUMBER:
160222-1

SHEET NUMBER:

C0.1

1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB
2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
3. PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.



12/28/2021 1:51:47 PM M:\1 AND PRO IECTS 2016\160222-1\DWG\C1 DEMO DWG

JORDISON WAREHOUSE
GATEWAY COMMERCE PARK GRIMES, IA

SITE SURVEY/DEMO PLAN

REFERENCE NUMBER:
030469
040140
130496

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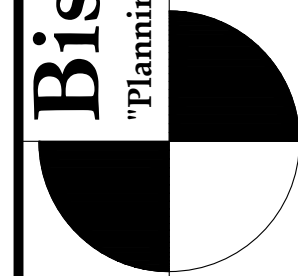
CHECKED BY:

REVISION DATE:
2021-11-22

PROJECT NUMBER:
160222-1

SHEET NUMBER

C1.1

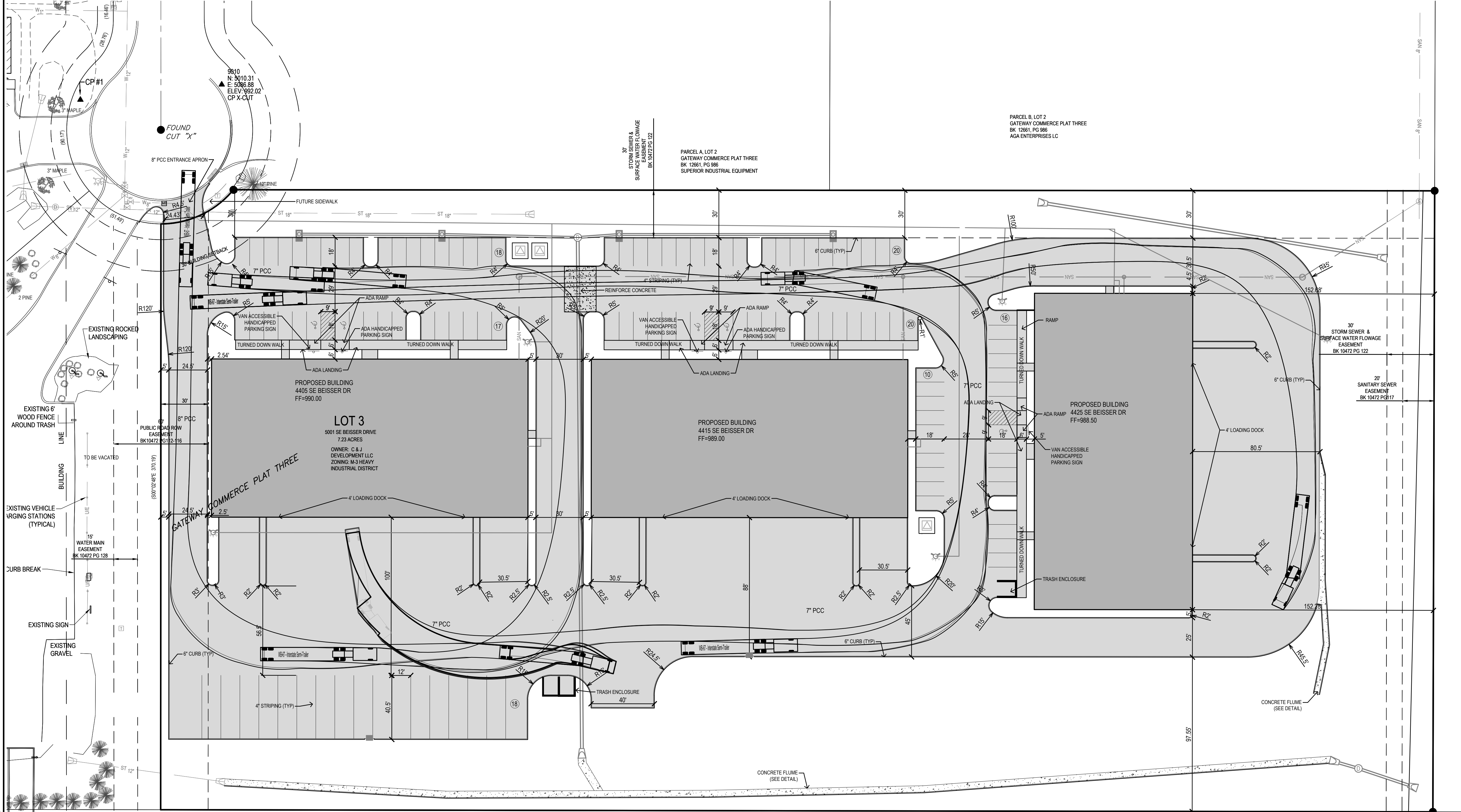


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1/22/2021 1:57:12 PM M:\LAND PROJECTS 2016\160222-1DWG\C2 LAYOUT.DWG



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LAYOUT PLAN

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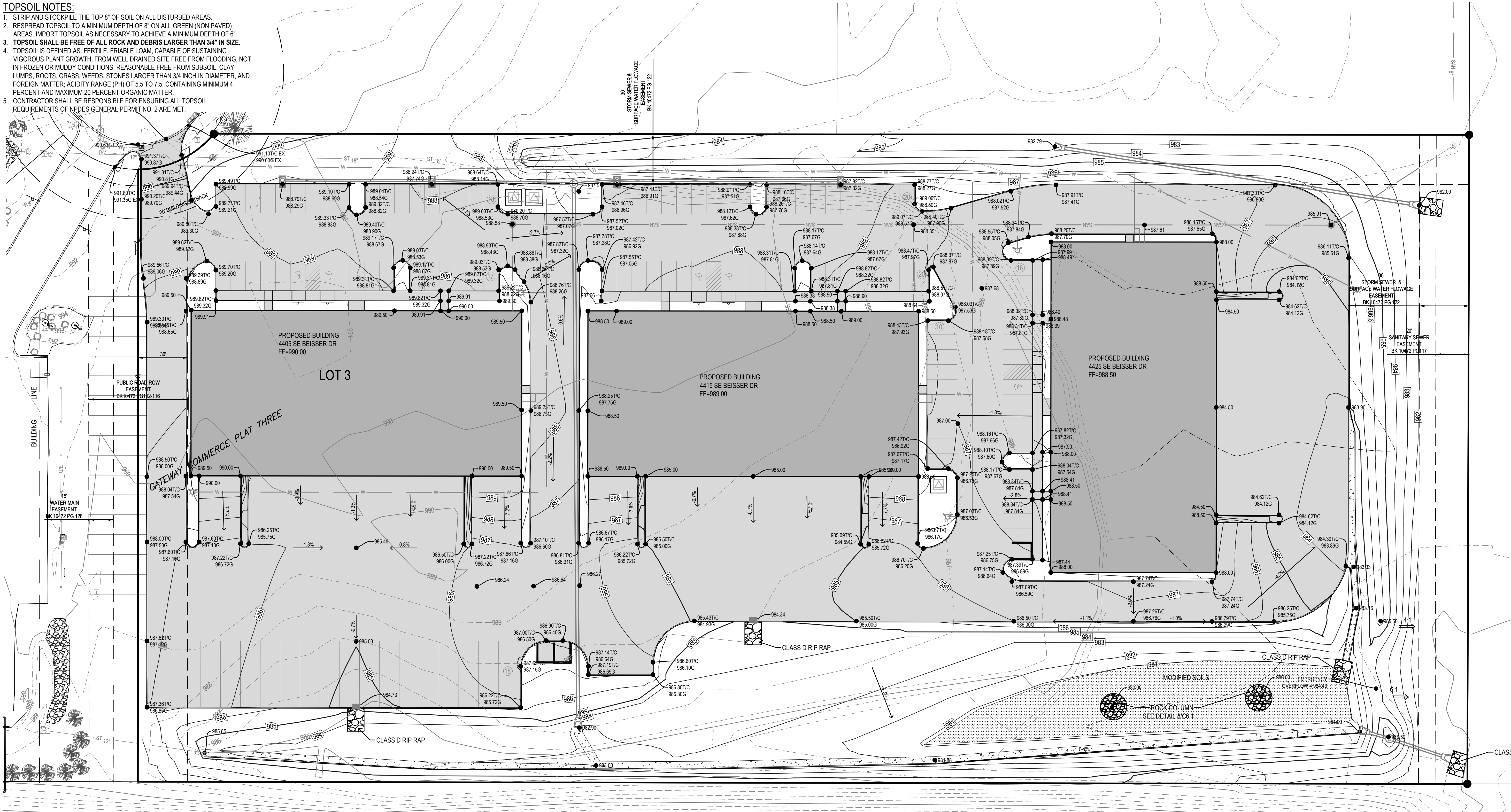
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TOPSOIL NOTES:

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



GRADING LEGEND:

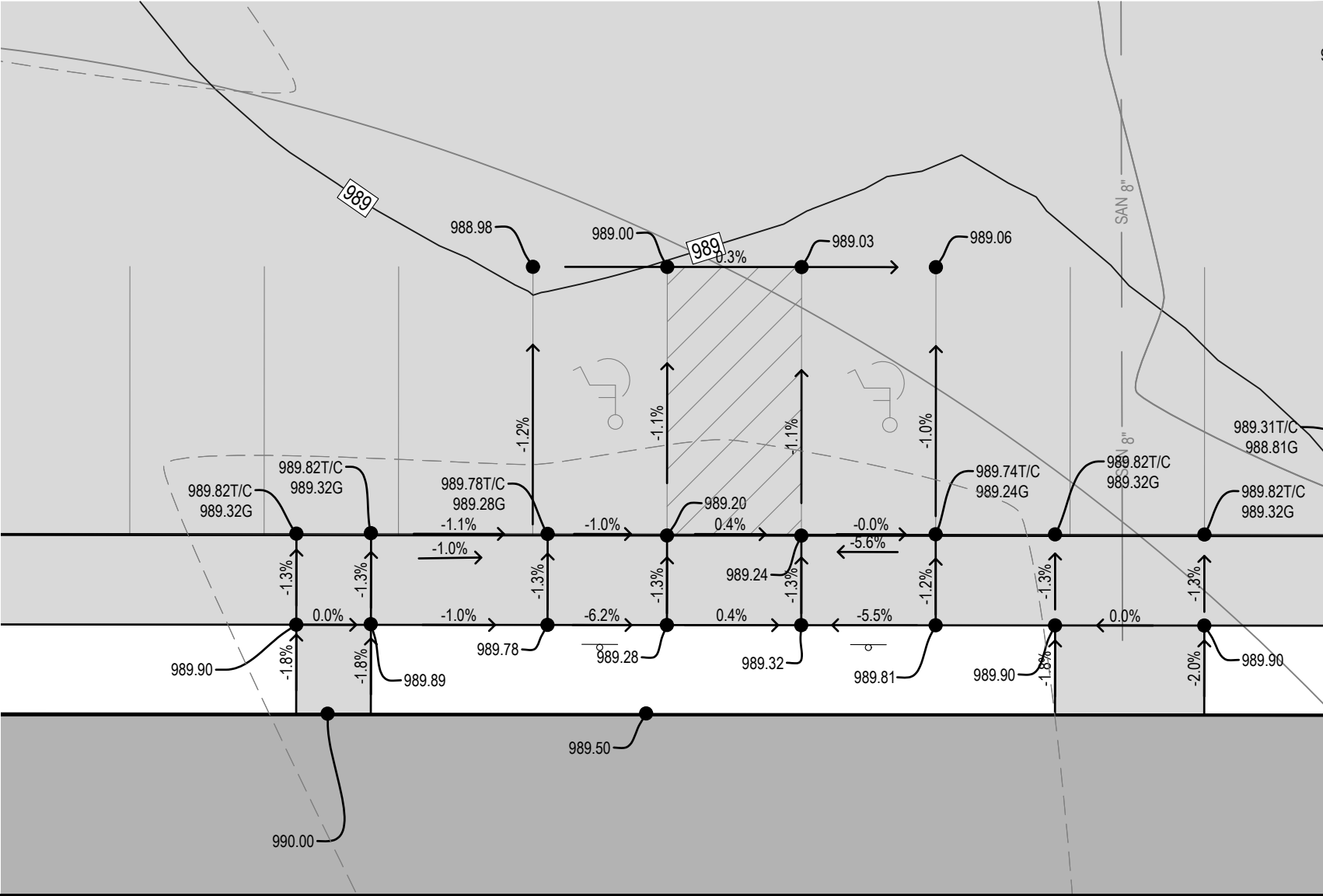
- EXISTING CONTOUR
PROPOSED CONTOUR
FINISHED GROUND ELEVATION
TOP OF CURB ELEVATION
GUTTER ELEVATION
TOP OF WALL ELEVATION
BOTTOM OF WALL ELEVATION
EDGE OF WALK ELEVATION
TOP OF STAIR ELEVATION
BOTTOM OF STAIR ELEVATION
- 150
150.50T/C
150.50G
150.50T/W
150.50B/W
150.50E/W
150.50T/S
150.50B/S

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

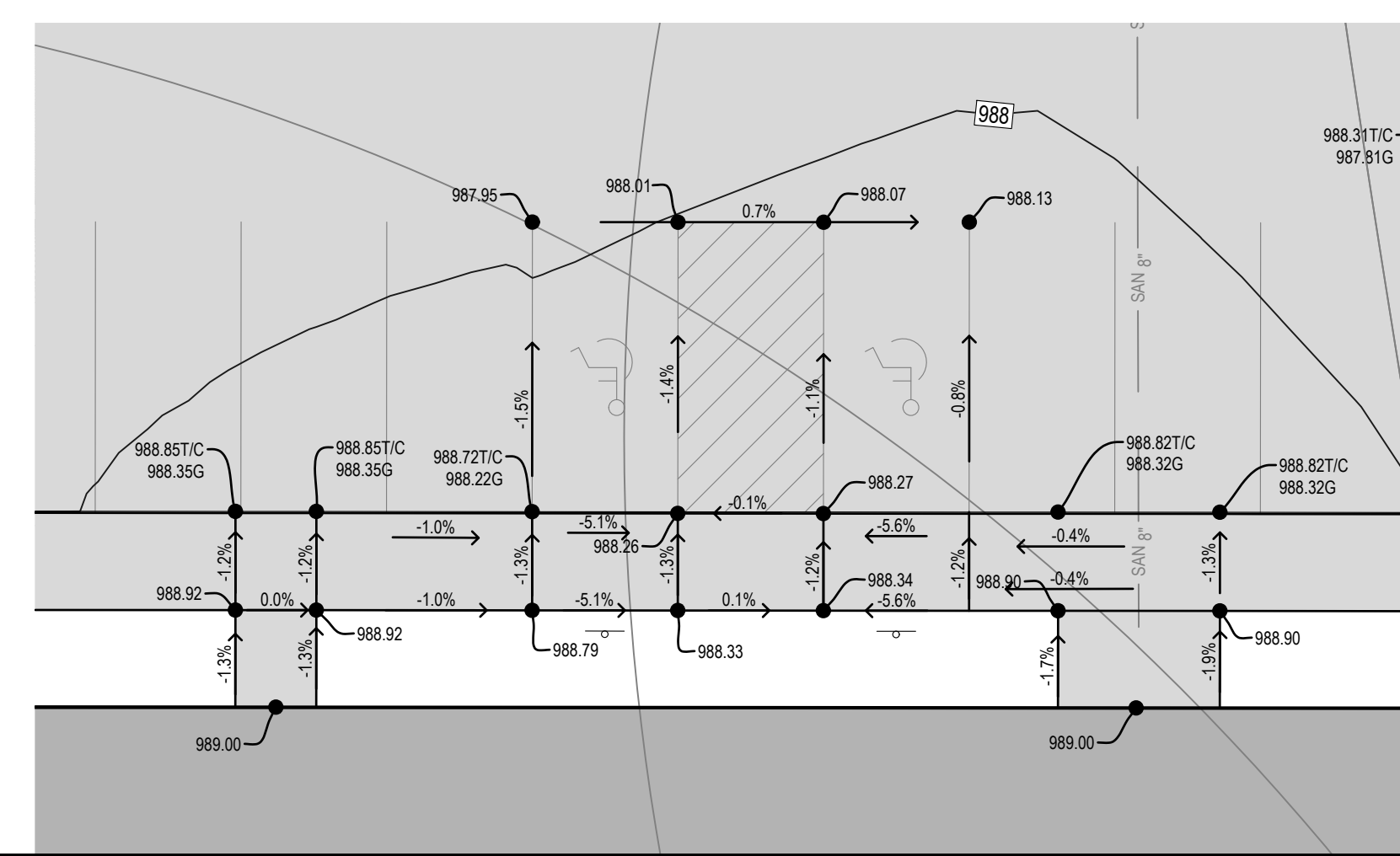
GRAPHIC SCALE



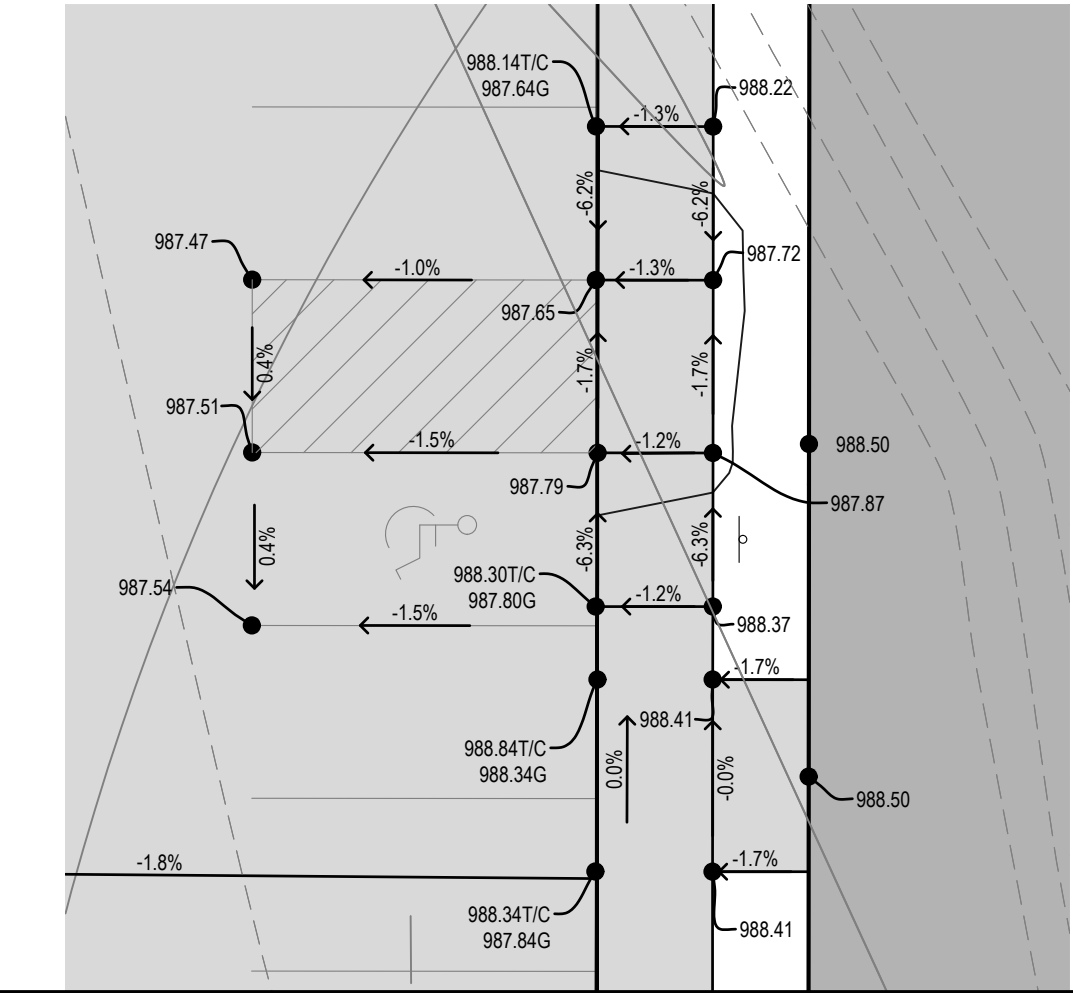
BUILDING 1 ADA PARKING
10 SCALE



BUILDING 2 ADA PARKING
10 SCALE



BUILDING 3 ADA PARKING
10 SCALE



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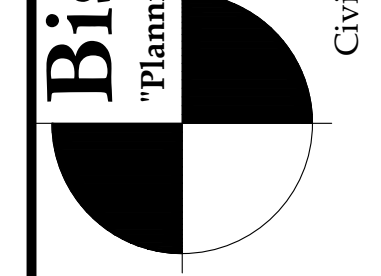
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160222-1

SHEET NUMBER:

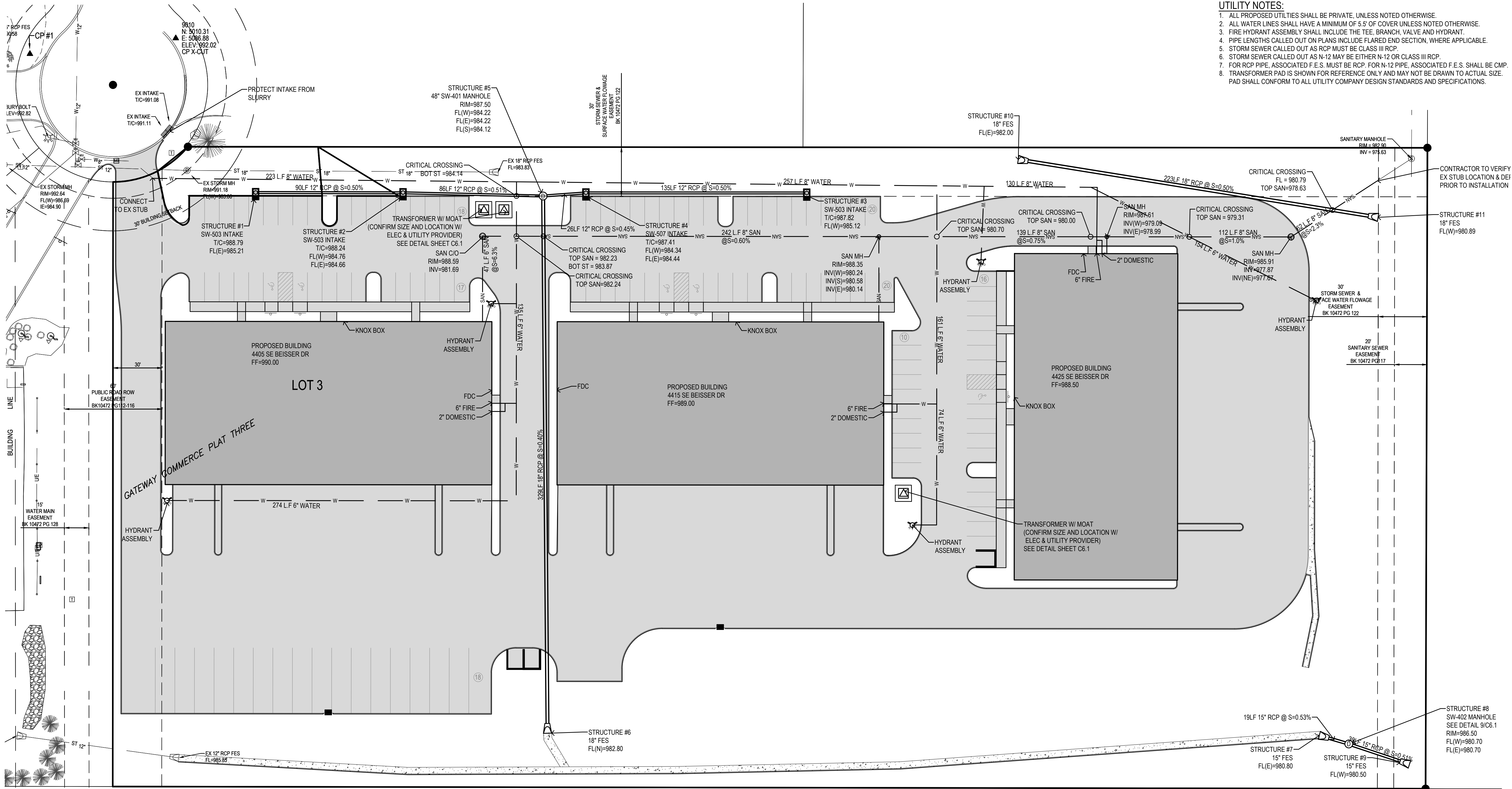
C3.1

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GRADING PLAN



- UTILITY NOTES:
1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
 2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5' 5" OF COVER UNLESS NOTED OTHERWISE.
 3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH, VALVE AND HYDRANT.
 4. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
 5. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
 6. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
 7. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
 8. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.

JORDISON WAREHOUSE
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2021-11-22

PROJECT NUMBER:
160222-1

SHEET NUMBER:

C4.1

LANDSCAPE NOTES:

- ALL SEEDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
- SEED ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS. UNLESS NOTED OTHERWISE, SOD/SEED LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE.
- FOR WARRANTY PURPOSES, THE DATE OF INITIAL ACCEPTANCE SHALL BE SUBMITTED IN WRITING TO THE OWNER AND/OR OWNER'S REPRESENTATIVE AFTER ALL PLANT MATERIALS HAVE BEEN INSTALLED AND REVIEWED BY OWNER OR OWNER'S REPRESENTATIVE. PLANT MATERIALS WILL ONLY BE ACCEPTED IF THEY ARE IN AN ALIVE AND THRIVING CONDITION.
- CONDITIONAL ACCEPTANCE OF PLANT MATERIAL MAY BE GIVEN FOR PLANTS INSTALLED IN A DORMANT CONDITION WITH INITIAL ACCEPTANCE OCCURRING THE FOLLOWING SPRING ONCE THEY ARE SHOWN TO BE ALIVE AND THRIVING.
- IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS (INCLUDING SIZING INFORMATION) MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES NOT LOCATED WITHIN ROCK PLANTING BEDS AS SHOWN IN PLANTING DETAIL.
- STAKING AND GUYING OF TREES SHALL BE AT THE DISCRETION OF THE CONTRACTOR BASED ON CURRENT ACCEPTED NURSERY STANDARDS. GENERALLY, TREES IN LARGE OPEN AREAS SUBJECT O SIGNIFICANT WIND SHALL BE STAKED. STAKE AND WRAP TREES IMMEDIATELY AFTER PLANTING. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD. REMOVE ALL STAKES AND GUY WIRES NO MORE THAN ONE YEAR AFTER INSTALLATION.
- THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
- NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE CITY OF GRIMES.
- ALL EDGING SHALL BE DURAEDGE 3/16" STEEL EDGING - COLOR BLACK, OR APPROVED EQUAL..
- CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
- ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 3" THICK LAYER OF WASHED RIVER ROCK (1.5" NOMINAL SIZE).
- ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER ROCK IS INSTALLED.

LEGEND

- SEED TYPE 1: PERMANENT LAWN MIX:** INSTALL BY HYDROSEEDING PER DOT SPECIFICATIONS. INTENDED FOR AREAS THAT WILL NOT BE DISTURBED DURING FUTURE CONSTRUCTION ACTIVITIES. APPROXIMATELY 20,000 SF TOTAL
- SEED TYPE 2: PERMANENT COOL SEASON MIX FOR SLOPES AND DITCHES:** INSTALL BY DRILL SEEDING PER DOT SPECIFICATIONS.
- SEED TYPE: WETLAND SEEDING :** INSTALL BY DRILL SEEDING PER DOT SPECIFICATIONS. INTENDED FOR AREAS ALONG THE SOUTH AND EAST PROPERTY LINES AS SHOWN.
- RIVER ROCK :** AREA OF RIVER ROCK AND LANDSCAPE FABRIC - SEE NOTE #15.

PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	LATIN NAME	DECIDUOUS TREES	SIZE	ROOT	NOTES
SH	7	SKYLINE HONEYLOCUST	GLEDITSIA TRACANTHOS INERMIS 'SKYCOLE'	2.0' CAL	B&B		MATCHED SPECIMENS
CO	4	CHINKAPIN OAK	QUERCUS MUhlenBERGII	2.0' CAL	B&B		MATCHED SPECIMENS
RO	8	RED OAK	QUERCUS RUBRA	2.0' CAL	B&B		MATCHED SPECIMENS
SW	2	SWAMP WHITE OAK	QUERCUS BICOLOR	2.0' CAL	B&B		MATCHED SPECIMENS
PE	4	PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'	2.0' CAL	B&B		MATCHED SPECIMENS
RL	2	REDMOND LINDEN	TILIA AMERICANA 'REDMOND'	2.0' CAL	B&B		MATCHED SPECIMENS
ER	3	EASTERN REDBUD	CERCIS CANADENSIS	1.5' CAL	B&B		MATCHED SPECIMENS
CH	4	COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI	1.5' CAL	B&B		MATCHED SPECIMENS
SS	5	SPRING SNOW CRABAPPLE	MALUS x 'SPRING SNOW'	1.5' CAL	B&B		MATCHED SPECIMENS
NS	11	NORWAY SPRUCE	PICEA ABIES	EVERGREEN TREES	6' HGT	B&B	MATCHED SPECIMENS
BH	14	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6' HGT	B&B		MATCHED SPECIMENS
LD	38	LITTLE DEVIL NINEBARK	PHYSCARPUS OULIFOLIUS 'LITTLE DEVIL'	#6	CONT		MATCHED SPECIMENS, FULLY ROOTED
AC	78	ALPINE CURRANT	RIBES ALPINUM	#6	CONT		MATCHED SPECIMENS, FULLY ROOTED
KF	48	KARL FOERSTER GRASS	CALAMAGROSTIS ACUTIFOLIA KARL FOERSTER	#1	CONT		FULLY ROOTED IN CONTAINER

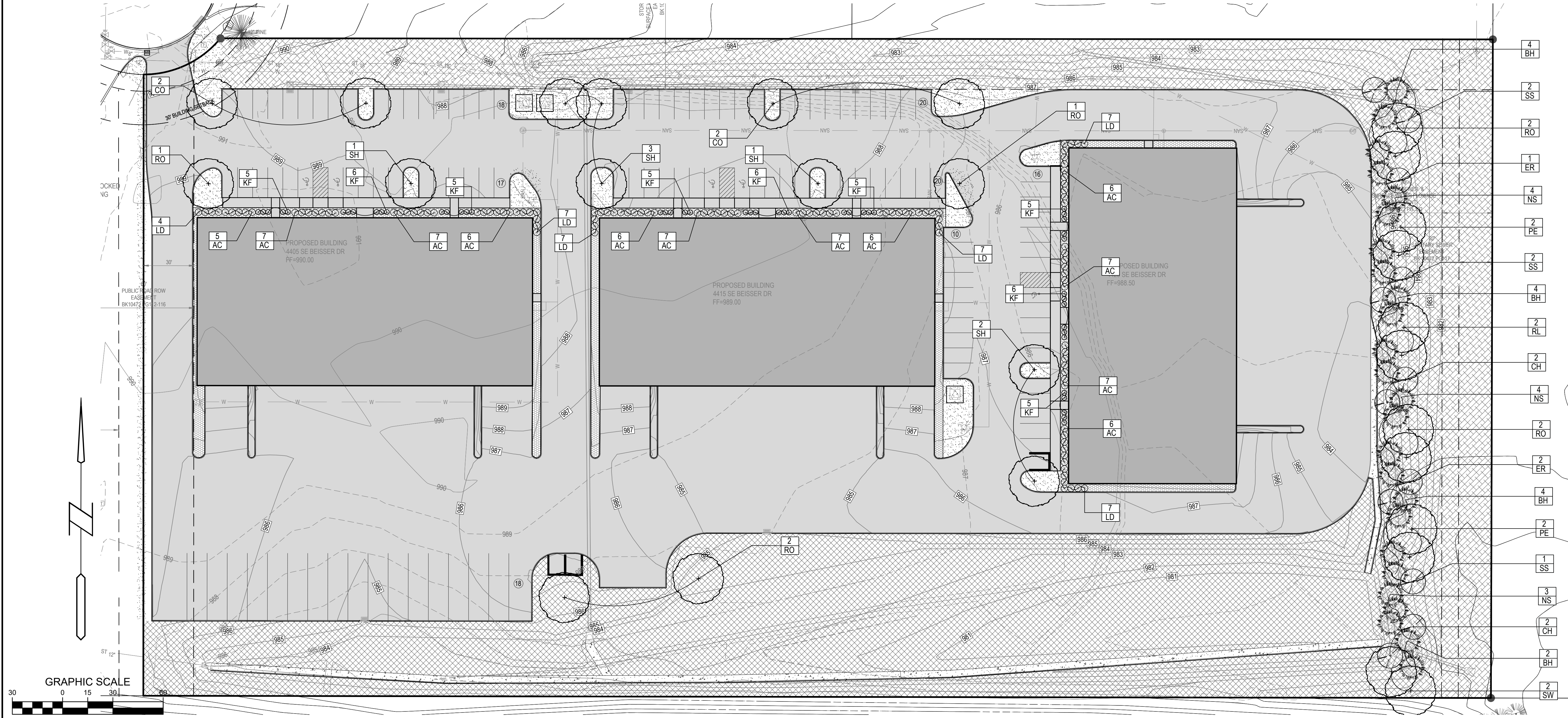
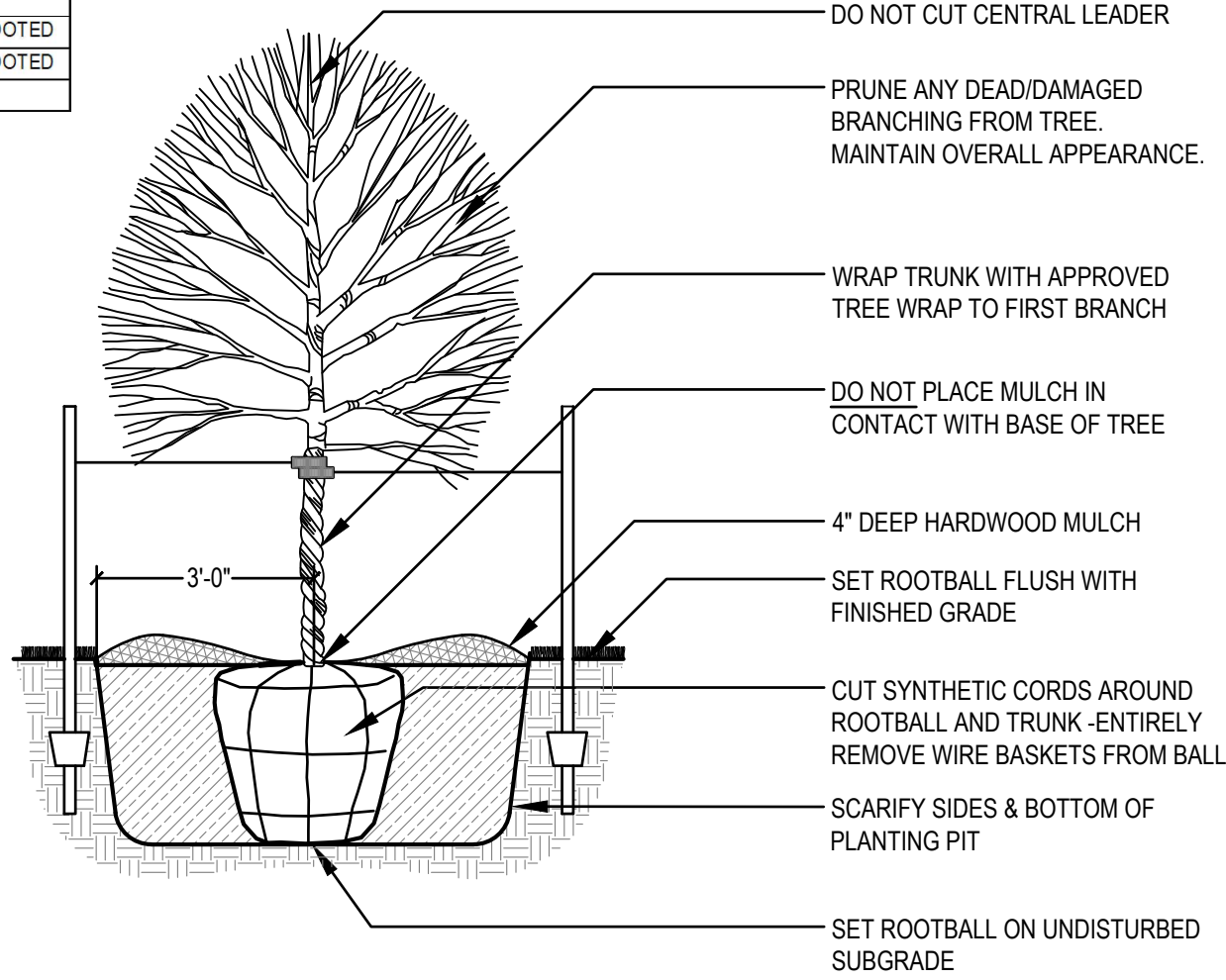
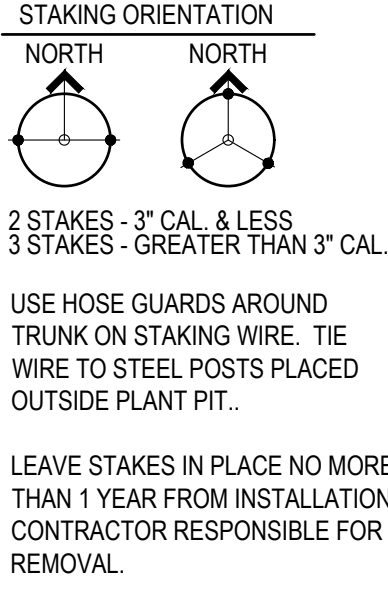
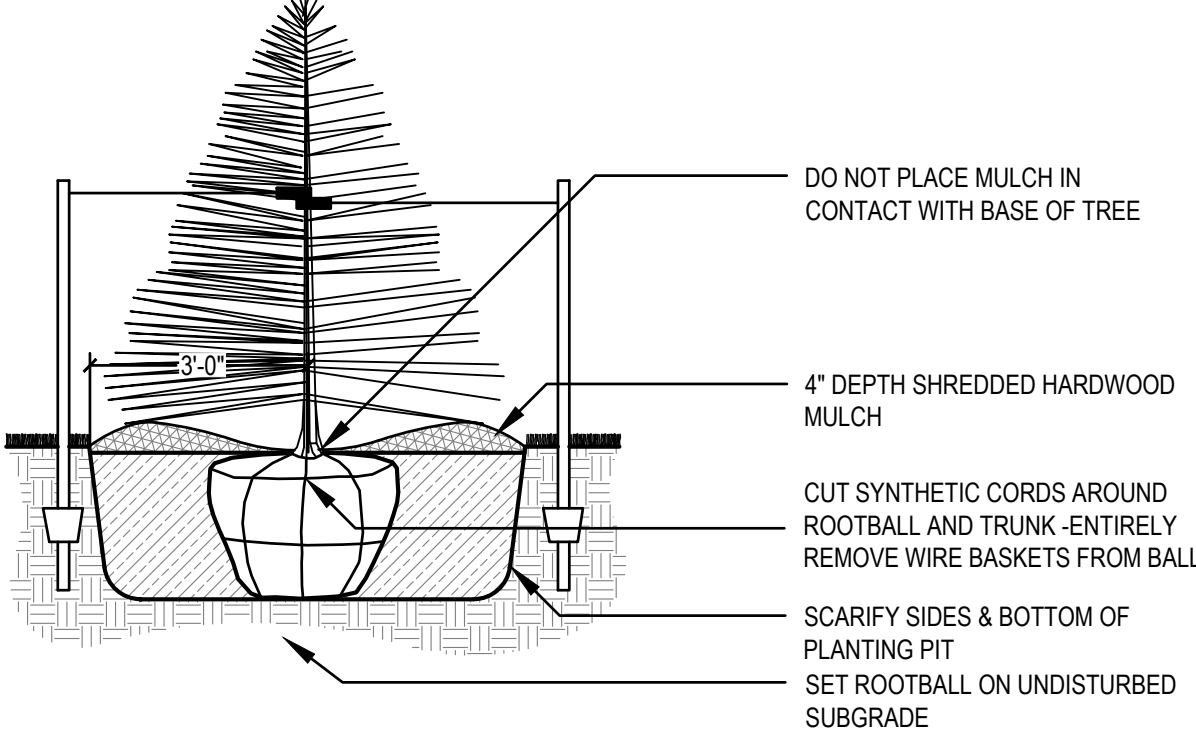
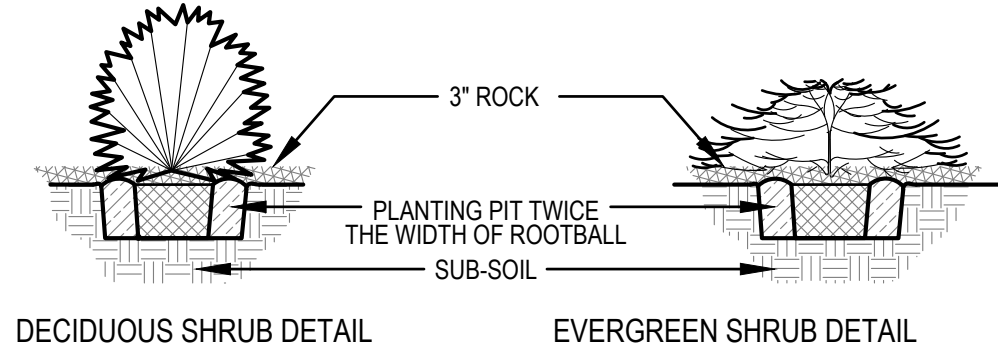
BUFFERYARD REQUIREMENTS:

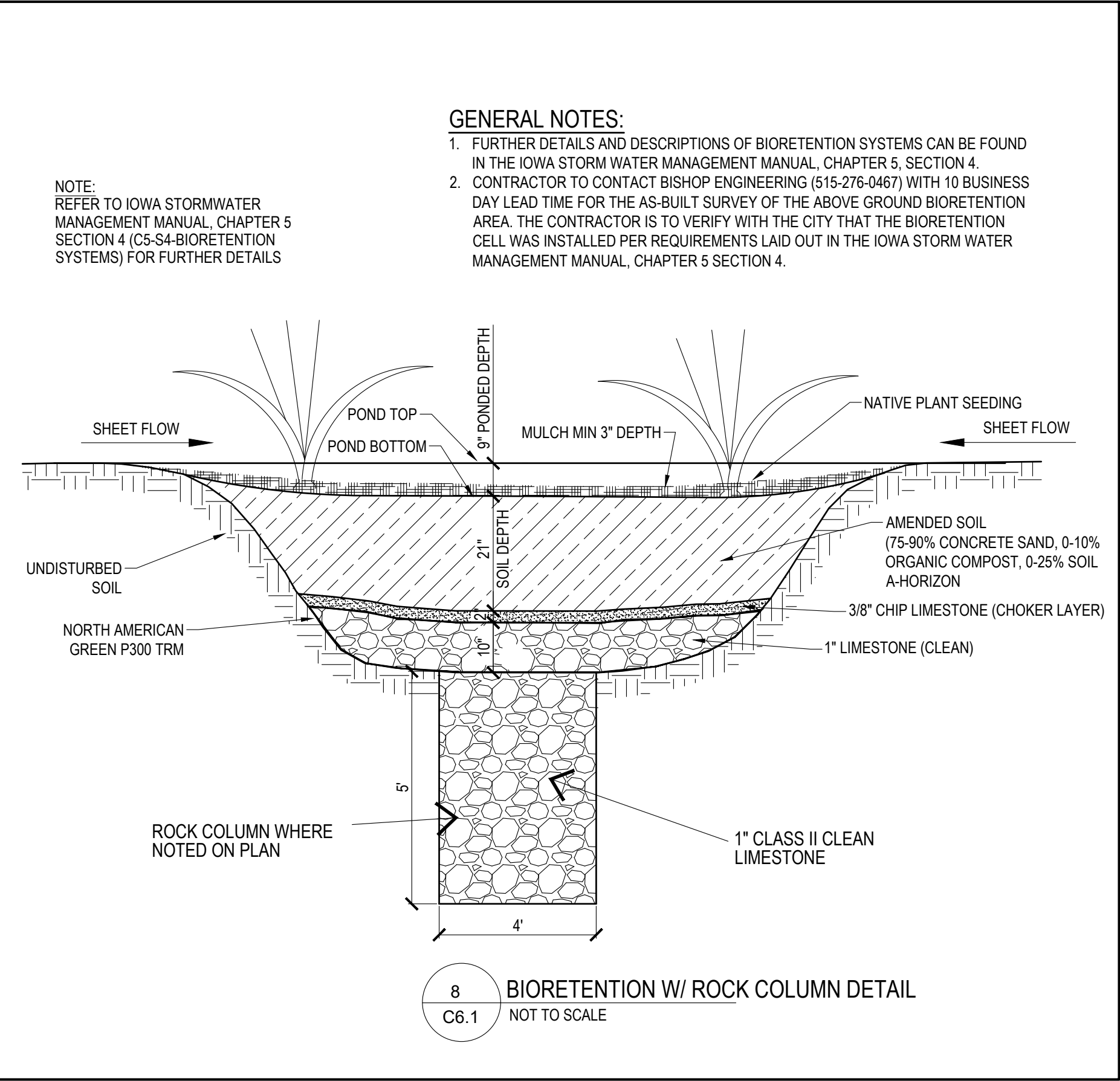
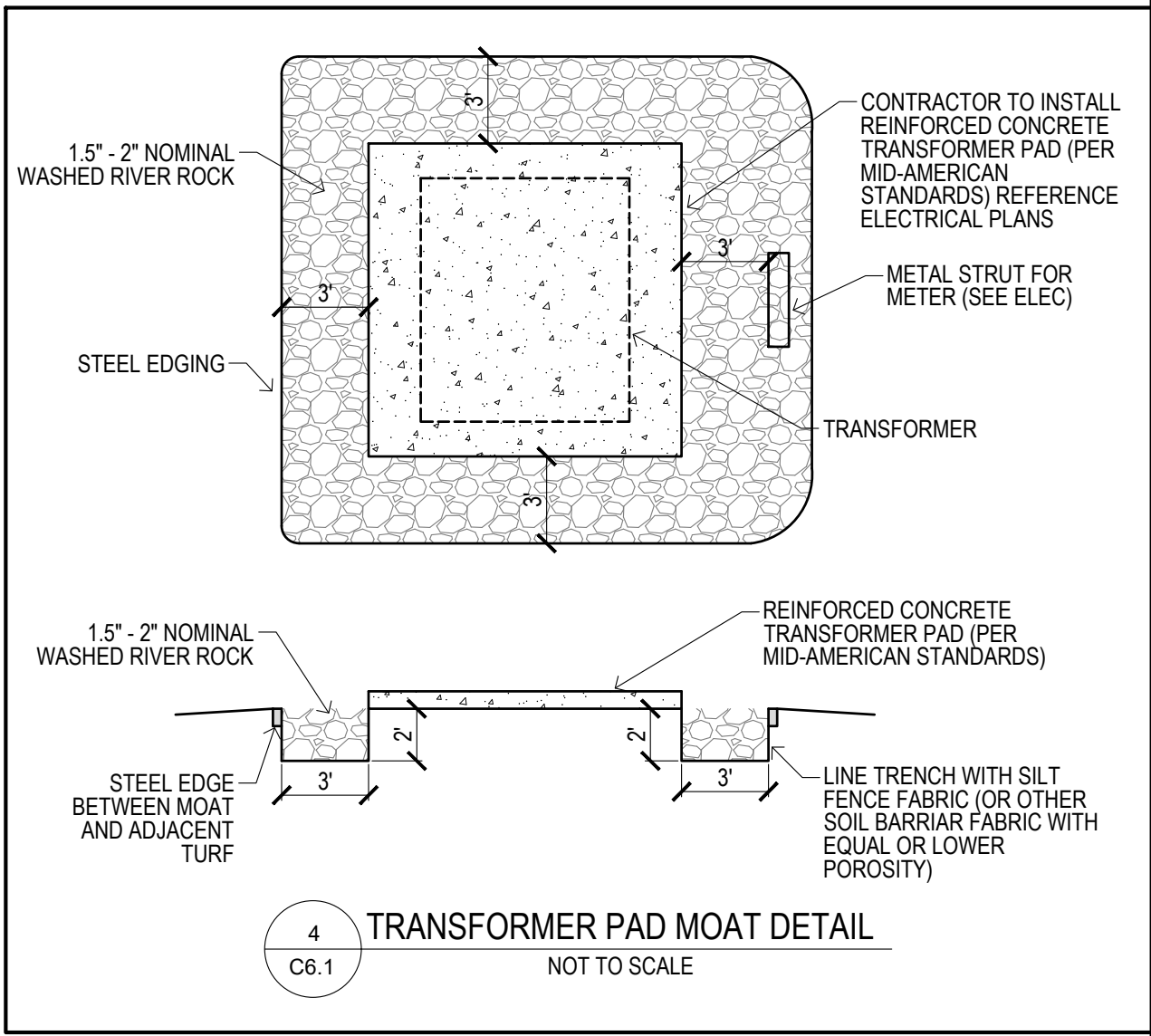
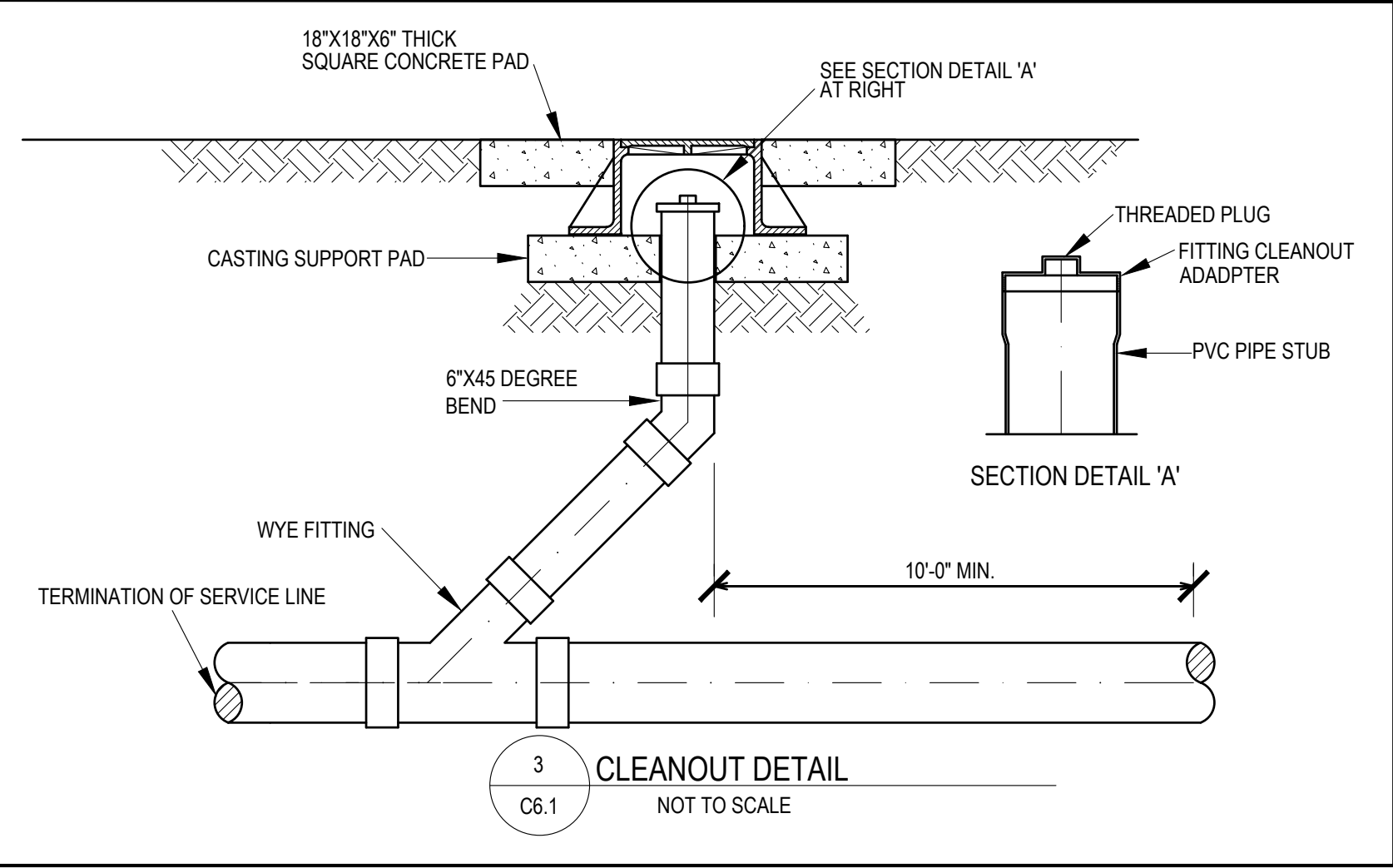
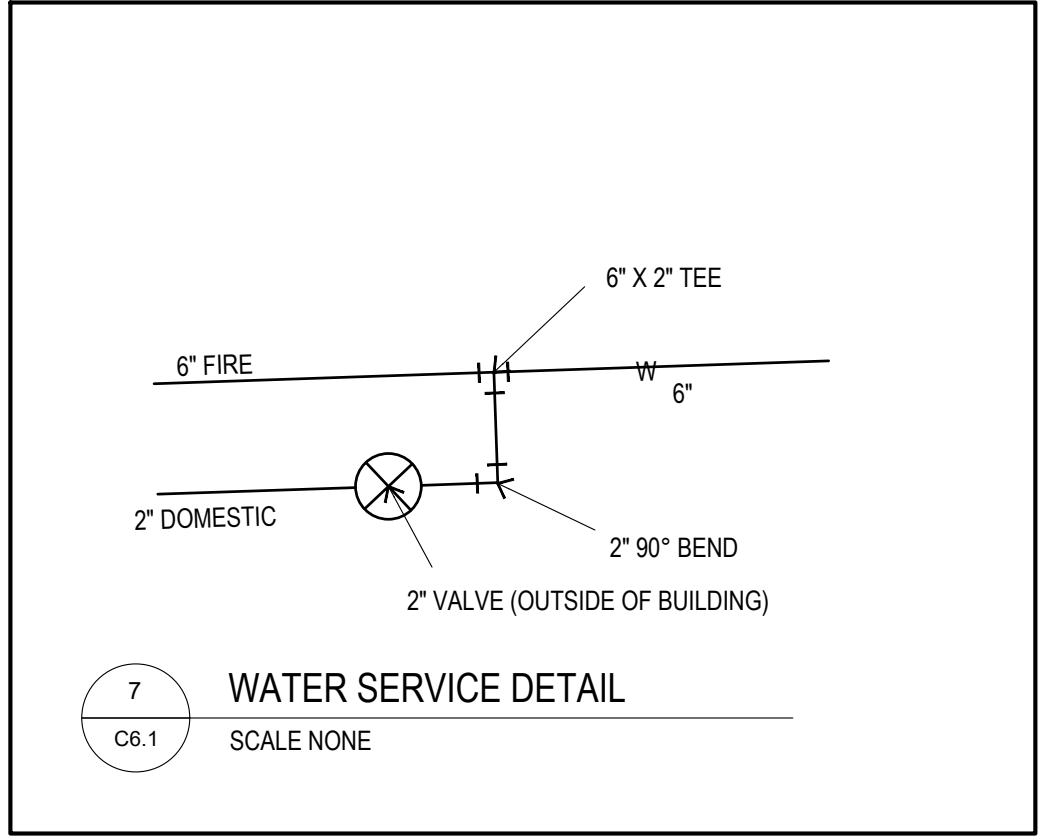
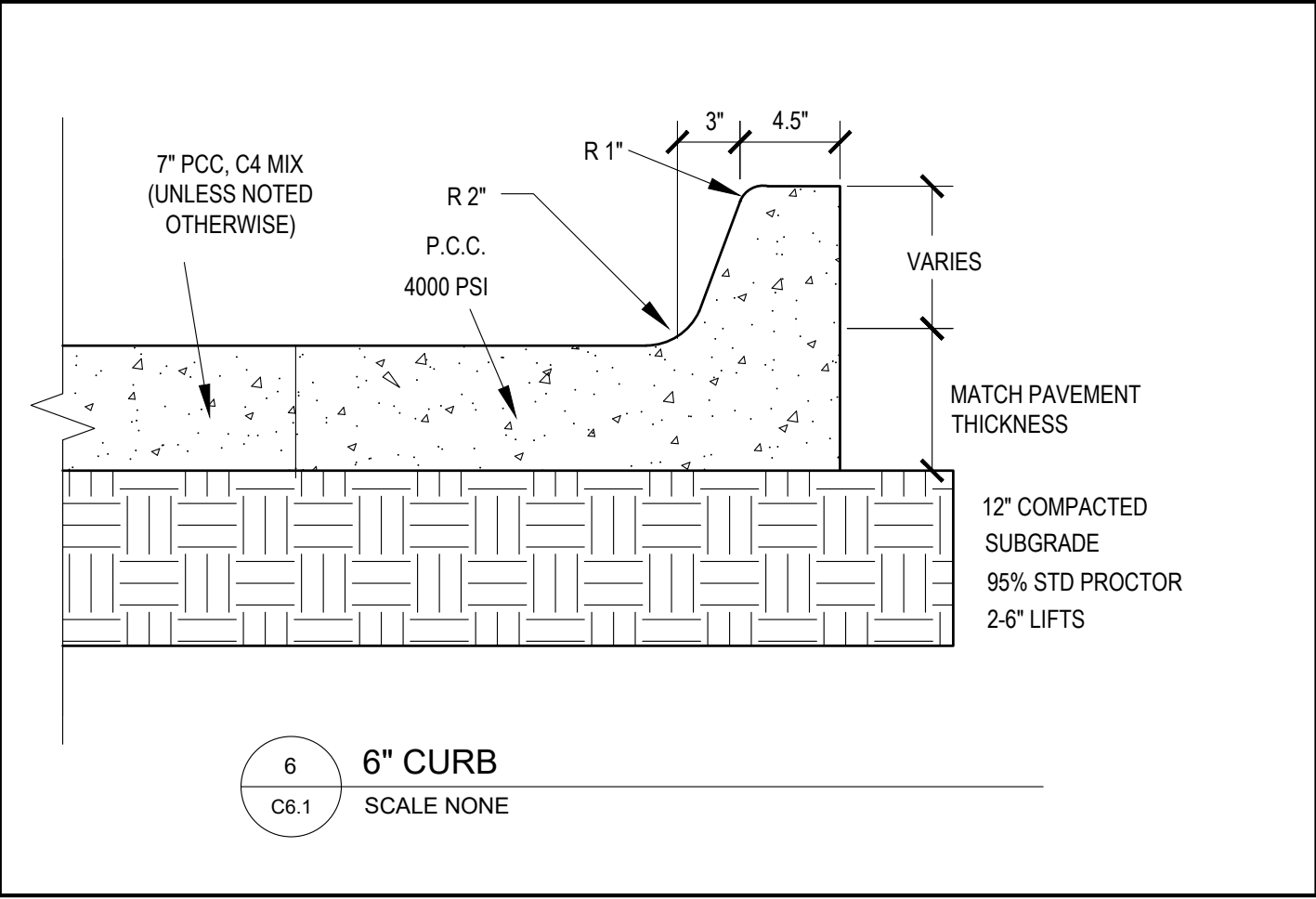
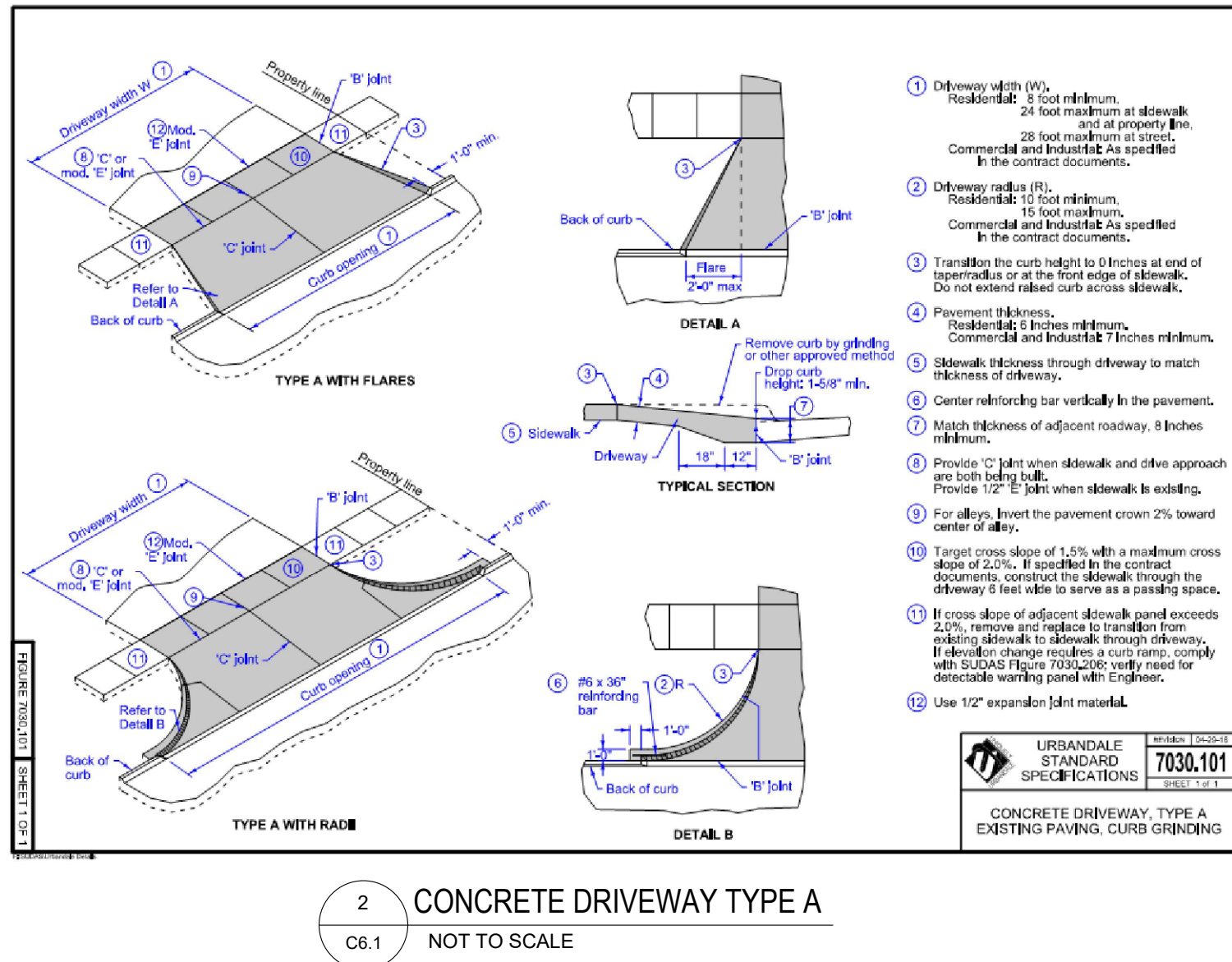
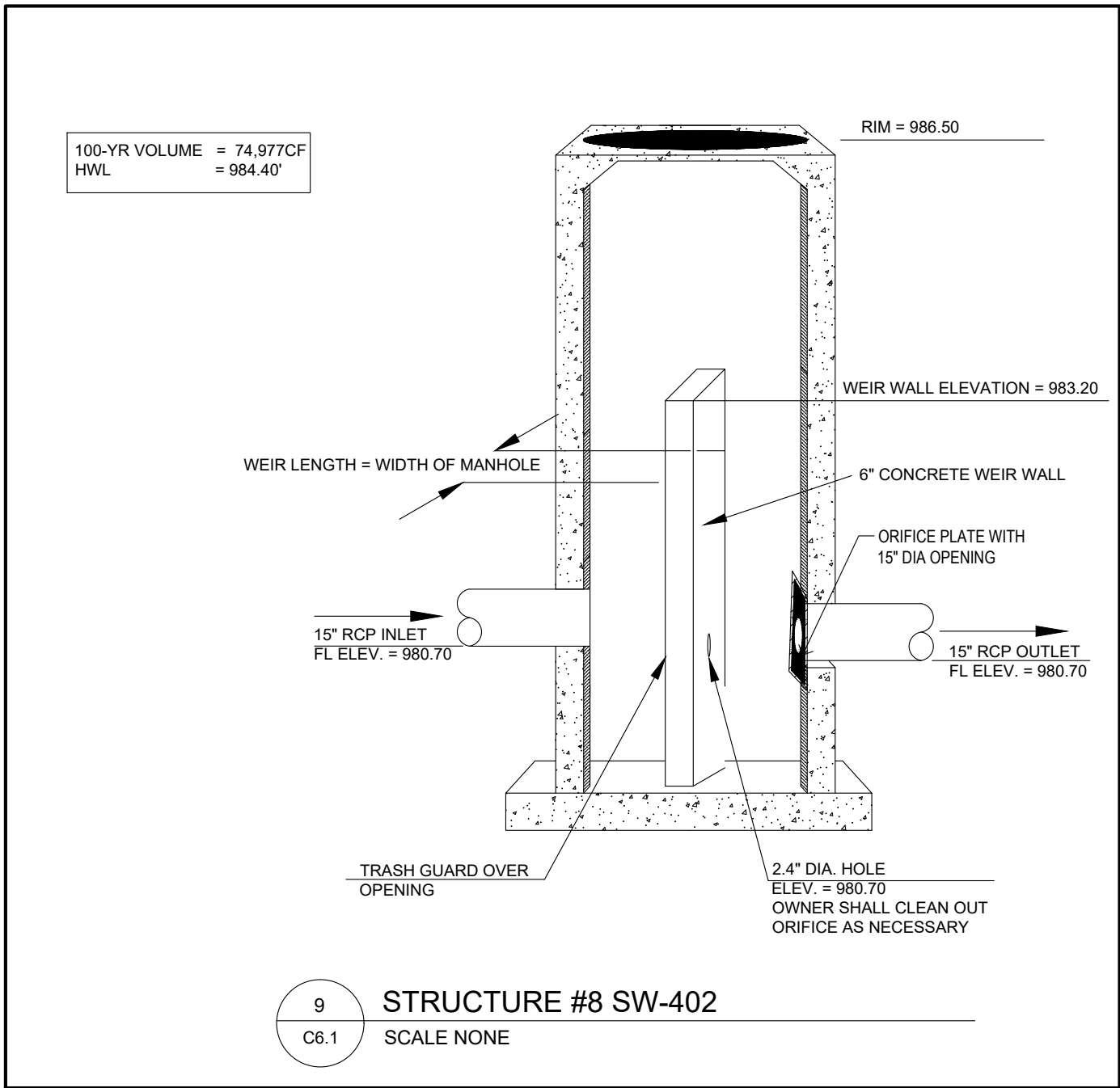
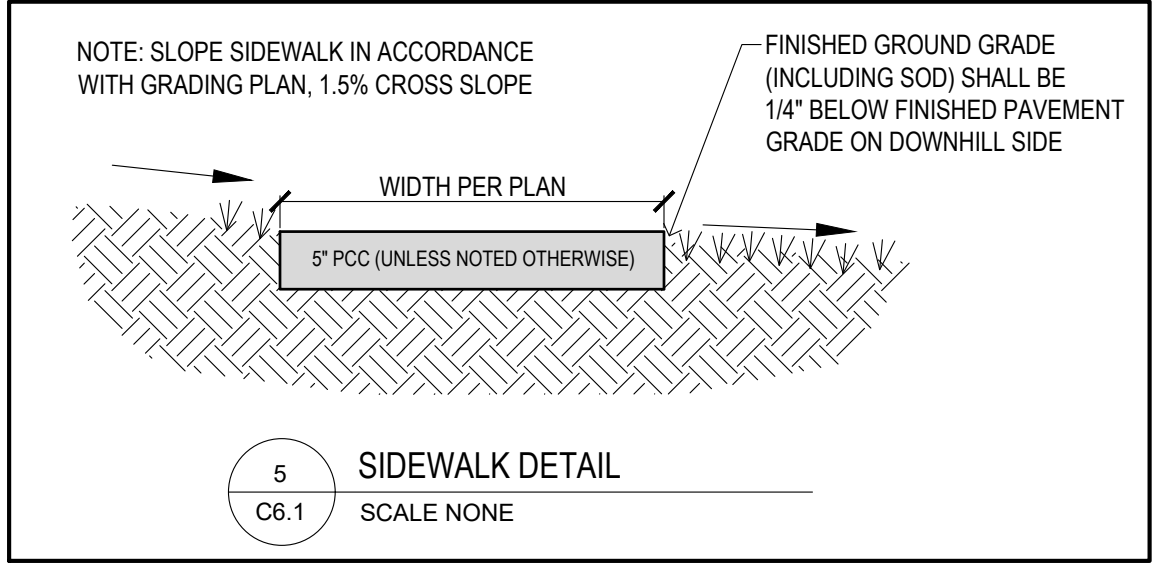
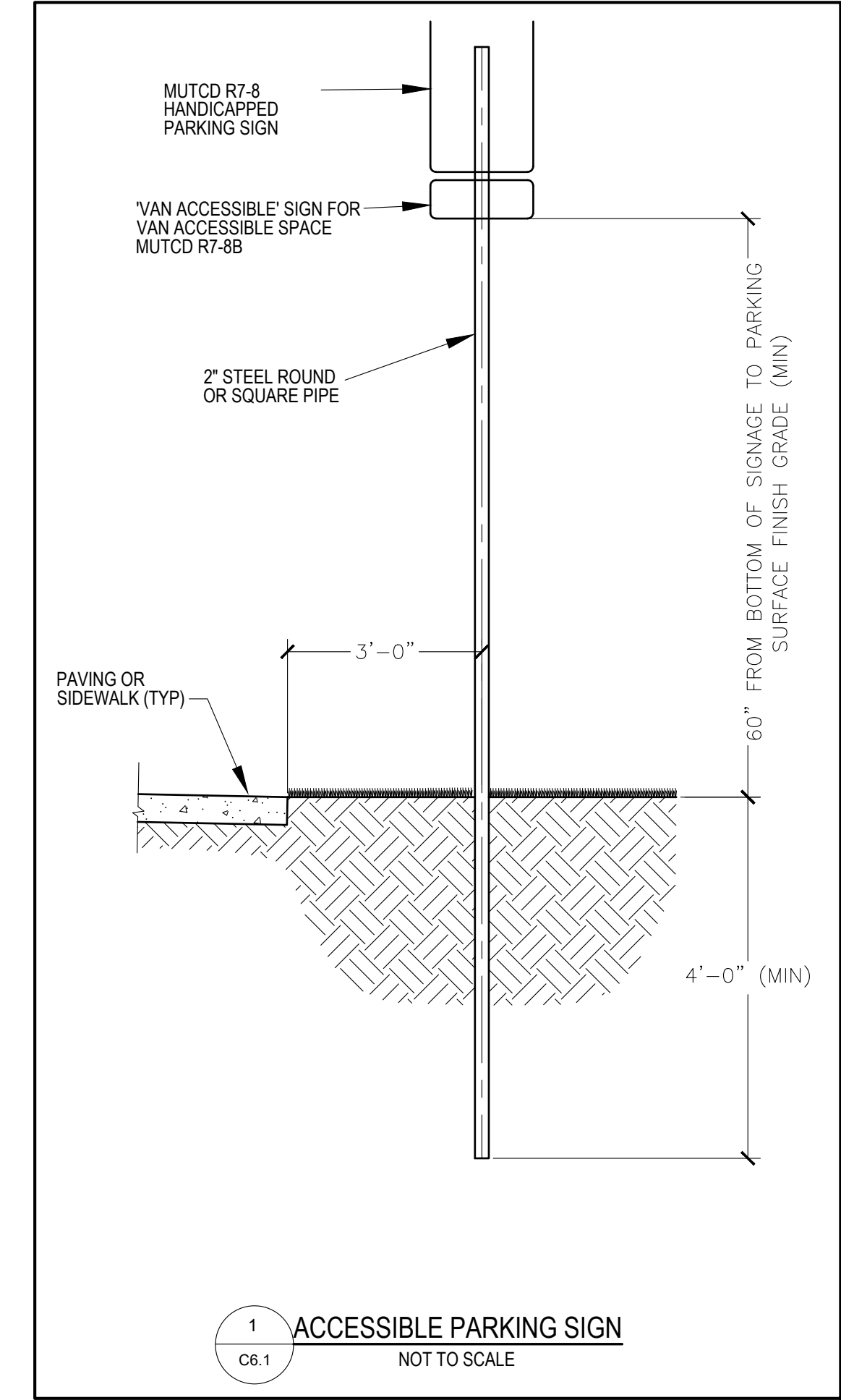
TOTAL LENGTH OF BUFFERYARD (EAST - MINUS EASEMENT) 362.6 LF

TOTAL OVERSTORY TREES REQUIRED (1 / 30 LF) 13

TOTAL EVERGREEN TREES REQUIRED (2 / 30 LF) 25

TOTAL UNDERSTORY TREES REQUIRED (1 / 30 LF) 13





**JORDISON WAREHOUSE
GATEWAY COMMERCE PARK GRIMES, IA**

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DETAILS SHEET

STORM WATER POLLUTION PREVENTION PLAN

PROPERTY DESCRIPTION:

LOT 3 (WARRANTY DEED BOOK 10784, PAGE 841)
LOT 3 GATEWAY COMMERCE PLAT THREE, AN OFFICIAL
PLAT, GRIMES, POLK COUNTY, IOWA.

ADDRESS:

4405 SE BEISSER DR
GRIMES, IOWA 50111

OWNER:

WESTERN PROPERTIES LLC
3917 NW 121ST STREET
URBANDALE, IOWA 50323-2300
515-225-4196

SITE AREA:

7.23 ACRES (314,938 S.F.)

BENCHMARK:

BASIS OF BEARING ASSUMED FOR THE PURPOSES OF
THIS SURVEY
BENCHMARK DATUM = NAVD88, GEOID 12A

POINT #1

NORTHING = 5000.71
EASTING = 4997.57
ELEVATION = 992.64
DESCRIPTION: NAIL LOCATED EAST OF NORTHERN
BUILDING ALONG ENTRANCE.

TBM 1 - ARROW ON HYDRANT

NORTHING = 4938.76
EASTING = 4907.87
ELEVATION = 995.32
DESCRIPTION: HYDRANT NEAR PARKING, SOUTH SIDE OF
LOT

TBM 2 - BURY BOLT ON HYDRANT

NORTHING = 5008.71
EASTING = 4949.83
ELEVATION = 992.82
DESCRIPTION: HYDRANT NEAR CUL-DE-SAC

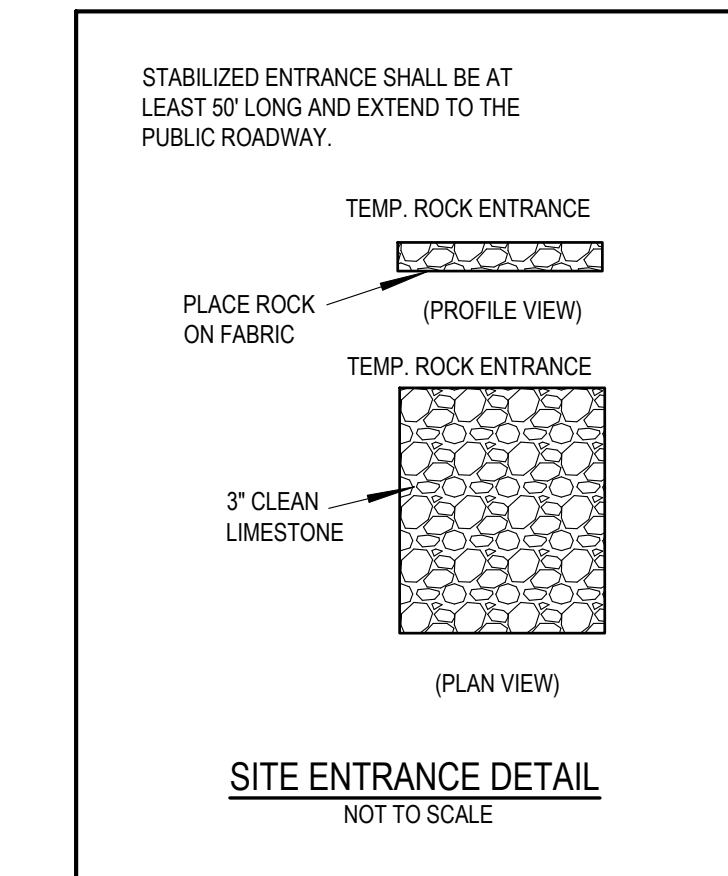
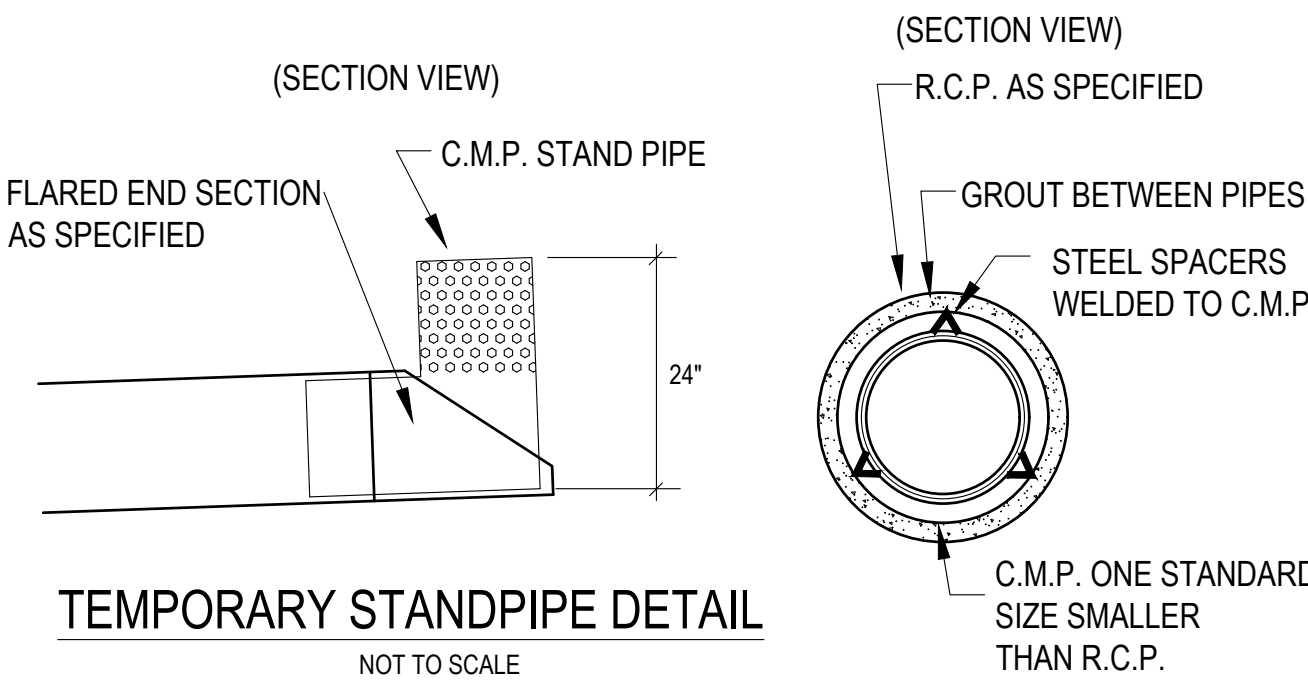
TBM 3 - ARROW ON HYDRANT

NORTHING = 4807.59
EASTING = 4859.76
ELEVATION = 995.17
DESCRIPTION: HYDRANT NEAR ABOVE GROUND WATER
VALVE, NEAR WASH STATION PITS

TEMPORARY STANDPIPE NOTES:

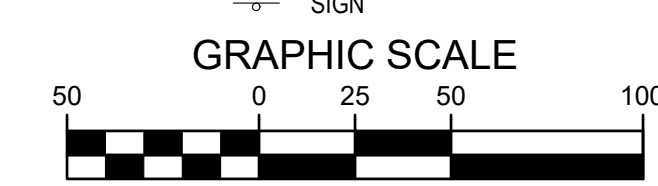
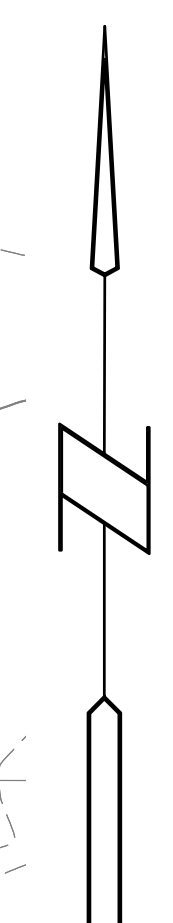
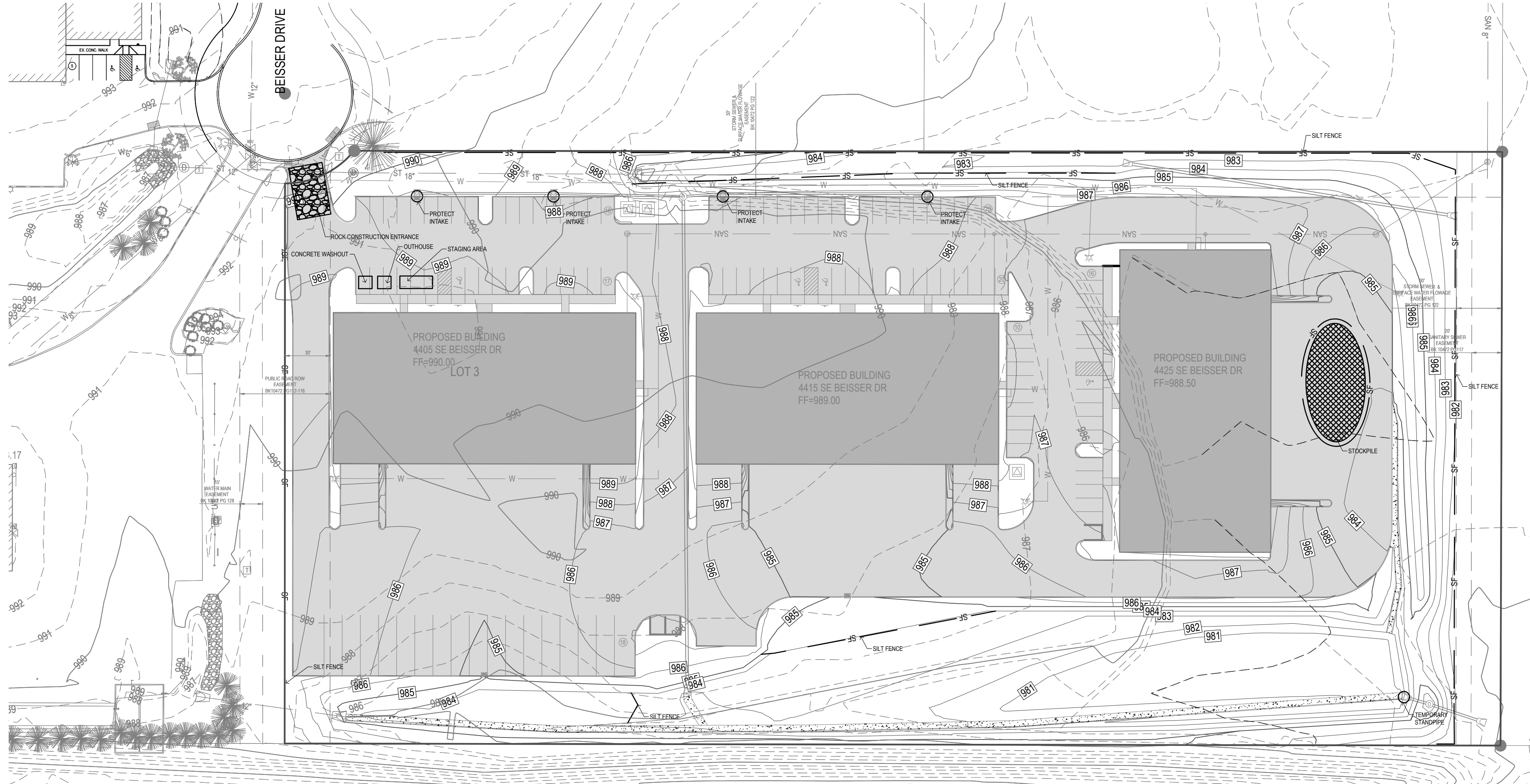
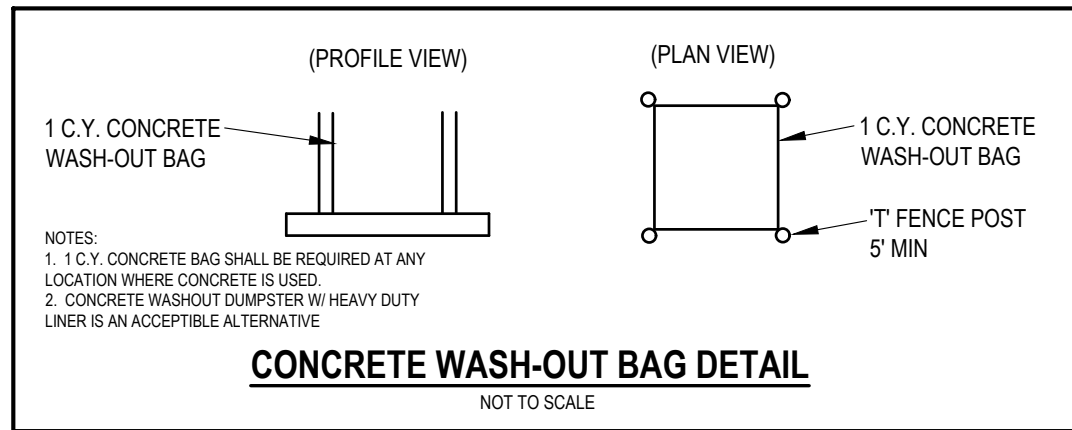
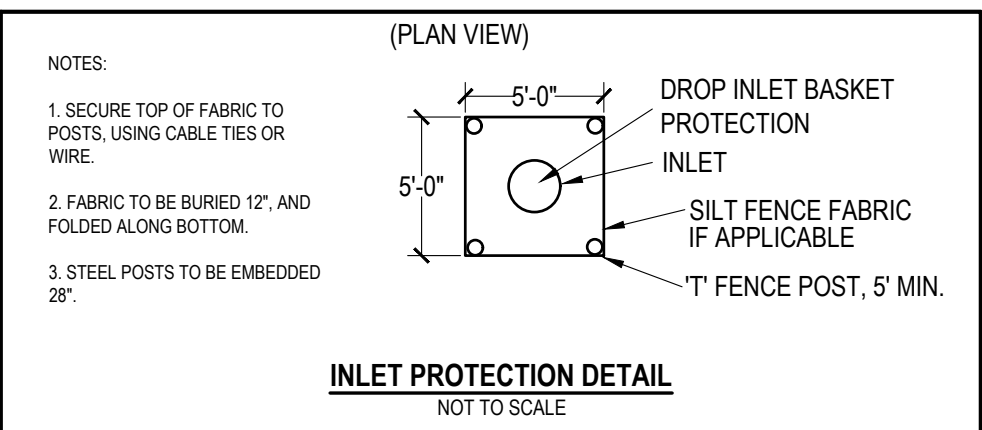
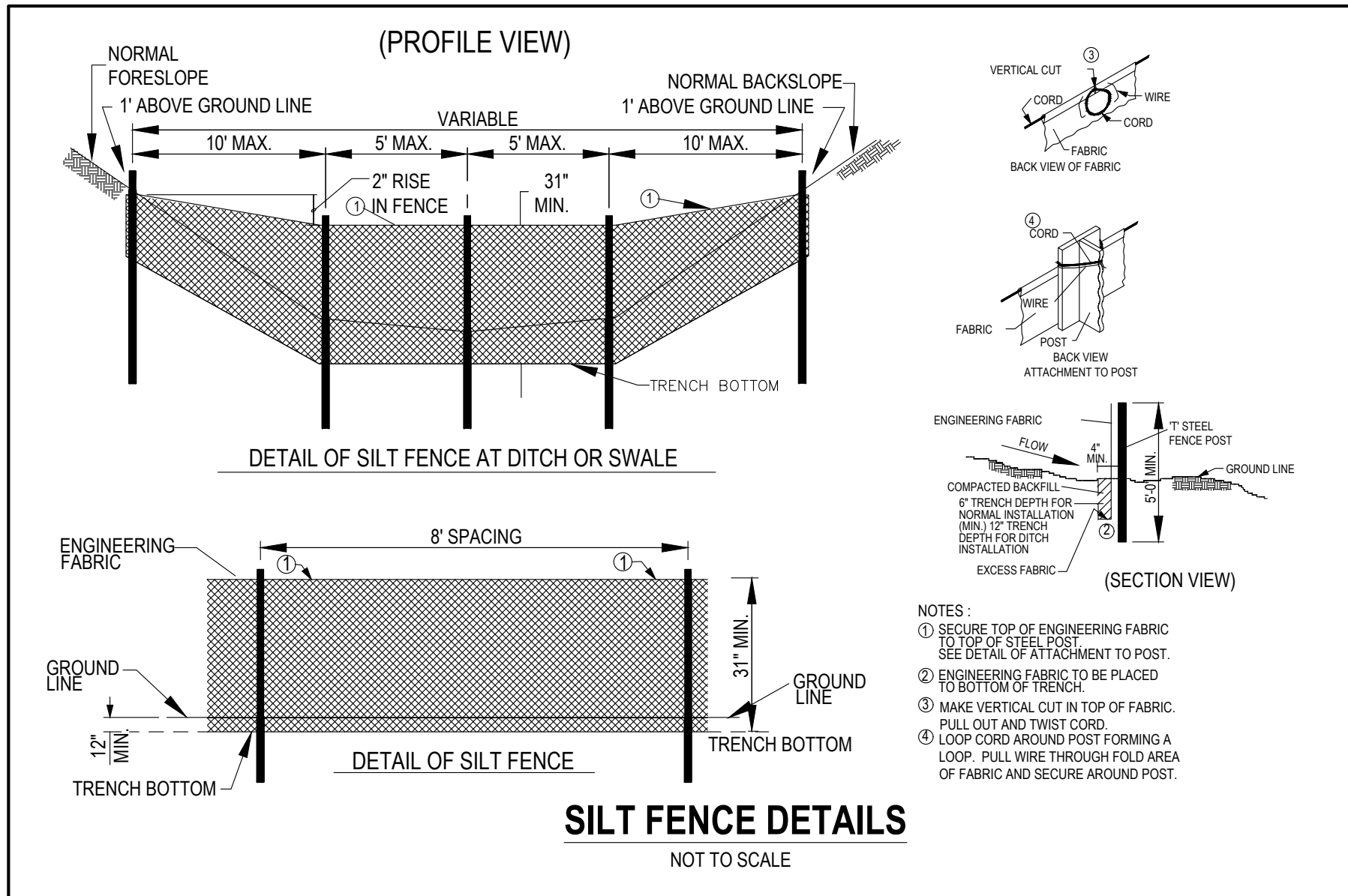
A TEMPORARY C.M.P. STANDPIPE, ONE STANDARD PIPE SIZE SMALLER THAN THE PERMANENT R.C.P. INLET, SHALL BE
INSTALLED IN THE INLET.
THE OPEN TOP OF THE STANDPIPE SHALL BE 24" FROM THE FLOWLINE OF THE PIPE.
THE STAND PIPE SHALL CONSIST OF A 90° ELBOW, WITH 1" DIAMETER HOLES ON 6" CENTERS. STEEL SPACERS SHALL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

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



UTILITY NOTE:

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



EROSION CONTROL NOTES:

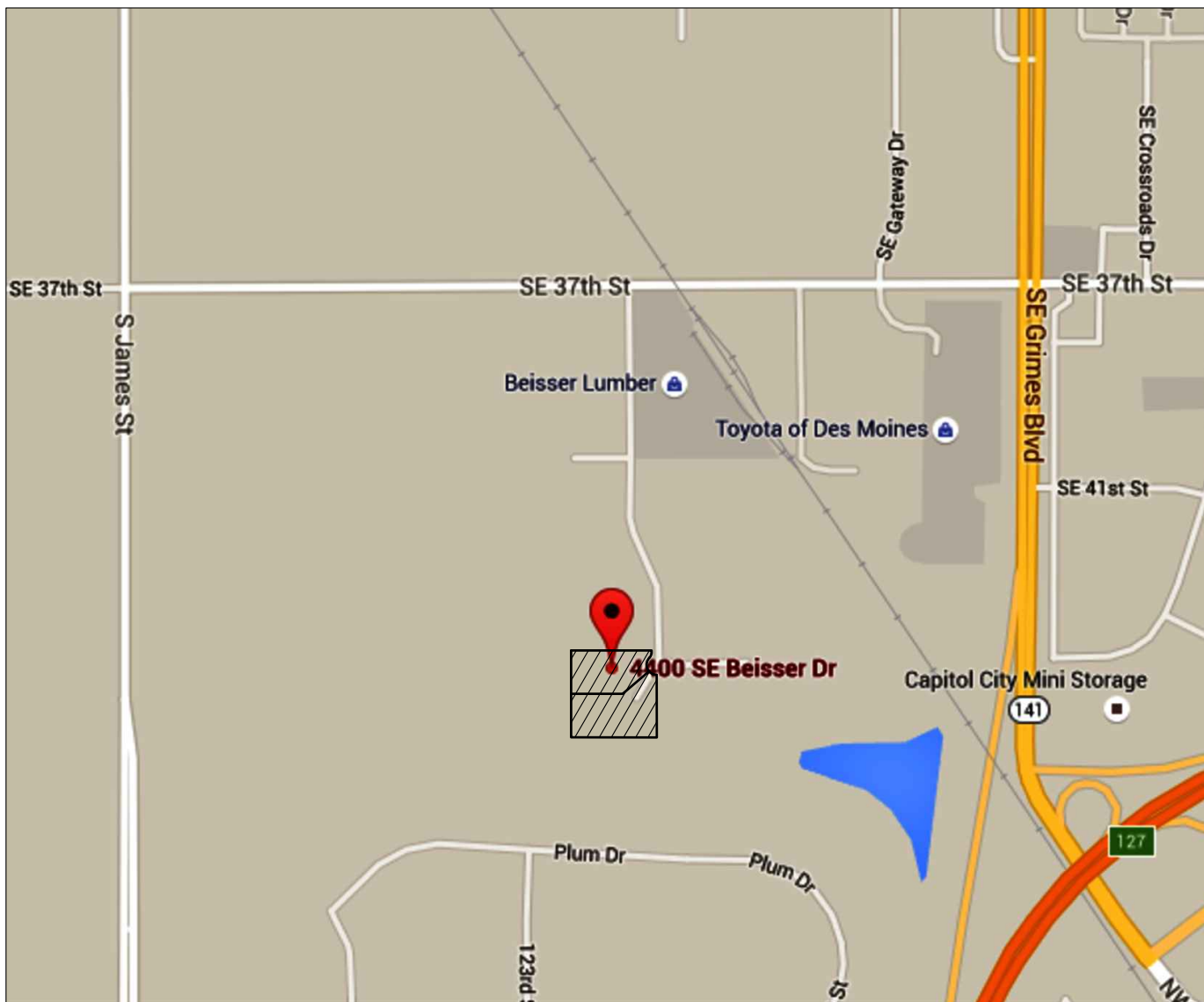
- SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
- SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT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

EROSION CONTROL REMOVAL NOTES:

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

EROSION CONTROL SCHEDULE:

RIP RAP	150 TONS
INLET PROTECTION	4 EA
SILT FENCE	2,191 LF
TEMPORARY STAND PIPE	1 EA
CONCRETE WASHOUT	1 EA



GRIMES COMMERCE PARK BLDG 1

4405 SE BEISSER DR.
GRIMES, IA 50111

BID SET - NOT FOR CONSTRUCTION

DISCOVER/ ANALYZE

DEVELOP

COMMIT

DELIVER

DRAWN BY: TRB

ORIGINAL
CONSTRUCTION DOCUMENT
--/--/----

REVISIONS

11/15/2021
11/22/2021 COLOR ELEV.
11/24/2021 - PERMIT SET
12/07/2021 REV. COLOR ELEV
--/--/----
--/--/----

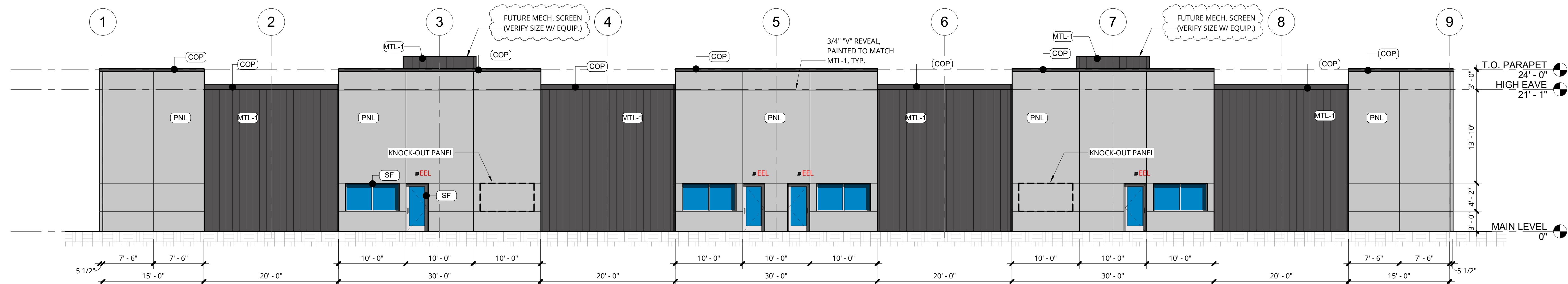
PLAN NO. = 90-107

DWG. LIST

COLOR EXTERIOR
ELEVATIONS

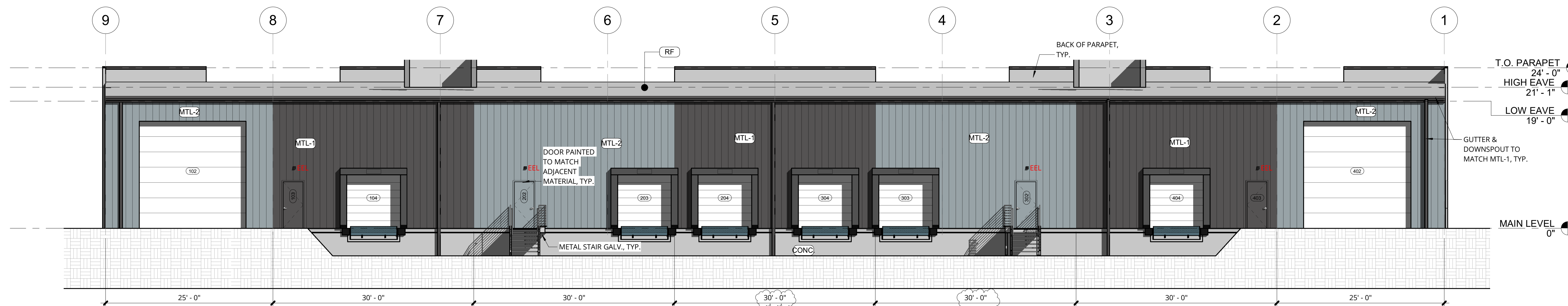
SHEET NO.

A-202



COLOR - NORTH ELEVATION

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

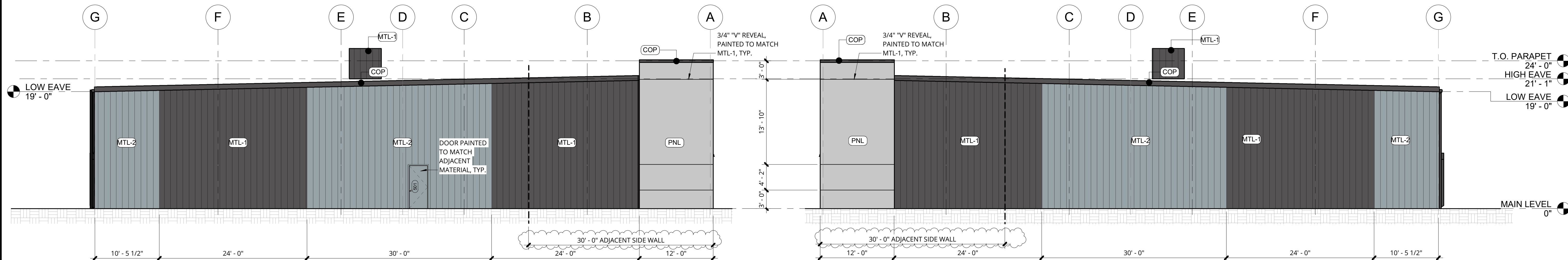


COLOR - SOUTH ELEVATION

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

EXTERIOR MATERIAL SCHEDULE			
ELEVATION	MATERIAL AREA TOTAL SF.	ARCH. WALL PANEL SF.	ARCH. WALL PANEL PERCENT
NORTH ELEVATION	7587	2900	38%
SOUTH ELEVATION	0	0	0%
EAST ELEVATION	673	288	43%
WEST ELEVATION	673	288	43%

MATERIAL LEGEND	
MARK	MATERIAL DESCRIPTION
CONC.	EXPOSED CONCRETE, SMOOTH FINISH, NATURAL COLOR
COP	PRE-FINISHED METAL COPINGS, COLOR TO MATCH MTL-1
MTL-1	METAL PANEL: STAR AVP METAL PANEL W/ EXPOSED FASTENERS, COLOR: CHARCOAL GRAY SIGNATURE 200
MTL-2	METAL PANEL: STAR AVP METAL PANEL W/ EXPOSED FASTENERS, COLOR: TUNDRA SIGNATURE 300
PNL	ARCH. CONCRETE PANEL: TILT-UP, SMOOTH FINISH, NATURAL COLOR, "V" REVEAL PAINTED TO MATCH MTL-1
RF	METAL PANEL: STAR AVP METAL PANEL W/ EXPOSED FASTENERS, COLOR: GALVALUME SIGNATURE 200
SF	STOREFRONT: CLEAR ANODIZED W/ CLEAR INSULATED GLAZING W/ LOW-E



COLOR - EAST ELEVATION

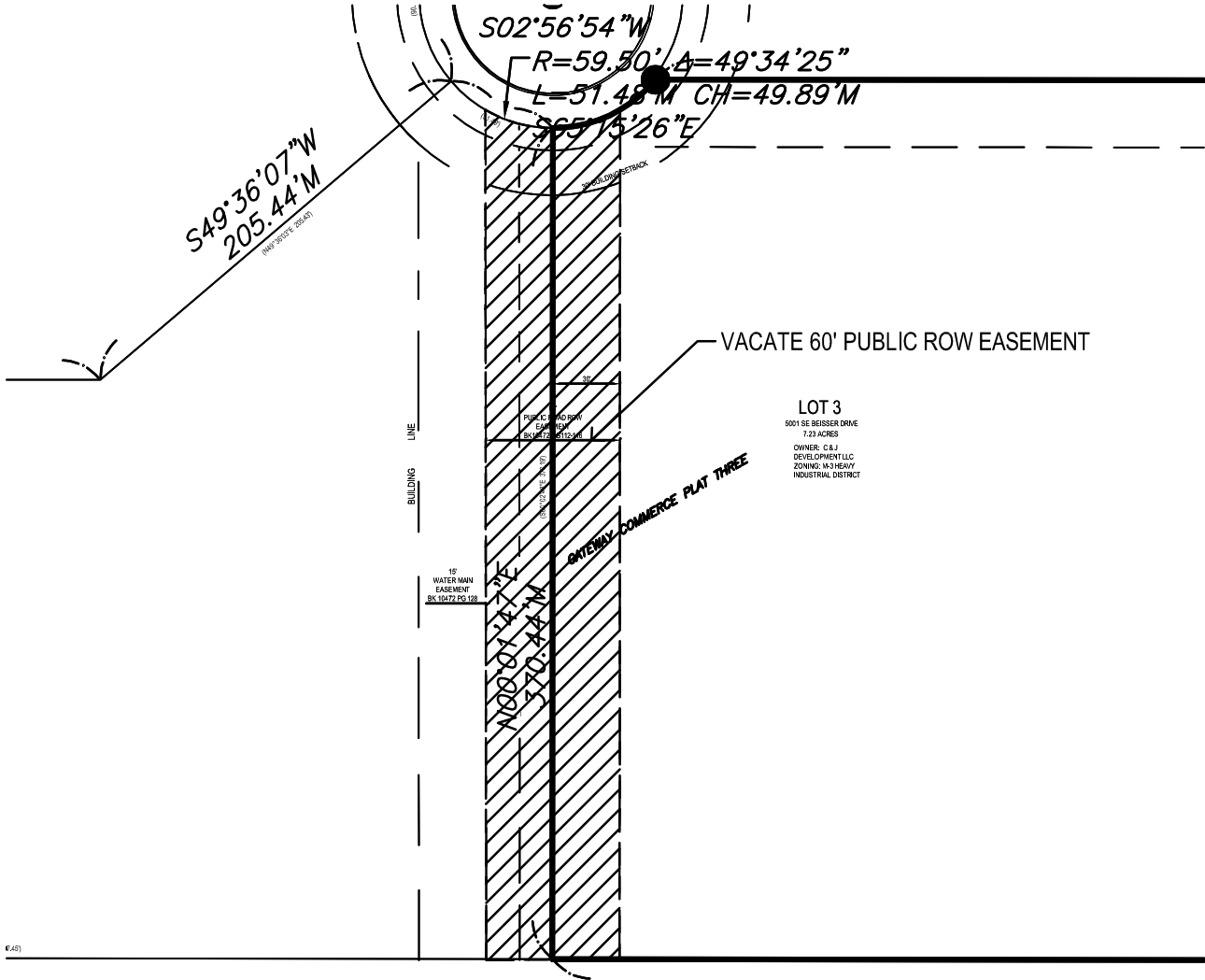
3 SCALE: 1/8" = 1'-0"

COLOR - WEST ELEVATION

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

EASEMENT EXHIBIT "A"

VACATE 60' PUBLIC ROW EASEMENT

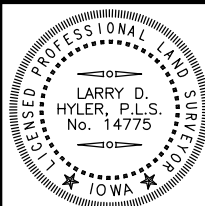
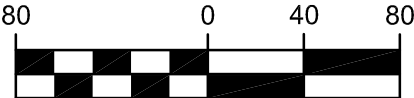


LOT 6

OWNER/PREPARED FOR:
WESTERN PROPERTIES LLC
3917 NW 121ST STREET
URBANDALE, IOWA 50323
STEVE JORDISON

- LEGEND:
- PROPERTY CORNER
 - ⊙ SECTION CORNER
 - M MEASURED DISTANCE
 - P PLATTED DISTANCE
 - D DEEDED DISTANCE
 - PRA PREVIOUSLY RECORDED AS
 - ROW RIGHT OF WAY
 - POC POINT OF COMMENCEMENT
 - POB POINT OF BEGINNING

GRAPHIC SCALE



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.

SIGNED: _____ DATE: _____
LARRY D. HYLER, P.L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL: _____

SHEET 1 OF 1



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Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

4405 BEISSER DR
GRIMES, IA

EASEMENT EXHIBIT

REFERENCE NUMBER:

DRAWN BY:
DS

PROJECT NUMBER:
160222-1