



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 Tuesday December 3, 2019 at 5:30 P.M. at Grimes City Hall.

Roll Call: Present: Scott Almeida, Courtney Strutt-Todd, Danielle Smid, Jill Altringer

Staff: Alex Pfaltzgraff, Rachel Greving

Absent: Craig Patterson, Amy Montford

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

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

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

2. APPROVAL OF THE MINUTES

Motion by Smid, Second by Strutt-Todd, to approve the minutes from the November 5, 2019 meeting

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

B. PUBLIC AGENDA ITEMS

Legacy Park Lot 1 – Site Plan

Brad Kuehl of Bishop Engineering spoke on behalf of this project. He explained the few differences between this lot and the lots done in the past on this plat. There will be four smaller buildings instead of one large building; however, these buildings will display the same character as the two before them. Landscaping has also been planned to screen certain parts of the buildings from Highway 141. Pfaltzgraff also explained that the project will be done in two phases. All service doors will be facing away from public streets. The plans show that all standards have been met, and all issues listed in the staff comments have been addressed. There will be no outdoor storage whatsoever. The smallest of the 4 buildings is planned to store maintenance equipment for the site, and also house other tenants. The color palette is also the same as the other buildings in this plat. Because this project is phased, approval is only being requested for phase one, which includes the 2 southern most buildings.

Motion by Smid, Second by Strutt-Todd to approve Legacy Park Lot 1 – Site Plan

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

Legacy Park Lot 2 – Site Plan Amendment

Brad Kuehl of Bishop Engineering spoke on behalf of this project, seeking approval of architecture of the building only. Pfaltzgraff commented that the major difference is that the height to the roof would be 26 feet instead of 32 feet.

Altringer asked if the change in building height will be noticeable from the street. Pfaltzgraff indicated that due to the scale of the buildings, it is unlikely that the variation in building height will be noticed.

Motion by Strutt-Todd, Second by Smid to approve Legacy Park Lot 2 – Site Plan Amendment

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

C. PUBLIC FORUM – None

D. REPORTS

- 1. Department Update** – McAnich has started work on grading for NE Gateway Drive; there has not been any application yet from Hy-Vee to begin building. SW 19th Street is now complete. The water tower is also very close to going vertical. The Water Treatment Plant Preconstruction meeting was held today; Shank Construction was awarded the lowest bid. It is estimated to be a two-year project. Interviews for the city planner have now closed and the department will hopefully be hiring for the position soon. SE 37th Street is due to open next year. The flyover has been moving along well and is on schedule.
- 2. Council Liaison Update**
- 3. Old Business – N/A**
- 4. New Business – N/A**
- 5. Next meeting January 7, 2020**

Meeting is adjourned at 6:05 p.m.

Signature



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

December 5, 2019

Civil Design Advantage

Attn: Doug Mandernach

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: Project Viking, 2500 SE Enterprise Drive

Dear Mr. Mandernach:

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

General Comments

- ~~1. Please add the Grime Standard Notes, attached.~~
2. Please provide a lighting plan if applicable. **Submit when available.**
3. Please provide clarification on the use/occupancy. **Note on the plans.**

Sheet 1

- ~~4. Please add the required open space counts~~
- ~~5. Please add the required parking counts~~

Sheet 2

- ~~6. Please note that all pavement removals will be to the nearest joint line. No partial panel removals will be permitted.~~
- ~~7. Please provide a detail for the northern most pavement removal, where it appears there may be in impact to the box out for the storm sewer intake.~~
- ~~8. Please note the location of all existing utilities on the site, including the sanitary sewer manholes.~~

Sheet 3

9. Please align the center driveway with the corresponding drive on the site across SE Enterprise Drive. **To be discussed at P&Z.**
- ~~10. Please relocate the monument sign onto private property.~~
- ~~11. Please show public sidewalk along SE Enterprise Drive. Please provide details for the pedestrian ramps and crosswalk.~~
- ~~12. Please provide for a pedestrian connection from the future sidewalk into the site. Ramps should be provided at all driveway crossings.~~
- ~~13. Please provide for accessible parking stalls. A detail for the ramps and signage should provided on the detail sheet.~~
- ~~14. Please provide a detail for the wrought iron and chain link fences.~~
15. Please provide a detail for the rolling gates. Provide notes on how the gates will be locked and note that Fire Department access will need to be provided. The access will depend on the locking methodology. **Submit when available.**
16. Please provide for a Fire Department lane around the building (striped area), to prevent storage from blocking access. **Please provide a detail for review by the fire department. Stacking materials adjacent to the building, without clear access may present a problem.**
17. Please provide a general storage layout with details on the height. **Submit when available.**
18. Note that the granular surfacing area is for heavy equipment only, and must be a dust free surface. Heavy equipment is defined as self-propelled and operational and over 10,000 pounds. **Comment stands as is, please note on the plans, or remove/revise pavement standard.**
19. Please provide a detail for any proposed dumpster enclosure. If stored inside, please note on plans. **Please note on the plans.**
20. Please note the setback of the paved area from the property line. **The dimension is not shown.**

21. Staff has concerns with the fencing in of the sanitary sewer easement, particularly any manholes. At a minimum, the sewer easement must be striped for no storage, and access to all manholes must be accommodated. **Please provide a striping plan.**
22. Please provide a detail for the truck bay walls.
23. Staff would suggest revising the radii for the eastern most parking bay along the north side of the building from 5 to 15. Navigating into the stall with 5-foot radii will be difficult.
24. Staff would suggest revising the radii for the eastern most parking bay along the south side of the site from 3 to 15. Navigating into the stall with 3-foot radii will be difficult.
25. Please revise Note 1, E to indicate that KNOX boxes must be purchased from KNOX.
26. Please note the location of all ground mounted mechanical units.

Sheet 4

27. Please provide an emergency overflow path for the two basins, and detail with spot elevations. TRM or stabilization matting is suggested for the overflow paths.
28. Staff does not desire to utilize concrete flumes for the basins. There is adequate room on site to expand the volume of the basin to allow for 2% fall within the basin bottoms. **Please provide contour elevate labels in the basin. The utility line work does not appear to align with the basin contours.**
29. Please provide spot elevations for the truck bay walls.
30. Please provide for an accessible pedestrian path through the driveways. Target 1.5% cross slope.

Sheet 5

31. Add Please comment as to whether the temporary standpipe will be open or closed top.
32. Please add comment about capturing PCC sawcutting slurry/grinding dust.

Sheet 6

33. Please show all existing utilities on site.

34. Please show the sanitary sewer connection into the manhole, and provide flowline/rim data. ~~Staff mistakenly typed this. The service connection cannot be made into the manhole. Please adjust with a wye connection.~~
35. ~~Based upon the square footage (greater than 6,000 square feet) and ability to provide for high pile storage, the building will need to provide a fire suppression system. Please provide a detail for the fire/domestic connection, and note the location of the FDC.~~
36. Note that a fire hydrant must be within 100-feet of the located FDC. ~~Please adjust the FDC so that it is a straight line shot from the hydrant.~~
37. Note that given the ability to provide for high pile storage, it is unlikely that the 6" service line will provide enough pressure to supply the system. A fire pump may be required.
38. Please provide hydrants in a manner that allows all areas of the building to be accessed along a 150-foot route path from the site hydrants. ~~Addition hydrant coverage is necessary for the other sides of the building. As shown, no hydrant access is available to the east, south and west sides.~~
39. ~~Please provide critical crossing elevations for all utility crossings.~~

Sheet 7

40. ~~Staff questions where the bollard detail is being used on the site.~~

Sheet 8

41. ~~Staff would ask that you reconsider the juniper shrubs in favor something more similar to burning bush, etc.~~
42. ~~Please relocate any shrubs out of the basin side slopes.~~
43. ~~Please relocate the northern most maple out of the sanitary sewer easement.~~
44. ~~Staff would like to see 4-5 overstory trees planted along the eastern edge of the basins to provide some screening treatment of the basins.~~
45. ~~Please note the disturbed areas in front of the site (east side) shall be sodded.~~
46. ~~Staff would ask that founding plantings be provided along the eastern façade edge.~~

- ~~47. Staff only counts 5 red maple trees, however the plans indicate 6.~~
- ~~48. Staff only counts 4 prairie fire crab trees, however the plans indicate 5~~
- ~~49. Staff only counts 3 spring snow crab trees, however the plans indicate 5~~

SWMP

- ~~50. Please remove the text conflicts on sheet 6, so the 6.25" orifice is legible.~~
- ~~51. Note: 10 inches of ponding at ST-8 may be excessive. Consider revisions to reduce the 100-yr ponding.~~
- 52. Please submit new SWMP now that the basins are designed as wet-bottom.

SWPPP

- ~~53. This site has been previously permitted for G.P. #2 activities. A new SWPPP narrative will need to be provided to bring same current with G.P. #2 re-issued 3.01.2018.~~
- ~~54. Please submit a signed Grimes SWPPP Development Certification.~~

Architecture

- 55. Please provide material calls outs and percentages of materials along each faced.
Please submit when available.
- ~~56. Dimension the stone on the north/south side of the building.~~
- 57. Staff would ask that additional architectural detailing be provided along the front façade. This can be in the form of column elements along the corners, or something similar. No changes appear to have been made.
- 58. Staff would suggest adding a lighting element along the front of the building. Staff is ready to discuss when necessary.
- ~~59. Please note that any roof mounted mechanical units must be screened.~~

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

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: December 31, 2019
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: January 7, 2020 at 5:30 at the Grimes City Hall

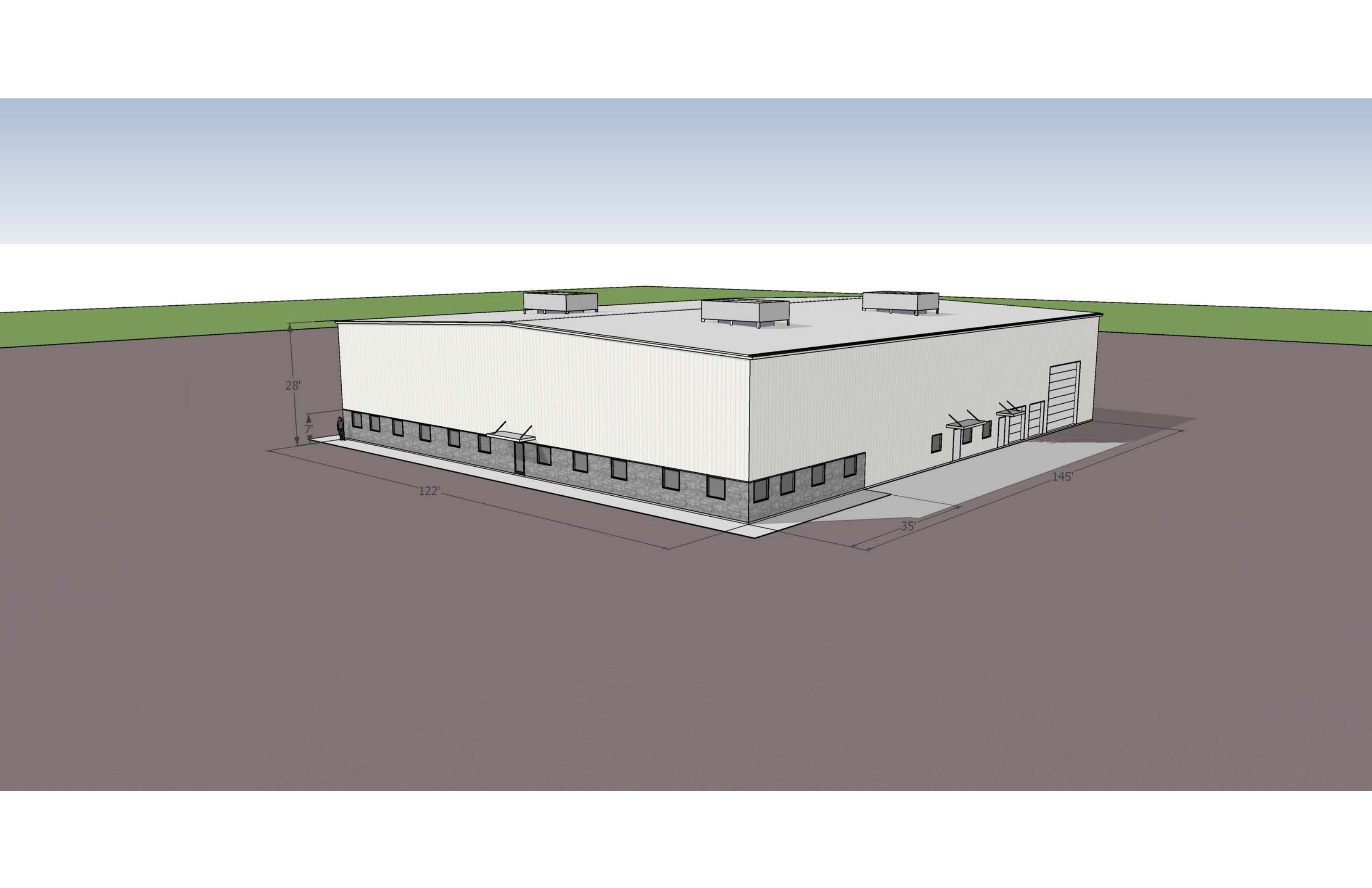
COUNCIL MEETING: January 28, 2020 at 5:30 at the Grimes City Hall

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", written in a cursive style.

Alex Pfaltzgraff
Development Services Director



SITE PLAN FOR: PROJECT VIKING

GRIMES, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	TOPOGRAPHIC SURVEY AND DEMOLITION PLAN
3	DIMENSION PLAN
4-5	GRADING PLAN
6	EROSION AND SEDIMENT CONTROL PLAN
7	UTILITY PLAN
8	DETAILS
9	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED

PROPERTY BOUNDARY
SECTION LINE
CENTER LINE
RIGHT OF WAY
BUILDING SETBACK
PERMANENT EASEMENT
TEMPORARY EASEMENT

TYPE SW-501 STORM INTAKE
TYPE SW-502 STORM INTAKE
TYPE SW-503 STORM INTAKE
TYPE SW-505 STORM INTAKE
TYPE SW-506 STORM INTAKE
TYPE SW-512 STORM INTAKE
TYPE SW-513 STORM INTAKE
TYPE SW-401 STORM MANHOLE
TYPE SW-402 STORM MANHOLE

FLARED END SECTION
TYPE SW-301 SANITARY MANHOLE
STORM/SANITARY CLEANOUT
WATER VALVE
FIRE HYDRANT ASSEMBLY
SIGN

DETECTABLE WARNING PANEL
WATER CURB STOP
SANITARY SEWER
SANITARY SERVICE
STORM SEWER
STORM SERVICE
WATERMAIN WITH SIZE
WATER SERVICE
SAWCUT (FULL DEPTH)
SILT FENCE
USE AS CONSTRUCTED
MINIMUM PROTECTION ELEVATION

(UAC)
MPE

EXISTING

SANITARY MANHOLE
WATER VALVE BOX
FIRE HYDRANT
WATER CURB STOP
WELL
STORM SEWER MANHOLE
STORM SEWER SINGLE INTAKE
STORM SEWER DOUBLE INTAKE
FLARED END SECTION

DECIDUOUS TREE
CONIFEROUS TREE
DECIDUOUS SHRUB
CONIFEROUS SHRUB
ELECTRIC POWER POLE
GUY ANCHOR
STREET LIGHT
POWER POLE W/ TRANSFORMER
UTILITY POLE W/ LIGHT
ELECTRIC BOX
ELECTRIC TRANSFORMER
ELECTRIC MANHOLE OR VAULT
TRAFFIC SIGN

TELEPHONE JUNCTION BOX
TELEPHONE MANHOLE/VAULT
TELEPHONE POLE
GAS VALVE BOX
CABLE TV JUNCTION BOX
CABLE TV MANHOLE/VAULT
MAIL BOX
BENCHMARK
SOIL BORING
UNDERGROUND TV CABLE
GAS MAIN
FIBER OPTIC
UNDERGROUND TELEPHONE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
FIELD TILE
SANITARY SEWER W/ SIZE
STORM SEWER W/ SIZE
WATER MAIN W/ SIZE

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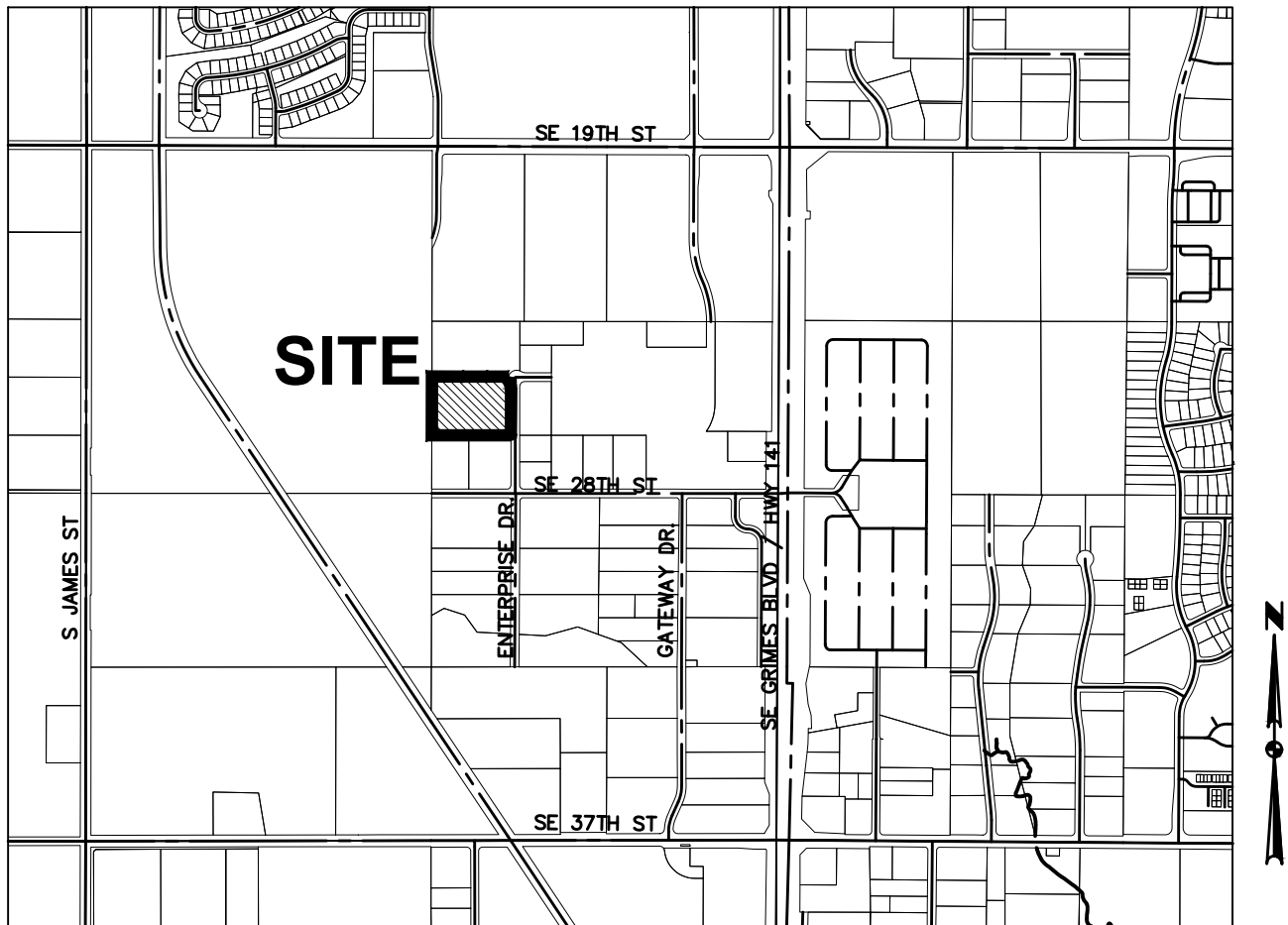
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VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

APPLICANT/ OWNER

ENTERPRISE 8 LLC
3737 WOODLAND AVENUE
CONTACT: MARK HANRAHAN
EMAIL: MHANRAHAN@OWACA.COM
PH: (515) 512-1022

ENGINEER

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

SURVEYOR

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

BENCHMARKS

- G8P-001: BURY BOLT ON FH W SIDE OF HIGHWAY 141, ACROSS FROM MOBILE HOME PARK CL OF HOUSE #6000 ELEV=962.83
- G9C-003: BURY BOLT ON FH N SIDE OF NW 28TH AVE BY SE CORNER OF LOT 1 ADDRESS 11831 ELEV=971.38

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = 3/1/2020
ANTICIPATED FINISH DATE = 12/31/2020

SUBMITTAL DATES

FIRST SUBMITTAL: 11/25/2019
SECOND SUBMITTAL: 12/11/2019
THIRD SUBMITTAL: 12/31/2019

LEGAL DESCRIPTION

LOT 8 M-KEDS HOME PLACE PLAT 2
AN OFFICIAL PLAT IN THE CITY OF GRIMES, IOWA

ZONING

M-1A LIGHT INDUSTRIAL

PROJECT SITE ADDRESS

2500 SE ENTERPRISE DRIVE
GRIMES, IA 50111

DEVELOPMENT SUMMARY

LOT 8:

AREA: 6.10 ACRES (265870 SF)

ZONING: M-1A COMMERCIAL AND LIMITED LIGHT INDUSTRIAL DISTRICT

SETBACKS:

FRONT: 25'
SIDE: NONE
REAR: 25'

PROPOSED USE:

INFRASTRUCTURE MATERIAL DISTRIBUTION AND SUPPLY

OPEN SPACE CALCULATION:

TOTAL SITE: = 265,870 SF (6.10 AC.)
REQUIRED OPEN SPACE 10%= 26,587.0 SF

BUILDING - 17,556 SF
6" PARKING AREA - 16,907 SF
7" PARKING AREA - 149,874 SF
6" ROCK/GRAVEL - 25,078 SF
4" SIDEWALK - 2,409 SF

TOTAL IMPERVIOUS AREA= 211,824 SF

OPEN SPACE PROVIDED = 54,046 SF (20.33%)

PARKING:

REQUIRED:
BANKS, BUSINESS AND PROFESSIONAL OFFICES. FIFTY PERCENT (50%) OF GROSS FLOOR AREA, BUT IN NO CASE LESS THAN FIVE (5) SPACES.

WHOLESALE ESTABLISHMENTS OR WAREHOUSES. ONE (1) SPACE FOR EACH TWO (2) EMPLOYEES, BUT IN NO CASE LESS THAN ONE (1) SPACE FOR EACH TWO THOUSAND (2,000) SQUARE FEET OF GROSS FLOOR AREA.

TOTAL REQUIRED:
OFFICE: 7,198 X .50=3599 SF = 3599/171 = 22 SPACES
WAREHOUSE: 10,315/2000=5.15 = 6 SPACES

TOTAL PROVIDED = 48 SPACES



1-800-292-8989

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UTILITY WARNING

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



CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111

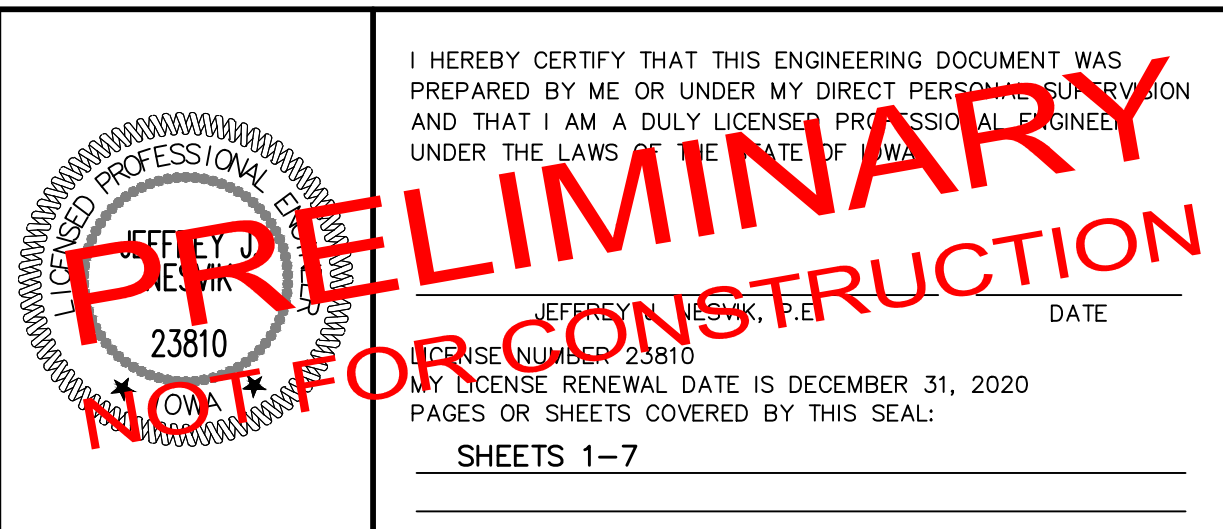
PH: (515) 369-4400 Fax: (515) 369-4410

PROJECT NO. 1810.537

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

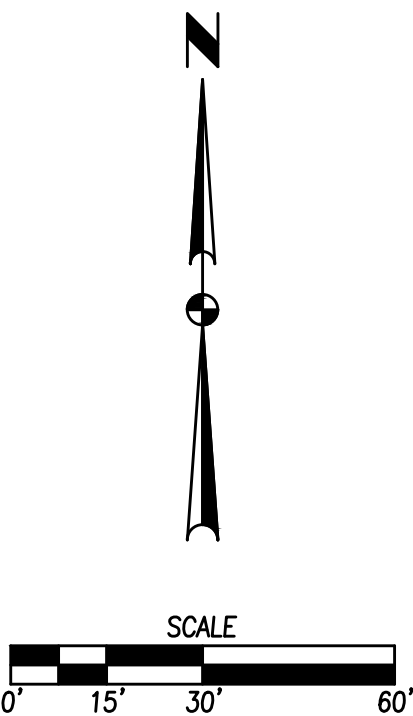
ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

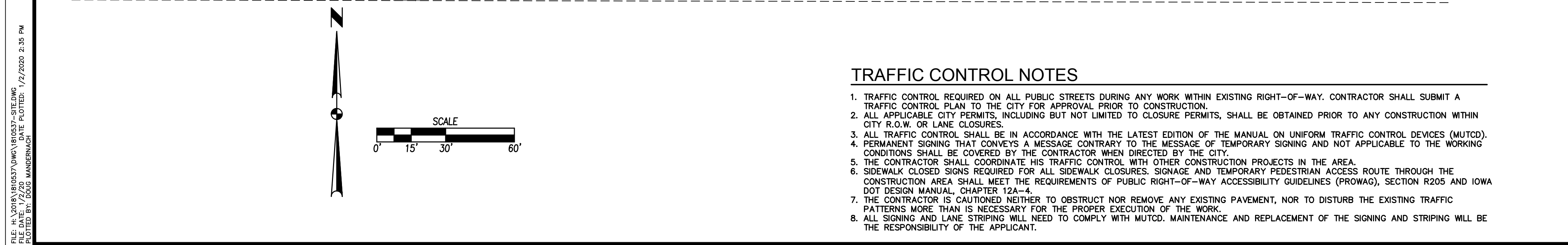
THE 2019 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.





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





1. THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH ALL CITY STANDARDS, NOTING INDICATED ON THE DRAWINGS.
4. THE CONTRACTOR SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPLICABLE SAFETY REGULATIONS.
5. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
6. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
7. ALL CONSTRUCTION WITHIN PUBLIC R.O.W.'S, EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND TRENCHES, SHALL COMPLY WITH THE CITY OF GRIMES STANDARDS.
8. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
9. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
10. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
11. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
12. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
13. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
14. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT IN THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
15. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
16. CONSTRUCTION MATERIALS TO BE REMOVED OR PLACED TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
17. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
18. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY OF GRIMES CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
20. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
 - A. CITY OF GRIMES
 - B. APPROPRIATE UTILITY COMPANIES
 - C. OWNER
 - D. CIVIL DESIGN ADVANTAGE
21. PARKING LOT STRIPING SHALL BE A 4" WHITE STRIPE UNLESS OTHERWISE NOTED (MINIMUM TWO COATS).
22. ALL EXTERIOR LIGHTING SHALL BE LOW-GLARE FULL CUTOFF TYPE FIXTURES AND SHALL NOT EXCEED ZERO FOOT CANDLES BEYOND THE PROPERTY LINE. THE CONTRACTOR SHALL COORDINATE FINAL LIGHTING AND ELECTRICAL DETAIL WITH THE OWNER.
23. ANY SITE CHANGES THAT DIFFER FROM THE SITE PLAN MUST BE APPROVED BY THE CITY OF GRIMES PRIOR TO INSTALLATION/AMENDMENT.

1. GENERAL NOTES:

- a. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATION.
- b. A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING. CONTACT BRANDT WILLIAMSON WITH FOX ENGINEERING (515.233.0000).
- c. ALL PERMITS (INDOT, IDNR, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- d. THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS OF ALL IMPROVEMENTS AS PER CITY STANDARD PROCEDURES.
- e. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT AND SHALL BE PURCHASED FROM KNOX.
- f. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
- g. IN ZONE 1 OF THE HIGHWAY 141 MIXED USE CORRIDOR DISTRICT, ALL HEATING, VENTILATION, AND AIR CONDITIONING MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW BY AN OPAQUE FENCE CONSISTING OF WOOD OR BRICK.
- h. COUNCIL HAS APPROVED THE DUMPSITE LOCATION TO BE OUTSIDE THE 100 FOOT BUILDING SETBACK.

2. SANITARY SEWER NOTES:

- a. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE PLUG SHALL BE REMOVED FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
- b. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
- c. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
- d. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
- e. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH INTERIOR CHIMNEY SEALS.
- f. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE BOXED OUT.
- g. SANITARY SEWER TESTING & TELEVISION (8" TO 15") SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISION.

3. WATER MAIN NOTES:

- a. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-1/4 A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" WJ SHOE, 2-1/2" HOSE NOZZLE, 1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT END FOR BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2'0".
- b. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- c. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT.
- d. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
- e. WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
- f. PROPOSED WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE DEVELOPER. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF GRIMES. THE BACTERIA TEST AND SUBMITTAL TEST TO LAB SHALL BE DONE BY THE DEVELOPER AND RESULTS PROVIDED BY FAX TO US WATER AT 515-986-7300. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.

4. STORM SEWER NOTES:

- 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 APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
- 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. ALL PAVEMENT WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARDS SPECIFICATIONS.
2. SIDEWALKS, DRIVEWAYS, DRIVE LANES WITHIN PARKING AND PARKING SPACES SHALL BE CLASS C PORTLAND CEMENT CONCRETE (P.C.C.) MIX. COARSE AGGREGATE FOR P.C.C. CONSTRUCTION SHALL BE CLASS 3 DURABILITY.
3. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.

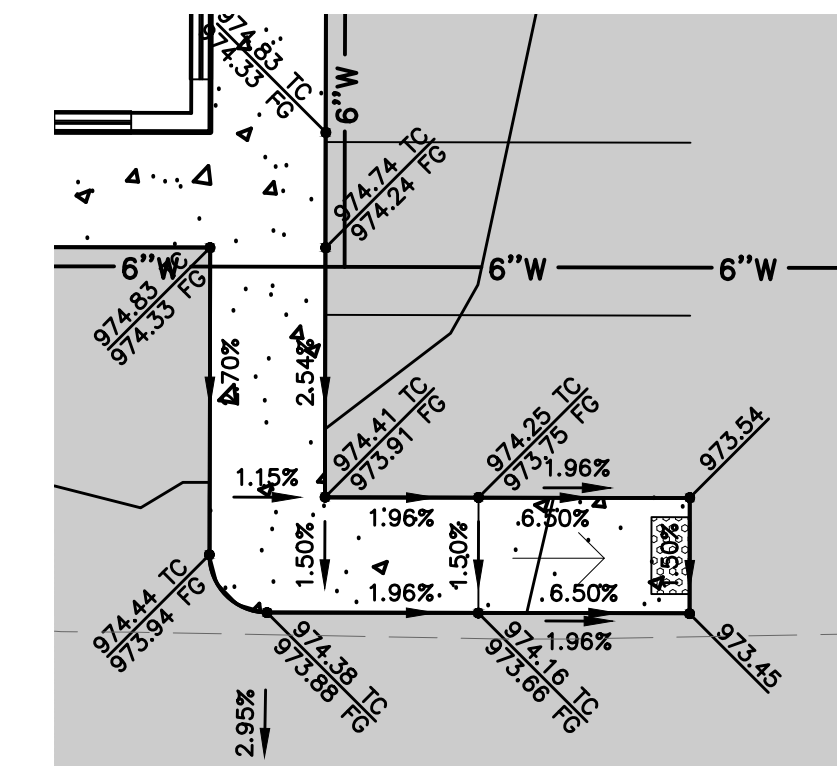
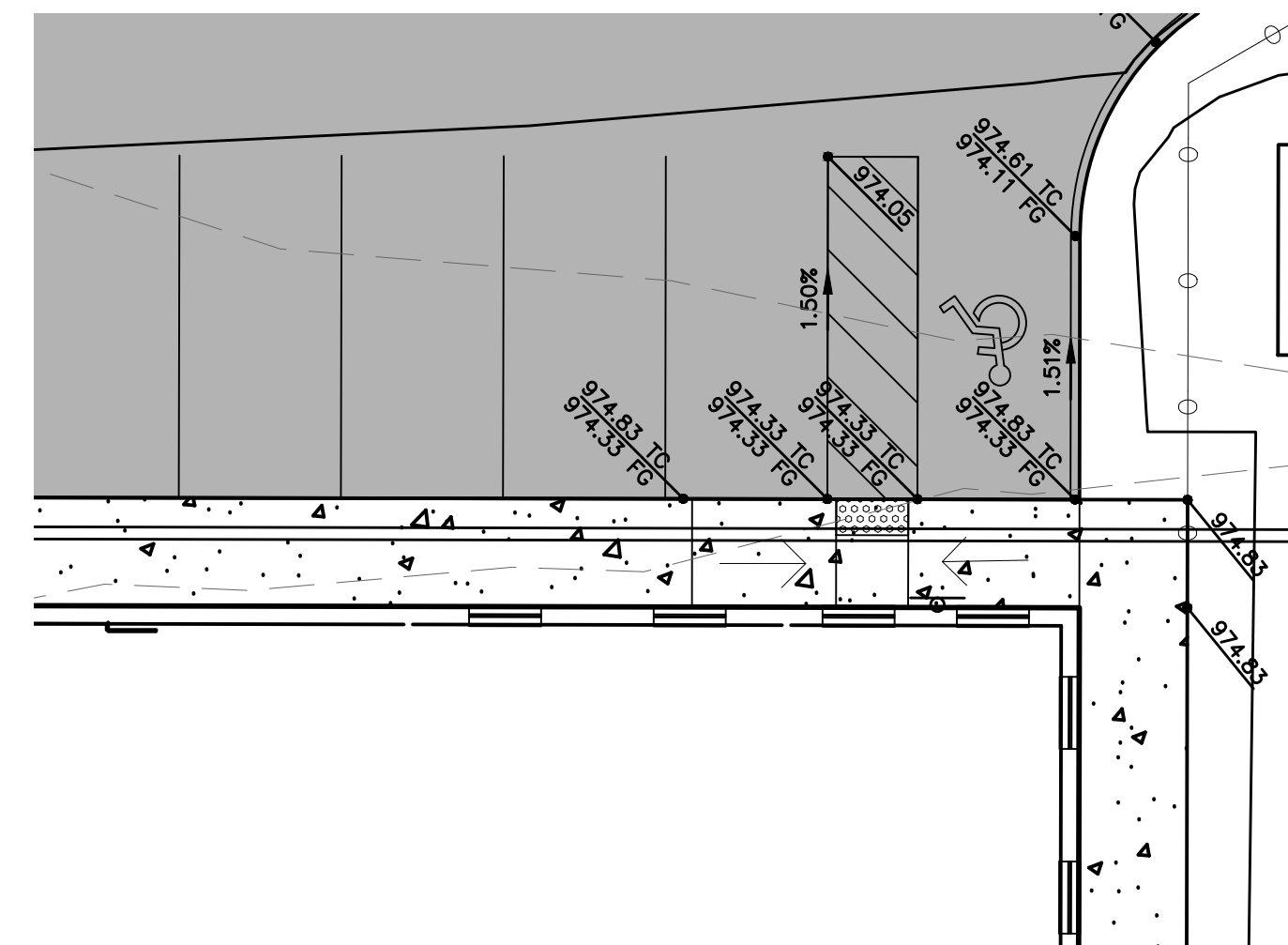
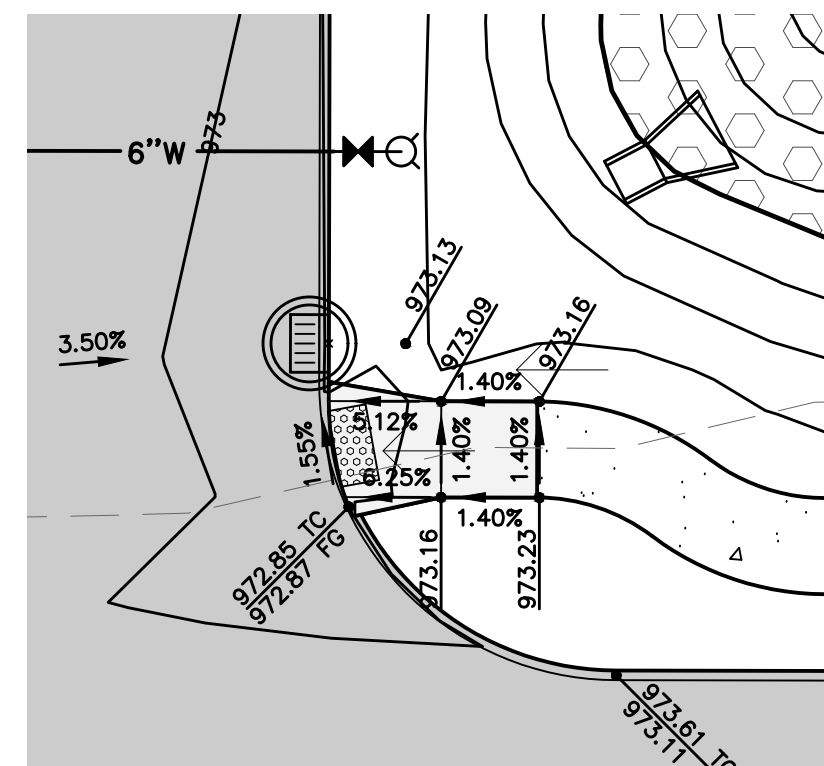
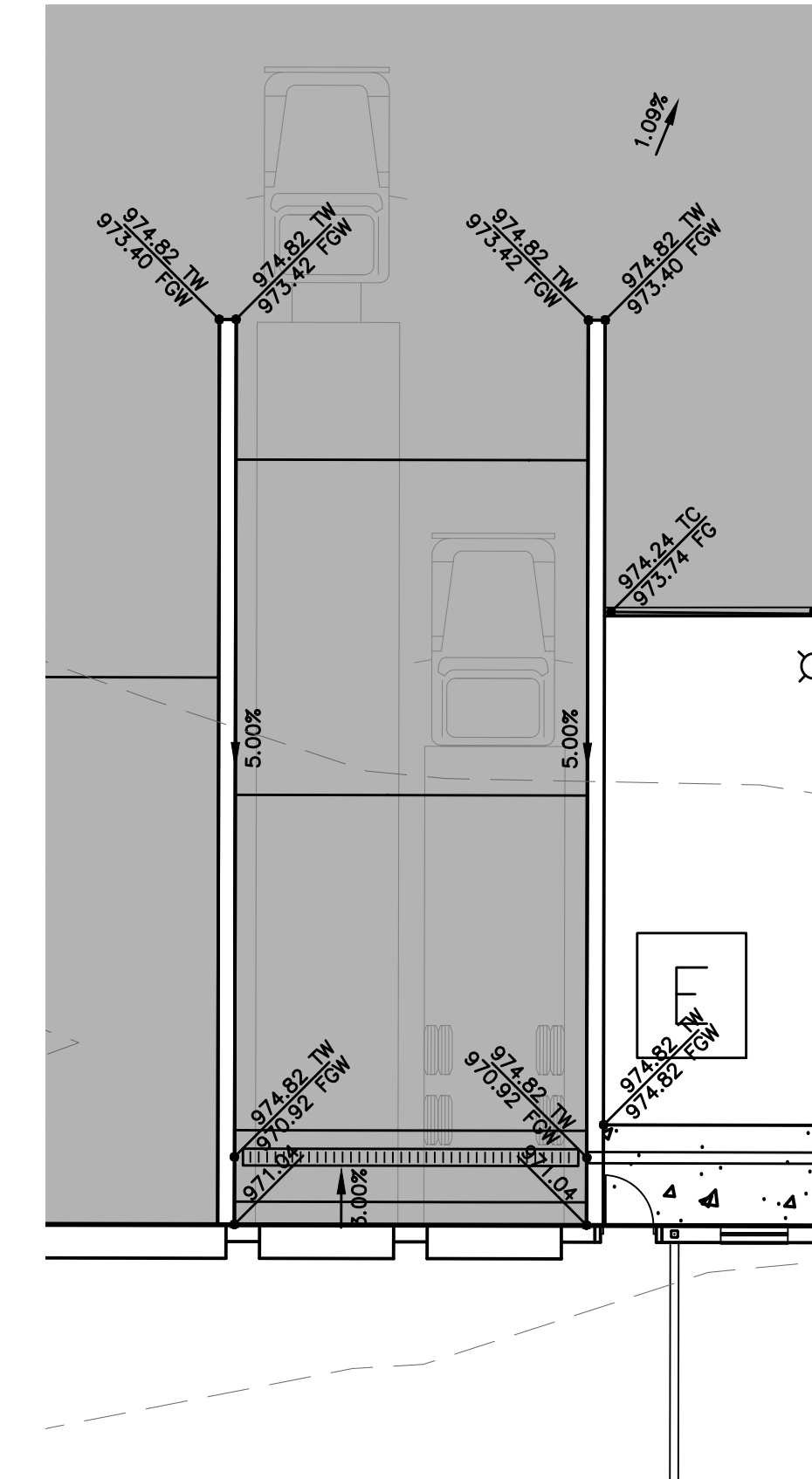
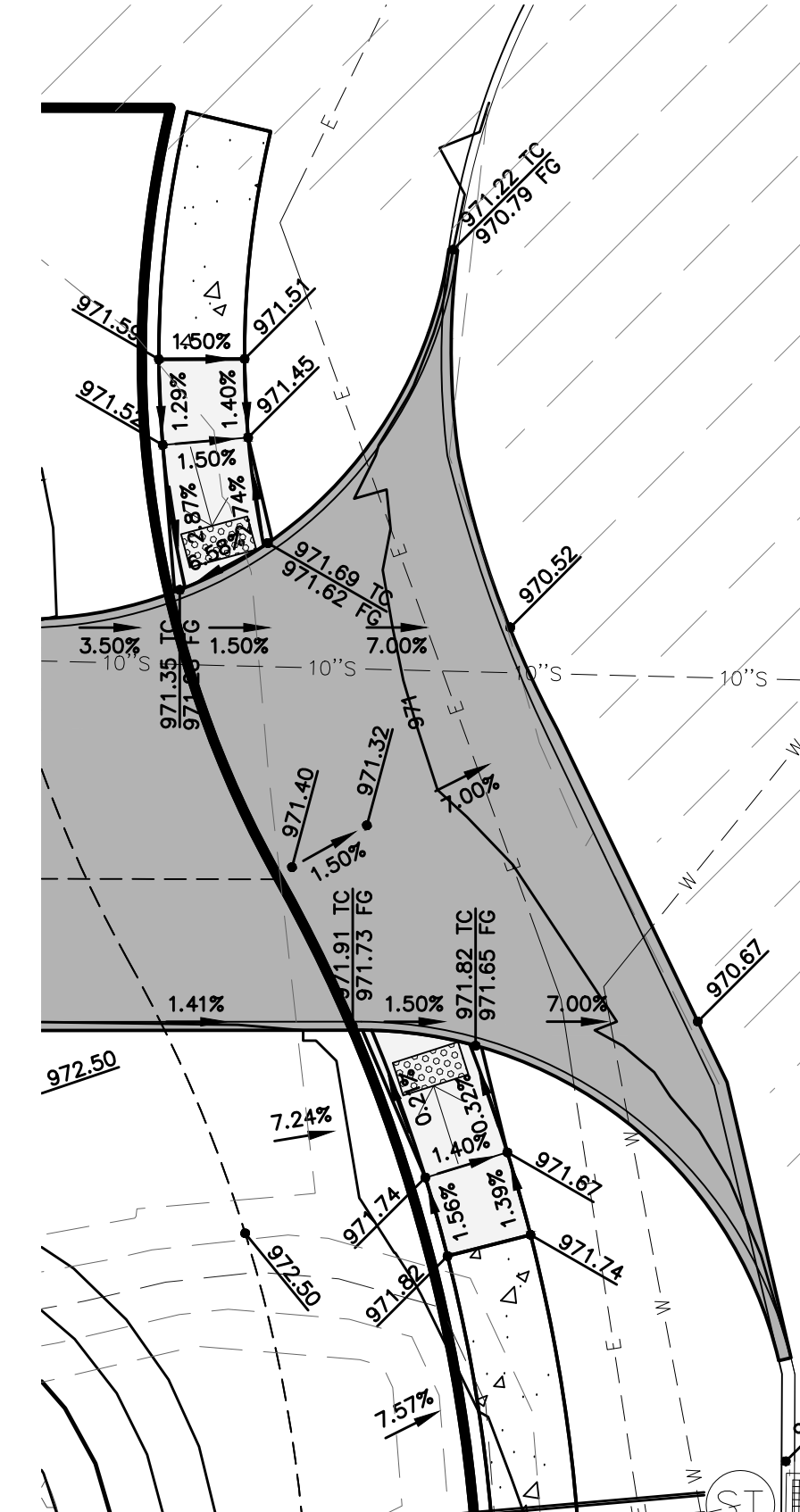
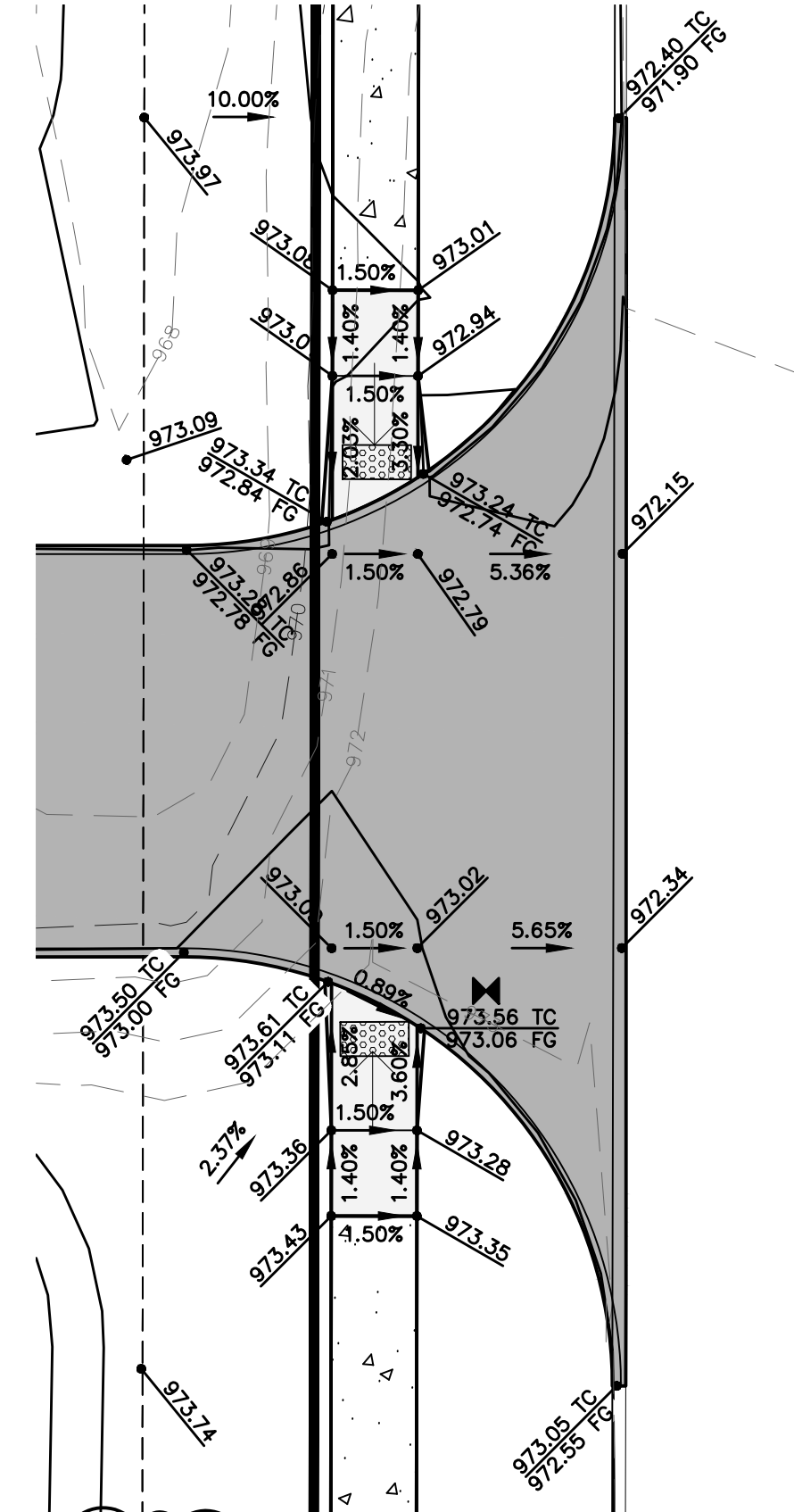
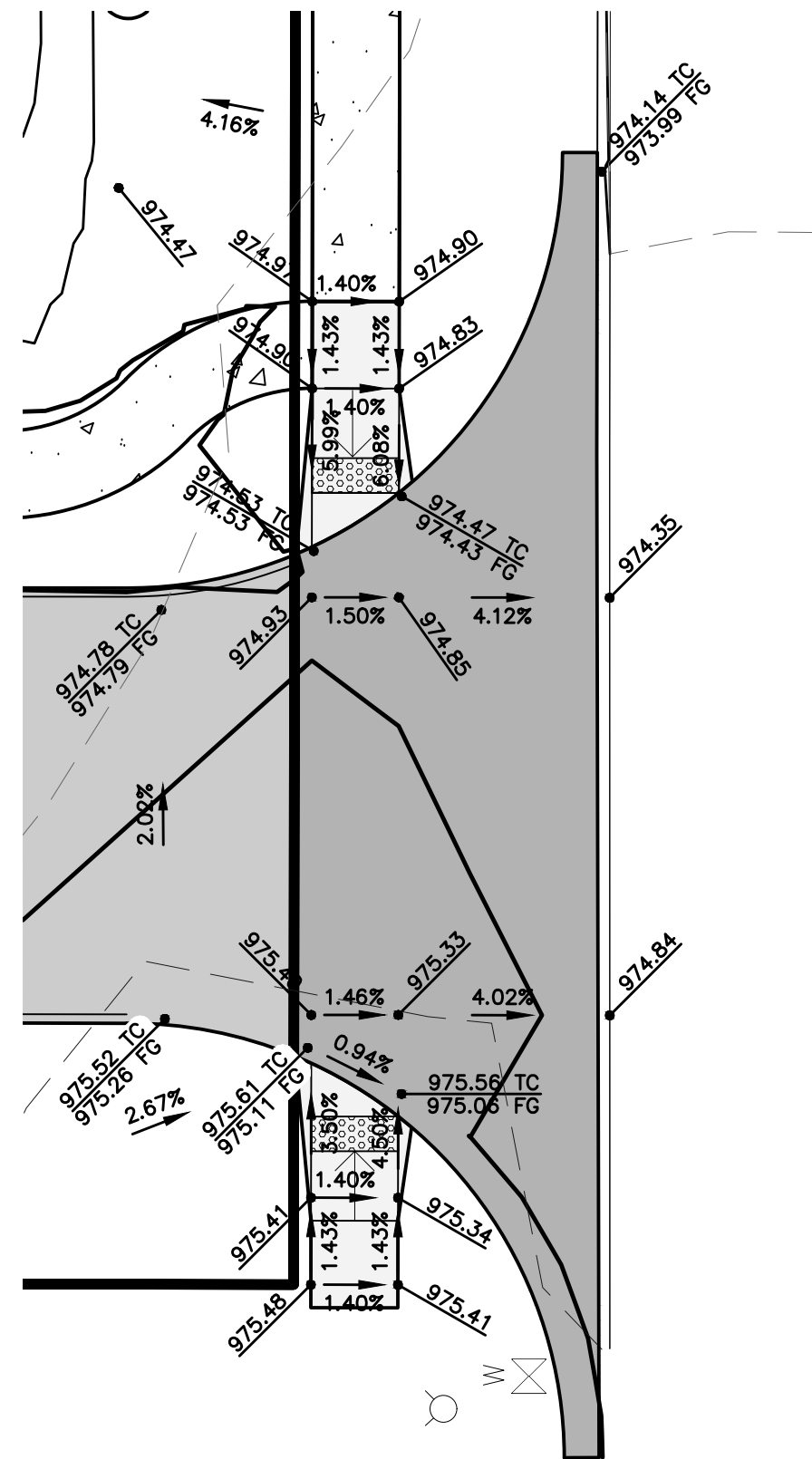
-  = 4" PCC SIDEWALK
-  = 6" PCC
-  = 7" PCC
-  = 6" ROCK/GRAVEL

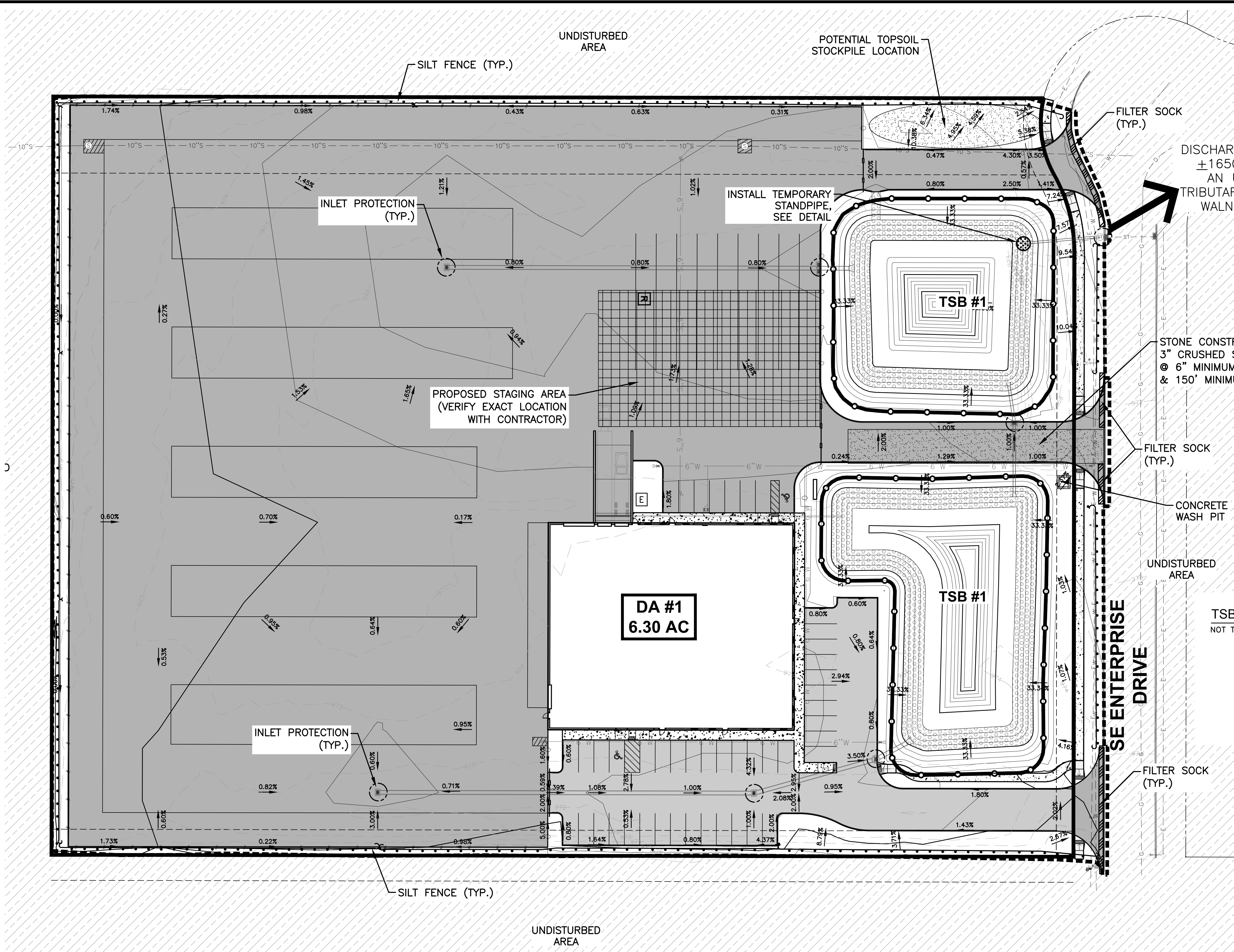
	PROJECT VIKING		CIVIL DESIGN ADVANTAGE	GRIMES, IOWA
	DIMENSION PLAN			

1810.537 3/9

3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410		REVISIONS	DATE
		THIRD SUBMITTAL	12/31/19
		SECOND SUBMITTAL	12/11/19
		FIRST SUBMITTAL	11/25/19

ENGINEER: JUN	PM: DAM
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SWPPP LEGEND

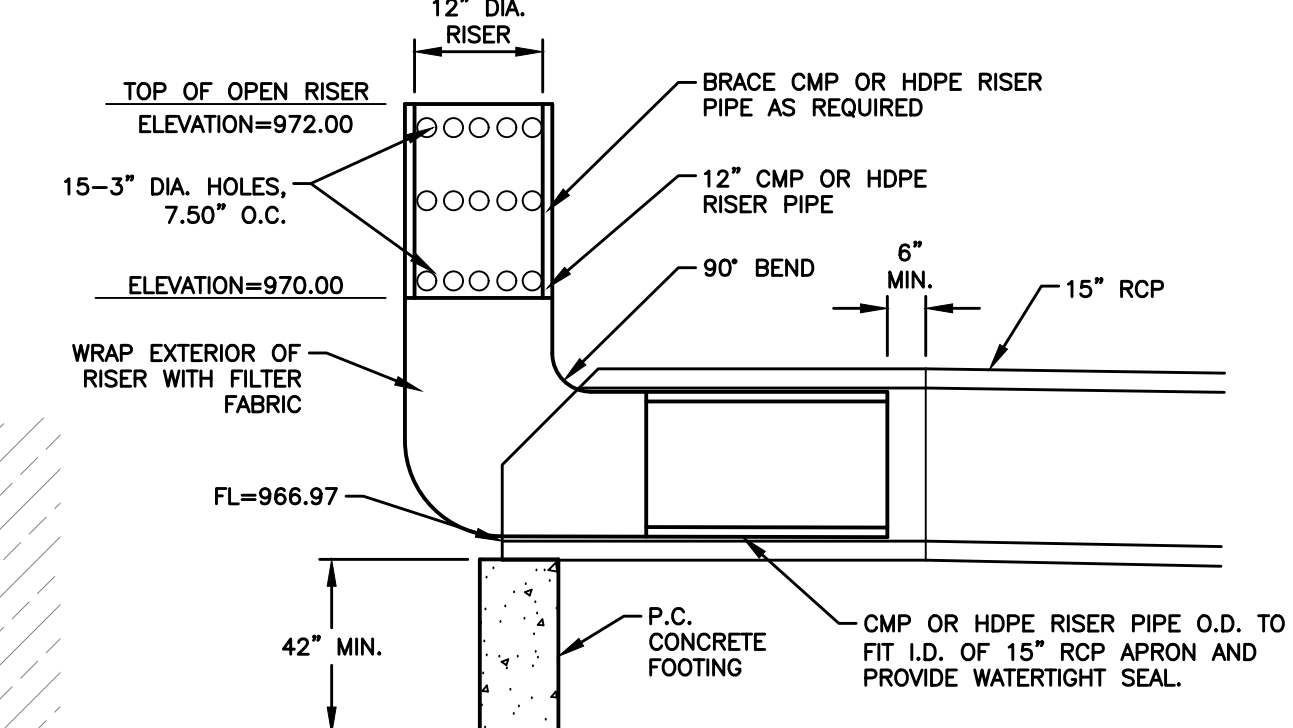
DRAINAGE ARROW	
GRADING LIMITS	
FILTER SOCK	
SILT FENCE	
INLET PROTECTION	
PORTABLE RESTROOM	
CONCRETE WASHOUT PIT	
AREA TO BE SEEDED	
STRAW MAT	
UNDISTURBED AREA	
RIP-RAP	
GRAVEL ENTRANCE	
STAGING AREA	
TEMPORARY SEDIMENT BASIN	

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,915
2	FILTER SOCK	LF	199
3	SEEDING, FERTILIZING, AND MULCHING	AC	13.03
4	INLET PROTECTION DEVICES	EA	8
5	CONCRETE WASHOUT PIT	EA	1
6	12" PVC TEMPORARY STANDPIPE	EA	1

TSB #1 - TEMPORARY STAND PIPE DETAIL

NOT TO SCALE

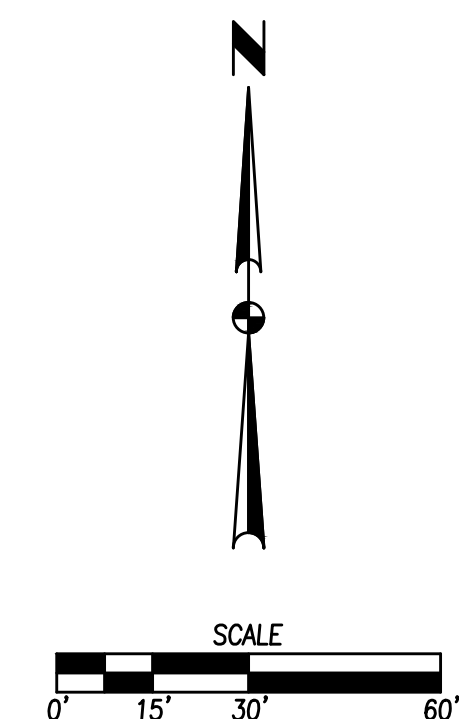


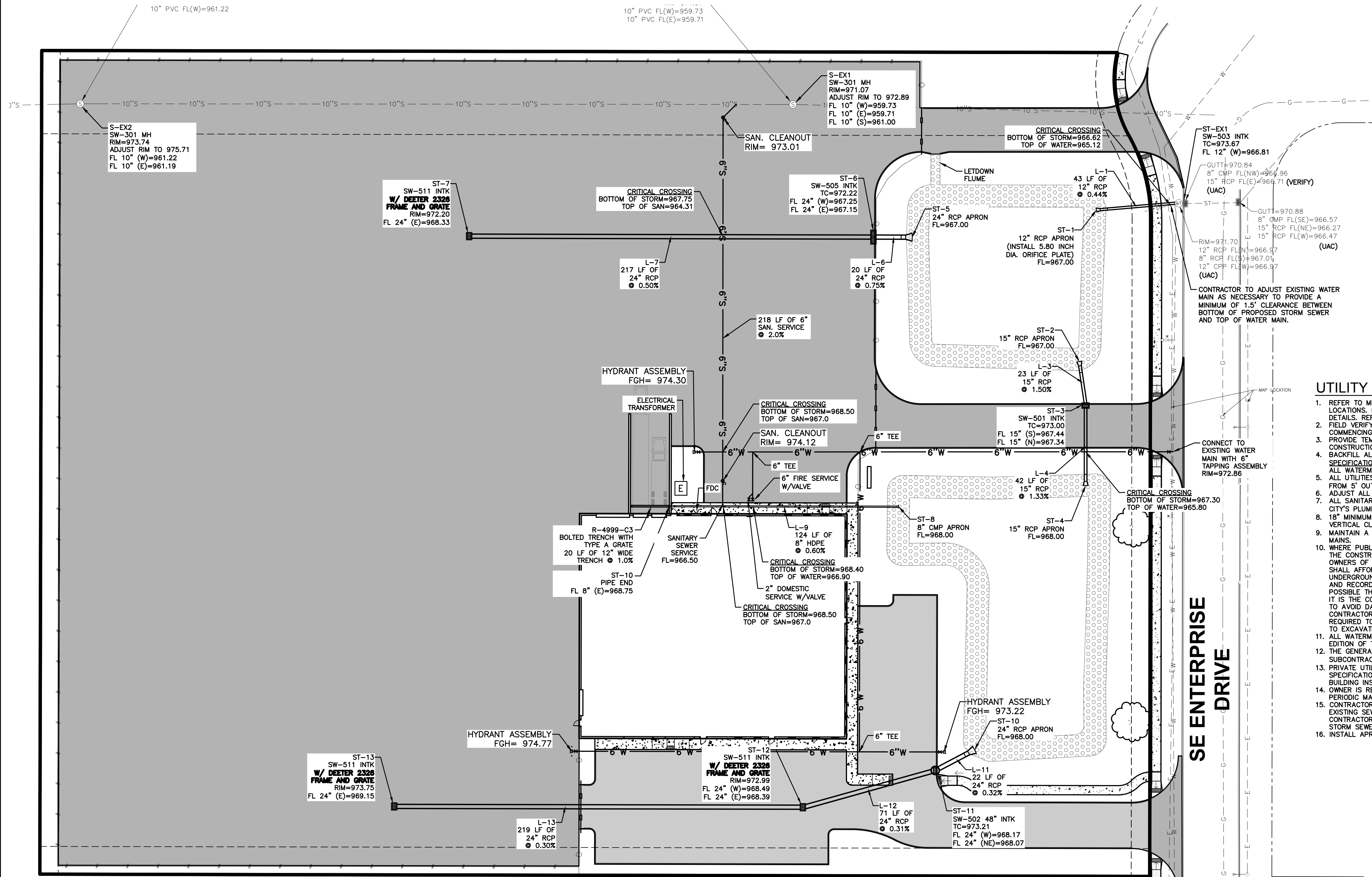
EROSION CONTROL NOTES

1. THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMIT AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTOR'S USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL REQUIREMENTS OF THE SWPPP AND LOCAL, STATE AND FEDERAL REQUIREMENTS. THE OWNER SHALL EMPLOY A SEPARATE FIRM TO PROVIDE SWPPP MONITORING AND UPDATES. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH THE SELECTED FIRM.
2. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED ACCORDING TO SUDAS CHAPTER 7 EROSION AND SEDIMENT CONTROL.
3. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENTS.
4. DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED PRIOR TO THE SITE SHUTTING DOWN FOR WINTER CONDITIONS.
5. CAPTURE PCC SAWCUTTING SLURRY/GRINDING DUST.

DISCHARGE POINT SUMMARY

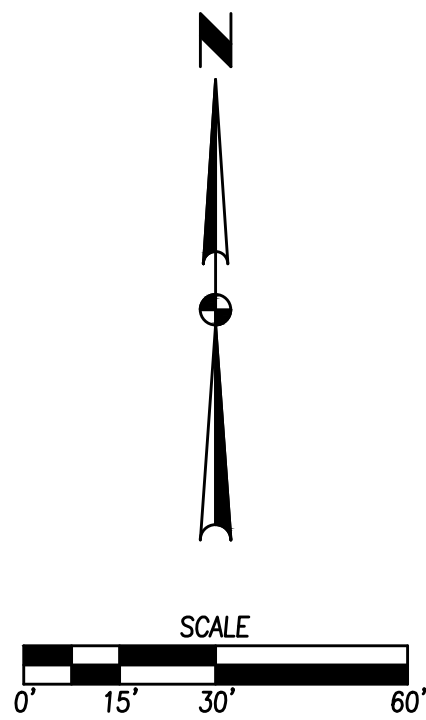
DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY TO NORTH WALNUT CREEK ±1650 FT	6.30 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	22,680 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	398 CU FT
VOLUME PROVIDED IN FILTER SOCK (199 LF @ 2.0 CU FT/LF OF SOCK)	8,618 CU FT
VOLUME PROVIDED IN SILT FENCE (1,915 LF @ 4.5 CU FT/LF OF FENCE)	96,012 CU FT
VOLUME PROVIDED IN TSB	105,028 CU FT
TOTAL VOLUME PROVIDED	





UTILITY NOTES

- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
- FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
- BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
- ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
- ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
- 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
- MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
- WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF GRIME'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2006 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
- OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES. PERIODIC MAINTENANCE AND CLEANING OF STORM AND SANITARY SEWER MAY BE NECESSARY.
- CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
- INSTALL APRON GUARD AND FOOTING ON ALL APRONS.



DATE

12/31/19

REVISIONS

THIRD SUBMITTAL

SECOND SUBMITTAL

FIRST SUBMITTAL

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

ENGINEER: JJN

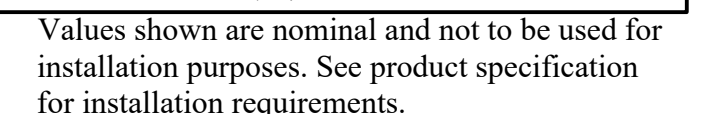
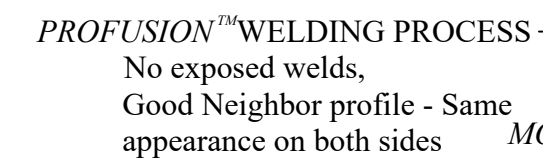
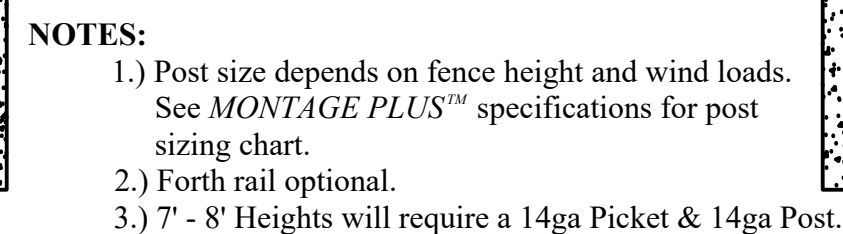
PM: DAM

PROJECT VIKING

UTILITY PLAN

7/9

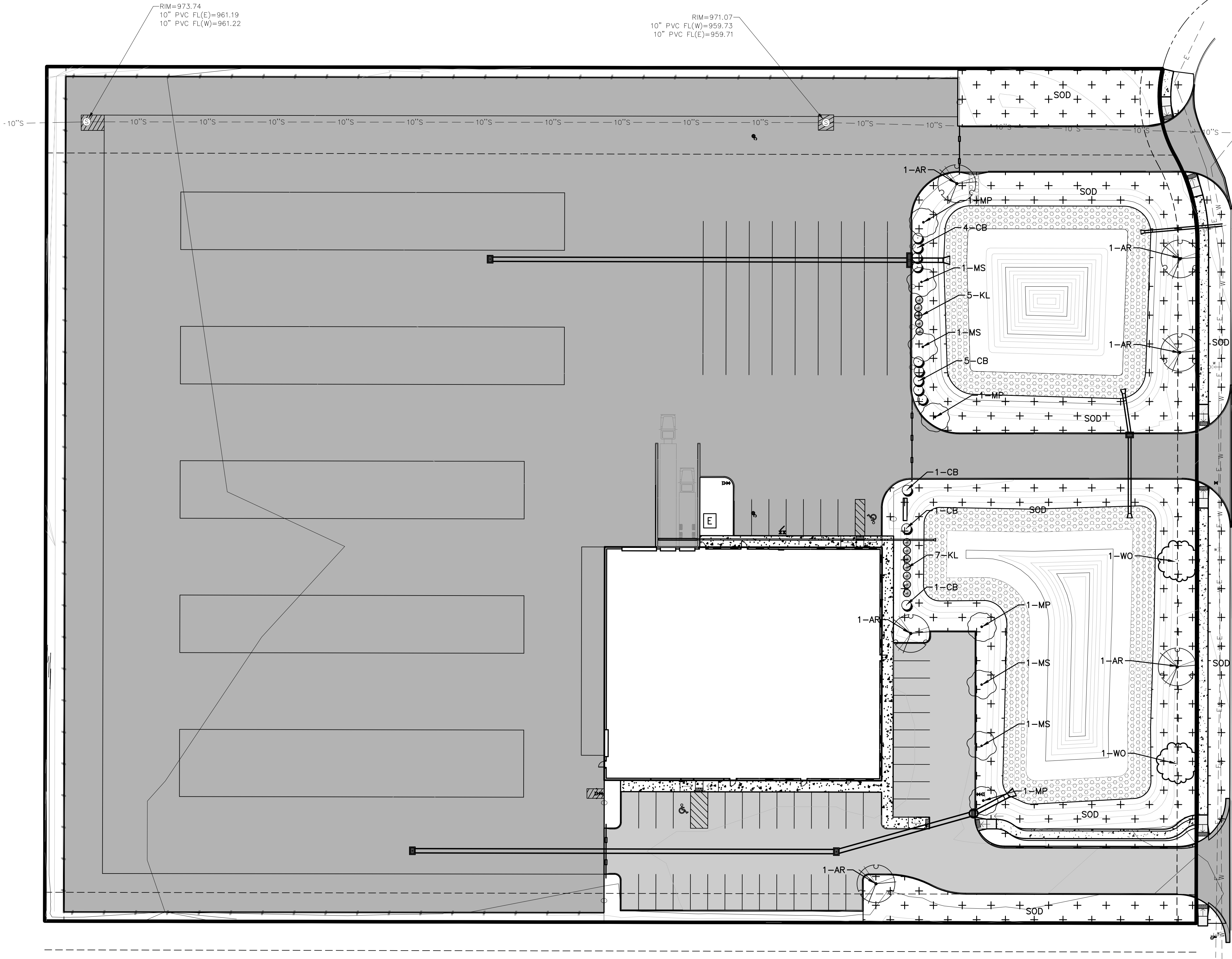
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1. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR EROSION CONTROLS AND POLLUTION PREVENTION REQUIREMENTS.
2. MPE = MINIMUM PROTECTION ELEVATION.
3. REMOVE ALL FENCE WITHIN GRADING LIMITS AND AS LABELED ON THE GRADING PLAN.
4. TEMPORARY SEED ALL DISTURBED AREAS ACCORDING TO NPDES PERMIT REQUIREMENTS. INSTALL PERMANENT SEEDING AS NOTED ON PLAN.



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



LANDSCAPE NOTES

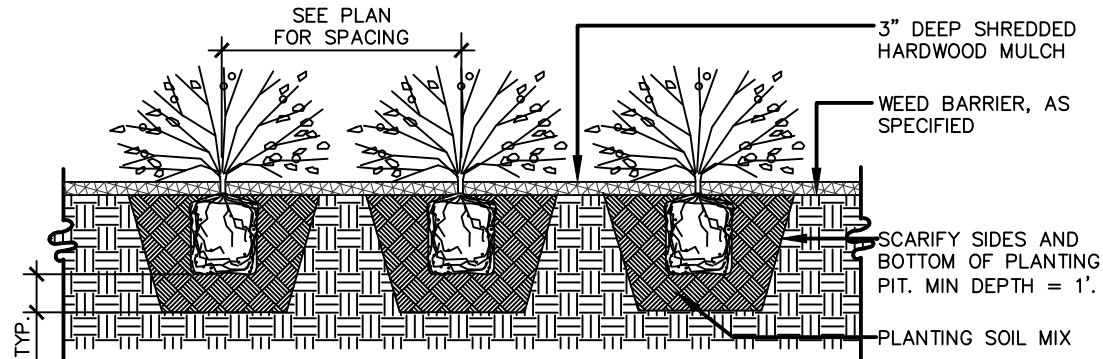
1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
6. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
7. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3"
8. ALL EDGING SHALL BE METAL LANDSCAPING.
9. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
10. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
11. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
12. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

PLANT SCHEDULE

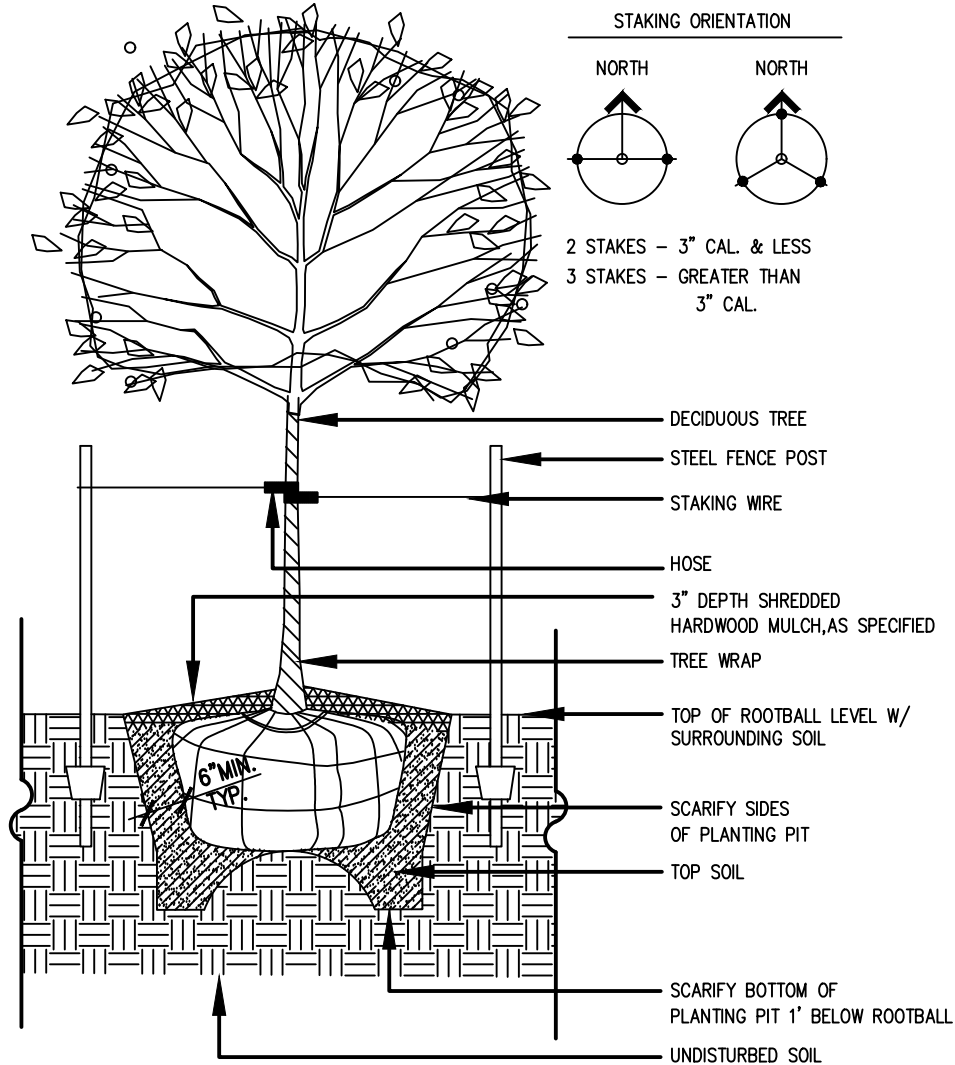
CODE	QTY.	OVERSTORY TREES	SIZE	COND
AR	6	ROYAL RED MAPLE	2" CAL	B&B
WO	2	WHITE OAK	2" CAL	B&B

CODE	QTY.	UNDERSTORY TREES	SIZE	COND
MP	4	PRAIRIFIRE CRAB APPLE	1.5"	CONT
MS	4	SPRING SNOW CRAB APPLE	1.5"	CONT

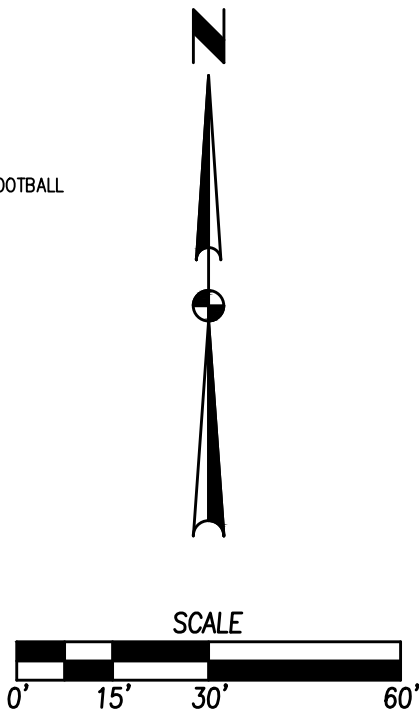
CODE	QTY.	SHRUBS	SIZE	COND
CB	12	DWARF CRANBERRY BUSH	24" HT	CONT
KL	12	KOREAN EARLY LILAC	24" HT	CONT



SHRUB PLANTING BED



DECIDUOUS TREE PLANTING



Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Alex Pfaltzgraff, Development Services Director
DATE: January 7, 2020
RE: Project Viking – Site Plan

GENERAL INFORMATION:

Applicant:

Doug Mandernach, Civil Design Advantage

Requested Action

Site Plan

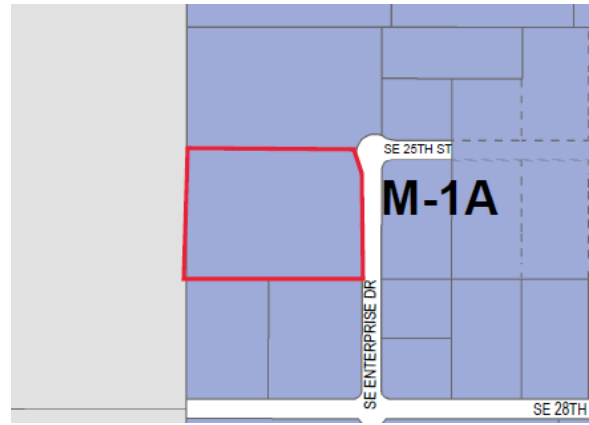
Location

2500 SE Enterprise Dr.

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

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

BACKGROUND:

The applicant, is requesting approval of a site plan, which will allow for the construction of a 17,556 square foot office/warehouse building. The project is located within the M-Ked Plat 2 subdivision, and zoned M-1A.

The property is not located within any corridor or overall district.

ANALYSIS:

Building/Elevations:

The building is proposed to be principally constructed out of metal, with stone accents along the east façade. In accordance with the architectural standards, a minimum of 25% masonry along the façade facing the public row is provided, as well as 30-feet down the corresponding facade.

Staff asked the applicant to consider additional architectural elements along the east façade to help increase the architectural interest of the building. Revised renderings which will include enhanced corner elements and façade lighting are being prepared and are expected to be available at the meeting.

In addition to the previously mentioned elements, awnings over the entries are being provided, and screening of the roof top units is shown.

Site Layout:

The site is proposed to have 3 points of access of SE Enterprise Drive. The middle driveway is shown to be shifted slightly north of the corresponding drive across SE Enterprise Drive (SSST Temple). Under normal circumstances, staff would prefer to see driveways aligned, which allows for a more efficient traffic flow, but in this case, the differing hours of operation led staff to a level of comfort that did not require the driveways to be aligned.

Parking is provided along the south, east and north sides of the building, with the principal "public" parking occurring on the east and south sides.

The property is intended to be secured with fence and gates. The fence visible from the public row is proposed to be ornamental, with the remainder as chain link.

The rear (west) side of secured site is proposed to be outdoor storage for the proposed tenant. A concept material storage layout has been provided, however is subject to change. At a minimum, drive aisles will be maintained for emergency access throughout the site.

There is no dumpster enclosure provided, as it will be located within the building.

Sidewalk is being provided along the SE Enterprise Dr ROW, as well as a pedestrian connection into the site.

Parking:

Based upon the square footage of the building, and its respective uses (office, warehouse), a total of 28 parking spaces are required.

As proposed, the site will provide a total of 48 parking spaces.

Landscaping/Streetscape:

The site is required to provide a minimum of 10% open space. As proposed, the site will provide a total of 20.33% open space.

While there is no minimum landscaping requirements in this zoning district, the applicant has provided a number of trees and shrubs to help address the aesthetics of the building. A total of 16 trees and 24 shrubs are proposed to be planted upon the site.

Utilities:

Sanitary sewer access is provided from an existing 10" sewer running along the north side of the site. The sanitary manholes within the secures area are striped to prevent storage upon the.

Water is provided from an existing 8" main within the SE Enterprise Drive row. The building is proposed to be fitted with a fire suppression system, therefor the appropriate FDC and fire hydrant spacing is shown.

Storm water detention is being handed via two wet-bottom basins on north-east side of the site.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for Project Viking, subject to any remaining staff comments.

CITY OF GRIMES



Alex Pfaltzgraff



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

December 5, 2019

Civil Design Advantage

Attn: Doug Mandernach

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: Destination Market Plat 3

Dear Mr. Mandernach:

The Development Services Department is in receipt of a proposed Site Plan for Destination Market Plat 3. Based on the review of the provided submittal materials, staff have the following comments:

General Comments

- ~~1. Please add the Grime Standard Notes, attached.~~
2. Please provide a lighting plan if applicable. **Submit when available.**
- ~~3. Please provide the proposed building uses.~~
4. Please submit construction drawings for the turn lane and street light modifications.
Plans will be reviewed and commented on under separate cover.
- ~~5. Please note that Final Plat will need to be prepared and approved prior to occupancy of the buildings.~~

Sheet 1

- ~~6. Please provide the required open space counts for both lots.~~
- ~~7. Please provide the required parking counts for both lots.~~

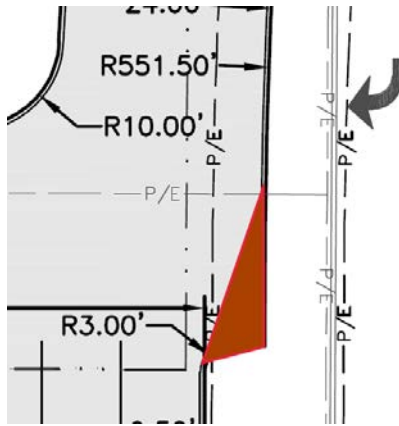
Sheet 2

- ~~8. Please note that all pavement removals should be cut out to the nearest joint line, rather than ground.~~

- ~~9. Please note the removal of the existing storm sewer and FES on the north side of the lots.~~
- ~~10. Please provide the existing topo for the site.~~
- ~~11. Please note the relocation of the existing street light along E 1st St.~~

Sheet 3

- ~~12. Please revise the radii to 25 feet for the driveway off NE Telkay Lane.~~
- ~~13. Please revise the radii to 20 feet for the driveway off NE Platinum Drive.~~
- ~~14. Please revise the radii to 25 feet for the turn lane off E 1st.~~
- ~~15. Please identify the location of the order board for the Lot 1 drive through.~~
- ~~16. Please provide ramps at all pedestrian crossing paths.~~
- ~~17. Please extend the sidewalk on front of the Lot 1 building east to the curb edge, and provide a ramp to the corresponding connection.~~
18. Please provide details for the dumpster enclosures and clarify the hash-markings.
Please provide detail for the dumpster enclosures.
- ~~19. Please extend the width of the parking stalls that are adjacent to the dumpster enclosures to 11 feet to allow for car doors.~~
- ~~20. Please update the parking counts, as the count figures appear to be off on the entire site. Staff did not count the parking stalls, so please update sheet 1 if they change.~~
- ~~21. Please modify the parking lot as shown below. This area will collect garbage/debris if left as is.~~



- ~~22. Please fix the linework where the driveways meet on Lot 1 and the Kwik Star site.~~
- ~~23. Please show an easement for the sidewalk that shirts onto private property.~~
- ~~24. Please revise Note 1, E to indicate that KNOX boxes must be purchased from KNOX.~~
- ~~25. Please note the location of all ground mounted mechanical units.~~
- ~~26. Please modify the sidewalk at the E 1st and NE Platinum drive area to extend west and transition north. As shown it is not acceptable.~~

Sheet 4

- ~~27. Please provide details for the accessible stall ramps.~~
- ~~28. Please provide spot elevations for the pedestrian connections.~~
- ~~29. Staff is concerned with a few of the pavement areas shown as 0% fall and ponding water.~~

Sheet 5

- ~~30. Please include note about containment/removal of PCC slurry.~~

Sheet 6

- ~~31. Please show the relocation the two fire hydrants, in the right of way, along E. 1st Street as they will be in the way of the sidewalk. Alternatively, shift the sidewalk location.~~
- ~~32. Note that construction drawings for the public water main will be required.~~
33. It appears that there are no fire hydrants on site. Please provide in a manner that allows all areas of the building to be accessed along a 150-foot route path from the site hydrants. **As shown, the minimum requires are not being met. Hydrant coverage must be along an approved route (150-foot). This means that all sides of the building must be covered along the 150-foot route.**
34. Note that it appears based upon the square footage, that both buildings will need to provide a fire suppression system. Please provide a detail for the fire/domestic connection, and note the location of the FDC. **FDC must have a clear path of access. Both FDC's have the potential to be blocked by parked cars of queue space Please revise.**
- ~~35. Note that a fire hydrant must be within 100 feet of the located FDC.~~
- ~~36. Please provide on the plans a grease interceptor for both buildings, and details.~~
- ~~37. Please show the water main connection on the north side of the site as a tapping sleeve and valve.~~
- ~~38. Please provide critical crossing elevations for all utility crossings.~~
39. Staff questions if the existing water services will be abandoned. **Note that the service will need to be repaired at the main.**

Sheet 7

- ~~40. Staff questions where the bollard detail is being used on the site.~~

Sheet 8

41. Please specify seed mixture type(s), especially for E. 1st Street ROW. **No revisions made.**
42. Staff would ask that you reconsider the juniper and spiraea shrubs in favor something more similar to burning bush, ornamental grasses, etc. **No revisions made.**

- 43. Please update the landscaping to meet the minimum standards as outlined in 165B. Tree count is off. **No revisions made.**
- 44. Foundation plantings are required per 165B. **No revisions made.**
- 45. Please provide for a landscape bed for the shrub areas. **No revisions made.**
- 46. Please landscape around the Lot 2 transformer. **No revisions made.**
- 47. Please provide trees in the island(s) east of the Lot 2 building and west of the Lot 1 building. **No revisions made.**

SWMP

- 48. Please provide details of the chamber outlets and clearly indicate the orifice size and location. The ADS plans do not reference this, and it appears to be missing from the site plans.

SWPPP

- 49. It is unknown if the SWPPP narrative for Destination market Plat 1 will be utilized for this project. Regardless, the SWPPP narrative needs to be updated with re-issued G.P. #2 (3.01.2018) information. For this project, because of the length of curb removal along East 1st Street, particular attention needs to be given to containment/removal of PCC sawcutting/curb grinding dust.
- 50. Please submit a signed Grimes SWPPP Development Certification.

Architecture Lot 1

- 51. Please provide material percentages on all 4 sides of the building. **No revisions made.**
- 52. Staff would like to see additional architectural elements provided on the north elevation. **No revisions made.**
- 53. Note that due to the proposed materials not being 100% masonry, the City Council will need to pass the approval at 4/5. **No revisions made.**
- 54. Staff questions the placement of the drive-through window, and it makes practical sense. **No revisions made.**

55. As similar to the east elevation, please provide additional glazing on the west side to balance the building. **No revisions made.**

56. Please provide the roof deck height as it relates to the parapet elevation. Note that all roof top mechanical units will need to be screened. **No revisions made.**

Architecture Lot 2

57. Please provide material percentages on all 4 sides of the building. **No revisions made.**

58. Note that due to the proposed materials not being 100% masonry, the City Council will need to pass the approval at 4/5. **No revisions made.**

59. Staff questions the placement of the drive-through window, and it makes practical sense. **No revisions made.**

60. Please provide the roof deck height as it relates to the parapet elevation. Note that all roof top mechanical units will need to be screened. **No revisions made.**

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

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: December 11, 2019
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: January 7, 2020 at 5:30 at the Grimes City Hall

COUNCIL MEETING: January 28, 2020 at 5:30 at the Grimes City Hall

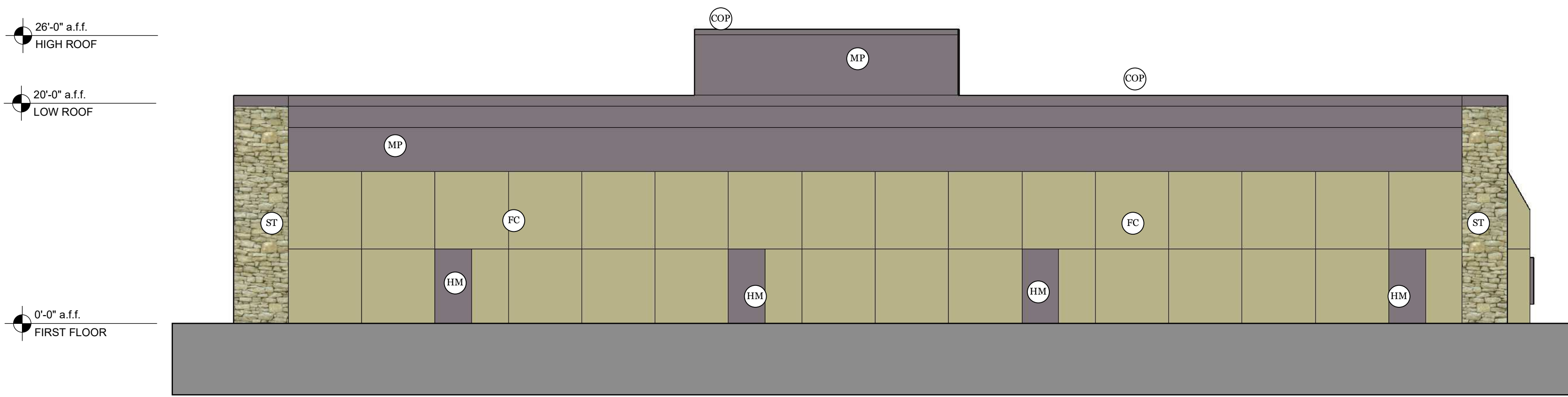
Please feel free to contact me at apfaltzgraff@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,



Alex Pfaltzgraff

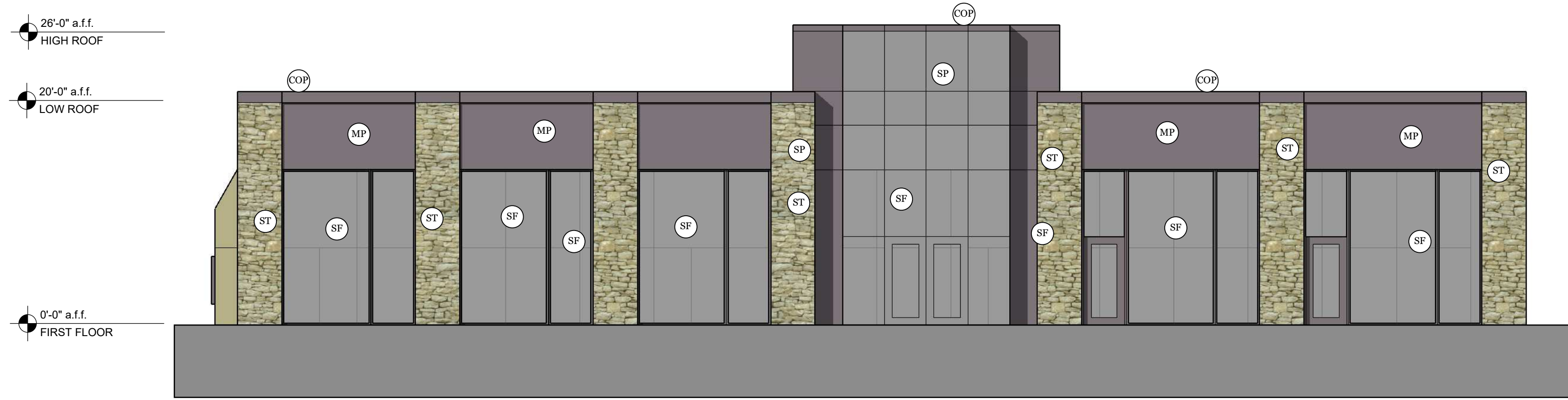
EXTERIOR MATERIAL LEGEND	
LABEL	DESCRIPTION
MP	METAL PANEL INSTALLED VERTICALLY, GREY
COP	METAL COPING, GREY
SF	ALUMINUM STOREFRONT W/ 1" INSULATED GLAZING
FC	FIBER CEMENT PANEL INSTALLED W/ ALUMINUM JOINT TREATMENT
ST	FULL DEPTH STONE VENEER
HM	HOLLOW METAL DOORS AND FRAMES, PAINT



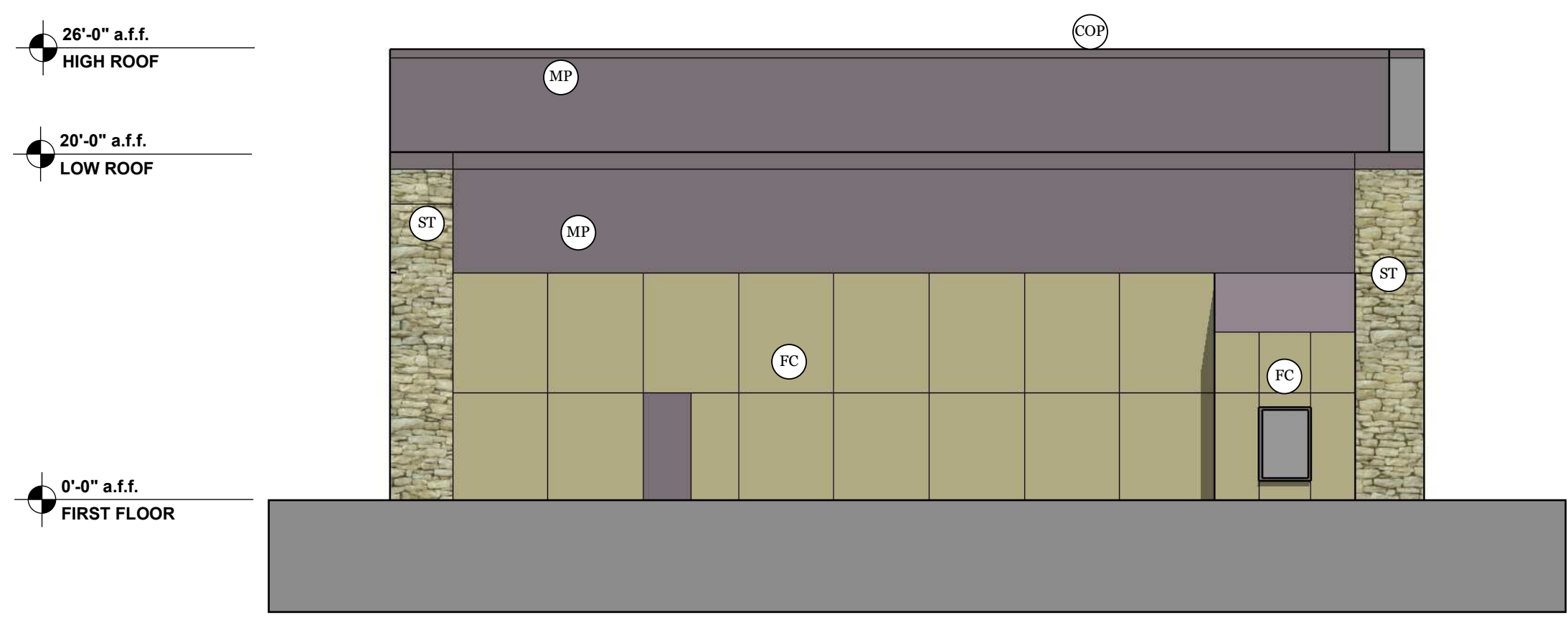
NORTH ELEVATION



EAST ELEVATION



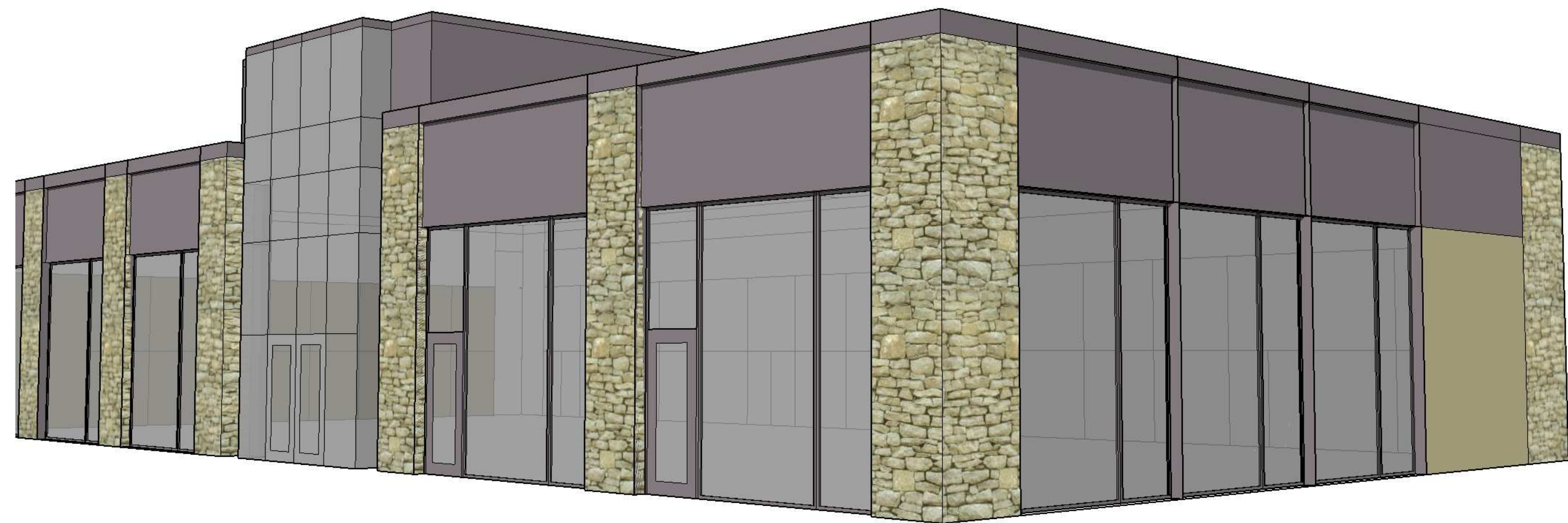
SOUTH ELEVATION



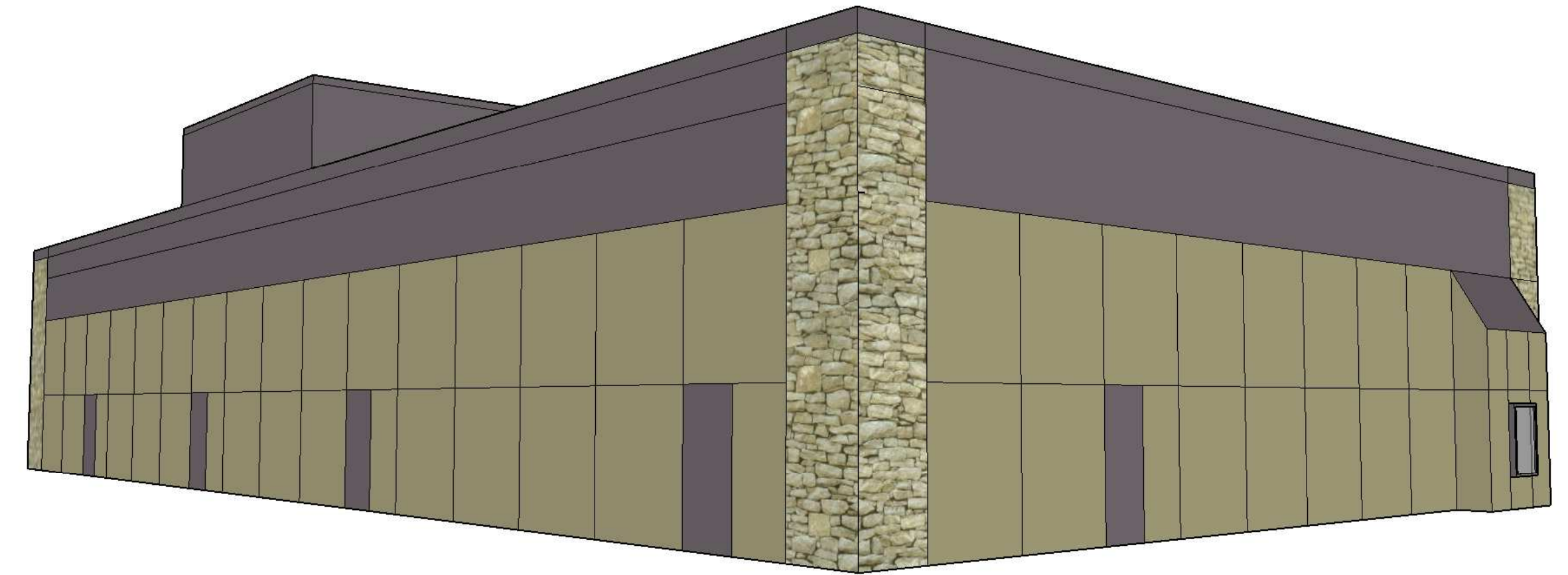
WEST ELEVATION

DESTINATION MARKET BLDG 2
NORTH EAST TELKAY LANE
GRIMES, IA
11.25.2019

1/8" = 1'-0"



LOOKING NW



LOOKING SE



LOOKING NE

DESTINATION MARKET BLDG 2

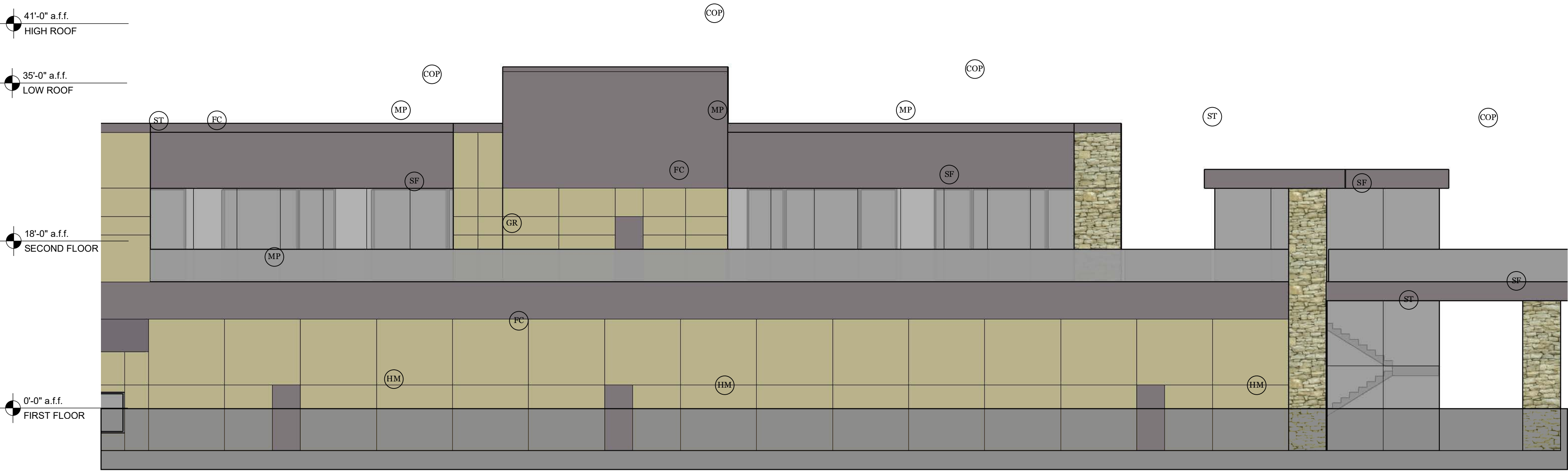
NORTH EAST TELKAY LANE

GRIMES, IA
11.25.2019

simonson

simonson & associates architects LLC
1717 ingersoll avenue suite 117 des moines ia 50309
phn 515 440 5626 www.simonsonassoc.com

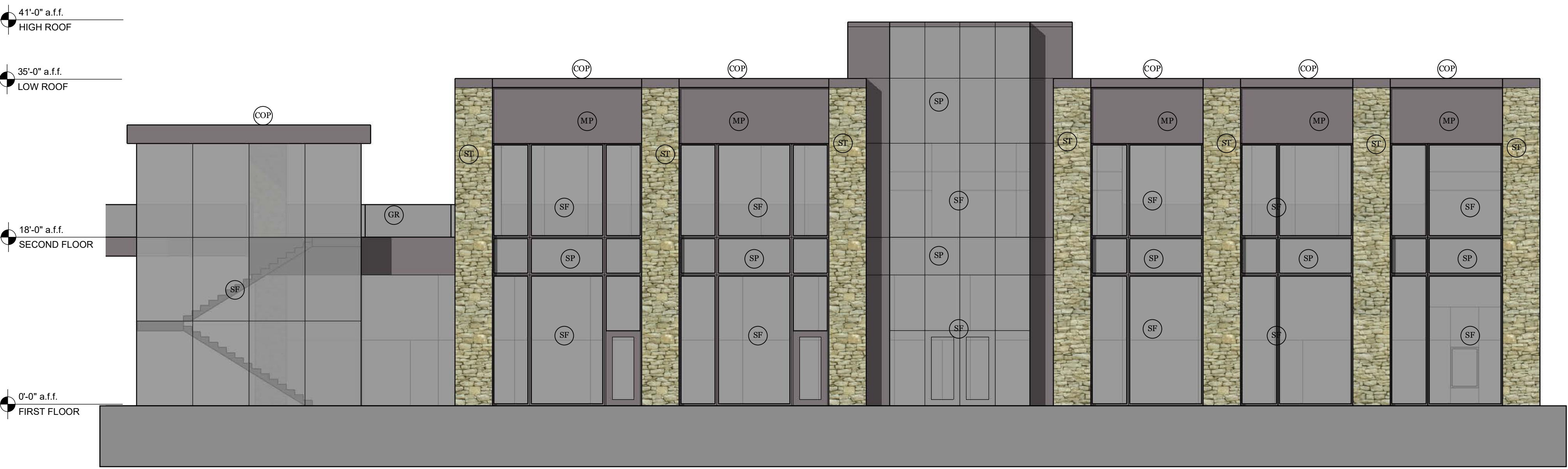
EXTERIOR MATERIAL LEGEND	
LABEL	DESCRIPTION
MP	METAL PANEL INSTALLED VERTICALLY, GREY
COP	METAL COPING, GREY
SF	ALUMINUM STOREFRONT W/ 1" INSULATED GLAZING
FC	FIBER CEMENT PANEL INSTALLED W/ ALUMINUM JOINT TREATMENT
SP	SPANDREL PANEL IN STOREFRONT SYSTEM
ST	FULL DEPTH STONE VENEER
HM	HOLLOW METAL DOORS AND FRAMES, PAINT
GR	GLASS RAIL AT DECK LEVEL



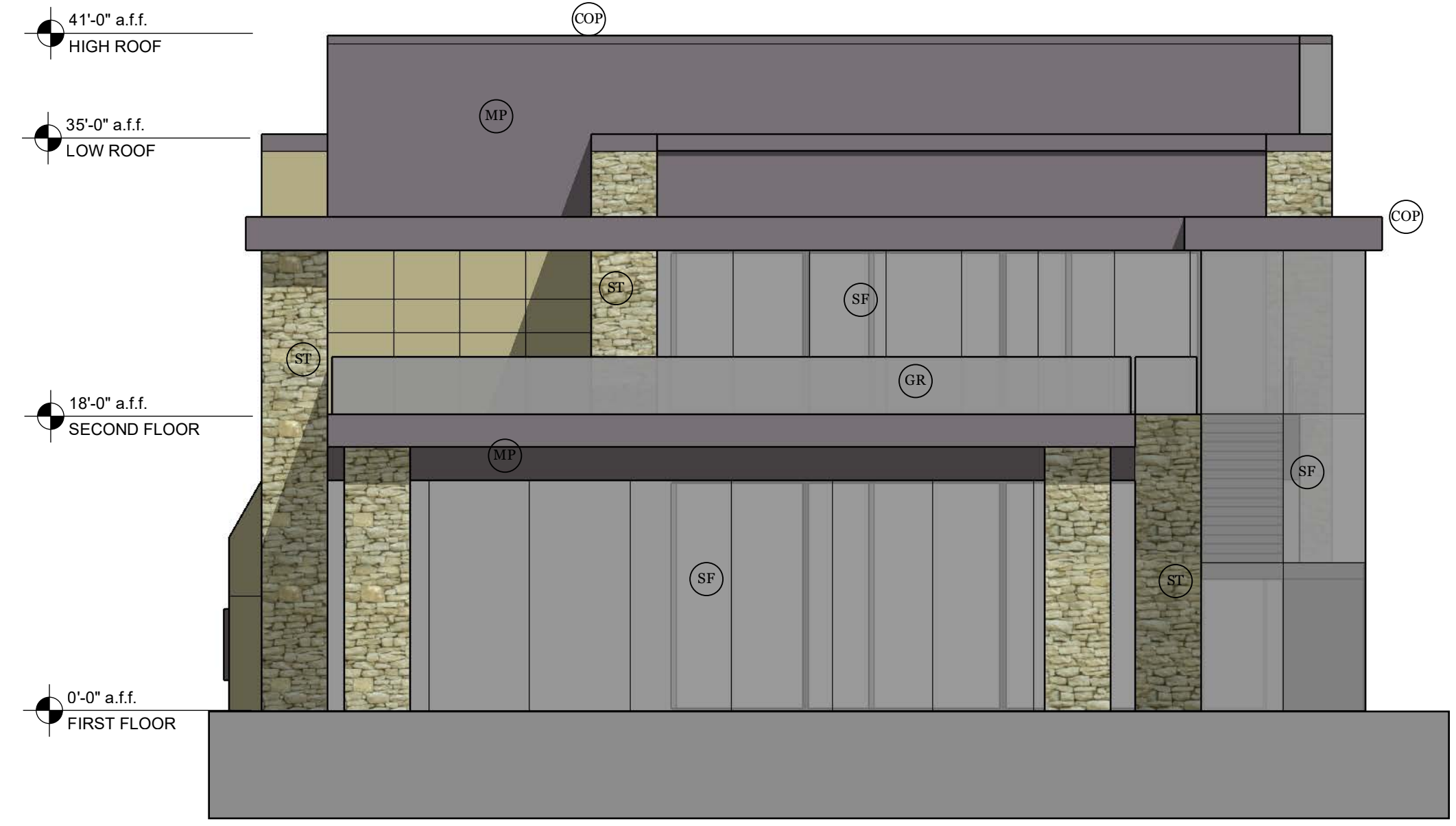
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

DESTINATION MARKET PLAT 3
NORTH EAST TELKAY LANE
GRIMES, IA
11.25.2019

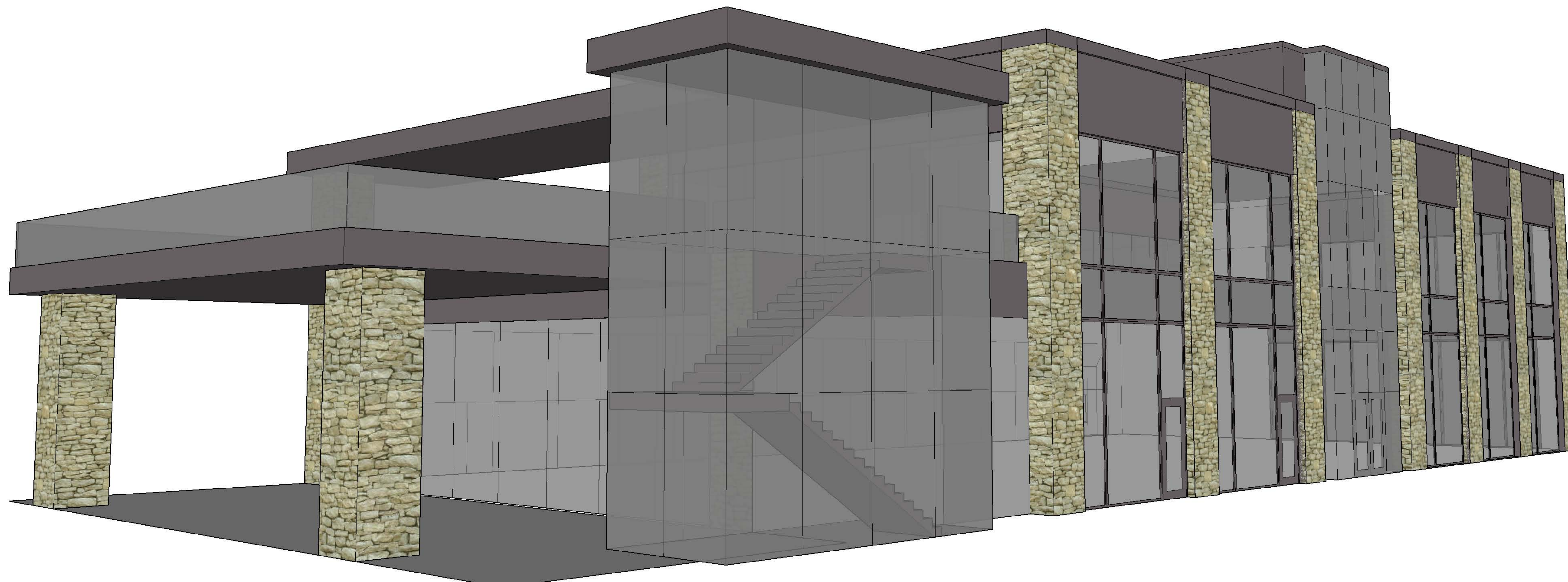
1/8" = 1'-0"



LOOKING NW



LOOKING SE



LOOKING NE

DESTINATION MARKET PLAT 3

NORTH EAST TELKAY LANE

GRIMES, IA
11.25.2019

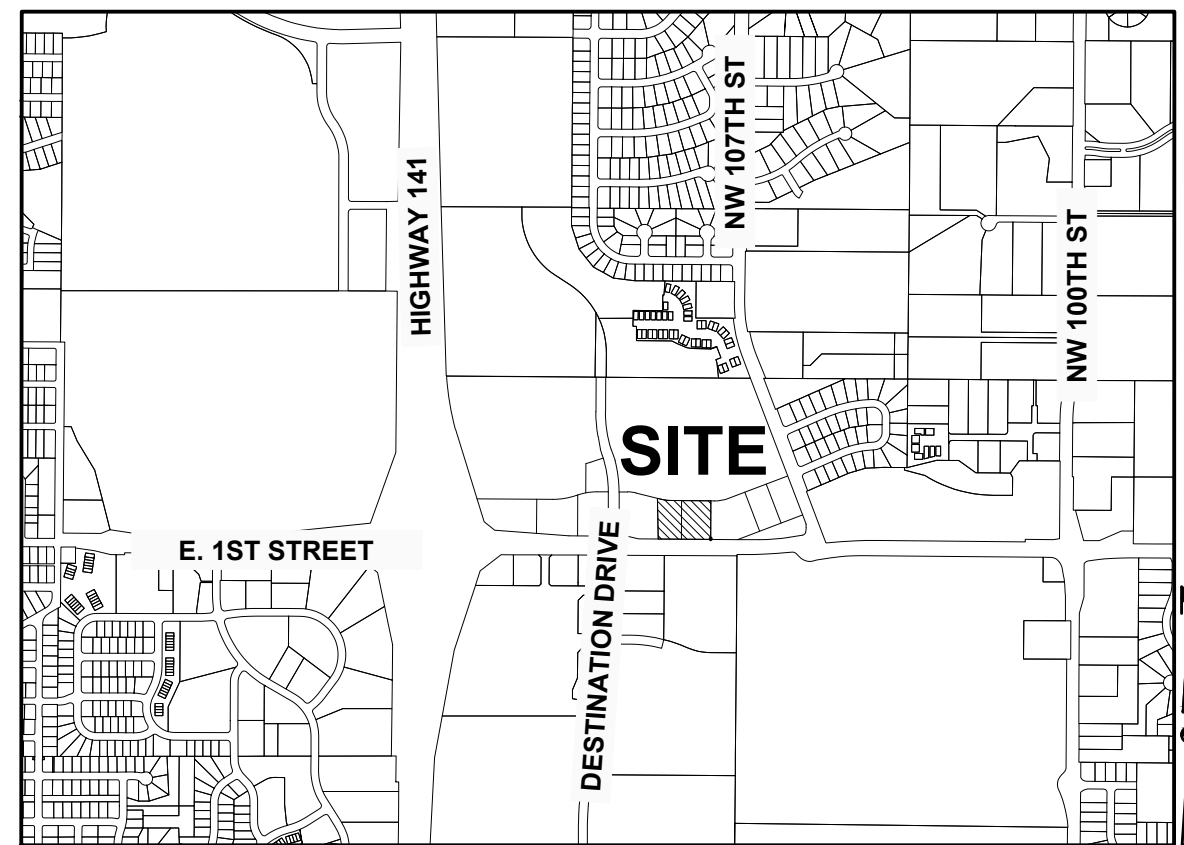
simonson

simonson & associates architects LLC
1717 ingersoll avenue suite 117 des moines ia 50309
phn 515 440 5626 www.simonsonassoc.com

PRELIMINARY PLAT & SITE PLAN FOR:
DESTINATION MARKET PLAT 3

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

APPLICANT

DESTINATION MARKET LLC
3737 WOODLAND AVENUE
CONTACT: MARK HANRAHAN
EMAIL: MHANRAHAN@OWACA.COM
PH: (515) 512-1022

ENGINEER

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

SURVEYOR

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

OWNER

TOP TRACT CORP
7085 NW 100 ST.
JOHNSTON, IA 50131
CONTACT: KAY THIELEKE

BENCHMARKS

- GRIMES CITY BM#H6N-001 ARROWHEAD ON HYDRANT
300'± EAST OF INT. OF E. 1ST AND SE DESTINATION DR.
ON NORTH SIDE OF 1ST STREET.
ELEVATION=991.26
- GRIMES CITY BM#H6N-002 ARROWHEAD ON HYDRANT
600'± EAST OF INT. OF E. 1ST AND SE DESTINATION DR.
ON NORTH SIDE OF 1ST STREET.
ELEVATION=991.95

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = 03/01/2020
ANTICIPATED FINISH DATE = 09/30/2020

SUBMITTAL DATES

FIRST SUBMITTAL: 11/25/2019
SECOND SUBMITTAL: 12/19/2019

DEVELOPMENT SUMMARY

LOT 1

AREA: 1.00 ACRES (43,547 SF)

ZONING: C-2 GENERAL AND HIGHWAY SERVICE
COMMERCIAL DISTRICT
*PROPERTY IS WITHIN THE TRANSPORTATION
OVERLAY DISTRICT

SETBACKS:

FRONT: 25'
SIDE: NONE
REAR: 25'

PROPOSED BUILDING USES: RESTAURANT / RETAIL

OPEN SPACE CALCULATION:

TOTAL SITE: = 43,547 (1.00 AC.)
BUILDING = 5,040 SF
PARKING AREAS = 9,006 SF
DRIVEWAYS = 19,840 SF
STREET = 1,983 SF
SIDEWALK = 504 SF
TRAIL = 415 SF
OPEN SPACE PROVIDED = 6,759 SF (15.52%)

OPEN SPACE REQUIRED = 4,355 SF (10%)

PARKING:

RESTAURANTS, TAVERNS AND NIGHT CLUBS: THREE
HUNDRED\ PERCENT (300%) OF NET FLOOR AREA.

RETAIL STORES, SUPER MARKETS, GROCERY, DRUG AND
SUNDRY STORES, DEPARTMENT STORES, ETC. OVER TWO
THOUSAND (2,000) SQUARE FEET FLOOR AREA - ONE
PARKING SPACE FOR EACH AND EVERY 250 SQUARE FEET
OF GROSS FLOOR AREA.

PARKING CALCULATION:

REQUIRED:
RESTAURANT 2500 SF (2500X3)/171= 44 SPACES
RETAIL 2300 SF 2300/250= 9 SPACES

PROVIDED: 53 SPACES

LOT 2

AREA: 1.89 ACRES (82,472 SF)

ZONING: C-2 GENERAL AND HIGHWAY SERVICE
COMMERCIAL DISTRICT
*PROPERTY IS WITHIN THE TRANSPORTATION
OVERLAY DISTRICT

SETBACKS:

FRONT: 25'
SIDE: NONE
REAR: 25'

PROPOSED BUILDING USES: COMMERCIAL AND RESTAURANT

OPEN SPACE CALCULATION:

TOTAL SITE: = 82,472 (1.89 AC.)
BUILDING = 9,100 SF
PARKING AREAS = 19,536 SF
DRIVEWAYS = 28,672 SF
STREET = 9,048 SF
PATIO = 1,625 SF
SIDEWALK = 3,842 SF
TRAIL = 1,126 SF
OPEN SPACE PROVIDED = 11,523 SF (13.97%)

OPEN SPACE REQUIRED = 8,247 SF (10%)

PARKING:

RESTAURANTS, TAVERNS AND NIGHT CLUBS: THREE
HUNDRED\ PERCENT (300%) OF NET FLOOR AREA.

RETAIL STORES, SUPER MARKETS, GROCERY, DRUG AND
SUNDRY STORES, DEPARTMENT STORES, ETC. OVER TWO
THOUSAND (2,000) SQUARE FEET FLOOR AREA - ONE
PARKING SPACE FOR EACH AND EVERY 250 SQUARE FEET
OF GROSS FLOOR AREA.

REQUIRED:
RESTAURANT/ ROOFTOP / PATIO= 5200 SF
(5200 X 3)/171= 92 SPACES

OFFICE/RETAIL = 6500 SF
6500/250= 26 SPACES

PROVIDED: 118 SPACES

GRIMES, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	TOPOGRAPHIC SURVEY AND DEMOLITION PLAN
3	DIMENSION PLAN
4-5	GRADING PLAN
6	EROSION AND SEDIMENT CONTROL PLAN
7	UTILITY PLAN
8	DETAILS
9	LANDSCAPE PLAN
10-20	UNDERGROUND DETENTION

LEGAL DESCRIPTION

LOTS 2 AND 3, DESTINATION MARKET PLAT 2, AN OFFICIAL
PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

ZONING

C-2 GENERAL AND HIGHWAY SERVICE
COMMERCIAL DISTRICT

PROPERTY IS WITHIN THE TRANSPORTATION OVERLAY DISTRICT

PROJECT SITE ADDRESS

LOT 2: 2411 NE TELKAY LANE
LOT 3: 2491 NE TELKAY LANE

BULK REGULATIONS

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

MAX. HEIGHT = 45'
MAX. # OF STORIES = 3 STORIES

UTILITY WARNING

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

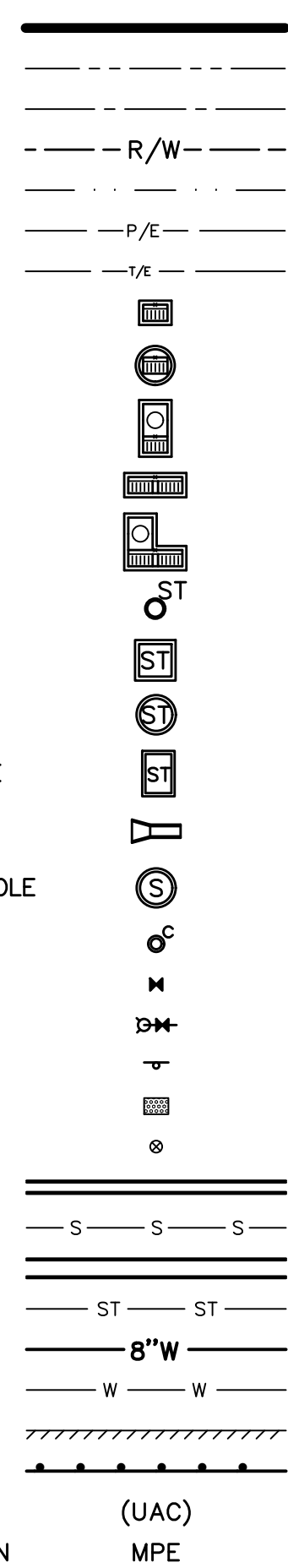
GENERAL LEGEND

PROPOSED

PROPERTY BOUNDARY
SECTION LINE
CENTER LINE
RIGHT OF WAY
BUILDING SETBACK
PERMANENT EASEMENT
TEMPORARY EASEMENT
TYPE SW-501 STORM INTAKE
TYPE SW-502 STORM INTAKE
TYPE SW-503 STORM INTAKE
TYPE SW-505 STORM INTAKE
TYPE SW-506 STORM INTAKE
TYPE SW-512 STORM INTAKE
TYPE SW-513 STORM INTAKE
TYPE SW-401 STORM MANHOLE
TYPE SW-402 STORM MANHOLE

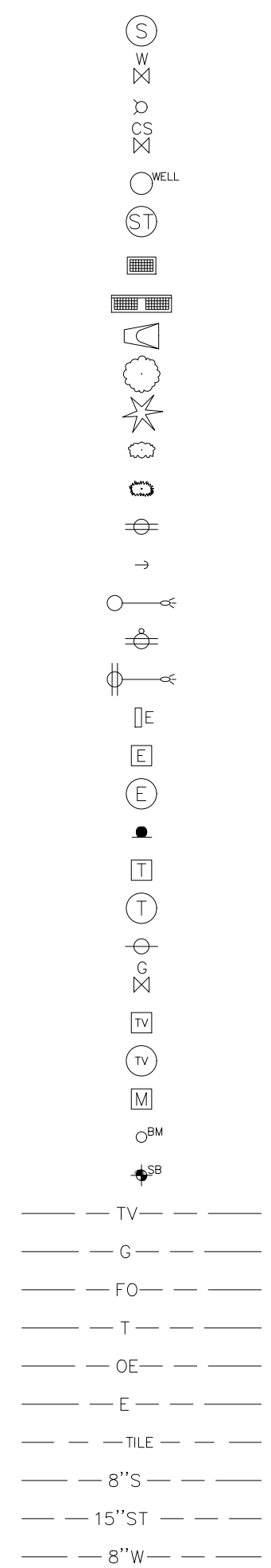
FLARED END SECTION
TYPE SW-301 SANITARY MANHOLE

STORM/SANITARY CLEANOUT
WATER VALVE
FIRE HYDRANT ASSEMBLY
SIGN
DETECTABLE WARNING PANEL
WATER CURB STOP
SANITARY SEWER
SANITARY SERVICE
STORM SEWER
STORM SERVICE
WATERMAIN WITH SIZE
WATER SERVICE
SAWCUT (FULL DEPTH)
SILT FENCE
USE AS CONSTRUCTED
MINIMUM PROTECTION ELEVATION



EXISTING

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



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

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

THE 2019 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC
RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY
SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT
UNLESS OTHERWISE NOTED.

IOWA
ONE CALL

1-800-292-8989
www.iowaonecall.com

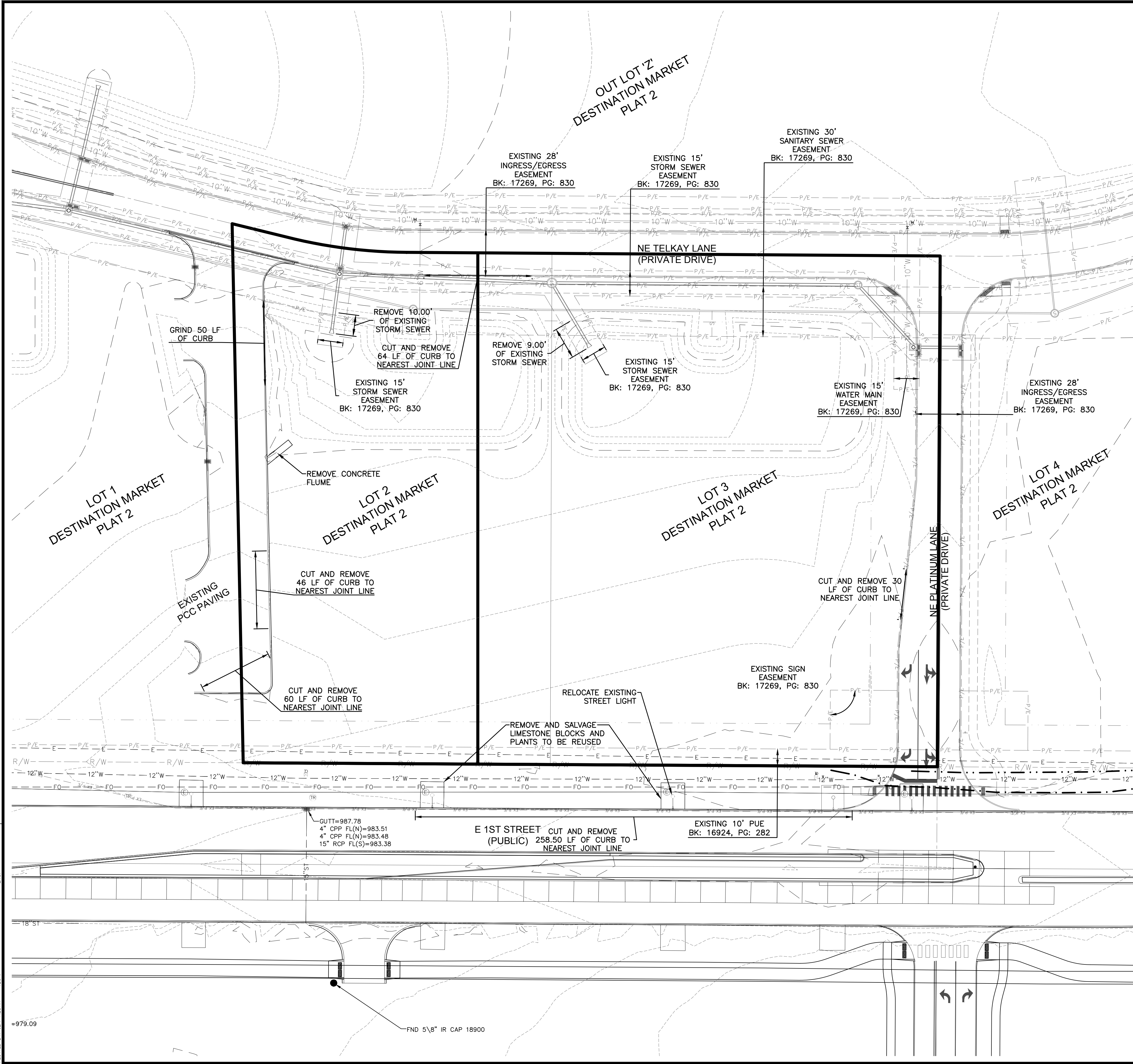
How often below
Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
STATE OF IOWA
23810
JEFFREY J. LEWIS, P.E.
DATE: _____

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.

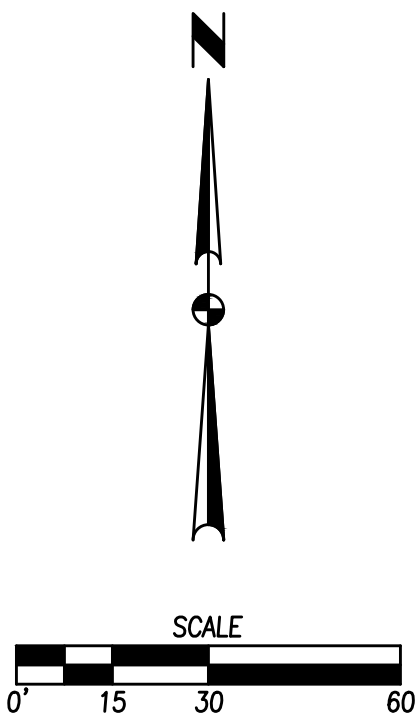
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RENEWAL DATE: 12/31/2020
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-8

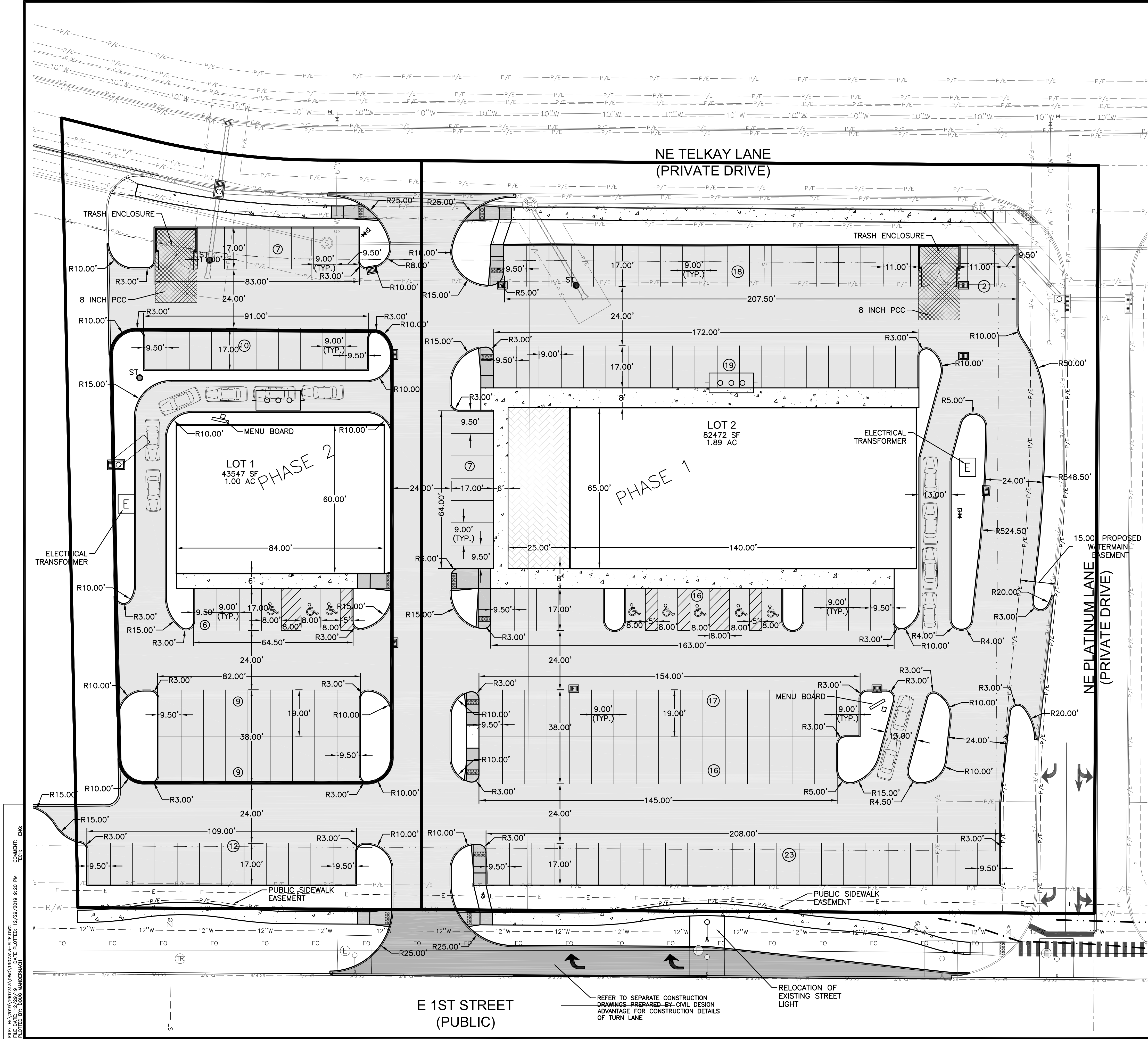
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DATE PLOTTED: 12/19/2019 3:32 PM
PLOT BY: JNN
COMMENTS:
END



DEMOLITION NOTES

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





GENERAL NOTES

1. THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY OF GRIMES STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY OF GRIMES CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
 - A. CITY OF GRIMES
 - B. APPROPRIATE UTILITY COMPANIES
 - C. OWNER
 - D. CIVIL DESIGN ADVANTAGE
20. PARKING LOT STRIPING SHALL BE A 4" WHITE STRIPE UNLESS OTHERWISE NOTED (MINIMUM TWO COATS).
21. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY OF GRIMES CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
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23. ANY SITE CHANGES THAT DIFFER FROM THE SITE PLAN MUST BE APPROVED BY THE CITY OF GRIMES PRIOR TO INSTALLATION/AMENDMENT.

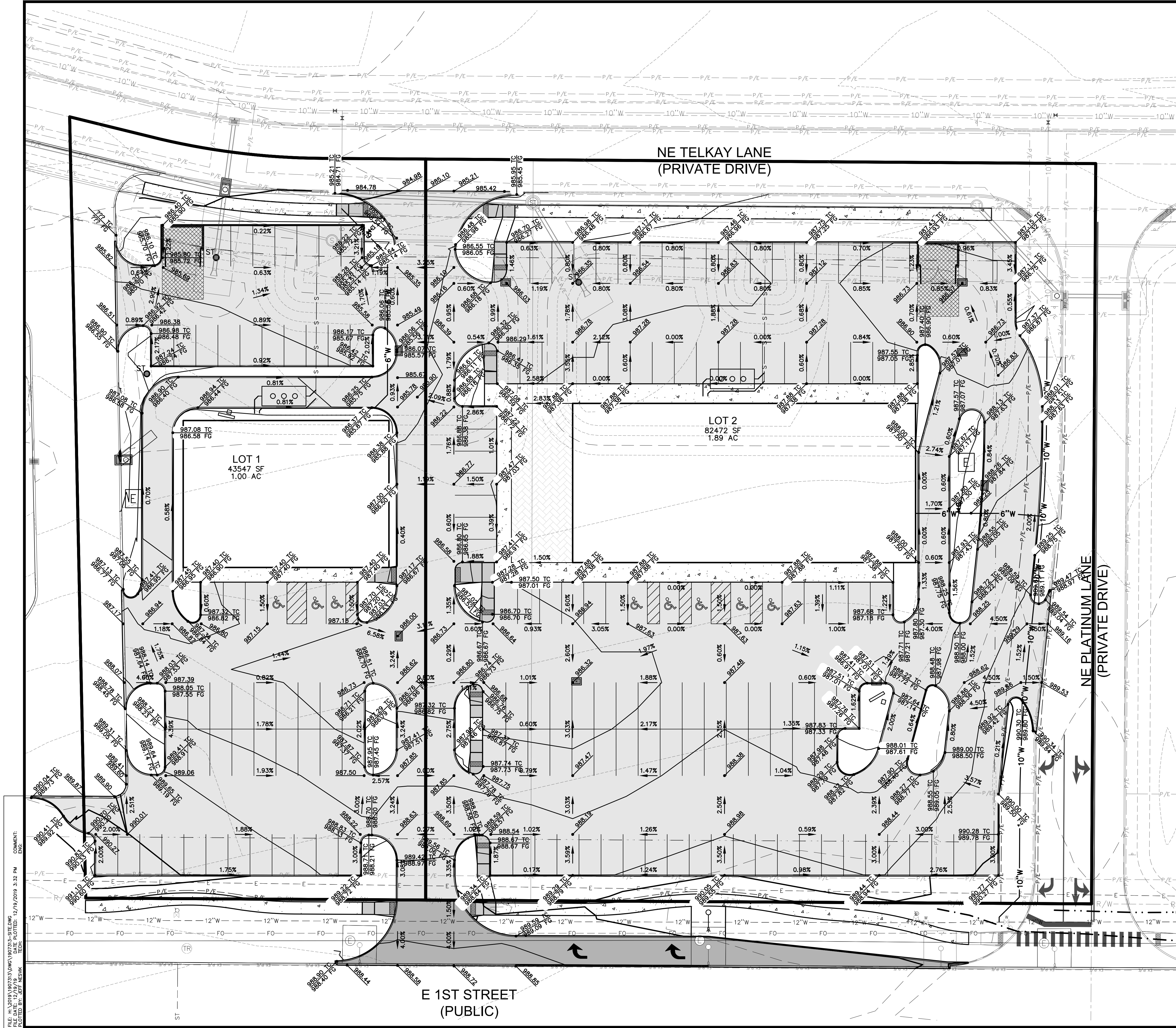
PAVEMENT THICKNESS

- | | |
|-------------------------|-----------|
| 1. SIDEWALKS | 4" P.C.C. |
| 2. SIDEWALK CURB RAMPS | 6" P.C.C. |
| 3. STANDARD DUTY PAVING | 6" P.C.C. |

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS

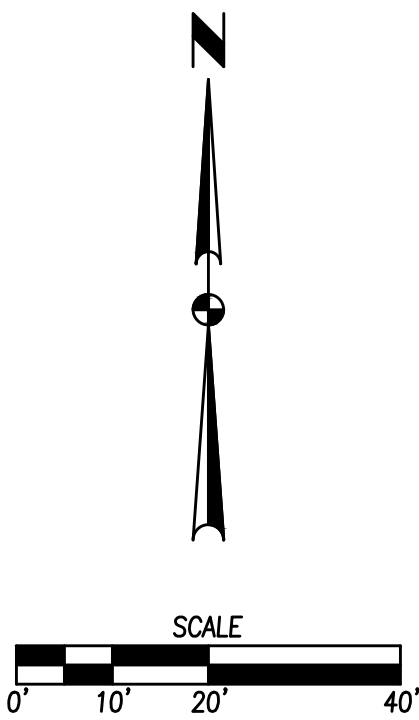
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 - b. A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING. CONTACT BRANDT WILLIAMSON FOR FOX ENGINEERING (515.233.0000).
 - c. ALL PERMITS (IDNR, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
 - d. THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS OF ALL IMPROVEMENTS AS PER CITY STANDARD PROCEDURES.
 - e. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT AND MUST BE PURCHASED FROM KNOX.
 - f. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
 - g. IN ZONE 1 OF THE HIGHWAY 141 MIXED USE CORRIDOR DISTRICT, ALL HEATING, VENTILATION, AND AIR CONDITIONING MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW BY AN OPAQUE FENCE CONSISTING OF WOOD OR BRICK.
 - h. COUNCIL HAS APPROVED THE DUMPSTER LOCATION TO BE OUTSIDE THE 100 FOOT BUILDING SETBACK.
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 - a. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE PLUG SHALL BE REMOVED FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
 - b. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
 - c. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 8").
 - d. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
 - e. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH INTERIOR CHIMNEY SEALS.
 - f. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE BOXED OUT.
 - g. SANITARY SEWER TESTING & TELEVISION (8" TO 15") SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISION.
3. WATER MAIN NOTES:
 - a. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER W6-67-250, MUELLER SUPER CENTURION 250 (3-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2" BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 20'.
 - b. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
 - c. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT.
 - d. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
 - e. WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
 - f. PROPOSED WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE DEVELOPER. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF GRIMES. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE DEVELOPER AND RESULTS PROVIDED BY FAX TO US WATER AT 515-986-7300. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
4. STORM SEWER NOTES:
 - a. ALL STORM SEWER IN THE ROW SHALL BE ROP, UNLESS OTHERWISE APPROVED BY THE CITY.
 - b. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
 - c. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
 - d. ALL SUMP SERVICE LINES SHALL HAVE TRACER WIRE.

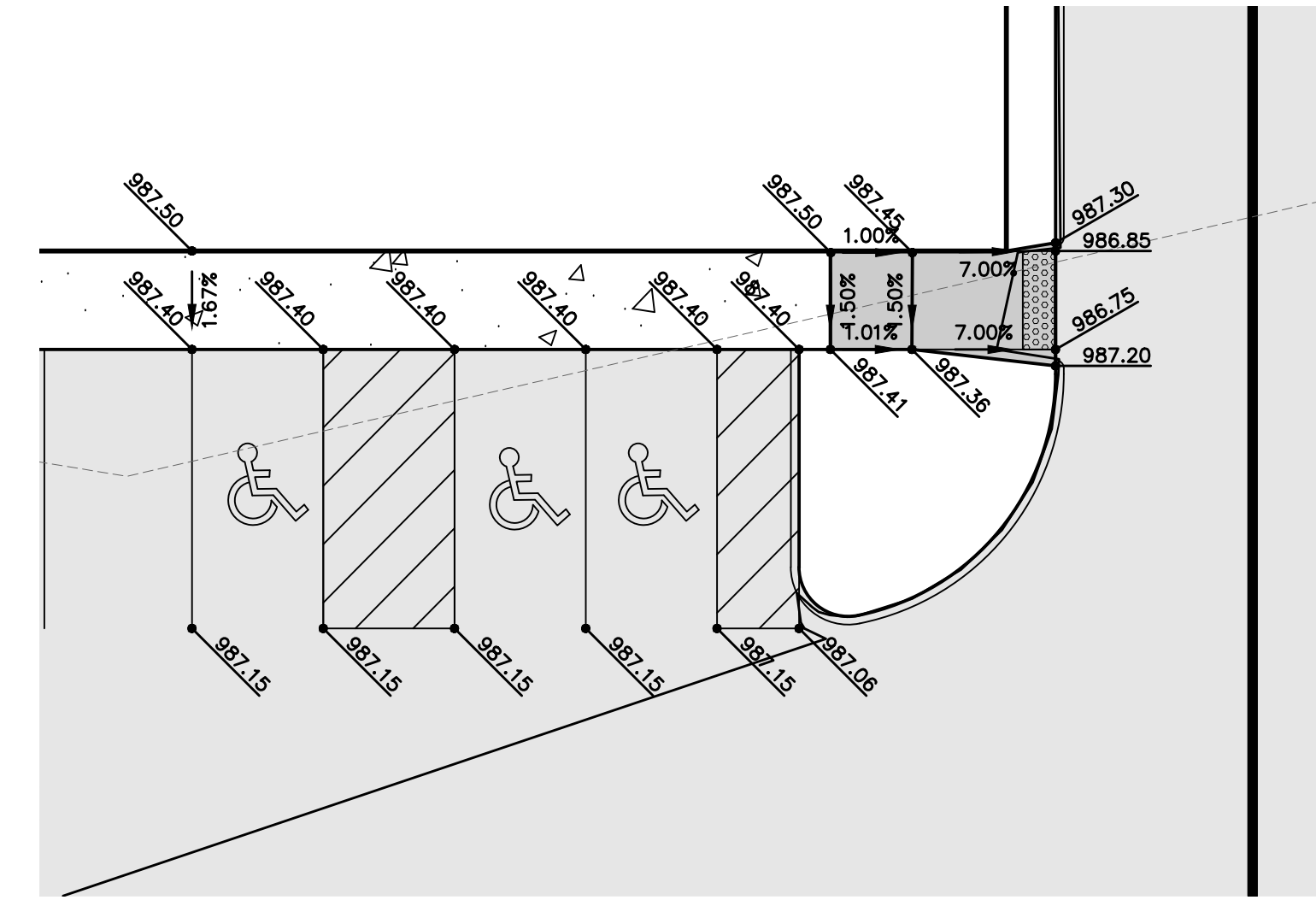
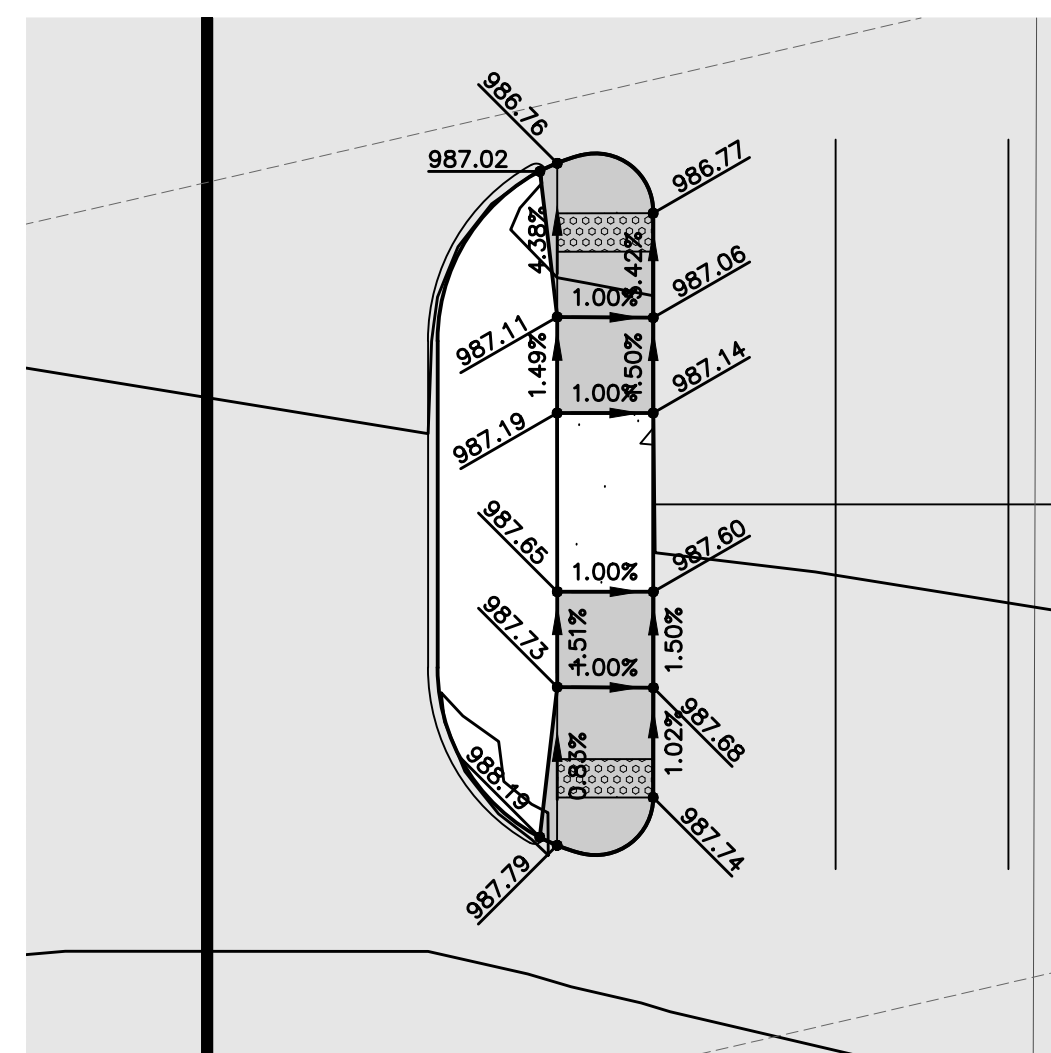
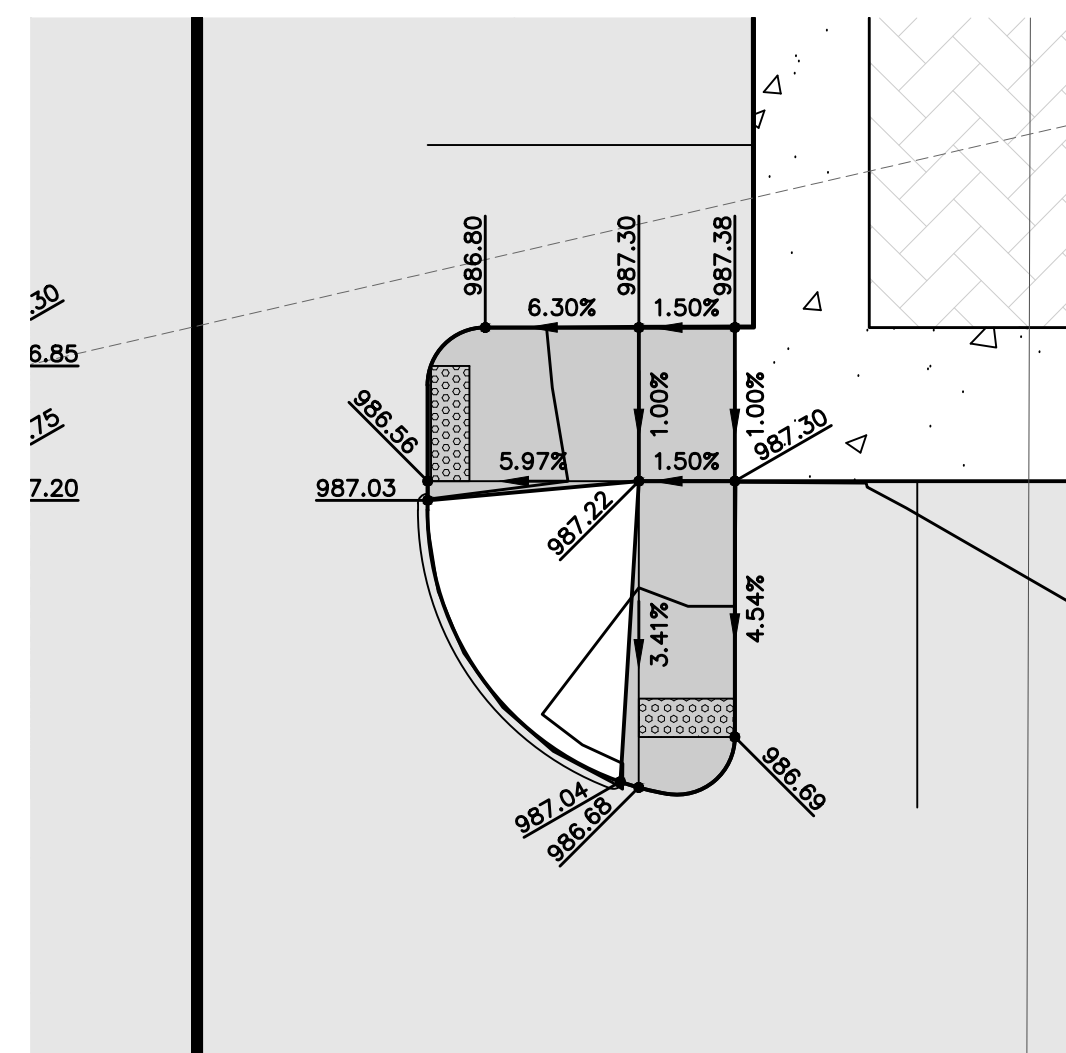
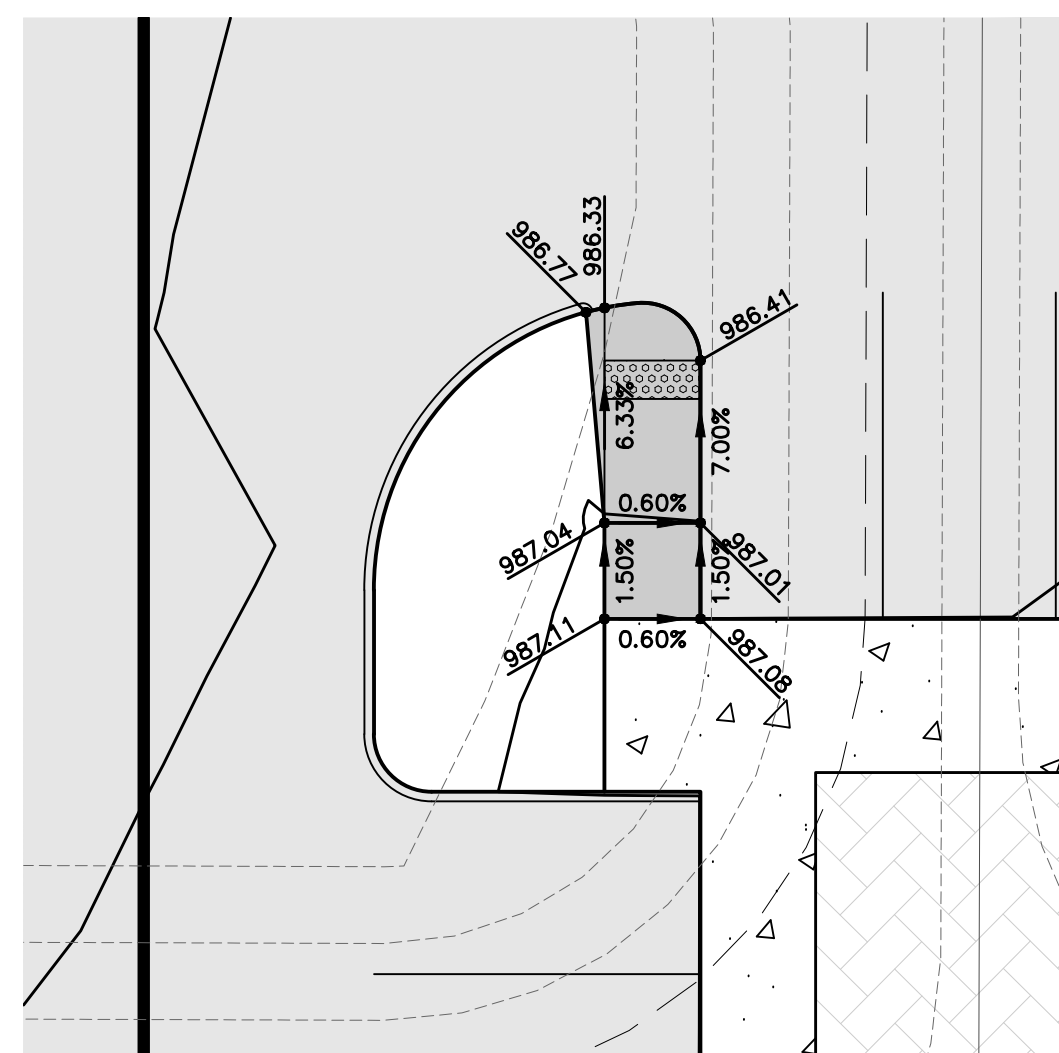
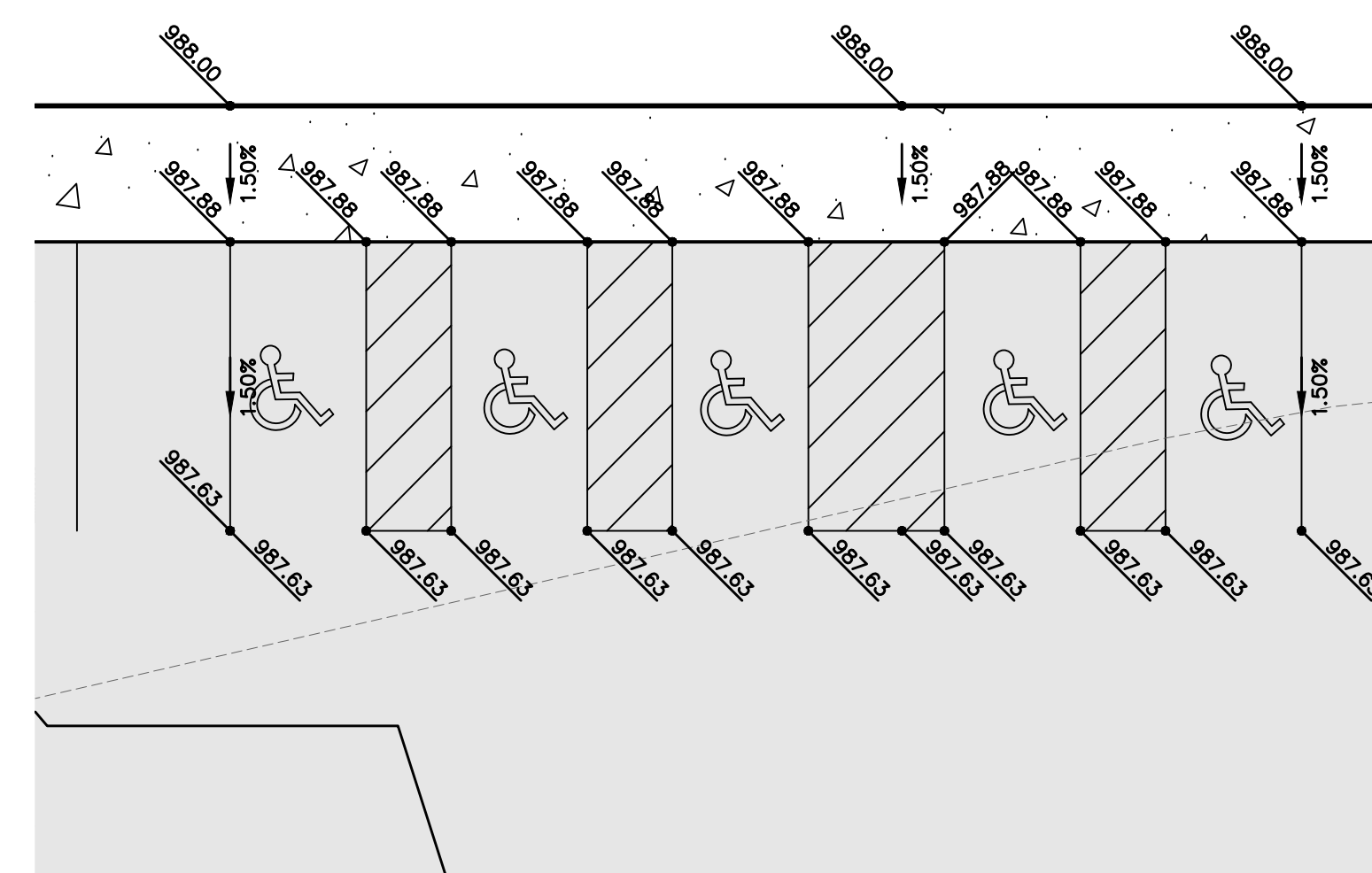
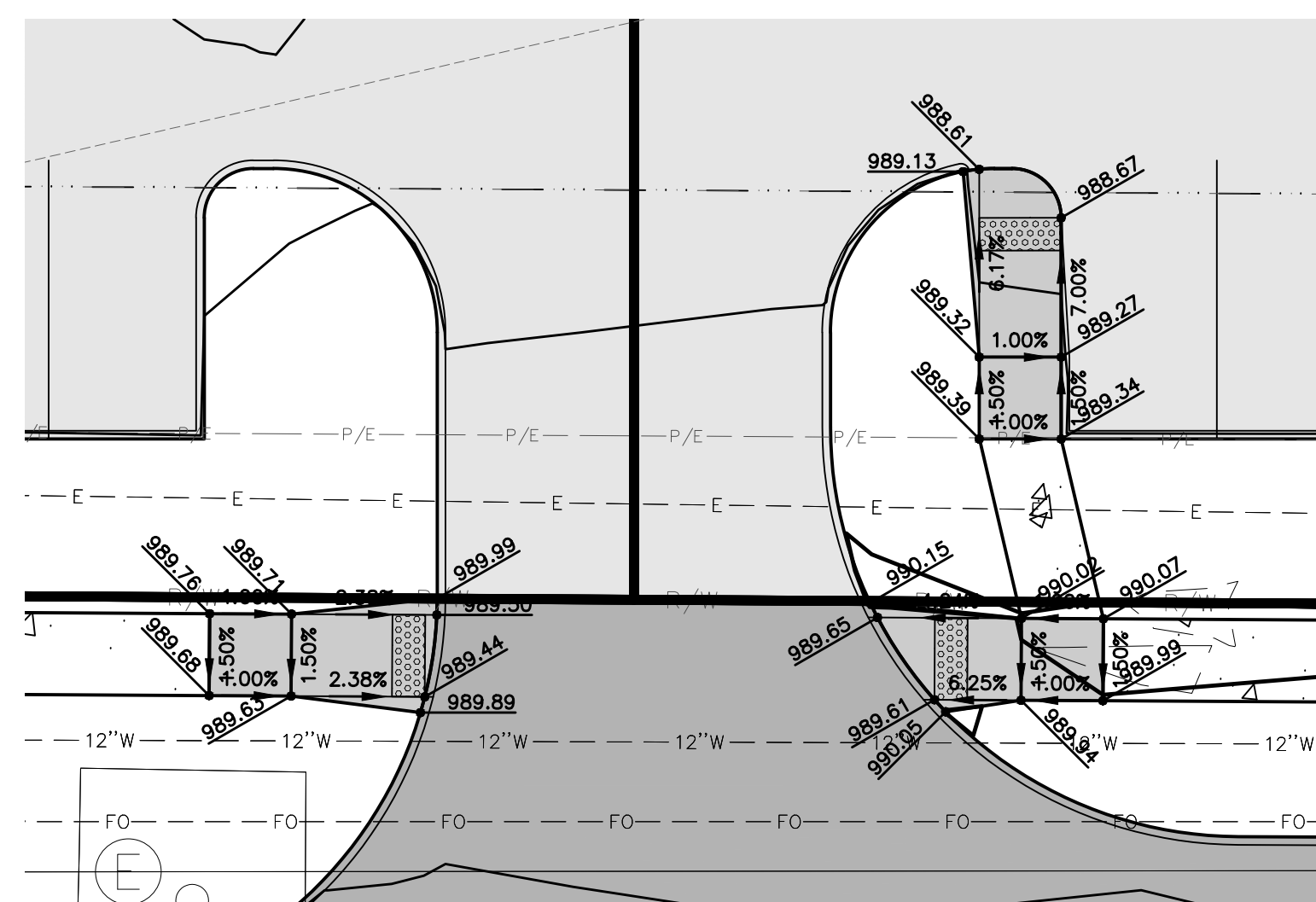
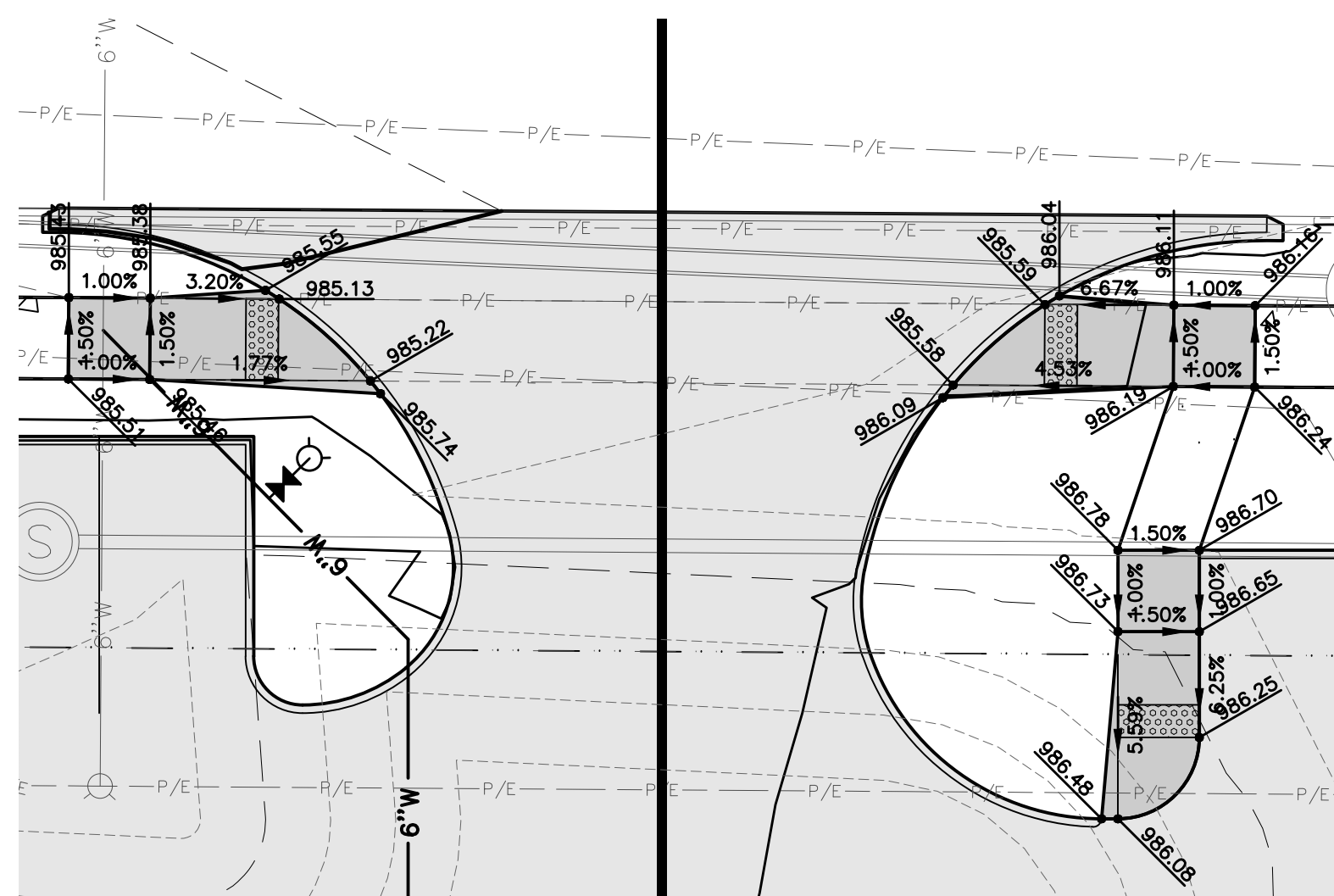
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CHECKED BY: JLN



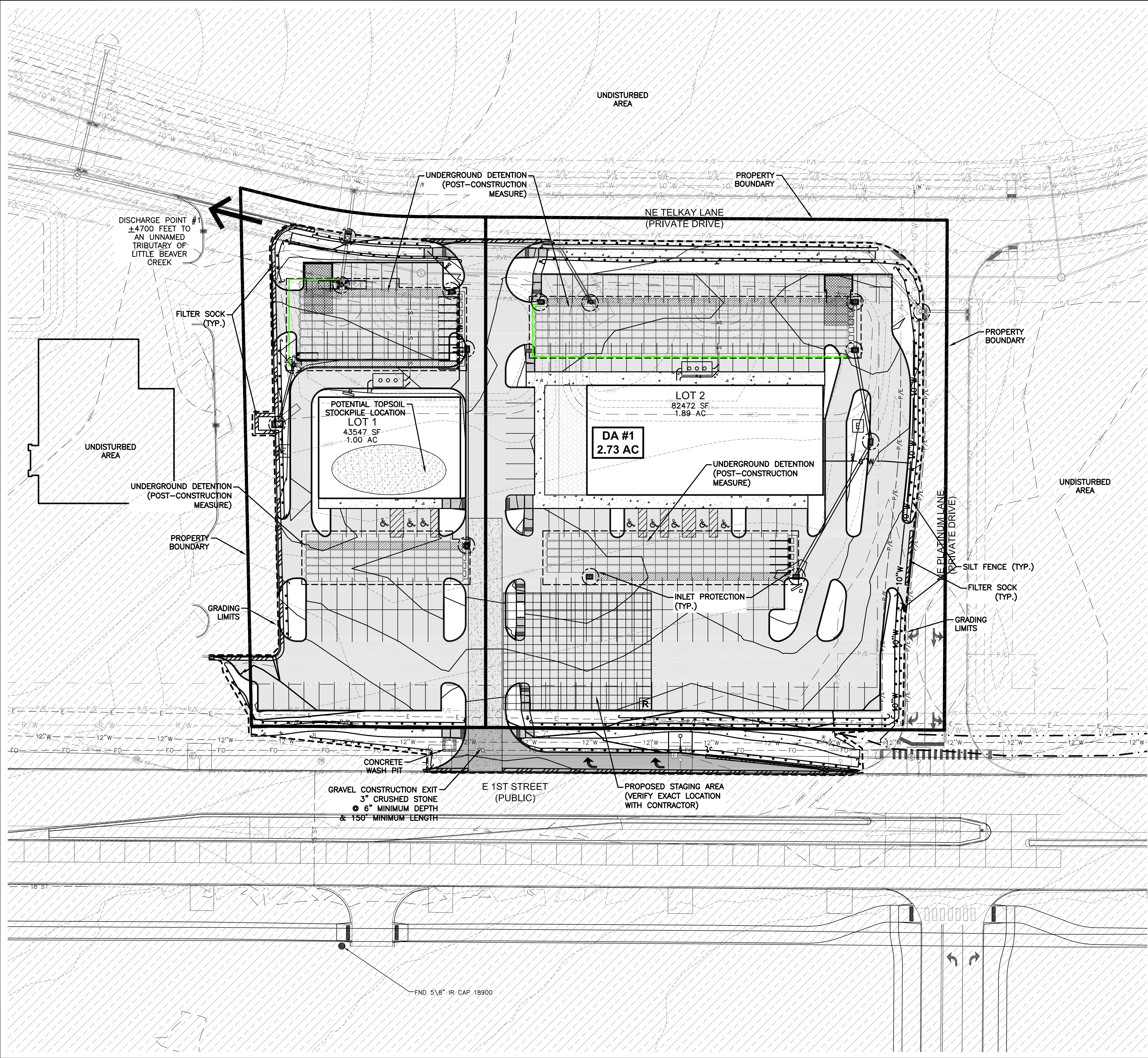
GRADING NOTES

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





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EROSION CONTROL NOTES

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

SWPPP LEGEND

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

STABILIZATION QUANTITIES

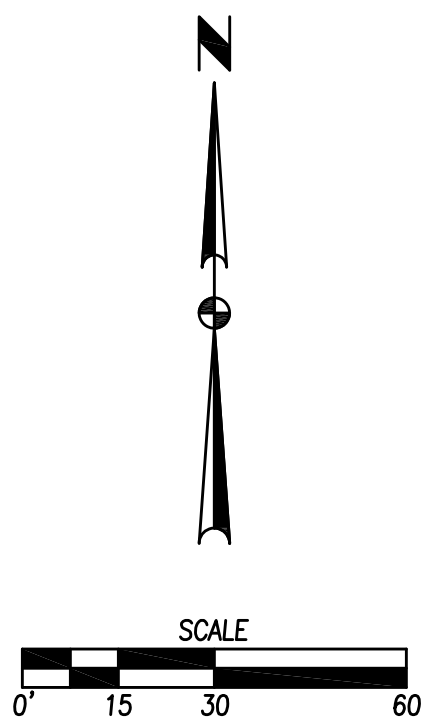
ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2114
2	FILTER SOCK	LF	753
3	SEEDING, FERTILIZING, AND MULCHING	AC	0.47
4	INLET PROTECTION DEVICES	EA	15
5	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF LITTLE BEAVER CREEK ±4700 FT	2.73 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	9,828 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN FILTER SOCK (753 LF @ 2.0 CU FT/LF OF SOCK)	1,506 CU FT
VOLUME PROVIDED IN SILT FENCE (2114 LF @ 4.5 CU FT/LF OF FENCE)	9,513 CU FT
TOTAL VOLUME PROVIDED	11,019 CU FT

NOTES:

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



DESTINATION MARKET PLAT 3

EROSION AND SEDIMENT CONTROL PLAN

6/20

1907.313

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

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

ENGINEER: JJN

PM: DAM

DATE

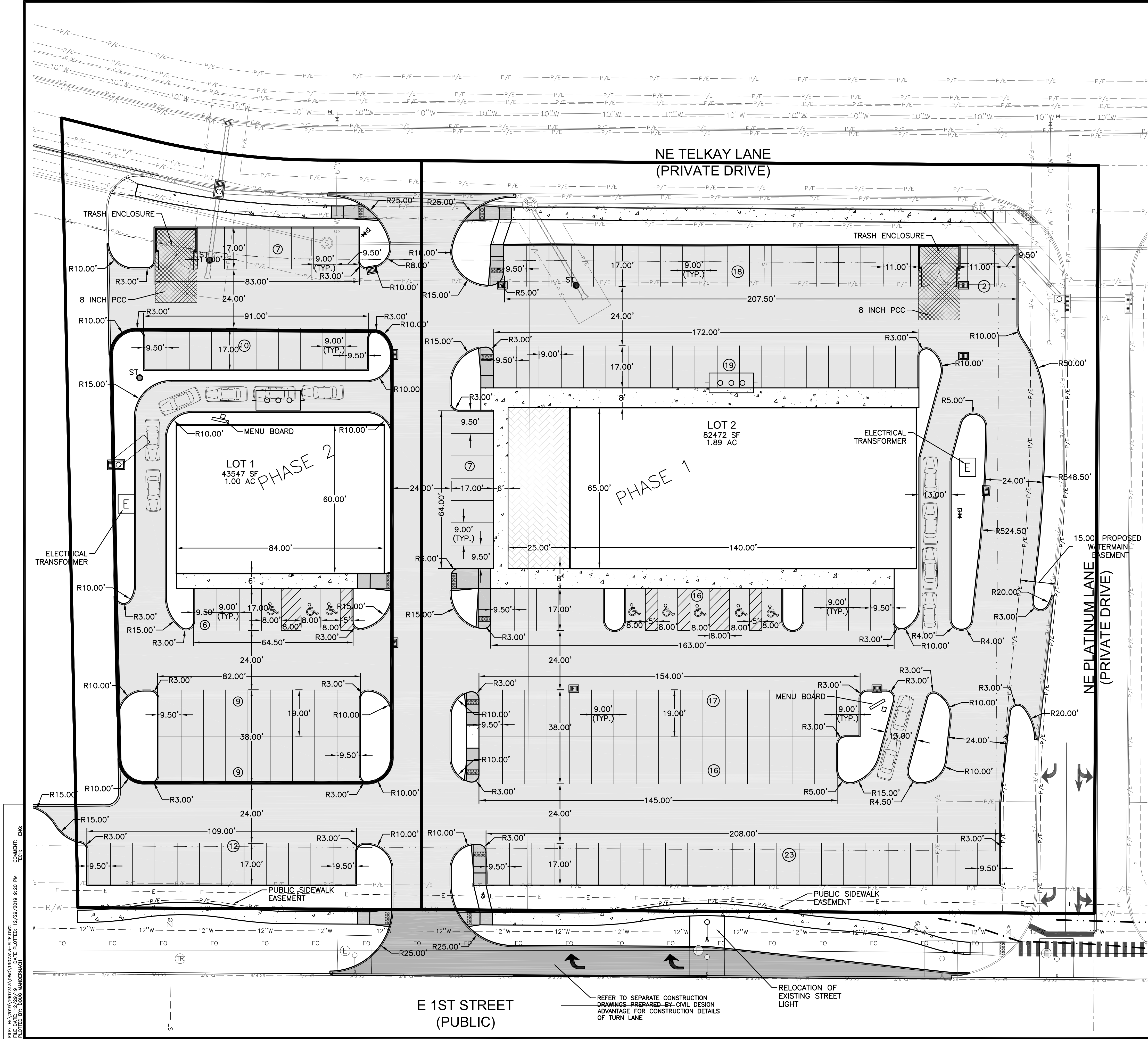
12/19/19

11/25/19

REVISIONS

SECOND SUBMITTAL

FIRST SUBMITTAL



GENERAL NOTES

1. THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY OF GRIMES STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
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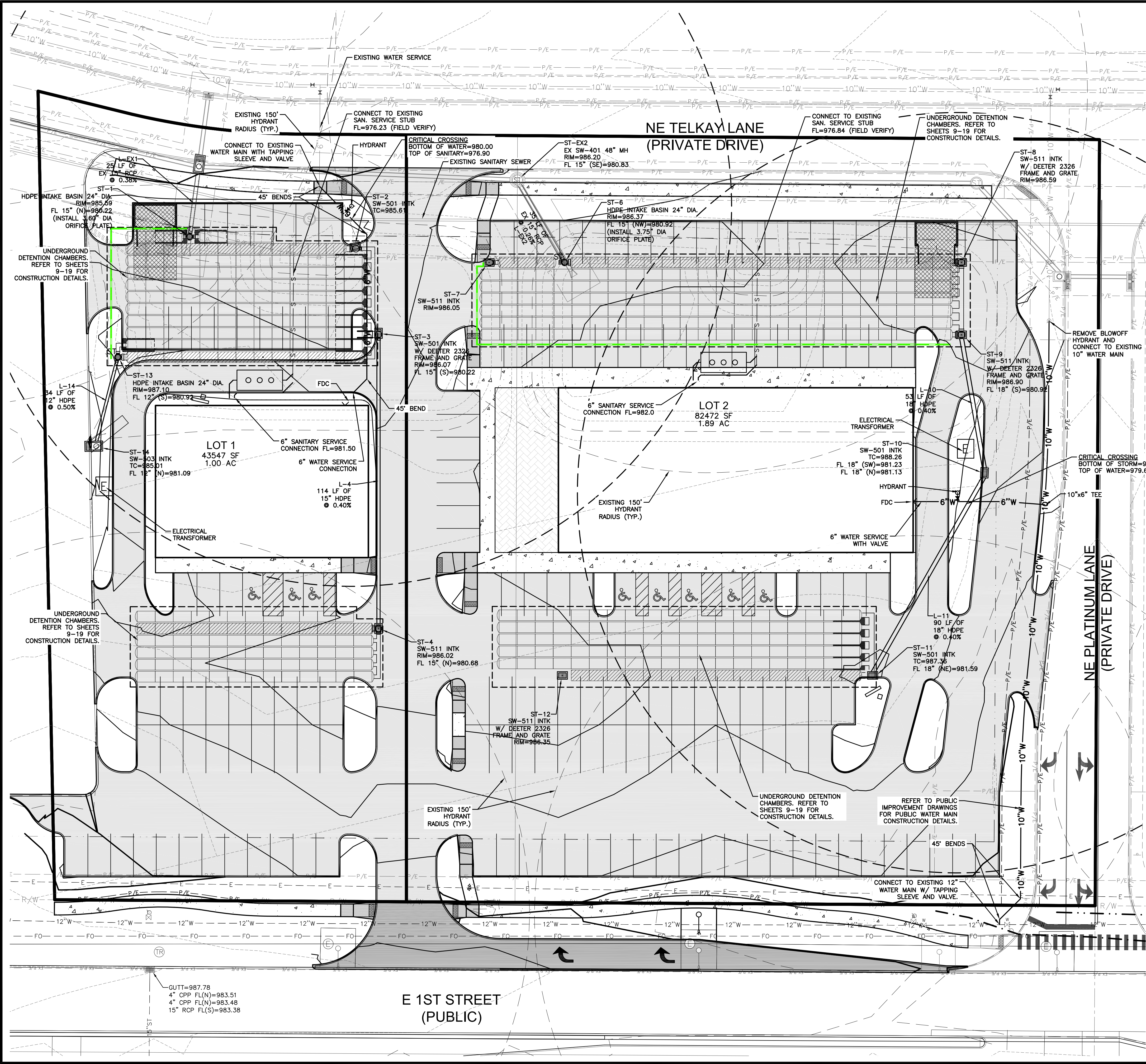
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CITY OF GRIMES STANDARD NOTES FOR SITE PLANS

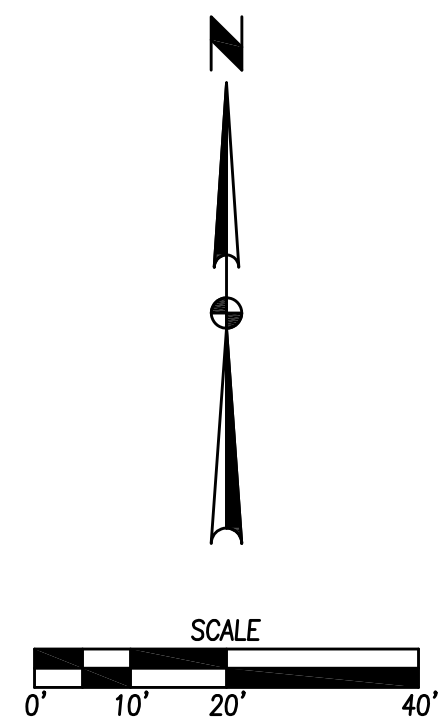
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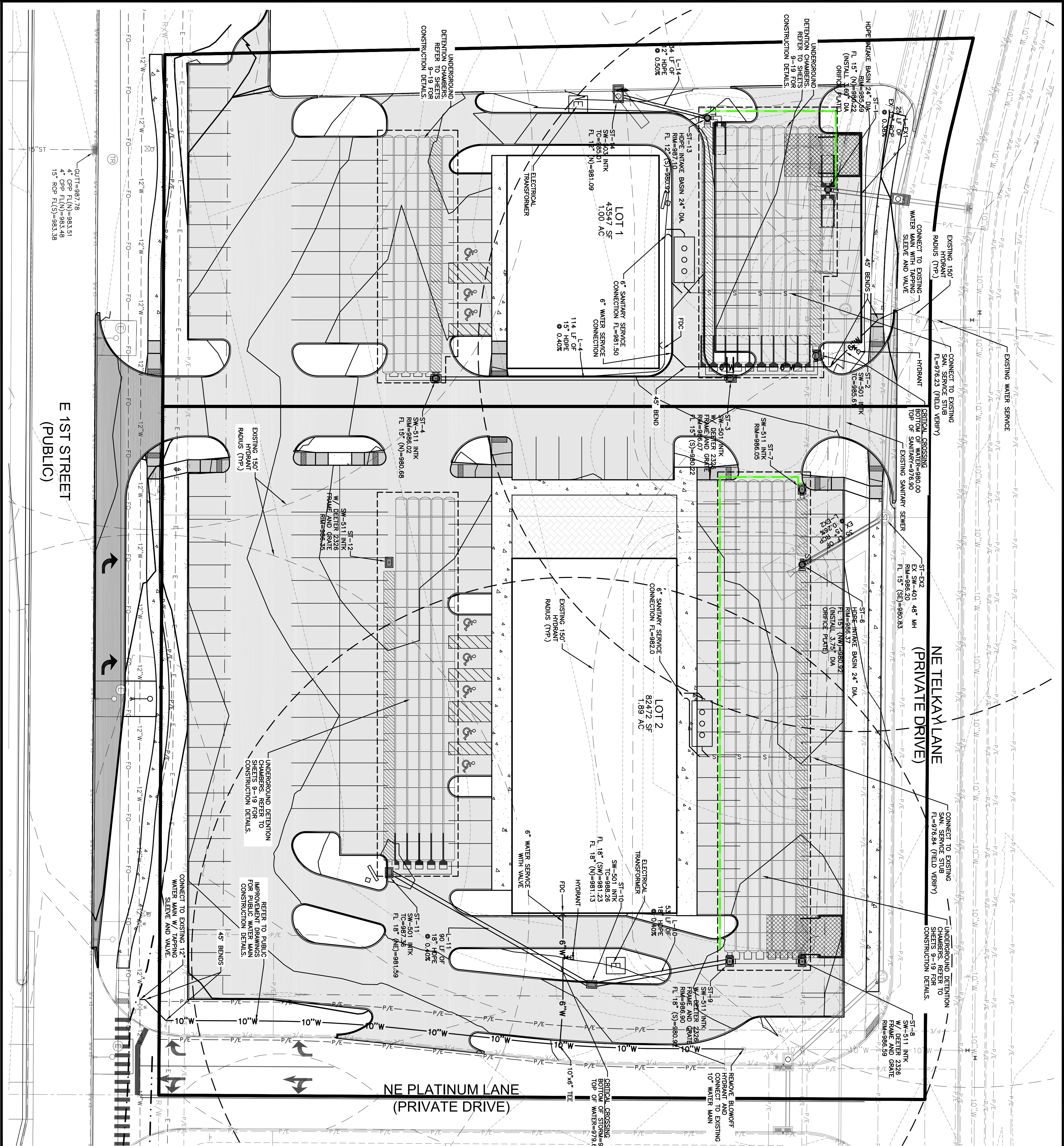
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UTILITY NOTES

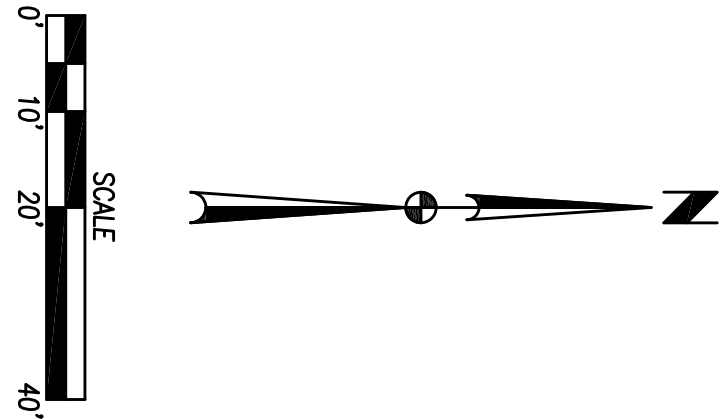
1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERE TO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF ALTOONA'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2006 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES. PERIODIC MAINTENANCE AND CLEANING OF STORM AND SANITARY SEWER MAY BE NECESSARY.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
16. INSTALL APRON GUARD AND FOOTING ON ALL APRONS.





UTILITY NOTES

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4. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDINGS TO 5' FROM BUILDINGS.
5. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
6. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
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DESTINATION MARKET PLAT 3 UTILITY PLAN



GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

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

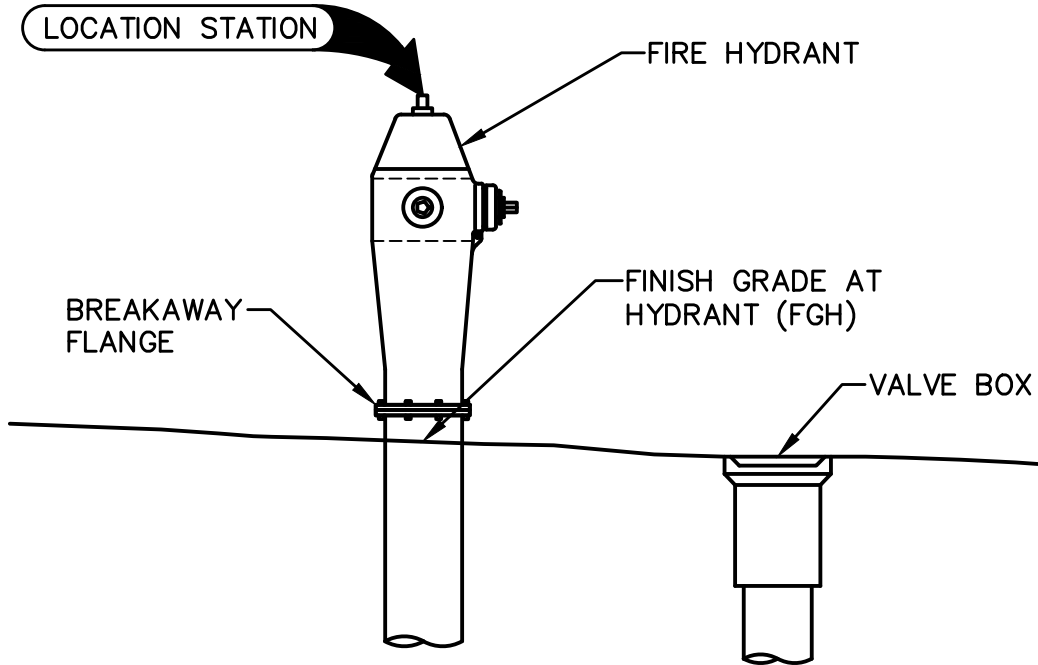
ENGINEER: JVN

PM: DAM

REVISIONS	DATE
SECOND SUBMITTAL	12/19/19
FIRST SUBMITTAL	11/25/19

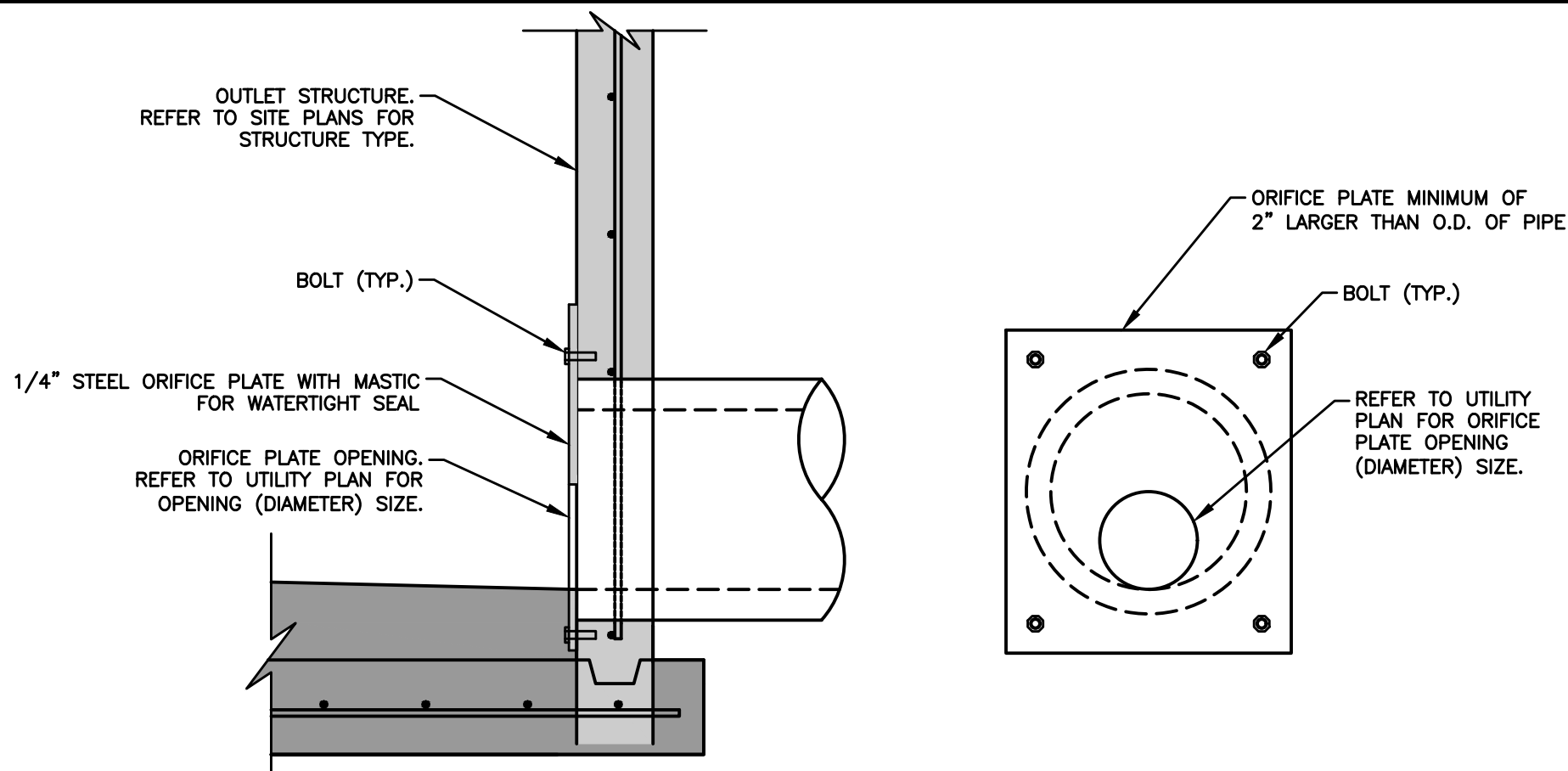
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COMMENT:
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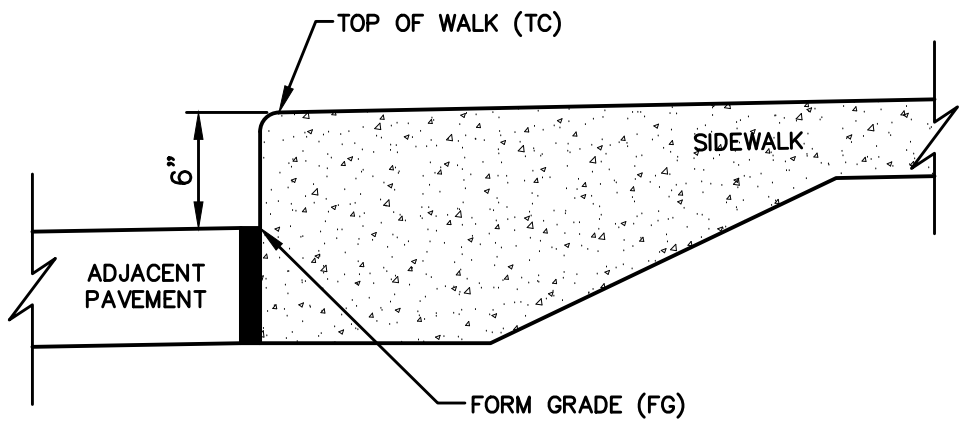
**FIRE HYDRANT ASSEMBLY
SPOT ELEVATION REFERENCE DETAIL**

1
NOT TO SCALE



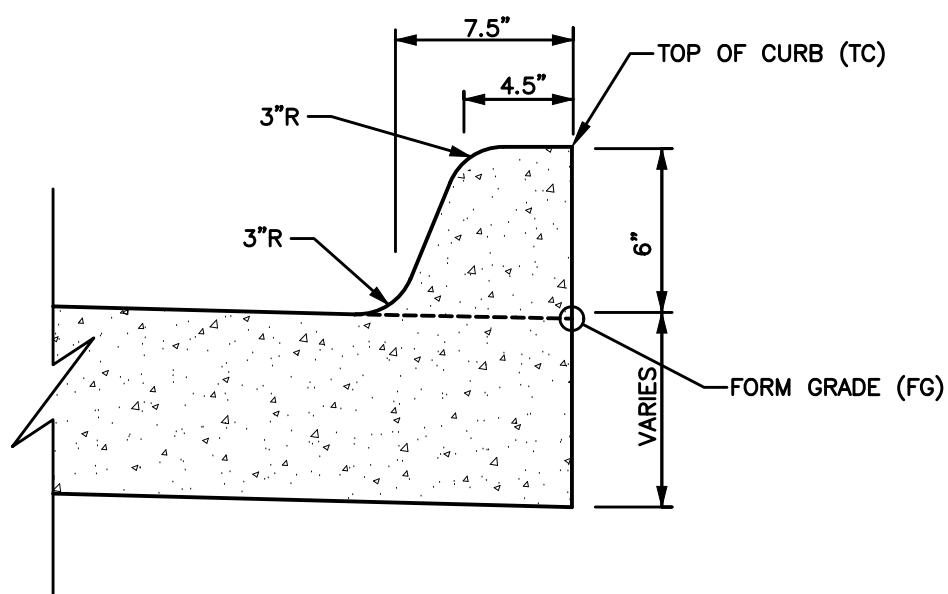
5 DETENTION ORIFICE PLATE DETAIL

NOT TO SCALE



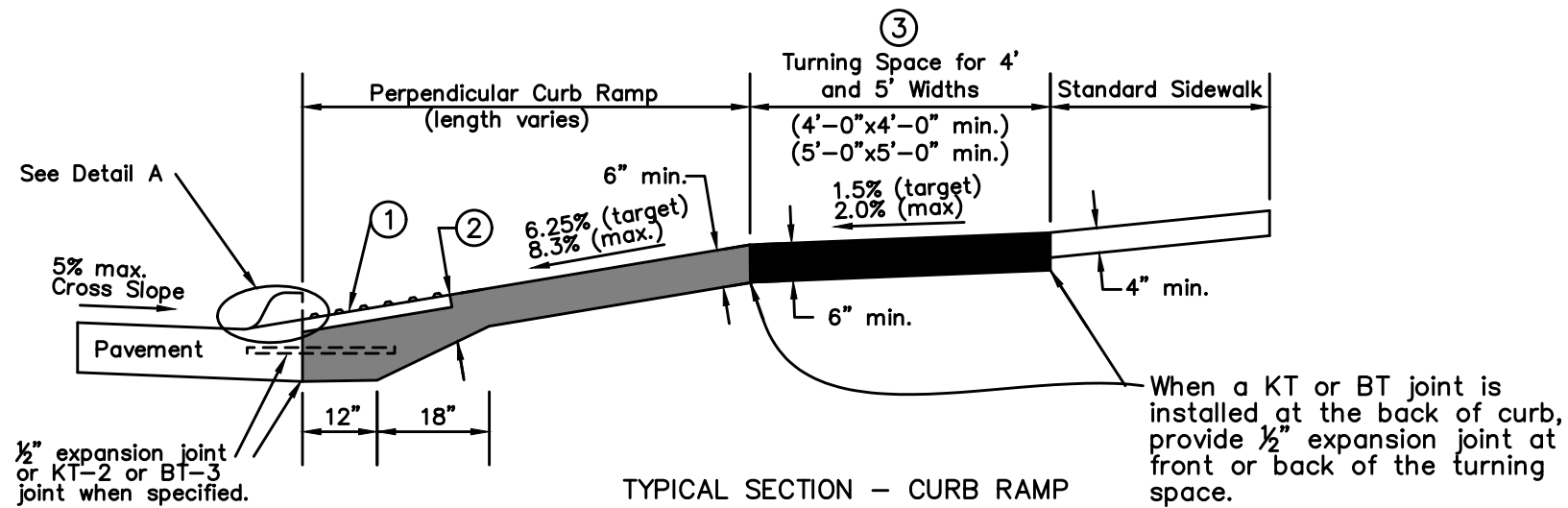
**CLASS "A" INTEGRAL CURB AND SIDEWALK
SPOT ELEVATION REFERENCE DETAIL**

2
NOT TO SCALE

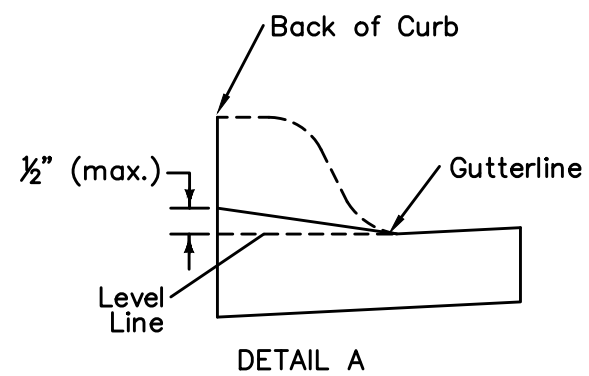
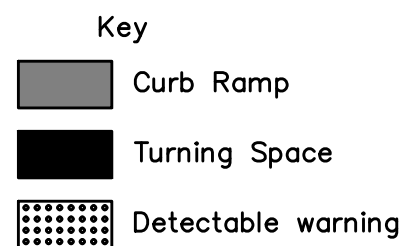


**INTEGRAL 6" STANDARD CURB AND
SPOT ELEVATION REFERENCE DETAIL**

3
NOT TO SCALE



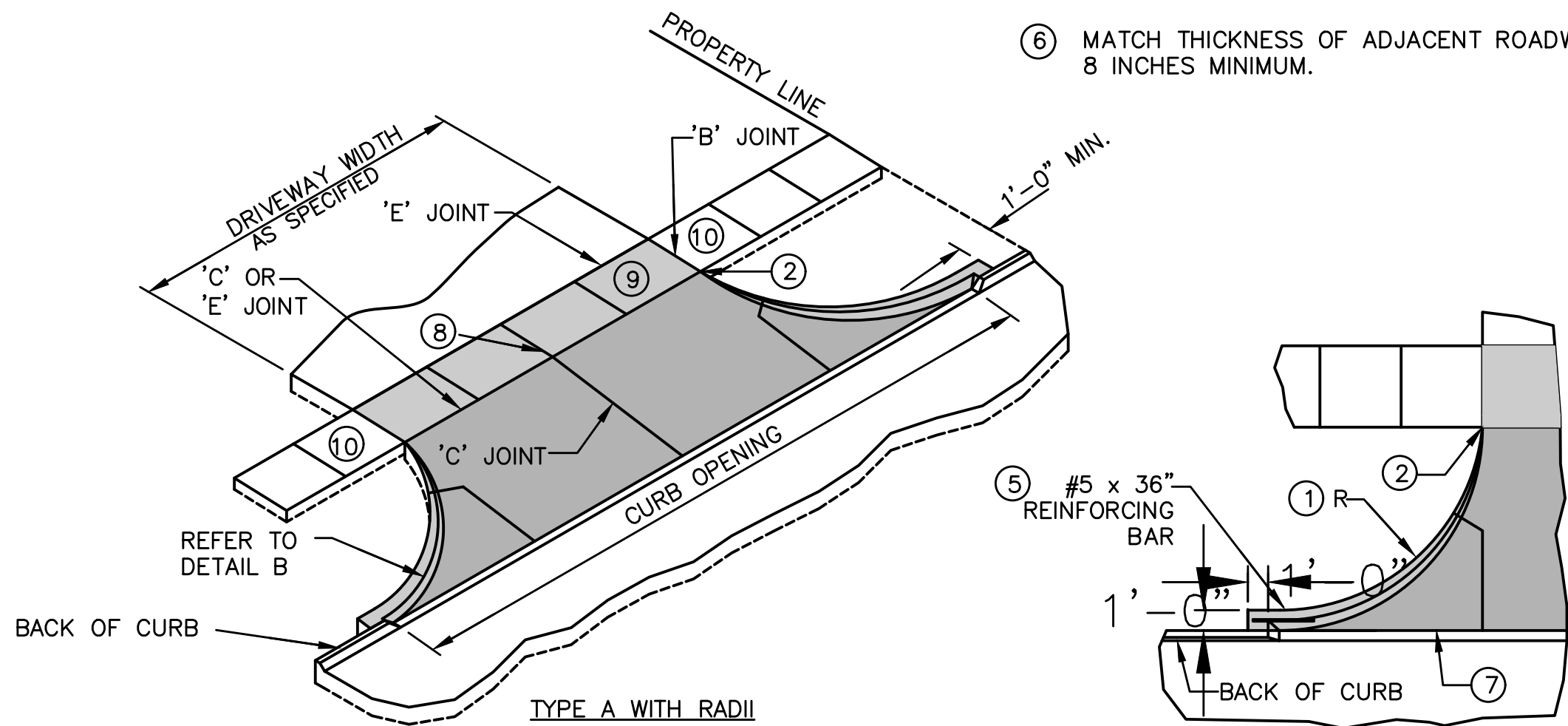
TYPICAL SECTION - CURB RAMP



- 1 Provide a minimum 2 foot width of detectable warning surfaces in the direction of pedestrian travel across the full width of the curb ramp or turning space, exclusive of curbs or flares.
- 2 Provide a minimum of 6 inches of concrete below the detectable warning panel.
- 3 Target slope of 1.5% with maximum slope perpendicular to the travel directions of 2.0%.

4 GENERAL SIDEWALK AND CURB RAMP DETAILS

NOT TO SCALE



6 CONCRETE DRIVEWAY TYPE A

NOT TO SCALE

GENERAL NOTES

1. THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS, AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

PAVEMENT NOTES

1. ALL PAVEMENT WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARDS SPECIFICATIONS.
2. SIDEWALKS, DRIVEWAYS, DRIVE LANES WITHIN PARKING AND PARKING SPACES SHALL BE CLASS C PORTLAND CEMENT CONCRETE (P.C.C.) COARSE AGGREGATE FOR P.C.C. CONSTRUCTION SHALL BE CLASS 3 DURABILITY.
3. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
4. PAVEMENT THICKNESS:

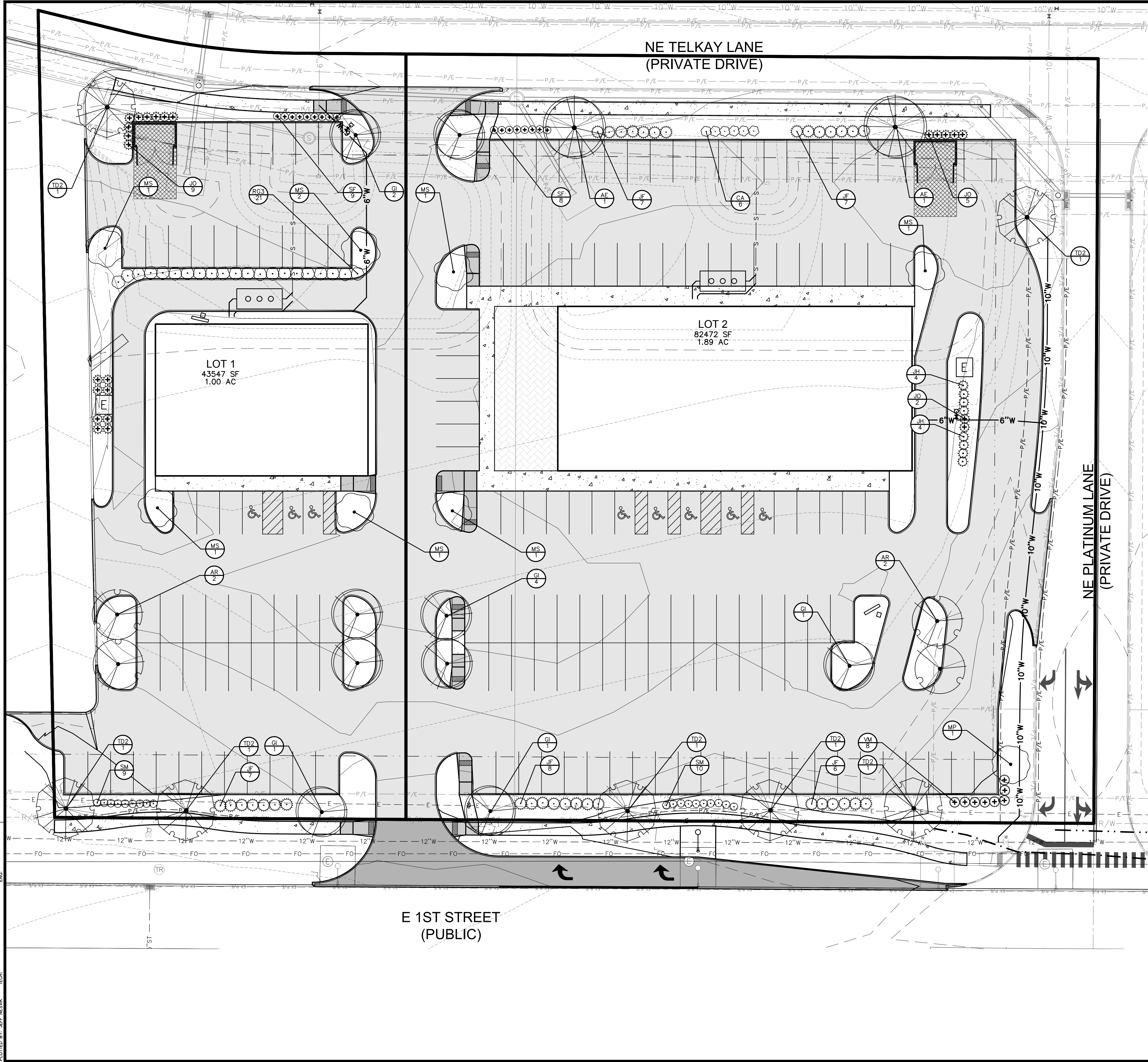
SIDEWALKS	4" P.C.C.
PARKING	5" P.C.C.
DRIVE LANES	6" P.C.C.
CONCRETE FLUME	6" P.C.C.
TRASH ENCLOSURE	8" P.C.C.

TRAFFIC CONTROL NOTES

1. TRAFFIC CONTROL REQUIRED ON ALL PUBLIC STREETS DURING ANY WORK WITHIN EXISTING RIGHT-OF-WAY. CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY FOR APPROVAL PRIOR TO CONSTRUCTION.
2. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
3. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
4. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
5. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
6. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH THE CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
7. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
8. ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

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

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LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
6. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
7. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
8. ALL EDGING SHALL BE METAL LANDSCAPING.
9. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
10. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
11. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
12. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

LANDSCAPE REQUIREMENTS

LOT ABUTTING ANY PUBLIC RIGHT OF WAY:

3' HEDGE, WALL OR EARTH BERM AND 1 TREE PER 50 LF
AND 1 SHRUB PER 10 L.F. BETWEEN VEHICLE USE AREAS
AND RIGHT OF WAY.

E 1ST STREET (370 FT.)
TREES REQUIRED = 8
SHRUBS REQUIRED = 37

OPEN SPACE CALCULATION:

TOTAL SITE: = 276,627 SF (6.35 AC.)
OPEN SPACE REQUIRED: = 55,325 SF (20%)
BUILDING = 37,050 SF
PARKING/DRIVEWAYS = 162,979 SF
SIDEWALK/PATIO = 440 SF
OPEN SPACE PROVIDED = 76,158 SF (27.5%)

OPEN SPACE PLANTS REQUIRED:

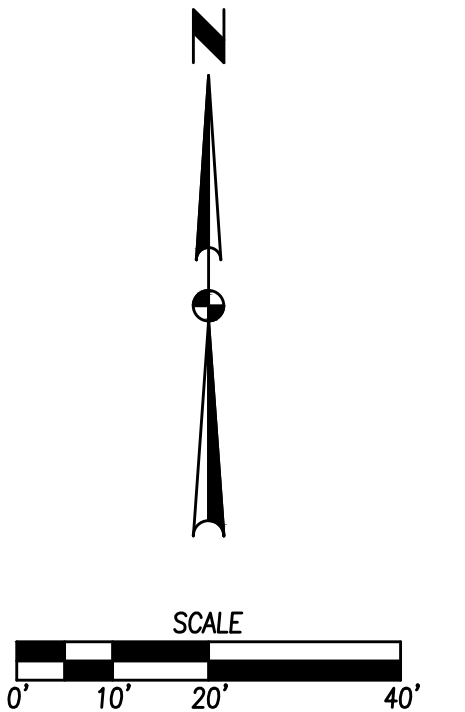
TREES @ 2/1000 SF OF REQ. OPEN SPACE = 110
SHRUBS @ 1/500 SF OF REQ. OPEN SPACE = 111

COMBINED TOTAL TREES REQUIRED: =111
COMBINED TOTAL TREES PROVIDED: =111
(4 EXISTING)
COMBINED TOTAL SHRUBS REQUIRED: =182
COMBINED TOTAL SHRUBS PROVIDED: =262

PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	GAL
AE	2	Emerald Queen Maple	Acer platanoides 'Emerald Queen'	CONT 1.5"	
AR	4	Royal Red Maple	Acer platanoides 'Royal Red'	CONT 1.5"	
GI	8	Impeale Honeylocust	Gleditsia triacanthos 'Impeale' TM	CONT 1.5"	
MP	1	Prairifire Crab Apple	Malus x 'Prairifire'	CONT 1.5"	
MS	7	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER	
TD2	7	Dropmore Linden	Tilia x flavescens 'Dropmore'	B&B, 1.5" CALIPER	

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	GAL
CA	6	European Variegated Dogwood	Cornus alba 'Argenteo-marginata'	5 GAL	
JO	24	Old Gold Juniper	Juniperus chinensis 'Old Gold'	5 GAL	
JF	35	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 GAL	
JH	8	Hughes Juniper	Juniperus horizontalis 'Hughes'	5 GAL	
RG3	21	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	1 GAL	
SF	17	Froebel Spirea	Spiraea x bumalda 'Froebeli'	5 GAL	
SM	19	Miss Kim Lilac	Syringa patula 'Miss Kim'	5 GAL	
VM	8	Southern Arrowwood	Viburnum dentatum 'Blue Muffin'	5 GAL	



Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Alex Pfaltzgraff, Development Services Director
DATE: January 7, 2020
RE: Destination Market Plat 3 – Site Plan

GENERAL INFORMATION:

Applicant:

Doug Mandernach, Civil Design Advantage

Requested Action

Site Plan

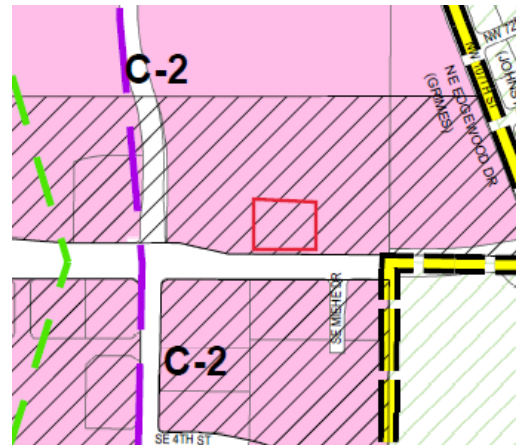
Location

NE Telkay Ln.

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

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

BACKGROUND:

The applicant, is requesting approval of a site plan, which will allow for the construction of two retail buildings, totaling approximately 16,500 square feet.

The property is located within the Transportation Corridor Overlay District.

ANALYSIS:

Building/Elevations:

The building is proposed to be principally constructed stone and glass, with fiber cement panel making up the remainder of the façade.

The building on Lot 1 is single story with a drive through on the west side of the building. The drive through circulates along the north side of the building.

The building on Lot 2 is two story, with a drive through located on the east side of the building. The drive through circulates from a protected island just south of the drive through lane. Additionally, the building on Lot 2 will include a patio and roof top patio element.

Note that the building is not 100% masonry, which will require a 4/5 vote for approval from the City Council.

Site Layout:

The site is proposed to have 3 points of access. Access from the private drives of NE Telkay and NE Platinum is provided, in addition to a new right-in right-out off of East 1st.

Parking is provided along all 4 sides of the building, with the principal majority being contained south of the buildings.

Dumpster enclosures are provided at the NE and NW corner of the site. The enclosures are proposed to be constructed out of mason materials similar to the principal buildings.

Pedestrian connections are made from E 1st Street as well as NE Telkay Drive.

Parking:

Based upon the square footage of the building, and its respective uses (office, restaurant) a total of 118 parking spaces are required.

As proposed, the site will provide a total of 118 parking spaces.

Landscaping/Streetscape:

The site is required to provide a minimum of 10% open space. As proposed, Lot 1 will provide 15.52% and Lot 2 will provide 13.97%.

While there is no minimum landscaping requirements in this zoning district, the ordinance does require that trees and shrubs be planted within the open spaces and parking lot islands. As shown, the site principally meets the requirements, however a few additional materials are needed.

Utilities:

Sanitary sewer access is provided from an existing 10" sewer running along the north side of the site. Grease interceptors are provided for the restaurant use.

Water is provided from an existing 10 "main within the SE Telkay Drive ROW. A new public 8" water main will be constructed along the east side of the site. The buildings are proposed to be fitted with a fire suppression system, therefor the appropriate FDC and fire hydrant spacing is shown.

Storm water detention is being handled via two underground detention basins.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for Destination Market Plat 3 Site Plan, subject to any remaining staff comments.

CITY OF GRIMES



Alex Pfaltzgraff
Development Services Director



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~December 17, 2019~~

December 31, 2019

Civil Design Advantage

Attn: Nikki Neal

3405 SE Crossroads Drive, Suite 6

Grimes, IA 50111

RE: 44 West

Dear Ms. Neal:

The Development Services Department is in receipt of a proposed Site Plan, Preliminary Plat, Construction Drawings and Final Plat for 44 West. Based on the review of the provided submittal materials, staff have the following comments:

Preliminary Plat Comments

- ~~1. Please provide street names and note private.~~
- ~~2. Please extend the watermain on the south east west street to the watermain within NW Brookside Drive.~~
3. Please note that a petition and waiver will be required for the future sidewalk adjacent to Lot 1 and future trail along W 1st St. **Provided.**
- ~~4. Please modify the northern Overland flowage Easement, to Overland Flowage and Detention Easement.~~
- ~~5. Please revise the Access Utility Easement label to 40 feet.~~
- ~~6. On Sheet C1.2, there is a note for a Proposed 10-foot PUE, however the linework does not correspond correctly. Please revise.~~
- ~~7. On sheet C1.4, there is an overhead electric line easement that runs through Unit 8. Please note what will happen to the easement.~~
- ~~8. Please note that buildings in excess of 8,000 gross square footage (above grade, below grade and garage square footage combined), will need to be constructed with a fire suppression system.~~

Final Plat Comments

- ~~9. Please label all easements and widths.~~
- ~~10. Please address the Overhead Electric Line Easement on Unit 8~~
11. Please provide an MPE sheet for all units impacted. **No MPE's are shown or provided on separate sheet.**
- ~~12. Please modify the northern Overland flowage Easement, to Overland Flowage and Detention Easement.~~
13. The following legal documents need to be provided for review:
 - Title Opinion
 - Consent(s) to Plat
 - Treasure's Certificate
 - County Subdivision Name Approval
 - Easement (documents)
14. A copy of the Declaration of Covenants, Restrictions and Easements will need to be provided for review.
15. A copy of the HOA Declaration and Bylaws will need to be provided for review.
16. A copy of the executed Mid-American Energy electric and Black Hills gas distribution agreement will need to be provided.
17. 4-year maintenance bonds for all of the public improvements, including public trail, water main, and sanitary sewer will need to be provided prior to Council approval.
18. All of the public improvements will need to be complete and ready for acceptance prior to Council approval. If there are remaining punchlist items to complete prior Council approval, staff will prepare an Agreement to Complete.

Site Plan Comments

General Comments

- ~~19. Please label all street name, and note private.~~
20. Please submit a geo-technical report for review. **Please provide when available.**

21. Please submit a lighting plan (photometrics and manufacture cutsheets) for review.
Given units 40-47 orientation, staff questions if lights will be provided along the NE Brookside Drive façade. Staff questions if the wall packs will be auto lit, or controlled by each unit.

Cover Sheet

22. Please revise the Water, Sewer and Building Department Contacts to Grimes Development Services, 410 SE Main St, Unit 102, Grimes, IA 50111, Phone 515-986-4050.
23. Please update the construction schedule.

Sheet C1.1

24. Staff questions if the note to “grind flush” pointing to the existing sanitary clean out is correct?

Sheet C2.1

25. Under General Note # 5 change Construction Division to Engineering Dept.
26. Under the Pavement Thickness change trails to 6” and ROW to 8”.
27. Make the following changes to the City of Grimes Standard Notes for Construction Plans;
- 1.b. Change contact to City of Grimes Engineering for preconstruction meeting.
 - 1.c. Provide stormwater permit
 - 2.e. Use Heat Shrink Sleeve in leu of chimney seals.
 - 2.f. remove comment about Castings in pavement to be boxed out
 - 2.g. Insert Cleaning and Televising to note.
 - 3.e. add AA Manufacturing Tracer Wire Receptacle Model TW-18-2
 - 3.f. Add and the City Engineering Dept. for the results of bacteria test results after US Water.
28. Add additional note after 4.d. regarding the use of O-ring gaskets on storm sewers crossing over watermain per IDNR requirement.

Sheet C2.2

~~29. Label sidewalk width.~~

~~30. Please install a ramp for the USPS mail box cluster near lots 33 & 34 and 18 & 17.~~

~~31. Staff would suggest installing ped ramps at the intersections within the development.~~

Sheet C2.3

~~32. Is the ramp on the inside of street near lot 40 necessary?~~

~~33. Label private street connection to Brookside Dr. as SUDAS type A with 'B' joint.~~

~~34. Please install a ramp for the USPS mail box cluster near lots 33 & 44.~~

~~35. Staff would ask that Units 40-47 be oriented towards NW Brookside Drive, and provide for sidewalk connections to the public walkway.~~

Sheet C2.4

~~36. Install ramp for Mail box cluster near lots 7 & 8.~~

~~37. Please address the overhead electric line easement that runs through Unit 8.~~

Sheet C2.5

~~38. Label private street connection to Brookside Dr. as SUDAS type A.~~

Sheet C3.1

~~39. Please provide overtop elevations for all drainage swales and intakes between units.
Note a corresponding MPE for each unit that is impacted.~~

~~40. All sidewalks in the way of overtop/overland routes must be dropped/depressed to allow for the runoff condition.~~

Sheet C3.2

41. Please identify an overtop elevation for the drainage swale running along the west property boundary. **More clearly identify the over top elevation.**

42. Please identify the slope along the bottom of the swale running along the west property line. Note that 2% fall should be targeted. **Staff does not desire to continue using concrete flumes. Adjust to 2% or 1% with an underdrain.**
43. ~~Staff questions if the overflow path between Lots 17/18 (running east) is impacted by the cluster mailbox. Does this present a maintenance issue with wet or winter conditions?~~
44. Staff does not want to continue using low flow flumes, as such, please revise to 2% slope in the bottom of the basin. **The grade needs to be adjusted to 2% or 1% with an underdrain.**

Sheet C3.3

45. Please provide for an emergency overflow/overtop area within the basin berm near the outlet. **More clearly identify the over top elevation. Please show the spillway and protection.**
46. Verify that the overtop elevation will not impact the homes/home sites in Autumn Park Plat 5 (MPE's established) **Please show routing model to demonstrate the units are protected.**
47. Staff does not want to continue using low flow flumes, as such, please revise to 2% slope in the bottom of the basin. **Response noted.**
48. ~~Please address the grade as it transitions from the trail to the units. A minimum 2-foot shelf must be provided along the trail edges. Staff would like to see a more gradual transition to the units.~~

Sheet C3.6

49. ~~Staff questions if there is there an erosion risk for stormwater traveling from DB1 OFF D and OFF E across slope swales? BMP's should be introduced to reduce slope cutting.~~

Sheet C4.2

50. ~~Label dimensions of proposed rip rap area and amounts, all pages.~~
51. ~~Label critical crossings.~~
52. ~~Label casting types, all pages.~~

~~53. The 15" RCP L 42 grade is too steep and the velocity of discharge will be too erosive. Please revise with a drop structure.~~

~~54. Staff questions if the units will have basements. If so, please show sump service lines to each unit.~~

Sheet C4.3

~~55. Verify dimensions on standpipe detail and ST-2 detail match information on Plan sheet.~~

~~56. Label critical crossings.~~

~~57. Does Pipe 1A plan = Pipe 1 on the storm water spreadsheet?~~

58. Please modify blowoff hydrant label.

Sheet C4.4

~~59. Provide a bend or structure in the 48" RCP to direct flow into proposed swale.~~

Sheet C5.1-C5.3

~~60. Correct the Typical Building Layout to reflect the City's service order from Left to right facing the lot, Sanitary, Water, Sump.~~

~~61. In the Dead-end Hydrant Details remove the tracer wire terminal box and utilize the AA Manufacturing Tracer Wire Receptacle Model TW-18-2~~

~~62. Verify outlet structure/standpipe detail (C5.3) and plan notes (C4.3) match.~~

63. The tracer wire terminal box will be attached to the hydrant flange on both details (Dead-end and Typical Hydrant).

64. The Dead-end Hydrant Assembly will utilize a standard hydrant (5.25")

Sheet L1.1-L1.5

65. Please provide a table for the vegetation types. Note that all areas adjacent to the units shall be sodded. A table for the ground cover is needed. Adjust areas adjacent to units for SOD.

~~66. Please provide additional trees east of the unit most adjacent to the commercial site.~~

67. Please provide a standard foundation planting detail for the units. **No detail was provided.**

Elevations

68. Please provide material percentages and call outs on the elevations. Note that for the units that abut the public ROW (W 1st and NW Brookside), a minimum of 50% of the exterior building walls facing the public row shall be brick or masonry (or similar). The remaining material must be 4-6" horizontal lap siding. **Please provide material percentages.**

~~69. Please provide elevations for all 4 sides of the units, and for each unit group (back to back or single loaded).~~

~~70. As noted above, staff would ask that units 40-47 be oriented towards NW Brookside Drive. Please adjust accordingly.~~

~~71. Please provide a detail for the patio areas between the units. Will fences be used? Identify steps for egress, etc. Are decks proposed?~~

~~72. Staff questions how the grade will tie off to the foundations of the units. There are some areas where there is 3-4 feet of grade difference between FFE and adjoining grade.~~

Public Improvement Plans Comments

General Comments

73. Please submit IDNR water/wastewater construction permits for review.

~~74. Label street names on all sheets.~~

~~75. Locate services in a consistent order from left to right facing the lot (Sanitary, Water, Sump.). Locate curb stops at a consistent distance off of back of walk.~~

~~76. Lower the sanitary sewer grades to .5% to allow the sewer to serve more area to the west.~~

~~77. Please add Grimes Development Services, 410 SE Main, Suite 102, Grimes, Iowa, Phone 515-986-4050 in place of the second Public Works Contact.~~

~~78. Please verify the contact for MidAmerican Energy (Dawn Martino retired).~~

~~79. Remove utility contact for Des Moines Waterworks.~~

Sheet 2/11

~~80. Water service lines are to be 1" Type K Copper.~~

~~81. Add clean and televise to note about televising sewer and Vacuum testing (MH's) on Item No. 1-2, Include restrained joint fittings (Megalug) on Item No. 4-7, add Type B:PCC W/Adjusting Mechanism casting on Item No. 9 of the Estimate Reference Information.~~

~~82. Under General Note #21. Add Brick Red color to detectable warnings and cast iron on trails 8-10' wide.~~

~~83. Delete note #24 regarding box outs.~~

~~84. Label 2-5" from breakaway flange to ground on Hydrant Assembly Spot Elevation Reference Detail.~~

Sheet 3/11

~~85. Please don't include temporary blowoff hydrants in the hydrant coverage areas.~~

~~86. Make the following changes to the City of Grimes Standard Notes for Construction Plans;~~

- ~~• 1.b. Change contact to Matt Ahrens with City of Grimes Engineering for preconstruction meeting.~~
- ~~• 1.c. Provide stormwater permit~~
- ~~• 2.e. Use Heat Shrink Sleeve in leu of chimney seals.~~
- ~~• 2.g remove comment about Castings in pavement to be boxed out~~
- ~~• 2.h. Insert Cleaning and Televising to note.~~
- ~~• 3.c. add AA Manufacturing Tracer Wire Receptacle Model TW-18-2~~
- ~~• 3.f. Add and the city for the results of bacteria test results after US Water. Add additional note after 4.d. regarding the use of O ring gaskets on storm sewers crossing over watermain per IDNR requirement.~~
- ~~• 4.e. Insert Cleaning and Televising to note.~~

Sheet 4/11

~~87. Adjust leader for critical crossing callout at 1+75 +/- (Storm/water pointing to Storm/sanitary)~~

~~88. Is there a reason that there is a valve installed on each side of a hydrant tee? If not, these can be deleted.~~

~~89. Label 5.5' depth min. for water main in the profile on all sheets.~~

Sheet 5/11

~~90. Add and note to remove existing clean out and verify depth, size and material of existing main at proposed sanitary MH S-1. Show existing main in profile.~~

~~91. It appears there is a FL north or south in MH S-1 in the profile, is this correct?~~

~~92. Show valve in the profile for the tapping sleeve and valve at main connection.~~

~~93. Label all lot numbers.~~

Sheet 6/11

~~94. It appears there are extra services not needed at lot 66 & 72.~~

~~95. Please provide services to lot 68.~~

~~96. Label critical crossing at 18+75 +/- for the storm/water.~~

Sheet 7/11

~~97. Please provide services to lots 68 & 74.~~

~~98. It appears there are extra services at lot 72.~~

~~99. Label critical crossing at 20+75 +/- for the storm/water.~~

~~100. ——— Sheet 8/11 — Plan and Profile~~

~~101. ——— Sheet 9/11 — Plan and Profile~~

~~102. ——— Connect watermain to existing main on Brookside by use of a tapping sleeve and valve.~~

- ~~103. Adjust leader for critical crossing callout at 30+60 +/- (Storm/water pointing to Storm/sanitary).~~
- ~~104. Show storm sewer in profile at 30+75 +/-.~~
- ~~105. Label lot numbers.~~

Sheet 10/11

- ~~106. Add an additional permanent hydrant for coverage as the proposed temporary blowoff hydrant at 35+24 will be removed in the future and should not be used in the hydrant coverage plan.~~
- ~~107. Please add an additional valve a minimum of 40' from end of main and after the last service.~~

Sheet 11/11

- ~~108. Please provide a MH at permanent ends of sanitary mains, 40+23.~~

SWPPP

- ~~109. Please provide the SWPPP book for review.~~

SWMP

- ~~110. Page 4: Note that the SCS method for basin routing is covered in SUDAS Design Section 2B-5.~~
- ~~111. Page 5: The allowable release rate for the post development 100-year storm should not exceed the pre-development 5-year storm.~~
- ~~112. Page 6: Add drainage areas and associated curve numbers for the west and north swales. This will help verify the composite CN value.~~
- ~~113. Pages 5, 19: Show and review the TC drainage path {100' Sheet / 476' SC / 456' Channel}. The path provided seems to start as a channel and continue for 660 ft before dropping into the basin as concentrated flow. Review channel path, slopes, cross section, and resulting velocities and travel times. Short grass pasture Manning used is OK.~~
- ~~114. Page 19: For BD1, are there different ground covers in the 12 acres? Both cultivated (used for sheet flow) and short grass cover (used for shallow concentrated) were used. Please rectify as necessary.~~

- ~~115. Page 45: For DB OFF B, was 4.55 cfs discharge for 100-year event accepted by the City in an earlier stormwater report? Please note how this was derived.~~
- ~~116. Page 61: Many invert and structure elevations, pipe slopes and lengths, and other dimensions do not match plan pages C4.3 and Detail 2, C5.3. Please correct plans and update plans, report, and C3D Hydrographs model.~~
- ~~117. Page 61: C3D Hydrographs—move Culvert/Orifice Structures [B] and [C] to Weir Structures columns [A] and [B] if used as weirs.~~
- ~~118. Page 61: C3D Hydrographs—for perforated riser (Culvert/Orifice Structure [D]), verify invert is elevation at which the lowest hole begins. Also verify the length of riser.~~
- ~~119. Page 61: Provide stage storage and associated infrastructure to detain the 100-year storm and release equal to or less than 5-year pre-development storm.~~
- ~~120. Page 61: Provide stage storage and associated infrastructure to detain the channel protection volume (1-year storm).~~
- ~~121. Page 89: Many invert and structure elevations, pipe slopes and lengths, and other dimensions not matching plan pages. Verify & update before final stormwater report.~~
- ~~122. Page 89: Is DA 16 0.26 or 0.29 Acres? Verify and update.~~
- ~~123. Page 89: Pipe L-33 is not carrying combined flows as shown (same value as L-32 which carries combined flows from L-33, L-34, and L-35).~~
- ~~124. Page 89: Calculate and show intake by pass of structure ST-6 which will flow onto NW Brookside Drive.~~
- ~~125. Page 89: Are sump pump laterals being installed in any of the units?~~
126. Pages 4 & 5: Per the Project Description for the Proposed Site Conditions on Page 4, and the Drainage Basin (DB 1) Summary on Page 5, include DB 1 UND A (0.76 acres) as part of DB1. Since DB1 UND B (0.17 acres) runs offsite (to NW Brookside Drive), do not include this in the drainage calculations. The intent of comment #109 was not to separate the west swale, but show it and the north basin/swale as DA's on the SWMP map (page 106). We are OK to keep the site as one large drainage area = 11.83 Acres (DB 1). Please show calculations on the composite curve number for DB 1. Said update will impact all routing. WQv and Cpv were computed with 11.07 acres instead of 11.83 acres.

127. Page 5: If the 100-year post-development storm is held to the 5-year pre-development storm, is there a reason to compute 50-year storm metrics?
128. Page 5: The allowable release rate for the post-development 100-year storm should not exceed the pre-development 5-year storm. See ISWMM C1,S5,C,4c.1 and SUDAS Design 2A-4,C,2,f3.b.
129. Page 5: Recalculate all metrics as necessary after 11.83 acres is used.
130. Page 6: Verify composite CN number for DB 1=11.83 acres.
131. Pages 5, 19: Verify vertical fall for the different flow segments. Existing survey indicates about 20-ft. of fall. First submittal had 20.4-ft. of fall. This submittal has 16.0-ft. of fall. Recalculate TOC.
132. Page 19: Verify sheet flow coefficient and shallow concentrated flow equation. The existing parcel is not cultivated crops. We are OK to use as dense grass/lawns.
133. Page 61: Many invert and structure elevations, pipe slopes and lengths, and other dimensions do not match plan pages C4.3 and Detail 2, C5.3. Please correct plans and update plans, report, and C3D Hydrographs model.
134. Page 65-69: Hydrograph #4: Include DB1 UND A in overall DB1 computations with revised composite curve number as necessary. Hydrograph #5: Verify DB 1 UND B is offsite flow and will not require a hydrograph. The same applies to the 5, 50, and 100 years storms.
135. Page 89: Many invert and structure elevations, pipe slopes and lengths, and other dimensions not matching plan pages. Verify & update before final stormwater report.

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

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: December 23, 2019
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: TBD at 5:30 at the Grimes City Hall

COUNCIL MEETING: TBD 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,

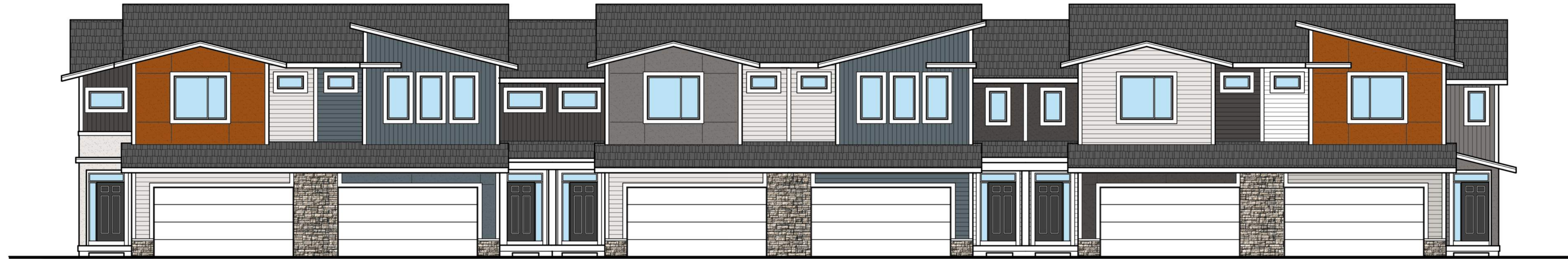
A handwritten signature in black ink, appearing to read "Alex Pfaltzgraff". The signature is fluid and cursive, with the first name "Alex" written in a smaller, more compact script than the last name "Pfaltzgraff", which is more prominent and extends further to the right.

Alex Pfaltzgraff
Development Services Director

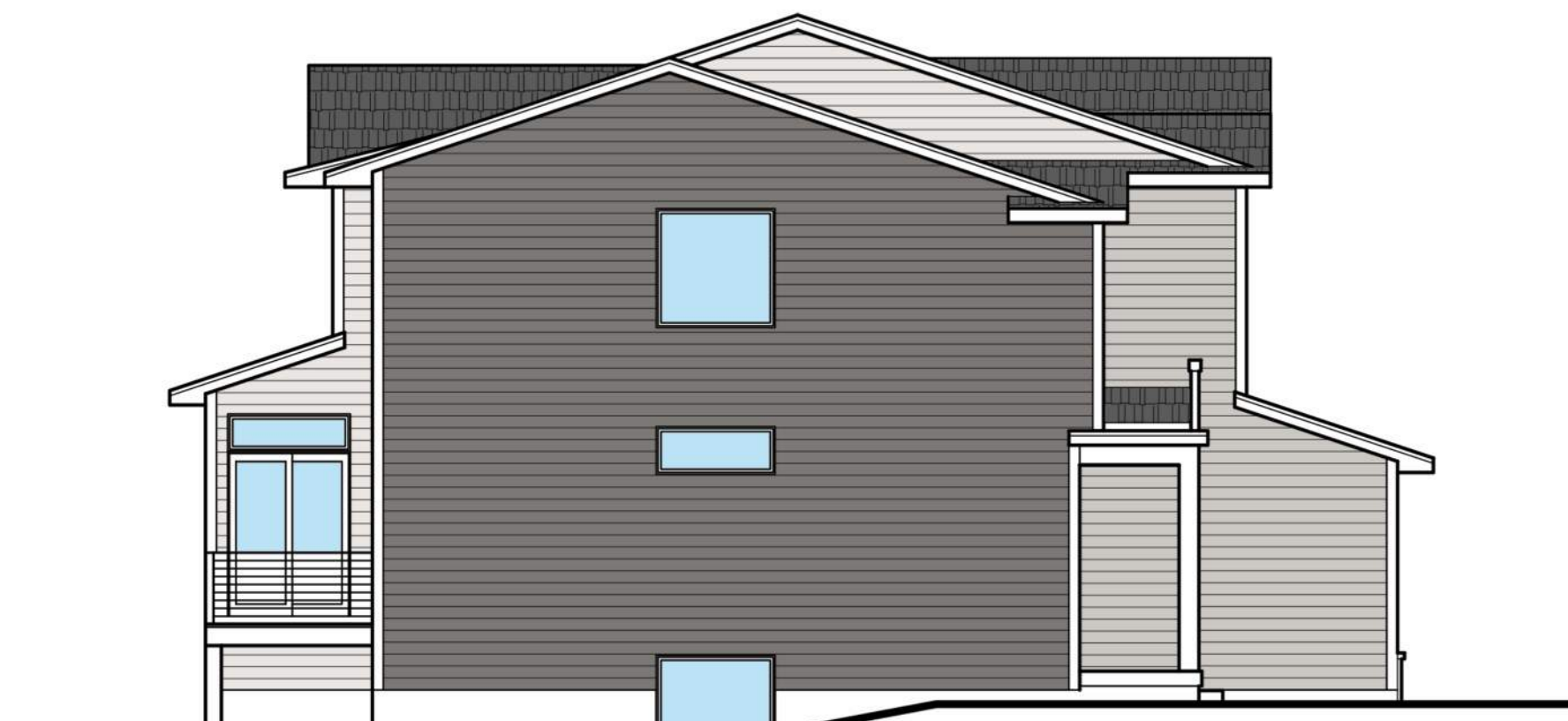


Autumn Park Plat 7 - Townhomes

4 AND 6 PLEX - RAISED 2 STORY



6 PLEX - FRONT ELEVATION



6/4 PLEX - SIDE ELEVATION



4 PLEX - FRONT ELEVATION



6 PLEX - REAR ELEVATION



Autumn Park Plat 7 - Townhomes

8 AND 12 PLEX - BACK TO BACK



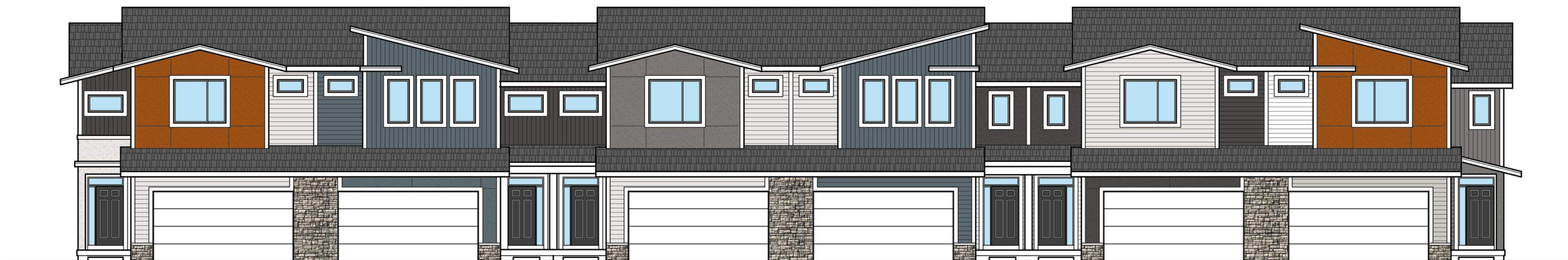
8 PLEX - FRONT/REAR ELEVATION



6/4 PLEX - SIDE ELEVATION



4 PLEX - FRONT ELEVATION



12 PLEX - FRONT/REAR ELEVATION

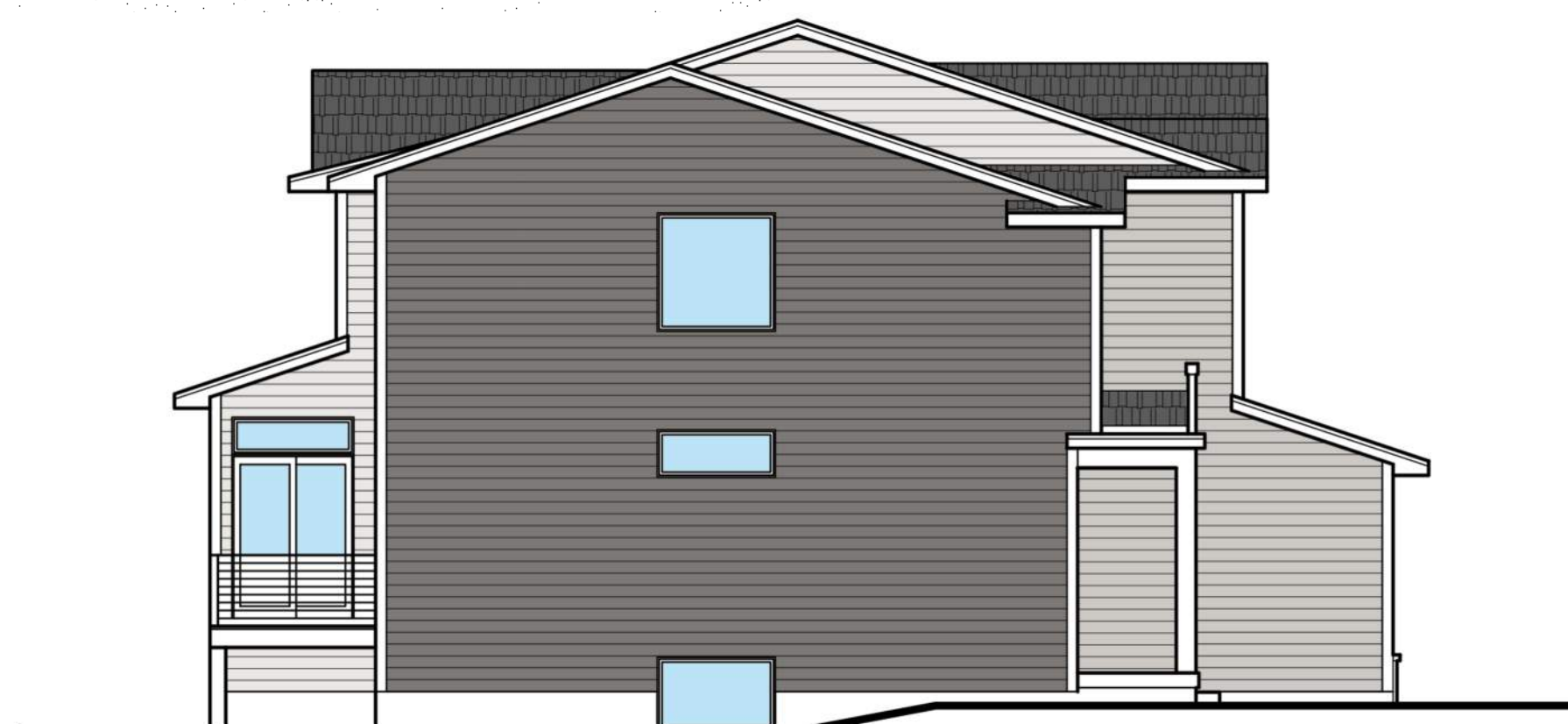


Autumn Park Plat 7 - Townhomes

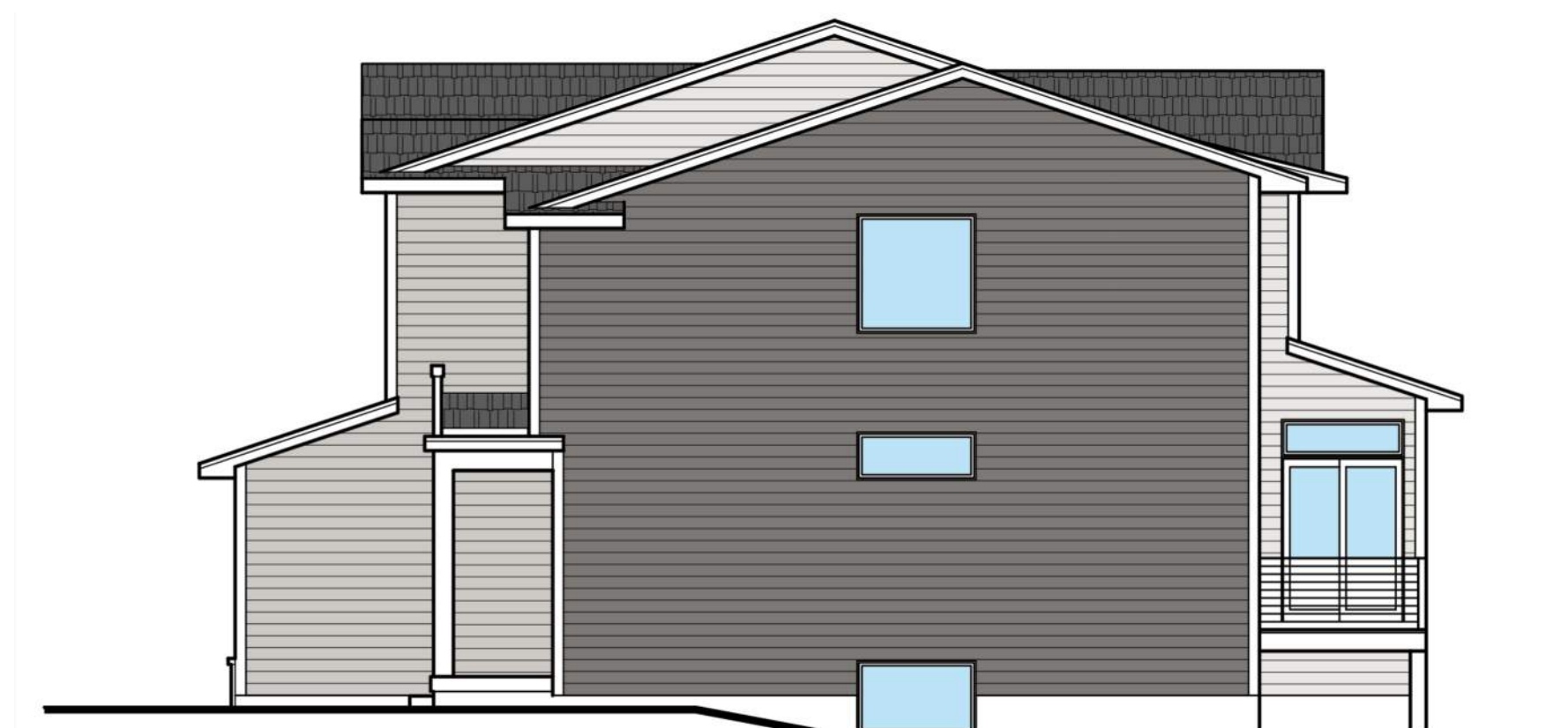
REAR ENTRY - NW BROOKSIDE DR



4 PLEX - REAR ELEVATION



4 PLEX - LEFT ELEVATION



4 PLEX - RIGHT ELEVATION



4 PLEX - FRONT ELEVATION

SHEET
C1.4

OWNER: MICHAEL BRODERICK
14172 NW 70TH AVE.
GRIMES, IA 50111
ZONING: LDR

SHEET
C1.2

OWNER: DEAN ELLIS
23757 7 AVE.
GRIMES, IA 50111
ZONING: LDR

OWNER: KENNYBROOK VILLAGE
CONDOMINIUMS
LOT 1 KENNYBROOK VILLAGE PLAT 1
GRIMES, IA 50111
ZONING: C-2

OWNER: JORDISON LAND LLC
1410 SE PLYMOUTH CT
WAUKESHA, WI 53085
ZONING: C-2

SHEET
C1.5

OWNER: UNITED METHODIST
CHURCH OF GRIMES
P.O. BOX 757
GRIMES, IA 50111
ZONING: A-1

SHEET
C1.3

OWNER: VENKATRAJ MURUGAN
100 NW SUNSET LN
GRIMES, IA 50111
ZONING: R-4

OWNER: CHRISTOPHER WILSON
104 NW SUNSET LN
GRIMES, IA 50111
ZONING: R-4

OWNER: PAUL LARSON
105 NW SUNSET LN
GRIMES, IA 50111
ZONING: R-4

OWNER: JOHN SCHMITZ
101 NW SUNSET LN
GRIMES, IA 50111
ZONING: R-4

OWNER: DESTINY HOMES INC
7500 W. 3RD ST.
WAUKESHA, WI 53085
ZONING: R-4

OWNER: MICHAEL KRAUSE
1210 NW 3RD ST
GRIMES, IA 50111
ZONING: R-4

OWNER: KENNETH SIEVERS
1210 NW 3RD ST
GRIMES, IA 50111-2134
ZONING: R-4

OWNER: EVAN M BUTTS
1210 NW 3RD ST
GRIMES, IA 50111
ZONING: R-4

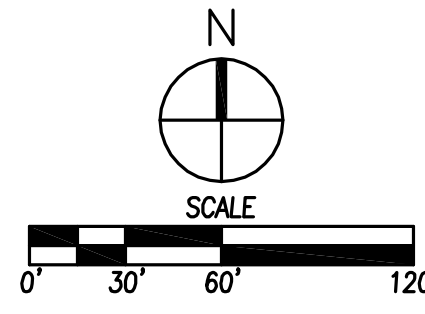
OWNER: NATHAN D STEIR
1218 NW 3RD ST
GRIMES, IA 50111
ZONING: R-4

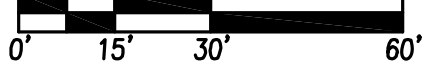
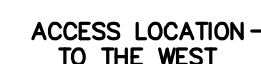
OWNER: GERALD SALMON
1218 NW 3RD ST
GRIMES, IA 50111
ZONING: R-4

OWNER: STEVEN B ALCOORN
1304 NW 3RD ST
GRIMES, IA 50111
ZONING: R-4

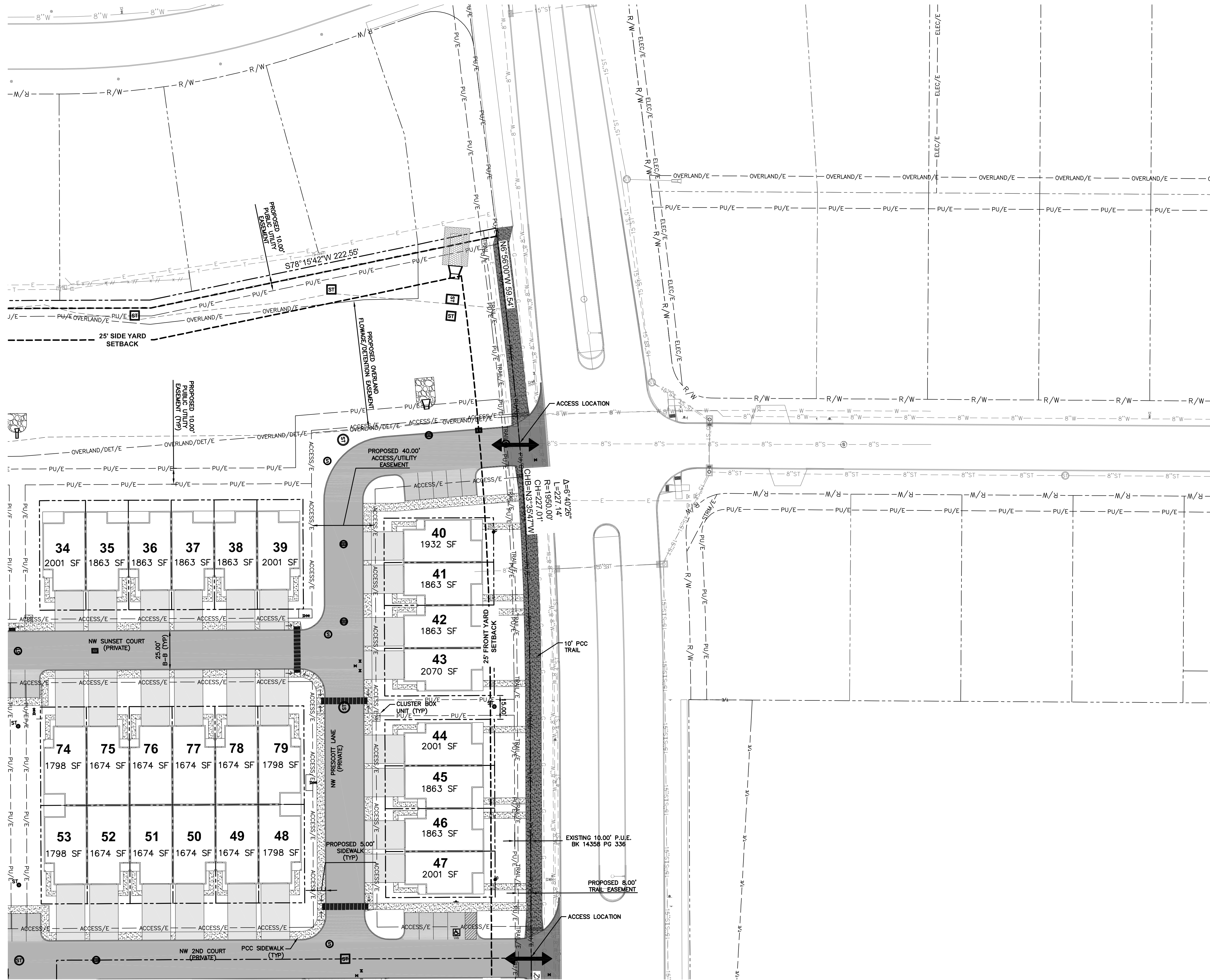
OWNER: FRAMPTON HOMES INC
POB 636
GRIMES, IA 50111
ZONING: R-4

OWNER: IVAN HENDIAS
408 NW BEECHWOOD DR.
GRIMES, IA 50111
ZONING: R-4



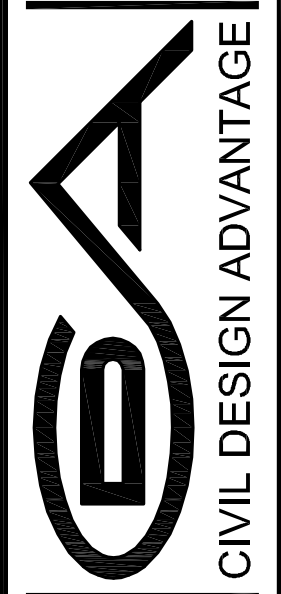


12/23/19 10:51:02 AM 1803.102 PRELIMINARY PLATTING COMMENT: ENG.
FILE: 1803.102 PRELIMINARY PLATTING COMMENT: ENG.
PLOT: 1803.102 PRELIMINARY PLATTING COMMENT: ENG.
PLOT: 1803.102 PRELIMINARY PLATTING COMMENT: ENG.



DATE	REVISIONS
12/23/19	SUBMITTAL #2
12/11/19	SUBMITTAL #1

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

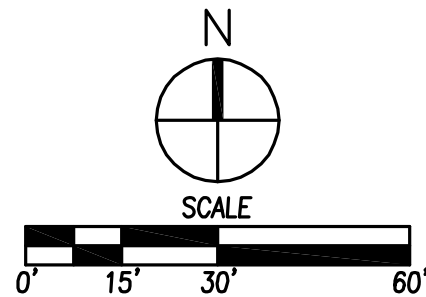
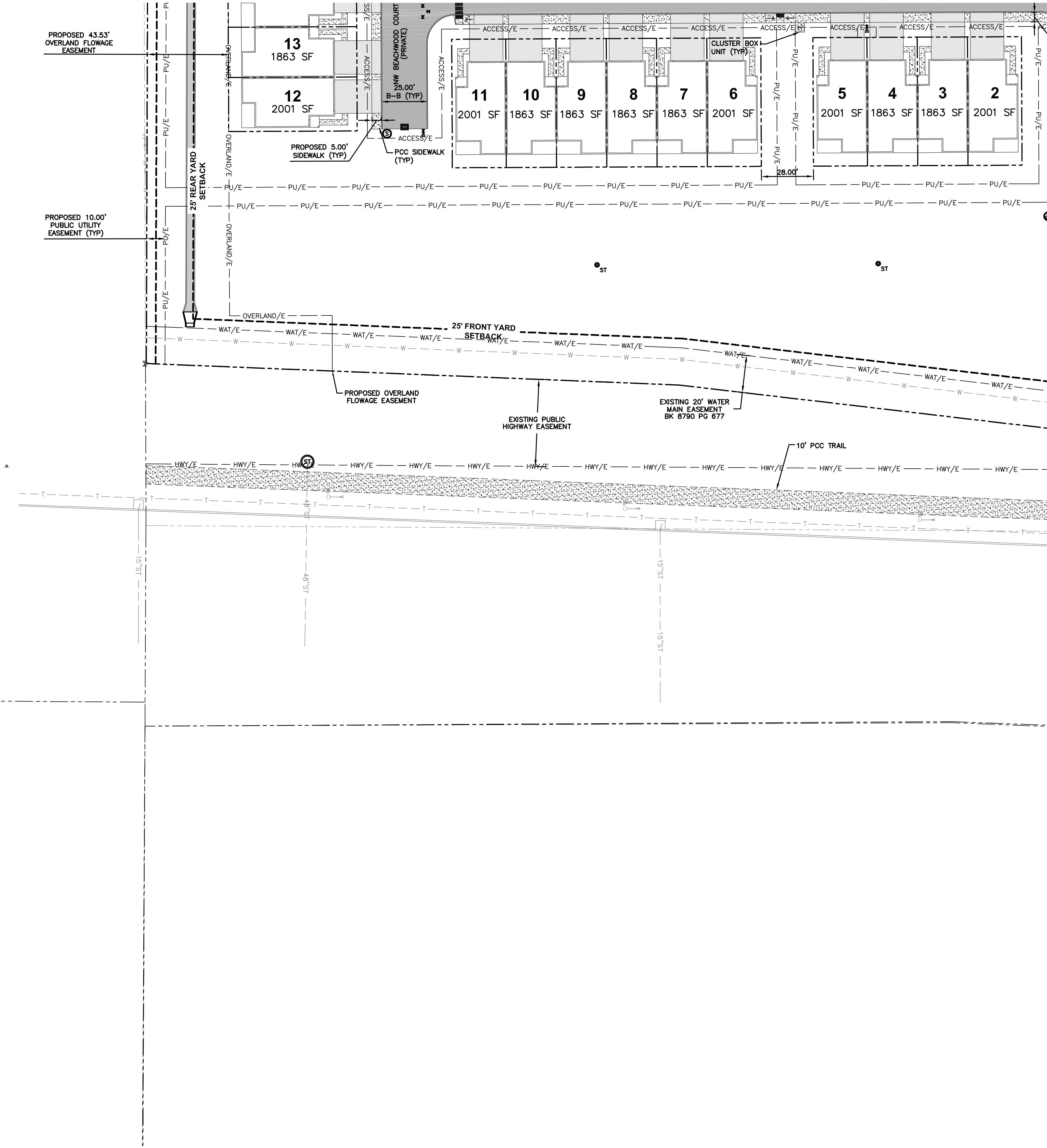


CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

AUTUMN PARK PLAT 7

PRELIMINARY PLAT-DIMENSION PLAN

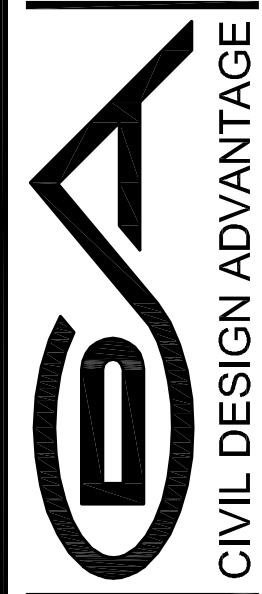
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FILED BY DAN 3/10/2019 2:59 PM COMMENT:
TECH: ENG:



AUTUMN PARK PLAT 7

PRELIMINARY PLAT-DIMENSION PLAN

C1.4
1803.102



GRIMES, IOWA

ENGINEER:

TECH:

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

REVISIONS

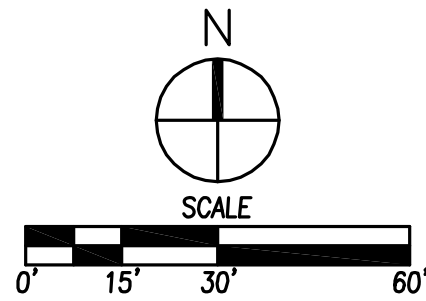
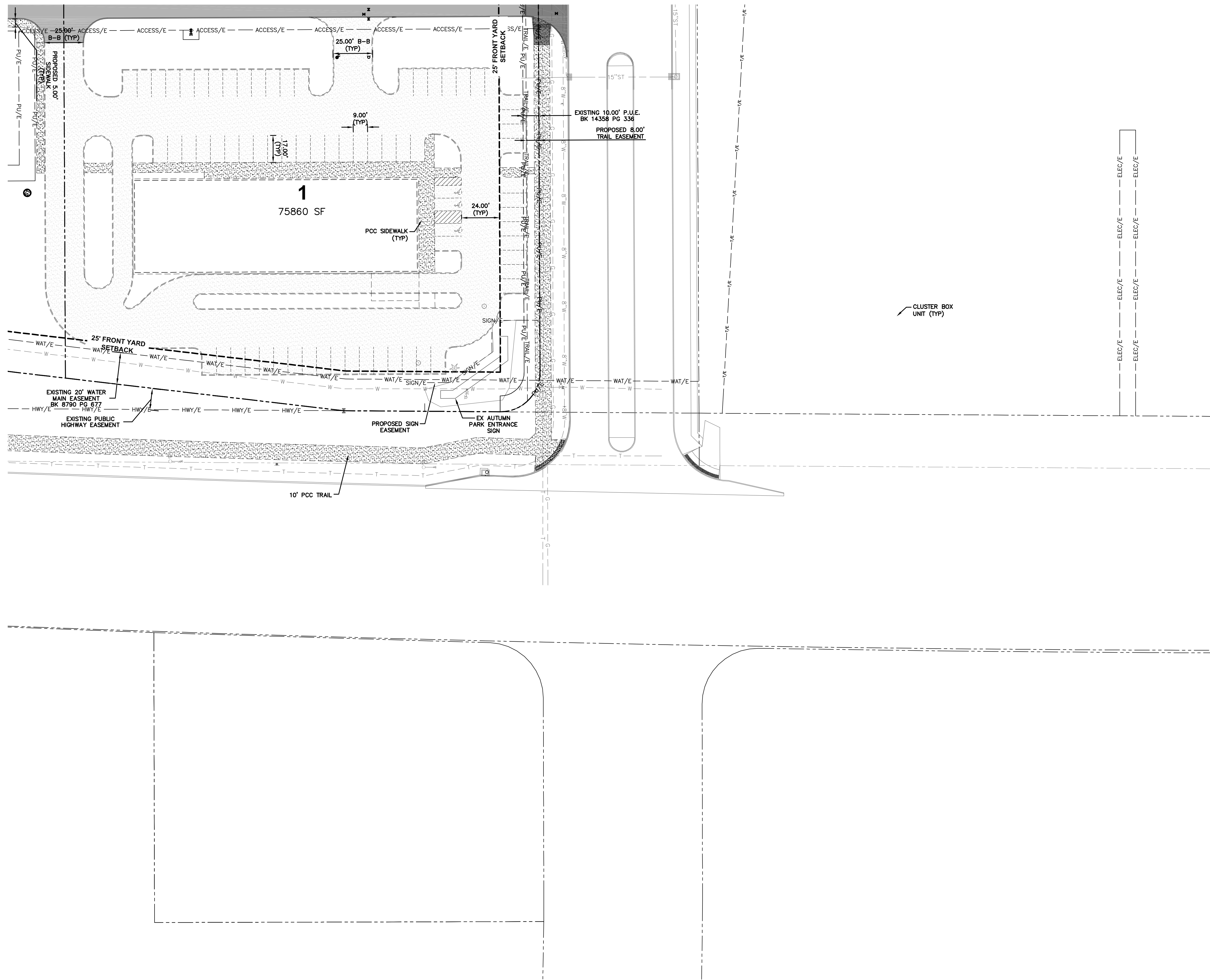
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SUBMITTAL #2

SUBMITTAL #1

12/23/19

12/21/19



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FILE DATE: 12/23/19 DATE PLOTTED: 12/23/2019 2:59 PM COMMENT:
PLOTTED BY: DAN SOTO TECH: ENC:

SHEET

C2.4

SHEET

C2.2

SHEET
C2.5

SHEET C2.3

C2.1

AUTUMN PARK PLAT 7

PRELIMINARY PLAT-GRADING/UTILITY REFERENCE DIAMETER

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

ENGINEER:

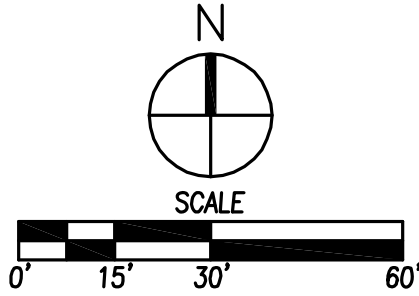
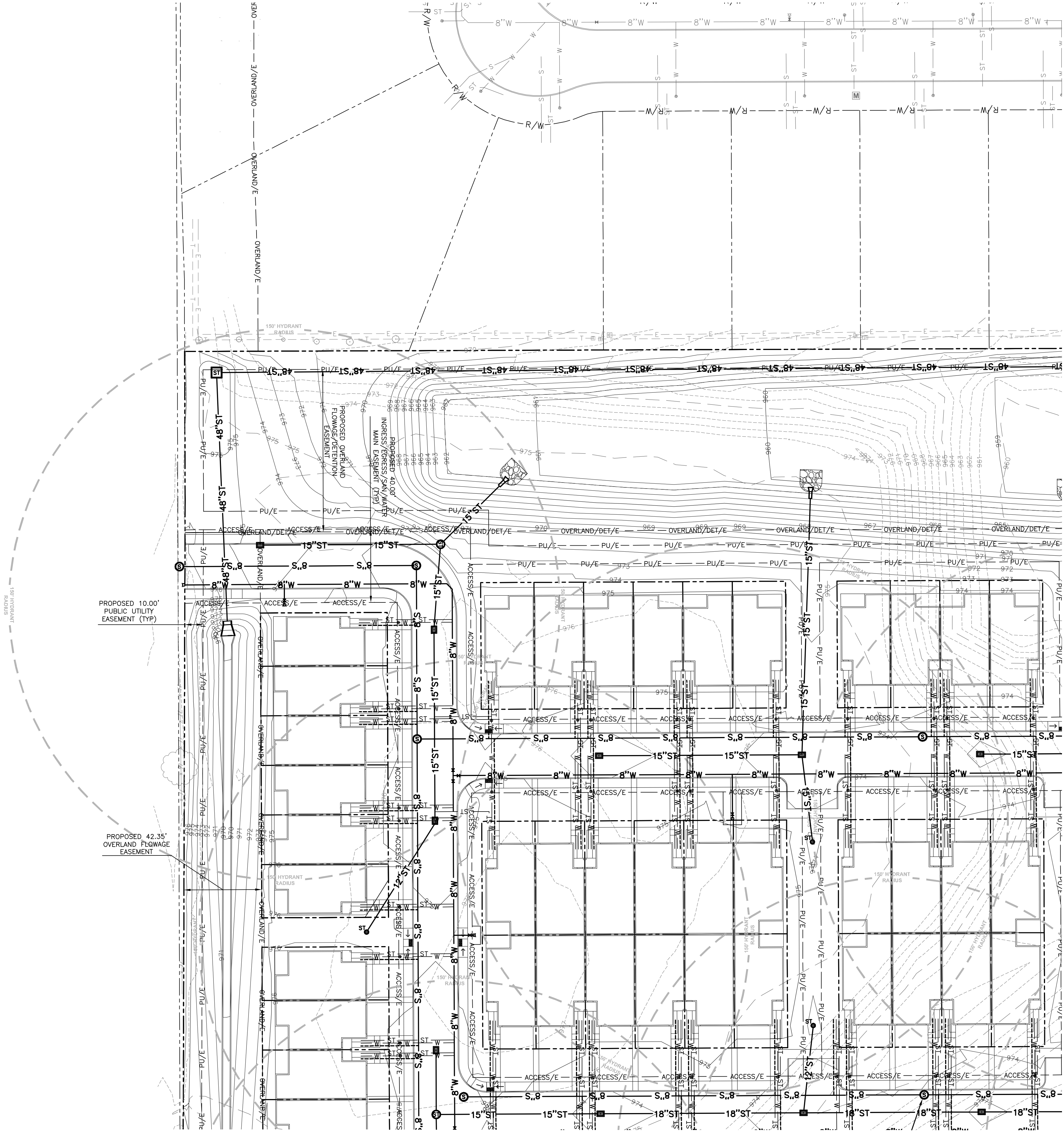
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

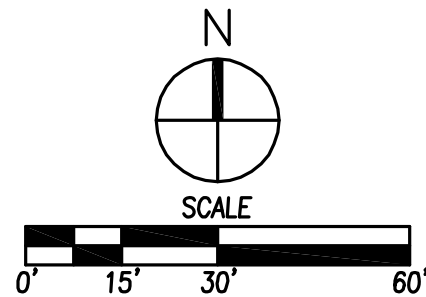
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TECH:

SUBMITTAL #1

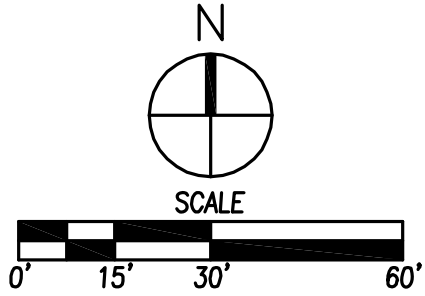
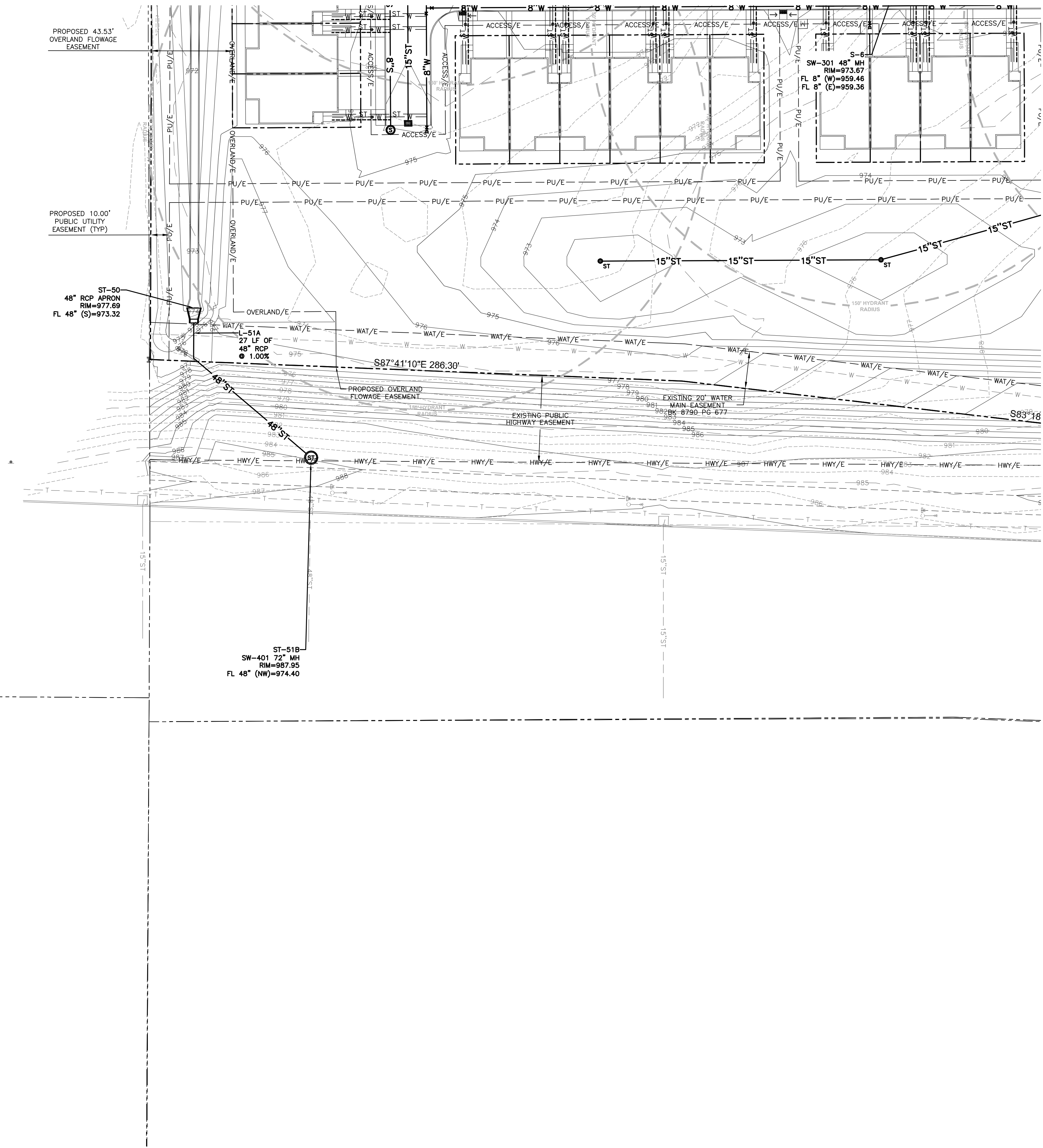
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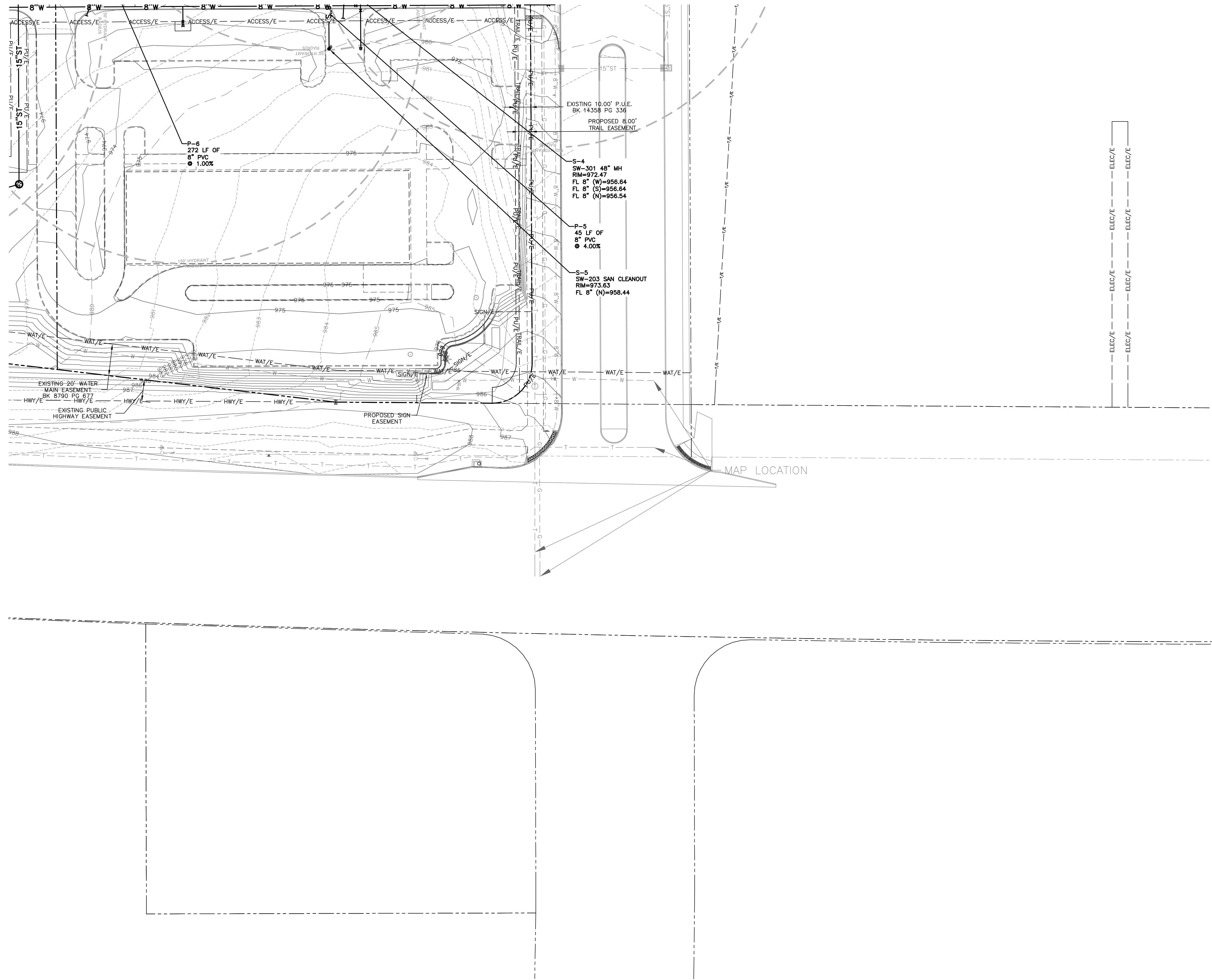




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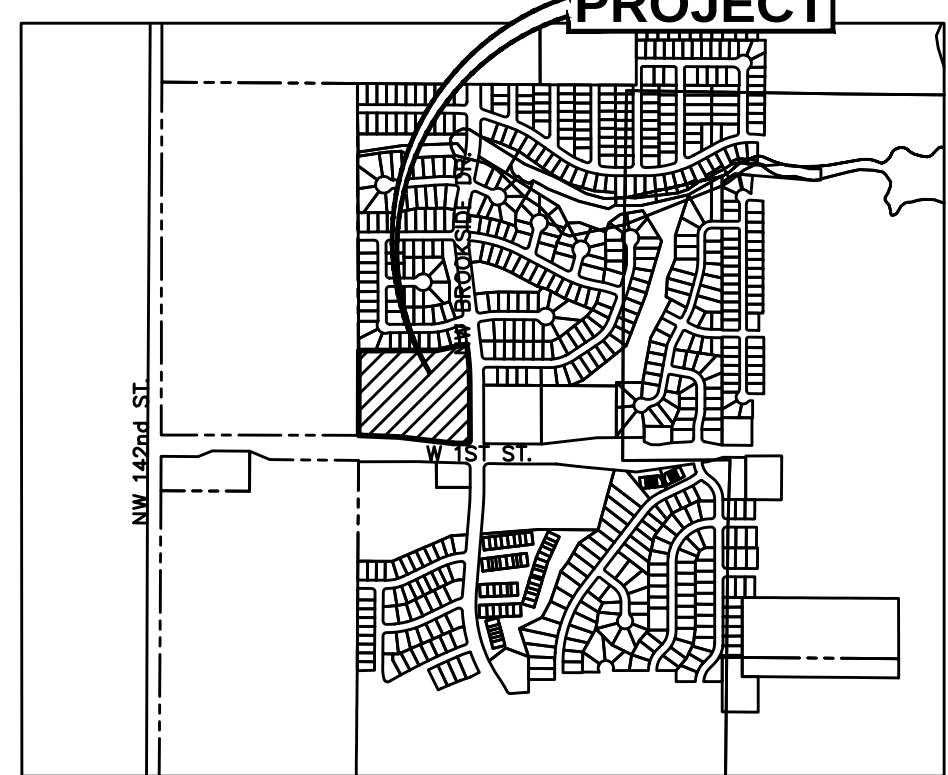





SITE PLAN FOR:
44 WEST
200 NW BROOKSIDE DRIVE
GRIMES, IA

VICINITY MAP

NOT TO SCALE



APPLICANT/OWNER:

DRAKE HOMES
CONTACT: CHRISTY DRAKE
1300 50TH ST.
WEST DES MOINES, IOWA 50266
PH: (515) 202-9500

ENGINEER/ SURVEYOR:

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

POTABLE WATER:

GRIMES DEVELOPMENT SERVICES
410 SE MAIN ST, UNIT 102
GRIMES, IA 50111
PH: (515) 986-4050

SANITARY SEWER:

GRIMES DEVELOPMENT SERVICES
410 SE MAIN ST, UNIT 102
GRIMES, IA 50111
PH: (515) 986-4050

ELECTRICAL POWER:

MIDAMERICAN ENERGY
666 GRAND AVE
DES MOINES, IA 50309
CONTACT: JIM KIESLER
PH: (515) 252-6472

STORM SEWER:

GRIMES DEVELOPMENT SERVICES
410 SE MAIN ST, UNIT 102
GRIMES, IA 50111
PH: (515) 986-4050

TELEPHONE:

CENTURY LINK
2103 E. UNIVERSITY AVENUE
DES MOINES, IA 50317
CONTACT: TOM STURMER
PH: (303) 664-8090

GAS:

BLACK HILLS ENERGY
1701 48TH STREET
WEST DES MOINES, IA 50266
CONTACT: MIKE FASTENEAU
PH: (515) 343-2012

BUILDING DEPARTMENT:

GRIMES DEVELOPMENT SERVICES
410 SE MAIN ST, UNIT 102
GRIMES, IA 50111
PH: (515) 986-4050

LEGAL DESCRIPTION

LOT 2--LOT 25 OF AUTUMN PARK PLAT 7

ZONING

C-2* GENERAL AND HIGHWAY SERVICE
COMMERCIAL DISTRICT

*PER THE MAY 15, 2018 GRIMES CITY COUNCIL
MINUTES, A SPECIAL USE PERMIT WAS GRANTED
FOR R-3 USE IN A C-2 ZONE

TRANSPORTATION CORRIDOR MIXED USE
DEVELOPMENT OVERLAY DISTRICT

LAND USE

EXISTING: UNDEVELOPED

PROPOSED: MULTI-FAMILY DWELLINGS

DEVELOPMENT SUMMARY

SITE AREA 12.00 AC (522,603 SF)

SETBACKS

FRONT: 25'
SIDE: 25'
REAR: 25'

OPEN SPACE

REQUIRED: 209,041 SF (40%)
PROVIDED: 312,513 SF (60%)

IMPERVIOUS AREA

PROPOSED BUILDINGS: 91,098 SF
PROPOSED PAVING: 96,711 SF
PROPOSED SIDEWALK: 15,621 SF
FUTURE BUILDING: 10,800 SF
FUTURE PAVING: 37,359 SF
FUTURE SIDEWALK: 3,150 SF
254,739 SF

RESIDENTIAL UNITS

UNITS PROPOSED: 78 UNITS

DENSITY: 6.5 UNITS/ACRE

PARKING

RESIDENTIAL (2 SPACES/UNIT)

REQUIRED: 156 SPACES
PROVIDED: 177 SPACES

COMMERCIAL (1 SPACE/250 GFA)

REQUIRED: 42 SPACES
STANDARD: 2 SPACES
ACCESSIBLE: 44 SPACES

PROVIDED: 69 SPACES
STANDARD: 3 SPACES
ACCESSIBLE: 72 SPACES

PARKLAND CALCULATION

REQUIRED: 78 UNITSx1.954x0.005= 0.762 ACRES

*OWNER IS PAYING FOR PARKLAND DEDICATION IN LIEU OF
DEDICATING LAND.

DATE OF SURVEY

JULY 27, 2018

BENCHMARKS

DALLAS COUNTY GPS MONUMENT G-136 NW
CORNER OF 44TH AND 142ND.
ELEVATION=999.67

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = MARCH 2020
ANTICIPATED FINISH DATE = MARCH 2021

SUBMITTALS

SUBMITTAL #1: 12/11/2019
SUBMITTAL #2: 12/23/2019

INDEX OF SHEETS

NO.	DESCRIPTION
C0.0	COVER SHEET
C1.1	TOPOGRAPHIC SURVEY/ DEMOLITION PLAN
C2.1	DIMENSION REFERENCE PLAN
C2.2--C2.5	DIMENSION PLAN
C3.1	GRADING REFERENCE PLAN
C3.2--C3.5	GRADING PLAN
C3.6	EROSION AND SEDIMENT CONTROL PLAN
C4.1	UTILITY REFERENCE PLAN
C4.2--C4.5	UTILITY PLAN
C5.1--C5.3	DETAILS
L1.1	LANDSCAPE REFERENCE PLAN
L1.2--L1.5	LANDSCAPE PLAN
A1.1	ARCHITECTURAL ELEVATIONS



CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1803.102

GENERAL LEGEND

PROPOSED

SECTION LINE

CENTER LINE

PERMANENT EASEMENT

TYPE SW-501 STORM INTAKE

TYPE SW-503 STORM INTAKE

TYPE SW-505 STORM INTAKE

TYPE SW-506 STORM INTAKE

TYPE SW-513 STORM INTAKE

TYPE SW-401 STORM MANHOLE

TYPE SW-402 STORM MANHOLE

TYPE SW-301 SANITARY MANHOLE

STORM/SANITARY CLEANOUT

WATER VALVE

FIRE HYDRANT ASSEMBLY

SIGN

DETECTABLE WARNING PANEL

SANITARY SEWER WITH SIZE

SANITARY SERVICE

STORM SEWER

STORM SERVICE

WATERMAIN WITH SIZE

WATER SERVICE

SAWCUT (FULL DEPTH)

SILT FENCE

EXISTING

SANITARY MANHOLE

WATER VALVE BOX

FIRE HYDRANT

WATER CURB STOP

WELL

STORM SEWER MANHOLE

STORM SEWER SINGLE INTAKE

STORM SEWER DOUBLE INTAKE

FLARED END SECTION

ROOF DRAIN/ DOWNSPOUT

DECIDUOUS TREE

CONIFEROUS TREE

DECIDUOUS SHRUB

CONIFEROUS SHRUB

ELECTRIC POWER POLE

GUY ANCHOR

STREET LIGHT

POWER POLE W/ TRANSFORMER

UTILITY POLE W/ LIGHT

ELECTRIC BOX

ELECTRIC TRANSFORMER

ELECTRIC MANHOLE OR VAULT

TRAFFIC SIGN

TELEPHONE JUNCTION BOX

TELEPHONE MANHOLE/VAULT

TELEPHONE POLE

GAS VALVE BOX

CABLE TV JUNCTION BOX

CABLE TV MANHOLE/VAULT

MAIL BOX

BENCHMARK

SOIL BORING

UNDERGROUND TV CABLE

GAS MAIN

FIBER OPTIC

UNDERGROUND TELEPHONE

OVERHEAD ELECTRIC

UNDERGROUND ELECTRIC

FIELD TILE

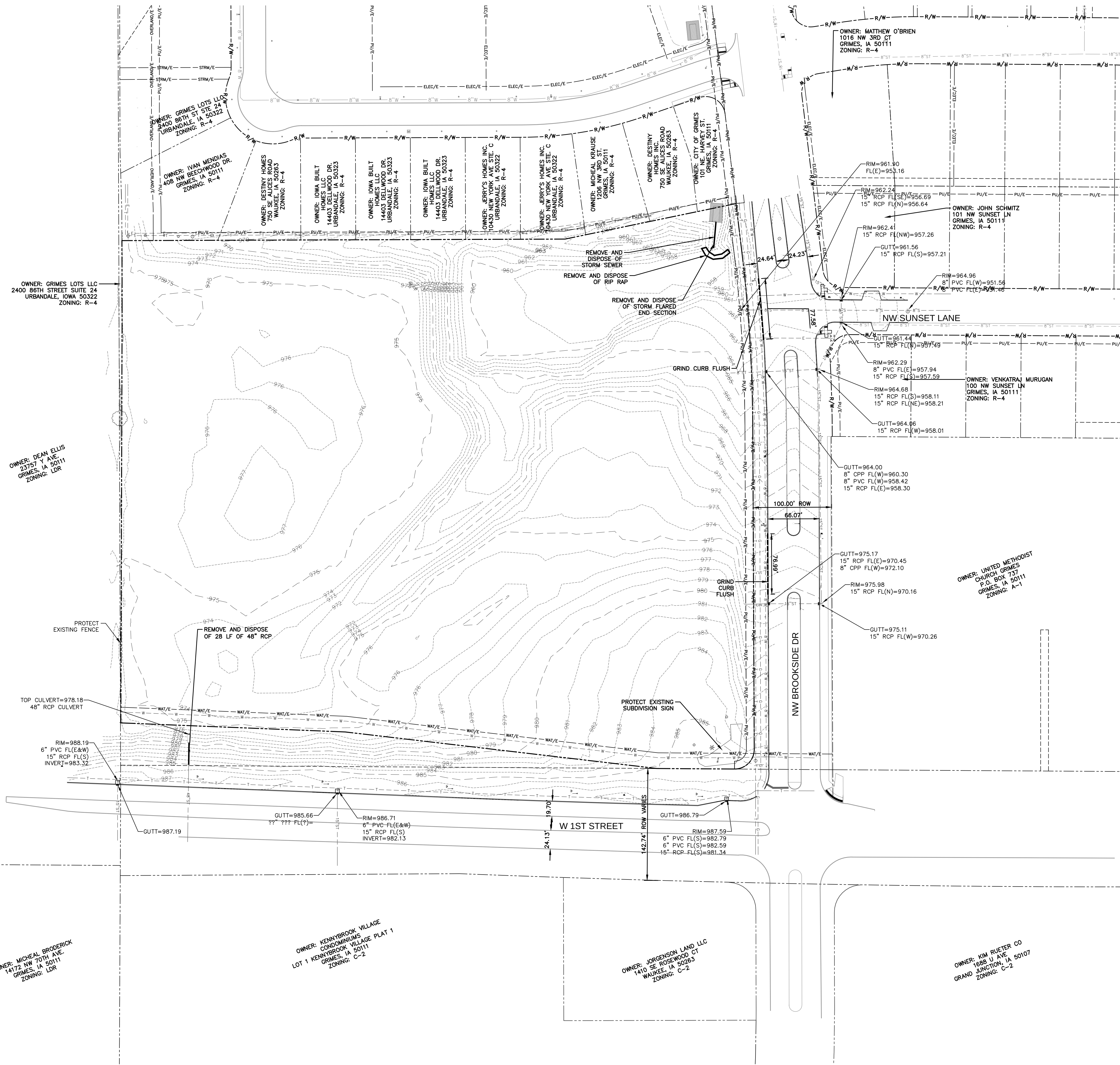
SANITARY SEWER W/ SIZE

STORM SEWER W/ SIZE

WATER MAIN W/ SIZE



	I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBILITY. I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA. KEITH D. WEGGEN, ASLA DATE MY LICENSE RENEWAL DATE IS JUNE 30, 2020 PAGES OR SHEETS COVERED BY THIS SEAL: L1.1--L1.5		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. EMILY N. HARDING, P.E. DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019 PAGES OR SHEETS COVERED BY THIS SEAL: C0.0, C1.1, C2.1--C2.5, C3.1--C3.6, C4.1--C4.5 C5.1--C5.3
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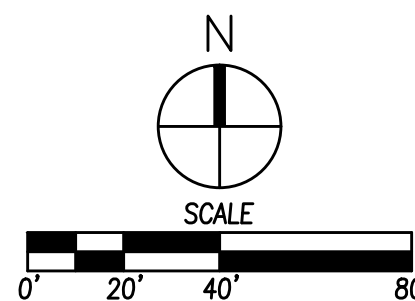


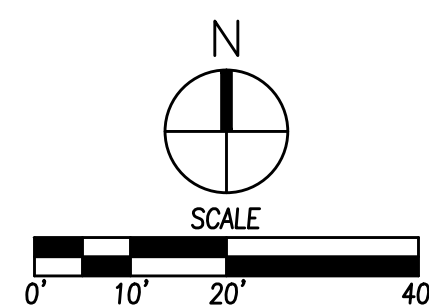
DEMOLITION NOTES

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

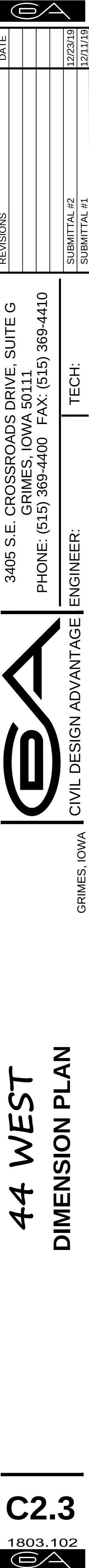
UTILITY WARNING

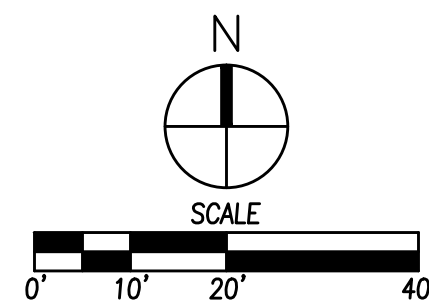
ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT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



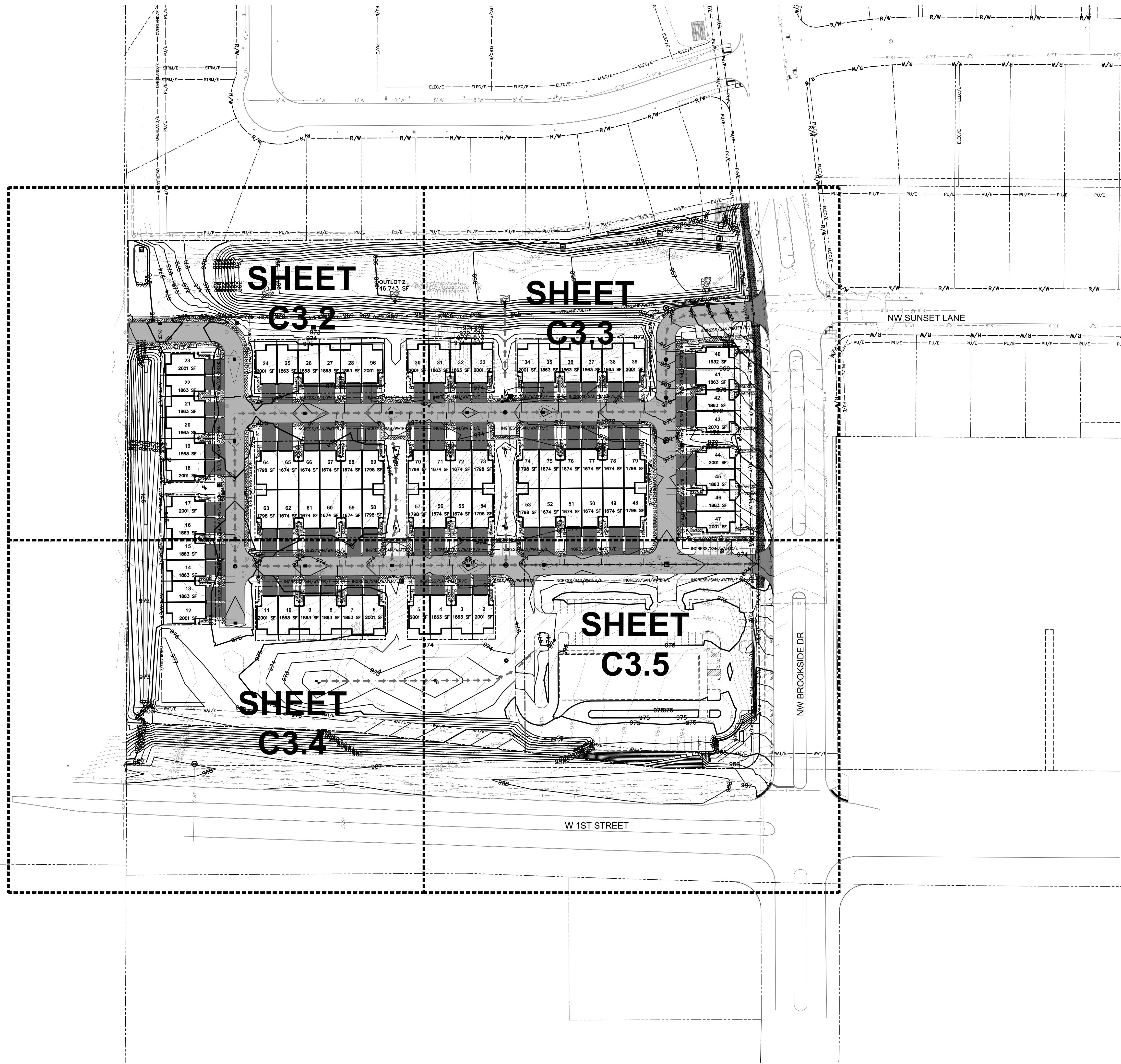


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PLOTTED BY: DAN SOTO





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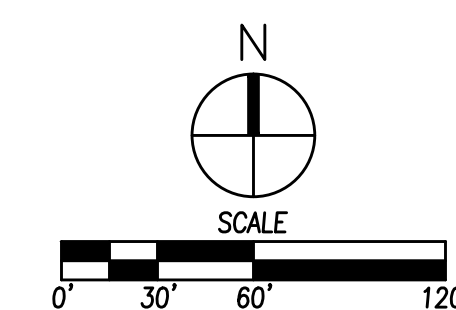


GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY OF GRIMES' BUILDING DIVISION.
2. THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF GRIMES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.
3. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 8" OF TOPSOIL IS TO BE STOCKPILED AND RESPAID AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
4. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES SUPPLEMENTALS, IF APPLICABLE.
5. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
6. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
7. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
8. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
9. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
11. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
12. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
13. SIDEWALKS:
 - MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 1/3, TRANSVERSE 1/4.
14. ALL MATERIAL OR EQUIPMENT SHALL BE KEPT 10 FEET OFF THE RIGHT OF WAY DURING NON WORKING HOURS.
15. NO HOLE SHALL REMAIN OPEN WITHIN THE RIGHT OF WAY DURING NON WORKING HOURS.
16. RIGHT OF WAY SHALL BE RESTORED IMMEDIATELY UPON COMPLETION OF THE PROJECT.
17. NO PARKING ON SHOULDERS.
18. NO DIGGING INTO SIDE SLOPES OF ANY ROAD OR HIGHWAY SHALL BE ALLOWED.
19. PROPER TRAFFIC CONTROL SHALL BE USED AT ALL TIMES.

LEGEND

- OE = OVERFLOW ELEVATION
MPE = MINIMUM PROTECTION ELEVATION
GFE = GARAGE FLOOR ELEVATION
FFE = FIRST FLOOR ELEVATION
BFE = BASEMENT FLOOR ELEVATION



DATE

12/23/19

12/21/19

REVISIONS

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

TECH:

ENGINEER:

CIVIL DESIGN ADVANTAGE

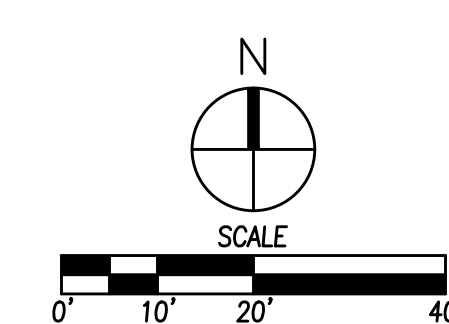
GRIMES, IOWA

44 WEST

GRADING REFERENCE PLAN

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REVISIONS	DATE
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SUBMITTAL #1	12/11/19

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

ENGINEER:	TECH:
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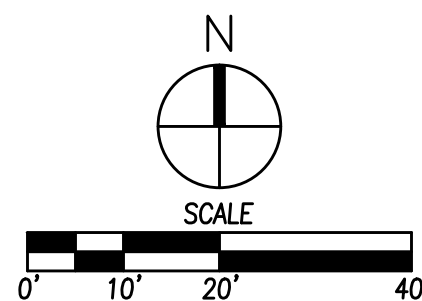
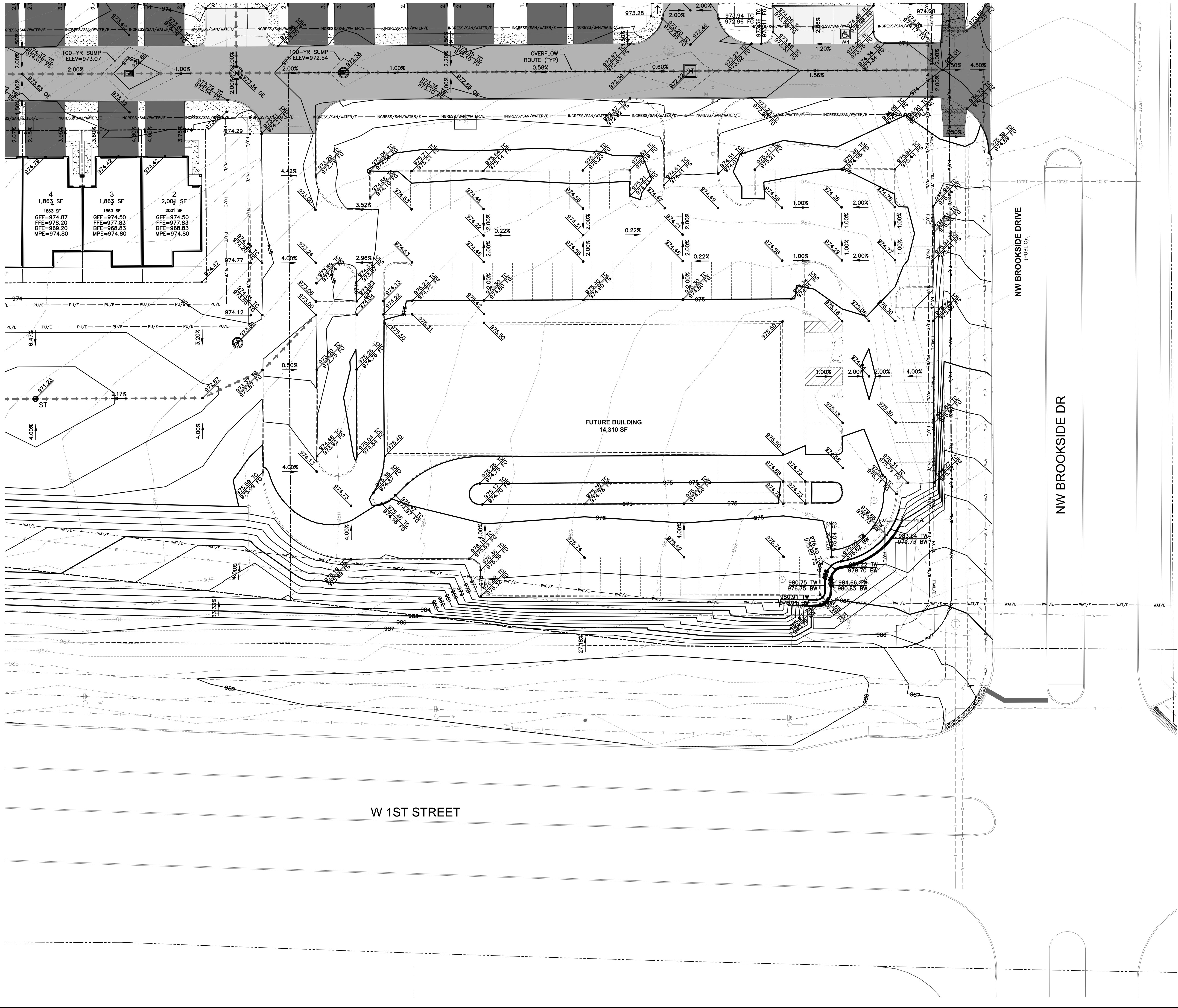
SDA
CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

44 WEST
GRADING PLAN

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COMMENT: ENG



44 WEST GRADING PLAN

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GRIMES, IOWA

ENGINEER:

TECH:

3405 S.E. CROSSROADS DRIVE, SUITE G
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REVISIONS

DATE

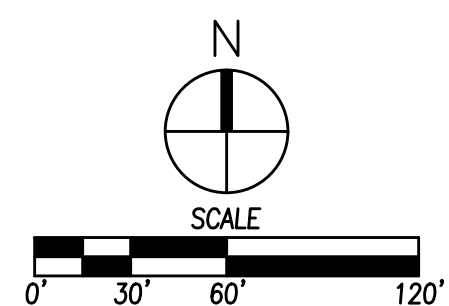
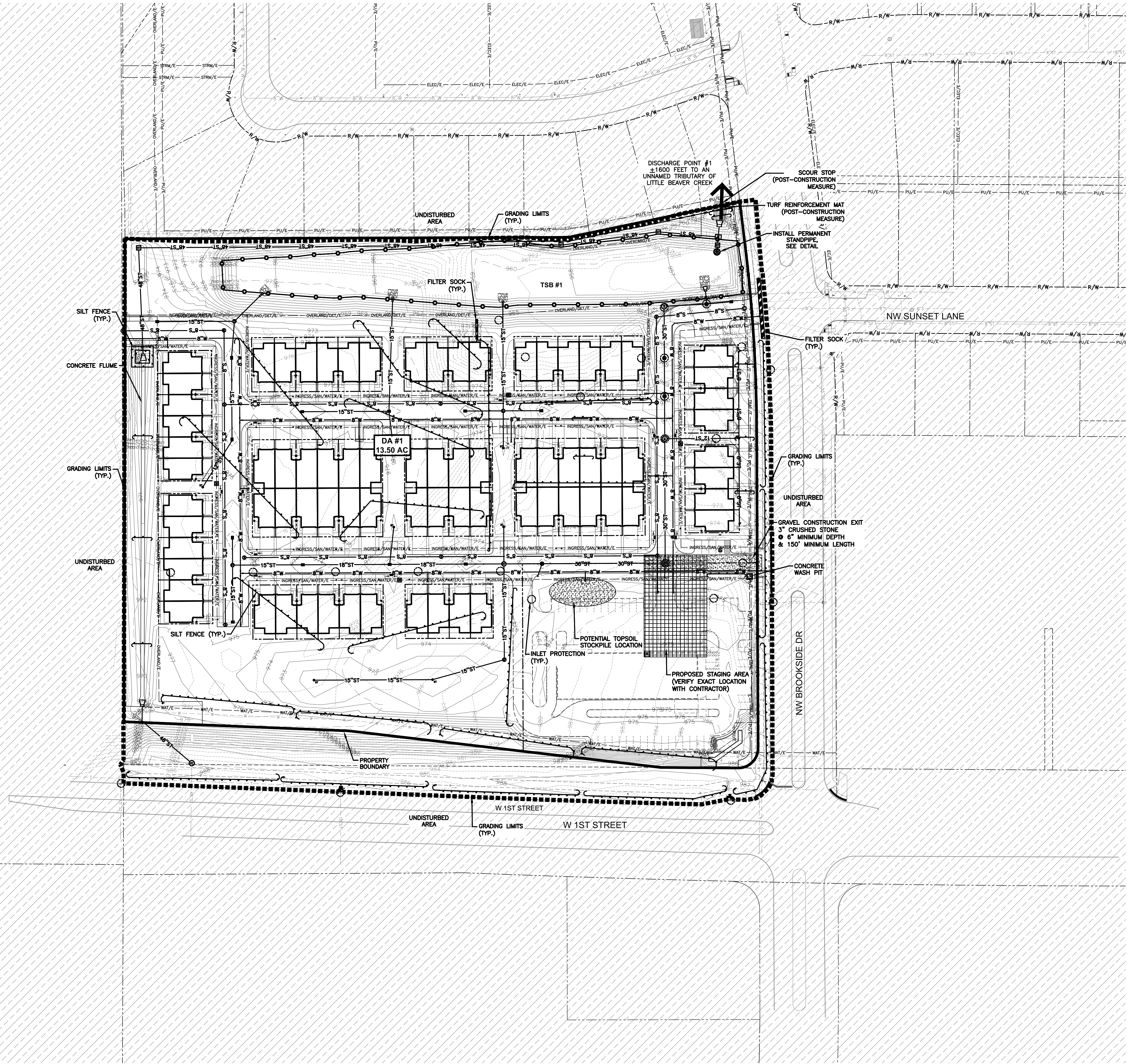
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SUBMITTAL #1

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PLOTTED BY: DAN SOTO
COMMENT: ENG



44 WEST

EROSION AND SEDIMENT CONTROL PLAN



GRIMES, IOWA

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

ENGINEER:

TECH:

REVISIONS

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SUBMITTAL #2

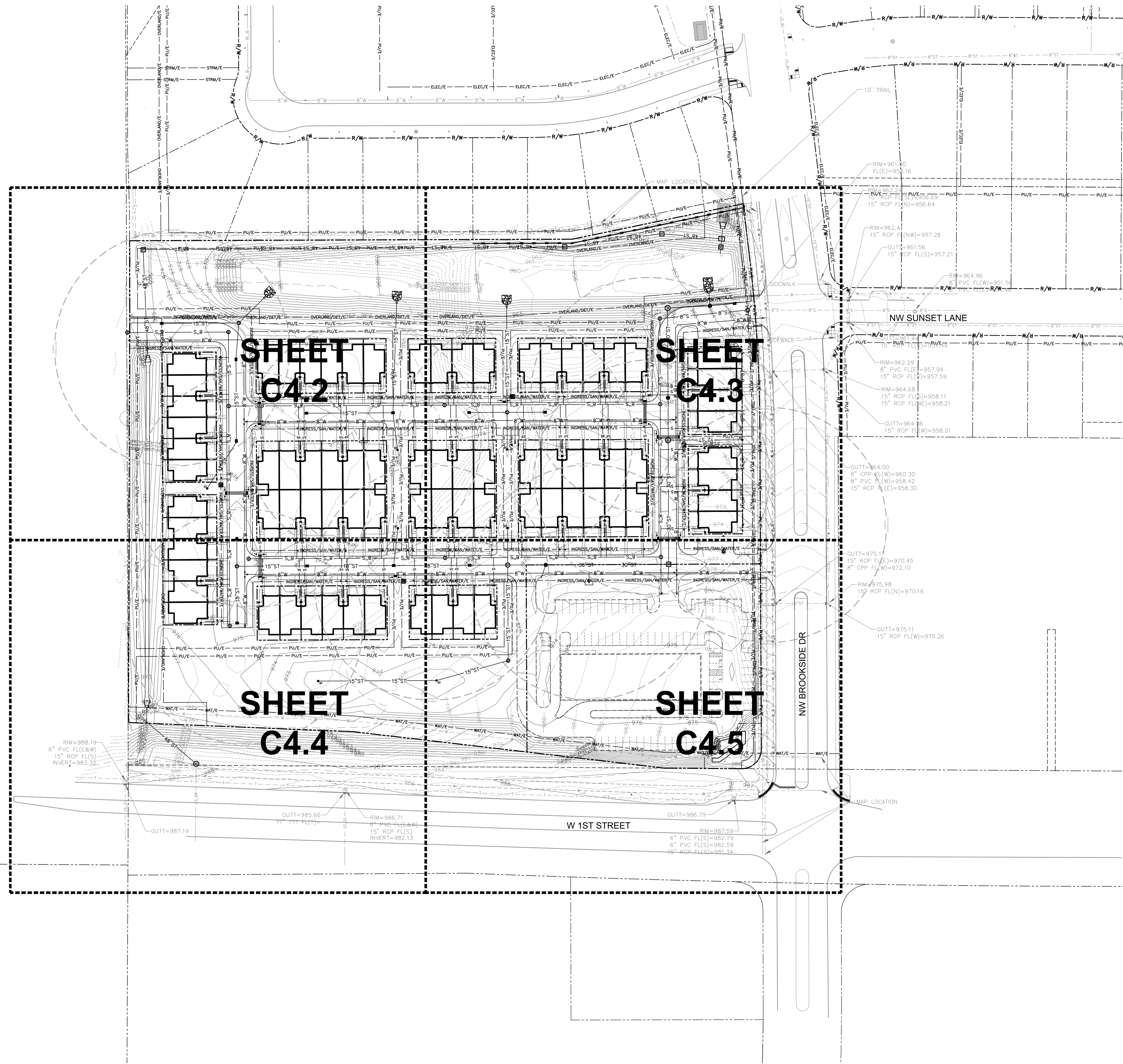
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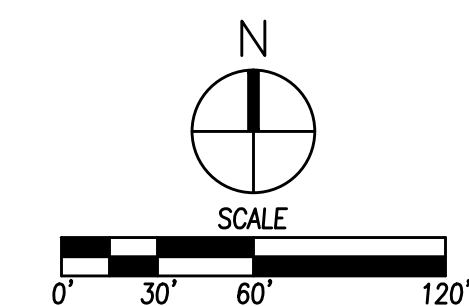
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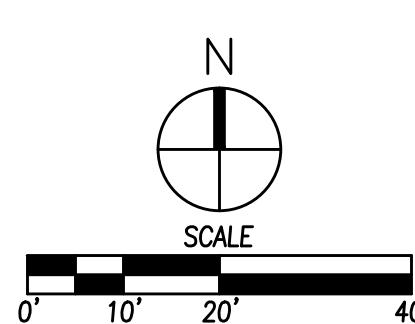
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- ### UTILITY NOTES
1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
 2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
 3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
 4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATER MAINS.
 5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
 6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
 7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
 8. VERTICAL SEPARATION OF SANITARY AND STORM SEWER CROSSINGS UNDER ANY WATER MAIN SHOULD BE AT LEAST 18 INCHES WHEN MEASURED FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATER MAIN. IF PHYSICAL CONDITIONS PROHIBIT THE SEPARATION, THE SEWER MAY BE PLACED NOT CLOSER THAN 6 INCHES BELOW A WATER MAIN OR 18 INCHES ABOVE A WATER MAIN. MAINTAIN THE MAXIMUM FEASIBLE SEPARATION DISTANCE IN ALL CASES. THE SEWER AND WATER PIPES MUST BE ADEQUATELY SUPPORTED AND HAVE WATERTIGHT JOINTS. USE A LOW PERMEABILITY SOIL FOR BACKFILL MATERIAL WITHIN 10 FEET OF THE POINT OF CROSSING.
 9. WHERE THE SANITARY SEWER CROSSES OVER OR LESS THAN 18 INCHES BELOW A WATER MAIN, LOCATE ONE FULL LENGTH OF SEWER PIPE OF WATER MAIN MATERIAL SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE WATER MAIN.
 10. WHERE THE STORM SEWER CROSSES OVER OR LESS THAN 18 INCHES BELOW A WATER MAIN, LOCATE ONE FULL LENGTH OF SEWER PIPE OF WATER MAIN MATERIAL OR REINFORCED CONCRETE PIPE WITH FLEXIBLE O-RING GASKET JOINTS SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM WATER MAIN.
 11. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
 12. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THEREOF. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
 13. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
 14. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
 15. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF GRIMES'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2006 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
 16. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES. PERIODIC MAINTENANCE AND CLEANING OF STORM AND SANITARY SEWER MAY BE NECESSARY.
 17. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
 18. INSTALL APRON GUARD AND FOOTING ON ALL APRONS.
 19. EACH TOWNHOME UNIT WILL HAVE EXTERIOR LIGHTS THAT ARE CONTROLLED BY A PHOTOCELL.
 20. REFER TO 44 WEST PUBLIC IMPROVEMENT PLANS FOR WATER MAIN AND SANITARY SEWER DESIGN.





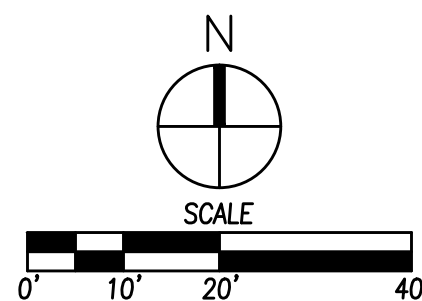
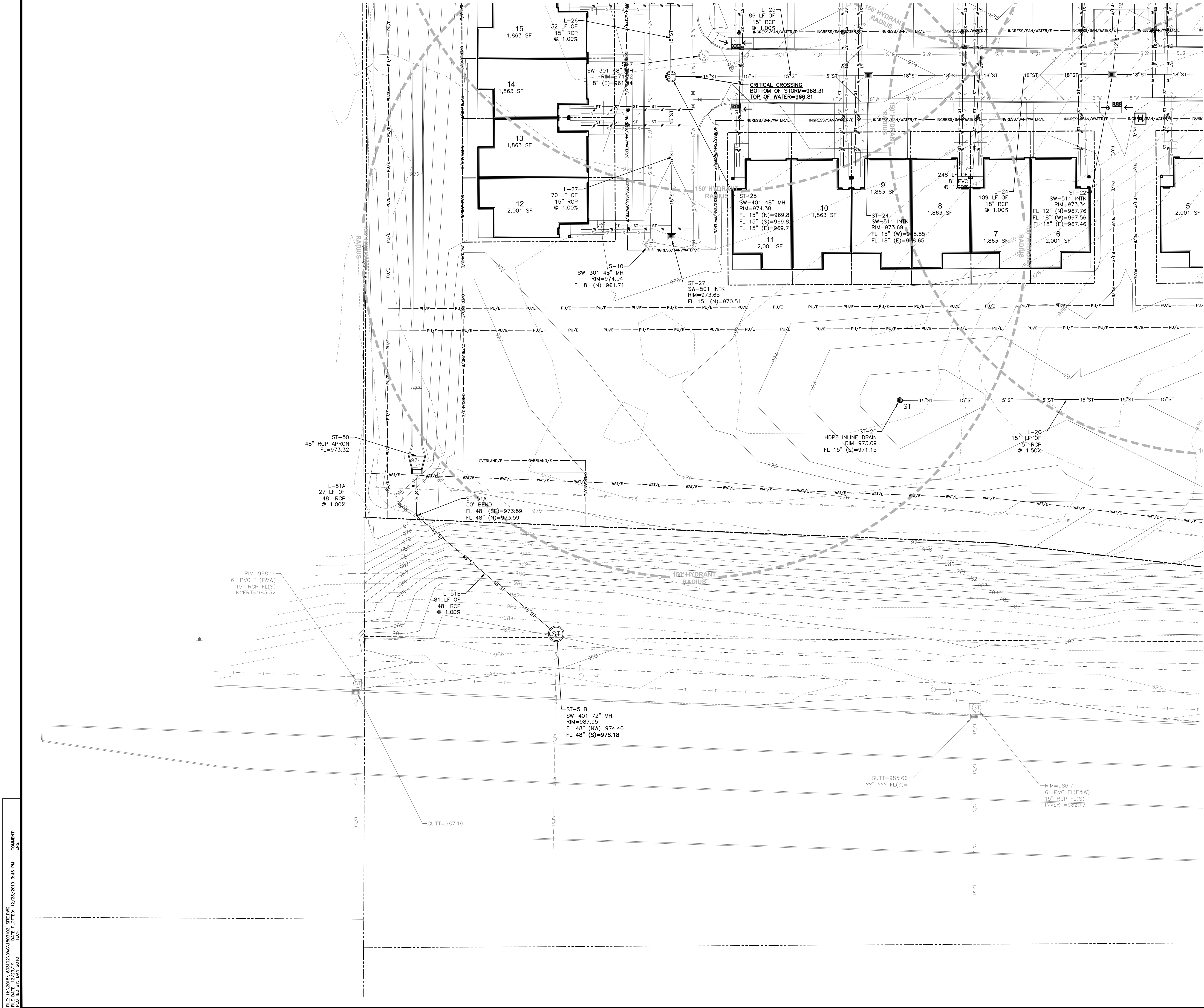
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER:	TECH:
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GRIMES, IOWA

C4.2
1803.102

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COMMENT: ENG
PLOT BY: DAN SOTO



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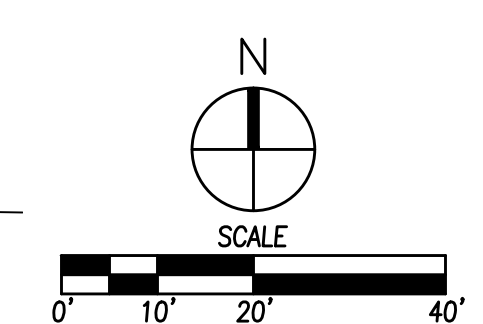
CIVIL DESIGN ADVANTAGE

ENGINEER:

TECH:

44 WEST
UTILITY PLAN

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C4.5

1803.102

44 WEST

UTILITY PLAN

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

3405 S.E. CROSSROADS DRIVE, SUITE G

GRIMES, IOWA 50111

PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER:

TECH:

REVISIONS

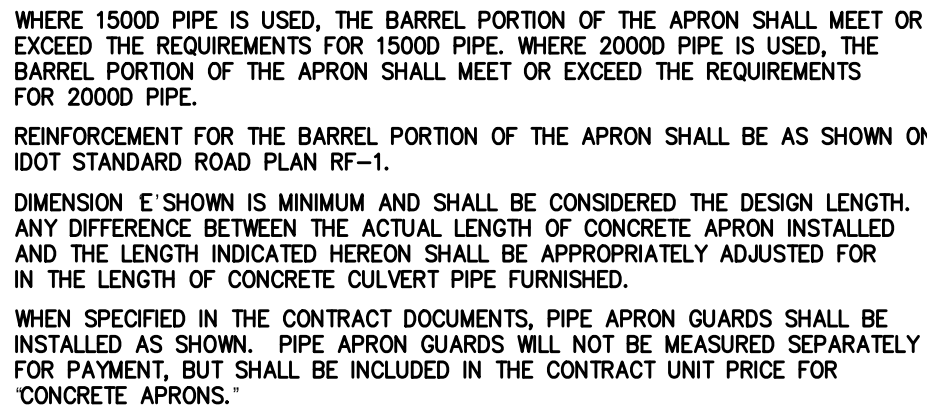
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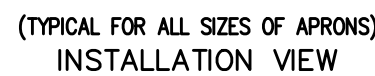
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SUBMITTAL #1

12/11/19



DIAM.	SLOPE	A	MINIMUM		F	G	T
			C	E			
12"	2.4:1	4"	2-0"	2-0"	2-0"	2"	2"
15"	2.4:1	6"	2-3"	3-10"	1-6"	2-6"	2-6"
18"	2.5:1	9"	2-3"	10-10"	1-5"	3-3"	2-6"
21"	2.4:1	9"	2-3"	10-10"	1-5"	3-3"	2-6"
24"	2.5:1	9"	3-7 1/4"	2-6"	1-10"	4-0"	3"
27"	2.5:1	10 1/2"	4-1"	2-6"	1-14"	4-4"	3-3"
30"	2.5:1	12"	4-6"	1-7 1/4"	1-14"	5-0"	3-3"
36"	2.5:1	15"	5-3"	4-6"	2-0"	6-0"	4"
42"	2.5:1	18"	5-3"	4-6"	2-0"	6-0"	4"
48"	2.5:1	24"	6-0"	2-6"	2-0"	7-6"	4"
54"	1.9:1	24"	6-0"	2-5"	2-7"	8-0"	7-6"
60"	1.4:1	24"	6-0"	2-5"	2-7"	8-0"	7-6"
66"	1.7:1	30"	5-0"	2-3"	3-3"	8-0"	5"
72"	1.4:1	24"	6-0"	2-5"	2-7"	8-0"	7-6"
78"	1.4:1	30"	5-0"	2-3"	3-3"	8-0"	5"
84"	1.5:1	30"	7-6 1/4"	1-9"	9-3"	10-0"	8-8"



GENERAL NOTES:

THE INTENT OF THE PIPE APRON GUARD DETAILED HEREON IS TO PROVIDE A TREATMENT FOR THE EXPOSED END OF A PIPE CULVERT, SUCH THAT ANY OUT-OF-CONTROL VEHICLE COULD PASS OVER THE END OF THE CULVERT WITHOUT UNLESS LOSS OF CONTROL OR DAMAGE TO THE VEHICLE.

STEEL BARS USED IN CONSTRUCTION OF THE GUARD SHALL BE ASTM A 615, GRADE 40, OR MERCHANT QUALITY, SMOOTH OR DEFORMED BARS, CONFORMING TO THE FABRICATION REQUIREMENTS OF SECTION 2404 OF THE CURRENT STANDARD SPECIFICATIONS.

WELDING OF STEEL PARTS SHALL BE AS SHOWN AND SUBJECT TO THE APPROVAL OF THE ENGINEER. THE COMPLETED APRON GUARD SHALL BE HOTDIP GALVANIZED IN ACCORDANCE WITH CURRENT ASTM 123 SPECIFICATIONS.

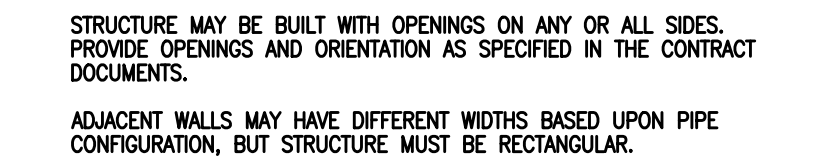
DETAILS INDICATED ARE FOR A TYPE 1 APRON AS SHOWN ON STANDARD DETAIL REF-3. APPROPRIATE MODIFICATION OF APRON GUARD SHOWN MAY BE MADE FOR A TYPE 2 APRON.

ALTERNATE DETAILS FOR DESIGN OF APRON GUARD MAY BE SUBMITTED TO THE ENGINEER FOR APPROVAL.

SPECIAL NOTE:
WHEN DETAIL PROJECT PLANS REQUIRE PIPE APRON GUARDS OF SIZES OTHER THAN THOSE SHOWN HEREON, THE DESIGN FOR SUCH APRON GUARDS SHALL BE SIMILAR TO THOSE INDICATED, CONFORMING TO MINIMUM BAR SIZE AND SPACING, AND OTHER GENERAL REQUIREMENTS SHOWN.



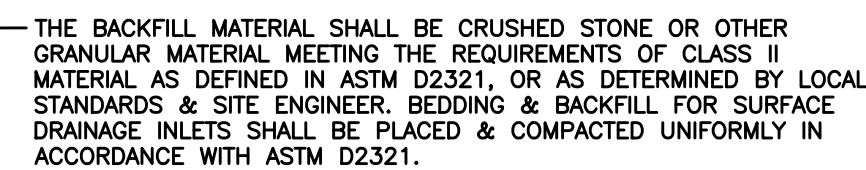
1 RCP APPROX
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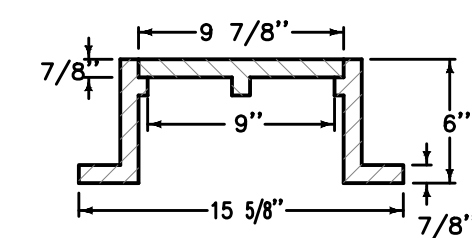
- ① CONSTRUCT INLET OPENINGS WITH 15-INCH #4 EPOXY-COATED BARS AT 8 INCHES ON CENTER. EMBED BARS A MINIMUM OF 3 INCHES INTO WALLS AND TOP TO ALL OPENINGS.
- ② GRADE TO TOP ELEVATION ON CLOSED SIDES.
- ③ WALL WIDTHS VARY WITH PIPE DIAMETER. PROVIDE 6 INCHES OF WALL WIDTH (MINIMUM) EACH SIDE OF PIPE OPENING. MINIMUM WALL WIDTH IS 36 INCHES. MAXIMUM WALL WIDTH IS 72 INCHES.
- ④ CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
- ⑤ INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.
- ⑥ 12" MINIMUM WALL HEIGHT ABOVE ALL PIPES.



6 SW-513 IN
NOT TO SCALE



4 HDPE INTA
NOT TO SCALE



- ① STANDARD DUTY CASTING COMPLYING WITH AASHTO M. 306. MARK LID WITH "SANITARY" OR "SANITARY C.O."
- ② DO NOT ALLOW CASTING TO BEAR ON TOP OF RISER PIPE.
- ③ THREADED PVC CAP OR IRON BODY FERRULE WITH BRASS SCREW PLUG

5 SW-203 S/ NOT TO SCALE

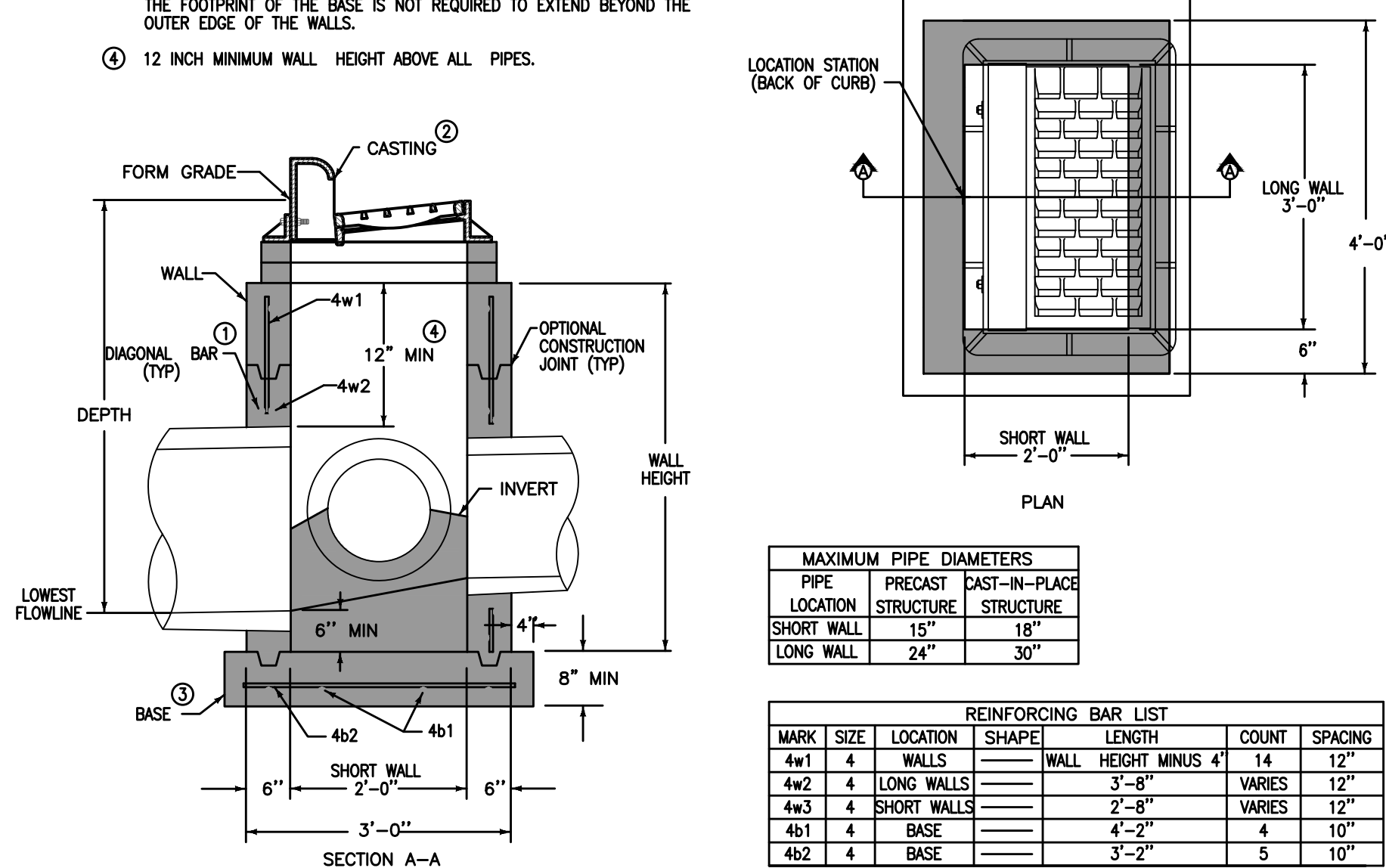
D	W	Mark	Size	Length	Count	D	W	Mark	Size	Length	Count
12"	2'-4"	4f1	4	2'-0"	3	48"	7'-10"	4f1	4	7'-6"	3
		4f2	4	3'-8"	2			4f2	4	3'-8"	6
15"	2'-10"	4f1	4	2'-6"	3	54"	8'-5"	4f1	4	8'-1"	3
		4f2	4	3'-8"	2			4f2	4	3'-8"	6
18"	3'-5"	4f1	4	3'-11"	3	60"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	3			4f2	4	3'-8"	6
24"	4'-6"	4f1	4	4'-2"	3	66"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	3			4f2	4	3'-8"	6
30"	5'-7"	4f1	4	5'-3"	3	72"	10'-0"	4f1	4	9'-8"	3
		4f2	4	3'-8"	4			4f2	4	3'-8"	7
36"	6'-8"	4f1	4	6'-4"	3	78"	10'-7"	4f1	4	10'-3"	3
		4f2	4	3'-8"	5			4f2	4	3'-8"	7
42"	7'-3"	4f1	4	6'-11"	3	84"	11'-1"	4f1	4	10'-9"	3
		4f2	4	3'-8"	5			4f2	4	3'-8"	8

2 RCP APPROX
NOT TO SCALE



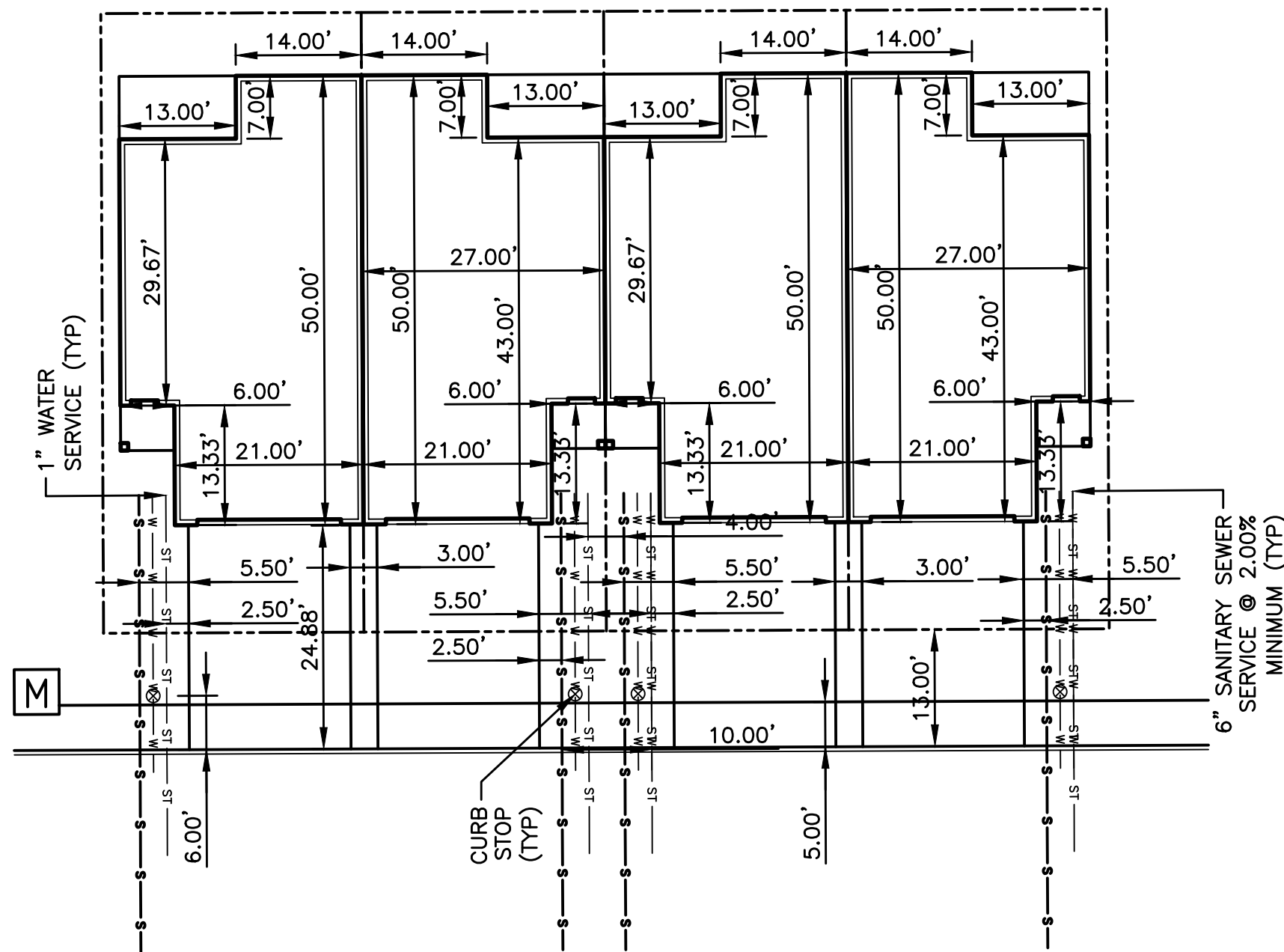
3 CONCRETE
NOT TO SCALE

- REFER TO SW-514 FOR BOXOUT DETAILS
1. INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.
 2. SW-603 TYPE R UNLESS TYPE Q IS SPECIFIED IN THE CONTRACT DOCUMENTS.
 3. CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF THE BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
 4. 12 INCH MINIMUM WALL HEIGHT ABOVE ALL PIPES.



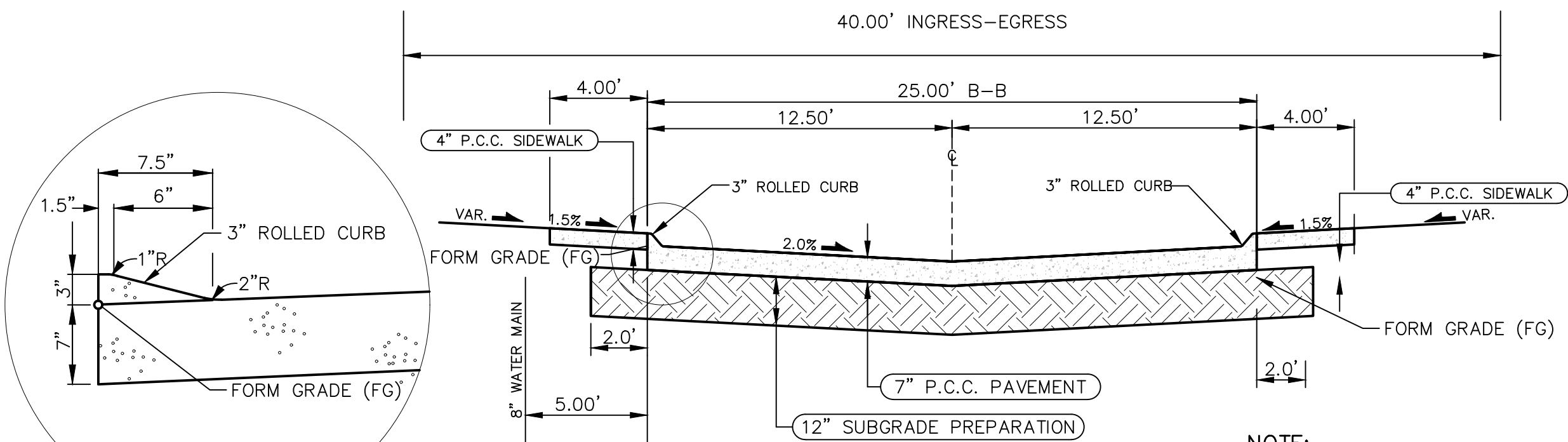
7 SW-501 SINGLE GRATE INTAKE

NOT TO SCALE



8 TYPICAL BUILDING LAYOUT

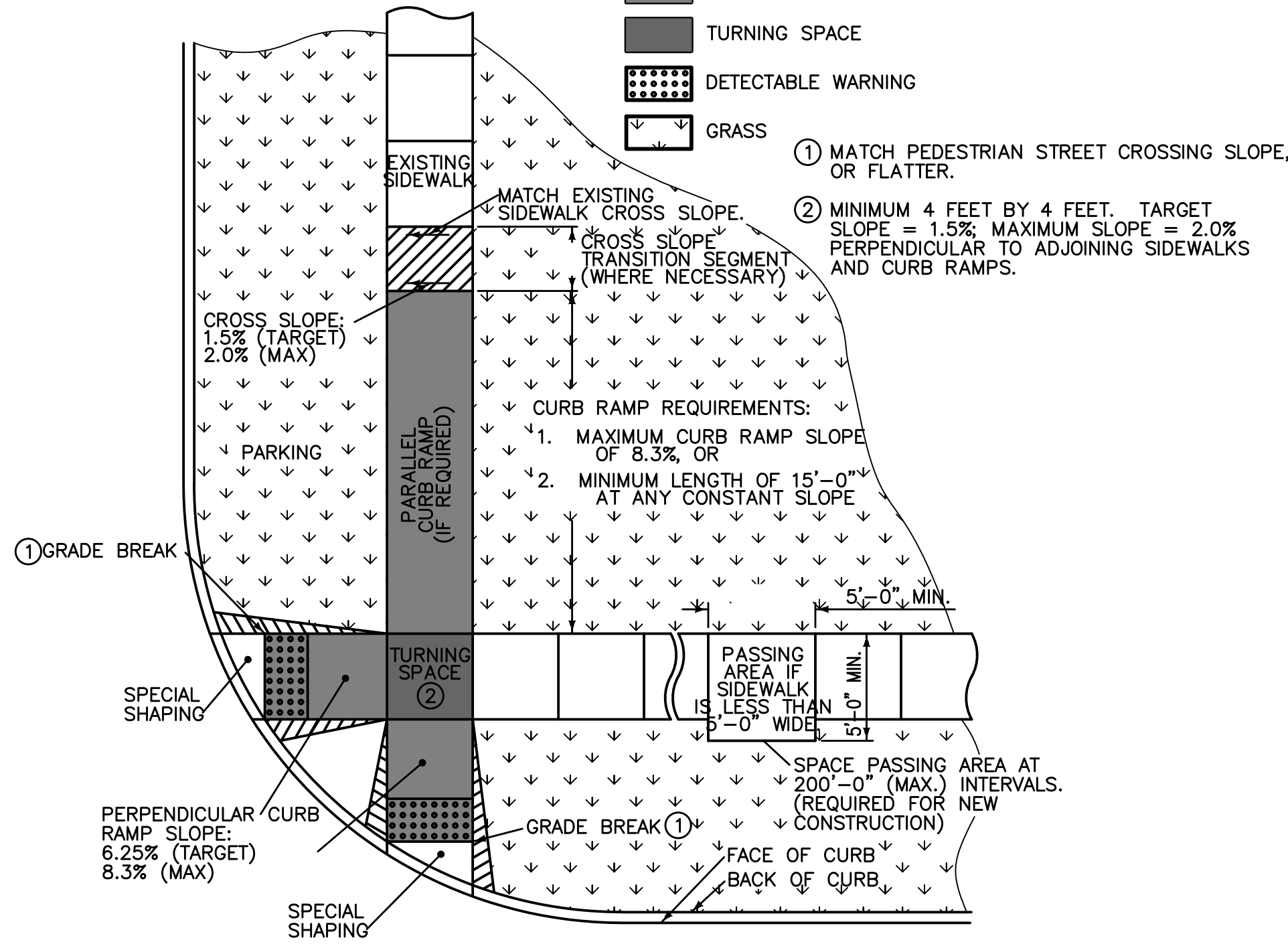
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9 TYPICAL SECTION

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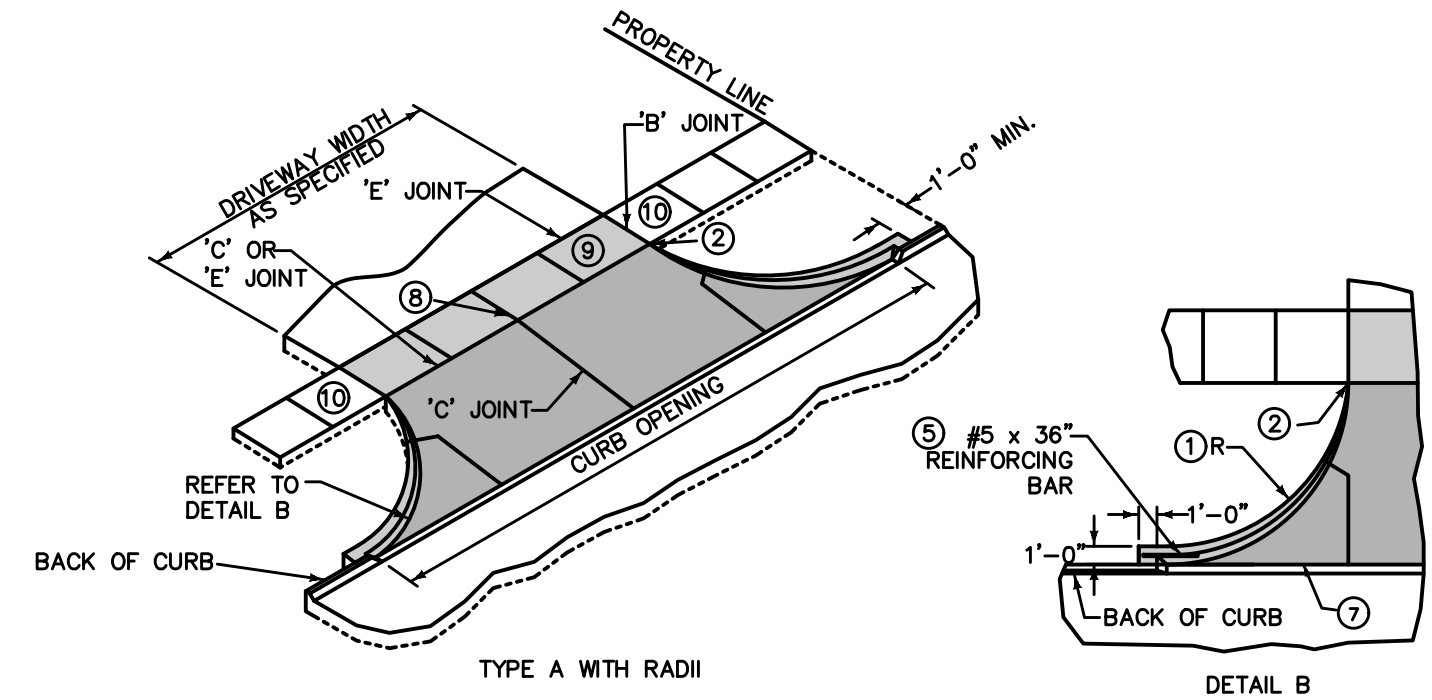
- KEY
- CURB RAMP
 - TURNING SPACE
 - DETECTABLE WARNING
 - GRASS



4 GENERAL FEATURES OF AN ACCESSIBLE SIDEWALK

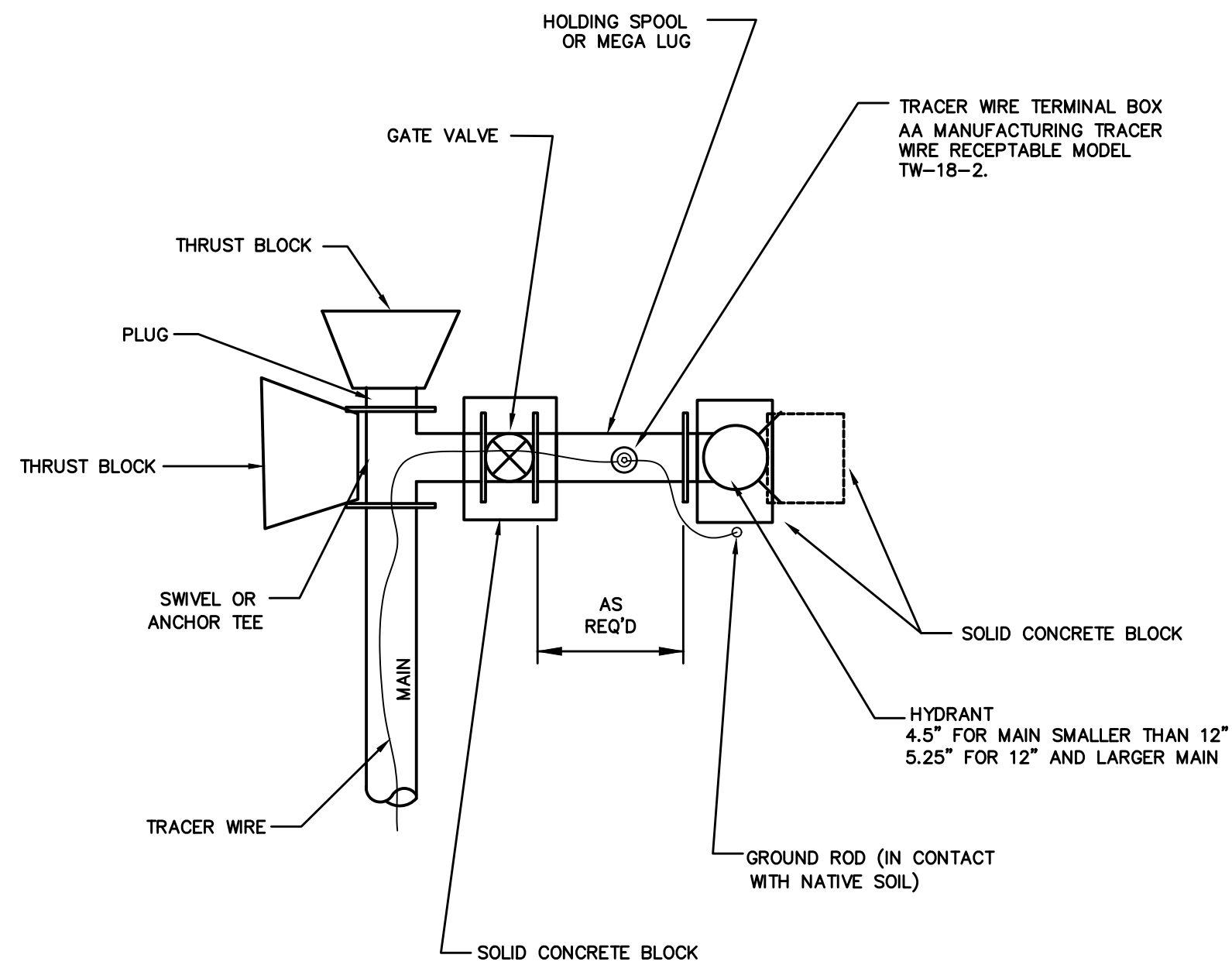
NOT TO SCALE

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



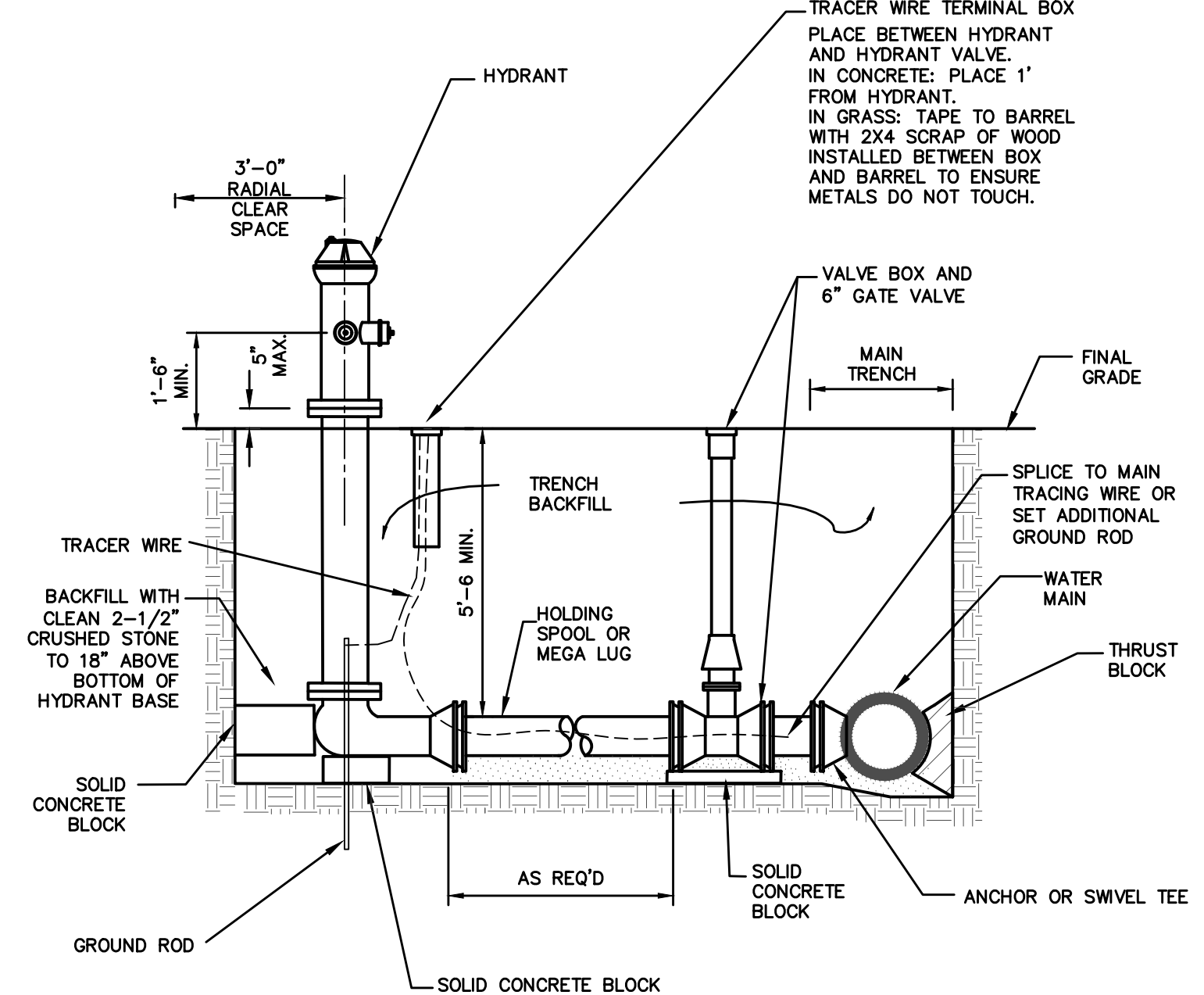
1 SUDAS TYPE A- CONCRETE DRIVEWAY

NOT TO SCALE



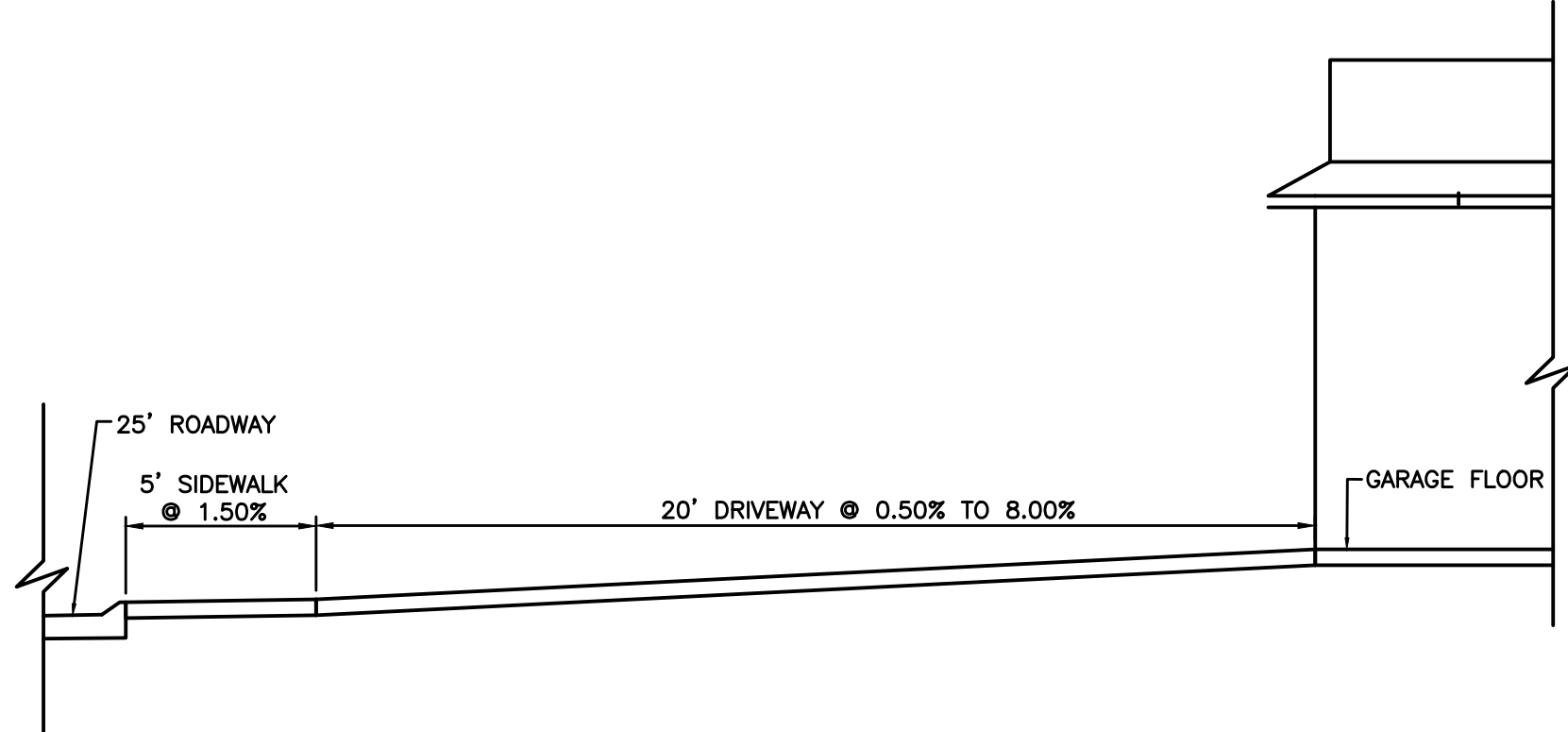
5 DEADEND HYDRANT ASSEMBLY

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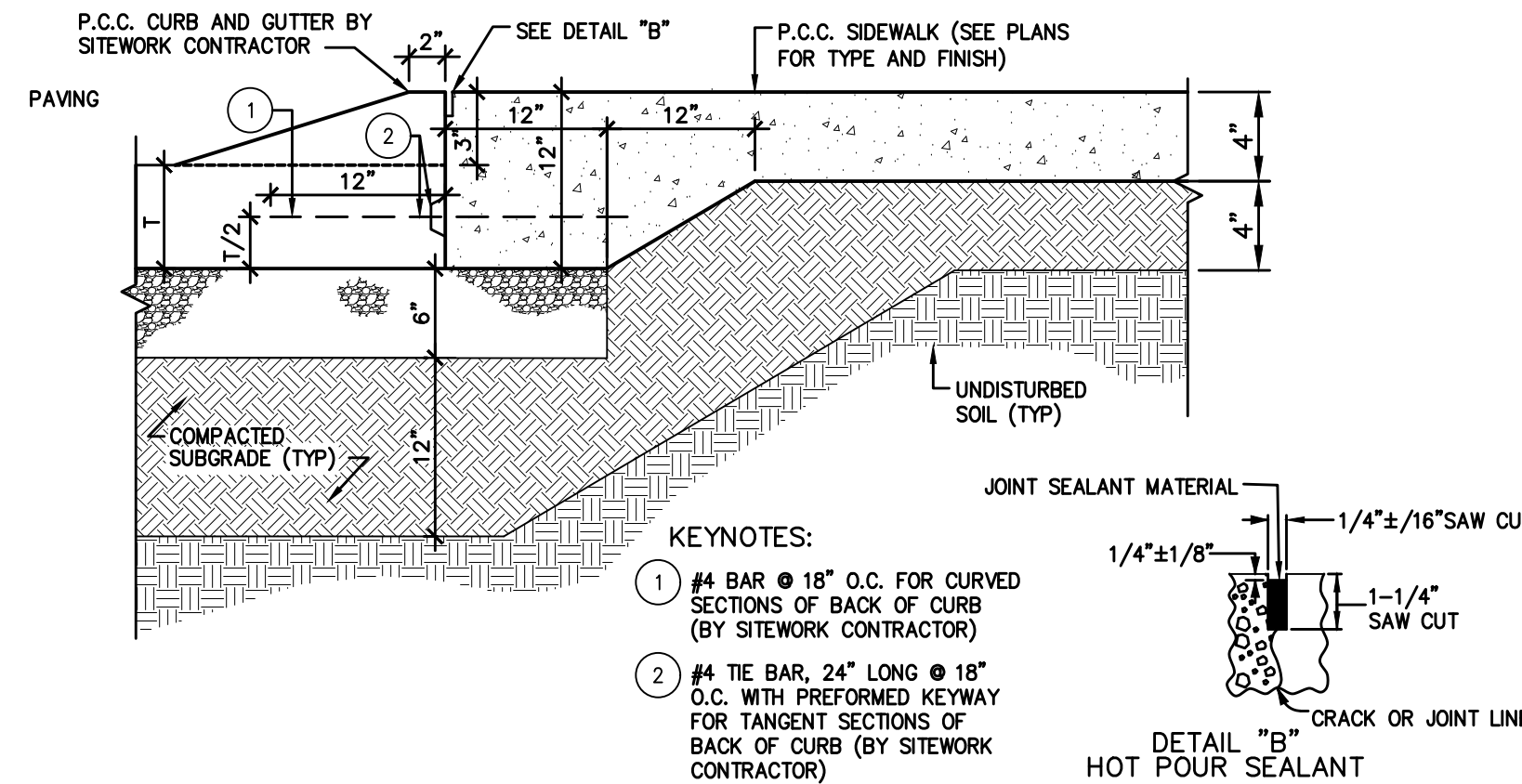
2 TYPICAL HYDRANT AND VALVE ASSEMBLY

NOT TO SCALE



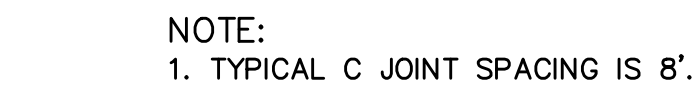
6 TYPICAL BUILDING GRADING (PROFILE)

NOT TO SCALE

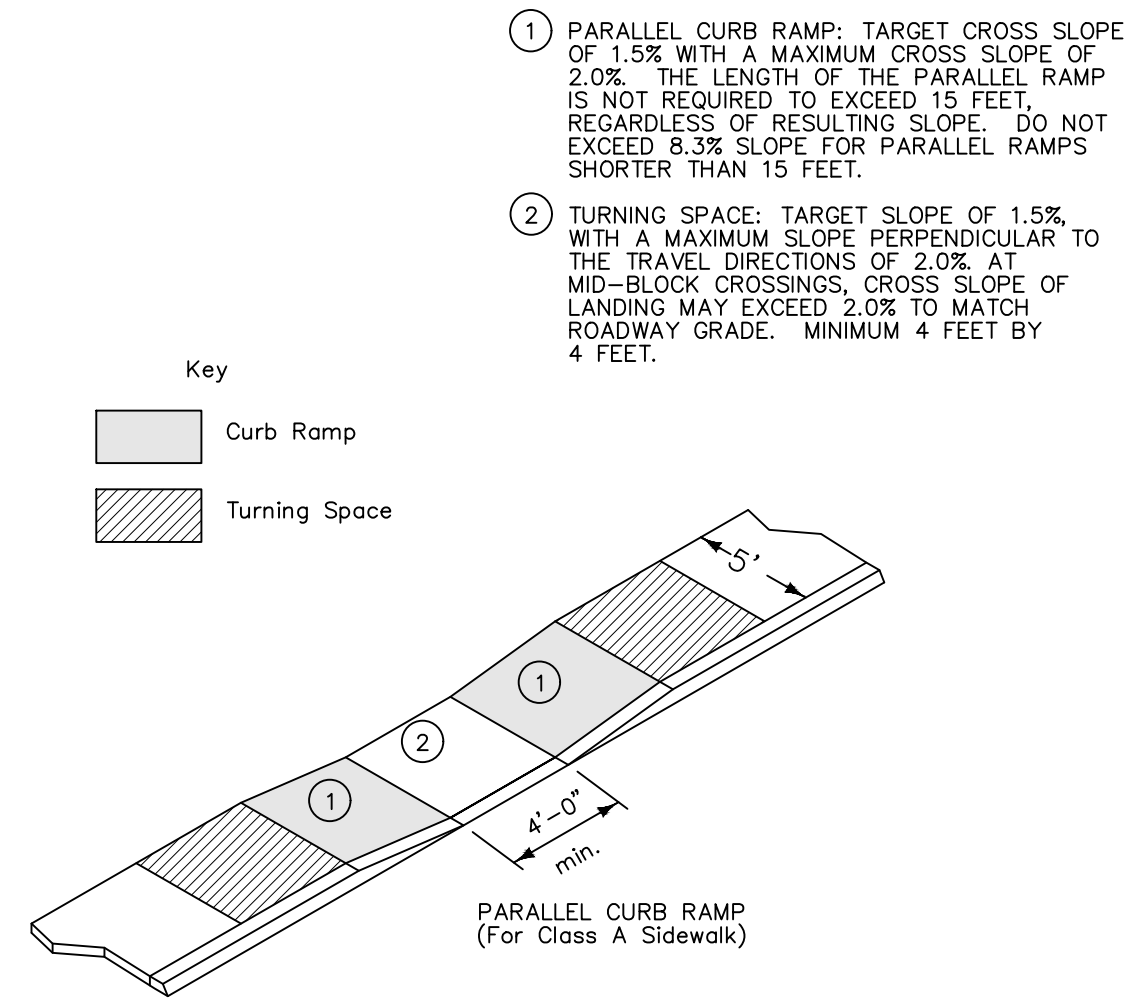


3 3" INTEGRAL ROLLED CURB SPOT ELEVATION REFERENCE

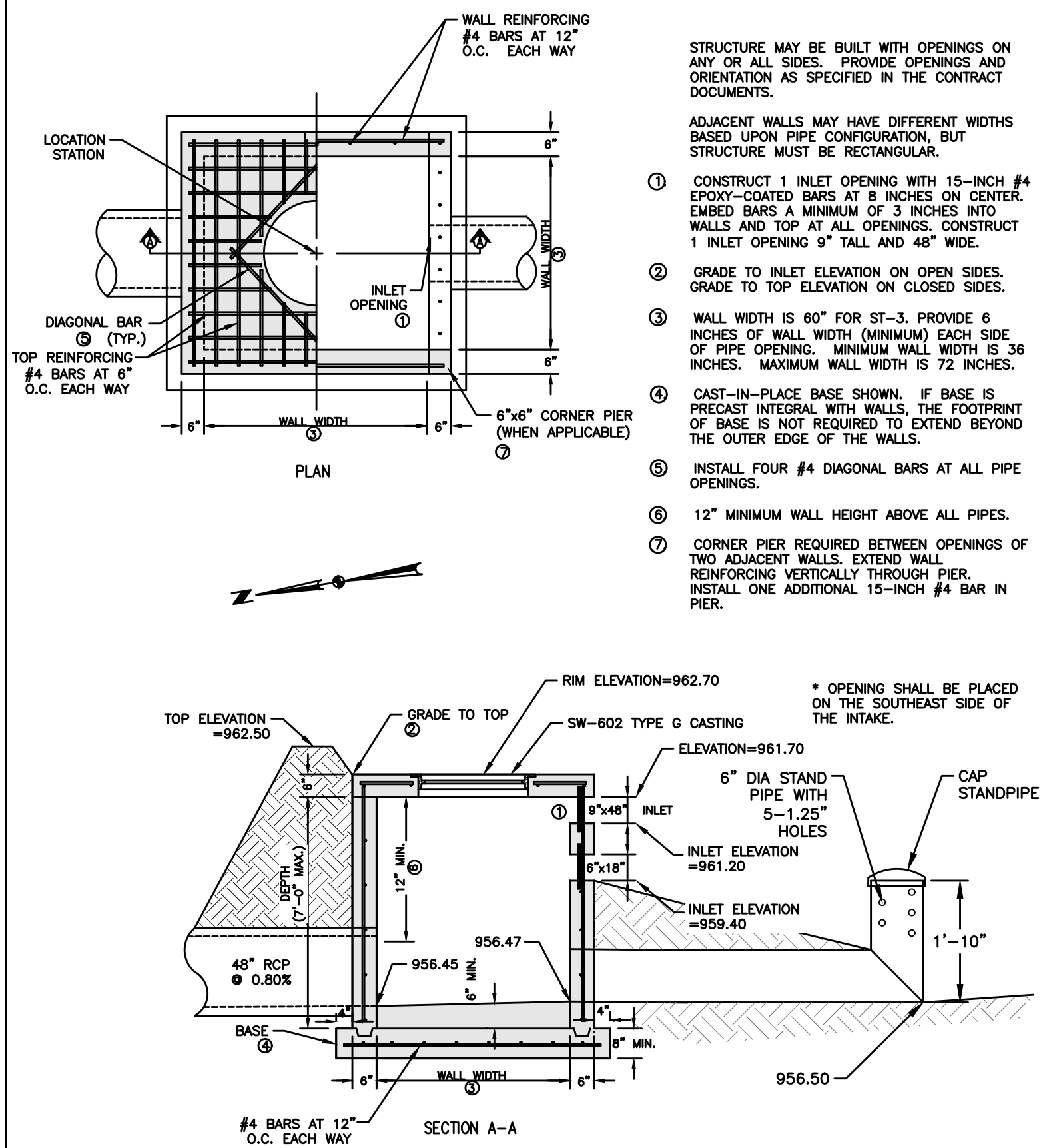
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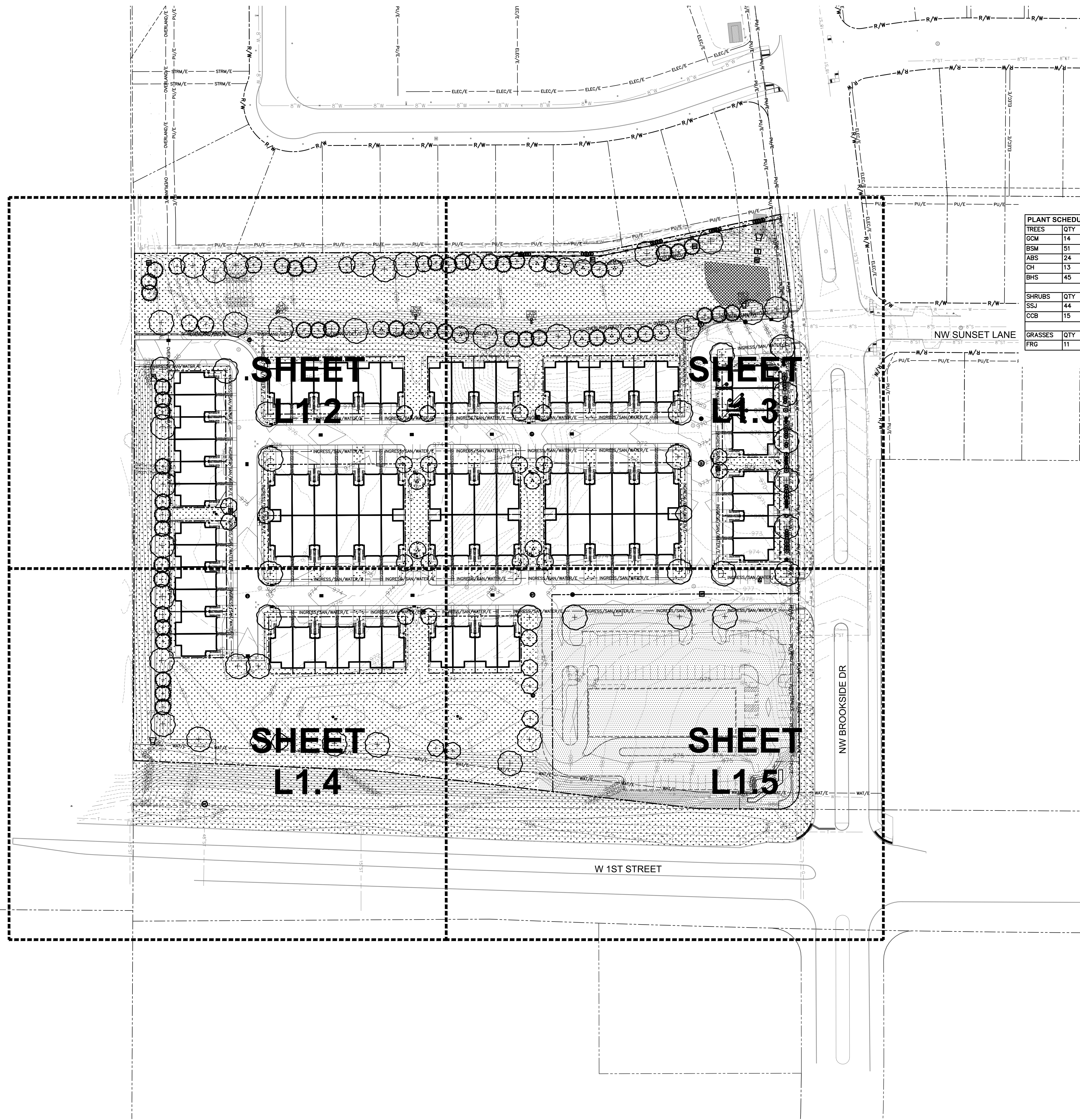
1 TYPICAL SECTION 10' TRAIL
NOT TO SCALE



2 PARALLEL CURB RAMPS AT 3" ROLLED CURB
NOT TO SCALE



3 OUTLET STRUCTURE DETAIL (ST-3)



LANDSCAPE NOTES

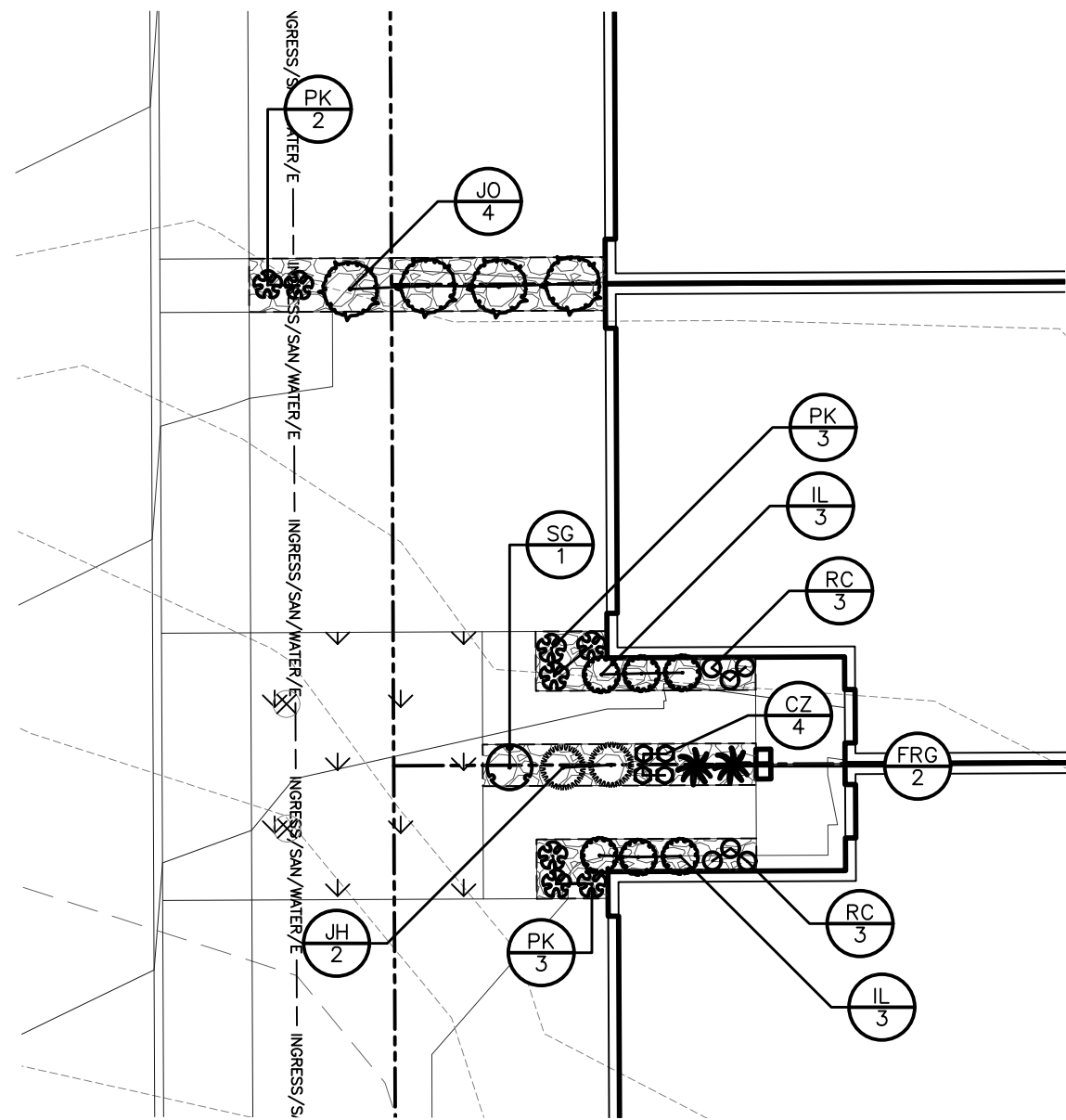
1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. BACKFILL TO TOP OF CURB, (MINUS 1 1/2" FOR 500, IF REQ.)
6. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
7. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
8. ALL EDGING SHALL BE SPADE CUT EDGE.
9. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
10. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
11. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
12. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

PLANT SCHEDULE 44 WEST

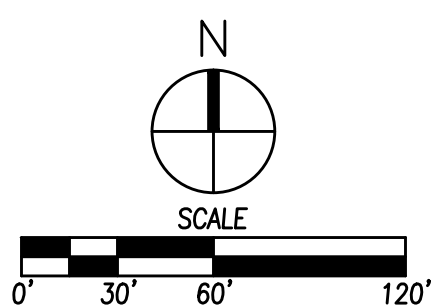
TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
GCM	14	Green Column Maple	Acer nigrum 'Greencolumn'	B&B, 2" CALIPER
BSM	51	Bonfire Sugar Maple	Acer saccharum 'Bonfire'	B&B, 2" CALIPER
ABS	24	Autumn Brilliance Serviceberry	Amelanchier canadensis 'Autumn Brilliance'	B&B, 6" HEIGHT, MULTI-STEM
CH	13	Common Hackberry	Celtis occidentalis 'Chicagoland'	B&B, 2" CALIPER
BHS	45	Black Hills Spruce	Picea glauca 'Densata'	B&B, 6' HEIGHT
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
SSJ	44	Sea Spray Juniper	Juniperus chinensis 'Sea Spray'	3 GAL
CCB	15	Bailey's Compact American Cranberry Bush	Viburnum trilobum 'Bailey Compact'	3 GAL
GRASSES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
FRG	11	Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 GAL

PLANT SCHEDULE BUILDING PLANTINGS

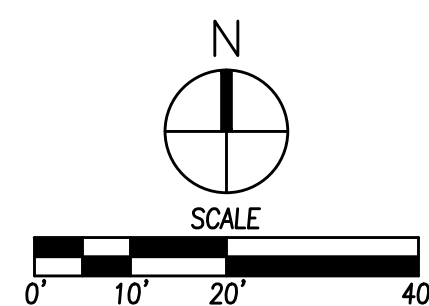
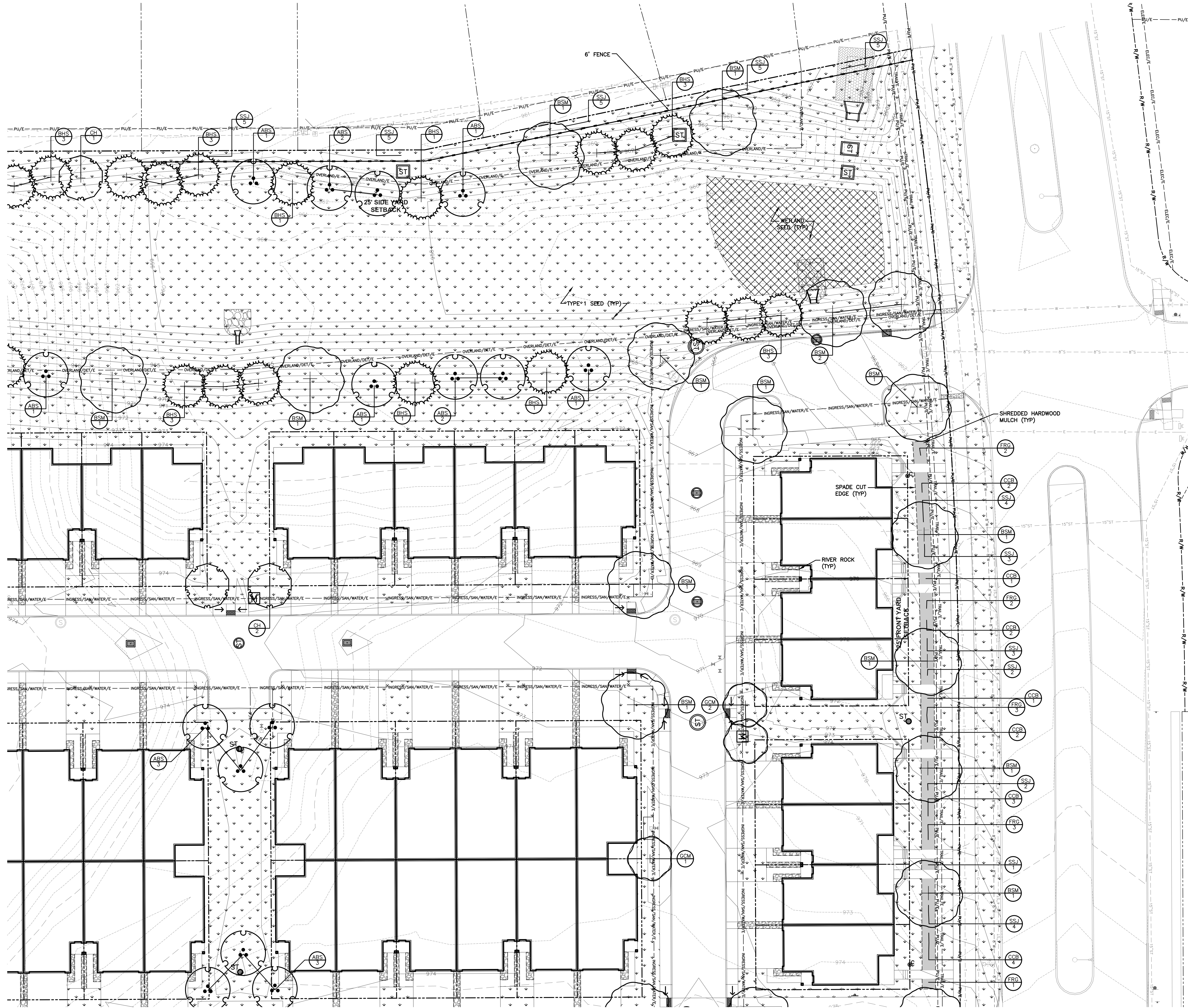
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
IL	6	Little Henry Sweetpire	Itea virginica 'Little Henry' TM	3 GAL
JH	2	Holger Juniper	Juniperus squamata 'Holger'	3 GAL
JO	4	Old Gold Juniper	Juniperus x pfitzeriana 'Old Gold'	3 GAL
SG	1	Goldmound Spirea	Spiraea japonica 'Goldmound'	3 GAL
GRASSES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
FRG	2	Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 GAL
PK	8	Karley Rose Fountain Grass	Pennisetum orientale 'Karley Rose'	1 GAL
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CZ	4	Zagreb Thread Leaf Coreopsis	Coreopsis verticillata 'Zagreb'	1 GAL
RC	6	Black-eyed Susan	Rudbeckia hirta 'Cappuccino'	1 GAL



1 TYPICAL BUILDING FOUNDATION PLANTINGS
NOT TO SCALE



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COMMENT: ENG
PLOT BY: SAN 5070
TECH:



44 WEST LANDSCAPE PLAN

L1.3
1803.102



GRIMES, IOWA

ENGINEER:

TECH:

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

REVISIONS

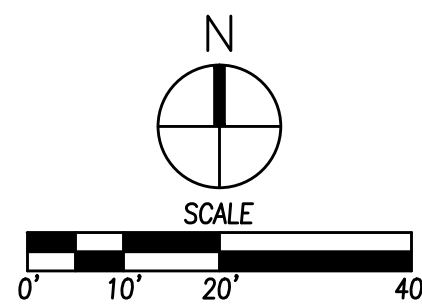
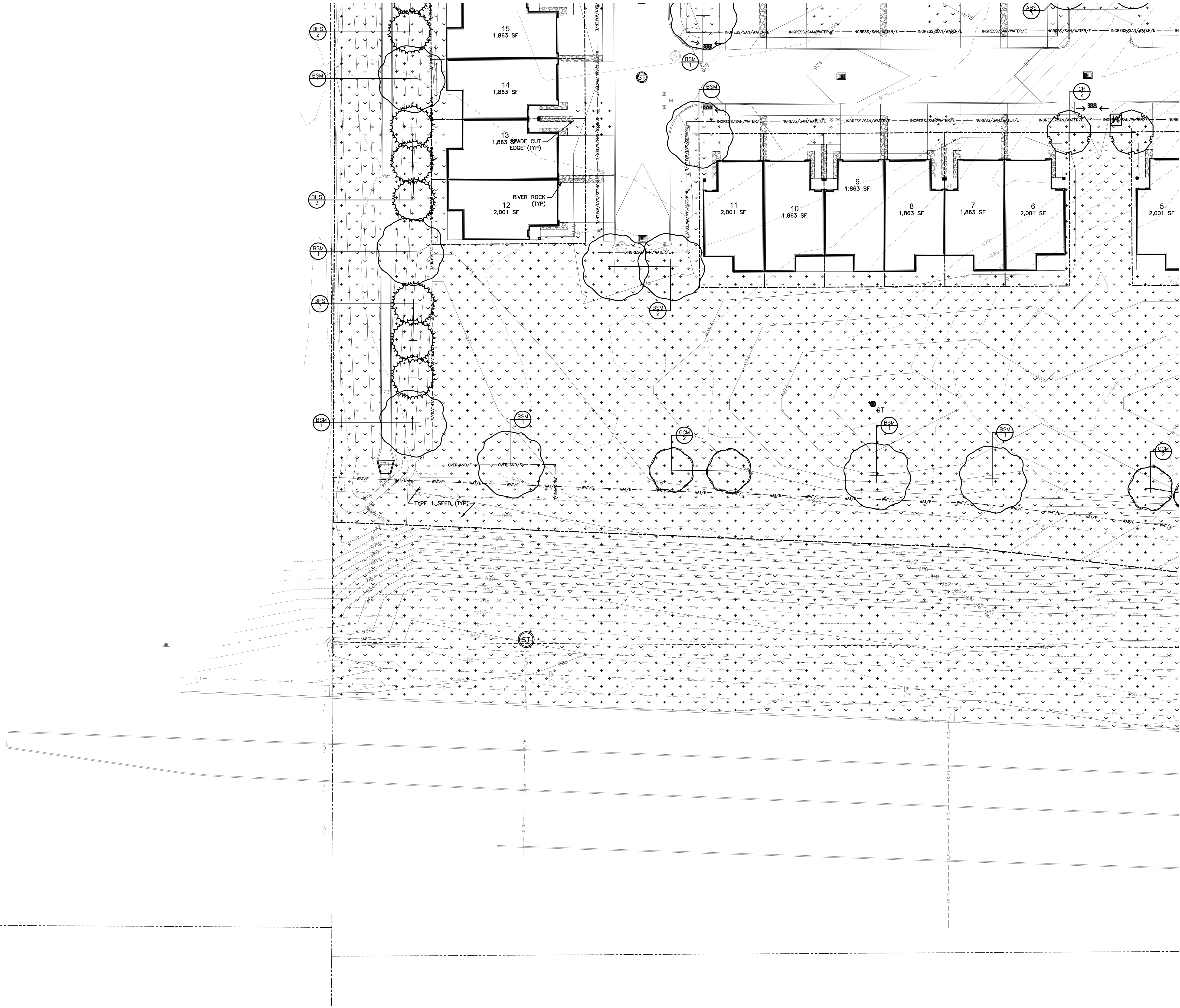
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SUBMITTAL #1

12/23/19

12/11/19



44 WEST LANDSCAPE PLAN

L1.4

1803.102

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ENGINEER:

TECH:

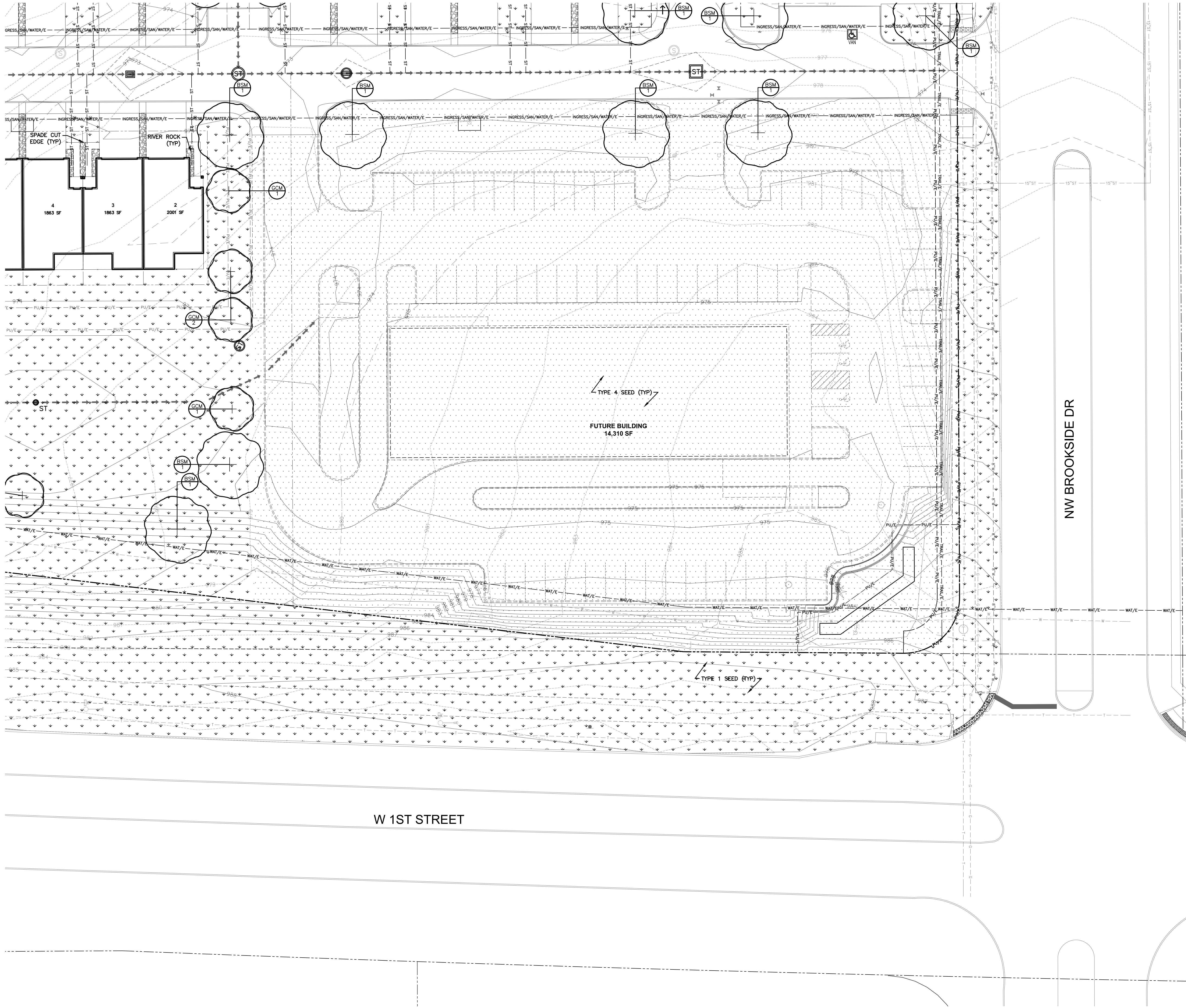
REVISIONS

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SUBMITTAL #1

12/23/19
12/11/19

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DATE PLOTTED: 12/23/2019 3:47 PM
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TECH:

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

ENGINEER:

L1.5

1803.102

44 WEST

LANDSCAPE PLAN

12/23/19

12/11/19

1803.102

1803.102

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Alex Pfaltzgraff, Development Services Director
DATE: February 4, 2020
RE: 44 West – Site Plan

GENERAL INFORMATION:

Applicant:

Autumn Park of Grimes LLC

Requested Action

Preliminary Plat and Site Plan

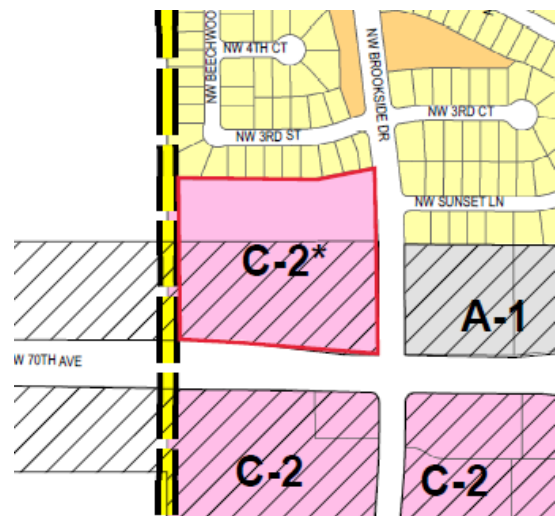
Location

NW Corner of NW Brookside Dr & W 1st St

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Mixed Use	C-2
North	Planned Residential Dev	Low Density Residential	R-4
South	Commercial	Mixed Use	C-2
East	Agricultural/Residential	Low Density Residential	A-1/R-4
West	Agricultural	Mixed Use	A-1

BACKGROUND:

The applicant, is requesting approval of a preliminary plat and site plan for 44 West. The proposed project provides for the construction of 78 townhome units, as well as 10,500 square feet of commercial/retail space.

The property is located within the Transportation Corridor Overlay District, and did receive a special use permit from the Board of Adjustment in 2018. The special use permit allowed for the construction of medium density residential units within a C-2 Zoning District.

The project was previously submitted to the Planning and Zoning Commission, however never proceeded to the City Council for approval.

Since that time, the City Council has amended the ordinance pertaining to special use permits, which imposed a time limit to the existence of permits that had not been acted upon. That ordinance allowed for action to be taken within 6-months of the adoption date of the ordinance. The ordinance became effective September 16th, which thus requires a site plan to be obtained prior to March 16th.

Given the time limit imposed, the applicant has revised the plan and is now requesting approval.

At this time, only approval of the townhomes is being requested. A more detailed site plan for the commercial building come at a later date for approval.

ANALYSIS:

Preliminary Plat:

The preliminary plat provides for the subdivision of the 78 townhomes, common area (Outlot Z) and Lot 1 (commercial development).

Appropriate utilities and easements are shown for the improvements. Further details can be found in the notes below.

Building/Elevations:

The townhomes are proposed to be 2-story, with a basement. All units will have a 2-car attached garage. The arrangement of the units varies from grouping of 4 and 6 units single loaded, and 8 and 12 units double loaded (back to back). Based upon the square footage of the units, a fire suppression system will be required.

One area of note that has changed is with respect to units 40-47. These units have frontage along NW Brookside Drive, and in an effort to increase the aesthetics along the corridor, staff has asked the applicant to prepare elevations that provide for a front entry/porch along the ROW. This will not only add visual interest to this side of the development, but will activate the area from a pedestrian perspective.

The buildings are required to provide a minimum of 50% masonry, of which this is being accomplished with stone and a combination of cement fiber board and EFIS/Stucco.

Additionally, the units vary in color and design, which will help to differentiate the residences within the development.

Site Layout:

The site is proposed to have 2 points of access, both of which are from NW Brookside Drive. Access from W 1st Street is not conducive due to grades and proximity to the intersection.

The northern drive aligns with the existing NW Sunset Lane, and the southern drive aligns with the existing median break. The site circulates with minimum dead ends, and provides for a stub access to the western development piece. All proposed roadways are to be private.

Garbage will be handled with each unit via residential containers, therefore no dumpster enclosure is necessary.

Sidewalk is being provided along both sides of the private drives, with crossings at the intersections. Mailbox clusters are shown throughout the site with pedestrian access.

Parking:

Based upon the number of units provided, a total of 156 parking spaces are required. As shown 177 parking spaces are provided (2 drive way spaces per unit, and off-street visitor parking). In addition to the exterior surface stalls, each unit has 2 covered spaces within the attached garage.

Landscaping/Streetscape:

The site is required to provide a minimum of 40% open space. As proposed, the site will provide 60% open space.

While there is no minimum landscaping requirements in this zoning district, the ordinance does require that trees and shrubs be planted within the open spaces and parking lot

islands. As shown, the site provides for a number of plantings along the north boundary, where there is a land use change (single family – medium density). Additionally, trees are planted within the front of each units, as well as along the street frontages (W 1st and NW Brookside).

Utilities:

Sanitary sewer access is provided from an existing 8" within the NW Brookside Drive ROW. The sewer is proposed as public, and will be extended to the western property line.

Water is provided from an existing 8 "main within the NW Brookside Drive ROW. A new public 8" water main will be constructed within the site, and in similar fashion, will be extended to serve the adjoining property.

Storm water detention is being handed with a basin along the north side of the site.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for 44 West, 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