

1. No Agenda

There is no agenda available for this meeting. Please review the minutes.

2. Meeting Materials

Documents:

[070219 PZ PACKET1A.PDF](#)



101 NE Harvey Street, Grimes, Iowa 50111 | P: 515.986.3036 | F: 515.986.3846

This meeting of the Grimes Planning and Zoning Commission was called to order of Tuesday June 4, 2019 at 5:30 P.M. at Grimes City Hall.

Roll Call: Present: Scott Almeida, Craig Patterson, Amy Montford, Jill Altringer

Staff: Alex Pfaltzgraff, Scott Clyce, Rachel Flug

Absent: Danielle Smid, Courtney Strutt Todd

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

Motion by Patterson, Second by Montford, to approve the agenda.

Roll Call: Ayes-All; Nays-0 Motion passes: 3-0

2. APPROVAL OF THE MINUTES

Motion by Montford, Second by Patterson, to approve the minutes from the April 2, 2019 meeting.

Roll call: Ayes-All: Nays-0 Motion passes: 3-0

B. PUBLIC AGENDA ITEMS

Crossroads Business Park Plat 7 – Final Plat

Pfaltzgraff spoke on behalf of the applicant stating that this was submitted once before, but never followed through on. Now the applicant is moving through with the approval process with changes to lots three and four. He recommended approval.

Motion by Montford, Second by Patterson to approve Crossroad Business Park Plat 7 – Final Plat

Roll Call: Aye-All Nay-0 **Motion Passes 3-0**

Destination Ridge Plat 6 – Preliminary Plat

Pfaltzgraff stated that there is already a car wash submittal in the works to be placed on this plat. He also informed the board that there is a storm water plan. He recommended approval.

Motion by Montford, Second by Patterson to approve Destination Ridge Plat 6 – Preliminary Plat

Roll Call: Aye-All Nay-0 **Motion Passes 3-0**

Kennybrook Memory Care – Site Plan

Nicole Neil proposed a Memory Care Unit for Kennybrook Village. She explained that there would be 16 units and explained some details including storm water, sanitary sewer, and sidewalks. Jordan Anderson, the owner's representative, added that it will be a 24-hour facility

and has more than enough parking spaces. Pfaltzgraff then explained some of the second phase of the project concerning proper landscaping and screening.

Motion by Montford, Second by Patterson to approve Kennybrook Memory Care – Site Plan

Roll Call: Aye-All Nay-0 **Motion Passes 3-0**

C. PUBLIC FORUM – None

D. REPORTS

1. Building Administrator Update

Building Administrator Clyce stated that there were 9 single family permits issued in the previous month.

2. Zoning Administrator Report

Development Services Director Pfaltzgraff informed the board that there are 15-16 projects for the summer in some kind of review.

3. Council Liaison Update – None

4. Old Business

5. New Business

6. Next meeting July 2, 2019

Meeting is adjourned at 6:03 p.m.

Signature

June 26, 2019

Craig A. Schneider, AIA

1736 East Sunshine
Suite 417
Springfield, MO 65804
esa@esterlyschneider.com

O'Reilly Auto Parts – Site Plan

Wal-Mart's Second Addition – Lot 5
2030 E 1st Street
Grimes, Iowa
FOX P.N. 8630-04C.284

FOX Engineering & City Staff have completed the third review for the O'Reilly Auto Parts Site Plan dated June 12, 2019 and Storm Water Management Plan dated June 26, 2019 and offer the following comments:

General Comments:

1. The fire chief has yet to comment on the third submittal of the site plan. His comments, if any, will be forthcoming.
2. This comment letter does not make comment on signage (separate permit).

Sheet L1.1 – Landscape Plan:

3. The Developer has located the dumpster enclosure within the 100-ft setback from Highway 141 and has oriented it such that it faces to the NE. It appears that this orientation and placement is allowed by the Code.

Sheet L1.3 – Landscape Irrigation Plan:

4. The plantings shown on this sheet do not match what is on sheet L1.1. Please revise.

Architectural Drawings

5. It is highly recommended that you bring building materials to P&Z for discussion.

Please provide a response letter addressing all comments from this review letter and/or state what was modified to address comments.

SITE PLAN SCHEDULE:

PLANNING & ZONING: July 2, 2019 at 5:30 at the Grimes City Hall

COUNCIL MEETING: July 9, 2019 at 5:30 at the Grimes City Hall

If you have any questions or concerns, please contact Mitch Holtz. We reserve the right to modify and/or add to these comments.

Sincerely,
FOX Engineering Associates, Inc.



Mitch Holtz, P.E.

Copy to: Scott Clyce, City of Grimes
Alex Pfaltzgraff, City of Grimes

O'Reilly AUTO PARTS

**New O'Reilly Auto Parts Store
EAST 1ST STREET
GRIMES, IA**

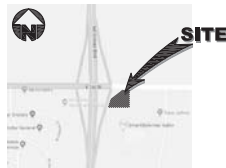


OWNER



O'REILLY AUTOMOTIVE STORES, INC.
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
417-862-2674 PHONE

VICINITY MAP (NTS)



ARCHITECT

**Craig A. Schneider, AIA
ARCHITECT**

1736 East Sunshine, Suite 417
Springfield, Missouri 65804

417.862.0558
Fax: 417.862.3265
e-mail: architect@cschneider.com

MECH. / ELEC. ENGINEER



SHAWN G. SCHNEIDER, P.E.
1736 EAST SUNSHINE, SUITE 417
SPRINGFIELD, MISSOURI 65804
WWW.SCHNEIDERENGINEERING.COM

CIVIL ENGINEER



ENGINEERS - SURVEYORS - LABORATORIES - DRILLING
2005 P.E. WOODWARD - SPRINGFIELD, MISSOURI 65802 PHONE 417-862-1111
www.andersonengineering.com

SHEET INDEX

SHEET NUMBER	SHEET NAME
CT1.1	COVER SHEET
SV1	SITE SURVEY (FOR REFERENCE ONLY)
C1.1	SITE GRADING PLAN
C1.2	EROSION AND SEDIMENT CONTROL PLAN
C2.1	SITE DEVELOPMENT PLAN
C2.2	SITE DEVELOPMENT DETAILS
C2.3	SITE DEVELOPMENT DETAILS
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE DETAILS
L2.1	LANDSCAPE IRRIGATION PLAN
A2.2	RTU VISIBILITY DIAGRAM
US1	UTILITIES SITE PLAN
SP1	SITE LIGHTING PHOTOMETRICS
SP2	SITE LIGHTING DETAILS
SG1.1	SITE SIGNAGE PLAN
SG1.2	SITE SIGNAGE DETAILS
CE1	COLOR ELEVATIONS



**Craig A. Schneider, AIA
ARCHITECT**

1736 East Sunshine, Suite 417
Springfield, Missouri 65804
417.862.0558
e-mail: architect@cschneider.com

**PROJECT:
NEW O'REILLY AUTO PARTS STORE
EAST 1ST STREET
GRIMES, IA**

COVER SHEET

O'Reilly AUTO PARTS

CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
417.862.2674 PHONE

EXAMINE # 4322
DATE: 5-15-19
REVISION
DATE: 6-15-19

CT1.1

[illegible]

- A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- B. SITE CONDITIONS BASED UPON SURVEY SUBMITTED BY OWNER. FIELD VERIFY CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO SUBMITTING DESIGN FOR CONSTRUCTION.
- C. FIELD VERIFY SANITARY SEWER SERVICE CONNECTION AHEAD PRIOR TO 2' FRESH FLOOR ELEVATION.
- D. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT (PAVING, ETC.)

1. A GEOTECHNICAL ANALYSIS HAS BEEN PERFORMED ON THIS SITE. REFER TO PROJECT MANUAL.
2. FOLLOW GEOTECHNICAL ANALYSIS RECOMMENDATION FOR SITE EXCAVATION.
3. REFER TO STRUCTURAL DRAWINGS FOR BUILDING EXCAVATION.

1. CONTACT THE CITY OF grima PUBLIC WORKS 4-48 PRIOR TO CONSTRUCTION
2. CONTRACTOR TO PERFORM DETAILED SITE INSPECTION TO LOCATE ALL EXISTING AND VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO START OF CONSTRUCTION AND COORDINATE WITH CITY'S MONTH 1
3. INSTALLATION OF CONSTRUCTION ENTRANCE MONTH 1
4. INSTALLATION OF EROSION CONTROL FENCE MONTH 1
5. DEMOLITION OF EXISTING SITE IMPROVEMENTS MONTH 1
6. REMOVAL OF EXISTING PAVEMENT ON THE SITE MONTH 1
7. INSTALLATION OF ALL NEW WATER DRAINAGE IMPROVEMENTS MONTH 1
8. ASHLEIGH GRADING MONTH 1
9. CONSTRUCTION OF NEW SITE IMPROVEMENTS MONTH 2
10. FINAL GRADING MONTH 2
11. PLACEMENT OF FINAL LANDSCAPING TREES AND BUSH MONTH 3
12. NOTIFY THE CITY OF grima CIP PUBLIC WORKS FOR FINAL INSPECTION FOR OUT MONTH 3
13. RETURN OF CONSTRUCTION SITE MONTH 3

TRASH AND WASTE NOTE:
CONTRACTOR TO PROVIDE WASTE
CONTAINMENT INCLUDING TRASH
COLLECTION AND CONCRETE WASHOUT

AE **ANDERSON
ENGINEERING**
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
1111 W. 20th St. • STE. 100 • DENVER, CO 80202 • 303.733.8800 • FAX 303.733.8801

AMERICAN COM-TEC 3000 • 800 5 5 BRIDGE FOR 2000'S	PROJID # 10253-17	CODE NC5B	BT CLAS
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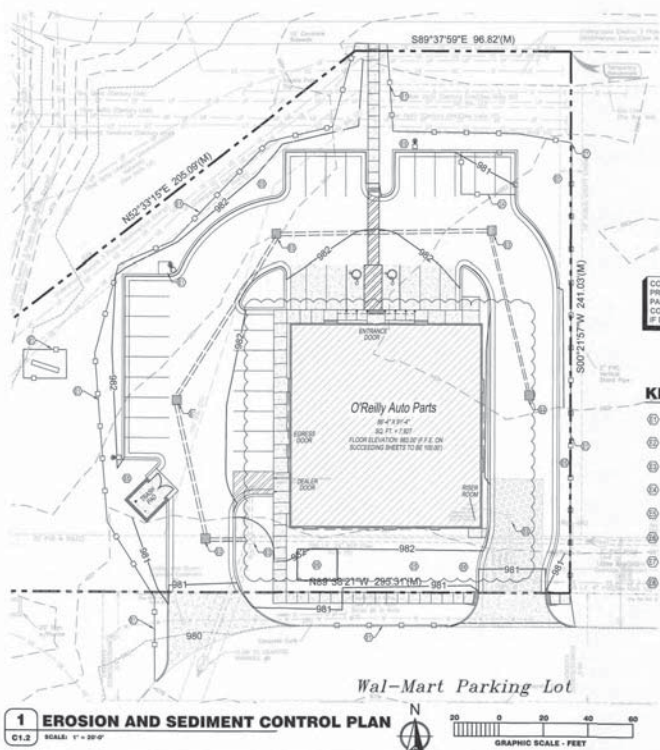
CRAIG A. SCHNEIDER, AIA
ARCHITECT

PROJECT:
NEW O'REILLY AUTO PARTS STORE
EAST 1ST STREET
GRIMES, IA

O'Reilly AUTO PARTS
CORPORATE OFFICES
231 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 875-1000

CUSTOM #	0000
DATE:	05-31-15
REVISION	
DATE:	06-12-15

C1.2

[illegible]

CONTRACTOR SHALL FIELD VERIFY PROPOSED GRADES MATCH EXISTING PAVEMENT AT DRIVEWAY ENTRANCES. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCY OCCURS.

KEY NOTES:

- 1. LIMITS OF TEMPORARY EROSION CONTROL, SILT BARR OR APPROVED EQUIV., REFER TO DETAIL 201.2
- 2. INSTALL CONSTRUCTION EROSION PER DETAIL 201.2
- 3. INSTALL SEDIMENT PILE PER DETAIL 201.2
- 4. INSTALL STOCKPILE AREA SURROUND STOCKPILE WITH SILT FENCE
- 5. EROSION AND MOUNDING PER

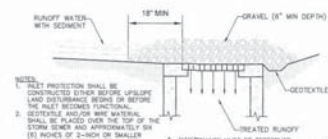
EROTING
SHOULDER

GENERAL NOTES:

1. MINIMUM CLEARANCE IS 10 FEET OVER ALL OBSTRUCTIONS EXCEPT 20 FEET OVER HIGHWAYS & 25 FEET OVER POWER LINES.
2. EXISTING AND PROPOSED CONSTRUCTION SHALL COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS.
3. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED.
4. WHEN WORKING IN THE CONSTRUCTION ZONE, ALL WORK SHALL BE COMPLETED WITHIN THE REQUIRED TIME FRAME.
5. ALL WORK SHALL BE COMPLETED WITHIN THE REQUIRED TIME FRAME.
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SPECIAL NOTE:
FIELD VERIFY SANITARY SEWER CONNECTION
INVERT PRIOR TO ESTABLISHING FINAL FINISH
FLOOR ELEVATION. REFER TO SITE UTILITIES
PLAN.

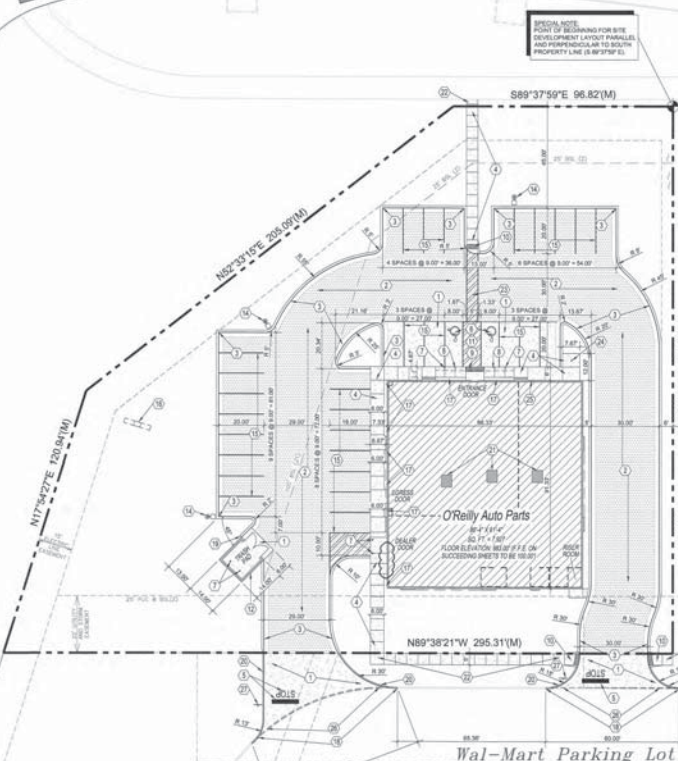
FLOOD ZONE NOTE
4. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1015500030F, WITH EFFECTIVE DATE 05/01/2010. SEE FLOOD ZONE MAP.



The diagram shows a cross-section of a concrete wall with a wavy texture. A vertical pipe passes through the wall. On the left side (interior), the pipe has a flange labeled "FLANGE ON TOP OF WALL, BRACKETED". The area around the pipe where it enters the wall is labeled "TO BE PROTECTED". Below the wall, the interior space is labeled "SEWER AREA". On the right side (exterior), the ground level is indicated by a horizontal line. Above ground, there is a "PUMP WASTEWATER PIPING" system. The exterior ground surface is labeled "ROOF AREA". The sealant material, shown with a brick-like pattern, fills the gap between the pipe and the wall on both sides. Labels include "ALTRUIX® BITROCK™ SEALANT" and "ALTRUIX® BITROCK™ SECTION".

[illegible][illegible]

East 1st Street



SPECIAL NOTE:
POINT OF BEGINNING FOR SITE
DEVELOPMENT LAYOUT PARALLEL
AND PERPENDICULAR TO SOUTH
PROPERTY LINE (AS SHOWN)

SPECIAL NOTE TO CONTRACTOR:
DO NOT DISTURB WAL-MART PAVING
DURING THE CONSTRUCTION PROCESS.

Wal-Mart's Second Address
Attn: 3710 40700000
Owner: Wal-Mart Retail Center Business Trust
Property Address: 2710 E 1st St, Green, IA 52271
Billing Address: 702 S.R. 8th St, Bensenville, IL 60178
Currently Zoned: C-2
Per No. 12716 Pg. 43-47
Current Use: Commercial Retail

SPECIAL NOTE:
PRIOR TO CONTRACT CLOSEOUT, CONTRACTOR SHALL
THE SERVICES OF A REGISTERED LAND SURVEYOR FOR
SITE SURVEY OF COMPLETED PROJECT CONDITION
FOR REVIEW AND APPROVAL BY OWNER. REFER TO
MANUAL FOR ADDITIONAL REQUIREMENTS.

ZONING CODE

ZONING CLASSIFICATION:	C-2 (GENERAL COMMERCIAL) & HWY 141 MIXED USE DEVELOPMENT CORRIDOR DISTRICT
PROPERTY AREA:	(REFER TO SURVEY)
PAVEMENT AREA:	17,897 SQ. FT.
PARKING SUMMARY	
PARKING FORMULA:	1 SP. PER 250 SQ. FT. OF AREA
SPACE SIZE:	9' x 20'
SPACES REQUIRED:	32 (727 / 250 = 31.7)
SPACES PROVIDED:	35
H.C. SPACES PROVIDED:	2
NUMBER OF EMPLOYEES:	8-12 (5-6 MAX. SHIFT)

SYMBOLS LEGEND

NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS
LEGEND:

	NEW BUILDING CONSTRUCTION
	AREA OF CONCRETE
	AREA OF PAVING
	NEW MONUMENT SIGN LOCATION
	NEW CONCRETE PAVING BLOCK
	NEW MASONRY ENCLOSURE

CITY STANDARD NOTES

- [illegible]

GENERAL NOTES

- A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL ON-SITE CONCRETE TO BE 4,000 PSI.
- B. SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB/GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
- C. COORDINATE WORK WITH OTHER SITE-RELATED DEVELOPMENT DRAINAGE.
- D. REFER TO STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT OF SIDEWALKS ADJACENT TO BUILDING PERIMETER.
- E. PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION SHOWN. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK WITH THIS ITEM.

KEY NOTES

- 1 CONCRETE PAVING (STANDARD WIDTH) IS DONE IN PAVING ALLEYS IN 12' STRIPS, HEAVY DUTY CURB AT DRIVE APPROACH AND REFUSE CURB AT SIDEWALK.
- 2 ASPHALT PAVING REFER TO DETAIL #C2.2 REFER TO PROJECT MANUAL FOR ADDITIONAL INFORMATION.
- 3 CONCRETE SIDEWALK REFER TO DETAIL #C2.2 REFER TO PROJECT MANUAL FOR ADDITIONAL INFORMATION.
- 4 CONCRETE SIDEWALK REFER TO DETAIL #C2.2 REFER TO PROJECT MANUAL FOR ADDITIONAL INFORMATION.
- 5 16" WHITE PAINT MARK PAINT STRIPING, PAINT 3" TALL "STOP" MARKING 12" ON EACH SIDE OF STOP STRIPING, 18" HIGH "STOP" MARKING PAINT STOP STRIPING.
- 6 ACCESSIBLE PARKING STRIPS, PAVEMENT STRIPING, REFER TO DETAIL #C2.2.
- 7 STEEL BEARING, REFER TO DETAIL #C2.2 PROVIDE (4" REINFORCE CONTAINER AREA, (24" SECTION), OVERLAP FREIGHT DOOR, PROVIDE 12" MIN. OVERLAP, 12" MIN. OVERLAP, 12" MIN. OVERLAP, PROVIDE PAVEMENT MARKING STRIPING STRIPS TO COMPLY WITH GOVERNING AGENCY REGULATIONS.
- 8 ACCESSIBLE PARKING STRIPS, REFER TO DETAIL #C2.2.
- 9 ACCESSIBLE PARKING STRIPS, REFER TO DETAIL #C2.2.
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- 100 ACCESSIBLE PARKING STRIPS, REFER TO DETAIL #C2.2.

CAUTION:
IF ORIENTATION ON THIS DRAWING
CONCERNING TYPE AND LOCATION
OF UNDERGROUND AND OTHER
UTILITIES IS NOT GUARANTEED
TO BE ACCURATE OR ALL INCLUSIVE,
THE CONTRACTOR IS RESPONSIBLE
FOR MAKING HIS OWN
DETERMINATION AS TO THE TYPE
AND LOCATION OF UNDERGROUND
AND OTHER UTILITIES AND ANY
NECESSARY TO AVOID DAMAGE
THERE TO.

811

**Know what's below
Call before you dig**



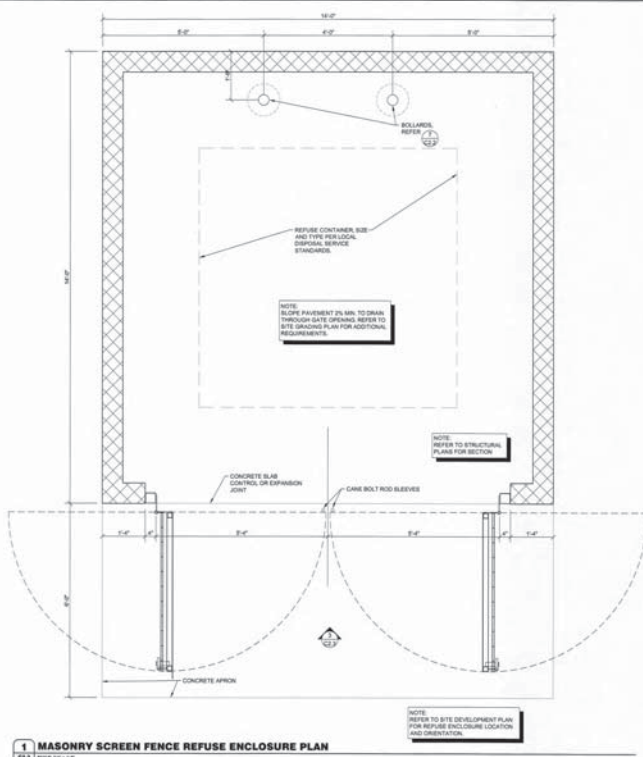
CRAIG A. SCHNEIDER, AIA
ARCHITECT
1754 East Sunshine, Suite 417
Springfield, Missouri 65804
Tel: 417/426-4444
Fax: 417/426-4444
e-mail: architect@cspringfield.com

PROJECT:
NEW O'REILLY AUTO PARTS STORE
EAST 1ST STREET
GRIMES, IA

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 955-2874 TELEPHONE

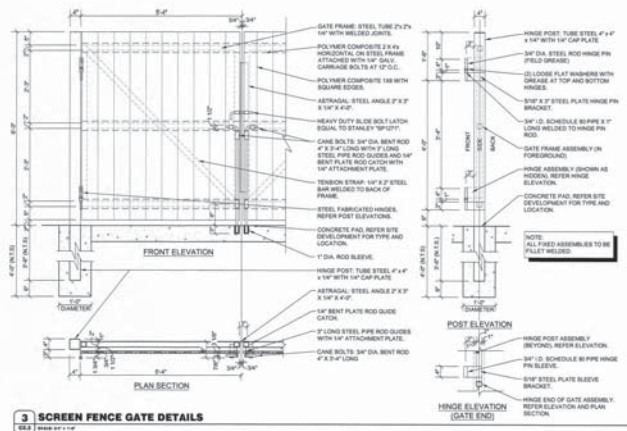
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DATE	5-31-19
REVISION	
DATE	6-12-19

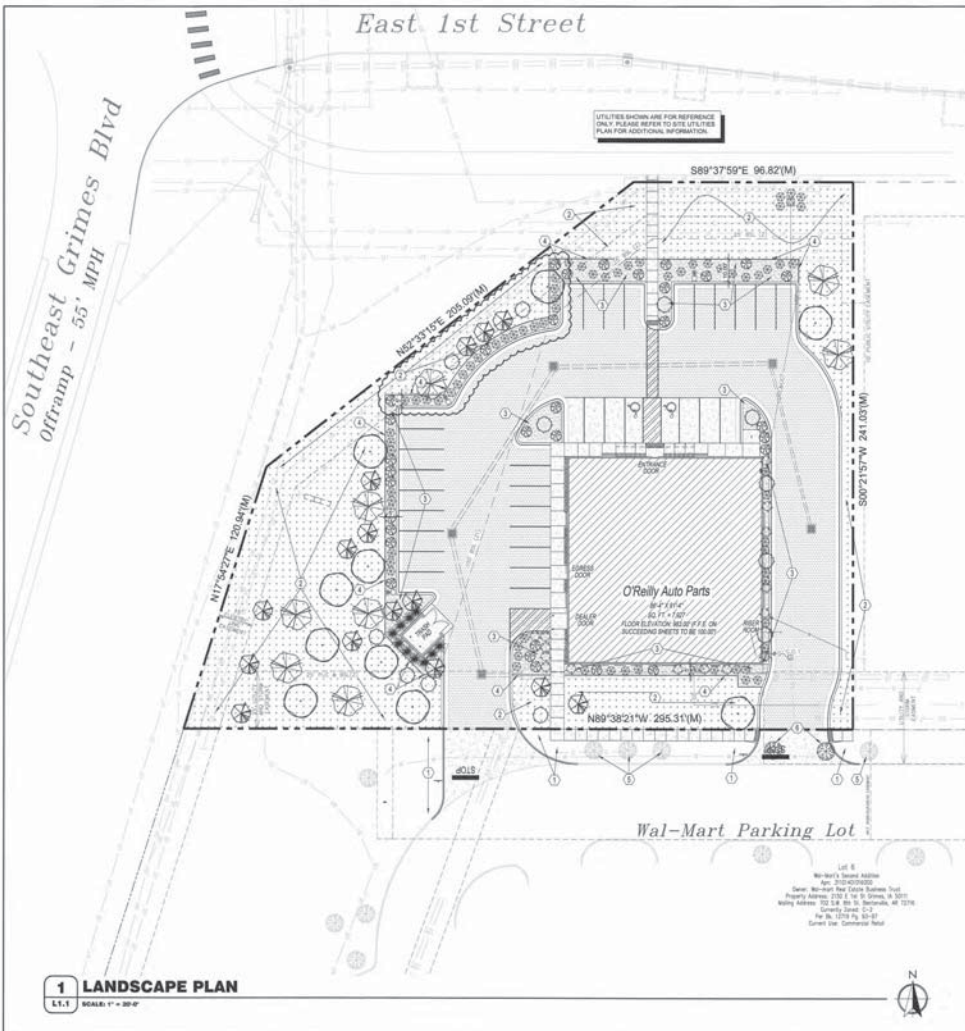




GENERAL NOTES

4. TEST TO PROJECT MATERIAL FOR ADDITIONAL REQUIREMENTS.
4. EXHIBITS ARE TO ADOPT FACE OF CONCRETE, MASONRY, FRAMING, OR CENTER LINE OF STRUCTURE UNLESS OTHERWISE SPECIFIED.
5. TEST TO EVAL. AND STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
6. TEST FOR ARCHITECTURAL EXTERIOR FINISH SCHEDULE FOR MATERIAL, TYPE, COLOR, AND FINISHES, UNLESS OTHERWISE SPECIFIED.
- 6.1 ALL MASONRY SURFACES TO MATCH TEXTURES AND FIELD COLOR OF BUILDING, REFER TO VOUCHER 28 IN CH 21 AS A GUIDE. MASONRY NEED NOT BE MATCHED TO EXTERIOR WALL BY "BRIGHT" BOLD FILLER BINDER AND PASTED GROUT AS A COLOR MATCH INDICATION OF EXTERIOR MASONRY.
- 6.2 ALL EXPOSED ARCHITECTURAL PRECAST TO BE MATCHED TO CONCRETE COLOR IN SMOOTH FORM CUR.
- 6.3 ALL NON-GALVANIZED METAL PARTS TO BE PRIMERED AND PAINTED TO MATCH EXTERIOR WALLS AND PLANT COLOR.
- 6.4 POLYMER COMPOSITE MATERIAL COLOR TO BE EQUAL TO "BRIGHT" BOLD BINDER "BRIGHTER" GREY PAINT COLOR TO BE MATCHED BY CHOWDER FROM MANUFACTURER'S STANDARD SAMPLES.





KEY NOTES

- AREA OF HYDRO MALCH OR SEED AND STRAW UNLESS NOTED OTHERWISE. ALL AREAS DISTURBED BY CONSTRUCTION ARE FIRST TO BE FINE GRADED AND THEN FOLLOWED BY HYDRO MALCH OR SEED AND STRAW OVER MIN. 4" TOPSOIL, STOCKPAILED FROM SITE OR MAILED IN-PLACE.
- AREA OF MALCH. REFER TO DETAIL 36.1.2.
- LANDSCAPE EROSION. REFER TO DETAIL 36.1.2. PROVIDE AT ALL GROUND COVER TYPE TRANSITIONS.
- EXISTING TREES TO REMAIN. PROTECT AS REQUIRED. REFER TO DETAIL 75.2.
- EXISTING TREE, INCLUDING STUMP, TO BE REMOVED TO ALLOW FOR NEW CONSTRUCTION INDICATED ON SHEET 02.1.

GENERAL NOTES

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILLED INSPECTION PRIOR TO STARTING CONSTRUCTION. NOTIFY ARCHITECT IF EXISTING CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE ASSOCIATED HEREIN.
- REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- ALL PLANTING TYPES SHALL COMPLY WITH LOCAL GOVERNING CODES AND REGULATIONS. CONFORM TO REQUIREMENTS OF PLANT LET AND TO THE AMERICAN ASSOCIATION OF NURSERYMEN AMERICAN STANDARDS OF NURSERY STOCK AND "HORTICULTURAL STANDARDS" AS TO SPECIES, AGE, SIZE, AND PLANTING RECOMMENDATIONS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
- PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- PROVIDE 4" TOPSOIL AT ALL SOIL, SEED AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOIL THICKNESS. REFER TO CIVIL SITE GRADING PLAN FOR SLOPE REQUIREMENTS.
- WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHED AREA OF THE LOT OR IN THE INSTALLATION OF PLANT MATERIAL, IT SHALL BE REFINISHED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- RE-ESTABLISH TYPICAL AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE RIGHT-OF-WAY.
- PRIOR TO INSTALLATION, GENERAL CONTRACTOR TO CONFIRM THAT LIGHT POLES, LANDSCAPING AND UTILITIES DO NOT CONFLICT WITH SOIL LOCATION SHOWN. IF ANY POTENTIAL CONFLICT IS DISCOVERED, GENERAL CONTRACTOR IS TO CONTACT OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.

SYMBOLS LEGEND

NOTE: REFER TO SURVEY SHEET FOR SYMBOLS LEGEND OF EXISTING CONDITIONS.

- NEW AREA OF MALCH
- NEW AREA OF SOIL
- EXISTING TREES TO REMAIN
- NEW SHRUB PLANTING
- NEW TREE PLANTING

PLANTING SCHEDULE

REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL PLANTINGS MAY BE SUBSTITUTED DUE TO REGION OR LOCAL REQUIREMENTS IF NECESSARY.

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	DETAIL	QTY
	OCTOBER GLORY RED MAPLE	ACER RUBRUM OCTOBER GLORY	2 1/2" CALIPER MIN.	56.1.2	10
	TULIP POPLAR	LIRIODENDRUM TULIPIFERA	2 1/2" CALIPER MIN.	56.1.2	8
	SPARTAN JUNIPER	JUNIPERUS CHINENSIS SPARTAN	8" TALL MIN.	66.1.2	12
	PRAIRIE FIRE CHOKEBERRY	SALIX X PRAIRIE	1 1/2" CALIPER MIN.	56.1.2	18
	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS BLUE POINT	8" TALL MIN.	66.1.2	18
	HONEY DEW	TAXUS X MEDIA HONEY	5 GALLON OR 4" TALL	46.1.2	10
	WINTERGREEN BOXWOOD	BUXUS MICROPHYLLA WINTERGREEN	3 GALLON	46.1.2	70
	LINWOOD GOLD FORTSYTHIA	FORTSYTHIA X INTERMEDIA	3 GALLON	46.1.2	10
	SUNDY GOLD BIRCH	BETULA THUNBERGII TALADO	1 GALLON	46.1.2	60

LANDSCAPE CALCULATIONS

TOTAL SITE AREA: 54,300 S.F.
 REQUIRED OPEN SPACE RATIO: 15% OF SITE AREA
 REQUIRED OPEN SPACE: 8,145 S.F. (24,300 x 15% = 3,645 S.F.)

PERIMETER LOT ADJACENT TO R.O.W. LANDSCAPE REQUIREMENTS:
 SITE FRONTAGE: 422.88'
 1 TREE PER 80' = 5.29 TREES REQUIRED AND PROVIDED
 1 SHRUB PER 40' = 10.58 SHRUBS REQUIRED AND PROVIDED

LANDSCAPE VEGETATION STANDARDS:
 3 TREES PER 1,000 S.F. OF REQUIRED OPEN SPACE: 8,145 S.F. / 1,000 S.F. = 8.145 TREES REQUIRED AND PROVIDED
 1 SHRUB PER 500 S.F. OF REQUIRED OPEN SPACE: 8,145 S.F. / 500 S.F. = 16.29 SHRUBS REQUIRED AND PROVIDED

PER PRELIMINARY REVIEW VIA EMAILS WITH SCOTT CLYDE AND JOHN GAGE, ADDITIONAL LANDSCAPING SCREENING HAS BEEN PROVIDED ADJACENT TO THE OVERHEAD DOOR AREA AND THE 4' TALL SPLIT-FACE C&U TRASH ENCLOSURE.

CAUTION:
 INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREIN.

811
 Know what's below
 Call before you dig.

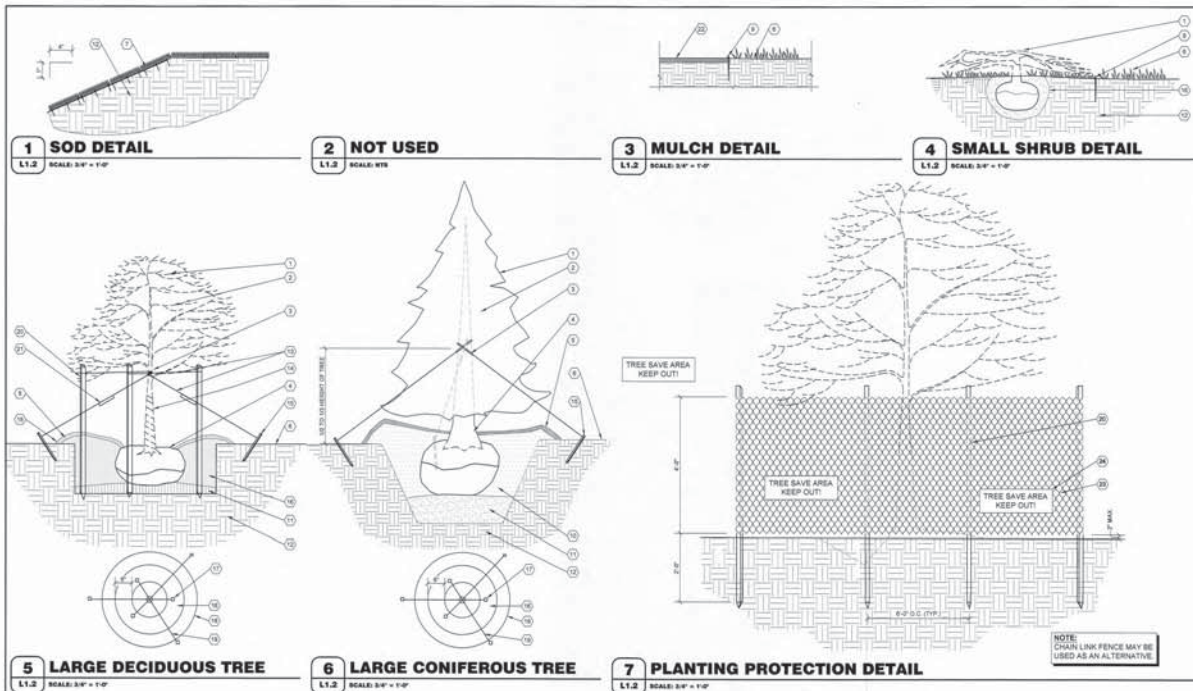
PROJECT: NEW O'REILLY AUTO PARTS STORE
 EAST 1ST STREET
 GRIMES, IA
 LANDSCAPE PLAN

ARCHITECT: CRAIG A. SCHNEIDER, AIA
 417.262.2038
 1739 EAST MARSHALL, SUITE 407
 WASHINGTON, MISSOURI 64786
 E-MAIL: CSCHNEIDER@CRAIGASCHNEIDER.COM

COMPANY OFFICE:
 O'REILLY AUTO PARTS
 1739 EAST MARSHALL, SUITE 407
 WASHINGTON, MISSOURI 64786
 (417) 262-2038

CLIENT: # 4332
 DATE: 5-20-19
 BY: [Signature]
 DATE: 6-12-19

L1.1



GENERAL NOTES

- REFER TO PROJECT MANUAL AND SCOPE OF WORK SCHEDULE FOR ADDITIONAL REQUIREMENTS.
- REFER TO LANDSCAPE PLAN FOR PLANTING TYPES AND LOCATIONS.
- COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

KEY NOTES

- PLANTING: REFER TO PLANTING SCHEDULE FOR TYPES.
- SET TREE LEVEL AND PLUM: STRAIGHTEN AFTER SETTLEMENT IF NEEDED.
- ENCASE WIRE AROUND TRUNK IN BLACK RUBBER: MOVE UP ABOVE GRADE TO 1/2 TO 3/4 OF THE HEIGHT OF TREE.
- SET TREE WITH TOP 1/3 OF ROOT ABOVE FINISH GRADE.
- REFER TO LANDSCAPE PLAN FOR GROUND COVER TYPE AND LOCATIONS. PROVIDE 2" DEEP 5/8" OR 3/4" OR 1" DEEP GRASS OR 2" DEEP 5/8" OR 3/4" OR 1" DEEP GRASS OR 2" DEEP 5/8" OR 3/4" OR 1" DEEP GRASS OVER BLACK 4 MIL VIOULEN VAPOR BARRIER.
- LAWN.
- REFER TO SITE GRADING PLAN FOR SLOPE. PLACE THREE PINS EVERY 2'-0" SPACING EQUALLY. BOB SHALL BE COMPOSED OF TWO HARBETTER MINIMUM OF FENCE GRASS.
- NOT USED.
- BLACK POLY VINYL EDGING.
- PREFERRED SOIL.
- COMPACTED PLANTING.
- RUB GRACE.
- TWO STRANDS OF WIRE.
- TRUNK GRIP.
- 2" X 2" X 1/2" WOOD STAKES BURY BELOW FINISH GRADE.
- PREPARED PLANTING MIXTURE.
- TREES 6'-0" IN HEIGHT OR LESS SHALL BE STAKED.
- EXTENTS OF PLANTING BERM TO HOLD WATER.
- TREES TALLER THAN 2'-0" MUST BE TIED.
- 2" X 4" STAKE - OR - METAL FENCE POST.
- 1" X 4" X 1/2" WHITE WOOD FLAG.
- 2" DEEP SHREDED CYPRESS MULCH OVER BLACK VIOULEN VAPOR BARRIER.
- 2" DEEP BRIGHT ORANGE POLYETHYLENE LAMINAR FENCE FABRIC TO EXTEND TO SHIP USE AREA.
- TREE SAVE AREA: SIGNAGE EVERY 20 FEET.

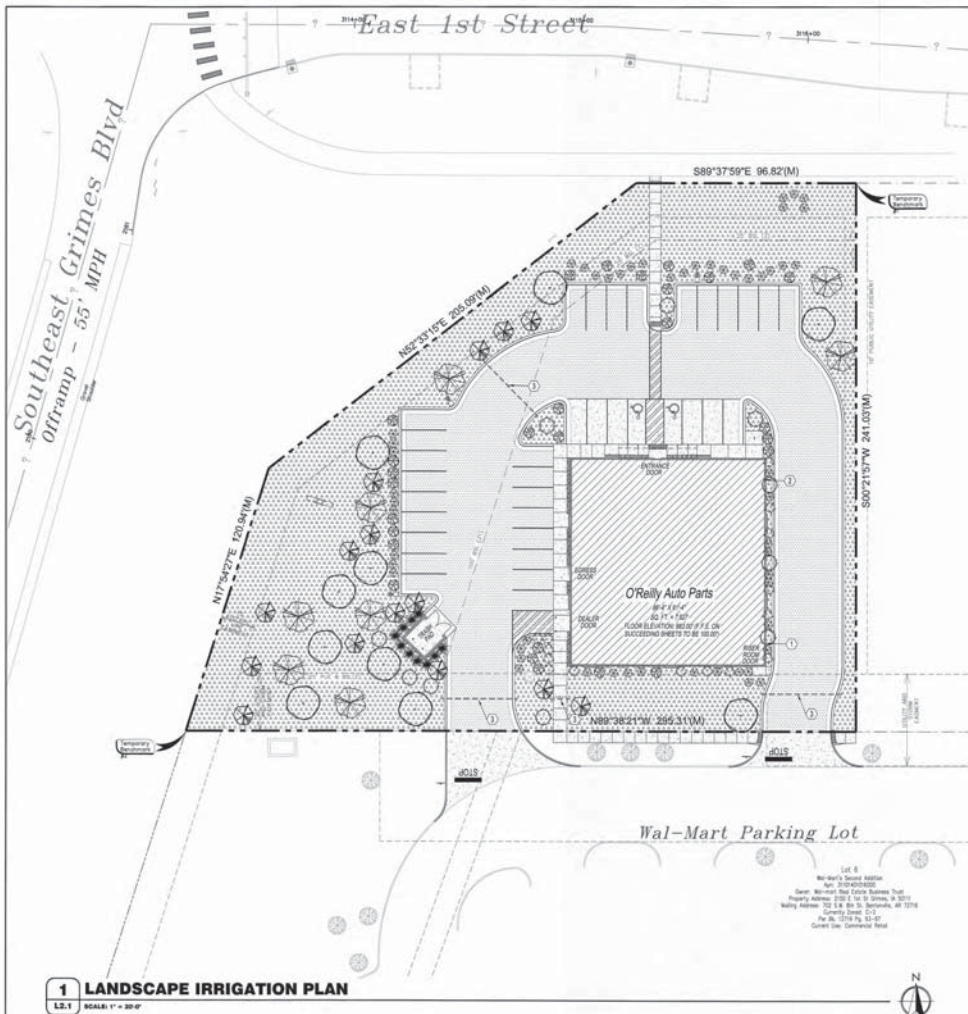
CRIG A. SCHNEIDER, AIA
ARCHITECT
1725 East 1st Street
Grimes, IA 50541
PH: 515.281.2500
FAX: 515.281.2501
E-MAIL: CSCHNEIDER@CRIGARCH.COM

PROJECT:
NEW O'REILLY AUTO PARTS STORE
EAST 1ST STREET
GRIMES, IA
LANDSCAPE DETAILS

O'Reilly AUTO PARTS
O'REILLY AUTO PARTS
233 SOUTH EASTERN
GRIMES, IA 50541
PH: 515.281.2500
FAX: 515.281.2501
E-MAIL: INFO@O'REILLYAUTO.COM

FIGURE # 4322
DATE: 5-31-19
EXTENSION:
DATE:

L1.2



GENERAL NOTES

1. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
2. REFER TO CIVIL AND SITE UTILITY DRAWINGS FOR ADDITIONAL REQUIREMENTS. COORDINATE WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
3. PRIOR TO INSTALLATION, GENERAL CONTRACTOR TO CONFIRM THAT LIGHT POLES, LANDSCAPING AND UTILITIES DO NOT CONFLICT WITH IRRIGATION SYSTEM. IF ANY POTENTIAL CONFLICT IS DISCOVERED, GENERAL CONTRACTOR IS TO CONTACT OWNERS REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
4. IRRIGATION SYSTEM TO BE DESIGNED BY CONTRACTOR FOR SHOWN COVERAGE AREAS INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERABLE IRRIGATION SYSTEM IN ACCORDANCE WITH GOVERNING CODES, ORDINANCES, AND AUTHORITIES HAVING JURISDICTION. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL AS SPECIFIED.
5. VERIFY MINIMUM STATIC WATER PRESSURE IS AVAILABLE AT THE PROJECT SITE PRIOR TO DESIGN AND BEGINNING CONSTRUCTION.
6. COORDINATE IRRIGATION SYSTEM WITH LANDSCAPING AND PLANTING. REFER TO LANDSCAPE PLAN, SHOW TREES/SHRUBS AND TREE ROOT WALLS AND INSTALL HEADS AT APPROPRIATE LOCATIONS.
7. ADJUST ALL HEADS TO AVOID OVERTHROW ON SIDEWALKS, PAVING WALLS, ROADSIDES, AND REPAIR PROPERTY LINES, UNLESS OTHERWISE INDICATED. THROTTLE ALL IRRIGATION CONTROLS, VALVES AS REQUIRED TO PREVENT FLOODING. ADJUST ARC AND RADIUS OF REQUIRED SPRINKLERS AS NEEDED.
8. SET CONTROLLER RUN TIMES TO MATCH PLANT WATER NEEDS AND SOIL CONDITIONS.
9. INSTALL RISERS 1/2" FROM WALLS AND A MINIMUM OF 12" FROM ANY SIDEWALK OR ROAD.
10. TOP OF SPRAY AND ROTOR HEADS SHALL BE SET AT TOP OF SOG OR TOP OF MULCH LAYERS.
11. PROVIDE MAIN SENSOR AND ANTI-FREEZE ASSEMBLY ON IRRIGATION SYSTEM.
12. THE CONTRACTOR IS FULLY RESPONSIBLE FOR THE WORK UNITS, OWNER SHALL MAKE ACCEPTANCE.
13. ALL CIRCUIT PIPE IS TO BE CLASS 150 PVC OR HIGHER GRADE.
14. ALL MAIN FITTINGS SHALL BE REINFORCED WITH 300 PSI POLYESTER CONCRETE THROTTLE BLOCKS.
15. PROVIDE COMPRESSORS ARE 3/4" CONNECT BRASS FITTING IN VALVE BOX FOR WATER TENSION. LOCATE AS CLOSE TO WATER SOURCE AS POSSIBLE.

COVERAGE REQUIREMENTS

IRRIGATION HEAD SHALL BE PLACED TO PROVIDE 100% OVERLAP HEAD-TO-HEAD COVERAGE.



KEY NOTES

1. APPROXIMATE LOCATION OF LAWN IRRIGATION METER WITH BACK FLOW PREVENTION PER CITY REQUIREMENTS. REFER TO SITE UTILITY PLAN.
2. IRRIGATION CONTROLLER LOCATION INSIDE OF BUILDING. PROVIDE FREEZE SENSOR AND RAIN SENSOR ON OUTSIDE OF BUILDING.
3. 4" DIAMETER SCHEDULE 40 PVC SLEEVES UNDER PAVEMENT FOR ROUTING OF IRRIGATION SYSTEM. PROVIDE END CAPS AND PULL WIRE.

SYMBOLS LEGEND

NOTE: REFER TO SURVEY SHEET FOR SYMBOLS LEGEND OF EXISTING CONDITIONS.

- NEW AREA OF IRRIGATION SYSTEM COVERAGE
- NEW SHRUB PLANTING
- NEW TREE PLANTING

CAUTION: INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF.

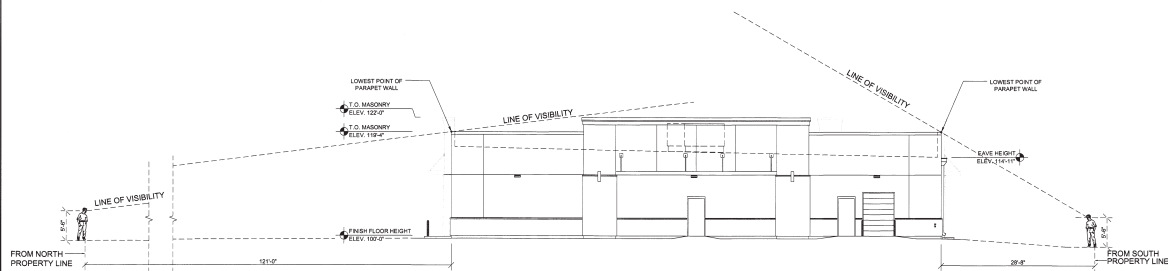


CRIG A. SCHNEIDER, AIA
ARCHITECT
1714 East Harrison, Suite 417
Des Moines, Iowa 50319
P: 515.281.4558
F: 515.281.4559
E: CRIG@CRIGARCHITECT.COM

PROJECT: **NEW O'REILLY AUTO PARTS STORE**
EAST 1ST STREET
GRIMES, IA
LANDSCAPE IRRIGATION PLAN

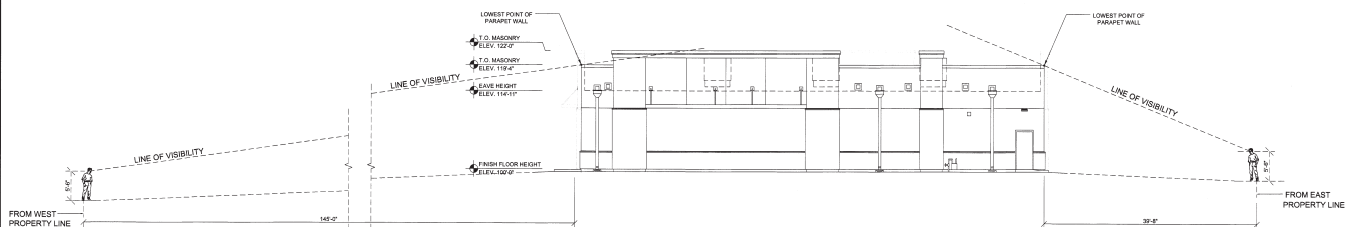
O'Reilly AUTO PARTS
COMPANY OFFICE
1714 East Harrison, Suite 417
Des Moines, Iowa 50319
(515) 281-4558

DESIGN # 4532
DATE: 5-31-19
REVISION
DATE:



1 WEST ELEVATION (UNIT SCREENING PROFILE)

A2.2 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION (UNIT SCREENING PROFILE)

A2.2 SCALE: 1/8" = 1'-0"



CRIG A. SCHNEIDER, AIA
ARCHITECT

417 JANE STREET
WILMINGTON, MASSACHUSETTS 01890
P: 508.686.8888
F: 508.686.8889
WWW.CRAIGASCHNEIDER.COM

PROJECT:
NEW O'REILLY AUTO PARTS STORE
EAST 1ST STREET
CRIMES, IA

O'Reilly AUTO PARTS
333 SOUTH WATKINS
WILMINGTON, MASSACHUSETTS 01890
(417) 662-2671 TELEPHONE

CORNER # 4532
DATE: 6-26-15
REVISION
DATE:

A2.2

119

BACKLIGHT-UPLIGHT-GLARE (BUG) RATING / FULL CUTOFF

SEE CUT-SHEET ON SP SHEETS AND SCHEDULE BELOW FOR EXTERIOR LIGHT FIXTURES. ALL OF THE L5R MR4 & XWM LED FIXTURES HAVE ZERO UPLIGHT AND ARE CONSIDERED "FULL CUT OFF" AND DARKSKY COMPLIANT. SP SHEETS AND BELOW DELIVERED LUMENS SCHEDULE HAS "BUG" RATINGS AS TESTED TO IDENTIFY HOW MUCH OF THE LIGHT GOES BACKWARDS. UPWARDS AND TO THE GROUND. THE CHART SHOWS THAT THESE FIXTURES HAVE BUG RATINGS WITH (UPLIGHT) U = 0.



LEDVANCE
30 Madison LEO Parkway NW, Smyrna, GA 30080

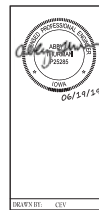
Model Number	Estimated Lumens	Estimated Watts	Lumens/Watt	Beam Angle	Beam Diameter	Beam Depth
MR4-100W	10000	100W	100 lm/W	120°	1000mm	1000mm
MR4-150W	15000	150W	100 lm/W	120°	1500mm	1500mm
MR4-200W	20000	200W	100 lm/W	120°	2000mm	2000mm
MR4-250W	25000	250W	100 lm/W	120°	2500mm	2500mm
MR4-300W	30000	300W	100 lm/W	120°	3000mm	3000mm
MR4-350W	35000	350W	100 lm/W	120°	3500mm	3500mm
MR4-400W	40000	400W	100 lm/W	120°	4000mm	4000mm
MR4-450W	45000	450W	100 lm/W	120°	4500mm	4500mm
MR4-500W	50000	500W	100 lm/W	120°	5000mm	5000mm
MR4-550W	55000	550W	100 lm/W	120°	5500mm	5500mm
MR4-600W	60000	600W	100 lm/W	120°	6000mm	6000mm
MR4-650W	65000	650W	100 lm/W	120°	6500mm	6500mm
MR4-700W	70000	700W	100 lm/W	120°	7000mm	7000mm
MR4-750W	75000	750W	100 lm/W	120°	7500mm	7500mm
MR4-800W	80000	800W	100 lm/W	120°	8000mm	8000mm
MR4-850W	85000	850W	100 lm/W	120°	8500mm	8500mm
MR4-900W	90000	900W	100 lm/W	120°	9000mm	9000mm
MR4-950W	95000	950W	100 lm/W	120°	9500mm	9500mm
MR4-1000W	100000	1000W	100 lm/W	120°	10000mm	10000mm
MR4-1050W	105000	1050W	100 lm/W	120°	10500mm	10500mm
MR4-1100W	110000	1100W	100 lm/W	120°	11000mm	11000mm
MR4-1150W	115000	1150W	100 lm/W	120°	11500mm	11500mm
MR4-1200W	120000	1200W	100 lm/W	120°	12000mm	12000mm
MR4-1250W	125000	1250W	100 lm/W	120°	12500mm	12500mm
MR4-1300W	130000	1300W	100 lm/W	120°	13000mm	13000mm
MR4-1350W	135000	1350W	100 lm/W	120°	13500mm	13500mm
MR4-1400W	140000	1400W	100 lm/W	120°	14000mm	14000mm
MR4-1450W	145000	1450W	100 lm/W	120°	14500mm	14500mm
MR4-1500W	150000	1500W	100 lm/W	120°	15000mm	15000mm
MR4-1550W	155000	1550W	100 lm/W	120°	15500mm	15500mm
MR4-1600W	160000	1600W	100 lm/W	120°	16000mm	16000mm
MR4-1650W	165000	1650W	100 lm/W	120°	16500mm	16500mm
MR4-1700W	170000	1700W	100 lm/W	120°	17000mm	17000mm
MR4-1750W	175000	1750W	100 lm/W	120°	17500mm	17500mm
MR4-1800W	180000	1800W	100 lm/W	120°	18000mm	18000mm
MR4-1850W	185000	1850W	100 lm/W	120°	18500mm	18500mm
MR4-1900W	190000	1900W	100 lm/W	120°	19000mm	19000mm
MR4-1950W	195000	1950W	100 lm/W	120°	19500mm	19500mm
MR4-2000W	200000	2000W	100 lm/W	120°	20000mm	20000mm
MR4-2050W	205000	2050W	100 lm/W	120°	20500mm	20500mm
MR4-2100W	210000	2100W	100 lm/W	120°	21000mm	21000mm
MR4-2150W	215000	2150W	100 lm/W	120°	21500mm	21500mm
MR4-2200W	220000	2200W	100 lm/W	120°	22000mm	22000mm
MR4-2250W	225000	2250W	100 lm/W	120°	22500mm	22500mm

AUTOMATIC LIGHTING CONTROL

COMPLIANCE WITH ENERGY CODE IS ACHIEVED BY:

1. **ONCE THE DAYS HAVE BEEN PROGRAMMED, THE INTERIOR AND EXTERIOR LIGHTS WILL TURN ON AND OFF USING THE FOLLOWING SCHEDULE:**
 - INTERIOR WORK LIGHTS WILL TURN ON WITH FIRST MOTION ONCE THE LIGHT WILL TURN OFF 15 MINUTES AFTER LAST MOTION ONCE THE LIGHT IS TURNED OFF.**
 - INTERIOR SALES LIGHTS WILL TURN ON AT STORE OPENING AND TURN OFF 15 MINUTES AFTER STORE CLOSING.**
 - EXTERIOR SIGN LIGHTS WILL TURN ON WHEN IT IS DARK ENOUGH TO REQUIRE AVOIDANCE OF DARK HOURS. LIGHTS WILL TURN OFF AT STORE CLOSING.**
 - EXTERIOR SITE LIGHTS WILL TURN ON WHEN IT IS DARK ENOUGH TO REQUIRE AVOIDANCE OF DARK HOURS. LIGHTS WILL TURN OFF AT STORE CLOSING. THEY WILL TURN ON 30 MINUTES AFTER LAST MOTION ONCE THE LIGHT IS TURNED OFF.**
2. **FOR NEW CONSTRUCTION LOCATIONS ONLY, THERE IS A REQUIREMENT FOR LIGHTS TO BE TURNED ON AT 10:00 PM ON UNITS UNOCCUPIED RATHER THAN THE TIMES INDICATED ABOVE. OBVIOUSLY, WE WILL COMPLY THIS PROGRAM ONE YEAR AFTER STORE OPENING.**

2. RESTROOMS AND OFFICES: ALL LIGHTING IN THESE AREAS ARE

[illegible]

STEEL SQUARE POLES

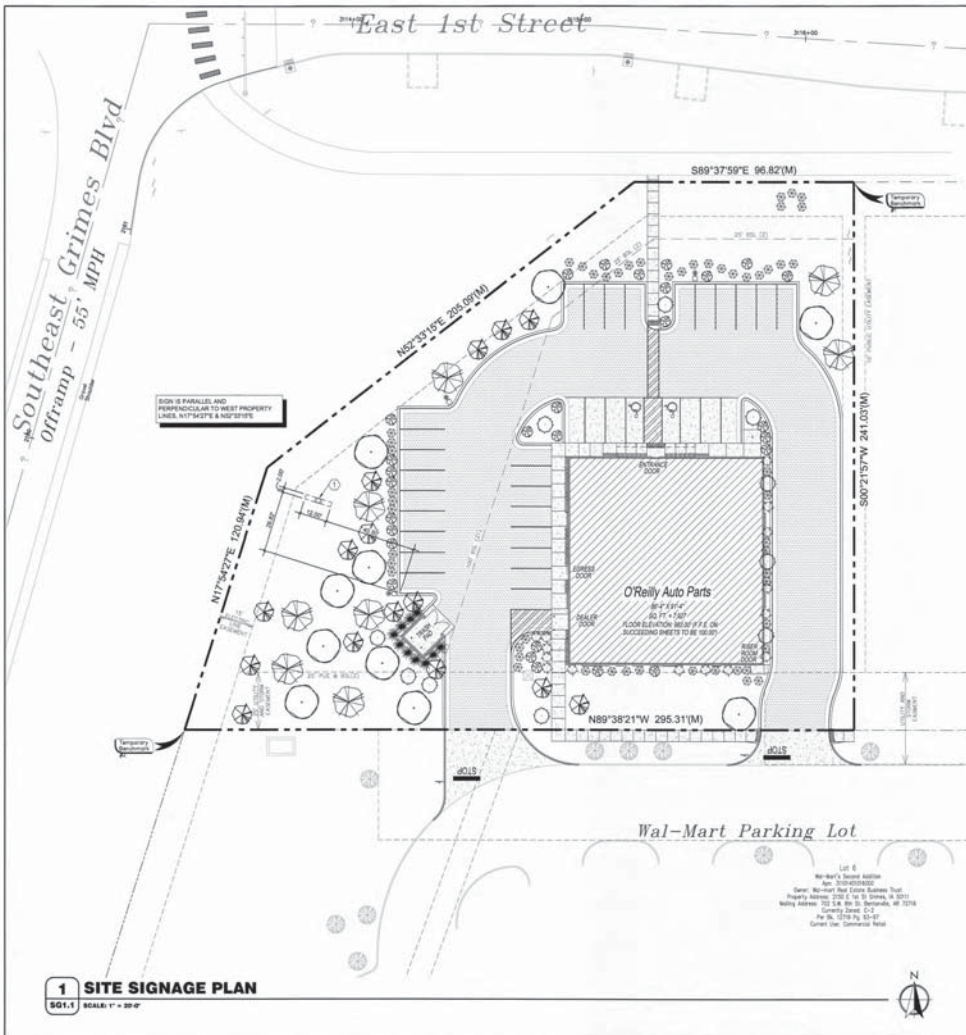
Use ONLY with "Wind Speed Map for ASCE7-10"

Wind Speed (mph)	10	15	20	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	100	105	110	115	120	125	130	135	140	145	150	155	160	165	170	175	180	185	190	195	200																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
Wind Load (psf)	0.03	0.05	0.07	0.09	0.11	0.13	0.15	0.17	0.19	0.21	0.23	0.25	0.27	0.29	0.31	0.33	0.35	0.37	0.39	0.41	0.43	0.45	0.47	0.49	0.51	0.53	0.55	0.57	0.59	0.61	0.63	0.65	0.67	0.69	0.71	0.73	0.75	0.77	0.79	0.81	0.83	0.85	0.87	0.89	0.91	0.93	0.95	0.97	0.99	1.01	1.03	1.05	1.07	1.09	1.11	1.13	1.15	1.17	1.19	1.21	1.23	1.25	1.27	1.29	1.31	1.33	1.35	1.37	1.39	1.41	1.43	1.45	1.47	1.49	1.51	1.53	1.55	1.57	1.59	1.61	1.63	1.65	1.67	1.69	1.71	1.73	1.75	1.77	1.79	1.81	1.83	1.85	1.87	1.89	1.91	1.93	1.95	1.97	1.99	2.01	2.03	2.05	2.07	2.09	2.11	2.13	2.15	2.17	2.19	2.21	2.23	2.25	2.27	2.29	2.31	2.33	2.35	2.37	2.39	2.41	2.43	2.45	2.47	2.49	2.51	2.53	2.55	2.57	2.59	2.61	2.63	2.65	2.67	2.69	2.71	2.73	2.75	2.77	2.79	2.81	2.83	2.85	2.87	2.89	2.91	2.93	2.95	2.97	2.99	3.01	3.03	3.05	3.07	3.09	3.11	3.13	3.15	3.17	3.19	3.21	3.23	3.25	3.27	3.29	3.31	3.33	3.35	3.37	3.39	3.41	3.43	3.45	3.47	3.49	3.51	3.53	3.55	3.57	3.59	3.61	3.63	3.65	3.67	3.69	3.71	3.73	3.75	3.77	3.79	3.81	3.83	3.85	3.87	3.89	3.91	3.93	3.95	3.97	3.99	4.01	4.03	4.05	4.07	4.09	4.11	4.13	4.15	4.17	4.19	4.21	4.23	4.25	4.27	4.29	4.31	4.33	4.35	4.37	4.39	4.41	4.43	4.45	4.47	4.49	4.51	4.53	4.55	4.57	4.59	4.61	4.63	4.65	4.67	4.69	4.71	4.73	4.75	4.77	4.79	4.81	4.83	4.85	4.87	4.89	4.91	4.93	4.95	4.97	4.99	5.01	5.03	5.05	5.07	5.09	5.11	5.13	5.15	5.17	5.19	5.21	5.23	5.25	5.27	5.29	5.31	5.33	5.35	5.37	5.39	5.41	5.43	5.45	5.47	5.49	5.51	5.53	5.55	5.57	5.59	5.61	5.63	5.65	5.67	5.69	5.71	5.73	5.75	5.77	5.79	5.81	5.83	5.85	5.87	5.89	5.91	5.93	5.95	5.97	5.99	6.01	6.03	6.05	6.07	6.09	6.11	6.13	6.15	6.17	6.19	6.21	6.23	6.25	6.27	6.29	6.31	6.33	6.35	6.37	6.39	6.41	6.43	6.45	6.47	6.49	6.51	6.53	6.55	6.57	6.59	6.61	6.63	6.65	6.67	6.69	6.71	6.73	6.75	6.77	6.79	6.81	6.83	6.85	6.87	6.89	6.91	6.93	6.95	6.97	6.99	7.01	7.03	7.05	7.07	7.09	7.11	7.13	7.15	7.17	7.19	7.21	7.23	7.25	7.27	7.29	7.31	7.33	7.35	7.37	7.39	7.41	7.43	7.45	7.47	7.49	7.51	7.53	7.55	7.57	7.59	7.61	7.63	7.65	7.67	7.69	7.71	7.73	7.75	7.77	7.79	7.81	7.83	7.85	7.87	7.89	7.91	7.93	7.95	7.97	7.99	8.01	8.03	8.05	8.07	8.09	8.11	8.13	8.15	8.17	8.19	8.21	8.23	8.25	8.27	8.29	8.31	8.33	8.35	8.37	8.39	8.41	8.43	8.45	8.47	8.49	8.51	8.53	8.55	8.57	8.59	8.61	8.63	8.65	8.67	8.69	8.71	8.73	8.75	8.77	8.79	8.81	8.83	8.85	8.87	8.89	8.91	8.93	8.95	8.97	8.99	9.01	9.03	9.05	9.07	9.09	9.11	9.13	9.15	9.17	9.19	9.21	9.23	9.25	9.27	9.29	9.31	9.33	9.35	9.37	9.39	9.41	9.43	9.45	9.47	9.49	9.51	9.53	9.55	9.57	9.59	9.61	9.63	9.65	9.67	9.69	9.71	9.73	9.75	9.77	9.79	9.81	9.83	9.85	9.87	9.89	9.91	9.93	9.95	9.97	9.99	10.01	10.03	10.05	10.07	10.09	10.11	10.13	10.15	10.17	10.19	10.21	10.23	10.25	10.27	10.29	10.31	10.33	10.35	10.37	10.39	10.41	10.43	10.45	10.47	10.49	10.51	10.53	10.55	10.57	10.59	10.61	10.63	10.65	10.67	10.69	10.71	10.73	10.75	10.77	10.79	10.81	10.83	10.85	10.87	10.89	10.91	10.93	10.95	10.97	10.99	11.01	11.03	11.05	11.07	11.09	11.11	11.13	11.15	11.17	11.19	11.21	11.23	11.25	11.27	11.29	11.31	11.33	11.35	11.37	11.39	11.41	11.43	11.45	11.47	11.49	11.51	11.53	11.55	11.57	11.59	11.61	11.63	11.65	11.67	11.69	11.71	11.73	11.75	11.77	11.79	11.81	11.83	11.85	11.87	11.89	11.91	11.93	11.95	11.97	11.99	12.01	12.03	12.05	12.07	12.09	12.11	12.13	12.15	12.17	12.19	12.21	12.23	12.25	12.27	12.29	12.31	12.33	12.35	12.37	12.39	12.41	12.43	12.45	12.47	12.49	12.51	12.53	12.55	12.57	12.59	12.61	12.63	12.65	12.67	12.69	12.71	12.73	12.75	12.77	12.79	12.81	12.83	12.85	12.87	12.89	12.91	12.93	12.95	12.97	12.99	13.01	13.03	13.05	13.07	13.09	13.11	13.13	13.15	13.17	13.19	13.21	13.23	13.25	13.27	13.29	13.31	13.33	13.35	13.37	13.39	13.41	13.43	13.45	13.47	13.49	13.51	13.53	13.55	13.57	13.59	13.61	13.63	13.65	13.67	13.69	13.71	13.73	13.75	13.77	13.79	13.81	13.83	13.85	13.87	13.89	13.91	13.93	13.95	13.97	13.99	14.01	14.03	14.05	14.07	14.09	14.11	14.13	14.15	14.17	14.19	14.21	14.23	14.25	14.27	14.29	14.31	14.33	14.35	14.37	14.39	14.41	14.43	14.45	14.47	14.49	14.51	14.53	14.55	14.57	14.59	14.61	14.63	14.65	14.67	14.69	14.71	14.73	14.75	14.77	14.79	14.81	14.83	14.85	14.87	14.89	14.91	14.93	14.95	14.97	14.99	15.01	15.03	15.05	15.07	15.09	15.11	15.13	15.15	15.17	15.19	15.21	15.23	15.25	15.27	15.29	15.31	15.33	15.35	15.37	15.39	15.41	15.43	15.45	15.47	15.49	15.51	15.53	15.55	15.57	15.59	15.61	15.63	15.65	15.67	15.69	15.71	15.73	15.75	15.77	15.79	15.81	15.83	15.85	15.87	15.89	15.91	15.93	15.95	15.97	15.99	16.01	16.03	16.05	16.07	16.09	16.11	16.13	16.15	16.17	16.19	16.21	16.23	16.25	16.27	16.29	16.31	16.33	16.35	16.37	16.39	16.41	16.43	16.45	16.47	16.49	16.51	16.53	16.55	16.57	16.59	16.61	16.63	16.65	16.67	16.69	16.71	16.73	16.75	16.77	16.79	16.81	16.83	16.85	16.87	16.89	16.91	16.93	16.95	16.97	16.99	17.01	17.03	17.05	17.07	17.09	17.11	17.13	17.15	17.17	17.19	17.21	17.23	17.25	17.27	17.29	17.31	17.33	17.35	17.37	17.39	17.41	17.43	17.45	17.47	17.49	17.51	17.53	17.55	17.57	17.59	17.61	17.63	17.65	17.67	17.69	17.71	17.73	17.75	17.77	17.79	17.81	17.83	17.85	17.87	17.89	17.91	17.93	17.95	17.97	17.99	18.01	18.03	18.05	18.07	18.09	18.11	18.13	18.15	18.17	18.19	18.21	18.23	18.25	18.27	18.29	18.31	18.33	18.35	18.37	18.39	18.41	18.43	18.45	18.47	18.49	18.51	18.53	18.55	18.57	18.59	18.61	18.63	18.65	18.67	18.69	18.71	18.73	18.75	18.77	18.79	18.81	18.83	18.85	18.87	18.89	18.91	18.93	18.95	18.97	18.99	19.01	19.03	19.05	19.07	19.09	19.11	19.13	19.15	19.17	19.19	19.21	19.23	19.25	19.27	19.29	19.31	19.33	19.35	19.37	19.39	19.41	19.43	19.45	19.47	19.49	19.51	19.53	19.55	19.57	19.59	19.61	19.63	19.65	19.67	19.69	19.71	19.73	19.75	19.77	19.79	19.81	19.83	19.85	19.87	19.89	19.91	19.93	19.95	19.97	19.99	20.01	20.03	20.05	20.07	20.09	20.11	20.13	20.15	20.17	20.19	20.21	20.23	20.25	20.27	20.29	20.31	20.33	20.35	20.37	20.39	20.41	20.43	20.45	20.47	20.49	20.51	20.53	20.55	20.57	20.59	20.61	20.63	20.65	20.67	20.69	20.71	20.73	20.75	20.77	20.79	20.81	20.83	20.85	20.87	20.89	20.91	20.93	20.95	20.97	20.99	21.01	21.03	21.05	21.07	21.09	21.11	21.13	21.15	21.17	21.19	21.21	21.23	21.25	21.27	21.29	21.31	21.33	21.35	21.37	21.39	21.41	21.43	21.45	21.47	21.49	21.51	21.53	21.55	21.57	21.59	21.61	21.63	21.65	21.67	21.69	21.71	21.73	21.75	21.77	21.79	21.81	21.83	21.85	21.87	21.89	21.91	21.93	21.95	21.97	21.99	22.01	22.03	22.05	22.07	22.09	22.11	22.13	22.15	22.17	22.19	22.21	22.23	22.25	22.27	22.29	22.31	22.33	22.35	22.37	22.39	22.41	22.43	22.45	22.47	22.49	22.51	22.53	22.55	22.57	22.59	22.61	22.63	22.65	22.67	22.69	22.71	22.73	22.75	22.77	22.79	22.81	22.83	22.85	22.87	22.89	22.91	22.93	22.95	22.97	22.99	23.01	23.03	23.05	23.07	23.09	23.11	23.13	23.15	23.17	23.19	23.21	23.23	23.25	23.27	23.29	23.31	23.33	23.35	23.37	23.39	23.41	23.43	23.45	23.47	23.49	23.51	23.53	23.55	23.57	23.59	23.61	23.63	23.65	23.67	23.69	23.71	23.73	23.75	23.77	23.79	23.81	23.83	23.85	23.87	23.89	23.91	23.93	23.95	23.97	23.99	24.01	24.03	24.05	24.07	24.09	24.11	24.13	24.15	24.17	24.19	24.21	24.23	24.25	24.27	24.29	24.31	24.33	24.35	24.37	24.39	24.41	24.43	24.45	24.47	24.49	24.51	24.53	24.55	24.57	24.59	24.61	24.63	24.65	24.67	24.69	24.71	24.73	24.75	24.77	24.79	24.81	24.83	24.85	24.87	24

[illegible][illegible]

COMM #	4322
DATE:	05-31-19
REVISION	
DATE:	

SP3 of 3



DESIGN BY OTHERS FOR REFERENCE ONLY

CRIG A. SCHNEIDER, AIA
ARCHITECT
1734 East Harrison, Suite 417
Grimes, IA 50501
P: 515.281.8111 F: 515.281.8112

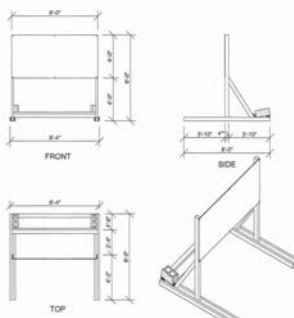
PROJECT: NEW O'REILLY AUTO PARTS STORE
EAST 1ST STREET
GRIMES, IA

SITE SIGNAGE PLAN

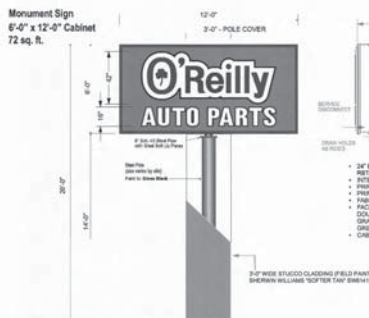
O'Reilly AUTO PARTS
CORPORATE OFFICE
101 E. 1st Street, Grimes, IA 50501
(515) 281-8111

License # 4332
Date: 8-20-19
Revision:
Date:

SG1.1



1 COMING SOON TEMPORARY CONSTRUCTION SIGN
S01.2 SCALE: 1/4" = 1'-0"



2 GROUND SIGN ELEVATION
S01.2 SCALE: 1/4" = 1'-0"

GENERAL NOTES

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- CONTACT OWNER OR TENANT'S DESIGNATED PROJECT ADMINISTRATOR FOR QUESTIONS OR CLARIFICATIONS.
- PERMANENT SIGNAGE OWNER FURNISHES AND INSTALLS. REFER TO SCHEDULE OF WORKS (SOW) FOR SIGNAGE PROVIDED FOR PERMANENT SIGNAGE. CONTRACTOR'S COORDINATION WITH SPECIFIC PROJECT CONSTRUCTION CONDITIONS.
- SITE SIGNAGE MUST BE ELECTRICAL TO BE PROVIDED BY CONTRACTOR.
- REQUIRED GOVERNMENTAL PERMITS FOR PERMANENT TYPE SIGNAGE TO BE PROVIDED BY SIGN COMPANY FOR OWNER'S DIRECTION (N/C).
- CONTRACTOR TEMPORARY CONSTRUCTION SIGN TO BE PROVIDED BY GENERAL CONTRACTOR. APPLIED SIGNAGE GRAPHICS TO BE OWNER FURNISHED. GENERAL CONTRACTOR INSTALLS LOCATE TEMPORARY CONSTRUCTION SIGN ON SITE SO AS TO BE VISIBLE TO PUBLIC FROM RIGHT OF WAY.
- UNLESS OTHERWISE INDICATED, SITE SIGN FOUNDATION CONSTRUCTION BY SIGN CONTRACTOR OR OTHER. NOT IN CONTRACT AND SITE SIGN FOUNDATION CONSTRUCTION BY GENERAL CONTRACTOR (BASE SIGN).

SPECIAL NOTE

SIGN DESIGN BY OTHERS. REFER TO SIGN CONTRACTORS SHOP DRAWINGS FOR ADDITIONAL REQUIREMENTS.

SITE SIGN SCHEDULE

TEMPORARY CONSTRUCTION SIGN
TYPE: CONSTRUCTION SIGN
DETAIL: REFER TO S01.2
TYPE: MONUMENT SIGN (12' X 3' X 3')
DETAIL: REFER TO S01.2

NOTE: REFER TO SHEET S-1.2 FOR SIGN FOUNDATION STRUCTURAL REQUIREMENTS.



Craig A. Schneider, AIA
ARCHITECT

412 AND 800
N. 1ST STREET
GRIMES, IA 50541
P: 515.281.1111
F: 515.281.1112
WWW.CRAIGASCHNEIDER.COM

PROJECT:
NEW O'REILLY AUTO PARTS STORE
EAST 1ST STREET
GRIMES, IA

O'Reilly AUTO PARTS
CORPORATE OFFICE
1000 N. 1ST STREET
SPRINGFIELD, MISSOURI 65801
(417) 261-1111

EXETER #	4322
DATE	5.21.18
REVISION	
DATE	

SG1.2



1 NORTH EXTERIOR ELEVATION

CE1 SCALE: 1/8" = 1'-0"



2 WEST EXTERIOR ELEVATION

CE1 SCALE: 1/8" = 1'-0"



3 SOUTH EXTERIOR ELEVATION

CE1 SCALE: 1/8" = 1'-0"



4 EAST EXTERIOR ELEVATION

CE1 SCALE: 1/8" = 1'-0"

BUILDING SIGN SCHEDULE

FRONT EXTERIOR ELEVATION
TYPE: 2X 4" / 12" 40' LINEAR
DETAIL: REFER TO SINGLE 1 & SINGLE 1
REAR EXTERIOR ELEVATION
TYPE: 2X 4" / 24" 40' LINEAR
DETAIL: REFER TO SINGLE 1 & SINGLE 1
LEFT EXTERIOR ELEVATION
TYPE: 2X 4" / 24" 40' LINEAR
DETAIL: REFER TO SINGLE 1 & SINGLE 1

MATERIALS BREAKDOWN

NORTH ELEVATION
• CMU SPLIT FACE
• CMU SMOOTH FACE
• STONE VENEER
• E.I.F.S.
• TOTAL
WEST ELEVATION
• CMU SPLIT FACE
• CMU SMOOTH FACE
• STONE VENEER
• E.I.F.S.
• TOTAL
SOUTH ELEVATION
• CMU SPLIT FACE
• CMU SMOOTH FACE
• STONE VENEER
• E.I.F.S.
• TOTAL
EAST ELEVATION
• CMU SPLIT FACE
• CMU SMOOTH FACE
• STONE VENEER
• E.I.F.S.
• TOTAL

• 336 SF (20%)
• 408 SF (25%)
• 228 SF (14%)
• 208 SF (13%)
• 1,280 SF
• 571 SF (36%)
• 440 SF (27%)
• 228 SF (14%)
• 208 SF (13%)
• 1,447 SF
• 438 SF (27%)
• 440 SF (27%)
• 228 SF (14%)
• 208 SF (13%)
• 1,314 SF
• 438 SF (27%)
• 440 SF (27%)
• 228 SF (14%)
• 208 SF (13%)
• 1,314 SF
• 438 SF (27%)
• 440 SF (27%)
• 228 SF (14%)
• 208 SF (13%)
• 1,314 SF

FINISH LEGEND:

FIELD BLOCK -	INTEGRALLY COLORED SINGLE SCORE SMOOTH FACE C.M.U. EQUAL TO MIDWEST BLOCK "TOSHELL WHITE"
ACCENT BLOCK -	INTEGRALLY COLORED SPLIT FACE C.M.U. EQUAL TO MIDWEST BLOCK "BUTTERFIELD"
E.I.F.S. AROUND SIGN -	SHERWIN WILLIAMS "NAFEE" SW104
STOREFRONT - (CANOPIES ARE PRE-FINISHED TO MATCH)	KAWNEER "DARK IVY"
STONE VENEER -	ELDORADO STONE RUSTIC LEDGE "SAWTOOTH"



5 DUMPSTER ENCLOSURE ELEVATIONS

CE1 SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

CRAIG A. SCHNEIDER, AIA
ARCHITECT
1726 EAST WILSON, SUITE 407
HUNTSVILLE, ALABAMA 35894
TEL: 256.882.2246
FAX: 256.882.2247
WWW.CASCHNEIDER.COM

PROJECT: NEW O'REILLY AUTO PARTS STORE
1726 EAST WILSON, SUITE 407
HUNTSVILLE, ALABAMA 35894
ARCHITECT: CRAIG A. SCHNEIDER, AIA
DATE: 6-12-19

O'Reilly AUTO PARTS
333 SOUTH ANTERDORF AVENUE
HUNTSVILLE, ALABAMA 35894
TEL: 256.882.2246
FAX: 256.882.2247
WWW.O'REILLY.COM

CE1

Planning & Zoning Staff Report



TO: Board of Adjustment Members
FROM: Alex Pfaltzgraff, Development Services Director
DATE: July 02, 2019
RE: O'Reilly Auto Parts – Site Plan

GENERAL INFORMATION:

Applicant:	O'Reilly Auto Parts
Requested Action	Site Plan
Location	2030 East 1 st Street

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

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

BACKGROUND:

The site has been vacant since the development of the Walmart facility in 2009. With the development of Walmart, 5 outlots were created along East 1st Street and SE Destination Drive. 3 of the 5 outlots have been developed since then.

If you will recall, this property is within the HWY 141 Mixed Use Development Corridor District, as well as the Transportation Corridor Mixed Use Development Overlay District

The applicant, O'Reilly Auto Parts is now requesting approval of a site plan, that would allow for the development of an approximately 7,927 square foot auto part facility.

ANALYSIS:

Building/Elevations:

The applicant is proposing to construct a 7,927 square foot building on the 1.25-acre site. The building is to be constructed out of a masonry – brick, and stone veneer, but also includes EFIS and architectural block. The required 5 elements within the HWY 141 overlay are being met with pop outs, reveals, offsets, vertical architectural elements, color/texture changes, and variations in roof heights. Additionally, accent lighting is being provided along the facades that face HWY 141 and 44.

The building is oriented with the main entrance facing north. Additional egress is provided along the west elevation. A “Dealer” door is being provided along the west elevation in the form of a roll up door. Staff is comfortable with this facing HWY 141 due to the increased landscaping being provided.

Site Layout:

The current has access off an internal private drive between the Walmart facility and vacant outlots. The curb will be cut in two places as shown on the site plan, which will allow for circulation through the site. No access to HWY 141 or 44 is proposed with this development.

Pedestrian access from the trail on HWY 44 is being provided into the site. Additional sidewalk along the private internal drive is being provided, as well as adjacent to the building where parking is located.

A dumpster enclosure, constructed out of material similar to the principal building is provided directly west of the building. The doors are oriented away from HWY 141 and it is located outside of required setbacks.

Parking:

Based upon the proposed use, and square footage of the building, 32 spaces are required.

7,927 square feet / 250 square feet = 31.7 (round to 32)

The site is shown to provide 35 parking spaces. The requisite number of accessible parking spaces and the associated signage is also provided.

Landscaping/Streetscape:

The property is required to provide 15% open space. As presented, 46% open space is shown on the site. Based upon the required open space, a minimum of 17 trees and 17 shrubs are to be planted on site. Additionally, based upon the linear frontage of the site along the ROW, at least 9 trees and 106 shrubs are to be provided. The proposed site plan indicates that 26 trees and 123 shrubs are to be installed on site.

Utilities:

The site's storm water management responsibility is being managed within a regional detention basin on the Walmart site. Thus, no additional onsite management is necessary.

A new hydrant will be brought onto the site from the existing 8" main adjacent to the private drive. The hydrant will be positioned to provide appropriate hydrant coverage.

Sanitary sewer will be accessed via an existing service connection on the site.

STAFF RECOMMENDATION:

Based upon staff's review of the project, we would recommend approval of the proposed site plan for O'Reilly Auto Parts subject to any remaining staff comments.

CITY OF GRIMES



Alex Pfaltzgraff
Development Services Director



June 25, 2019

Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

Bishop Engineering

Attn: James Rodemyer

3501 104th Street

Des Moines, IA 50322-3825

RE: Dallas Center - Grimes Administration Building – Site Plan & Preliminary Plat

Dear Mr. Rodemyer:

The Development Services Department is in receipt of a proposed Site Plan for the Dallas Center – Grimes Administration Building. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. Please provide an ingress/egress easement at the SE corner of the site, to all for a driveway connection in the future to the adjoining parcel. Note that there is no requirement to utilize the driveway, but for access spacing purposes, ½ of the drive may need to be located on the subject site.
2. The domestic service shut off is inside the building, then a City Access Agreement is required. The access agreement will be submitted with the final plat documents.

Grading Plan – Sheet C-301

3. Please label the existing slopes at the 10-ft sidewalk connection to existing (NW corner) to confirm turning pad requirements.

Stormwater Management Plan

4. The City has reviewed and received the signed SWMP.

Stormwater Pollution Prevention Plan

5. The City has reviewed and received the signed Grimes SWPPP Grading Certificate and the SWPPP Narrative. Please submit the DNR authorization to the City.

Post-Construction Stormwater Maintenance Agreement

6. The applicant will submit the Stormwater Post Construction Easement with the final plat documents.

Lighting Plan

7. The City has reviewed and received the lighting plan. City has no further comments.

Architectural/Elevation Plans

8. The proposed fiber cement panels, mechanical screen, and aluminum curtainwall required approval by City Council by a 4 to 5 vote.
9. It is highly recommended that you bring building materials to P&Z for discussion.

SITE PLAN SUBMITTAL SCHEDULE:

PLANNING & ZONING: July 2, 2019 at 5:30 at the Grimes City Hall

COUNCIL MEETING: June 09, 2019 at 5:30 at the Grimes City Hall

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

Sincerely,

A handwritten signature in black ink, appearing to read "Alex Pfaltzgraff". The signature is fluid and cursive, with the first name "Alex" written in a larger, more prominent script than the last name "Pfaltzgraff".

Alex Pfaltzgraff
Development Services Director

SHEET INDEX:
C-001 COVER SHEET
C-002 PRELIMINARY PLAT
C-101 DEMO PLAN
C-201 LAYOUT PLAN
C-301 GRADING PLAN
C-401 UTILITY PLAN
C-402 UTILITY PLAN
C-501 LANDSCAPE PLAN
C-601 DETAILS SHEET
C-701 SWPPP
1 OF 1 BUILDING ELEVATIONS

OWNER:
DALLAS CENTER GRIMES COMM. SCHOOL DISTRICT
2005 WEST 1ST STREET
GRIMES, IA 50111

ZONING:
A-1 - AGRICULTURE DISTRICT
TRANSPORTATION OVERLAY DISTRICT
BUILDING SETBACKS:
FRONT YARD = 75 FEET
SIDE YARD = 30 FEET PER SIDE, 30 FEET TOTAL
REAR YARD = 75 FEET

OPEN SPACE & IMPERVIOUS SURFACE:
PROJECT AREA = 121,850 SF
OPEN SPACE PROVIDED = 61,980SF (50.9%)
IMPERVIOUS SURFACE = 59,870 SF (49.1%)

PROPOSED USE:

DESCRIPTION: LOCATED BY 4" SOUTHWEST OF GEOTHERMAL VALVE ON EAST SIDE OF BUILDING.

OFF-SITE TAG:
TAG ON HYDRANT BOLT
ELEVATION = 998.56

DESCRIPTION: BURY BOLT WITH TAG, HYDRANT LOCATED NORTH OF DETENTION POND EAST OF THE MAIN PARKING LOT AND NEAR THE MAIN ENTRANCE.

UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED
RECORDS, AND PLANS PROVIDED BY OTHER
ENGINEERING, UNLESS OTHERWISE NOTED,
ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE
THE DUTY OF THE CONTRACTOR TO DETECT
ANY OTHER ADDITIONAL UTILITIES. OTHER

[illegible]

1. THE PAVING/GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING IS POSSIBLE. ALL AREAS SHALL BE SET IN ACCORDANCE WITH CITY OF GERMES STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SDMS.
2. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBGRADE PRIOR TO ANY PAVEMENT BEING PLACED.
3. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
4. 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 PREVAIL.

[illegible]

1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED-OUT FOR CONTRACTOR CONFORMANCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED-OUT ON THE PLAN, OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION.
3. CONTRACTOR SHALL USE A BORG CATALOG JOINTS FOR STORM SEWER AND SANITARY SEWER AT CROSSINGS WITH WATER WHERE STORM OR SANITARY SEWER CROSSING OCCURS OR LESS THAN 18 INCHES BELOW WATER. A BORG CATALOG JOINT SHALL BE EXTENDED UNTIL WATER AND SEWER ARE AT LEAST 3 FEET APART. ALL BORG CATALOG JOINTS SHALL BE CONSIDERED INCIDENTAL TO BID. IF A 12 PIPE IS USED FOR STORM SEWER, CONTRACTOR SHALL HAVE WATER TIGHT 12 PIPE, CENTERED ON THE CROSSING.
4. FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

1. IN THE EVENT OF A DISCREPANCY BETWEEN THE DC-G ADMIN BUILDING PROJECT SPECIFICATIONS AND CITY OF GRIMES REQUIREMENTS AND SPECIFICATIONS, PLUMBING CODE, AND URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT (SDGAS 2018), THE CITY OF GRIMES STANDARD SPECIFICATIONS SHALL GOVERN.

2. 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.

3. 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.

2. THIS INCLUDES BUT IS NOT LIMITED TO TOPSOIL, POOR SOILS AND STRUCTURAL FILL NECESSARY TO MEET PROJECT PLANS AND SPECIFICATIONS.

FROM THE FIELD SURVEY, EXISTING PUBLIC
HAVE BEEN FIELD LOCATED BY BISHOP
ATIONS ARE APPROXIMATE LOCATIONS

[illegible][illegible]

- a. ALL STORM SEWER IN-THE-ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
- b. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND AFFRIG GRATES. THE LAST 2 PIPE SECTIONS AND THE FLARED END SECTION ON ALL CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
- c. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHALL BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
- d. ALL SUMP SERVICE LINES SHALL HAVE TRACER WIRE.

1. 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.

1. REFERENCE ATTENDER TO THE SOILS REPORT (PIN 102193) FOR ADDITIONAL SOILS INFORMATION INCLUDING BUT NOT LIMITED TO SUBGRADE INFORMATION, FOOTING DESIGN, AND ANY POSSIBLE OVER ENCAINMENT DUE TO POOR SOILS. PAVEMENT SECTIONS ON THE PLANS GOVERN OVER PAVEMENT THICKNESS IN THE SOILS REPORT.

3. STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.

2. LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE SUDAS TYPE 1-2 OR 1-1. INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND SHALL BE SUDAS TYPE 3.

REQUIRED AS-BUILT NOTES:

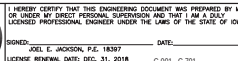
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF AS-BUILT TOPO OF ALL DETENTION PONDS & DETENTION POND S
2. CONTRACTOR SHALL CONTACT BISHOP ENGINEERING (JOEL JACKSON AT 515-276-0467) TO PERFORM SAID AS-BUILT SURVE
3. IF ANYTHING HAS BEEN CONSTRUCTED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BU

UNTIL ISSUES HAVE BEEN RECTIFIED.

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

LEGEND:

- SANITARY SEWER
- STORM SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- TELEPHONE LINE
- FIBER OPTIC
- CABLE TV
- STORM MANHOLE
- CURB INTAKE
- SURFACE INTAKE
- FLARED END SECTION
- SANITARY MANHOLE
- CLEANOUT
- HYDRANT
- SIPHON
- IRRIGATION CONTROL VALVE
- WATER MANHOLE
- WELL
- WATER VALVE
- WATER SHUT OFF
- YARD HYDRANT
- ELECTRIC MANHOLE
- ELECTRIC POLE
- ELECTRIC PACER
- ELECTRIC VAULT
- POWER POLE

[illegible]

Bishop Engineering
"Turning Your Successful Development"
 3501 104th Street
 Dan Minahan, Iowa 50322-3625
 Phone: (515) 226-0467 Fax: (515) 227-3537

DOC-G ADMINISTRATION BUILDING
ILLIAS CENTER - GRIMES COMMUNITY SCHOOL DISTRICT

PROJECT NO.:
826a0

DATE: AUGUST 2019

REVISIONS:
06/03/19 1ST CITY SE
06/18/19 2ND CITY S
06/25/19 3RD CITY S

DRAWING TITLE:
CIVIL COVER
SHEET

DRAWING NO.:
C-001

11

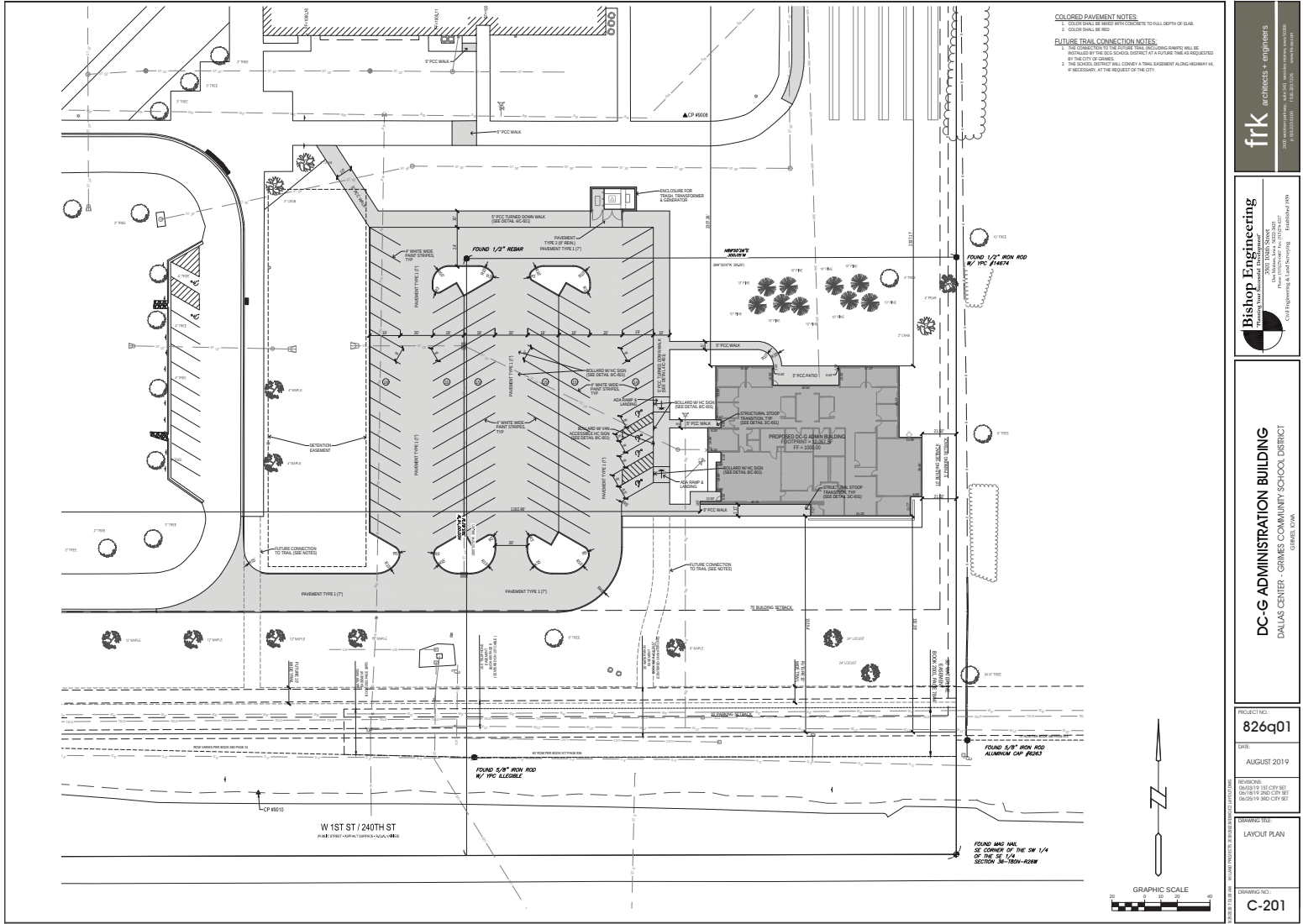
IOWA ONE CALL
 1-800-292-8889
 www.iowaonecall.com

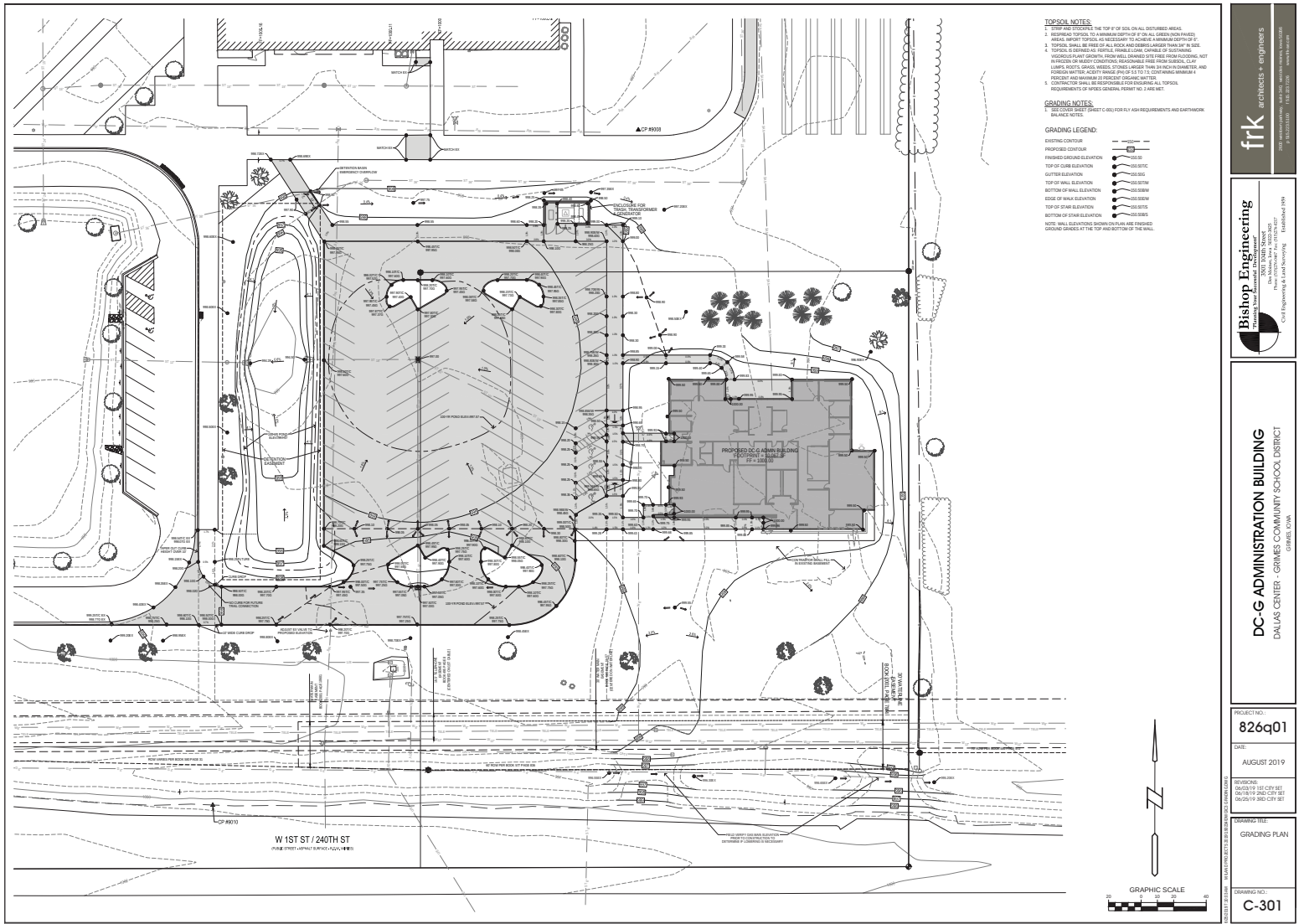
UTILITY NOTE:
 THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE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



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 LICENSED
 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
 SIGNED: PRELIMINARY DATE: _____
 LARRY D. HYLER, PLS. 14775
 LICENSE RENEWAL DATE: DEC. 31, 2020
 PAGES OR SHEETS COVERED: _____ C-002
 OF _____ SHEETS

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY
 ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY
 LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
 SIGNED: PRELIMINARY DATE: _____
 JOEL E. JACKSON, P.E. 18397
 LICENSE RENEWAL DATE: DEC. 31, 2020





TOPSOIL NOTES:

1. EXISTING TOPSOIL TO A MINIMUM DEPTH OF 6" ON ALL DISTURBED AREAS.
2. REPAIR TOPSOIL TO A MINIMUM DEPTH OF 6" ON ALL DISTURBED AREAS.
3. REPAIR TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
4. TOPSOIL SHALL BE FREE OF ALL ROCKS AND DEBRIS LARGER THAN 1/8" IN SIZE.
5. TOPSOIL IS DEFINED AS TOPSOIL, FINE SAND, SILT, CLAY, AND HUMUS.
6. TOPSOIL SHALL BE FREE OF ALL ROCKS AND DEBRIS LARGER THAN 1/8" IN SIZE.
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GRADING NOTES:

1. ALL GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF DALLAS GRADING SPECIFICATIONS.
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GRADING LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- FINISHED GROUND ELEVATION
- TOP OF CURB ELEVATION
- GUTTER ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- EDGE OF WALL ELEVATION
- TOP OF STONE ELEVATION
- BOTTOM OF STONE ELEVATION
- NOTE WALL ELEVATIONS SHOWN ON PLAN AND PROPOSED GROUND SURFACE AT THE TOP AND BOTTOM OF THE WALL.

frk architects + engineers

10000 WEST 10TH STREET, SUITE 100
DALLAS, TEXAS 75243
PHONE: 214.241.1000
FAX: 214.241.1001
WWW.FRK-ARCHITECTS.COM

Bishop Engineering

10000 WEST 10TH STREET, SUITE 100
DALLAS, TEXAS 75243
PHONE: 214.241.1000
FAX: 214.241.1001
WWW.BISHOP-ENGINEERING.COM

DC-G ADMINISTRATION BUILDING

DALLAS CENTER - GRAMES COMMUNITY SCHOOL DISTRICT

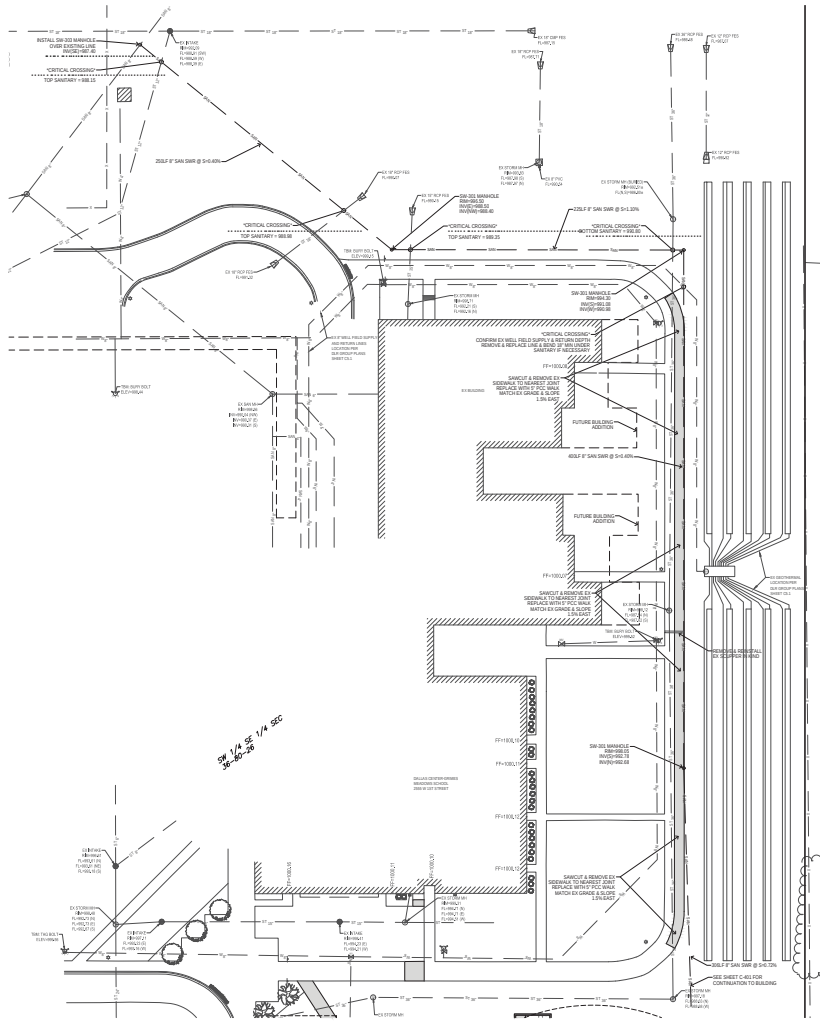
PROJECT NO:
826q01

DATE:
AUGUST 2019

REVISIONS:
08/20/19 100 CITY SET
08/20/19 200 CITY SET
08/20/19 300 CITY SET

DESIGNED BY:
GRADING PLAN

DRAWN BY:
C-301



LANDSCAPE NOTES:

1. ALL SEEDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SEEDS ALL OUTLINED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SEEDS LISTS SHOWN ON PLANS ARE FOR REFERENCE ONLY. PLANT LISTS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. STAKE SETS ON ALL SLOPES 1:1 OR GREATER.
4. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE. THE DRAWINGS SHALL PRESENT A COMPLET OCCUPANCY OF THE SITE.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK SPECIFICATIONS.
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 PLANT IMMEDIATELY AFTER ANY PLANTING. STAKE ALL TREES ACCORDING TO THE STAKING DETAILS. CONTRACTOR SHALL ADJUST AND MAINTAIN GROUND SURFACES THROUGHOUT THE PLANT ESTABLISHMENT PERIOD.
9. THE LANDSCAPE 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 AND THE CITY OF DALLAS.
10. ALL EROSION SHALL BE SURFACED WITH STEEL EROSION CONTROL, COLOR GREEN, OR APPROVED EQUIVALENT.
11. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVELS OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
12. ALL GRASS AND PERENNIAL PLANTING SEEDS SHALL BE MULCHED WITH 1" THICK PREPARED MULCH. MULCH SHALL BE APPLIED TO THE ENTIRE PLANTING AREA. MULCH SHALL BE APPLIED TO THE ENTIRE PLANTING AREA. MULCH SHALL BE APPLIED TO THE ENTIRE PLANTING AREA.
13. ALL MULCH TO BE APPLIED TO THE ENTIRE PLANTING AREA. MULCH SHALL BE APPLIED TO THE ENTIRE PLANTING AREA. MULCH SHALL BE APPLIED TO THE ENTIRE PLANTING AREA.

PLANTING SCHEDULE

NO.	PLANT NAME	SIZE	QUANTITY	NOTES
1	SHRUB	12" DIA.	100	SEE LIST FOR SPECIFICATIONS
2	SHRUB	12" DIA.	100	SEE LIST FOR SPECIFICATIONS
3	SHRUB	12" DIA.	100	SEE LIST FOR SPECIFICATIONS
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28	SHRUB	12" DIA.	100	SEE LIST FOR SPECIFICATIONS
29	SHRUB	12" DIA.	100	SEE LIST FOR SPECIFICATIONS
30	SHRUB	12" DIA.	100	SEE LIST FOR SPECIFICATIONS

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND THE CITY OF DALLAS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND THE CITY OF DALLAS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND THE CITY OF DALLAS.

DATE: 10/1/2019

PROJECT: 826q01

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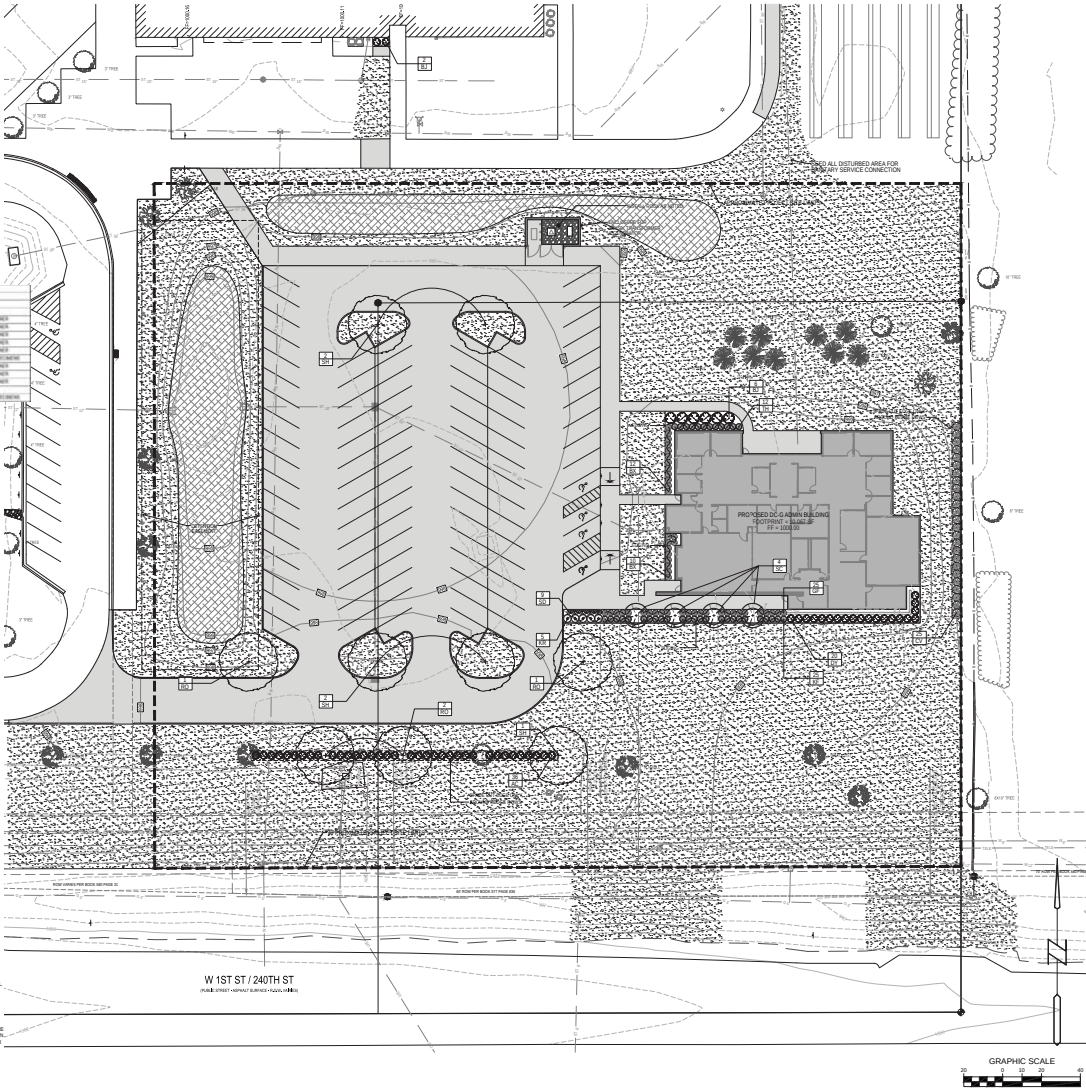
DATE: 10/1/2019

PROJECT: 826q01

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23	SHRUB	12" DIA.	100	SEE LIST FOR SPECIFICATIONS
24	SHRUB	12" DIA.	100	SEE LIST FOR SPECIFICATIONS
25	SHRUB	12" DIA.	100	SEE LIST FOR SPECIFICATIONS
26	SHRUB	12" DIA.	100	SEE LIST FOR SPECIFICATIONS
27	SHRUB	12" DIA.	100	SEE LIST FOR SPECIFICATIONS
28	SHRUB	12" DIA.	100	SEE LIST FOR SPECIFICATIONS
29	SHRUB	12" DIA.	100	SEE LIST FOR SPECIFICATIONS
30	SHRUB	12" DIA.	100	SEE LIST FOR SPECIFICATIONS

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND THE CITY OF DALLAS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND THE CITY OF DALLAS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND THE CITY OF DALLAS.

DATE: 10/1/2019

PROJECT: 826q01

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PROJECT: 826q01

DATE: 10/1/2019

frk architects + engineers

Bishop Engineering

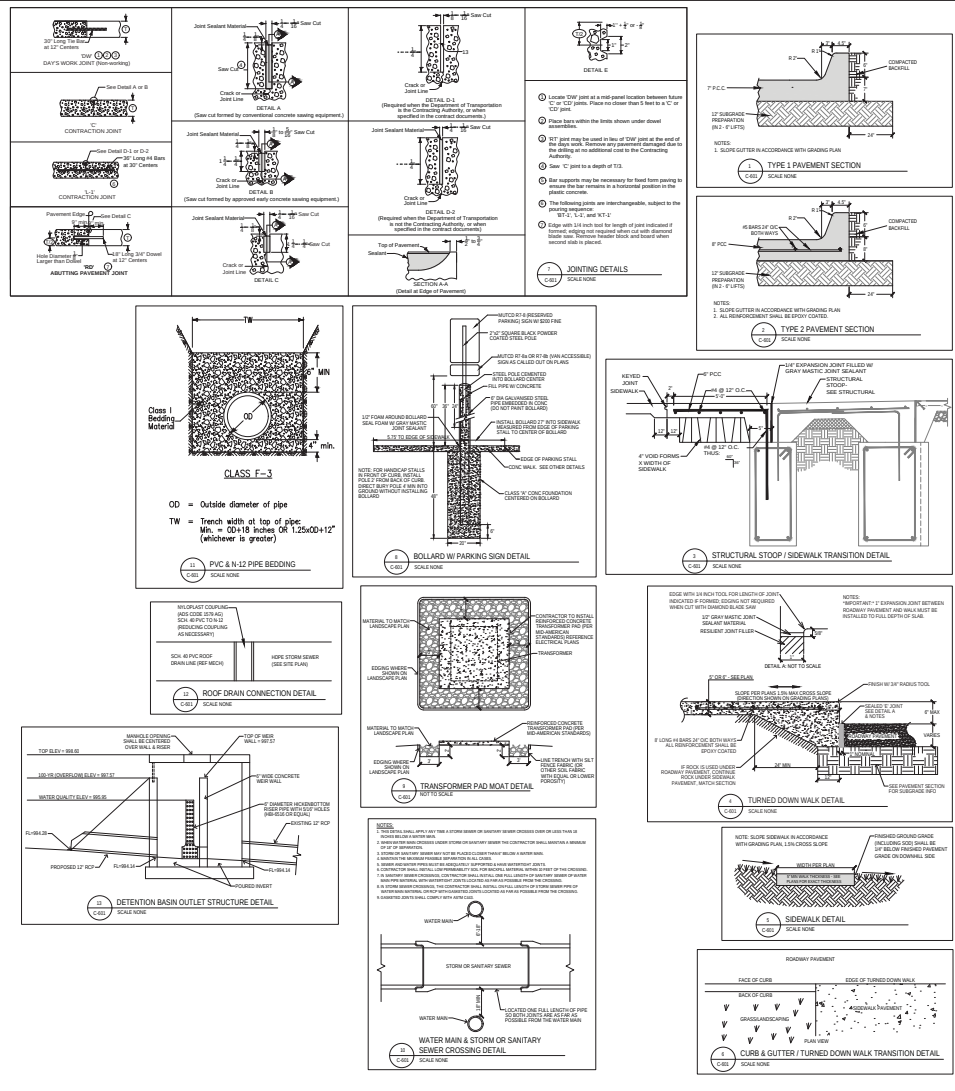
DC-G ADMINISTRATION BUILDING

826q01

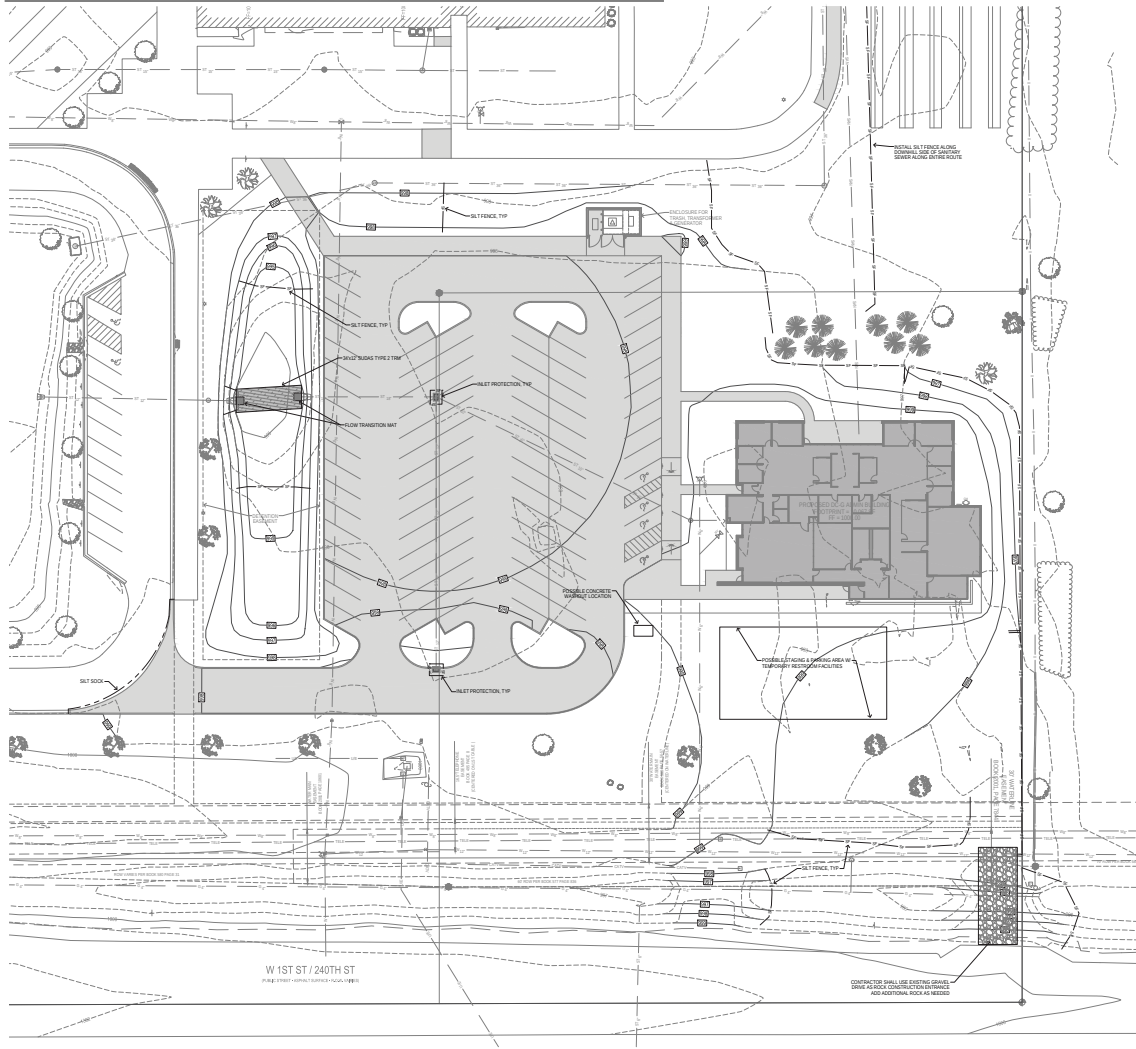
AUGUST 2019

LANDSCAPE PLAN

C-501

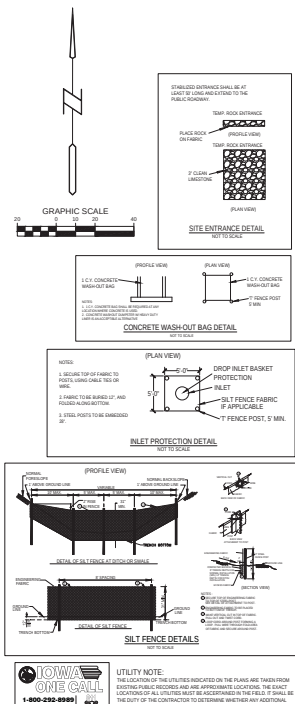


STORM WATER POLLUTION PREVENTION PLAN



- EROSION CONTROL NOTES:**
1. SEE SUPPLEMENTAL DETAIL FOR EROSION CONTROL PLAN AND EROSION CONTROL MEASURES. EROSION CONTROL DETAIL AND EROSION CONTROL MEASURES SHALL BE INCLUDED IN THE ORIGINAL BID.
 2. SUPPLY PLAN AND MEASURES IN THE DETAIL SHALL BE DISCLOSED IMMEDIATELY AND SHALL BE INCLUDED IN THE ORIGINAL BID.
 3. SUPPLY PLAN AND MEASURES IN THE DETAIL SHALL BE DISCLOSED IMMEDIATELY AND SHALL BE INCLUDED IN THE ORIGINAL BID.
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 12. SUPPLY PLAN AND MEASURES IN THE DETAIL SHALL BE DISCLOSED IMMEDIATELY AND SHALL BE INCLUDED IN THE ORIGINAL BID.

- EROSION CONTROL REMOVAL NOTES:**
1. EROSION CONTROL MEASURES SHALL BE REMOVED IMMEDIATELY AFTER STORM WATER MANAGEMENT MEASURES ARE COMPLETED.
 2. EROSION CONTROL MEASURES SHALL BE REMOVED IMMEDIATELY AFTER STORM WATER MANAGEMENT MEASURES ARE COMPLETED.
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 12. EROSION CONTROL MEASURES SHALL BE REMOVED IMMEDIATELY AFTER STORM WATER MANAGEMENT MEASURES ARE COMPLETED.



frk

architects + engineers

Bishop Engineering

PROJECT NO:

826q01

DATE:

AUGUST 2019

REVISIONS:

1. AUGUST 2019

2. AUGUST 2019

3. AUGUST 2019

DESIGNED BY:

SWPPP

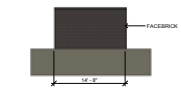
CHECKED BY:

C-701

DC-G ADMINISTRATION BUILDING

DALLAS CENTER - GRAMES COMMUNITY SCHOOL DISTRICT

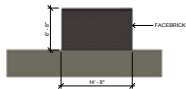
GRAMES, TEXAS



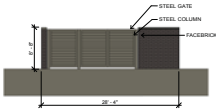
6 TRASH ENCLOSURE - WEST
1/8" = 1'-0"



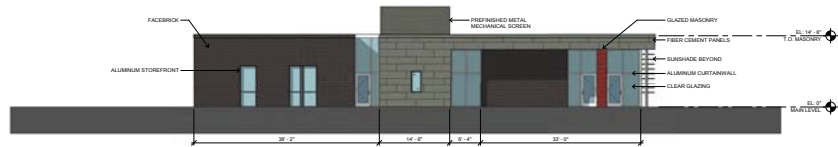
7 TRASH ENCLOSURE - NORTH
1/8" = 1'-0"



8 TRASH ENCLOSURE - EAST
1/8" = 1'-0"

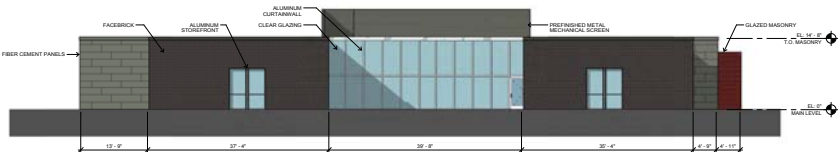


8 TRASH ENCLOSURE - SOUTH
1/8" = 1'-0"



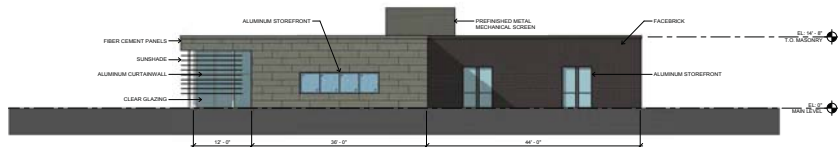
4 WEST ELEVATION
1/8" = 1'-0"

MATERIAL PERCENTAGE BY ELEVATION	
GLAZING	10%
GLAZING	25%
METAL SCREEN	6%



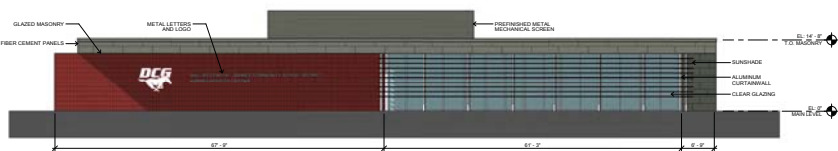
5 NORTH ELEVATION
1/8" = 1'-0"

MATERIAL PERCENTAGE BY ELEVATION	
GLAZING	45%
GLAZING	35%
METAL SCREEN	10%



6 EAST ELEVATION
1/8" = 1'-0"

MATERIAL PERCENTAGE BY ELEVATION	
GLAZING	35%
GLAZING	35%
METAL SCREEN	6%



7 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL PERCENTAGE BY ELEVATION	
GLAZING	35%
GLAZING	35%
METAL SCREEN	10%

Planning & Zoning Staff Report



TO: Board of Adjustment Members
FROM: Alex Pfaltzgraff, Development Services Director
DATE: July 02, 2019
RE: DCG School District Administration – Preliminary
Plat/Site Plan

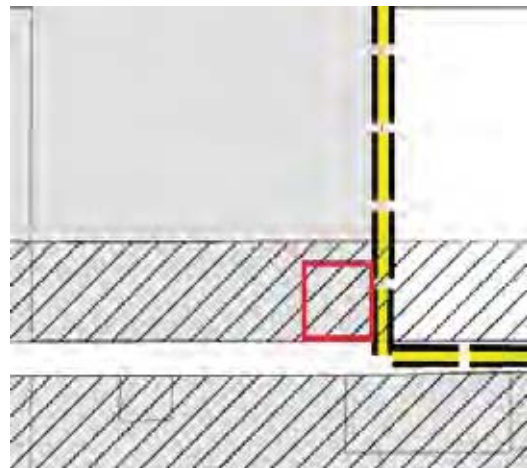
GENERAL INFORMATION:

Applicant:	DCG School District
Requested Action	Site Plan
Location	2405 W. 1 st Street

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Single Family	School	A-1
North	School	School	A-1
South	Single Family/AG	NCOM – Neighborhood Commercial	A-1
East	Agriculture	MU-1 – Mixed Use 1	Unincorporated
West	School	School	A-1

BACKGROUND:

The site is currently a single-family dwelling, and has used in that fashion since the 1950's, and possibly before. In early 2019, the Dallas Center School District acquired the property, with the intent to redevelop the site as the centralized location for the school district's administrative functions.

If you will recall, this property is within the Transportation Corridor Mixed Use Development Overlay District

The applicant, DCG School District is now requesting approval of a preliminary plat /site plan, that would allow for the development of an approximately 10,067 square foot school office building.

ANALYSIS:*Preliminary Plat:*

Due to the AG zoning not allowing for a stand along office building, at the direction of staff, the applicant has chosen to re-plat the property into one lot. The single lot will contain both the proposed administration building, as well as the high school, meadows building and athletic facilities.

The appropriate easements for ingress/egress, storm water management, and utilities are shown on the plat.

With the approval of the Final Plat (forthcoming), the applicant will deed over the necessary ROW, which will facilitate the future improvements to HWY 44.

Building/Elevations:

The applicant is proposing to construct a 10,067 square foot building on the 2.8-acre site. The building is to be constructed out of a combination of brick, cement board, and aluminum architectural paneling. Due to the addition of the materials outside of the required brick, the Planning and Zoning Commission must make a recommendation on the materials, and Council must approve at a 4/5 super majority. Staff is comfortable with the material selection, and feels that the building is consistent with the architecture of the existing schools on the site.

The building is oriented with the main entrance facing west. Additional egress is provided along the north elevation.

Site Layout:

The current has access off the existing internal driveway for the school. At this time, no additional access to HWY 44 has been requested, however conversations have been had with the applicant and DOT about future requests. It is likely that the requests will come when additional improvements to HWY 44 are being made.

Pedestrian access from the school site is being provided into the new administration building site. A future pedestrian access is shown south of the building, which will connect into a proposed trail along the north side of HWY 44.

A dumpster enclosure, which also contains a generator, will be constructed out of material similar to the principal building is provided on the north side of the site.

Parking:

Based upon the proposed use, and square footage of the building, 32 spaces are required.

$(10,067 \text{ square feet} \times 50\%) / 160 \text{ square feet} = 31.5 \text{ (round to 32)}$

The site is shown to provide 93 parking spaces. The large increase of required parking spaces is due to the need to accommodate people during school board meetings.

Landscaping/Streetscape:

There are no minimum open space requirements in an A-1 district, however as presented, 50.9% open space is shown on the site. As there are no open space requirements, there are also no landscaping requirements, outside of those noted within the Transportation Corridor overlay. Based upon the linear frontage of the site along the ROW, at least 5 trees and a 3-foot hedge row is to be provided. The proposed site plan indicates that requisite trees and shrubs are shown.

Along the east property line, the future land plan contemplates that a residential product may be appropriate. As a result of that, a hedge row is required to provide screening from the commercial site. In the event that the land use is not residential, the applicant has chosen to show the landscaping to be installed in the future. Appropriate notes are provided that indicate the City can cause the landscaping to be installed by written notice, of which the applicant has 60 days to perform.

Utilities:

The site's storm water management responsibility is being managed with the creation of a new detention facility, west of the parking for the proposed facility.

A new hydrant and water main will be brought onto the site from the existing 12" main along HWY 44. The hydrant will be positioned to provide appropriate hydrant coverage and access to the FDC.

Sanitary sewer will be accessed via an existing main north of the existing school facility.

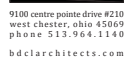
STAFF RECOMMENDATION:

Based upon staff's review of the project, we would recommend approval of the proposed preliminary plat/site plan for the DCG School District Administration Building subject to any remaining staff comments.

CITY OF GRIMES

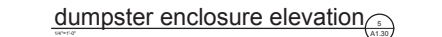
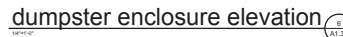
A handwritten signature in black ink, appearing to read "Alex Pfaltzgraff", is written over a faint, light-colored rectangular stamp or watermark.

Alex Pfaltzgraff
Development Services Director



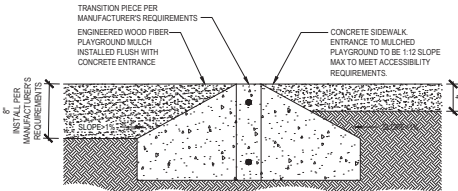
ISSUE DATE:
XX-XX-XXXX
JOB NUMBER:
BDCL19012
REVISIONS

A1.20

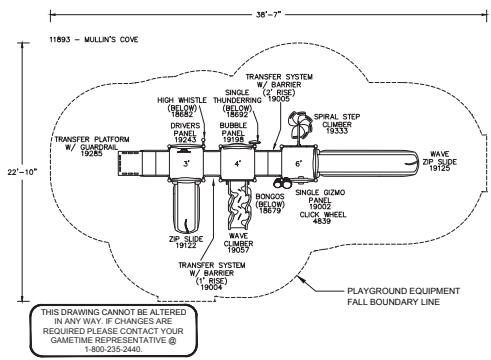




playground design



sidewalk transition detail



playground plan

BDCL
architects

9100 centre pointe drive #210
west chester, ohio 45069
phone 513.964.1140
bdclarchitects.com

MVAH
PARTNERS

9100 centre pointe drive #210
west chester, ohio 45069
phone 513.964.1154
mvahpartners.com

PRELIMINARY
NOT FOR CONSTRUCTION

EXP. 12/31/1903/26/2018

LATITUDE LOFTS
551 SE GATEWAY DRIVE, GRIMES, IA 50111
PLAYGROUND DETAILS

ISSUE DATE:
JOB NUMBER:
REVISIONS:

XX-XX-XXXX
BDCL19012

A1.30



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

June 18, 2019

McClure Engineering

Attn: Caleb Smith, P.E.

1360 NW 121st Street

Clive, IA 50325

RE: Latitude Lofts – Site Plan

Dear Mr. Smith:

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

General Comments:

1. Parkland Dedication is required for this development. The Developer shall submit a plan to satisfy the Grimes Parkland Dedication Ordinance. It is assumed that the Developer will propose a cash payment of based on \$42,000 per acre times the required parkland dedication area based on residential units. If so, please provide said calculations on the site plan cover sheet. Any cash payment will be due prior to building permit approval. Each unit shall provide for 1.615 individuals, for a total population of 80.75 (50*1.6150). For every person, .005 acres of parkland shall be dedicated, for a total of .40375 acres (80.75*.005). Thus, the fee provided will total \$16,957.50 (.40375*\$42,000).
2. Please note that a Grimes Floodplain Development Permit Application is required (attached). It is our opinion that a 404 permit is not necessary, however at your discretion, you may inquire with the Army Corp to determine.
3. Please label the floodplain linework, and identify on the coversheet the FIRM Panel, Zone and Adoption Date (2/1/2019)

Sheet 6 – Detailed Grading Plan

4. The sidewalk from the ROW to the building exceeds 5% which is not allowed. Please lengthen the sidewalk so it does not exceed 5%.

Sheet 7 – Utility Plan

5. Please show the location of the fire department connection. Note that a fire hydrant is required within 100-ft of said F.D. connection. Please label distance on the plans.
6. The domestic service shut off is inside the building, then a City Access Agreement is required (see attached).

Elevation Plan

7. It is highly recommended that you bring detailed building materials and color schemes with you to P & Z.

Stormwater Management Plan:

8. FOX has reviewed the SWMP. Please submit a signed copy for our records.

Stormwater SWPPP:

9. The erosion and sediment control indicated on the site plan is acceptable.
10. Please submit the City of Grimes Grading/SWPPP certification.
11. SWPPP narrative has been received and the following is our comments:
 - a. It is noted the format is an EPA template and needs additional editing to conform to Iowa DNR General Permit #2.
 - b. Page 24 of 245, please provide 24-hour emergency contact information. This is the same as the City of Grimes Grading/SWPPP certification.
 - c. Page 6 of 245, please provide SWPPP management information.
 - d. Page 17 of 245, paragraph 4.3 Track-out Control, Description – please revise as “M Avenue west” is not correct.
 - e. Page 18 of 245, paragraph Installation – please change work “one” to “once” in two locations on this page.
 - f. Page 25 of 245, paragraph Maintenance Requirements – please correct spelling of “soded” to “sodded” in three locations within the paragraph.
 - g. Page 28 of 245, paragraph 5.2 Spill Prevention and Response – please add information from DNR G.P. #2, page 5 of 17, B. Releases in Excess of Reportable Quantities.
 - h. Page 31 of 245, Pollution Prevention Practices, Descriptions – is Story Construction going to be contractor working at site? Please revise as needed.
 - i. Page 34 of 245, Inspection Schedule – please be aware DNR G.P. #2 does NOT have exceptions for frozen ground – please revise accordingly.
 - j. Page 37 of 245, Please have certification(s) signed for final approval.
 - k. Suggest removing Appendix L Historic Properties Documentation, pages 176 through 227.
 - l. Please refer to G.P. #2 for items that are to be included in a SWPPP narrative (I.e. Notice of Intent, Notice of Discontinuation, published public storm water discharge notice, DNR authorization, etc.) and include items in this narrative.

Post Construction Stormwater Agreement:

12. Please revise the title, first paragraph and second paragraph of the agreement to replace the bracketed information with the name of the site plan/development.
13. Part I, Item 1 - Please replace [insert Storm Water Management Facility] with “detention basin for Latitude Lofts Site Plan”.

14. Part I, Item 2, Line 2 – Please replace “Stormwater Management Concept Plan” with “Stormwater Calculations, Latitude Lofts”.
15. Part II, Item 11a (swales and detention sections) – Please revise “height designated on the original design” to be an actual height range that is required to be maintained for pond vegetation.
16. Part II, Item 11g – Delete if not needed.
17. Part II, Item 11 – Delete Riparian Buffer language since it is not applicable.

PLEASE PROVIDE A LETTER ADDRESSING ALL COMMENTS ON THIS COMMENT LETTER AND/OR STATE WHAT WAS MODIFIED ON THE SITE PLAN TO ADDRESS SAID COMMENTS.

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DEADLINE: **June 25, 2019 @ 9am (submit revised plan to apfaltzgraff@grimesiowa.gov)**

PLANNING & ZONING: July 2, 2019 at 5:30 at the Grimes City Hall

COUNCIL MEETING: July 9, 2019 at 5:30 at the Grimes City Hall

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

Sincerely,



Alex Pfaltzgraff
Development Services Director

APPLICANT

MVAH PARTNERS
8500 CENTRE POINTE DRIVE, SUITE 210
WEST CHESTER, OH 45069
ATTN: WOLLYS MANN

OWNER

KNAPP PROPERTIES INC.
5000 WESTTOWN PKWY STE 400
WEST CHESTER, OH 45069
ATTN: WILLIAM C. KNAPP

ENGINEER/SURVEYOR

MCCLURE ENGINEERING
1300 NW 121ST STREET
CLIVE, IOWA 50325
(515) 964-1229
cmh@mcclureeng.com
ATTN: CALEB SMITH

ZONING INFORMATION

ZONING: BOARD OF ADJUSTMENT GRANTED A SPECIAL USE PERMIT
ALLOWING A R-3 ZONING USE IN AN EXISTING C-3 ZONE.
HIGHWAY 141 OVERLAY (ZONE 3)

BUILDING SETBACKS:
FRONT YARD - 25 FT.
SIDE YARD - 20 FT.
REAR YARD - 10 FT. (HWY 141 OVERLAY)

OFF-STREET PARKING SETBACK - 10 FT.

MAXIMUM BUILDING HEIGHT - 45 FT.

BUILDING INFORMATION

ADDRESS: 551 SE GATEWAY DRIVE

TOTAL NO. BUILDINGS: 1 BUILDING
TOTAL BUILDING SF: 18,754 SF
GROSS FLOOR AREA: 55,028 SF
FIRST FLOOR SF: 18,754 SF
SECOND FLOOR SF: 18,637 SF
THIRD FLOOR SF: 18,637 SF

BUILDING HEIGHT: 43 FT. - 9 IN.

TOTAL NUMBER OF FLOORS: 3 FLOORS

GRADING TO BEGIN: FALL OF 2019

CONSTRUCTION TO BEGIN: FALL OF 2019

COMPLETION EXPECTED: SUMMER OF 2020

LEGAL DESCRIPTION

GRIMES CROSSING PLAT 3 LOT 6

DEVELOPMENT INFORMATION

GROSS LAND AREA - 205,313 S.F. (4.71 AC.)

DEVELOPED AREA - 205,313 S.F. (4.71 AC.)

DEVELOPED IMPERVIOUS AREA:
PAVED AREA - 42,566 S.F. (20.7%)
BUILDING AREA - 18,754 S.F. (9.1%)
TOTAL - 61,320 S.F. (29.8%)

OPEN SPACE:
REQUIRED - 20% OPEN SPACE (HWY 141 OVERLAY)
= (9,291) (205,313) = 45,022 S.F.
PROVIDED - 205,313 S.F. - 61,320 S.F.
= 143,993 S.F. (70.2%)

LANDSCAPING:
REQUIRED - 2 TREES FOR EVERY 1,000 S.F. OF REQUIRED OPEN SPACE
= (2) (45,022 / 1,000 S.F.) = 90 TREES
= 1 TREE PER 500 S.F. FROM GATEWAY TO GATEWAY = 6 TREES
= 1 SHRUB PER 500 S.F. OF REQUIRED OPEN SPACE
= (1) (45,022 / 500 S.F.) = 90 SHRUBS
PROVIDED - 90 TREES
= 1 TREE PER 500 S.F. FROM GATEWAY TO GATEWAY

PARKING INFORMATION

REQUIRED - RESIDENTIAL DWELLING (BULK REGULATIONS)
= 2 STALLS PER UNIT = 2 STALLS / 50 UNITS
= 100 STALLS REQUIRED

PROPOSED - 100 SPACES PROVIDED

ADA PARKING - TOTAL NUMBER OF PARKING SPACES IN PARKING
FACILITY (78-100) = 4 PARKING SPACES REQUIRED
AND 1 VAN ACCESSIBLE SPACE

PROPOSED - 4 SPACES PROVIDED AND 1 VAN SPACES PROVIDED

PROJECT SCHEDULE

BEGIN CONSTRUCTION: FALL 2018

FINAL OCCUPANCY: SUMMER 2020

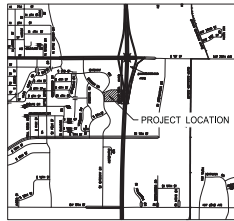
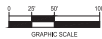
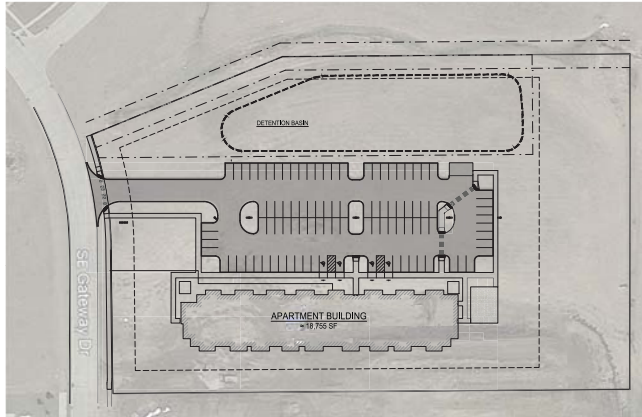
FLOODPLAIN INFORMATION

FIRM PANEL: 13135C02197

ZONE: AE (ZONE 3 IN AREA BEING DEVELOPED ON SITE)

APPROVED: 2/1/19

LATITUDE LOFTS SITE PLAN GRIMES, IOWA

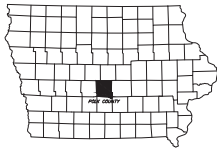


VICINITY SKETCH

NO SCALE

ALL CONSTRUCTION SHALL BE COMPLETED IN
ACCORDANCE WITH THE IOWA STATEWIDE URBAN DESIGN
AND SPECIFICATIONS, WITH GRIMES ADDENDA, AS
ACCEPTED BY THE CITY OF GRIMES EXCEPT WHERE
ALTERED OR AMENDED BY THESE PLANS.

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
	DATE: 05/24/2019 MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2019 PAGES OR SHEETS COVERED BY THIS SEAL: 01/12



IOWA STATE MAP



Sheet Number	Sheet Title	Sheet Description
01	GN-01	COVER SHEET
02	GN-02	GENERAL LEGEND AND NOTES
03	GN-03	EXISTING CONDITIONS AND DEMO PLAN
04	SP-01	SITE PLAN
05	GR-01	GRADING PLAN
06	GR-02	DETAILED GRADING
07	UT-01	UTILITIES PLAN
08	LI-01	LIGHTING PLAN
09	LS-01	LANDSCAPE PLAN
10	LP-01	PLANTING SCHEDULE
11	DT-01	DETAILS
12	EL-01	BUILDING ELEVATIONS



9100 centre pointe drive #210
west chester, ohio 45069
phone 513.964.1140

bdclarchitects.com



9100 centre pointe drive #210
west chester, ohio 45069
phone 513.964.1154

mvaahpartners.com



1300 NW 121ST Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

EXP: 12/31/19 05/26/2018

551 SE GATEWAY DRIVE, GRIMES, IA 50111

LATITUDE LOFTS

ISSUE DATE: 05/24/2019

JOB NUMBER: BDCL19012

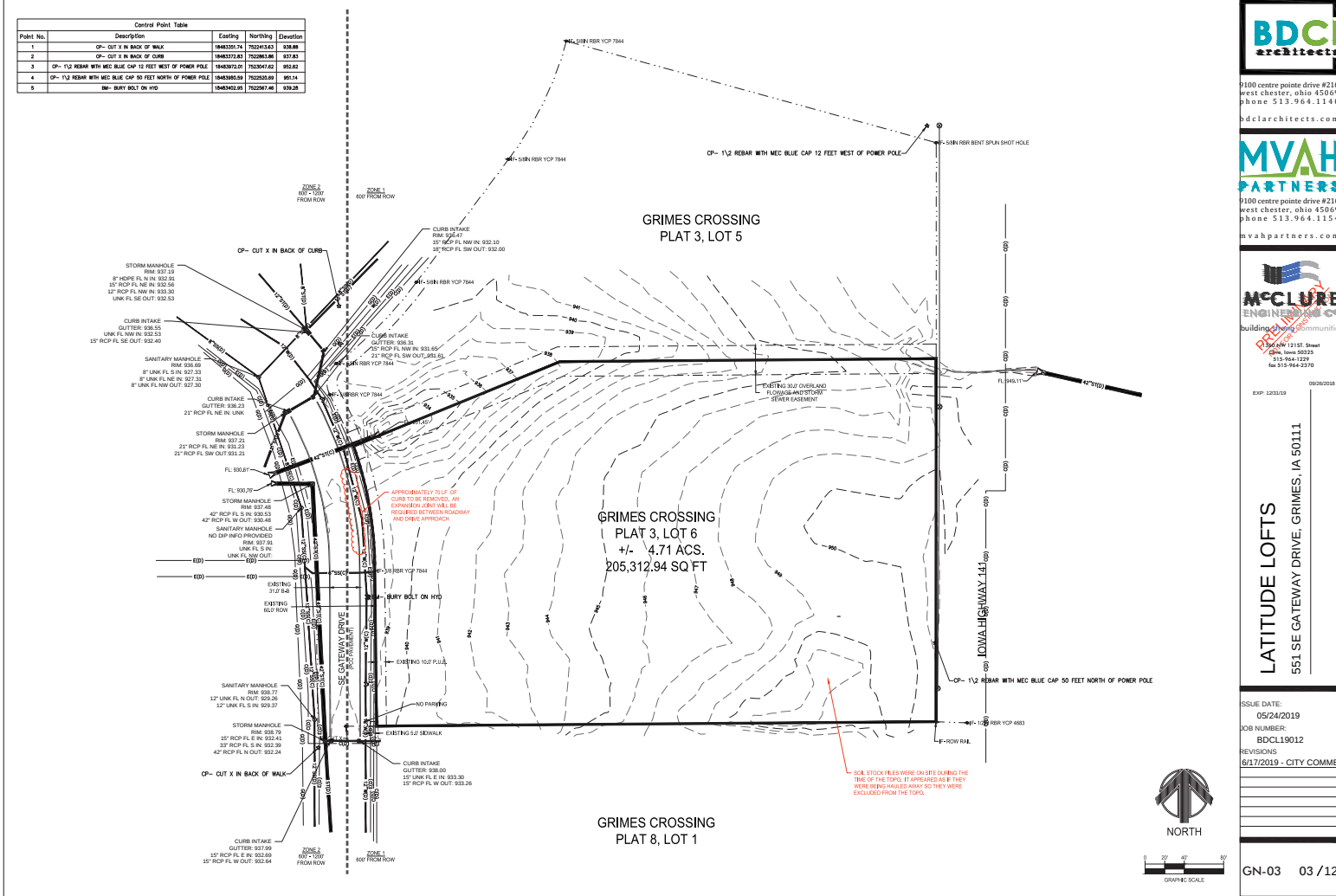
REVISIONS:

6/17/2019 - CITY COMMENTS

01/12

GN-01 01/12

Control Point Table			
Point No.	Description	Easting	Northing
1	OP- CUT X IN BACK OF WALK	1846330.14	7523414.62
2	OP- CUT X IN BACK OF CURB	1846330.14	7523414.62
3	OP- 1/2 REBAR WITH MEC BLUE CAP 12 FEET WEST OF POWER POLE	1846330.14	7523414.62
4	OP- 1/2 REBAR WITH MEC BLUE CAP 50 FEET NORTH OF POWER POLE	1846330.14	7523414.62
5	OP- BURY BOLT ON HYD	1846330.14	7523414.62



9100 centre pointe drive #210
west chester, ohio 45069
phone 513.964.1140
bdclarchitects.com

9100 centre pointe drive #210
west chester, ohio 45069
phone 513.964.1154
mvahpartners.com

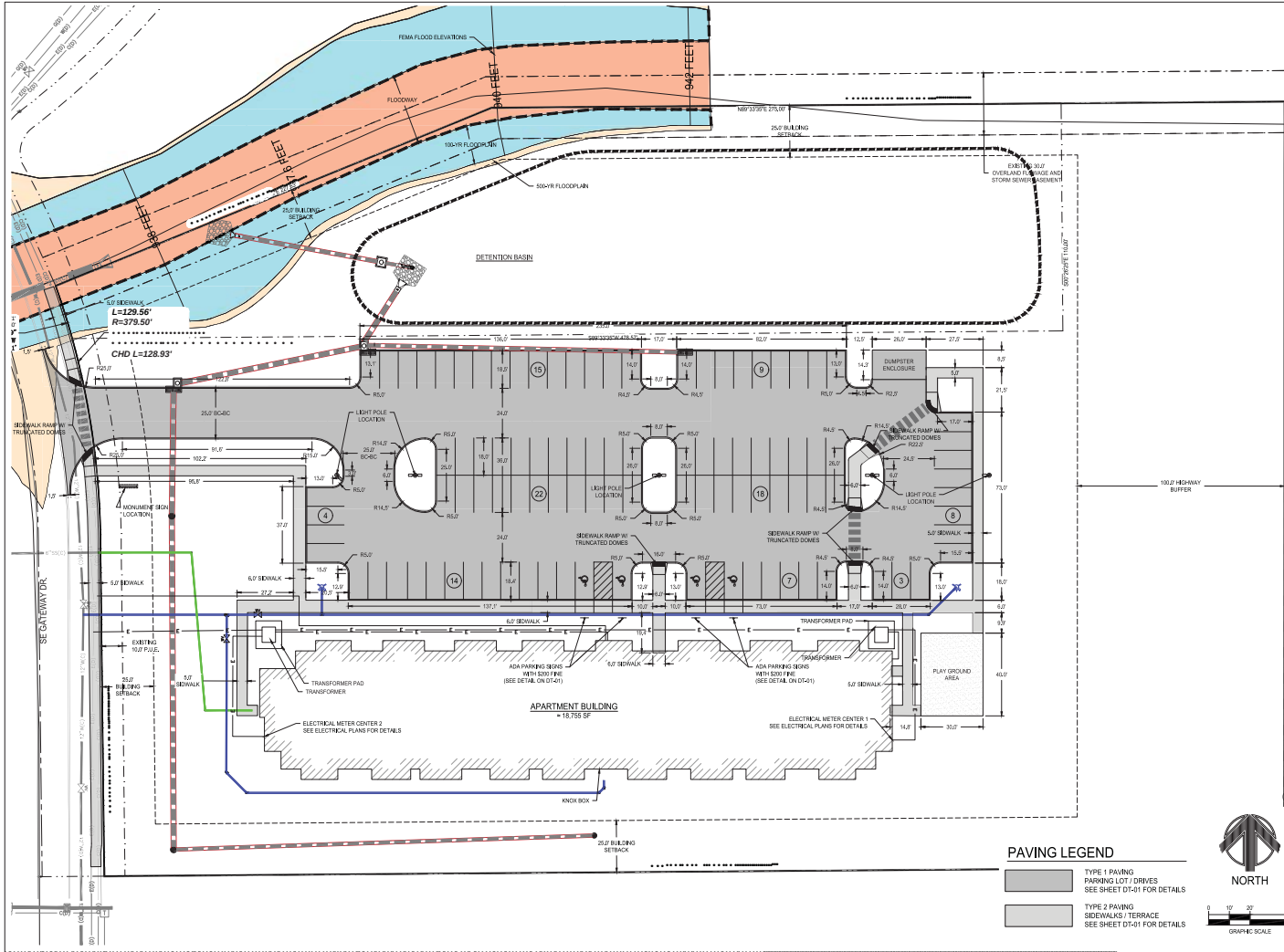
13151 Street
Glenview, IL 60025
515-964-1229
515-964-2370

EXP. 12/2019 09/26/2018

LATITUDE LOFTS
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GN-03 03 /12



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west chester, ohio 45069
phone 513.964.1140
bdclarchitects.com

9100 centre pointe drive #210
west chester, ohio 45069
phone 513.964.1154
mvahpartners.com

building communities
12151 Street
Glen, Ohio 45025
513-964-1229
fax 513-964-2370

ISSUE DATE: 05/24/2019

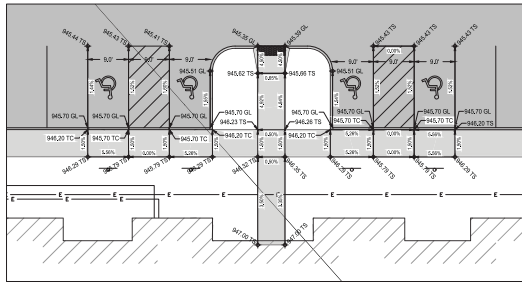
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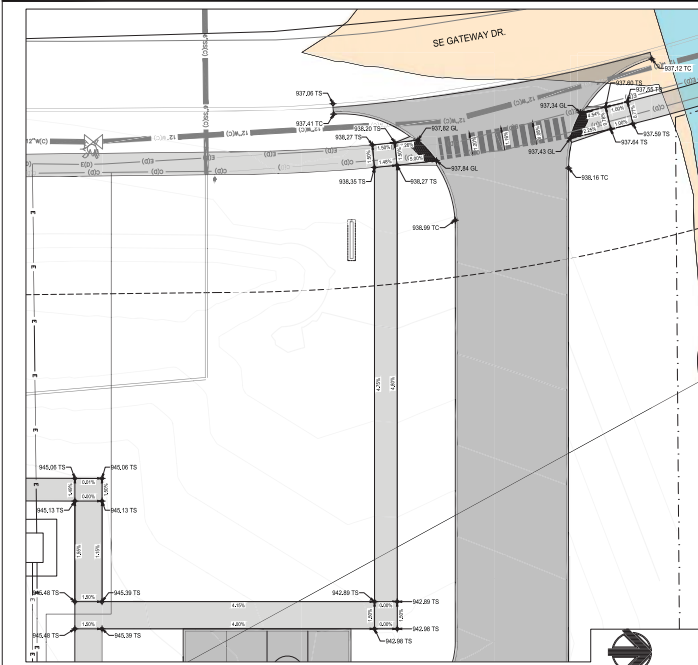
LATITUDE LOFTS

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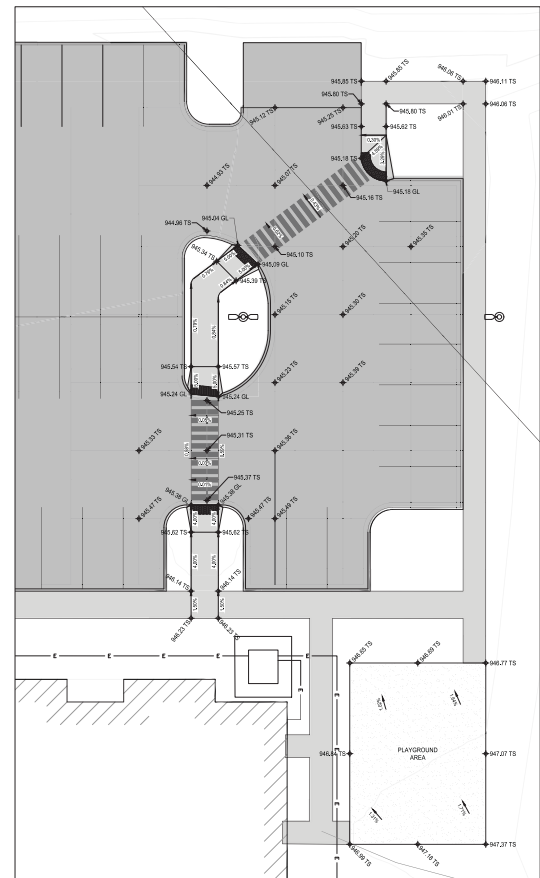
SP-01 04 / 12



DETAILED GRADING - ADA PARKING STALLS
SCALE: 1" = 10'

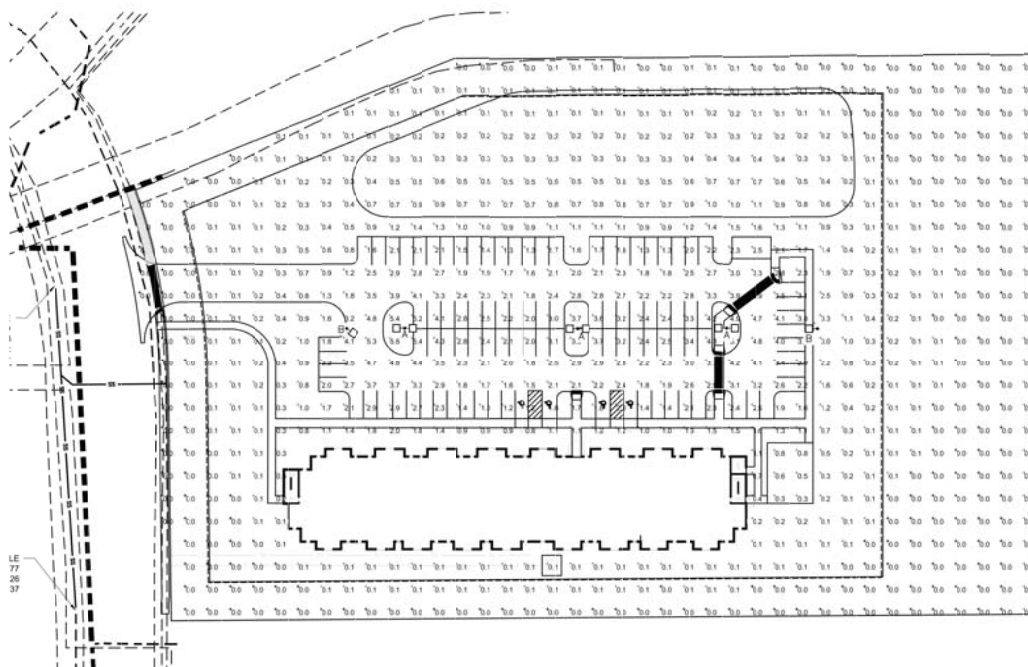


DETAILED GRADING - DRIVE ENTRANCE AND ADA RAMP
SCALE: 1" = 10'



DETAILED GRADING - ADA SIDEWALK RAMP
SCALE: 1" = 10'

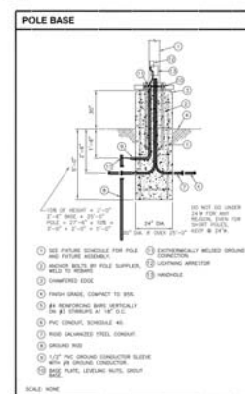




SITE PHOTOMETRIC PLAN 
SCALE: 1"=30'-0"

Submissions										
Journal	Year	Q1*	Category / Section	Commentary	Notes	Number of votes	Current rank	Q1	Message	Send Message
	A	1	Q 101-102: 44-496 178 P 101-178	Review: 101-496 178 P 101-178	201	1	20101	1	800	
	B	1	Q 101-102: 44-496 178 P 101-178	Review: 101-496 178 P 101-178	201	1	20101	1	800	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.8 fc	5.5 fc	0.0 fc	N/A	N/A

[illegible]

BDCL
architects

9100 centre pointe drive #210
west chester, ohio 45069
phone 513.964.1140
bdclarchitects.com

MVAH
PARTNERS
9100 centre pointe drive #210
west chester, ohio 45069
phone 513.964.1154
mvahpartners.com

PRELIMINARY
NOT FOR
CONSTRUCTION

VMP
ENGINEERING INC.
4223 Eastern Highway Phone: 314-895-
St. Louis, MO 63118 Email: multi@vmp-engineering.com

EXP. 12/25/18 08/26/2019

LATITUDE LOFTS
551 SE GATEWAY DRIVE, GRIMES, IA 50111

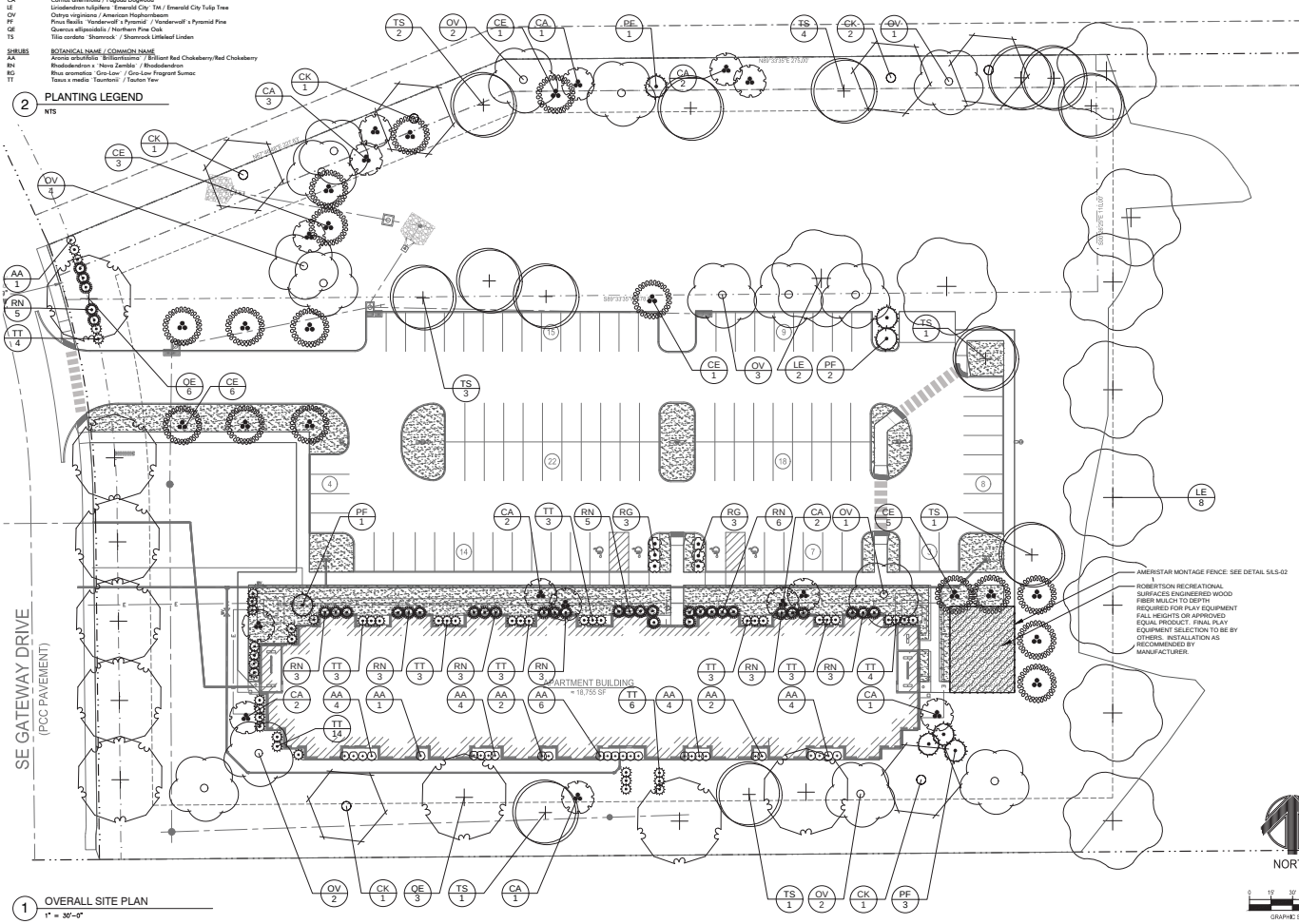
ISSUE DATE:
XX-XX-XXXX
JOB NUMBER:
BDCL19012
REVISIONS

PLANT LEGEND (SEE FULL SCHEDULE ON LS-02)

TREES	BOTANICAL NAME / COMMON NAME
CA	Carya americana / Eastern Red Oak
CK	Quercus laevis / American Yellowwood
CE	Cornus alternifolia / Fragrant Dogwood
LE	Liriodendron tulipifera / Emerald City Tulip Tree
OV	Osireya virginiana / American Holly
PF	Pinus taeda / Loblolly Pine
RG	Quercus alba / Northern White Oak
TS	Tilia cordata / Shagbark / Shagbark White Oak
SHRUBS	BOTANICAL NAME / COMMON NAME
AA	Arctostaphylos uva-ursi / Bearberry
RN	Rhododendron x Nova Zembla / Rhododendron
TT	Taxus x media / Taxodium / Taxodium

PLANTING LEGEND

NTS



1 OVERALL SITE PLAN

BDCL
architects

9100 centre pointe drive #210
west chester, ohio 45069
phone 513.964.1140
bdclarchitects.com

MVAH
PARTNERS

9100 centre pointe drive #210
west chester, ohio 45069
phone 513.964.1154
mvahpartners.com

MCCLURE
ENGINEERING

13151 121st Street
Columbus, Ohio 43223
614-884-1229
mcclure-engineering.com

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LS-01 09 / 12

STANDARD MCLURE LANDSCAPE PLAN NOTES

- THE CONTRACTOR SHALL OBTAIN THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND OVERGROUND UTILITIES, IRRIGATION PIPING AND DRAINAGE STRUCTURES BEFORE COMMENCING WORK. INFORMATION SHOWN ON PLANS IS FROM AVAILABLE INFORMATION AND ALL LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO ANY OF THE PREVIOUSLY LISTED ITEMS.
- CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERSEDE SCHEDULED QUANTITIES.
- CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES SHOWN PRIOR TO PLANTING. QUANTITIES PROVIDED ARE FOR CONSTRUCTION ONLY AND THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADJUSTING THE QUANTITY OF PLANT MATERIAL SHOWN ON THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL TO BE SPACED AS SHOWN, UNLESS OTHERWISE NOTED.
- LOCATION AND PLANTING OF ALL PLANT MATERIAL SHALL BE STAKED OR Laid OUT IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- NO SUBSTITUTION (SINCE OUTLINES SHALL BE ACCEPTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT PRIOR TO PLANTING).
- ALL PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE & INFESTATION TRUE TO TYPE, VARIETY, SIZE SPECIFIC, & FORM PER AREA STANDARDS.
- ALL TREES & SHRUBS (SINCE EXISTING ROCK MULCH) SHALL RECEIVE 1" MIN. OF SHREDED DARK BROWN PINEBARK HARDWOOD MULCH, AS SPECIFIED, AND PRIOR OR SHAPING TO BE DONE BEFORE & AFTER MULCHING FROM BRANCHES TO CROWN. IF WATER INSTALLATION, RETURN NEXT SPRING & INSTALL PREVENTION WITH NEW MULCH.
- TREE TIES SHALL BE SPACED 20" STRIPS FOR TREE STAKING. USE 2" GAUGE SINKING WIRE. TREE TIES SHALL BE STRAIGHT ALUMINUM AND CUT TREE TIES SHALL BE REMOVED PRIOR TO TOP CUT PLANT INSTALLATION.
- CONTRACTOR SHALL THOROUGHLY WATER IN EACH PLANT IMMEDIATELY FOLLOWING INSTALLATION AND CONTINUE WATERING UNTIL LAWN GRASS COMPLETION. CONTRACTOR REQUIRED TO COORDINATE WATERING WITH THE OWNER AFTER SUBSTANTIAL COMPLETION.
- ALL AREAS OF THE SITE DISTURBED DURING CONSTRUCTION THAT ARE NOT DESIGNATED AS REPAIR / PAVEMENT AREAS SHALL BE SOURED WITH SOIL. CURB TYPE SHALL BE 12" AND 20" BUILT-UP AREAS SO.
- ALL LANDSCAPED AND TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATED SYSTEM. THE CONTRACTOR SHALL PROVIDE A DESIGN TO COVER THE NEW LANDSCAPED AREAS WITH HEAD TO HEAD COVERAGE. ONLY MANAGED OR IRRIGATION PIPING IS EQUIPMENT TO BE USED. SOIL IS PERMITTED. THE DESIGN SHALL PROVIDE ALL PIPES, VALVES, CHECKS, CONTROLS, AND SLEEVES. SLEEVES SHALL BE INSTALLED BY THE GENERAL CONTRACTOR AND COORDINATED WITH THE LANDSCAPE / IRRIGATION CONTRACTOR. 4" PVC SLEEVES RECOMMENDED. SLACK SLEEVES AND MAKE CLEARLY ABOVE GROUND FOR EASE OF FINDING. COORDINATE BACKLASH, TOP & BOTTOM WITH THE GENERAL CONTRACTOR AND THE CITY ENGINEER. THE IRRIGATION DESIGN / SUBMITTAL SHALL BE REPRESENTATIVE & LA FOR APPROVAL PRIOR TO ORDERING OR INSTALLING ANY MATERIALS FOR THE IRRIGATION SYSTEM. GC SHALL MAKE SURE THAT THE WATER & BACKLASH ARE COVERED IN THE BID, AS THE IRRIGATION CONTRACTOR IS LIKELY TO EXCLUDE THESE ITEMS FROM THE IRRIGATION BID. COORDINATE THESE ITEMS AND SLEEVES.
- NO TREES SHALL BE PLANTED OVER TOP OF ANY UTILITY LINES OR PIPES. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO PLANTING AND ANY MODIFICATIONS TO TREE LOCATIONS SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND APPROVED BY THE CITY PRIOR TO PLANTING.
- ALL PLANT MATERIALS AND IRRIGATION SYSTEM SHALL BE GUARANTEED FOR 1 YEAR FROM DATE OF SUBMITTAL. CONTRACTOR SHALL OBTAIN CERTIFICATES INDICATED IN THE SPECIFICATIONS. PLANT MATERIALS WILL BE ONLY ONE TIME REPLACEMENT AND REQUIRED NEXT BY THE LANDSCAPE CONTRACTOR FOR ALL REPLACEMENTS.
- CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
- THIS LANDSCAPE PLAN IS DESIGNED TO BE IN CONFORMANCE WITH THE GRIMES, IOWA SHIFTER DEVELOPMENT CODE. THE LANDSCAPE ARCHITECT WILL COORDINATE CLOSELY WITH THE CITY OF GRIMES, IOWA TO MAKE SURE FINAL DEVELOPMENT AND PERMIT PLANS ARE IN CONFORMANCE WITH THIS CODE.

LANDSCAPE REQUIREMENTS			
FOR THE OWNER & CITY OF GRIMES	FOR THE OWNER & CITY OF GRIMES	FOR THE OWNER & CITY OF GRIMES	FOR THE OWNER & CITY OF GRIMES
CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO PLANTING.	CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO PLANTING.	CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO PLANTING.	CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO PLANTING.
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LANDSCAPE GENERAL NOTES

PLANT SCHEDULE

TREE	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CA.	SIZE
CE	16		Cercis canadensis / Eastern Redbud Multi-trunk	8.8.8		8-10" H
CK	6		Chastanula latifolia / American Yellowwood	8.8.8	2" cal	
CA	14		Cornea alternifolia / Pagoda Dogwood	8.8.8	1.5" cal	
LE	10		Liriodendron tulipifera / Emerald City / The / Emerald City City Tree	8.8.8	2" cal	
OV	15		Ostrya virginiana / American Hophornbeam	8.8.8	2" cal	
PF	7		Pinus Resinosa / 'Vanderwall' x 'Pyramidal' / 'Vanderwall' x 'Pyramidal' Pine	8.8.8		8-10" H
QE	9		Quercus alba / Northern Pine Oak	8.8.8	2" cal	
TS	13		Tilia cordata / Shennock / Shennock Littleleaf Linden	8.8.8	2" cal	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.		
AA	28		Aronia arbutifolia / Brilliant Red Chokeberry / Red Chokeberry	5 gal		
BN	34		Rhododendron x 'Nora Zambelli' / Rhododendron	5 gal		
BG	6		Rhus aromatica / 'Gris-Low' / Gris-Low Fragrant Sumac	5 gal		
TT	46		Taxus x media / 'Tussock' / Tussock Yew	5 gal		
GROUND COVER	CODE	QTY	BOTANICAL / COMMON NAME	CONT.		
EW	1,200.4		Engelmann Wood Mulch	5F		
PH	108.840		Pennell Sod / Heat-Tolerant Pennell Sod	5F		

LANDSCAPE GENERAL NOTES

LANDSCAPE CALCULATIONS

TRENCH-CUT EDGING

1" = 1'-0"

00 0102-01

SHRUB AND PERENNIAL PLANTING

1/2" = 1'-0"

32 8333-04

6FT WROUGHT IRON FENCE

1 1/2" = 1'-0"

32 3119-01

STAKING ORIENTATION

- 2 STAKES - 3" CAL. OR LESS
- 3 STAKES - GREATER THAN 3" CAL.

STAKING WIRE

ENSURE SLACK FOR TREE MOVEMENT

FLEXIBLE FLAT STRAP

2X ROOTBALL DIAMETER

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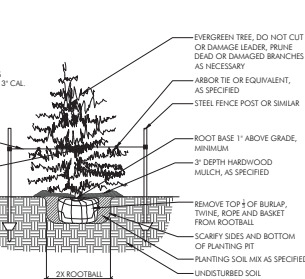
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CONFEROUS TREE PLANTING

1/2" = 1'-0"

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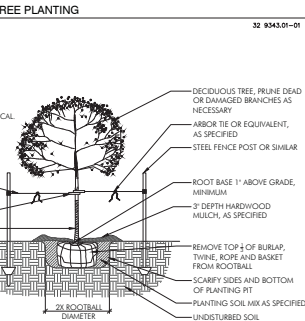
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DECIDUOUS TREE PLANTING

1/2" = 1'-0"

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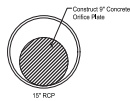
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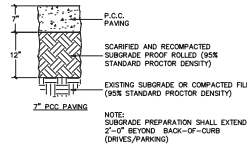
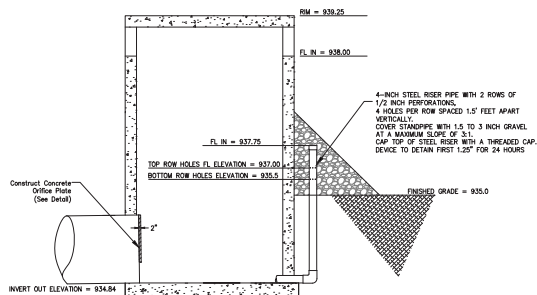


1 ADA PARKING SIGN W/ #200 FINE
NOT TO SCALE

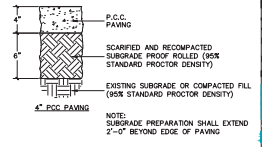


PIPE ORIFICE DETAIL (FOR
100-YR DETENTION)

MODIFICATIONS TO INT-3
NOT TO SCALE



4 TYPE 1 PAVING SECTION
NOT TO SCALE



8 TYPE 2 PAVING SECTION
NOT TO SCALE



9100 centre pointe drive #210
west chester, ohio 45069
phone 513.964.1140
bdclarchitects.com



9100 centre pointe drive #210
west chester, ohio 45069
phone 513.964.1154
mvahpartners.com



building our communities.
12151 NW 121st Street
Orem, Utah 84058
815-964-1229
fax 815-964-2370

EXP. 12/30/2019 09/26/2018

LATITUDE LOFTS
551 SE GATEWAY DRIVE, GRIMES IA 50111

ISSUE DATE:
05/24/2019
JOB NUMBER:
BDCL19012
REVISIONS:
6/17/2019 - CITY COMMENTS

DT-01 11 / 12

Planning & Zoning Staff Report



TO: Board of Adjustment Members
FROM: Alex Pfaltzgraff, Development Services Director
DATE: July 02, 2019
RE: Latitude Lofts – Site Plan

GENERAL INFORMATION:

Applicant:	Latitude Lofts, LLC (KNAPP Property Owner)
Requested Action	Site Plan
Location	551 SE Gateway

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	COM – General Commercial	C-2
North	Vacant	COM – General Commercial	C-2
South	Residential	COM – General Commercial	C-2*
East	Vacant	MU-1 – Mixed Use 1	R-4
West	Vacant	COM – General Commercial	C-2

BACKGROUND:

The site has been vacant since the extension and improvement of SE Gateway Drive in the 1990's. In 2012, Knapp Properties petitioned the Board of Adjustment for a Special Use Permit, allowing R-3 (Multi-Family) uses in a C-2 district. The request was approved, and the construction of multi-family developments has occurred over the past 2-3 years. The subject site is the last of the lots that have the special use permit conditions allowing multi-family.

If you will recall, this property is within the HWY 141 Mixed Use Development Corridor District.

The applicant, Latitude Lofts, is now requesting approval of a site plan, that would allow for the development of an approximately 55-unit multi-family development.

While not a factor of the site approval, it should be noted that the property owner has secured financing from the Iowa Finance Authority, requiring the units to be marketed towards individuals with lower incomes.

ANALYSIS:*Building/Elevations:*

The applicant is proposing to construct 50-unit, 55,928 square foot building on the 4.17-acre site. The building is to be constructed out of a masonry – brick, but also include a masonry panel for accent. The required 5 elements within the HWY 141 overlay are being met with offsets, architectural banding, color/texture changes, columns/pillars and variations in roof heights. Additionally, accent lighting is being provided along the facade that face HWY 141.

The building is oriented with the main entrance facing north. Additional egress is provided along the east and west elevations.

Site Layout:

The current has access off of SE Gateway Drive, and circulates through the parking lot. No access to HWY 141 or 44 is proposed with this development.

Pedestrian access from the sidewalk on SE Gateway is being provided into the site. Additional sidewalk along the driveways, adjacent to parking spaces is being provided.

A dumpster enclosure, constructed out of material similar to the principal building is provided at the north east corner of the site. The doors are oriented away from HWY 141 and it is located outside of required setbacks.

The applicant has chosen to provide a playground facility east of the building, adjacent to HWY 141. The playground area will be secured with a decorative wrought iron fence, and be screened with landscaping. A detail for the playground equipment has been provided. It appears that the equipment is similar to ones that would be found in a more park like environment, rather than a residential scale and style.

The subject site is located within the regulatory floodplain, per the maps that were adopted in February of 2019. No improvements or grading are proposed within the floodplain.

Parking:

Based upon the proposed use, and square footage of the building, 100 spaces are required.

50 units X 21 spaces per unit = 100

The site is shown to provide 100 parking spaces. The requisite number of accessible parking spaces and the associated signage is also provided.

Landscaping/Streetscape:

The property is required to provide 20% open space. As presented, 70.1% open space is shown on the site. Based upon the required open space, a minimum of 83 trees and 83 shrubs are to be planted on site. Additionally, based upon the linear frontage of the site along the ROW, at least 6 trees are to be provided. The proposed site plan indicates that 96 trees and 108 shrubs are to be installed on site.

Utilities:

The site's storm water management responsibility is being managed within a basin to be constructed along the north side of the site.

A new hydrant will be brought onto the site from the existing 12" main along SE Gateway Drive.

Sanitary sewer will be accessed via an existing service connection on the site.

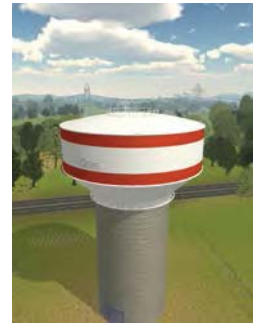
STAFF RECOMMENDATION:

Based upon staff's review of the project, we would recommend approval of the proposed site plan for Latitude Lofts subject to any remaining staff comments.

CITY OF GRIMES

A handwritten signature in black ink, appearing to read "Alex Pfaltzgraff". The signature is fluid and cursive, with the first name "Alex" written in a larger, more prominent script than the last name "Pfaltzgraff".

Alex Pfaltzgraff
Development Services Director



PROJECT NAME:
COMPLETION DATE:

PROJECT LOCATION: Grimes
FABRICATOR:

COLORS SELECTED:



Tank White | 15BL



Candy Apple Red/Safety | 06SF

ADDITIONAL INFORMATION:

Tnemec Company Tank Colorization

© All Rights Reserved. These colors should not be used to finalize your color selection.
Please visit www.tnemec.com to request accurate color swatches or to contact your local representative.
6800 Corporate Drive • Kansas City, MO 64120 • 1-800-TNEMEC1



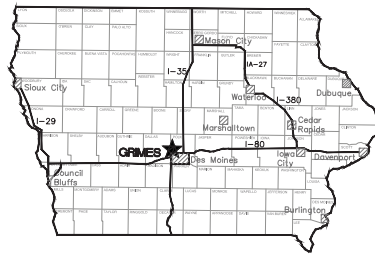
NEW 1.5 MG ELEVATED WATER STORAGE TANK

PLANS OF PROPOSED IMPROVEMENTS FOR

NEW 1.5 MG ELEVATED WATER STORAGE TANK

LOCATION MAP

NOT TO SCALE



CITY OF GRIMES
GRIMES, IA
2018

INDEX OF SHEETS

No.	Description
G1.0	COVER SHEET
G1.1	LEGEND
G2.0	TYPICAL CROSS SECTIONS AND DETAILS
G3.0	SWPPP
G3.1	SWPPP
C1.1	PLAN AND PROFILE - WATER MAIN
C1.2	PLAN AND PROFILE - NORTH-SOUTH DRIVE
C1.3	PLAN AND PROFILE - EAST-WEST DRIVE
C2.1	SITE LAYOUT AND DIMENSION PLAN
C2.2	SITE LAYOUT AND DIMENSION PLAN
C3.1	GRADING PLAN
E0.1	ELECTRICAL PLAN AND DETAILS
E1.0	ELECTRICAL PLAN AND DETAILS
E2.0	ELECTRICAL SITE PLAN
S1.1	TOWER PLAN, SECTION AND DETAILS
S1.2	TOWER DETAILS
S1.3	TOWER BASE ALTERNATE

THIS PROJECT IS COVERED BY THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2. THE CONTRACTOR SHALL CARRY OUT THE TERMS AND CONDITIONS OF GENERAL PERMIT NO. 2 AND STORM WATER POLLUTION PREVENTION PLAN WHICH IS PART OF THESE CONTRACT DOCUMENTS. REFER TO SECTION 2005 OF THE DOT STANDARD SPECIFICATION FOR ADDITIONAL INFORMATION.

THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUBAR 2015) AND THE IOWA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS PLUS GENERAL SUPPLEMENTAL SPECIFICATIONS, AND APPLICABLE SUPPLEMENTAL SPECIFICATIONS, DEVELOPMENTAL SPECIFICATIONS, AND SPECIAL PROVISIONS, AND ALL APPROPRIATE ADDENDUMS AND REVISIONS SHALL APPLY TO THE CONSTRUCTION WORK ON THIS PROJECT UNLESS NOTED ON THE PLANS OR IN THE CONTRACT.

PROJECT INFORMATION

OWNER	CITY OF GRIMES 101 NE HARVEY STREET GRIMES, IA 50111 515-986-3036
LOCATION	NORTH OF THE INTERSECTION OF SE 25TH STREET AND SE ENTERPRISE DRIVE
PROJECT DESCRIPTION	PROPOSED 1,500,000 GAL ELEVATED STORAGE TANK, WITH ASSOCIATED P.C.C. DRIVE, WATER MAIN AND FENCING.
PREPARATION DATE	DECEMBER 2018

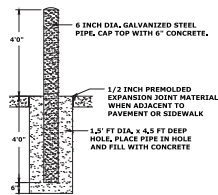


ENGINEER:
FOX ENGINEERING
414 SOUTH 17TH STREET, SUITE 107
AMES, IOWA 50010
PHONE: (515) 233-0000
FAX: (515) 233-0103

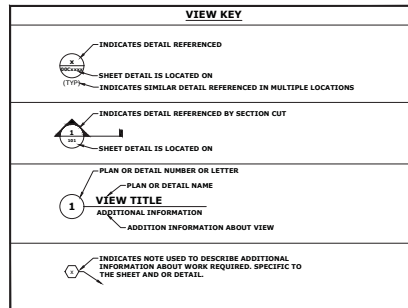


GENERAL NOTE: ALL UTILITIES ARE ONLY GENERALLY LOCATED. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION BEFORE CONSTRUCTION BEGINS.

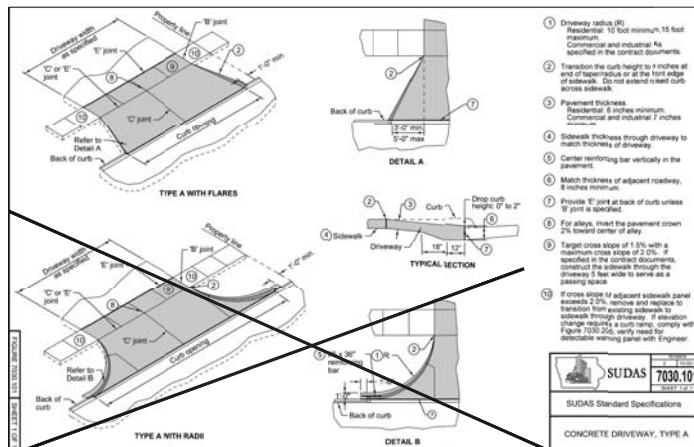
 I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa. My license renewal date is December 31, 2019. Pages or sheets covered by this seal: 11 DEC 2018	 I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa. My license renewal date is December 31, 2019. Pages or sheets covered by this seal: 12-11-18
 I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa. My license renewal date is December 31, 2019. Pages or sheets covered by this seal: 11 DEC 2018	 I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa. My license renewal date is December 31, 2019. Pages or sheets covered by this seal: 11 DEC 2018



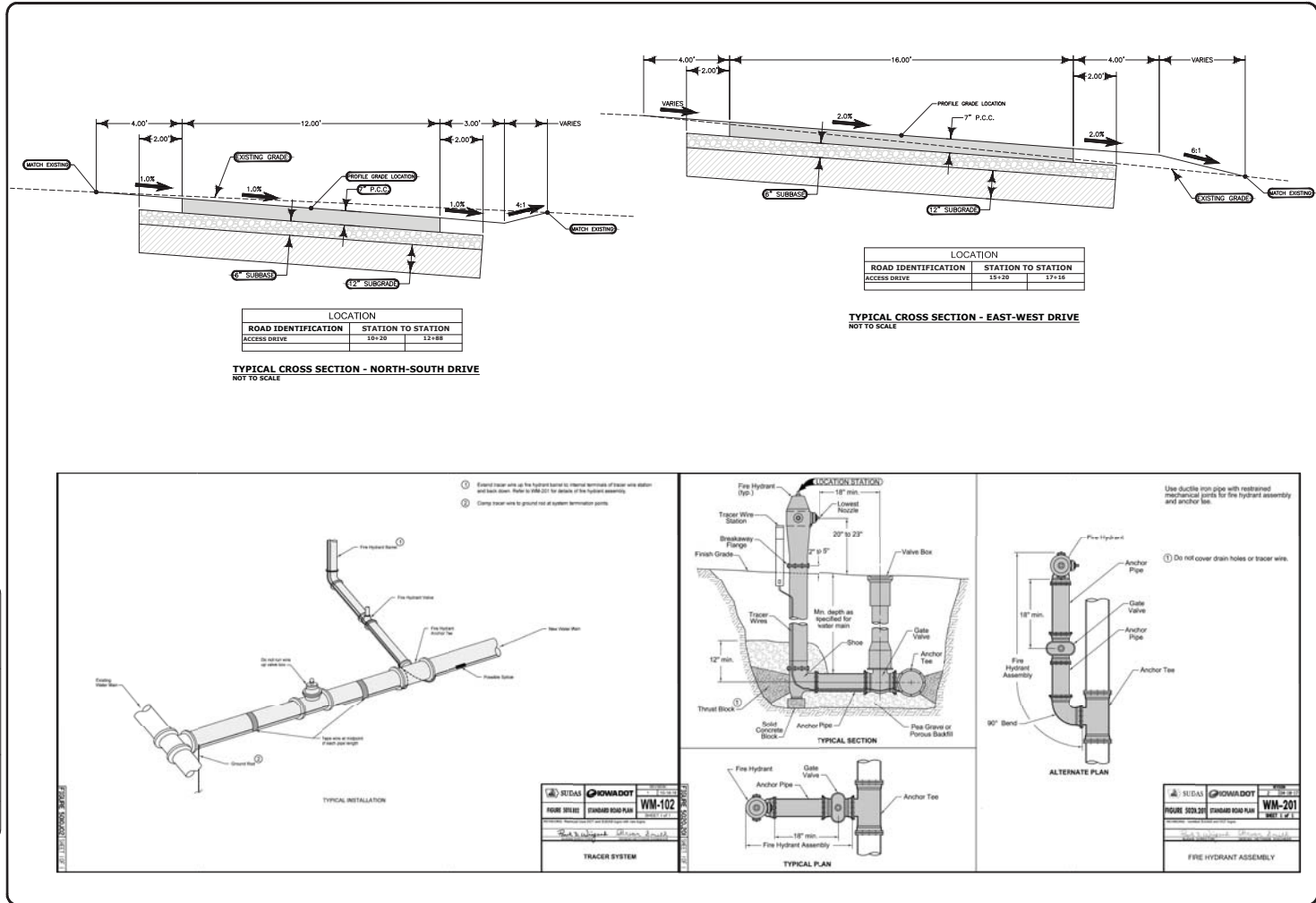
1 BOLLARD DETAIL
Scale: NOT TO SCALE



GRADE NOTE
ALL GRADES ARE FROM GRADE (FG)
(TOP OF PAVEMENT) UNLESS
NOTED OTHERWISE.
TOC = TOP OF CURB (FG + 0.50')
HE = MATCH EXISTING
HP = HIGH POINT



CIVIL LEGEND	
EXISTING	PROPOSED
SYMBOLS	
EXISTING	PROPOSED
ABBREVIATIONS	
FG - FORM GRADE (GUTTER)	FL - FLOWLINE
TOC - TOP OF CURB	HW - HIGHWAY
TOP - TOP OF WALL	PL - PROPERTY LINE
FFE - FINISH FLOOR ELEVATION	ROW - RIGHT OF WAY
TOE - TOP OF BANK	PUE - PUBLIC UTILITY EASEMENT
TSE - TOP OF SLOPE	CL - CENTER LINE
BOP - BEGINNING OF PROJECT	
EOP - END OF PROJECT	
PC - POINT OF CURVATURE	
PT - POINT OF TANGENCY	
PI - POINT OF INTERSECTION	



Storm Water Pollution Prevention Plan
Phase 1 - Site Evaluation and Design Development

Existing soil information: See the Polk County Soil Survey, NE Quarter Section 8, T79N, R25W.
Existing runoff quality: Existing data on runoff water quality is not available.
Location of surface water on site: Drainage swale and sheet flow as shown on drawings.
Name of receiving stream: A tributary of the Walnut Creek, which is a tributary of the Raccoon River.
Construction activity description: General soil disturbing activities associated with construction of an elevated water tower with associated access drive, including stockpiling, grading and seeding.

This Pollution Prevention Plan (PPP) is for the New 1.5 MG Elevated Water Storage Tank in Grimes, Iowa. This PPP covers approximately 1.3 acres of disturbed area.

The PPP is located in an area of L138B Clarion loam and L55 Nicollet loam soil associations. The estimated average SCS runoff curve number for this PPP after completion will be 89.

Refer to the Plans for locations of typical slopes, ditch grades, and major structural and non-structural controls.

POTENTIAL SOURCES OF POLLUTION:

Site sources of pollution generated as a result of this work relate to silts and sediment which may be transported as a result of a storm event. However, this PPP provides conveyance for other (non-project related) operations. These other operations have storm water runoff, the regulation of which is beyond the control of this PPP. Potentially this runoff can contain various pollutants related to site-specific land uses. Examples are:

Rural Agricultural Activities:
Runoff from agricultural land use can potentially contain chemicals including herbicides, pesticides, fungicides and fertilizers.

Commercial and Industrial Activities:
Runoff from commercial, industrial, and commercial land use may contain constituents associated with the specific operation. Such operations are subject to potential leaks and spills which could be commingled with run-off from the facility. Pollutants associated with commercial and industrial activities are not readily available since they are typically proprietary.

Municipal Utilities:
Site located in the City of Grimes corporate limits.

Phase 2 - Control Selection/Plan Design

(A) Select Erosion and Sediment Controls

The contractor shall submit specifications for temporary and permanent measures to be used for controlling erosion and sediment. Clearing and grading should not be started until a firm construction schedule is known and can be effectively coordinated with the grading and clearing activity.

The following Stabilization measures will be utilized:
Temporary seeding - Exposed areas subject to erosion should be covered as quickly as possible. Under Iowa's General Permit No. 2, disturbed areas of the construction site that will not be redisturbed for 14 days or more must initiate stabilization measures by the last day of land disturbing activity.
Permanent seeding, sod and planting - Permanent sod or seeding shall be done in accordance with the Seeding Plan. The seeding schedule shall follow the Specification for this project. Temporary seeding shall be utilized for erosion control until permanent seeding can be established.
Mulching - Temporary vegetation will be used as much when permanent seeding is completed.
Preservation of Natural Vegetation - Natural Vegetation shall be preserved where possible within the construction limits. Natural vegetation shall not be disturbed outside of the construction limits.
Soil Retaining Measures - Soil to be reused will be stockpiled onsite as indicated on the plans. Silt fence will be utilized to maintain soils onsite.
Minimization of land exposure - Exposure of disturbed land shall be minimized in terms of area and time.
Roadways - Roadways will be surfaced or otherwise stabilized as soon as feasible.

The following structural practices will be utilized:
Silt fence - Silt fence shall be placed as shown on the plans. Additional Silt fence shall be provided at the discretion of the engineer.
Stone Construction Entrance - The proposed gravel surface will be installed at the beginning of construction and used to reduce or eliminate offsite tracking of soil or debris.
Inlet and Outlet Protection - To be placed at locations indicated on the plans.

(B) Select other controls
Disposal of construction site waste materials - The contractor will be responsible for making sure that all construction wastes are properly disposed of at facilities permitted to accept these types of wastes.
Treatment or disposal of sanitary wastes generated on-site - The contractor will be responsible for providing sanitary facilities for workers in accordance with local and state requirements. The contractor will be responsible for disposing of sanitary waste in accordance with local and state requirements.
Portable facilities shall be secured from tipping over.
Prevent off-site tracking of sediments and generation of dust - The contractor shall prevent the tracking of sediments offsite. The contractor will be responsible for immediate cleanup of any tracked mud or debris.
Contractor will need to provide appropriate labor and equipment to keep street clean during hauling operations.

The contractor will also be responsible for preventing dust generation from construction activities. The Contractor shall take reasonable measures to prevent unnecessary dust. Earth surfaces subject to dusting shall be kept moist with water or by application of a chemical dust suppressant. Dust prone materials in piles or in transit shall be covered when practical to prevent blowing. Buildings and operating facilities which are affected adversely by dust shall be adequately protected from dust. Existing and new equipment which may be adversely affected by dust shall be adequately protected.

(C) Inspection and maintenance plan
The contractor will be responsible for installation and all associated costs of erosion and stormwater management controls during the contract period. Details of control measures are shown on the plans.

The Contractor will be responsible for filling out inspection reports for the site. Inspections will be conducted every seven calendar days. The inspection reports can be used to record scheduled maintenance. Any changes that may be required to correct deficiencies in the Storm Water Pollution Prevention Plan noted during an inspection should be made as soon as practical after an inspection but in no case later than 3 days after the inspection. Updates to the plan shall be made expeditiously.

The contractor is required to maintain all temporary erosion control measures in proper working order, including cleaning, repairing, or replacing them throughout the contract period. Cleaning of silt control devices shall begin when the features have lost 50% of their capacity.

(D) Control Description
Description of controls can be found in section (A). The contractor will be responsible for submitting specifications of the selected controls. The location of determined controls can be found on the plans. Additional controls may be required at the discretion of the owner or owner's representative.

(E) Schedule of major activities
Prior to initiating construction the Contractor shall submit a schedule of major activities including:
1. Land clearing and grading in relation to the corresponding schedule for all excavation work. If at all possible, the clearing should immediately precede the construction activity.
2. Installation and anticipated completion date of each control measure.

(F) Non-Storm Discharges
1) Water from water line flushing.
2) Ground water from dewatering.
3) Pavement wash waters where spills or leaks of hazardous material has not occurred.
4) Building wash waters not containing hazardous chemicals.

(G) Materials Management
1) Hazardous Materials shall be stored in areas where the contamination of stormwater is minimized in the event of a spill.
2) Contractor shall be responsible for using, storing, and disposing of materials in accordance with state and local laws.
3) See SWPPP section in the specifications for additional material management requirements.

(H) Prohibited Discharges
The following discharges are prohibited:
1) Wastewater from washout and cleanout of trucks, paint, form release oils, curing compounds and other construction materials.
2) Fuels, oils or other pollutants used in vehicle and equipment operation and maintenance.
3) Soaps or solvents used in vehicle and equipment washing.

Phase 3 - Plan Implementation

The contractor shall follow the schedule as submitted under Phase 2 (E). The contractor shall keep the owner or owner's representative informed of any deviation of the schedule or plan.

(A) Inspection and Maintenance Reports
A copy of the inspection log shall be maintained at the site.

(B) Records of Construction Activities
In addition to the installation and maintenance of erosion control implementation, the Contractor should keep records of the construction activity on the site. In particular, the contractor should keep a record of the following information:
The dates when major grading activities occur in a particular area.
The dates when construction activities cease in an area, temporarily or permanently.
The dates when an area is stabilized, temporarily or permanently.
These records can be used to make sure that areas where there is no construction activity will be stabilized within the required time frame. Records shall be retained for a period of at least three years from the date that the site is finally stabilized.

(C) Plan Updates
The pollution prevention plan shall be updated expeditiously:
• When it does not accurately reflect the site features and operations.
• When the contractor, owner, or engineer observes that it is not effective in minimizing pollutant discharge from the site.

(E) Report of Hazardous Conditions
Because construction activities may include handling of certain hazardous substances over the course of the project, spills of these substances may create a hazardous condition and are required to be reported. Iowa law requires that as soon as possible but not more than six hours after the onset of a hazardous condition the IDNR and local sheriff's office or the office of the sheriff of the affected county be notified. The Contractor shall make notifications of all parties.
IDNR: (515) 281-6694
Polk County Sheriff: (515) 286-3814

The contractor shall submit a report to the DNR and owner or owner's representative within 14 calendar days of a hazardous condition. The report shall describe the release and the circumstances leading to the release. Steps to prevent the recurrence of such releases are to be identified in the plan and implemented.

(F) Plan location and access
Plan location - A copy of the Pollution Prevention Plan must be kept at the construction site from the time construction begins until the site has reached final stabilization.

Retention of records - Copies of the Storm Water Pollution Prevention Plan shall be retained for 3 years after the completion of final site stabilization.

Access - Although plans and associated records are not necessarily required to be submitted to the IDNR, these documents must be made available upon request within 3 hours to the Department of Natural Resources. If storm water runoff is discharged to a municipal separate storm sewer system, the plans must be made available upon request to the municipal operator of the system.

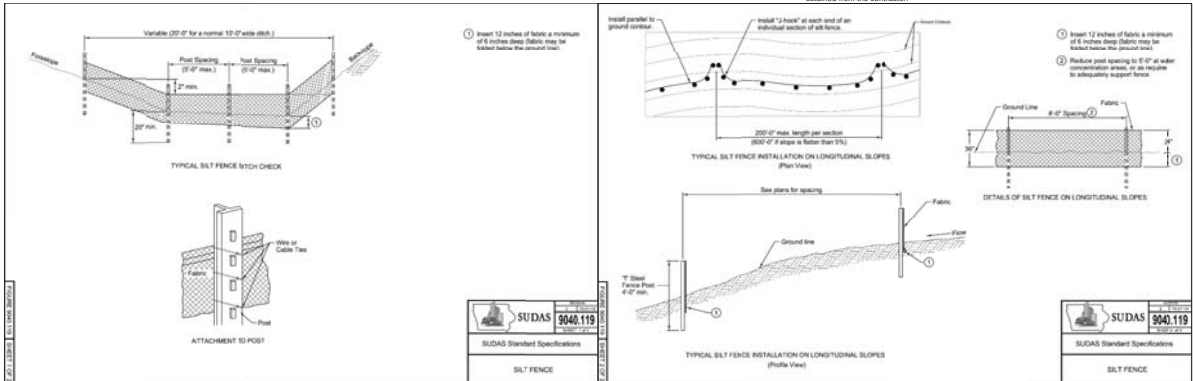
Phase 4 - Final Stabilization

(A) Final Stabilization
Final stabilization is defined as all soil disturbing activities at the site have been completed, and that a uniform perennial vegetative cover (70%) sufficient to preclude erosion for the entire disturbed area of the permitted project has been established or equivalent permanent stabilization measures (such as the use of rip rap, gabions, or geotextiles) have been employed, or the site has been returned to agricultural production.

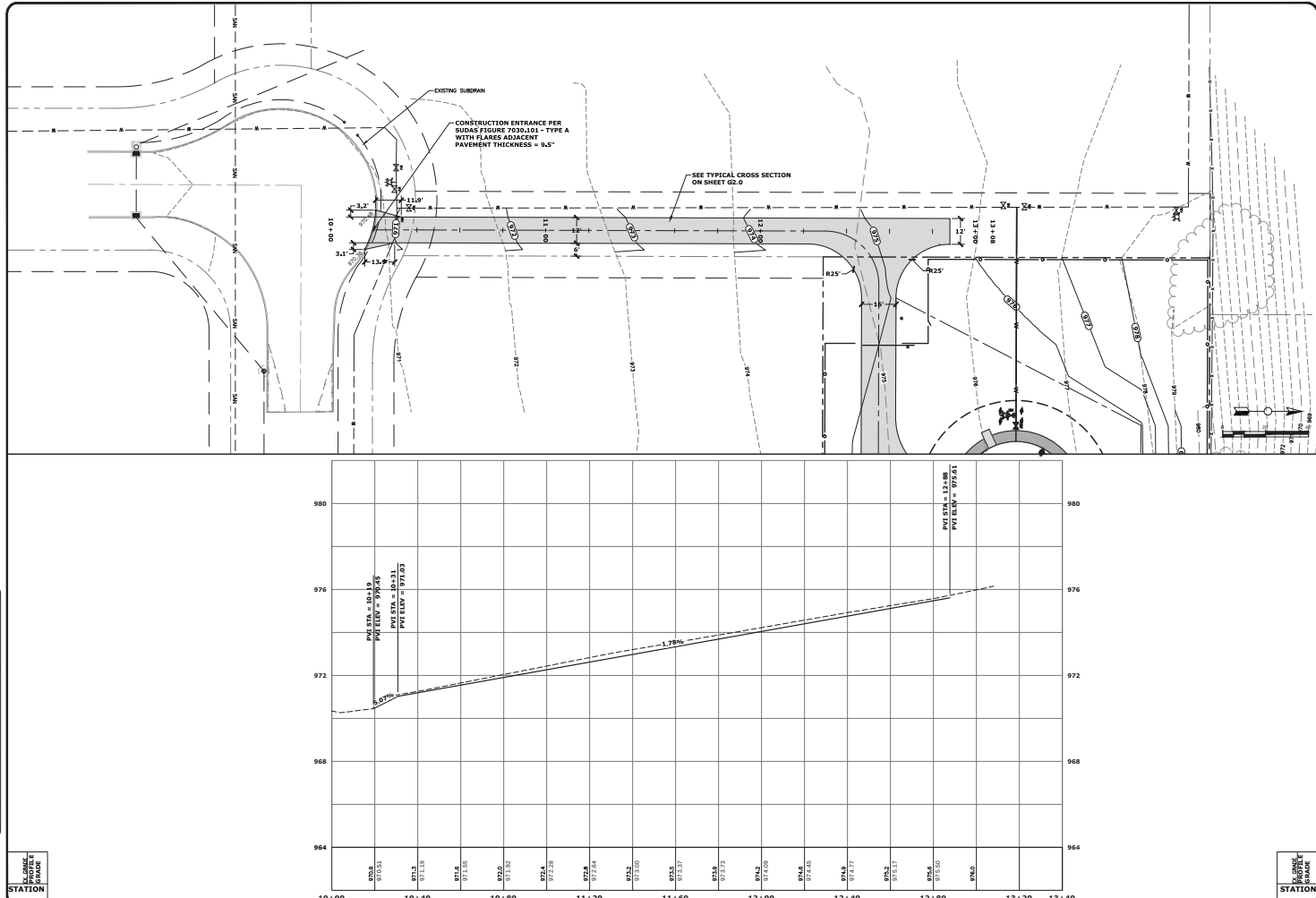
The contractor shall notify the owner and engineer of final stabilization in accordance with the contract documents. The owner and engineer will review the site before finalizing the contract and taking control of the site. The contractor will be required to provide a copy of all inspection and maintenance logs, schedule of construction activities at this time.

(B) All temporary controls (i.e. Silt Fence) shall be removed by the contractor at project completion.

(C) Notice of Discontinuation (NoD)
The permit holder (owner) will be required to submit the Notice of Discontinuation once control of the site has been obtained from the contractor.



DESIGNED BY: J. L. BROWN	CHECKED BY: J. L. BROWN	DATE: 12/11/13
DRAWN BY: J. L. BROWN	DATE: 12/11/13	SCALE: 1" = 40'
PROJECT NO. 13-0000	PROJECT NAME: NEW I & M ELEVATED WATER STORAGE TANK	PROJECT LOCATION: CHAMBERLAIN, IOWA



STATION

STATION

PROJECT NO.	13-0000
PROJECT NAME	NEW I & M ELEVATED WATER STORAGE TANK
PROJECT LOCATION	CHAMBERLAIN, IOWA
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FOX Engineering Associates, Inc.
414 South 7th Street, Suite 107
Chamberlain, IA 50419
Phone: (515) 234-0000
Fax: (515) 234-0103

FOX Engineering

PLAN AND PROFILE - NORTH-SOUTH DRIVE
NEW I & M ELEVATED WATER STORAGE TANK
CITY OF CHAMBERLAIN, IOWA

PROJECT NO. 13-0000
PROJECT NAME: NEW I & M ELEVATED WATER STORAGE TANK
PROJECT LOCATION: CHAMBERLAIN, IOWA

STATION C1.2

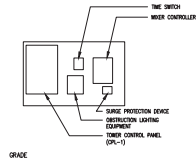
GENERAL ELECTRICAL NOTES

GENERAL NOTES

- THE ENTIRE PROJECT SHALL COMPLY WITH THE CURRENT ISSUE OF THE NATIONAL ELECTRICAL CODE (NEC), INCLUDING AMENDMENTS, AND WITH ALL STATE, LOCAL, AND OTHER CODES AS APPLICABLE. THE CURRENT ISSUE SHALL BE THE ISSUE THAT IS IN EFFECT WHEN THE CONSTRUCTION PERMITS ARE SECURED FOR THE WORK. THE INTERPRETATIONS AND DECISIONS OF THE AUTHORITY HAVING JURISDICTION OF APPLICABLE CODES SHALL GOVERN.
- WHERE A CONFLICT EXISTS BETWEEN THE APPLICABLE CODES AND THE PLANS AND THE SPECIFICATIONS, THE ONE SHALL BE FOLLOWED WHICH RESULTS IN THE HIGHER QUALITY, MOST COMPLETE INSTALLATION.
- THIS CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED STATE AND LOCAL PERMITS AND ASSOCIATED FEES.
- THIS CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING A COMPLETE ELECTRICAL SYSTEM PER CONTRACT DRAWINGS AND ENSURING THAT THE SYSTEM IS OPERATIONAL UPON JOB COMPLETION.
- THIS CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH OTHER TRADES TO AVOID CONFLICTS AND TO VERIFY ALL EQUIPMENT CONNECTIONS, AND FOR COMPLETE INSTALLATION AND CONNECTION.
- ELECTRICAL DRAWINGS ARE SCHEMATIC. REFERENCE SHALL BE MADE TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR DIMENSIONS, TYPE OF CONSTRUCTION, LAYOUT, DOOR SWINGS, CEILING TYPES, ETC. UNLESS DIMENSIONS, ELECTRICAL ITEMS ARE SHOWN IN APPROPRIATE LOCATIONS. MAJOR RELOCATIONS OF THESE ITEMS MAY BE MADE BY THE CONSTRUCTION REPRESENTATIVE AT NO EXPENSE TO THE OWNER.
- NOTE THAT THE ELECTRICAL DRAWINGS ARE ONLY A PORTION OF THE COMPLETE SET OF PLANS. THE COMPLETE SET OF PLANS SHALL BE USED TO DEFINE THE ELECTRICAL WORK. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, USING THE ARCHITECTURAL PLANS FOR DIMENSIONS AND DETAILS; EQUIPMENT PLANS FOR ROOM-IN REQUIREMENTS; AND THE MECHANICAL PLANS FOR EQUIPMENT SIZES AND LOCATIONS.

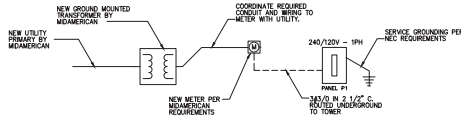
ELECTRICAL INSTALLATION NOTES

- INSTALL ALL WIRING IN CONDUIT AND CONCEALED IN ALL AREAS UNLESS OTHERWISE ALLOWED BY THESE DRAWINGS AND/OR SPECIFICATIONS.
- MAXIMUM LOAD PER 20A/1P CIRCUIT IS 1920 WATTS AT 120V.
- ALL UNDERGROUND CONDUITS SHALL BE INSTALLED A MINIMUM OF 30" BELOW GRADE. BACKFILL SHALL BE ADEQUATELY COMPACTED TO PREVENT SETTLING OF THE TRENCH. RESTORE SURFACE CONDITION TO MATCH THE SURROUNDING AREA.
- VOLTAGE DROP SHALL BE LIMITED TO 3% ON ALL BRANCH CIRCUITS. ALL 120V-1Ø CIRCUITS EXCEEDING 100 FEET BETWEEN ORIGIN AND CONNECTED LOAD SHALL HAVE CONDUCTORS INCREASED TO ACCOUNT FOR VOLTAGE DROP.
- ALL ELECTRICAL CONDUCTORS SHALL BE THIN, UNLESS SPECIFIED OTHERWISE.



1 ELECTRICAL EQUIPMENT DETAIL DIAGRAM
Scale: NOT TO SCALE

NOTES:
EQUIPMENT SHOWN IS FOR REFERENCE ONLY. DRAWING SHOWS THE PROPOSED EQUIPMENT AND A PRELIMINARY PLACEMENT. LOCATIONS MAY BE ADJUSTED FOR MECHANICAL AND/OR SPACE CONSIDERATIONS.
ALL EQUIPMENT TO BE NEW 3Ø OR NEW 4 (SEE SPECIFICATIONS).
PROVIDE UNFURST STAND-OFFS OR OTHER MEANS AS REQUIRED FOR MOUNTING EQUIPMENT TO REDD WALL. EQUIPMENT MOUNTED TO PLUMBING IS NOT ACCEPTABLE.



2 ELECTRICAL ONE-LINE DIAGRAM
Scale: NOT TO SCALE

ELECTRICAL ABBREVIATIONS

ACC	ABOVE ACCESSIBLE CEILING	N	NEW DEVICE IN EXISTING LOCATION
ACT	DEVICE MOUNTED 48" ABOVE COUNTER TOP (VERIFY LOCATION)	NC	NOT IN CONTRACT
AF	ABOVE FINISHED FLOOR	NM	NONMETALLIC
AFG	ABOVE FINISHED GRADE	NTS	NOT TO SCALE
AMP	AMPS INTERRUPTING CAPACITY	OC	ON CENTER
ATS	AUTOMATIC TRANSFER SWITCH	OFI	OWNER FURNISHED CONTRACTOR INSTALLED
BWS	BROOKER	OFI	OWNER FURNISHED, OWNER INSTALLED
C	CONDUIT	PC	PHOTOCELL
CATV	CABLE TELEVISION	R	EXISTING ITEM TO BE REMOVED
CB	CIRCUIT BREAKER	RN	EXISTING ITEM TO BE REMOVED AND NEW ITEM REINFORCED
CBT	CIRCUIT BREAKER	RR	EXISTING ITEM TO BE REMOVED AND RELOCATED
CSB	CENTRAL SWITCH BANK	RHS	ROOM REFERENCE GROUNDING POINT
DPST	DOUBLE POLE SINGLE THROW	SBS	SERVICE ENTRANCE SWITCHBOARD
E	EXISTING ITEM TO REMAIN	SJB	SOUND JUNCTION BOX
EG	ELECTRICAL GROUNDING	SN	SOLID NEUTRAL
ELF	EMERGENCY LIGHT FIXTURE	SPST	SINGLE POLE DOUBLE THROW
EPG	EQUIPOTENTIAL GROUNDING BUS	SPST	SINGLE POLE SINGLE THROW
ER	NEW LOCATION OF EXISTING ITEM	TB	TERMINAL BOARD
F	ROOM IN FOR FUTURE DEVICE	TP	TEMPERATURE CONTROL PANEL
FAMP	FIRE ALARM MANIPULATOR PANEL	TTA	TO FLOOR ABOVE
FACP	FIRE ALARM CONTROL PANEL	TL	TRAIL LOCK RECEPTACLE
FRO	FURNISHED BY OTHERS	TPP	TAMPER PROOF
FFB	FROM FLOOR BELOW	TIB	TELEPHONE TERMINAL BOARD
GF	GROUND FAULT CIRCUIT INTERRUPTER	TV	TELEVISION
GP	GROUND FAULT PROTECTED	TP	TYPICAL
GND	GROUND	UC	UNDERCOUNTER
HSA	HARD WIRE AUTOMATIC	UF	DEVICE UNDER RAISED FLOOR
JB	JUNCTION BOX	UPS	UNINTERRUPTIBLE POWER SUPPLY
K	KEYED	VC	VANAL GUARD COVER
LC	LIGHTING CONTINCTOR	VF	VERIFY IN FIELD
MC	MECHANICAL CONTRACTOR	VL	VERIFY LOCATION
MCB	MAIN CIRCUIT BREAKER	VP	VANAL PROOF
MDB	MAIN DISTRIBUTION PANEL	VR	VANAL RESISTANT
MH-P	MANHOLE - POWER	WC	WIREGUARD COVER
MH-S	MANHOLE - SIGNAL	WP	WEATHERPROOF DEVICE
MLO	MAIN LUGS ONLY	WR	WEATHER RESISTANT DEVICE
MSS	MOTOR STARTER SWITCH	WVR	WEATHER RESISTANT VENT

ELECTRICAL SYMBOLS

—	EXPOSED CONDUIT
—	CONDUIT CONCEALED IN CEILING OR WALL CONSTRUCTION OR UNDERGROUND
—	CONDUIT CONCEALED IN FLOOR CONSTRUCTION
—	WALL MOUNTED LIGHT FIXTURE - HEIGHT AS NOTED
—	SINGLE POLE SWITCH, 1Ø/Ø OR AS NOTED
—	CONDUIT, LITTING JOINTS SHOWN
—	POLE MOUNTED LIGHT FIXTURE
—	DUPLEX RECEPTACLE, TAMPER-RESISTANT 1Ø/Ø OR AS NOTED
—	SAFETY DISCONNECT SWITCH, SEE EQUIPMENT SCHEDULE
—	EQUIPMENT CONNECTION AS NOTED
—	EQUIPMENT CONNECTION AS NOTED, 1Ø/Ø OR AS NOTED
—	JUNCTION BOX IN WALL CONSTRUCTION, 1Ø/Ø OR AS NOTED. PROVIDE BLANK COVER UNLESS OTHERWISE NOTED.
—	LIGHTING AND POWER PANEL - SURFACE MOUNTED
—	PANEL AS NOTED - SURFACE MOUNTED
—	METER
—	INDICATES DETAIL NUMBER
—	INDICATES DRAWING NUMBER WHERE DETAIL IS FOUND
—	NOTE REFERENCE
—	PANEL DESIGNATION - CIRCUIT #

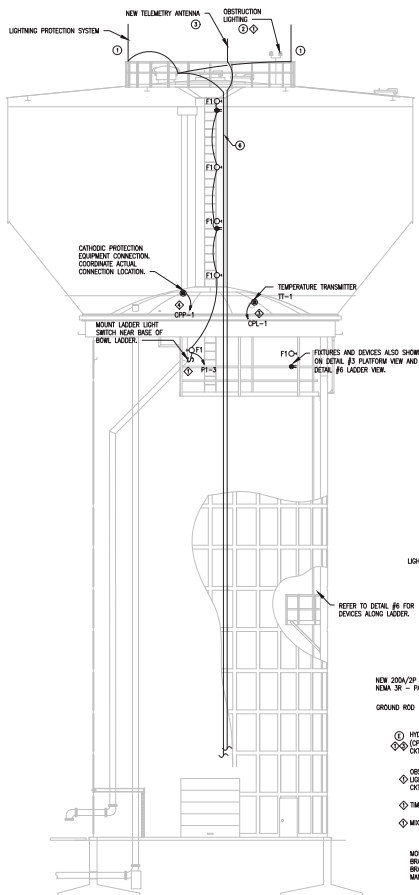
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100	12/11/11	ISSUED FOR PERMIT

FOX Engineering Associates, Inc.
4145 South 17th Street, Suite 107
Tomball, Texas 77375
Phone: (281) 234-0000
Fax: (281) 234-0000

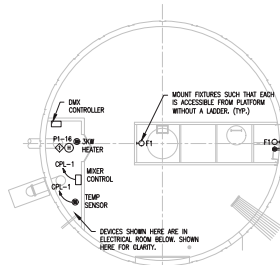
FOX Engineering

ELECTRICAL PLAN AND DETAILS
NEW ELEVATED WATER STORAGE TANK
CITY OF GRIMES
GRIMES, TX

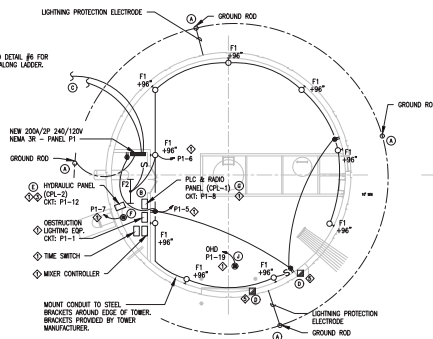
PROJECT NO.
23346-17A
SHEET
E0.1



1 TOWER SECTION - ELECTRICAL
Scale: NOT TO SCALE



3 TOWER PLATFORM PLAN - ELECTRICAL
Scale: NOT TO SCALE



2 TOWER FLOOR PLAN - ELECTRICAL
Scale: NOT TO SCALE

TOWER SECTION KEYNOTES:

1. LIGHTNING PROTECTION AIR-TERMINALS, COPPER CONSTRUCTION, IS LISTED MOUNT TO TOP OF TOWER PER MANUFACTURER'S APPROVED INSTALLATION. METERING RODS SHALL EXTEND A MINIMUM OF 18" ABOVE TELEMETRY ANTENNA AND BE INSTALLED WITHIN 4" OF CONNECT A BARE #12 CABLE FROM TERMINALS TO CONNECTION PLATE AT TOP OF WATER TOWER. CHAINED WIRE PRIOR TO PAINTING.
2. NEW OBSTRUCTION LIGHTING AND ASSOCIATED CONTROL PANEL, CONNECTED TO NEW 100A SERVICE PANEL. ROUTE NEW #12 CONDUCTORS IN 3/4" CONDUIT FROM PANEL TO LIGHT.
3. NEW TELEMETRY ANTENNA FOR SCADA CONTROL, RADIO SYSTEM, COORDINATE MOUNTING WITH TOP OF TOWER CONDITIONS AND INSTALL NEAREST SIDE AND AWAY FROM THE WATER TREATMENT PLANT.
4. INSTALL GFCI RECEPTACLE AND TYPE F1 LUMINAIRE AT APPROXIMATELY EQUAL INTERVALS ALONG TOWER LADDER AS SHOWN. COMPONENTS SHALL BE KEPT CLEAR OF LADDER, RAILING, AND SAFETY RAIL.
5. INSTALL A NEW WEATHERPROOF GFCI RECEPTACLE WITH APPLICABLE IN-USE COVER NEAR TOWER ACCESS SWITCH.
6. SUPPORT STEEL FOR CONDUIT TO BE PROVIDED BY OTHERS. ELECTRICAL CONTRACTOR SHALL ASSESS THE PLACEMENT OF SUPPORTS AND ATTACH CONDUITS FOR POWER, LIGHTING, LIGHTNING PROTECTION, RADIO, INTERCOM, OR OTHER COMPONENTS REQUIRED. ANTENNA CABLE NOT REQUIRED TO BE IN CONDUIT. SUPPORT CABLE FROM STEEL SUPPORTS. NO EQUIPMENT OR COMPONENTS SHALL BE CONNECTED TO THE LADDER.
7. WEATHERPROOF JUNCTION BOX AND DISCONNECT FOR TANK MIXER CONNECTION. ROUTE POWER CABLE MIXER CONTROLLER AND WATER CONTROLLER TO CONTROL PANEL. CPL-1, COORDINATE WITH TANK MIXER AND SPECIFICATIONS.

TOWER PLAN KEYNOTES:

1. INSTALL ONE 10' GROUND ROD A MINIMUM OF 20' FROM THE BASE OF THE WATER TOWER. ROUTE (1) #2/0 BARE COPPER CABLE FROM GROUND ROD THROUGH TANK BASE AND UP TO ROOF OF TOWER IN A VISIBLE LOCATION. CABLE SHALL BE EXPERIMENTALLY WELDED AT EACH END.
2. REFER TO DETAILED ELEVATION ON SHEET E01 FOR ADDITIONAL INFORMATION REGARDING EQUIPMENT LOCATIONS AND PLACEMENT.
3. CONDUITS AND CONDUIT FOR SERVICE ENTRANCE AND SITE LIGHTING REFER TO SITE PLAN FOR ADDITIONAL INFORMATION.
4. PROVIDE AND INSTALL A MAGNETIC DOOR SWITCH AT WATER TOWER BASE ENTRANCE DOOR AND OVERHEAD DOOR. SWITCH SHALL BE CONNECTED TO NEW CONTROL PANEL. CPL-1 TO MONITOR OPEN/CLOSE POSITION.
5. PRESSURE TRANSMITTER PANEL AND PRESSURE TRANSDUCER SHALL BE MOUNTED TO PIPE. PROVIDE UNDERSTUT MOUNTING RAILS AS REQUIRED.
6. APPLY HEAT DOME TO SAMPLE SPROUT AND ANY OTHER EXPOSED PROCESS EQUIPMENT IN THIS AREA.
7. COORDINATE REQUIRED EQUIPMENT FOR CONTROL PANEL AND SIZE ACCORDINGLY. ADDITIONAL WIRING NOT SHOWN WILL BE REQUIRED WITHIN CONTROL PANEL. INSTALL HAND-OFF-AUTO CONTROL FOR TANK MIXER IN FRONT COVER. COORDINATE RELAYS AND CONTROL REQUIREMENTS WITH MIXER AND SPECIFICATION.
8. 3/4" SPACE HEATER, INDOOR P-86100000-1 OR SIMILAR, 240V/1PH, COORDINATE MOUNTING WITH ROOM EQUIPMENT. PROVIDE WITH REMOTE THERMOSTAT NEAR ENTRANCE.
9. INSTALL ALL OVERHEAD DOOR COMPONENTS SUCH AS OPEN/CLOSE PUSH BUTTONS, PHOTOEYES, SAFETY EDGES, OR ANY OTHER EQUIPMENT REQUIRED FOR THE OPERATION OF THE OVERHEAD DOOR.

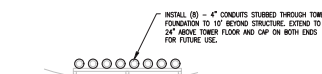
GENERAL PLAN NOTES:

1. ALL CONDUITS, HANDERS, BOXES, AND ALL OTHER ELECTRICAL MATERIAL SHALL BE LISTED FOR THE ENVIRONMENT IT IS TO BE INSTALLED.
2. ALL MOUNTING BRACKETS FOR ELECTRICAL EQUIPMENT TO BE WELDED TO WATER TOWER STRUCTURE AND PROVIDED BY TOWER MANUFACTURER.
3. ALL DEVICES SHALL HAVE IN-USE, WEATHERPROOF COVERPLATES.
4. ALL RECEPTABLES SHALL BE GFCI TYPE.
5. CONDUIT SHOWN IS DIAGNOSTIC ONLY. FIELD VERIFY ALL CONDUIT ROUTING.

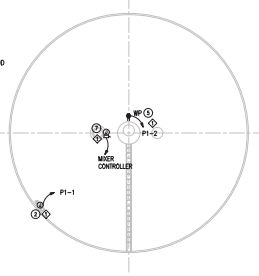
ELECTRICAL WIRING KEY:

SYMBOL	TYPE	WIRE	CONDUIT
⬢	PWR	2/0 & 1/0 G.	3/4"
⬢	PWR	2/0 & 1/0 G.	3/4"
⬢	CNLT	(1) TSP	3/4"
⬢	CNLT	(4) #10 AWG	3/4"
⬢	CNLT	(2) #12 AWG	3/4"

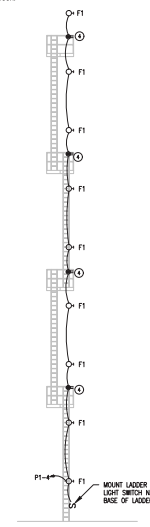
*** ALL CONTROL WIRING SHALL BE VERIFIED WITH EQUIPMENT PRIOR TO INSTALLATION.



5 ANTENNA CONDUIT DETAIL
Scale: NOT TO SCALE



4 TOWER ROOF PLAN - ELECTRICAL
Scale: NOT TO SCALE



6 TOWER LADDER DETAIL - ELECTRICAL
Scale: NOT TO SCALE

NO.	DATE	BY	CHKD.	APP'D.	REV.	DATE
1	12/11/12	W. J. HARRIS	W. J. HARRIS	W. J. HARRIS	1	12/11/12
2	12/11/12	W. J. HARRIS	W. J. HARRIS	W. J. HARRIS	2	12/11/12
3	12/11/12	W. J. HARRIS	W. J. HARRIS	W. J. HARRIS	3	12/11/12
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10	12/11/12	W. J. HARRIS	W. J. HARRIS	W. J. HARRIS	10	12/11/12

FOX Engineering Australia, Inc.
414 South 17th Street, Suite 107
Gainesville, TX 76748
Phone: (512) 234-0000
Fax: (512) 234-0103

FOX Engineering

ELECTRICAL PLAN AND DETAILS
NEW ELEVATED WATER STORAGE TANK
CITY OF GAINESVILLE, TEXAS

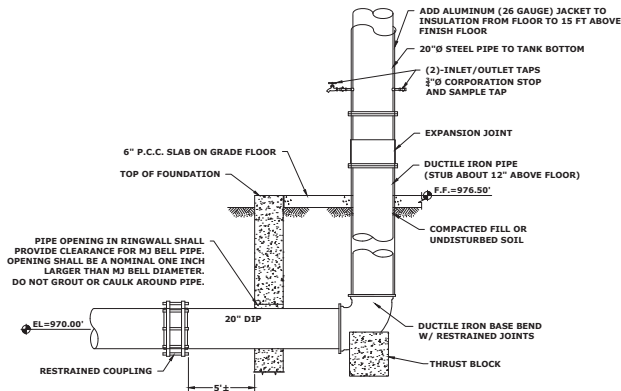
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2344-017A
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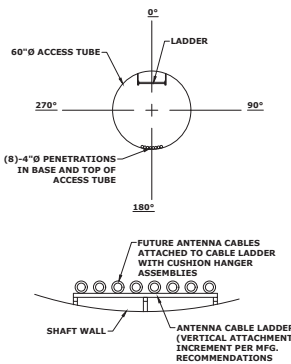
LUMINAIRE SCHEDULE

GENERAL NOTES:

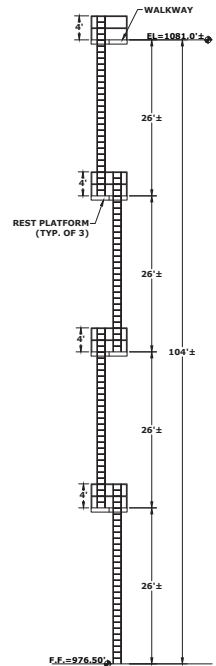
1. CONTRACTOR IS RESPONSIBLE FOR ALL MISCELLANEOUS HARDWARE NECESSARY TO INSTALL AND SUPPORT THE LUMINAIRES
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND FILLING OUT ALL UTILITY REBATE FORMS FOR OWNER.



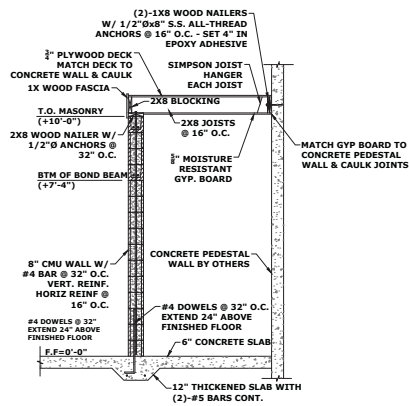
1 BURIED THRUST BLOCK DETAIL
SCALE: 1/2"=1'-0"



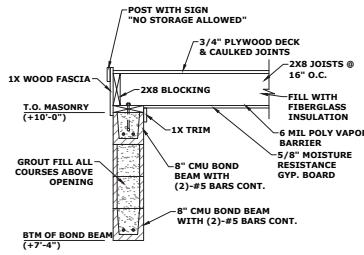
2 ANTENNA CABLE SUPPORT DETAILS
SCALE: NOT TO SCALE



3 SHAFT LADDER ACCESS
SCALE: 1/8"=1'-0"



4 STEEL WALL SECTION
SCALE: 1/2"=1'-0"



5 CMU LINTEL SECTION
SCALE: 1"=1'-0"

Planning & Zoning Staff Report



TO: Board of Adjustment Members
FROM: Alex Pfaltzgraff, Development Services Director
DATE: July 02, 2019
RE: Grimes Elevated Water Storage Tank

GENERAL INFORMATION:

Applicant:	City of Grimes
Requested Action	Site Plan
Location	1147 SE 25 th ST

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	LI – Limited Industrial	M-1A
North	Vacant	LI – Limited Industrial	M-1A
South	Vacant	LI – Limited Industrial	M-1A
East	Vacant	LI – Limited Industrial	M-1A
West	Vacant	LI – Limited Industrial	M-1A

BACKGROUND:

The subject site is located within the M-Keds Home Place Plat 2 Subdivision, north of SE 37th ST and west of HWY 141. The Plat was approved by the City in February of 2018. A few approvals for development have been made, however no construction activity has occurred to date.

The Board of Adjustment recently approved a special use permit for a religious facility located south of the proposed elevated water storage tank facility. The Board of Adjustment also recently approved a special use permit for the construction of the tower.

The City has acquired the property with the intent of developing a new above ground water storage tank, aka: elevated water storage tank. The site will be access off SE 25th ST, through a private driveway connection. A security enclosure will surround 50% of the site where the tower will be located, while the remainder of the site will be left open and seeded with a low mow grass seed mix.

The elevated water storage tank will be constructed to a height of 163-feet, and will incorporate a concrete base and steel tank/bowl. It has also been designed to allow for the future installation of telecommunication equipment, similar to what has been installed on the existing elevated water storage tanks within the City.

STAFF RECOMMENDATION:

Based upon staff's review of the project, we would recommend approval of the proposed site plan for the Grimes Elevated Water Storage Tank.

CITY OF GRIMES

Alex Pfaltzgraff
Development Services Director

BOARD OF ADJUSTMENT; MEMBERS; TERMS:

A board of adjustment is hereby established which shall consist of five (5) members. The terms of office of the members of the board of adjustment and the manner of their appointment shall be as provided by state law and the board of adjustment procedure manual. Members shall be removable for cause by the City Council upon written charges and after public hearing. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant. Matter relating to the powers and duties of the Board shall be as provided by statute and the terms of this chapter.

PURPOSE:

It shall be the purpose of the board of adjustment:

- A. To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the development services department in the enforcement of this title;
- B. To hear and decide only such other special use permits and variances as the board of adjustment is specifically authorized to pass on by the terms of this title;
- C. To decide such questions as are involved in determining whether special use permits or variances should be granted; and
- D. To grant special use permits or variances with such conditions and safeguards as are appropriate under this title, or to deny special use permits and variances when not in harmony with the purpose and intent of this title

MEETINGS; GENERAL DUTIES:

- A. Meetings: Meetings of the board of adjustment shall be held at the call of the chairperson, and at such other times as the board of adjustment may determine.
- B. Duties Generally; Open Meetings; Quorum: Such chairperson, or in the absence of the chairperson the acting chairperson, may administer oaths and compel the attendance of witnesses. All meetings of the board of adjustment and hearings shall be open to the public. The board of adjustment shall keep minutes of its proceedings, showing the vote of each member on each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions all of which shall be immediately filed in the development services department and shall be a public record. The presence of three (3) members shall be necessary to constitute a quorum.

APPEALS:

Appeals to the board of adjustment may be taken by a person aggrieved or by any official, department, and board of the city affected by any decision of the development services department. Such appeal shall be taken within ten (10) days of the rendered decision, by filing application request on forms provided by the development services department. Additionally, the application must be accompanied with the appropriate fees in an amount determined by resolution of the council

from time to time. An appeal stays all proceedings in furtherance of the action appealed from, unless the development services department certifies to the board of adjustment after notice of appeal shall have been filed that by reason of facts stated in the certificate a stay would in the opinion of the department cause imminent peril to life or property. In such case, proceedings shall not be stayed other than by a restraining order which may be granted by the board of adjustment or by a court of record on application, on due cause shown.

HEARINGS NOTICE:

After the development services department has set the board of adjustment meeting date, surrounding property owners within two hundred and fifty feet (250'), exclusive of intervening right of way, shall be notified. Notice shall be sent not less than seven (7) days and not more than twenty (20) days before the board of adjustment meeting. The notice shall follow the format established by the development services department and be sent by first class mail. Notice shall contain date, time, location, and subject of the board of adjustment meeting.

SPECIAL USE PERMIT:

- A. Review; Board Determination: The board of adjustment shall review, before issuing any special use permit, the conformity of the proposed building or use with the standards of the comprehensive plan and recognized principals of land use planning. The board of adjustment may approve the special use permit as submitted, or before approval, may require that the applicant modify, alter, adjust, or amend the proposal as the board of adjustment deems necessary to preserve the intent and purpose of this title in order to promote the health, safety, and general welfare of the community.
- B. Site Plan Review; Amendment: Following approval of the special use permit, the planning and zoning commission shall review a site plan/site plan amendment as required in [165.38](#) of this title.
- C. Resubmission After Changes: In the event a special use permit is granted under the terms of this section, any changes thereafter in the approved use or site plan shall be resubmitted and considered in the same manner as the original proposal.
- D. Conditions For Issuance Of Permit: A special use permit shall not be granted by the board unless and until:
 - 1. A written application, on forms provided by the development services department, is submitted indicating the section of this title under which the special exception is sought and stating the grounds on which it is requested.
 - 2. Notice of public hearing shall be given at least seven (7) and not more than twenty (20) days in advance of public hearing. Notice of public hearing shall occur in the same manner as required by law for variances.
 - 3. The board shall look specifically upon the following criteria in granting or denying a special use permit, plus any additional criteria the board finds necessary to protect the public health, safety, and general welfare in accordance with the intent of this title:

- a. That the proposed location, design, construction and operation of the particular use adequately safeguards the health, safety, and general welfare of persons residing or working in adjoining or surrounding property;
- b. The use is in conformity with the Comprehensive Plan, and any other applicable City ordinances or regulations. Furthermore, the authorized use will not impede the normal and orderly development and improvement of the surrounding property as envisioned in the Comprehensive Plan.;
- c. The use shall be compatible with the neighborhood and surrounding use of land by its construction, architecture, and site improvements.;
- d. That such use will not unduly burden public utilities, increase congestion in the streets or impact the ability to adequately safeguard the public of danger of fire and emergencies.;
- e. That such use shall not impair an adequate supply of light and air to surrounding property; and
- f. That such use shall not diminish or impair established property values in adjoining or surrounding property

E. Conditions And Safeguards: In granting any special use permit, the board of adjustment may prescribe appropriate conditions and safeguards in conformity with this title. Violation of such conditions and safeguards, when made a part of the terms under which the special use permit is granted, shall be deemed a violation of this title and punishable under section **165.46** of this title.

F. Uses Requiring a Special Use Permit: The following uses, in addition to those stated elsewhere in this chapter shall require a special use permit.

- 1. Any public building erected and used by department of the City, township, County, State or Federal government.
- 2. Airport or landing field.
- 3. Community building.
- 4. Hospitals, nonprofit fraternal institutions, provided they are used solely for fraternal purposes, and institutions of an educational, religious, philanthropic or eleemosynary character.
- 5. Public or private cemetery, including mausoleums.
- 6. Water and wastewater treatment facilities.
- 7. Electrical and natural gas regulating facilities.
- 8. Notwithstanding anything in Chapter 165A to the contrary, the continued use of a legal, non-conforming use that is located within CHAPTER 165 ZONING REGULATIONS Code of Ordinances, Grimes, Iowa Zone 1 or Zone 2 as defined in Section 165A.07, if it finds (a) that such use was in existence on or before July 1, 2012, (b) that the design, construction and operation of such use adequately safeguards the health, safety and welfare of the

occupants of adjoining and surrounding properties located in said Zone 1 or Zone 2 areas, (c) that such use shall have no significant detrimental impact on the use and enjoyment of adjoining properties within said Zone 1 or Zone 2 areas, and (d) that such use or any alterations to the improvements on such property shall be compatible in architectural character with adjacent structures, and either of similar size and height or if larger, shall be articulated, setback or subdivided into massing that is proportional to the mass and scale of other adjacent structures, located in said Zone 1 or Zone 2 areas.

G. Modification, additions or replacements of structures.

1. In the event a special permit is granted for a use, if the site is modified or altered for any reason, all modifications and alterations shall be carried out in compliance with all existing and applicable codes governing the property.
2. In the event a special use permit is granted for a use that would otherwise be deemed a legal non-conforming use under Chapters 165 or 165A, the sections concerning destruction of a non-conforming structure in sections 165.19(2)(E) and 165.19(3)(B) shall not serve to terminate the use allowed under the special permit, provided that such structure is rebuilt or replaced and such use continued within two (2) years after the occurrence of such destruction, and provided further, that the Board of Adjustment may extend such two (2) year deadline for completion of such reconstruction or replacement structure for up to one (1) additional year in the event that such reconstruction or replacement is delayed due to any acts of God, strikes, shortage of materials, delay in delivery of materials, delay in receiving governmental permits, damage or destruction to the structure during such reconstruction, civil unrest, war or moratoriums on construction imposed by any governmental body, or other actions beyond the reasonable control of the property owner.

VARIANCES

- A. Application Requirements: Application for variance from the terms of this title will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this title would result in unnecessary hardship, and so that the spirit of this title shall be observed and substantial justice done. No nonconforming use of neighboring lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.
- B. Resubmittal After Changes: In the event a variance is granted under the terms of this title, any changes thereafter in the approved use or site plan shall be resubmitted and considered in the same manner as the original proposal. Before granting a variance, the board of adjustment shall make findings that the applicant has met the requirements of this title, and the board of adjustment shall further find that the reasons set forth in the application justify the granting of variance. The burden shall be upon those seeking the variance to establish their entitlement to the requested variance.
- C. Conditions For Granting: Variances shall only be granted upon:
1. A showing of good and sufficient cause; and
 2. A determination that failure to grant the variance would result in a substantial hardship to the applicant; and
 3. A determination that the hardship is not self-imposed; and

4. A determination that the granting of the variance will not be contrary to the public interest or neighborhood integrity; and

5. A determination that the granting of a variance is the minimum necessary to afford relief from this title while preserving the spirit of the zoning ordinance.

D. Conditions And Safeguards: In granting any variance, the board of adjustment may prescribe appropriate conditions and safeguards in conformity with this title. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this title and punishable under section 165.46 of this title.

INTERPRETIVE REVIEW:

The board shall review appeals where it is alleged there is an error in any order, requirement, decision, or determination made by the development services director in the administration and enforcement of this title.

DECISIONS:

A. Authority Of Board: In exercising the above mentioned powers, the board of adjustment may, so long as such action is in conformity with the terms of this title, reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from, and may make such order, requirement, decision, or determination as ought to be made, and to that end, shall have powers of the development services department from whom the appeal is taken.

B. Vote Of Members: The concurring vote of three (3) members of the board of adjustment shall be necessary to reverse any order requirement, decision, or determination of development services department, or to decide in favor of the applicant on any matter upon which it is required to pass under this title, or to grant any special use permit or variance.

C. Written Testimony Or Evidence: Every decision granted or denied by the board of adjustment shall be supported by a written testimony or evidence submitted in connection therewith.

D. Denial Of Application: If any application has been denied by the board of adjustment, then no new application for the same relief shall be considered by the board of adjustment unless the board shall find conditions have changed.

E. Council Review: Any decision made by the board of adjustment shall not be deemed effective until reviewed and accepted by the city council, at the next regularly scheduled meeting, no more than twenty (20) days from the date of such deciding vote.

CITY COUNCIL REMAND:

The city council, may, at its discretion, review any affirmative decision of the board of adjustment at any time before the effective date of the decision. After such review, but prior to the effective date of the variance, the city council may remand any such decision to the board of adjustment for further

review. Upon remand, the board of adjustment may reconsider its decision and issue its final decision on the request within thirty (30) days after the date of such remand.

APPEALS FROM BOARD:

Any person or persons, any officer, department, or board of the city severally aggrieved by any decision of the board of adjustment may present to a court of record a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within thirty (30) days after the filing of the decision in the office of the board of adjustment. The court may reverse or affirm, wholly or in part, or may modify the decision brought up for review.

EXPIRATION OF SPECIAL USE PERMIT AND VARIANCE:

A. Special use permits and variances requiring authorization of site or construction approvals shall expire and terminate one hundred and eighty (180) days after the date of the granting unless a building permit has been issued for the construction authorized by such special use permit or variance.

B. Special use permit or variances not requiring authorization of site of construction approvals shall expire and terminate sixty (60) days after the date of granting of such special use permit or variance unless a certificate of zoning compliance has been issued for such authorized use.

C. The board of adjustment may, upon written request of the affected person, extend the time for the issuance of a building permit or certificate of zoning compliance for sixty (60) days. In the event the building permit for the construction so authorized is canceled, such special use permit or variance shall thereupon expire and terminate.

C. All special use permits and variances granted prior to the adoption of this chapter (insert date), and not acted upon shall expire and terminate in three hundred and sixty-five (365) days.

Memo

TO: Planning and Zoning Commission

FROM: Alex Pfaltzgraff, AICP, CFM

DATE: July 2, 2019

RE: Zoning Ordinance Amendment – Regulations Regarding Board of Adjustment

Development Services Department

As you may be aware, in prior years, the Zoning Ordinance allowed for the Board of Adjustment to grant Special Use Permits for multi-family developments to be located in C-1 and C-2 developments. Over the years, a number of requests have been granted, and a majority acted upon. To date there are 4 remaining special use permits on C zoned property, one of which was on your agenda for tonight (Latitude Lofts).

The prior Board of Adjustment actions carried no sort of time expectation or expiration, thus creating an issue for adjoining property owners and staff. That being the case, the City Council has directed staff to develop an ordinance amendment that addressed the special use permit approvals. It should also be noted that the City Council recently removed the special use permit provisions from the C-1/C-2 portions of the code, so requests are no longer available.

When staff began to research the current ordinance, it became clear that the entire ordinance needed to be overhauled and “modernized”. As such an ordinance amendment has been prepared that cleans up the Board of Adjustment regulations, and also imposes time restrictions on prior special use permits, as well as those moving forward. Below is an overview of the ordinance changes, and a copy of the proposed ordinance is included in your packet.

1. The ongoing purpose of the Board of Adjustment has been provided. Generally speaking, the Board is charged with hearing cases related to Special Use Permits, Variances from the Zoning Ordinance, and provide judgment on decisions of the Development Services Department.
2. The general duties and meetings have been described. Meetings require a quorum of no less than 3 members (5 member board), and all meetings are open to the public.

3. An appropriate appeal process, in conformance with the requirements of the state has been included. Appeals must be made to the City within 10 days of action by the City. All enforcement activities are stayed until action by the Board is taken.
4. A reasonable notice requirement has been developed, consistent with our neighboring communities and state requirements. Notice to surrounding property owners shall be sent to those within 250-feet of the subject site, no less than 7 days prior to the hearing, and no more than 20 days prior to the meeting.
5. The Special Use Permit regulations have been updated to include specific conditions for approval. These conditions are as follows:
 - a. *That the proposed location, design, construction and operation of the particular use adequately safeguards the health, safety, and general welfare of persons residing or working in adjoining or surrounding property;*
 - b. *The use is in conformity with the Comprehensive Plan, and any other applicable City ordinances or regulations. Furthermore, the authorized use will not impede the normal and orderly development and improvement of the surrounding property as envisioned in the Comprehensive Plan.;*
 - c. *The use shall be compatible with the neighborhood and surrounding use of land by its construction, architecture, and site improvements.;*
 - d. *That such use will not unduly burden public utilities, increase congestion in the streets or impact the ability to adequately safeguard the public of danger of fire and emergencies.;*
 - e. *That such use shall not impair an adequate supply of light and air to surrounding property; and*
 - f. *That such use shall not diminish or impair established property values in adjoining or surrounding property*
6. The Variance regulations have been updated to include specific conditions for approval. These conditions are as follows:
 - a. *A showing of good and sufficient cause; and*
 - b. *A determination that failure to grant the variance would result in a substantial hardship to the applicant; and*
 - c. *A determination that the hardship is not self-imposed; and*
 - d. *A determination that the granting of the variance will not be contrary to the public interest or neighborhood integrity; and*
 - e. *A determination that the granting of a variance is the minimum necessary to afford relief from this title while preserving the spirit of the zoning ordinance.*

7. A section regarding Interpretive Review has been developed and included. The board shall review appeals where it is alleged there is an error in any order, requirement, decision, or determination made by the Development Services Director in the administration and enforcement of ordinance.
8. A section regarding decisions made by the Board has been provided. Authority, votes, denials and Council review has been detailed out.
9. An appeal process from the decision of the Board has been included. This process is consistent with what the State requires.
10. Provisions for the expiration of Special Use Permits and Special Use Permits and Variances have been developed. Special Use Permits and Variances that require site or construction approvals expire and terminate 180 days following action, unless a building permit has been issued. Special Use Permits and Variances that do not require site or construction approvals expire and terminate 60 days following action, unless a building permit has been issued. Upon receipt of a written request for extension, the Board may grant an additional 60 days. Lastly, all special use permits granted prior to the adoption date of this chapter, and not acted upon, shall expire and terminate 365 days following the adoption of this ordinance.

A copy of the proposed ordinance is included in your packet for reference and review. Staff would recommend approval of the ordinance. A public hearing has been set for July 9th. Note that a copy of this memo and ordinance have been distributed to those property owners that still hold a special use permit.

If you should have any questions prior to the meeting, please contact me at either 515-986-4050 or at apfaltzgraff@grimesiowa.gov

Alex Pfaltzgraff, AICP, CFM

Development Services Director