

1. Agenda

Documents:

[020519 PZ AGENDA.PDF](#)

2. Meeting Materials

Documents:

[020519 PZ PACKET AMED1W.PDF](#)



Planning and Zoning Commission

February 5, 2019

Agenda

Grimes City Hall

5:30 P.M.

AGENDA

A GENERAL AGENDA ITEMS

1. Call to Order
2. Roll Call: Amy Montford, Craig Patterson, Scott Almeida, Danielle Smid, Alex Pfaltzgraff
Council Liaison Jill Altringer
3. Approval of the Agenda
4. Approval of Previous Minutes

B. PUBLIC AGENDA ITEMS

- A. Walmart Building Color Revisions – Site Plan
- B. Consideration of Approval of Plat of Survey for Justin Frampton
- C. Public Hearing Request from Justin Frampton to rezone 6.03 acres located at 8021 NW 142nd Street from A-1 Agricultural property to R-1 Single Family
- D. Dallas Center–Grimes Plat 1 – Preliminary Plat
- E. Dallas Center–Grimes Plat 1 – Final Plat
- F. Dallas Center-Grimes Middle School – Site Plan
- G. Consideration of Plat of Survey for Hope K Farms Development located southwest of County Line Road and W 1st Street in Dallas County

C. PUBLIC FORUM

D. REPORTS

1. Building Administrator Update
2. Zoning Administrator
3. Council Liaison Update
4. Old Business
5. New Business

E. ADJOURNMENT



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E. ADJOURNMENT



101 NE Harvey Street, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846

This meeting of the Grimes Planning and Zoning Commission was called to order on Thursday January 3, 2019 at 5:30 P.M. at Grimes City Hall.

Roll Call: Present: Alex Pfaltzgraff, Amy Montford, Danielle Smid, Scott Almeida, Craig Patterson, Council Liaison Jill Altringer, Building Administrator Scott Clyce, and City Engineer John Gade.

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

Motion by Pfaltzgraff, Second by Smid, to approve the agenda.

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

2. APPROVAL OF THE MINUTES

Motion by Patterson, Second by Montford, to approve the minutes from the December 4, 2018 meeting.

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

3. ELECTION OF OFFICERS

Motion by Smid, Second by Montford to retain Scott Almeida as Chair and Alex Pfaltzgraff as Vice-Chair.

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

B. PUBLIC AGENDA ITEMS

1. Walmart Site Plan Revision-Building Color Revisions

Dan Backstrom, SGA Design Group, addressed the Board on behalf of Walmart. Backstrom discussed the Walmart process where the stores are reviewed and updated periodically with both internal and external updates. Backstrom added that they are currently revising the Branding Colors for the approximately 3500 stores around the country. Backstrom indicated the color scheme at the time the Grimes location was built was predominately brown. He added the new branding colors consist of several shades of grey, and a blue background to the signage and the orange asterisk after the name. Backstrom stated that due to the current brown shades on the existing building, as well as trying to work with the city codes, the company has decided to forgo adding the grey tones and some of the orange accents and are asking instead for approval to use a 3M film product in the company blue color on the wall behind the name on the front and west sides and use the orange to clearly identify the existing canopy located at the designated pick-up area. City Engineer Gade stated that he had supplied the board with a copy of the color tones that the code recommends, but noted that a similar shade of blue to what is being requested had been approved in the past. Gade also noted that it was open for discussion if the colored areas were to be considered as signage or not and that the code allows up to 10% of a building frontage to be used for signage and that Logos themselves are not held to the earth tone requirement. He added that the area being proposed for the color is approximately 7% of the building surface on the frontage facing highway 44, and approximately 11.2% on the west wall. Board member Montford stated that she has reviewed other locations to evaluate the color usage elsewhere, and felt that the current building and colors was very effective as it is and did not believe there was a need to deviate from the accepted earth tones.

General discussion continued regarding the previous uses of that color of blue in the past and how the current earth tone requirements came into being. Pfaltzgraff indicated that he did not have a large concern regarding the proposal on the frontage along Highway 44, or with the orange canopy for the pick-up lane, however, he did have concerns about the proposal for the west side of the building. Montford reiterated that limiting colors to earth tones was done for a reason and failed to see the value in trying to find ways to deviate from the established zoning. Backstrom asked who would be the party to determine if the proposal would be defined as signage or not as well what size would be allowable. City Engineer Gade stated that, as the Zoning Administrator, he would be responsible for that decision. Motion by Pfaltzgraff, Second by Montford, to Deny the Walmart Site Plan Revision-Building Color. Roll call: Ayes-5, Nay-0. Motion passes: 5- 0

C. PUBLIC FORUM - None

D. Reports

a. Building Administrator Update

Building Administrator Clyce stated there had been 2 single family permits in December and that he should have the annual totals report by Mid-January.

b. Zoning Administrator Report- Nothing additional to add at this time.

c. Council Liaison Update- None

d. Old Business- None

e. New Business- Next meeting February 5, 2019

Meeting is adjourned at 6:22 pm

Signature



January 24, 2019

Grimes P&Z and City Council
101 NE Harvey Street
Grimes, IA 50111

Walmart Building Color Revisions – Minor Site Plan

FOX Ref No: 8630-04C.240.1

FOX Engineering has completed the review of the proposed Walmart building color revisions dated January 10, 2019. Walmart has revised their submittal per P&Z request and eliminated the blue signage along the west side of the building. Please address the following comments:

1. The Developer has submitted the application form and \$550 application fee to the City of Grimes.
2. Walmart is proposing to revise the color of their wall signage along the north side of their building. Walmart is proposing adding their national franchise Walmart blue (3M Film) to their signage. According to the HWY 141 Zone 1 ordinance; "SIGN DESIGN. In Zone 1 and Zone 2 all signs shall consist of an earthtone color with the only exception being signs that consist of inflexible National Franchise or Trademark Logos and colors." The Zoning Administrator has reviewed the code, consulted with other neighboring jurisdictions and has determined that this proposed revision of adding blue is part of their national franchise signage. The Grimes Code limits the amount of wall signage to 10%. Walmart has provided documentation that the addition of the blue along with all other existing signage does not exceed the code requirement of 10%.
3. Walmart is proposing to revise the color of the "Order online" canopy from brown to knockout orange (national franchise orange) along the west side of their building. The knockout orange appears to be an earthtone color which is allowed per the Zone 1 code for building materials.

SITE PLAN SCHEDULE:

PLANNING & ZONING: February 5, 2019 at 5:30 at the Grimes City Hall

COUNCIL MEETING: February 12, 2019 at 5:30 at the Grimes City Hall

If you have any questions or concerns, please contact John Gade at (515) 233-0000. The City reserves the right to modify or add to these comments.

FOX ENGINEERING ASSOCIATES, INC.

John Gade, P.E.

John Gade, P.E.

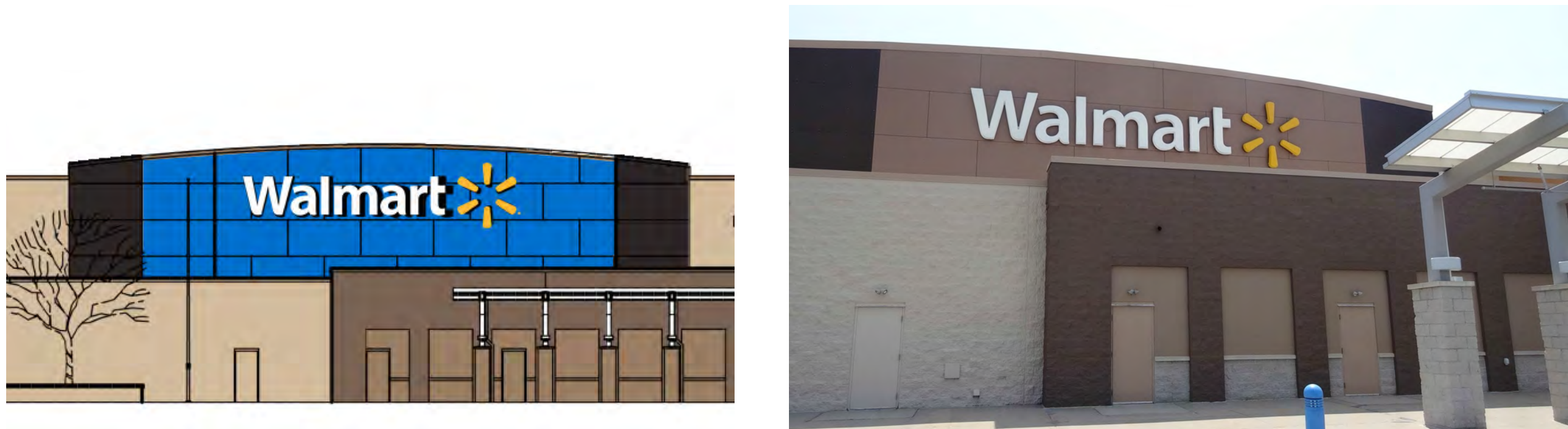
Copy to: Jake Anderson, City of Grimes



Front Elevation - 150 Supercenter

NEW SIGNAGE SCHEDULE						
SIGNAGE LOCATION	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
FRONT SIGNAGE						
Walmart	1	LED	WHITE	5'-6"	299.04 SF	- SF
* (Spark)	1	LED	YELLOW	8'-0"		
Brand Point Area	-	N/A	BLUE		1073.00 SF	1073.00 SF
Pickup (EXISTING TO REMAIN)	1	LED	WHITE	2'-6"	41.86 SF	41.86 SF
* (Spark) (EXISTING TO REMAIN)	1	LED	YELLOW	4'-0"		
Grocery & Pharmacy	1	N/A	WHITE	2'-6"	106.13 SF	106.13 SF
Home & Living	1	N/A	WHITE	2'-6"	73.58 SF	73.58 SF
Lawn & Garden	1	N/A	WHITE	2'-6"	58.35 SF	58.35 SF
Vision Center	1	N/A	WHITE	1'-0"	8.49 SF	8.49 SF
TOTAL FRONT SIGNAGE						1319.55 SF

PROPOSED SIGNAGE AREA: 1,319.55 SF
SIGNAGE AREA ALLOWABLE: 14,657 SF x (10%) = 1,465.7 SF

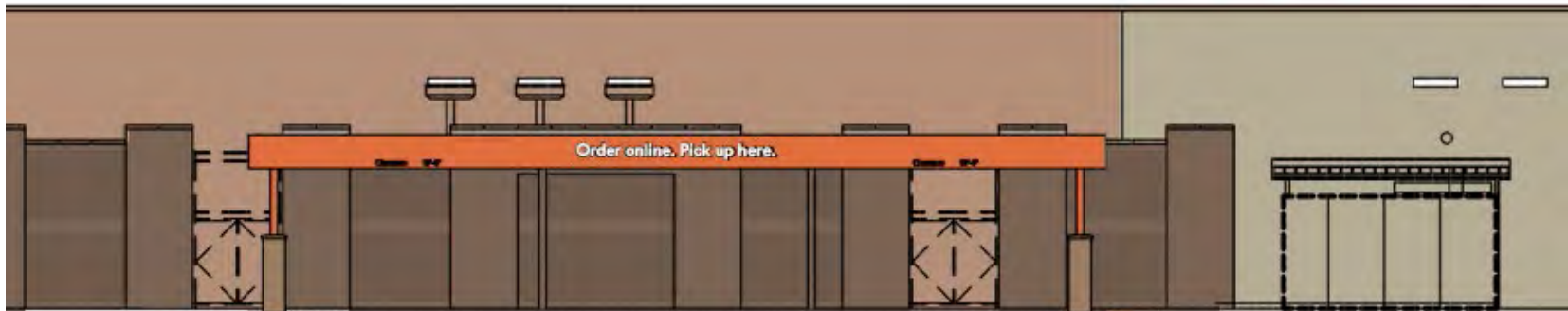


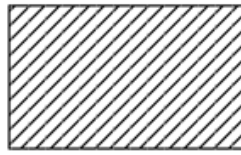
Walmart/Spark - Proposed Blue Area = 1,073 SF (7.3% of entire front facade)





Pickup - Proposed Orange color on all 4 sides of canopy and on columns



COLOR LEGEND		012916
(P17)	SW# 7689 "ROW HOUSE TAN" - EXISTING	
(P76U)	MEDIUM WALMART BLUE (URETHANE) - NEW	
(P83)	SW# 6082 "COBBLE BROWN" - EXISTING	
(P85)	SW# 2823 "ROCKWOOD CLAY" - EXISTING	
(P94)	SW#6258 "TRICORN BLACK" - EXISTING	
(P98)	SW#98 "OAK CREEK" - EXISTING	
(P126U)	SW# 6885 "KNOCKOUT ORANGE" - NEW	
MATERIAL LEGEND		042817
	DECORATIVE VINYL FILM BY WALMART SIGN CONTRACTOR (COLOR TO MATCH P76)	

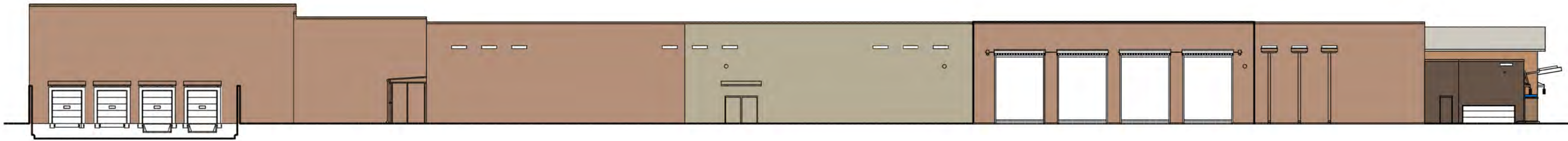
Color Legend		
	P#	COLOR NAME
	P76U	MEDIUM WALMART BLUE (URETHANE)
	P126U	SW #6885 "KNOCKOUT ORANGE"

ALL EXTERIOR BUILDING COLORS SHALL REMAIN AS IS EXCEPT FOR:

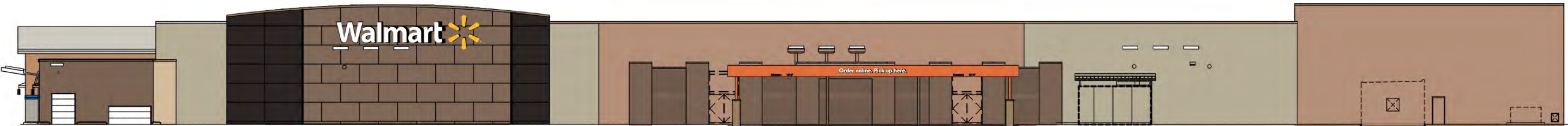
1. THE BLUE COLOR BEHIND THE WALMART SIGN ON THE FRONT FACADE.
2. THE ORANGE COLOR ON ALL 4 SIDES OF THE PICKUP CANOPY AS WELL AS THE COLUMNS.



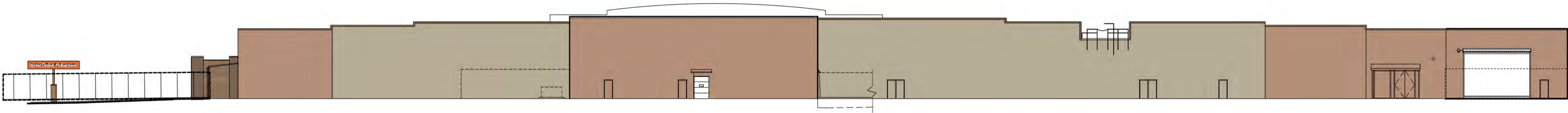
Walmart/Spark - Existing to Remain - Side



Left Elevation



Right Elevation



Rear Elevation



Front Elevation















February 15, 2018

Jennifer Ellison
Polk County Planning Division
5895 NE 14th Street
Des Moines, Iowa 50313

RE: PEITZMAN'S SUBDIVISION – Lot 2
POLK COUNTY, IOWA
S&A PROJECT NO. 118.0149

On behalf of Justin Frampton with Frampton Homes, please find accompanying the Plat of Survey for the above referenced project. The survey drawings were prepared in conformance with Polk County Zoning Ordinance and submitted for review.

Submittal materials are as follows:

1. 8 copies Plat of Survey
2. Review Fee Check \$120

We respectfully request the County's review and approval of the documents as presented. Should you have any questions on this matter, or require additional information, please contact me at 964-2020.

Sincerely,
SNYDER & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Terry Coady'.

Terry Coady, PLS

Enclosure

cc: Justin Frampton, Owner
File

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
TERRY COADY
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
TLCOADY@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
LOT 2
PEITZMAN'S SUBDIVISION
Section 30, Township 80 N, Range 25 W
REQUESTED BY:
FRAMPTON HOMES

AREA ABOVE RESERVED FOR THE RECORDER

DRAINAGE EASEMENT

DRAINAGE EASEMENT DESCRIPTION:

A PART OF LOT 2, OF PEITZMAN'S SUBDIVISION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00°03'50" EAST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 52.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°03'50" EAST ALONG SAID EAST LINE, 101.14 FEET; THENCE SOUTH 36°16'57" WEST, 478.62 FEET; THENCE NORTH 60°22'07" WEST, 88.01 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 00°03'44" WEST ALONG SAID WEST LINE, 115.12 FEET; THENCE SOUTH 60°22'07" EAST, 56.02 FEET; THENCE NORTH 36°16'57" EAST, 437.85 FEET; THENCE NORTH 86°37'21" EAST, 52.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.28 ACRES (55,652 S.F.).

DATE OF SURVEY

02-02-18

OWNER

FRAMPTON HOME INC

BASIS OF BEARING

THE EAST LINE OF LOT 2 OF PEITZMAN'S SUBDIVISION IS ASSUMED TO BEAR SOUTH 0°03'50" EAST.

LEGEND

Survey

Section Corner
1/2" Rebar, YPC Cap #18643
(Unless Otherwise Noted)
ROW Rail
Calculated Point
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Yellow Plastic Cap
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

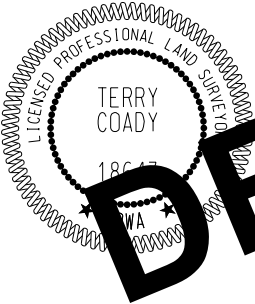
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I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Terry Coady, _____ Date _____
License Number 18643
My License Renewal Date is December 31, 2019
_____ sheets covered by this seal:

PEITZMAN'S SUBDIVISION - LOT 2

DRAINAGE EASEMENT



2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

SHEET 1 OF 2

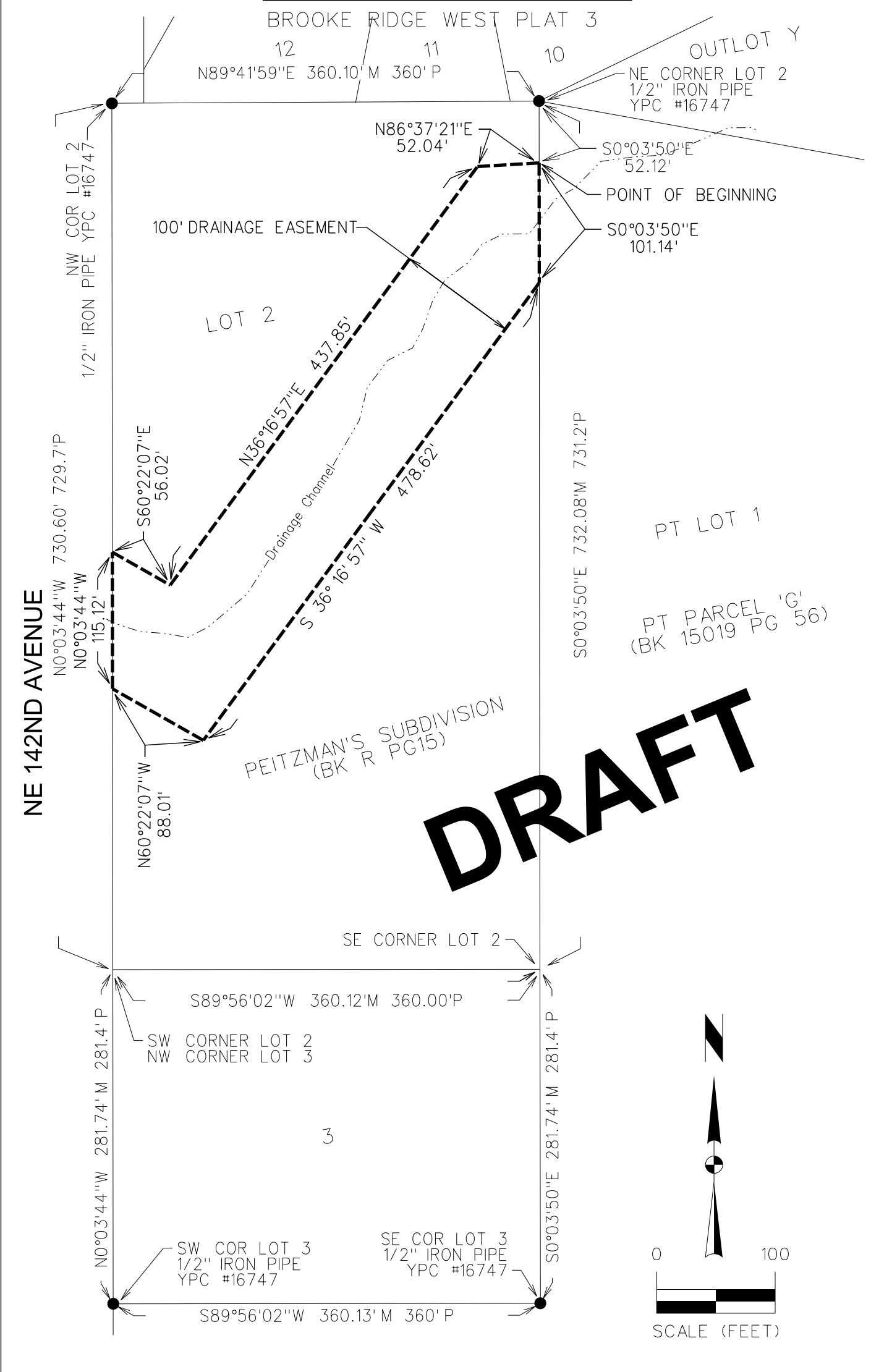
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FLD BK: 1203 PG: 69

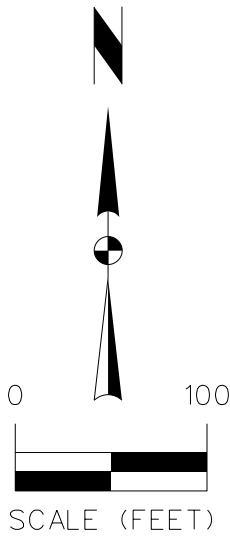
DATE: 01/28/19

PM/TECH: TLC/SDB

DRAINAGE EASEMENT



DRAFT



PEITZMAN'S SUBDIVISION - LOT 2 DRAINAGE EASEMENT	SHEET 2 OF 2
	PN: 1180149
	FLD BK: 1203 PG: 69
	DATE: 01/28/19
 SNYDER & ASSOCIATES	PM/TECH: TLC/SDB
	2727 S.W. SNYDER BLVD. ANKENY, IA 50023 (515) 964-2020

PUBLIC UTILITY EASEMENT DESCRIPTION:

THE EAST 10.00 FEET OF THE WEST 37.00 FEET OF LOT 2, OF PEITZMAN'S SUBDIVISION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA.

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SURVEY LOCATED:
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Section 30, Township 80 N, Range 25 W
REQUESTED BY:
FRAMPTON HOMES

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FRAMPTON HOME INC

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(Unless Otherwise Noted)
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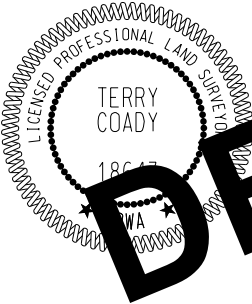
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I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Terry Coady, _____ Date _____
License Number 18643
My License Renewal Date is December 31, 2019
_____ sheets covered by this seal:

PEITZMAN'S SUBDIVISION - LOT 2

PUBLIC UTILITY EASEMENT



2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

SHEET 1 OF 2

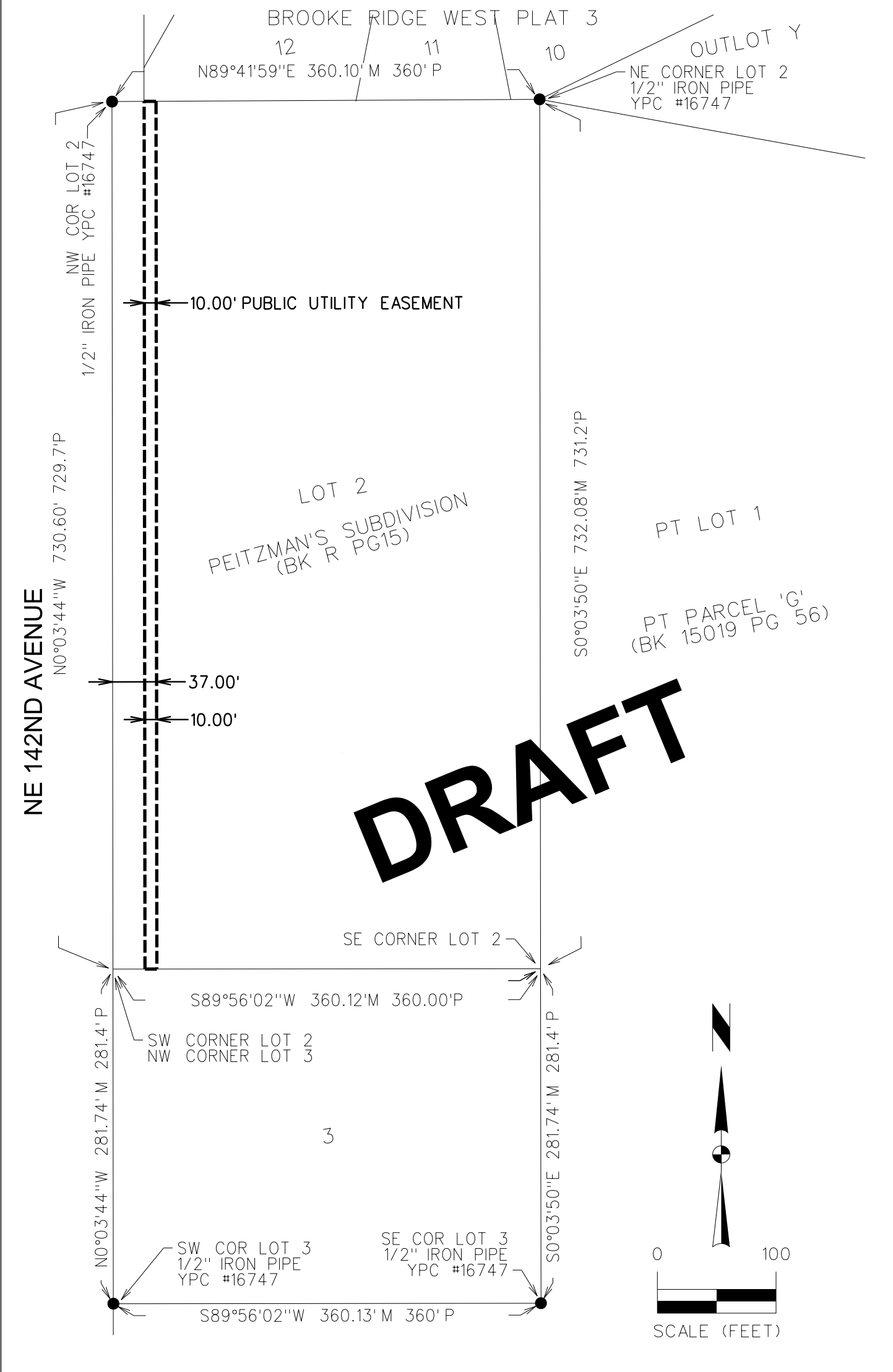
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PUBLIC UTILITY EASEMENT



PEITZMAN'S SUBDIVISION - LOT 2 PUBLIC UTILITY EASEMENT	SHEET 2 OF 2
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	2727 S.W. SNYDER BLVD. ANKENY, IA 50023 (515) 964-2020

PARCEL 2018-22

A PART OF LOT 2, OF PEITZMAN'S SUBDIVISION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 89°41'59" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°41'59" EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00°03'50" EAST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 366.04 FEET; THENCE SOUTH 89°49'01" WEST, 333.11 FEET; THENCE NORTH 00°03'44" WEST, 365.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.80 ACRES (121,816 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 89°41'59" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 27.00 FEET; THENCE SOUTH 00°03'44" EAST, 730.72 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 89°56'02" WEST ALONG SAID SOUTH LINE, 27.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00°03'44" WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 730.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.45 ACRES (19,728 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

INDEX LEGEND SURVEYOR'S NAME / RETURN TO: TERRY COADY SNYDER & ASSOCIATES, INC. 2727 SW SNYDER BOULEVARD ANKENY, IOWA 50023 515-964-2020 TLCOADY@SNYDER-ASSOCIATES.COM SERVICE PROVIDED BY: SNYDER & ASSOCIATES, INC. SURVEY LOCATED: LOT 2 PEITZMAN'S SUBDIVISION Section 30, Township 80 N, Range 25 W REQUESTED BY: FRAMPTON HOMES	AREA ABOVE RESERVED FOR THE RECORDER
--	--------------------------------------

PLAT OF SURVEY

PARCEL 2018-22

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PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PARCEL 2019-22

A PART OF LOT 2, OF PEITZMAN'S SUBDIVISION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 89°41'59" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 27.00 FEET; THENCE SOUTH 00°03'44" EAST, 730.72 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 89°56'02" WEST ALONG SAID SOUTH LINE, 27.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00°03'44" WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 730.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.45 ACRES (19,728 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

Survey

Section Corner
1/2" Rebar, YPC Cap #18643
(Unless Otherwise Noted)
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Yellow Plastic Cap
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

Found

▲
●
P
M
R
D
YPC

Set

△
○

LICENSED PROFESSIONAL LAND SURVEYOR TERRY COADY 18643 IOWA	I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa. Terry Coady, _____ Date _____ License Number: 18643 My License Renewal Date is December 31, 2019 _____ sheets covered by this seal: _____ _____ _____
--	---

PEITZMAN'S SUBDIVISION - LOT 2

PLAT OF SURVEY

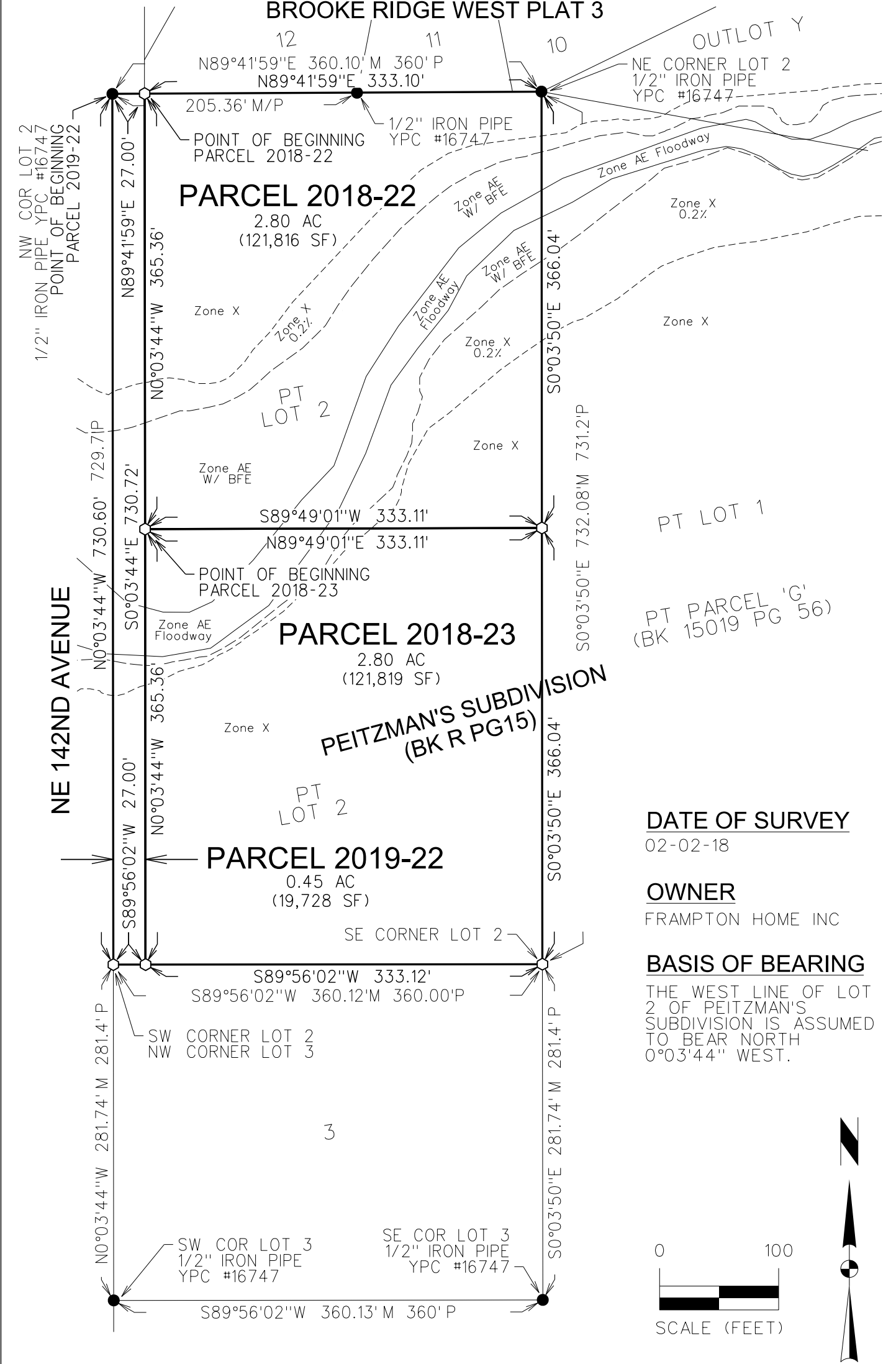


2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

SHEET	1 OF 2
PN:	1180149
FLD BK:	1203 PG: 69
DATE:	02/08/18
PM/TECH:	TLC/STP

PLAT OF SURVEY

BROOKE RIDGE WEST PLAT 3



DATE OF SURVEY

02-02-18

OWNER

FRAMPTON HOME INC

BASIS OF BEARING

THE WEST LINE OF LOT 2 OF PEITZMAN'S SUBDIVISION IS ASSUMED TO BEAR NORTH 0°03'44" WEST.



SCALE (FEET)



PEITZMAN'S SUBDIVISION - LOT 2

PLAT OF SURVEY



2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

SHEET 2 OF 2

PN: 1180149

FLD BK: 1203 PG: 69

DATE: 02/08/18

PM/TECH: TLC/STP

January 30, 2019

Planning & Zoning and City Council

City of Grimes
101 NE Harvey Street
Grimes, Iowa 50111

Lot 2 of Peitzman's Subdivision/Frampton Homes, Inc. – Rezone Request

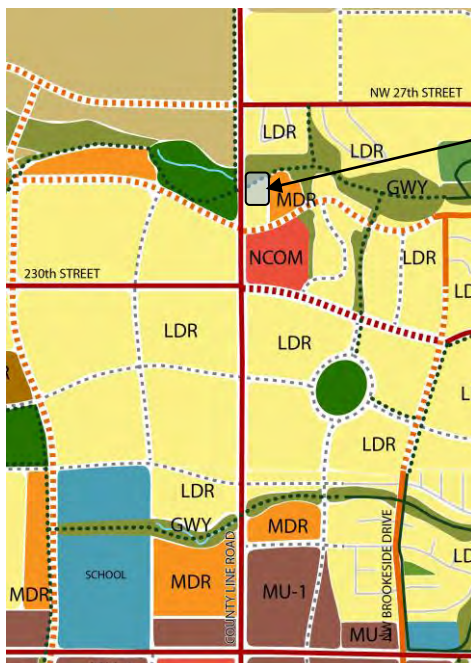
FOX Ref No: 8630-18I.200

SUMMARY:

Frampton Homes, Inc. has requested a proposal for the property at 8021 NW 142nd Street in Grimes, Iowa to rezone from Agricultural (A-1) to Single Family Residential (R-1). The Developer desires to subdivide 6.04-acres of land located along NW County Line Road near NW 27th Street in order to construct a home on the northern parcel and maintain the current home on the southern parcel. Thus, there will be a total of two (2) residential lots in this 6.04-acre development.

The effective City of Grimes Comprehensive Plan designates this area as Low Density Residential (LDR) which is consistent with the proposed R-1 zoning district. The Grimes Code limits one (1) residential unit on agricultural properties less than 10 acres. Thus, the property owner desires the R-1 zoning district to construct one (1) additional home. The adjacent zoning in this area is the following:

- South: Low Density Residential (Polk County), Grimes Land Use is Low Density Residential (LDR)
- West: Agricultural Zoning (Dallas County), Grimes Land Use is Park/Greenbelt
- North: R-2 70 (Brooke Ridge West) & Park/Greenbelt
- East: A-1 (City of Grimes), Grimes Land Use is Medium Density Residential (MDR)



Proposed Rezone Area

There is an existing residential home that has frontage to NW County Line Road. It is assumed this home has a septic system and is connected to Xenia Rural Water (or has a water well).

Sanitary sewer is not available to this property at this time. In the future a 24-inch gravity sewer will be extended from Beaverbrooke Plat 8 along the drainage channel. The proposed new home will likely have a septic system.

Water main is not available to this property at this time. There is a 12-inch water main 650-ft to the north of the north property line. Xenia has an existing 8-inch water main along the east side of NW County Line Road. The proposed new home will likely connect onto Xenia Water for water service until such time City of Grimes Water is available to this property.

Storm sewer is not available to this property at this time. Surface water will discharge into the existing stream and/or ditch along NW County Line Road.

The Grimes Trail Plan shows a future trail along the stream channel in this area. The closest trail is 0.5-miles from this property. In the future the City will need to determine the best route for this trail. It is possible that the trail will cross at NW Beaverbrooke Blvd intersection with NW County Line Road (safe crossing) to the south.

The Developer is proposing a Development Agreement with the City of Grimes to addresses their responsibility regarding future utility extensions and/or improvements. This includes sanitary sewer, water main, stream channel stabilization, sidewalk, trails, and parkland dedication.

In summary, if City Council agrees to the proposed Development Agreement, the all of Staff's concerns will be addressed. The proposed rezone to single family residential (R-1) is consistent with the Grimes Comprehensive Plan. We recommend approval of this rezone request.

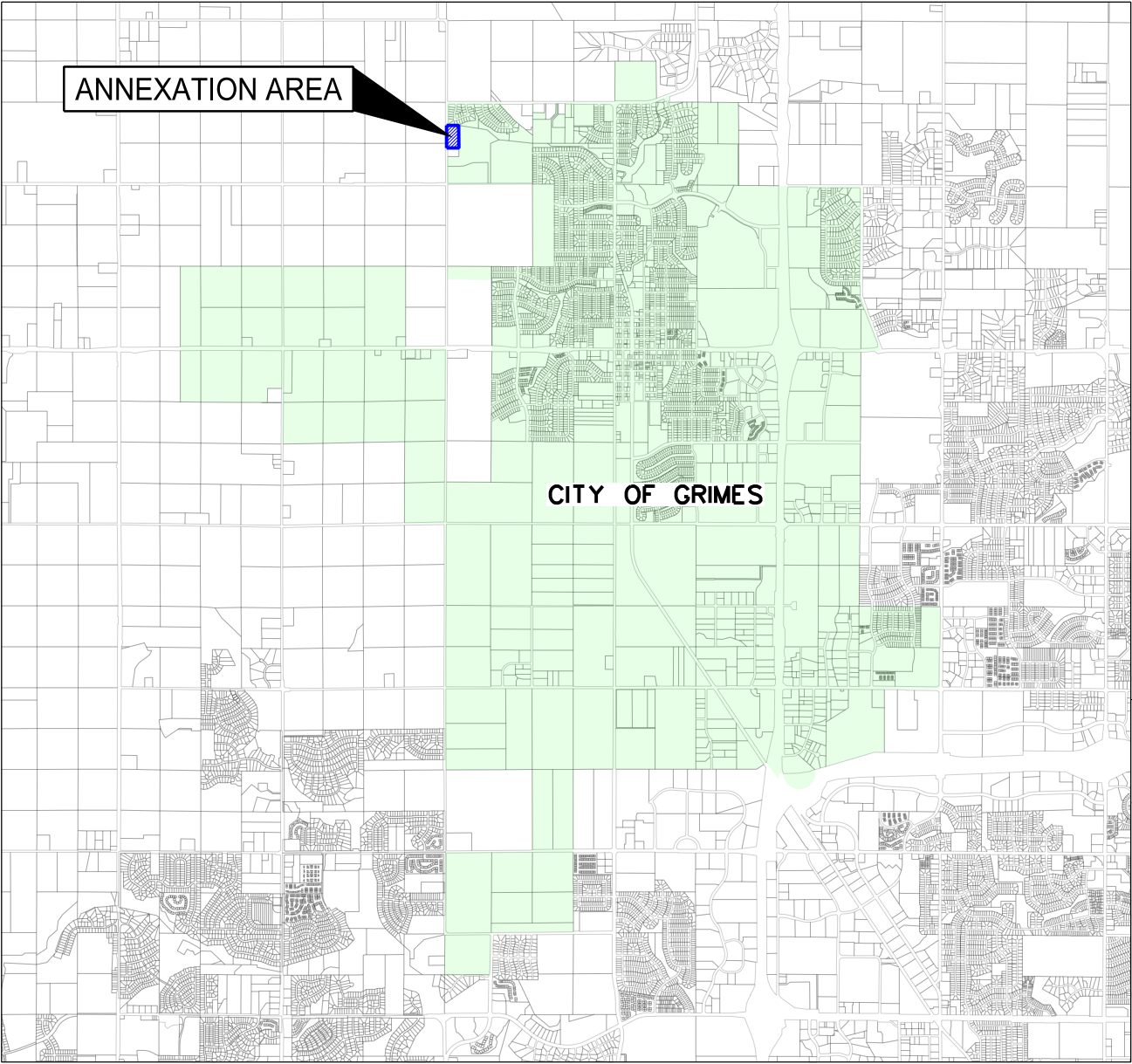
FOX ENGINEERING ASSOCIATES, INC.



John Gade, P.E.
Grimes Zoning Administrator

V:\RefLib\RefLib\CADDStandards\WorkSpace\Standards\Printing\PenTables\table.tbl
V:\RefLib\RefLib\CADDStandards\WorkSpace\Standards\Printing\PenTables\table.tbl
Snyder
1:300
2/15/2018
9:55:41 AM
J:\Projects\2018\118-0149\01-CADD\1180149_AnnexationMap.dgn

ANNEXATION MAP



LEGAL DESCRIPTION

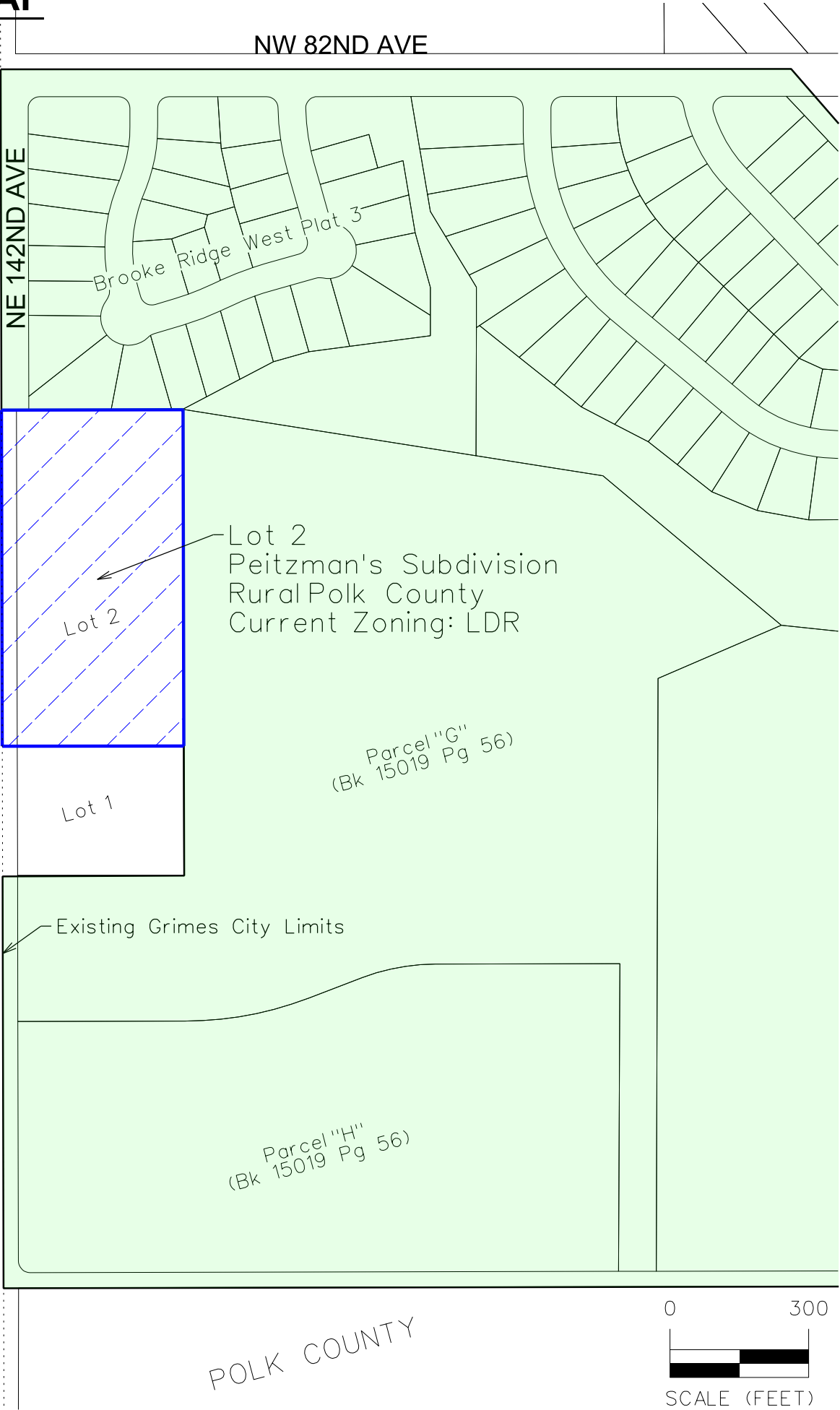
LOT 2, PEITZMAN'S SUBDIVISION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA.

DALLAS COUNTY

"Y" AVE

230TH ST

POLK COUNTY



LOT 2, PEITZMAN'S SUBDIVISION		ANNEXATION MAP		GRIMES, IOWA	
SNYDER & ASSOCIATES		Project No: 1180149		Sheet 1 of 1	
2727 S.W. SNYDER BLVD. ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com		Engineer: JDP		Checked By: TLC	
DATE: 02/15/18		Scale: 1"= 300'		Field Bk: Pg:	

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
TERRY COADY
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
TLCOADY@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
LOT 2
PEITZMAN'S SUBDIVISION
Section 30, Township 80 N, Range 25 W
REQUESTED BY:
FRAMPTON HOMES

PLAT OF SURVEY

PARCEL 2018-22

A PART OF LOT 2, OF PEITZMAN'S SUBDIVISION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 89°41'59" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 360.10 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00°03'50" EAST ALONG EAST LINE OF SAID LOT 2, A DISTANCE OF 366.04 FEET; THENCE SOUTH 89°49'01" WEST, 360.11 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 00°03'44" WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 365.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.02 ACRES (131679 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PARCEL 2018-23

A PART OF LOT 2, OF PEITZMAN'S SUBDIVISION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 00°03'44" EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 365.30 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°49'01" EAST, 360.11 FEET TO EAST LINE OF SAID LOT 2; THENCE SOUTH 00°03'50" EAST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 366.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89°56'02" WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 360.12 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00°03'44" WEST ALONG SAID WEST LINE OF LOT 2, A DISTANCE OF 365.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.02 ACRES (131683 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY
02-02-18

OWNER
FRAMPTON HOME INC

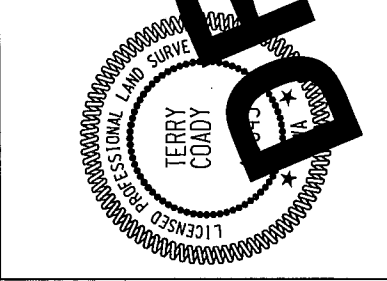
BASIS OF BEARING

THE WEST LINE OF LOT 2 OF PEITZMAN'S SUBDIVISION IS ASSUMED TO BEAR S 0°03'44" E

LEGEND

Survey

Section Corner	Found	Set
1/2" Rebar, YPC Cap #18643 (Unless Otherwise Noted)	▲ ●	△ ○
ROW Rail	⚡	
Calculated Point		
Platted Distance		
Measured Bearing & Distance		
Recorded As		
Deed Distance		
Calculated Distance		
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		



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 I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Terry Coady, P.L.S. #18643
Date
License Renewal Date is December 31, 2019

Pages or sheets covered by this seal:

LOT 2 OF PEITZMAN'S SUBDIVISION

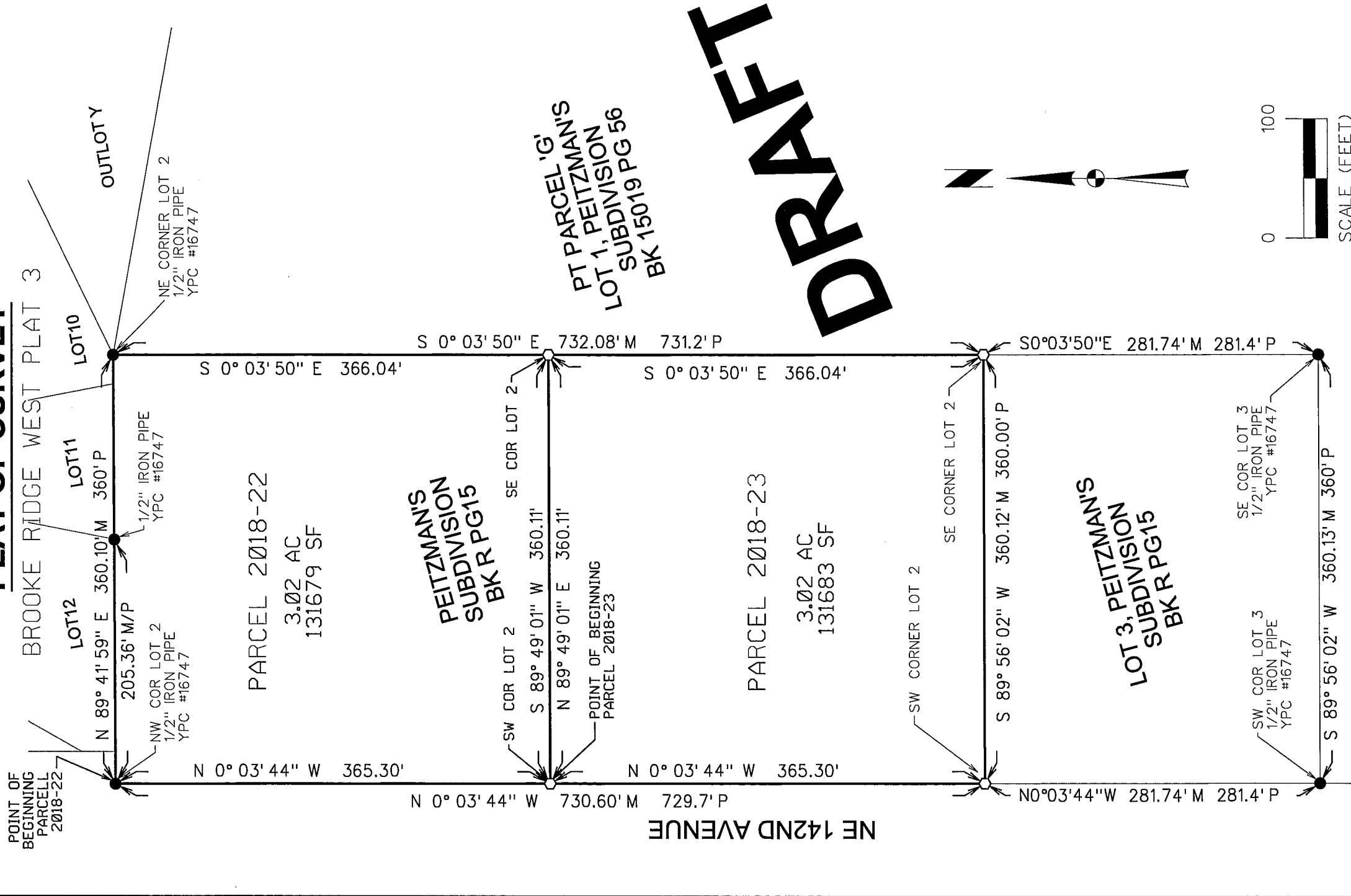
PLAT OF SURVEY

S
SNYDER & ASSOCIATES

2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

SHEET 1 OF 2
PN: 1180149
FLD BK: 1203 PG: 69
DATE: 02/08/18
PM/TECH: TLC/STP

PLAN OF SURVEY



PT PARCEL 'G'
 LOT 1, PEITZMAN'S
 SUBDIVISION PG 56
 BK 15019 PG 56

E 732.08' M 7

S 89° 49' 01" W 360.11'

N 89° 49' 01" E 360.11'

POINT OF BEGINNING
 PARCEL 2018-23

N 0°

W 730.60' M 7

E

NE 142ND AVENUE

29.7' P

03' 44" W 365.30'

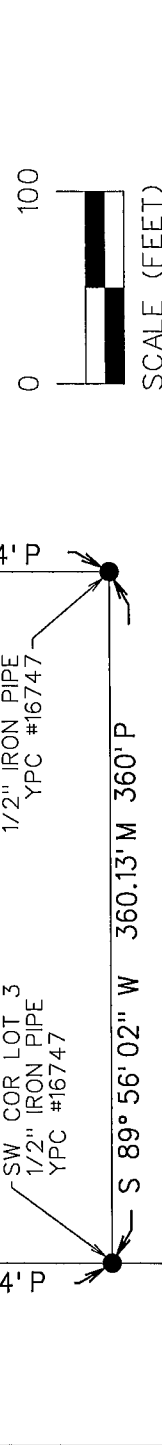
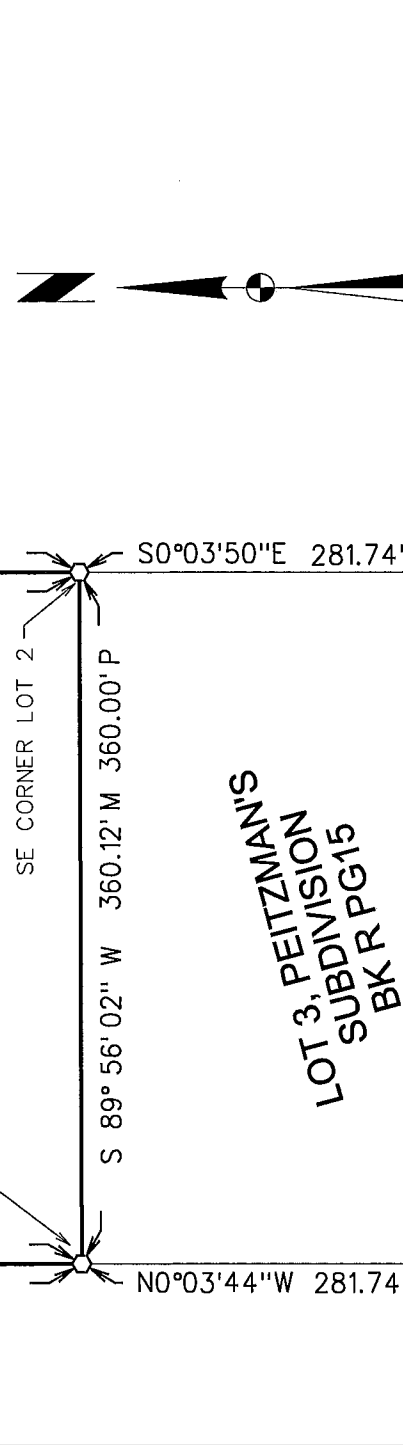
PARCEL 2018-23

3.02 AC
131683 SF

03' 50" E 366.04'

31.2' P

DRAFT



LOT 2 OF PEITZMAN'S SUBDIVISION	SHEET 2 OF 2
PLAT OF SURVEY	PN: 1180149
S NYDER & ASSOCIATES	FLD BK: 1203 PG: 69
2727 S.W. SNYDER BLVD. ANKENY, IA 50023 (515) 964-2020	DATE: 02/08/18
	PMTECH: TLC/STP

Justin Frampton
2408 NW Springbrooke Dr.
Grimes, IA 50111

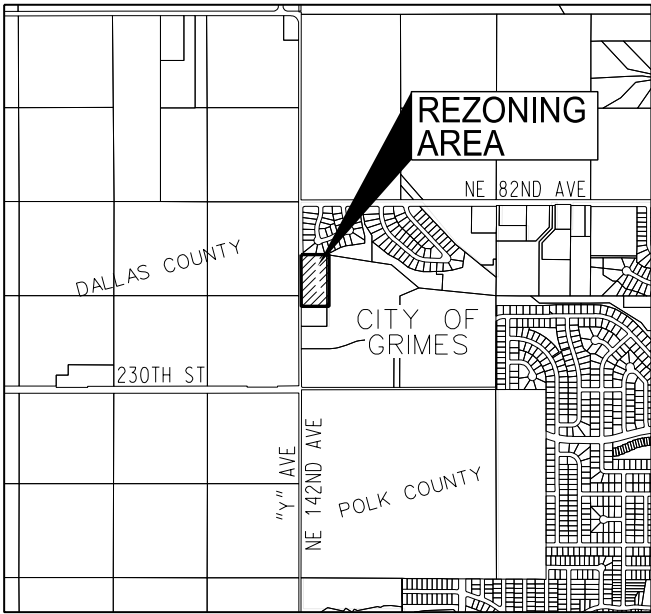
Dear Council Members and Planning and Zoning Board,

I, Justin Frampton, am requesting the Council and the Planning and Zoning board consider the rezoning of the property located at 8021 NW 142nd St Grimes. This property is otherwise known as Lot 2 Peitzman subdivision. The 6.03 acre property is currently zoned A-1 and I would like to request it be rezoned to R-1 single family. Thank you for your consideration.

Sincerely,

Justin Frampton

Property Owner



REZONING DESCRIPTION

LOT 2, PEITZMAN'S SUBDIVISION, AN OFFICIAL PLAT,
NOW INCLUDED IN AND FORMING A PART OF POLK
COUNTY, IOWA.

OWNER

FRAMPTON HOMES INC
POB 636
GRIMES, IA 50111-0636

APPLICANT

FRAMPTON HOMES INC
POB 636
GRIMES, IA 50111-0636

ZONING

EXISTING: AG
PROPOSED: R-1

ADJACENT OWNERS

- | | |
|---|---|
| 1 DRAKE COMPANIES LLC
1300 50TH ST STE 105
WEST DES MOINES, IA 50266-5499 | 8 BARB ROSS
1704 NW 26TH LN
GRIMES, IA 50111-2284 |
| 2 BEN & COURTNEY FOX
2506 NW ROCKWOOD LN
GRIMES, IA 50111-2283 | 9 ZACHARY & REBECCA BONEFAS
1700 NW 26TH LN
GRIMES, IA 50111-2284 |
| 3 ROBERT & BRENDA WEETER
2502 NW ROCKWOOD LN
GRIMES, IA 50111-2283 | 10 CITY OF GRIMES
101 NE HARVEY ST
GRIMES, IA 50111-2051 |
| 4 DRAKE COMPANIES LLC
1300 50TH ST STE 105
WEST DES MOINES, IA 50266-5499 | 11 HD LLC
PO BOX 3784
URBAN DALE, IA 50323-0784 |
| 5 DRAKE COMPANIES LLC
1300 50TH ST STE 105
WEST DES MOINES, IA 50266-5499 | 12 JOSEPH & SARA RIESBERG
7965 NW 142ND ST
GRIMES, IA 50111-2091 |
| 6 JOHN & JACCINICKELL
1712 NW 26TH LN
GRIMES, IA 50111-2284 | 13 NOBLE, BEVERLY JOANN/JOANN BOHROFEN NOBLE
33931 230TH
GRIMES, IA 50111 |
| 7 FRAMPTON HOMES INC
PO BOX 636
GRIMES, IA 50111-0636 | 14 BOHROFEN FARMS INC
701 S 4TH BOX 188
GRIMES, IA 50111- |

REZONING MAP

DALLAS COUNTY

NE 1/4 SE 1/4
SEC 25-80-26

SE 1/4 SE 1/4
SEC 25-80-26

"Y" AVE

230TH ST

NW 82ND AVE

NE 142ND AVE

NW ROCKWOOD LN

NW 26TH LN

Brooke Ridge West Plat 3

OUTLOT "Y"

REZONING
BOUNDARY

Lot 2

Lot 2
Peitzman's Subdivision
Rural Polk County
Current Zoning: AG

Peitzman's Subdivision
Parcel "G"
(Bk 15019 Pg 56)
Pt Lot 1

CITY OF GRIMES

Existing Grimes City Limits

Parcel "H"
(Bk 15019 Pg 56)

POLK COUNTY



LOT 2, PEITZMAN'S SUBDIVISION		GRIMES, IOWA	
REZONING MAP		2727 S.W. SNYDER BLVD. ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com	
SNYDER & ASSOCIATES, INC.		Project No: 1180149	
Sheet 1 of 1		Sheet 1 of 1	

Rochelle Williams

From: Ben Fox <ben.fox@benfoxrealestate.com>
Sent: Wednesday, January 30, 2019 5:39 PM
To: Rochelle Williams
Subject: Re: Rezone

Ben Fox
2506 NW Rockford
Lane
Grimes, IA

Rochelle,

I have concerns with the rezoning of the property near my home as when we bought our property the area up for rezoning was advertised as a green belt and we paid the price for our property because of this. I would like to object to the rezoning.

Ben Fox
REALTOR® | Licensed in IA
m: 515.205.8271
RE/MAX Real Estate Concepts
a: 8020 Douglas Ave. Urbandale, IA 50322
w: www.benfoxrealestate.com



On Wed, Jan 30, 2019 at 4:56 PM Rochelle Williams <rwilliams@grimesiowa.gov> wrote:

Here is my email.

Rochelle Williams
City Clerk

City of Grimes

101 NE Harvey Street

Grimes, Iowa 50111

Phone: 515-986-3036

FAX: 515-986-3846

rwilliams@grimesiowa.gov

January 29, 2019

I received a call from Brenda Weeter, 2502 NW Rockwood Lane, Grimes, Iowa asking what the property would be rezoned to.

I advised her of the Planning and Zoning meeting along with the City Council meeting dates and times.

Rochelle Williams

City Clerk

January 29, 2019

Att: James Rodemyer
Bishop Engineering
3501 104th Street
Des Moines, IA 50322

Dallas Center – Grimes Plat 1 – Preliminary Plat

FOX Ref No: 8630-19A.210

FOX Engineering has completed the second review for the Dallas Center-Grimes Plat 1 Preliminary Plat dated January 29, 2019. Please address the following comments:

General Notes:

1. The Developer has paid the \$1,800 fee for review of the Preliminary Plat.

Preliminary Plat

2. 166.08, FOX Engineering has reviewed the proposed storm sewer within this development in relation to the Comprehensive Plan:
 - a. All SWMP comments are submitted as part of the Site Plan Review.
3. 166.08, FOX Engineering has reviewed the proposed sanitary sewer within this development in relation to the Comprehensive Plan and have no further comments.
4. 166.08, FOX Engineering has reviewed the proposed water main within this development in relation to the Comprehensive Plan and have no further comments.
5. 166.08.07, FOX Engineering has reviewed the proposed major streets within this development in relation to the Comprehensive Plan and all streets are private driveways (no public streets).
 - a. Note that the property boundary of the public right of way is contingent upon the design of SW County Line Road, which has yet to be finalized. The actual right of way boundary may need to be modified prior to site plan and final plat approval.
6. 166.08, FOX Engineering has reviewed the proposed trails, sidewalks, and parks within this development in relation to the Comprehensive Plan:
 - a. The trail along the west property boundary will be provided as part of the SW County Line Road construction drawings being prepared by the City of Grimes.
 - b. No parkland dedication is required since this property is not residential.

PRELIMINARY PLAT SCHEDULE:

PLANNING & ZONING: February 5, 2019 at 5:30 at the Grimes City Hall

COUNCIL MEETING: February 12, 2019 at 5:30 at the Grimes City Hall

Once all comments are addressed, please submit a .pdf for review.

If you have any questions or concerns, please contact John Gade or myself at (515) 233-0000.

FOX ENGINEERING ASSOCIATES, INC.



Mitch Holtz, P.E.

Copy to: Scott Clyce, Grimes Building Administrator

[illegible]

1/29/2019 8:03:07 AM M:\LAND PROJECTS 2018\180485\DWG\PRELIMINARY PLAT.DWG

January 29, 2019

Att: James Rodemyer
Bishop Engineering
3501 104th Street
Des Moines, IA 50322

Dallas Center – Grimes Plat 1 – Final Plat

FOX Ref No: 8630-19A.230

FOX Engineering has completed the second review for the Dallas Center-Grimes Plat 1 Final Plat dated January 29, 2019. Please address the following comments:

1. The Developer has paid the \$1,600 Final Plat Review Fee to the City of Grimes.
2. A Storm Water Post Construction Agreement is required for this development and must be approved prior to release of the final plat.
3. Any and all Development Agreements shall be executed prior to release of the Final Plat.
4. Note that the property boundary of the public right of way is contingent upon the design of SW County Line Road, which has yet to be finalized. The actual right of way boundary may need to be modified prior to site plan and final plat approval.
5. The following items need to be addressed in order to comply with State of Iowa and City of Grimes subdivision requirements:
 - a. Prepare a correct legal description in accord with Code of Iowa Chapter 355.9(2) below.

“355.9 DESCRIPTIONS. A description defining land boundaries written for conveyance or other purposes shall be complete, providing definite and unequivocal identification of the property lines or boundaries. The description shall be sufficient to enable the description to be platted and retraced. The description shall commence at or relate to a physically monumented corner or boundary line of record.

(2) If the land is not located in a recorded subdivision, the description shall identify the section, township, range, and county, and shall describe the land by reference to government lot, by quarter-quarter section, by quarter section, or by metes and bounds commencing with a corner marked and established in the United States public land survey system.”

To provide the required legal description elements, the legal description for this final plat shall be substantially similar to the following: "A Subdivision of Parcel 18-158, as shown on the Plat of Survey recorded in Book ____, Page ____, in the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 1, Township 79 North, Range 26 West of the 5th P.M., Dallas County, Iowa, being more particularly described as follows: Beginning at the East Quarter Corner of said Section 1; thence.....to the point of beginning, containing 46.96 acres, which includes x.xx acres of existing public right of way."

- b. Found corners are to be labeled with monument type. The three ¼, ¼ corners need to have the correct monument type added to the label like the E1/4 Corner.
- c. The NE subdivision corner is missing a monument symbol and description.
- d. The NW subdivision corner label contains a typo (should be Parcel 18-158).
- e. Identify use for Outlots X on the plat. If reserved for future development, state so on the plat.

-
- f. The calls along the centerline of the watermain easement should be reversed to be consistent with commencing at the SE Corner of Lot 1. Additionally, the bearing given on the easement for the commencing segment from the SE Corner of Lot 1 is different than the bearing given for the same segment of Lot 1. They should be the same.
6. 166.09.09, the following shall also be attached to and accompany the Final Plat:
- a. A certificate by the owner that the subdivision is with their free consent and is in accordance with the desire of the owner. This certificate must be signed and acknowledged by the owner and spouse before some officer authorized to that the acknowledgement of deeds.
 - b. A statement from the mortgage holders or lien holders that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgment of deeds.
 - c. An opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances.
 - d. A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments and that the certified special assessments are secured by bond in compliance with Chapter 354 of the Code of Iowa.
 - e. Please provide easement documents (forms) and all legal for review by Grimes City Attorney, Alecia Meuleners (Meuleners@whitfieldlaw.com). Please DO NOT send original documents. A pdf of the documents via e-mail is the preferred method.
 - f. Please send the easement legals (PDF) to John Gade (jmg@foxeng.com) for review.
7. No Public Parkland Dedication is required since this property is zoned Agricultural.
8. Once the Final Plat has been accepted by P&Z and Council, the City requires the following:
- a. Signed PDF
 - b. 1 Mylar - Signed
 - c. Resolution - The City holds the resolution until all legals, comments, and subdivision punchlist have been addressed.
 - d. Filing - The Developer files the plat once the City releases the resolution.
9. Please DO NOT send original copies of the plats to the City of Grimes. The City does NOT require originals to be stamped. The approval of the plat is the signed resolution by City Council. Note that the signed resolution will not be given to the Developer until all items have been addressed.

FINAL PLAT SUBMITTAL SCHEDULE:

PLANNING & ZONING: February 5, 2019 at 5:30 at the Grimes City Hall

COUNCIL MEETING: February 12, 2019 at 5:30 at the Grimes City Hall

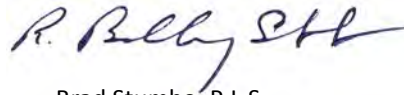
Once all comments are addressed, please submit a .pdf for review.

If you have any questions or concerns, please contact John Gade or Mitch Holtz at (515) 233-0000.

FOX ENGINEERING ASSOCIATES, INC.



Mitch Holtz, P.E.



Brad Stumbo, P.L.S.

Copy to: Scott Clyce, Grimes Building Administrator

DALLAS CENTER-GRIMES PLAT 1

FINAL PLAT

NE 1/4 SECTION 1, T79N, R26W
& SE 1/4 SECTION 1 T79N R26W
DALLAS COUNTY, IOWA.

OWNER:
HOPE K FARMS LLC
1548 SOUTH 45TH STREET
WEST DES MOINES, IA 50265

PREPARED FOR:
DALLAS CENTER-GRIMES COMM. SCHOOL DISTRICT
2555 WEST 1ST STREET
GRIMES, IA 50111

ZONING:
LARRY D HYLER PLS
BISHOP ENGINEERING
3501 104TH STREET
URBANDALE, IA
(515) 276-0467

PROPERTY DESCRIPTION:
PARCEL '18-158' IN DALLAS COUNTY, IOWA, CONSISTING OF
46.96 ACRES.

ADDRESS:
1300 SW COUNTY LINE ROAD
GRIMES, IA

ZONING:
CLASS : A 1- AGRICULTURE DISTRICT
BULK REQUIREMENTS:
SETBACKS:
FRONT = 75 FEET
REAR = 75 FEET
SIDE = 40 FEET

- 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.
 - LOT A IS A STREET LOT AND WILL BE DEEDED TO THE CITY OF GRIMES.

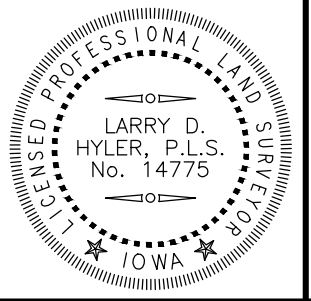
LEGEND:

- 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
- ⦿ PLAT CORNER - FOUND AS NOTED

ABBREVIATIONS:

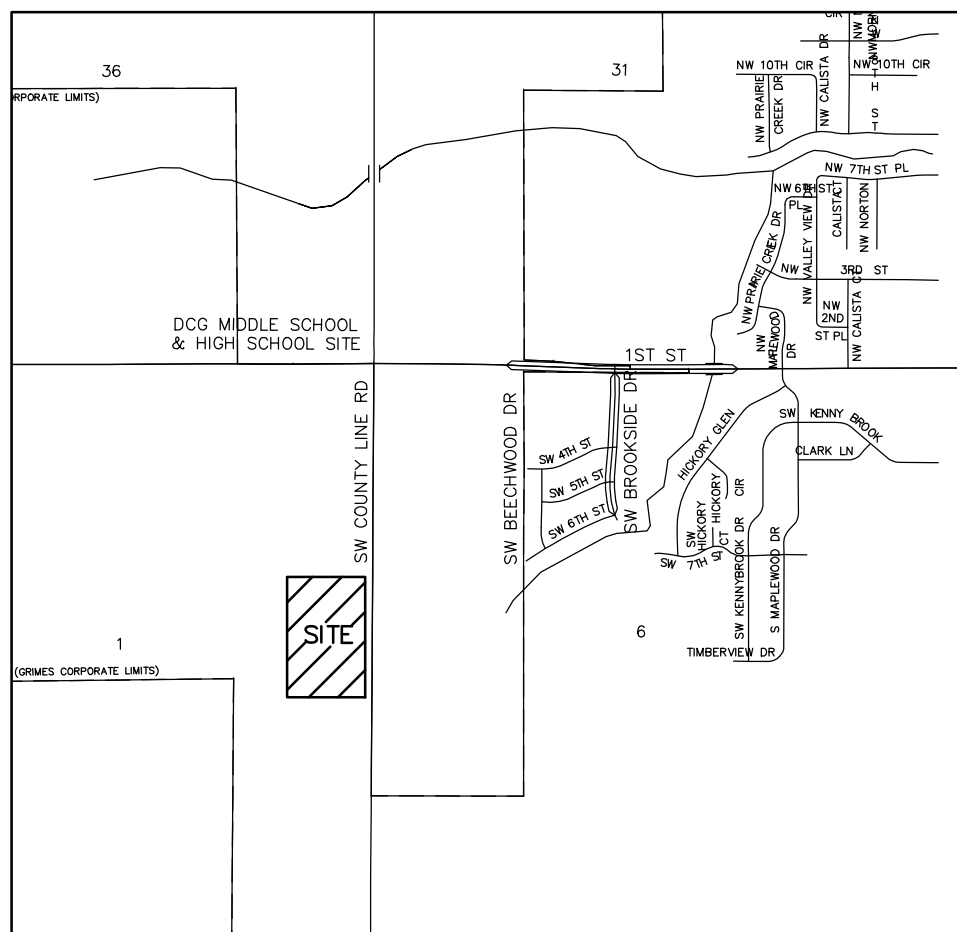
- | | |
|-----|--------------------------|
| AC | ACRES |
| PUE | PUBLIC UTILITY EASEMENT |
| TYP | TYPICAL |
| N | NORTH |
| S | SOUTH |
| E | EAST |
| W | WEST |
| YPC | YELLOW PLASTIC CAP |
| MPE | MIN PROTECTION ELEVATION |
| SF | SQUARE FOOTAGE |

GRAPHIC SCALE

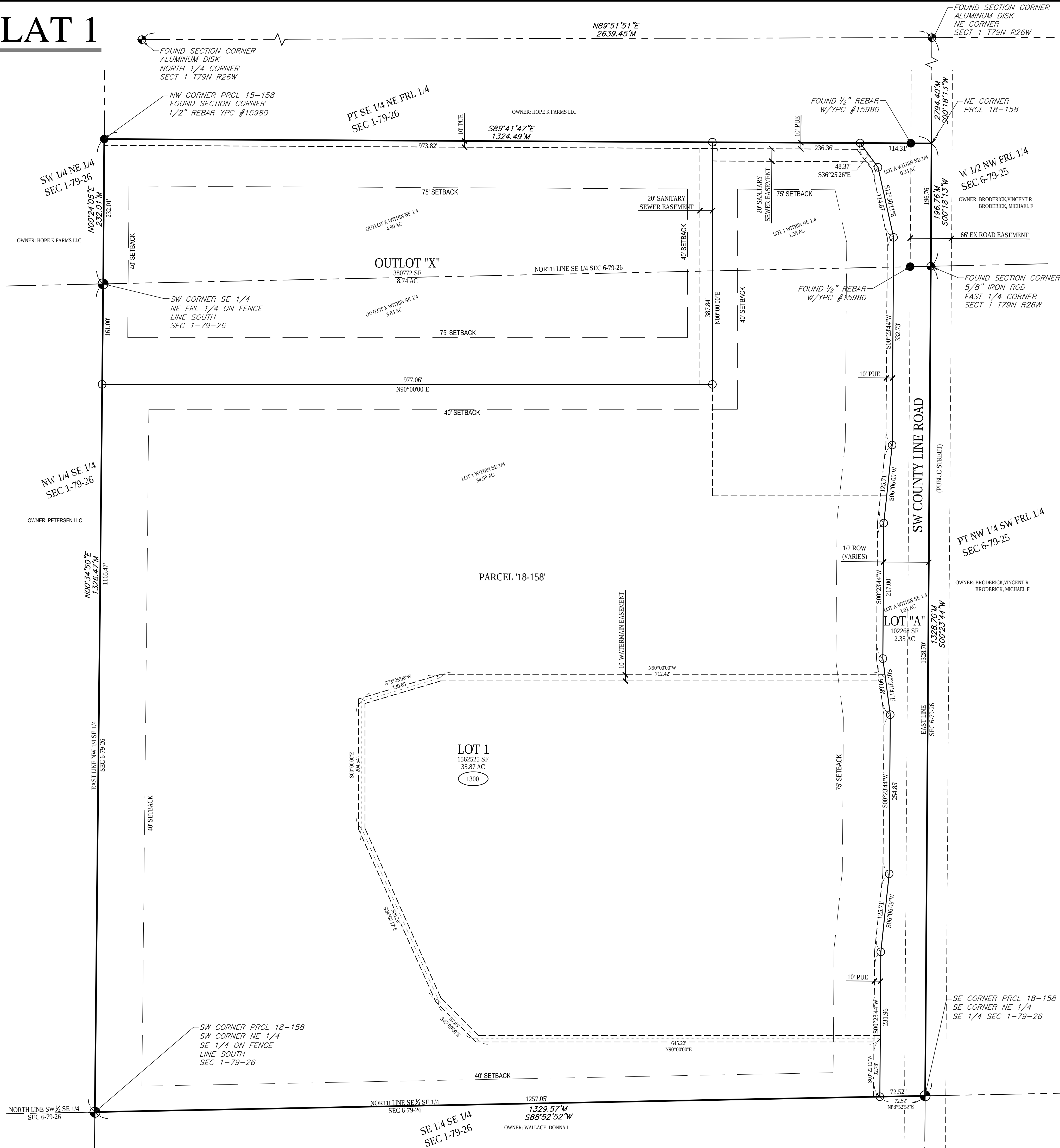


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Signed: _____ DATE: _____
LARRY D. HYLER, P.L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL: _____



VICINITY MAP
NOT TO SCALE



Bishop Engineering
"Planning Your Successful Development"

DALLAS CENTER - GRIMES PLAT 1
DALLAS CENTER - GRIMES SCHOOL DISTRICT

FINAL PLAT

REFERENCE NUMBER:

DRAWN BY:
CLT

CHECKED BY:
LH

REVISION DATE:
1/9/19 1ST SUBMITTAL
1/29/19 2ND SUBMITTAL

PROJECT NUMBER:
180485

SHEET NUMBER:
1 OF 1

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

DALLAS CENTER - GRIMES MIDDLE SCHOOL

SITE PLAN

SHEET INDEX:

C-001	COVER SHEET
C-101	PHASING PLAN
C-200 - C-205	LAYOUT PLAN
C-300 - C-305	GRADING PLAN
C-400 - C-405	UTILITY PLAN
C-500 - C-505	LANDSCAPE PLAN
C-601 - C-603	DETAILS SHEET
C-701	SWPPP
	BUILDING ELEVATIONS

PROPERTY DESCRIPTION:

PARCEL: 18-13F IN DALLAS COUNTY, IOWA, CONSISTING OF 50.00 ACRES.

ADDRESS:

1300 SW COUNTY LINE ROAD
GRIMES, IA

OWNER:

HOPE K FARMS LLC
1540 SOUTH 45TH STREET
WEST DES MOINES, IA 50265

PREPARED FOR:

DALLAS CENTER-GRIMES COMM. SCHOOL DISTRICT
2555 WEST 1ST STREET
GRIMES, IA 50111

ZONING:

CLASS : A-1 - AGRICULTURE DISTRICT
BUILDING SETBACKS:
FRONT YARD = 75 FEET
SIDE YARD = 40 FEET
REAR YARD = 75 FEET

PARKING REQUIREMENTS:

PARKING REQUIREMENTS: 1 STALL FOR EVERY 80 SQUARE FEET OF
PRINCIPAL AUDITORIUM
TOTAL AREA OF GYMNASIUM = 18,354 SQUARE FEET
PARKING REQUIRED = 18,354/80 = 230 STALLS
PARKING PROVIDED = 313 STALLS (INCL. 12 HC STALLS)
HANDICAP PARKING REQUIRED = 8 STALLS (INCL. 2 VAN ACCESSIBLE)
PARKING PROVIDED = 12 STALLS (INCL. 2 VAN ACCESSIBLE)

OPEN SPACE:

SITE AREA = 1,943,297 SF (44.61 AC)
OPEN SPACE PROVIDED = 1,472,967 SF (75.0%)

IMPERVIOUS SURFACE:

SITE AREA = 1,943,297 SF (44.61 AC)
IMPERVIOUS SURFACE = 470,330 SF (24.2%)

PROPOSED USE:

MIDDLE SCHOOL.

SITE BENCHMARK:

GPS : RTN IOWA SOUTH 12A

CP 9000

NORTHING : -611059.75
EASTING : 1554547.56
ELEVATION : 1005.34
DESCRIPTION : IRON PIPE W/ RCP

CP 9001

NORTHING : -612248.38
EASTING : 1554553.38
ELEVATION : 997.43
DESCRIPTION : 1/2" IRON PIPE OPC

PROJECT SCHEDULE:

GRADING : SPRING 2019
UTILITIES : SUMMER 2019 - SUMMER 2021
PAVING : SUMMER 2019 - SUMMER 2021
SEEDING : SUMMER 2021
COMPLETE : JULY 2021
*SEE PHASING PLAN FOR SPECIFIC REQUIREMENTS ON SOCCER FIELDS

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH 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 APPROVED. 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 SEEDDED 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.
- DETECTABLE WARNING PANEL(S) CALLED OUT ON PLANS SHALL BE 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:

- THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
- 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.
- ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
- ALL STRUCTURES CALLED OUT AS "MODIFIED" OR "SPECIAL" SHALL BE ENGINEERED BY THE PRECASTER TO ENSURE STRUCTURE STABILITY. MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE DIAMETERS AND ADDITIONAL WALL WIDTH & BASE DEPTH TO ACCOUNT FOR DEEPER STRUCTURES. ANY AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BID
- 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.
- MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISION 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 OFGRIMES.
- 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.
- ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENDS, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS.

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.
- CONTRACTOR SHALL USE O-RING GASKET JOINTS FOR STORM SEWER AND SANITARY SEWER AT CROSSINGS WITH WATER WHERE STORM OR SANITARY SEWER CROSSED OVER OR LESS THAN 18 INCHES BELOW WATER. O-RING GASKET JOINTS SHALL BE EXTENDED UNTIL WATER AND SEWER ARE AT LEAST 10 FEET APART. ALL O-RING GASKET JOINTS SHALL BE CONSIDERED INCIDENTAL TO BID. IF N-12 PIPE IS USED FOR STORM SEWER, CONTRACTOR SHALL USE WATER-TIGHT N-12 PIPE, CENTERED ON THE CROSSING.
- FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY BISHOP ENGINEERING PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

SPECIFICATIONS NOTES:

- IN THE EVENT OF A DISCREPANCY BETWEEN THE DCG NEW MIDDLE SCHOOL PROJECT SPECIFICATIONS AND: CITY OF GRIMES REQUIREMENTS AND SPECIFICATIONS, PLUMBING CODE, AND URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT (SUDAS 2018), THE CITY OF GRIMES STANDARD SPECIFICATIONS SHALL GOVERN.
- FOR ALL SPECIFICATION DISCREPANCIES, PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.
- FOR ALL SPECIFICATION DISCREPANCIES, CONTRACTOR MUST OBTAIN WRITTEN APPROVAL FROM THE CITY OF GRIMES ENGINEERING DEPARTMENT FOR ANY CHANGES TO PROPOSED SITE INFRASTRUCTURE OR GRADES PRIOR TO PROCEEDING WITH ANY CHANGES.

EARTHWORK BALANCE NOTES:

- SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY. CONTRACTOR RESPONSIBLE FOR MAKING THE SITE EARTHWORK BALANCE.
- THIS INCLUDES BUT IS NOT LIMITED TO TOPSOIL, POOR SOILS AND STRUCTURAL FILL NECESSARY TO MEET PROJECT PLANS AND SPECIFICATIONS.

UTILITY MAPS PROVIDED BY:

- TELEPHONE (CENTURY LINK / 726-578-8090)
- FIBER OPTIC (MIDAMERICAN / 515-252-6632)
- FIBER OPTIC (AUREON / 515-830-0445)
- CABLE (MCI / 972-729-6650)

CITY OF GRIMES STANDARD NOTES:

1. GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE URBAN STANDARDS 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 BRANDY WILLIAMSON WITH FOX ENGINEERING (515-233.0000).
- ALL PERMITS (IDNR, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS OF ALL IMPROVEMENTS AS PER CITY STANDARD PROCEDURES.
- A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT AND SHALL BE OBTAINED AT CITY HALL.
- ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.

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 MANHOLES CASTINGS SHALL BE SEALED WITH INTERIOR CHIMNEY SEALS.
- ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE BOXED OUT.
- TELEVISION OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISION.

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" MI SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NPT 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 REQUIRABLE SHALL BE INSTALLED AT EACH HYDRANT.
- 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 CONTRACTOR. 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 CONTRACTOR AND RESULTS PROVIDED 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.

4. STORM SEWER NOTES:

- ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL FLARED END SECTIONS 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.
- ALL SUMP SERVICE LINES SHALL HAVE TRACER WIRE.

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.

SOILS REPORT:

- REFERENCE ALLENDER BUTZKE SOILS REPORT (181448) FOR ADDITIONAL SOILS INFORMATION INCLUDING BUT NOT LIMITED TO SUBGRADE INFORMATION, FOOTING DESIGN, AND ANY POSSIBLE OVER EXCAVATION DUE TO POOR SOILS. PAVEMENT SECTIONS ON THE PLANS GOVERN OVER PAVEMENT THICKNESS IN THE SOILS REPORT.

STAKING NOTES:

- CONTRACTOR IS REQUIRED TO HAVE ALL STAKING DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER.
- CONTRACTOR IS REQUIRED TO HAVE ALL STAKING DONE DIRECTLY UNDER THE GENERAL CONTRACTOR BY A SINGLE COMPANY.
- STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.

PAVEMENT SAWCUT NOTES:

- CONTRACTOR TO PROVIDE SAWCUT JOINTING PLAN TO JOEL JACKSON, BISHOP ENGINEERING (515-276-0467 OR JJACKSON@BISHOPENGR.COM) PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
- PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED WITHOUT AN APPROVED PLAN.
- LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE SUDAS TYPE 'L-1' OR 'L-2' JOINTS AND HAVE STEEL. INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND SHALL BE SUDAS TYPE 'B' OR TYPE 'K' JOINTS.
- ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

REQUIRED AS-BUILT NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF AS-BUILT TOPO OF ALL DETENTION PONDS & DETENTION POND STORM SEWER.
- CONTRACTOR SHALL CONTACT BISHOP ENGINEERING (JOEL JACKSON AT 515-276-0467) TO PERFORM SAID AS-BUILT SURVEYS.
- IF ANYTHING HAS BEEN CONSTRUCTED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.

STORM & SANITARY TELEVISIONING NOTES:

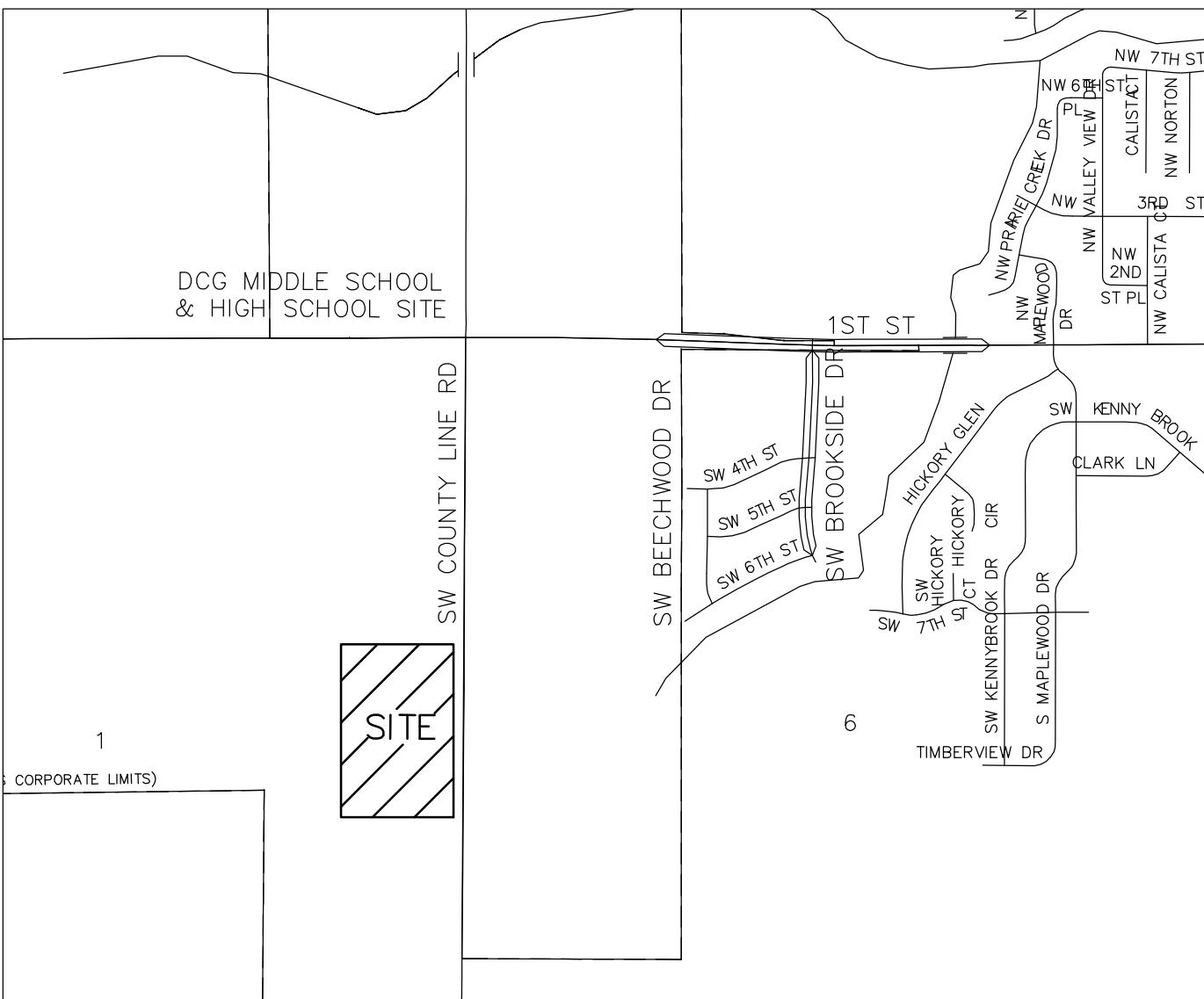
- CONTRACTOR IS REQUIRED TO TELEVIEW ALL SANITARY AND STORM SEWER SYSTEM PRIOR TO PAVING OPERATIONS.
- CONTRACTOR SHALL SEND VIDEO INSPECTION TO THE ENGINEER FOR APPROVAL PRIOR TO PAVING.
- CONTRACTOR SHALL PROVIDE COPIES OF THE REPORTS AND VIDEOS TO THE GRIMES ENGINEERING DEPARTMENT FOR APPROVAL PRIOR TO PAVING.

FOOTBALL FIELD CONSTRUCTION SCHEDULE:

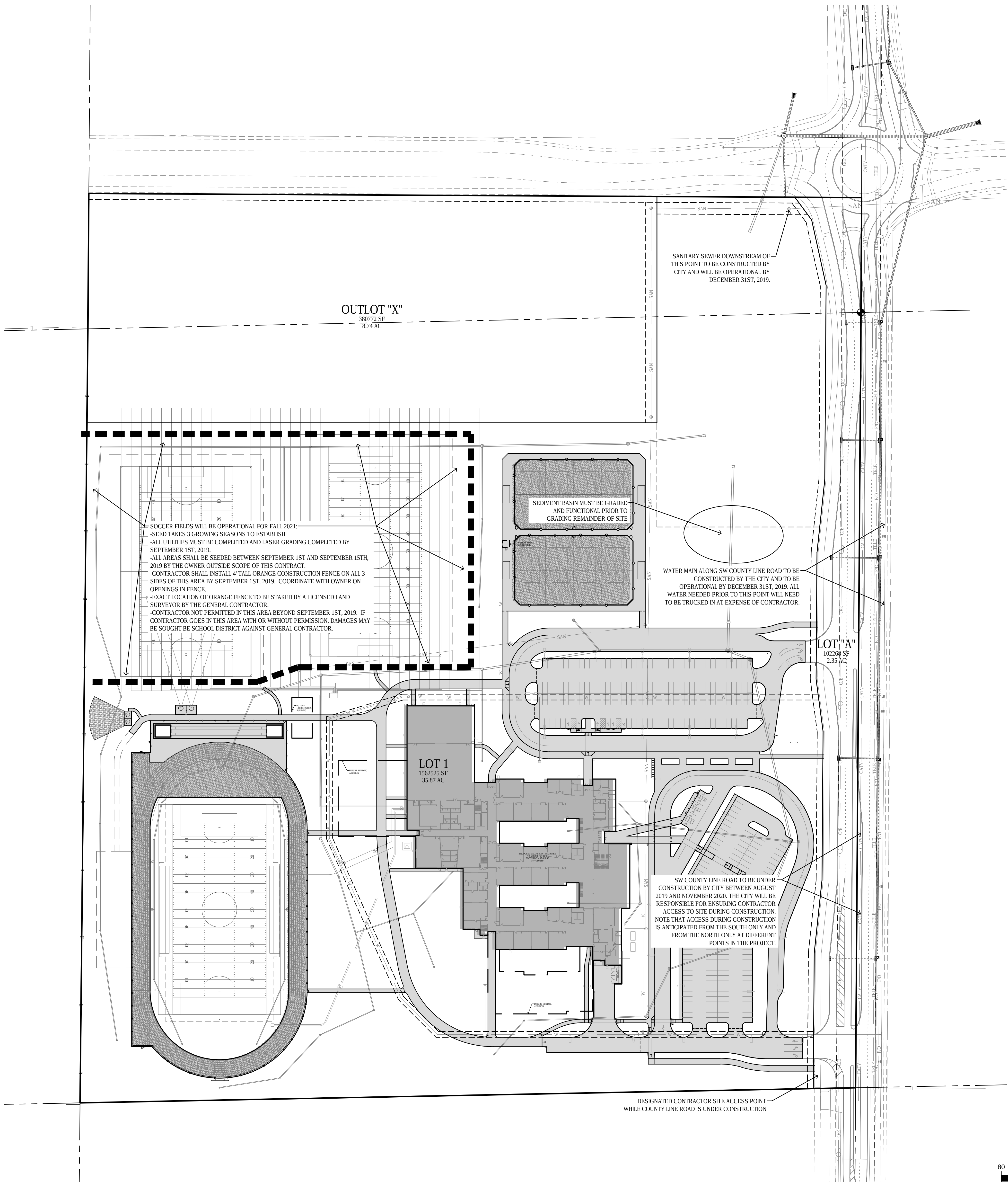
- GRADE FIELD AND INSTALL TRACK, ACO DRAINAGE AND ALL STORM SEWER LARGER THAN 2" IN DIAMETER. DO NOT INSTALL 2" FIELD LATERAL DRAINAGE.
- RE-SPREAD 8" DEEP TOPSOIL.
- CONTRACTOR SHALL COORDINATE WITH OWNER TO HAVE IRRIGATION INSTALLED IMMEDIATELY AFTER TOPSOIL RE-SPREAD. ALL IRRIGATION LINES SHALL BE 18"-20" DEEP.
- CONTRACTOR SHALL LASER GRADE FIELD PER SPEC SECTION 32 30 00.13 AS SOON AS IRRIGATION INSTALLATION HAS BEEN COMPLETED.
- CONTRACTOR TO INSTALL AND CONNECT UP 2" LATERAL DRAINAGE SYSTEM AS SOON AS LASER GRADING HAS BEEN COMPLETED.
- REMOVE EXCESS SOIL FROM LATERAL INSTALLATION AND FINE GRADE SITE.
- SEED FIELD IN ACCORDANCE WITH LANDSCAPE PLAN AND SPECIFICATIONS.

IRRIGATION NOTES

- ALL IRRIGATION INSTALLATION TO BE BY OTHERS, CONTRACTOR SHALL COORDINATE WORK.
- IRRIGATION BY OTHERS TO BE INSTALLED WITH VIBRATORY PLOW.
- IRRIGATION BY OTHERS TO BE COMPLETED WITHIN 6 WEEKS.
- CONTRACTOR SHALL COORDINATE THAT IRRIGATION SYSTEM IS TESTED FOR LEAKS AND FUNCTIONS CORRECTLY PRIOR TO LASER GRADING OF FIELDS.
- UPON COMPLETION OF IRRIGATION, PRIOR TO LASER GRADE OF FIELDS, DAMAGE TO IRRIGATION HEADS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL FIELDS ARE TURNED OVER TO THE OWNER FOR SEEDING. AT THAT POINT, CONTRACTOR IS RELIEVED OF LIABILITY ON IRRIGATION SYSTEM.



PHASING NOTES:
1. PRIOR TO ANY GRADING, CONSTRUCT SILT BASINS AS SHOWN ON SHEET C-XX.
2. PRIOR TO ANY GRADING, STAKE AND INSTALL ORANGE CONSTRUCTION FENCE AS SHOWN ON SHEET C-311.



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"Planning Your Successful Development"
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Civil Engineering & Land Surveying Established 1959

DALLAS CENTER - GRIMES
NEW MIDDLE SCHOOL
DALLAS CENTER - GRIMES COMMUNITY SCHOOL DISTRICT
GRIMES, IOWA

PROJECT NO.:
826M01

DATE:
JANUARY 2019

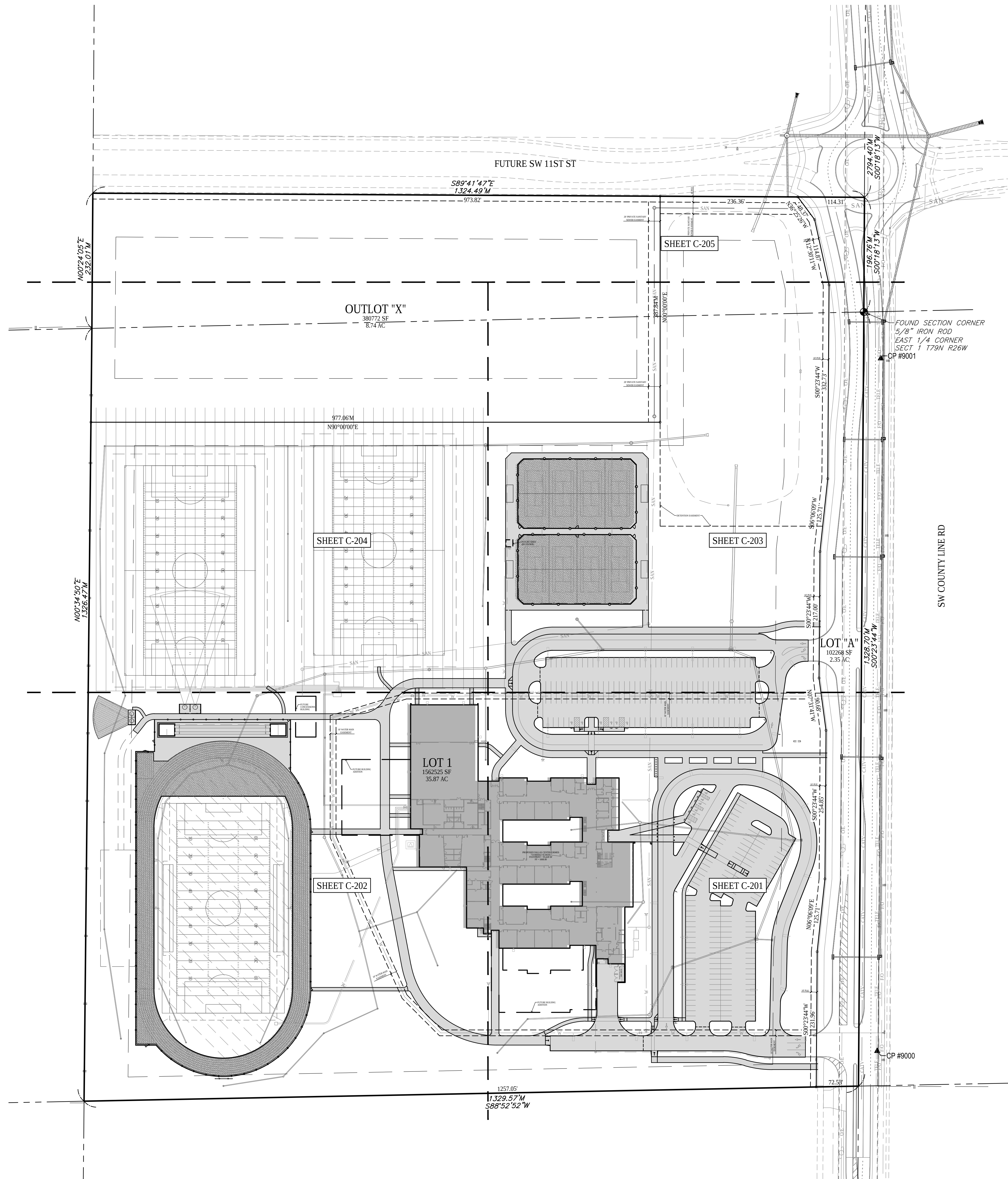
REVISIONS:
01/09/19 1ST CITY SET
01/29/19 2ND CITY SET

DRAWING TITLE:
PHASING PLAN

DRAWING NO.:
C-101

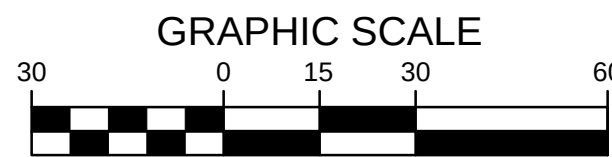
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frk architects + engineers
2600 westown parkway suite 340 west des moines, iowa 50266
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- TRAFFIC SIGN NOTES:**
1. THESE NOTES SHALL APPLY ONLY TO TRAFFIC & DIRECTIONAL SIGNS. FOR HANDICAP PARKING SIGNS SEE DETAIL PROVIDED ON SHEET C-601. FOR FIRE LANE SIGNS, SEE NOTES ON THIS SHEET.
 2. ALL SIGNS SHALL BE MOUNTED ON A 2'x2' SQUARE BLACK POWDER COATED METAL POLE. SIGNS MAY ALSO BE MOUNTED ON LIGHT POLES.
 3. POSTS SHALL BE DIRECT BURIED A MINIMUM OF 4 FEET.
 4. SIGNS SHALL BE MOUNTED 5 FEET HIGH FROM THE FINISHED GROUND GRADE TO BOTTOM OF THE SIGN.
 5. ALL TRAFFIC SIGNS SHALL BE PROVIDED & INSTALLED BY THE CONTRACTOR.
 6. TRAFFIC SIGNS MOUNTED ON LIGHT POLES SHALL BE MOUNTED WITH A STAINLESS STEEL BAND. NO DRILLING IS ALLOWED.
 7. TRAFFIC SIGNS SHALL BE AS FOLLOWS:
 - STOP SIGN, MUTCD CODE R3-2, SIZE 30"x30"
 - DO NOT ENTER SIGN, MUTCD CODE R5-1, SIZE 30"x30"
 - ONE WAY SIGN POINTING LEFT, MUTCD CODE R6-1, SIZE 36"x12"
 - BUS & PARKING SIGN SHALL BE A MODIFIED MUTCD CODE D1-2, BLACK LETTERS ON A WHITE BACKGROUND, TOP ROW TO READ "BUSES" WITH AN ARROW POINTING RIGHT, BOTTOM ROW TO READ "PARKING" WITH AN ARROW POINTING LEFT, TEXT HEIGHT 4"
 - DROP OFF & PARKING SIGN SHALL BE A MODIFIED MUTCD CODE D1-2, BLACK LETTERS ON A WHITE BACKGROUND, TOP ROW TO READ "DROP-OFF" WITH AN ARROW POINTING RIGHT, BOTTOM ROW TO READ "PARKING" WITH AN ARROW POINTING UP, TEXT HEIGHT 4"

- PAVEMENT PLACEMENT NOTES:**
1. SEE PROJECT SPECIFICATION 32.13.13 FOR ADDITIONAL INFORMATION ON LASER SCREED REQUIREMENTS.



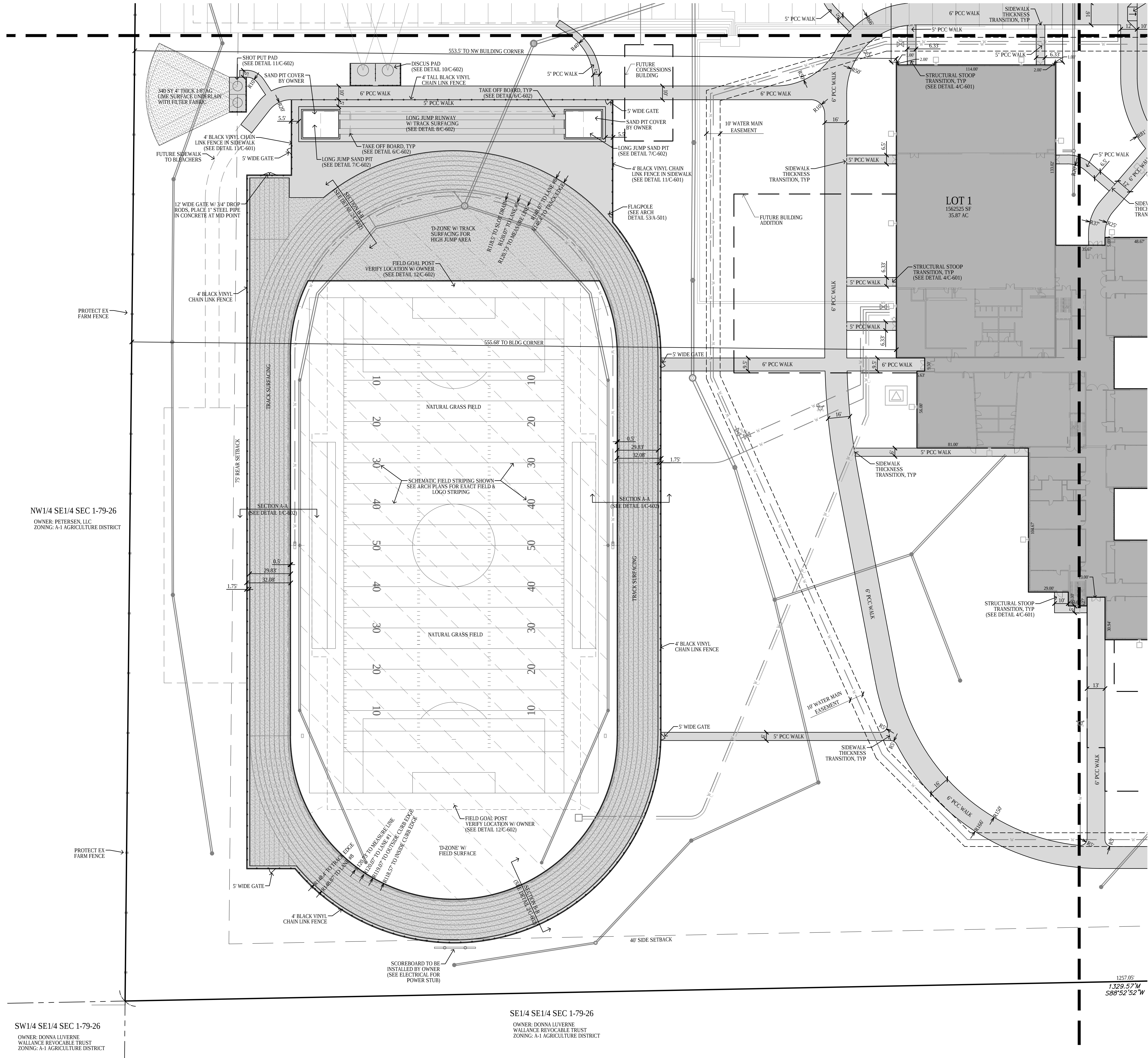
S1/2 SW1/4 FR SEC 6-79-25
OWNER: CAPITAL AGRI PROP SERV
ZONING: A-1 AGRICULTURE DISTRICT

DRAWING NO.:

C-201

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DALLAS CENTER - GRIMES

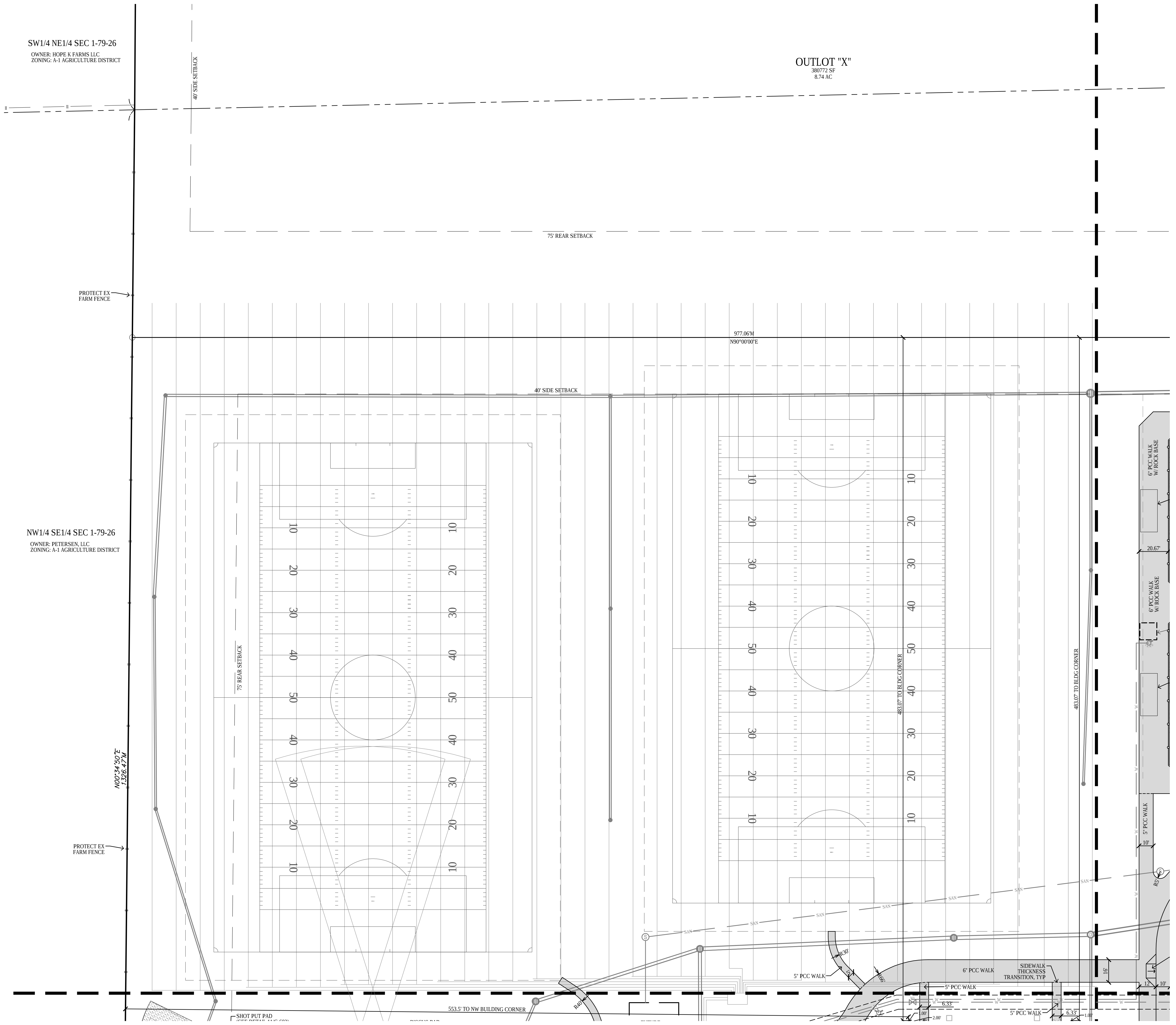
NEW MIDDLE SCHOOL

DALLAS CENTER - GRIMES COMMUNITY SCHOOL DISTRICT

GRIMES, IOWA

PROJECT NO.:	826M01
DATE:	JANUARY 2019
REVISIONS:	01/09/19 1ST CITY SET 01/29/19 2ND CITY SET
DRAWING TITLE:	LAYOUT PLAN
DRAWING NO.:	C-202

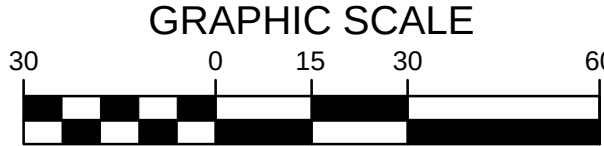
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SW1/4 NE1/4 SEC 1-79-26
OWNER: HOPE K FARMS LLC
ZONING: A-1 AGRICULTURE DISTRICT

NW1/4 SE1/4 SEC 1-79-26
OWNER: PETERSEN, LLC
ZONING: A-1 AGRICULTURE DISTRICT

OUTLOT "X"
380772 SF
8.74 AC



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DALLAS CENTER - GRIMES COMMUNITY SCHOOL DISTRICT
GRIMES, IOWA

PROJECT NO.:
826M01
DATE:
JANUARY 2019

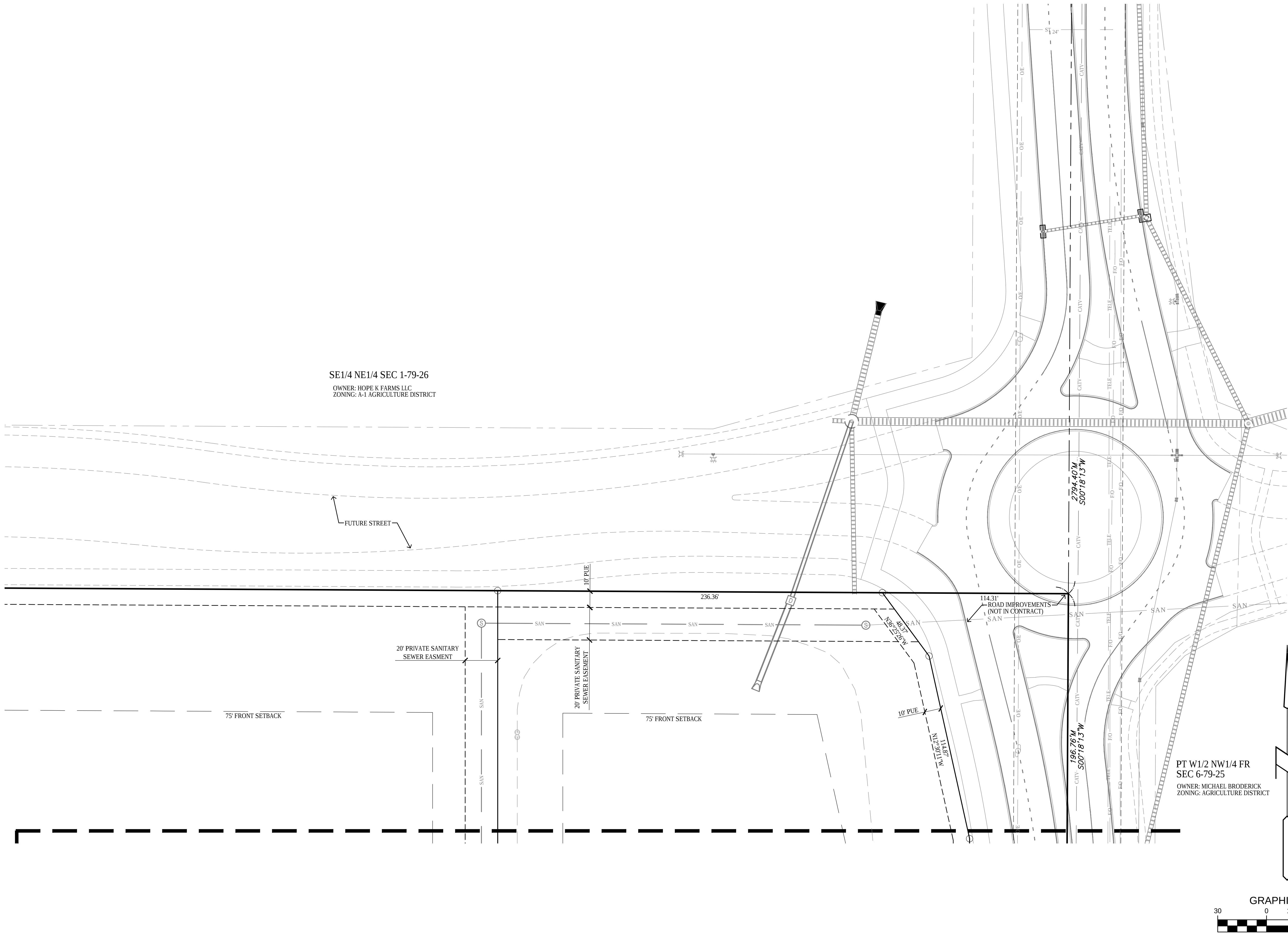
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01/09/19 1ST CITY SET
01/29/19 2ND CITY SET

DRAWING TITLE:
LAYOUT PLAN

DRAWING NO.:
C-204

MULAND PROJECTS 2018-08-06-DWG-C2 LAYOUT.DWG

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SE1/4 NE1/4 SEC 1-79-26
OWNER: HOPE K FARMS LLC
ZONING: A-1 AGRICULTURE DISTRICT

PT W1/2 NW1/4 FR
SEC 6-79-25
OWNER: MICHAEL BRODERICK
ZONING: AGRICULTURE DISTRICT

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NEW MIDDLE SCHOOL
DALLAS CENTER - GRIMES COMMUNITY SCHOOL DISTRICT
GRIMES, IOWA

PROJECT NO.:
826M01

DATE:
JANUARY 2019

REVISIONS:
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DRAWING TITLE:
LAYOUT PLAN

DRAWING NO.:
C-205

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TEMPORARY SEDIMENT BASIN GRADING NOTES:

- CONTRACTOR SHALL GRADE TO TEMPORARY CONTOURS SHOWN ON THIS PLAN TO SERVE AS A TEMPORARY SEDIMENT BASINS PRIOR TO ANY LAND DISTURBANCE UP STREAM OF THE SEDIMENT BASIN.
- CONTRACTOR SHALL HAVE SWPPP INSPECTOR APPROVED SEDIMENT BASINS PRIOR TO ANY OTHER CONSTRUCTION.
- INSTALL TEMPORARY CMP STANDPIPE AND TEMPORARY CMP PIPE. SEE SWPPP FOR DETAILS.
- STOCKPILE ADEQUATE SOIL IN SURROUNDING AREA TO FILL BOTTOM OF SEDIMENT BASIN & GRADE TO FINAL SITE GRADES.
- CONTRACTOR SHALL EXTEND AND/OR UPDATE TEMPORARY CMP PIPE AS NECESSARY AS SITE GRADING OCCURS TO ENSURE POSITIVE DRAINAGE. SAID WORK SHALL BE CONSIDERED INCIDENTAL TO SEDIMENT BASIN CONSTRUCTION.

SEDIMENT BASIN MAINTENANCE NOTES:

- THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN, CLEANOUT, AND REPAIR THE SEDIMENT BASIN DURING THE PROJECT.
- SEDIMENT BASIN SHALL BE INSPECTED FOR SIGNS OF SEEPAGE, SETTLEMENT OR SLUMPING DURING ALL EROSION CONTROL INSPECTIONS. THESE PROBLEMS SHOULD BE REPAIRED IMMEDIATELY.
- SEDIMENT SHOULD BE REMOVED FROM THE BASIN WHEN IT ACCUMULATES TO ONE HALF OF THE WET STORAGE VOLUME. DURING CLEANOUT, TRASH SHOULD BE REMOVED FROM THE BASIN AND THE STANDPIPE SHOULD BE CHECKED & CLEARED OF ANY ACCUMULATED DEBRIS.

SEDIMENT BASIN REMOVAL NOTES:

- CONTRACTOR SHALL COORDINATE WITH CITY OF GRIMES STORM WATER INSPECTOR FOR EXACT TIMING OF THE REMOVAL OF THE SEDIMENT BASIN AS CONSTRUCTION PROGRESSES AND AREAS ARE STABILIZED.
- IT IS ANTICIPATED THAT THE SEDIMENT BASIN CAN BE REMOVED ONCE ALL OF THE FOLLOWING IS COMPLETE: SOCCER FIELDS ARE SEEDED AND ESTABLISHED, FOOTBALL FIELD IS SEEDED AND ESTABLISHED, AND THE MAJORITY OF THE PARKING LOT AND DRIVES ARE PAVED.
- FOR REMOVAL OF THE SEDIMENT BASIN: REMOVE TEMPORARY STANDPIPE, ALL TEMPORARY STORM SEWER, REMOVE EROSION CONTROL ASSOCIATED WITH TEMPORARY PIPE, FILL IN SEDIMENT BASIN, INSTALL PERMANENT STORM SEWER AND GRADE AREAS TO FINAL GRADES SHOWN ON GRADING PLAN.

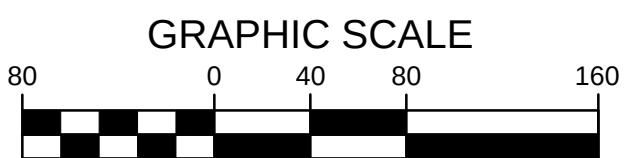
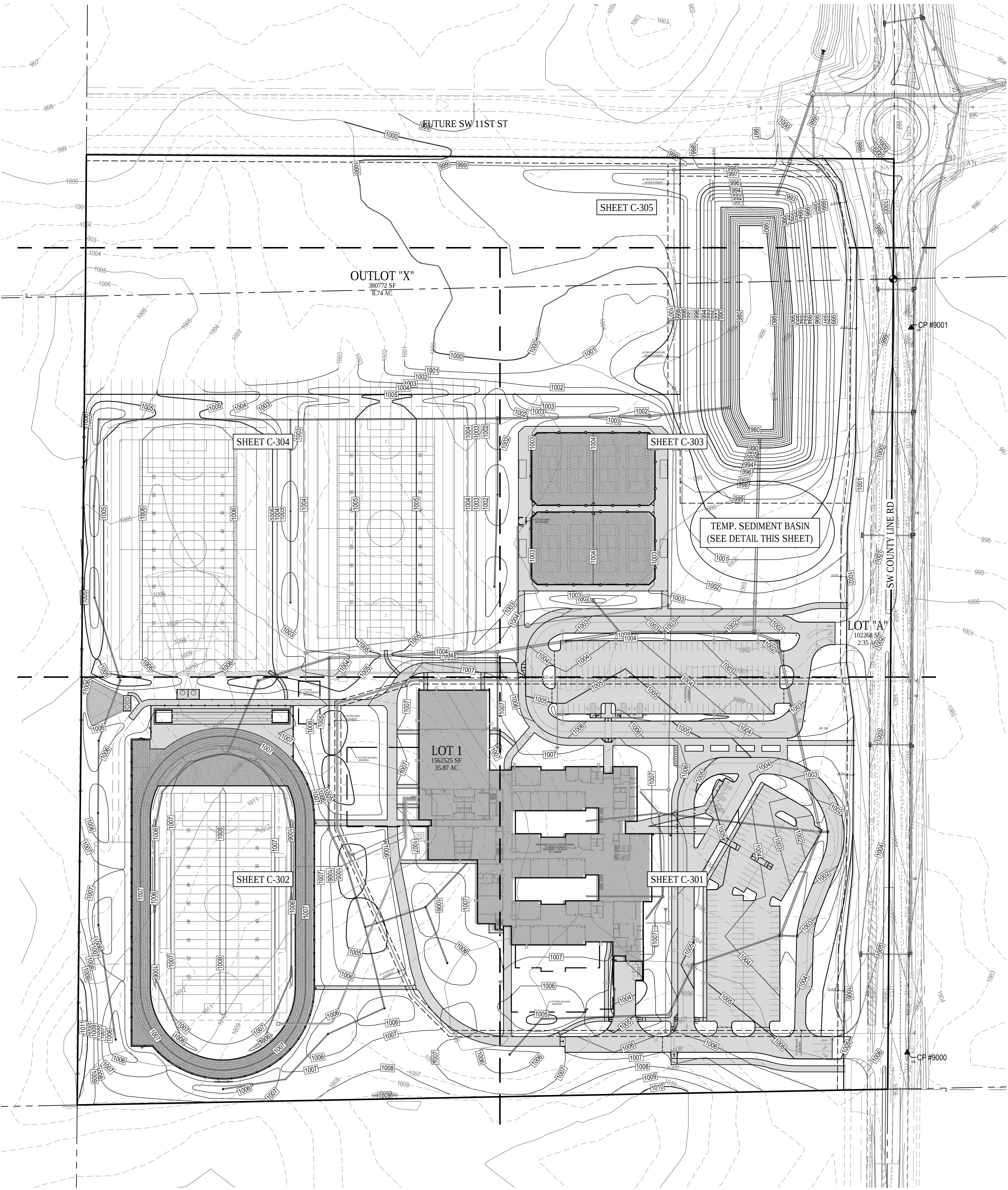
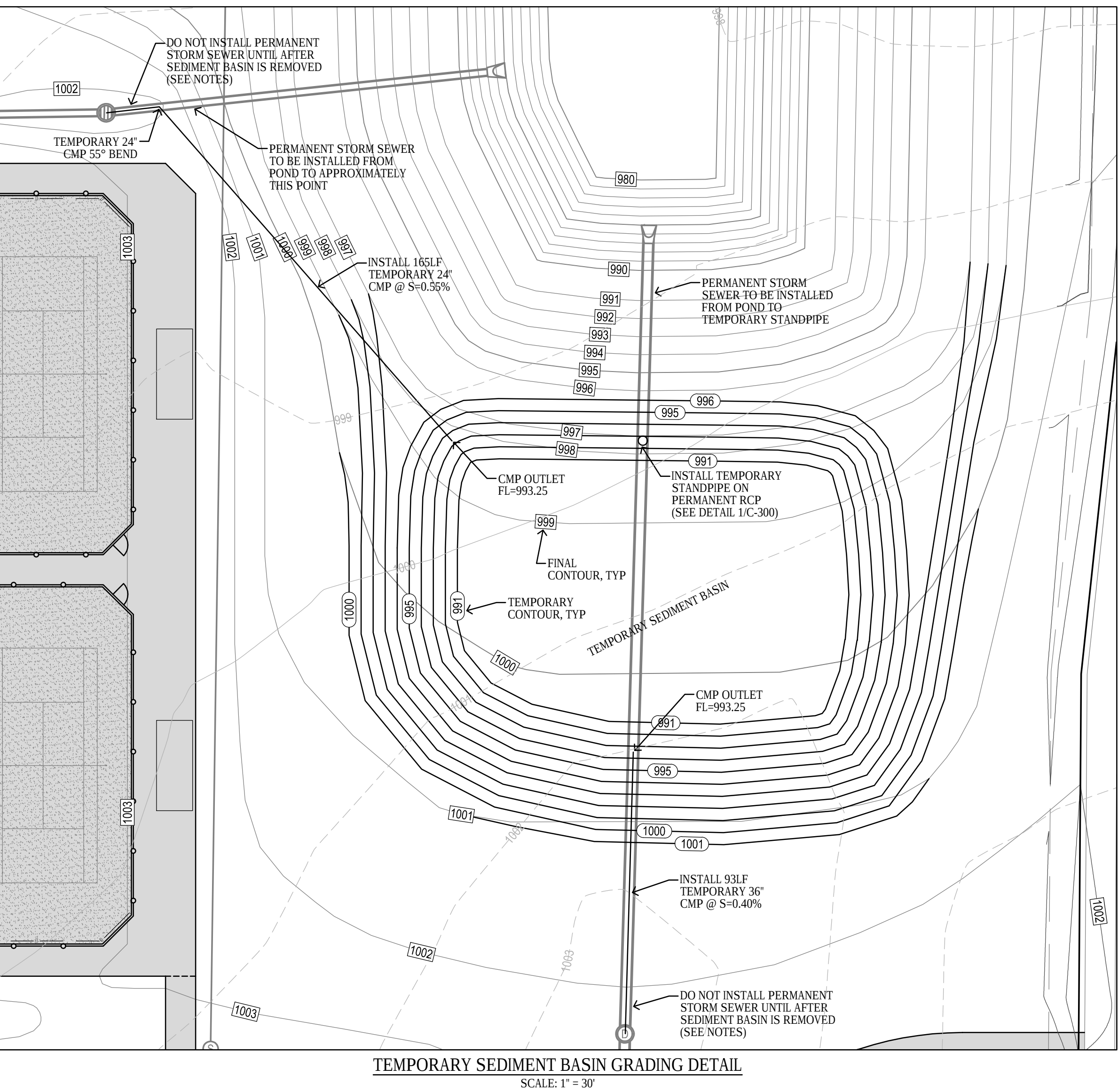
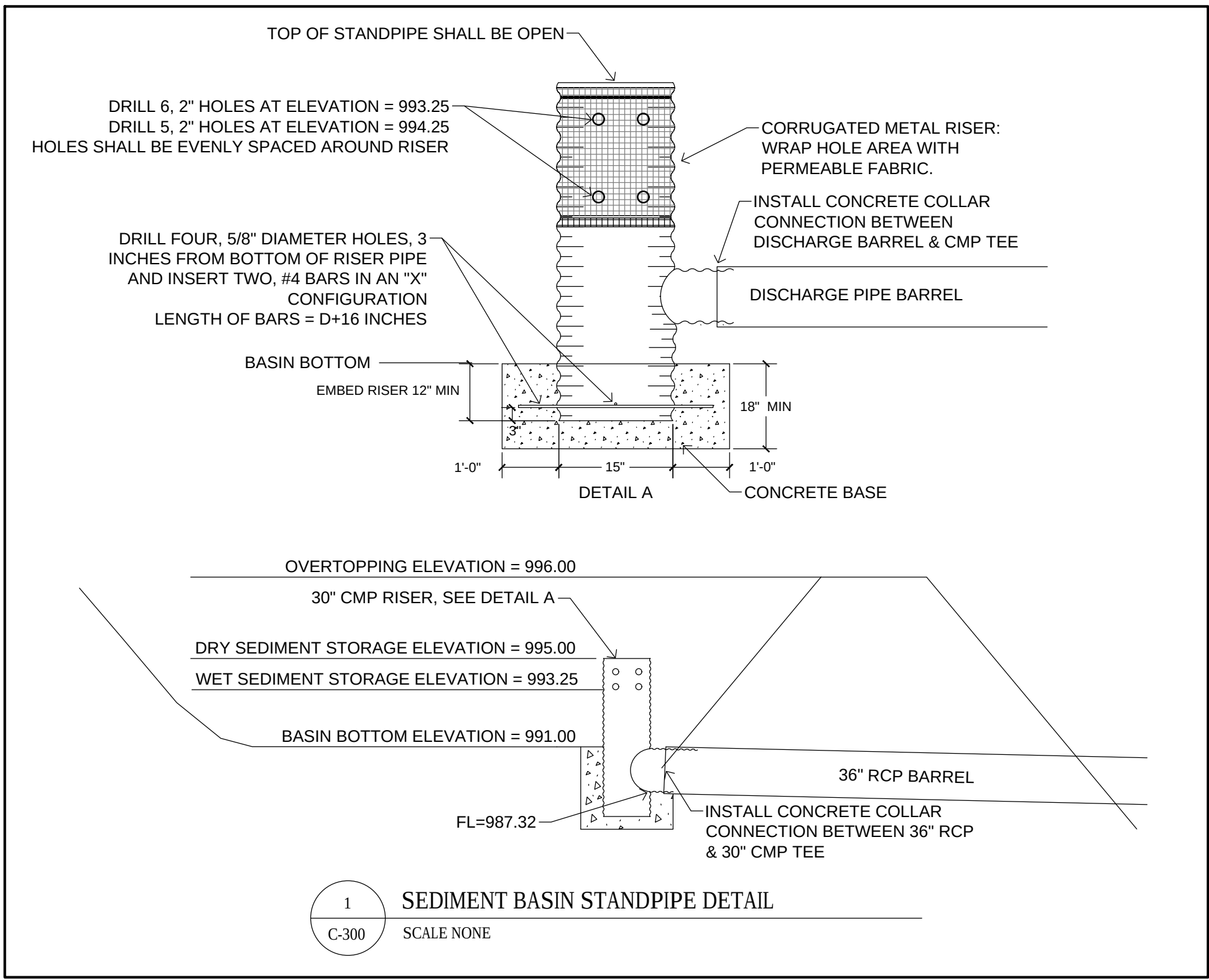
TOPSOIL NOTES:

- STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
- RESPEARD TOPSOIL TO A MINIMUM DEPTH OF 8" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
- TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
- TOPSOIL IS DEFINED AS: FERTILE, FRABLE 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

GRADING LEGEND:

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

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



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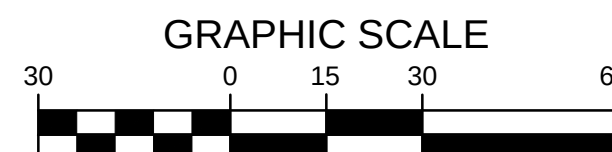
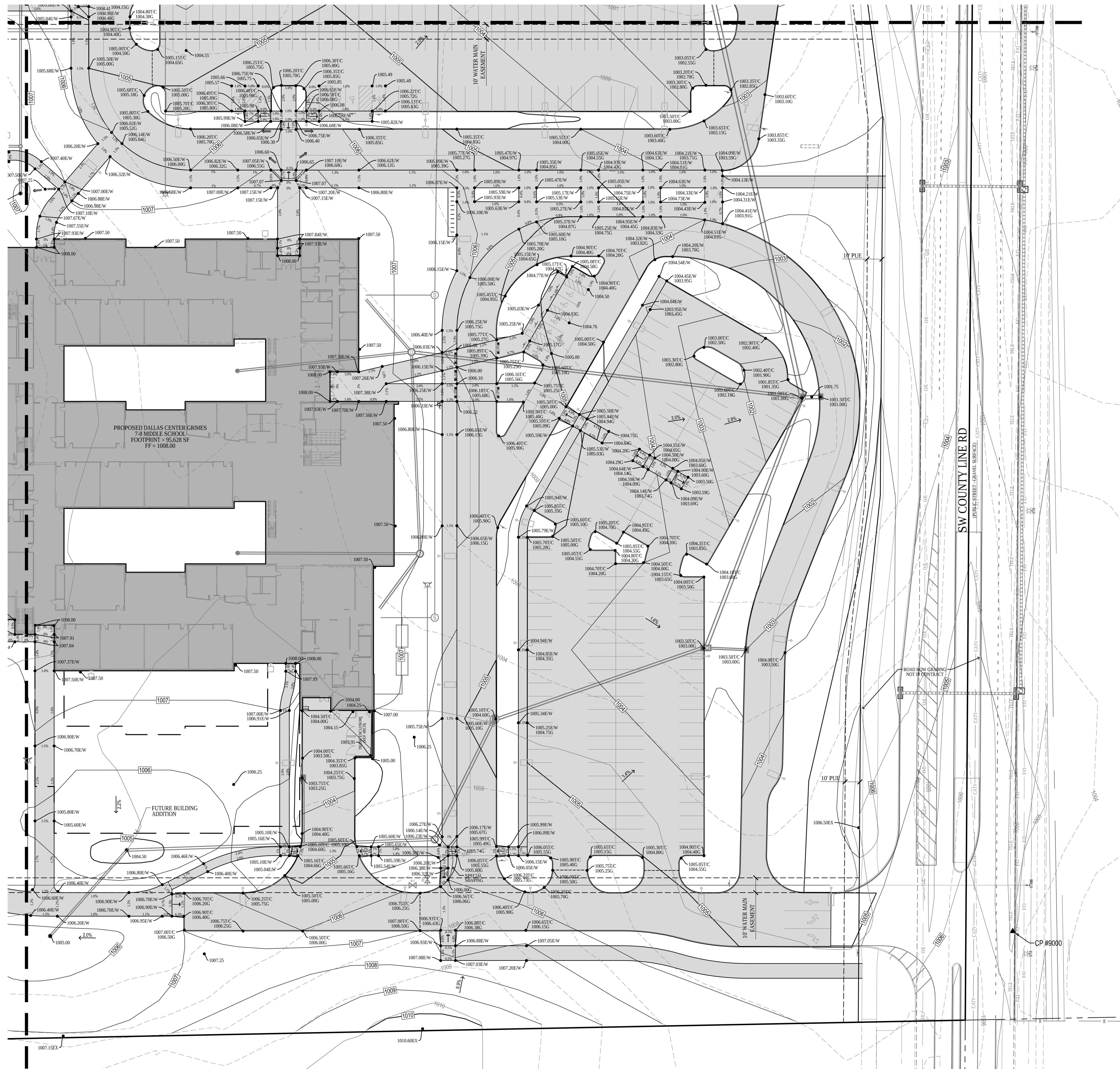
PROJECT NO.:
826M01

DATE:
JANUARY 2019

REVISIONS:
01/09/19 1ST CITY SET
01/29/19 2ND CITY SET

DRAWING TITLE:
OVERALL GRADING PLAN

DRAWING NO.:
C-300



DALLAS CENTER - GRIMES
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DALLAS CENTER - GRIMES COMMUNITY SCHOOL DISTRICT
GRIMES, IOWA

PROJECT NO.:
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DATE:
JANUARY 2019

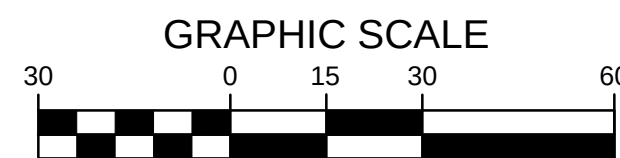
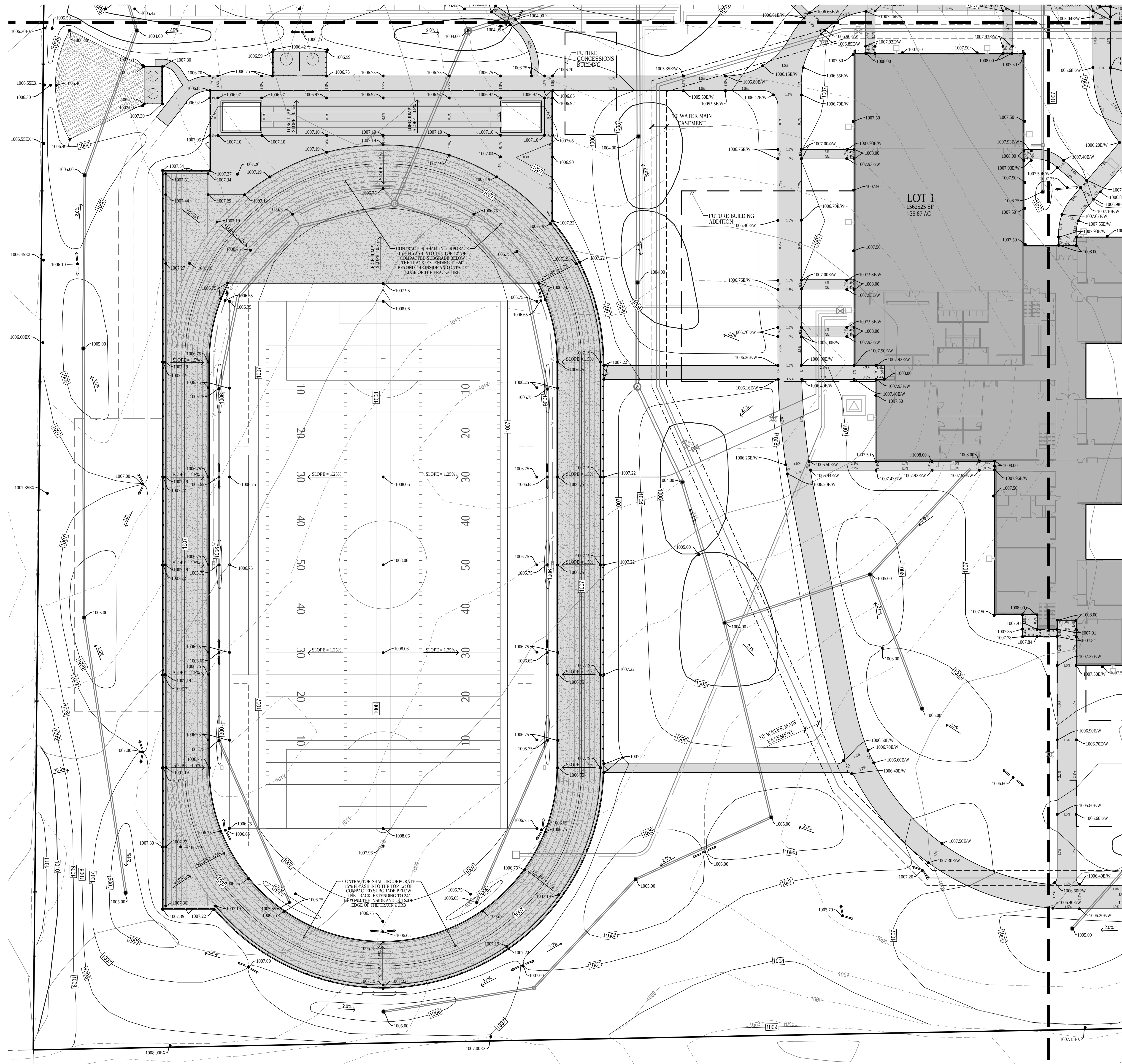
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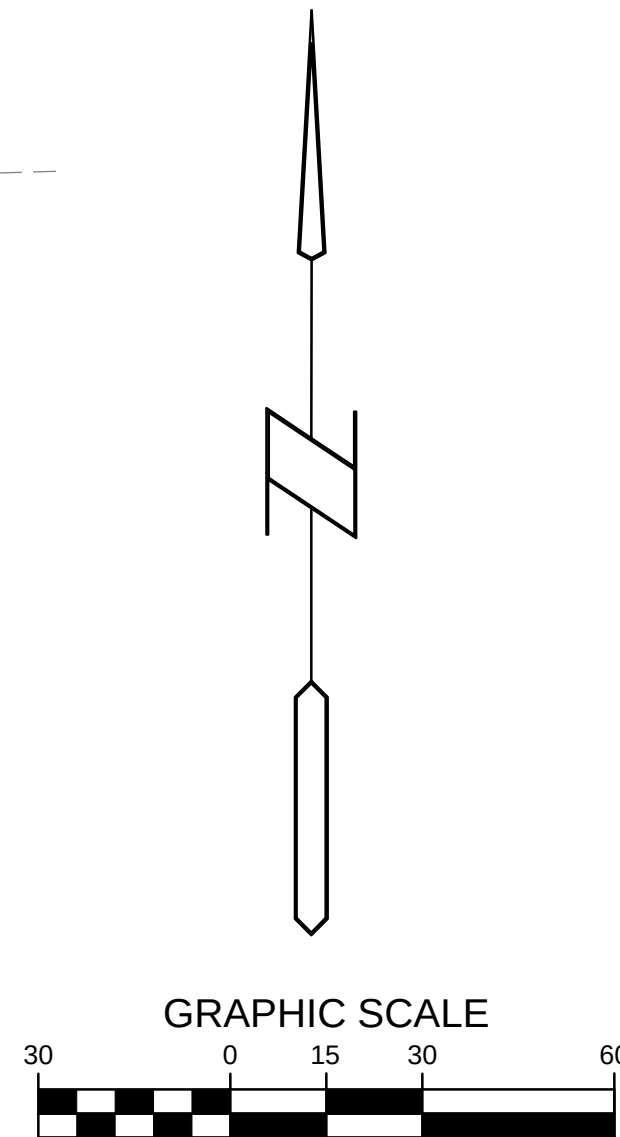
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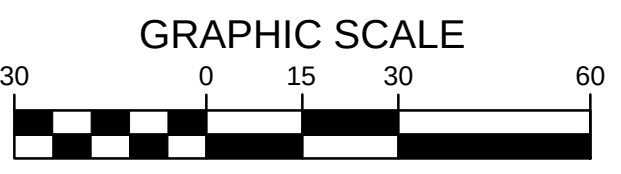
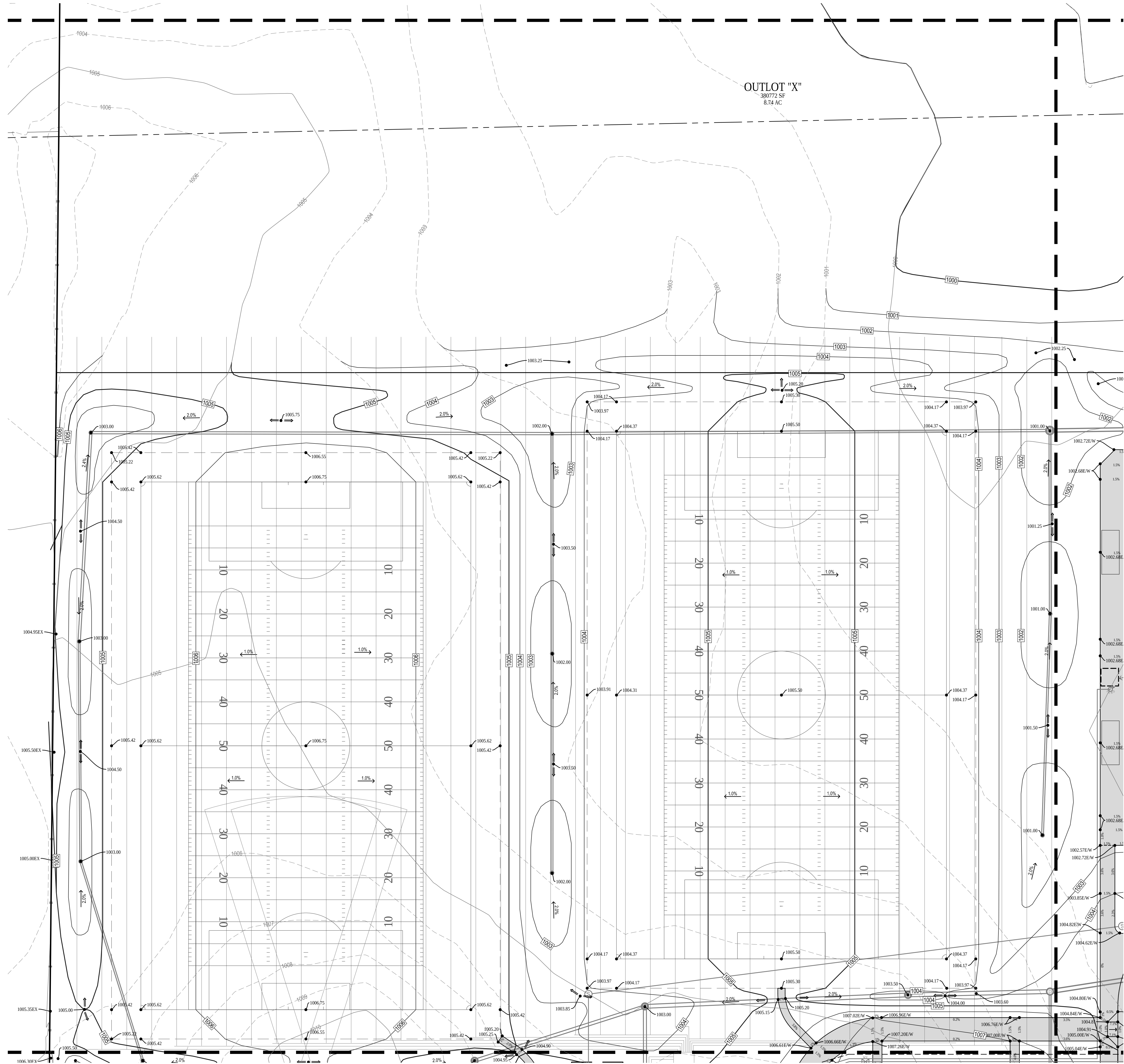
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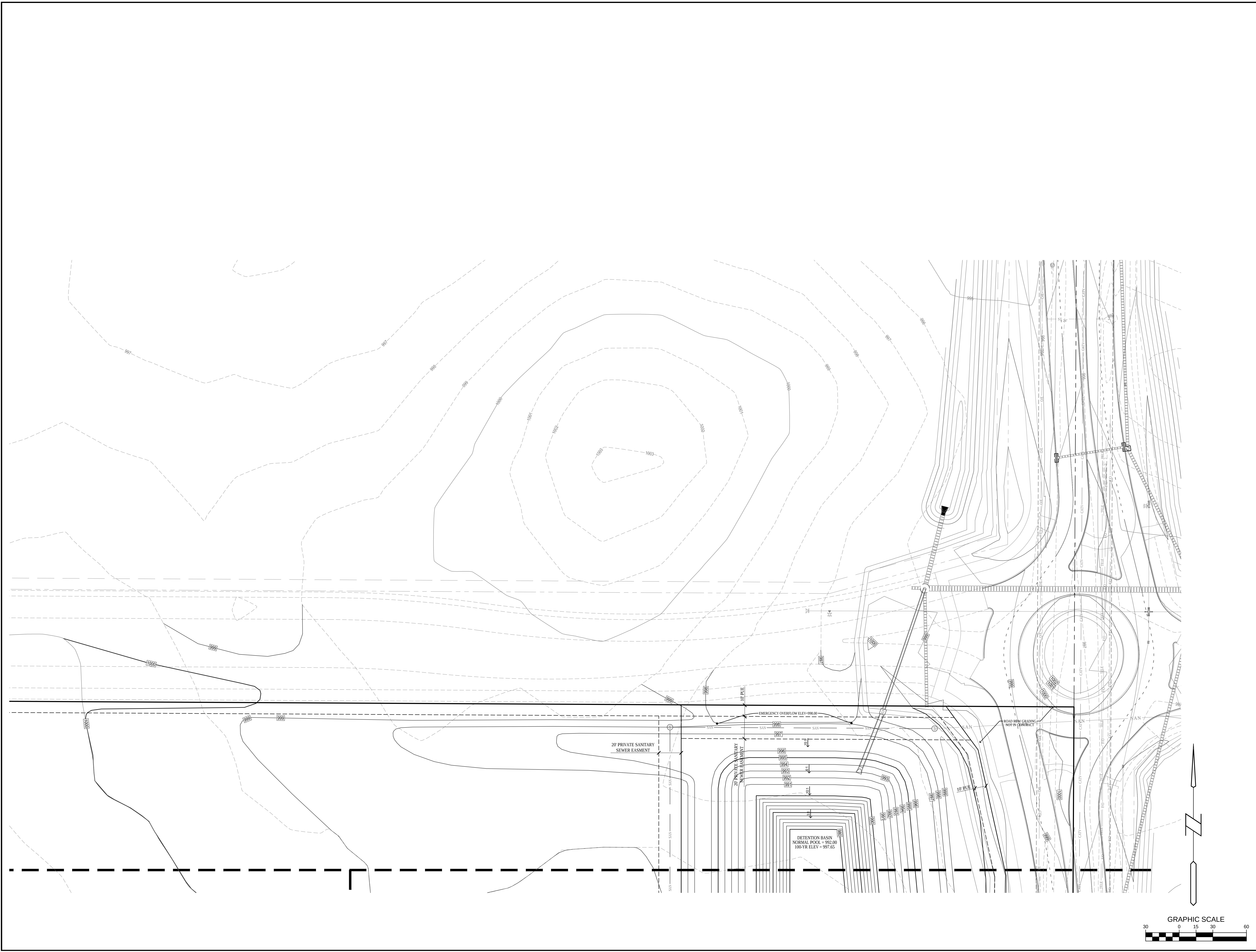
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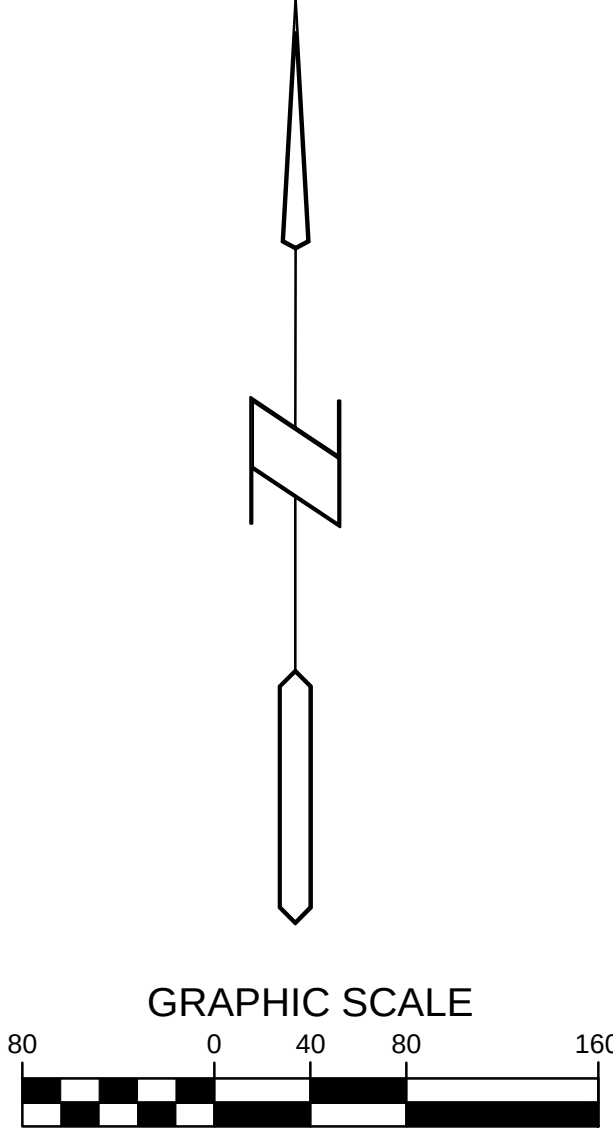
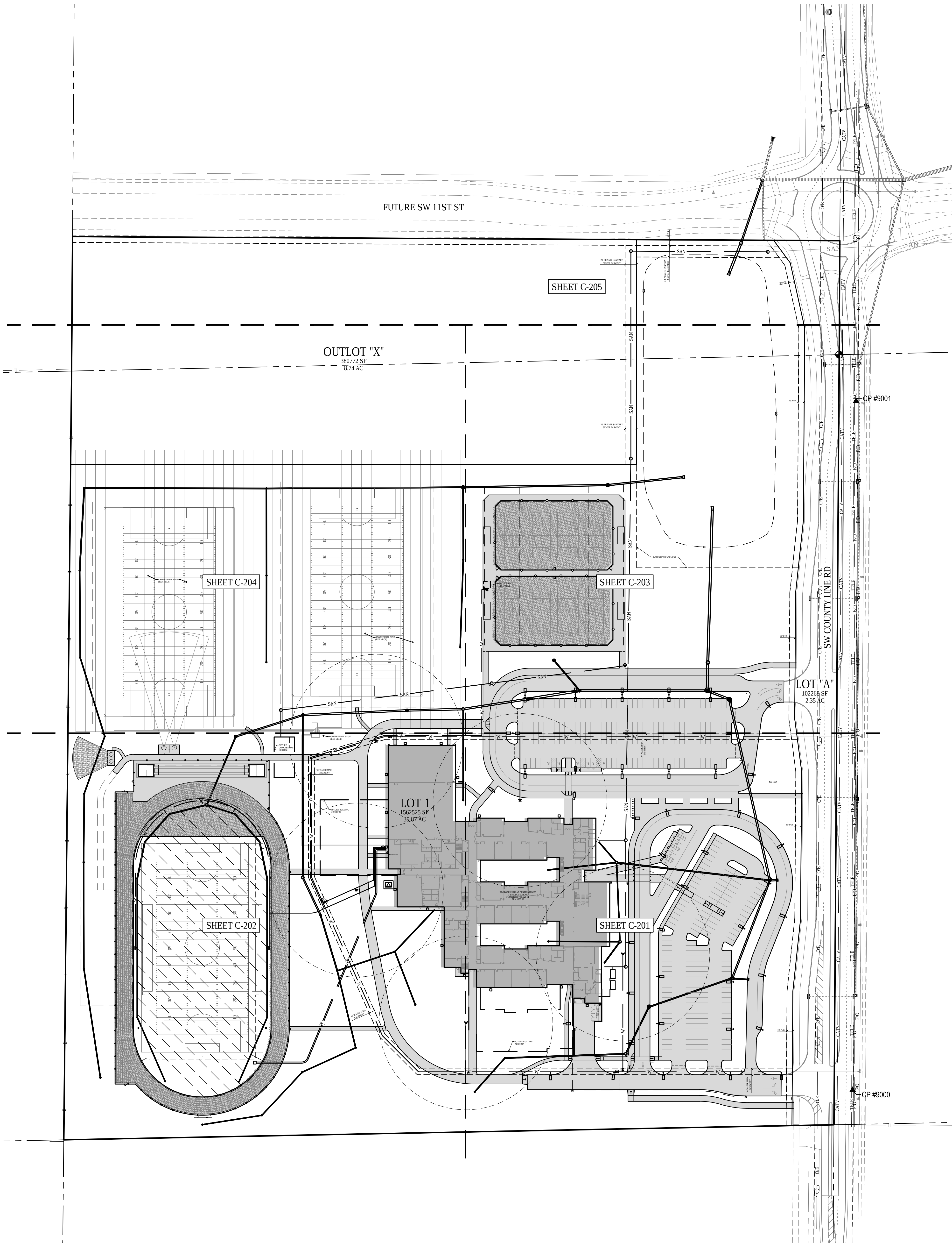






UTILITY NOTES:

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. ALL RCP FLARED END SECTIONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD. TRASH GUARDS SHALL NOT BE PROVIDED FOR FLARED END SECTIONS THAT ARE INTENDED TO BE BELOW THE NORMAL POOL ELEVATION OF THE DETENTION POND.
9. ALL STORM SEWER STRUCTURES CALLED OUT AS 'MODIFIED' OR 'SPECIAL' SHALL BE STRUCTURALLY DESIGNED BY AN IOWA LICENSED STRUCTURAL ENGINEER.
10. 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.
11. GREASE INTERCEPTORS ARE SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. REFER TO PLUMBING PLANS FOR DETAILED DRAWINGS AND SPECIFICATIONS. PLUMBING PLANS SHALL TIE INTO SANITARY SEWER AT LOCATION AND ELEVATION SHOWN ON SITE PLAN.



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DALLAS CENTER - GRIMES COMMUNITY SCHOOL DISTRICT
GRIMES, IOWA

PROJECT NO.:
826M01

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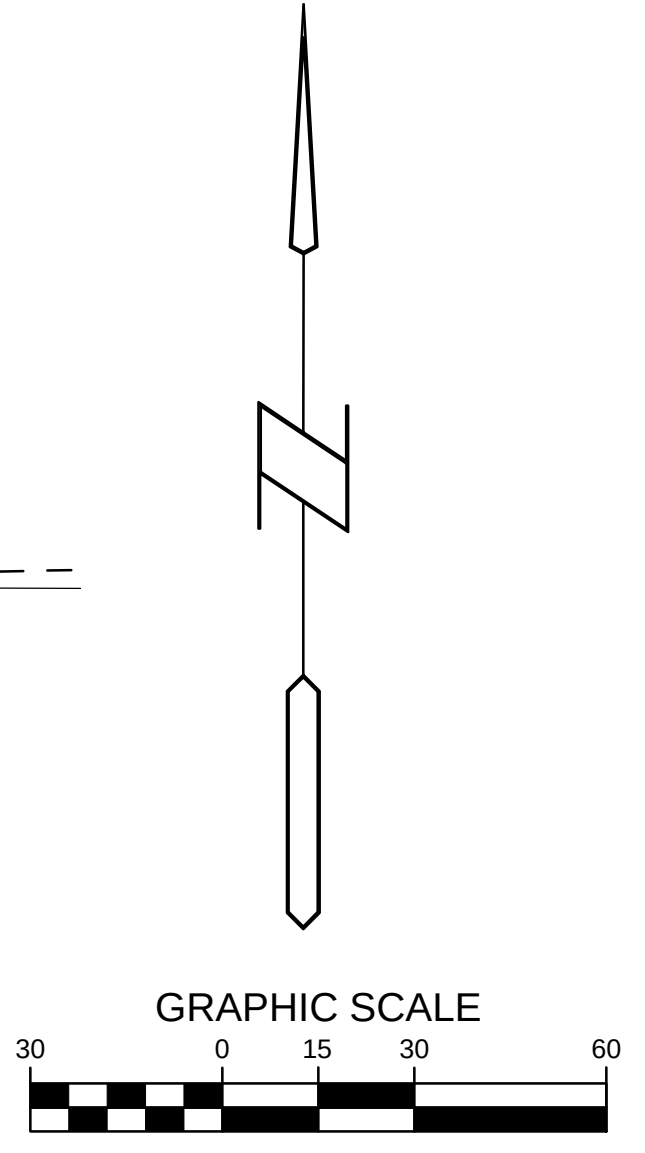
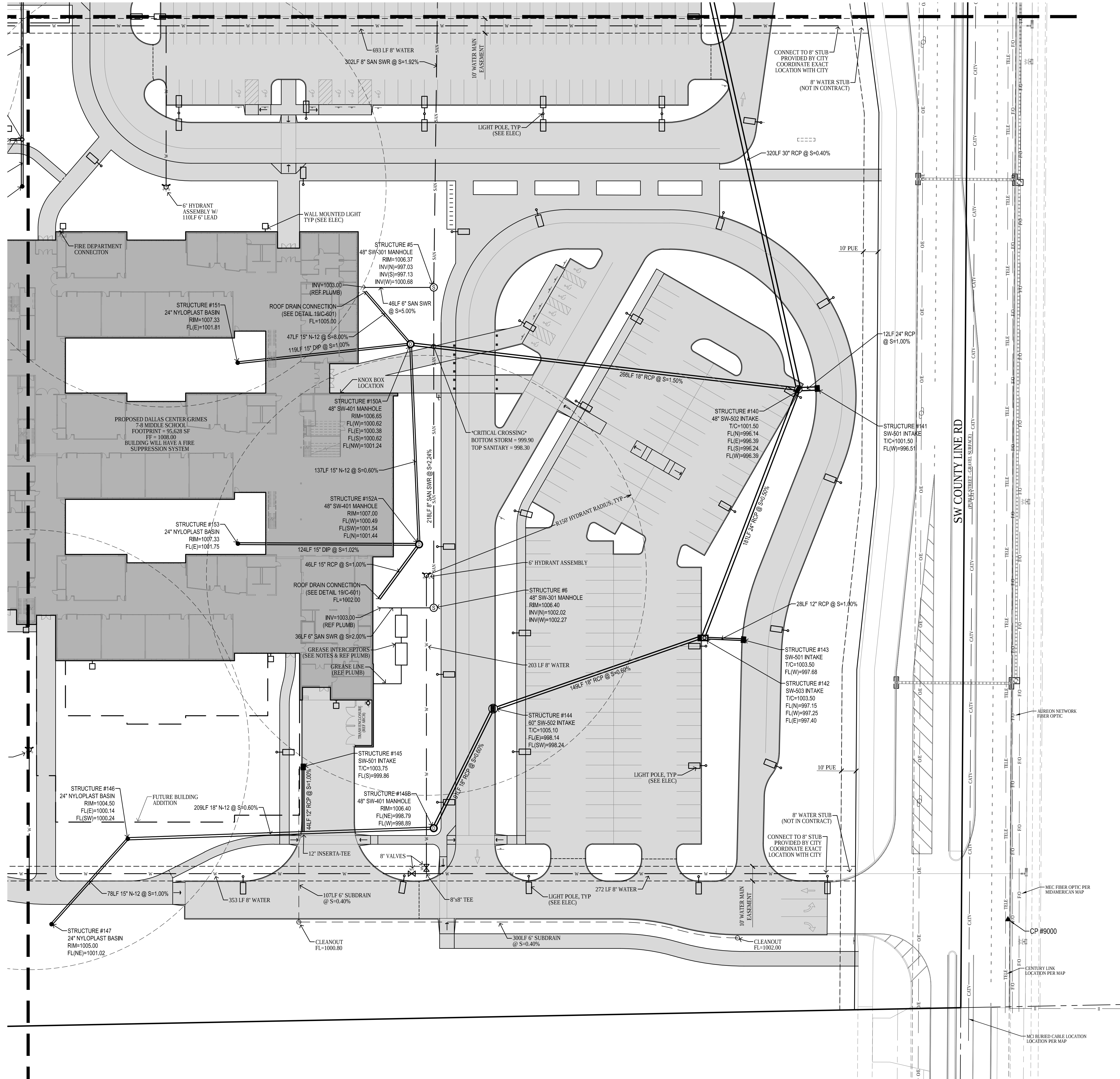
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DRAWING TITLE:
OVERALL UTILITY
PLAN

DRAWING NO.:
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826M01

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JANUARY 2019

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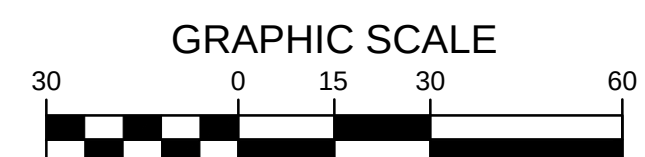
UTILITY PLAN

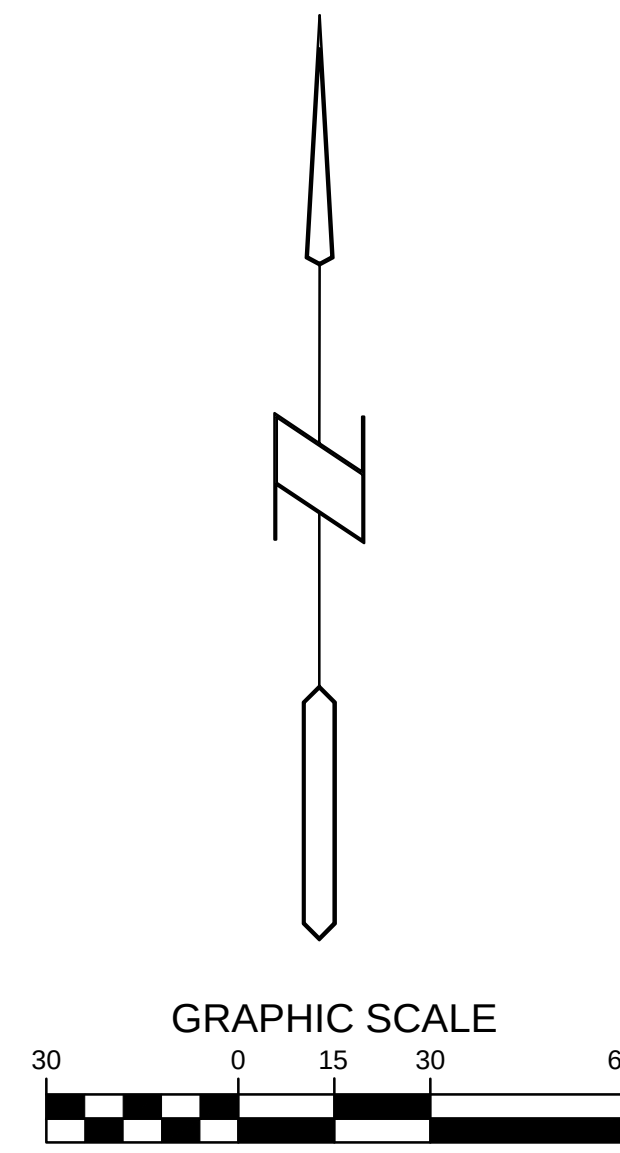
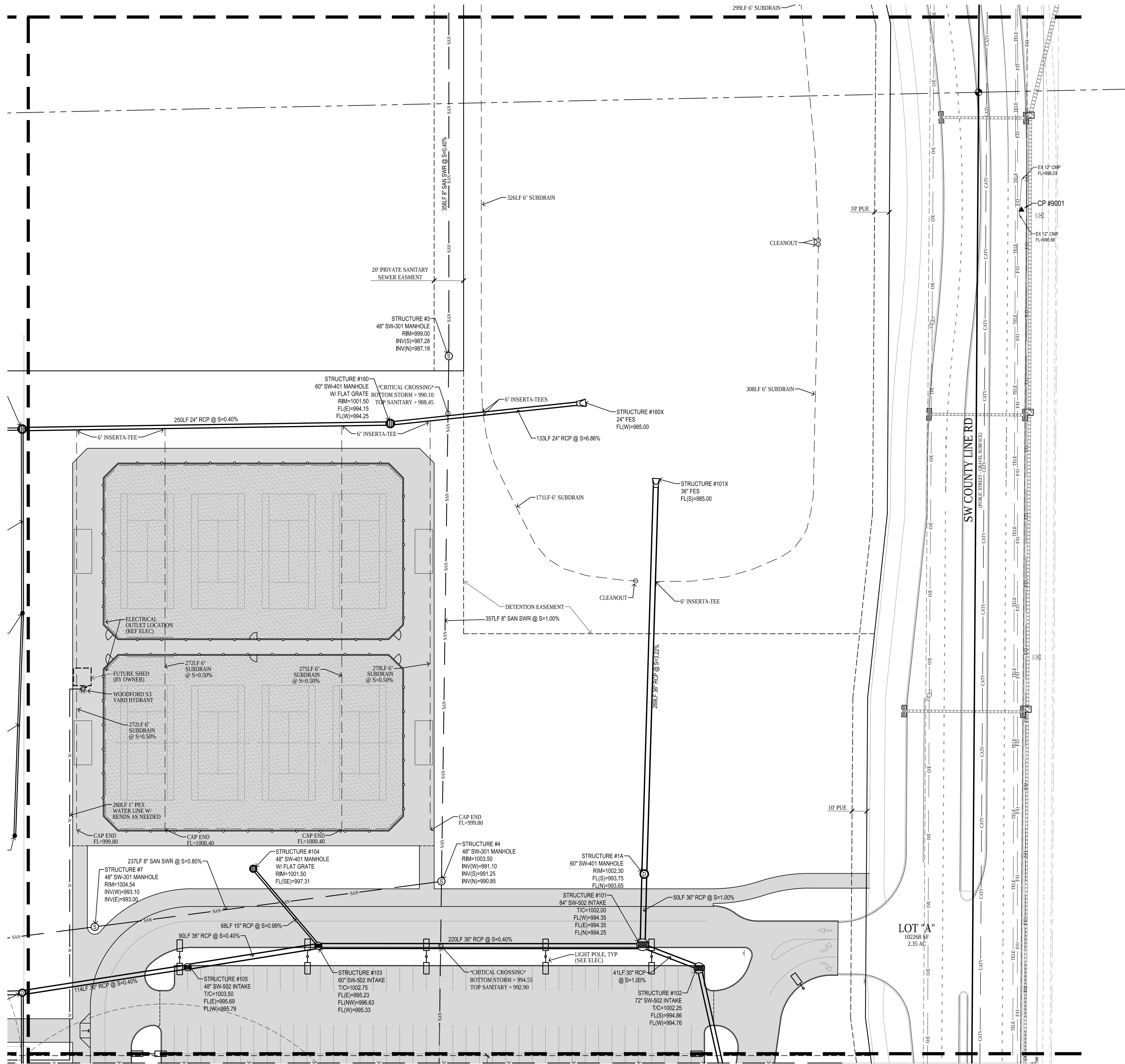
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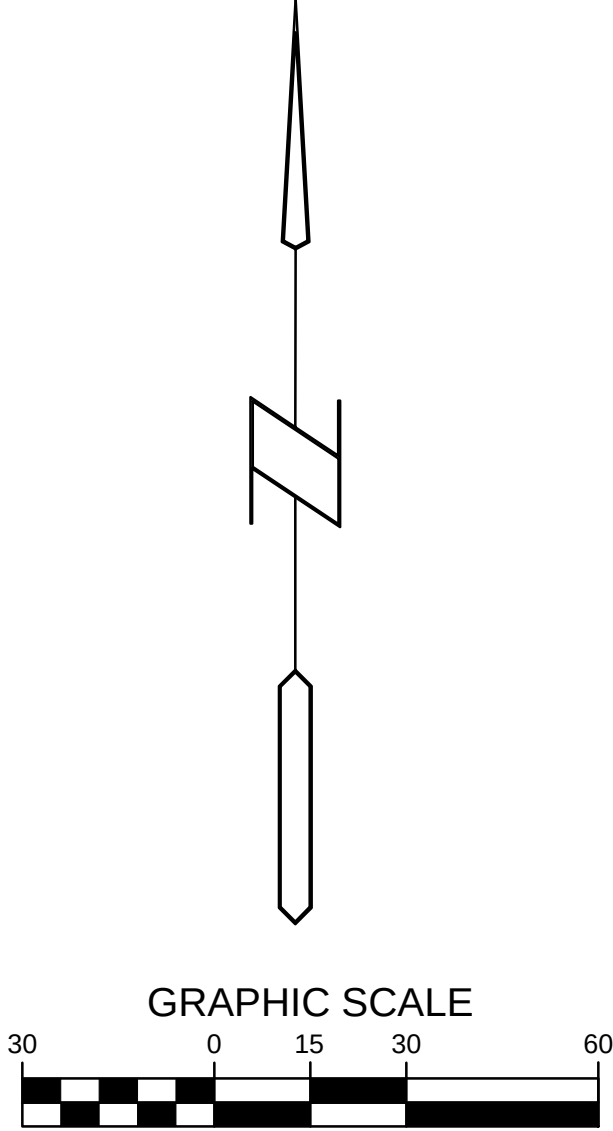
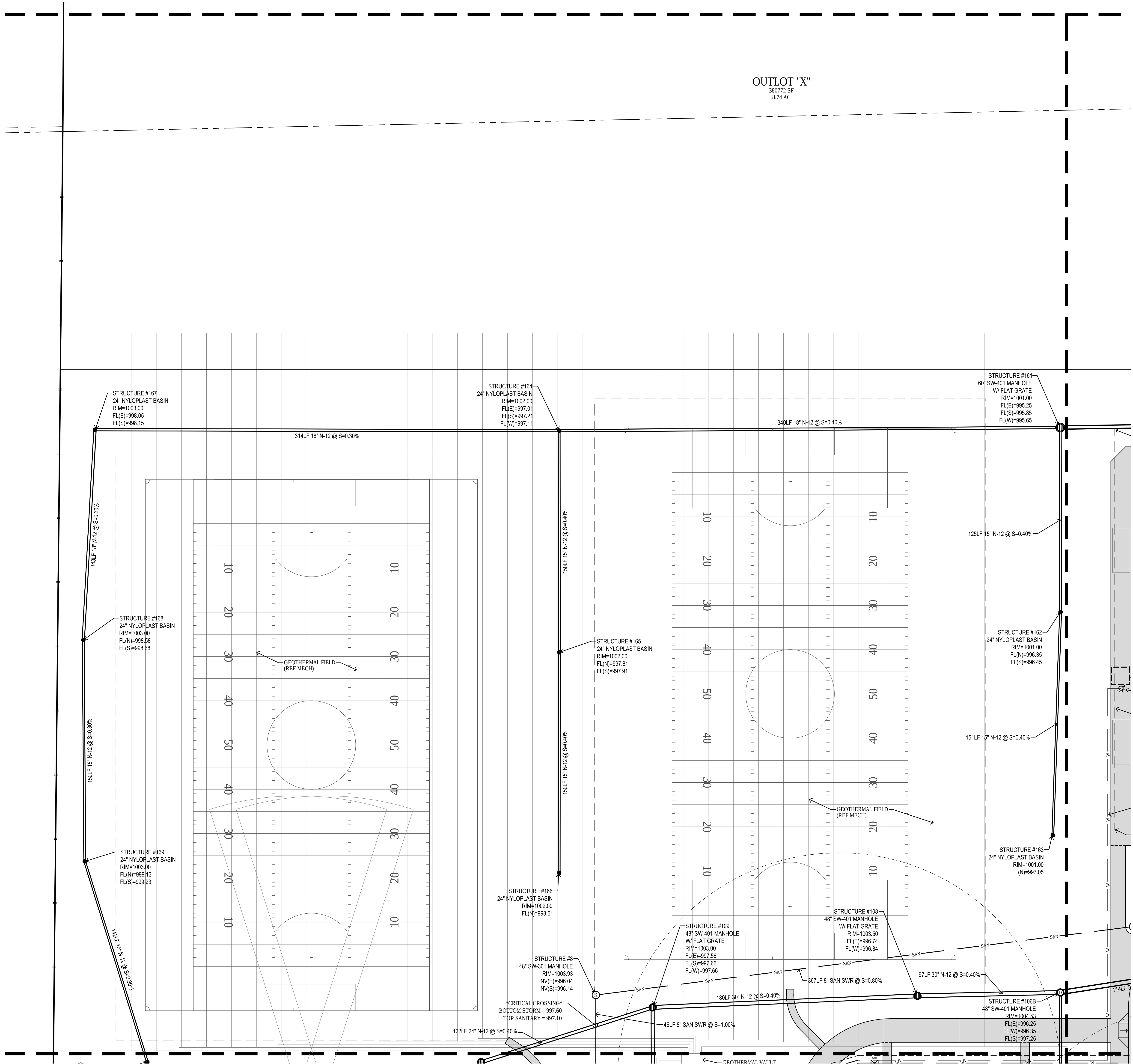
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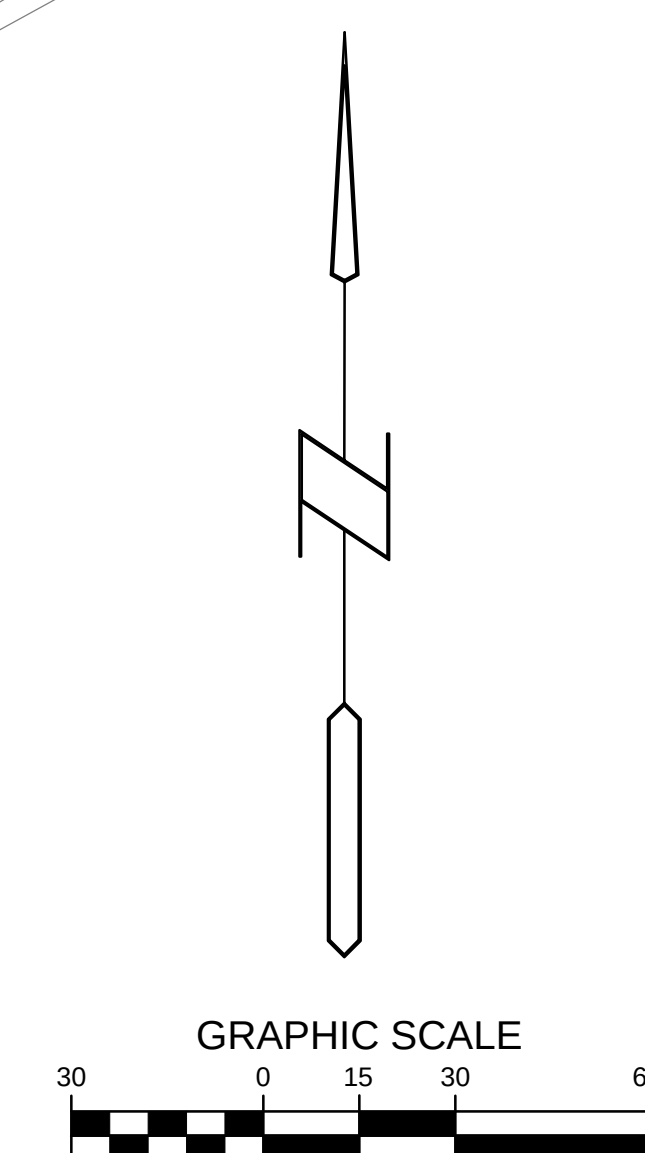
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UTILITY PLAN

DRAWING NO.:
C-404

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LANDSCAPE NOTES:

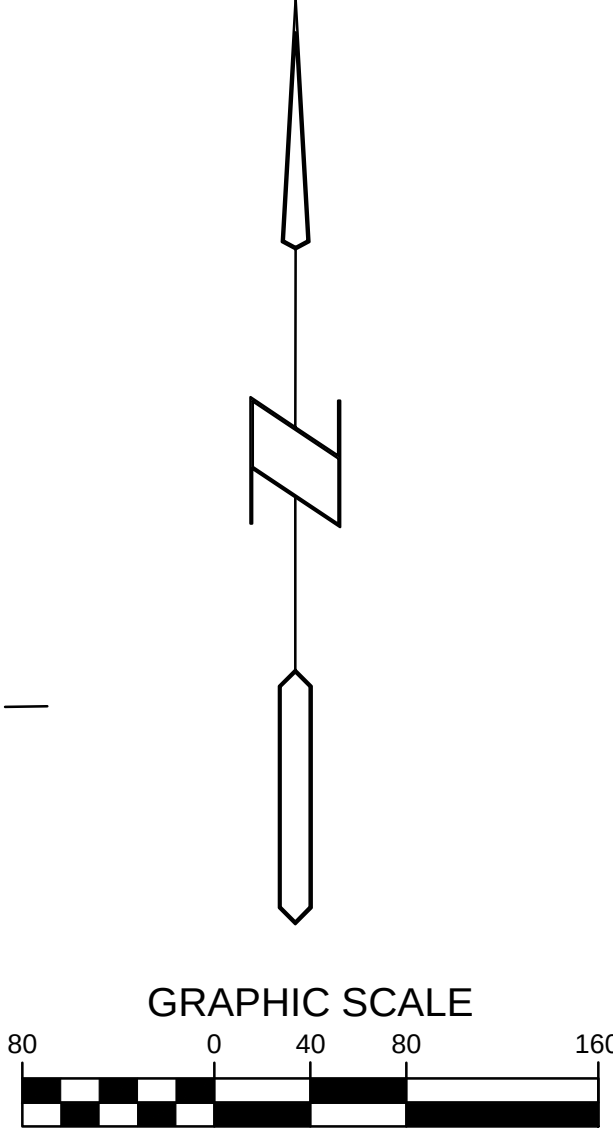
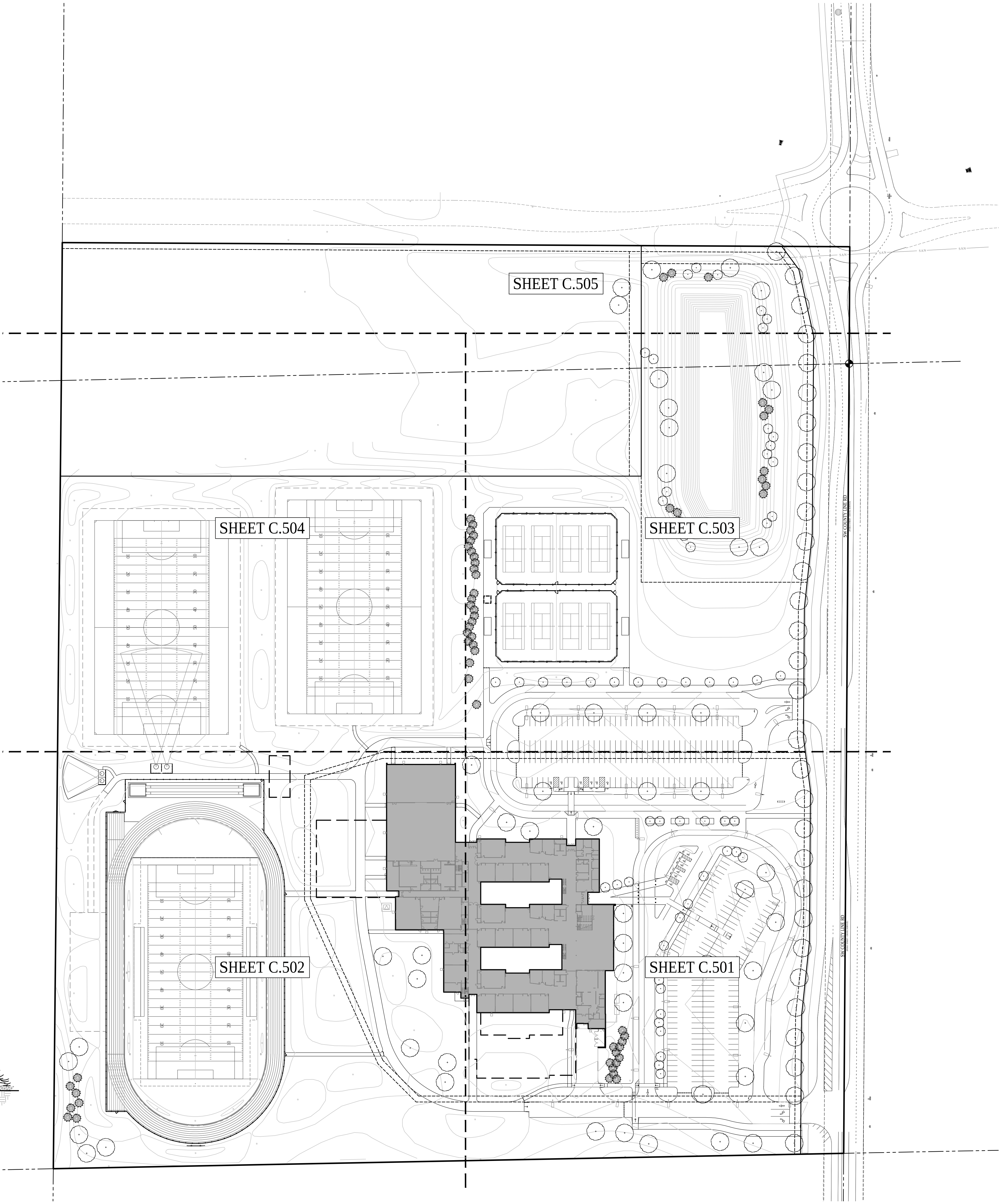
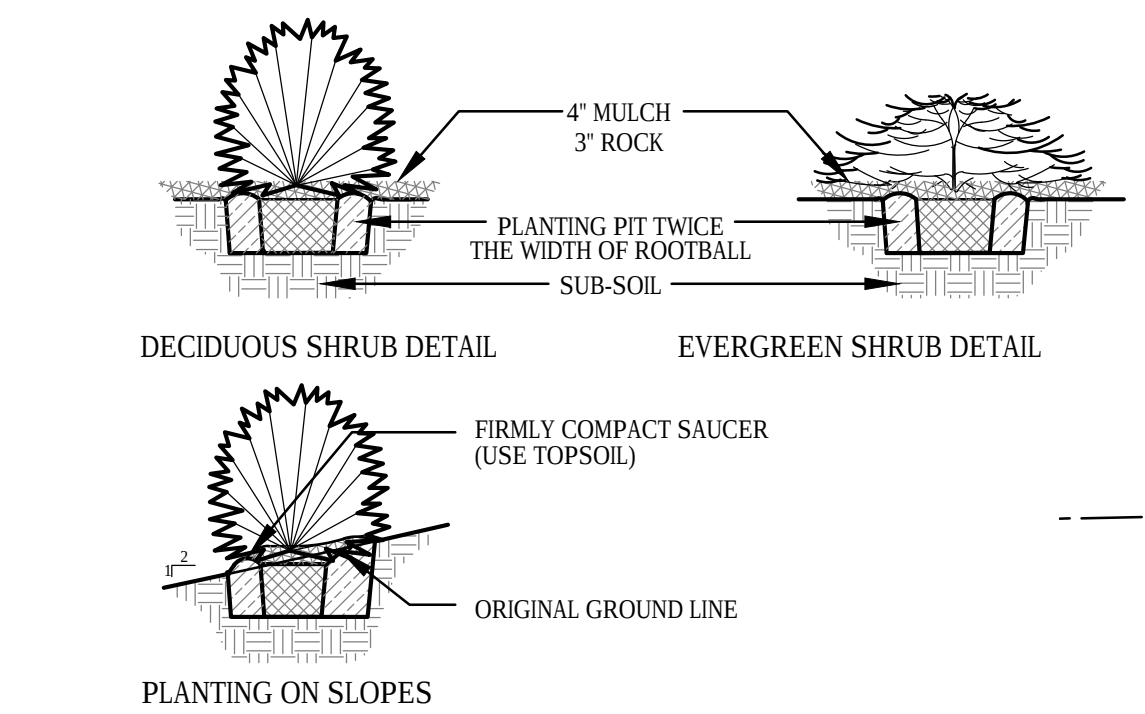
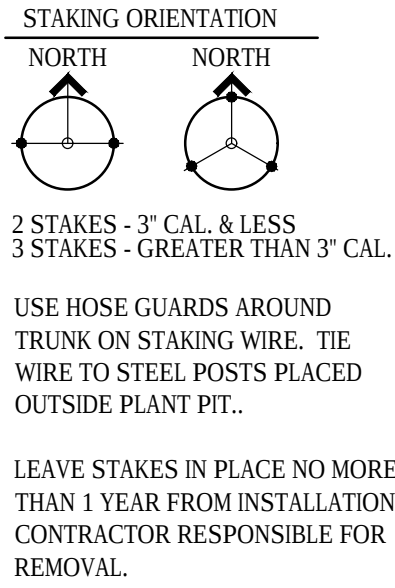
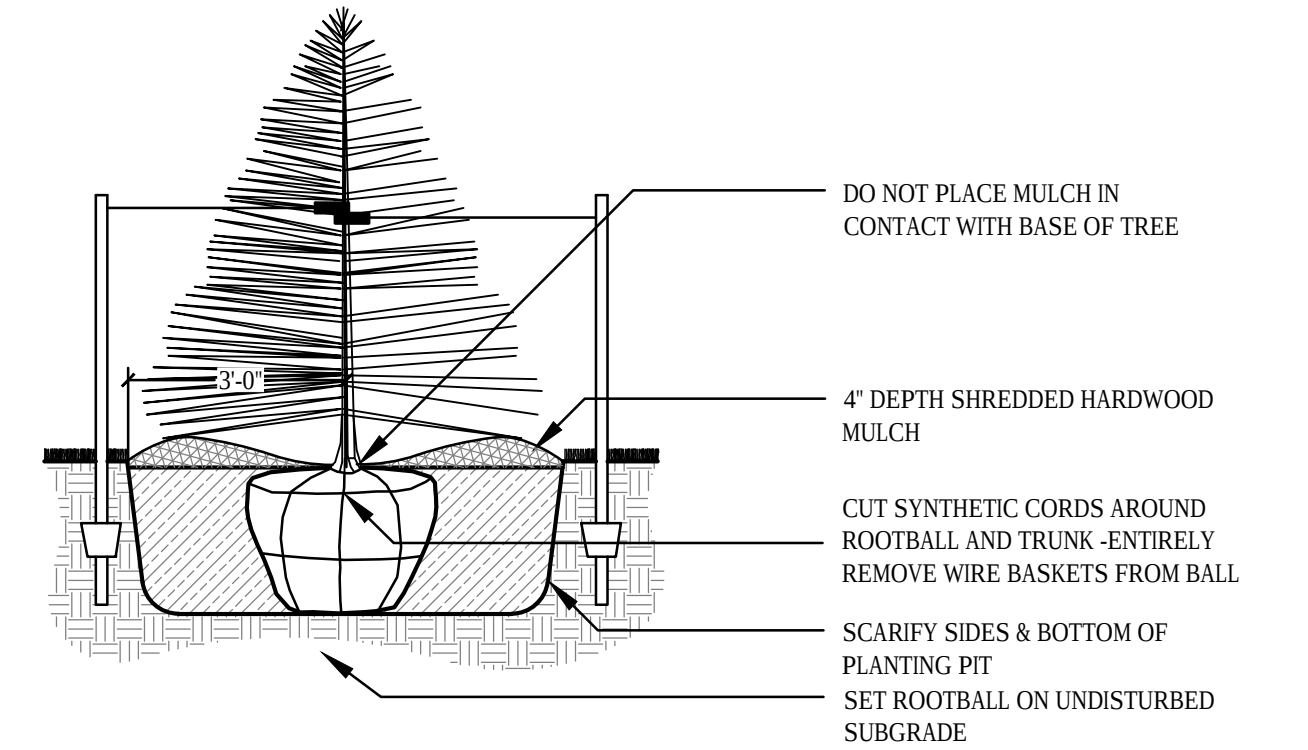
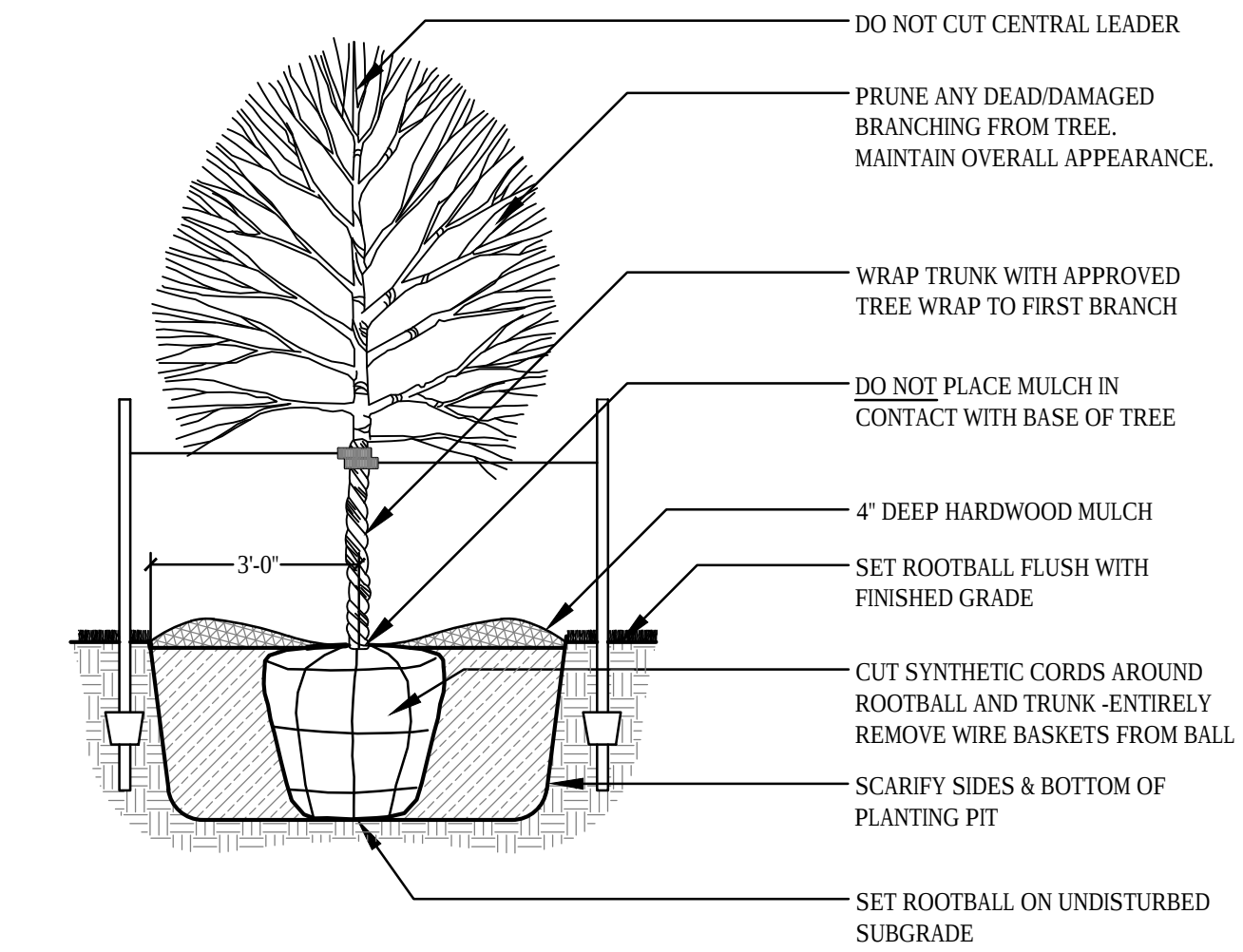
1. ALL SODDING/SEEDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SOD/SEED ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD/SEED LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY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

PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	ROOT	NOTES
OS	1	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2.0" CAL	B&B	MATCHED SPECIMENS
OB	9	OHIO BUCKEYE	AESCULUS GLABRA	2.0" CAL	B&B	MATCHED SPECIMENS
4H	12	AMERICAN HORNEBEAM	CARPINUS CAROLINIANA	2.0" CAL	B&B	MATCHED SPECIMENS
SH	11	SKYLINE HONEYLOCUST	GLADIOLIA TRIACANTHOS INERMIS SKYLINE'	2.0" CAL	B&B	MATCHED SPECIMENS
KC	10	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS	2.0" CAL	B&B	MATCHED SPECIMENS
TT	2	TULIP TREE	LIRIODENDRON TULIPIFERA	2.0" CAL	B&B	MATCHED SPECIMENS
WO	9	WHITE OAK	QUERCUS ALBA	2.0" CAL	B&B	MATCHED SPECIMENS
SW	4	SWAMP WHITE OAK	QUERCUS BICOLOR	2.0" CAL	B&B	MATCHED SPECIMENS
SO	3	SCARLET OAK	QUERCUS COCCINEA	2.0" CAL	B&B	MATCHED SPECIMENS
BO	8	BURR OAK	QUERCUS MACROCARPA	2.0" CAL	B&B	MATCHED SPECIMENS
CO	6	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	2.0" CAL	B&B	MATCHED SPECIMENS
RO	3	RED OAK	QUERCUS RUBRA	2.0" CAL	B&B	MATCHED SPECIMENS
TA	6	AMERICAN LINDEN	TILIA AMERICANA	2.0" CAL	B&B	MATCHED SPECIMENS
SB	7	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	1.5" CAL	B&B	MATCHED SPECIMENS (SINGLE TRUNK)
EA	10	EASTERN REDBUD	CERCIS CANADENSIS	1.5" CAL	B&B	MATCHED SPECIMENS
SS	13	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	1.5" CAL	B&B	MATCHED SPECIMENS
NP	9	NEWPORT PLUM	PRUNUS CERASIFERA 'NEWPORT'	1.5" CAL	B&B	MATCHED SPECIMENS
NS	15	NORWAY SPRUCE	PICEA ABIES	6"	B&B	FULL FORM TO GROUND
BH	11	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6"	B&B	FULL FORM TO GROUND
CS	3	COLORADO SPRUCE	PICEA PUNGENS	6"	B&B	FULL FORM TO GROUND
WP	17	WHITE PINE	PINUS STROBUS	6"	B&B	FULL FORM TO GROUND
BC	13	BALD CYPRESS	TAXODIUM DISTICHUM	6"	B&B	FULL FORM TO GROUND
DB	28	DWARF BUSH HONEYSUCKLE	DIERVILLA LONICERA	#3	CONT	FULL FORM - MATCHED
BD	48	BROWN DWARF FORSYTHIA	FORSYTHIA VIRIDISSIMA 'BRONXENSIS'	#3	CONT	FULL FORM - MATCHED
MC	48	MAGIC CARPET SPIREA	SPIRAEA JAPONICA 'MAGIC CARPET'	#3	CONT	FULL FORM - MATCHED
PV	22	SHENANDOAH SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1	CONT	FULLY ROOTED IN CONTAINER
LB	48	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	#1	CONT	FULLY ROOTED IN CONTAINER

LEGEND

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DALLAS CENTER - GRIMES
NEW MIDDLE SCHOOL
DALLAS CENTER - GRIMES COMMUNITY SCHOOL DISTRICT
GRIMES, IOWA

PROJECT NO.:
826M01

DATE:
JANUARY 2019

REVISIONS:
01/09/19 1ST CITY SET
01/29/19 2ND CITY SET

DRAWING TITLE:
OVERALL
LANDSCAPE
PLAN

DRAWING NO.:
C-500

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PROPOSED DALLAS CENTER GRIMES
7-8 MIDDLE SCHOOL
FOOTPRINT = 95,628 SF
PI = 1008.00

INTERNAL CLASSROOM COURTYARD
FINAL DESIGN TO BE DETERMINED

INTERNAL CLASSROOM COURTYARD
FINAL DESIGN TO BE DETERMINED

FUTURE BUILDING
ADDITION

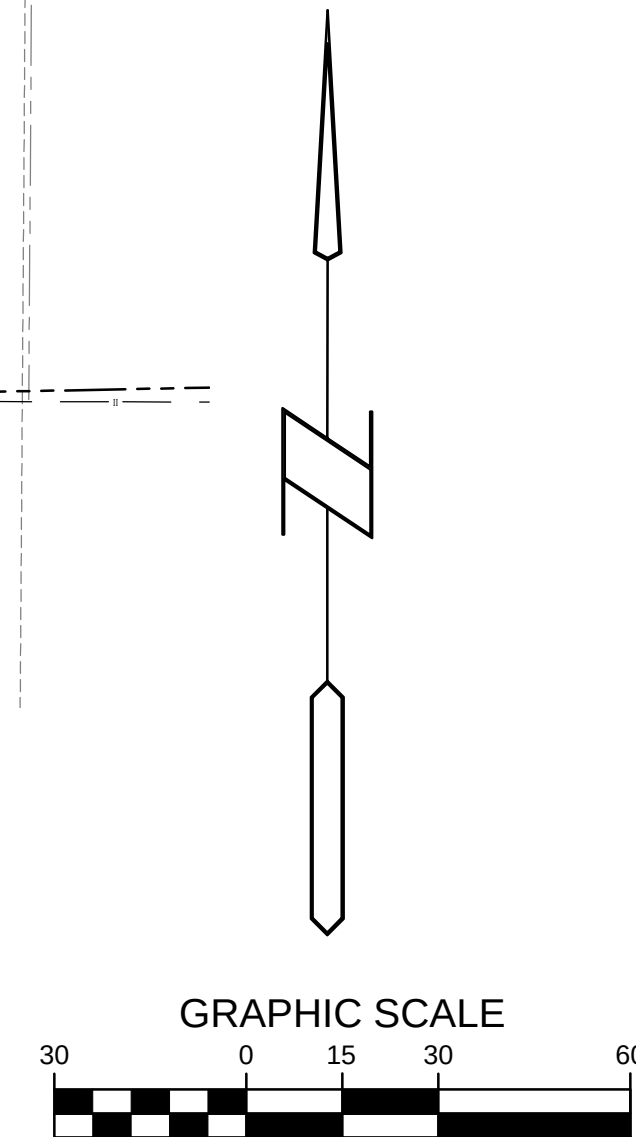
10' WATER MAIN
EASEMENT

10' PUE

10' WATER MAIN
EASEMENT

SW COUNTY LINE RD
(PUBLIC STREET - CANAL SURFACES)

0 100'



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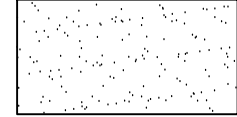
LANDSCAPE
PLAN

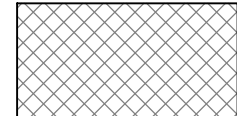
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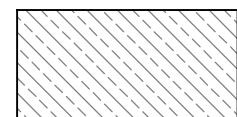
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641.426.0000 fax 641.426.0001 e-mail: info@frk.com

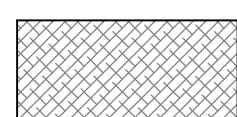
LEGEND

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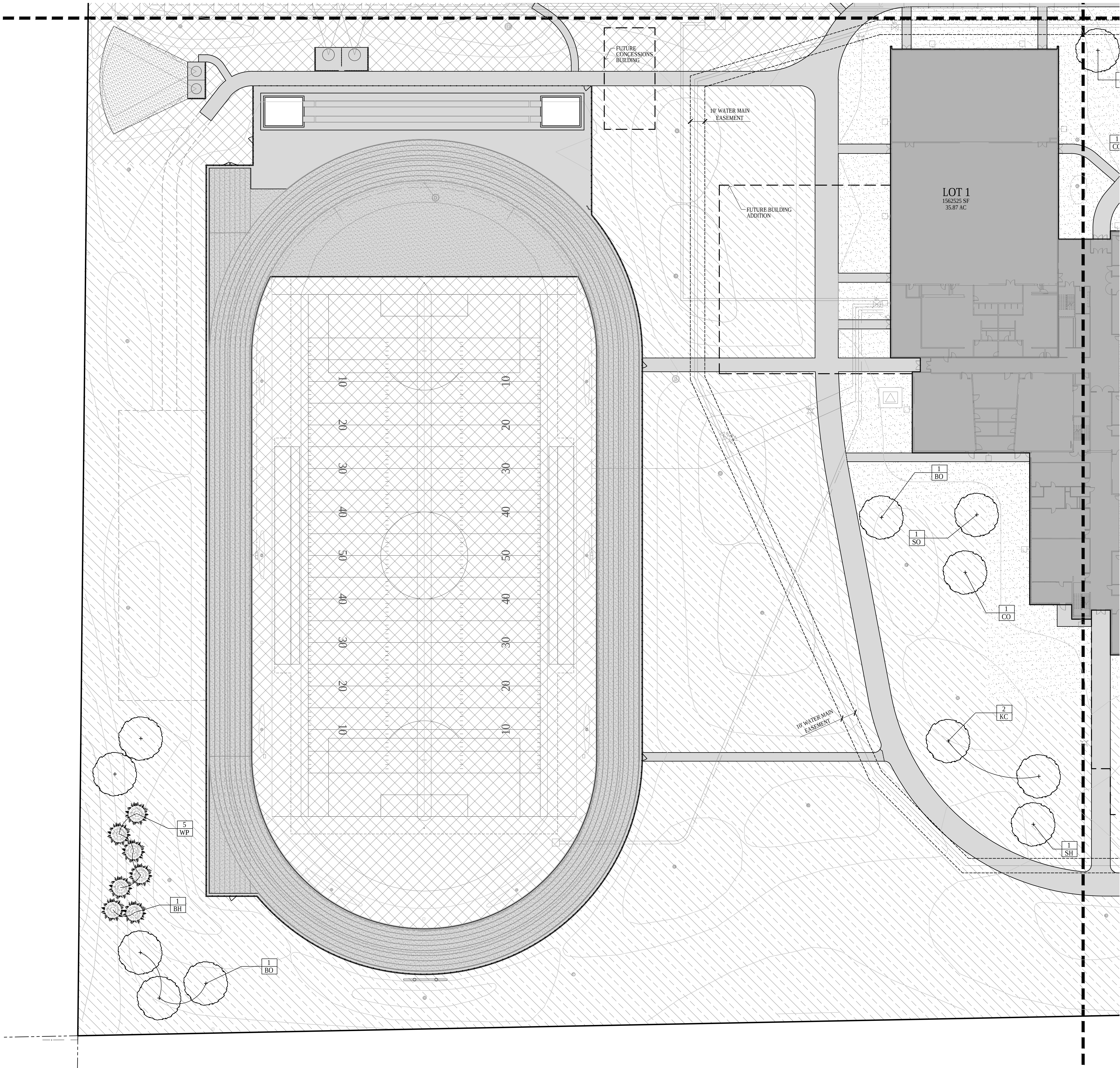
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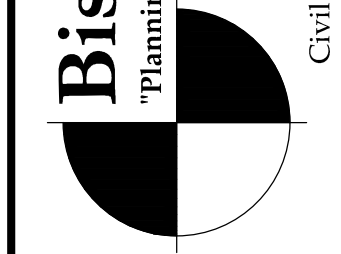
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SEED TYPE 3: SUBDIVISION SEED MIX (SEE SEEDING SPECIFICATIONS FOR TYPE AND INSTALLATION)
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SEED TYPE 4: LOW GROW NATIVE SEED MIX (SEE SEEDING SPECIFICATIONS FOR TYPE AND INSTALLATION)

NOTE: REFER TO SHEET C-500 FOR PLANT SCHEDULE





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GRIMES, IOWA

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826M01
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JANUARY 2019
REVISIONS:
01/09/19 1ST CITY SET
01/29/19 2ND CITY SET

DRAWING TITLE:
LANDSCAPE
PLAN

DRAWING NO.:
C-502

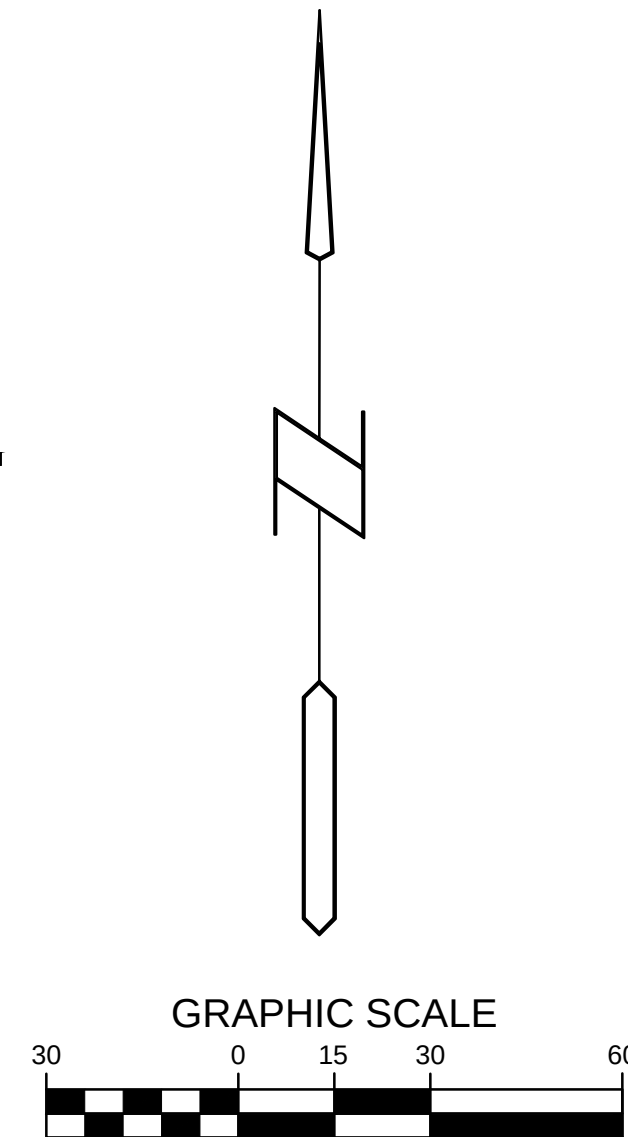
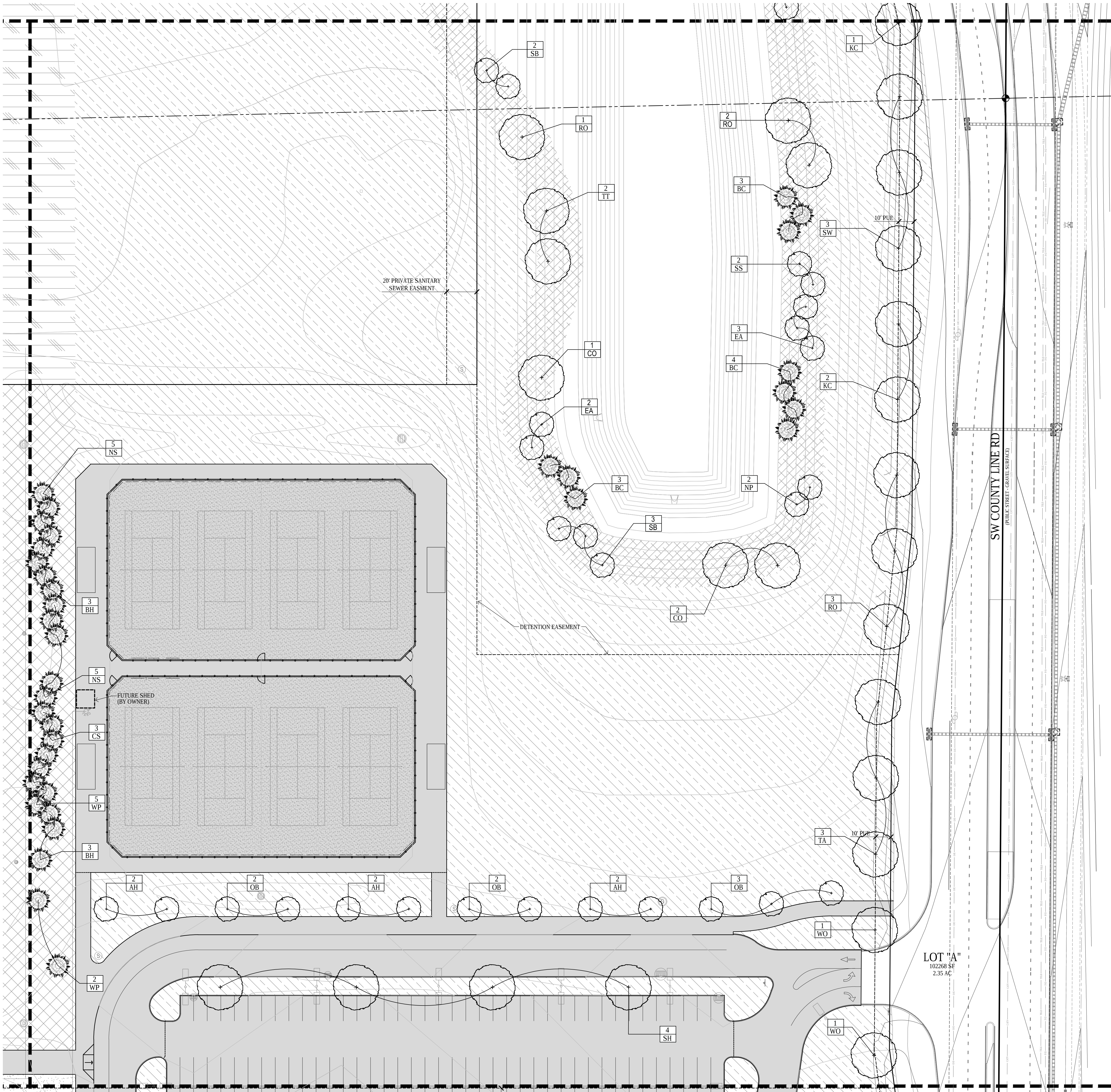
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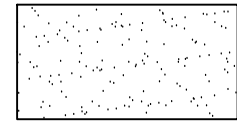
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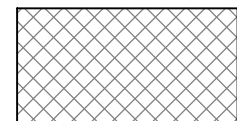
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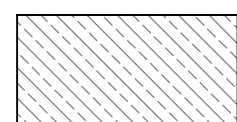
NOTE: REFER TO SHEET C-500 FOR PLANT SCHEDULE



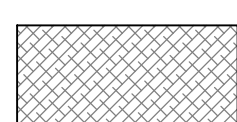
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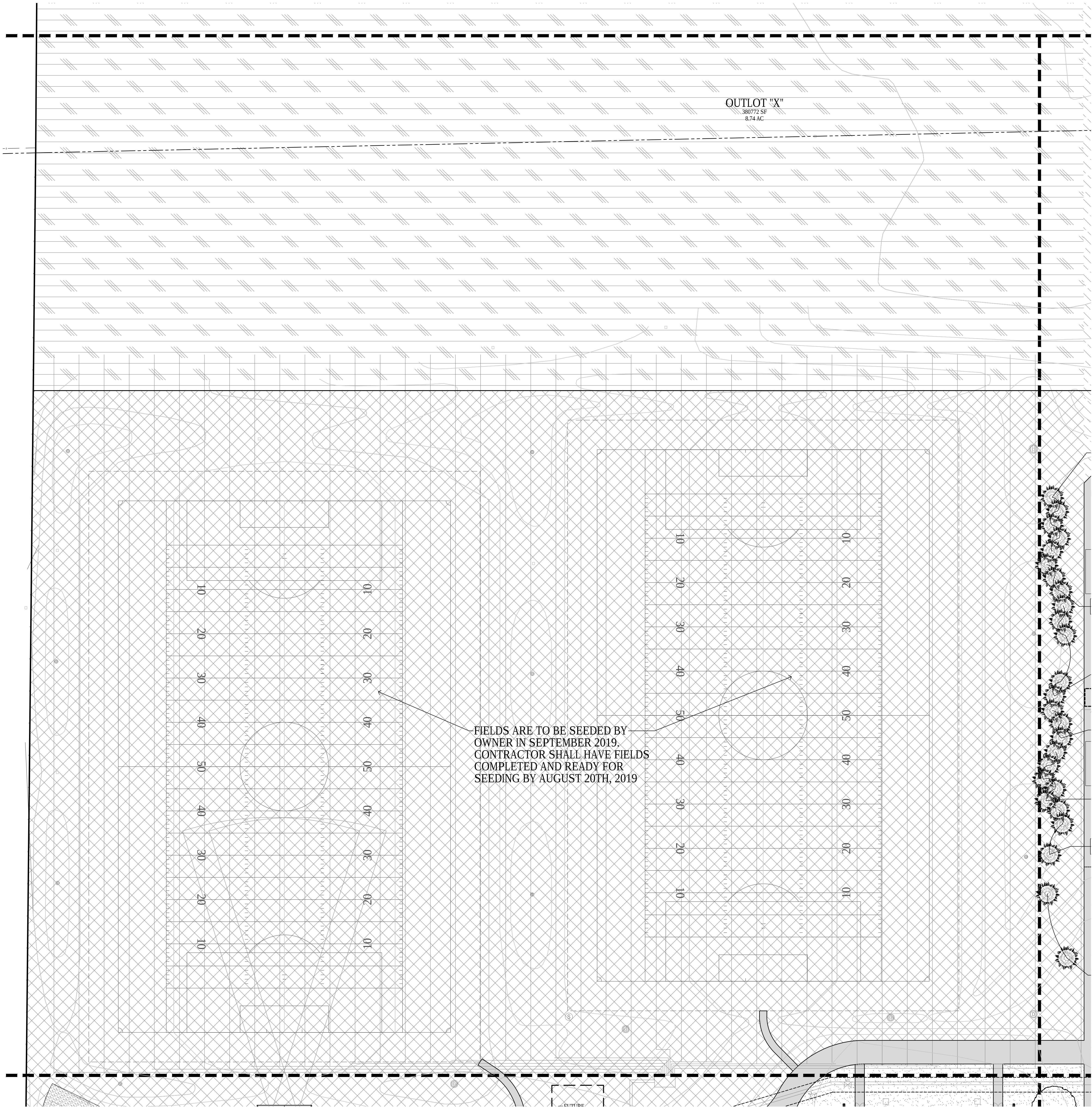
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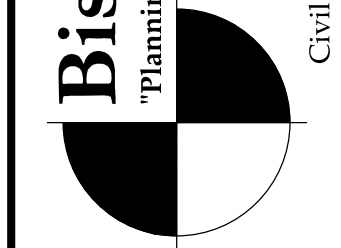
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SEED TYPE 3: SUBDIVISION SEED MIX (SEE SEEDING SPECIFICATIONS FOR TYPE AND INSTALLATION)
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GRIMES, IOWA

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DRAWING TITLE:

LANDSCAPE
PLAN

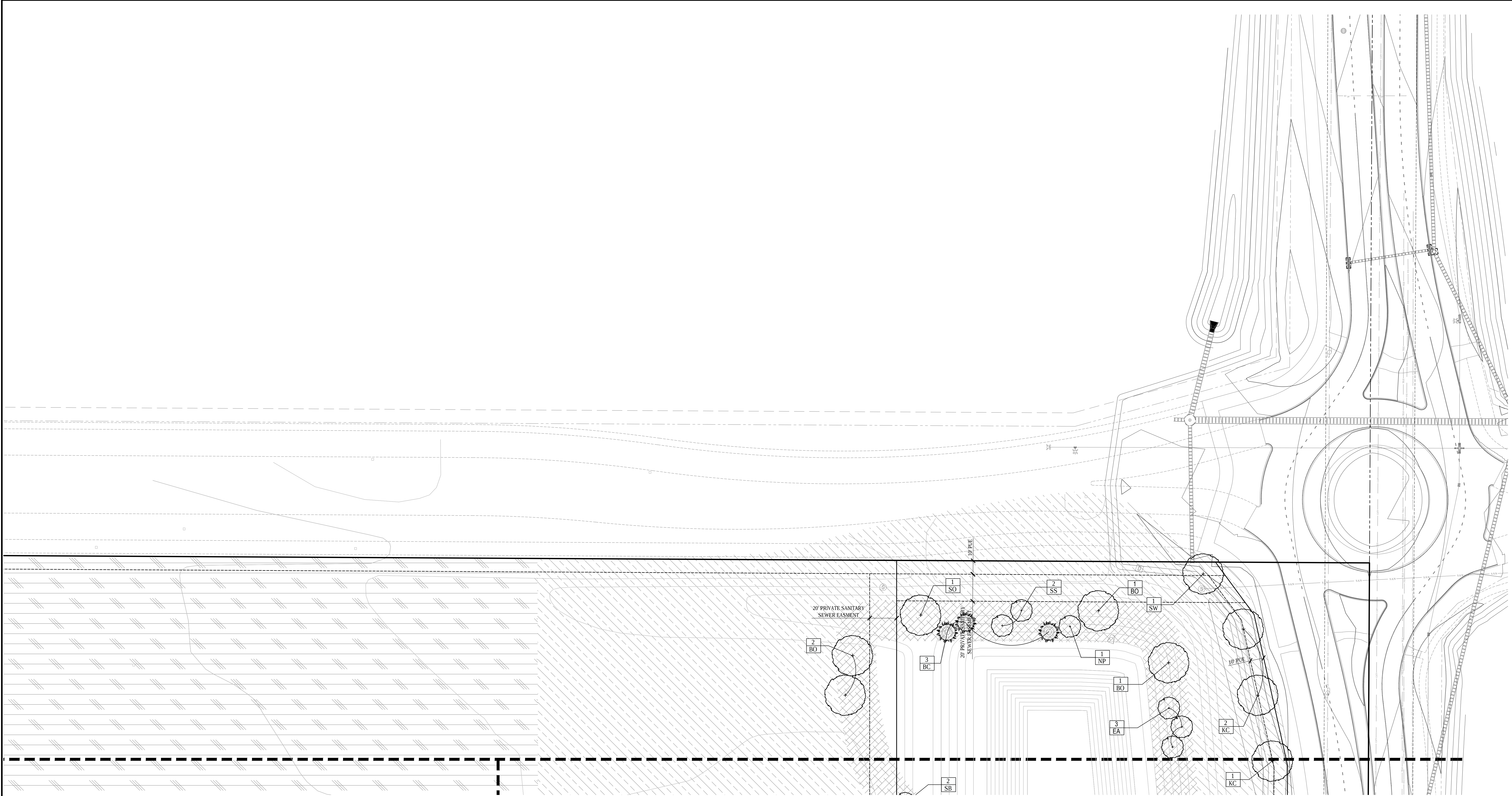
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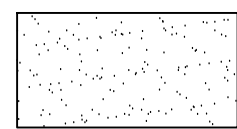
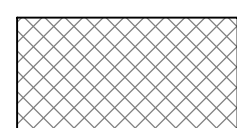
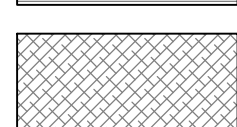
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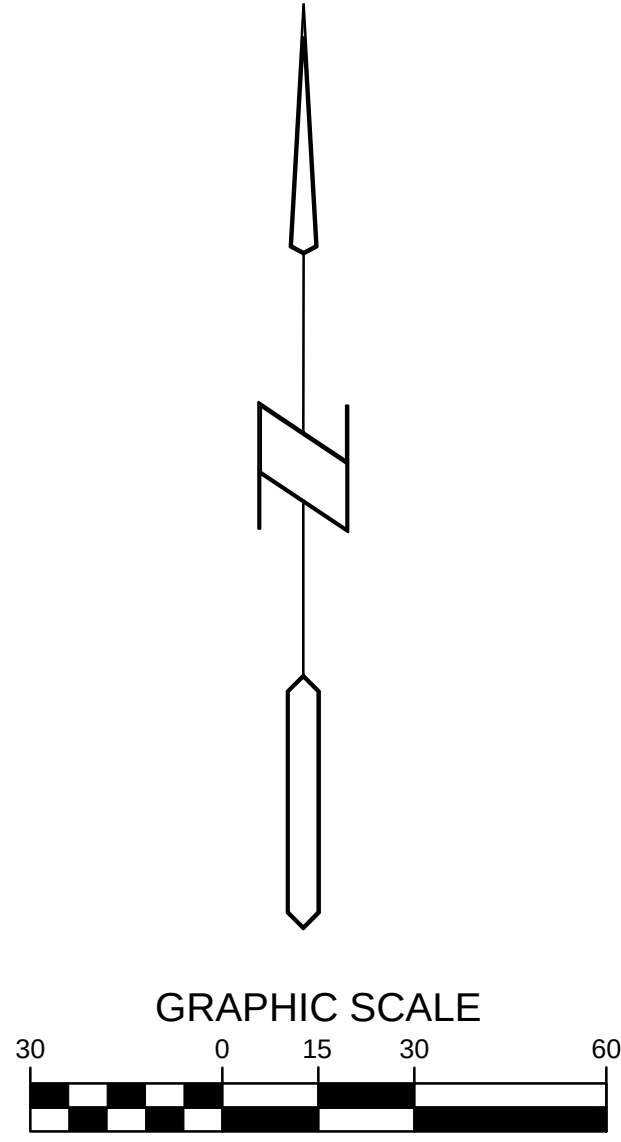
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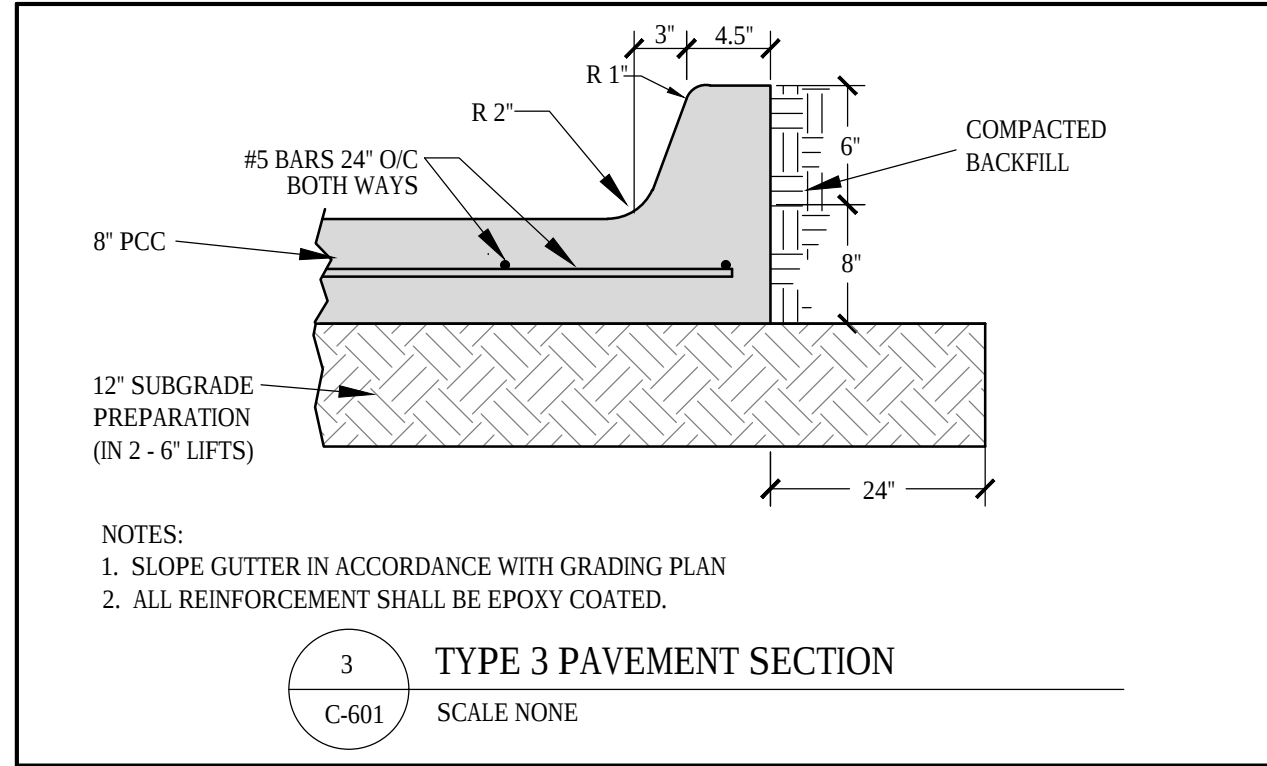
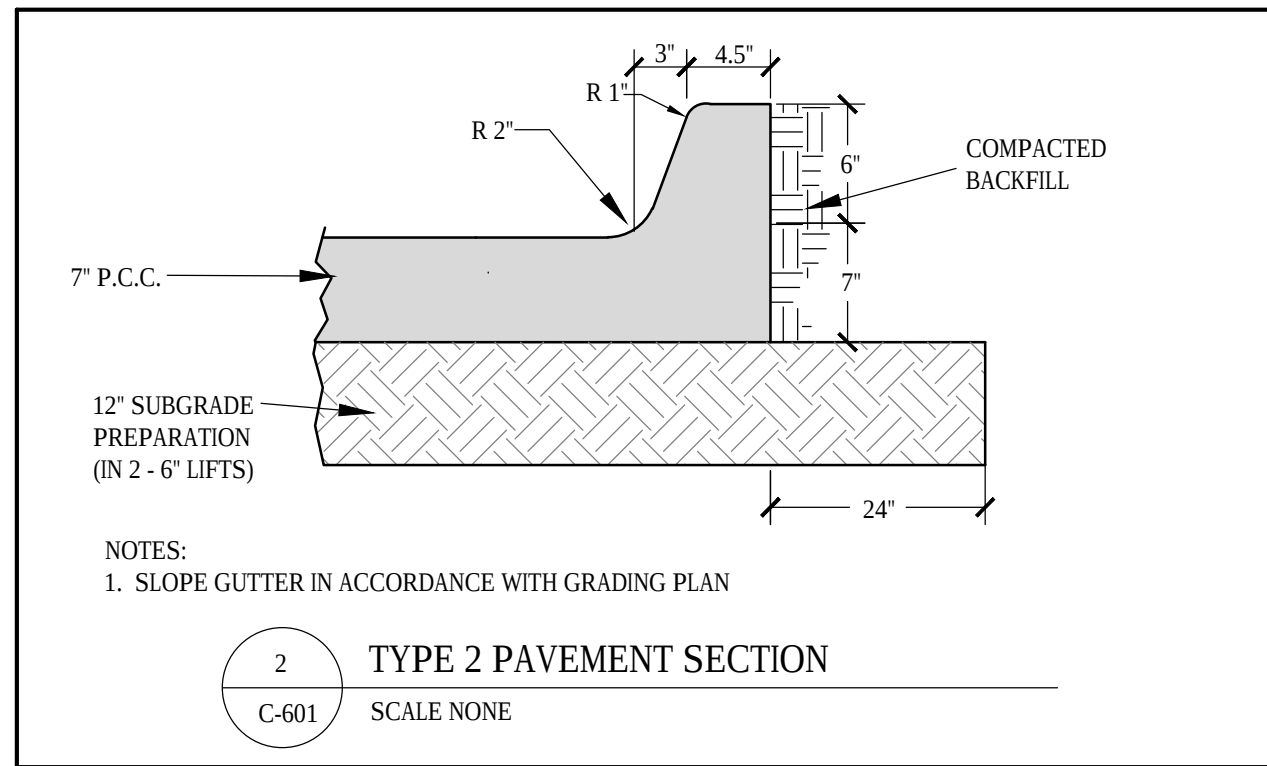
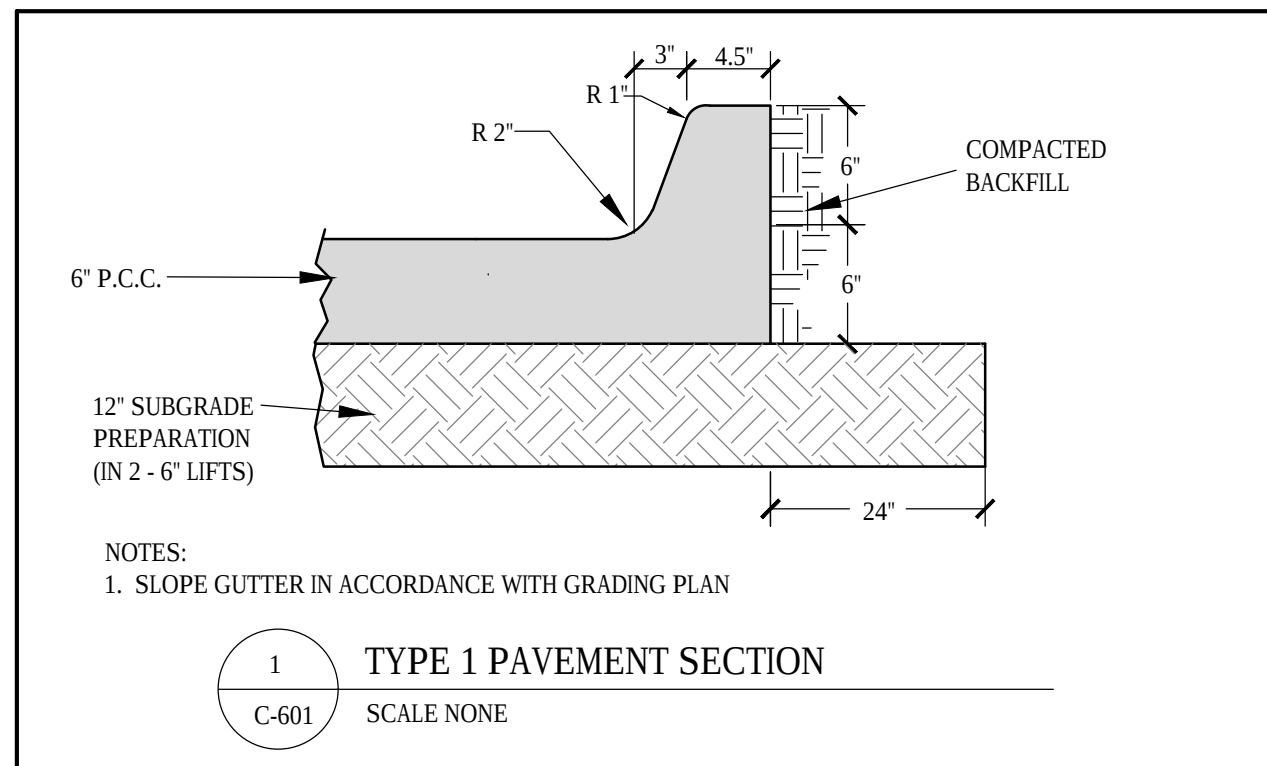
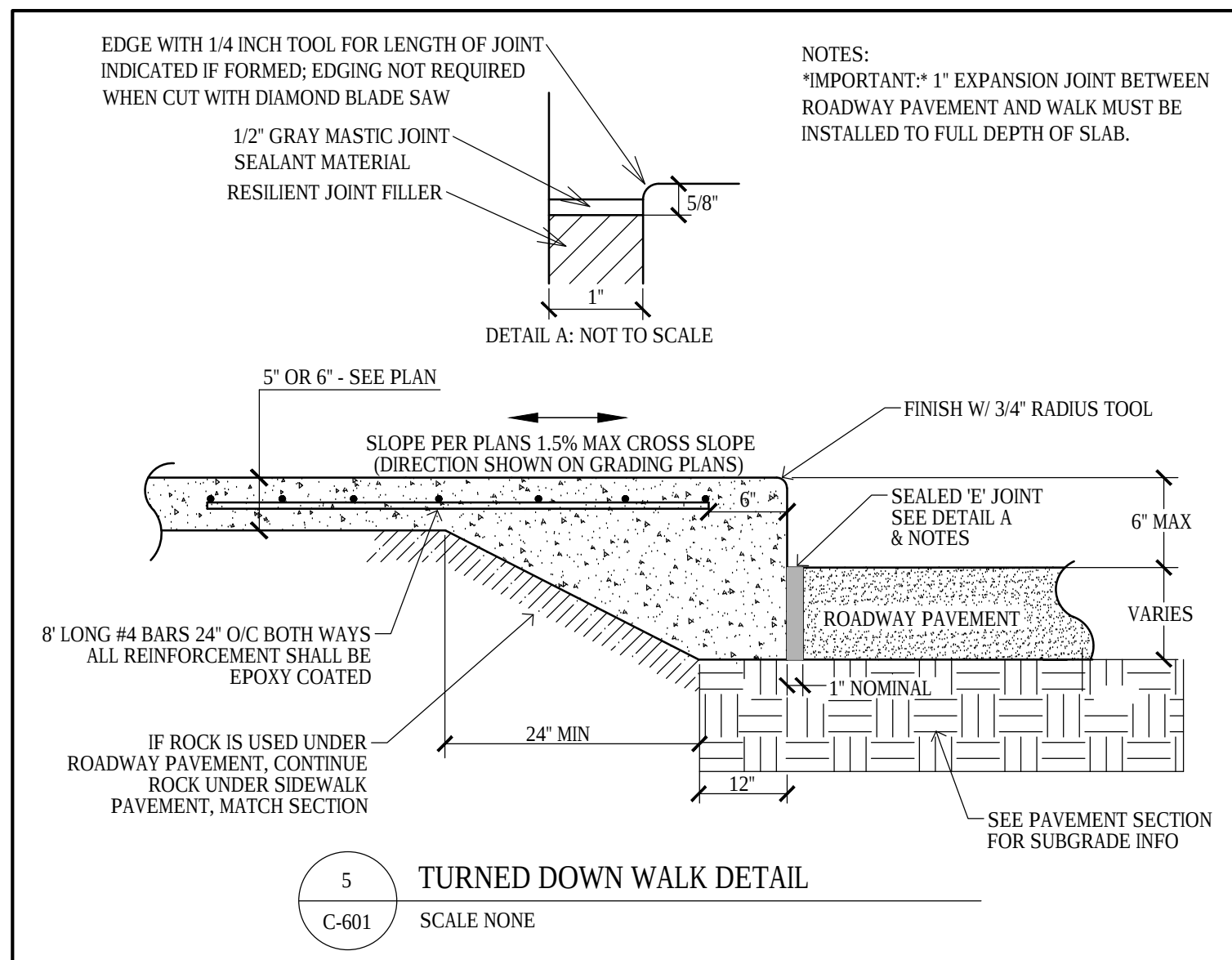
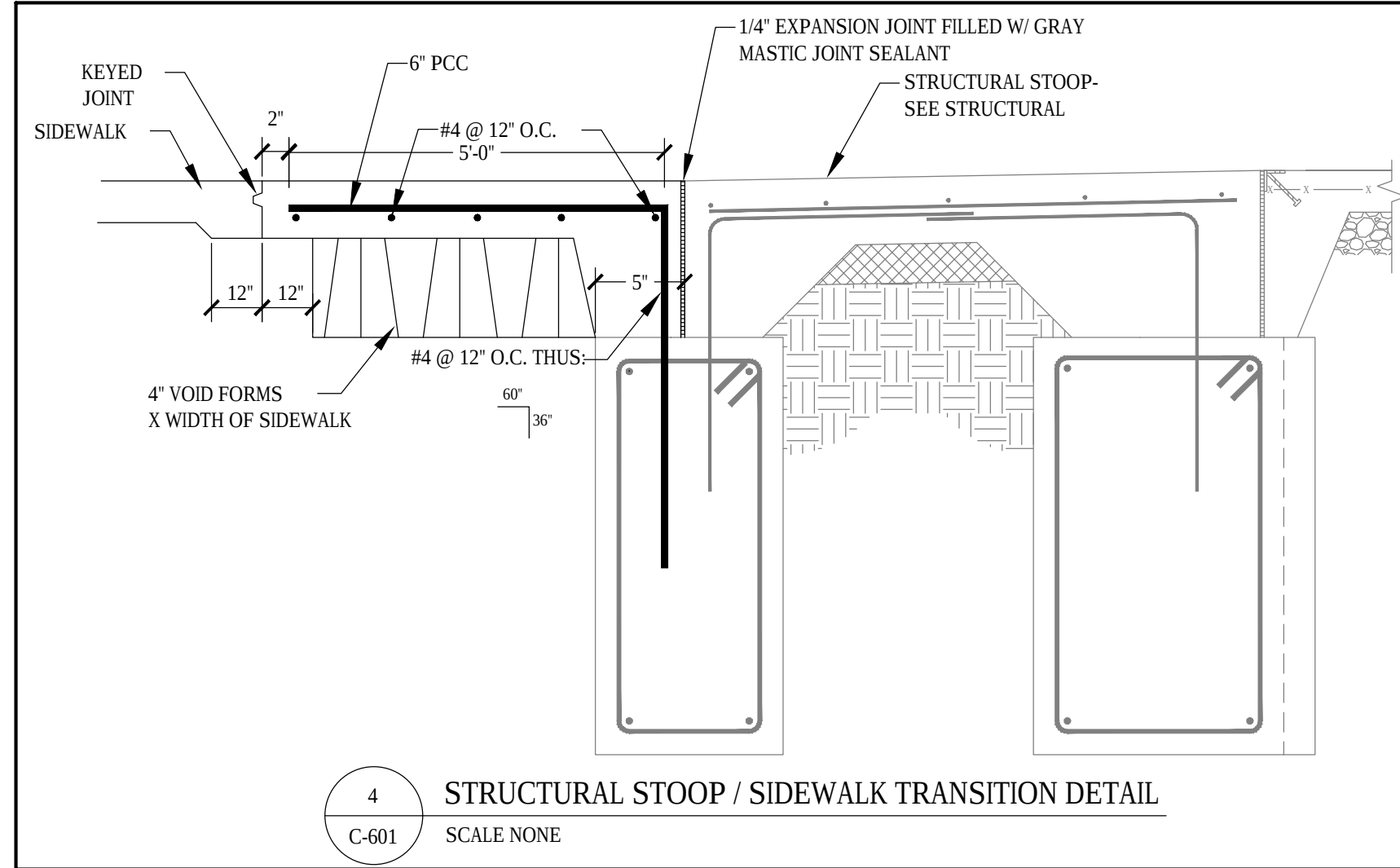
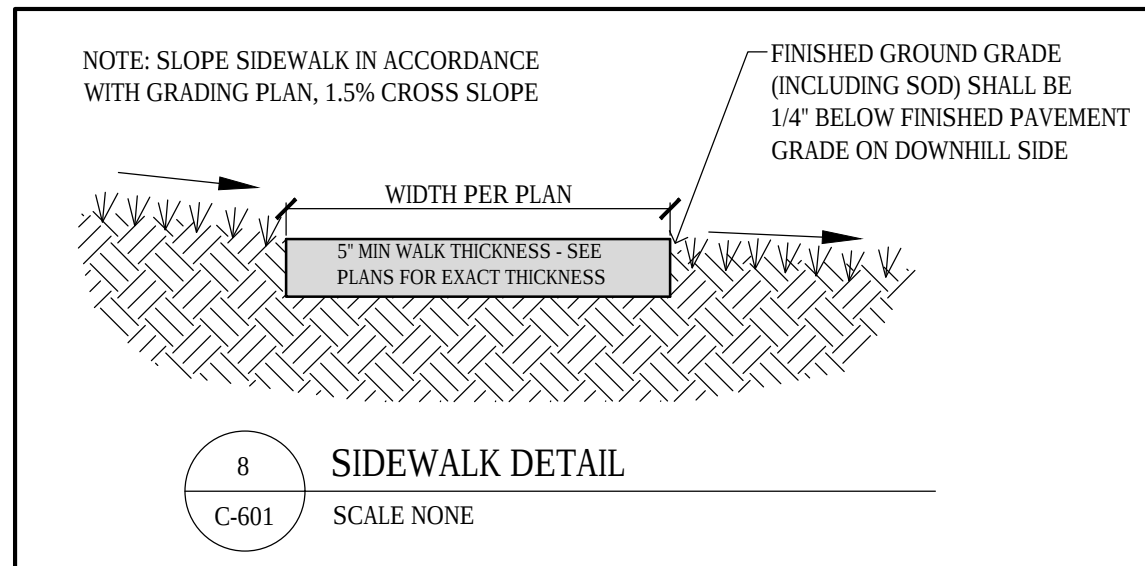
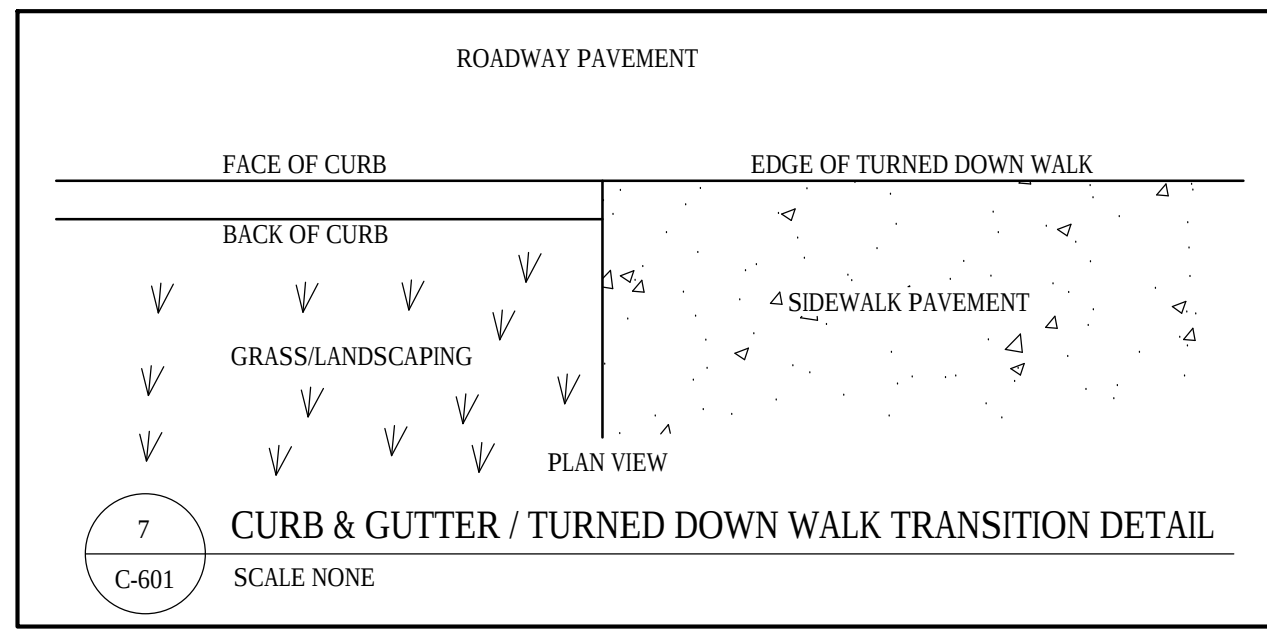
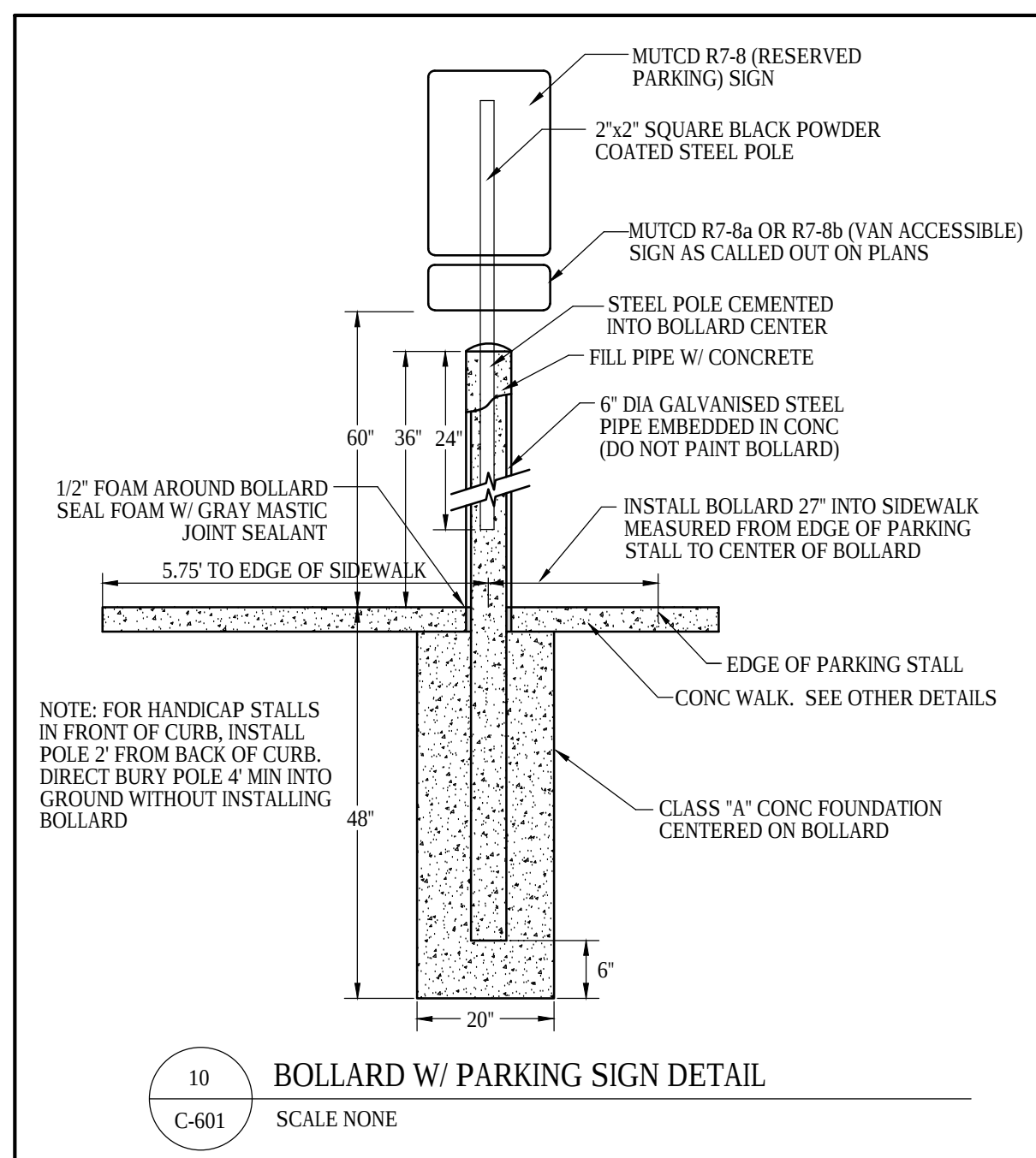
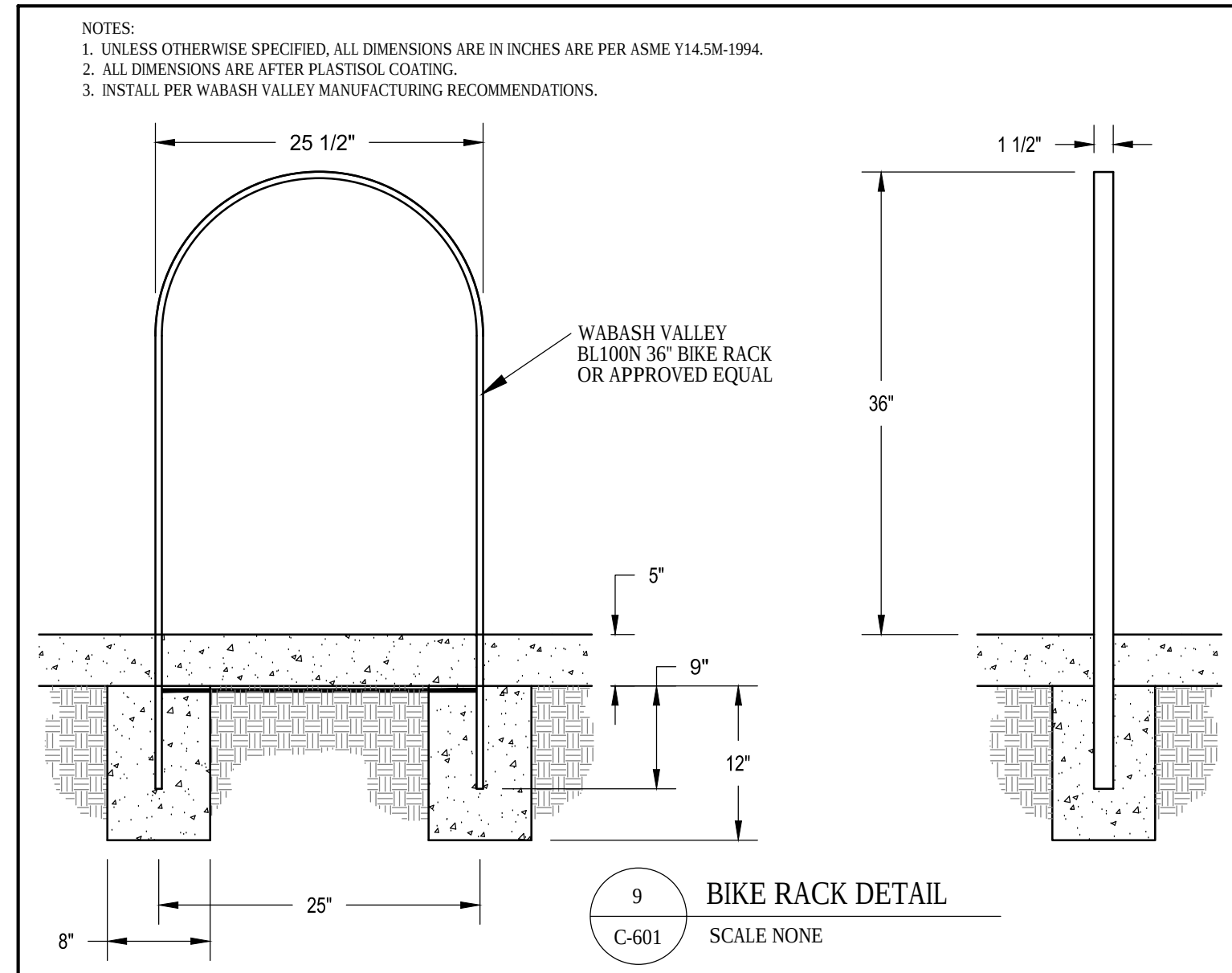
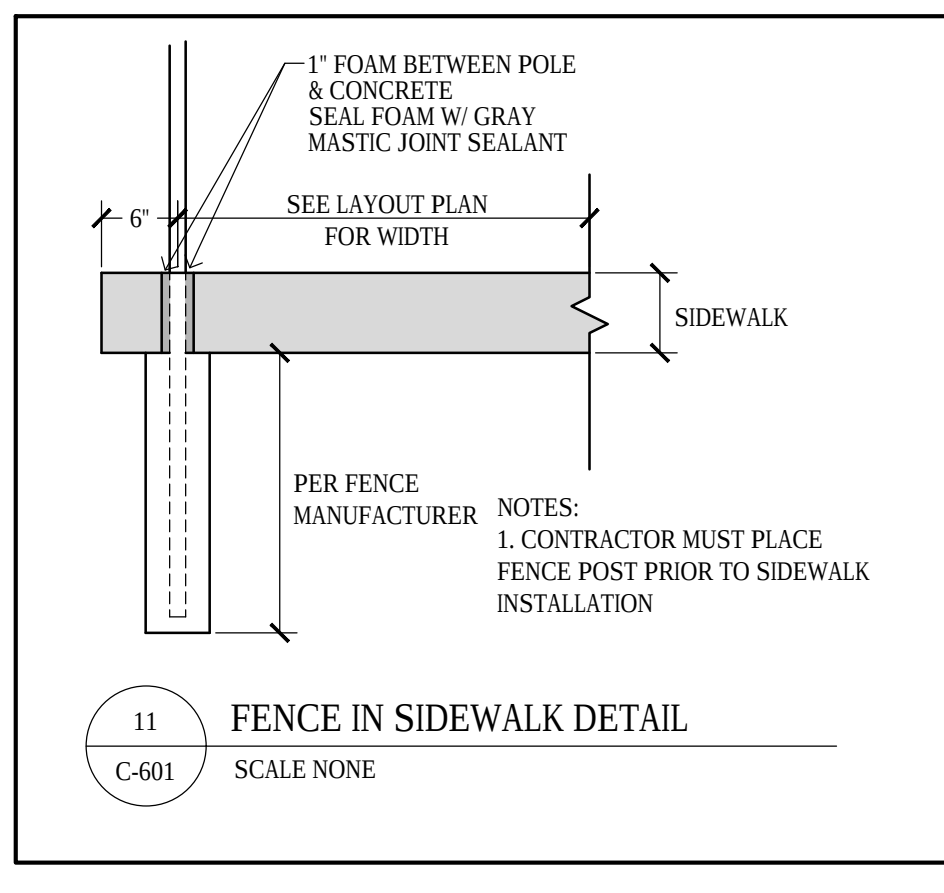
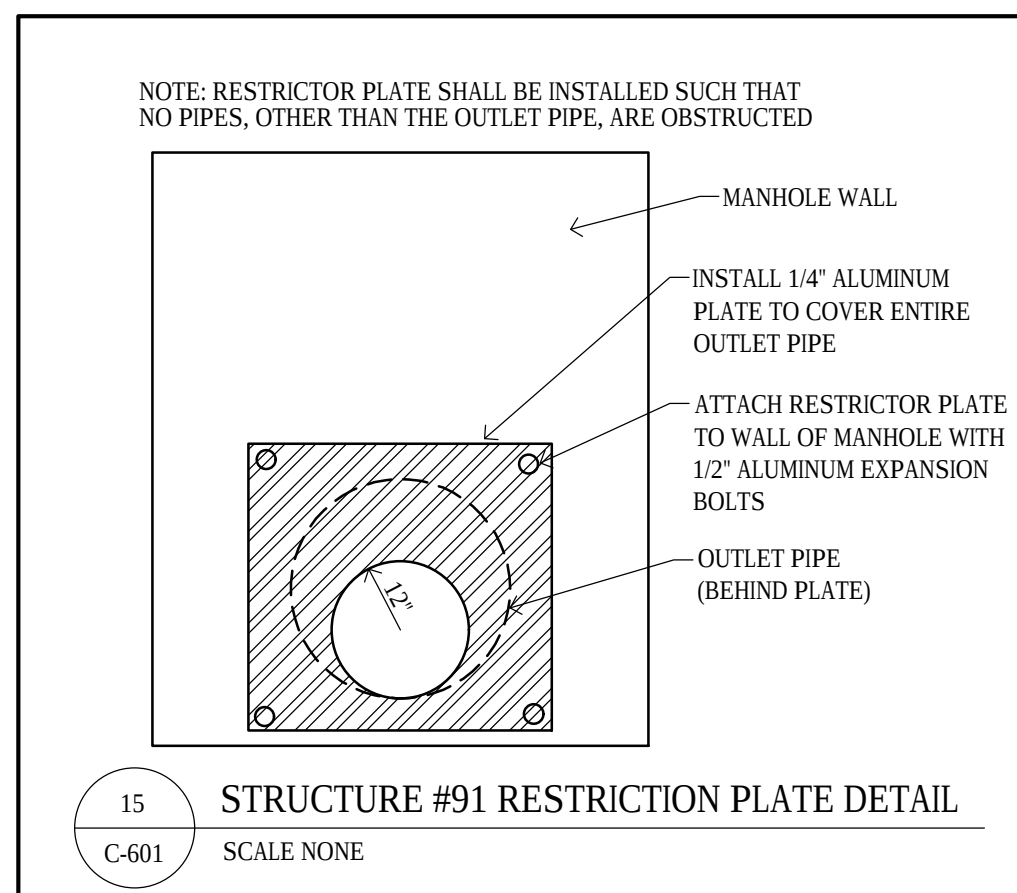
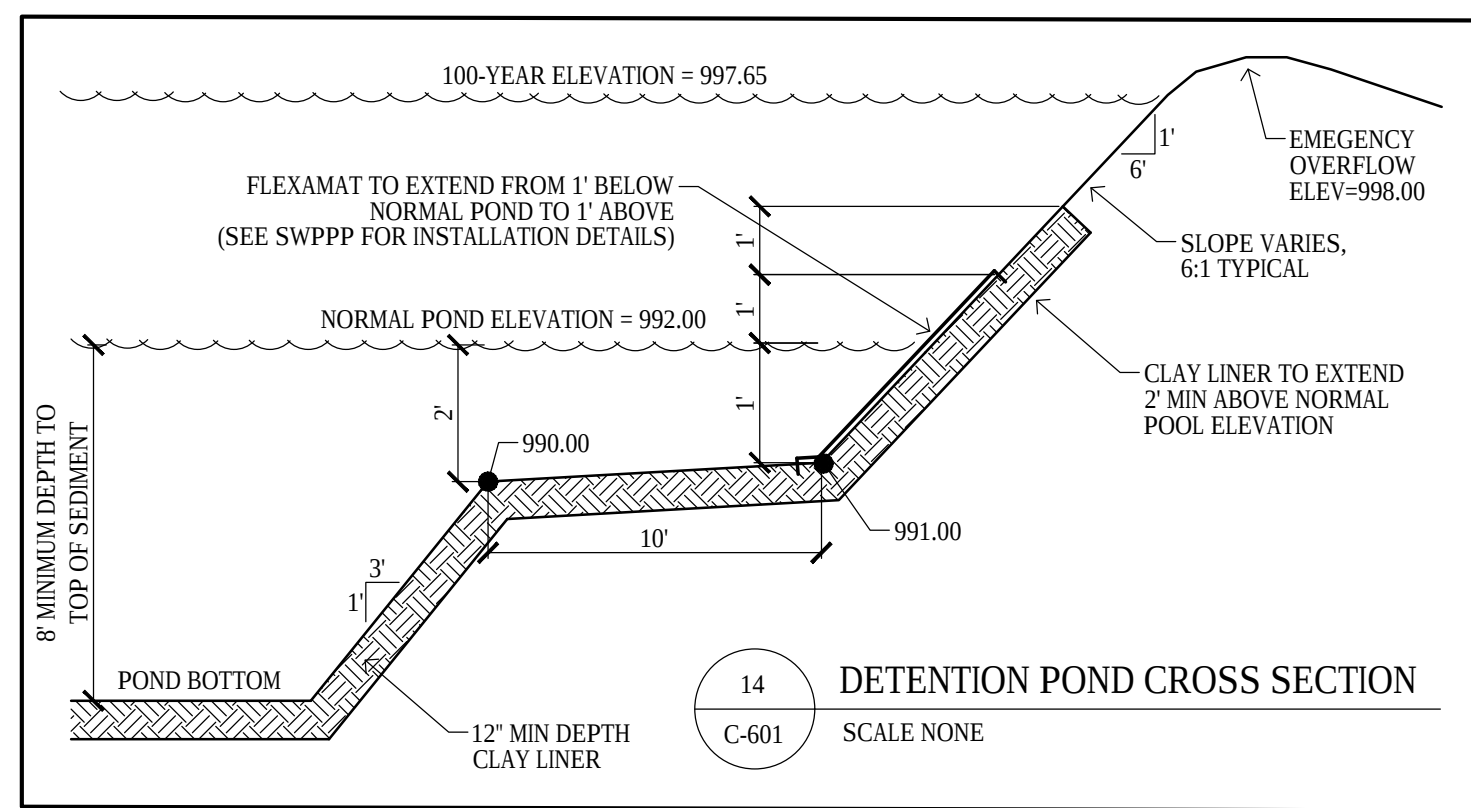
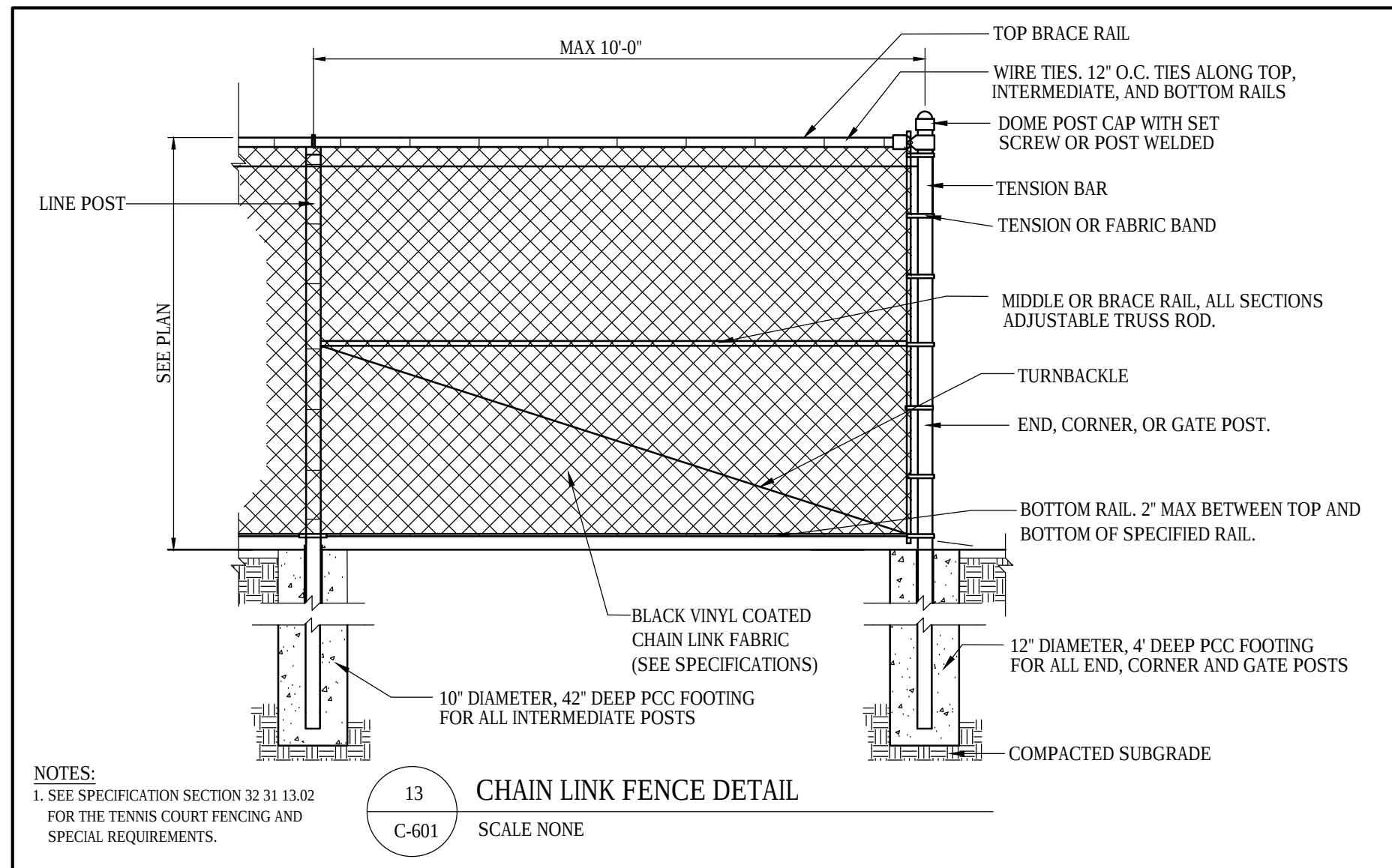
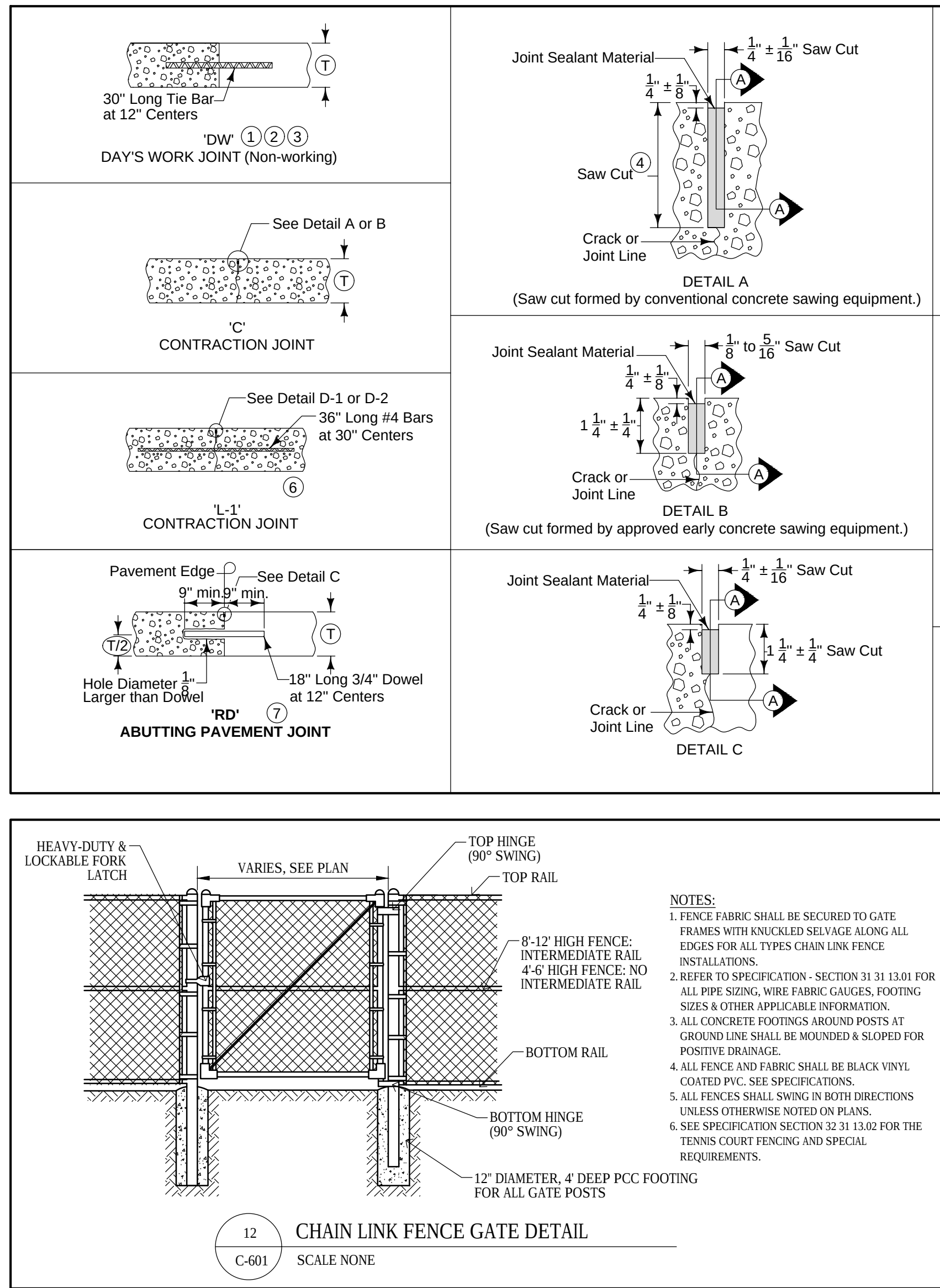
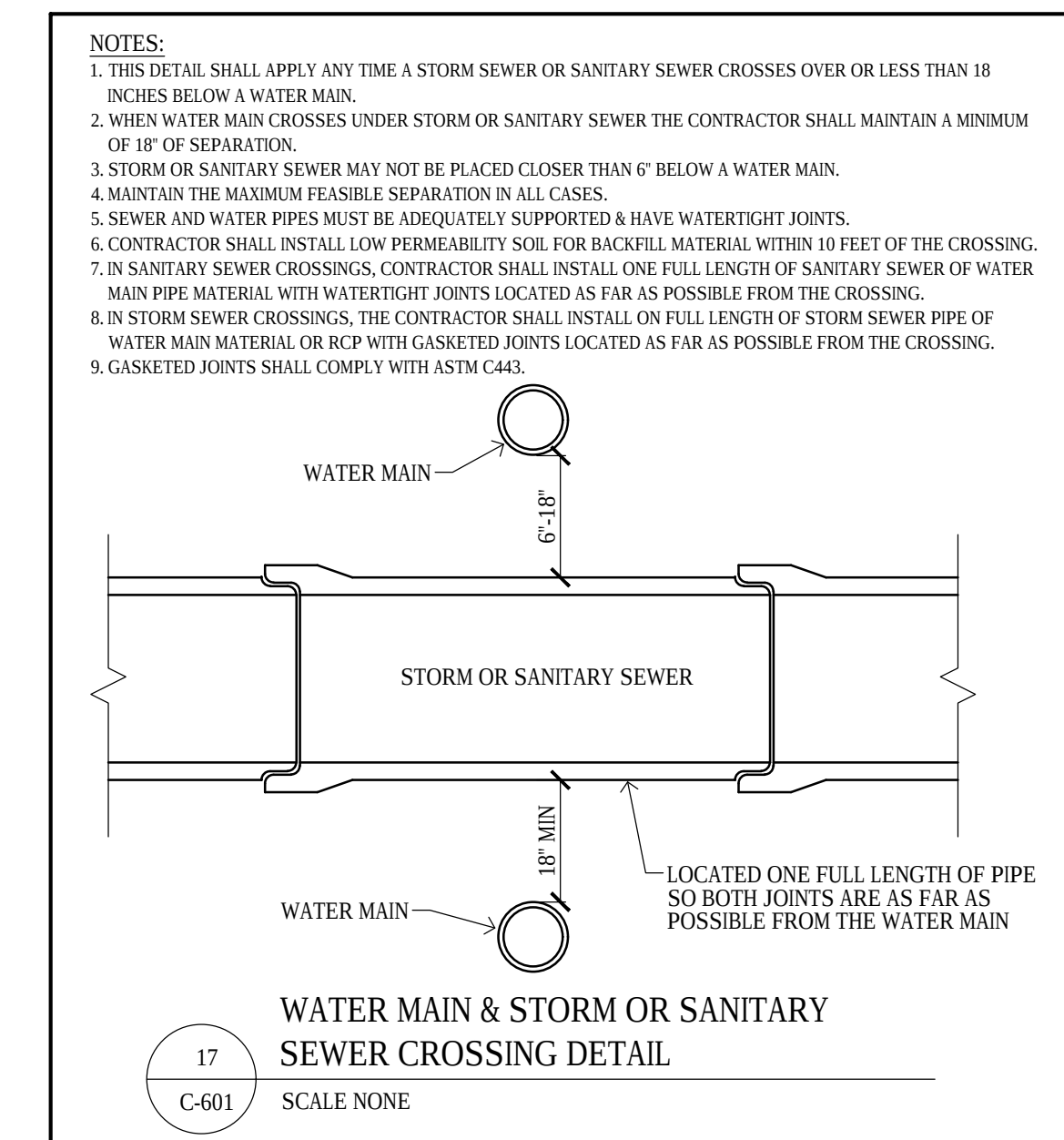
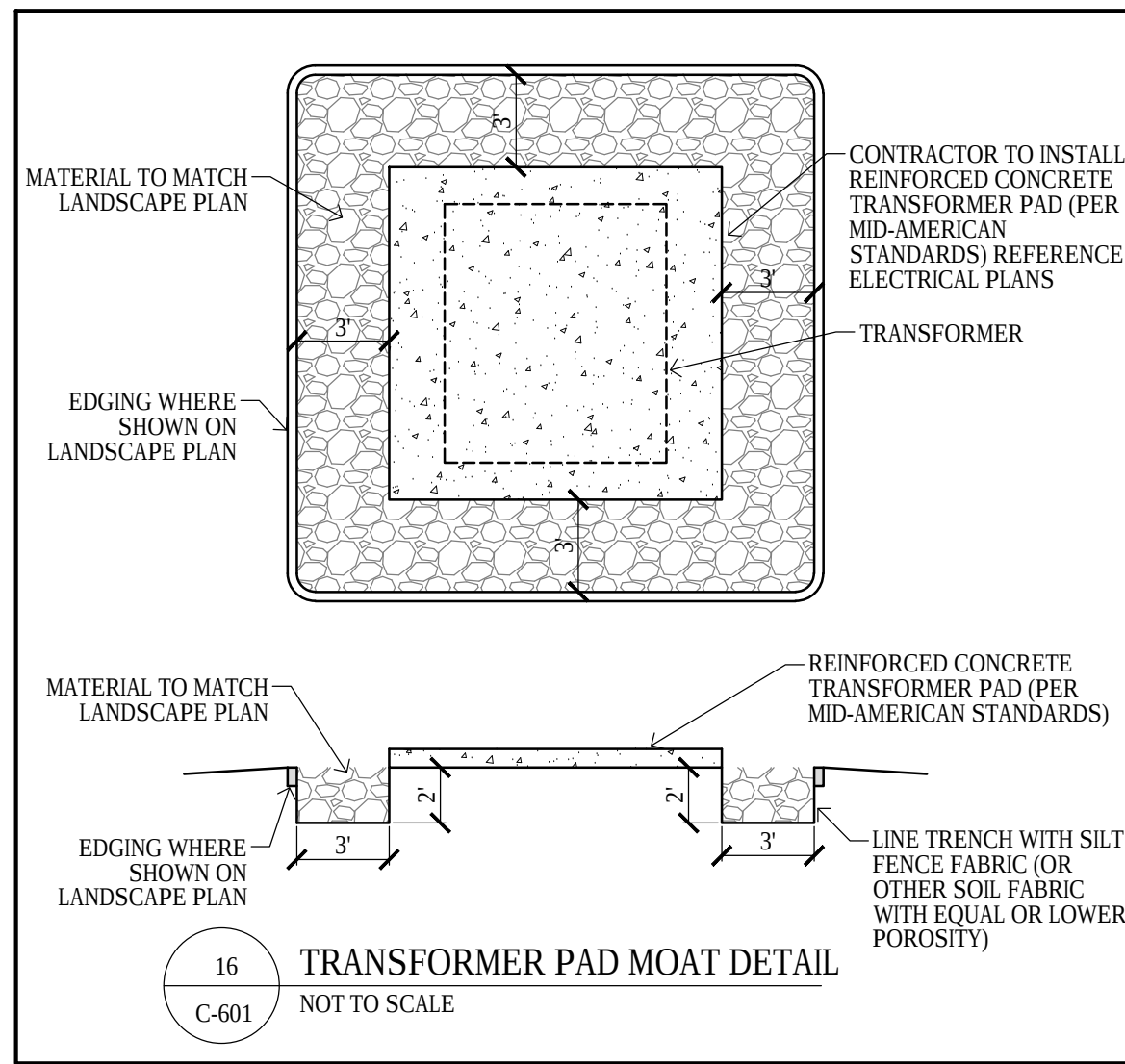
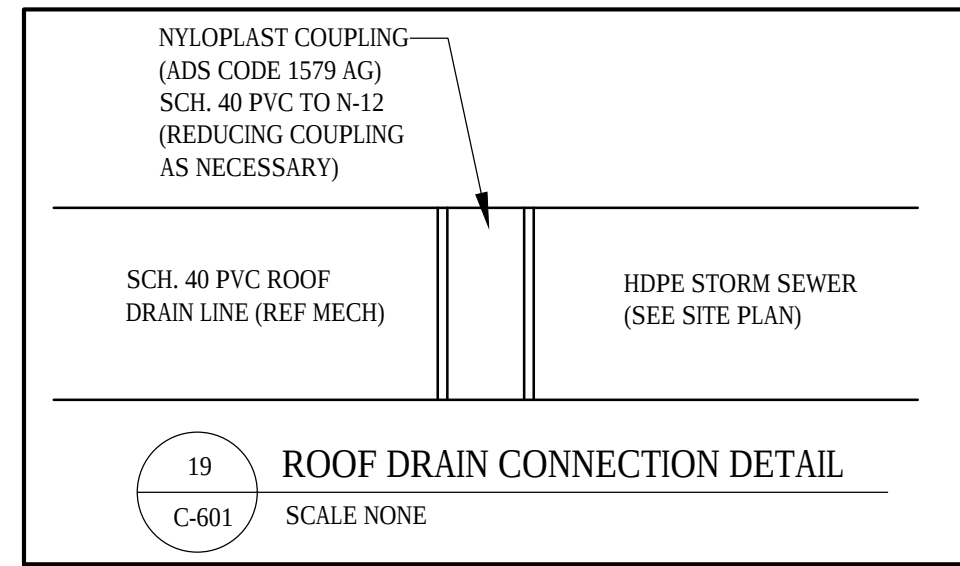
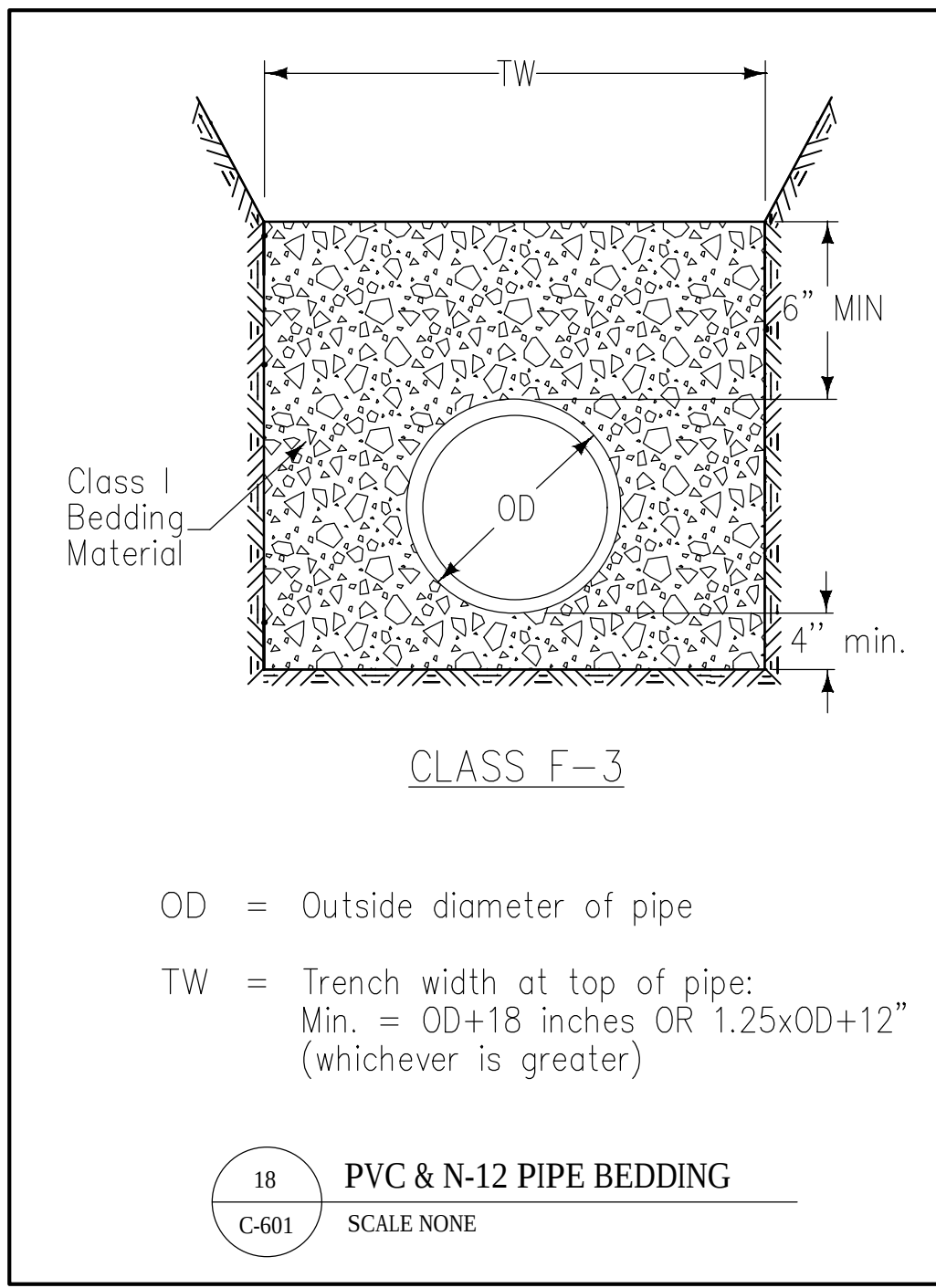


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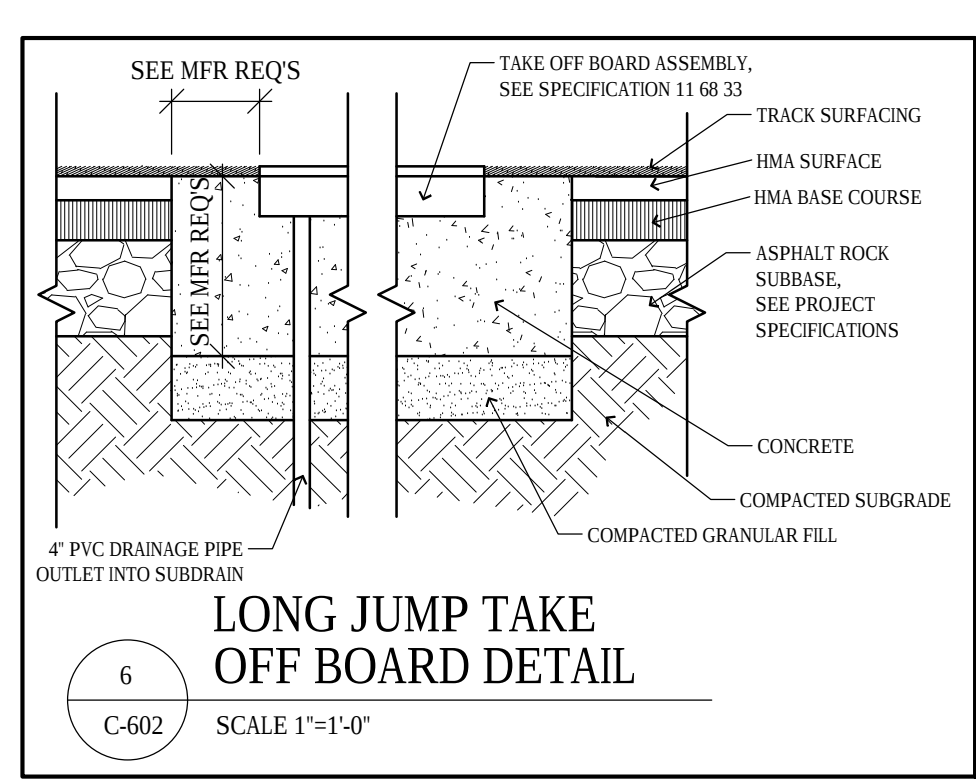
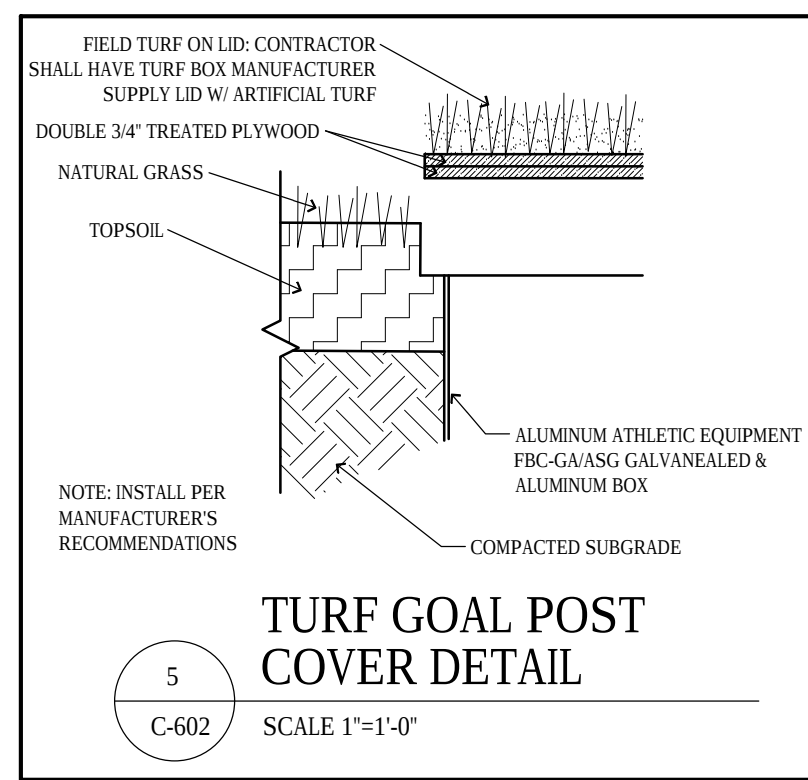
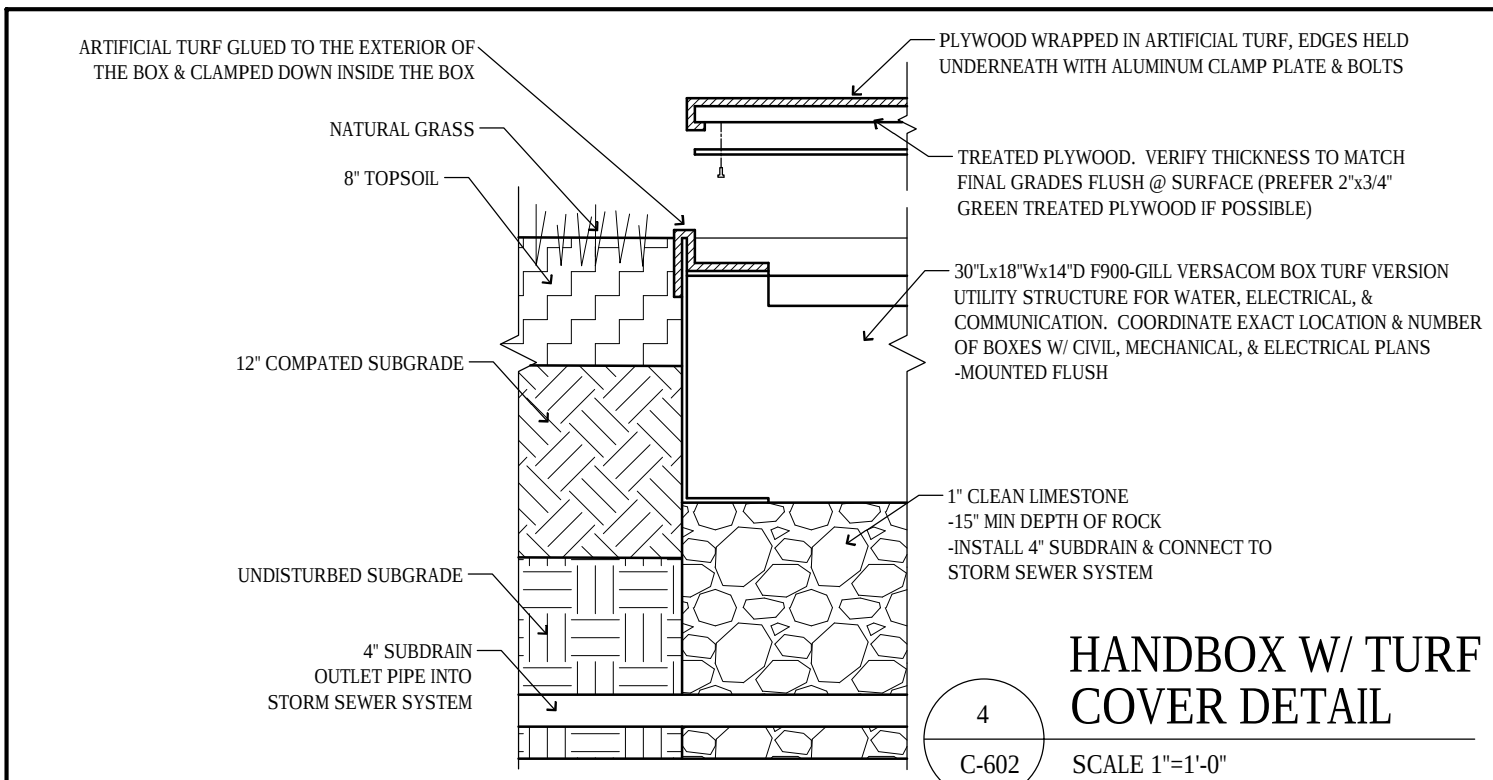
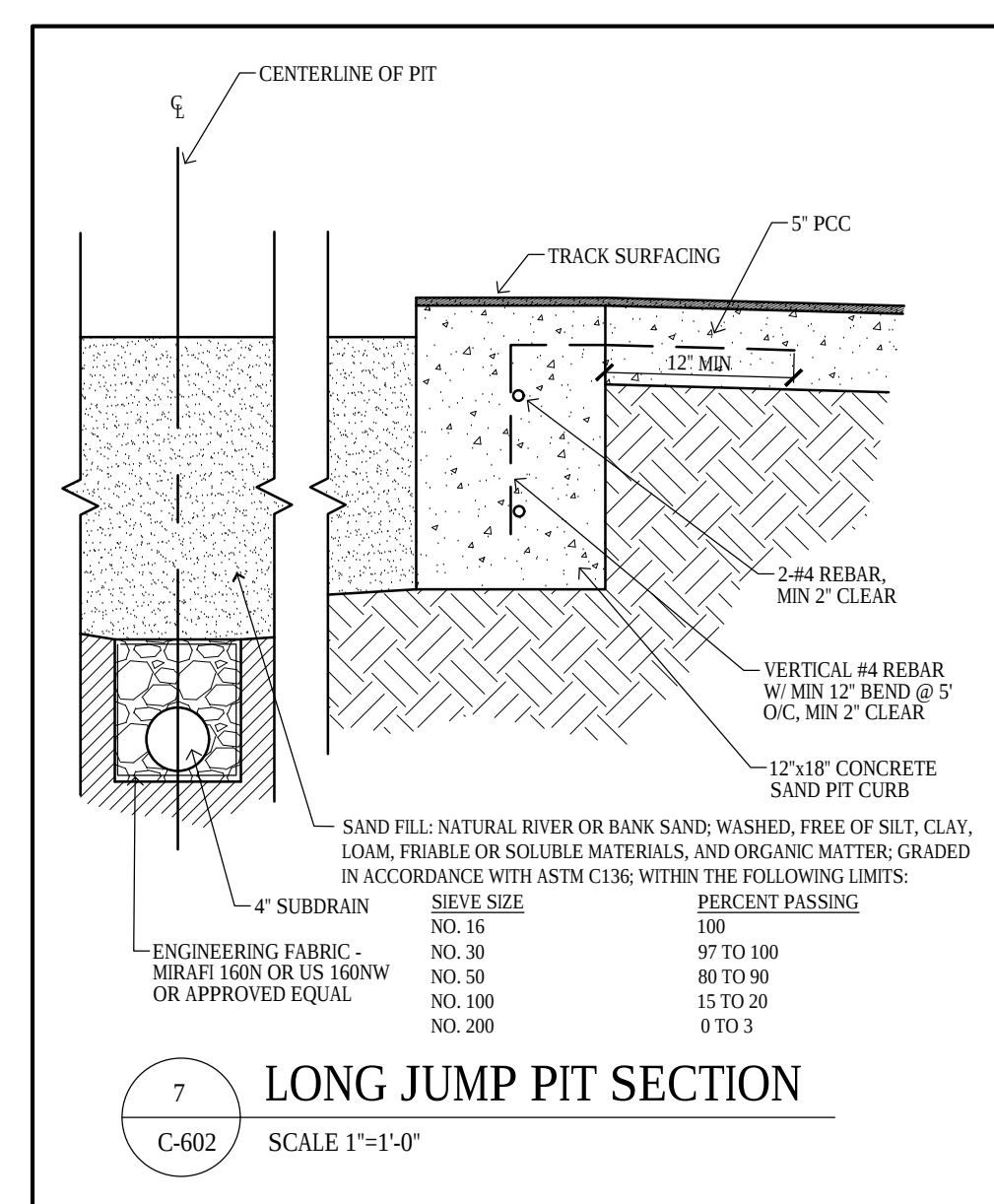
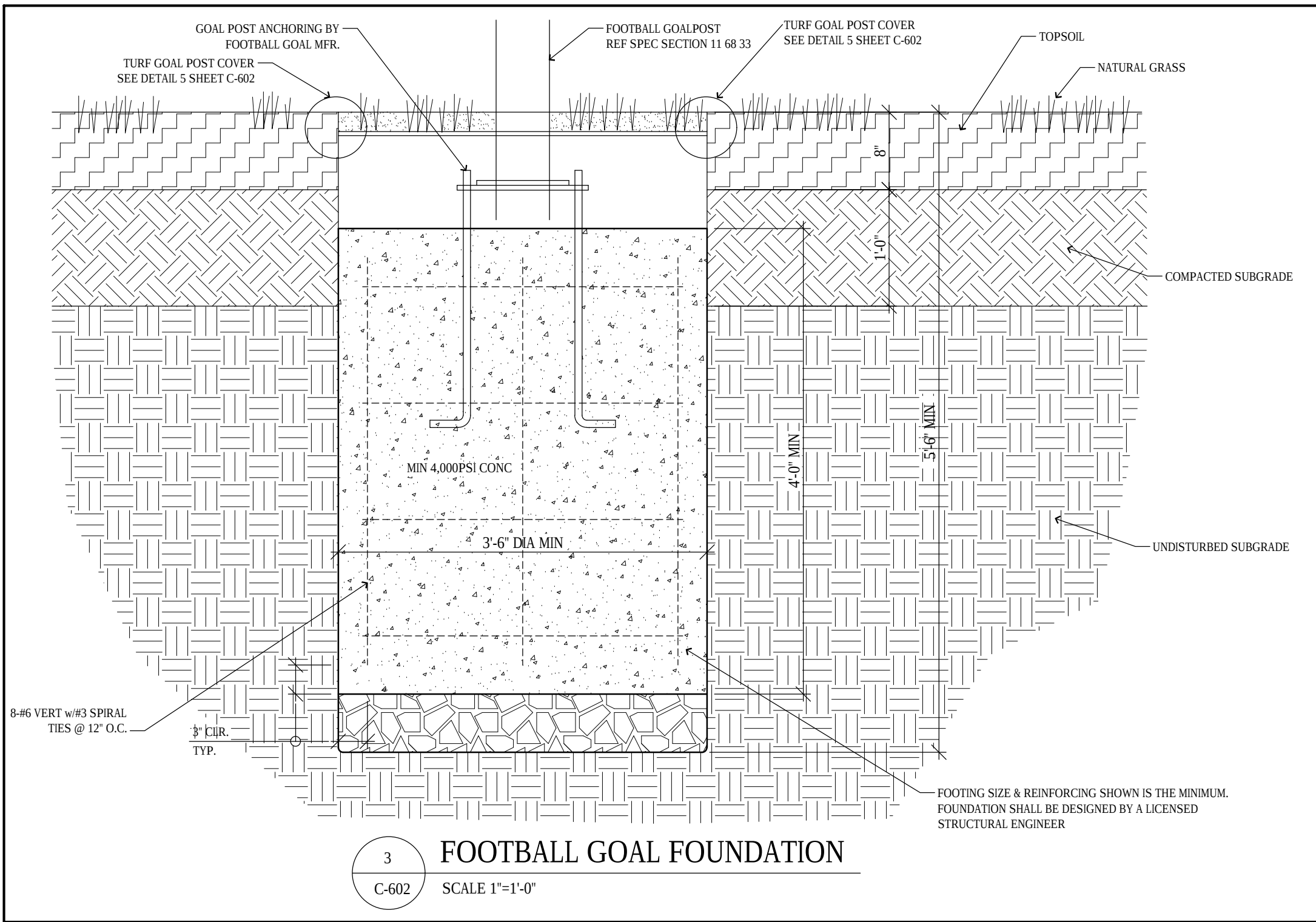
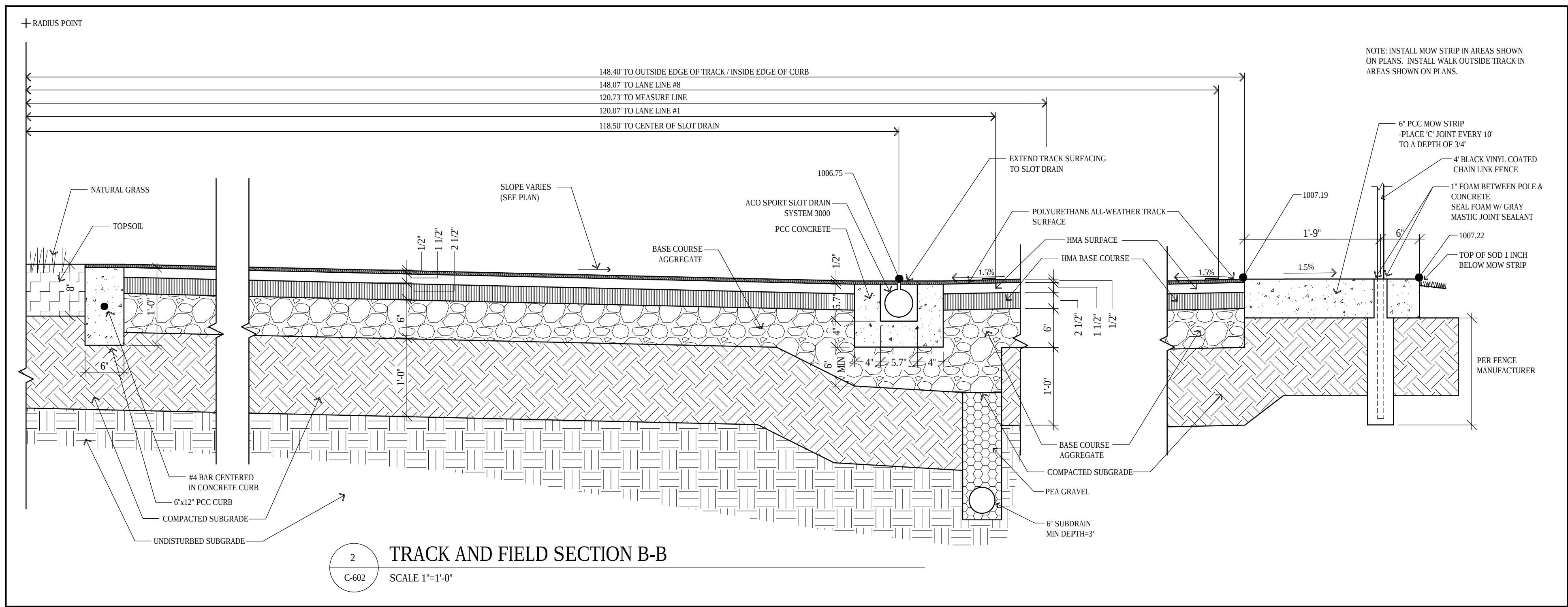
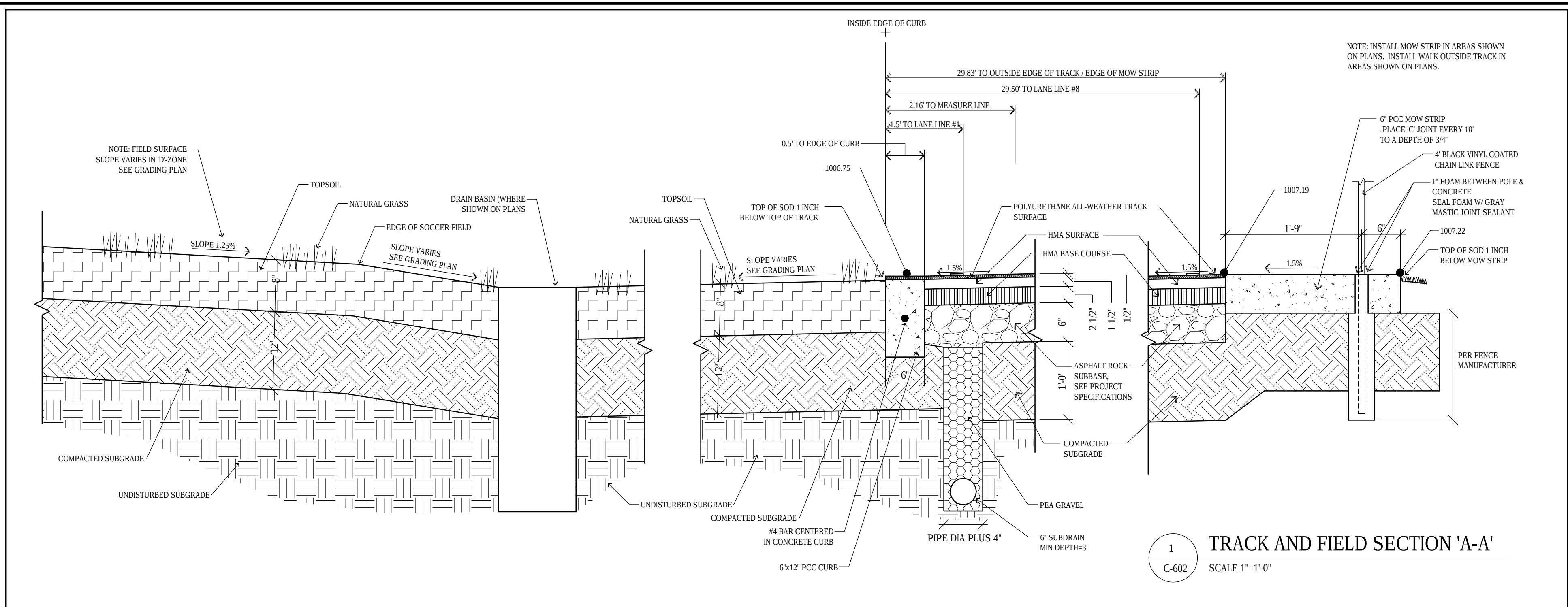
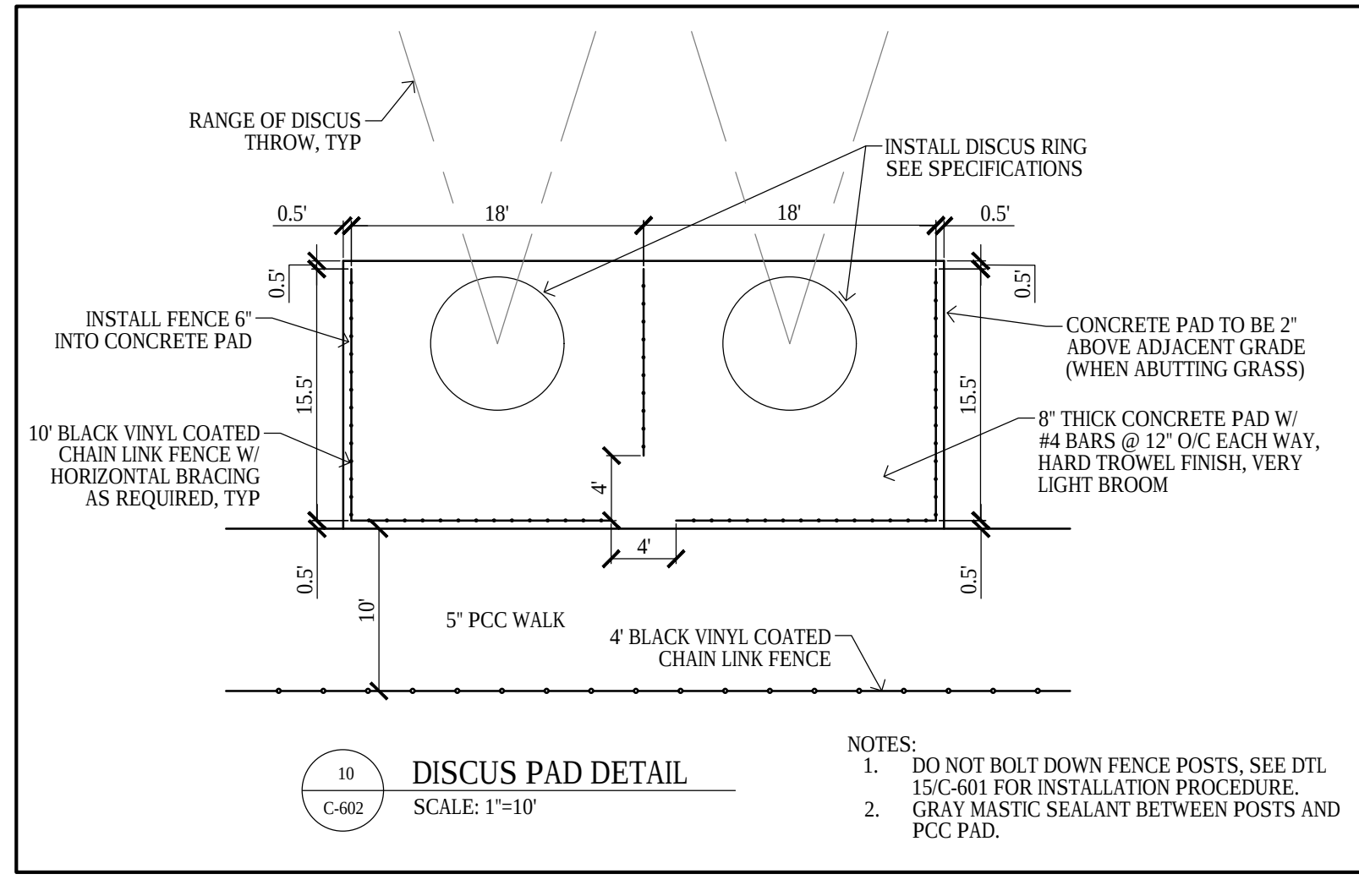
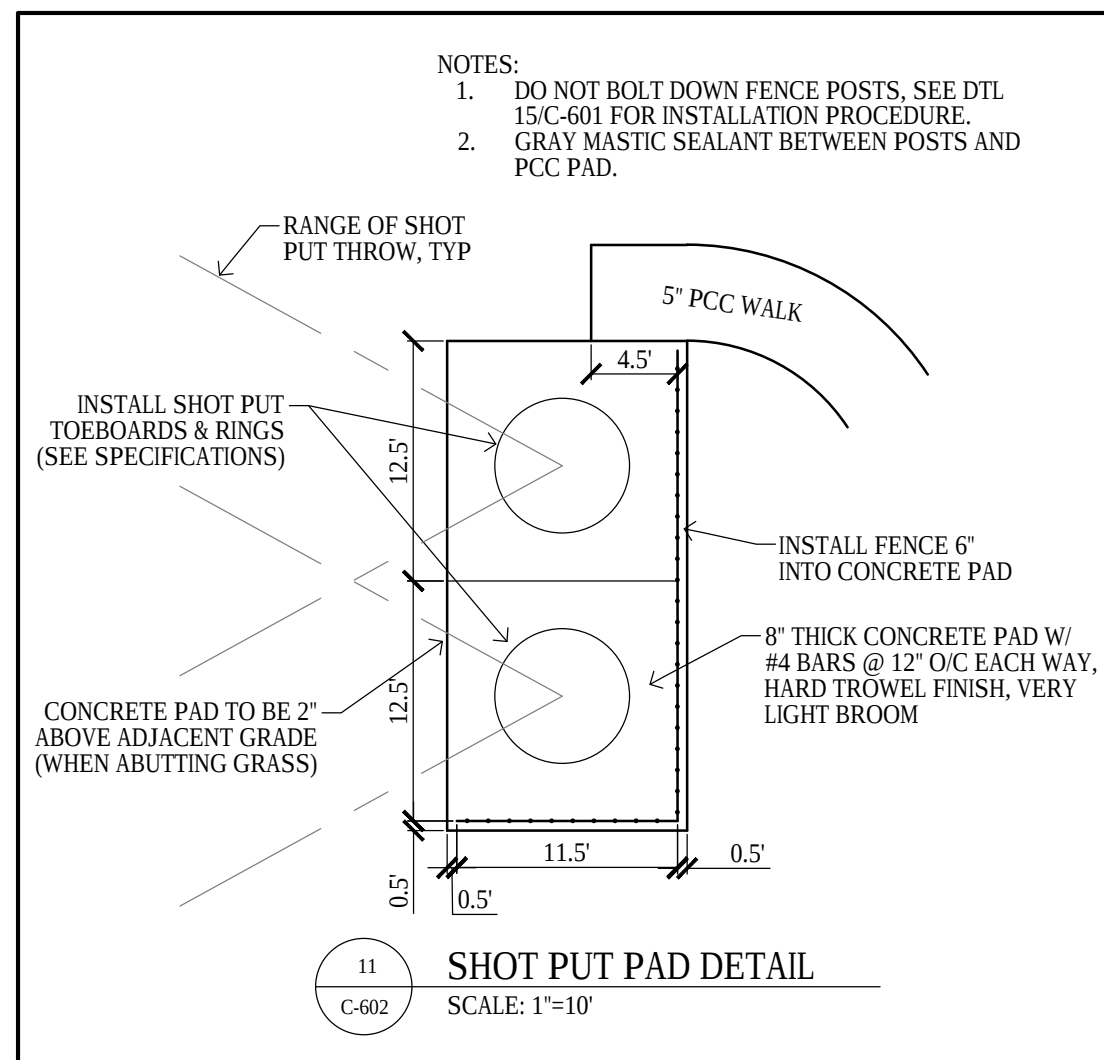
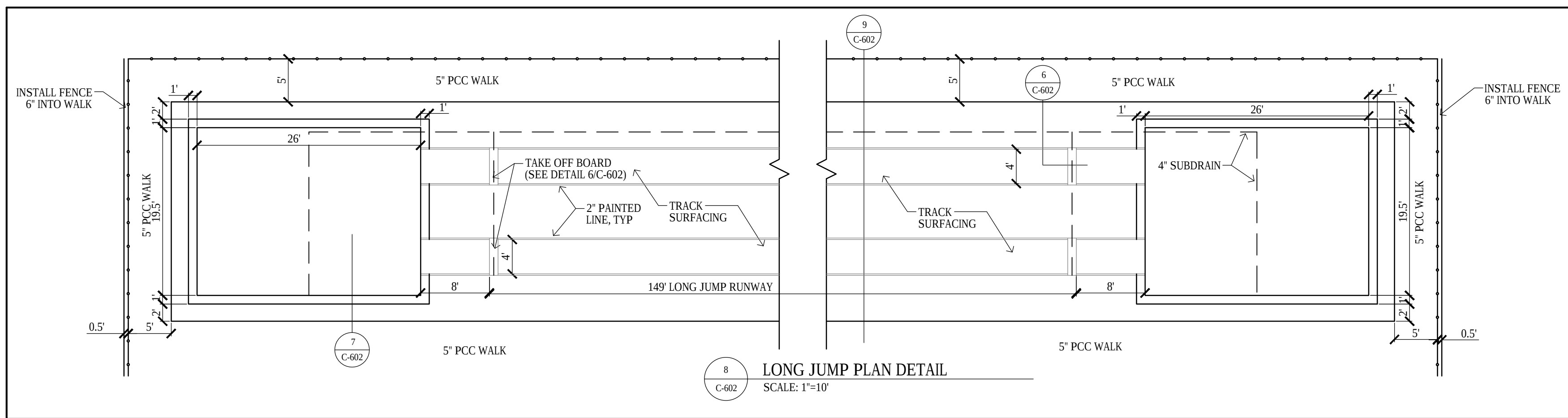
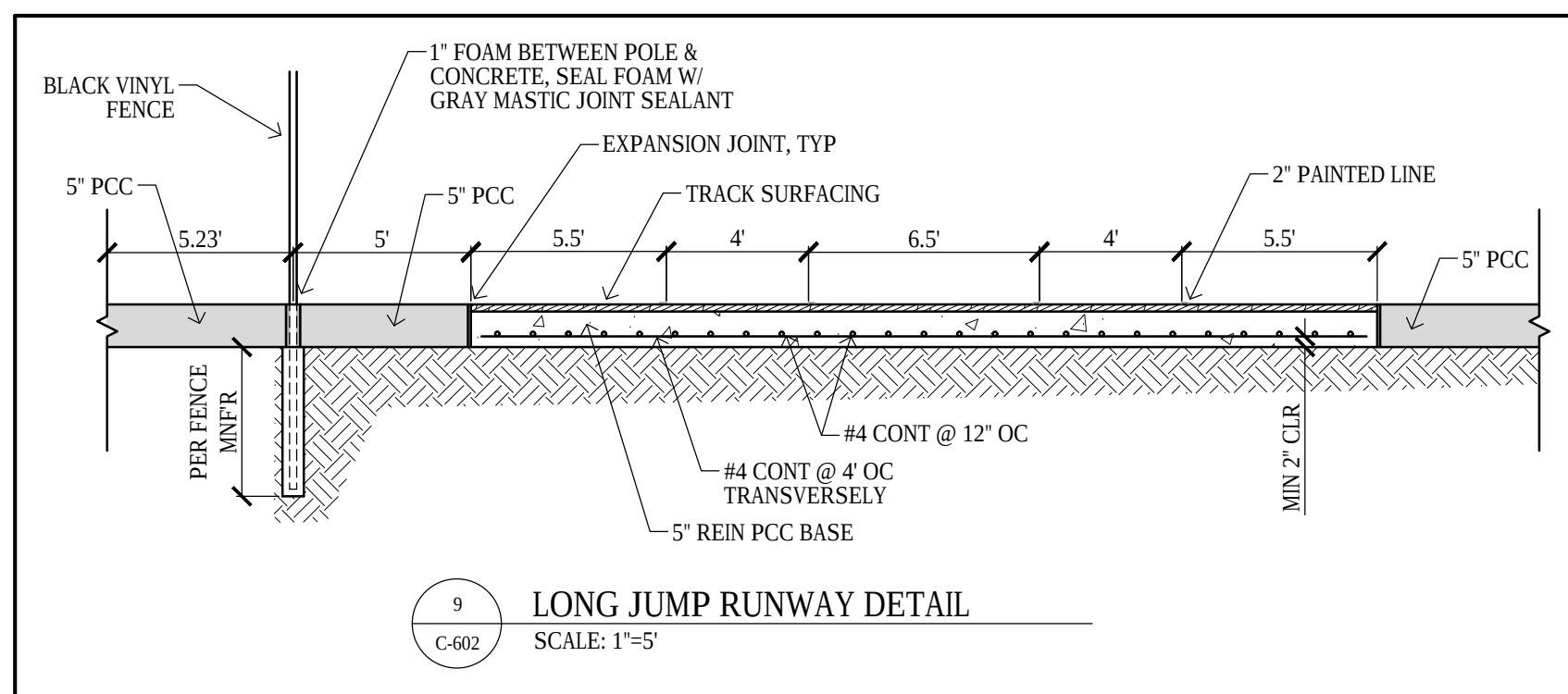
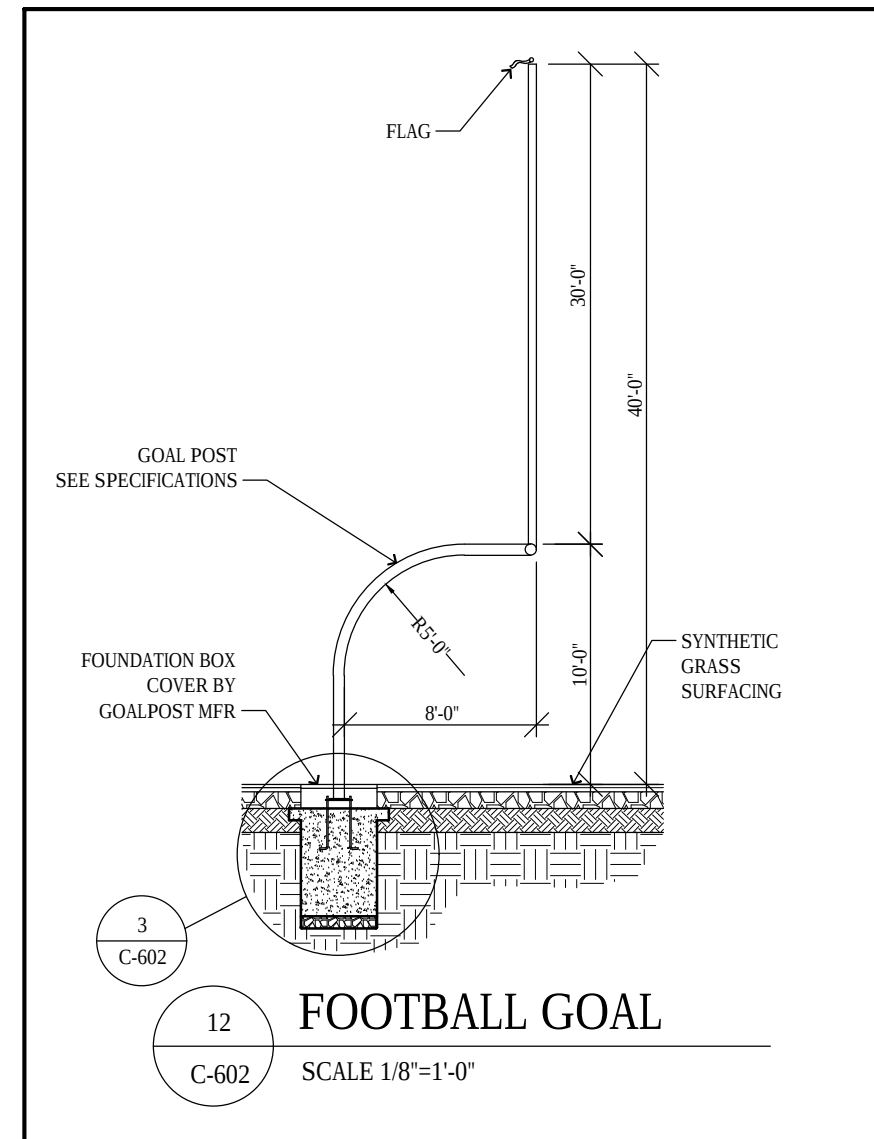
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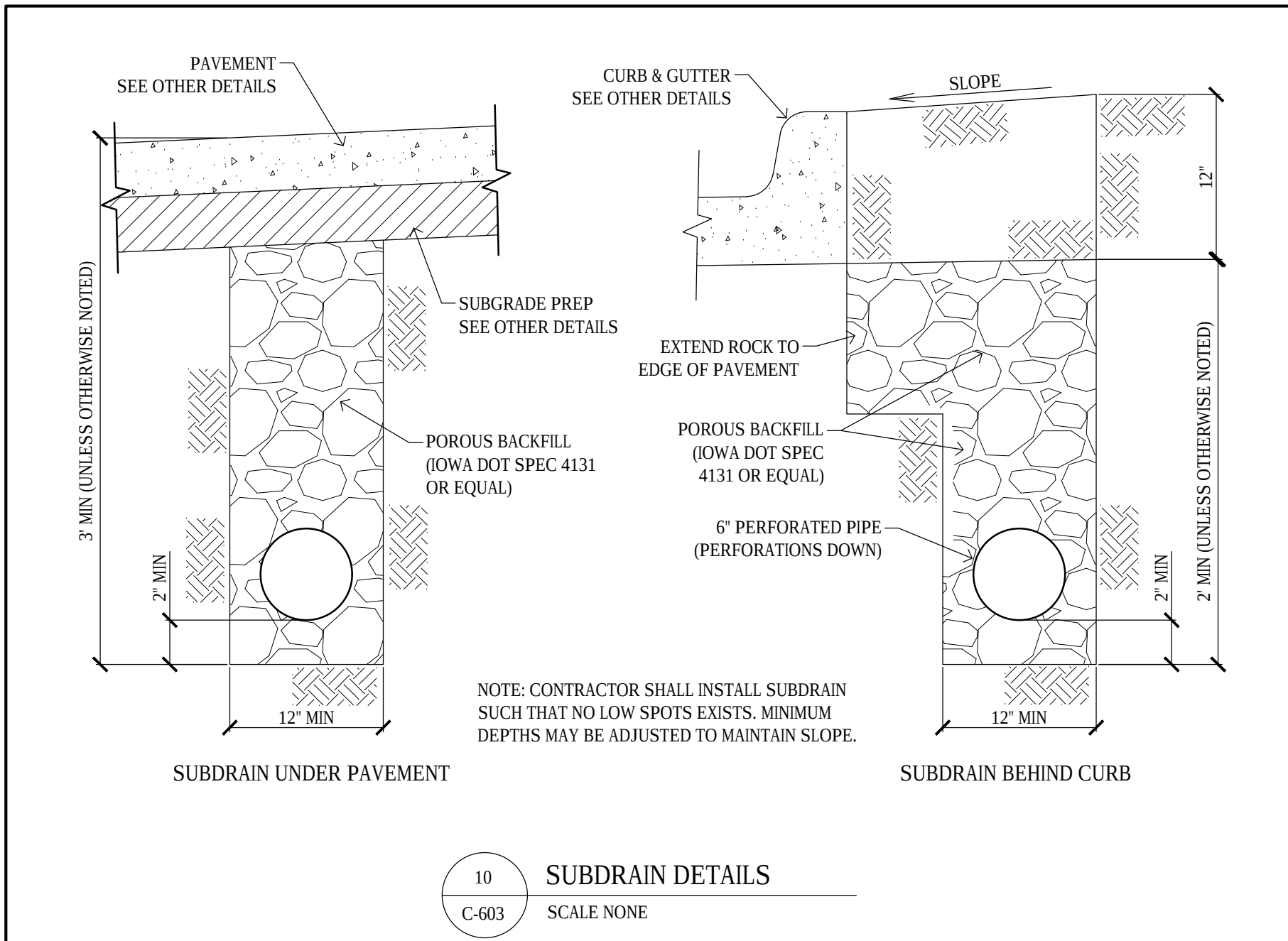
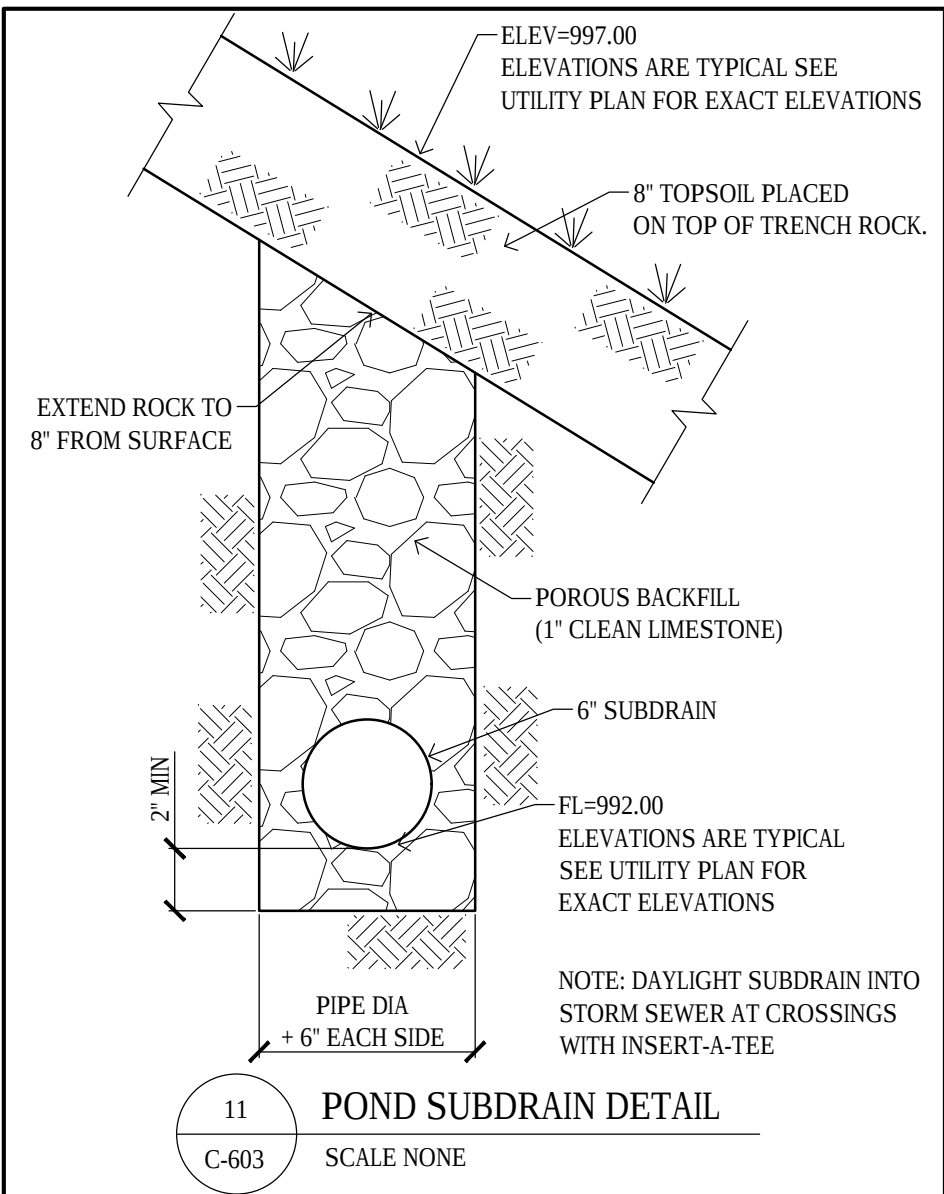
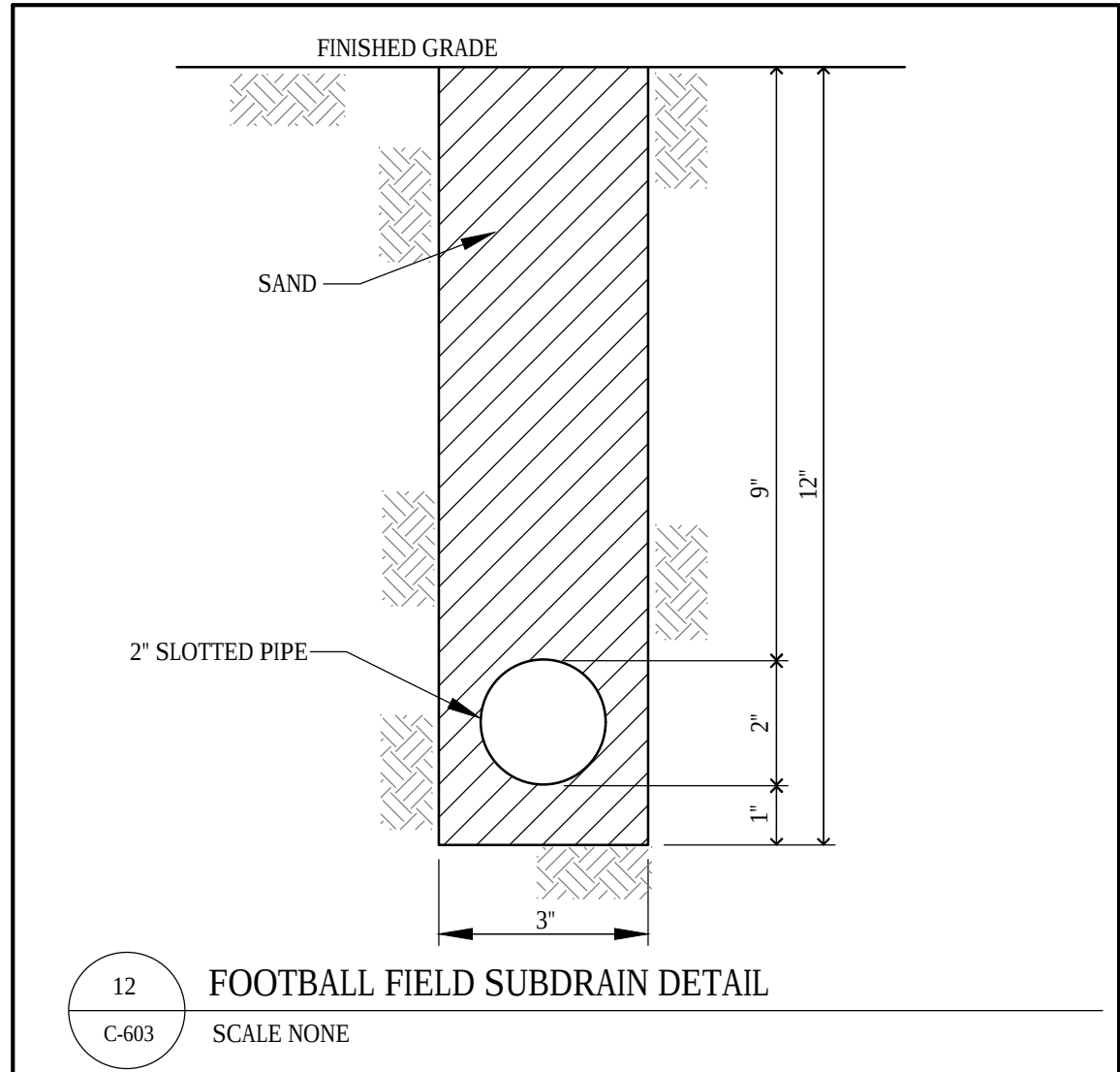
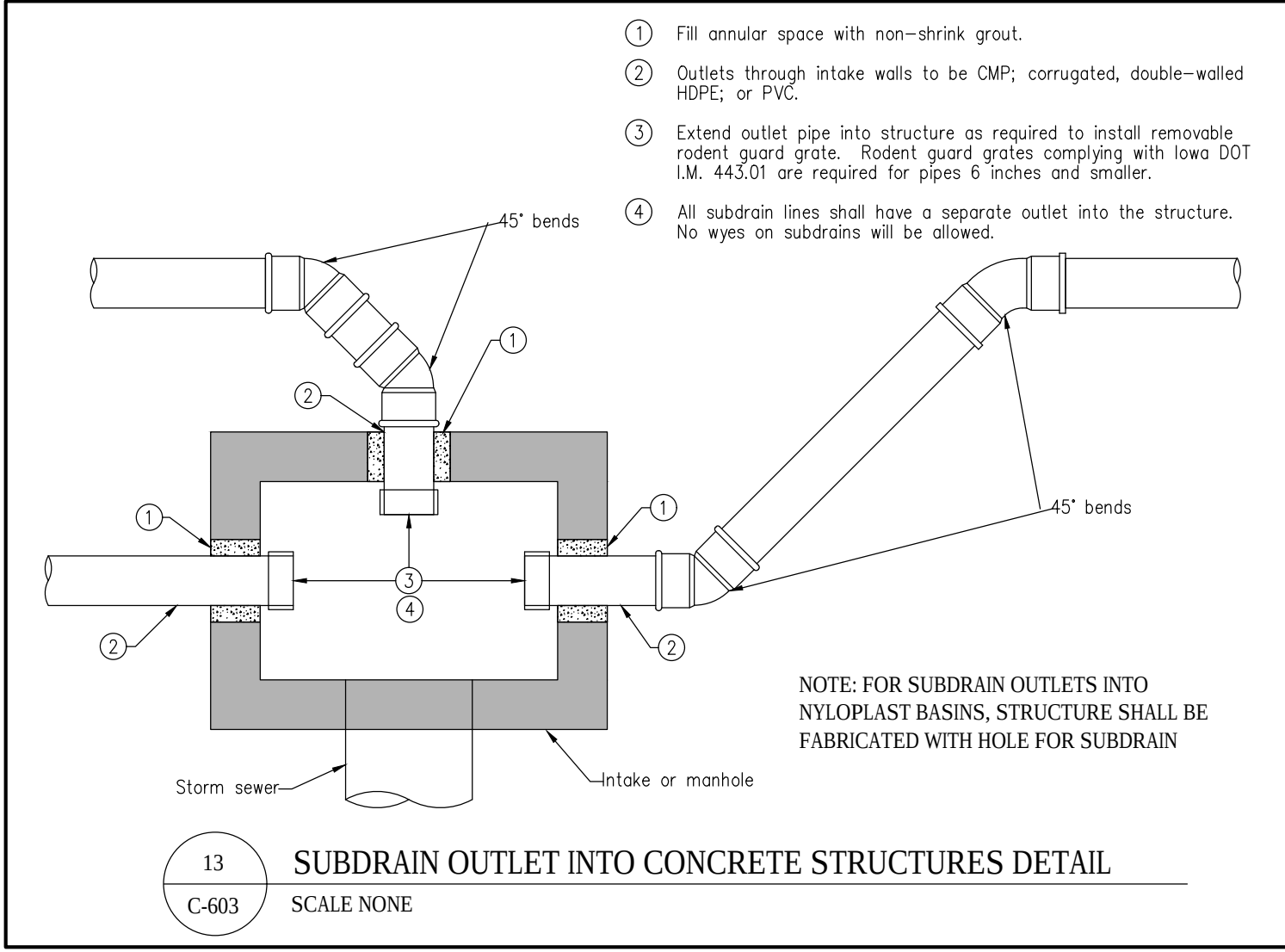
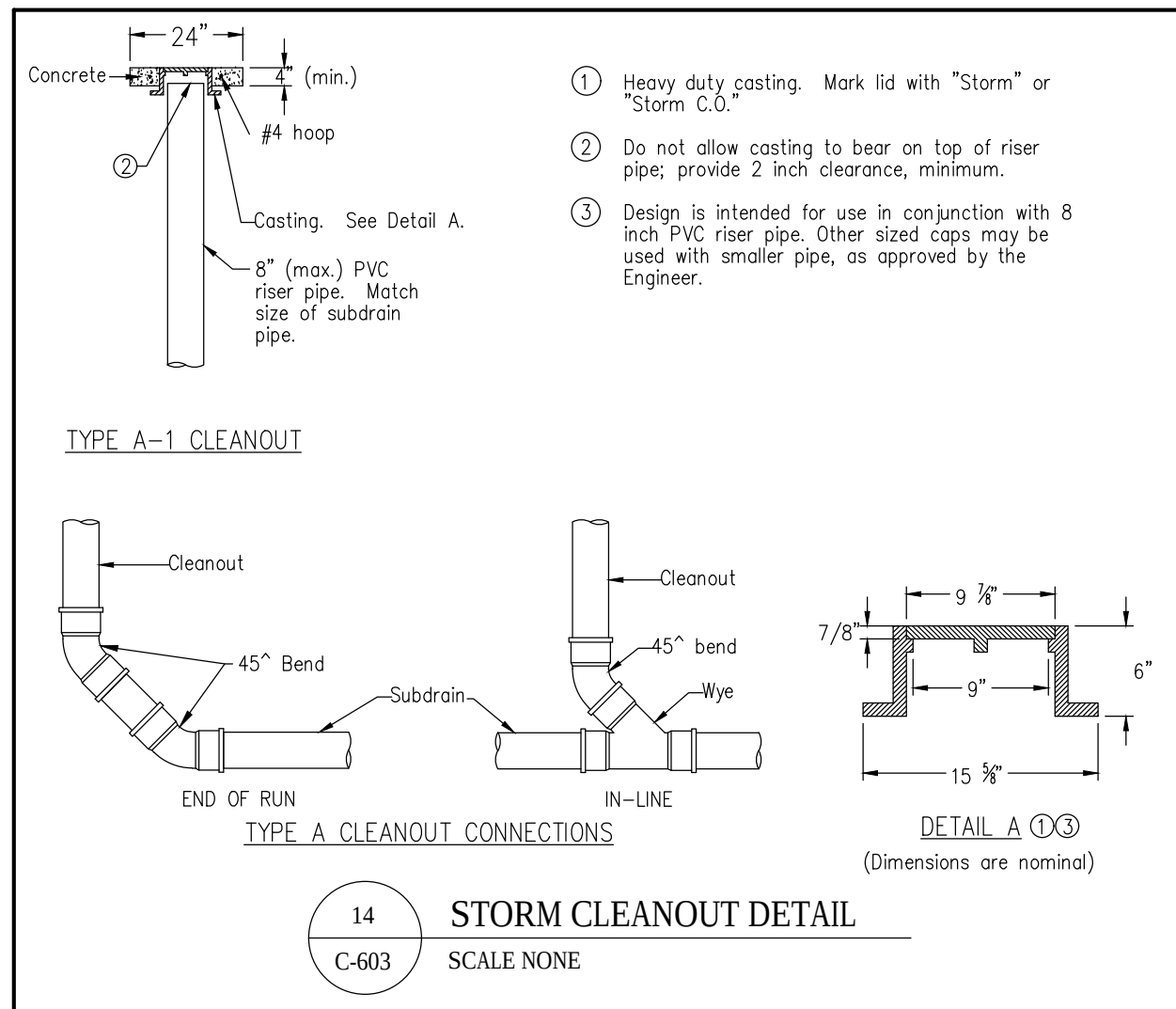




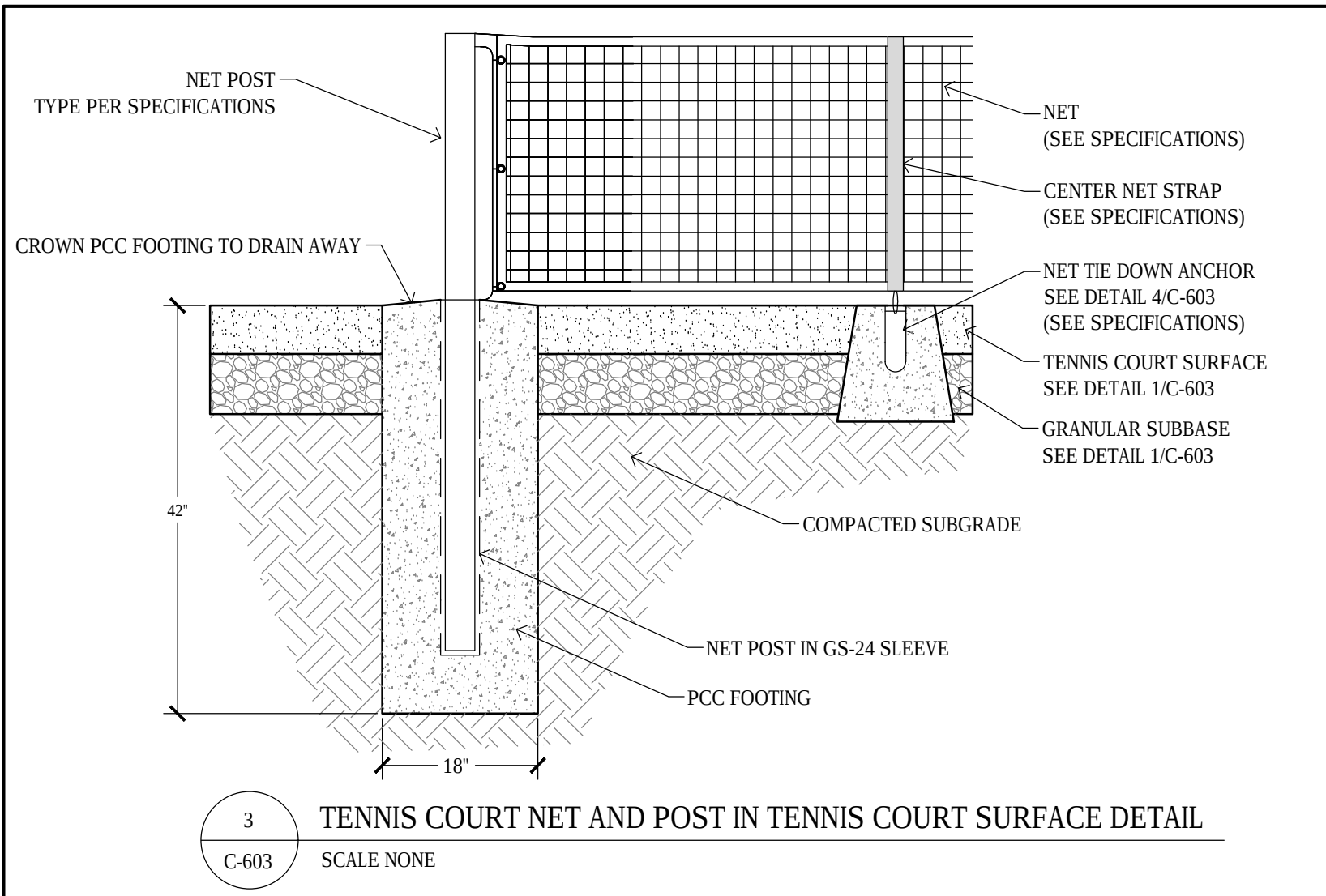
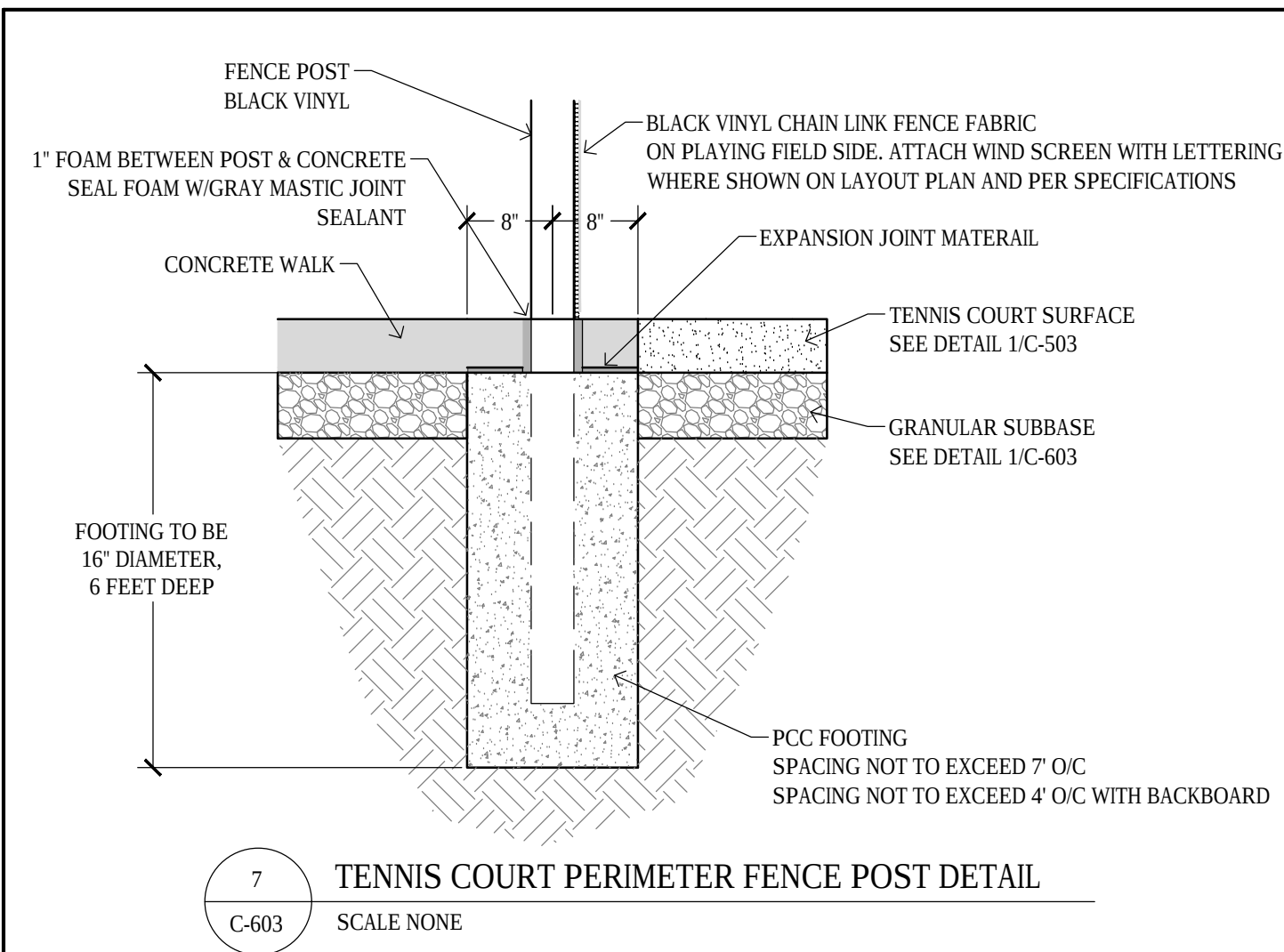
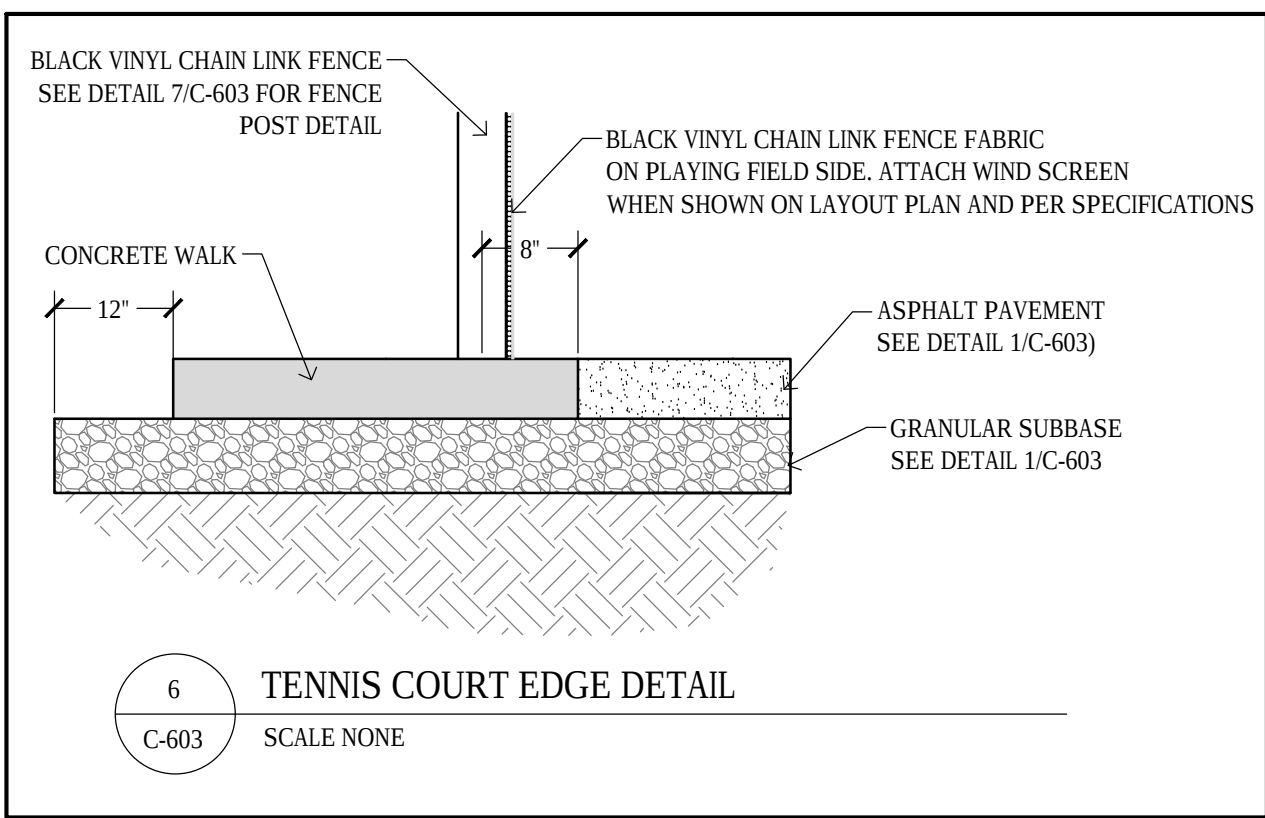
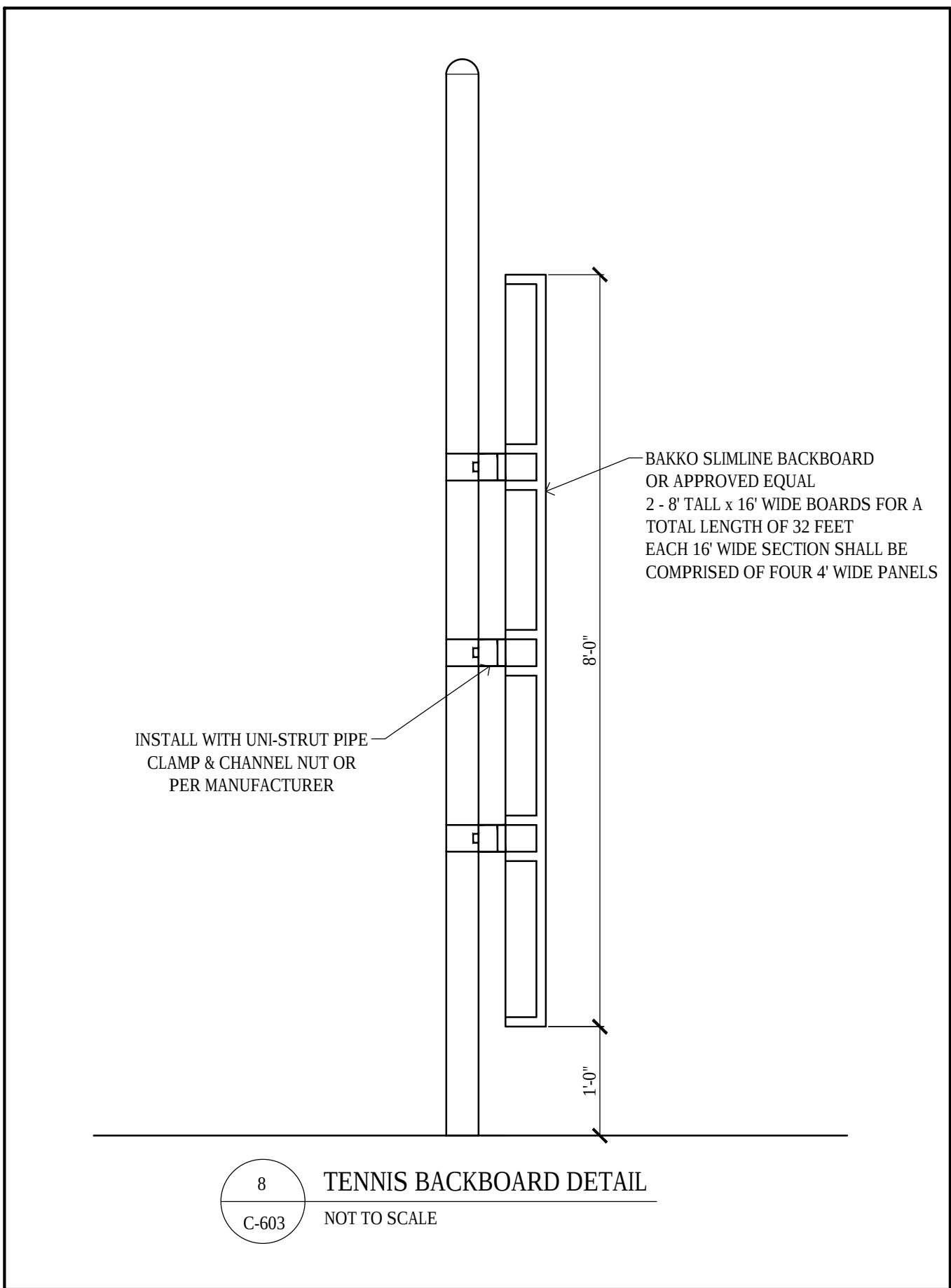
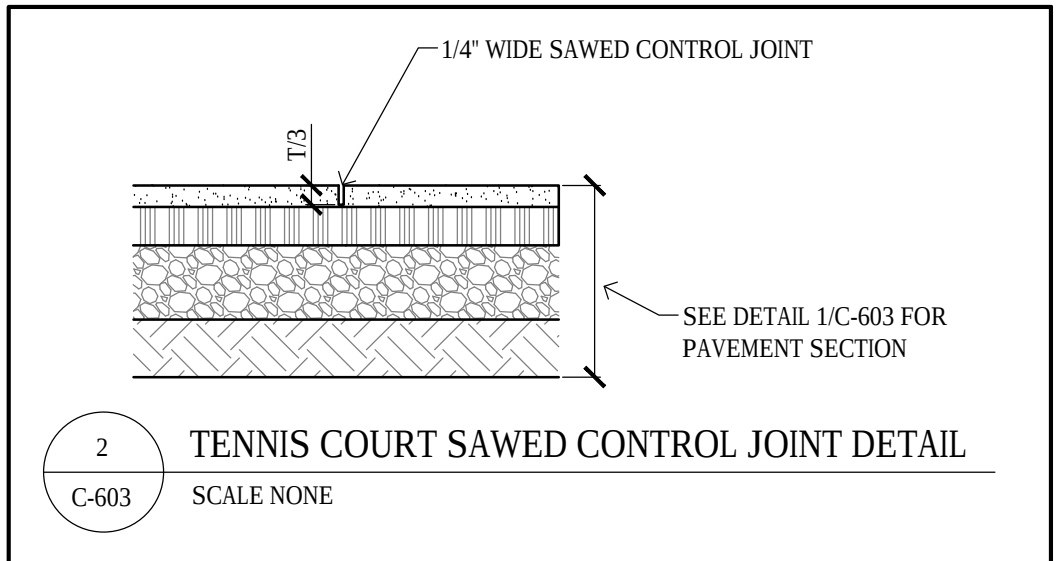
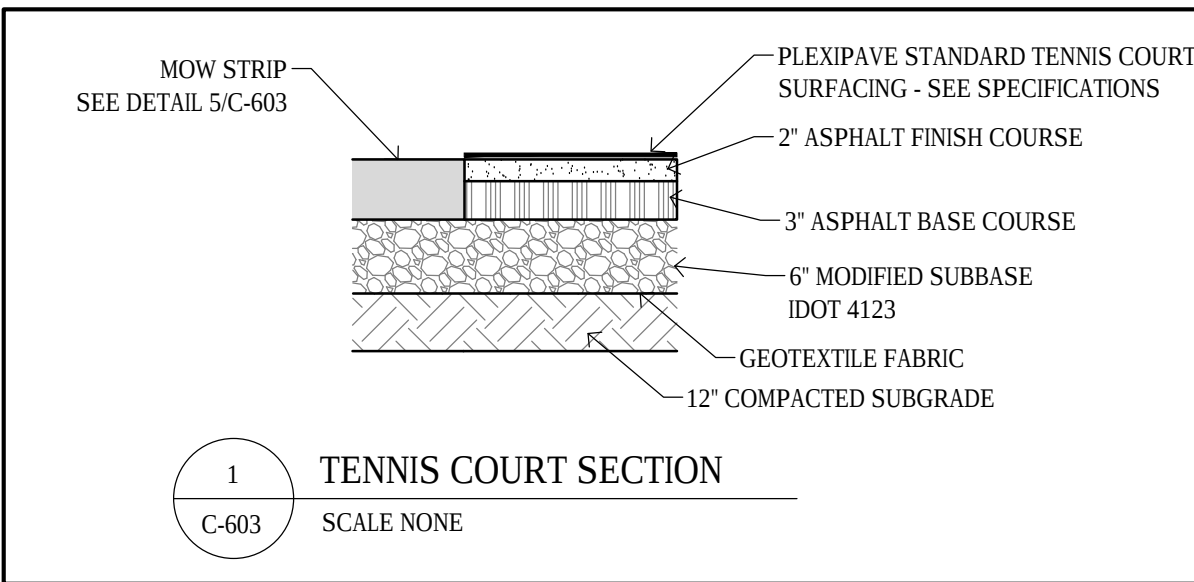
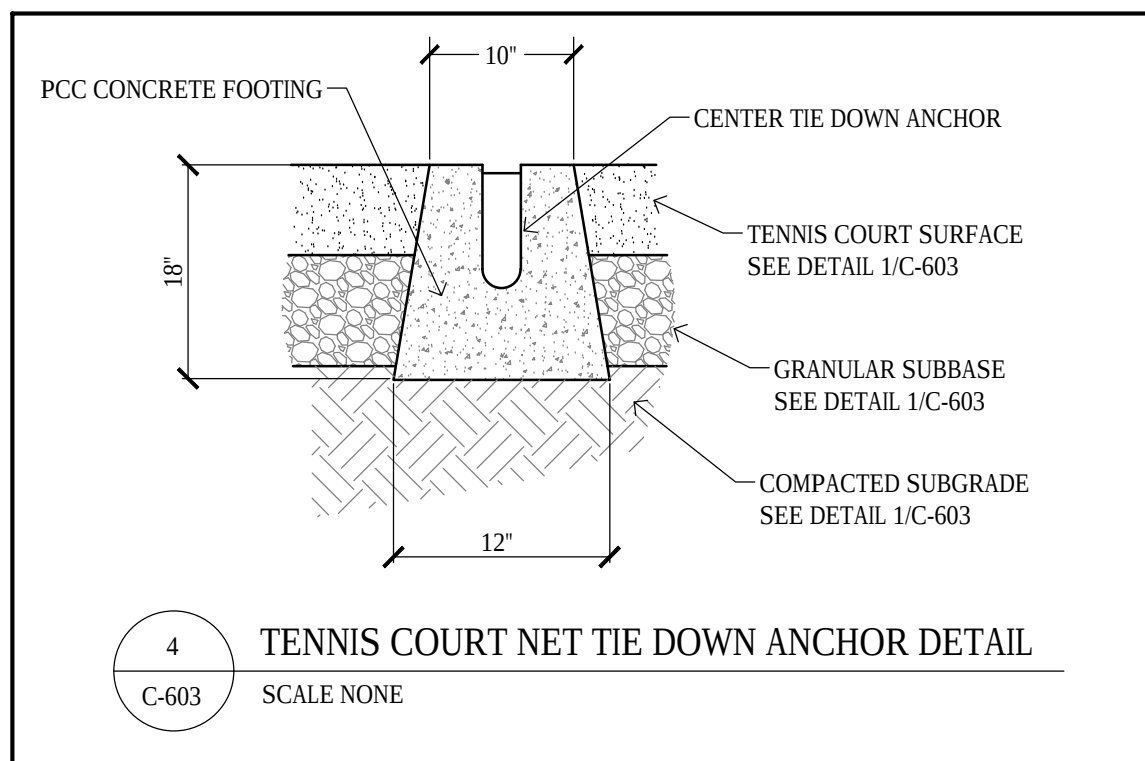
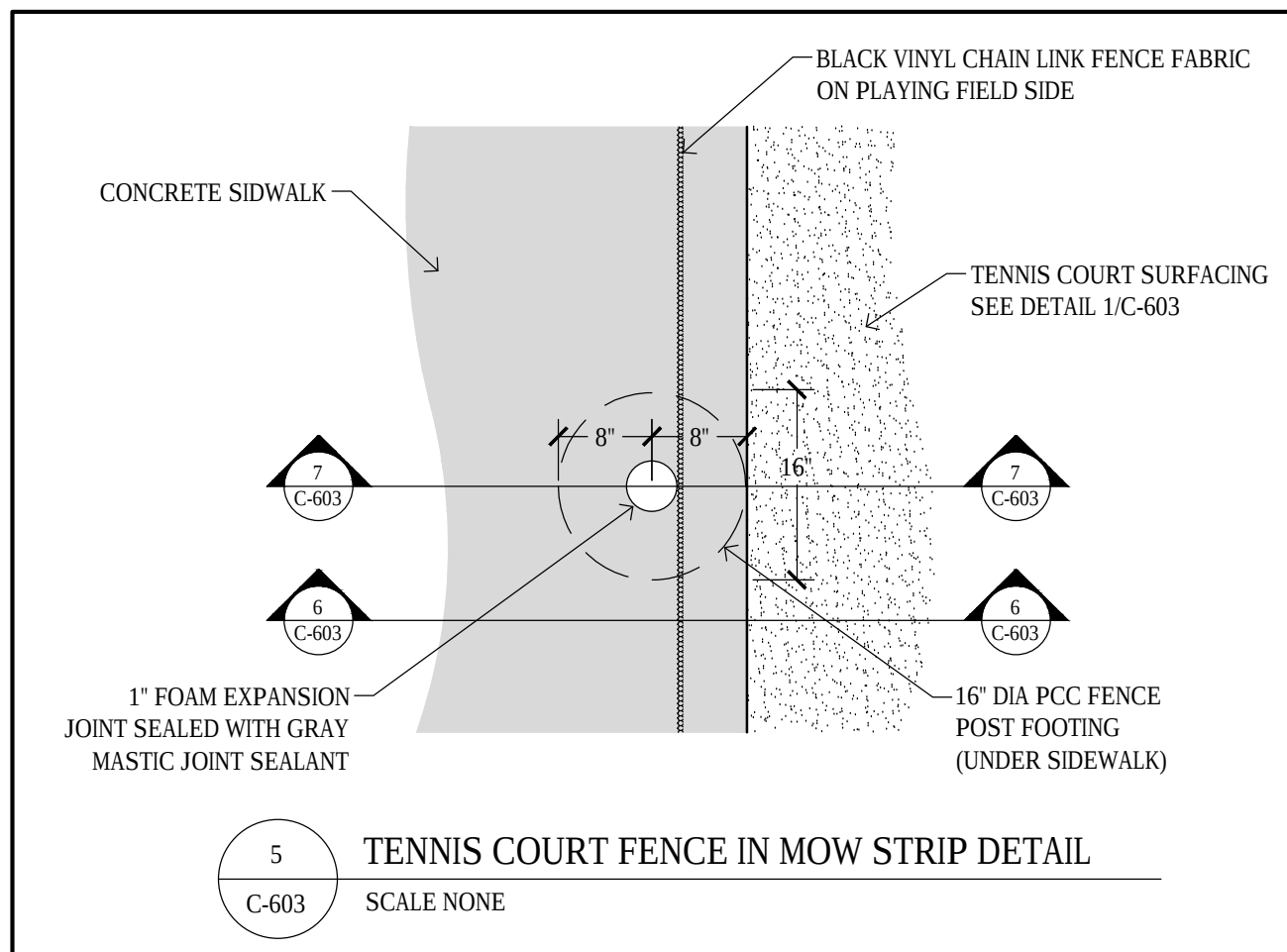
TRACK & FIELD DETAILS



GENERAL SITE DETAILS



TENNIS COURT DETAILS



DALLAS CENTER - GRIMES

NEW MIDDLE SCHOOL

DALLAS CENTER - GRIMES COMMUNITY SCHOOL DISTRICT

GRIMES, IOWA

PROJECT NO.:

826M01

DATE:

JANUARY 2019

REVISIONS:

01/09/19 1ST CITY SET
01/29/19 2ND CITY SET

DRAWING TITLE:

DETAILS SHEET

DRAWING NO.:

C-603

1/29/2019 7:59:45 AM M:\LAND PROJECTS 2018\8085\DWG\CG DETAILS.DWG

Bishop Engineering
"Planning Your Successful Development"

3501 104th Street
Des Moines, Iowa 50322-3625

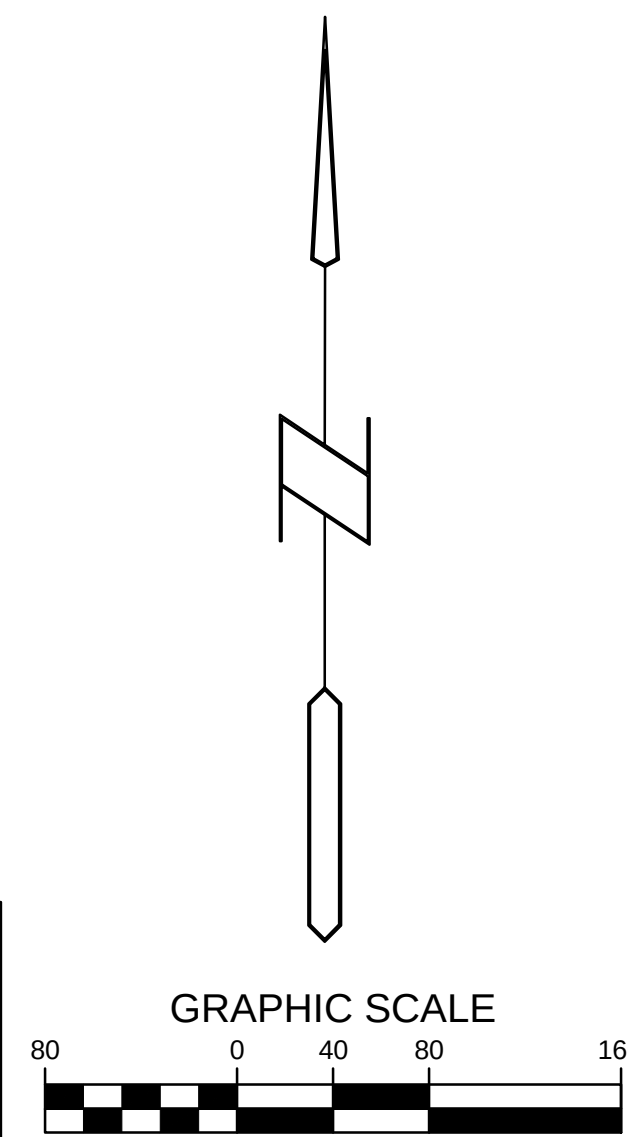
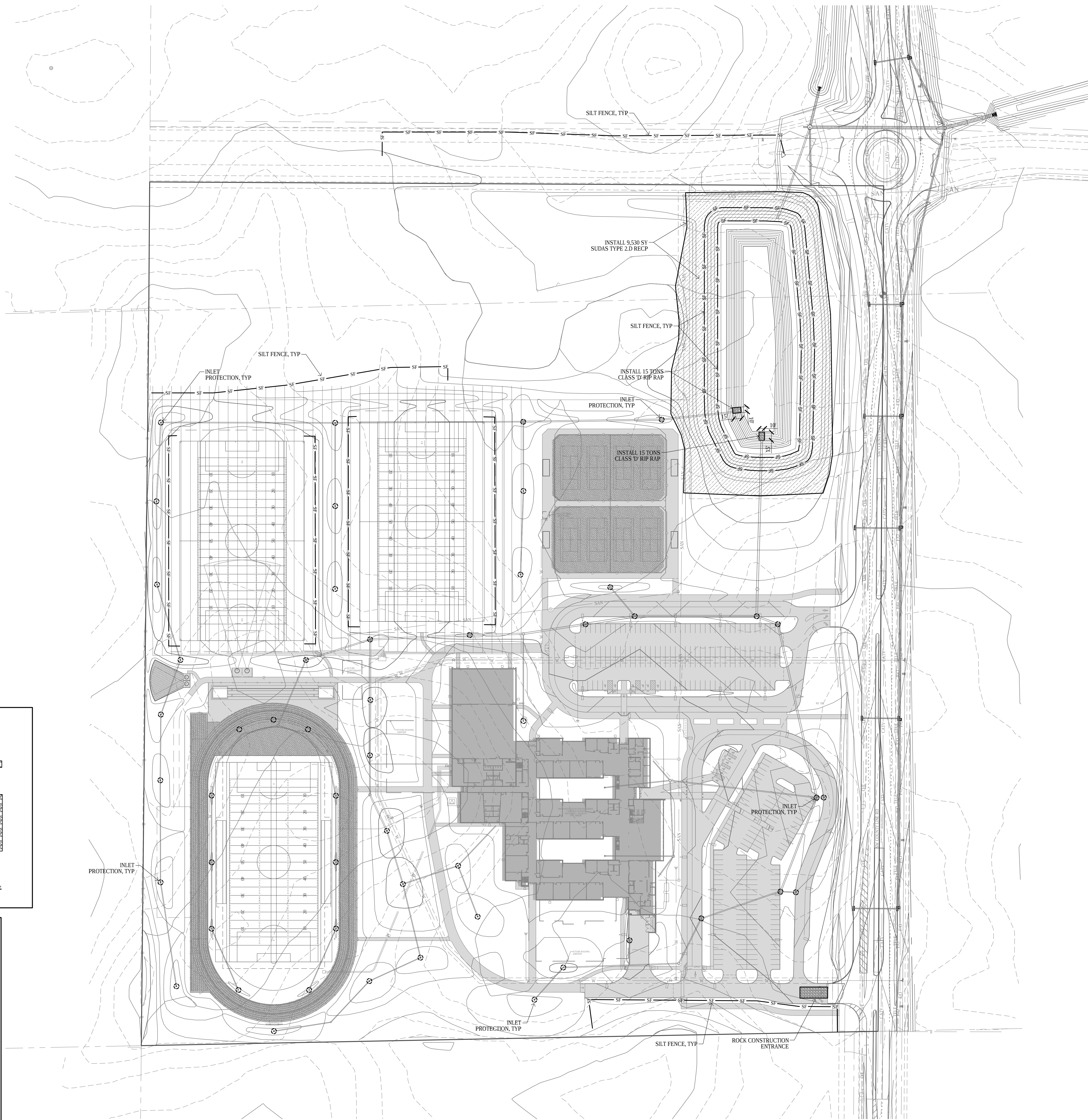
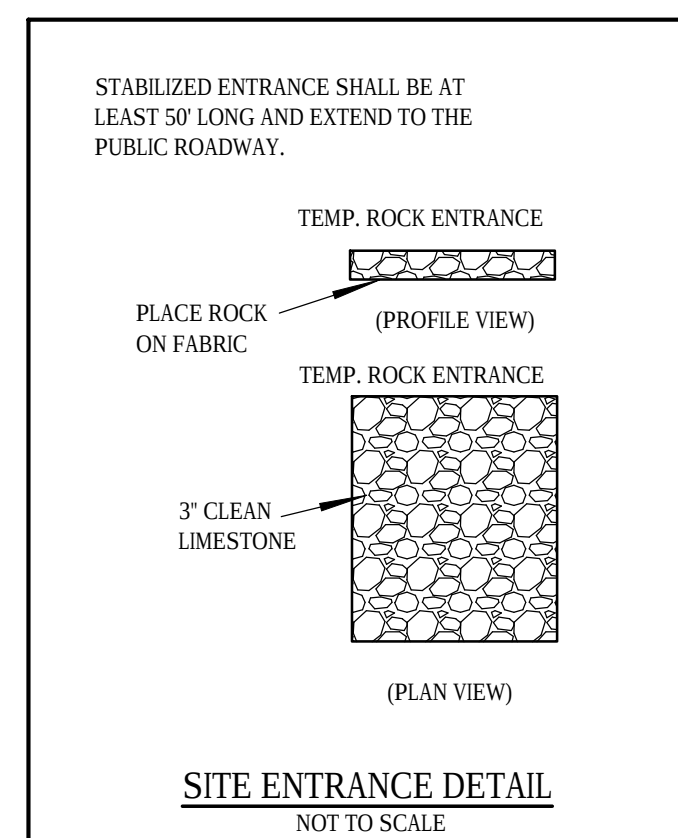
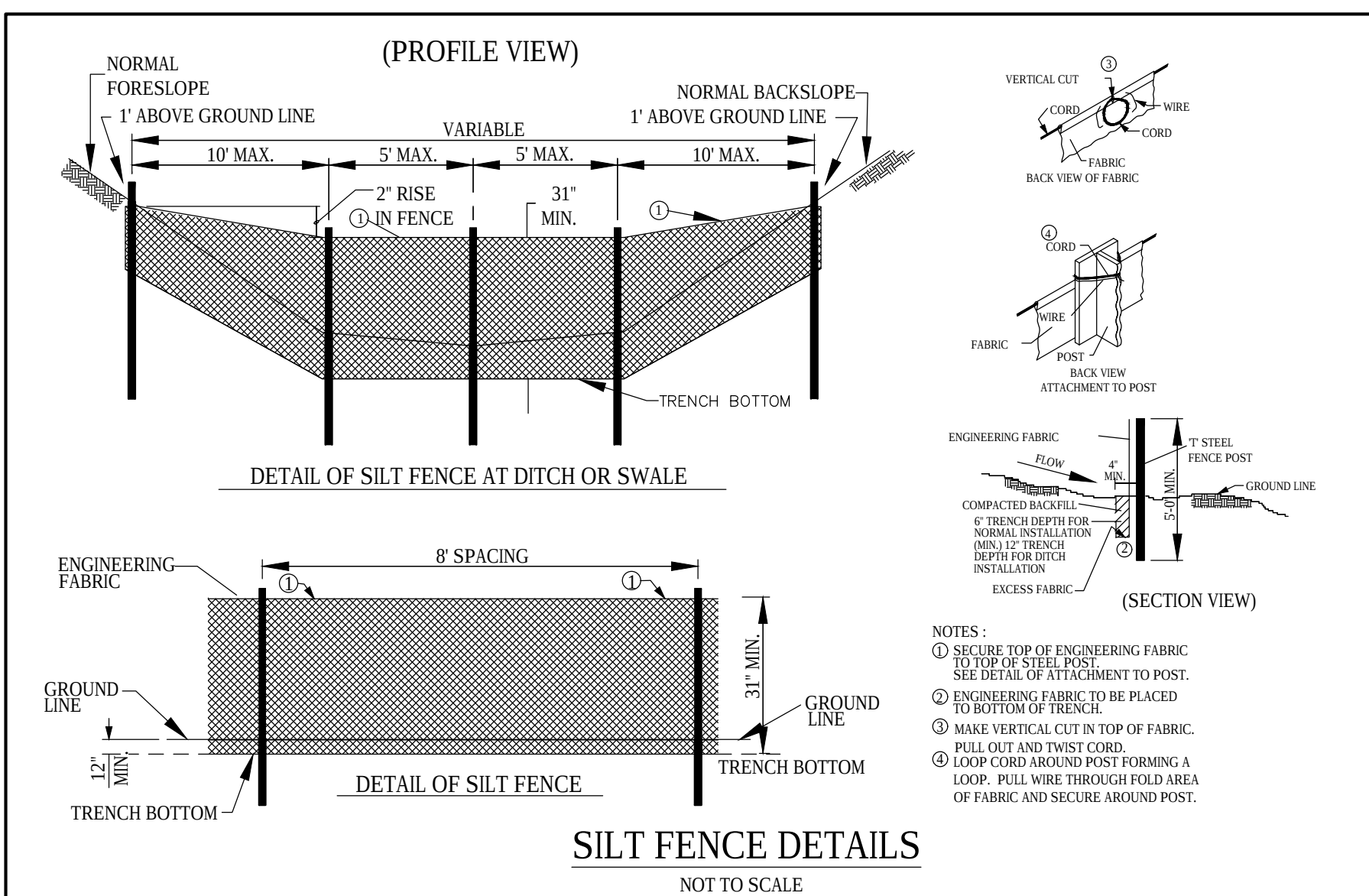
Phone (515) 265-6467 Fax (515) 265-6217

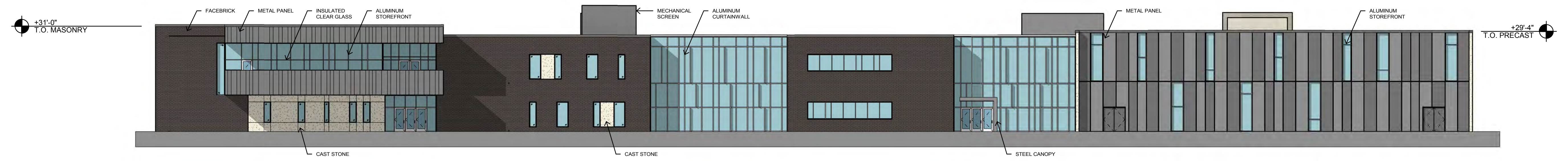
Civil Engineering & Land Surveying Established 1999

frk architects + engineers
2600 westown parkway suite 340 west des moines, iowa 50326
p 515.223.5100 f 515.223.7226 www.frk-ae.com

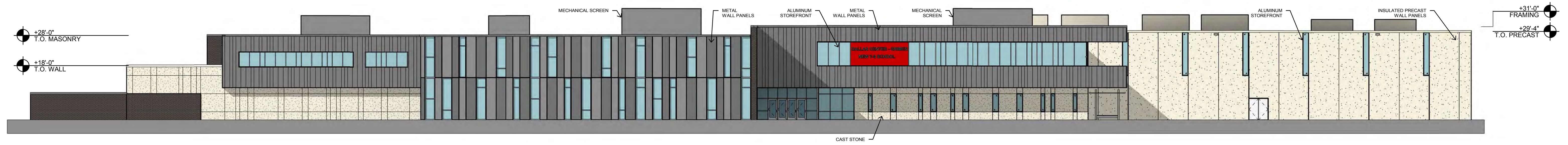
1. SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES TO THE NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
2. SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GENERAL PERMITS UNDER 2.17. THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHOWING ON PLANS PRIOR TO CONSTRUCTION, INSTALL IN-LAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
4. INSTALL FINISHED PAVING IN-LEAK PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AND BEFORE IN-LAKE.
5. OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN THE AREA OF THE WASHOUT FACILITY.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

1. 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.

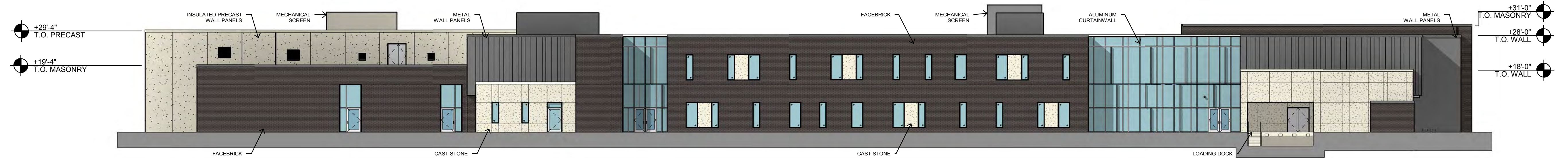




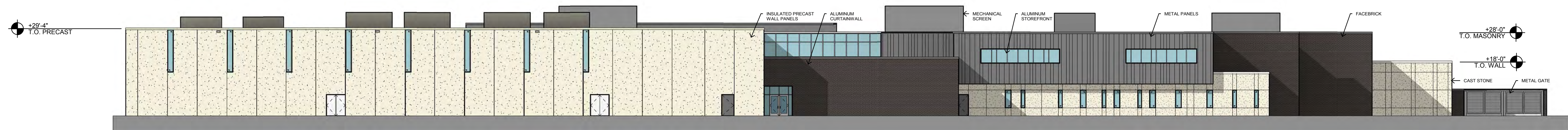
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

January 30, 2019

Att: David Bentz
Bishop Engineering
3501 104th Street
Des Moines, IA 50322

Dallas Center – Grimes Middle School – Site Plan

FOX Ref No: 8630-19A.240

FOX Engineering has completed the second review for the DC-G Middle School Site Plan dated January 29, 2019. Please address the following comments:

General Comments:

1. The fire chief has yet to comment on this site plan. His comments will be forthcoming.
2. Please note that signage is approved through a separate permitting process. Please see 165.18 for guidance on proposed monument signs.
3. The grading plan for SW County Line Road has yet to be finalized. It is possible that minor grading modifications to the site plan may be necessary to tie into the proposed roadway project.

Phasing Plan - Sheet C-101

4. Please provide street naming on this sheet.
5. Please revise Phasing Note 1 to provide the proper sheet number.

Layout Plans – Sheets C-201 to Sheet C-205

6. Please provide building dimensions around the courtyards on the site plan.

Utility Plan – Sheet C-401

7. Please dimension between the fire department connection and nearest hydrant to verify they are within 100-ft of each other.

Utility Plan – Sheet C-402

8. Please provide a curb stop for the domestic connection outside of the structure.

Landscape Plans – Sheet C-500 to Sheet C-505

9. P&Z and Council will need to review and provide input regarding the landscape plan. Please consider planting more shrubs or ornamental grasses within all parking lot islands.

Traffic Impact Study

10. FOX has received the “Traffic Impact Study for Dallas Center-Grimes 7-8 Middle School” and have the following comments:
 - a. The study indicates that the road network, with roundabouts, will operate at a Level of Service (LOS) A during AM and PM peak traffic from opening day until full buildout in 2031.
 - b. The study indicates that left turning lanes are warranted in the northbound direction on County Line Road at each driveway entrance.
 - c. The study states that a traffic signal is not needed at either access location thru the year 2041 unless traffic projections and development change or crash patterns develop.
 - d. The study recommended roundabouts at each driveway entrance.

-
- e. The study does not mention the benefits of adding a right turn lane on SW Countyline Road at each driveway entrance. Providing left and/or right turn lanes can significantly improve the operation and safety of an intersection. Right turn lanes allow turning vehicles to exit the through traffic lane with reduced speed differential and provide queue storage without interference with through traffic. Rear-end and side-swipe collisions are greatly reduced. Capacity is increased and delay decreased. It is our professional opinion that right turn lanes should be provided and the cost should be the responsibility of the District.
- 11. Discussions regarding pedestrian accessibility and responsibility for crossing guards should be clarified to P&Z and Council.

Stormwater Management Plan

- 12. Please clarify the berm height for the pond is high enough (998.86) to properly convey the 100-yr proposed event storm through the spillway. The grading plan does not appear to state the berm height.
- 13. The Restrictor Diameter Calculation looks to be for Radiant Elementary in Urbandale. Please revise.

Stormwater Pollution Prevention Plan

- 14. Page 2 - for final approval, the certifications for plan preparer and owner need to be signed
- 15. Page 13 - please see 14 of 17 of General permit #2 (3.01.2018) for the definition of "final stabilization" and revise the item under landscaping accordingly,
- 16. Page 17 - please see page 6 of 17 of G.P. #2 for Part 5 Non-Stormwater Discharges and add the information in item 6 Prohibited Discharges,
- 17. Page 18 - in paragraph with "Major spills" please revise the notification to be in agreement with language in page 5 of 17 of G.P. #2 Item B Releases in Excess of Reportable Quantities,
- 18. Page 22 - top of page, please revise the notification to be in agreement with language in page 5 of 17 of G.P. #2 Item B Releases in Excess of Reportable Quantities
- 19. Page 23 Notice of Discontinuation - please revise language to be in accordance with definition listed on page 14 of 17 of G.P. #2,
- 20. Page 24 - please revise wording of the bullet point starting with "Once final stabilized" as it could be interpreted to mean only 70% of the site has to be stabilized,
- 21. Page 25 - please include copy of General Permit #2 for Appendix A,
- 22. Page 26 - please include items listed for Appendix B - Notice of Intent, stormwater notice, etc.
- 23. Please sign the City of Grimes Grading/Certification for Development form.

Post-Construction Stormwater Maintenance Agreement

- 24. Please provide a Stormwater Post Construction Easement. Please state how the detention areas and swales will be maintained (type of grass, mowing requirements, etc). Please find the attached template that shall be modified as desired/necessary to adequately address maintenance of all BMPs.

Lighting Plan

No further comments.

Architectural/Elevation Plans

- 25. Please provide an elevation plan that shows dimensions (horizontal) of the structure as well as colors for the proposed materials.
- 26. Please provide labels to clarify that there are reveals between precast concrete panels to break up and add interest to the expanse of the large precast walls as you've stated.
- 27. It is highly recommended that you bring building materials to P&Z for discussion.

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:

PLANNING & ZONING: February 5, 2019 at 5:30 at the Grimes City Hall

COUNCIL MEETING: February 12, 2019 at 5:30 at the Grimes City Hall

Once all comments are addressed, please submit a .pdf for review.

If you have any questions or concerns, please contact John Gade or myself at (515) 233-0000.

FOX ENGINEERING ASSOCIATES, INC.



Mitch Holtz, P.E.

Attachment: Grimes Post-Construction Maintenance Agreement Template

Copy to: Scott Clyce, City of Grimes



January 30, 2019

Civil Design Advantage

Att: Michael Brooner

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

Hope K Farms (Parcel 18-158) – Plat of Survey

FOX Ref No: 8630-18G.201

FOX Engineering has completed the third review for the Hope K Farms (DC-G) Plat of Survey dated January 24, 2019. Please address the following comments:

1. The Developer has paid the \$400 Plat of Survey Review Fee to the City of Grimes.
2. The proposed plat of survey is splitting a single parcel for the purpose of sale transfer to the DCG School District. The DCG School District is currently proposing a final plat that will dedication SW County Line Road ROW and utility easements to the City of Grimes.

If you have any questions or concerns, please contact Mitch Holtz or Brad Stumbo at (515) 233-0000.

FOX ENGINEERING ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Mitch Holtz'.

Mitch Holtz, P.E.

A handwritten signature in blue ink, appearing to read 'R. Brady Stumbo'.

Brad Stumbo, P.L.S.

Copy to: Jake Anderson, Grimes City Administrator



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

January 30, 2019

City of Grimes
Attn: Rochelle Williams
101 N. Harvey Street
Grimes, Iowa 50111

RE: **PARCEL '18-158'** – Plat of Survey
CDA 1811.614

Dear Ms. Williams;

On behalf of the owner/applicant, we submit signed Plat of Survey for Hope K Farms development located southwest of County Line Road and W 1st Street.

Please let us know when stamped approved plats are ready for pickup.

Sincerely,

CIVIL DESIGN ADVANTAGE

Josh Trygstad, P.E.

cc: Tim Day, Hope K Farms
File

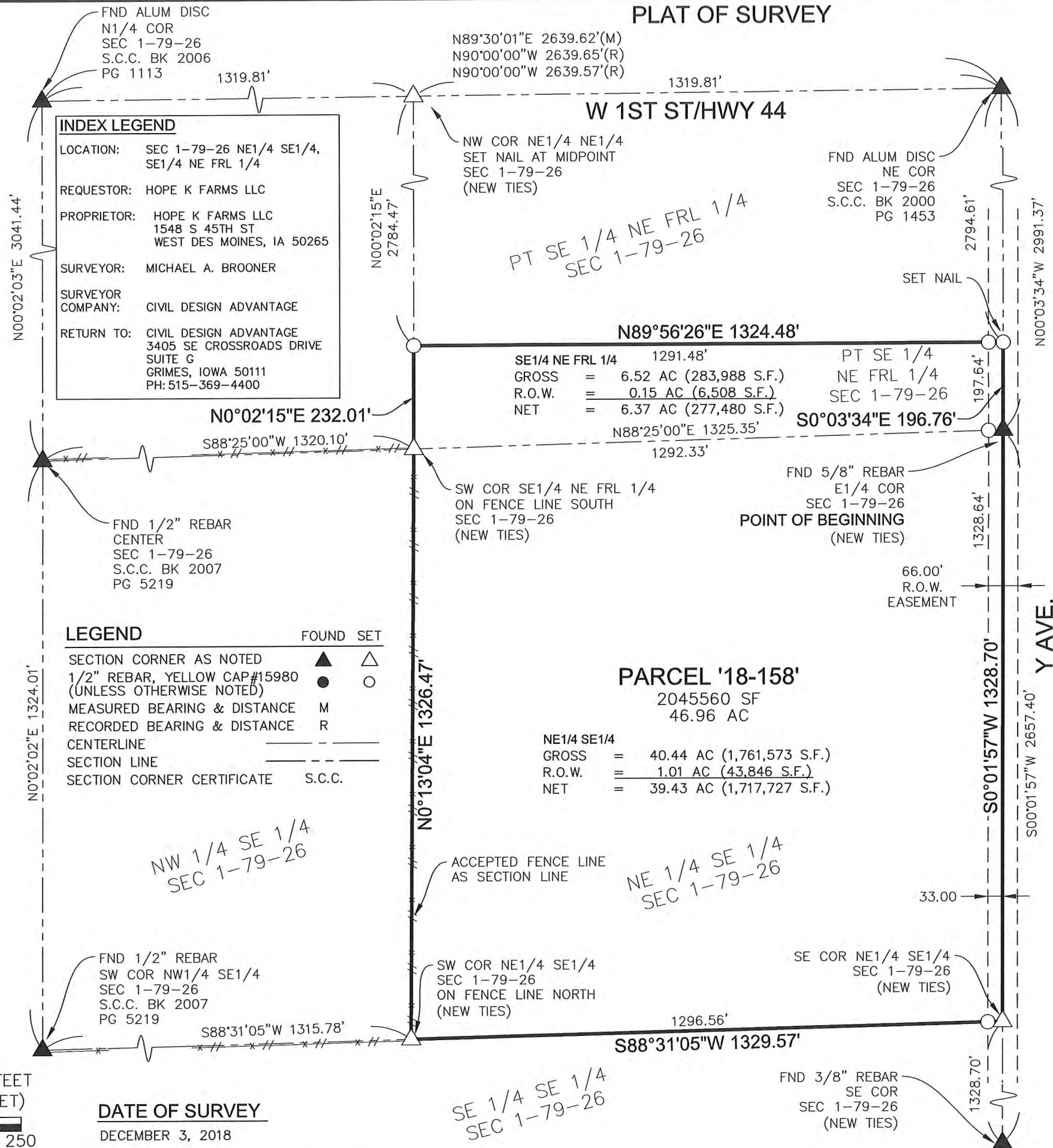
Enclosures

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DATE: 1/24/19



1" = 250 FEET
SCALE (FEET)
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DATE OF SURVEY
DECEMBER 3, 2018

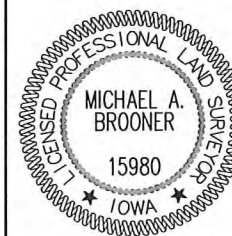


PARCEL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST FRACTIONAL QUARTER, ALL BEING IN SECTION 1, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF GRIMES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 1; THENCE SOUTH 00°01'57" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1328.70 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 88°31'05" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1329.57 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00°13'04" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1326.47 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST FRACTIONAL QUARTER; THENCE NORTH 00°02'15" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST FRACTIONAL QUARTER, 232.01 FEET; THENCE NORTH 89°56'26" EAST, 1324.48 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST FRACTIONAL QUARTER; THENCE SOUTH 00°03'34" EAST ALONG SAID EAST LINE, 196.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 46.96 ACRES (2,045,560 SQUARE FEET).

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



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
MICHAEL A. BROONER, P.L.S. 1-28-2019
DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
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



GRIMES, IOWA

HOPE K FARMS
PLAT OF SURVEY

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1811.614

DATE	

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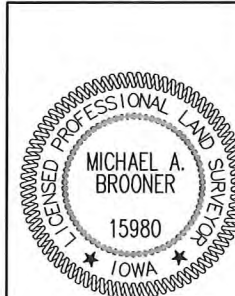
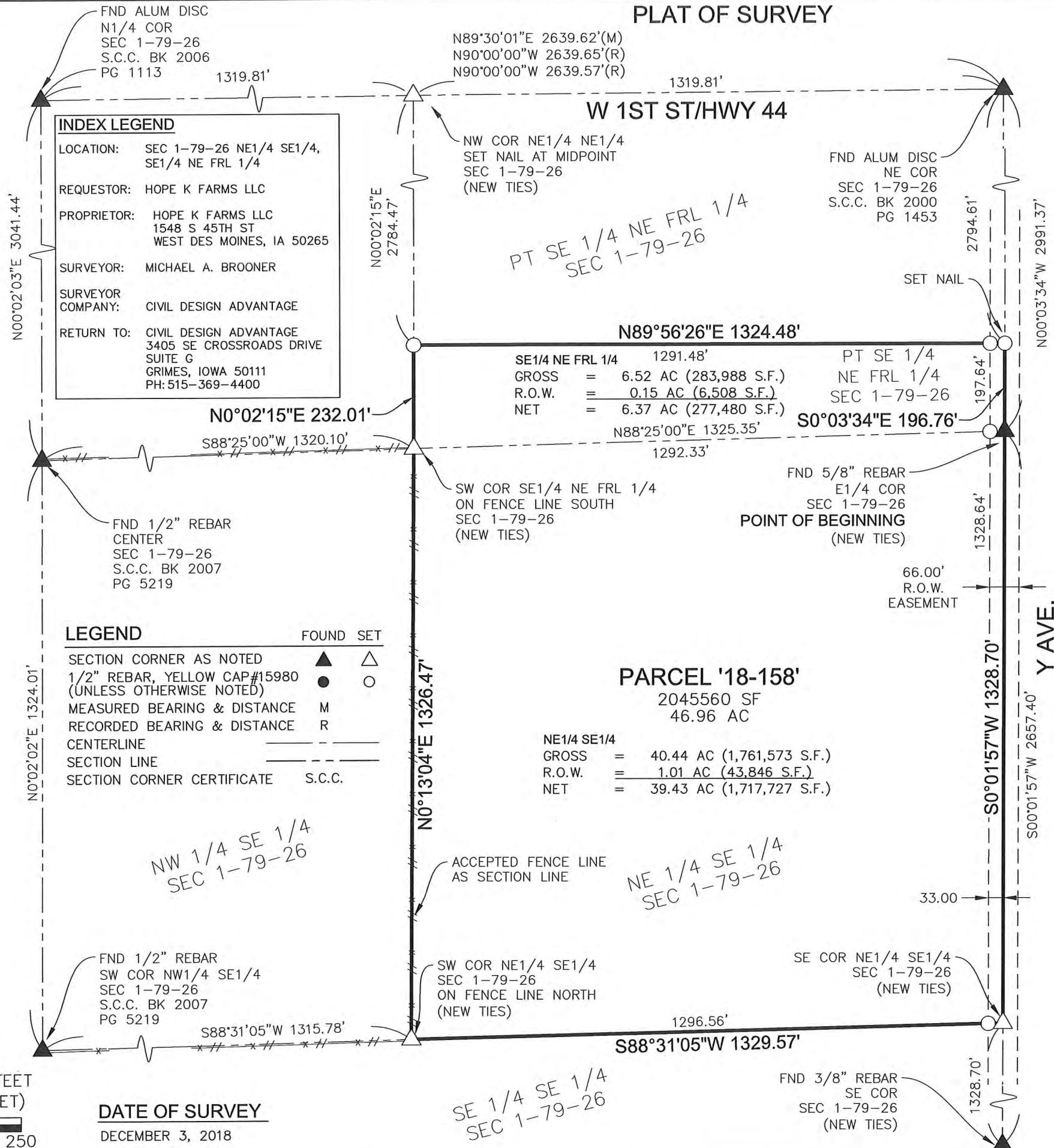
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FILE DATE: 1/24/19 DATE PLOTTED: 1/24/2019 3:54 PM



1" = 250 FEET
SCALE (FEET)
0 250

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Michael A. Brooner 1-28-2019
MICHAEL A. BROONER, P.L.S. DATE

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PLAT OF SURVEY

1811.614



CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

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

ENGINEER:

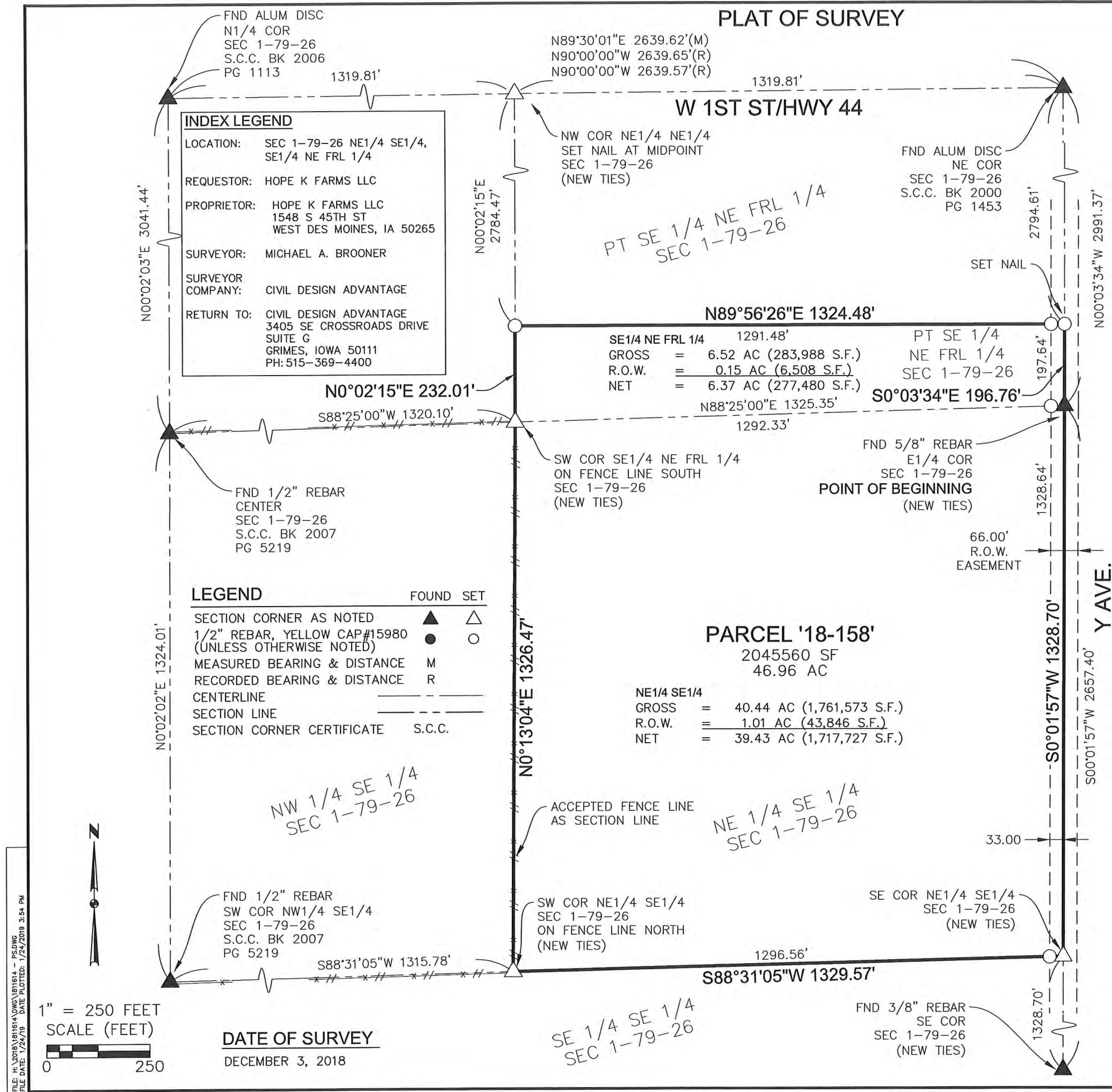
TECH:

REVISIONS

DATE

1-24-19

ADDRESSED FIRST REVIEW LETTER



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Michael Brooner
MICHAEL A. BROONER, P.L.S. 1-28-2019
DATE

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GA

DATE

REVISIONS

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

TECH: ENGINEER: GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

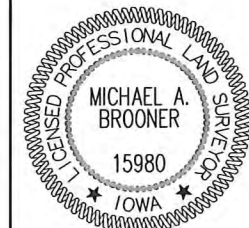
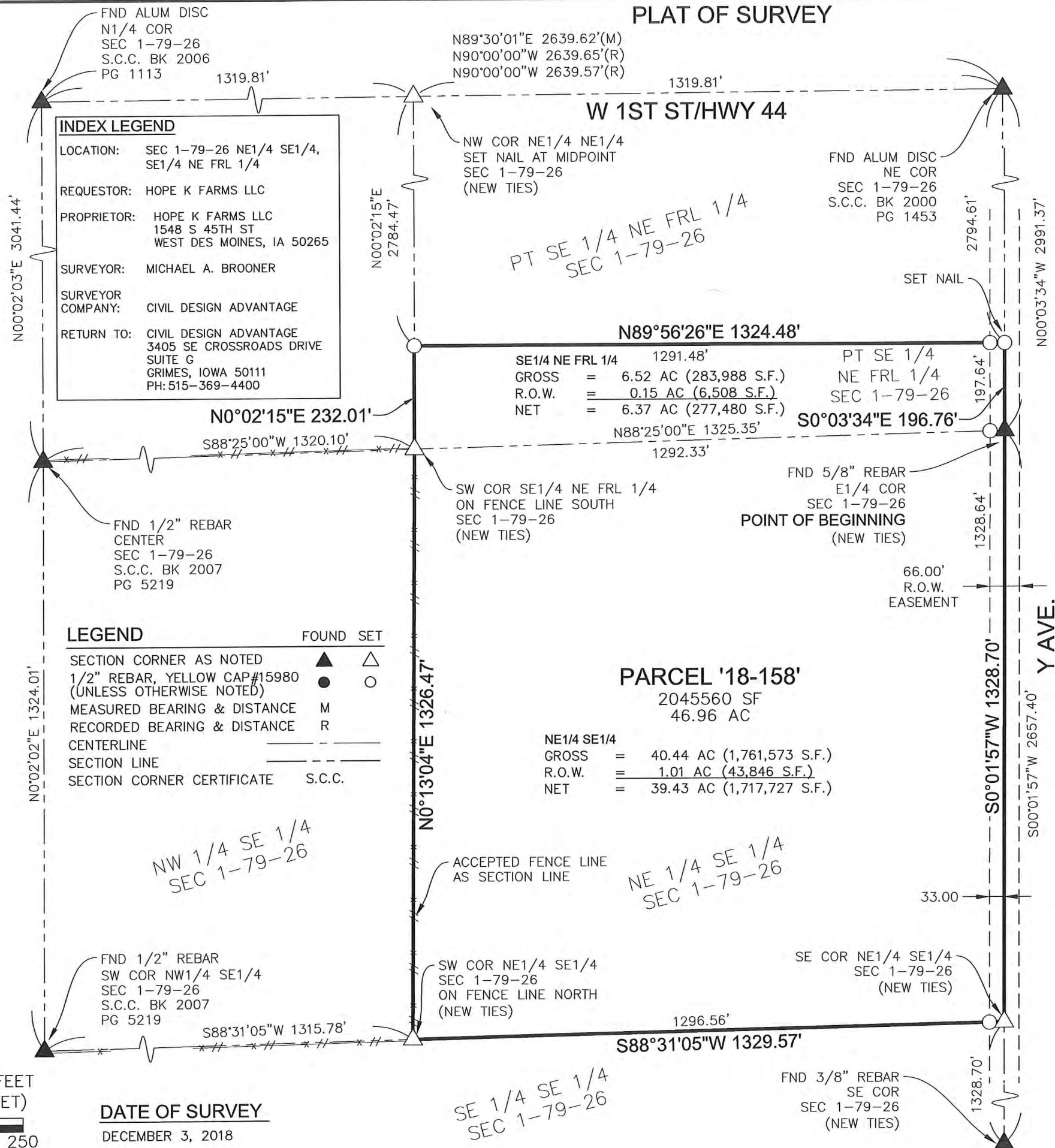
HOPE K FARMS
PLAT OF SURVEY

1811.614

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Michael Brooner 1-28-2019
MICHAEL A. BROONER, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:

THIS SHEET



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

January 24, 2019

Fox Engineering
Attn: Mitch Holtz
414 South 17th
Suite 107
Ames, Iowa 50010

RE: **PARCEL '18-158'** – Plat of Survey
CDA 1804.233

Dear Mr. Holtz;

On behalf of the owner/applicant, we resubmit signed Plat of Survey for Hope K Farms development located southwest of County Line Road and W 1st Street.

Listed below are responses in **bold** to your comments dated January 23, 2019:

1. The Developer has paid the \$400 Plat of Survey Review Fee to the City of Grimes..
Duly noted.
2. The text label describing the SW Corner, NW1/4, SE1/4 needs to be corrected. It reads, "SE Cor NW1/4, SE1/4".
Label was corrected.
3. Add the correct symbol at the NE parcel corner showing monumentation found or set.
Symbol was corrected.
4. Several text labels at the government corners are missing the size of rebar found. Add monument size to your descriptions.
Monument descriptions were updated.
5. At the government corners where a section corner certificate exists, it would be helpful to add "S.C.C." before the recording information to provide an explanation of what is recorded in the listed book and page.
Labels were updated.

Please let me know.

Sincerely,

CIVIL DESIGN ADVANTAGE

Josh Trygstad, P.E.

cc: Tim Day, Hope K Farms
File

Enclosures



ORDINANCE 717

AN ORDINANCE AMENDING GRIMES CODE OF ORDINANCES SECTION 165A.27 WITH REGARD TO REQUESTS FOR WAIVER OF THE HIGHWAY 141 CORRIDOR ORDINANCE REQUIREMENTS

BE IN ENACTED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA:

SECTION 1. Purpose. The purpose of this Ordinance is to amend Grimes Code of Ordinance Section 165A.27 which provides for waiver requests from the requirements of the Highway 141 Corridor requirements under Chapter 165A.

SECTION 2. Amendment. The Grimes Code of Ordinance Section 165A.27 is hereby amended with deletion of as stricken below, and replaced as underlined:

165A.27 WAIVER OF REQUIREMENTS. ~~Any one or more of the requirements set forth in this Chapter 165A may be waived by the City Council after consideration by the Planning and Zoning Commission. Any person seeking a waiver under this Chapter shall submit a written application to the City detailing the reasons for the waiver.~~ Any one or more of the requirements set forth in the Chapter 165A may be waived after recommendation of the Planning and Zoning Commission and approval of the City Council for reasons of safety, topographic conditions, or engineering issues. No waiver shall be authorized or permitted for relief from any of the requirements of this Chapter for reasons related primarily to the costs of compliance, aesthetic or business preferences. Any person seeking a waiver under this Section shall submit a written application for the waiver. Such application shall include a detailed description of the safety, topographic condition or engineering need.

In addition, the requirements in this Chapter do not apply to any areas zoned R-4 (Planned Unit Development District).

SECTION 3. Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION 4. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5: Effective Date. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed by the City Council on this ____ day of _____ and approved on this ____ day of _____, 2019.

Scott Mikkelsen, Mayor

Rochelle Williams, City Clerk



ORDINANCE 718

AN ORDINANCE AMENDING GRIMES CODE OF ORDINANCES SECTION 165B.19 WITH REGARD TO REQUESTS FOR WAIVER OF THE HIGHWAY 44 CORRIDOR ORDINANCE REQUIREMENTS

BE IN ENACTED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA:

SECTION 1. Purpose. The purpose of this Ordinance is to amend Grimes Code of Ordinance Section 165B.19 which provides for waiver requests from the requirements of the Highway 44 Corridor requirements under Chapter 165B.

SECTION 2. Amendment. The Grimes Code of Ordinance Section 165B.19 is hereby amended with deletion of as stricken below, and replaced as underlined:

165B.19 WAIVER OF REQUIREMENTS. ~~Any one or more of the requirements set forth in the Chapter 165B may be waived by the City Council, after consideration by the Planning and Zoning Commission. Any person seeking a waiver under this Section shall submit a written application for the waiver.~~ Any one or more of the requirements set forth in the Chapter 165B may be waived after recommendation of the Planning and Zoning Commission and approval of the City Council for reasons of safety, topographic conditions, or engineering issues. No waiver shall be authorized or permitted for relief from any of the requirements of this Chapter for reasons related primarily to the costs of compliance, aesthetic or business preferences. Any person seeking a waiver under this Section shall submit a written application for the waiver. Such application shall include a detailed description of the safety, topographic condition or engineering need.

In addition, the requirements in this Chapter do not apply to any areas zoned R-4 (Planned Unit Development District).

SECTION 3. Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION 4. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5: Effective Date. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed by the City Council on this ____ day of _____ and approved on this ____ day of _____, 2019.

Scott Mikkelsen, Mayor

Rochelle Williams, City Clerk



ORDINANCE 719

AN ORDINANCE AMENDING GRIMES CODE OF ORDINANCES SECTION 165.03 TO FURTHER SPECIFY DEFINITION APPLICATION AND ADD A DEFINITION FOR “OUTDOOR STORAGE”

BE IN ENACTED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA:

SECTION 1. Purpose. The purpose of this Ordinance is to amend Grimes Code of Ordinance Section 165.03 to further specify the application of all definitions to zoning chapters, and to add a new section 58A which contains a definition regarding “outdoor storage.”

SECTION 2. Amendment. The Grimes Code of Ordinance Section 165.03 is hereby amended as underlined:

165.03 DEFINITIONS. For use in this chapter, the words “used” and “occupied” include the words “intended, designed or arranged to be used or occupied.” In addition, the following terms and words are defined for use in this chapter and all other zoning chapters.

...

58A. “Outdoor Storage” means the placement of business inventory, equipment, materials or supplies utilized by the business for sale, construction, manufacturing, product display, lease or rent in an area on the business property that is not protected by a building structure with a roof and walls.

SECTION 3. Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION 4. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5: Effective Date. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed by the City Council on this ___ day of _____ and approved on this ___ day of _____, 2019.

Scott Mikkelsen, Mayor

Rochelle Williams, City Clerk



ORDINANCE 720

AN ORDINANCE STRIKING GRIMES CODE OF ORDINANCES SECTION 165.26(1)(A) TO ELIMINATE SPECIAL USE PERMIT REQUESTS FOR R-3 USES IN C-1 ZONING

BE IN ENACTED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA:

SECTION 1. Purpose. The purpose of this Ordinance is to eliminate Grimes Code of Ordinance Section 165.26(1)(A) which provides that a special use permit may be used to request that uses under R-3 be permitted in areas zoned C-1.

SECTION 2. Amendment. The Grimes Code of Ordinance Section 165.26 is hereby amended with deletion of 165.26(1)(A), as stricken below, and replaced as underlined:

165.26 C-1 DISTRICT REGULATIONS. The C-1 General Commercial District is intended to provide for the general retail shopping of persons living in the City and surrounding rural areas. The district is designed to include the central business district area. Uses permitted are similar to the C-2 District; however, bulk regulations are not required due to the density of the existing development.

1. Principal Permitted Uses. Only the uses of structures or land listed in this section are permitted in the C-1 District.

A. ~~Upon approval of a special use permit, any of the uses permitted in the R-3 District.~~
(Reserved).

SECTION 3. Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION 4. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5: Effective Date. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed by the City Council on this ___ day of _____ and approved on this ___ day of _____, 2019.

Scott Mikkelsen, Mayor

Rochelle Williams, City Clerk



ORDINANCE 721

AN ORDINANCE AMENDING GRIMES CODE OF ORDINANCES SECTION 165.18C WITH REGARD TO REGULATION OF SIGNAGE UNDER THE ZONING CODE

BE IN ENACTED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA:

SECTION 1. Purpose. The purpose of this Ordinance is to amend Grimes Code of Ordinance Section 165.18 with regard to regulation of signs.

SECTION 2. Amendment. The Grimes Code of Ordinance Section 165.18C is hereby amended by adding new sections, as underlined, or as deleted as shown by strike through, as follows:

Grimes Code of Ordinance Section 165.18C(A)(6) is amended as follows:

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

A. Temporary Signs.

...

6. Special Events Signs advertising or announcing a special event, usually but not limited to public events and not associated with the normal course of business. Banners, balloons, flags, or ~~any similar items in association with any of the above categories are subject to approval by the City of Grimes or~~ inflatable devices may be used for special event advertising as long as the devices do not obscure sight lines for traffic or block other business signs. Such signs may be allowed up to ~~2~~ three (3) times per year not to exceed a two week time period for each occurrence.

Grimes Code of Ordinance Section 165.18C(A) is amended by adding a new sections (8) and (9):

8. Announcement Signs in City Right of Way: The following signs may be placed in the city right of way for no longer than seven (7) days:

- a. School Accomplishments. Signs promoting the accomplishment of school students in sports, band, debate, speech, music, and academic successes.
- b. Non-Profit and Governmental Events. Signs announcing and directing participants to local non-profit organization events including community meals, open houses, athletic events, sports registrations, bike rides, road races, music concerts, annual community celebrations, conventions, meetings, political caucus or conventions, religious gatherings, and celebrations honoring military service.
- c. Private Parties and Celebrations. Signs announcing and directing participants to private party events including weddings, birthdays, graduation, baby showers, military send-offs or returns, retirement, and funeral gatherings.
- d. Real Estate Open Houses. Signs announcing and directing potential home buyers to real estate being offered for sale and open for viewing.

9. Sandwich Board Signs: Sandwich board or A-frame signs are permitted to be placed on sidewalks in front of a commercial establishment during its business hours promoting the commercial establishment as long as the signs do not impede pedestrian traffic or access to neighboring buildings or venues.

Grimes Code of Ordinance Section 165.18C(D) is amended as follows:

D. Window Signs

~~A signs, which are~~ displayed inside of a window ~~or~~ within a building, provided however, that lighted window signs shall be permitted only in those districts where lighted signs are permitted. All window signs, whether temporary or permanent, shall be restricted to no more than ~~ten (10)~~ fifty (50%) percent of the size of the applicable window area. Typical window signs include, but are not limited to: painted signage, neon beverage signs, sale and product ads, ~~etc.~~, school, political or seasonal signs.

SECTION 3. Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION 4. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5: Effective Date. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed by the City Council on this ___ day of _____ and approved on this ___ day of ____, 2019.

Scott Mikkelsen, Mayor

Rochelle Williams, City Clerk



ORDINANCE 722

AN ORDINANCE AMENDING GRIMES CODE OF ORDINANCES SECTION 122.72(2) WITH REGARD TO SIGNAGE BY TRANSIENT MERCHANTS

BE IN ENACTED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA:

SECTION 1. Purpose. The purpose of this Ordinance is to amend Grimes Code of Ordinance Section 122.72(2) with regard to regulation of transient merchant signage.

SECTION 2. Amendment. The Grimes Code of Ordinance Section 122.72(2) is hereby amended as underlined, or as deleted as shown by strike through, as follows:

2. No transient merchant shall have more than ~~one~~ two banner signs. Such signs shall be located within the licensed area. Such banner signs shall have a single face or two parallel faces, with each face not to exceed 24 square feet in area. Such signs shall be securely anchored so as to prevent its displacement by weather. Vehicle signs painted or attached directly to the body of the vehicle shall not be subject to this limitation.

SECTION 3. Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION 4. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5: Effective Date. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed by the City Council on this ___ day of _____ and approved on this ___ day of ____, 2019.

Scott Mikkelsen, Mayor

Rochelle Williams, City Clerk



ORDINANCE 723

AN ORDINANCE AMENDING GRIMES CODE OF ORDINANCES SECTION 165.18D WITH REGARD TO REGULATION OF MONUMENT SIGNAGE UNDER THE ZONING CODE

BE IN ENACTED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA:

SECTION 1. Purpose. The purpose of this Ordinance is to amend Grimes Code of Ordinance Section 165.18D with regard to regulation of signs.

SECTION 2. Amendment. The Grimes Code of Ordinance Section 165.18D is hereby amended by adding new sections, as underlined, or as deleted as shown by strike through, as follows:

Grimes Code of Ordinance Section 165.18D(F)(3)(a) is amended as follows:

3. Monument Signs.

- a. One (1) freestanding monument identification sign shall be permitted for each lot with a minimum setback of 15 feet. Businesses that have frontage on more than one street ~~and are greater than ten (10) acres~~ will be permitted the use of a second monument sign as long as the monument signs are not located on the same street frontage adjacent to the business provided it measures less than one third (1/3) of the total dimension of the monument sign and must be located on the other street that is adjacent to the business. Two signs are not permitted on the same street frontage, unless the business is located on a double frontage lot and there is only one sign per frontage. Whenever any business has two monument signs, the signs must be separated by at least 100 feet.

Grimes Code of Ordinance Section 165.18D(E) Highway 141 Corridor is amended as follows:

E. G. Highway 141 Corridor Monument Signs

~~1. Monument Signs~~

- ~~a. 1.~~ Zone 1 – The minimum setback is 15 feet with a maximum height of twenty (20) feet and maximum width of 12 feet.
- ~~b. 2.~~ Zone 2 – The minimum setback is 15 feet, however for every foot the setback is increased the sign height may be increased in proportion to a maximum allowable height of 35 ft. The maximum width may not exceed 12 feet.

Grimes Code of Ordinance Section 165.18D is amended by adding a new subsection H:

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

SECTION 3. Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION 4. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5: Effective Date. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed by the City Council on this ____ day of _____ and approved on this ____ day of _____, 2019.

Scott Mikkelsen, Mayor

Rochelle Williams, City Clerk