



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 April 7, 2020 at 5:30 P.M. and was held electronically due to the global health pandemic.

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

Staff: Alex Pfaltzgraff, Evann Martin, Rachel Greving

Absent: N/A

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

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

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

2. APPROVAL OF THE MINUTES

Motion by Strutt-Todd, Second by Montford, to approve the minutes from the March 3, 2020 meeting

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

B. PUBLIC AGENDA ITEMS

Project # 20-1019: M-Keds Lot 1 – Site Plan

The site plan proposes two buildings used for flex space with two retention basins at the front of the site. Elevations meet the minimum standards.

Motion by Strutt-Todd, Second by Smid to approve M-Keds Lot 1 – Site Plan

Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

Project # 20-1023: Kyler Kinder Memorial Plat 1 – Preliminary Plat

This plat was very recently annexed into the City. Sewer is planned to enter from the south. For future dwellings, the plat will have the same minimum standards as the plats surrounding it. Staff recommended approval.

Motion by Strutt-Todd, Second by Patterson to approve Kyler Kinder Memorial Plat 1 – Preliminary Plat

Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

Project # 20-1024: Kyler Kiner Memorial Plat 1 – Final Plat

Martin commented that this plat is consistent with what has been presented before.

Staff recommended approval.

Motion by Patterson, Second by Strutt-Todd to approve Kyler Kinder Memorial Plat 1 – Final Plat

Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

Project #20-1021: Hope Commercial Plat 2 – Preliminary Plat

Martin displayed the concept plan for this plat. The sewer water will run to the north for future use and there is a proposal for a trail around the retention basin.

The commission asked if the basin already exists. Staff commented that it is being constructed right now during the grading of the plat.

Staff recommended approval.

Motion by Strutt-Todd, Second by Smid to approve Hope Commercial Plat 2 – Preliminary Plat

Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

Project #20-1021: Hope Commercial Plat 2 – Final Plat

Martin commented that this plat is consistent with what has been presented before.

Staff recommended approval.

Motion by Strutt-Todd, Second by Patterson to approve Hope Commercial Plat 2 – Final Plat

Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

C. PUBLIC FORUM – None

D. REPORTS

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

5. Next meeting April 7, 2020

Meeting is adjourned at 6:34 p.m.

Signature

Planning & Zoning Memo



TO: Planning and Zoning Commission
FROM: Alex Pfaltzgraff, Development Services Director
DATE: May 4, 2020
RE: 1884 SE Destination – Site Plan Amendment

INTRODUCTION:

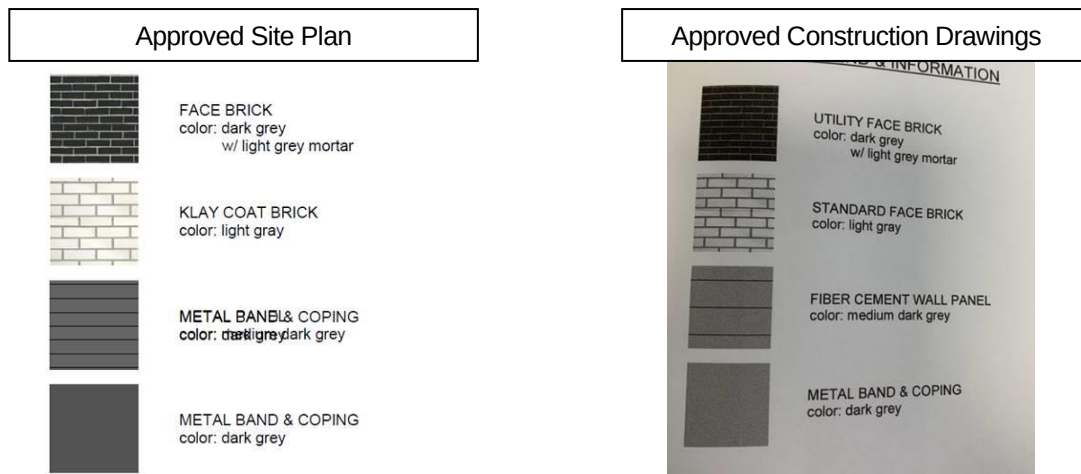
In 2019, the City Council approved a site plan for a commercial flex space building to be located at 1884 SE Destination Dr. The site plan called for the construction of two buildings, to be phased over time. The first phase included the construction of the northern most building, and the associated parking and utilities.

Following the approval of the site plan, the applicant proceeding into the building permit review process, and obtained the necessary approvals to begin construction.

Following the exterior cladding installation, staff noticed that the brick and masonry utilized in the construction of the building was inconsistent with what was approved by City Council.

In the attached approved elevations, you will see that the building was to be constructed out of face brick in two different colors, and a horizontal metal paneling for the parapet. When we referenced the approved construction drawings for the building permit, a portion of the face brick was left as originally proposed, and the remaining face brick was swapped for a utility brick. The areas for horizontal metal paneling were also revised to a vertical metal panel.

I will note that our building staff did not catch the changes, however in their defense, the changes were only noted by notes, and the legend which identified the material samples was left as it. It certainly should have been caught; however, it would have required a scan of every word in the plans to catch. I have provided a visual of the plan set discrepancy below.



As this property is located within Zone 2 of the HWY 141 Corridor, Staff asked for revised elevations to be submitted for review. The purpose of the review was to determine if the minimum standards were still being met.

As a reminder, due to the site being within Zone 2 of the HWY 141 Corridor, the elevations that face the public streets must be at least 20% glazing, with 75% of the remaining façade being stone or masonry.

Given the brick areas were swapped out for brick and stone, it appears that the minimum standards are still being met. I will note that in the opinion of staff, the materials that were utilized are not as quality as what was proposed; however, the ordinance is not based upon the quality of the material, but more so that the material exists.

This is a tricky situation that staff has been put in. It is clear that the minimum standards are still being met, so the ordinance has been made whole. The issues before us is the possibility of a precedent being established for developers to install materials different than what was presented and approved, and subsequently ask for changes after the fact.

In order to combat this in the future, staff has implemented a few process improvements.

1. Effectively immediately, all building permits for projects that obtained site plan approval will be reviewed by the Planning Division of the Development Services Department. This will provide an opportunity for staff to ensure the approved plans are carried through to the building permit process.
2. Effectively immediately, a pre-cladding inspection has been added to the list of required inspections for all projects that obtained a site plan approval. This will allow the planning staff to visually inspect the cladding materials once they arrive on site, but prior to installation.

Recommendation:

Given the conclusion that the minimum standards for development have been met, staff would recommend approval of the Site Plan Amendment for 1884 SE Destination Drive.

CITY OF GRIMES

Alex Pfaltzgraff
Development Services Director

MATERIAL LEGEND & INFORMATION

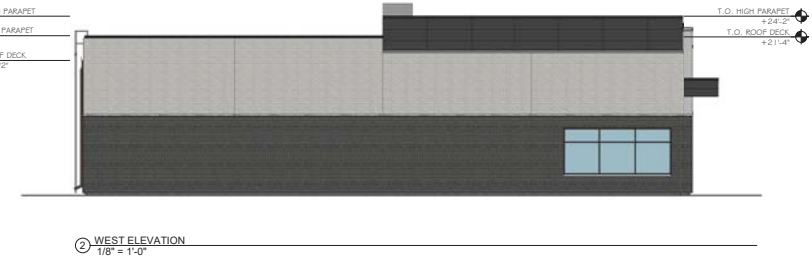
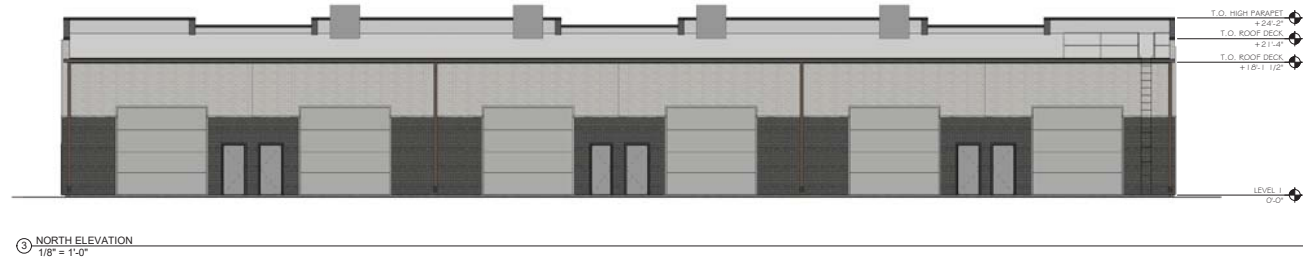


ELEVATION MATERIAL SQUARE FOOTAGES:

SOUTH ELEVATION:		MATERIAL % OF ELEVATION	
TOTAL SF:	3,592 SF	75% (EXCLUDING GLAZING)	
MASONRY:	1,999 SF	18%	
METAL PANELS:	638 SF	28%	
GLAZING:	957 SF		
EAST ELEVATION:		MATERIAL % OF ELEVATION	
TOTAL SF:	1,907 SF	85% (EXCLUDING GLAZING)	
MASONRY:	1,307 SF	11%	
METAL PANELS:	202 SF	20%	
GLAZING:	374 SF		

GENERAL NOTES:

1. EXACT LOCATION FOR "NICK BOXES" IN FRONT OF EACH ENTRANCE TO BE DETERMINED BY OWNER.
2. MECHANICAL ROOFTOP UNITS ARE 4'-0" L x 4'-0" W x 4'-0" H ON 10" CURB. PROPER SCREENING TO BE DETERMINED AT LATER DATE.



BUILDING FACTORS:

1. POPOUTS
2. MATERIAL CHANGE
3. ARCHITECTURAL BANDING
4. AWNING
5. STEPPED PARAPET
6. DEEP-SET WINDOWS



BRICK VENEER / METAL PANEL (or NICHIIA PANEL)

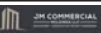


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08/12/2019

PRINCETON SUBDIVISION (LOT 7)

NW 62nd AVENUE - GRIMES, IOWA



TITLE
EXTERIOR
ELEVATIONS

PROJECT NUMBER
0191220.00

DATE

REVISIONS

△

A2.00



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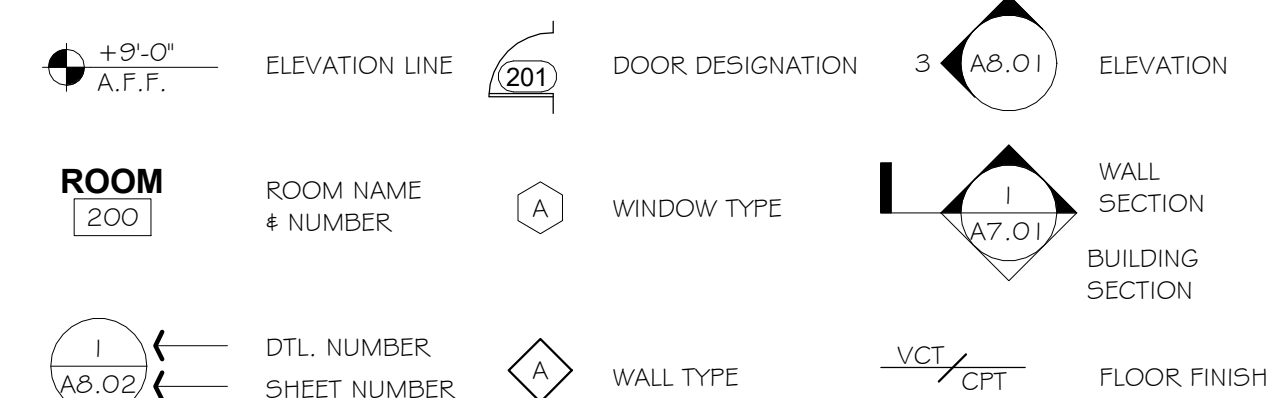
PRINCETON SUBDIVISION (LOT 7)

NW 62nd AVENUE - GRIMES, IOWA

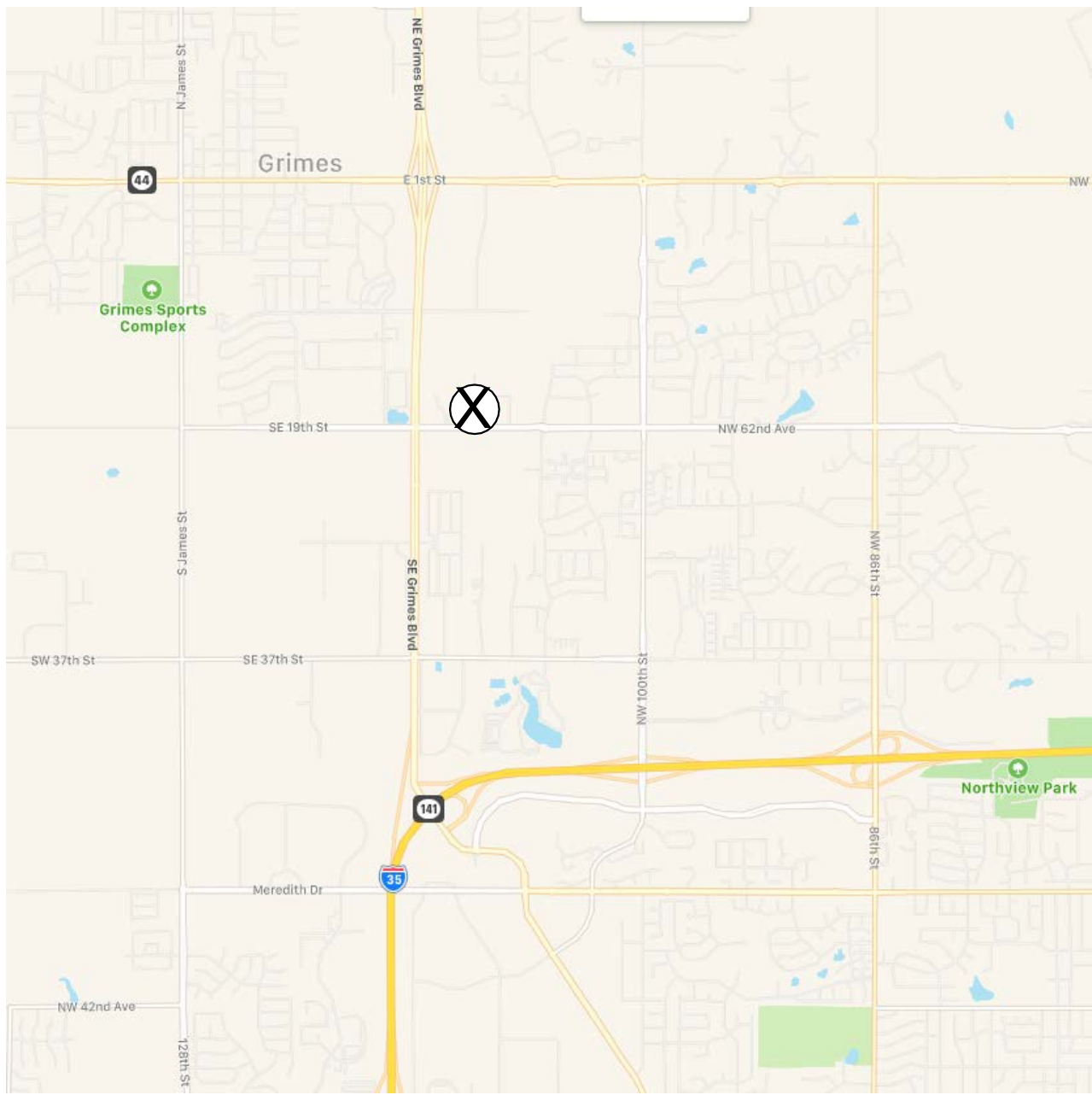
ABBREVIATIONS:

A.B.	ANCHOR BOLT	LAM	LAMINATED
AC	ACOUSTICAL	LT WT	LIGHT WEIGHT
ALUM	ALUMINUM	MAS	MASONRY
ALT	ALTERNATIVE	MAX	MAXIMUM
ADJ	ADJUSTABLE	M.B.	MARKER BOARD
A.F.F.	ABOVE FINISH FLOOR	M.O.	MASONRY OPENING
APPROX	APPROXIMATELY	MET	METAL
ARCH	ARCHITECTURAL	MFR	MANUFACTURER
BLK	BLOCK (ING)	MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
B.O.	BOTTOM OF	MAT	MATERIAL
BOT	BOTTOM	N.I.C.	NOT IN CONTRACT
C.B.	CHALKBOARD	N.T.S.	NOT TO SCALE
C.F.C.I.	CONTRACTOR FURNISHED #	NO	NUMBER
CONN	CONTRACTOR INSTALLED	O.C.	ON CENTER
COORD	COORDINATE (TION)	O.D.	OUTSIDE DIAMETER
CLG/ CLNG	CEILING	O.F.C.I.	OWNER FURNISHED/ CONTRACTOR INSTALLED
COL	COLUMN	O.F.O.I.	OWNER FURNISHED/ OWNER INSTALLED
CONC	CONCRETE	OPNG	OPENING
C.J.	CONTROL JOINT	P.LAM.	PLASTIC LAMINATE
C.L.	CENTER LINE	PLAS	PLASTER
CONST	CONSTRUCTION	PWD	PLYWOOD
CONT	CONTINUOUS	PT	PORCELAIN TILE
CONTR	CONTRACTOR	PTN	PARTITION
C.G.	CORNER GUARD	R.A.	RETURN AIR
CPT	CARPET	R	RISER
C.W.	CASEWORK	REINF	REINFORCE
DEMO	DEMOLITION	REQD	REQUIRED
DTL	DETAIL	REV	REVERSE
DIM	DIMENSION	RM	ROOM
DN	DOWN	R.C.	ROOF CURB
D.S.	DOWNSPOUT	R.D.	ROOF DRAIN
DWG	DRAWING	RTU	ROOF TOP UNIT
EA	EACH	S.A.	SUPPLY AIR
E.J.	EXPANSION JOINT	SHT	SHEET
E.I.F.S.	EXTERIOR INSULATED FINISHING SYSTEM	SPEC	SPECIFICATION
EL / ELEV	ELEVATION	SQ	SQUARE
ELEC	ELECTRICAL	SECT	SECTION
EQ	EQUAL	S.C.	SOLID CORE/SEALED CONC.
E.T.R.	EXISTING TO REMAIN	S.S	STAINLESS STEEL
E.W.C.	ELECTRIC WATER COOLER	SSM	SOLID SURFACE MATERIAL
EXST	EXISTING	STL	STEEL
EXP	EXPANSION	SUSP	SUSPENDED
EXT	EXTERIOR	STRUCT	STRUCTURAL
F.V.	FIELD VERIFY	SIM	SIMILAR
F.E.	FIRE EXTINGUISHER	SMT	SEALANT
F.E.C.	FIRE EXTINGUISHER CABINET	T.B.	TACK BOARD
F.D.	FLOOR DRAIN	T.C.	TOP OF CURB
F/F	FINISH TO FINISH	TERR	TERRAZZO
FIN	FINISH	T&G	TONGUE AND GROOVE
FL	FLOW LINE	T.G.	TEMPERED GLASS
FL / FLR	FLOOR	THRESH	THRESHOLD
FR	FRAME	T.O.	TOP OF
FTG	FOOTING	T.O.C.	TOP OF CONCRETE
FDTN	FOUNDATION	T.O.M.	TOP OF MASONRY
GA	GALVE	TR	TREAD
GALV	GALVANIZED	T.S.	TACKABLE WALL SYSTEM
GL	GLASS	T.W.	TOP OF WALL
G.B. / GYP BD	GYPSPUM BOARD	TYP	TYPICAL
H.B.	HARDBOARD	TERM	TERMINATE
HT / HGT	HEIGHT	U.N.O./ U.O.N.	UNLESS NOTED OTHERWISE
HC / HANDI	HANDICAP	V.C.T.	VINYL COMPOSITE TILE
H.M.	HOLLOW METAL	VERT	VERTICAL
HORIZ	HORIZONTAL	W	WITH
HPC	HIGH PERFORMANCE COATING	WO	WITHOUT
H.W.	HARDWOOD	WD	WOOD
I.D.	INSIDE DIAMETER	W.G.	WIRE GLASS
INSUL	INSULATION	W.P.	WATER PROOFING
INT	INTERIOR	W.W.F.	WELDED WIRE FABRIC
JT	JOINT	W.W.M.	WELDED WIRE MESH
		W.F.I.S.	WOVEN FABRIC INSULATION SYSTEM

SYMBOL LEGEND:



PROJECT LOCATION:



DESIGN CRITERIA

D1) Codes:	
International Building Code, 2015	
American Concrete Institute 318-14	
American Institute of Steel Construction	
Specification for Structural Steel Buildings 360-10	
American Society of Civil Engineers / Structural Engineering	
Institute ASCE/SEI 7-10	
American Wood Council	
National Design Specification 2015	
D2) Lateral loads:	
Wind:	Ultimate design wind speed: 115 mph
	Nominal design wind speed: 89 mph
	Risk category: II
Wind exposure:	C
Interior pressure coefficient (+/-):	GCPi=0.18
Wall component wind pressure:	ASCE/SEI 7-10
Seismic: Design Category: B	
	Risk category: II
Importance factor:	Ie=1.00
Mapped spectral response acceleration:	Ss=0.064
	S1=0.045
	D
	Sds=0.068
Site class:	
Spectral response coefficients:	
Sd1=0.072	
Basic seismic-force-resisting system: Light Frame Wood Walls w/ Wood Structural Panels	
Design base shear:	V=8,600 pounds
Response coefficient:	Cs=0.0105
Response modification factors:	R=6.5
Analysis procedure used:	Equivalent Lateral Force Analysis
D3) Live loads:	
Snow load:	
	Ground snow load: 30 psf
Flat-roof snow load (minimum):	PF=21 psf
Snow exposure factor:	Ce=1.0
Thermal factor:	Ct=1.0
Snow importance factor:	Is=1.00
Snow drift load:	ASCE/SEI 7-10
Roof load (minimum):	20 psf
D4) Dead loads:	
Roof dead load:	
	See Roof Truss Notes
D5) Net allowable soil bearing pressures: (Bearing pressures shall be verified in the field by a qualified testing agency.)	
Column footings:	1500 psf
Wall footings:	1500 psf
D6) Concrete strengths - Minimum 28 day f'c (145 pcf density unless noted otherwise)	
Typical-unless noted otherwise:	4000 psi
Footings:	3000 psi
Foundation Curbs:	4500 psi
Slabs on grade Interior:	4000 psi
Slabs on grade Exterior:	5000 psi
D7) Reinforcing steel shall be high strength new billet steel conforming to the following:	
Deformed bars:	ASTM A615, Gr. 60 (unless otherwise noted)
Welded wire reinforcing:	ASTM A1064
D8) Structural steel:	
W- shapes:	A992
Other rolled shapes and connection material:	
Stiffener plates:	ASTM A36
Pipe:	ASTM A36
Anchor bolts:	ASTM A53, Gr. B
High Strength bolts:	ASTM F1554, Gr.36
	A325/A490
Structural tubes:	(3/4" diameter U.N.O.)
	ASTM A500, Gr. B
D9) Wood framing:	
a) Structural sawn lumber:	
2x4 thru 2x12:	Douglas Fir-Larch No. 2
2x joists:	Douglas Fir-Larch No. 2
2x4 thru 2x8 studs:	Douglas Fir-Larch No. 2
b) Plywood (see drawings for thickness and additional information):	
Roof Sheathing:	
APA Rated Sheathing 40/20,	
Exposure 1	
Wall Sheathing:	
APA Rated Sheathing 24/0,	
Exposure 1 or APA rated oriented strand Board, Exposure 1	

SPECIAL INSPECTION REQUIREMENTS

- SR1) The following types of work require special inspection based on section 1705 of the 2015 International Building Code. See Specification section 01 45 00 for specific requirements. The owner will employ special inspectors who shall provide special inspections during:
- a) Earth Work
- b) Cast-in-place Concrete.
- c) Structural Steel.

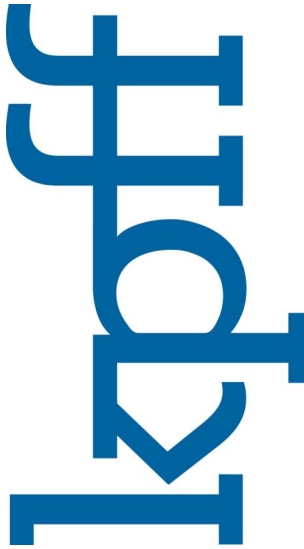
GENERAL NOTES

- G1) Establish and verify all openings and inserts for mechanical, electrical, and plumbing with appropriate trade contractors. Opening sizes and locations shown for ducts, pipes, inserts, etc., when shown are for general information only and shall be verified prior to forming.
- G2) Field verify all existing dimensions, member sizes, and elevations shown on the drawings. All discrepancies shall be immediately brought to the attention of the architect.
- G3) Before submitting a proposal for this work, each bidder shall visit the premises and acquaint themselves fully with the existing conditions, temporary construction required, quantities and types of equipment, etc. The bid shall include all sums required to do the work within the existing conditions. Disruption of normal activities in the work area must be kept to a minimum.
- G4) Shop drawings prepared by suppliers, subcontractors, etc. shall be reviewed and coordinated prior to submitting to the architect. Each shop drawing submitted shall be stamped, initialed, and dated as being reviewed by the construction manager/general contractor.

- G5) Shop drawings prepared by the subcontractors, suppliers, etc. shall be reviewed by the architect for conformance with design concept only. Review by the architect shall not begin without the prior coordination and review by the construction manager/general contractor. Work shall not begin without the review by the architect.
- G6) Details and notes on the structural drawings are intended to be typical or similar situations elsewhere. Verify all dimensions with the architectural drawings. Do not scale drawings; use dimensions provided only.
- G7) Options are for the contractor's convenience. The contractor shall be responsible for all changes necessary if they choose an option and shall coordinate all details. The cost of additional design work necessitated by selection of an option shall be borne by the contractor.
- G8) The cost of additional design work due to errors or omissions in construction shall be borne by the contractor.
- G9) Any engineering design provided by others and submitted for review or record shall bear the stamp and signature of a professional structural engineer licensed in the state of Iowa.
- G10) All elevations given thus (+10'-0") are to top of footing, joist bearing, top of steel, top of slab, etc. with reference to the finished first floor slab = (0'-0").
- CONSTRUCTION PROCEDURES AND SAFETY REQUIREMENTS**
- P1) Comply with all applicable city, county, state, and federal laws, including the Occupational Safety and Health Act (OSHA) and regulations adopted pursuant thereto.
- P2) The contract structural drawings and specifications represent the finished structure. Unless otherwise indicated, they do not indicate the means or methods of construction.
- P3) Provide all measures necessary to protect the workers and other persons during construction. Provide all necessary measures to avoid excessive stresses and to hold the structural elements in place during construction. Such measures shall include, but not be limited to, bracing, shoring for construction equipment, shoring for earth banks forms, scaffolding, planking, safety nets, support and bracing for cranes and hoists, guying, etc.
- P4) Engage properly qualified persons to determine where and how temporary precautionary measures shall be used. Observation visits to the site by structural engineer's field representatives shall not include the items noted above.
- P5) Supervise and direct the work so as to maintain sole responsibility for all construction means, methods, techniques, sequences, and procedures. Retain the services of a professional structural engineer licensed in the state of Iowa to design and supervise any scaffolding for workmen, and all shoring of forms and elements of the construction.
- P6) Any engineering design provided by others and submitted for review and/or record shall bear the stamp and signature of a professional structural engineer licensed in the state of Iowa.
- FOOTINGS AND FOUNDATIONS**
- F1) All footings shall be placed onto firm undisturbed soil or controlled compacted fill as directed by the project soils consultant report recommendations. Footing elevations shown designate a minimum depth of footings where a safe soil bearing pressure is expected (see Design Criteria). Footings shall be lowered and piers and/or walls extended as required to reach the design bearing pressure.
- F2) General machine excavation for footings done more than 12 hours before the footing is placed shall stop not less than 4" above the elevation of bottoms of footings. Final excavation to the required undisturbed soil elevation shall be done not more than 12 hours before the footing is placed. The excavation shall be crumbed clean.
- F3) All foundation excavations shall be inspected and certified by a qualified independent soils testing firm.
- F4) No footing shall be placed onto or against sub-grades containing free water, frost, or ice.
- F5) Unless noted otherwise, all footings shall be centered under walls, piers, or columns.
- F6) Lap wall footing reinforcing 24 bar diameters or a minimum of 1'-6" at splices, unless otherwise noted.
- F7) Provide corner bars in footings the same size and number as the continuous reinforcing, lapped 2'-0" with main steel.
- F8) Reinforcing in wall footings between columns shall extend into column footings a minimum of 2'-0".
- F9) Reinforcing in footings shall be accurately placed, spaced, supported, and secured before placing concrete (do not "float" reinforcing into footings).
- F10) Pipes extending under footings shall be placed before footing is placed and the void produced in laying the pipe shall be filled with concrete.
- F11) Cross reference architectural and structural drawings to assure proper dimensions and placement of all anchor bolts, inserts, notches, and edges in grade beams, foundation walls, and piers.
- F12) Backfill placed against walls and grade beams shall be done evenly on both sides.
- F13) All unacceptable fill and top soil shall be removed from below all proposed slabs-on-grade and the exposed natural soil shall be proof rolled and the compaction verified by a qualified independent soils testing firm prior to placing fill. Areas exhibiting weakness shall be removed and replaced by acceptable compacted fill.
- F14) A minimum 4" of clean compacted granular fill shall be placed under all slabs-on-grade. All fill required to attain final sub-grade for slabs and walls shall be an acceptable material placed and compacted as directed by the project soils consultant report recommendations.
- F15) A vapor barrier with minimum 15 mil thickness shall be placed under all interior slab-on-grade or below granular fill; see architectural drawings. Lap and seal all edges.
- CONCRETE AND REINFORCING**
- C1) All concrete work shall conform to the latest edition of the American Concrete Institute Publications: ACI 301, ACI 304, ACI 311, ACI 315, ACI 318, and ACI 347 unless otherwise noted on the drawings.
- C2) Concrete shall consist of the following:
- ASTM C150Type I Portland cement
- ASTM C33Normal weight aggregates
- (Limestone aggregate at exposed locations)
- Potable water
- Chlorides content shall be limited by ACI requirements for type of exposure.
- Concrete which will be subjected to repeated cycles of freeze-thaw during the life of the structure shall have a water-cement ratio not exceeding 0.45 and shall contain entrained air. See ACI 301 for additional requirements.

- C3) Unless otherwise noted, principal reinforcement shall have the following protection:
- Surfaces cast against & permanently exposed to earth: 3 inches
- Formed surfaces exposed to earth or water: 2 inches
- Slabs: 1 inch (top)
- 3/4 inch (bot.)
- C4) All slabs-on-grade, pads, fills, and toppings shall have a minimum of 6 x 6 - W1.4 x W1.4 WWR, unless noted otherwise, placed 1" from top of slab. Lap WWR minimum 2 panels at edges and ends and provide additional reinforcing where shown on the drawings.
- C5) All slabs-on-grade shall be placed on compacted granular fill. Pitch slabs to drains and provide depressions, where shown on the structural or architectural drawings, without reducing the thickness of slab indicated. For slabs on grade depressions greater than 1", see details for additional reinforcing.
- C6) Provide slab-on-grade construction joints around each column, against grade beams, interior walls, and between columns and walls. Provide slab joints to form areas not to exceed 15' in length in each direction. See typical details. Submit detailed drawings showing locations of all construction joints.
- C7) Provide adequate bolsters, hi-chairs, support bars, etc., to maintain specified clearances for the entire length of all reinforcing bars. Provide accessories which are plastic tipped or galvanized with turned up ends for reinforcement at all faces of exposed concrete, interior or exterior.
- C8) Unless otherwise noted, no concrete shall be placed without a minimum reinforcing of 0.002 times the concrete cross sectional area in each direction.
- C9) Continuous reinforcing shall be lapped as follows unless otherwise noted:
- Additional laps required for construction shall be Class B.
- C10) All field bending of reinforcing shall be done cold. Heating of bars will not be permitted.
- C11) No aluminum of any type shall be allowed in the concrete work unless coated to prevent aluminum-concrete reaction.
- C12) Maximum O.D. of embedded conduit shall be no larger than 1/3 of the slab thickness. No conduit shall be placed above the welded wire fabric in slabs- on-grade or concrete fill placed onto composite metal deck.
- C13) Mechanically vibrate concrete except that slabs-on-grade need only be vibrated around under floor ducts and other embedded items.
- C14) All construction joints between adjacent concrete pours shall be keyed. Joints must be kept free of dirt, debris, form oils, etc. to assure proper bond with adjacent pour or masonry construction.
- C15) Do not place pipes, ducts, reglets or chases in structural concrete or composite floor systems without approval of the structural engineer through the architect.
- C16) Floor tolerances:
- Surface tolerance: Class B. (See ACI 301)
- Thickness: plus 1", minus 1/2" slab on grade. Replace any slab with a thickness deviation as directed by the architect.
- C17) Maximum free drop of any concrete = 6'-0".
- C18) All bar detailing and accessories to be furnished shall conform to typical details and standards in the latest ACI Standard 315 Detailing Manual, except as otherwise shown, noted, or specified.
- STRUCTURAL STEEL**
- S1) Structural steel details, fabrication, and erection shall conform to AISC 360-10 "Specification for Structural Steel Buildings" and AISC 303-10 "Code of Standard Practice for Steel Buildings and Bridges" unless otherwise shown or specified.
- S2) High strength bolts shall be installed in accordance with RCSC "Specifications for Structural Joints Using High-Strength Bolts" latest edition. Bolts are designed as bearing-type connections, unless noted otherwise.
- S3) Use tension control bolts with all high strength bolts requiring fully tightened conditions.
- S4) All welding shall be done by AWS certified welders with experience and certification in the types of welding indicated. Certificates shall not have lapsed due to disuse for 6 months.
- S5) All welds to be E70XX electrodes unless noted otherwise.
- S6) Field connections shall be welded or bolted. Shop connections shall be welded unless otherwise indicated or approved. Welds indicated with a shop weld symbol may be made in the field with the approval of the structural engineer.
- S7) Unless noted otherwise, all welds shall be continuous 3/16" throat. All full and/or partial penetration welds shall be fully detailed on the shop drawing.
- S8) Fabricator shall select AISC simple shear connections for steel beams capable of carrying the reaction force when indicated or 75% of the total uniform load for the given size, span, and grade of beam, as tabulated in the AISC tables for allowable loads.
- S9) Simple shear connections shall be standard double angle or single shear plates, unless noted otherwise. Select connections from the AISC, Simple Shear Connections Design Aid, latest edition whenever possible. All bolted connections shall have minimum 2 bolts, unless noted otherwise.
- S10) Shop paint structural steel with a standard primer.
- S11) Grout under beam bearing plates and column base plates.
- S12) Cuts, holes, openings, etc., required in structural steel members for the work of other trades shall be shown on the shop drawings. Burning of holes and cuts in the field shall not be allowed, except by written authorization from the structural engineer.
- S13) Furnish and install miscellaneous steel (curbs, hangers, expansion joint angles, struts, etc.) as called for or as necessary per architectural and mechanical/electrical drawings.
- S14) Fabricate and install beams with natural camber upwards.
- S15) See specifications for minimum testing requirements for materials, connections, welding, and erection.
- WOOD**
- W1) Comply with American Institute of Timber Construction (AITC) Standards for Stress Graded Lumber Construction, Latest Edition.
- W2) Each piece of lumber shall bear the grade stamp of a grading rules agency approved by the American Lumber Standards Committee.
- W3) Each piece of lumber in place in the structure shall be of the original grade specified or better when inspected by a grading agency approved by the ALSC, regardless of required grade stamp and certifications.

- W4) Do not notch or drill joists, beams, or load bearing studs without the approval of the structural engineer.
- W5) Provide 2 studs at jamps and under beams, unless noted otherwise.
- W6) Provide horizontal blocking at 4'-0" vertically staggered in bearing walls.
- W7) Provide horizontal blocking at all plywood edges of walls designated on the drawings as shear walls. Blocking to be same material as wall framing.
- W8) See nailing schedule, Table 2304.10.1 of the 2015 International Building Code for nailing not specifically called out on the drawings. Use common nails.
- W9) Make framed connections with approved framing anchors on each side or approved joist hangers by Simpson, or UPS.
- W10) Nail plywood with 8d common nails at 6" at all edges and at 12" at intermediate supports, unless noted otherwise.
- W11) Pre-drill all holes for nails larger than 20d. Field drill bolt holes for proper matching and bearing.
- W12) Provide cut washers at bolts in wood without steel plates.
- W13) Design, fabricate, transport and erect truss-joists and light metal plate connected wood trusses in accordance with latest AITC standards and manufacturer's recommendations.
- a) Design for loads, in addition to member weights, as given in the design criteria and noted on the drawings.
- b) All permanent and temporary bracing and fastening at bearings shall be designed by truss manufacturer.
- c) Submit design calculations and shop drawings for review by the structural engineer through the architect. Fabrication shall not begin without approved shop drawings. Provide wood grades and fastener manufacturer's load and test data.



PRINCETON SUBDIVISION (LOT 7)

NW 62nd AVENUE - GRIMES, IOWA



TITLE
STRUCTURAL
NOTES

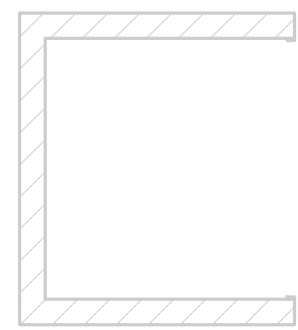
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DATE
10/04/2019

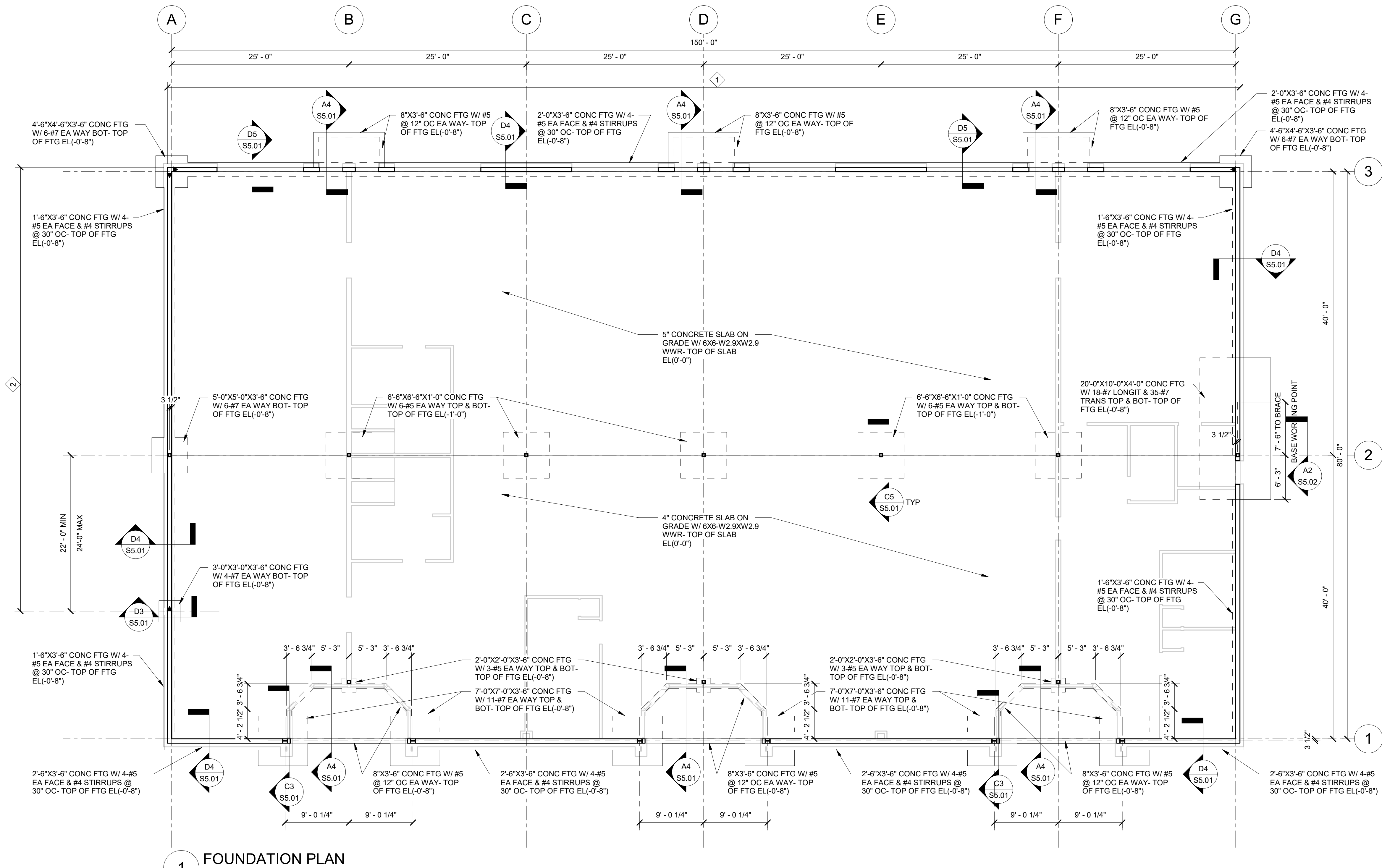
REVISIONS



S0.01



WOOD SHEAR WALL SCHEDULE		
MARK	1	2
SHEATHING TYPE	15/32" OSB- BOTH SIDES	15/32" OSB- EXTERIOR SIDE
NAIL SPACING @ PANEL EDGES	10d NAILS: 4" OC PANEL EDGES & 12" OC IN FIELD	10d NAILS: 4" OC PANEL EDGES & 12" OC IN FIELD
REQUIRED POST AT EACH HOLD DOWN LOCATION	3- 2X8	2- 2X8
SIMPSON HOLD DOWN TYPE (INDICATED BY ▲ ON FOUNDATION PLAN)	HHQ11-SDS2.5	HDU8-SDS2.5
ANCHOR INTO FOUNDATION	1"Ø X 2'-0" EMBED INTO FTG HEADED ANCHOR	7/8"Ø X 9" EMBED INTO FTG HEADED ANCHOR
- ALL SHEAR WALLS SHALL BE BLOCKED - FOR TYP SHEAR WALL HOLD DOWN ELEVATION SEE D3/S5.01 - STUDS AT HOLD DOWN LOCATIONS SHALL NOT BE CONCURRENTLY USED AS HEADER JACK OR KING STUDS - STUDS @ JOIST BEARING LOCATIONS SHALL NOT BE CONCURRENTLY USED AS HEADER JACK OR KING STUDS - SEE ARCH DWGS FOR ALL OTHER WALL SHEATHING INFORMATION		



- 1 FOUNDATION PLAN
- 1/8" = 1'-0"
- FOR TYPICAL CONCRETE SLAB JOINTS SEE A5/S5.01
 - FOR TYPICAL CONCRETE CURB CORNER & INTERSECTION SEE B5/S5.01
 - FOR TYPICAL CONCRETE CAP SEE C4/S5.01
 - (▶) INDICATES HOLD DOWN & SHEAR WALL CHORD MEMBER- SEE SHEAR WALL SCHEDULE FOR SIZE & ADDITIONAL INFORMATION
 - (◊) INDICATES SHEAR WALL MARK- FOR WALL SHEATHING TYPE, ATTACHMENT, AND ANCHORS SEE SHEAR WALL SCHEDULE THIS SHEET

PRINCETON SUBDIVISION (LOT 7)

NW 62nd AVENUE - GRIMES, IOWA



TITLE
FOUNDATION PLAN

PROJECT NUMBER
0191220.00

DATE
10/04/2019

REVISIONS



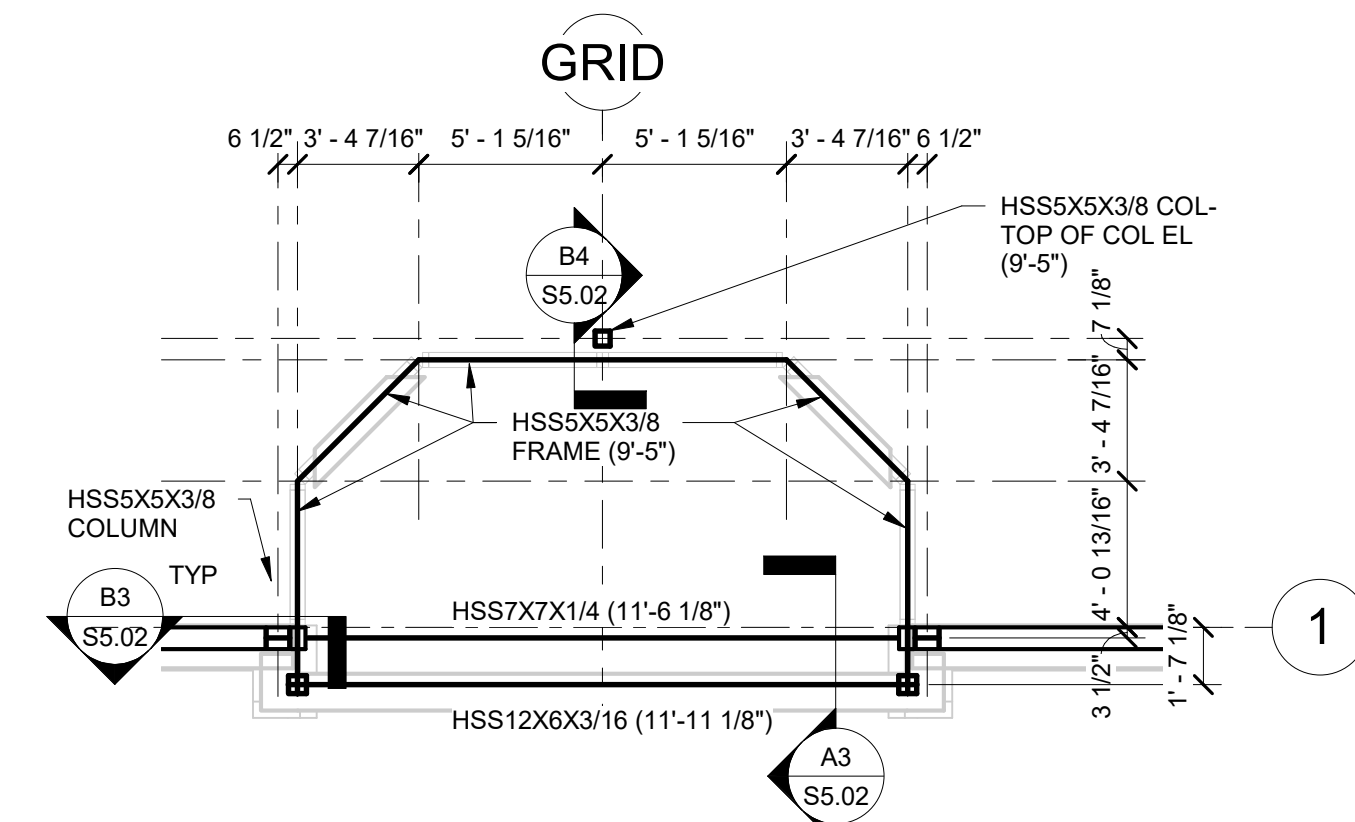
S1.01

kpff



is now...
Farnsworth Group, Inc.
Design Alliance Inc.
14225 University
Suite 110
Waukee, Iowa
50263

TEL 515.225.3469
FAX 515.225.9649
Copyright: 2019

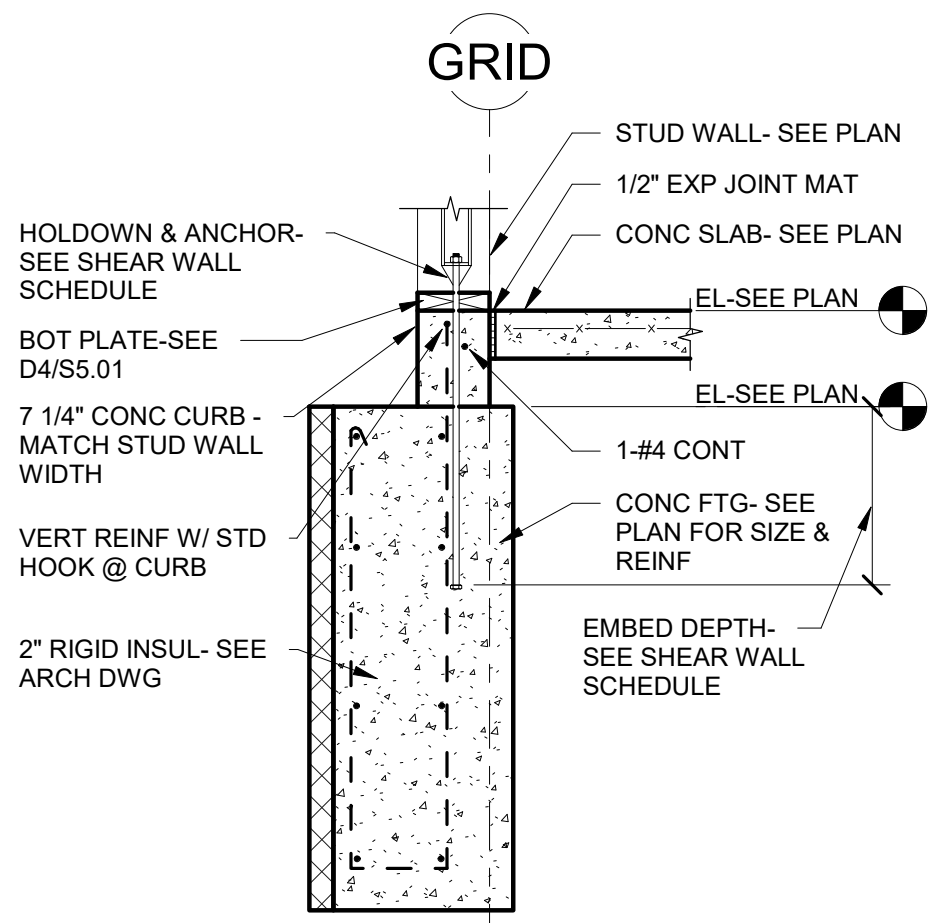


2 PLAN @ CANOPY FRAMING

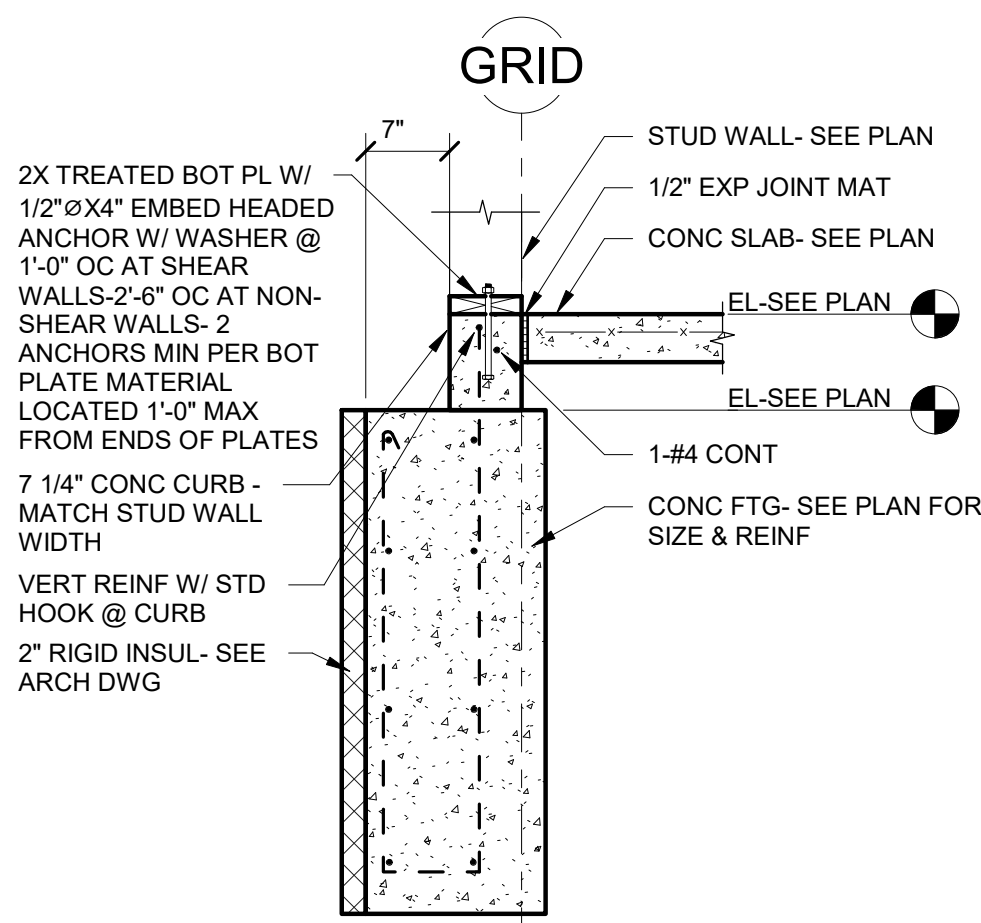
$$3/16'' = 1'-0''$$

HEADER SCHEDULE

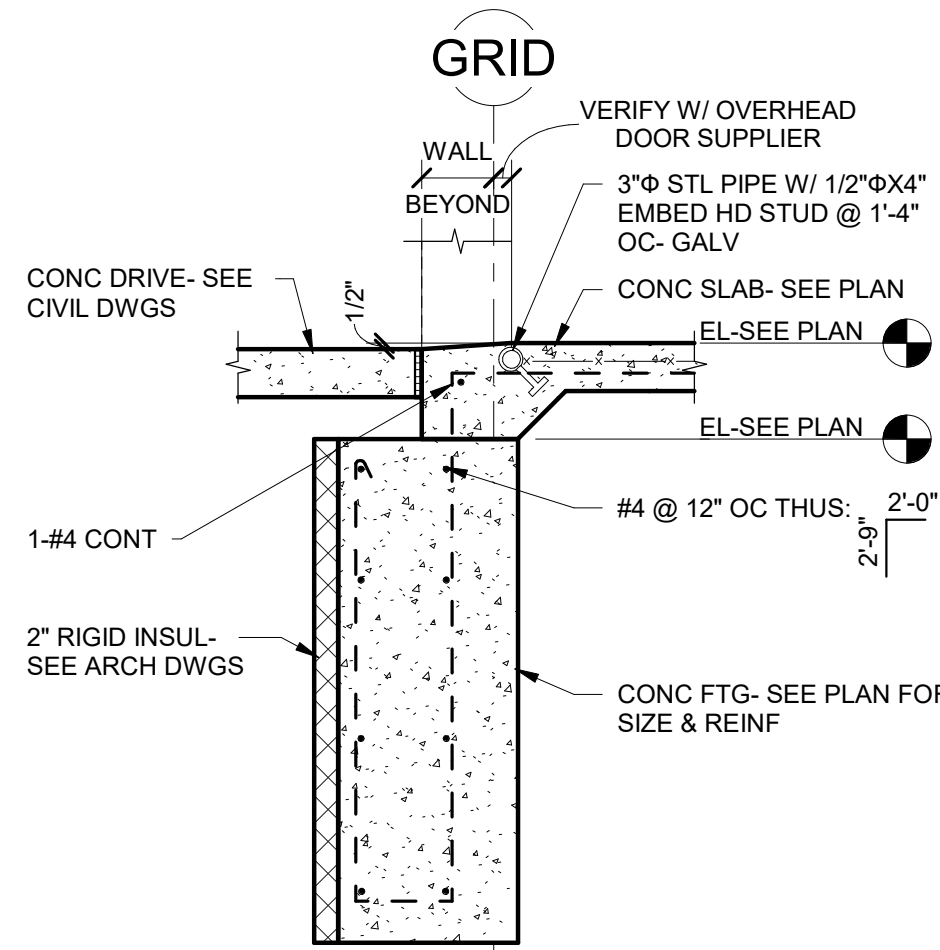
- 1/8" = 1'-0"
- (H) INDICATES HEADER OR LINTEL MARK- SEE HEADER & LINTEL SCHEDULE
- ALL ROOF SHEATHING SHALL BE 5/8" APA RATED W/ SPAN RATING 40/20 UNBLOCKED ATTOOTH W/ 10d NAILS @ 6" OC AT APA EDGES & 12" OC AT INTERMEDIATE SUPPORTS
- ALL WALL SHEATHING SHALL BE 1/2" APA RATED W/ SPAN RATING 36/12 UNBLOCKED
- FOR NON-LOAD BEARING STUD PARTITION WALL AT ROOF SEE DS55.02
- (S) INDICATES SHEAR WALL MARK- FOR WALL SHEATHING TYPE, ATTACHMENT, AND ANCHORS SEE SHEAR WALL SCHEDULE ON S1.01



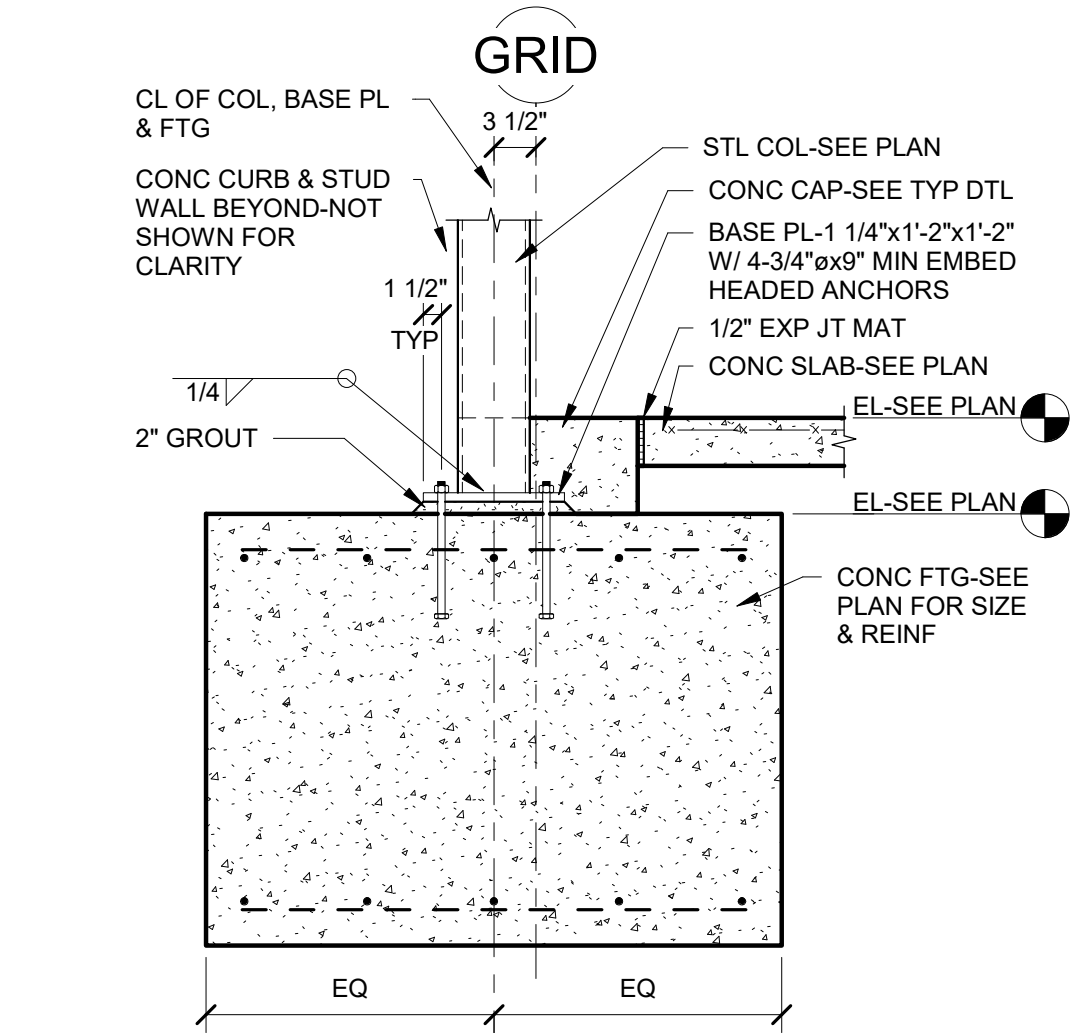
D3 HOLD DOWN @ CURB & FTG
3/4" = 1'-0"



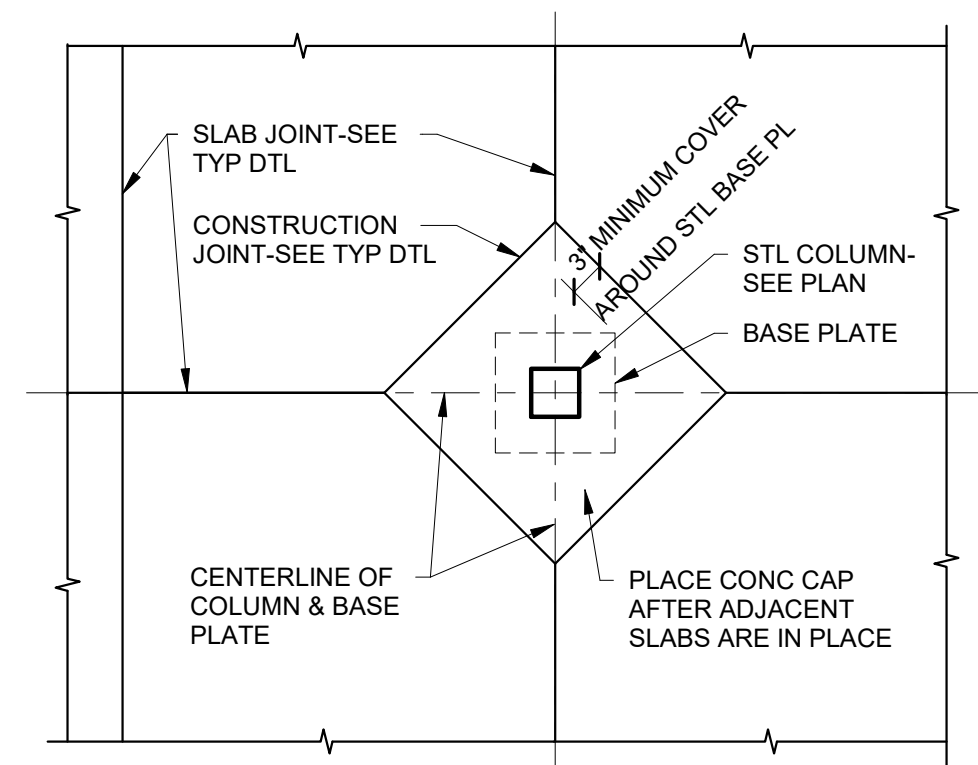
D4 STUD WALL @ FTG
3/4" = 1'-0"



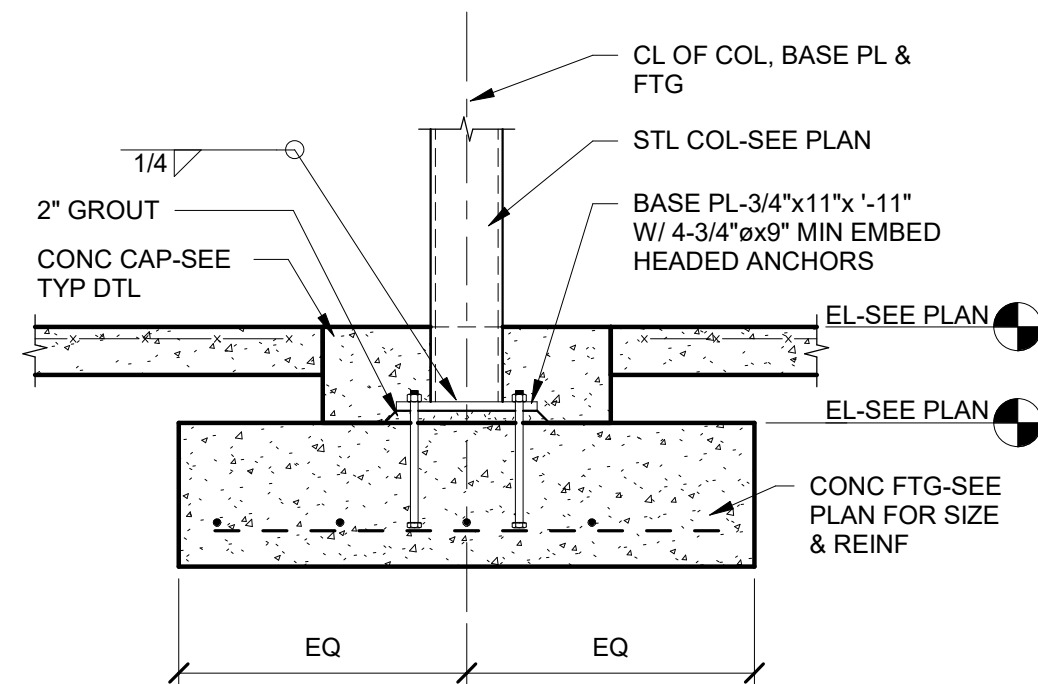
D5 OVERHEAD DOOR @ FTG
3/4" = 1'-0"



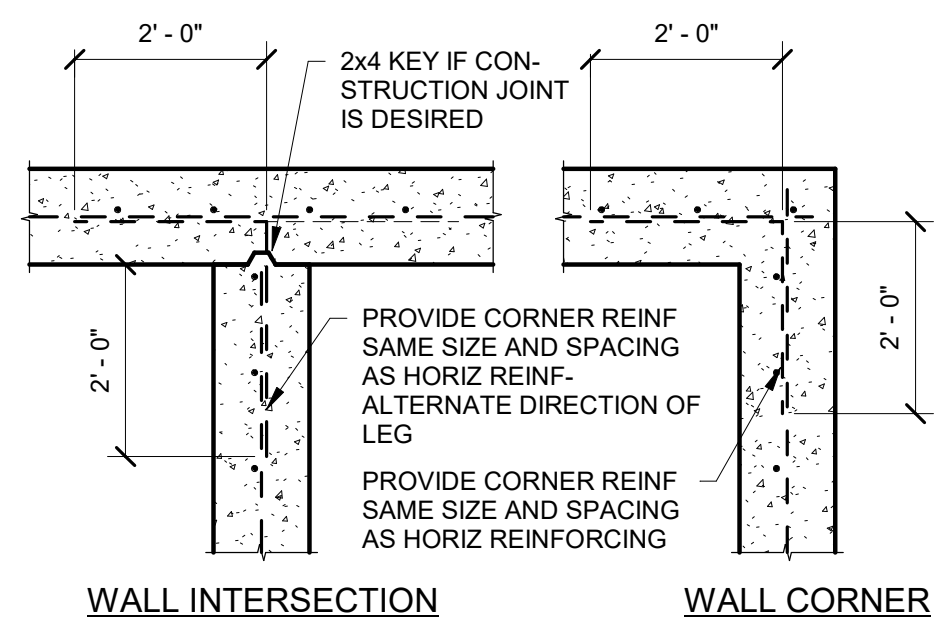
C3 COLUMN @ FOOTING
3/4" = 1'-0"



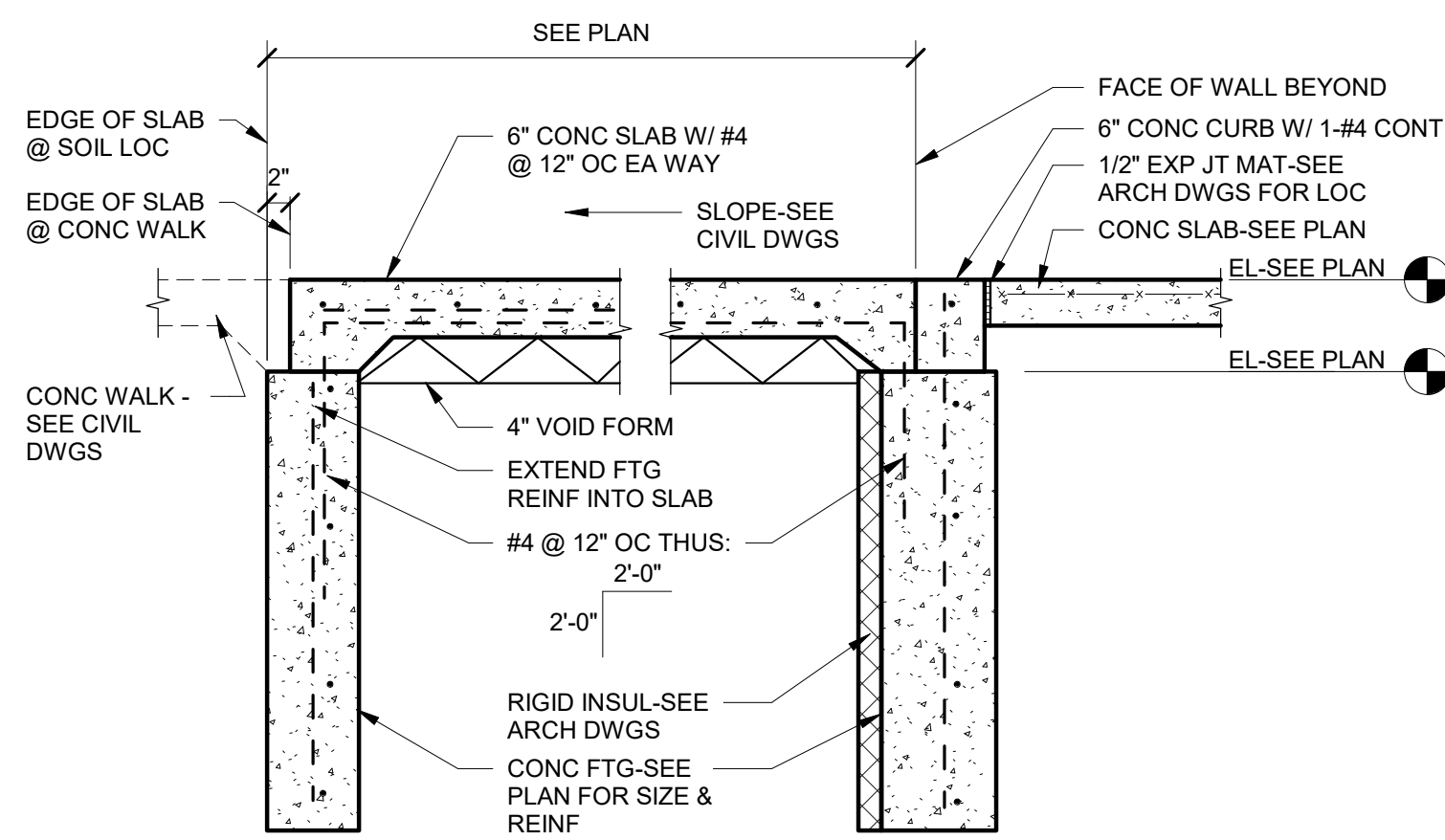
C4 TYP CONCRETE CAP
3/4" = 1'-0"



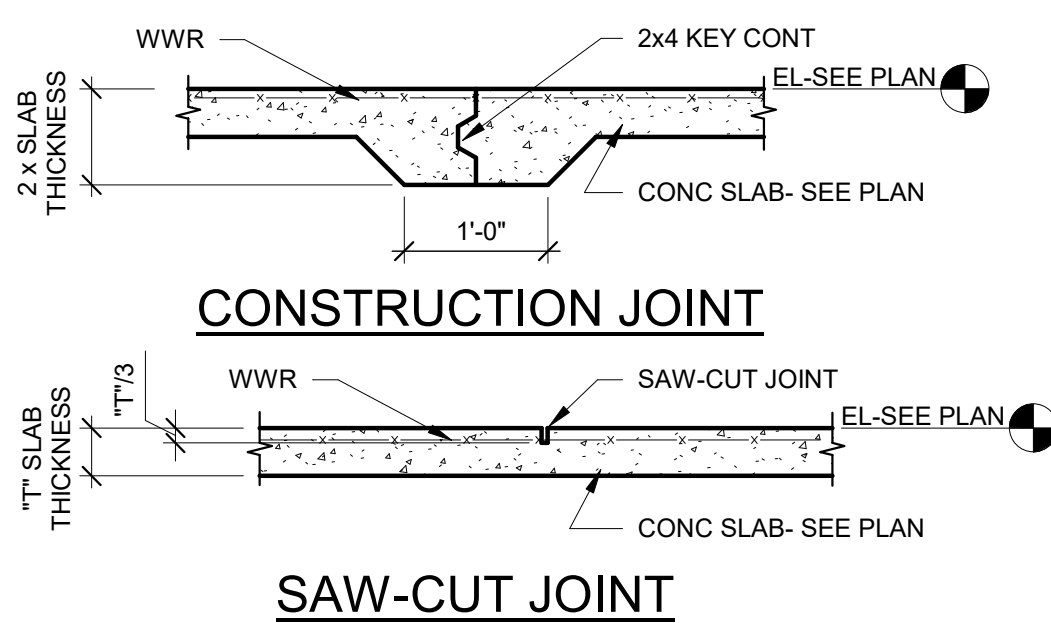
C5 TYPICAL COLUMN FOOTING
3/4" = 1'-0"



B5 TYP CONC WALL PLANS
1/2" = 1'-0"



A4 TYP ENTRANCE SLAB
3/4" = 1'-0"

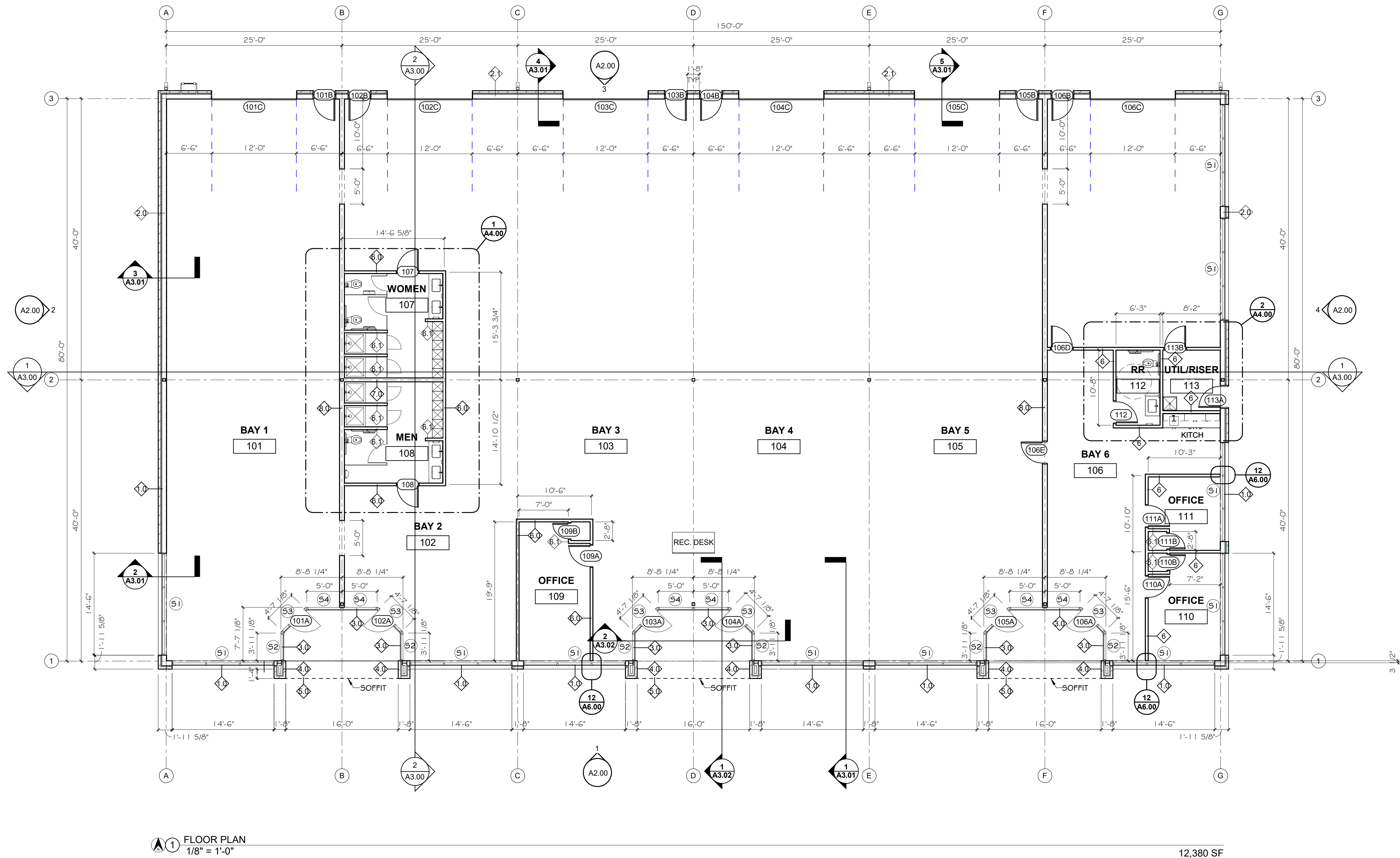


A5 TYP CONC SLAB JOINTS
3/4" = 1'-0"

CONCRETE SLAB JOINTS SHALL BE EITHER CONSTRUCTION OR SAW-CUT JOINTS
LOCATE CONSTRUCTION JOINTS ON COLUMN CENTERLINE
LOCATE SAW-CUT JOINTS BETWEEN CONSTRUCTION JOINTS
LOCATE SLAB JOINTS AT PARTITIONS WHERE POSSIBLE
MAXIMUM SPACING OF SLAB JOINTS SHALL NOT EXCEED 15'-0" IN ANY DIRECTION

KJFF





12,380 SF

PRINCETON SUBDIVISION (LOT 7)

NW 62nd AVENUE - GRIMES, IOWA



TITLE
FLOOR PLAN

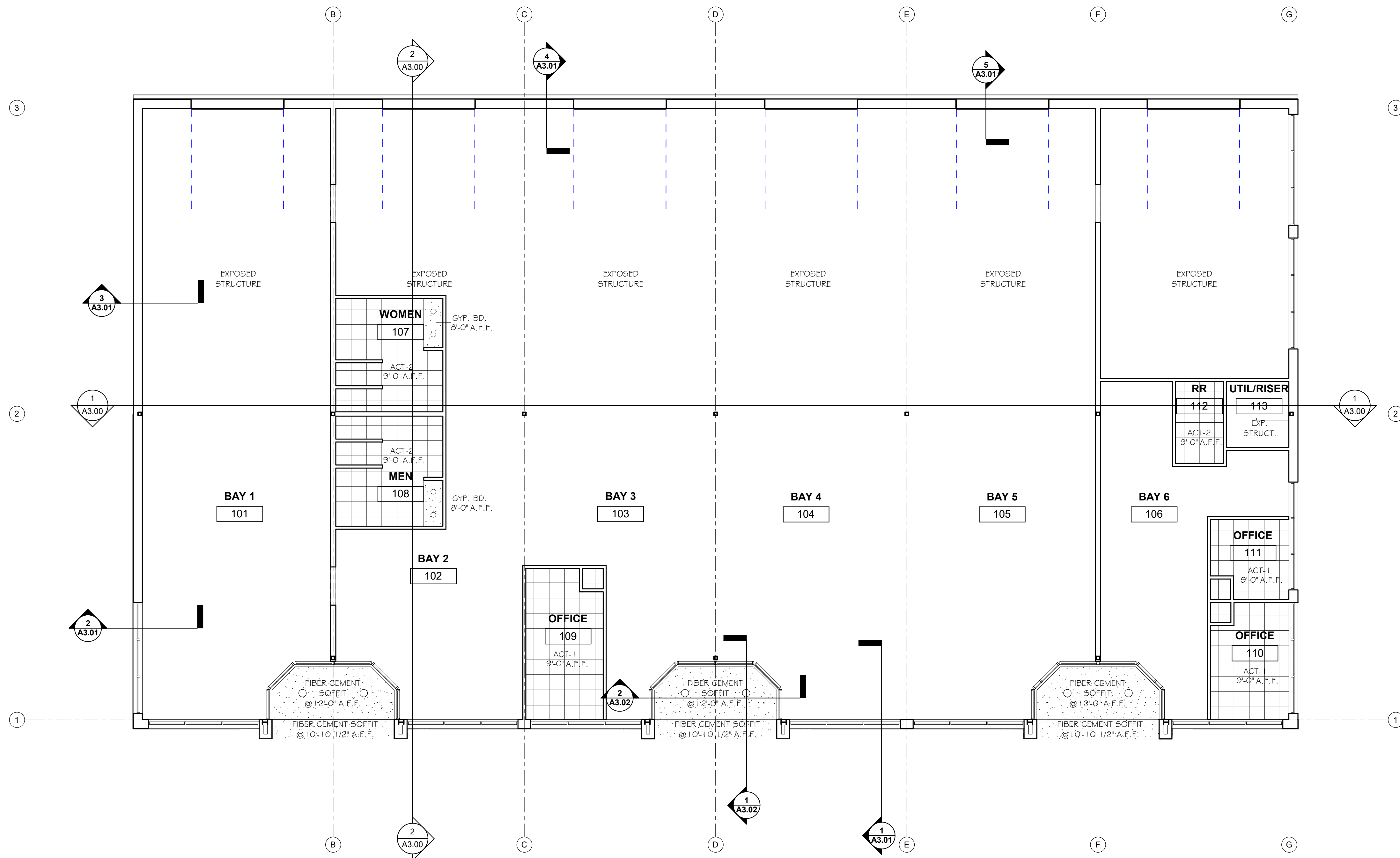
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DATE
10/04/2019

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04/17/2020

A1.01

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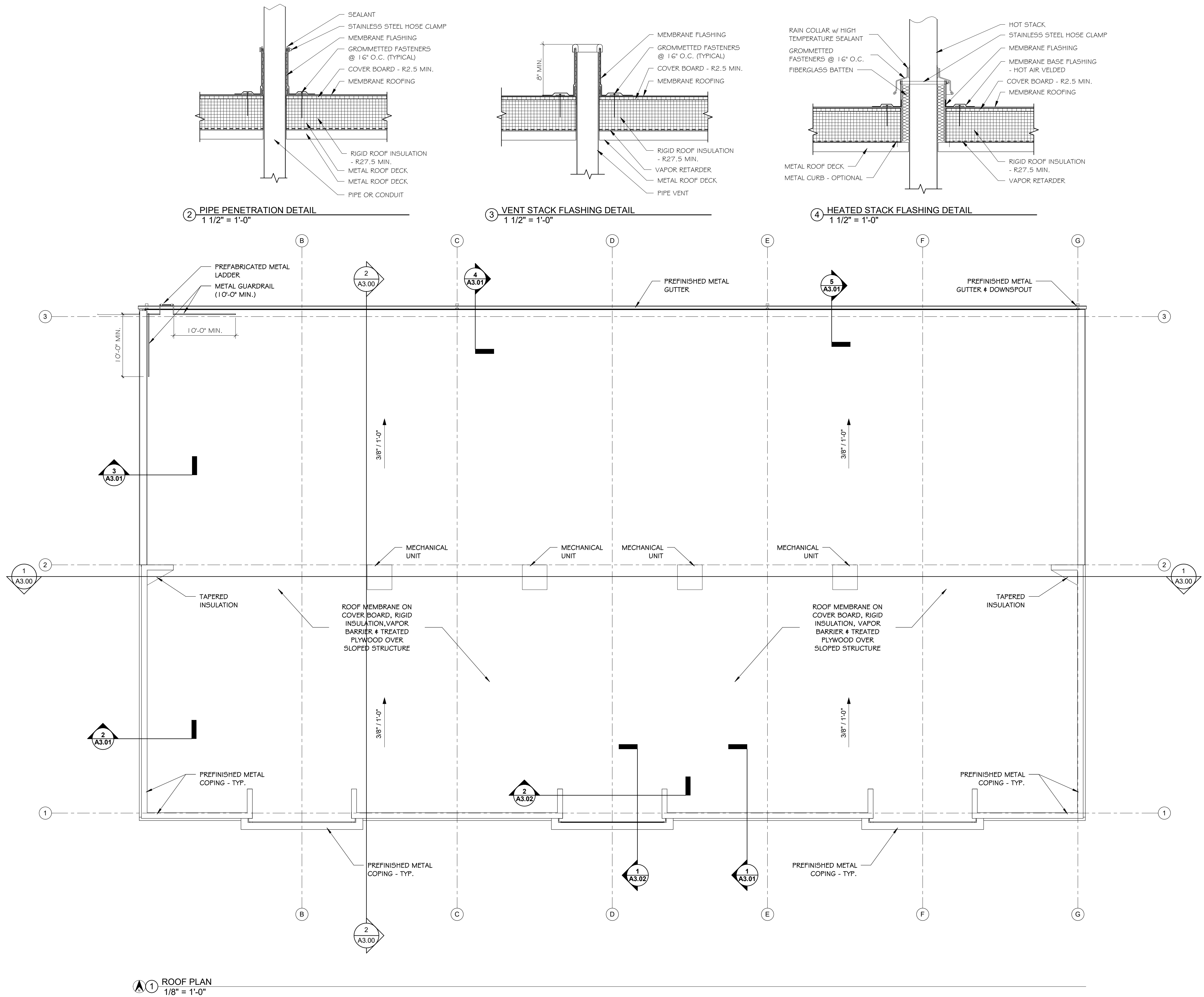


REFLECTED CEILING PLAN
1/8" = 1'-0"

REFLECTED CEILING PLAN NOTES

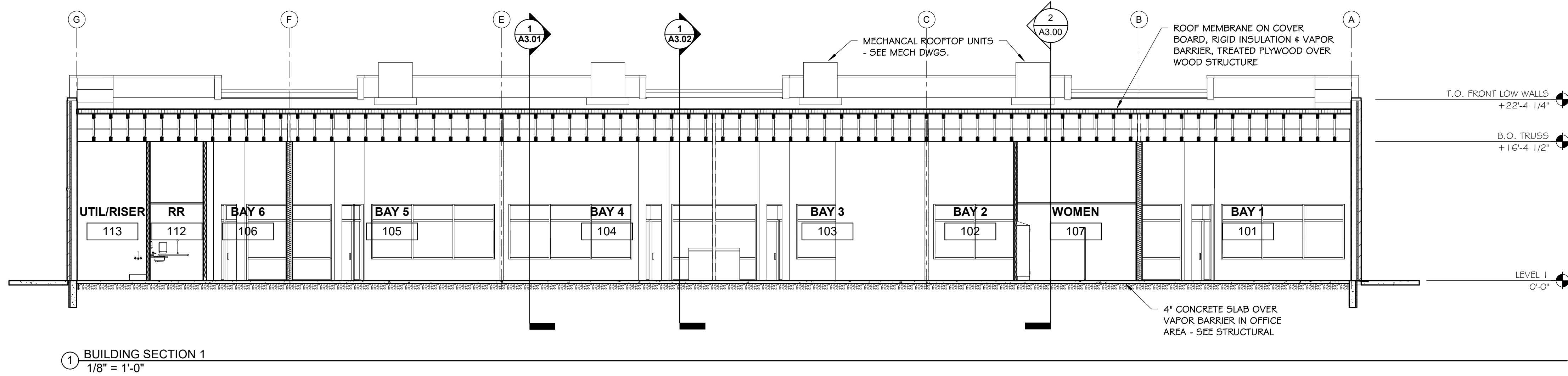
1. LOCATIONS OF LIGHT FIXTURES, DIFFUSERS ETC. SHALL BE AS SHOWN ON MECHANICAL AND ELECTRICAL DRAWINGS. NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION. REFER TO DRAWINGS AND SPECIFICATIONS OF ALL TRADES FOR SYSTEM DESIGN AND ADDITIONAL INFORMATION.
2. COORDINATE WITH ALL TRADES TO CONFIRM THEIR WORK CAN BE INSTALLED TO ACHIEVE CEILING HEIGHTS AS SHOWN. TRADE PRIORITY SHALL BE AS FOLLOWS UNLESS DIRECTED OTHERWISE BY ARCHITECT:
 - ELECTRICAL LIGHTING FIXTURES
 - MECHANICAL GRILLES AND DIFFUSERS
 - MECHANICAL DUCTWORK
 - ELECTRICAL CONDUIT
 - PIPING SYSTEMS
4. COORDINATE WITH ALL TRADES TO CONFIRM THE LOCATION OF ACCESS PANELS WITH ASSOCIATED INSTALLED EQUIPMENT. INFORM ARCHITECT OF PROPOSED LOCATIONS PRIOR TO INSTALLATION AND CONSTRUCTION OF NEW WORK.
5. ALL CEILING LIGHT FIXTURES TO BE CENTERED ON CEILING PANELS UNLESS DIRECTED OTHERWISE. GRID OR PANEL IS TO BE CENTERED IN ROOM UNLESS SHOWN AND DIMENSIONED OTHERWISE.

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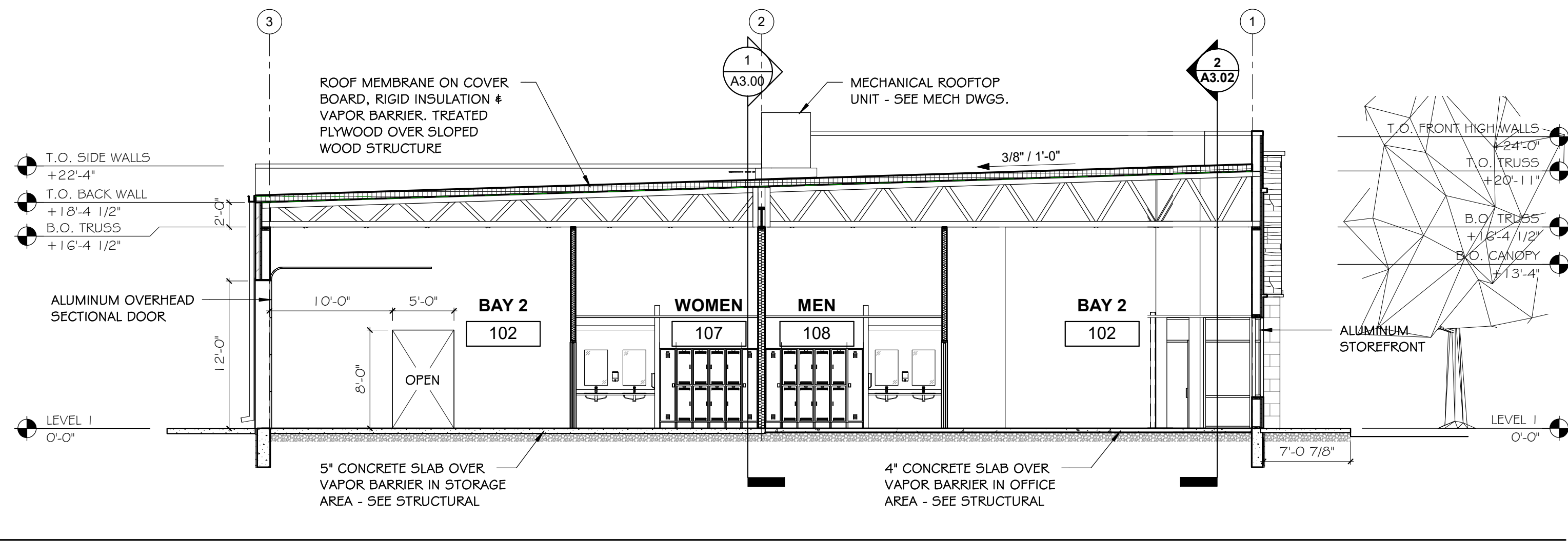


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1 BUILDING SECTION 1
1/8" = 1'-0"



2 BUILDING SECTION 2
1/8" = 1'-0"

PRINCETON SUBDIVISION (LOT 7)

NW 62nd AVENUE - GRIMES, IOWA



TITLE
BUILDING SECTIONS

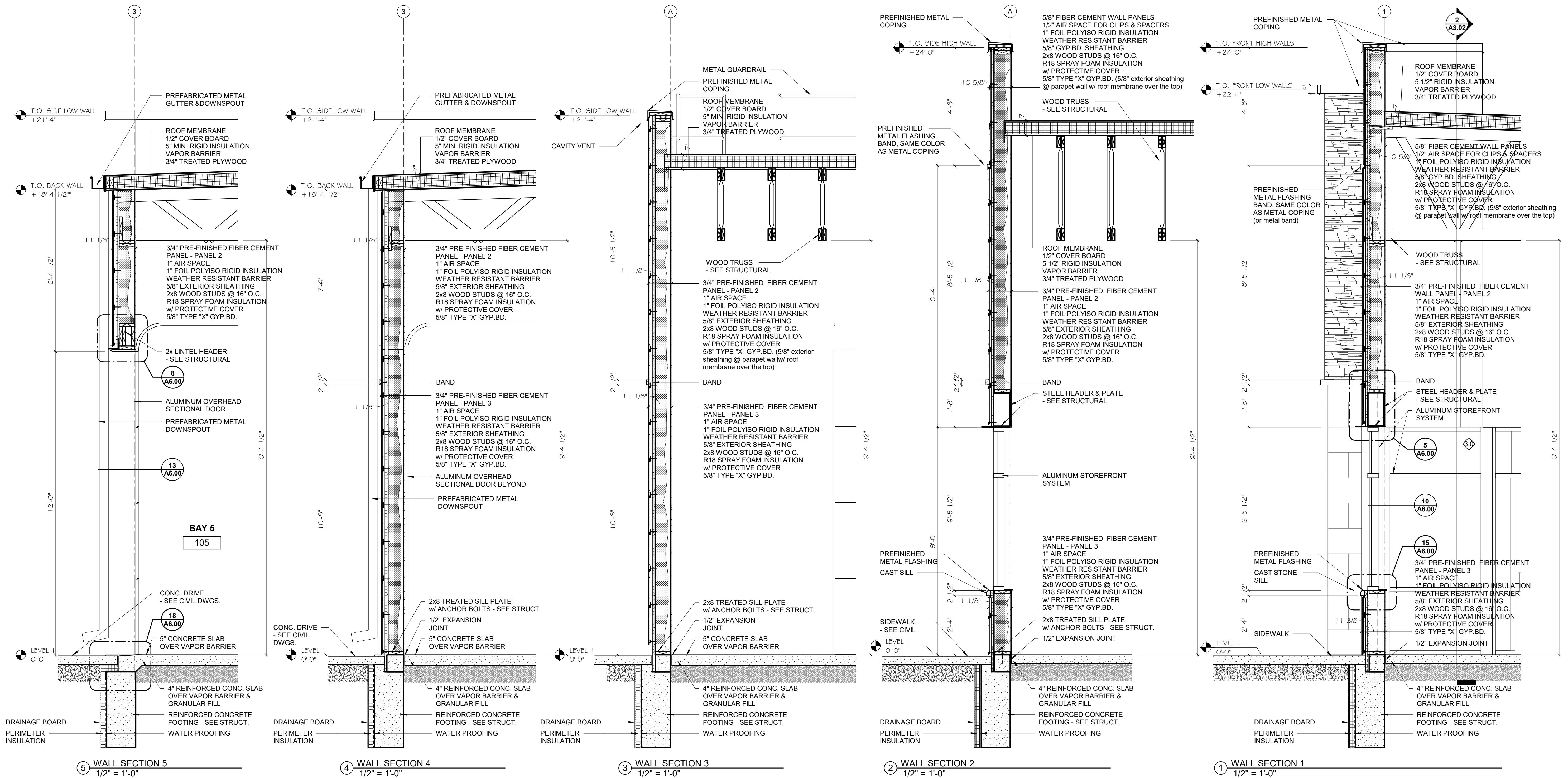
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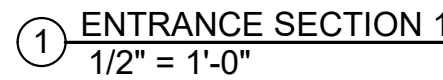
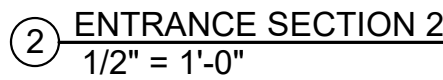
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REVISIONS
04/17/2020

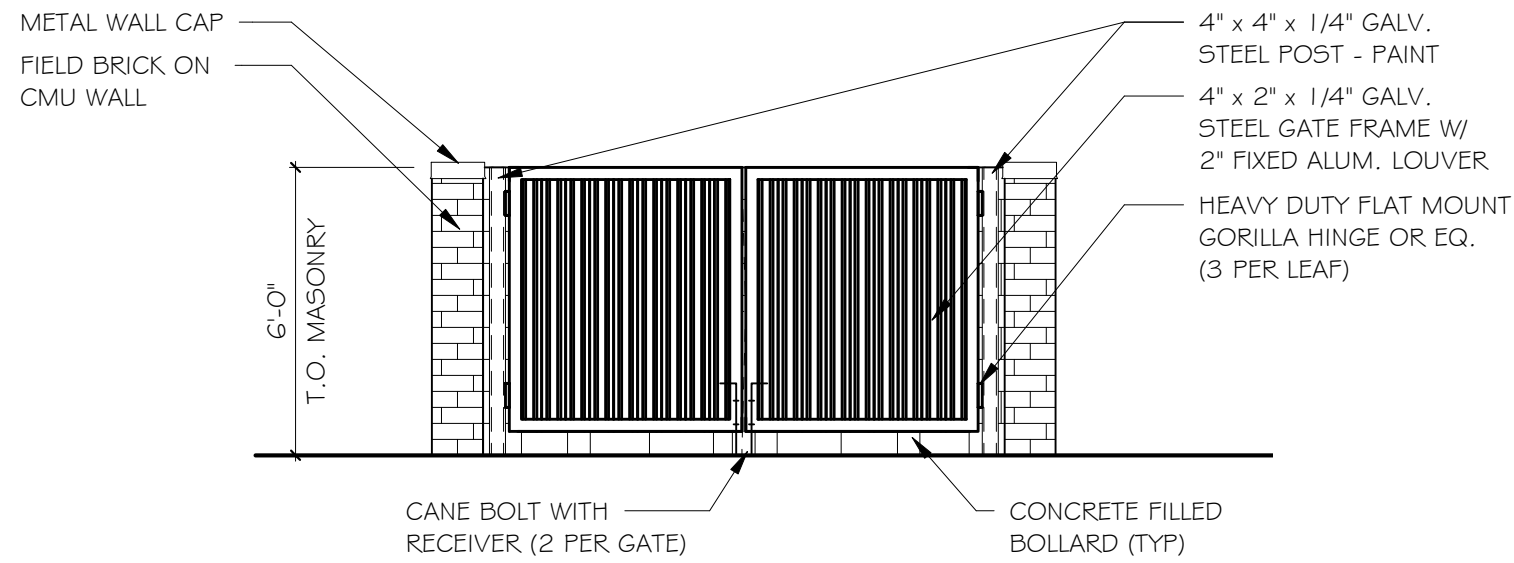
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THE UNIVERSITY OF CHICAGO

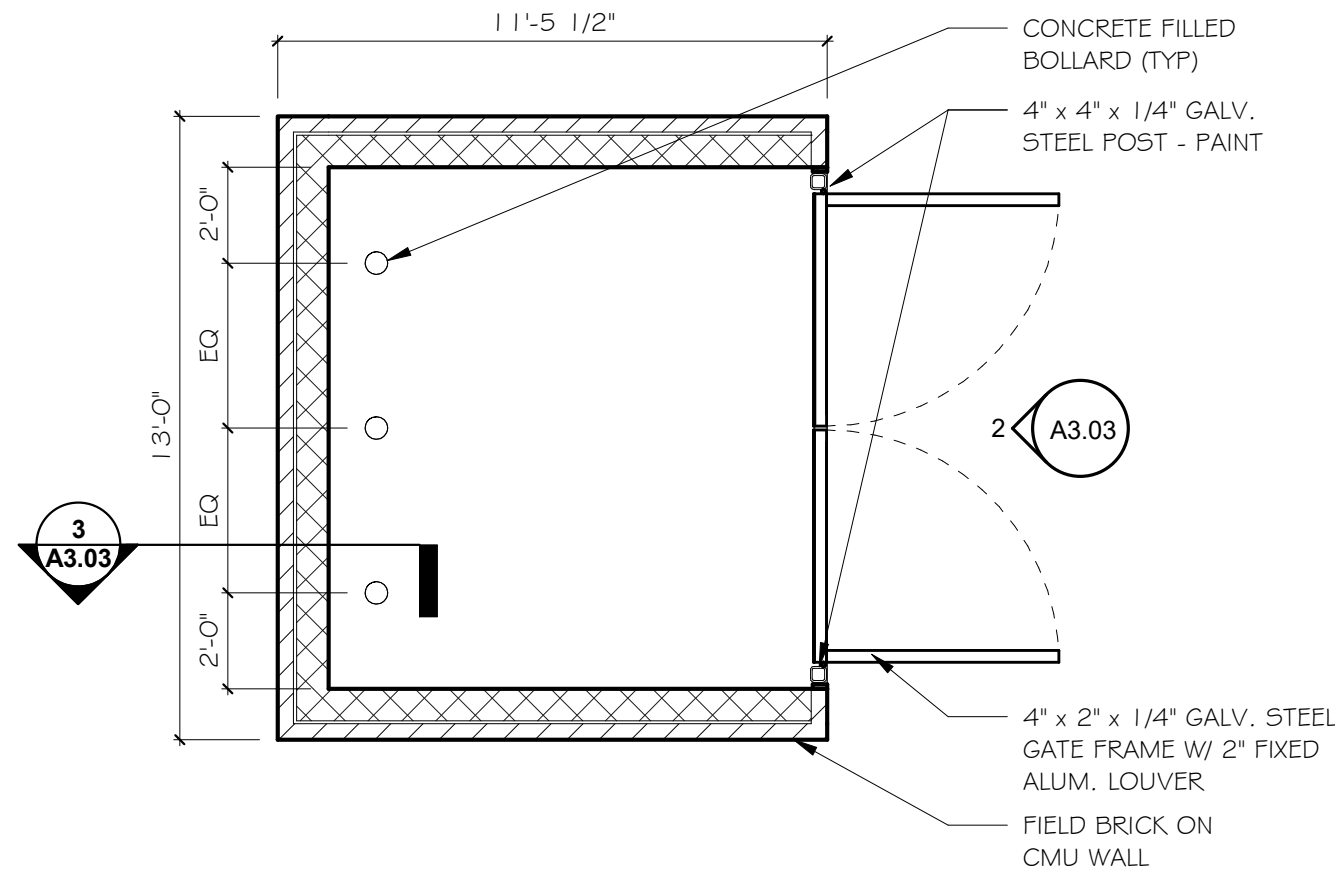




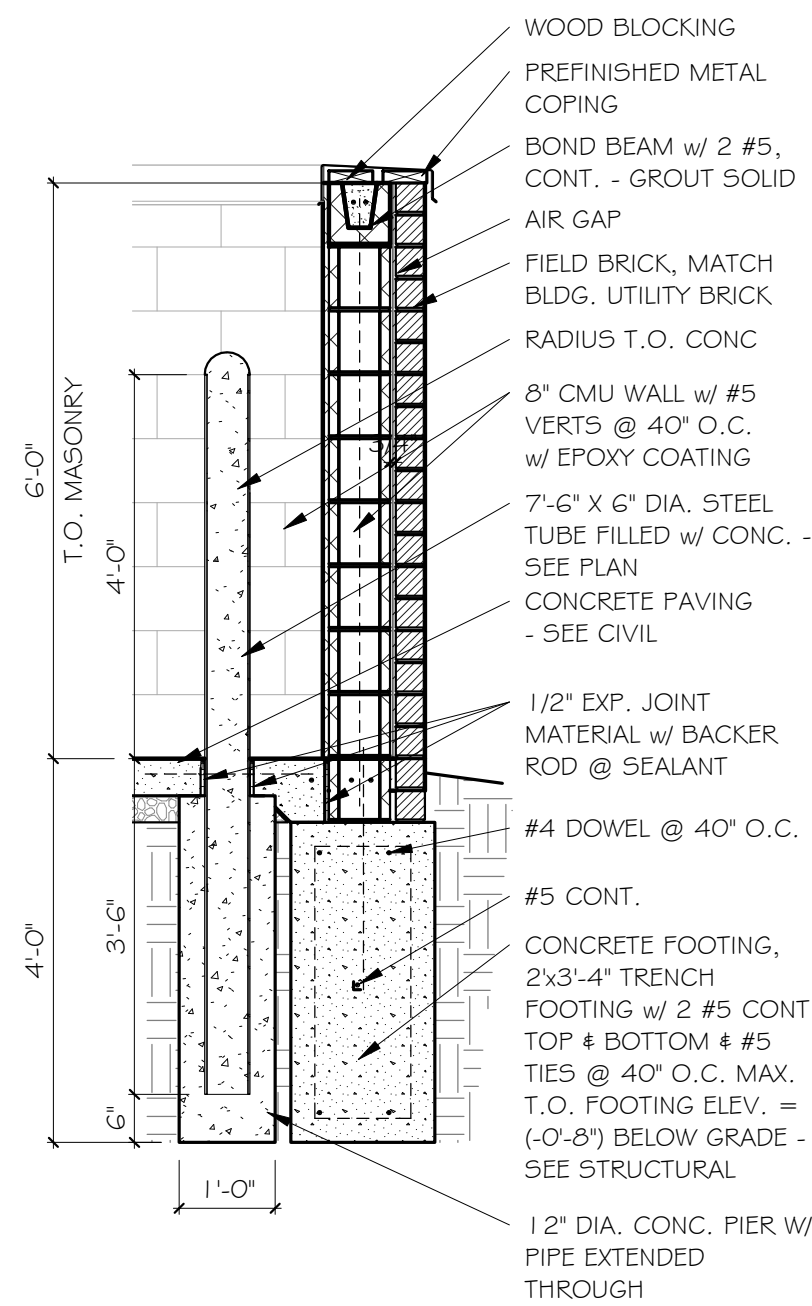
NW 62nd AVENUE - GRIMES, IOWA



② TRASH ENCLOSURE
1/4" = 1'-0"



① TRASH ENCLOSURE
1/4" = 1'-0"



③ WALL SECTION @ TRASH ENCLOSURE
1/2" = 1'-0"

PRINCETON SUBDIVISION (LOT 7)

NW 62nd AVENUE - GRIMES, IOWA



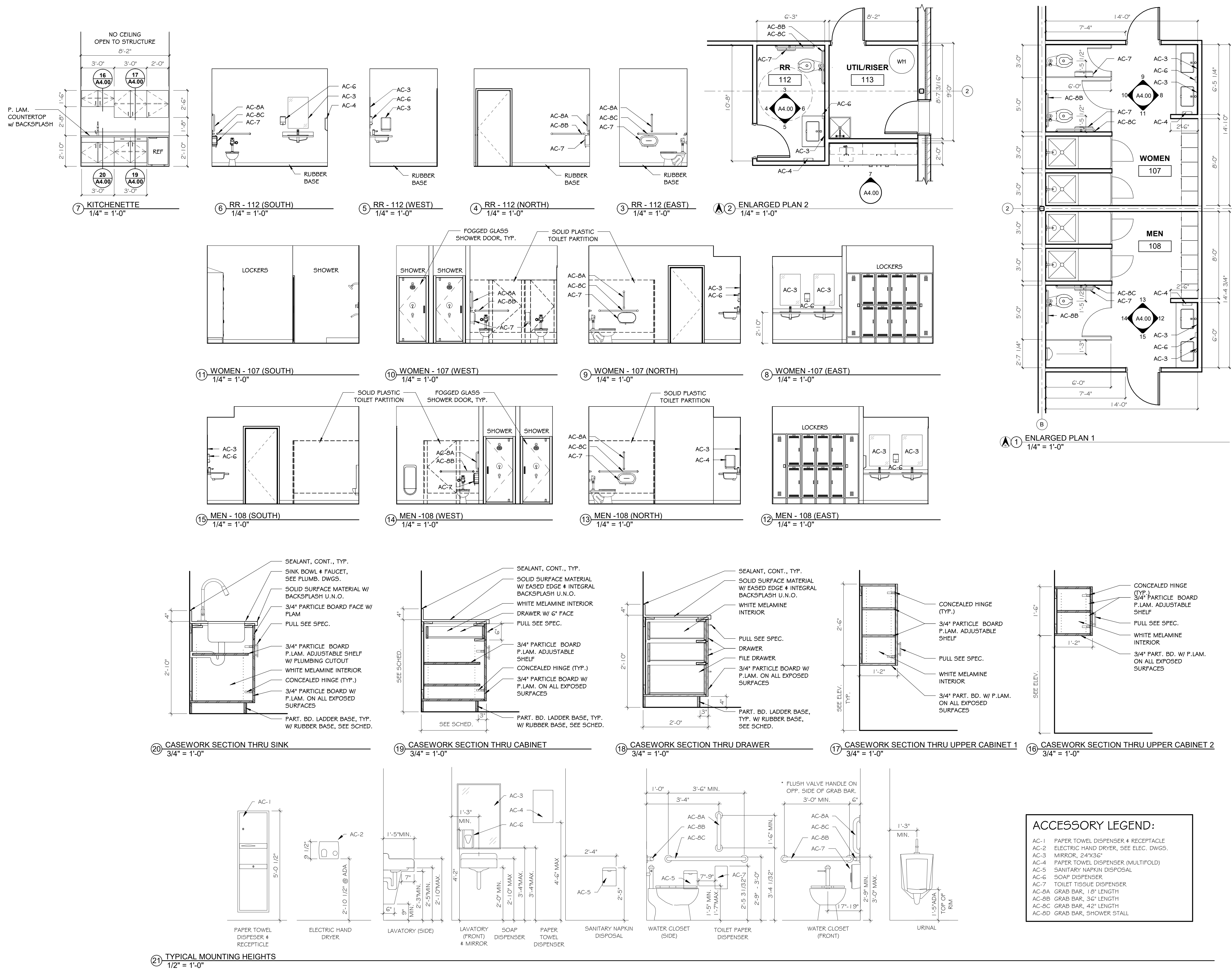
TITLE
TRASH ENCLOSURE
& DETAILS

PROJECT NUMBER
019122.00

DATE
10/04/2019

REVISIONS
04/17/2020

A3.03



PRINCETON SUBDIVISION (LOT 7)

NW 62nd AVENUE - GRIMES, IOWA



TITLE
ENLARGED PLANS,
INTERIOR
ELEVATIONS &
CASEWORK

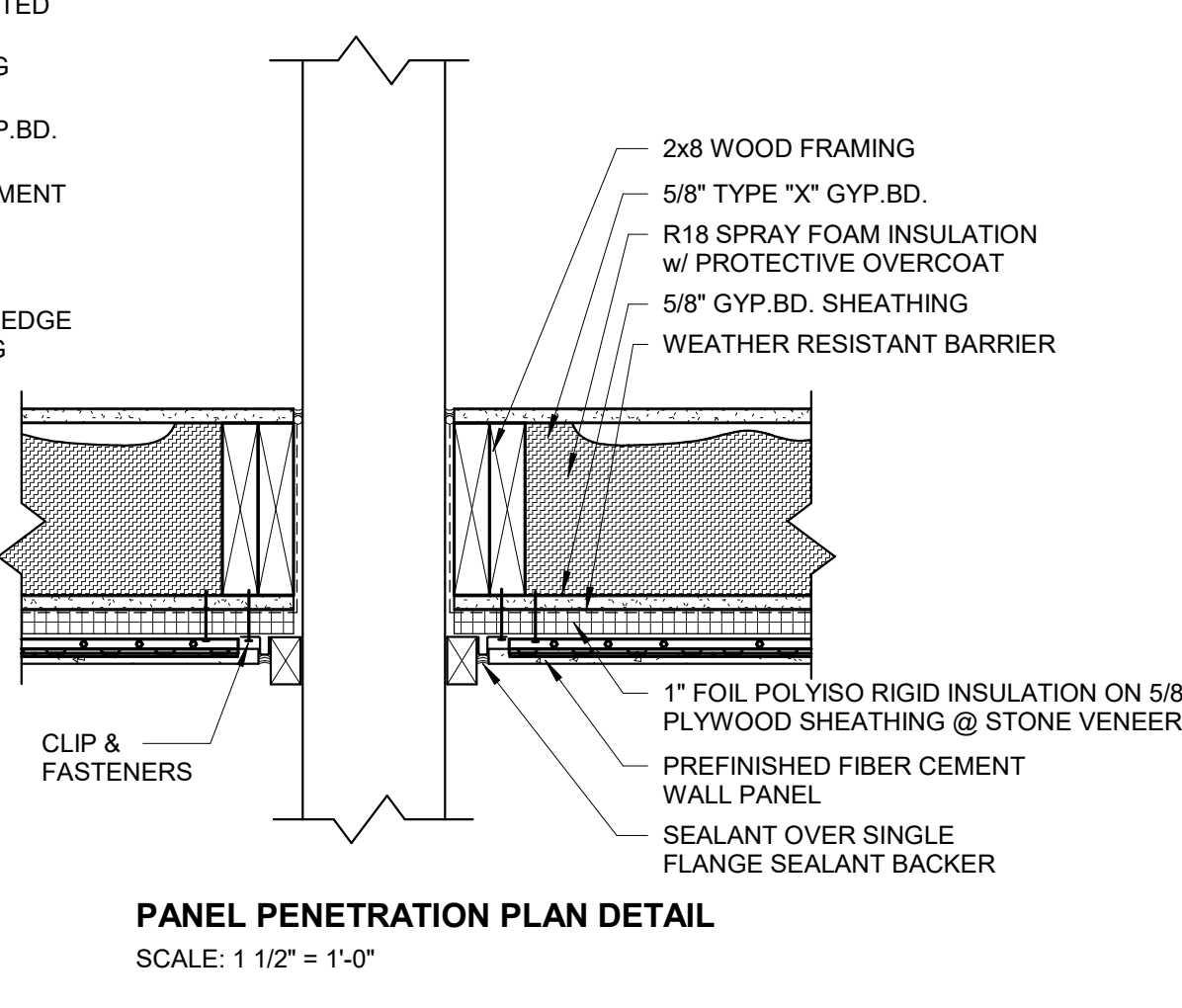
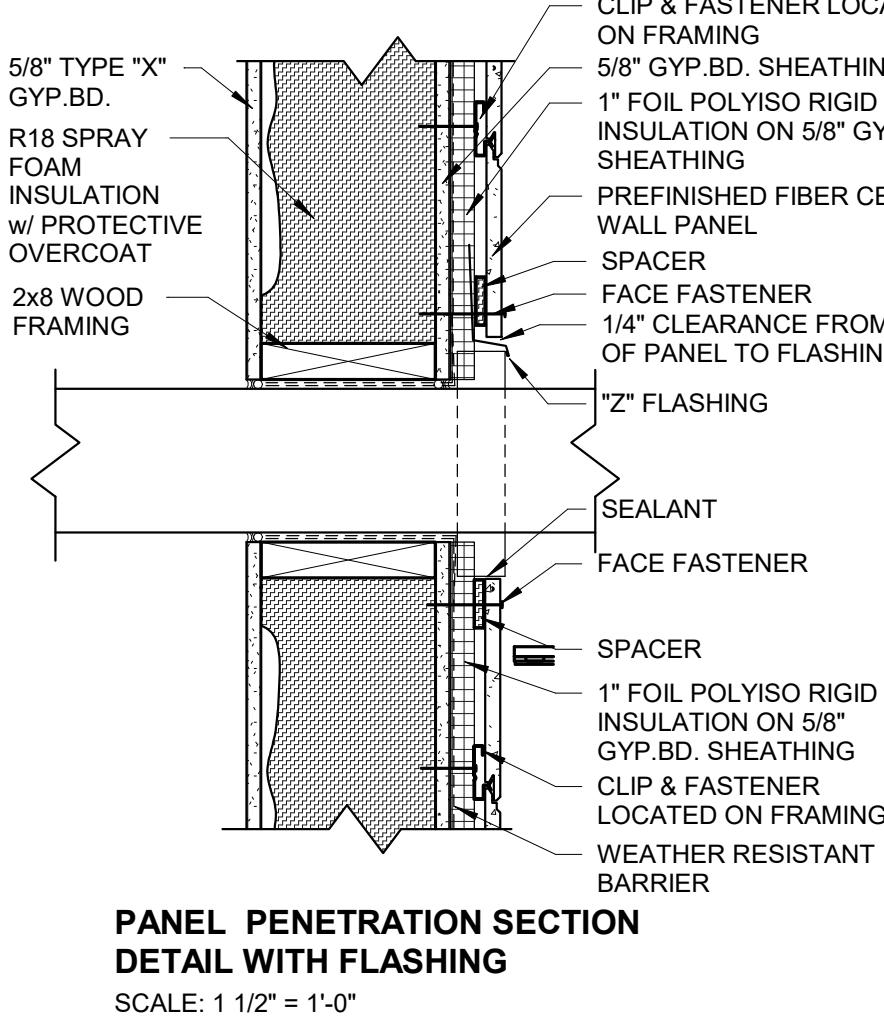
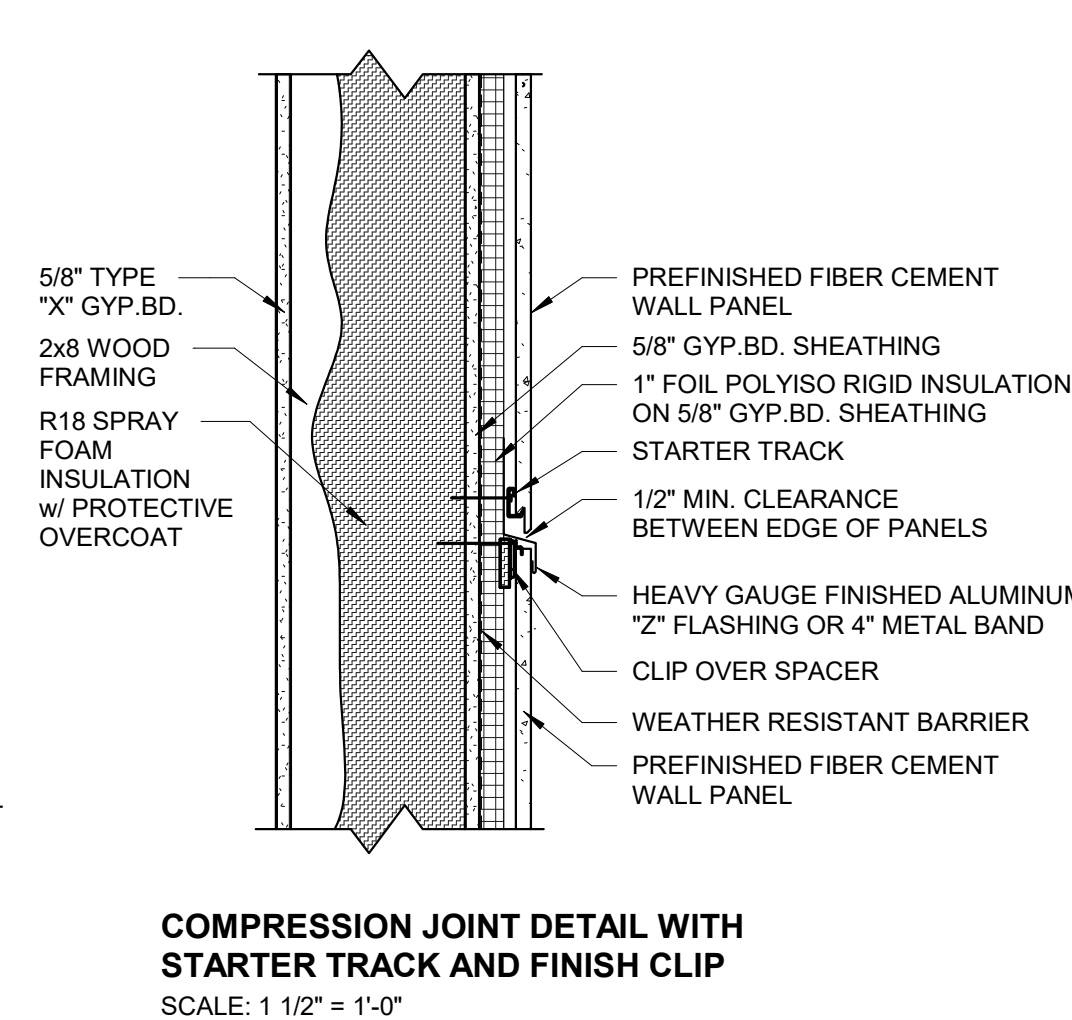
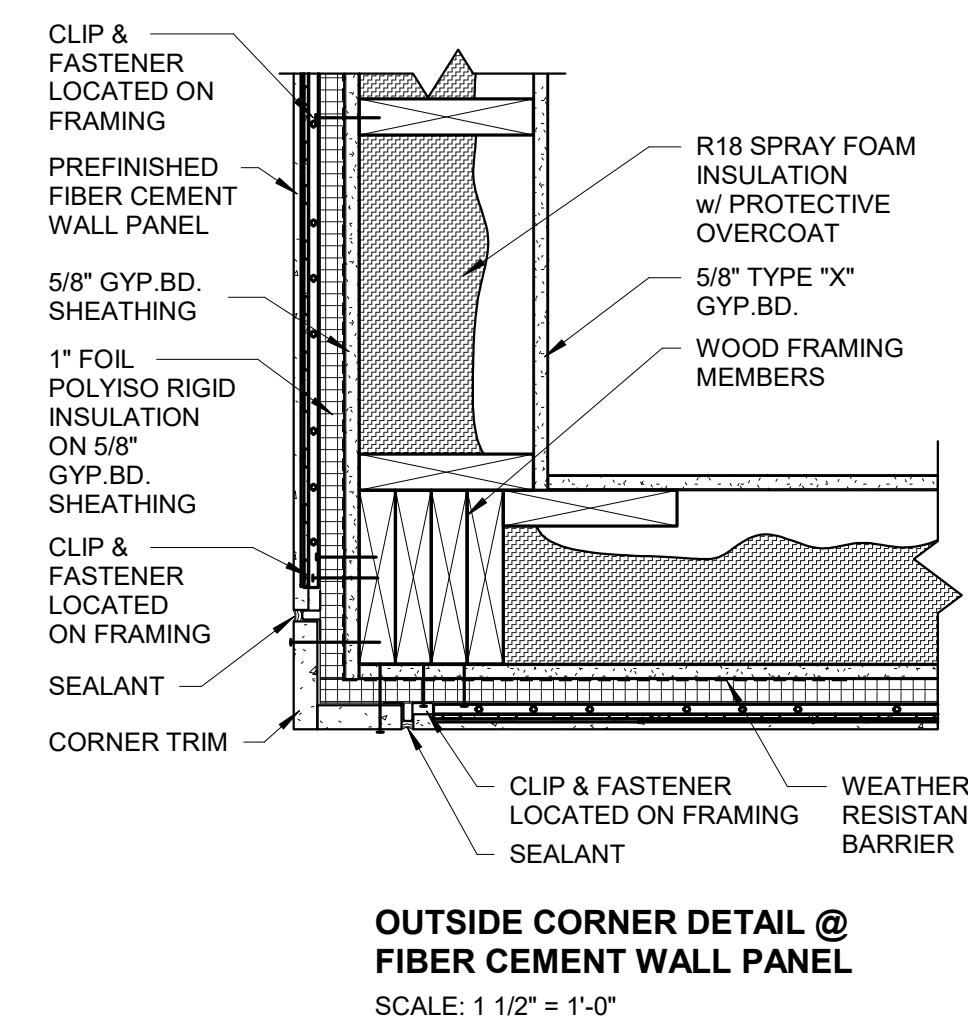
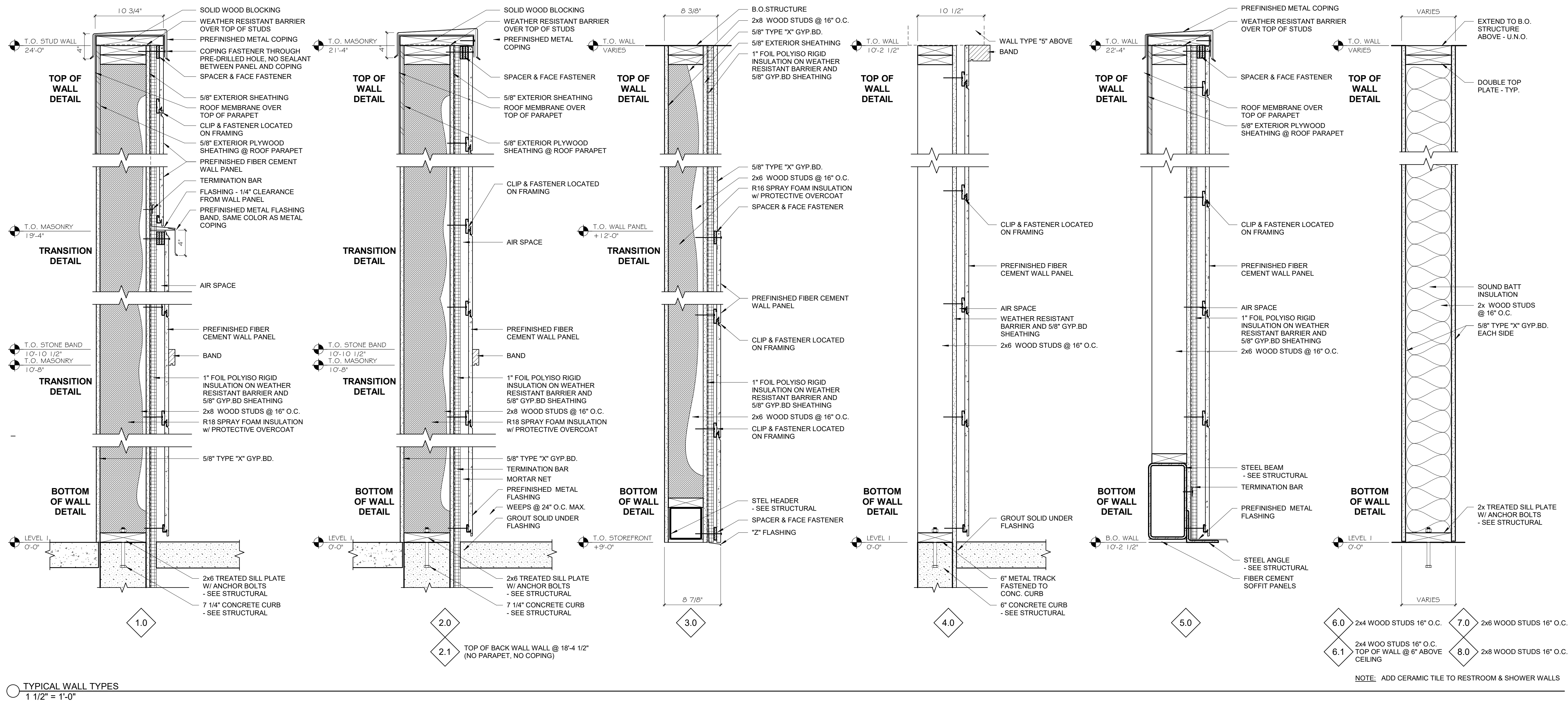
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DATE
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REVISIONS
04/17/2020

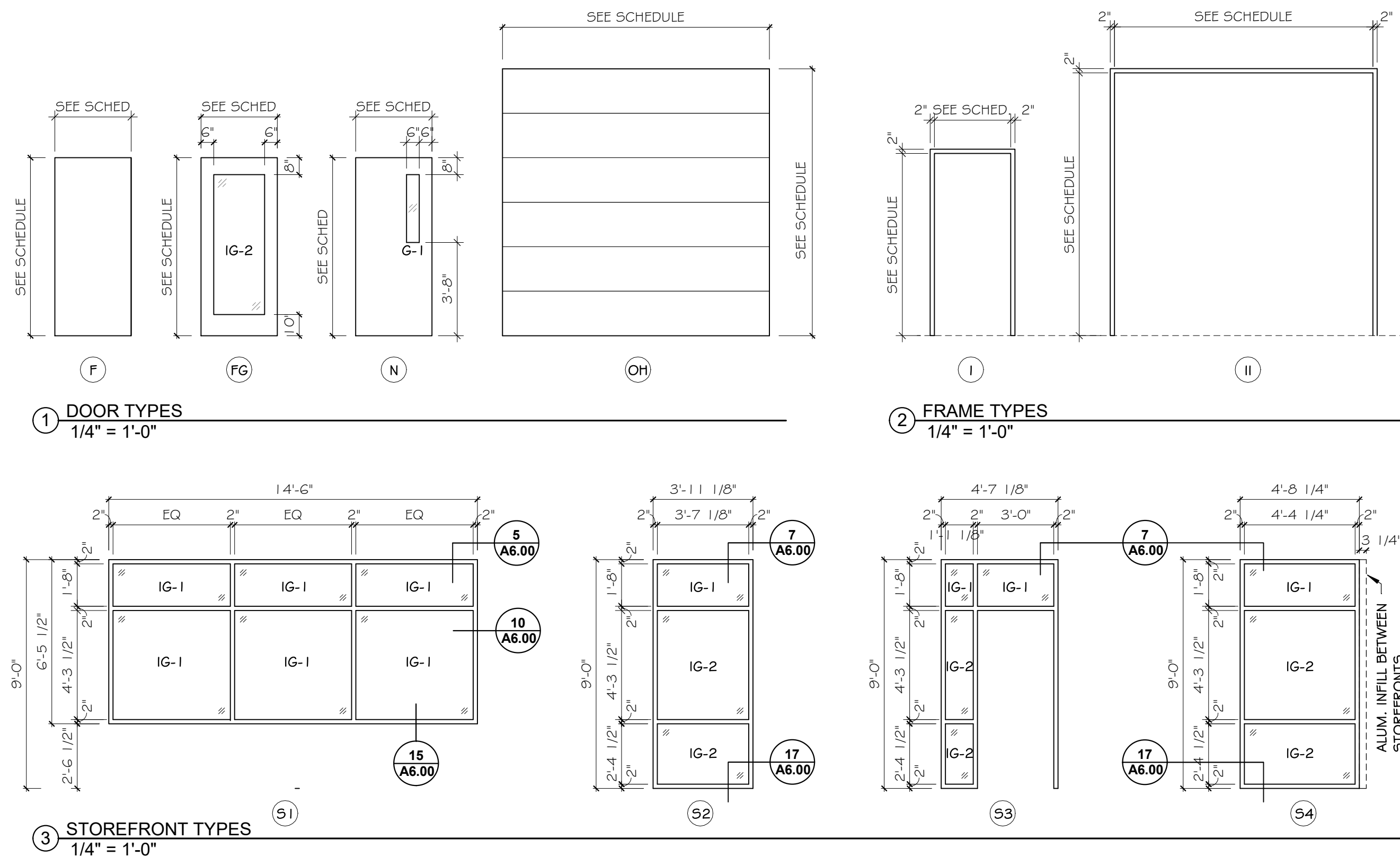
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PRINCETON SUBDIVISION (LOT 7)

NW 62nd AVENUE - GRIMES, IOWA

**DOOR SCHEDULE LEGEND**

AL	ALUMINUM
EP	EPOXY PAINT
FF	FACTORY FINISHED
G-#	GLAZING UNIT
IG-#	INSULATING GLASS UNIT
HM	HOLLOW METAL
HPC	HIGH PERFORMANCE COATING
IHM	INSULATED HOLLOW METAL
P	PAINT
ST	STAIN & SEAL
STL	STEEL
SSTL	STAINLESS STEEL
WD	WOOD

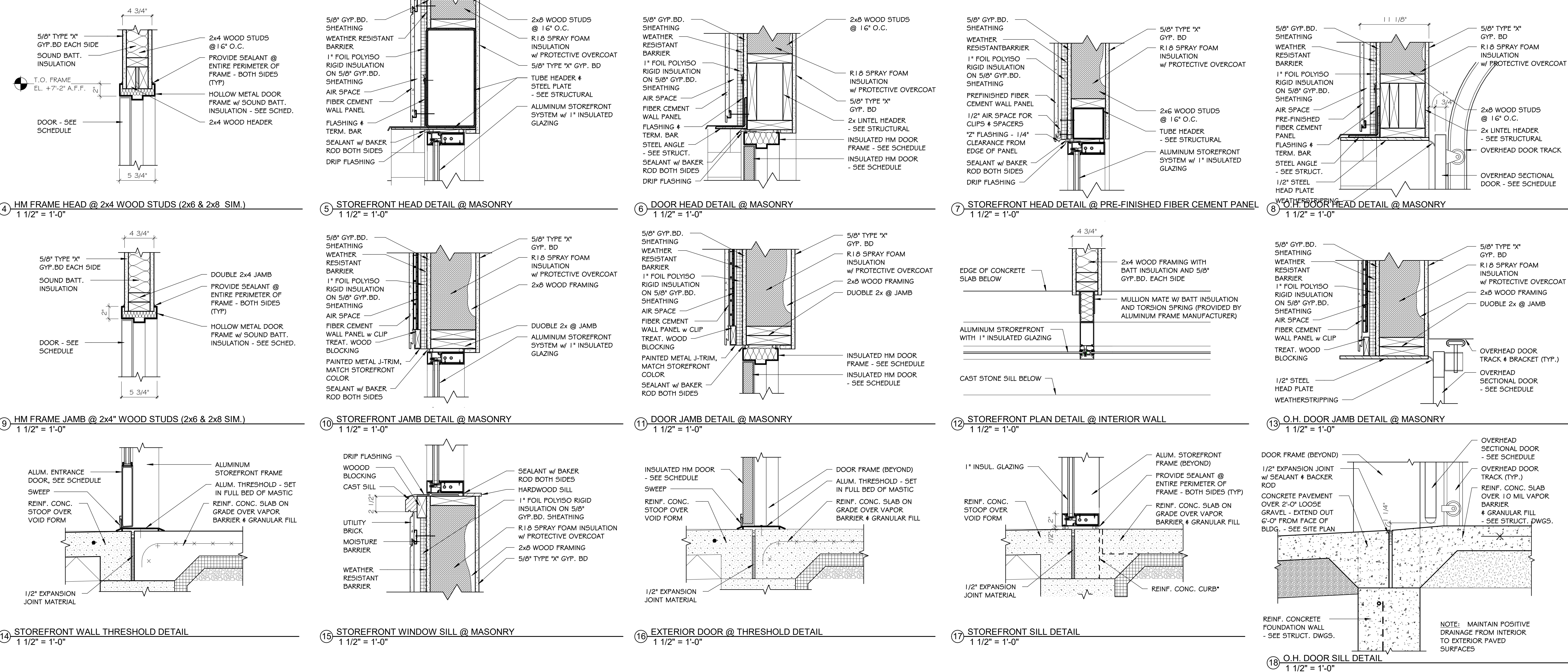
GLAZING LEGEND

G-1	1/4" CLEAR TEMPERED INTERIOR GLAZING
IG-1	1" HEAT STRENGTHENED INSULATED GLAZING
IG-2	1" INSULATING GLAZING FULLY TEMPERED

DOOR SCHEDULE NOTES

- ALL DOORS ARE 1 3/4" THICK U.N.O.
- INSULATED SECTIONAL DOORS ARE 2" THICK
- SECTIONAL DOORS ARE 2" WIDER & 1" HIGHER THAN SCHEDULED OPENING SIZE
- PROVIDE SECTIONAL DOOR HARDWARE, TRACK, OPERATOR, ETC.
- TEMPERED SAFETY GLAZING IN DOORS

DOOR SCHEDULE																	
DOOR NUMBER	LEAF QTY	DOOR				FRAME		DETAILS A6.00 U.N.O.				FIRE RATING	HARDWARE GROUP	GLAZING TYPE	REMARKS		
		TYPE	WIDTH	HEIGHT	MAT	FINISH	TYPE	MATERIAL	FINISH	HEAD	JAMB					SILL	
101A	1	FG	3'-0"	7'-0"	AL	FF	-	AL	FF	7	-	14417					
101B	1	F	3'-0"	7'-0"	IHM	P	I	HM	P	6	11	16					
101C	1	OH	12'-0"	12'-0"	AL	FF	II	STL	HPC	8	13	18					
102A	1	FG	3'-0"	7'-0"	AL	FF	-	AL	FF	7	-	14417			IG-2		
102B	1	F	3'-0"	7'-0"	IHM	P	I	HM	P	6	11	16					
102C	1	OH	12'-0"	12'-0"	AL	FF	II	STL	HPC	8	13	18					
103A	1	FG	3'-0"	7'-0"	AL	FF	-	AL	FF	7	-	14417			IG-2		
103B	1	F	3'-0"	7'-0"	IHM	P	I	HM	P	6	11	16					
103C	1	OH	12'-0"	12'-0"	AL	FF	II	STL	HPC	8	13	18					
104A	1	FG	3'-0"	7'-0"	AL	FF	-	AL	FF	7	-	14417			IG-2		
104B	1	F	3'-0"	7'-0"	IHM	P	I	HM	P	6	11	16					
104C	1	OH	12'-0"	12'-0"	AL	FF	II	STL	HPC	8	13	18					
105A	1	FG	3'-0"	7'-0"	AL	FF	-	AL	FF	7	-	14417			IG-2		
105B	1	F	3'-0"	7'-0"	IHM	P	I	HM	P	6	11	16					
105C	1	OH	12'-0"	12'-0"	AL	FF	II	STL	HPC	8	13	18					
106A	1	FG	3'-0"	7'-0"	AL	FF	-	AL	FF	7	-	14417			IG-2		
106B	1	F	3'-0"	7'-0"	IHM	P	I	HM	P	6	11	16					
106C	1	OH	12'-0"	12'-0"	AL	FF	II	STL	HPC	8	13	18					
106D	1	N	3'-0"	7'-0"	WD	ST	I	HM	P	4	9	-			G-1		
106E	1	N	3'-0"	7'-0"	WD	ST	I	HM	P	4	9	-			G-1		
107	1	F	3'-0"	7'-0"	WD	ST	I	HM	P	4	9	-					
108	1	F	3'-0"	7'-0"	WD	ST	I	HM	P	4	9	-					
109A	1	FG	3'-0"	7'-0"	WD	ST	I	HM	P	4	9	-			G-1		
109B	1	F	2'-2"	7'-0"	WD	ST	I	HM	P	4	9	-					
110A	1	FG	3'-0"	7'-0"	WD	ST	I	HM	P	4	9	-			G-1		
110B	1	F	2'-2"	7'-0"	WD	ST	I	HM	P	4	9	-			G-1		
111A	1	FG	3'-0"	7'-0"	WD	ST	I	HM	P	4	9	-					
111B	1	F	2'-2"	7'-0"	WD	ST	I	HM	P	4	9	-					
112	1	F	3'-0"	7'-0"	WD	ST	I	HM	P	4	9	-					
113A	1	F	3'-0"	7'-0"	IHM	P	I	HM	P	6	11	16					
113B	1	N	3'-0"	7'-0"	HM	P	I	HM	P	4	9	-					









Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Alex Pfaltzgraff, Development Services Director
DATE: May 5, 2020
RE: Destination Market Plat 4 – Final Plat

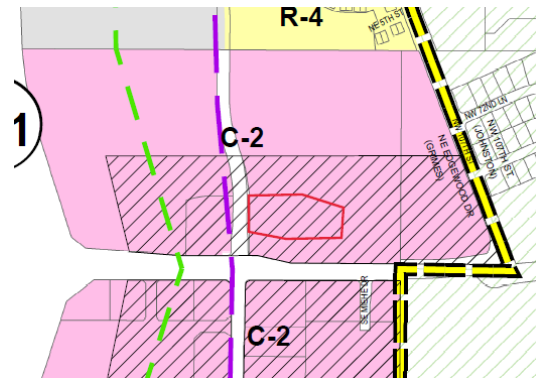
GENERAL INFORMATION:

Applicant:	Markmel Capital
Requested Action	Final Plat
Location	NE Telkay Lane

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 District	General Commercial	C-2
East	Vacant	General Commercial	C-2
West	Vacant	General Commercial	C-2

BACKGROUND:

The applicant is requesting approval of a final plat, which will allow for the subdivision of the property. The proposed final plat will provide for 2 development lots, and 1 outlot. The outlot is intended to provide space for the regional detention pond with walking trail.

ANALYSIS:

The layout of the final plat is consistent with the preliminary plat. Access to the development will be from existing NE Telkay Lane, as well as the future extended NE Platinum Drive and future unnamed roadway to the north.

Access has been coordinated with the development to the south, to ensure traffic networks are linked.

At this time, the applicant will only be constructing the pond. Future improvements, including utilities, site layouts and roadways will be considered at a later date. The pond will include fountains and is being designed for fish habitat.

STAFF RECOMMENDATION:

Staff would recommend approval of the final plat for Destination Market Plat 4, subject to any remaining staff comments and legal review.

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

~~April 8, 2020~~

April 21, 2020

Civil Design Advantage

Attn: Doug Mandernach

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: Destination Market Plat 4 Final Plat

Dear Mr. Mandernach:

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

General Comments:

1. Staff questions when the remaining improvements will be installed (water, sanitary, storm).
2. ~~Please show a water main easement along the east boundary of Lot 2.~~ **Show the easement for the water main to the west.**
3. ~~Please show a public trail easement around the pond. The easement terms will grant access to the public; however, the City will not be responsible for the maintenance or replacement of said improvements.~~
4. ~~Private easements for stormwater mains/structures will need to be provided so that the adjoining lots can do maintenance if necessary. This is due to the cross conveyance.~~ **Because you mentioned the storm sewer may change, the easement can be provided with the construction drawings or site plan.**
5. ~~Ingress/Egress must be provided along the private roadways.~~ **Show offsite easements as future easements.**
6. Please note that an agreement to complete public improvements will need to be drafted. **The easements that are more concretely defined will need to be drafted at this time.**

Legal Comments:

1. The following legal documents need to be provided for review:
 - Title Opinion
 - Consent(s) to Plat
 - Treasure's Certificate
 - County Subdivision Approval
 - Easement (documents and legals)
 - Legal Description (Word)
2. A copy of the Declaration of Covenants, Restrictions and Easements will need to be provided for review.

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: April 14, 2020
 April 27, 2020
 (1 PDF of Final Plat and Legals)

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

COUNCIL MEETING: May 26, 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
Development Services Director

FINAL PLAT

LOCATION: PT OUTLOT 'Z', DESTINATION MARKET PLAT 2
CITY OF GRIMES, POLK COUNTY, IOWA

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

COMPANY: CIVIL DESIGN ADVANTAGE

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

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

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

MARCH 20, 2020

C-2 GENERAL AND HIGHWAY SERVICE
COMMERCIAL DISTRICT

PROPERTY IS WITHIN THE
TRANSPORTATION OVERLAY DISTRICT

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

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

A PART OF OUTLOT 'Z', DESTINATION MARKET PLAT 2, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT '2'; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID OUTLOT '2' AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 967.50 FEET, WHOSE ARC LENGTH IS 250.57 FEET AND WHOSE CHORD BEARS NORTH 07°22'44" WEST, 249.87 FEET; THENCE NORTH 20°16'17" WEST CONTINUING ALONG SAID WESTERLY LINE, 70.51 FEET; THENCE NORTH 71°15'43" EAST, 112.08 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 600.00 FEET, WHOSE ARC LENGTH IS 348.04 FEET AND WHOSE CHORD BEARS NORTH 87°52'46" EAST, 343.18 FEET; THENCE SOUTH 75°30'11" EAST, 182.55 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 600.00 FEET, WHOSE ARC LENGTH IS 153.36 FEET AND WHOSE CHORD BEARS SOUTH 82°49'31" EAST, 152.94 FEET; THENCE SOUTH 00°19'29" WEST, 366.64 FEET TO THE NORTHEAST CORNER OF LOT 3, SAID DESTINATION MARKET PLAT 2; THENCE NORTH 89°36'37" WEST ALONG THE SOUTHERLY LINE OF SAID OUTLOT '2', A DISTANCE OF 315.69 FEET; THENCE WESTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 300.00 FEET, WHOSE ARC LENGTH IS 66.70 FEET AND WHOSE CHORD BEARS NORTH 83°14'28" WEST, 66.56 FEET; THENCE NORTH 76°12'14" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 210.47 FEET; THENCE WESTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 290.00 FEET, WHOSE ARC LENGTH IS 68.68 FEET AND WHOSE CHORD BEARS NORTH 82°59'20" WEST, 68.52 FEET; THENCE NORTH 89°46'25" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 64.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.65 ACRES (289,667 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	19°05'29"	600.00'	199.92'	S80°48'27"W	199.00'
C2	14°08'38"	600.00'	148.11'	N82°34'30"W	147.74'
C3	12°43'38"	271.00'	60.20'	S83°14'48"E	60.07'
C4	13°41'00"	329.00'	78.57'	S82°55'55"E	78.38'

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

GRIMES, IOWA

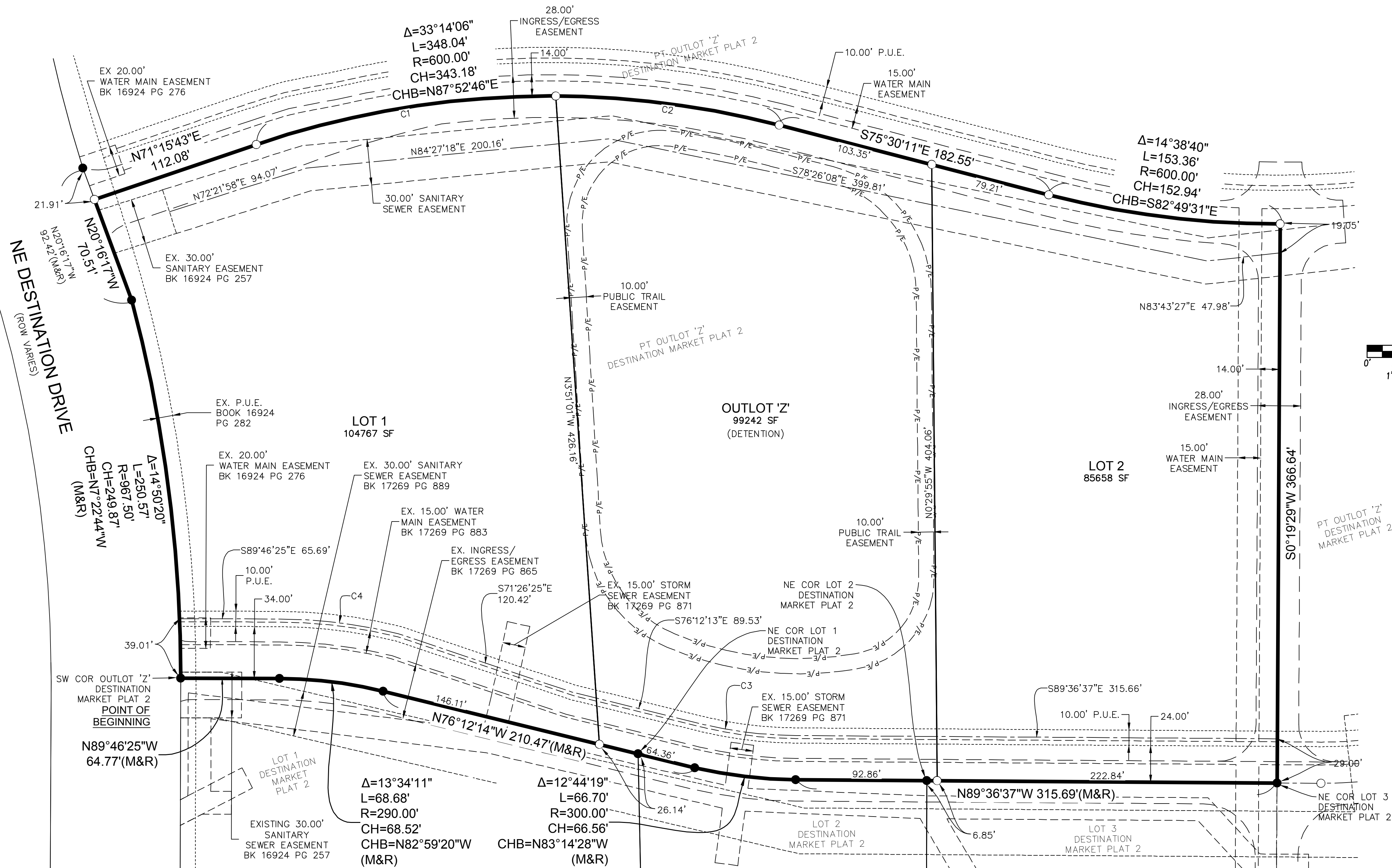
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. BROWNER, P.L.S.

DATE _____

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

THIS SHEET



FILE: H:\2019\1910516\DWG\1910516-FINAL PLAT.DWG
 FILE DATE: 4/14/20 DATE PLOTTED: 4/14/2020 8:21 AM
 PLOTTED BY: DOUG MANDERNACH
 COMMENT:
 TECH:
 ENG:

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

TECH: JAE | REVIEW:

ENGINEER:

CIVIL DESIGN ADVANTAGE

CPIMES IOWA

DESTINATION MARKET PLAT 4

FINAL PLAT

1

1910.516

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: May 5, 2020
RE: M-KEDS Home Place Plat 2 Lot 9 – Site Plan

GENERAL INFORMATION:

Applicant:

Penta Partners LLC

Requested Action

Site Plan

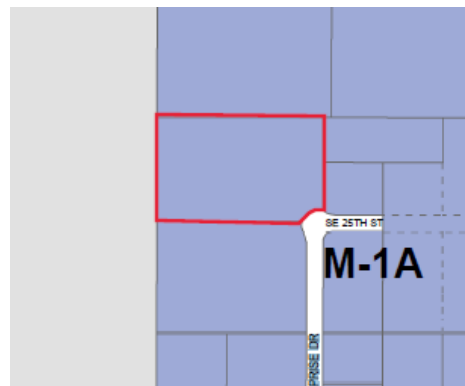
Location

2400 SE Enterprise Drive

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	Light Industrial	Light Industrial	M-1A
South	Project Viking	Light Industrial	M-1A
East	Vacant	Light Industrial	M-1A
West	Agricultural	Mixed Use	A-1

BACKGROUND:

The applicant is requesting approval of the site plan for M-Keds Home Place Plat 2, Lot 9 which consists of one building with 72,500 sq. ft. of warehouse space and 8,000 sq. ft. of office space.

The property is located within the M-1A zoning district. The property is not located in an overlay district.

ANALYSIS:*Site Layout:*

The building is situated in the center of the site with parking provided on the south side of the building, loading area located on the north side, and detention basin located to the east. Access to the property is from two driveways at the southeast corner of the site off of SE Enterprise Drive. One dumpster enclosure is provided at the southwest corner of the site.

The access road off of SE 25th St will also provide access to the Grimes Elevated Water Storage Tank, which is currently under construction.

Parking:

The site provides 85 parking spaces, four of which are handicap accessible, satisfying the minimum required number of parking spaces. Loading spaces are shown along the north side of the building, adjacent to the dock doors.

Landscaping/Streetscape:

Landscaping is provided around the detention basin, along the south property line, and within the landscape islands in the parking lot. There are no landscaping standards within this zoning district, therefore the minimum standards are being met.

Utilities:

Sanitary sewer access is provided from an existing 10" sewer south of the site. A new 6" sewer service will be constructed from the existing line and run north to the building.

Water is provided from an existing 8" main along the north side of the property. Two new public 6" water mains will be constructed south from the existing water main to the building. The building is proposed to be fitted with a fire suppression system, therefore the appropriate FDC and fire hydrant spacing is shown.

Storm water detention is being handled via a single detention basin on the east side of the property.

Building/Elevations:

The façade is proposed to be principally constructed of precast panels with clerestory windows and awnings. Additionally, there is a bump out for a mechanic room provided on the east side of the building. As currently proposed, staff feels that additional features need to be added to the façade in order to meet the architectural design standards. Particularly, staff does not feel that code section 165.51 (3)(b)(5) and 165.51 (3)(c)(3) are being met. Staff has requested additional features be added to the south and east façade to meet the following:

165.51 (3)(b)(5): Commercial buildings shall incorporate façade modulation in all building elevations, either by physical offsets or by the use of color, pattern, or texture in order to preserve building scale and reduce the negative aesthetic impact of long, large, expansive wall surfaces.

165.51 (3)(c)(3): In M-1A, M-1, M-2, and M-3 Industrial Districts, architectural design shall employ materials common in the district and vicinity of the building. The exclusive use of sheet metal as an exterior building material is not acceptable for buildings in close proximity to public streets. For buildings within 300 feet of the public street or residential properties, the exterior materials of the wall area facing the public street and a minimum of 30 feet along the adjacent side wall shall be comprised of no less than 25 percent earth-tone colored brick, architectural concrete panels, textured concrete block, marble, native/manufactured stone panels or other similar substantial material. Pre-cast, tilt-up concrete panels and cement board siding are acceptable, provided additional architectural detailing is provided along the public faces of the building.

At this time, the applicant has indicated that by their interpretation of the ordinance, they have met the minimum requirements by way of utilizing clerestory windows, two colors and the mechanical room bump out. While staff agrees that those elements are present in the proposed elevations, we believe that the intent of the ordinance is not being met.

Staff has suggested that the corner elements of the building be raised and that additional paint (similar to how Prairie Business Park was constructed) patterns be provided to break up the expanse of the walls.

Staff would ask that the Commission weigh in on the architectural components of the building and provide feedback within the recommendation that the Commission makes to the City Council.

STAFF RECOMMENDATION:

Generally speaking, Staff does support the project, however still has concerns regarding the architecture for the building. Subject to resolution of the architecture comments and any remaining staff comments, staff would recommend approval of the site plan for M-Keds Home Place Plat 2, Lot 9 Site Plan.

CITY OF GRIMES

Evann Martin
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~April 7, 2020~~

~~April 21, 2020~~

April 27, 2020

Civil Design Advantage

Attn: Erin Ollendike

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: M-Keds Home Place Plat 2, Lot 9 Site Plan

Dear Ms. Ollendike:

The Development Services Department is in receipt of a proposed Site Plan for the M-Keds Plat 2, Lot 9 Site Plan. Based on the review of the provided submittal materials, staff have the following comments:

Sheet 1/General Comments:

- ~~1. The building appears to be a speculative building per the definition provided in Chapter 32 of the City of Grimes Fire Code. Note that this building appears at this time to fall under the requirements of Chapter 32, which would require the presenece of a sprinkler system designed for high piled combustible storage. Given this information, the 6" fire service main may not be adequate for the required fire sprinkler system.~~
- ~~2. The hydrant layout does not meet the requirements of the City of Grimes Fire Code Sections 507.5.1 and 507.5.1.1 which require hydrant coverage with 150 feet of all parts of the building and a fire hydrant within 100 feet of the fire department connection, respectively. The plan does not show a fire department connection for the fire sprinkler system. It appears that 2 additional hydrants will be needed on site. One extended on the south side and one extended on the north side.~~
- ~~3. The drive located on the west side of the building shall be marked as a fire lane per section 511 of the City of Grimes Fire Code.~~
- ~~4. The Knox Box listed in the notes shall be depicted on the plans, and shall be obtained by going to www.knoxbox.com.~~
- ~~5. Update the setbacks to reflect M-1A setback requirements.~~

- ~~6. Revise the impervious surface percentage. The percentage should read 71% based on the calculation provided.~~

Sheet 3:

- ~~1. Please update the City of Grimes Standard Notes for Site Plans, attached.~~
- ~~2. Please add the driveway location for the Water Tower and show the return. The City will reimburse for the cost associated with the return. Plans attached.~~
- ~~3. Show the width of the loading spaces. They should be 12' wide. Please show that the loading spaces at the docks are 12' wide.~~
- ~~4. Update the building setback line to reflect M-1A setback requirements.~~
- ~~5. Show 5' sidewalk in the ROW, and provide elevations to ensure 1.5% cross slope.~~
- ~~6. Show the future sidewalk as 5'. Staff questions when it will be installed. This sidewalk and the one leading to the dumpster don't scale to 5'.~~
- ~~7. Please provide a detail for the trash enclosure. Staff questions if any additional dumpsters are needed on site.~~
- ~~8. Please increase the width of the western drive to 24 feet, or mark one way traffic.~~
- ~~9. Please extend the sidewalk in front of the building west and then south to provide a pedestrian access to the dumpster enclosure.~~
10. Please add the location of the proposed light poles.

Sheet 4:

- ~~1. Show overflow route.~~

Sheet 6:

- ~~1. Storm Sewer Pipe Spreadsheet: ST-4 is an 18" FES on plans. ST-8 Rim Ele = 972.43, and L-8 is 12" HDPE on plans. L-11 is 15" on plans. L-16 is RCP on plans. ST-21 is a SW-511 structure and L-21 is an 18" RCP on plans. ST-24 Rim Ele = 974.94 on plans. Please rectify all.~~
- ~~2. Verify sanitary tap to main can be made prior to neighboring property constructing driveway.~~

- ~~3. Provide a 2" curb stop and 6" valve on the service lines (domestic and fire) 5' outside of building.~~
- ~~4. Add note to verify existing storm sewer connection at ST-1.~~
- ~~5. Show where the water and sanitary lines connect to the building.~~
- ~~6. Please ensure there is minimum of 7.5 feet of separation between the mechanical room footing and proposed water line.~~
- ~~7. Please update hydrant detail to reflect the tracer wire mounting.~~

Sheet 7:

- ~~1. Staff would like to see additional landscaping (trees) added along the west property line. The Future Land Use Plan calls for commercial and open space, and therefore the views should be protected.~~
- ~~2. Show the ground cover as sod.~~
- ~~3. Please provide landscaping around any ground mounted transformer and mechanical units.~~

Sheet 8:

- ~~1. Add handicap parking details i.e. signage, bollards, etc. Are bollards needed? If so, please add details.~~

SWPPP

- ~~1. Please provide SWPPP.~~
- ~~2. Provide signed copy of the SWPPP.~~

Stormwater Management Plan (SWMP)

- ~~1. Page 1: Under "Detention Basin Summary" section change the name of the pond to, "Pond 1".~~
- ~~2. Storm Sewer Pipe Spreadsheet: ST-4 is an 18" FES on plans. ST-8 Rim Ele = 972.43, and L-8 is 12" HDPE on plans. L-11 is 15" on plans. L-16 is RCP on plans. ST-21 is a SW-511 structure and L-21 is an 18" RCP on plans. ST-24 Rim Ele = 974.94 on plans. Please rectify all.~~

~~3. Provide signed copy of the SWMP.~~

Elevations

- ~~1. Are the windows proposed for the new building as are shown in the photos provided with the submittal?~~
2. Please review 165.51 for requirements. Per the Architectural Standards “precast, tilt up concrete panels and cement board siding area acceptable, provided additional architectural detailing is provided along the public faces of the building” additionally, “Commercial buildings shall incorporate façade modulation in all building elevations, either by physical offsets or by the use of color, pattern, or texture in order to preserve building scale and reduce the negative aesthetic impact of long, large, expansive wall surfaces.” As such, please add additional detailing for the building facades. **We believe there should be some additional features added to the building to address the code requirement of reducing the negative aesthetic impact of long, large, expansive wall surfaces. Adding detail at the SE corner of the building would be ideal since it is the main area visible from the ROW. Adding glazing or bump outs would enhance the corner similar to what has been done at Prairie Business Park (see attached).**
- ~~3. Please ensure all roof top mounted mechanical units are screened from view.~~

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: ~~April 13, 2020~~
April 27, 2020
(1 PDF of Site plan with Elevation Plan included)

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

COUNCIL MEETING: May 26, 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.

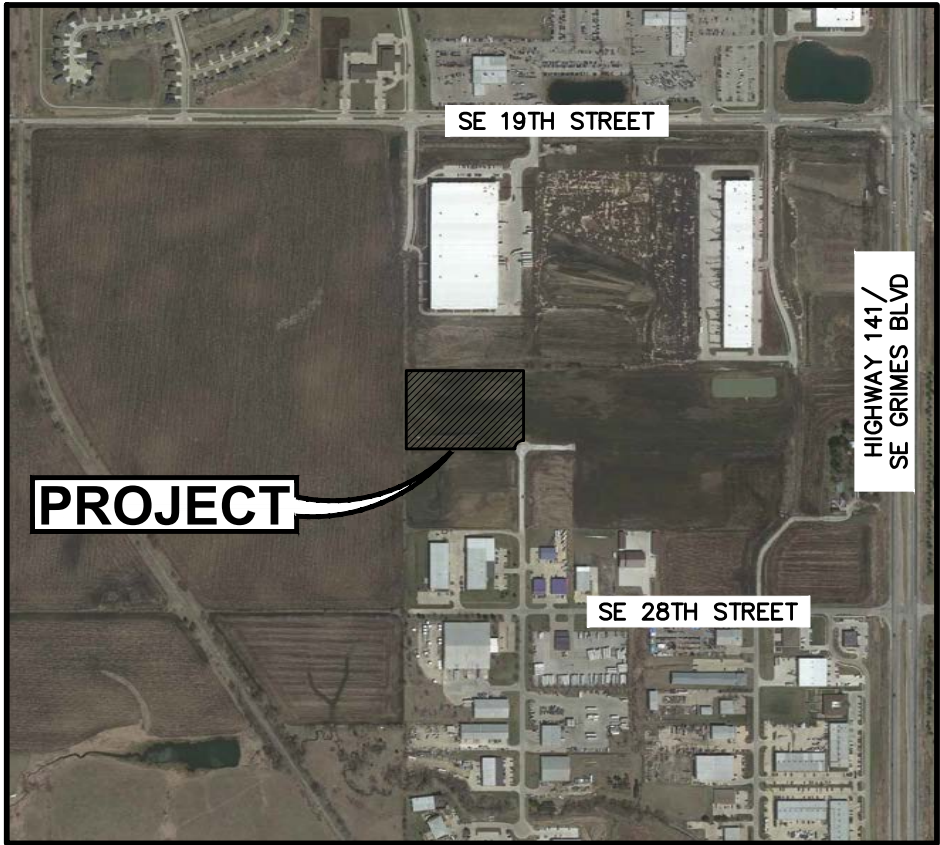
Sincerely,

A handwritten signature in black ink, appearing to read "Alex Pfaltzgraff". 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

VICINITY MAP

NOT TO SCALE



OWNER

PENTA PARTNERS LLC
WEST DES MOINES, IA 50266

APPLICANT

PENTA PARTNERS LLC
CONTACT: TRAVIS M. Sisson
7300 WESTOWN PARKWAY, SUITE 310
WEST DES MOINES, IA 50266
PH. (515) 453-8502

ENGINEER

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

SURVEYOR

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

ARCHITECT

IMPRINT ARCHITECTS
1605 N. ANKENY BLVD #130
ANKENY, IOWA 50023
PH. (515) 965-5336

SUBMITTAL DATES

-SITE PLAN SUBMITTAL TO CITY #1:	03/20/2020
-SITE PLAN SUBMITTAL TO CITY #2:	04/14/2020
-SITE PLAN SUBMITTAL TO CITY #3:	04/28/2020

LEGAL DESCRIPTION

LOT 9, M-KEDS HOME PLACE PLAT 2, AN OFFICIAL PLAT, GRIMES,
POLK COUNTY, IOWA.
CONTAINING 6.32 ACRES

ZONING

M1-A COMMERCIAL LIMITED LIGHT INDUSTRIAL DISTRICT

PROJECT SITE ADDRESS

2400 SE ENTERPRISE DRIVE

PROPOSED USE

WAREHOUSE

DEVELOPMENT SUMMARY

AREA: 6.32 ACRES (275,142 SF)

ZONING: M1-A COMMERCIAL LIMITED LIGHT
INDUSTRIAL DISTRICT

SETBACKS:

FRONT: 25 FEET
REAR: 25 FEET
SIDE: 0' EXCEPT WHEN ADJACENT TO AN R DISTRICT
OR STREET RIGHT-OF-WAY - 25'

OPEN SPACE REQUIRED: 27,514 SF (10%)

OPEN SPACE PROVIDED: 79,190 SF (29%)

IMPERVIOUS AREAS

BUILDING:	72,500 SF
PARKING LOT:	119,064 SF
SIDEWALK:	4,388 SF
TOTAL:	195,952 SF (71%)

PARKING:

REQUIRED
3 SPACES PER 1,000 SF OF OFFICE
(8,000 SF/1,000 SF = 24 SPACES)
1 SPACE PER 2,000 SF OF STORAGE
(72,000 SF/2,000 SF = 37 SPACES)

12 EMPLOYEES PER WAREHOUSE/STORAGE SUITE
(2 SUITES X 12 EMPLOYEES = 24 SPACES)

TOTAL REQUIRED: 85 SPACES

TOTAL PROVIDED: 85 SPACES

ACCESSIBLE PARKING:
REQUIRED = 4 STALLS
PROVIDED = 4 STALLS

LOADING SPACES

REQUIRED
1 LOADING SPACE + 1 LOADING
SPACE/20,000 SF OVER 10,000 SF OF
BUILDING AREA
(1 SPACE + (72,500 SF - 10,000
SF)/20,000 SF = 5 SPACES)
TOTAL REQUIRED: 5 SPACES

TOTAL PROVIDED: 5 SPACES

DATE OF SURVEY

DECEMBER 31, 2019

BENCHMARKS

ARROW ON HYDRANT IN NORTH RIGHT OF WAY OF
SE ENTERPRISE DRIVE @ SE 25TH STREET.
ELEVATION=973.82

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = MAY 2020
ANTICIPATED FINISH DATE = DECEMBER 2020

SITE PLAN FOR:

LOT 9 - M-KEDS HOME PLACE PLAT 2

GRIMES, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
1.0	COVER SHEET
2.0	TOPOGRAPHIC SURVEY AND DEMOLITION PLAN
3.0	DIMENSION PLAN
4.0	GRADING PLAN
5.0	EROSION AND SEDIMENT CONTROL PLAN
6.0	UTILITY PLAN
7.0	LANDSCAPE PLAN
8.0-8.1	DETAILS

GENERAL LEGEND

PROPOSED

PROJECT BOUNDARY	—————
LOT LINE	—————
SECTION LINE	—————
CENTER LINE	—————
RIGHT OF WAY	——— R/W ———
PERMANENT EASEMENT	——— P/E ———
TEMPORARY EASEMENT	——— T/E ———
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	
STORM SEWER STRUCTURE NO.	
STORM SEWER PIPE NO.	
SANITARY SEWER STRUCTURE NO.	
SANITARY SEWER PIPE NO.	
SANITARY SEWER WITH SIZE	————— 8"S ———
SANITARY SERVICE	————— S ——— S ——— S ———
STORM SEWER	—————
STORM SERVICE	————— ST ——— ST ———
WATERMAIN WITH SIZE	————— 8"W ———
WATER SERVICE	————— W ——— W ———
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	————— TV ———
GAS MAIN	————— G ———
FIBER OPTIC	————— FO ———
UNDERGROUND TELEPHONE	————— T ———
OVERHEAD ELECTRIC	————— OE ———
UNDERGROUND ELECTRIC	————— E ———
FIELD TILE	————— TILE ———
SANITARY SEWER W/ SIZE	————— 8"S ———
STORM SEWER W/ SIZE	————— 15" RCP ———
WATER MAIN W/ SIZE	————— 8"W ———



UTILITY WARNING

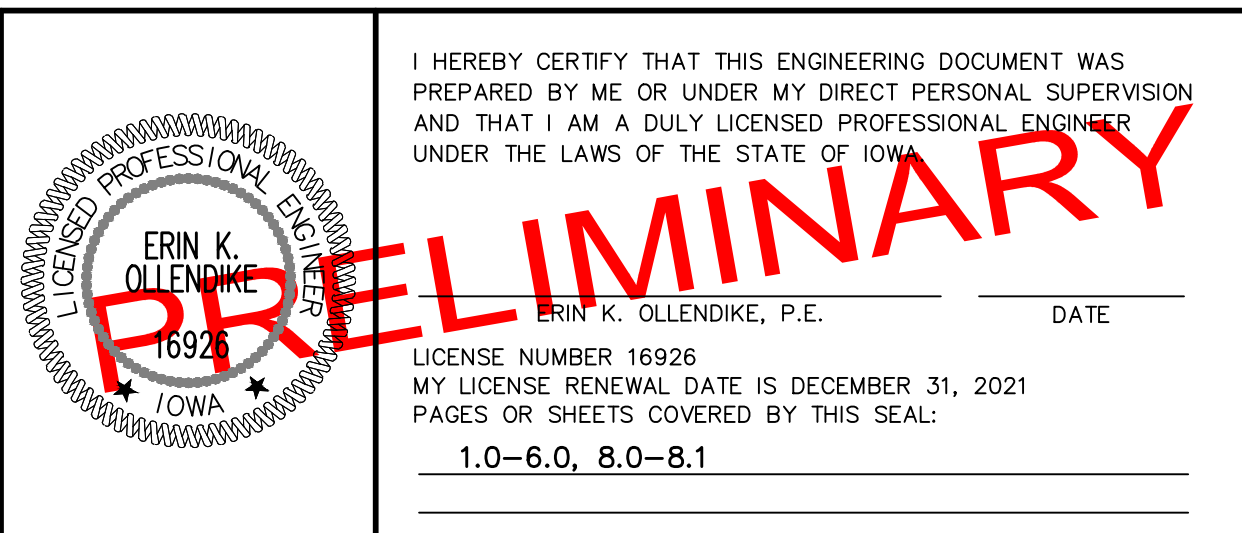
ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD
SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE
SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES
SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER
IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER
DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN
THE EXACT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



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

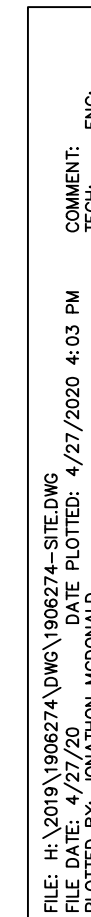
ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR
ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE MOST RECENT 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.



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.

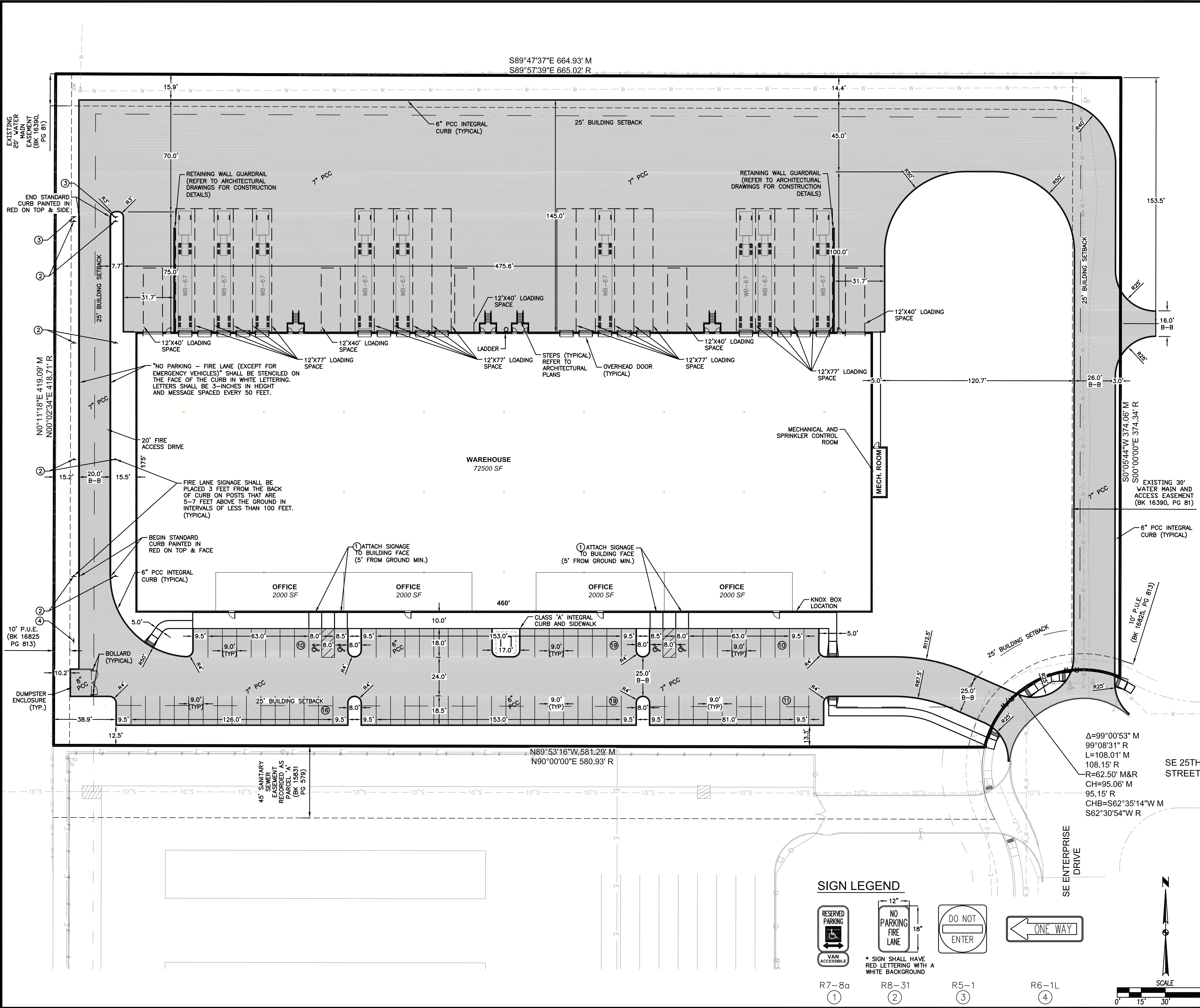
ERIN K. OLLENDIKE, P.E.	DATE
LICENSE NUMBER 16926	
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021	
PAGES OR SHEETS COVERED BY THIS SEAL:	
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1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER 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 ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY COMPANY. 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.
4. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM DENSITY AND PROTECT EXISTING STRUCTURES AND AGENCIES. RANGE OF MOISTURE TO BE 4% BOX OPTIMUM MOISTURE. TESTING OF MOISTURE TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE MADE FOR BY THE CONTRACTOR.
5. FIELD VERIFY EXISTING UTILITIES 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.
6. CONTRACTOR NOTED 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.
7. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OFF SITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
8. 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.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY NOTICES. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO EI: GH/JWM





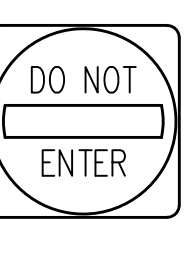
SIGN LEGEND



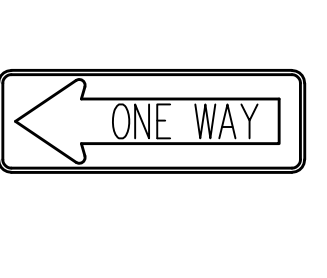
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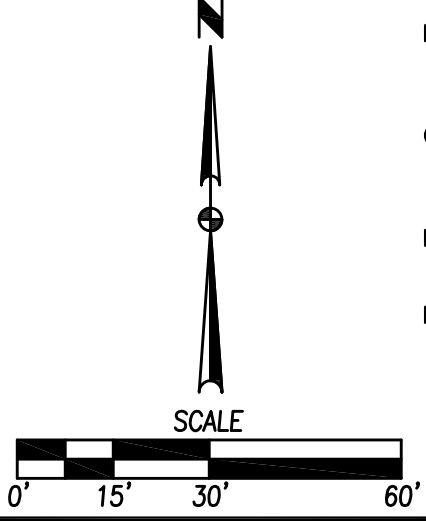
R8-31
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R5-1
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R6-1L
④



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. 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 OR EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
13. 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.
14. 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.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
16. CONCRETE REMOVAL APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
17. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SOULR STOP PRODUCT SPECIFICATIONS.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

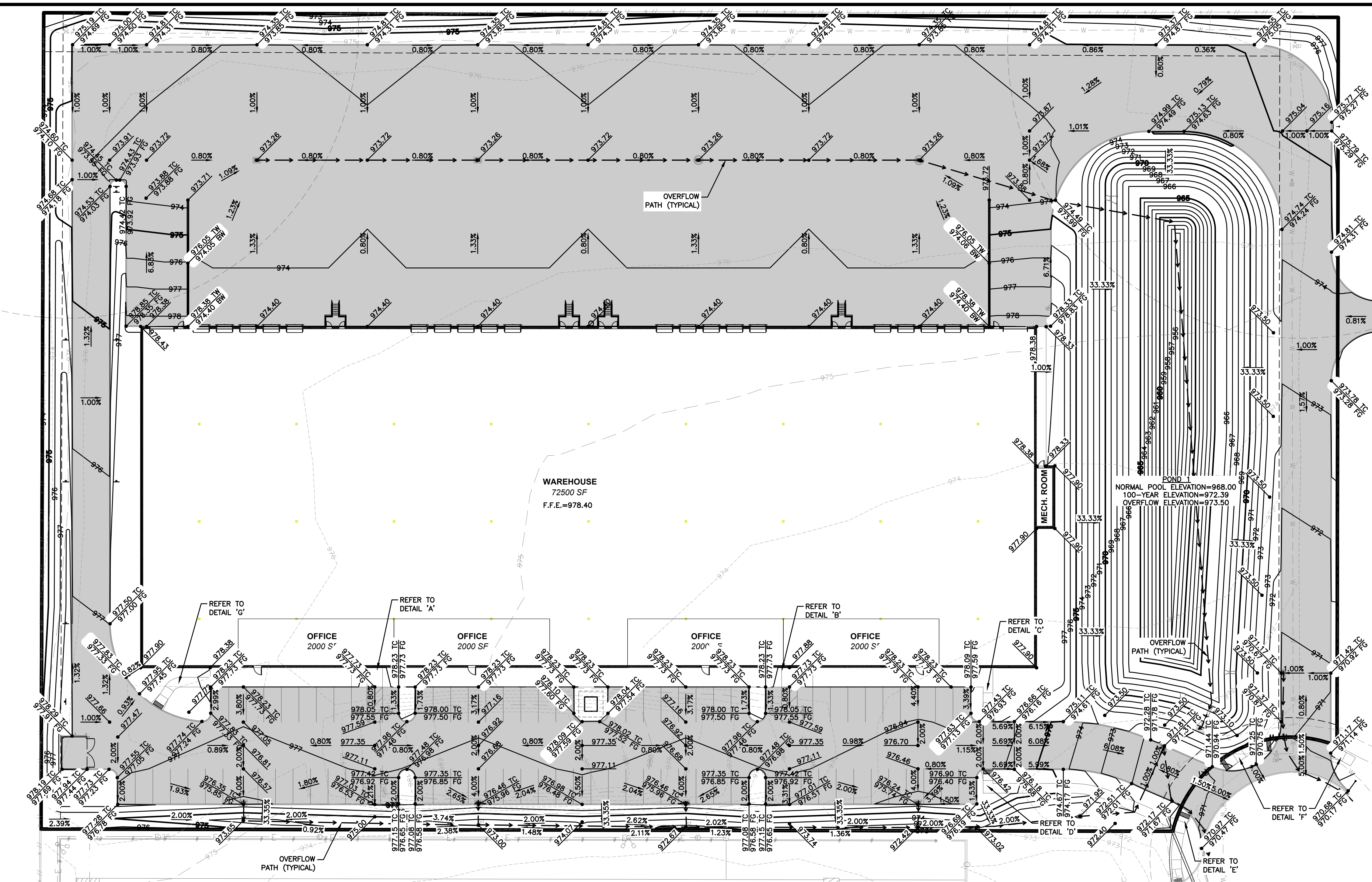
PAVEMENT THICKNESS

- | | |
|----------------------------|-----------|
| 1. SIDEWALKS | 4" P.C.C. |
| 2. DRIVES AND LOADING AREA | 7" P.C.C. |
| 3. PARKING SPACES | 6" P.C.C. |

CITY OF GRIMES STANDARD NOTES

1. GENERAL NOTES:
 - A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
 - B. PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING. CONTACT CITY OF GRIMES ENGINEERING DEPT. (515.986.4050).
 - C. ALL PERMITS (IDNR, SWP, 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. TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT: SANITARY, WATER, SUMP.
 - F. KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT AND SHALL BE OBTAINED AT CITY HALL.
 - G. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
 - H. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS.
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 HEAT SHRINK SLEEVES.
 - F. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B-PCC W/ADJUSTING MECHANISM.
 - G. SANITARY SEWER TESTING, CLEANING & TELEVISION 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-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2" BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
 - 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, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
 - 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 TO THE CITY OF GRIMES ENGINEERING DEPT. AND BY FAX TO US WATER AT 515-986-7300. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
 - G. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.
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 SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
 - D. STORM SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISION.
 - E. USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.

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PLOT BY: JAVONION MCDONALD
COMMENT: ENG.



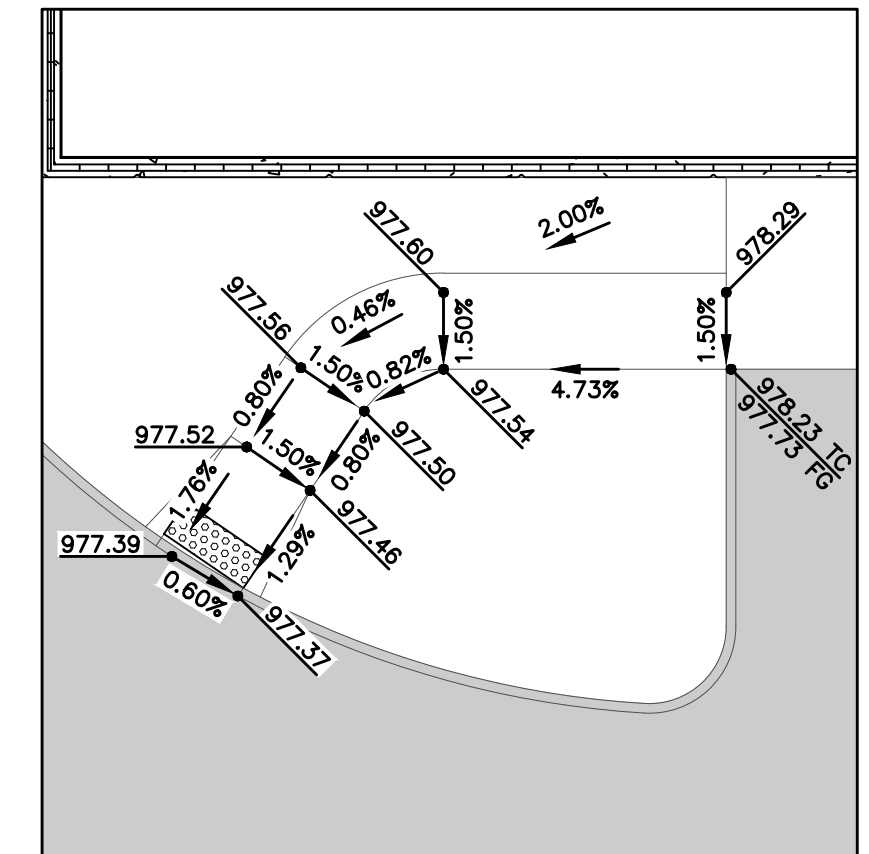
GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPAID AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAIL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
 - Maintain 1% minimum and 5% maximum longitudinal slopes on all paved walkways.
 - All walks to have 2.0% maximum transverse slope in the direction of natural drainage.
 - Saw cut joints as soon as concrete has set. Saw cuts to be 1/8" to 1/4" wide; depth: longitudinal T/3, transverse T/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.

OVERFLOW ROUTES

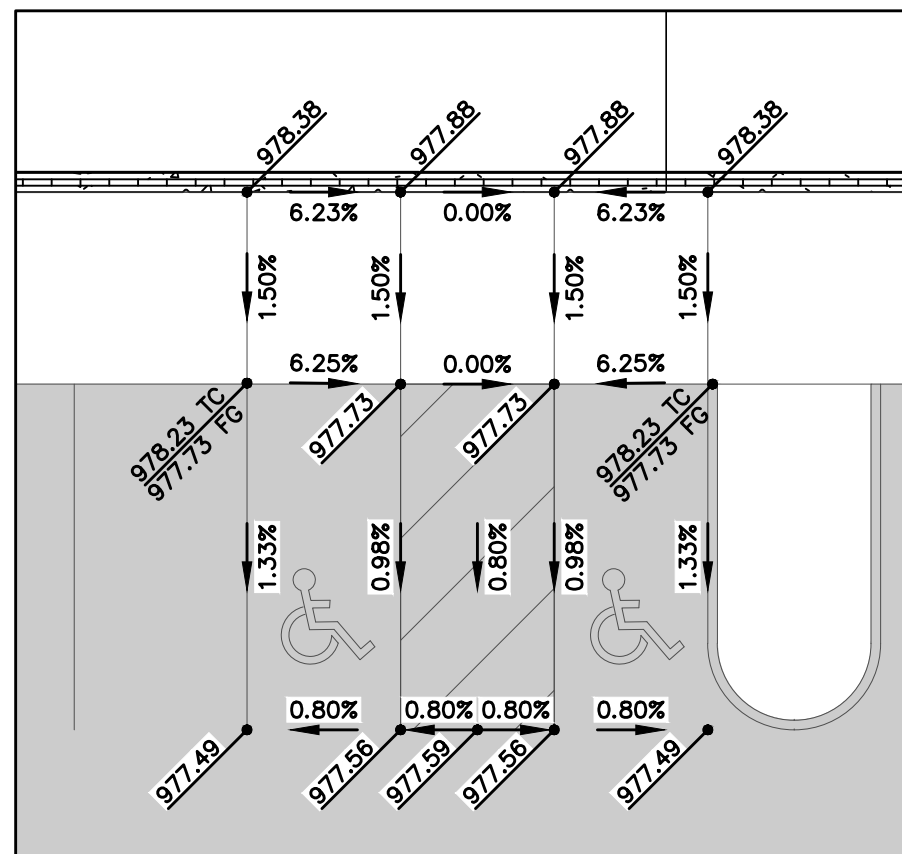


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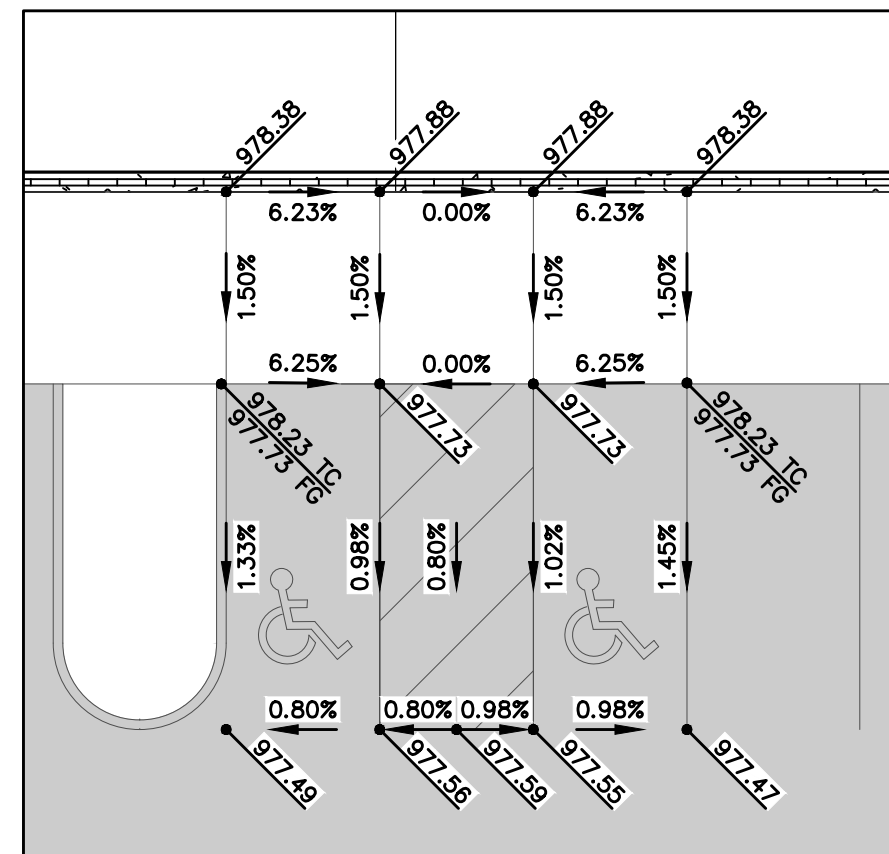
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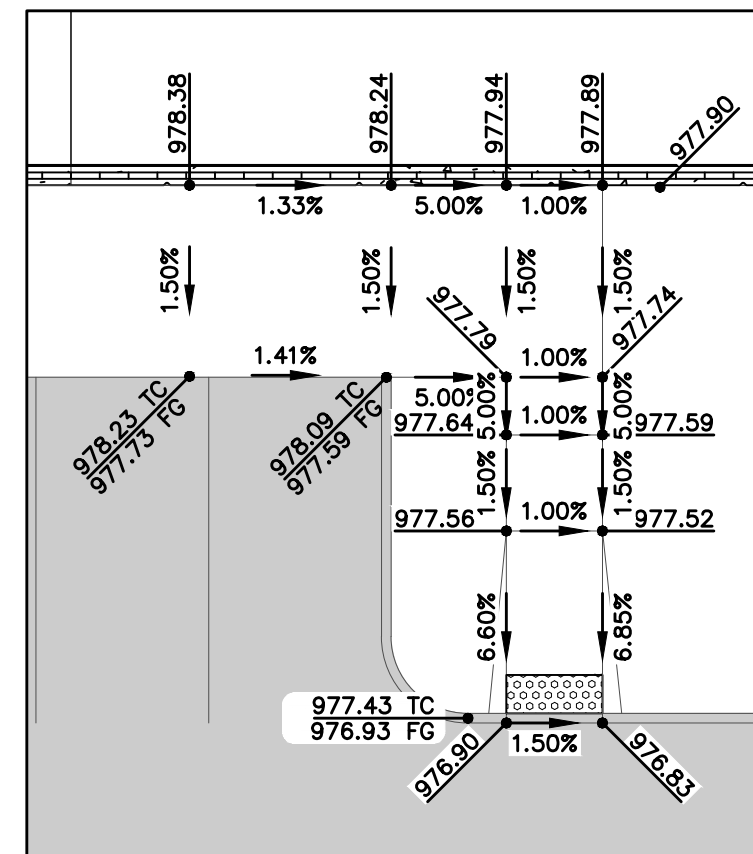
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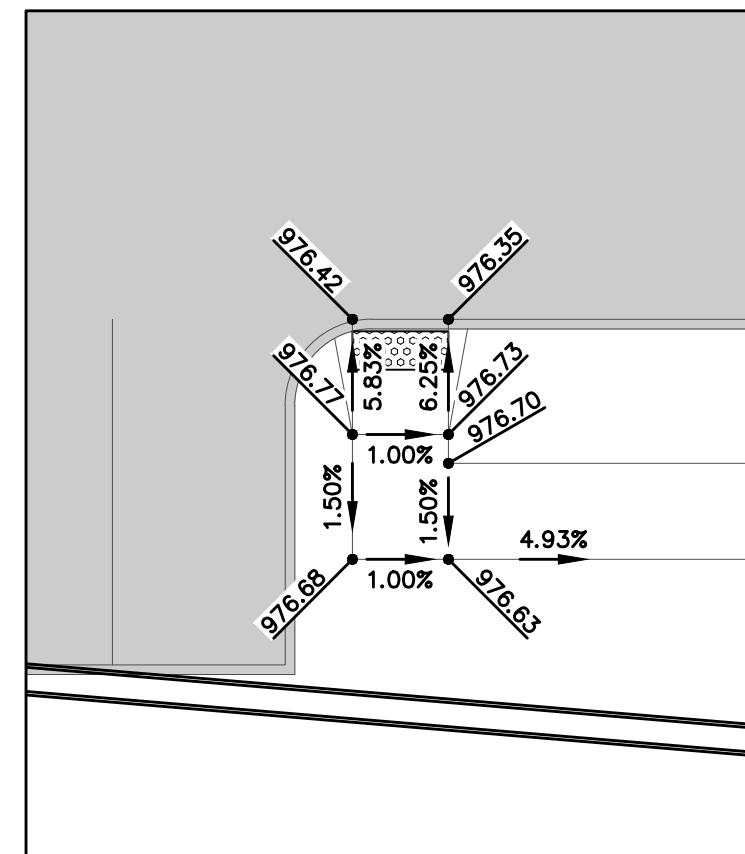
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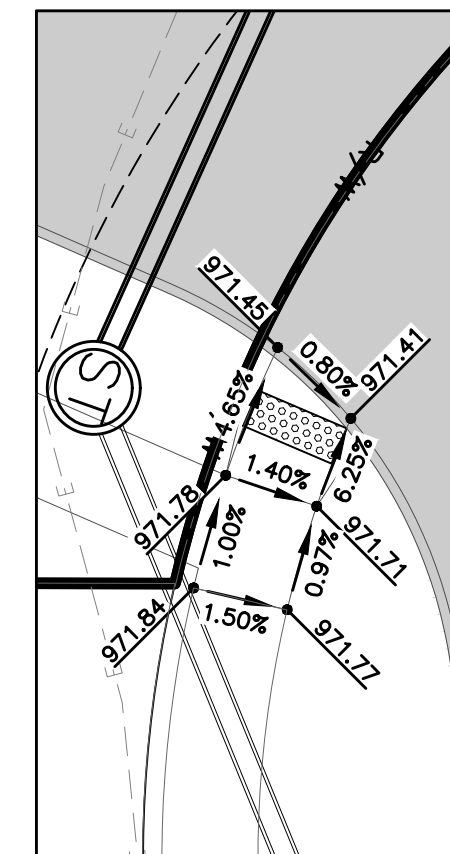
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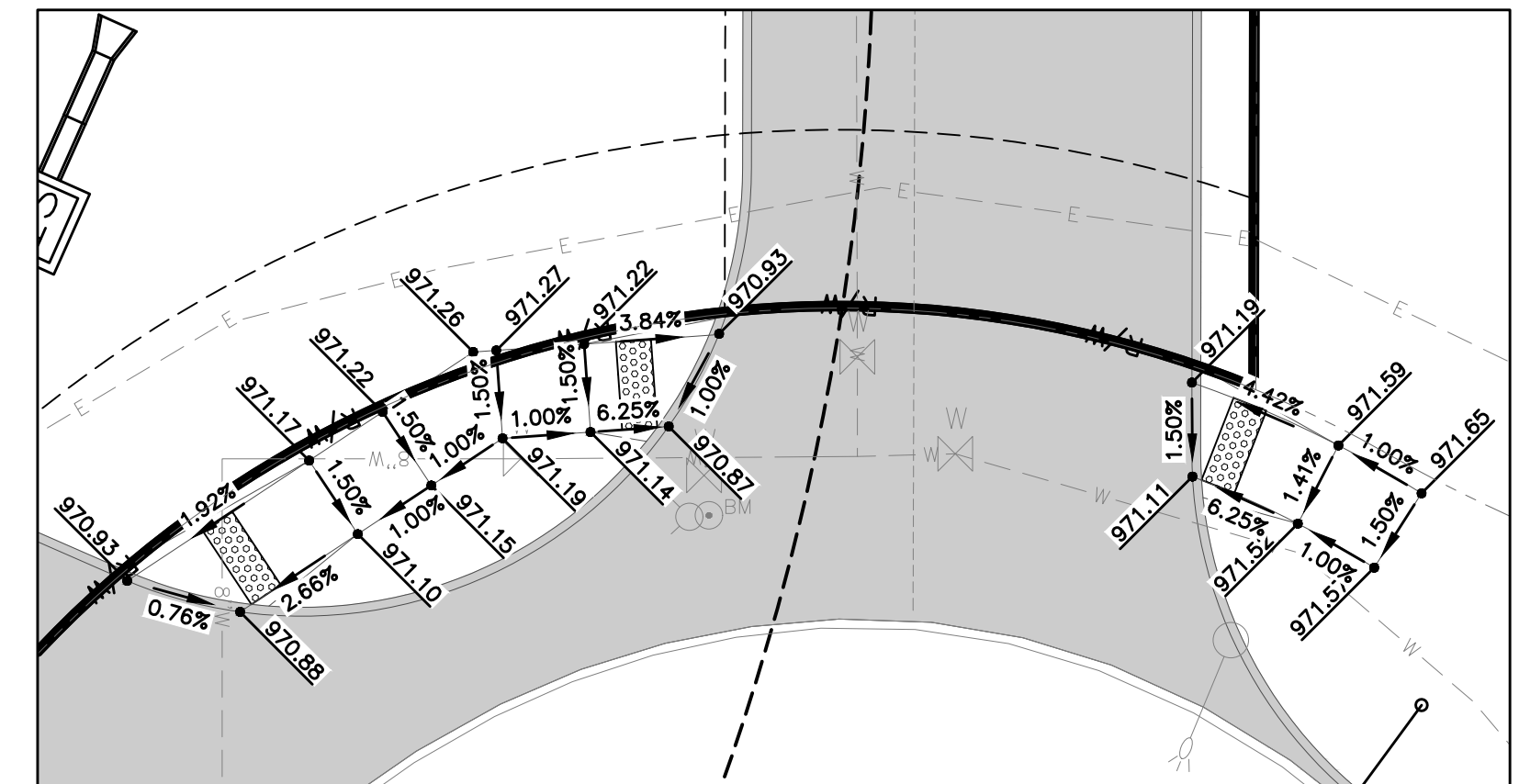
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LOT-9, M-KEDS HOME PLACE PLAT 2

EROSION AND SEDIMENT CONTROL PLAN

STABILIZATION QUANTITIES

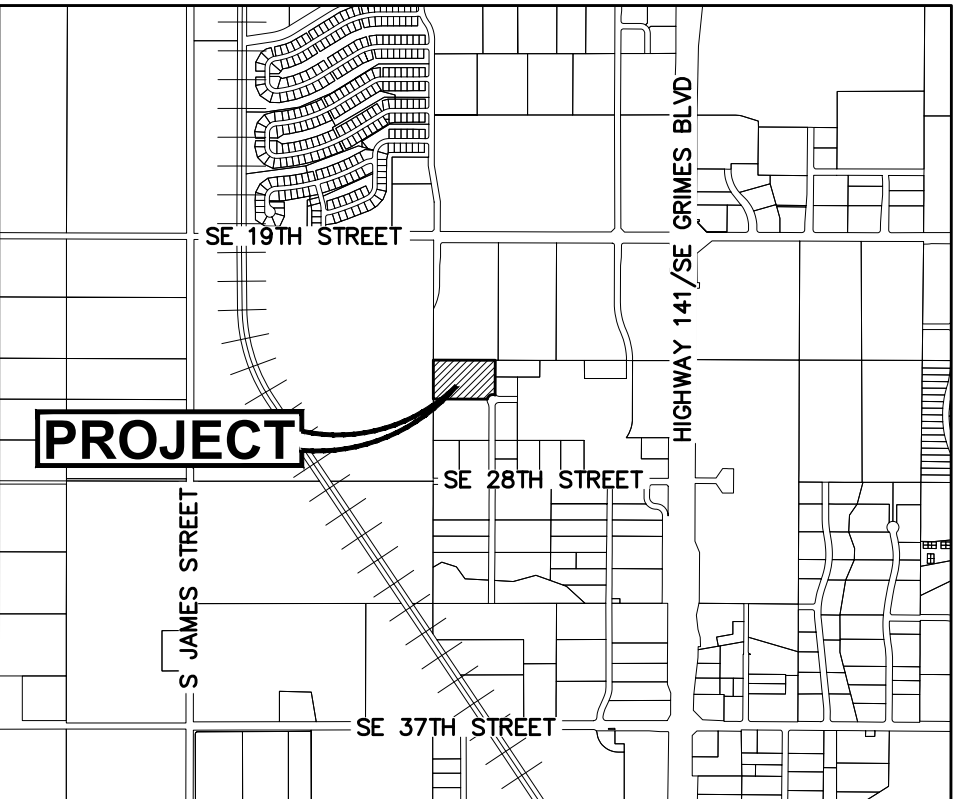
ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,538
2	FILTER SOCK	LF	100
3	SEEDING, FERTILIZING, AND MULCHING	AC	1.25
4	INLET PROTECTION DEVICES	EA	10
5	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF NORTH WALNUT CREEK ±1700 FT	6.37 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	22,932 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN FILTER SOCK (100 LF @ 2.0 CU FT/LF OF SOCK)	200 CU FT
VOLUME PROVIDED IN SILT FENCE (1,538 LF @ 10 CU FT/LF OF FENCE)	15,380 CU FT
VOLUME PROVIDED IN TSB #1	79,562 CU FT
TOTAL VOLUME PROVIDED	95,142 CU FT

VICINITY MAP

NOT TO SCALE



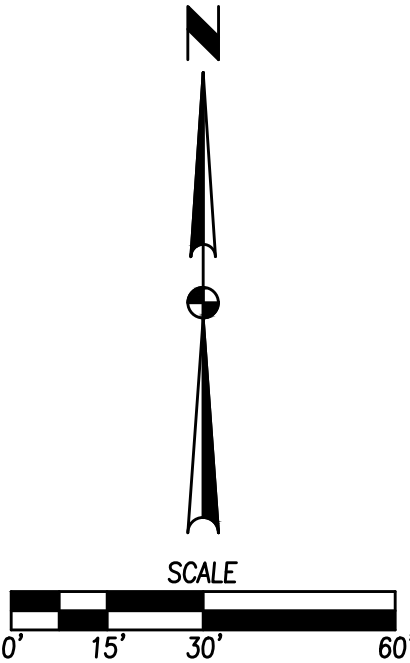
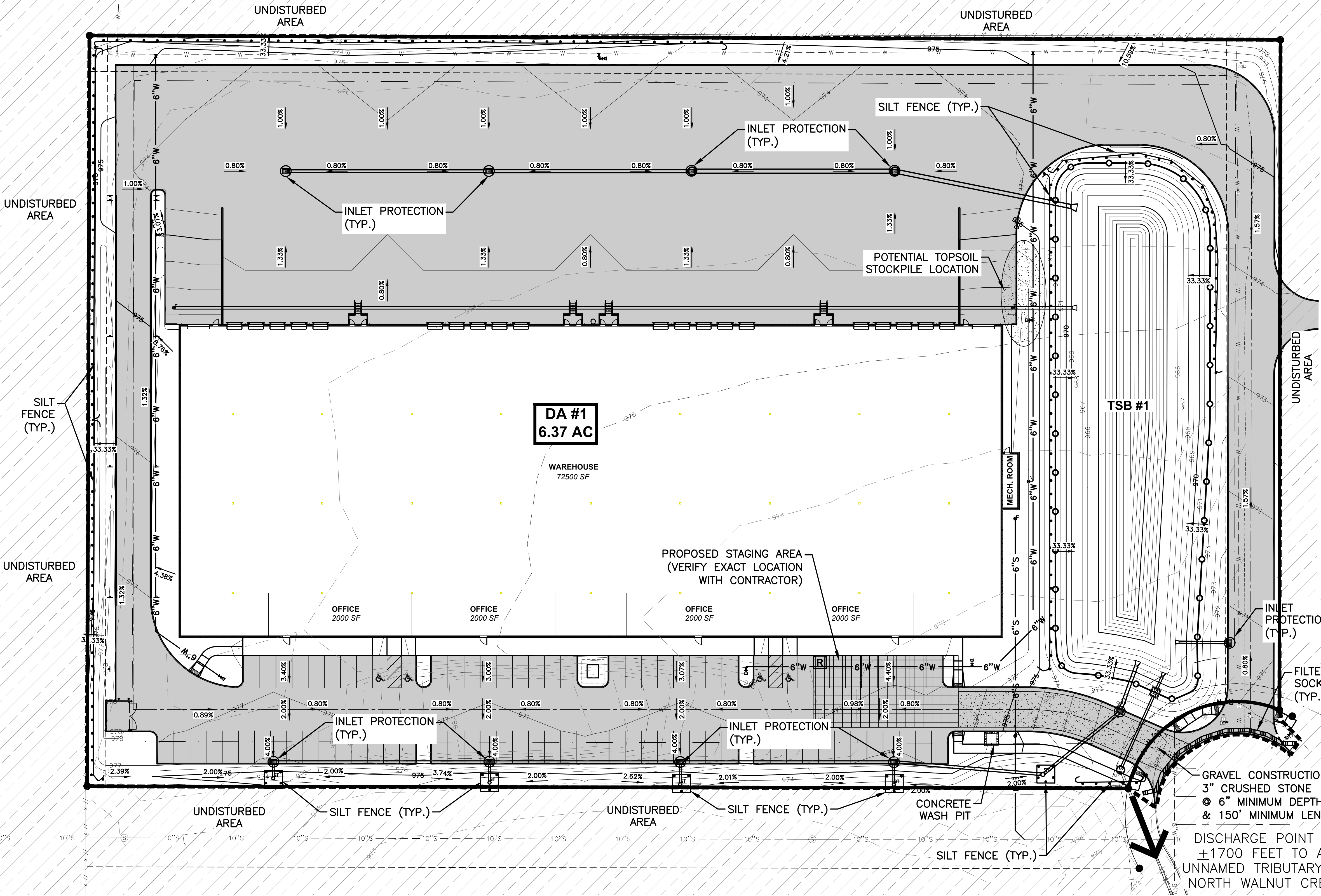
GRIMES, IOWA

SWPPP LEGEND

DRAINAGE ARROW	X.XX %
GRADING LIMITS	
FILTER SOCK	
SILT FENCE	
INLET PROTECTION	
PORTABLE RESTROOM	R
TEMPORARY STANDPIPE	
CONCRETE WASHOUT PIT	
AREA TO BE SEEDED	
UNDISTURBED AREA	
RIP-RAP	
GRAVEL ENTRANCE	
STAGING AREA	
TEMPORARY SEDIMENT BASIN	TSB #

EROSION CONTROL NOTES

- 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.
- ALL EROSION CONTROL DEVICES SHALL BE INSTALLED ACCORDING TO SUDAS CHAPTER 7 EROSION AND SEDIMENT CONTROL.
- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENTS.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED PRIOR TO THE SITE SHUTTING DOWN FOR WINTER CONDITIONS.
- CAPTURE PCC SAWCUTTING SLURRY/GRINDING DUST.



DATE

04/28/2020

04/14/2020

03/20/2020

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: EKO

EI: GH/JWM

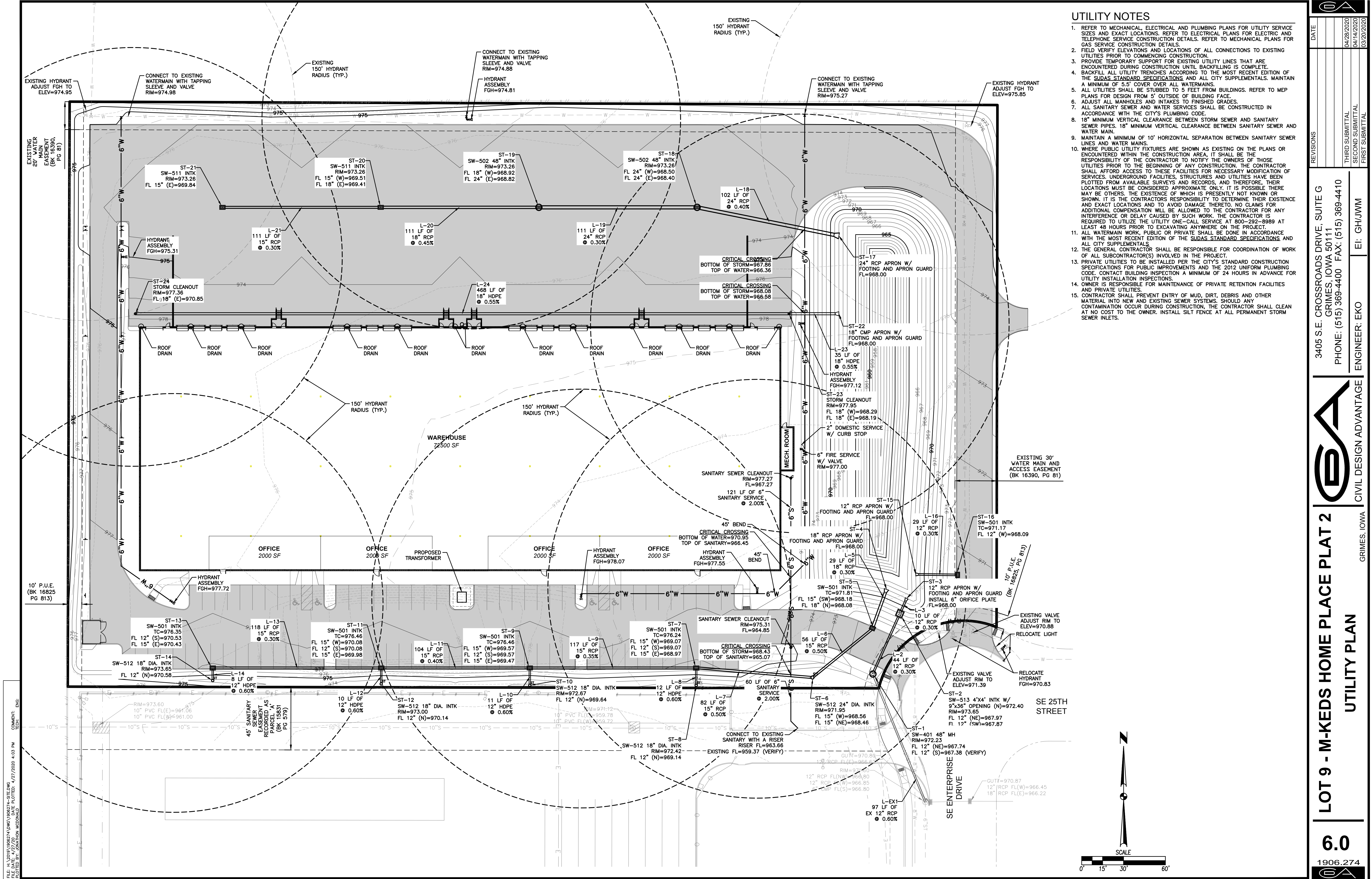
LOT 9 - M-KEDS HOME PLACE PLAT 2

EROSION AND SEDIMENT CONTROL PLAN

GRIMES, IOWA

5.0

1906.274



1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY ORDINANCES, RULES, AND APPLICABLE CODES, 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.
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. SEED (TYPE 1) OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED-EXEMPTER (PREF-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
9. EDGING SHALL BE SPREAD IN PLANTING BEDS.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL SPECIES TO BE PLANTED IN THE SPECIFIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

SIZE	QTY	OVERSTORY TREES		SIZE	CONT
SH	3	SHADEMASTER HONEYLOCUST	GLEDTISIA TRICANTHAS INERMIS 'SHADEMASTER'	2"	C&B
SO	5	RED OAK	QUERCUS RUBRA	2"	C&B
SO	4	SWAMP WHITE OAK	QUERCUS BICOLOR	2"	C&B
SIZE	QTY	EVERGREEN TREES		SIZE	CONT
BS	17	COLORADO BLUE SPRUCE	PICEA PUNGENS	6"	HT. C&B
SIZE	QTY	SHRUBS		SIZE	CONT
BR	14	DWARF BURNING BUSH	EUNONYMUS ALATUS COMPACTUS	18"	HT. CONT
BW	27	WINTERGREEN BOXWOOD	BUXUS MICROPHYLLA 'WINTERGREEN'	18"	HT. CONT

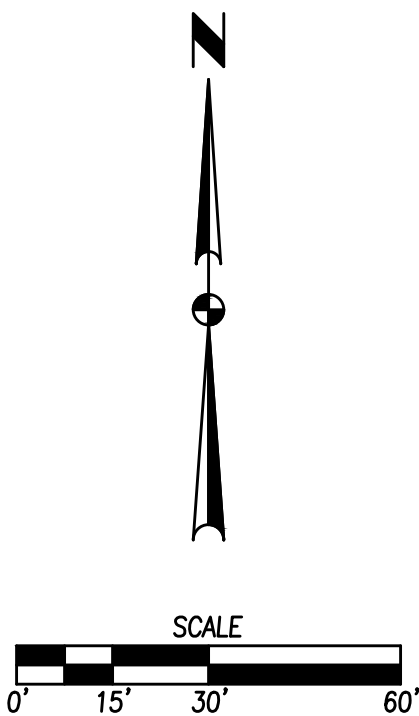
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CODE
RS

CODE
BB
BW

EXISTING 30'
WATER MAIN AND
ACCESS EASEMENT
(BK 16390, PG 81)

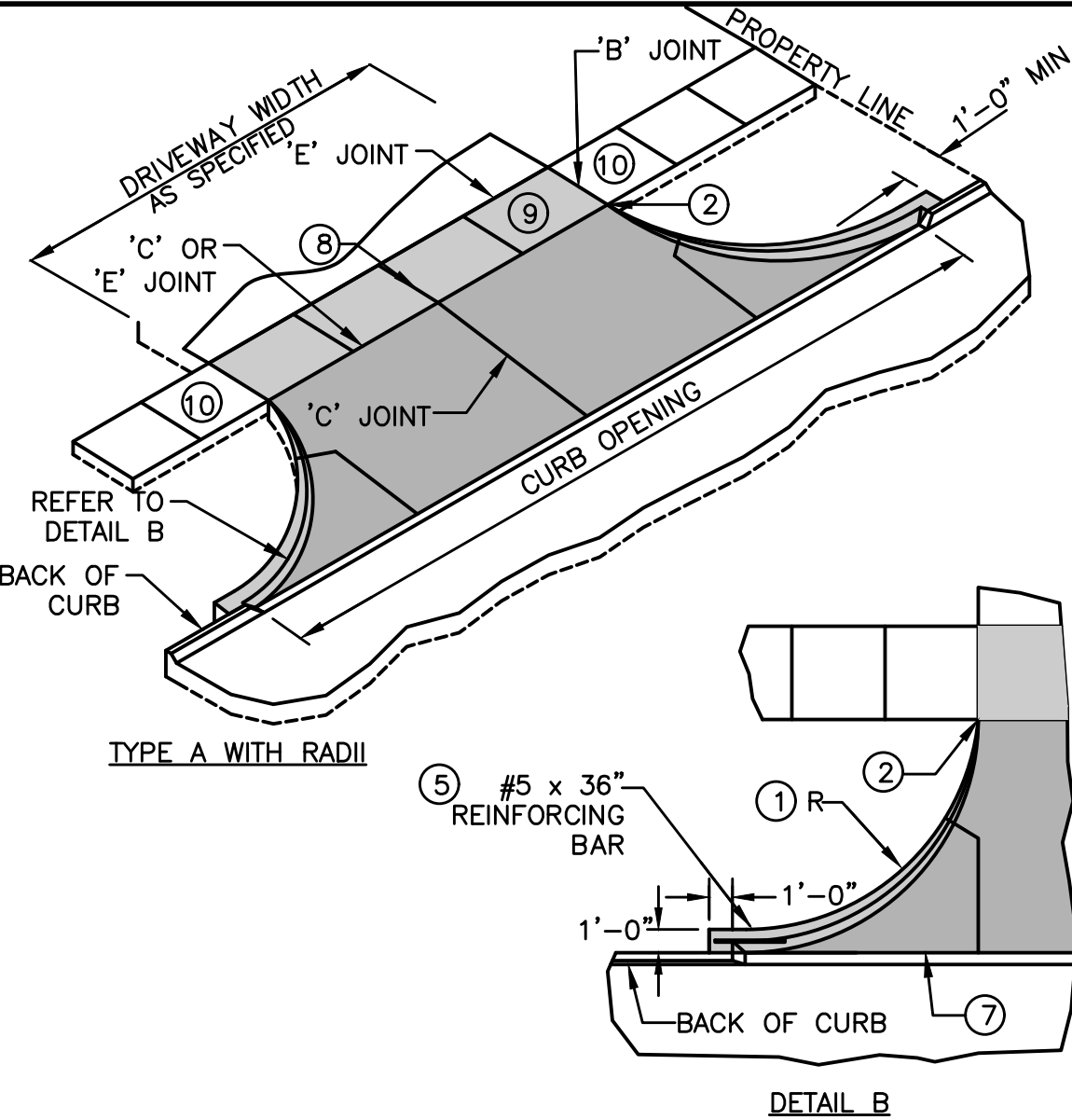
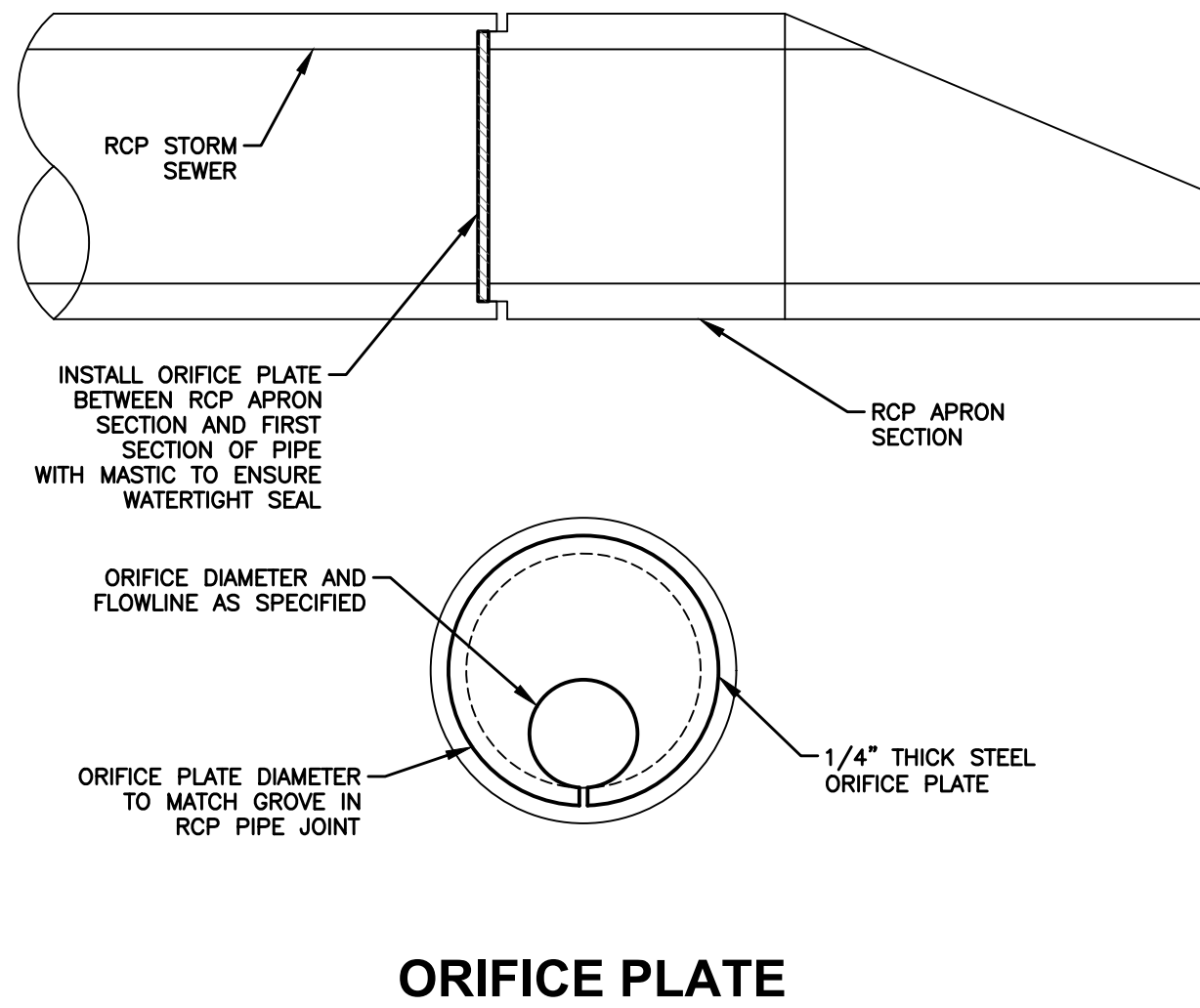
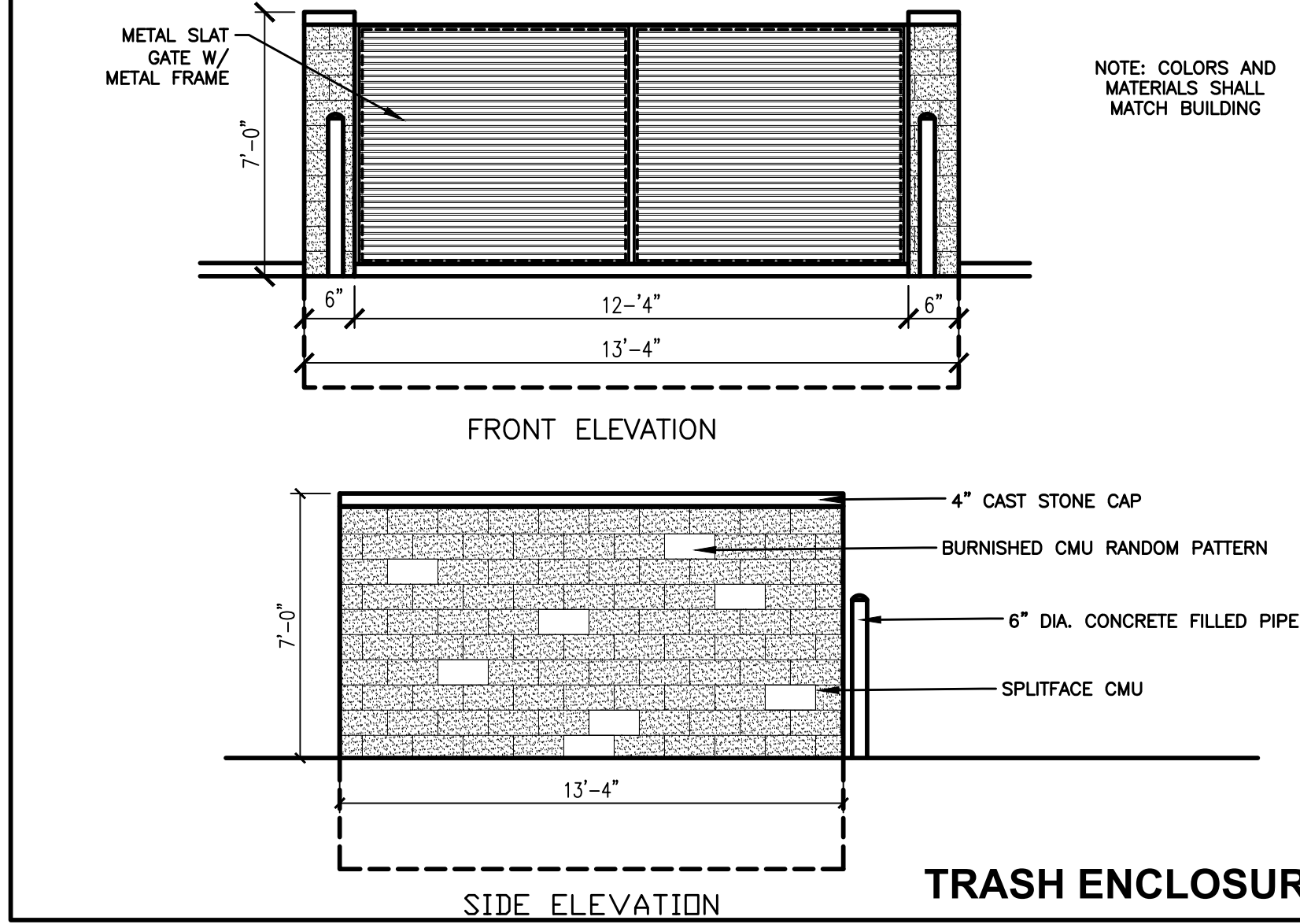
SE 25TH
STREET

[illegible]

LOT 9 - M-KEDS HOME PLACE PLAT 2
LANDSCAPE PLAN

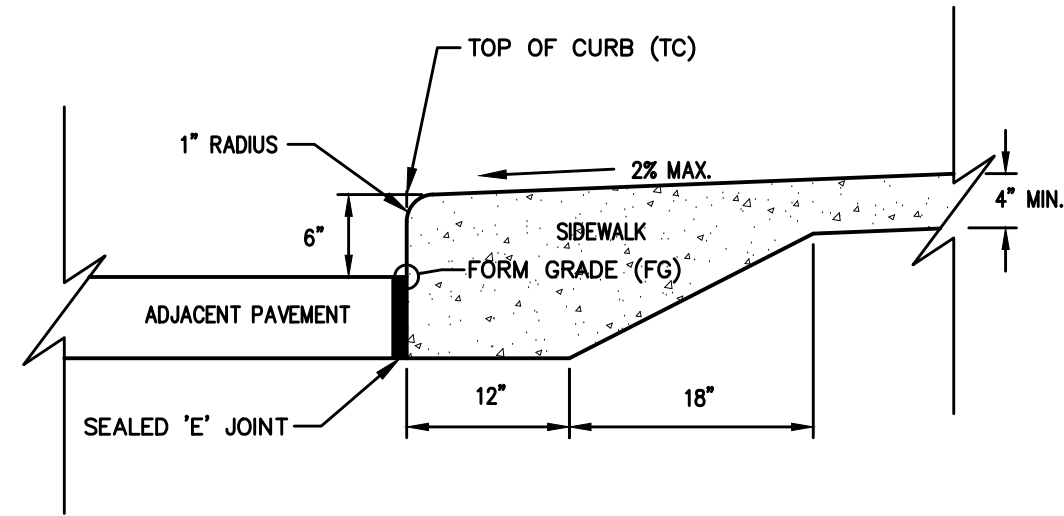
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GA

FILE: H:\2019\908274\DWG\908274-SIT.DWG
PLOT DATE: 4/27/2020 4:03 PM
COMMENTS: ENG.
PLOT BY: JAVIER MORALES

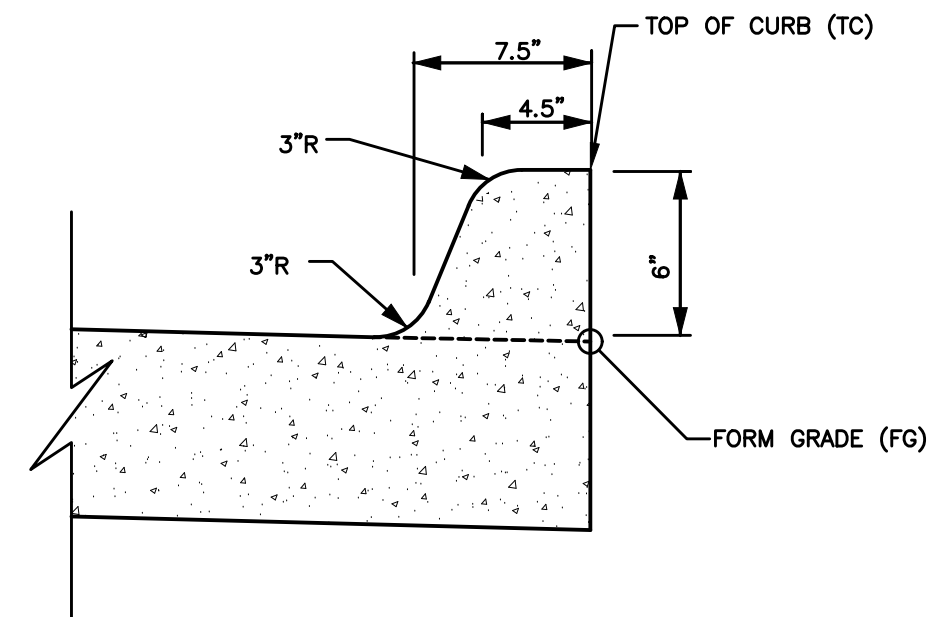


- 1 DRIVEWAY RADIUS (R).
- 2 TRANSITION THE CURB HEIGHT TO 0 INCHES AT END OF TAPER/RADIUS OR AT THE FRONT EDGE OF SIDEWALK. DO NOT EXTEND RAISED CURB ACROSS SIDEWALK.
- 3 PAVEMENT THICKNESS. RESIDENTIAL: 6 INCHES MINIMUM. COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.
- 4 SIDEWALK THICKNESS THROUGH DRIVEWAY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

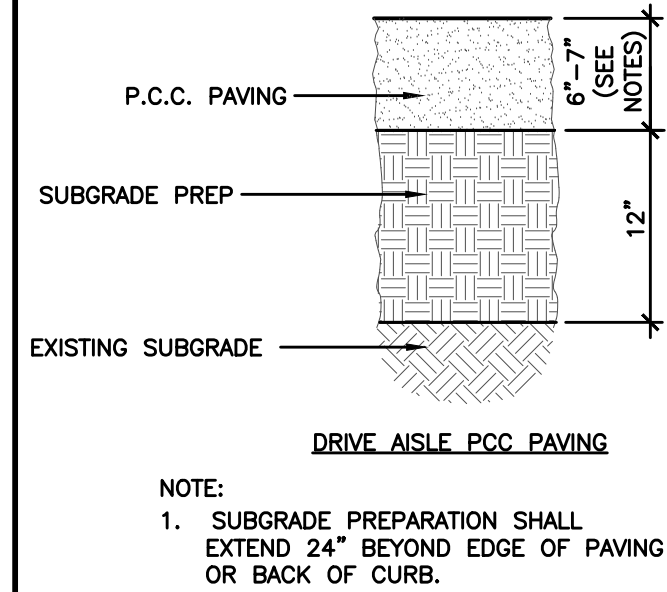
CONCRETE DRIVEWAY TYPE A



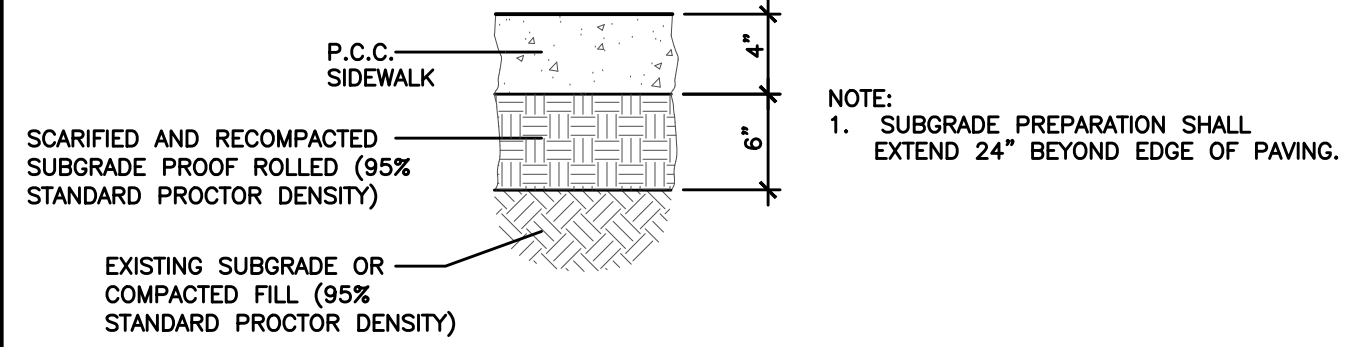
CLASS 'A' INTEGRAL CURB AND SIDEWALK DETAIL
NOT TO SCALE



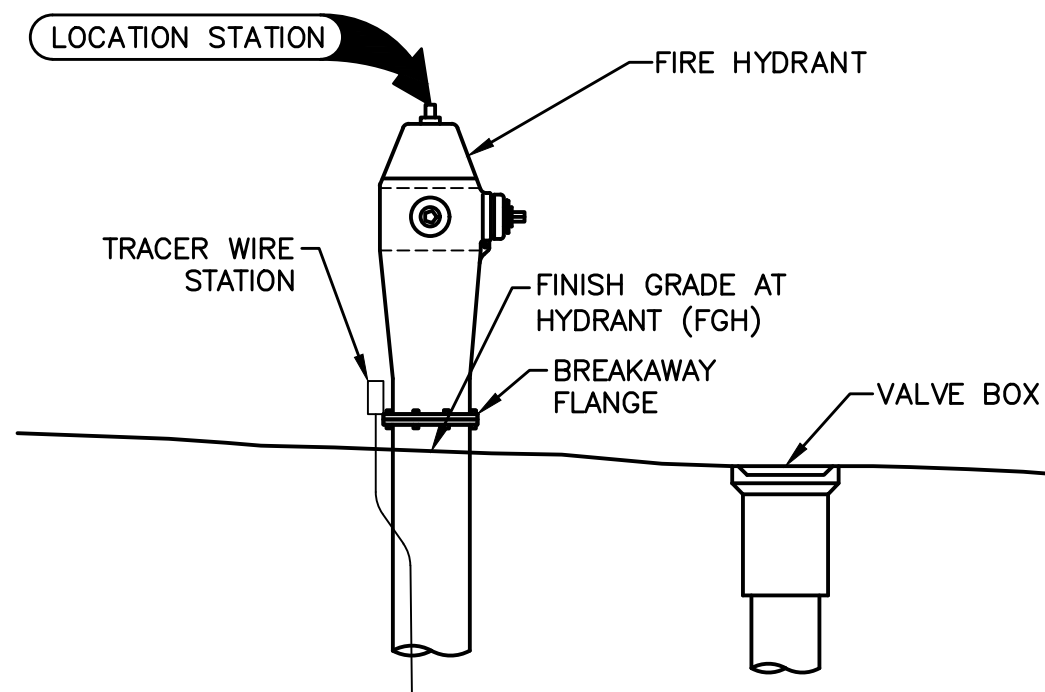
6" PCC INTEGRAL CURB
NOT TO SCALE



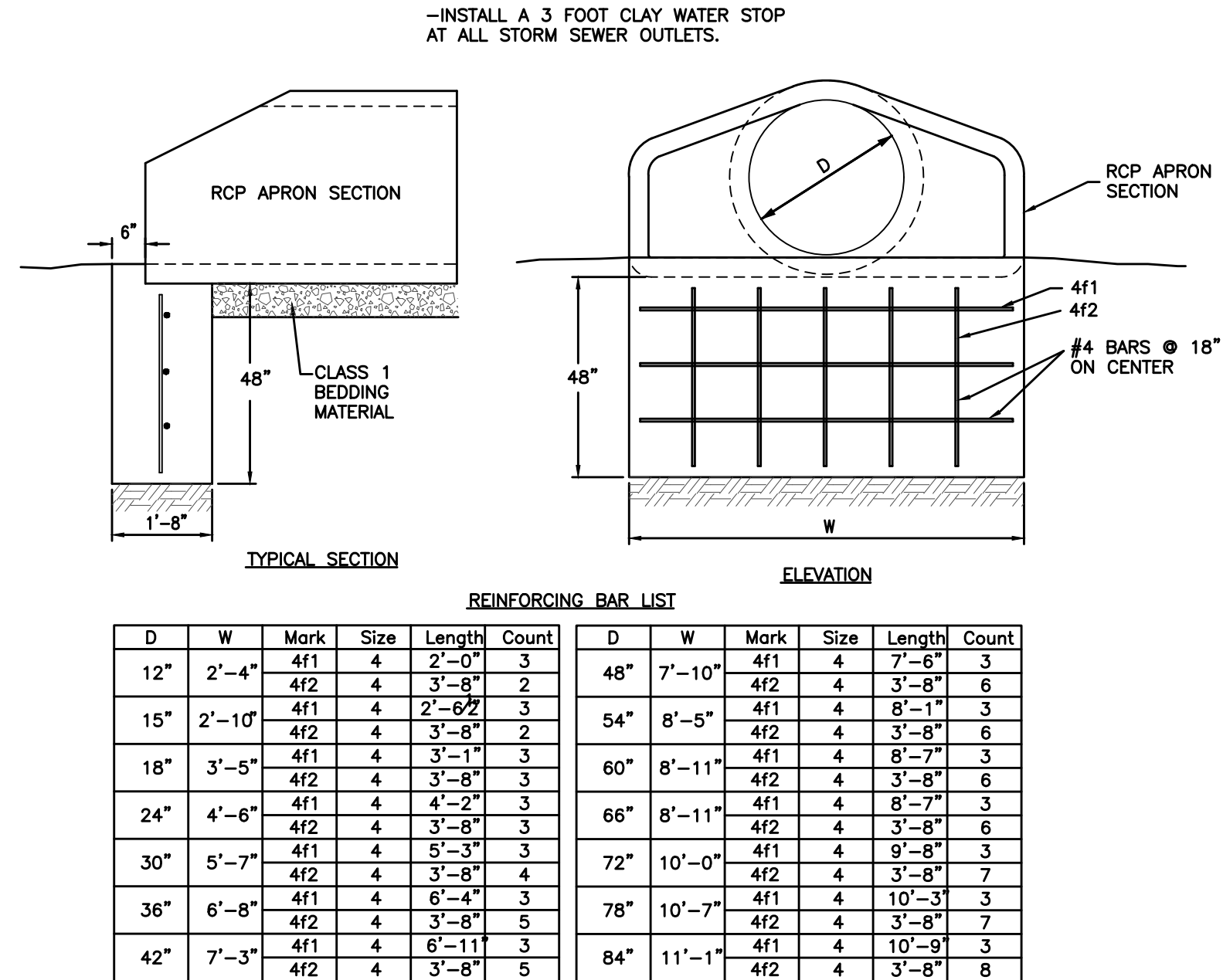
P.C.C. PAVING
NOT TO SCALE



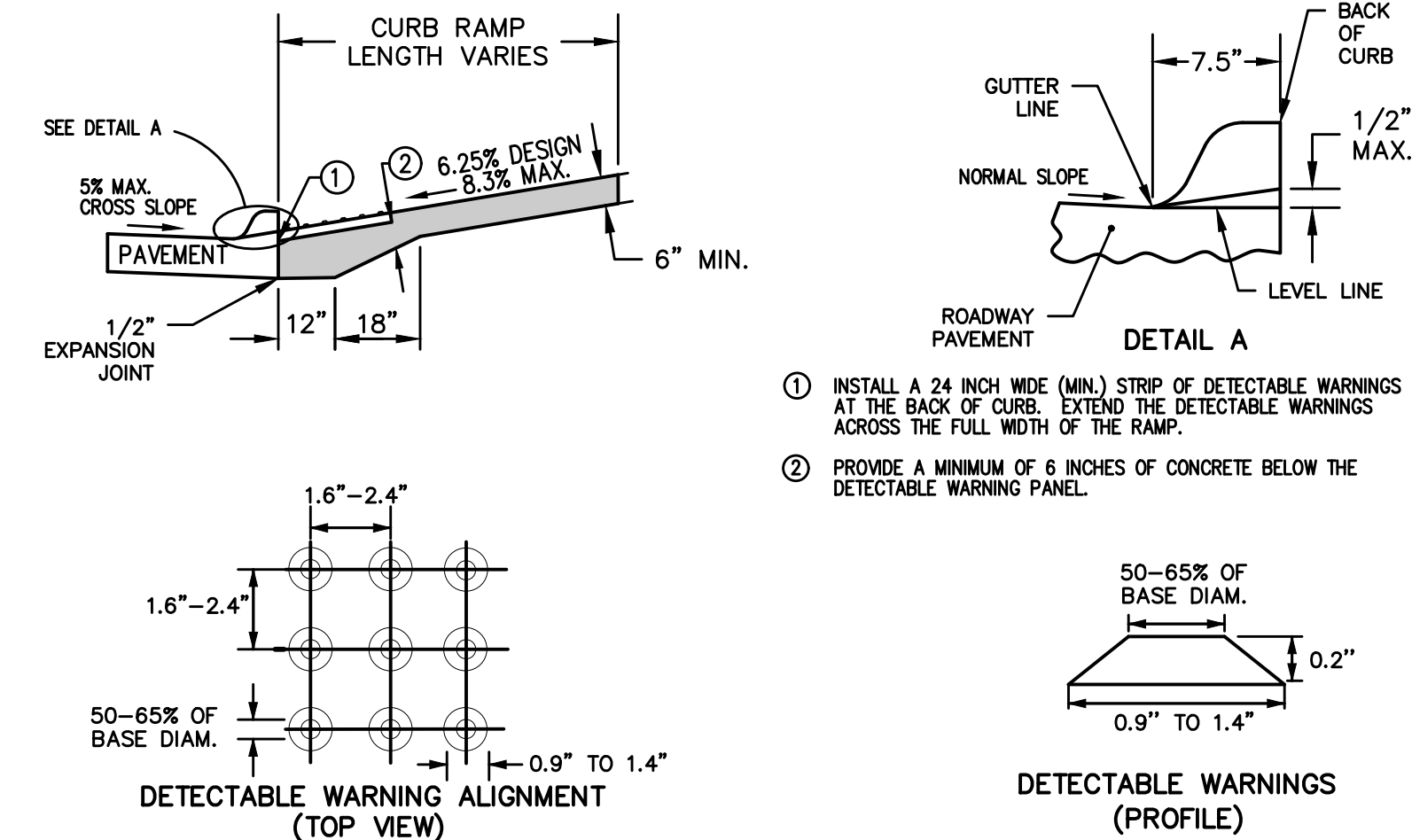
P.C.C. SIDEWALK
NOT TO SCALE



FIRE HYDRANT ASSEMBLY
SPOT ELEVATION REFERENCE DETAIL



RCP APRON FOOTING DETAIL
NOT TO SCALE

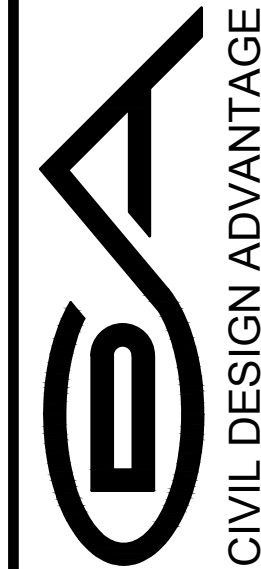


DETECTABLE WARNING DETAIL
NOT TO SCALE

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

ENGINEER: EKO

EI: GH/JWM



GRIMES, IOWA

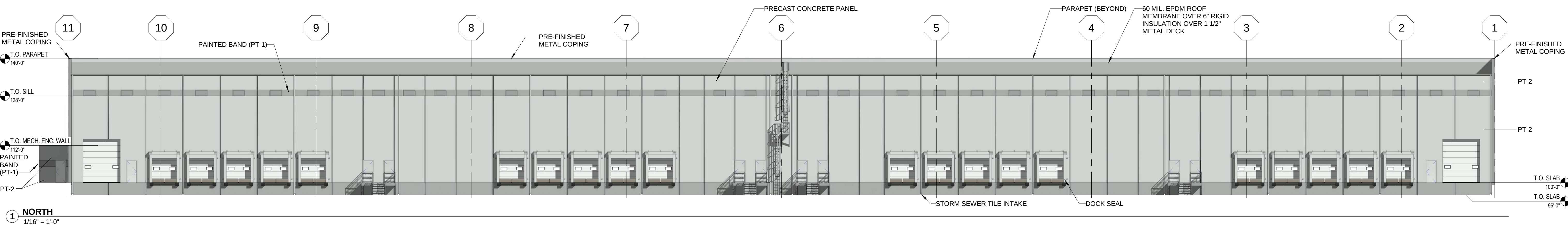
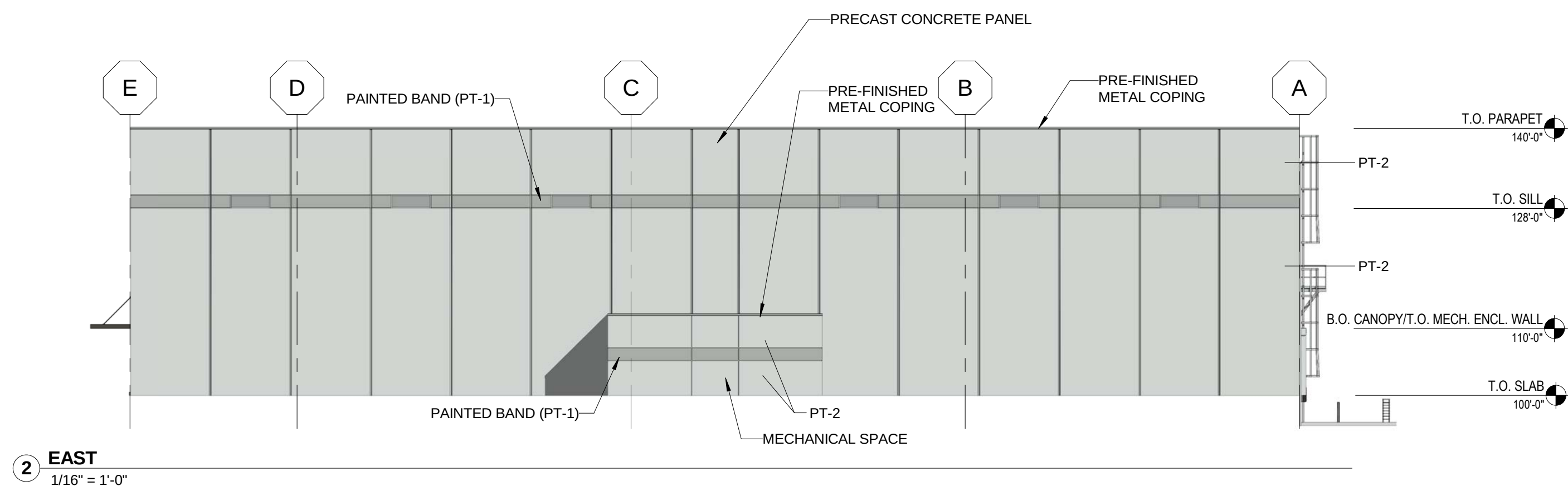
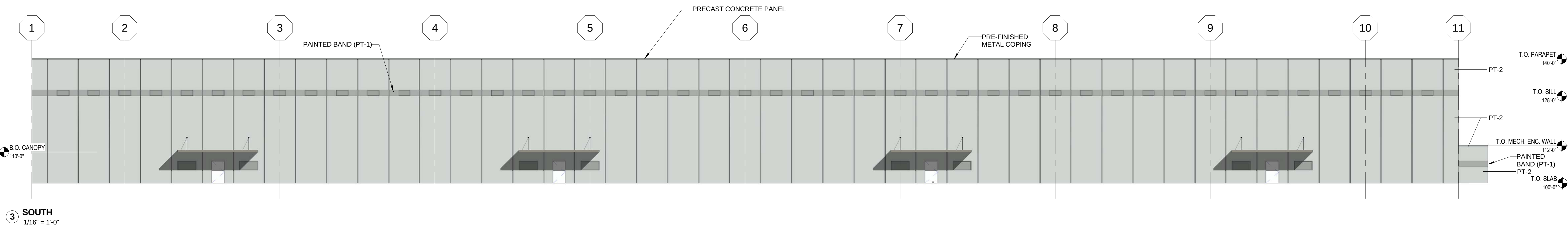
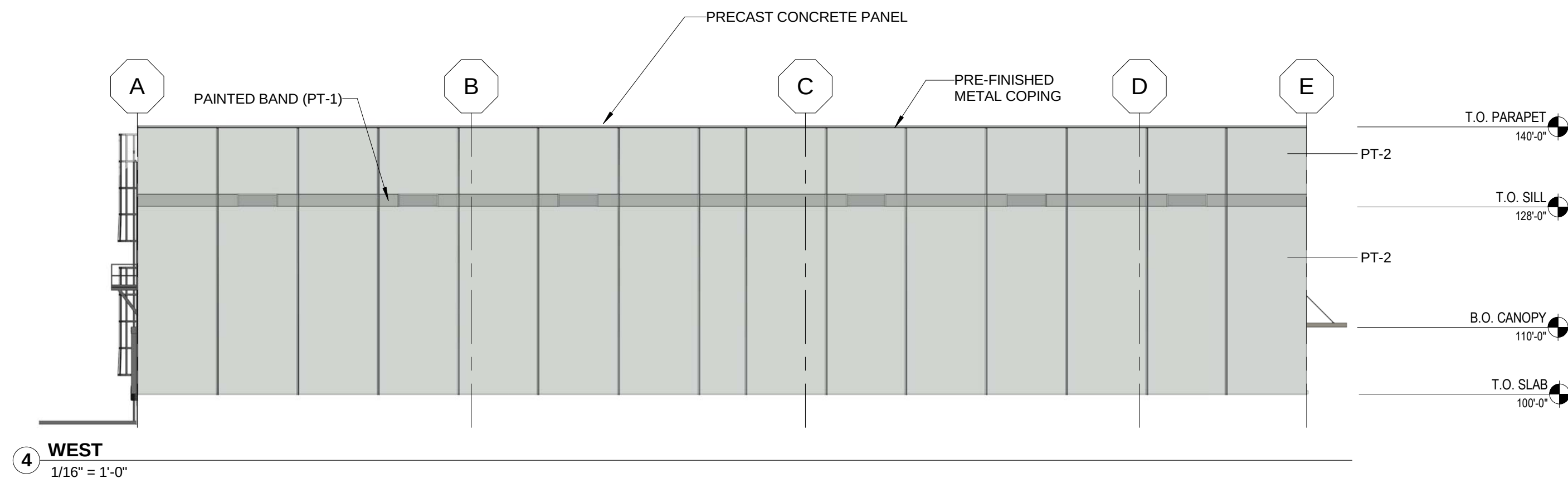
LOT 9 - M-KEDS HOME PLACE PLAT 2

DETAILS

8.0

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4/1/2020 4:29:38 PM
C:\Users\taylor\Documents\19-155_2400 SE Enterprise Warehouse_V2019-1_A-mtaylor.rvt



- ELEVATION GENERAL NOTES
1. ARCHITECTURAL 100' - 0" = SURVEY XXXX.XX'
 2. DO NOT SCALE DRAWINGS. DRAWN DIMENSIONS SHALL TAKE PRECEDENCE. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
 3. REFER TO DOOR AND WINDOW SCHEDULES FOR MORE INFORMATION.
 4. SEE CIVIL DRAWINGS FOR DRAINAGE REQUIREMENTS.
 5. GRADE SOIL AWAY FROM BUILDING TO DRAIN. SEE CIVIL AND LANDSCAPE DRAWINGS FOR MORE INFORMATION.

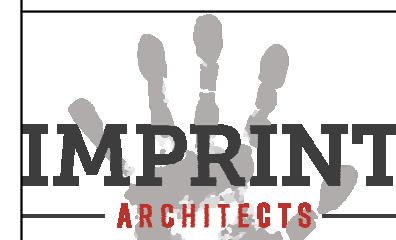
EXTERIOR FINISH LEGEND					
KEY	KEY DESCRIPTION	MANUFACTURER	PRODUCT/NUMBER	COLOR/NAME	REMARKS
PT-1	PAINT	SHERWIN WILLIAMS	SW6232	MISTY	MATTE
PT-2	PAINT	SHERWIN WILLIAMS	SW7757	HIGH REFLECTIVE WHITE	MATTE

PROJECT:
2400 SE Enterprise Warehouse
PRE-CAST CONCRETE WAREHOUSE
2400 SE ENTERPRISE DRIVE

DATE:	DRAWN BY:	CHKD BY:
11/21/2019	SF	KC
REVISED:		

EXTERIOR
ELEVATIONS

A200



1605 N. ANKENY BLVD #130
ANKENY, IOWA 50023
PHONE: (515) 965-5336
FAX: (515) 965-5335
info@imprintarchitects.com



7075





Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Alex Pfaltzgraff, Development Services Director
DATE: May 4, 2020
RE: Hope Commercial – Rezoning

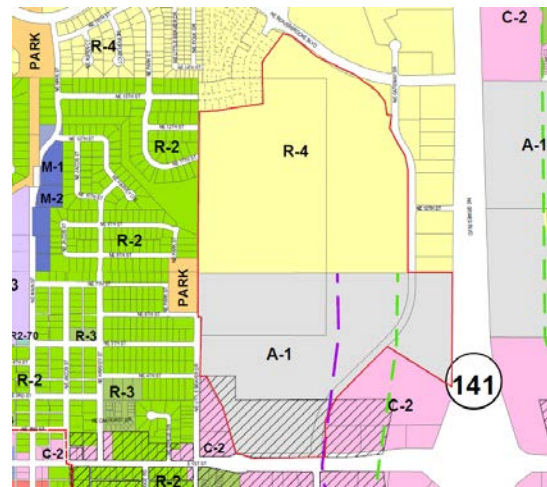
GENERAL INFORMATION:

Applicant:	Hope/Simonson & Associates
Requested Action	Rezoning
Location	Hope Commercial

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Residential/Mixed Use	Residential
North	Residential	Residential	Residential
South	Commercial	Commercial	Commercial
East	Commercial	Mixed Use	Residential
West	Residential	Residential	Residential

BACKGROUND:

The applicant is requesting approval of a rezoning to Planned Unit Development (PUD) which will allow for the construction of a mixed-use development west of HWY 141, south of Beaverbrooke Blvd and North of HWY 44. The development in total is approximately 170 acres in size (not including the recently rezoned C-2 portion, Hy-Vee property and remaining Heritage Commercial east of NE Gateway Drive.

With any PUD, it is important to determine a statement of intent, which provides for guiding principles to be used throughout the development.

The development will provide for 4 distinct areas for development; Commercial, Mixed Use, Mixed Residential and Single Family.

As a portion of this development ground is currently located in the Heritage at Grimes PUD, the applicant and staff are recommending that those particular areas are pulled from the Heritage at Grimes PUD and new standards for development are provided for. Generally speaking, the characteristics between the two developments are intended to be similar, and certain features of the Heritage at Grimes PUD are carried through into this development (decorative site lighting, landscaping, etc).

A more detailed analysis follows below.

ANALYSIS:**Land Use:**

As noted above, the development is categorized into 4 distinct areas for development. The current land use plan (included in your packet for review and reference). The southern

portion of this rezoning is identified as Commercial, Mixed-Use and High Density Residential. Generally speaking, the proposed land use for this area is consistent with the existing future land use plan. As we travel further north into the development, there are proposed deviations from the current future land use plan.

As you may recall, the Heritage at Grimes PUD called for this area to be single family residential, in a conservation style of subdivision. This would be similar to the Meadowlark Development on the SE side of town that Hubbell produced. This conservation style of subdivision, which includes greenspaces between the home sites (typically planted with prairie grasses) is not commonly utilized in today's developments. The applicant has recognized that, and also feels that give the adjacency and visibility to HWY 141 affords an opportunity for a mixed-use development that can bring a number of amenities to the Grimes area. As such, the applicant is proposing a land use change that would allow for a similar mix of uses as is provided in the southern half; Commercial, Multi-Family Residential and Single Family.

The four distinct areas as noted above are described below:

- (a) **Single Family Residential.** Areas designated as Single Family Residential are intended for traditional stand-alone single-family lots. No multi-family units or commercial uses of any kind will be allowed in these areas. Driveways are to be street loaded and built with attached garages.

Single Family Development Standards:

Minimum Lot Size: Minimum 8,500 Square Feet
Minimum Lot Width: Minimum 70 Feet
Front Yard Setback: 30 Feet
Rear Yard Setback: 25 Feet
Side Yard Setback: 7 Feet
Maximum Building Height: 35 Feet – 2 Stories
Minimum Garage Size: 2 Car Attached
Building Materials: Cementitious Siding and 20% Masonry
Landscaping: 2 Trees per Lot (one must be in front yard)
Minimum Dwelling Size: Single Story, 1,400 square feet.
Multi-Story, 1,700 square feet.

- (b) **Mixed Residential.** Areas designated as Mixed Residential are intended to be designed and constructed as a cohesive housing theme within. Townhome areas are located adjacent to Single Family Residential, then multi-family areas transitioning adjacent to the Mixed Use and Commercial districts.

Mixed Residential Development Standards - General

Maximum Density: 16 Units per Acre Blended, ie: overall density cannot exceed 16/acre
Front Yard Setback: 30 Feet
Rear Yard Setback: 25 Feet
Side Yard Setback: 7 Feet

Building Separation: 10 Feet
Private Street Setback: 25 Feet
Building Orientation: Towards Public Streets or Side Streets
Landscaping: 1 Tree/2 Shrubs per 1,000 square feet of req. open space and street trees
Open Space: 30%

Mixed Residential Development Standards – Townhomes

Maximum Building Height: 40 Feet – 3 stories
Minimum Garage Size: 2 Car Attached
Building Materials: Cementitious Siding and 30% Masonry
Minimum Dwelling Size: Single Story, 1,000 square feet.
Multi-Story, 1,200 square feet.

Mixed Residential Development Standards – Multi-Family

Maximum Building Height: 50 Feet – 4 stories
Parking: 1.5 spaces per unit, with 1 unit being covered (attached, detached or underground garage)
Building Materials: Cementitious Siding and 40% Masonry
Minimum Dwelling Size: 500 Square Unit

- (c) **Commercial.** Areas designated as Commercial are intended to have a high degree of flexibility for future use. Development within the commercial district will follow the currently approved regulations for the Highway 141 Mixed Use Development Corridor District – Chapter 165A.

Commercial Development Standards

Use Restrictions: All Uses in C-2, with the following exceptions
No Heavy Automotive Repair
Domesticated Animal Boarding/Kennels – Outdoor Hours Restricted
No Industrial Warehouse Facilities
No Mini-Storage/Self Storage
No Used Car Lots

Front Yard Setback: 25 Feet
Rear Yard Setback: 25 Feet
Side Yard Setback: 10 Feet
Building Separation: 10 Feet
Parking Setback: 10-Feet along Public Streets, 5-Feet Internal
Maximum Height: 60 Feet - 5 Stories
Building Materials: 75% Masonry, Follow HWY 141 Zone 1 Standards
Landscaping: 1 Tree per 1,000 square feet of req. open space and street trees
Open Space: 25%

- (d) **Mixed-Use.** Areas designated as Mixed-Use are intended to be centrally located to tie and transition the adjoining Commercial and Mixed Residential areas. This area

should provide for a destination for businesses and amenities that people can drive or walk to. This area is to be pedestrian friendly, where a mix of commercial and residential uses are encouraged. Residential and/or Office uses above commercial space are allowed. In a vertical mixed-use format it is anticipated to provide one (1) floor of commercial and three to four (3 to 4) floors of residential, and a 50/50 ratio of commercial vs. residential in a horizontal mixed-use arrangement. Buildings within the Mixed-Use area shall conform to standards within this document, and be reviewed by the City of Grimes and the HCRC.

Mixed Use Development Standards

Use Restrictions: All Uses in C-2, with the following exceptions

- No Heavy Automotive Repair
- Domesticated Animal Boarding/Kennels – Outdoor Hours Restricted
- No Industrial Warehouse Facilities
- No Mini-Storage/Self Storage
- No Used Car Lots

Maximum Density: 16 Units per Acre Blended, ie: overall density cannot exceed 16/acre

Format: Ratio of Commercial to Residential Varies based upon vertical/horizontal

Vertical: 1st Floor Commercial, 2nd-5th Floors Residential

Horizontal: 50% Land Residential: 50% Land Commercial

Front Yard Setback: 25 Feet

Rear Yard Setback: 25 Feet

Side Yard Setback: 10 Feet

Building Separation: 20 Feet

Parking Setback: 10-Feet along Public Streets, 5-Feet Internal

Maximum Height: 60 Feet - 5 Stories

Building Materials: 75% Masonry

Landscaping: 1 Tree per 1,000 square feet of req. open space and street trees

Open Space: 20%

Buffering: Buffers are required throughout the development, specifically when certain uses adjoin one another, and when certain building heights are proposed.

Commercial Buffers: When commercial properties abut single family, a 50-foot landscaped buffer is required.

Mixed-Residential Buffers: When townhome properties abut single family, a 30-foot landscape buffer is required. When multi-family areas abut single family, a 50-foot landscape buffer is required. When multi-family areas abut townhomes, a 30-foot landscape buffer is required.

Buffer Quantities: 30 Foot Buffers: 1 over story tree, 2 evergreens and 2 ornamentals per 50 feet of buffer

50 Foot Buffers: 2 over story trees, 3 evergreens and 2 ornamentals per 50 feet of buffer

Berming: Berming shall be provided wherever possible in order to provide additional screening.

Lighting: As noted above, the Heritage PUD established certain standards for decorative parking lot lighting. This requirement has been carried through for those properties that abut NE Gateway Drive. This will provide for continuity between the two developments. All other public street lights shall be black cobra head light poles provided by Mid-American.

Public Improvements: Certain public improvements are required within the development:

Construction of NE 5th Street

Construction of NE Heritage Drive

Construction of NE 10th Court

Public Sidewalk along all public streets

Trail along NE Gateway, NE 5th Street and NE 10th Court.

Parkland Dedication: The PUD identifies the dedication of 21.3 acres of parkland, generally along the west side of the development.

STAFF RECOMMENDATION:

Based upon the analysis completed, staff is supportive of the change in land use and change in zoning. Staff would recommend approval of the rezoning to PUD.

CITY OF GRIMES

A handwritten signature in black ink, appearing to read "Alex Pfaltzgraff", written in a cursive style.

Alex Pfaltzgraff
Development Services Director



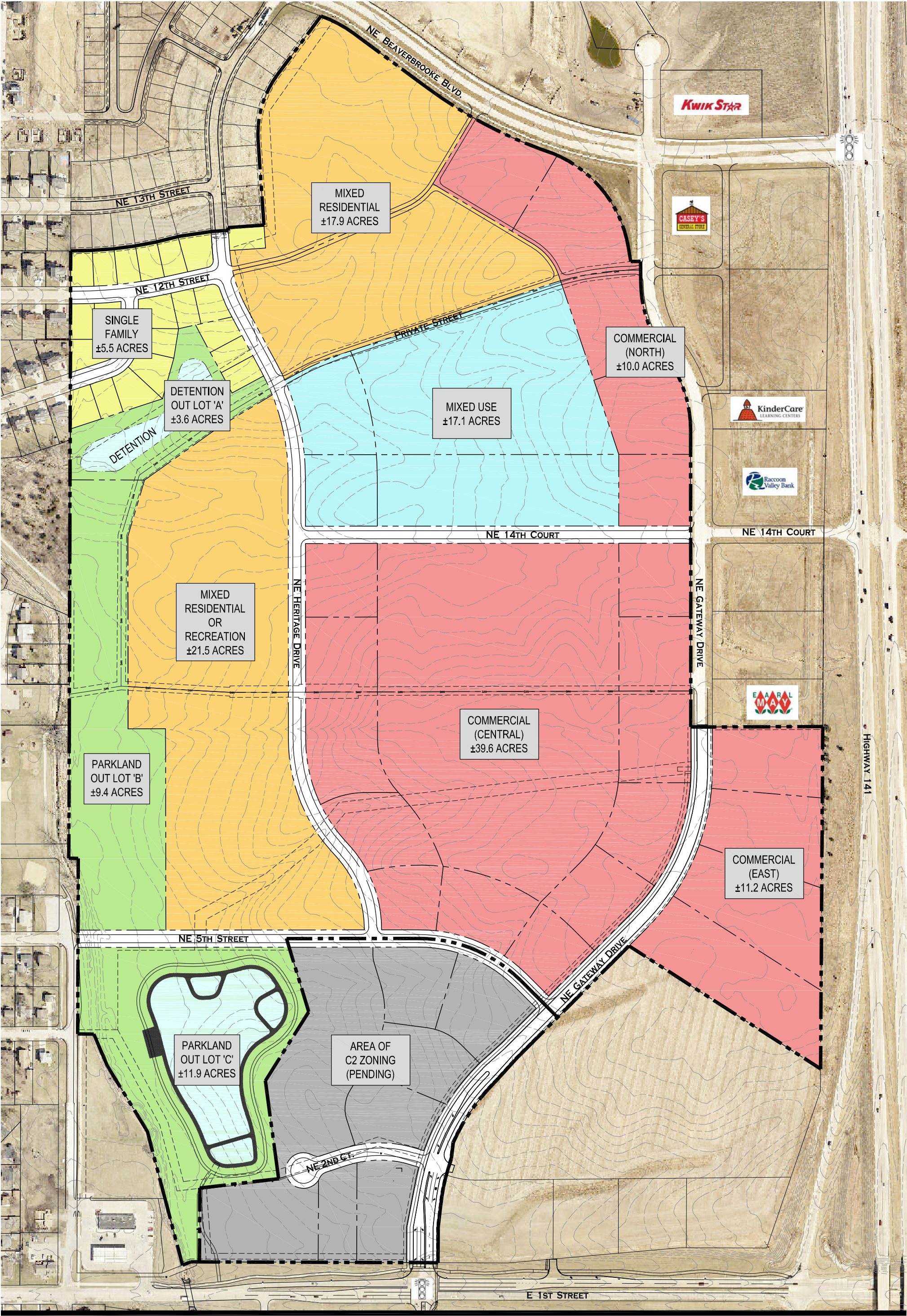
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ADJACENT OWNERSHIPS

		Area (ac.)	Area (%)	CONSENTING
1	HOPE K FARMS LLC 1548 S 45TH ST WEST DES MOINES, IA 50265-5765	11.52	21.77%	21.77%
2	DESTINATION MARKET LLC 3737 WOODLAND AVE STE 100 WEST DES MOINES, IA 50266	0.15	0.28%	
3	THE CROSSINGS TOWNHOMES II 712 SE 13TH ST GRIMES, IA 50111-4804	0.27	0.51%	
4	AMY J SMITH 101 SE LITTLE BEAVER CT GRIMES, IA 50111-1154	0.02	0.03%	
5	HURD GRIMES LLC 2000 FULLER RD WEST DES MOINES, IA 50265	1.52	2.87%	
6	NEWBLOOD DEVELOPMENT LLC 10888 HICKMAN RD STE 3B CLIVE, IA 50325-3715	2.49	4.70%	
7	ARTESA LLC 9257 NW 36TH ST POLK CITY, IA 50226	0.03	0.06%	
8	DENISE A MORTON 724 NE 4TH ST GRIMES, IA 50111-8779	0.42	0.80%	
9	BRIAN JOHNSON 720 NE 4TH ST GRIMES, IA 50111-8779	0.20	0.38%	
10	CANDACE R DEBOK 716 NE 4TH ST GRIMES, IA 50111-8779	0.04	0.08%	
11	JANE L ASHMEAD 717 NE 4TH ST GRIMES, IA 50111-8779	0.10	0.19%	
12	MICHAEL D POWERS 721 NE 4TH ST GRIMES, IA 50111-8779	0.20	0.38%	
13	KURT C JOHNSON 725 NE 4TH ST GRIMES, IA 50111-8779	0.29	0.54%	
14	RUSSELL M TASSIN POB 455 GRIMES, IA 50111-0455	0.29	0.55%	
15	STACEY ROBINSON 720 NE 5TH ST GRIMES, IA 50111-2026	0.20	0.38%	
16	TRAVIS M HUIATT 716 NE 5TH ST GRIMES, IA 50111-2026	0.10	0.19%	
17	DUSTIN BYERS 713 NE 5TH ST GRIMES, IA 50111-2026	0.01	0.01%	
18	WILLIAM E DEICH 717 NE 5TH ST GRIMES, IA 50111-2026	0.18	0.34%	
19	CINDY J BULLARD 721 NE 5TH ST GRIMES, IA 50111-2026	0.18	0.34%	
20	CRAIG L SADDORIS 712 NE 6TH ST GRIMES, IA 50111-2112	0.01	0.01%	
21	JOSEPH ELLSWORTH 713 NE PARK ST GRIMES, IA 50111-2098	0.35	0.66%	

22	GARY A GRAEBER 801 NE PARK ST GRIMES, IA 50111-2023	0.35	0.65%	
23	KATHRYN A ROBBINS 805 NE PARK ST GRIMES, IA 50111-2023	0.34	0.65%	
24	RYAN BURGER 807 NE PARK ST GRIMES, IA 50111-2023	0.32	0.60%	
25	STEPHEN GRUBB CONST INC 475 S 50TH ST STE 100 WEST DES MOINES, IA 50265-6980	2.95	5.57%	
26	MICHAEL E GORMAN 721 NE 9TH ST GRIMES, IA 50111-2203	0.04	0.07%	
27	MEGAN N SUTHERLAND 808 NE 11TH ST GRIMES, IA 50111-4799	0.20	0.38%	
28	JACOB M PRIME 812 NE 11TH ST GRIMES, IA 50111-4799	0.26	0.49%	
29	LAWRENCE VANWINKLE 816 NE 11TH ST GRIMES, IA 50111-4799	0.26	0.49%	
30	JOAN E WARREN 900 NE 11TH ST GRIMES, IA 50111-4821	0.24	0.46%	
31	PAUL OUVERSON 901 NE 11TH ST GRIMES, IA 50111-4821	0.31	0.59%	
32	KEVIN L SCHOCK 813 NE 11TH ST GRIMES, IA 50111-4799	0.30	0.57%	
33	LYNN E BANSON 809 NE 11TH ST GRIMES, IA 50111-4799	0.27	0.52%	
34	SADMIR ZOLIC 805 NE 11TH ST GRIMES, IA 50111-4799	0.01	0.02%	
35	CONNOR M STEELE 808 NE 12TH ST GRIMES, IA 50111-4769	0.23	0.44%	
36	DESERTCREST OK LLC 1000 73RD ST STE 4 WINDSOR HEIGHTS, IA 50324-1321	0.24	0.45%	
37	LEROY A EDGE 900 NE 12TH ST GRIMES, IA 50111-4770	0.25	0.47%	
38	KYLE R THIES 901 NE 12TH ST GRIMES, IA 50111-4770	0.25	0.47%	
39	BOBBY D MILLER 813 NE 12TH ST GRIMES, IA 50111-4769	0.24	0.45%	
40	DAVID J GISCH 809 NE 12TH ST GRIMES, IA 50111-4769	0.23	0.44%	
41	CHARLES D MORGAN 804 NE 13TH ST GRIMES, IA 50111-4930	0.02	0.04%	
42	ALEXANDER J DIRKS 808 NE 13TH ST GRIMES, IA 50111-4930	0.21	0.40%	
43	AARON E WEPPLER 812 NE 13TH ST GRIMES, IA 50111-4930	0.22	0.42%	

44	ROBERT D BOAZ 900 NE 13TH ST GRIMES, IA 50111-4782	0.23	0.44%	
45	ALISON BABCOCK 809 NE 13TH ST GRIMES, IA 50111-4930	0.01	0.01%	
46	STACI A MCDONALD 813 NE 13TH ST GRIMES, IA 50111-4930	0.06	0.12%	
47	MELISSA A MAXON 901 NE 13TH ST GRIMES, IA 50111-4782	0.10	0.20%	
48	HERITAGE GRIMES LLC 17389 BERKSHIRE PKWY CLIVE, IA 50325-2502	7.24	13.69%	
49	BEAVERBROOKE NORTH NO 1 LLC POB 542016 OMAHA, NE 68154-8016	1.33	2.51%	
50	CHRIS GUNNARE LUTHERAN CHURCH OF HOPE 925 JORDAN CREEK PKWY WEST DES MOINES, IA 50266-5952	3.20	6.06%	
51	HERITAGE 141 LLC 6205 MILLS CIVIC PKWY STE 201 WEST DES MOINES, IA 50266-5354	5.61	10.61%	
52	RACCOON VALLEY BANK 1202 2ND ST PERRY, IA 50220	1.34	2.54%	
53	BJS ENTERPRISES LC 208 N ELM ST SHENANDOAH, IA 51603-1000	1.51	2.85%	
54	HY-VEE 5820 WESTOWN PKWY WEST DES MOINES, IA 50266-8223	5.98	11.30%	
TOTAL:		52.90	100.00%	21.77%



1" = 300'-0" @ 11"x17" Sheet
SAA# 19115
DRAWN BY: AVG

0' 150' 300'

This drawing has been prepared by the Architect, or under the Architect's direct supervision. This drawing is intended to be conceptual in nature only. Property boundaries, setbacks, easements, topography, utilities, structures and other physical features shown herein are based on the information available to the architect at the time of design. This document reflects a site plan concept only, and does not necessarily reflect all governing authority requirements, including green space calculations, bulk regulations, landscaping, storm water management, city input, site signage, grading, and other factors that may impact final site design. This drawing shall not be used for construction or legally binding documentation. (C) Copyright 2020 by Simonson & Associates Architects, L.L.C.

Hope Commercial

PUD Master Plan

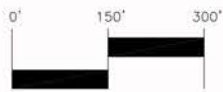
Grimes, Iowa

April 02, 2020

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



NORTH
1" = 300'-0" @
11"x17" Sheet
SAA# 19115
DRAWN BY: AVG



This drawing has been prepared by the Architect, or under the Architect's direct supervision. This drawing is intended to be conceptual in nature only. Property boundaries, setbacks, easements, topography, utilities, structures and other physical features shown herein are based on the information available to the architect at the time of design. This document reflects a site plan concept only, and does not necessarily reflect all governing authority requirements, including green space calculations, bulk regulations, landscaping, storm water management, city input, site signage, grading, and other factors that may impact final site design. This drawing shall not be used for construction or legally binding documentation. (C) Copyright 2020 by Simonson & Associates Architects, L.L.C.

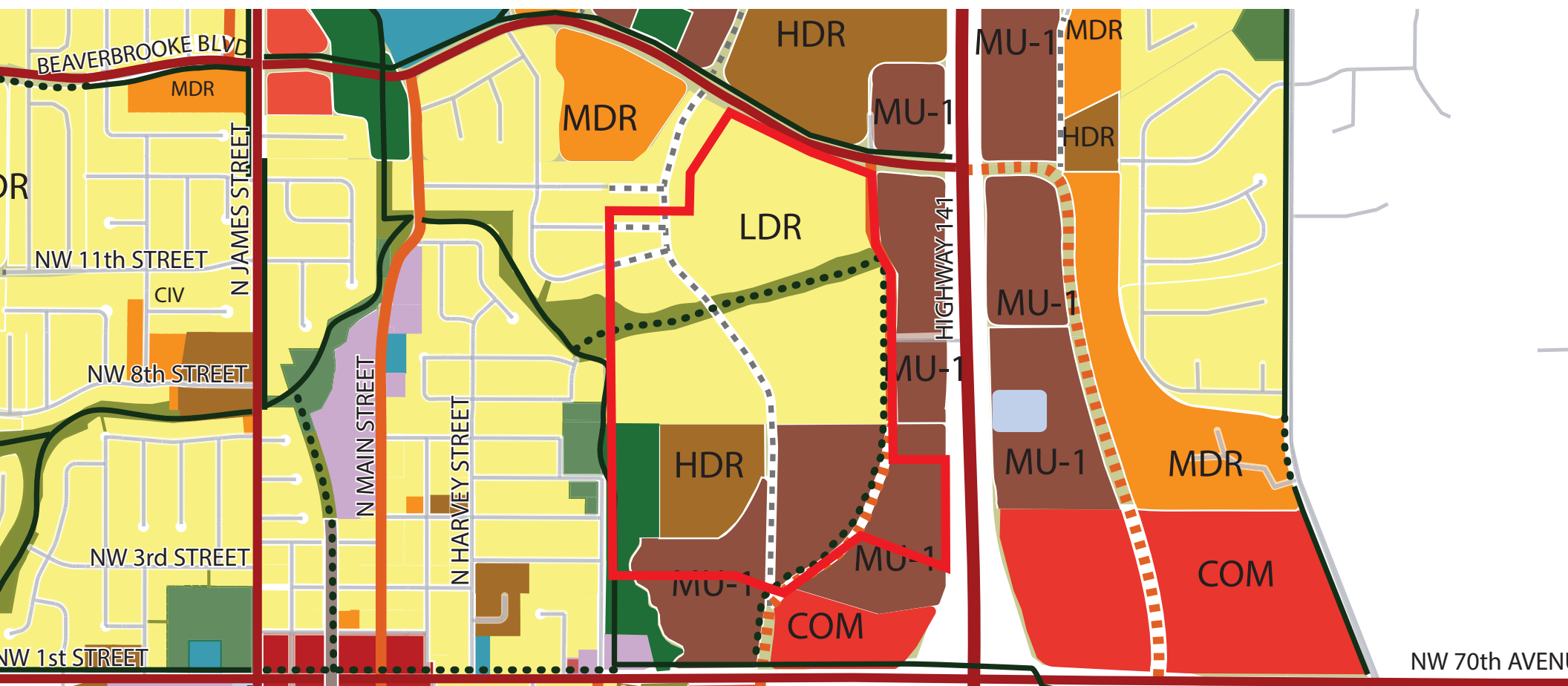
Hope Commercial

Exhibit 'B' - Proof of Concept
Grimes, Iowa

April 02, 2020

simonson

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



BRICK - Interstate Brick



B1 Artic White



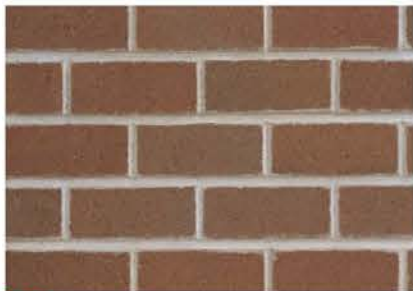
B2 Tumbleweed



B3 Golden Buff



B4 Platinum

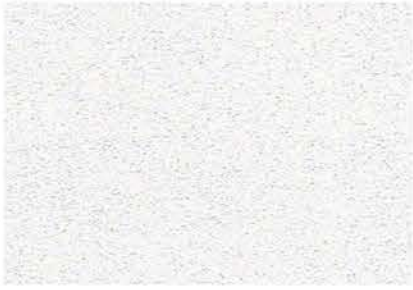


B5 Bronzestone



B6 Iron Stone

EFIS - Dryvit



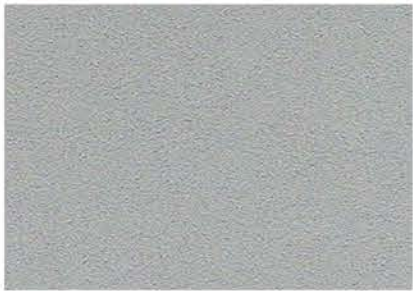
E1 Moonlight



E2 Clover



E3 Mocha



E4 Pewter



E5 Swiss Mocha



E6 Granite Gray

Preliminary Material Sample Board for
Hope K Farms



CEMENT BOARD - Nichiha Straight Board



C1 Tabacco



C2 Cedar



C3 Bark

CEMENT BOARD - Nichiha Straight Board



C4 Autumn Tan



C5 Timberbark



C6 Country Lane Road

PRECAST STONE - Edward's Cast Stone



P1 18008 - Buff



P2 18031 - LT



P3 18025 - Tan

PRECAST STONE - Renaissance Stone Company



P4 Olive



P5 Oak Ridge



P6 Graphite

METAL



M1 Silver

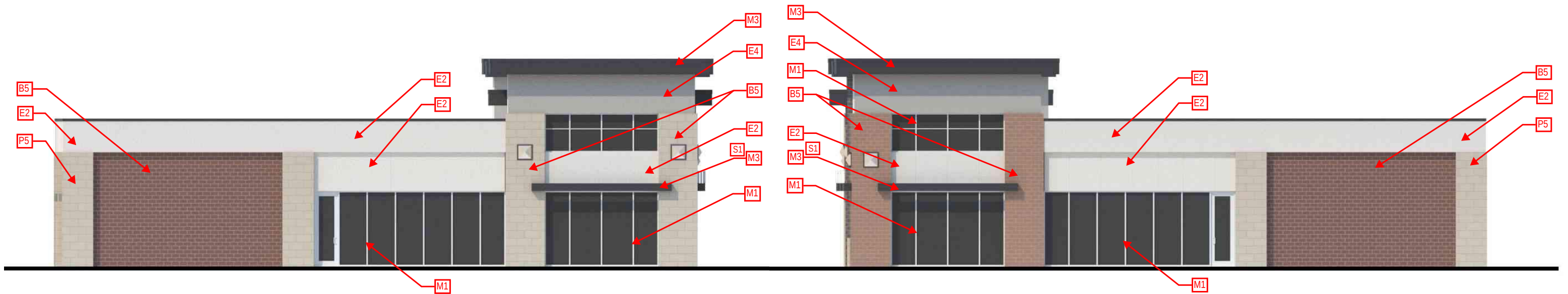


M2 Dark Bronze

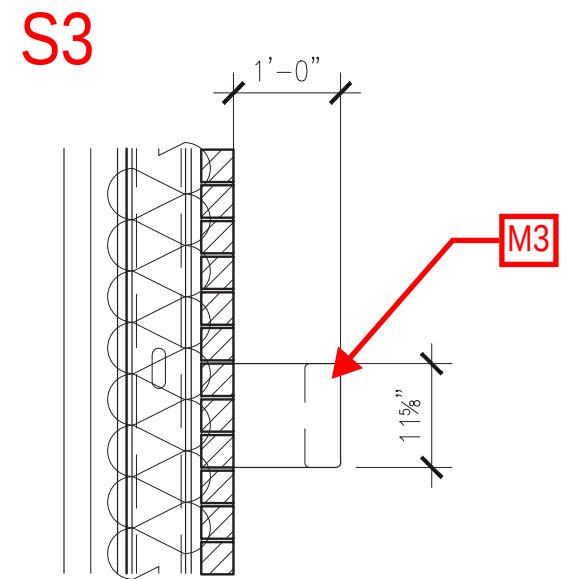
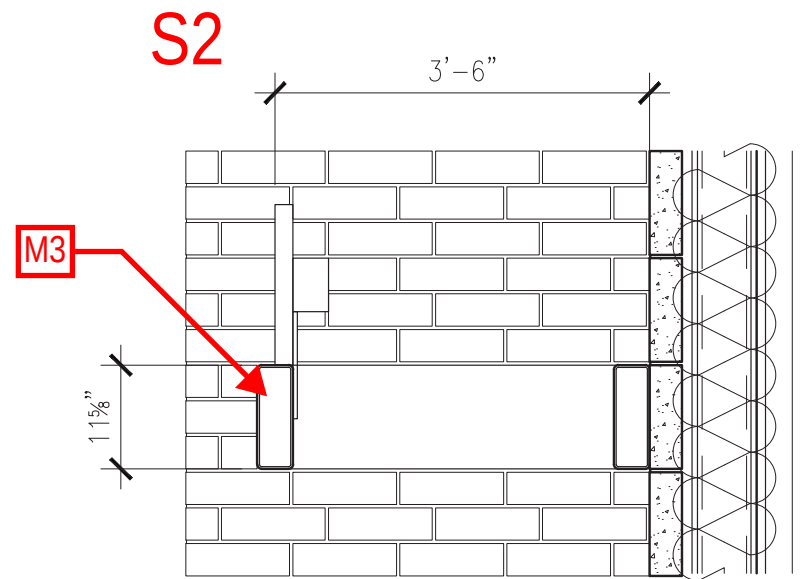
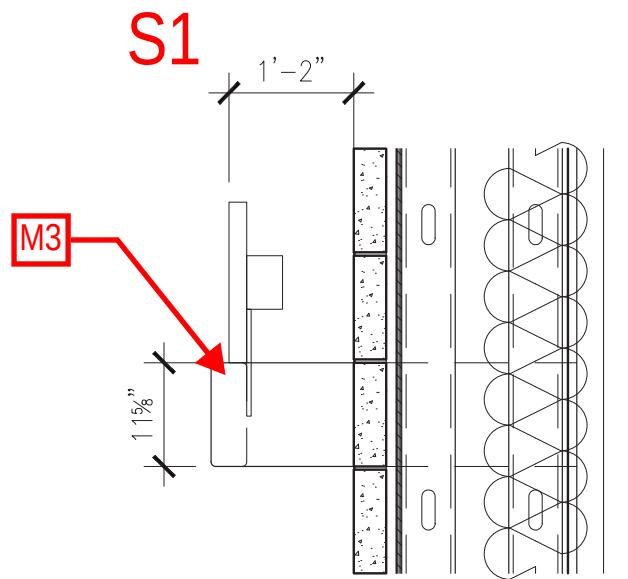


M3 Black



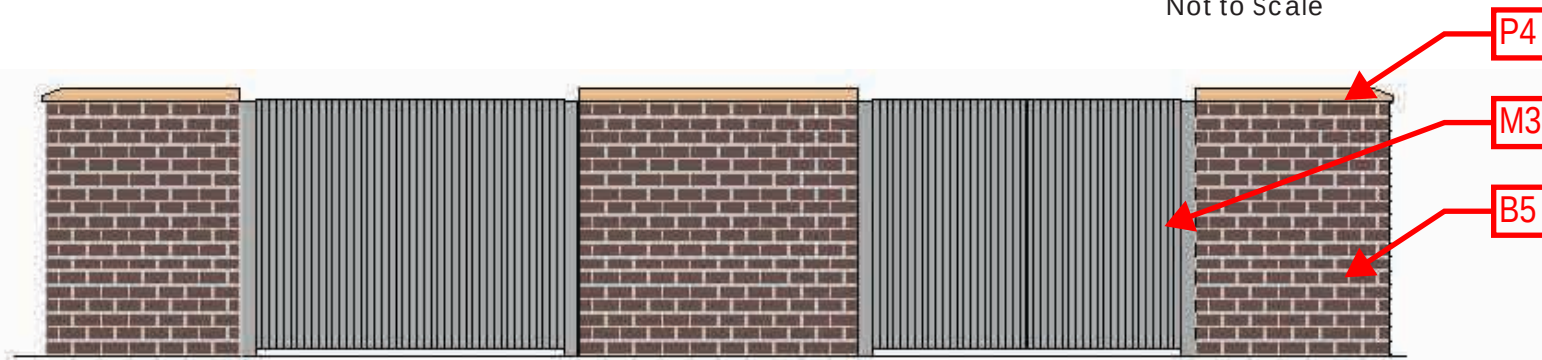






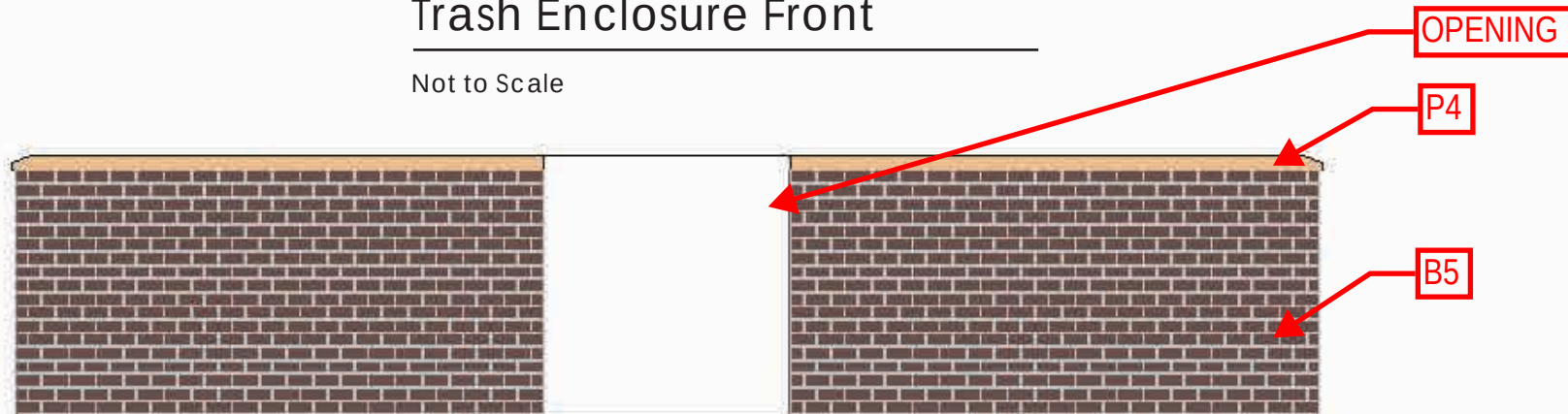
Metal Tube / Sign Details

Not to Scale



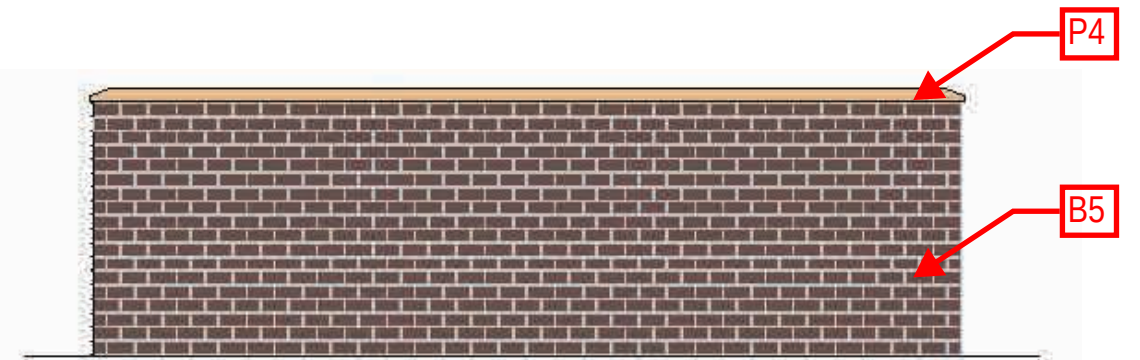
Trash Enclosure Front

Not to Scale



Trash Enclosure Rear

Not to Scale



Trash Enclosure Side

Not to Scale