



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 July 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, Danielle Smid, Amy Montford,
Council Liaison: Andrew Borcharding

Staff: Alex Pfaltzgraff, Evann Martin, Rachel Greving

Absent:

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 Smid, to approve the minutes from the April 7, 2020 meeting

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

B. PUBLIC AGENDA ITEMS

Project # 20-1035: Golden Rule Plat 1 – Preliminary Plat

Martin explained the details of the preliminary plat.

Motion by Patterson, Second by Smid to approve Golden Rule – Preliminary Plat

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

Project # 20-1036: Golden Rule Plat 1 – Final Plat

Martin again explained the details of the Final Plat.

Motion by Patterson, Second by Smid to approve Golden Rule – Final Plat

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

Project # 20-1040: Prairie Business Park – Rezone

Martin explained the details of the rezone. The applicant would like to store logoed vehicles on the site. This restriction was self-imposed by the applicant when the site was first built upon. The zoning ordinance restrictions have also changed since then to include logoed vehicles stored on the site as outdoor storage.

Outdoor storage is a permitted use of the site, and the applicant desires to keep the restriction in place, however allow for the keeping of logoed vehicles upon the site.

Pfaltzgraff commented that there would be additional restriction in place to require berms and/or landscaping to screen the stored logoed vehicles is stored adjacent to the public right of way.

Motion by Patterson, Second by Smid to approve Prairie Business Park – Rezone

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

Project # 20-1039: Sweet Honey – Site Plan

Martin explained the details of the site plan. The proposal shows a 10,000 square foot warehouse where Sweet Honey will store vehicles inside. There will also be a small office space contained within the building. Landscaping to the east of the building will screen the garage doors from the right of way and residential area. Space is also left to the west of the building for the possibility of future expansion.

Pfaltzgraff explained the reasoning for a sand filter as well as the sand oil separator.

Motion by Strutt-Todd subject to staff comments, Second by Smid to approve Sweet Honey – Site Plan

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

Project # 20-1038: Financial Institution – Site Plan

Martin explained the details of the site plan. Access to the site will be from the same access point as the future development to the north. No plans have been submitted yet for the development to the north. Landscaping will be provided throughout the site, and utilities will be accessed from the driveway to be constructed to the north of the site.

Pfaltzgraff commented that the glazing in the front of the building is standard white lighting, and the decorative band between the windows is multicolored, but it will not change color or flash.

Motion by Strutt-Todd, Second by Smid to approve Financial Institution – Site Plan

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

C. PUBLIC FORUM – None

D. REPORTS

- 1. Department Update – Staff provided an update on development and capital projects around the City.**
- 2. Council Liaison Update – N/A**
- 3. Old Business – N/A**
- 4. New Business – N/A**
- 5. Next meeting August 4, 2020**

Meeting is adjourned at 6:08 p.m.

Signature

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: August 4, 2020
RE: Hy-Vee Fast & Fresh – Site Plan

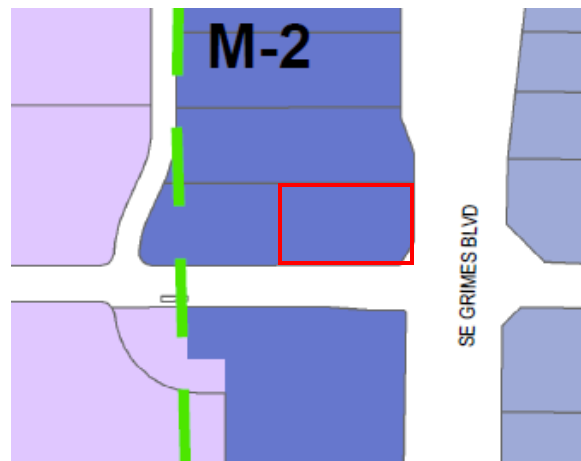
GENERAL INFORMATION:

Applicant:	Hy-Vee Inc. - Randy Downs
Requested Action	Site Plan
Location	3605 SE Gateway 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-2
North	Vacant	Light Industrial	M-2
South	Toyota	Light Industrial	M-2
East	Gas Station	Mixed Use 2	M-1A
West	Mini storage	General Industrial	M-3

BACKGROUND:

The applicant is requesting approval of the site plan for a 6,600 square foot convenience store and coffee shop with a gas station located at 3605 SE Gateway Drive. A plat will be required to subdivide the existing three vacant lots at the northeast corner of SE 37th Street and SE Gateway Drive to accommodate the proposed Hy-Vee Fast & Fresh site plan.

The subject site is located within Zone 1 of the Highway 141 Mixed Use Development Corridor District.

ANALYSIS:*Building/Elevations:*

The façade is proposed to be principally constructed of brick with cladding, aluminum trim, and canopies. The gas pump canopy will be constructed with brick and aluminum to match the building. The building appears to meet all of the minimum architectural standards within the Highway 141 Zone 1 Overlay.

Site Layout:

The site will be accessed from SE 37th Street and SE Gateway Drive. A sidewalk connection is proposed from SE 37th Street to the building. The coffee shop will have a drive-thru on the north side of the building and provide outdoor patio space on the west side of the building.

Pole mounted light fixtures are provided throughout the parking lot and up lighting will be provided on the building faces along Highway 141 and SE 37th Street.

Parking:

The site provides the required number of parking spaces with 50 total parking spaces provided.

Landscaping/Streetscape:

The site meets the minimum required number of plantings for the Highway 141 Mixed Use Development Corridor District. Landscaping is provided along the project frontage and within landscape islands throughout the site.

Utilities:

The sanitary sewer will connect to the existing 12" sanitary sewer on the west side of SE Gateway Drive. A new private 6" sewer will be constructed from the existing line and run east to the building.

Water is provided from an existing main on the north side of SE 37th Street. A new private 8" water main will be constructed from the existing line and run north to the building. The building is proposed to be fitted with a fire suppression system, and appropriate FDC location and fire hydrant spacing is shown.

Detention will be provided within a basin located along Highway 141. New storm sewer will be constructed onsite and connect to the detention basin.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for the Hy-Vee Fast & Fresh, subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~May 5, 2020~~

~~May 18, 2020~~

June 30, 2020

Civil Engineering Consultants, Inc.

Attn: Ed Arp

2400 86th Street, Unit 12

Des Moines, IA 50322

RE: Hy-Vee Fast and Fresh Site Plan (SE 37th and Hwy 141)

Dear Mr. Arp:

The Development Services Department is in receipt of a proposed Site Plan for Hy-Vee Fast and Fresh. Based on the review of the provided submittal materials, staff have the following comments:

General Comments/Sheet 1:

- ~~1. Please provide a demolition/removals plans. Staff does not see a demolition plan.~~
2. Please provide a geo-tech report. **Please provide prior to final plat submittal.**
- ~~3. Remove Preliminary Plat from the tile.~~
- ~~4. Please add Highway 141 Mixed Use Development Corridor District Zone 1 under Zoning on Sheet 1.~~
- ~~5. Update the setback information to match the M-2 and Hwy 141 regulations (165.31 and 165A.12).~~
- ~~6. Please add the building height requirements.~~
- ~~7. Please update to reflect the required open space of 20%. Please revise the open space calculation to be based on the total square footage listed under the site area calculation.~~
- ~~8. Update the parking requirements based on the restaurant (Smokey Row) and retail (Fast and Fresh) calculations.~~

9. ~~Provide a site details sheet with details for dumpster enclosure, handicap parking (grades and signage), bollards, hydrants, curbs, etc. Provide dumpster enclosure height and place detail on site plan, and add handicap parking grades and cross slopes. Please add the height of the dumpster enclosure.~~
10. ~~Provide specifications for light fixtures and photometric. Note that there should be zero FC at the property line. All lights shall be shaded or hooded. Light poles cannot be taller than 35'.~~

Sheet 2:

1. ~~Please update the Grimes Standard Notes.~~
2. ~~Change numerous West Des Moines callouts. Utility Note 7 and 11.~~
3. ~~Notes: #8, Public Street Pavement thickness will match existing thickness.~~

Sheet 3:

1. ~~Staff is not supportive of the location of the RI-RO as shown. The proximity to HWY 141 is problematic due to the traffic volumes and traffic type. The RI-RO should be moved back to just west of the Lot 1 and 2 property line. Staff is evaluating if a turn lane is necessary. The RI-RO for QT is not a comparable example. If proposed today, it would also be challenged due to the distancing. Staff is not supportive of the location and is asking that if desired, that it be moved back as originally proposed in the conceptual plan provided by Hy-Vee. Staff would consider the RI-RO without a turn lane if it was positioned further back.~~
2. ~~Based upon the above, staff questions if it is more practical to locate the F&F on Lot 2.~~
3. ~~Please attempt to align the driveway with the storage facility across SE Gateway.~~
4. ~~Show a 5' sidewalk along SE 37th St. A Petition and Waiver will be required to address the construction of the sidewalk in the future as Lot 2 develops. Show sidewalk to the driveway and nothing further east.~~
5. ~~Please add a pedestrian connection to SE 37th St. Please connect the sidewalk to the building. Staff suggests bringing the sidewalk north passed the dumpster and shifting the landscaping island to bring the sidewalk across to the building. Another option~~

~~would be to provide connection from the east side of the driveway straight north through the landscape island to the building.~~

- ~~6. The vehicle movement on the south side of the site appears to be potentially conflicting. Staff would suggest shifting the site north to align the driveway on the south side of site. Will resolve itself with the relocation of the RI RO.~~
- ~~7. One landscape island is required per 12 parking spaces. The parking area along the front of the building exceeds this requirement.~~
- ~~8. Please provide a detail for the decorative jointing pattern for the sidewalk to the east and north of the proposed building.~~
- ~~9. Add stop bars and traffic signage. Please add stop bar pavement markings to site plan.~~
- ~~10. The Knox Box noted shall be installed near the front entrance to the building, and shall be obtained by going to www.knoxbox.com.~~
- ~~11. The dumpster cannot face Hwy 141 and will need to be relocated to the north or west elevation.~~

Sheet 4:

- ~~1. Based upon the grading pattern under the canopy, the two intakes on the NE and SE corner of the parking field will require a sand/oil separator.~~
- ~~2. Please provide a more detailed grading plan with spot elevations for all curb edges and other sensitive areas.~~
- ~~3. Basin on east side of the site is labeled for Lot 2.~~

Sheet 5:

- ~~1. Please provide a detail for the sand/oil separator as noted above. This can be accommodated with an Envirohood (Nyloplast 24F)~~
- ~~2. Please show any existing sanitary/water service stubs. Please label sizes.~~
- ~~3. Staff questions if Lot 2 will connect to the 8" sewer service that is connected to Lot 1. If so, the 8" will need to be public. Please provide Public Construction Drawings with plan/profile.~~

- ~~4. Please label the domestic and fire service size. Please increase fire service size to 6" or provide flow analysis.~~
- ~~5. Staff questions if it makes better sense to tap once on the SE 37th ST main and stub in a public main/hydrant for utilization of Lot 1 and 2. Lot 3 could continue the loop and tie back into the SE Gateway Main at a future date.~~
- ~~6. Please show the location of all ground mounted mechanical units, including transformers. Ground mounted equipment must be screened with wood or brick screen.~~
- ~~7. Please relocate the FDC so that it has un-obstructed access (minimum 6 feet in width). Please relocate FDC so that it is not in the drive-through. Staff would suggest locating it near the new parking island near the SE corner of the building.~~
- ~~8. Please provide a detail that demonstrates that there is 150 feet of hydrant coverage. Note that this must be demonstrated by a 150-foot route (not hydrant radii). All sides of the building must be covered by said 150-foot route. The fire route needs to go around the dumpster and cannot go through the parking spaces.~~
- ~~9. Please provide critical crossing details for all utility conflicts.~~
- ~~10. Please show all roof drains and corresponding connections.~~
- ~~11. Number Flared End Sections (FES) for clarity, in plan view and on Orifice Details.~~
- ~~12. Provide erosion control at storm outlet along Hwy. 141. (FES #1)~~
- ~~13. Add note about orifice plates on FES callout in plan view. Update detail at FES #2 to show SW 512 installation~~
- ~~14. Show downspout connection to storm sewer.~~
- ~~15. Verify Grate elevation at ST-6.~~
- ~~16. Add note to verify existing stub on sanitary prior to installing MH #1.~~
- ~~17. Number the second sanitary MH.~~
- ~~18. Provide .1' fall through MH #2.~~

19. Label size and length of sanitary line from MH #2 to grease trap and grease trap to building as well as service from MH 2 to building. Label pipe grade between C/O 4 & 5.
20. Run water in from west (in approach) or in west ROW of 141 to avoid cutting into pavement on 37th St. ~~Verify if DOT permit is required to work in the ROW.~~
21. Label water service sizes for domestic and fire lines at split 5' outside of building and provide a valve/stop on each.
22. Show hydrant coverage (300').
23. Provide SUDAS Type A driveway connection on Gateway Dr.

Sheet 6:

1. The minimum amount of required open space is 20% for Zone 1. Please revise on the plan.
2. Staff encourages planting shrubs and/or trees within the landscape islands.
3. One shrub is required per 4' of frontage on SE 37th St & Hwy 141.
4. Please show landscape quantities in accordance with 165A.16 (9). The landscaping requirements need to reflect 2 trees per 1000 sf of required open space (22 trees) and 1 shrub per 500 sf of required open space (22 shrubs). Please provide landscaping along the east side of the building. Add plant height.
5. Groundcover must be sod. Please show on plans.
6. Up lighting of landscaping is encouraged. Please respond.

Elevations:

1. ~~Provide calculations showing the percentage of brick vs cladding.~~
2. Provide calculation showing the percentage of glazing on the south and east building façade. Since the building orientation has changed, the new east side of the building must be at least 20% glazing. Please provide the calculation on the elevation sheet.

- ~~3. No blank wall area or façade shall exceed 30 feet in horizontal or vertical direction. Staff asks that additional detail be added to the west elevation to satisfy this requirement such as bump-outs similar to what is shown on the south elevation.~~
4. Provide a list of the 5 design elements illustrated in the façade design per the Hwy 141 Zone 1 regulations. Please add the list from the response letter to the elevation sheet.
5. All heating, ventilation, and air conditioning mechanical units shall be screened from public view by an opaque fence consisting of wood or brick. ~~What is the gray box shown on the roof on the east, west and north elevation? Is it HVAC screening? What is the material?~~
6. Up lighting is required on the building faces adjacent to public ROW. Please provide up lighting location and cut sheets for the fixtures. Please provide lighting fixture cut sheets.
7. Note all signage is reviewed under separate cover. Note that the Smokey Row sign (horizontal extension) may be problematic.

SWPPP

- ~~1. Please provide existing soil data.~~
- ~~2. Sheet 2 & SP Sheet 4: Silt fence sections should not be longer than 200', and "J" hooks installed on the ends.~~
1. Please provide a final signed copy of the SWPPP. ~~The SWPPP needs to be signed under the Owner's Certification.~~

Stormwater Management Plan (SWMP)

- ~~1. Page 4: Fix the second sentence under the "Pre Development Conditions" section. The site drains from south to north.~~
- ~~2. Pages 5 & 6: Provide flows for the WQv, CPv, 5 year, and 100 year storm events for pre-development and post-development.~~
- ~~3. Page 7: A note calls for to use turf grass above the 24 hour storm storage elevation, and wetland species below that elevation. What 24 hour storm is this referring too, and where on the site plan is this stated?~~
4. Page 6: Provide more information on the detention basins and their outlets.

5. ~~Hydrographs: The Table of Contents should be placed before the reports.~~
6. ~~Provide intake spread and pipe capacity spreadsheets.~~
7. ~~Pages 5 & 6: Provide flows for the WQv, CPv, 5 year, and 100 year storm events for pre-development and post development. Provide flows in a concise table.~~
8. ~~Page 5 & 6: State information on any offsite drainage areas that flow through the site.~~
9. ~~Page 6: SUMMARY FOR POST DEVELOPMENT RUNOFF, why does Lot 1 use an intensity of 9.15? Lot 1 and 2 100-yr storm hydrographs show release rates that exceed both calculated Qrels.~~
10. ~~Page 9: A note still calls for the use of turf grass above the 24-hour storm storage elevation, and wetland species below that elevation. What 24-hour storm is this referring too, and where on the site plan is this stated? We understand the elevation that the WQv takes place, but where physically on the site plan does it state where each type of seed goes? We are only seeing this statement in the stormwater management plan. Landscape Plan shows sod through the entire basin.~~
11. ~~Page 8: $CPv = (1.15\text{in}/12)(2.46 \text{ acres}) = 0.24 \text{ ac-ft}$; not 0.20 ac-ft.~~
12. ~~Hydrographs: Hydrographs for WQv, 5 yr and 100 yr storms are not modeled correctly for Lot 1. The 4.5" orifice plate and prf riser should be included on both. Lot 1 shows a 6.5" orifice diameter on the hydrograph.~~
13. ~~Pipe Capacity Spreadsheet: Pipe segment 4-3 has the wrong slope, and DA does not match the DA from the sub-areas map. Pipe segment 15-9 has the wrong pipe size and slope.~~
14. ~~Sub Areas map: Break off area for intake #14~~
15. ~~Lot 2 Basin is modeled on the hydrograph with a 2.71" dia hole, and the SP calls out a 4", please rectify.~~
16. ~~Lot 1 Basin: Lot 1 WQ pond models and Lot 1 Basin models should be the exact same. They are the same basins. Orifice structures and Perforated Risers should be the same. Please model the perforated riser with weir opening on top. Also include the Type SW-512 intake with openings on 3 sides. Pond riser detail is called out as a 12" on the SWMP and an 18" on SP, please rectify. Max elevations for pond storage is below bottom of pond (pond bottom is 953.00, 5-yr max = 951.27, 100-yr max = 952.17. Please fix all issues.~~

~~17. The summary table needs to be updated. Storage elevations and volumes do not match the Hydrograph Report. The 100-yr release for Lot 1 is 1,436 cfs, which is greater than the existing 5-yr release of 1,240 cfs. Please rectify.~~

18. Please provide final signed SWMP.

Site Plan

- ~~1. Page 4: Provide outlet protection from Lot 1 basin in the ditch.~~
- ~~2. Page 5: What is the purpose of MH#7? Roof drain connection? If MH#7 is an area intake, don't use a type "E" casting. A Type "E" casting is a solid MH cover~~
- ~~3. Page 5: If possible, please slide intake #3 west, to collect more of Lot 1 drainage.~~
- ~~4. Page 6: Are the trees on the east side of the property in the stormwater detention basin? If so, make sure that species can survive in seasonally wet conditions.~~
- ~~5. Page 4 See SWMP comments.~~

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: May 11, 2020
 May 25, 2020
 July 6, 2020
 July 21, 2020
 (1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: August 4, 2020 at 5:30 at the Grimes City Hall

COUNCIL MEETING: August 25, 2020 at 5:30 at the Grimes City Hall

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

Sincerely,

Evann Martin
Assistant Planner

HY VEE FAST AND FRESH

HY-VEE INC., 5820 WESTOWN PARKWAY, WEST DES MOINES, IA 50266-8223



VICINITY SKETCH

PROPERTY OWNERS:
COLLECTIVE INVESTMENT MANAGEMENT LTD
2400 DELAWARE AVE
DES MOINES, IA 50317-3545

APPLICANT:
HY-VEE INC
5820 WESTOWN PKWY
WEST DES MOINES, IA 50266-8223

LEGAL DESCRIPTION
LOTS 1, 2 & 3 INTERSTATE GATEWAY BUSINESS PARK, AN
OFFICIAL PLAT, CITY OF GRIMES, POLK COUNTY, IOWA.

LAND USE
OFFICE / WAREHOUSE

BUILDING SETBACKS
(SUBJECT PROPERTY & ADJOINING PARCELS)
100' FROM THE ADJACENT HIGHWAY 141 ROW
25' FROM ANY PUBLIC STREET ROW

BUILDING HEIGHT REQUIREMENTS
- MAXIMUM 45' HT
- GREATER THAN 45' HT 100' SETBACK
FROM ANY PUBLIC ROW

SITE AREAS (LOT 1)
BUILDING 6,600 SF (5%)
PAVING 61,970 SF (51%)
GREEN SPACE 52,962 SF (44%)
TOTAL 121,532 S.F. (100%)

PARKING
Coffee Shop: 1,400 SF + 800 SF patio = 2,200
SF X 3 = 6,600 SF/162 SF = 41 Stalls
C-Store: 4,250 SF/250 SF = 17 stalls - 0 stalls
pumps = 4 Stalls
TOTAL: 50 Stalls req'd
51 Stalls proposed

OPEN SPACE REQUIREMENT
REQUIRED: (20%)
121,532 SF/20% = 24,307 SF
PROPOSED
52,962 SF (44%)

IMPERVIOUS AREA = 72,293 SF

ZONING
M-2 LIGHT INDUSTRIAL DISTRICT
HIGHWAY 141 MIXED USE DEVELOPMENT CORRIDOR DISTRICT ZONE I

FLOOD ZONE DESIGNATION
ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE
RATE MAPS, COMMUNITY-PANEL #19153C016TF MAP
REVISED FEBRUARY 1, 2019.

CONSTRUCTION SCHEDULE
BEGIN CONSTRUCTION: SUMMER 2020
COMPLETE CONSTRUCTION: SUMMER 2021

BENCHMARK
BURY BOLT ON HYDRANT LOCATED AT THE NORTHWEST CORNER OF
THE INTERSECTION OF SE 37TH AVENUE AND GATEWAY DRIVE.
ELEVATION -----461.89 (CITY OF GRIMES DATUM)
461.83 (SITE PLAN DATUM)
BURY BOLT ON HYDRANT LOCATED AT THE WEST SIDE OF THE
GATEWAY DRIVE BY LOT ADDRESS 3450.
ELEVATION -----449.14 (CITY OF GRIMES DATUM)
449.20 (SITE PLAN DATUM)

CERTIFICATIONS

PRELIMINARY

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.

JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020

SHEETS 1-3

I HEREBY CERTIFY THAT THE PORTION OF THIS
TECHNICAL SUBMISSION DESCRIBED BELOW WAS
PREPARED BY ME OR UNDER MY DIRECT PERSONAL
SUPERVISION AND THAT I AM A DULY LICENSED
PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE
LAWS OF THE STATE OF IOWA.

BY: EDWARD H. ARP, IOWA REG. NO. 250 DATE:
MY LICENSE RENEWAL DATE IS: JUNE 30, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-8

GENERAL LEGEND	
PROPOSED	
-----	PLAT BOUNDARY
-----	SECTION LINE
-----	LOT LINE
-----	CENTERLINE
-----	EASEMENT LINE
-----	FLARED END SECTION
-----	DRAIN BASIN OR SEDIMENT RISER
-----	DRAIN BASIN WITH SOLID GRATE
-----	WATER VALVE
-----	FIRE HYDRANT ASSEMBLY
-----	BLOW-OFF HYDRANT
-----	SCOUR STOP MAT
-----	TURF REINFORCEMENT MAT
-----	ST 16" STORM SEWER WITH SIZE
-----	W 8" WATER SEWER WITH SIZE
-----	W WATER SERVICE
-----	PROPOSED CONTOUR
-----	SILT FENCE
-----	1234 ADDRESS
-----	RIPRAP
EXISTING	
-----	LOT LINE
-----	SANITARY/STORM MANHOLE
-----	WATER VALVE
-----	FIRE HYDRANT
-----	STORM SEWER SINGLE INTAKE
-----	STORM SEWER DOUBLE INTAKE
-----	STORM SEWER ROUND INTAKE
-----	FLARED END SECTION
-----	DECIDUOUS TREE
-----	CONIFEROUS TREE
-----	SHRUB
-----	POWER POLE
-----	STREET LIGHT
-----	GUY ANCHOR
-----	ELECTRIC TRANSFORMER
-----	GAS METER
-----	TELEPHONE RISER
-----	SIGN
-----	UNDERGROUND TELEVISION
-----	UNDERGROUND ELECTRIC
-----	UNDERGROUND GAS
-----	UNDERGROUND FIBER OPTIC
-----	UNDERGROUND TELEPHONE
-----	OVERHEAD ELECTRIC
-----	SAN 8" SANITARY SEWER WITH SIZE
-----	ST 12" STORM SEWER WITH SIZE
-----	W 8" WATER MAIN WITH SIZE
-----	EXISTING CONTOUR
-----	TREELINE
-----	B.S.L. BUILDING SETBACK LINE
-----	P.U.E. PUBLIC UTILITY EASEMENT
-----	M.O.E. MINIMUM OPENING ELEVATION

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	NOTES
3	DEMOLITION PLAN
4	DIMENSION PLAN
5	GRADING PLAN
6	UTILITY PLAN
7	LANDSCAPE PLAN
8	DETAILS
9	DETAILS
10	DETAILS
11	DETAIL

PRELIMINARY

HY VEE FAST AND FRESH
9605-3505-3455 GATEWAY DRIVE, GRIMES, IA

COVER

SHEET
OF 6

A-2059

DATE:	01-20-2020
DATE OF SURVEY:	
DESIGNED BY:	RJS
DRAWN BY:	JDS

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 mail@ceclac.com



Q:\A-FILES\A-2054\A-2054_CDD Drawings\Construction Documents\Site Plans\A-2054 (CDD) NOTES.dwg, 7/17/2020 1:44:51 PM, unimpaired, 1:1

I. 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. A preconstruction meeting is required prior to the start of construction. The Contractor shall be responsible to coordinate this meeting. Contact City of Grimes Engineering Dept., (515-986-4050).
- c. All permits (IDNR, SHP, 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. A 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

I. Sanitary Sewer Notes:

- a. The Sanitary 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 (8A to 15A).
- c. Sanitary gravity service pipe material shall be PVC SDR 23.5 (4A to 6A).
- 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:FGC W/Adjusting Mechanism.
- g. Sanitary sewer testing, cleaning & televising shall be completed prior to paving. The sewer system shall be flushed with water prior to televising.

I. Water Main Notes:

- a. All fire hydrants shall be American Flow Control-Waterous Pacer MB-67-250, Mueller Super Centurion 250 (3-way A-423), or Clow Medallion F-2545. All hydrants shall have the following: 6A 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 auxillary 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 TM-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.

I. 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 & televising shall be completed prior to paving. The sewer system shall be flushed with water prior to televising.
- e. Use O ring gaskets on storm sewers crossing over watermain per IDNR requirement.

SURVEYOR NOTES

- 1. THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1:10000 FOR SUBDIVISION BOUNDARIES AND IS NOT GREATER THAN 1:5000 FOR INDIVIDUAL LOTS.
- 2. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
- 3. MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE.
- 4. ALL EASEMENTS SHOWN ARE EXISTING EASEMENTS OF RECORD UNLESS LABEL AS ** (PROPOSED)**.

NOTES

- 1. ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
 - A. CITY OF GRIMES
 - B. HY-VEE, INC. 515-267-2800
 - C. CIVIL ENGINEERING CONSULTANTS, INC.
- 2. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- 3. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- 4. PROVIDE 2' CONCRETE BOXOUT AROUND ALL INTAKES AND MANHOLES WITHIN PAVED AREAS.
- 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF GRIMES STANDARD SPECIFICATIONS.
- 6. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- 7. ALL DEBRIS SPILLED ON CITY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY THE OWNER/CONTRACTOR IN TIMELY FASHION.
- 8. PUBLIC STREET PAVEMENT THICKNESS SHALL MATCH EXISTING THICKNESS.
- 9. THE KNOX BOX SHALL BE INSTALLED NEAR THE FRONT ENTRANCE TO THE BUILDING, AND SHALL BE OBTAINED BY GOING TO WWW.KNOXBOX.COM.

PAVING NOTES

- 1. ALL PAVING WITHIN THE CITY RIGHT-OF-WAY (DRIVEWAY APPROACHES AND SIDEWALKS) SHALL REQUIRE OBSERVATION BY THE CITY. CONTACT CITY OF GRIMES DEVELOPMENT SERVICES (515-986-4050) TO SCHEDULE OBSERVATION SERVICES.

PLANTING NOTES

- 1. ALL SITEWORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH SUPAS SPECIFICATIONS INCLUDING ALL APPLICABLE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
- 2. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-1990)
- 3. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- 4. THE CONTRACTOR SHALL REMOVE THE TREE STAKES ONE YEAR AFTER INSTALLATION.
- 5. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
- 6. ALL TREES AND SHRUBS SHALL BE MULCHED WITH AT LEAST 3" SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.
- 7. THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER OF THE UTILITY.
- 8. ONE WEEK PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT.
- 9. THE CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
- 10. ALL DECIDUOUS TREES SHALL BE PLANTED AT LEAST 5' FROM R.O.W. AND CONIFEROUS TREES AT LEAST 10' FROM R.O.W.
- 11. ALL DISTURBED AREAS SHALL BE SODDED/SEEDED AS NOTED ON THE LANDSCAPE PLAN.
- 12. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE GROUND COVER AND ENSURE THAT ADEQUATE VEGETATIVE COVER IS PRESERVED
- 13. ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED PER PLAN.

EROSION AND SEDIMENT CONTROL

TO BE DETERMINED

CONTROLS

- EXISTING VEGETATION IS PRESERVED WHENEVER POSSIBLE.
- PERMANENT SEEDING AND/OR SODDING AFTER CONSTRUCTION.
- VEGETATIVE BUFFER STRIPS THROUGHOUT PROJECT.
- PROTECTION OF TREES AND PRESERVATION OF MATURE VEGETATION WHEREVER POSSIBLE.
- SILT FENCES
- DRAINAGE SWALES
- FLOW ATTENUATION BY USE OF OPEN VEGETATED SWALES AND NATURAL DEPRESSIONS.
- INFILTRATION OF RUNOFF ON SITE
- VELOCITY DISSIPATION DEVICES AT DISCHARGE LOCATIONS TO PROVIDE NON-EROSIVE VELOCITY FLOWS.
- ALL MATERIAL WASTES MUST BE REMOVED FROM THE SITE.
- OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED.
- STABILIZE THE ENTRANCE WITH 8-INCHES OF LIMESTONE.
- TOTAL COMPLIANCE WITH APPLICABLE STATE/LOCAL WASTE DISPOSAL REGULATIONS.
- CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.
- CLEAN ALL DEBRIS AND MUD FROM PUBLIC STREETS AS SOON AS POSSIBLE.
- PROVIDE A ROCK AREA FOR EQUIPMENT TO BE CLEANED PRIOR TO ENTERING THE PUBLIC STREETS.
- JAMES BEAL WRYAN COMPANIES WILL BE RESPONSIBLE FOR INSURING MUD AND ROCK ARE CLEANED OFF PUBLIC STREETS.

GRADING NOTES

- 1. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH URBAN DESIGN STANDARDS.
- 3. ALL SPOT ELEVATIONS ARE AT GUTTER, UNLESS NOTED OTHERWISE.
- 4. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- 5. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OF APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- 6. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
- 7. AREAS TO RECEIVE FILL TO BE BENCHED.
- 8. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES AND COMPACT.
- 9. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL.
- 10. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
- 11. ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12-INCHES DISCED AND RECOMPACTED TO 98% STANDARD PROCTOR DENSITY.
- 12. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL MATCH URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, BETWEEN 0 AND 4% OVER OPTIMUM MOISTURE.
- 13. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
- 14. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
- 15. BACKFILL TO TOP OF ALL CURBS.

STORM WATER NOTE

HY VEE INC. IS RESPONSIBLE FOR DEVELOPING AND IMPLEMENTING A POLLUTION PREVENTION PLAN CONSISTENT WITH REQUIREMENTS PER IOWA NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGE. ADDITIONALLY, RYAN COMPANIES US, INC. IS RESPONSIBLE FOR COMPLETING A NOTICE OF INTENT TO THE IOWA DEPARTMENT OF NATURAL RESOURCES AND RECEIVING A LETTER OF AUTHORIZATION.

UTILITY NOTES

- 1. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- 2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- 3. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CALL IOWA ONE-CALL BEFORE STARTING WORK.
- 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF GRIMES STANDARD SPECIFICATIONS. ALL SITE UTILITY WORK SHALL BE DONE TO GRIMES SPECIFICATIONS, GRIMES PLUMBING CODE, AND GRIMES WATER WORKS STANDARD SPECIFICATIONS.
- 5. THE SITE UTILITY CONTRACTOR SHALL COORDINATE THE BUILDING SERVICE CONNECTIONS WITH THE BUILDING MECHANICAL CONTRACTOR.
- 6. VERIFY WATER MAIN AND SANITARY SEWER SERVICE LOCATIONS WITH ARCHITECTURAL DRAWINGS AND MECHANICAL PLANS.
- 7. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY OF GRIMES SPECIFICATIONS.
- 8. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE GRIMES PUBLIC WORKS DEPT. TO OBTAIN ANY AND ALL CITY PERMITS THAT MAY BE NECESSARY.
- 9. AT LEAST 48 HOURS PRIOR TO ANY WATER MAIN CONSTRUCTION, CONTRACTOR SHALL NOTIFY GRIMES WATER WORKS.
- 10. BUILD TO GRIMES WATER WORKS SPECIFICATIONS.
- 11. THE CONTRACTOR SHALL VERIFY THAT OFFSITE GRADING AND UTILITY EASEMENTS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
- 12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- 13. CONTACT BUILDING INSPECTION AT A MINIMUM OF A 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTION.
- 14. ALL CONNECTIONS TO THE PUBLIC SEWERS SHALL BE CORE DRILLED.
- 15. PRIOR TO CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, CONSTRUCTION PLANS FOR SAID IMPROVEMENTS NEED TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.
- 16. GROUND MOUNTED EQUIPMENT MUST BE SCREENED WITH WOOD OR BRICK SCREEN.

PRELIMINARY

HY VEE FAST AND FRESH
3605-3505-3455 GATEWAY DRIVE, GRIMES, IA

NOTES

SHEET
2
OF 6

A-2054

DATE:	07-2020
DATE OF SURVEY:	
DESIGNED BY:	RJS
DRAWN BY:	JDS



CEC

Civil Engineering Consultants, Inc.

2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 mail@cecinc.com

[illegible]

CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	45°11'33"	35.00' M.&P.	58.21' M.&P.	58.54' M.&P.	51.73' M.&P.	S42°23'20"E
C2	18°08'25"	261.00' M.&P.	84.14' M.&P.	45.02' M.&P.	58.75' M.&P.	S14°44'33"E
C3	24°25'46"	338.00' M.&P.	141.89' M.&P.	72.04' M.&P.	140.91' M.&P.	S12°10'52"W

HY VEE FAST AND FRESH
3605-3505-3455 GATEWAY DRIVE, GRIMES, IA
DEMOLITION PLAN

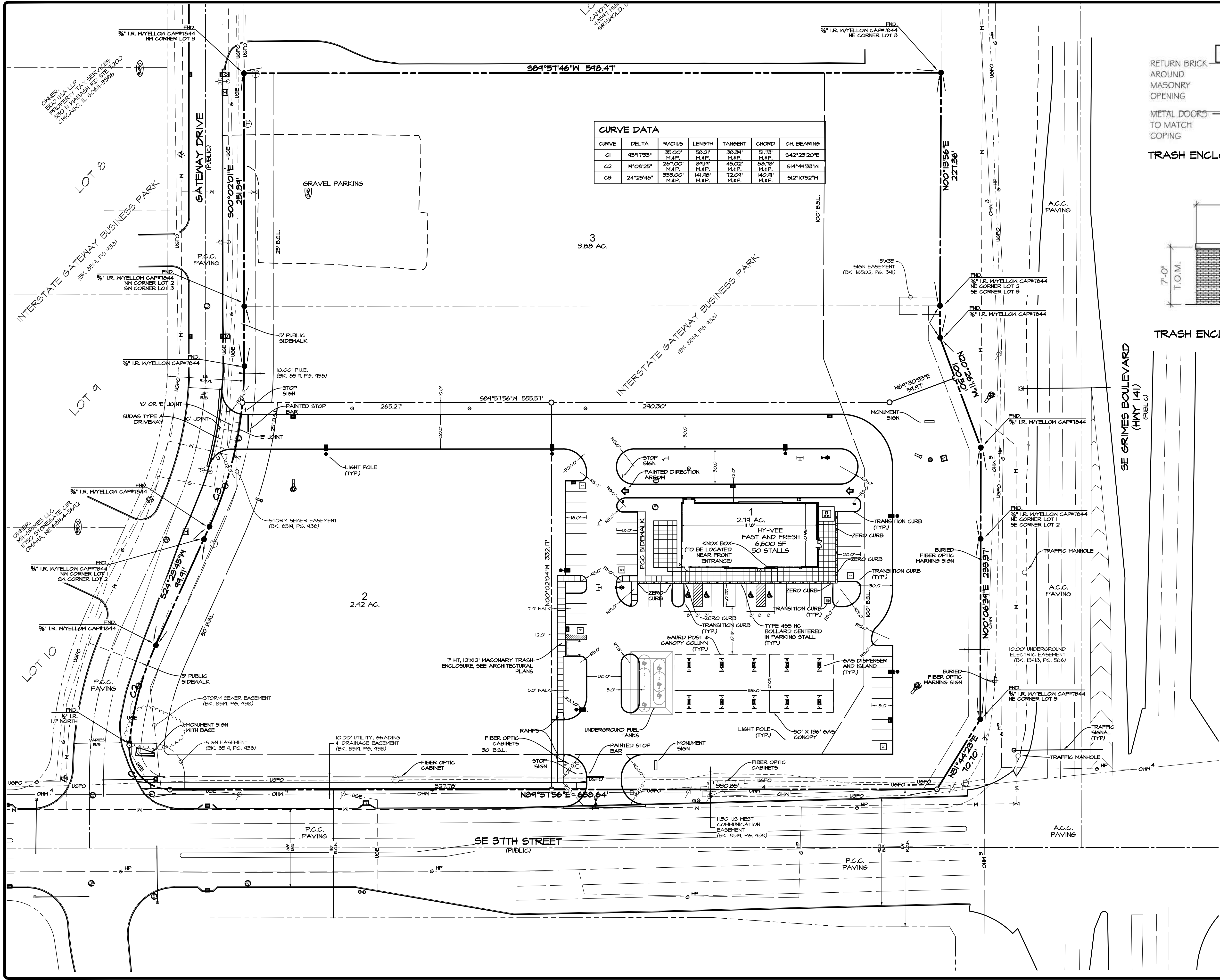
DATE:	07-20-2020
DATE OF SURVEY:	
DESIGNED BY:	PJS
DRAWN BY:	JDS



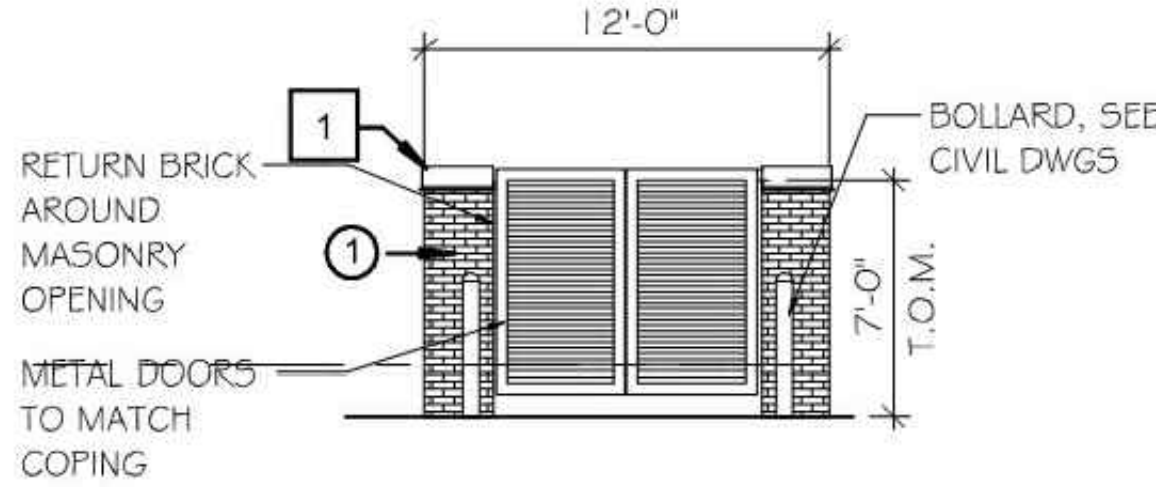
Civil Engineering Consultants, Inc.
4400 86th Street, Unit 12 • Des Moines, Iowa 50322
515.276.4884 • mail@ceclac.com

SHEET
3
OF 6

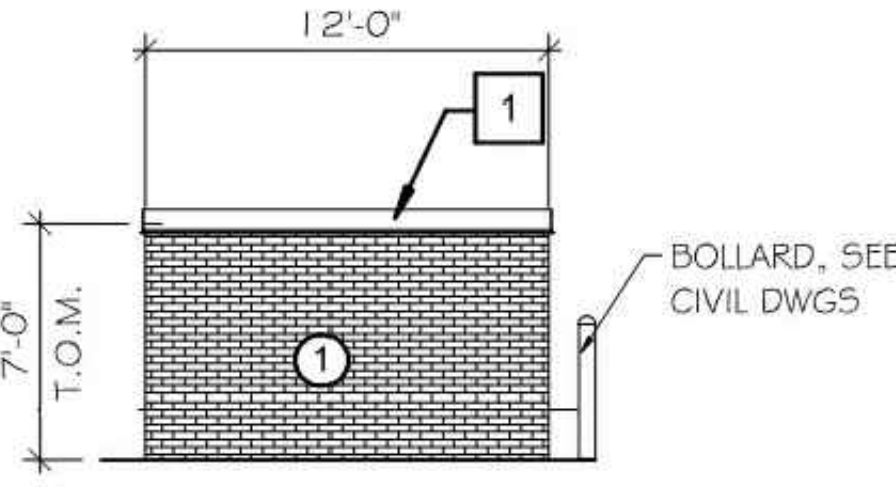
A-2059



CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	45°11'33"	35.00' M&P	58.21' M&P	58.21' M&P	51.78' M&P	542°23'20"E
C2	14°08'25"	267.00' M&P	24.14' M&P	45.02' M&P	89.79' M&P	514°44'33"W
C3	24°25'46"	333.00' M&P	141.48' M&P	72.04' M&P	140.31' M&P	512°10'52"W



TRASH ENCLOSURE FRONT ELEVATION



TRASH ENCLOSURE SIDE ELEVATION



HY VEE FAST AND FRESH
3605-3505-3455 GATEWAY DRIVE, GRIMES, IA

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 mail@cecinc.com

DATE: 01-20-2020

DATE OF SURVEY: 01-20-2020

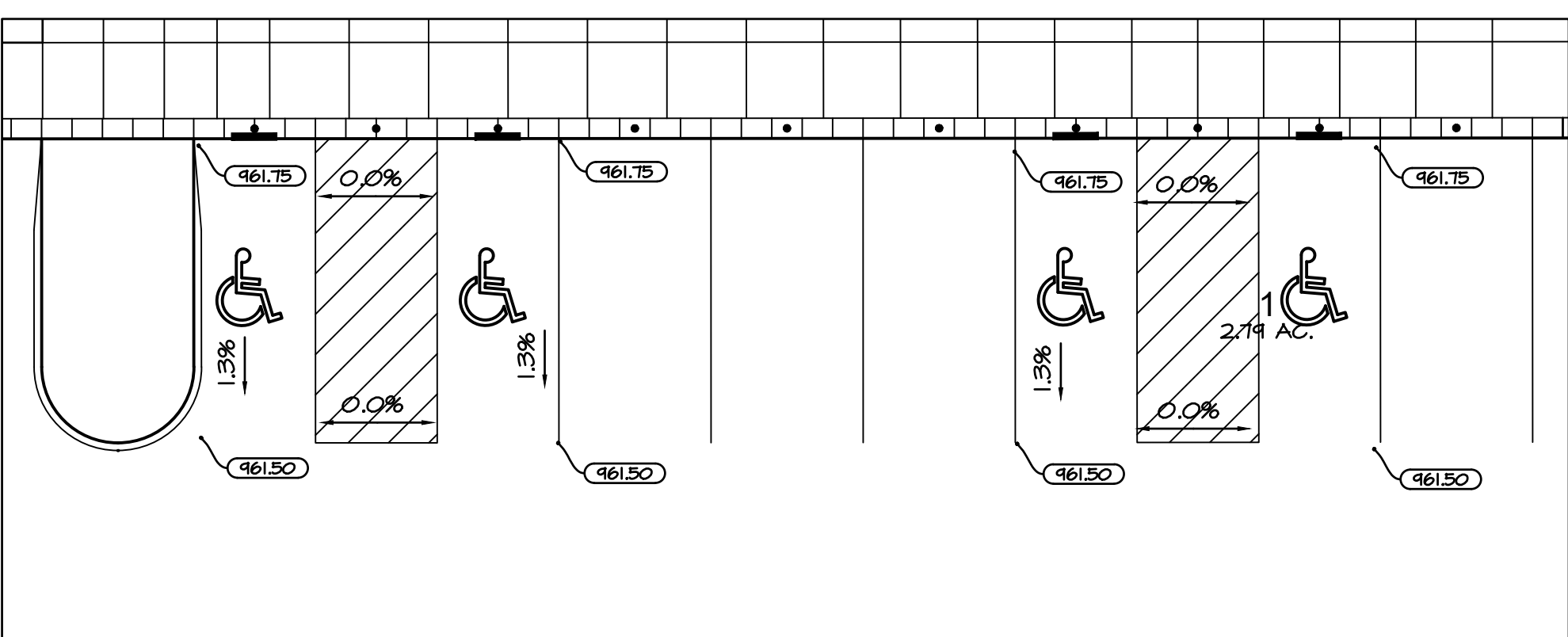
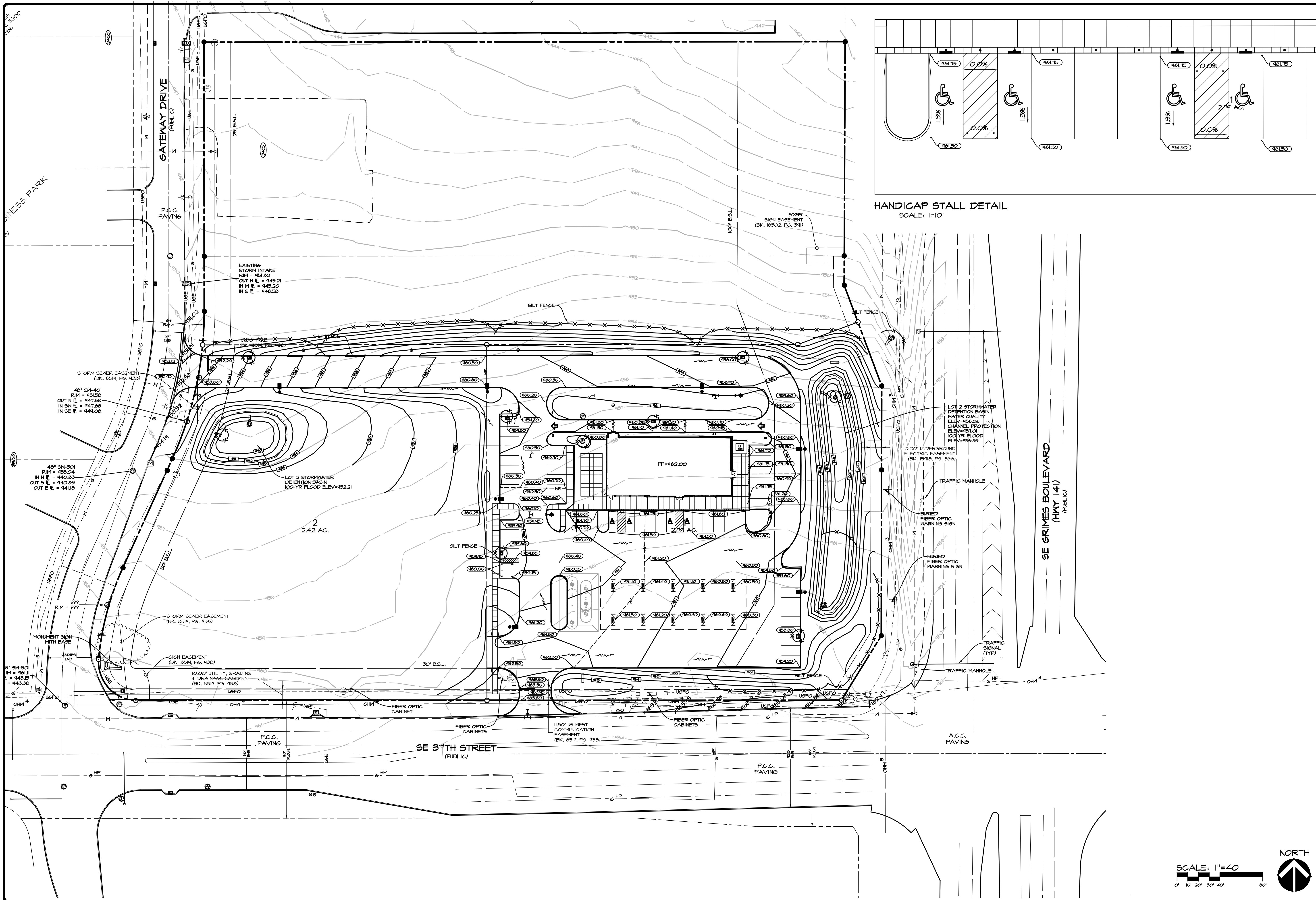
DESIGNED BY: JDS

DRAWN BY: JDS

DIMENSION PLAN

SHEET 4 OF 6

A-2054



HY VEE FAST AND FRESH
3605-3505-3455 GATEWAY DRIVE, GRIMES, IA

DATE: 01-20-2020
DATE OF SURVEY:
DESIGNED BY: RJS
DRAWN BY: JDS

HY VEE FAST AND FRESH
3605-3505-3455 GATEWAY DRIVE, GRIMES, IA
SHEET 6 OF 6
A-2054

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884, mail@cecinc.com

CEC

GRADING PLAN

OWNER: LUP
1800 US HWY 12
PROPERTY TAX SERVICES
350 N. WABASH RD. ST. LOUIS 63101
CHICAGO, IL 60610-3286

LOT 8

ATE GATEWAY BUSINESS PARK
(BK. 2514, PG. 429)

LOT 9

LOCATE OR
2514-3542

LOT 10

P.C.C.
PAVING

P.C.C.
PAVING

P.C.C.
PAVING

P.C.C.
PAVING

GATEWAY DRIVE
(PUBLIC)

P.C.C.
PAVING

P.C.C.
PAVING

P.C.C.
PAVING

P.C.C.
PAVING

P.C.C.
PAVING

P.C.C.
PAVING

P.C.C.
PAVING

P.C.C.
PAVING

P.C.C.
PAVING

P.C.C.
PAVING

P.C.C.
PAVING

P.C.C.
PAVING

P.C.C.
PAVING

P.C.C.
PAVING

EXISTING
STORM INTAKE
RIM = 946.07
OUT N E = 941.03
IN N E = 941.07
IN S E = 941.03

EXISTING
STORM INTAKE
RIM = 951.82
OUT N E = 945.21
IN N E = 945.20
IN S E = 949.39

SANITARY CLEANOUT #1
RIM = 953.30
E = 949.9 (VERIFY)
IN E = 944.00

SM-501 INTAKE #15
W/TYPE 'R' CASTING
GRATE = 954.40
OUT S = 950.40

SANITARY CLEANOUT #2
RIM = 953.30
IN E = 951.00
OUT N = 951.00

100 LF 6-INCH
SANITARY
SERVICE @ 2.00%

60 LF 12-INCH RCP
CLASS III @ 1.00%

FES #14
E = 944.80

1 TON CLASS 'D'
RIP-RAP

LOT 2 STORMWATER
DETENTION BASIN
100 YR FLOOD ELEV = 952.14

48" SM-401
RIM = 950.04
IN N E = 940.83
OUT S E = 940.83
OUT E E = 941.10

48" SM-401
RIM = 950.04
IN N E = 940.83
OUT S E = 940.83
OUT E E = 941.10

48" SM-401
RIM = 950.04
IN N E = 940.83
OUT S E = 940.83
OUT E E = 941.10

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RIM = 950.04
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RIM = 950.04
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48" SM-401
RIM = 950.04
IN N E = 940.83
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OUT E E = 941.10

48" SM-401
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IN N E = 940.83
OUT S E = 940.83
OUT E E = 941.10

48" SM-401
RIM = 950.04
IN N E = 940.83
OUT S E = 940.83
OUT E E = 941.10

48" SM-401
RIM = 950.04
IN N E = 940.83
OUT S E = 940.83
OUT E E = 941.10

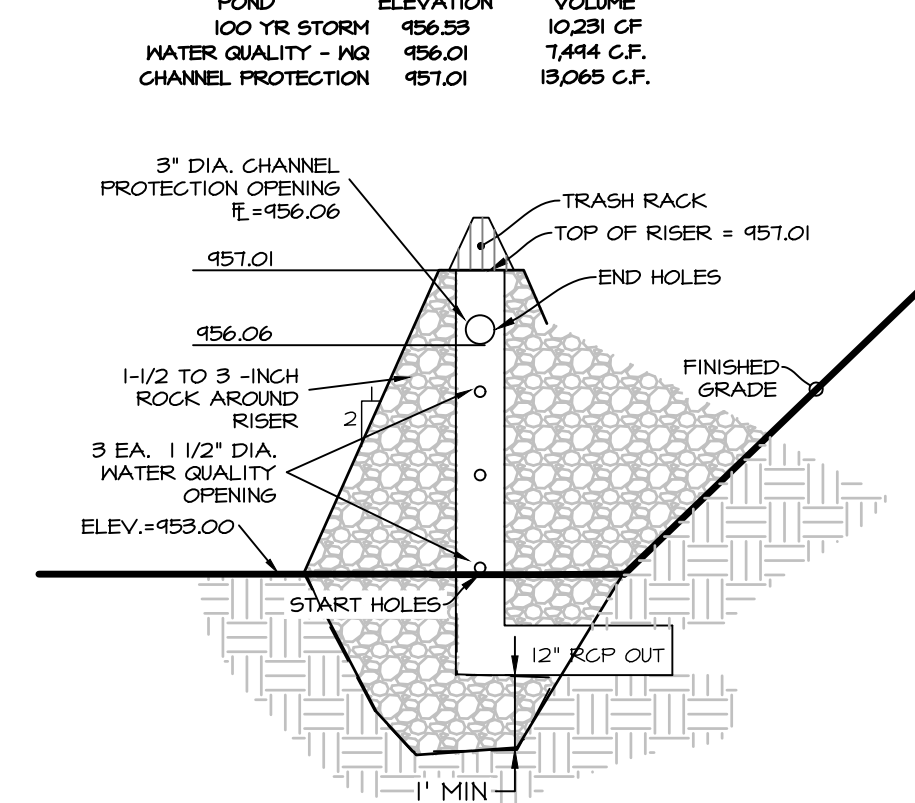
48" SM-401
RIM = 950.04
IN N E = 940.83
OUT S E = 940.83
OUT E E = 941.10

ENGINEERING FABRIC
(SHALL CONFORM TO IDOT 4196.01B)
6" SLOTTED SUBDRAIN (SLOTS DOWN)

SUBDRAIN DETAIL

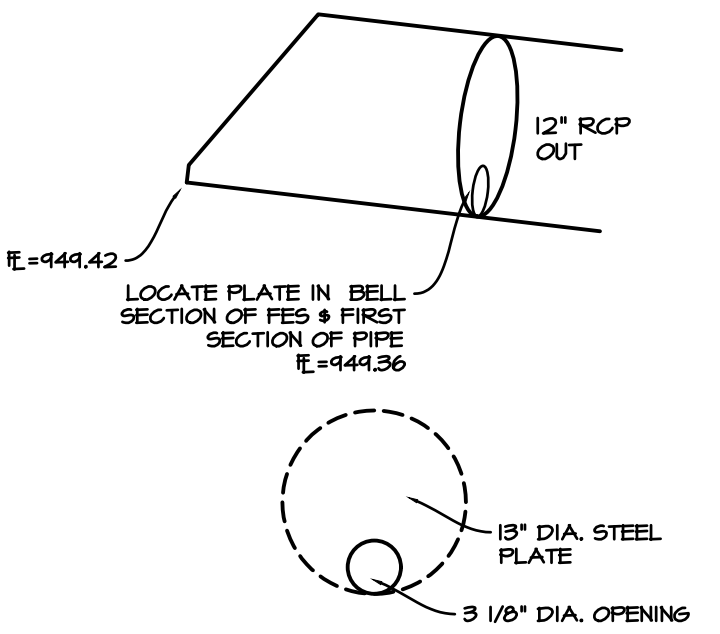
NO SCALE

EARTH BACKFILL
VARIES
POROUS BACKFILL
12"



LOT 1 POND RISER DETAIL (SM-512 AREA INTAKE #3)

NO SCALE



ORIFICE DETAIL (FES #13)

NO SCALE

SE 37TH STREET
(PUBLIC)

TAPPING TEE & VALVE

FIBER OPTIC CABINET

FIBER OPTIC CABINET

FIBER OPTIC CABINET

FIBER OPTIC CABINET

FIBER OPTIC CABINET

FIBER OPTIC CABINET

FIBER OPTIC CABINET

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FIBER OPTIC CABINET

FIBER OPTIC CABINET

FIBER OPTIC CABINET

FIBER OPTIC CABINET

FIBER OPTIC CABINET

FF=962.00

END OF HOSE

2" DOMESTIC

66 LF 15-INCH RCP

CLASS III @ 0.60%

SM-401 MINORILE #1

W/TYPE 'R' CASTING

RIM = 961.50

IN N = 955.40

IN S = 955.10

OUT NE = 955.30

OUT N = 956.00

150 LF FIRE ROUTE

HYDRANT & VALVE

8" TEE

8" 45° BEND

120 LF 15-INCH RCP

CLASS III @ 0.60%

SM-501 INTAKE #10

W/TYPE 'R' CASTING

GRATE = 954.60

OUT N = 956.69

100 LF 6-INCH

SANITARY

SERVICE @ 1.00%

100 LF 6-INCH

SANITARY

SERVICE @ 2.00%

100 LF 6-INCH

SANITARY

SERVICE @ 2.00%

100 LF 6-INCH

SANITARY

SERVICE @ 2.00%

100 LF 6-INCH

SANITARY

SERVICE @ 2.00%

100 LF 6-INCH

SANITARY

SERVICE @ 2.00%

100 LF 6-INCH

SANITARY

SERVICE @ 2.00%

100 LF 6-INCH

SANITARY

SERVICE @ 2.00%

100 LF 6-INCH

SANITARY

SERVICE @ 2.00%

SANITARY CLEANOUT #5
RIM = 954.50
IN S = 956.05
OUT N = 955.45

SM-501 INTAKE #6
W/TYPE 'R' CASTING
GRATE = 960.80
IN N = 954.77
IN S = 954.97
OUT NE = 954.57

SANITARY CLEANOUT #4
RIM = 953.30
IN E = 954.30
OUT N = 954.20

SANITARY CLEANOUT #3
RIM = 953.30
IN E = 953.20
OUT N = 953.10

SANITARY CLEANOUT #2
RIM = 953.30
IN E = 951.00
OUT N = 951.00

SANITARY CLEANOUT #1
RIM = 953.30
IN E = 951.00
OUT N = 951.00

SM-501 INTAKE #1
W/TYPE 'R' CASTING
GRATE = 954.40
OUT S = 950.40

SM-501 INTAKE #2
W/TYPE 'R' CASTING
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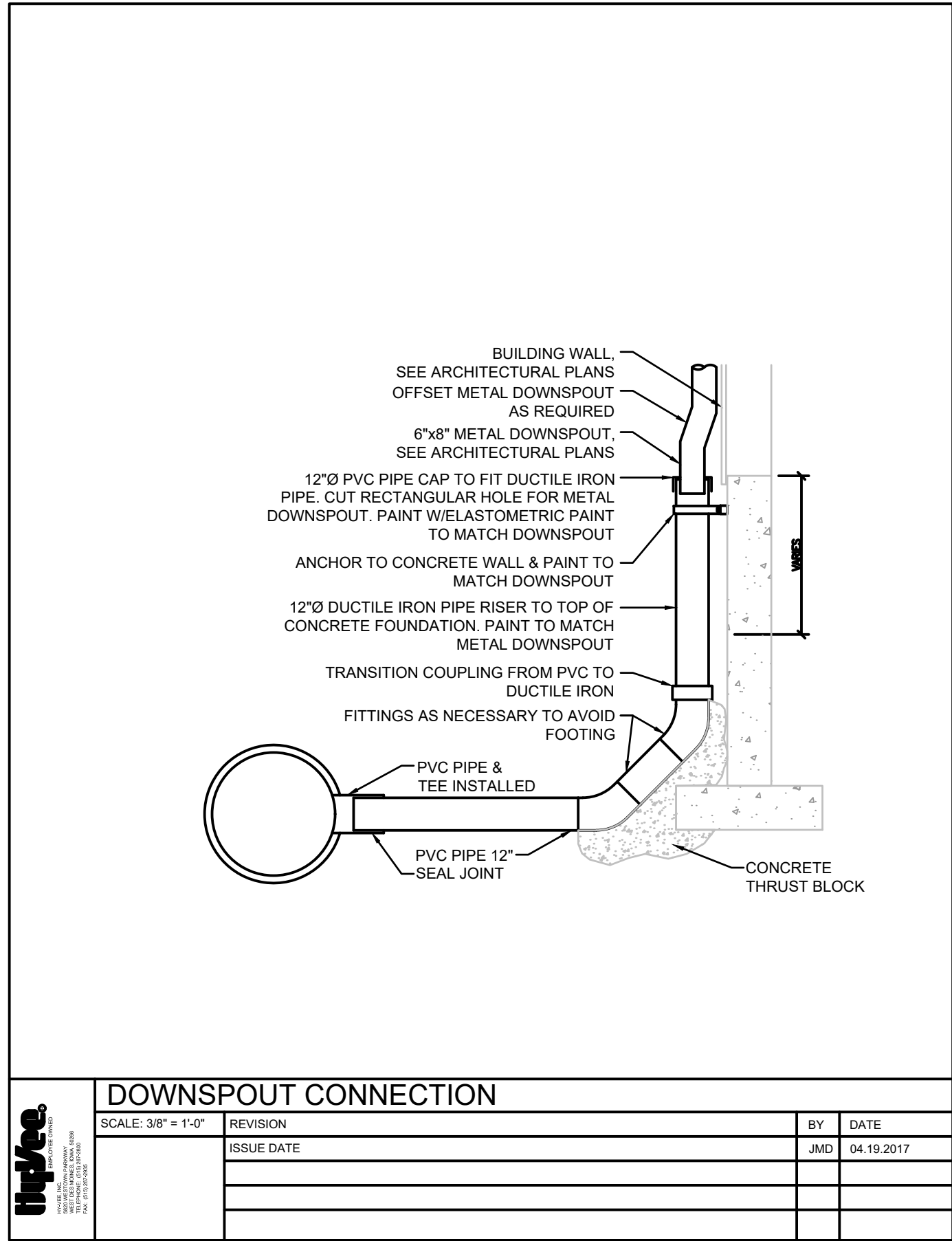
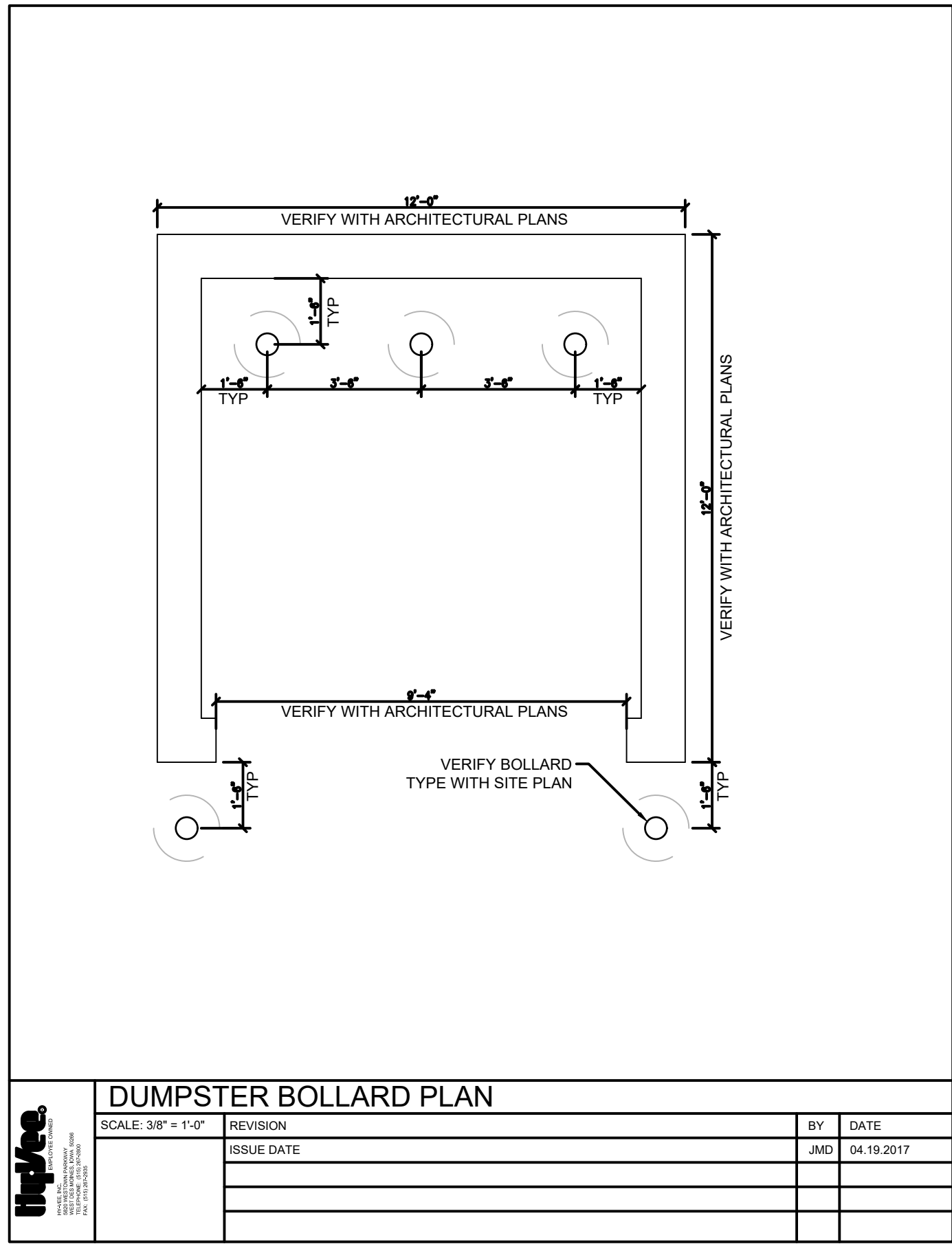
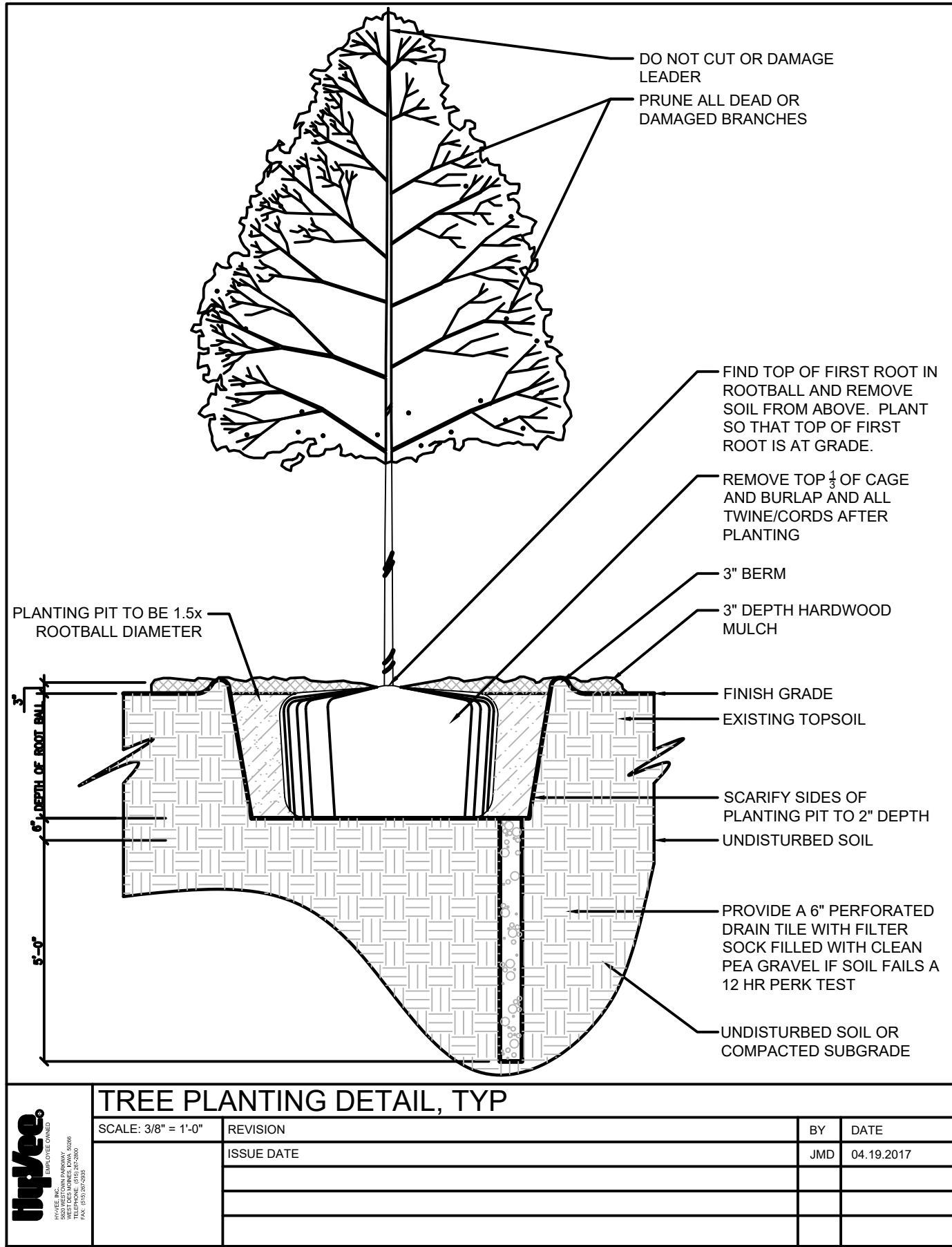
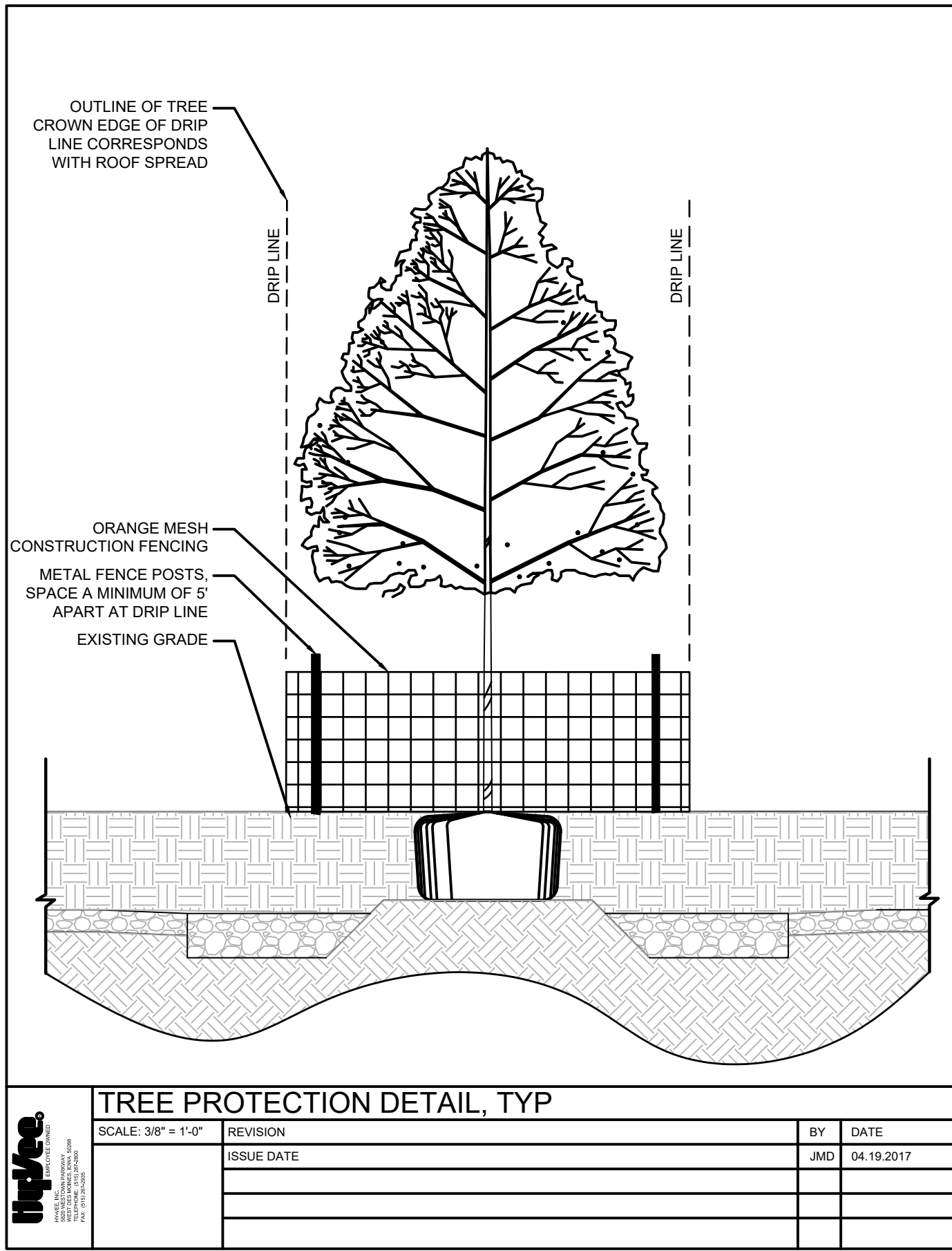
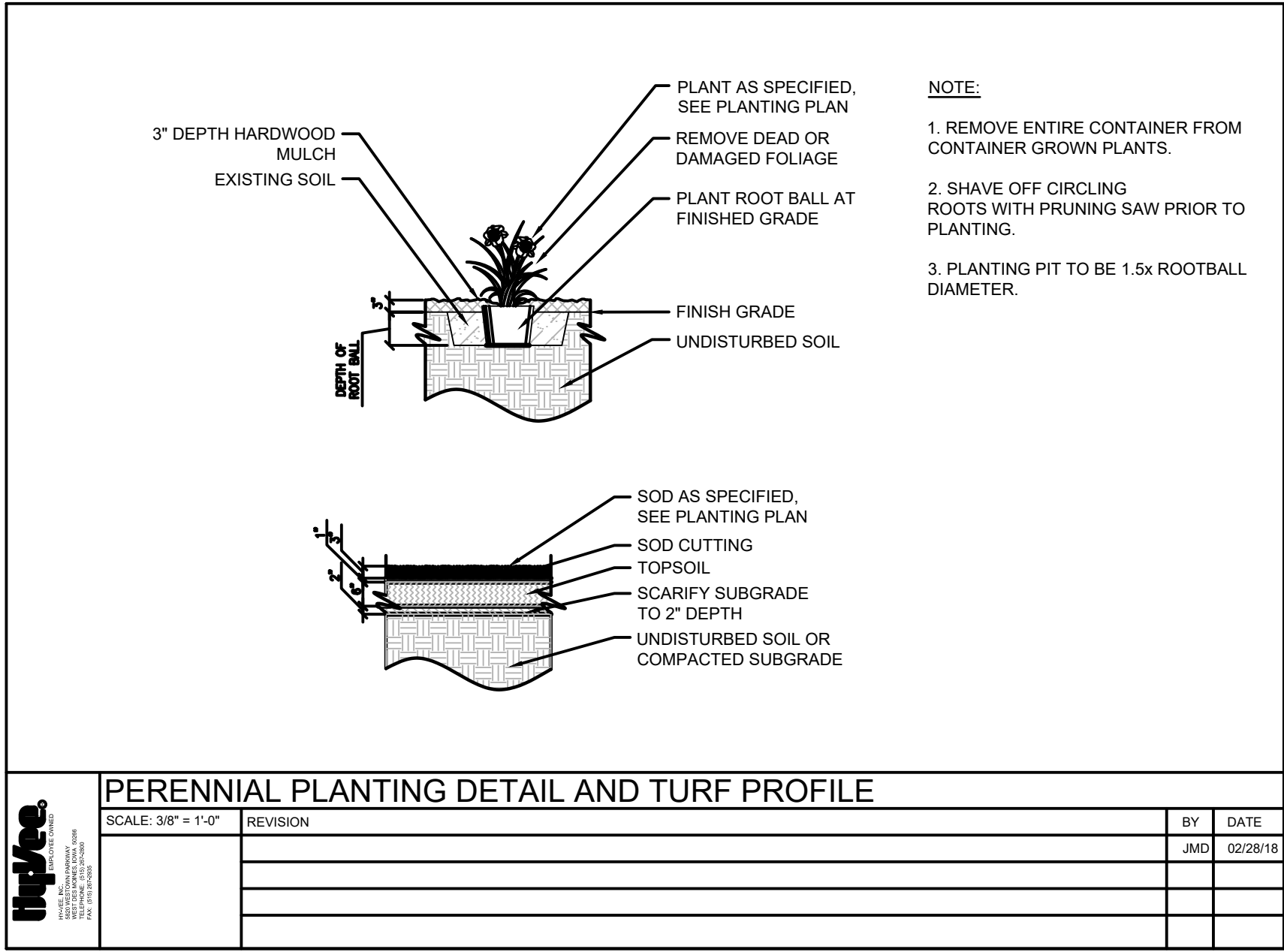
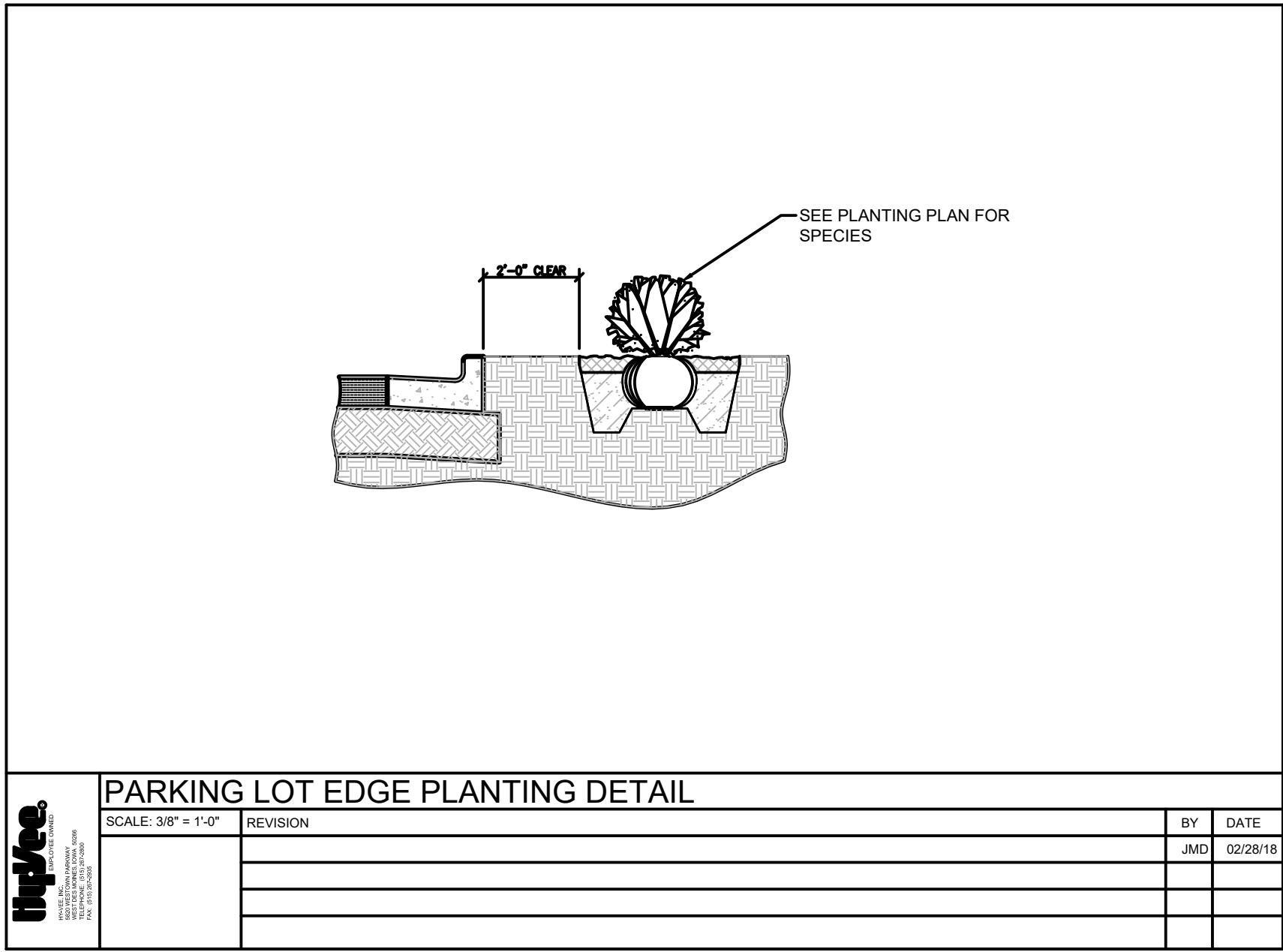
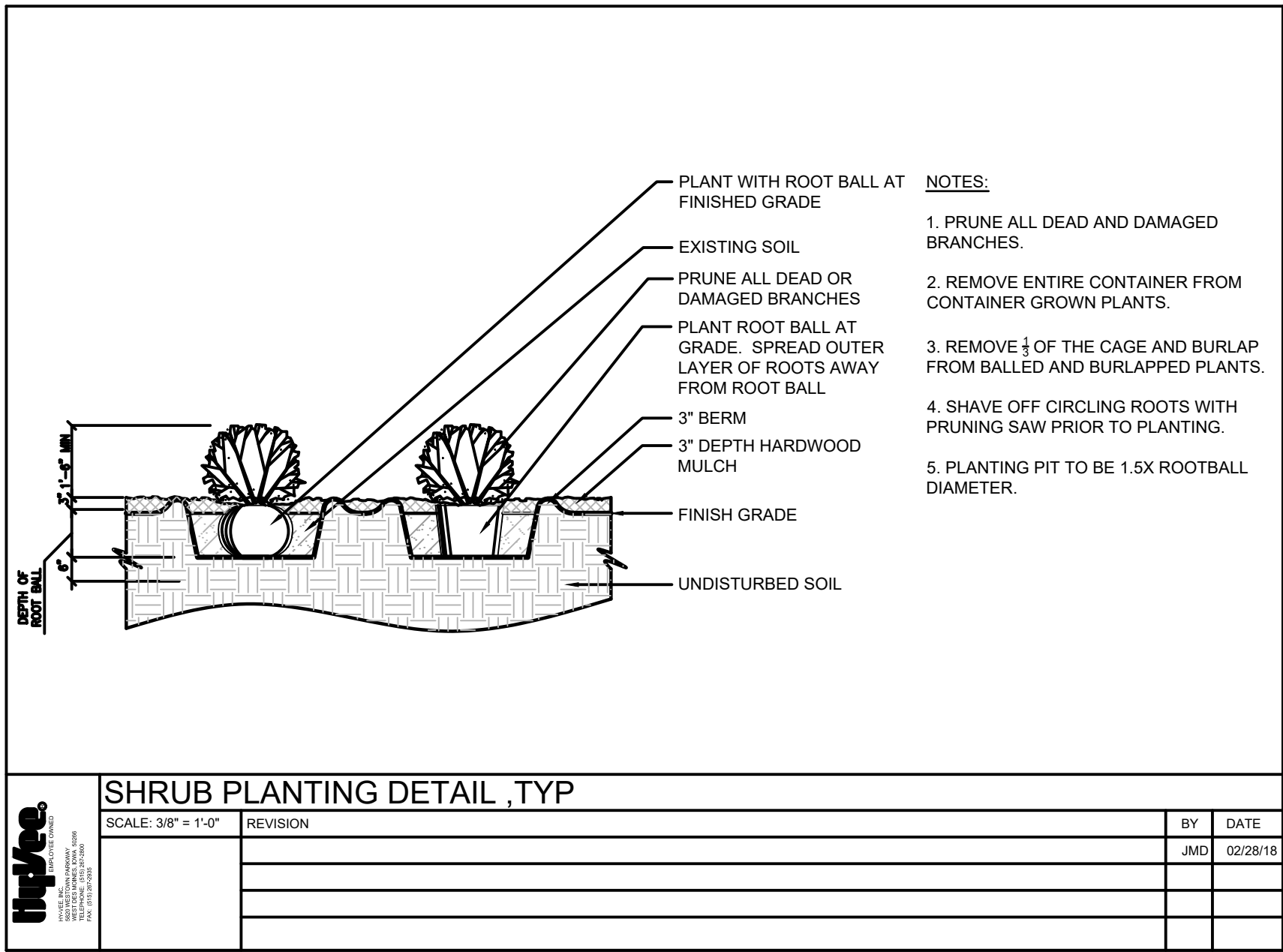
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PRELIMINARY

HY VEE FAST AND FRESH
9605-3505-3455 GATEWAY DRIVE, GRIMES, IA

DETAILS

SHEET
OF 6

A-2054

DATE: 07-20-2020

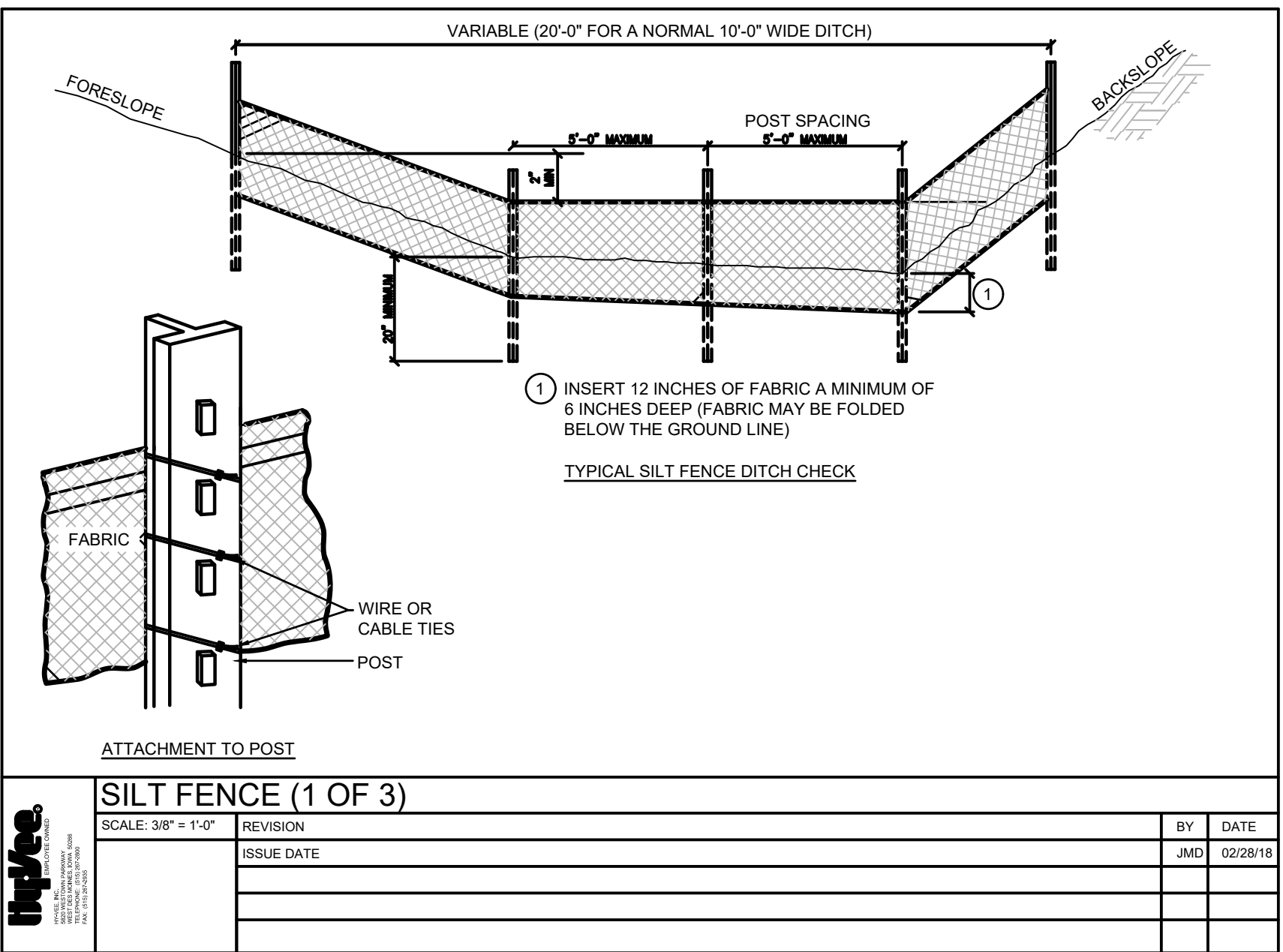
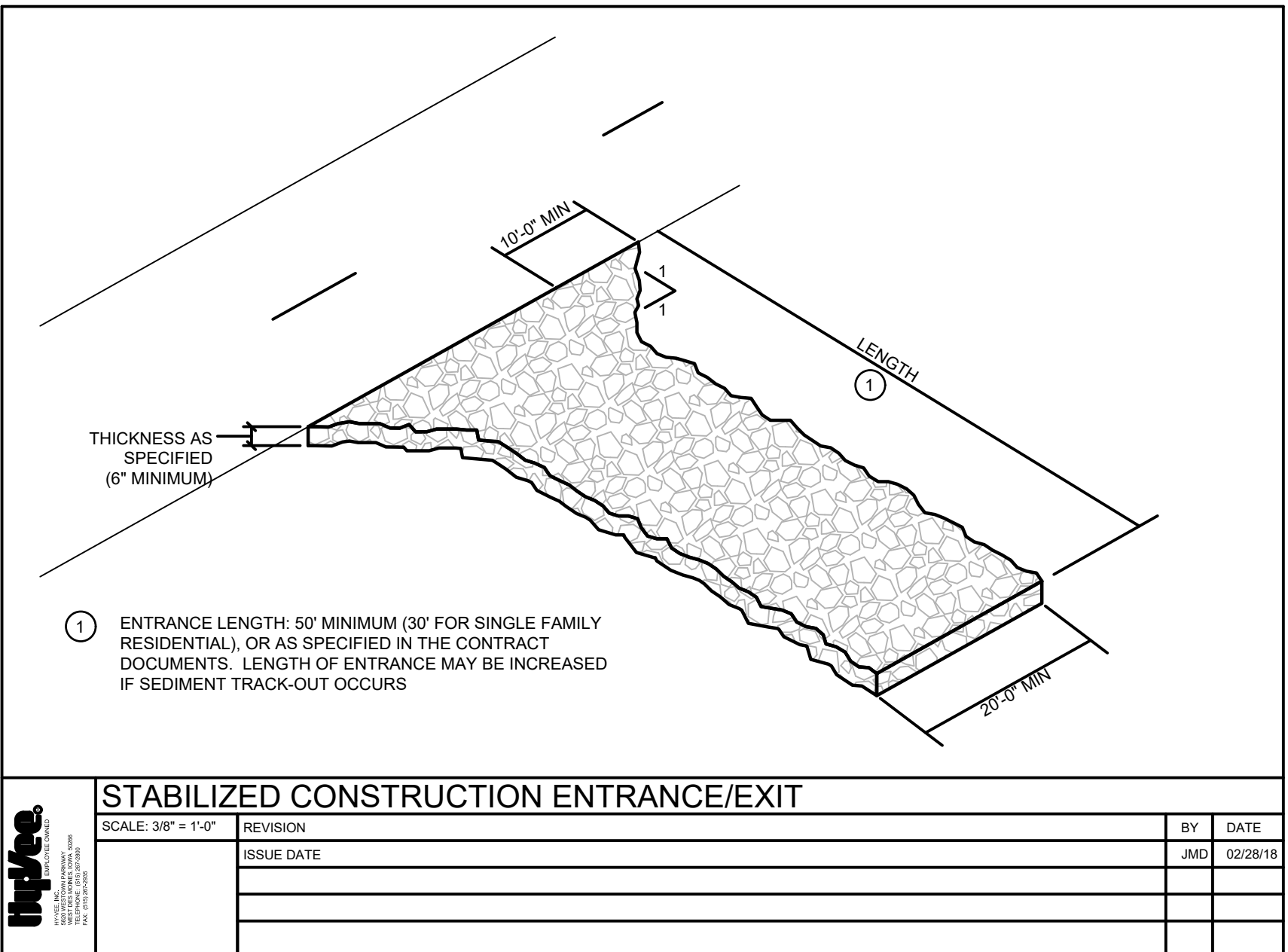
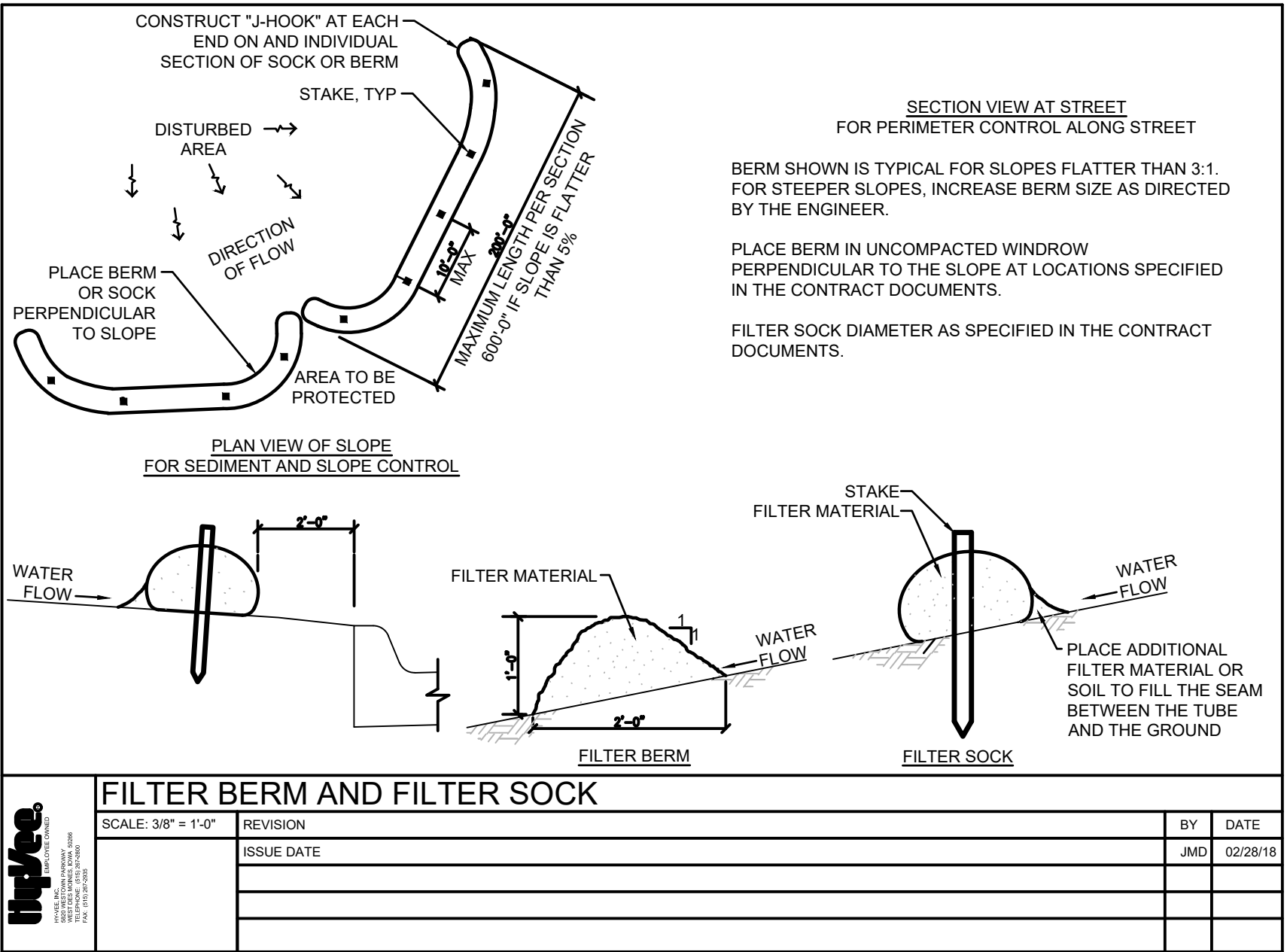
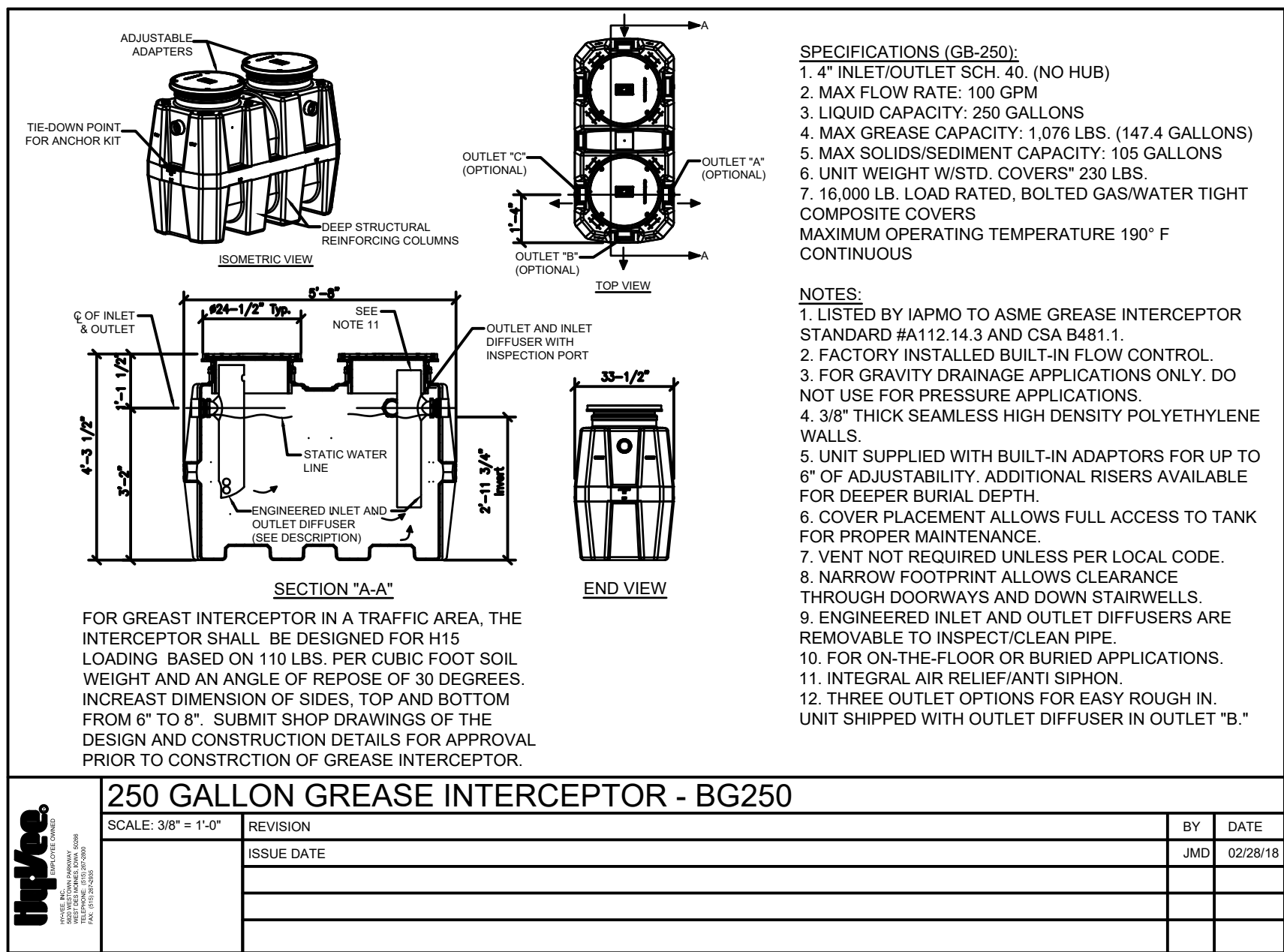
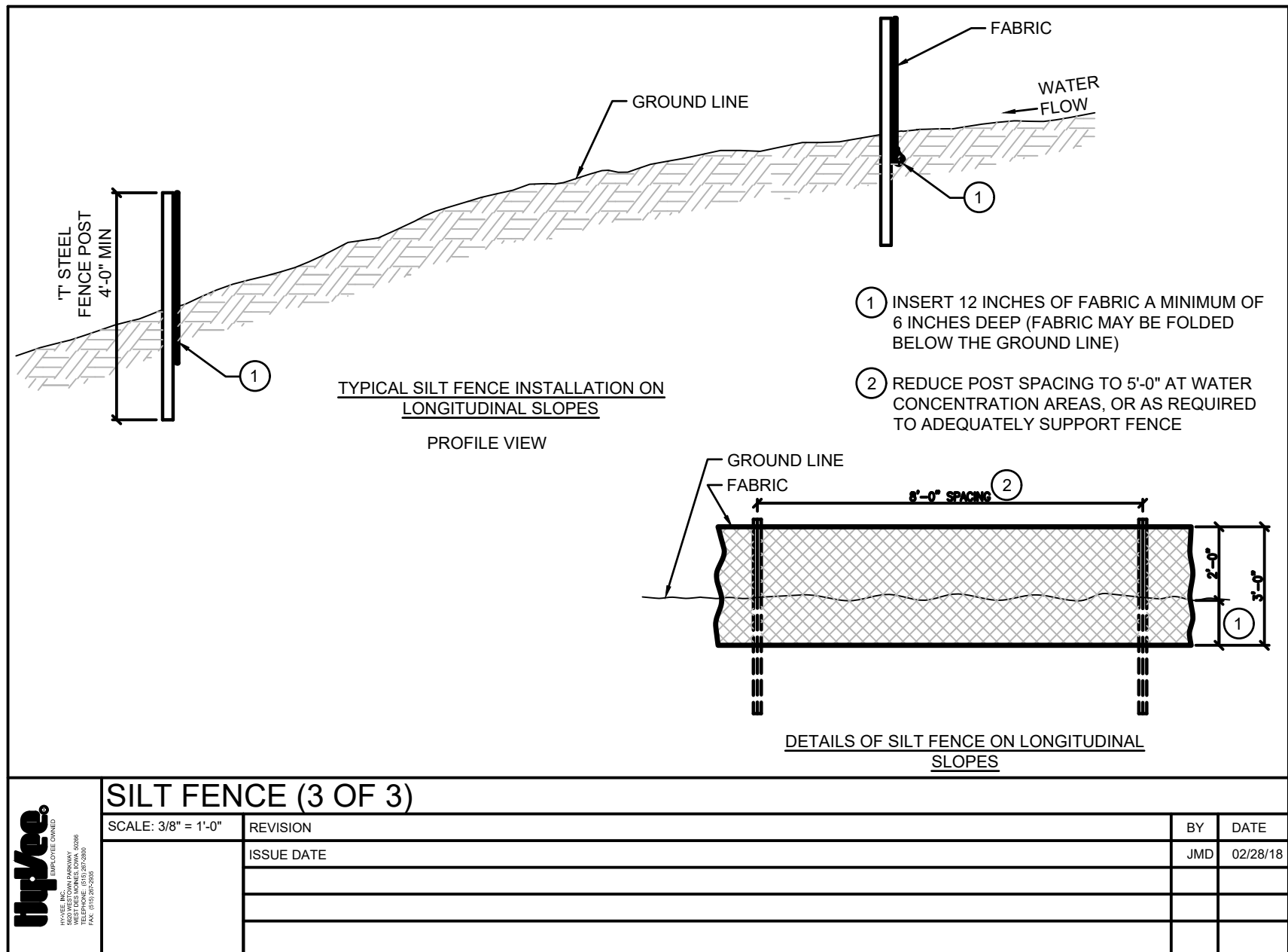
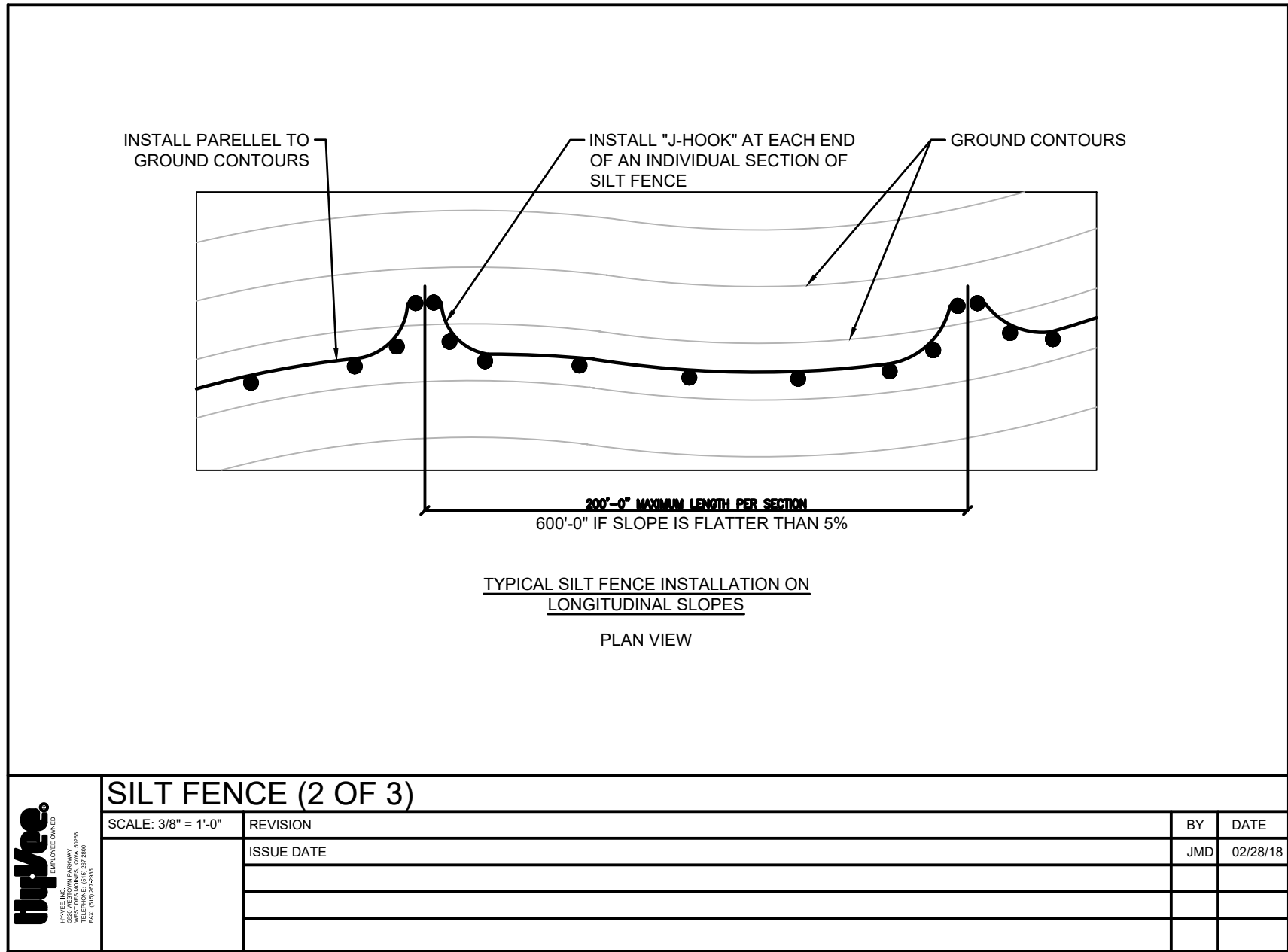
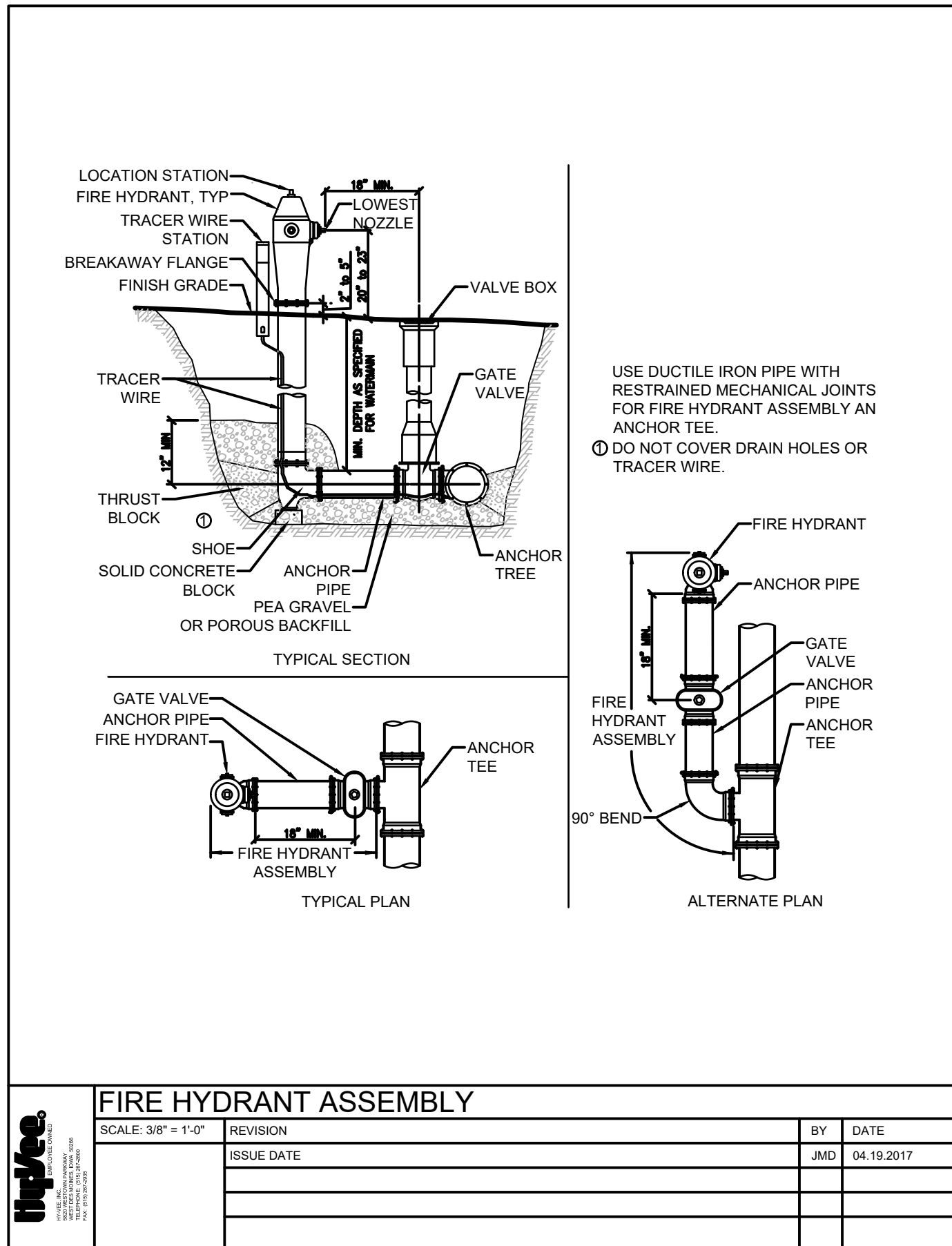
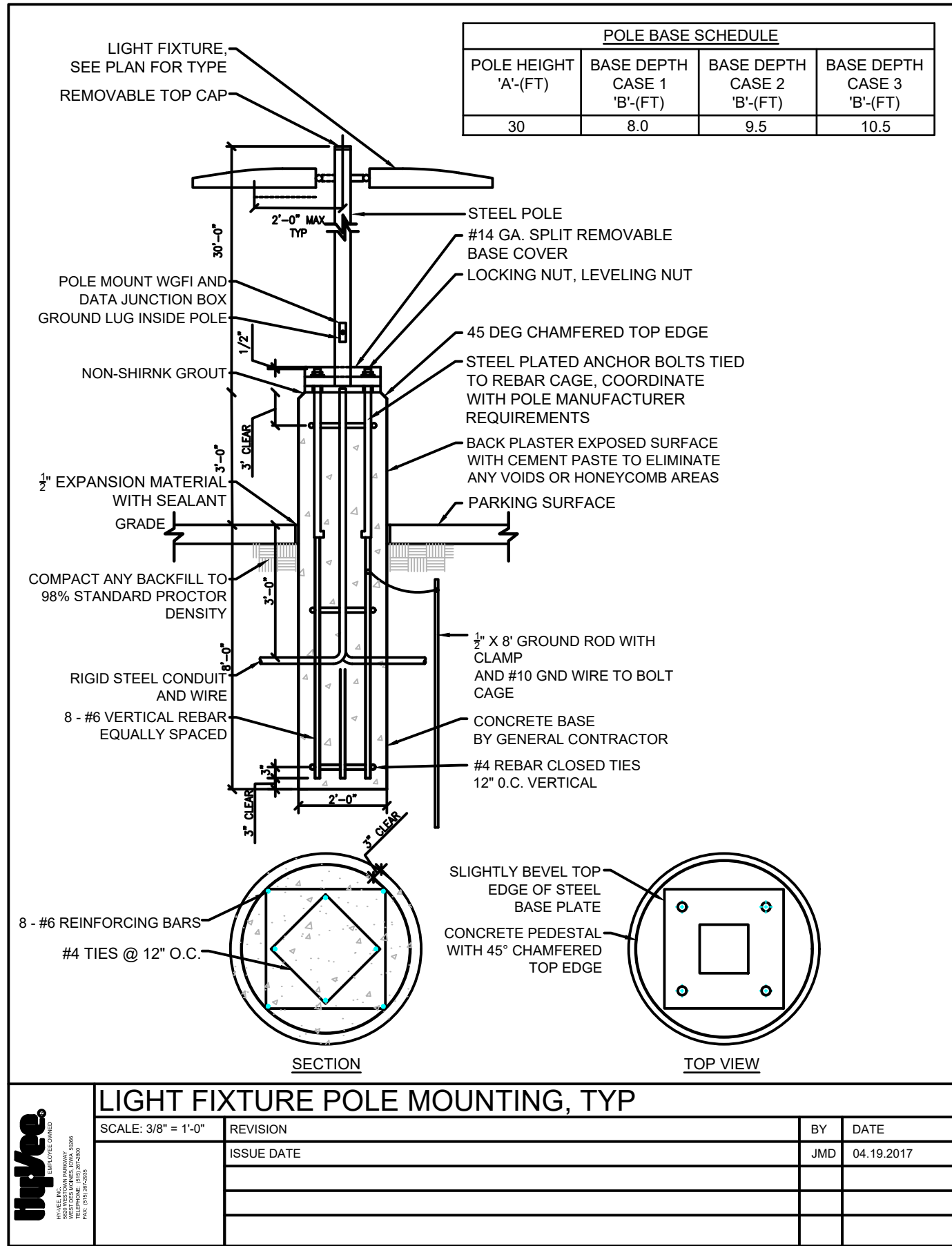
DESIGNED BY: RJS
DRAWN BY: JDS

Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884, mail@ceclac.com



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PRELIMINARY

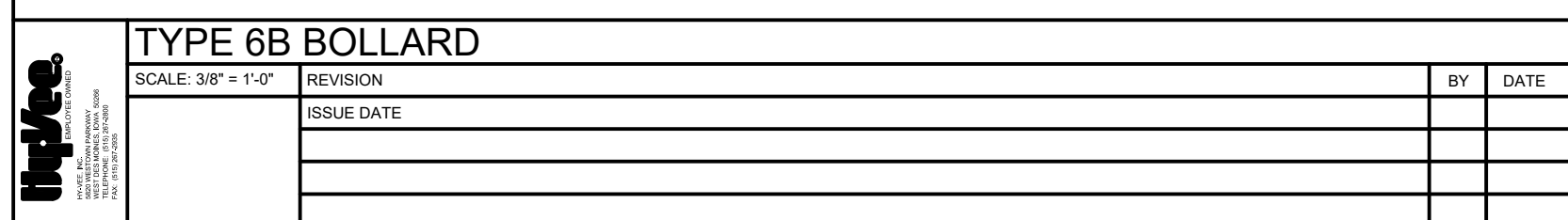
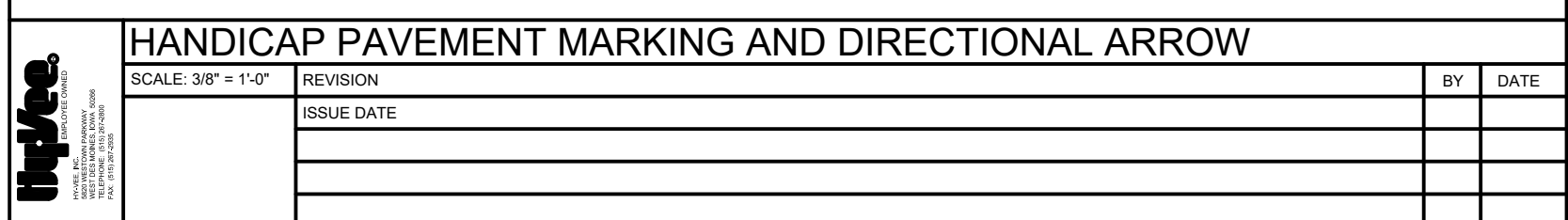
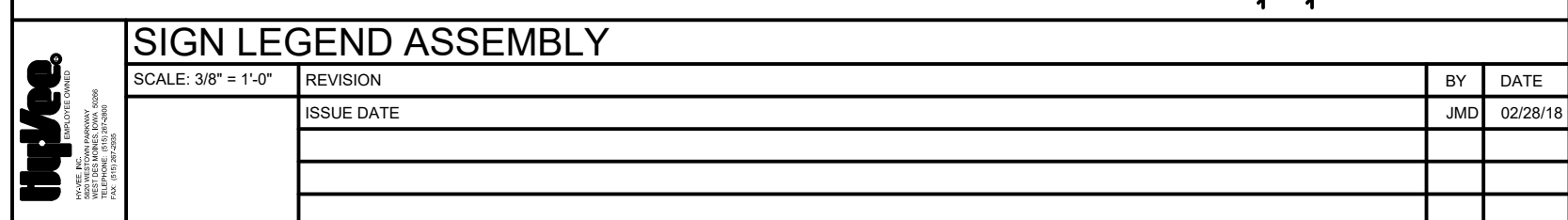
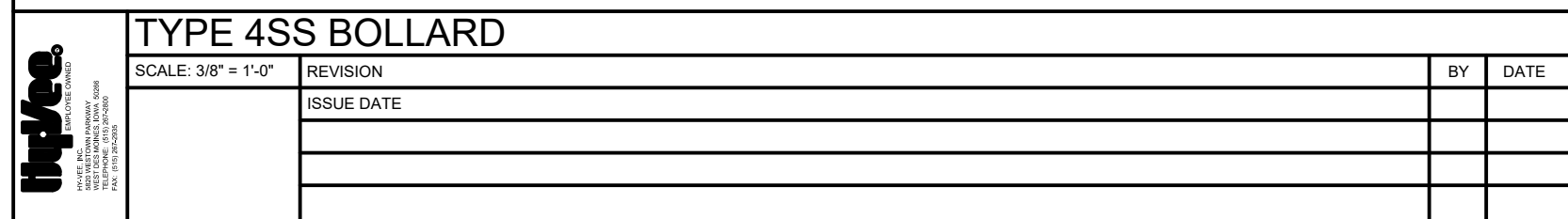
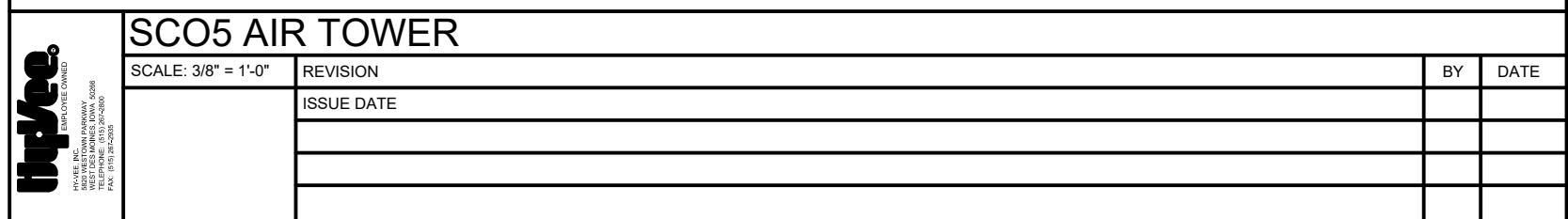
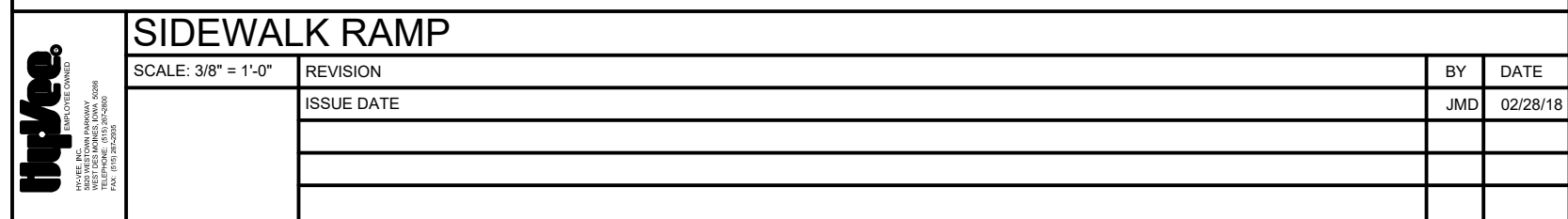
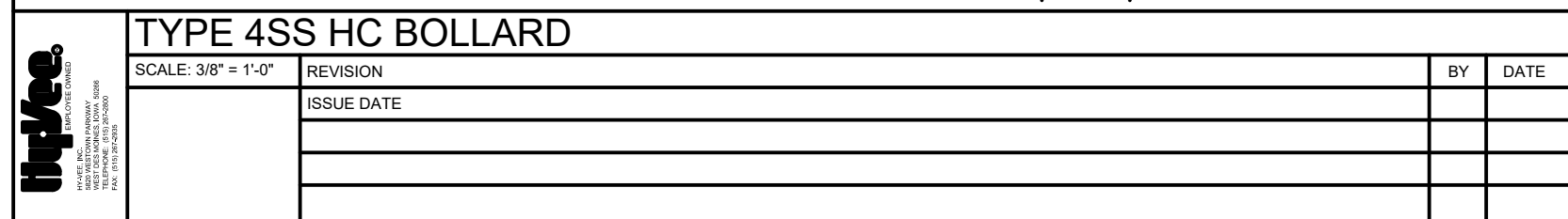
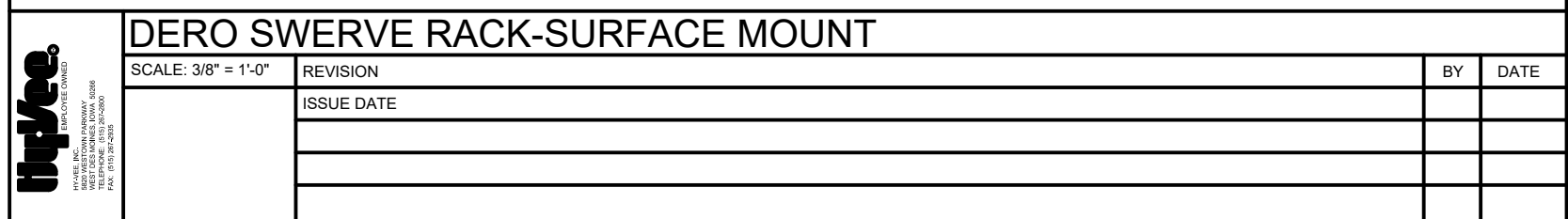
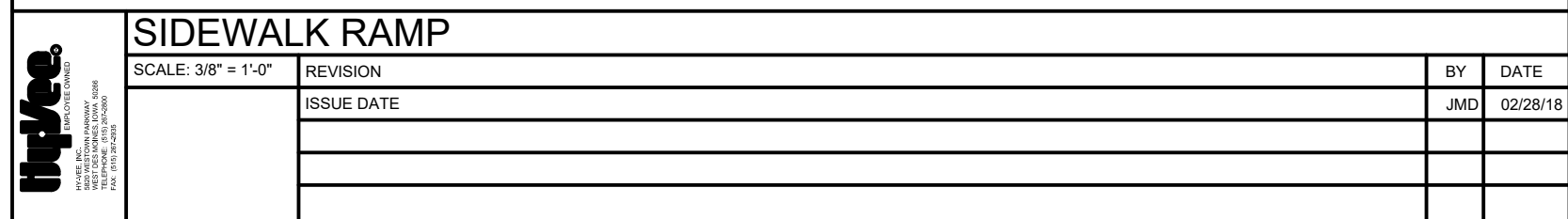
HY VEE FAST AND FRESH
3605-3505-3455 GATEWAY DRIVE, GRIMES, IA

DATE: 07-20-2020
DATE OF SURVEY: 07-20-2020
DESIGNED BY: JMD
DRAWN BY: JMD

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884, mail@cecinc.com

CEC

SHEET
OF 6
A-2054

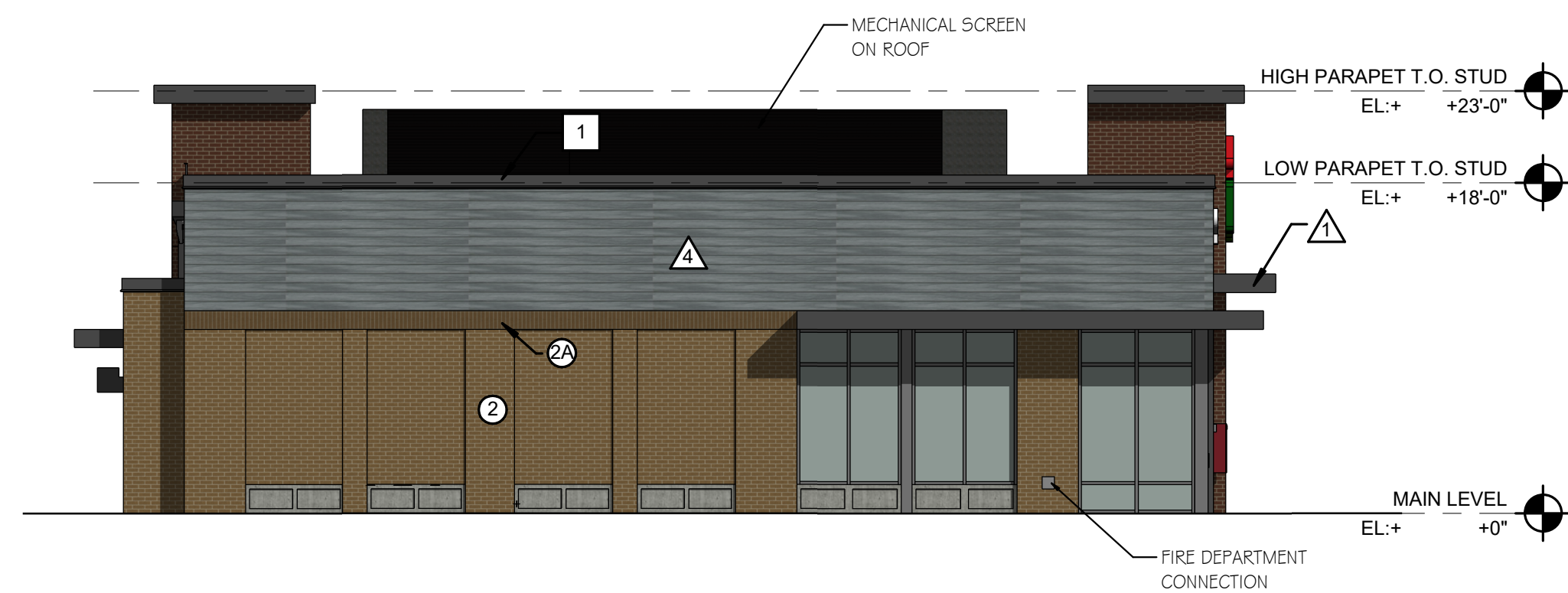




1 SOUTH ELEVATION

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

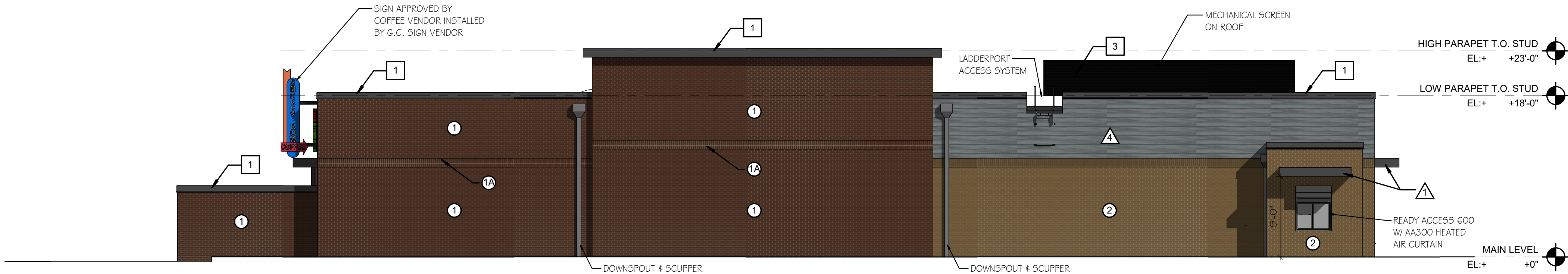
MATERIAL CALCULATION: OVERALL ELEVATIONS AREA EXCLUDING GLAZING = 1,751 SF; PRIMARY MATERIAL REQUIRED = 1,751 SF X 0.75 = 1,313 SF; PRIMARY MATERIAL PROVIDED = 1,228 SF (70%)
GLAZING CALCULATION: OVERALL ELEVATIONS AREA = 2,507 SF; GLAZING REQUIRED = 2,507 SF X 0.2 = 501 SF; GLAZING PROVIDED = 756 SF (30%)



2 WEST ELEVATION

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

MATERIAL CALCULATION: OVERALL ELEVATIONS AREA EXCLUDING GLAZING = 987 SF; PRIMARY MATERIAL REQUIRED = 987 SF X 0.75 = 740 SF; PRIMARY MATERIAL PROVIDED = 542 SF (55%)



3 NORTH ELEVATION

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

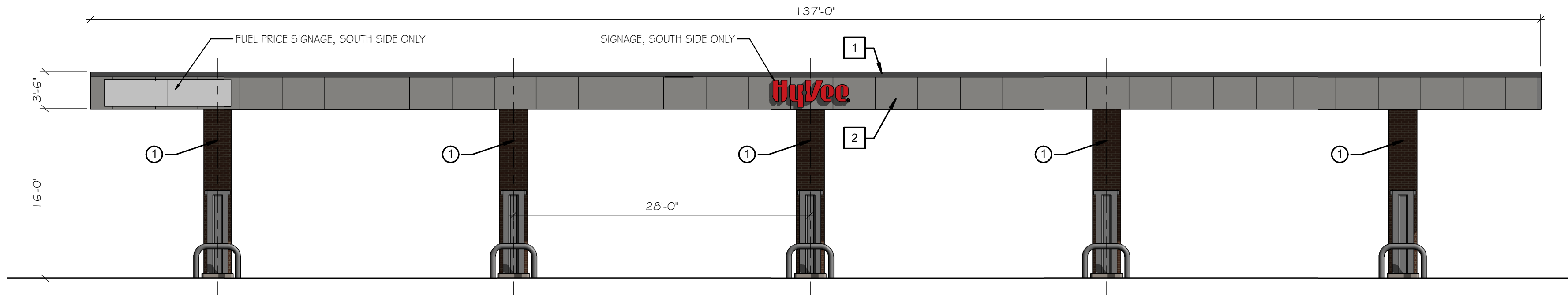
MATERIAL CALCULATION: OVERALL ELEVATIONS AREA EXCLUDING GLAZING = 2,468 SF; PRIMARY MATERIAL REQUIRED = 2,468 SF X 0.75 = 1,851 SF; PRIMARY MATERIAL PROVIDED = 2,035 SF (90%)



4 EAST ELEVATION

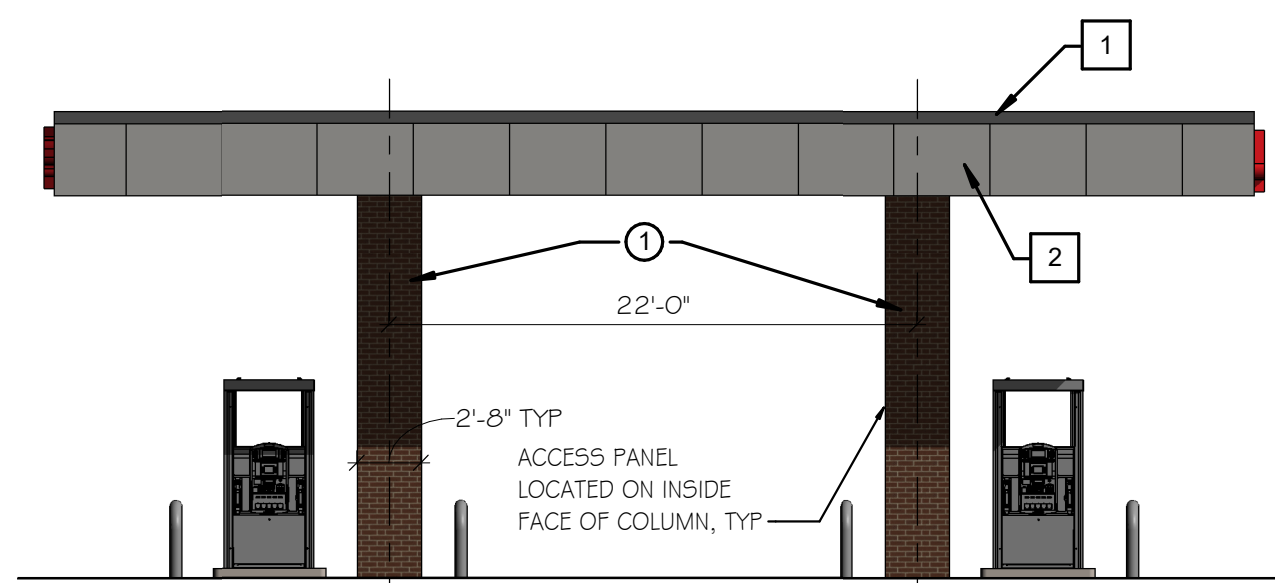
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATION: OVERALL ELEVATIONS AREA EXCLUDING GLAZING = 818 SF; PRIMARY MATERIAL REQUIRED = 818 SF X 0.75 = 614 SF; PRIMARY MATERIAL PROVIDED = 739 SF (90%)
GLAZING CALCULATION: OVERALL ELEVATIONS AREA = 1,037 SF; GLAZING REQUIRED = 1,037 SF X 0.2 = 207 SF; GLAZING PROVIDED = 226 SF (22%)



5 GAS CANOPY SOUTH ELEVATION (NORTH SIMILAR)

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



GAS CANOPY EAST ELEVATION (WEST SIMILAR)

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

MASONRY UNITS:

- ① BRICK: KANSAS BRICK & TILE
COLOR: 500 MOHAGANY
SIZE: MODULAR
BOND: RUNNING
MORTAR: MATCH SOLOMON 20H "DARK BUFF"
- ② BRICK: KANSAS BRICK & TILE
COLOR: 500 MOHAGANY
SIZE: MODULAR
BOND: RUNNING
MORTAR: GRAY
- ③ BRICK: KANSAS BRICK & TILE
COLOR: 500 CLASSIC
SIZE: MODULAR
BOND: RUNNING
MORTAR: GRAY
- ④ BRICK: KANSAS BRICK & TILE
COLOR: 500 CLASSIC
SIZE: MODULAR
BOND: RUNNING
MORTAR: GRAY

GLASS & GLAZING:

- BASIS OF DESIGN: SOLARBAN 60 SOLAR CONTROL LOW-E GLASS WITH ARGON GAS
- ① VISION GLASS: 1" CLEAR ANNEALED INSULATING GLAZING UNIT, LOW-E #2 SURFACE
- ② VISION GLASS: 1" CLEAR TEMPERED INSULATING GLAZING UNIT, LOW-E #2 SURFACE
- ③ VISION GLASS: 5/8" CLEAR TEMPERED INSULATING GLAZING UNIT, LOW-E #2 SURFACE

CLADDING & CANOPIES:

- △ ALUMINUM CANOPY STRUCTURE BY DIVISION 8
COLOR: MATCH FIRESTONE UNA-CLAD "CHARCOAL GRAY"
- △ HORIZONTAL CLADDING: STONEWOOD
COLOR: "AGED OAK"

METAL TRIM COLORS:

- ① PREFINISHED METAL WALL CAP
COLOR: MATCH FIRESTONE UNA-CLAD "CHARCOAL GRAY"
- ② PREFINISHED 0.40 ALUMINUM PANELS
COLOR: MATCH SHERWIN-WILLIAMS "CONSERVATIVE GRAY"
- ③ PREFINISHED CORRUGATED STEEL PANELS
FIRESTONE UNA-CLAD "OMEGA-VR"
COLOR: "CHARCOAL GRAY"

GLASS & GLAZING:

- BASIS OF DESIGN: SOLARBAN 60 SOLAR CONTROL LOW-E GLASS WITH ARGON GAS
- ① VISION GLASS: 1" CLEAR ANNEALED INSULATING GLAZING UNIT, LOW-E #2 SURFACE
- ② VISION GLASS: 1" CLEAR TEMPERED INSULATING GLAZING UNIT, LOW-E #2 SURFACE
- ③ VISION GLASS: 5/8" CLEAR TEMPERED INSULATING GLAZING UNIT, LOW-E #2 SURFACE
- ④ VISION GLASS: 1/4" CLEAR FLOAT GLASS
- ⑤ VISION GLASS: 1/4" CLEAR TEMPERED FLOAT GLASS

STOREFRONT NOTES

1. STOREFRONT FRAMING TO BE THERMALLY BROKEN, KAWNEER 451 T OR COMPARABLE PRODUCT FROM VISTAWALL ARCHITECTURAL PRODUCTS OR IFCO CORP.
2. ALUMINUM ENTRANCE DOORS TO HAVE 6" WIDE TOP & SIDE RAILS & 10" BOTTOM RAIL W/ BEVELED STOPS.
3. ALUMINUM FINISH TO BE CLEAR ANODIZED ALUMINUM.
4. INTERIOR FRAMES ARE NOT REQUIRED TO BE THERMALLY BROKEN.

DESIGN ELEMENTS INCLUDED

1. REVEALS (INSERTS ON NORTH AND WEST FACADES)
2. POP-OUTS (NORTH, SOUTH & EAST FACADES)
3. VERTICAL ARCHITECTURAL TREATMENT (PARAPET HEIGHT INCREASE AT NORTH & SOUTH FACADES)
4. COLOR, TEXTURE OR MATERIAL CHANGES
5. BANDING (ADDITION OF SOLDIER COURSES)
6. AWNINGS
7. DECORATIVE CORNICE (OVERHANGING CORNICE AT RAISED PARAPET)

REVISION

DATE BY

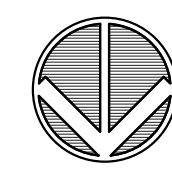
LOCATION:
Grines IA Fast & Fresh

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
TELEPHONE: (515) 267-2600
FAX: (515) 267-2535

HY-VEE®
EMPLOYEE OWNED



PROJECT
NORTH



TRUE
NORTH

EXTERIOR
ELEVATIONS

DRAWN:
TJW

DATE:
2/07/30

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

JOB NUMBER:

SHEET:

A6.0

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: August 4, 2020
RE: Crossroads Plat 6 Lot 1 – Site Plan

GENERAL INFORMATION:

Applicant:

JMAK Holdings, LLC

Requested Action

Site Plan

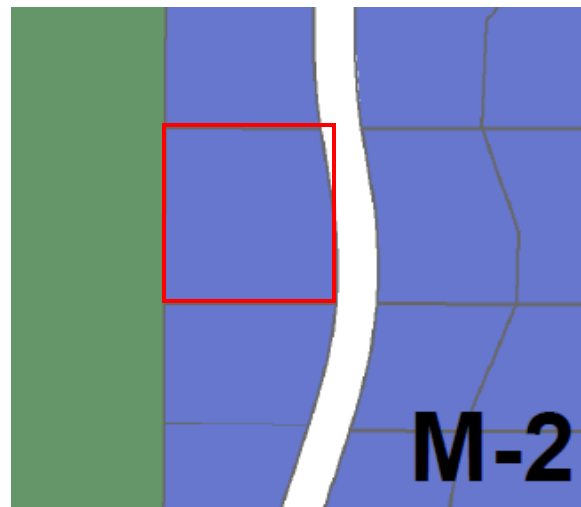
Location

3000 SE Destination 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-2
North	Vacant (Future Sweet Honey Site)	Light Industrial	M-2
South	Industrial	Light Industrial	M-2
East	Industrial	Greenway	M-2
West	Mobile Home Park	Mobile Home Residential	R-5

BACKGROUND:

The applicant is requesting approval of the site plan for a large unit storage facility. All buildings on site total 35,360 square feet

The property is located within the M-2 zoning district and is not within an overlay district.

ANALYSIS:

Building/Elevations:

The façade is proposed to be principally constructed of metal with stone along the bottom of the building frontage. Revised elevations are forth coming to address the remaining comments in the staff comment letter.

Given the available space between the man and overhead doors, staff has suggested installing the required square footage of stone on the front of the building that faces SE Destination Drive. This is a reasonable compromise in staffs opinion.

Site Layout:

The site will be accessed from SE Destination Drive via two driveways. A future 5' sidewalk is proposed along the project frontage. No dumpster is provided onsite. Each storage unit will be responsible for managing their own trash.

Parking:

No required parking is needed onsite due to the nature of the facility. Adequate space is provided between the buildings for individuals to park in front of their storage units while loading and unloading.

Landscaping/Streetscape:

The site provides landscaping along the project frontage to shield the overhead doors from the right-of-way and the adjacent residential property to the west. Foundation plantings are also provided along the building frontage. There are no minimum landscape standards for this property, therefore the site meets the minimum requirements.

Utilities:

No sanitary sewer or water lines will connect to the building since the facility is meant for storage only. However, new 6" public water main will be constructed for fire hydrant coverage.

The water main will connect to the existing 6" main on the east side of SE Destination Drive. A portion of the new water main will be constructed within the right-of-way to accommodate the construction of the detention basins along SE Destination Drive. The remainder of the water main will extend west and connect to fire hydrants.

Storm water will be stored in the detention basin located along the project frontage on the east side of the facility.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for Crossroads Plat 6 Lot 1, subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~July 2, 2020~~
July 16, 2020

Civil Design Advantage

Attn: Doug Mandernach

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: Crossroads Plat 6 Lot 1 – 3000 SE Destination Drive

Dear Mr. Mandernach:

The Development Services Department is in receipt of a proposed Site Plan for Crossroads Plat 6 Lot 1 – 3000 SE Destination Drive. Based on the review of the provided submittal materials, staff have the following comments:

General Comments/Cover Sheet:

- ~~1. Update construction schedule.~~
- ~~2. Specify proposed use as mini storage.~~
- ~~3. Add building height. Add to cover sheet in the development summary.~~
- ~~4. Please provide lighting cut sheets.~~
5. Provide geo-tech report. **Geotech will be required prior to issuing the building permit.**

Sheet 2:

- ~~1. Add lot dimensions to nearest tenth of a foot.~~
- ~~2. Show future 5' sidewalk along SE Destination Dr.~~
- ~~3. Attempt to align the driveway to the existing driveway across the street.~~
- ~~4. Are any light poles proposed? Please show locations.~~
- ~~5. Insert current city notes.~~

- ~~6. Will gutters be installed on backside of buildings? How will drainage be contained to site.~~
- ~~7. Can driveways be aligned with business across the street?~~

Sheet 3:

- ~~1. Minimum drainage to be 2%.~~

Sheet 4:

- ~~1. Label size of existing water main.~~
- ~~2. The hydrant coverage for the proposed building does not meet the requirements of Section 507.5.1 of the City of Grimes Fire Code, which requires hydrant coverage along an approved route around the building. Show hydrant coverage in a 150' linear route.~~
- ~~3. Add roof drains and connections.~~
- ~~4. Will the existing 31LF of 15" RCP stub be utilized (as built say 1.32% grade)? Is ST-1 installed on existing or is pipe needed to extend existing to location?~~
- ~~5. Add note at ST-2 and ST-3 to see detail.~~
- ~~6. Will there be roof drain connections to 8" storm?~~

Sheet 5:

1. Note to ST-1 calls for permanent standpipe

Sheet 6:

- ~~1. Screen transformer from public view with evergreen landscaping.~~

Architecture:

1. Provide a list of materials and colors.

2. 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. Please add additional features of the east elevation such as windows, awnings, paint design, etc. **The standards were put in place to enhance building construction outside of the overlay districts. The buildings in the area were approved prior to the architecture standards. Additional features, such as awnings, paint design, additional stone, etc. need to be added.**
3. Commercial buildings shall incorporate architectural design elements, materials, and colors into the side and rear building elevations similar to those used in the front building elevation. **The architecture standards were put in place after the existing buildings in the area and are meant to enhance building design. Please provide.**
- ~~4. Any roof mounted equipment must be screened. Please show screening on the elevations, if applicable.~~
- 5. Please show proposed wall pack lighting on the building elevations.**
6. A minimum of 25% of the building frontage and a minimum of 30' along the adjacent sides shall be stone/masonry. Please add building material calculations and dimensions to the elevation sheets. **This is a code requirement so the stone needs to be added on the sides. The standards were put in place to enhance building construction outside of the overlay districts. The buildings in the area were approved prior to the architecture standards.**

SWPPP

- 1. Submit a full SWPPP for review.**

SWMP

- ~~1. General: The City of Grimes will no longer accept traditional “extended dry detention” practices to treat the WQv. Consult the ISWMM for practices that provide 80% total suspended solids (TSS) removal. Designs and associated calculations should be included in the next submittal.~~
- ~~2. General: In similar fashion to the 1.25” (WQv) worksheet (Pages 62 & 63), submit a manual worksheet to calculate the CPv per ISWMM Chapter 3 pages 54-56.~~
- ~~3. General: In similar fashion to the (WQv) hydrograph, please include CPv hydrographs for basins 1N and 1S.~~
- ~~4. Page 3 & 14: Page 3 Meadow is listed for the curve number, and Page 14 cultivated soils are used for sheet and shallow concentrated flows. Is the land meadow or cultivated soils? Please clarify/rectify.~~

5. ~~Page 4: Verify narrative stating the use of “underground chamber systems”. Said systems were not located on the site plan.~~
6. ~~Page 4 and 77: Include Storm Sewer Pipe Design Information for 10- and 100-year storm events. The 100-year is required in order to evaluate secondary flow paths.~~
7. ~~Page 5: Add CPv findings to summary tables.~~
8. ~~Page 28: Draw sheet flow arrows perpendicular to contours for pathways to both basins. Grassy areas may require both sheet and shallow concentrated flows prior to reaching pavement. Update TOC sheets and associated outputs accordingly.~~
9. ~~Page 76: Clearly label structure “ST-EX2”~~
10. ~~Page 77: Demonstrate that TRM provided will handle discharge quantity and velocity.~~
11. General: Eliminate analysis of the 50-year storm event.
12. Sheets 37-38 of 132: Verify hydraulic head (h_o) for the north (3.68-ft) and south (3.24-ft) basins. No depths of that magnitude corresponding to the CPv were found in the hydrographs.
13. Sheets 37-38 of 132: Calculations on both sheets are titled “DB 1N”. Label the south basin as BD 1S.
14. Sheets 127 and 128 of 132:
 - a. In *List of Storm Sewer Pipe*, should the pipe from ST-EX2 to ST-EX1 should be listed
 - b. In *List of Storm Sewer Pipe*, should the structure connecting pipe L-1 to ST-1 be ST-EX2?
 - c. Verify that downstream invert on ST-14 is not higher than upstream inverts (929.23 down from 929.22).
 - d. Revise pipe L-5 so that 10- and 100-year velocities do not exceed 10 fps.

Site Plan

1. ~~Sheet 2: City of Grimes Standard Notes: Change contract from Brandt Williamson to Tony Hanson, City of Grimes, 515-201-3918.~~
2. ~~Sheet 3: Provide 1 ft. of freeboard above 100-year basin elevations.~~
3. ~~Sheet 3: Provide a reinforced overflow spillway for each basin.~~
4. ~~Sheet 3: If basin overflow elevation does not fall on a whole contour value, please show spot elevations at crest and overflow locations.~~
5. ~~Sheets 3 & 4 Notes: Change Altoona language to standard City of Grimes language.~~
6. ~~Sheet 4: Indicate SW-512 intake size and type of cover (ST-1).~~
7. ~~Sheet 5:~~

- ~~Note that [owner and/or contractor] shall topographic survey completed basins and furnish a CAD file and PDF to the City demonstrating that basin surfaces conform to design elevations.~~
- ~~Show location of a covered dumpster.~~
- ~~Show location of portable toilet stating requirement of 50 ft or more from the nearest intake.~~
- ~~Show location of chemical and fuel storage, etc. with secondary containment.~~
- ~~Provide slope and swale protection.~~
- ~~Make silt fence maximum distance of 100 ft. with J hooks and a minimum 2 ft. away from property lines. Note that silt fence should be placed “on contour”.~~
- ~~Add checks to small, short swales along west side that convey water to concrete areas.~~
- ~~Place width dimensions on rock construction entrance (SUDAS minimum is 20’).~~
- ~~Please include quantities for the following items:~~
 - ~~TRM~~
 - ~~Check dams~~
 - ~~Construction entrance in square yards~~
- ~~Provide inlet protection devices for existing street grate intakes and show protection for ST-21.~~

8. Sheet 3 of 7: The north driveway appears to have a high point elev = 933.74-ft. by which water would escape the parking lot should intake ST-16 become plugged. Provide 1-ft. of freeboard in this area of the site.

9. Sheet 4 of 7: Include note outlining WQv and 100-yr flows through the hydrodynamic separator.

10. Sheet 5 of 7:

- Note indicating requirement for a post-construction survey to verify design elevations does not appear to have been added. Please add note.
- Show location of a covered dumpster for use during construction.
- For portable toilet, change language on note, “PROPOSED STAGING LOCATION” to indicate the location of a portable toilet.
- Indicate in the SWPPP Legend what is represented by the thick line with open circles. These occur in the north and south basins.
- Add checks to small, short swales along west side that convey water to the parking lot.

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: July 8, 2020
 July 21, 2020
 (1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: August 4, 2020 at 5:30 at the Grimes City Hall

COUNCIL MEETING: August 25, 2020 at 5:30 at the Grimes City Hall

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

Sincerely,

Evann Martin
Assistant Planner

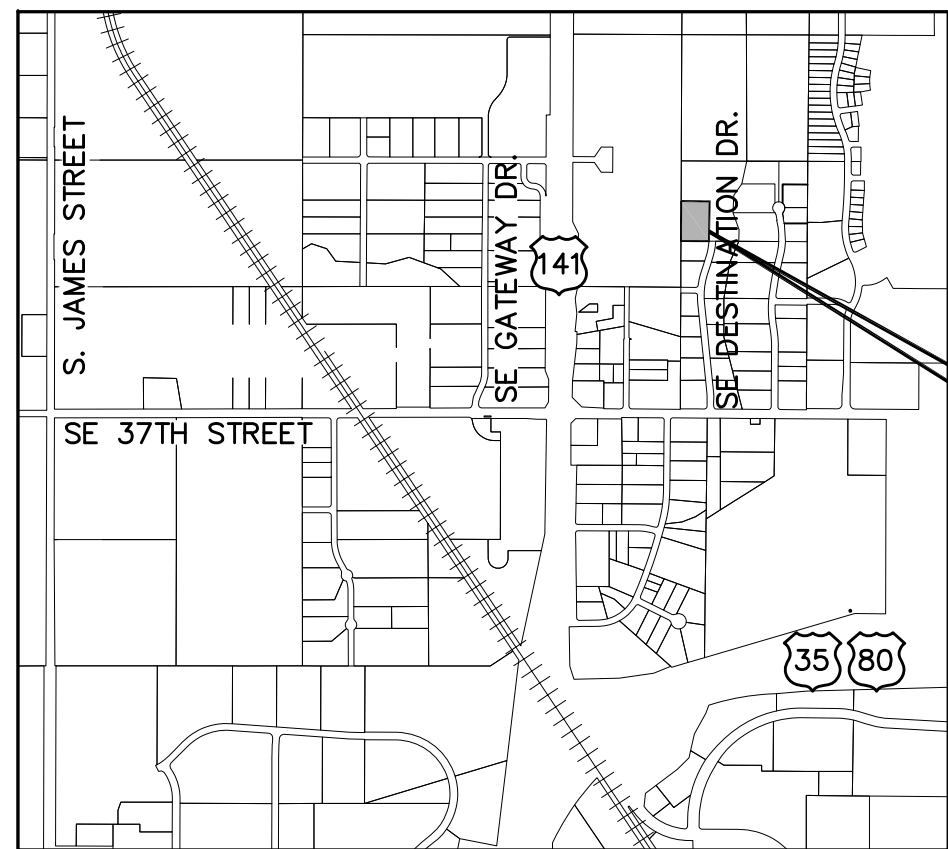
SITE PLAN FOR:

CROSSROADS PLAT 6 LOT 1

GRIMES, POLK COUNTY IOWA

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

OWNER/ APPLICANT

JMAK HOLDINGS LLC
3070 WHITEPINE CT
WAUKEE, IA 50263
CONTACT: KEVIN HENTER

ENGINEER

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

SURVEYOR

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

PROJECT SITE ADDRESS

3000 SE DESTINATION DRIVE

LEGAL DESCRIPTION

LOT 1 CROSSROADS BUSINESS PARK PLAT 6 AN OFFICIAL
PLAT IN THE CITY OF GRIMES, POLK COUNTY IOWA.

ZONING

M-2: LIGHT INDUSTRIAL DISTRICT

DATE OF SURVEY

5-17-18

BENCHMARKS

BACK BOLT ON HYDRANT ON EAST SIDE OF DESTINATION
DRIVE @ NE CORNER OF SITE

BACK BOLT ON HYDRANT ON EAST OF CTI, NW CORNER
ENTRANCE @ MICHE DRIVE (SEE ALSO GRIMES BOOK 119, PG. 18

EXISTING/ PROPOSED USE

AGRICULTURAL ROW CROPS

PROPOSED LAND USE

STORAGE - LARGE UNIT

DEVELOPMENT SUMMARY

SITE AREA: 1.96 ACRES (85,270 SF)

IMPERVIOUS AREAS

BUILDING 1:	10,200
BUILDING 2:	5,440
BUILDING 3:	9,520
BUILDING 4:	10,200
PAVEMENT:	27,497
TOTAL IMPERVIOUS	62,857 = 73.72%

SETBACKS:

FRONT:	25'
SIDE:	NONE
REAR YARD:	25'

OPEN SPACE REQUIRED:	8,527 SF (10%)
OPEN SPACE PROVIDED:	22,413 SF (26.28%)

BUILDING HEIGHT

BUILDINGS 1 & 4:	17'-0"
BUILDINGS 2 & 3:	17'-8"

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE:	AUGUST 2020
ANTICIPATED END DATE:	DECEMBER 2020

SUBMITTAL DATES

FIRST SUBMITTAL:	06-19-2020
SECOND SUBMITTAL:	07-08-2020
THIRD SUBMITTAL:	07-29-2020

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	DIMENSION PLAN
3	GRADING PLAN
4	UTILITY PLAN
5	EROSION AND SEDIMENT CONTROL PLAN
6	LANDSCAPE PLAN
7	DETAILS

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.



1-800-292-8989

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Keep what's below.
Call before you dig.



CIVIL DESIGN ADVANTAGE

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

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

PROJECT NO. 1801.017

GENERAL LEGEND

PROPOSED

PROPERTY BOUNDARY	—————
SECTION LINE	- - - - -
CENTER LINE	—————
RIGHT OF WAY	- - - - - R/W - - - - -
BUILDING SETBACK	————— P/E ———
PERMANENT EASEMENT	————— T/E ———
TEMPORARY EASEMENT	—————
TYPE SW-501 STORM INTAKE	
TYPE SW-502 STORM INTAKE	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-512 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
FLARED END SECTION	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL	
WATER CURB STOP	
SANITARY SEWER	————— S ——— S ——— S ———
SANITARY SERVICE	————— ST ——— ST ———
STORM SEWER	————— 8"W ———
STORM SERVICE	————— W ——— W ———
WATERMAIN WITH SIZE	—————
SAWCUT (FULL DEPTH)	—————
SILT FENCE	—————
USE AS CONSTRUCTED	(UAC)
MINIMUM PROTECTION ELEVATION	MPE

EXISTING

SANITARY MANHOLE	
WATER VALVE BOX	
FIRE HYDRANT	
WATER CURB STOP	
WELL	
STORM SEWER MANHOLE	
STORM SEWER SINGLE INTAKE	
STORM SEWER DOUBLE INTAKE	
FLARED END SECTION	
DECIDUOUS TREE	
CONIFEROUS TREE	
DECIDUOUS SHRUB	
CONIFEROUS SHRUB	
ELECTRIC POWER POLE	
GUY ANCHOR	
STREET LIGHT	
POWER POLE W/ TRANSFORMER	
UTILITY POLE W/ LIGHT	
ELECTRIC BOX	
ELECTRIC TRANSFORMER	
ELECTRIC MANHOLE OR VAULT	
TRAFFIC SIGN	
TELEPHONE JUNCTION BOX	
TELEPHONE MANHOLE/VAULT	
TELEPHONE POLE	
GAS VALVE BOX	
CABLE TV JUNCTION BOX	
CABLE TV MANHOLE/VAULT	
MAIL BOX	
BENCHMARK	
SOIL BORING	
UNDERGROUND TV CABLE	————— 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"ST ———
WATER MAIN W/ SIZE	————— 8"W ———

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 2020 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.

JEFFREY J. NESVIK, P.E.

LICENSE NUMBER 23816

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020

PAGES OF SHEETS COVERED BY THIS SEAL:

SHEETS 1-5, 7

PRELIMINARY
NOT FOR CONSTRUCTION

TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

PAVEMENT THICKNESS

- | | |
|---------------------------|-----------|
| 1. SIDEWALKS | 4" P.C.C. |
| 2. PARKING AREAS | 6" P.C.C. |
| 3. DRIVEWAYS | 6" P.C.C. |
| 4. PAVEMENT WITHIN R.O.W. | 7" P.C.C. |

GENERAL NOTES

1. THE 2020 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY OF GRIMES STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY OF GRIMES CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
 - A. CITY OF GRIMES
 - B. APPROPRIATE UTILITY COMPANIES
 - C. OWNER
 - D. CIVIL DESIGN ADVANTAGE
21. PARKING LOT STRIPING SHALL BE A 4" WHITE STRIPE UNLESS OTHERWISE NOTED (MINIMUM TWO COATS).
22. ALL EXTERIOR LIGHTING SHALL BE LOW-GLARE FULL CUTOFF TYPE FIXTURES AND SHALL NOT EXCEED ZERO FOOT-CANDLES BEYOND THE PROPERTY LINE. THE CONTRACTOR SHALL COORDINATE FINAL LIGHTING AND ELECTRICAL DESIGN WITH THE OWNER.
23. ANY SITE CHANGES THAT DIFFER FROM THE SITE PLAN MUST BE APPROVED BY THE CITY OF GRIMES PRIOR TO INSTALLATION/AMENDMENT.

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS

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. A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING. CONTACT CITY OF GRIMES ENGINEERING DEPT. (515.986.4050).
- 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. A 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:

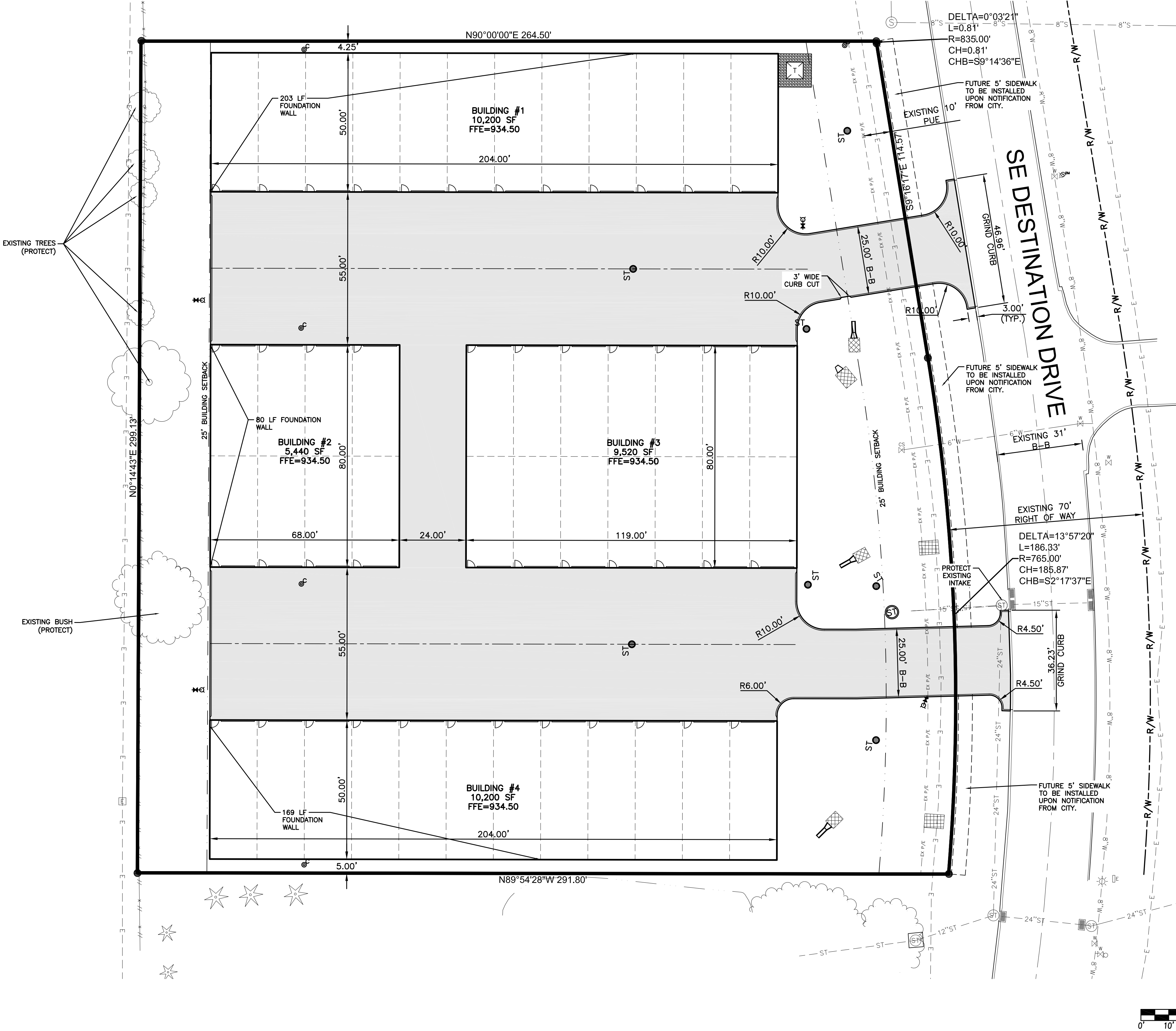
- a. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE PLUG SHALL BE REMOVED FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
- b. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
- 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.

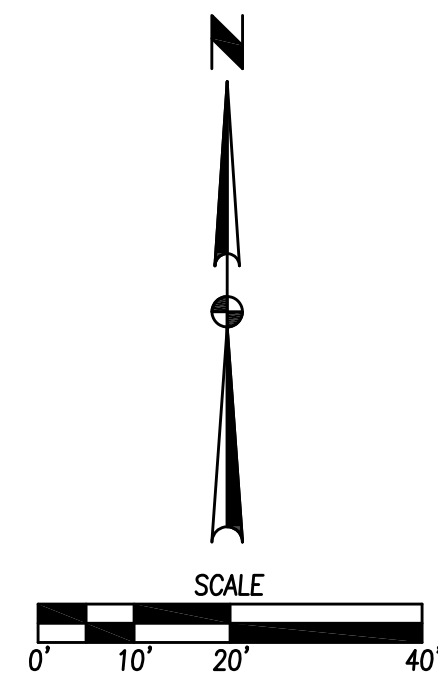
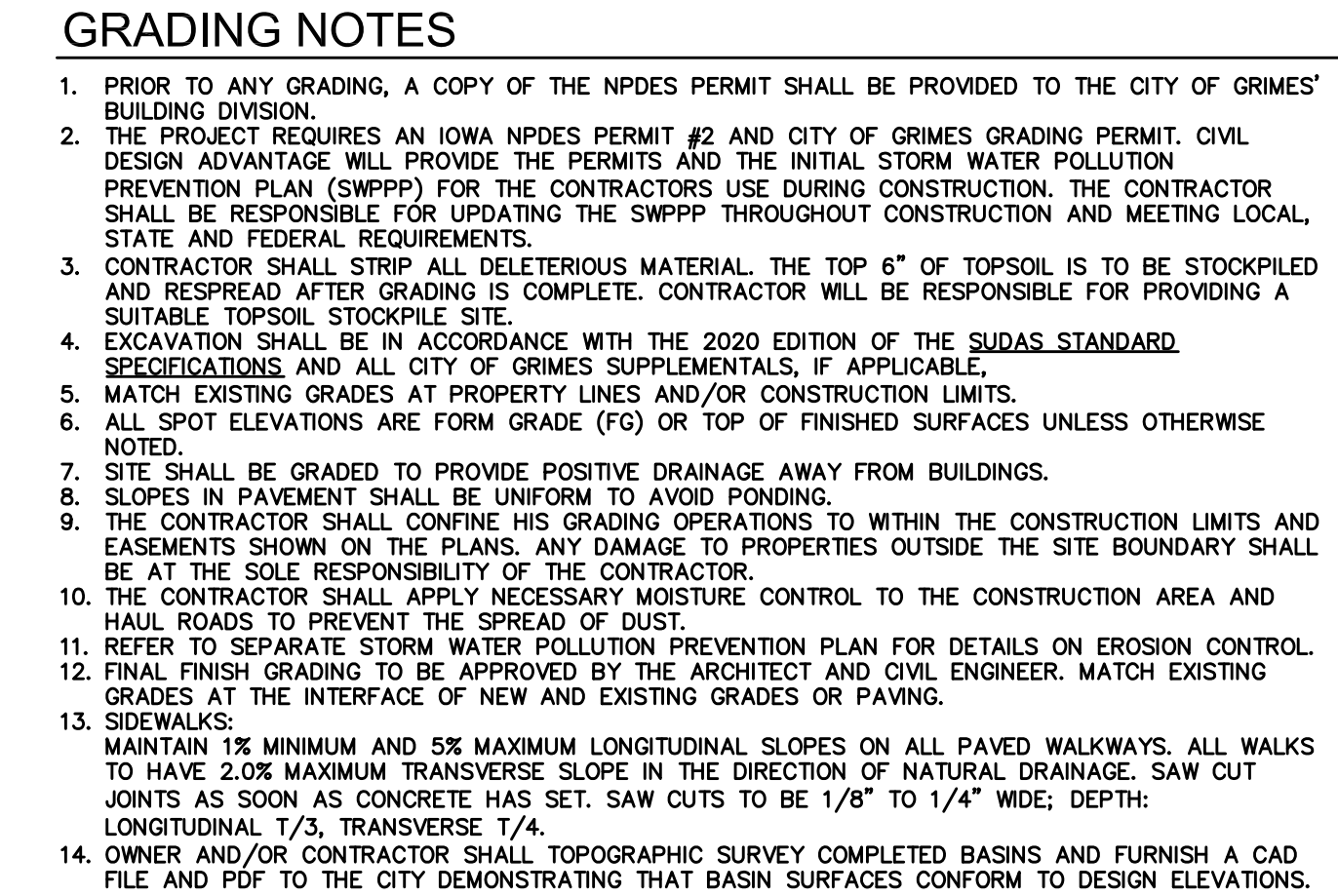
3. WATER MAIN NOTES:

- 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, NPT THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2" BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
- 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:

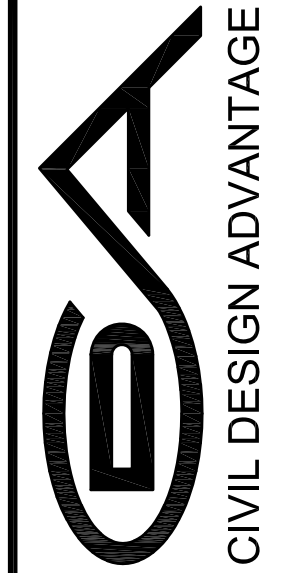
- a. ALL STORM SEWER IN THE ROW SHALL BE ROP, UNLESS OTHERWISE APPROVED BY THE CITY.
- b. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
- c. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
- d. 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.





REVISIONS	DATE
THIRD SUBMITTAL	07/29/20
SECOND SUBMITTAL	07/08/20
FIRST SUBMITTAL	06/19/20

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



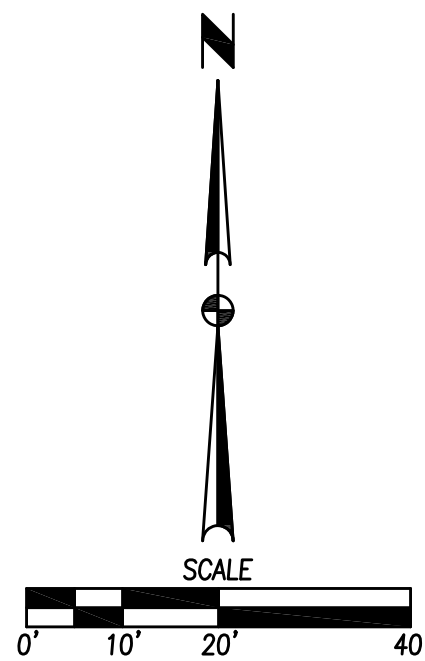
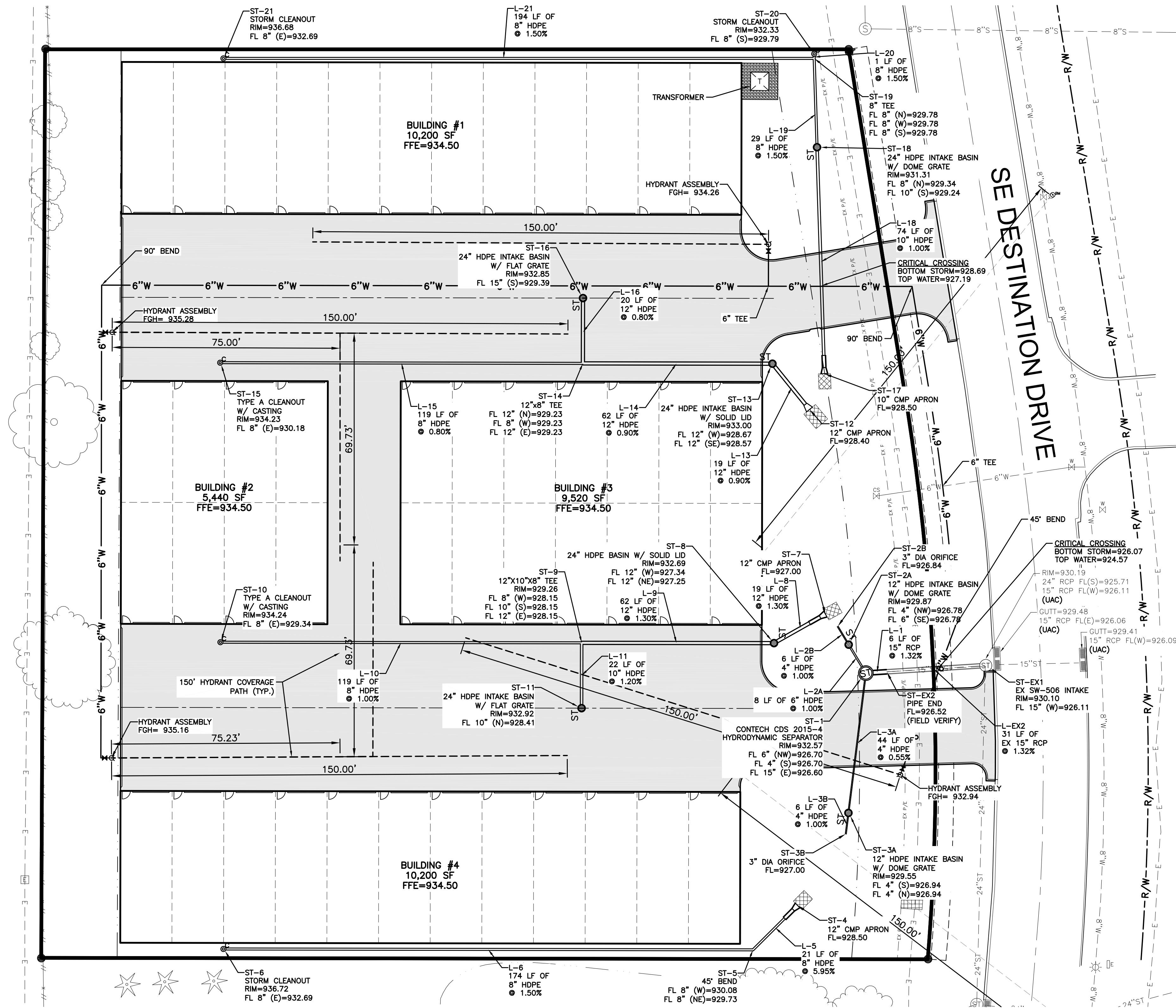
GRIMES, IOWA

CROSSROADS PLAT 6 LOT 1

GRADING PLAN

3/7
1801.017
GA

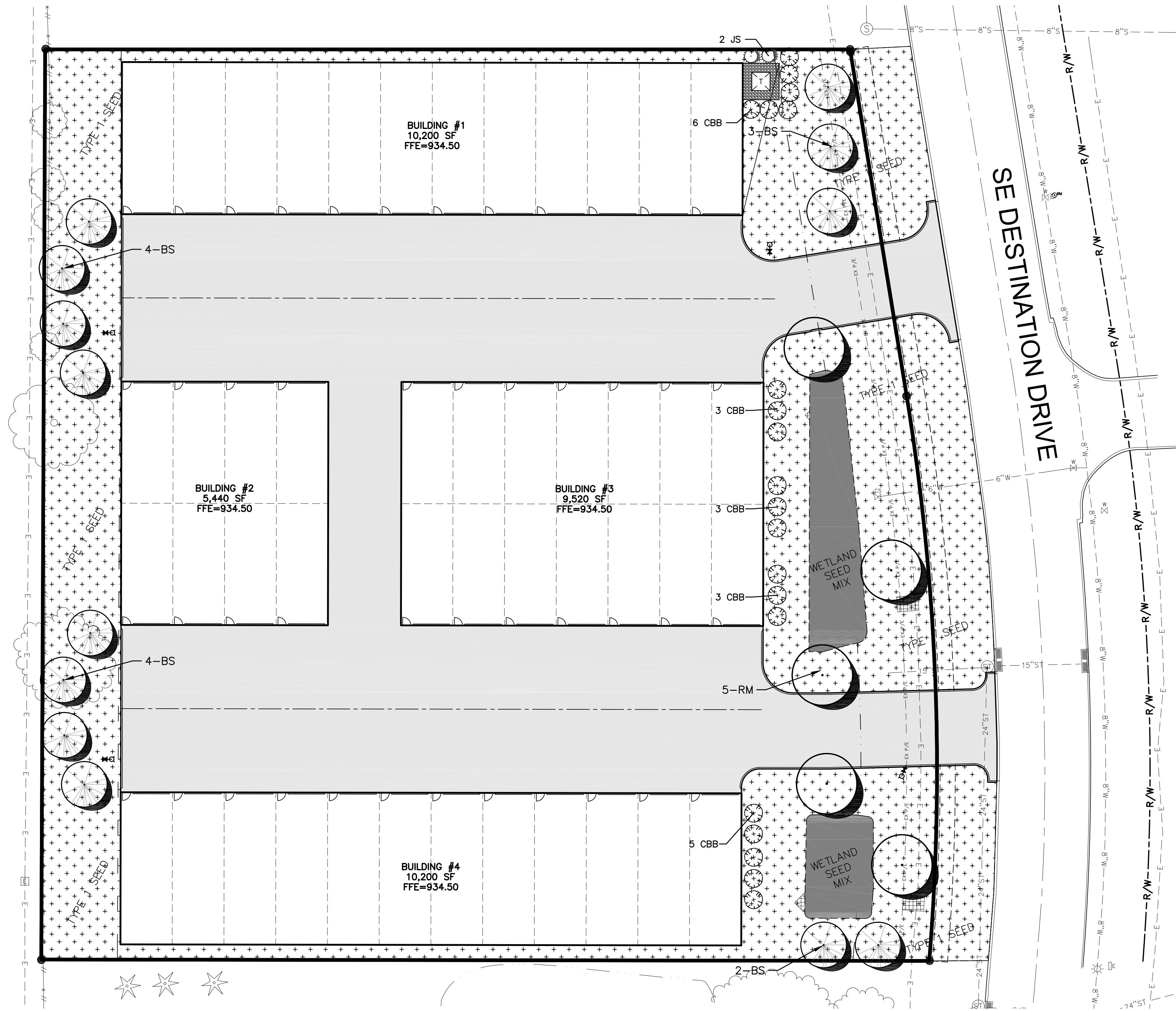
FILE: H:\2018\1801017\DWG\1801017-SITE.DWG
FILE DATE: 7/29/20 DATE PLOTTED: 7/29/2020 3:57 PM COMMENT:
PLOTTED BY: JEFF NESVAK TECH: ENG:



UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2020 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2020 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF GRIMES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2008 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES. PERIODIC MAINTENANCE AND CLEANING OF STORM AND SANITARY SEWER MAY BE NECESSARY.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
16. INSTALL APRON GUARD AND FOOTING ON ALL APRONS.
17. FLOW RATES THROUGH HYDRODYNAMIC SEPARATOR:
WQV = 0.54 CFS
100-YR = 2.73 CFS

DATE	REVISIONS
07/29/20	
07/09/20	THIRD SUBMITTAL
06/19/20	SECOND SUBMITTAL
	FIRST SUBMITTAL



LANDSCAPE NOTES

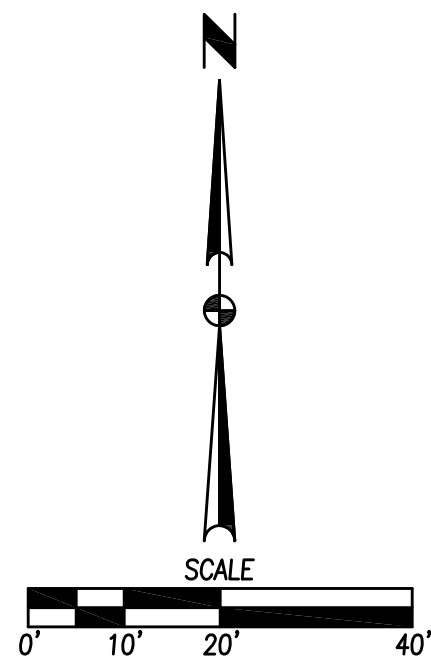
1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
3. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
4. SEED OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER. SEED SHALL BE SUPER TURF II LS FROM UNITED SEEDS.
5. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
6. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
7. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A MINIMUM DEPTH OF 3". ALL GROUPS OF MORE THAN ONE SHRUB SHALL BE MULCHED IN A CONTINUOUS BED, SEPARATED FROM TURF BY A 3" SPADE-CUT EDGE. MULCH AROUND ALL CONIFEROUS TREES SHALL BE A 10" DIAMETER CIRCLE. ALL EDGING SHALL BE SPADE-CUT EDGE.
8. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
9. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
10. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER FOR APPROVAL.

PLANT SCHEDULE

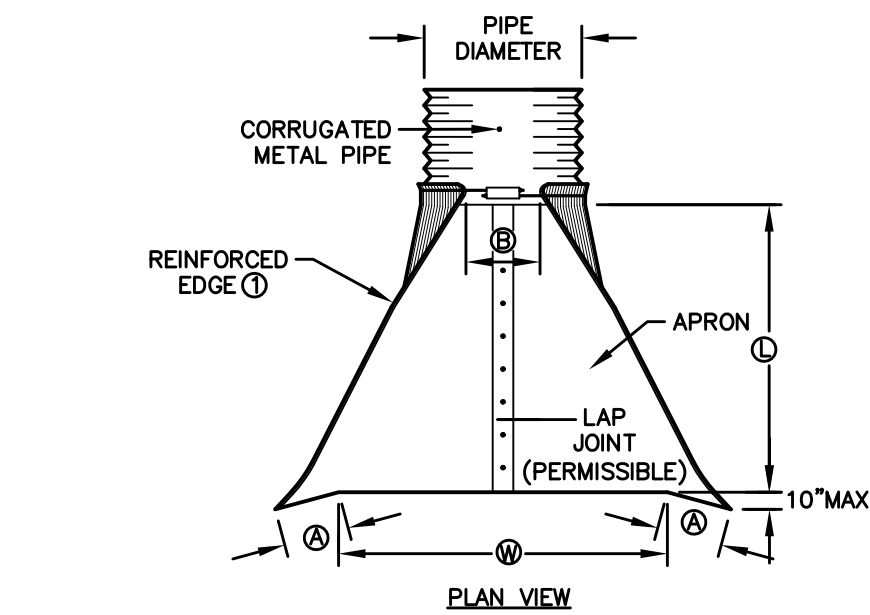
CODE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
CBB	6	COMPACT BURNING BUSH	EUONYMOUS ATATUS 'COMPACTUS'	3 GAL	
JS	2	SEA GREEN JUNIPER	JUNIPERUS X PFITZERIANA 'SEA GREEN'	3 GAL	
RM	5	RED SUNSET MAPLE	ACER RUBRUM 'RED SUNSET'	1.5" CAL	B&B
BS	13	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLUACA'	4" HT.	B&B
CBB	14	COMPACT BURNING BUSH	EUONYMOUS ATATUS 'COMPACTUS'	3 GAL	

SEED MIX

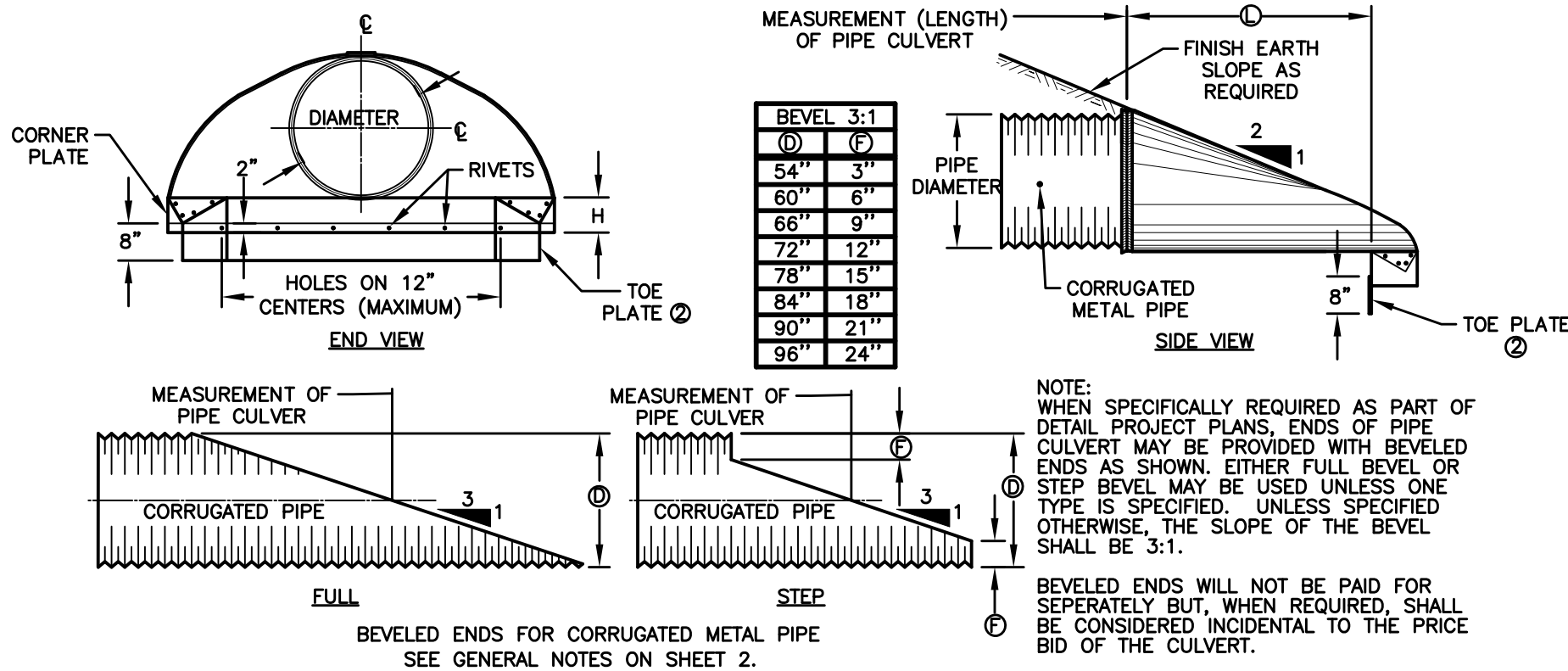
TYPE 1 SEED: "PERMANANT LAWN MIXTURE" (TYPE 1 SUDAS MIXTURE). SEEDING DATES: MARCH 1-MAY 31, AUGUST 10-SEPTEMBER 30
WETLAND SEED MIX: "WETLAND SEEDING" SEEDING DATES: BETWEEN APRIL 1 AND JUNE 30



FILE: H:\2018\180107\DWG\180107-1-SITE.DWG COMMENT: 7/29/2020 3:57 PM
PLOT: 180107-1-SITE.DWG PLOTTED BY: JEFF NISVAK

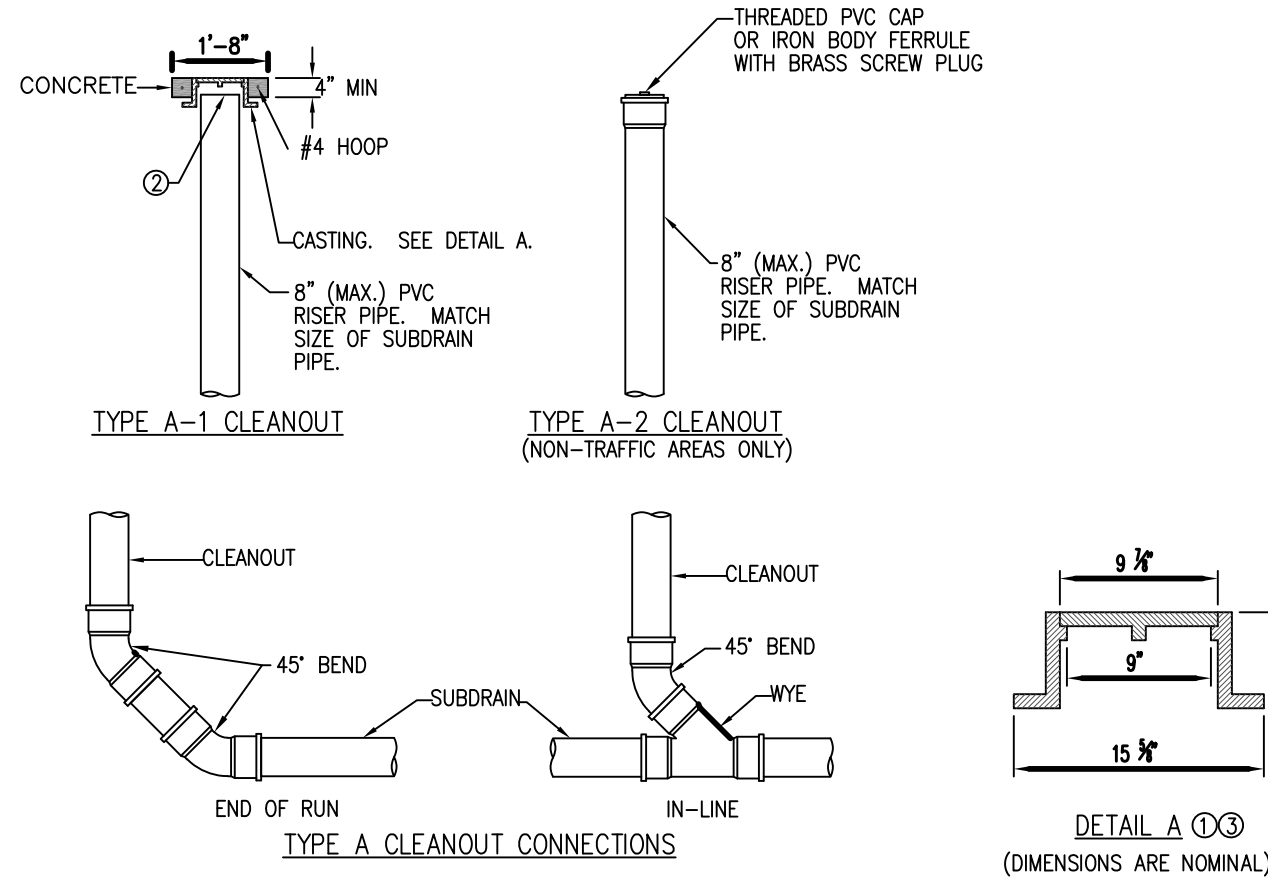


DIMENSIONS					
PIPE DIAM.	A 1"	B MAX	H 1"	L 1"	W 2"
15"	6"	8"	6"	28"	30"
18"	8"	10"	8"	36"	36"
21"	8 1/2"	11"	8"	36"	42"
24"	9"	12"	8"	42"	48"
30"	12"	15"	7 1/2"	52 1/2"	60"
36"	12"	18"	9"	63"	72"
42"	15"	21"	10 1/2"	73 1/2"	84"
48"	18"	27"	12"	84"	90"
54"	18"	30"	12"	84"	102"
60"	18"	33"	12"	87"	114"
66"	18"	36"	12"	87"	120"
72"	18"	39"	12"	87"	126"
78"	18"	42"	12"	87"	132"
84"	18"	45"	12"	87"	138"
90"	24"	37"	11"	87"	144"
96"	25"	35"	12"	87"	150"

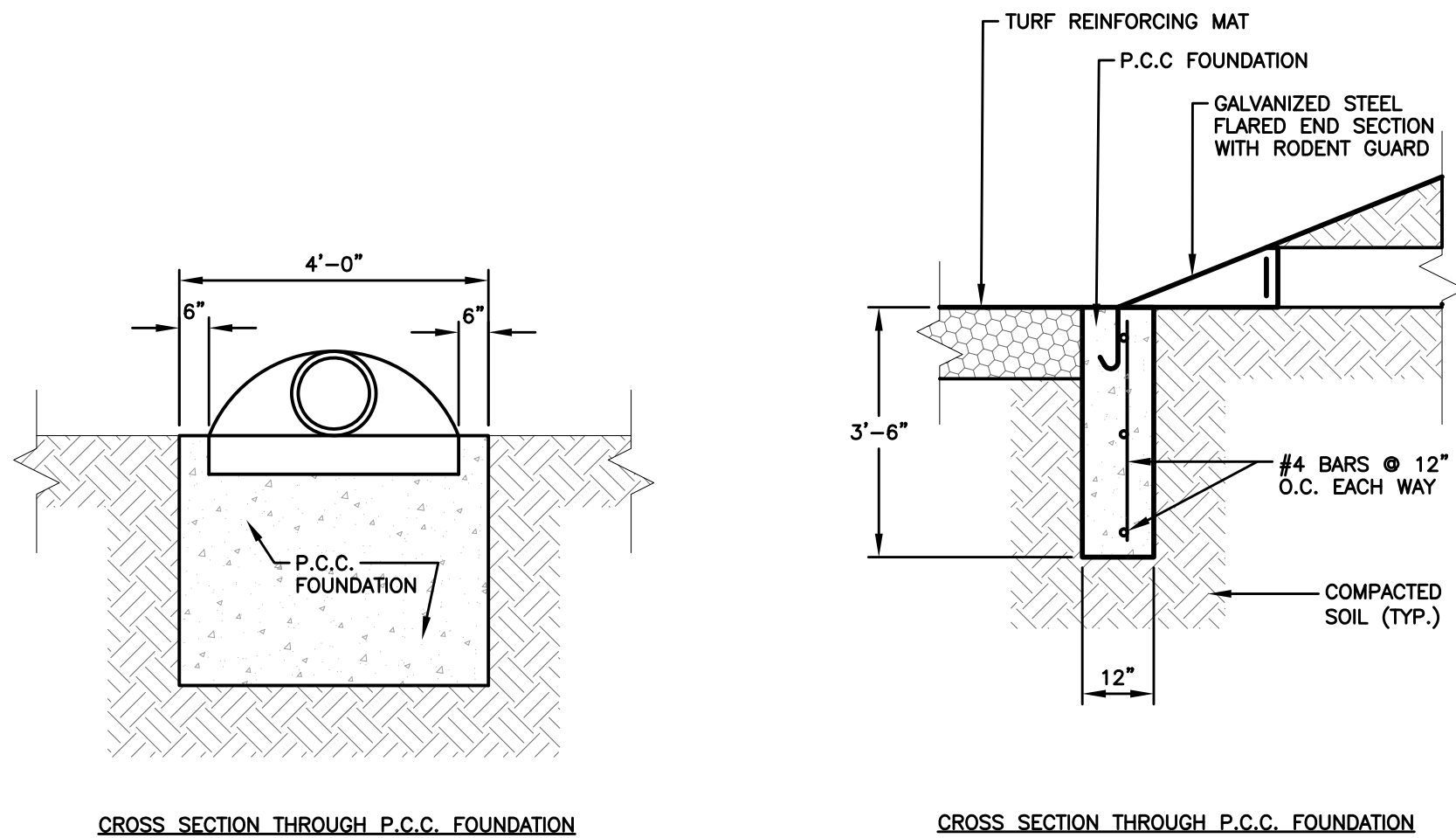


CORRUGATED METAL PIPE APRON

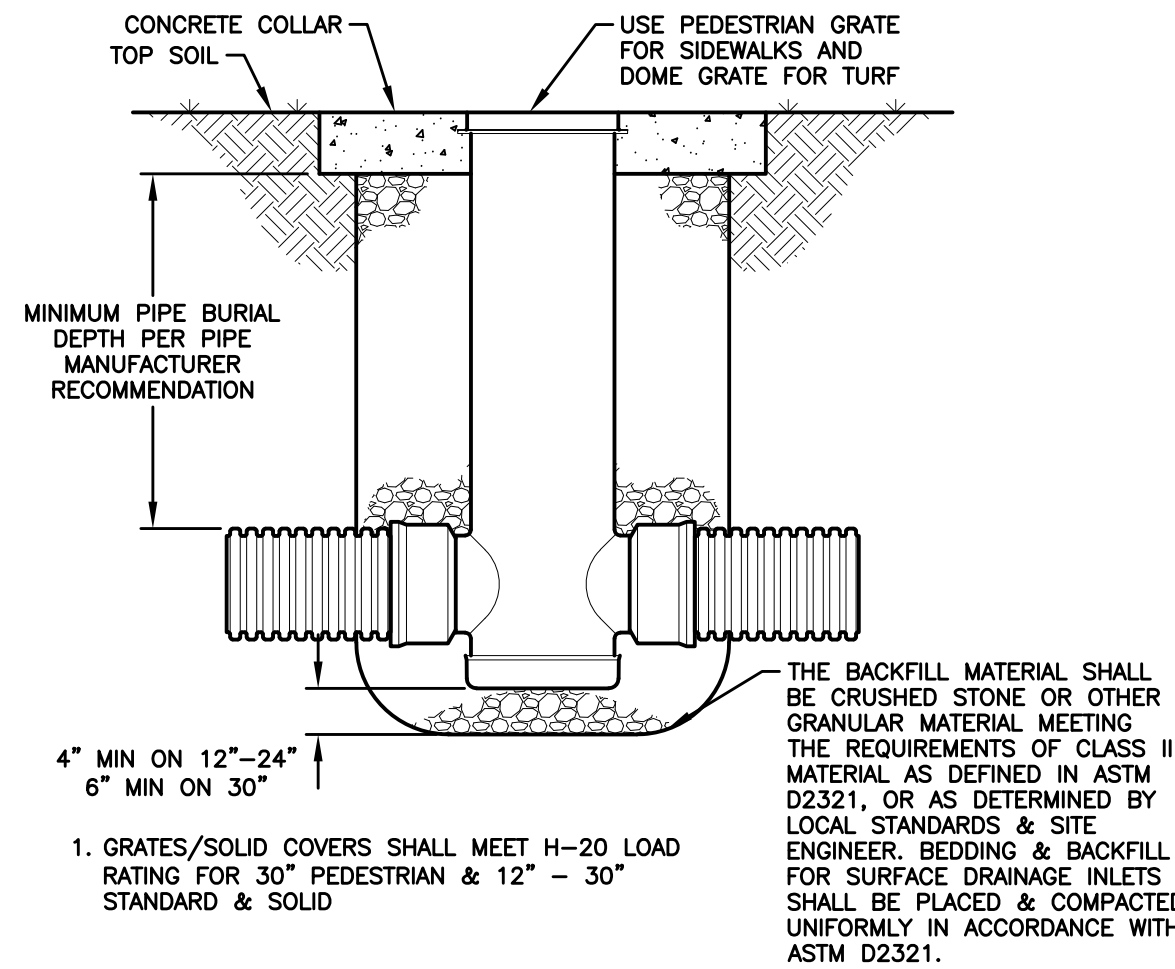
- 1 HEAVY DUTY CASTING. MARK LID WITH "STORM" OR "STORM C.O."
- 2 DO NOT ALLOW CASTING TO BEAR ON TOP OF RISER PIPE; PROVIDE 2 INCH CLEARANCE, MINIMUM.
- 3 DESIGN IS INTENDED FOR USE IN CONJUNCTION WITH 8 INCH PVC RISER PIPE. OTHER SIZED CAPS MAY BE USED WITH SMALLER PIPE, AS APPROVED BY THE ENGINEER.



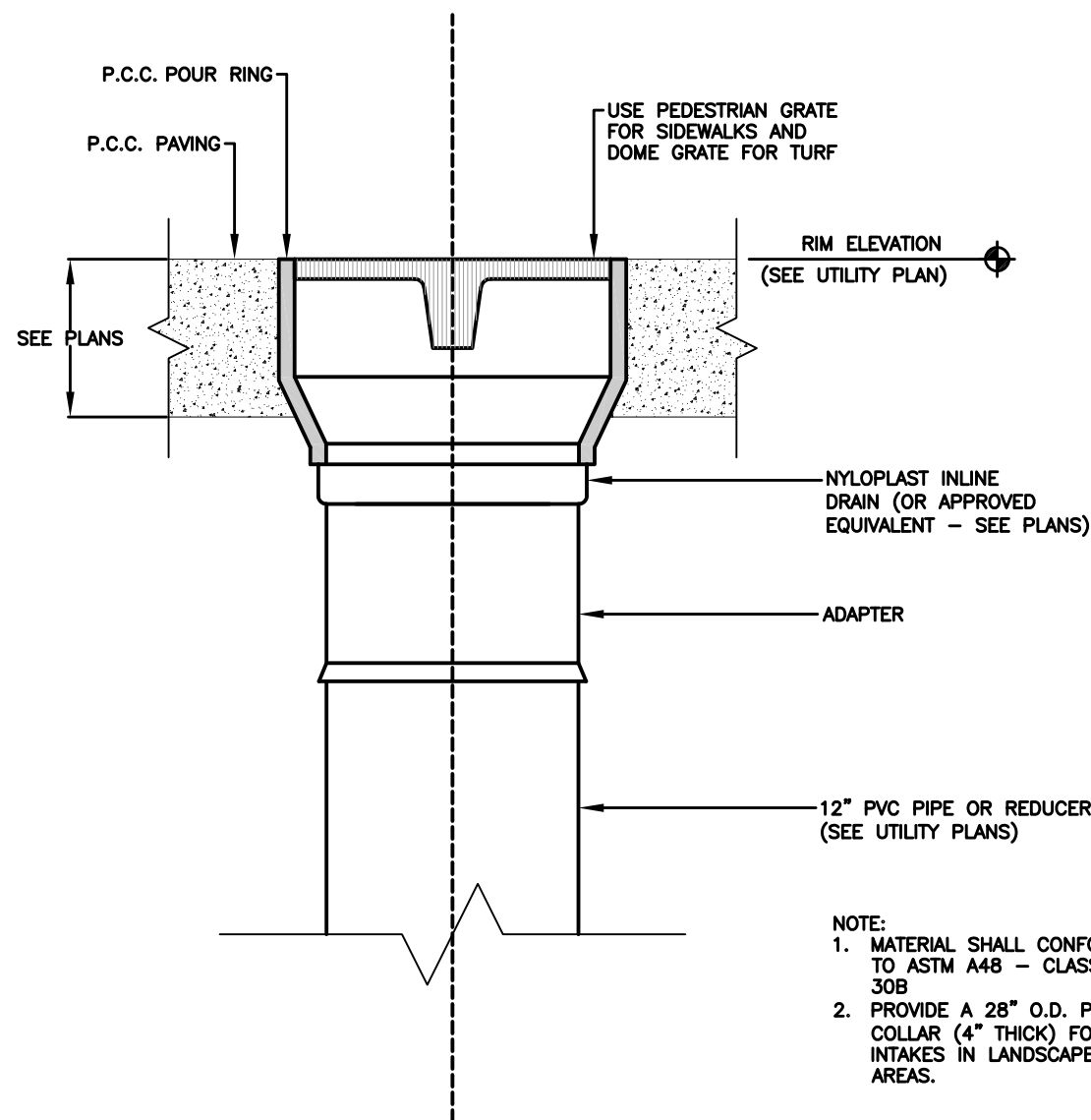
SUBDRAIN CLEANOUTS



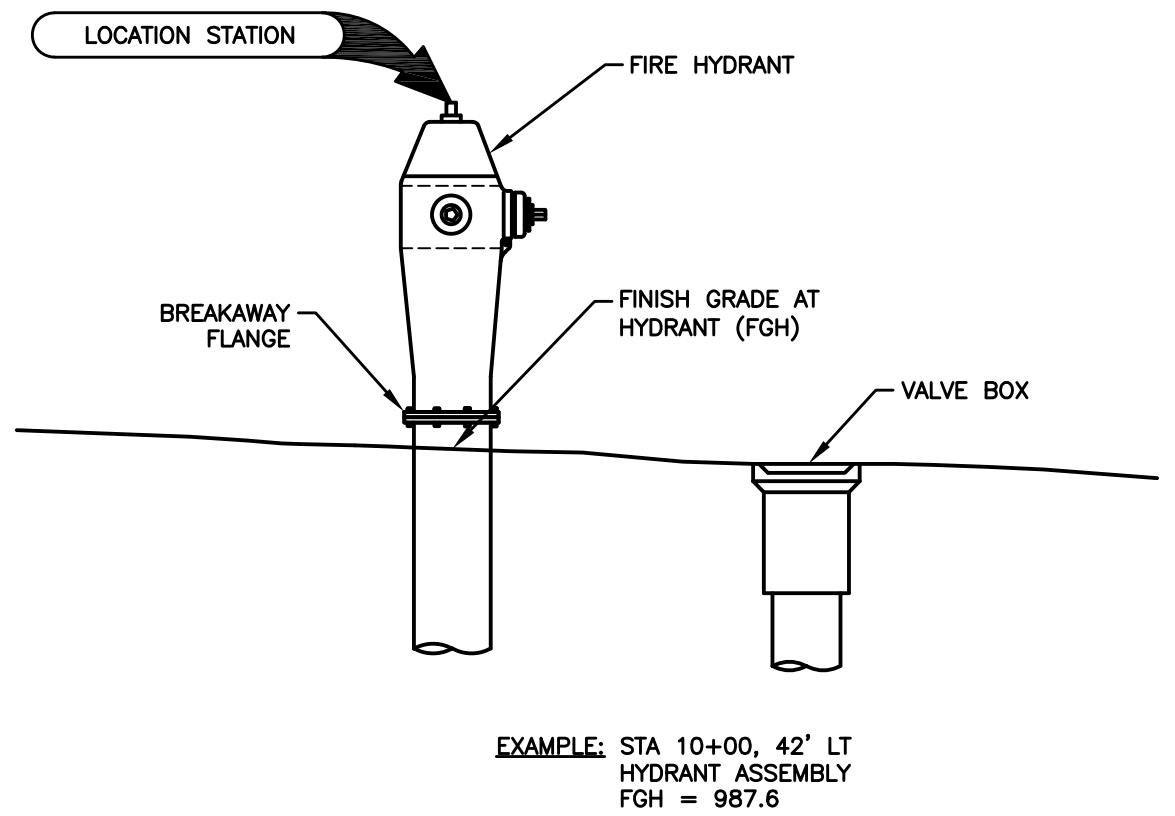
METAL FLARED END SECTION AND FOOTING



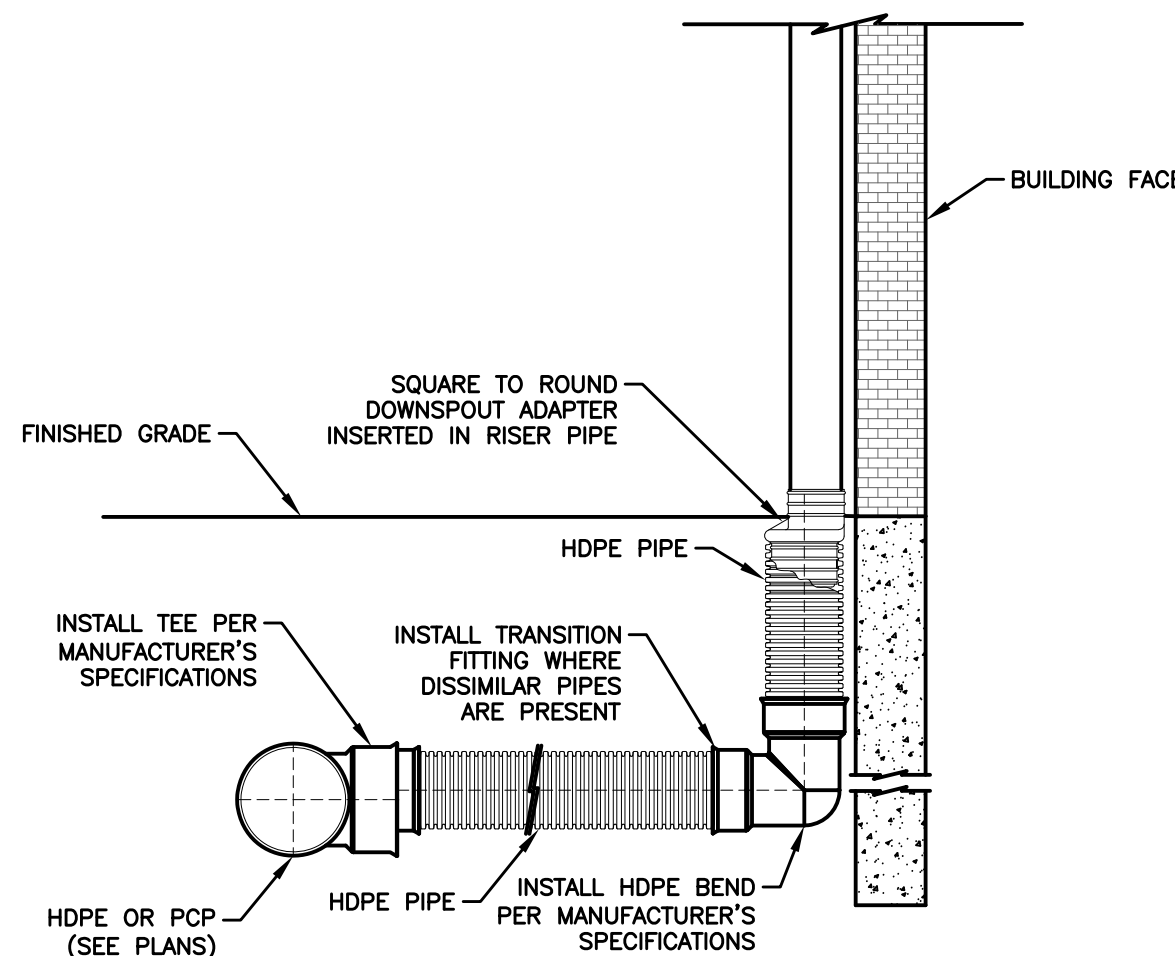
HDPE INTAKE



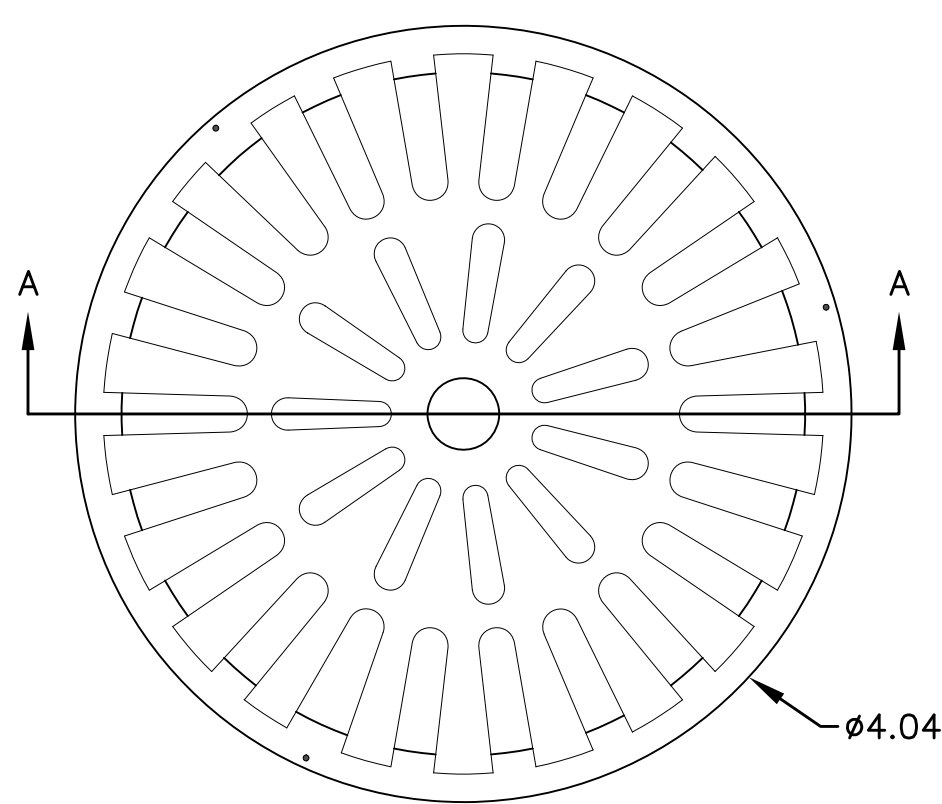
HDPE INLINE DRAIN



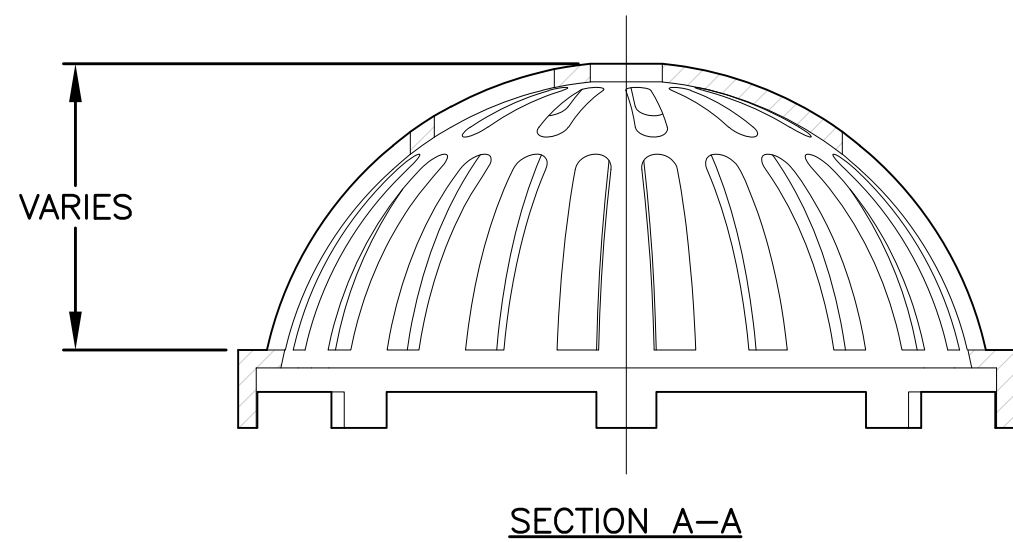
HYDRANT ASSEMBLY
SPOT ELEVATION REFERENCE



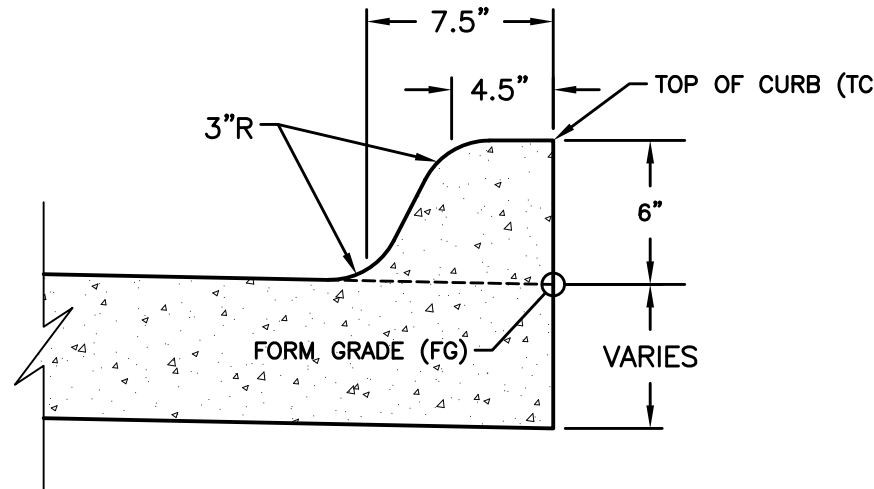
ROOF DRAIN
CONNECTION WITH TEE



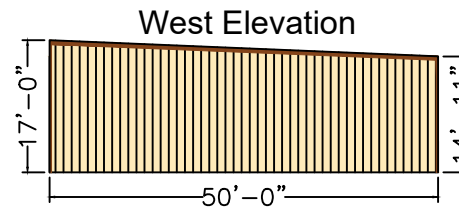
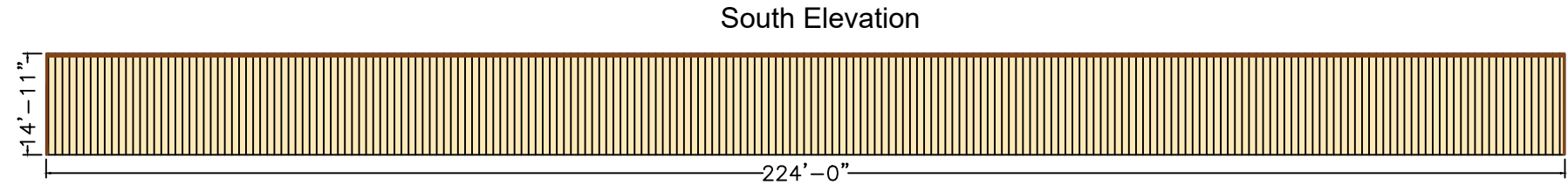
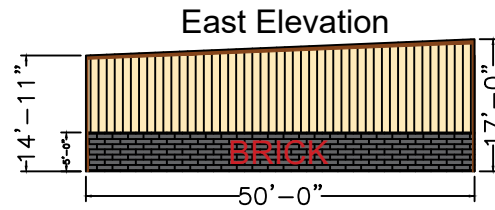
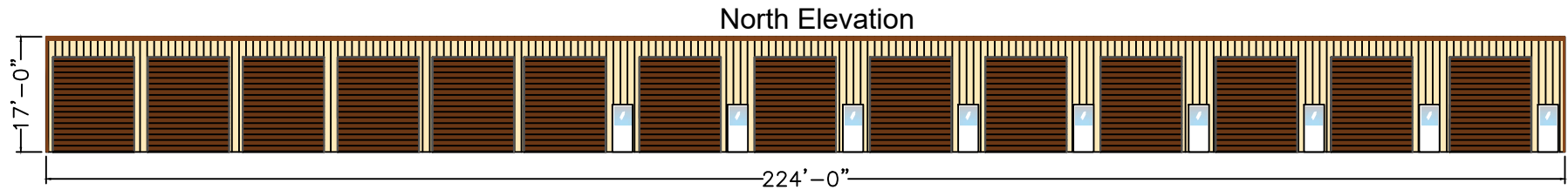
DOMe GRATE



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS TO BE FURNISHED WITH A BLACK PAINT



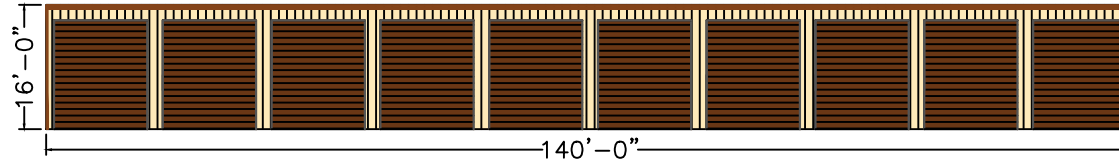
INTEGRAL 6" STANDARD CURB
SPOT ELEVATION REFERENCE



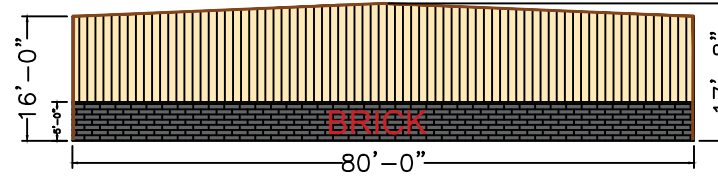
DOORS		
TYPE	SIZE	QTY
ROLL UP	12'x14'	14
WALK	2'-6 x 6'-8'	9

Building 4		
BRICK	5'x50'	250 SQFT
ENDWALL		850 SQFT
BRICK %		29.4

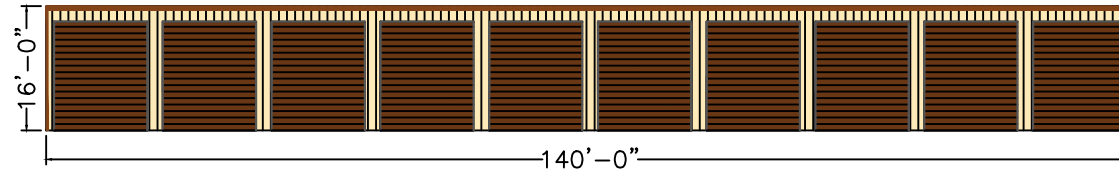
North Elevation



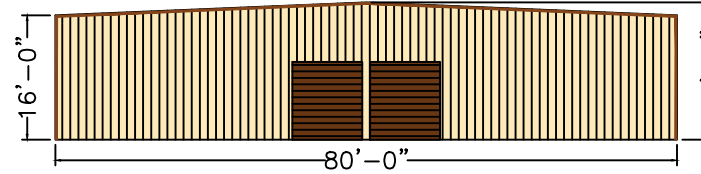
East Elevation



South Elevation



West Elevation

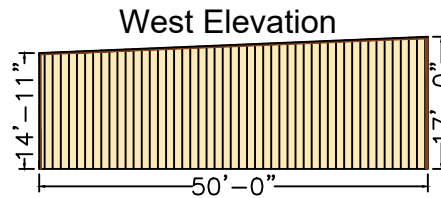
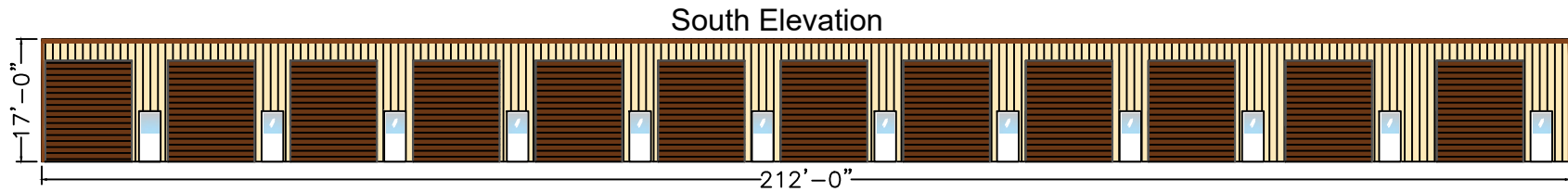
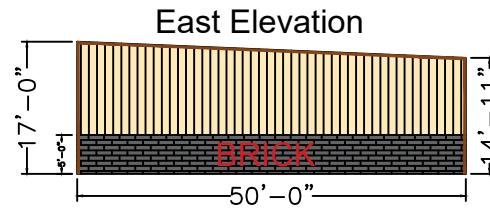
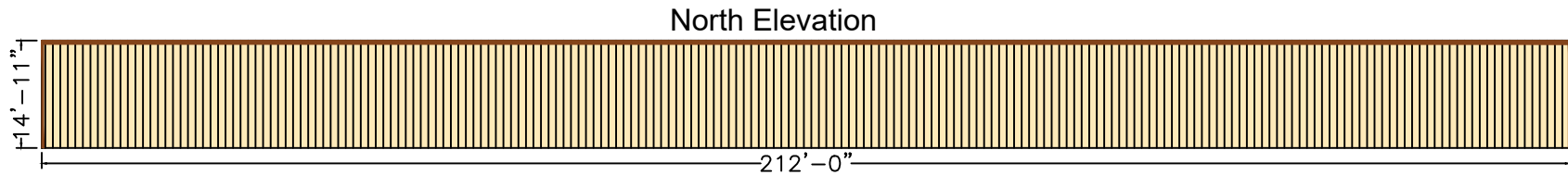


DOORS

TYPE	SIZE	QTY
ROLL UP	12'x14'	20
ROLL UP	9'x10	2

Building 3

BRICK	5'x80'	400 SQFT
ENDWALL	1,414 SQFT	
BRICK %	28.3	



DOORS

TYPE	SIZE	QTY
ROLL UP	12'x14'	12
WALK	2'-6 x 6'-8"	12

Building 1

BRICK	5'x50'	250 SQFT
ENDWALL		850 SQFT
BRICK %		29.4

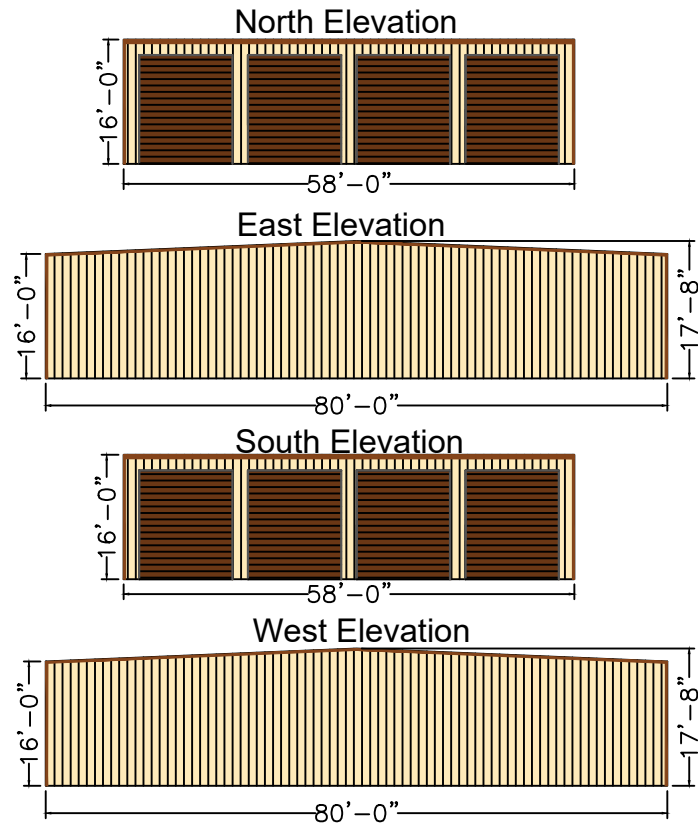
FIELD VERIFY ALL SITE
DIMENSIONS AND BEARINGS

Mega Storage
Elevation - Building 1

Pella Building Systems, INC.
906 WEST 9TH ST.
Pella, Iowa 50219
1-800-225-0491 or 1-641-628-9300
www.pellabuilding.com



Pella Building Systems, Inc.
THE INDUSTRY'S LEADER IN SELF STORAGE DESIGN AND CONSTRUCTION



DOORS

TYPE	SIZE	QTY
ROLL UP	12'x14'	8

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: August 4, 2020
RE: Willow Hills – Rezoning

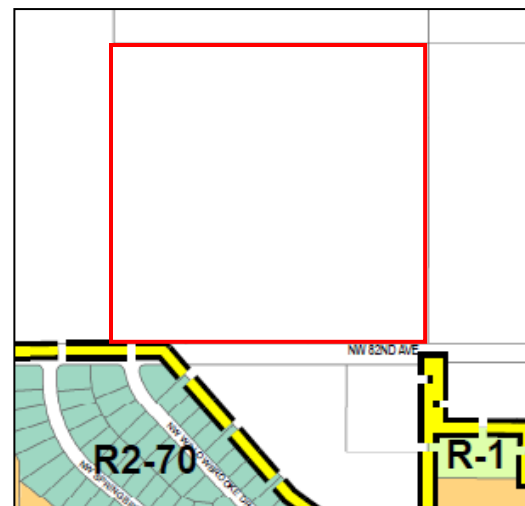
GENERAL INFORMATION:

Applicant:	Willow Hills, LLC
Requested Action	Rezoning
Location	NW 27 th Street

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	LDR	Polk County Agricultural District
North	Vacant	Urban Reserve	Polk County Agricultural District
South	Single-Family	LDR	R2-70 / Polk County LDR
East	Vacant	LDR	Polk County Agricultural District
West	Vacant	LDR	Polk County Agricultural District

BACKGROUND:

The applicant is requesting approval of a rezoning from A-1 to R-1. Currently the property is located within unincorporated Polk County. The annexation process has been initiated, and approved by the City Council on July 14, 2020. Following the approval, the request has been submitted to the City Development Board, who will hear the case in September.

As such, staff has developed a schedule that will allow for the rezoning to be approved in September following the City Development Board decision.

ANALYSIS:

Zoning/Development Intent:

Following the annexation of property into Grimes, all properties are zoned A-1 Agriculture. The current A-1 regulations do not allow for the construction of a single-family dwelling upon any lot less than 10-acres in size, therefore a rezoning is required.

In this case, the applicant has indicated a desire to subdivide the approximately 40.18-acre property into 86 single family lots and one outlot for parkland dedication. The single family lots range from 0.27 to 0.60 acres in size, and the outlot for parkland dedication totals 3.54 acres. A right-of-way dedication is necessary for NW 27th Street to provide 60' from centerline.

The future land use plan calls for this area to be Low Density Residential, which is consistent with the proposed development intent.

The Development Agreement for the project is proposed to include the following development standards:

- Painted Cementitious Siding
- Architectural Shingles
- Minimum Square Footage
 - Ranch – 1,600 sq. ft.
 - One and a Half Story – 1,800 sq. ft.
 - Two Story – 2,000 sq. ft.
- Minimum 3-stall garage
- Minimum of 1 tree in the front yard and 1 tree in the back yard

Site Layout:

The concept plan shows two access points from NW 27th Street, a future street connection to the east, and two future street connections to the north. A trail is proposed around the wet detention basin to provide an amenity for the neighborhood and a future trail connection to the north. Staff anticipates that the park concept will be furthered to the north with future subdivisions.

A 20' landscape buffer is proposed along NW 27th Street. In lieu of a berm, the applicant is proposing thicker plantings within the buffer to achieve the same affect.

Utilities:

The applicant has provided a sanitary sewer concept plan which proposes future connection to the north and west, and connection to a future lift station to the northeast of the Willow Hills development.

STAFF RECOMMENDATION:

Staff would recommend approval of the Willow Hills rezoning subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~June 18, 2020~~

July 29, 2020

Snyder & Associates

Attn: Jason Ledden

2727 SW Snyder Blvd

Ankeny, IA 50023

RE: Willow Hills Rezone

Dear Mr. Ledden:

The Development Services Department is in receipt of a proposed Rezoning for the Willow Hills Subdivision. Based on the review of the provided submittal materials, staff have the following comments:

Concept Plan:

- ~~1. Please add a road connection to the west.~~
- ~~2. Staff is developing street names and will provide at a later date.~~
- ~~3. Show internal sidewalks and sidewalk along NW 27th Street.~~
- ~~4. Please show the dedication of ROW, totaling no less than 60 feet from the centerline of current NW 27th Street.~~
5. Please show a berm and buffer along NW 27th Street. A standard detail/cross section for the berm and plantings should be provided. **Please add the "PG" plant type to the plant list. Please provide a variety of species for overstory, understory, and evergreen trees to avoid potential disease wiping out the entire buffer. Remove the shrubs from the buffer.**
- ~~6. Staff is working on a draft Development Agreement. The agreement will include minimum square footages, garage size, architecture standards.~~
- ~~7. Based upon the current parkland dedication requirement, a minimum of 1.3 acres of parkland must be dedicated. Staff understand that the applicant desires to construct a wet bottom pond upon the outlot and deed that as parkland. In doing so, staff would~~

~~like to explore the possibility of a trail installation, ultimately connecting further to the north.~~

- ~~8. Please provide a preliminary sanitary sewer routing analysis for this subdivision. Note that it is expected that connections for all utilities be made to the adjoining properties which will depend upon service based upon the drainage patterns.~~
- ~~9. Please indicate the anticipated phasing of the subdivision.~~

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:

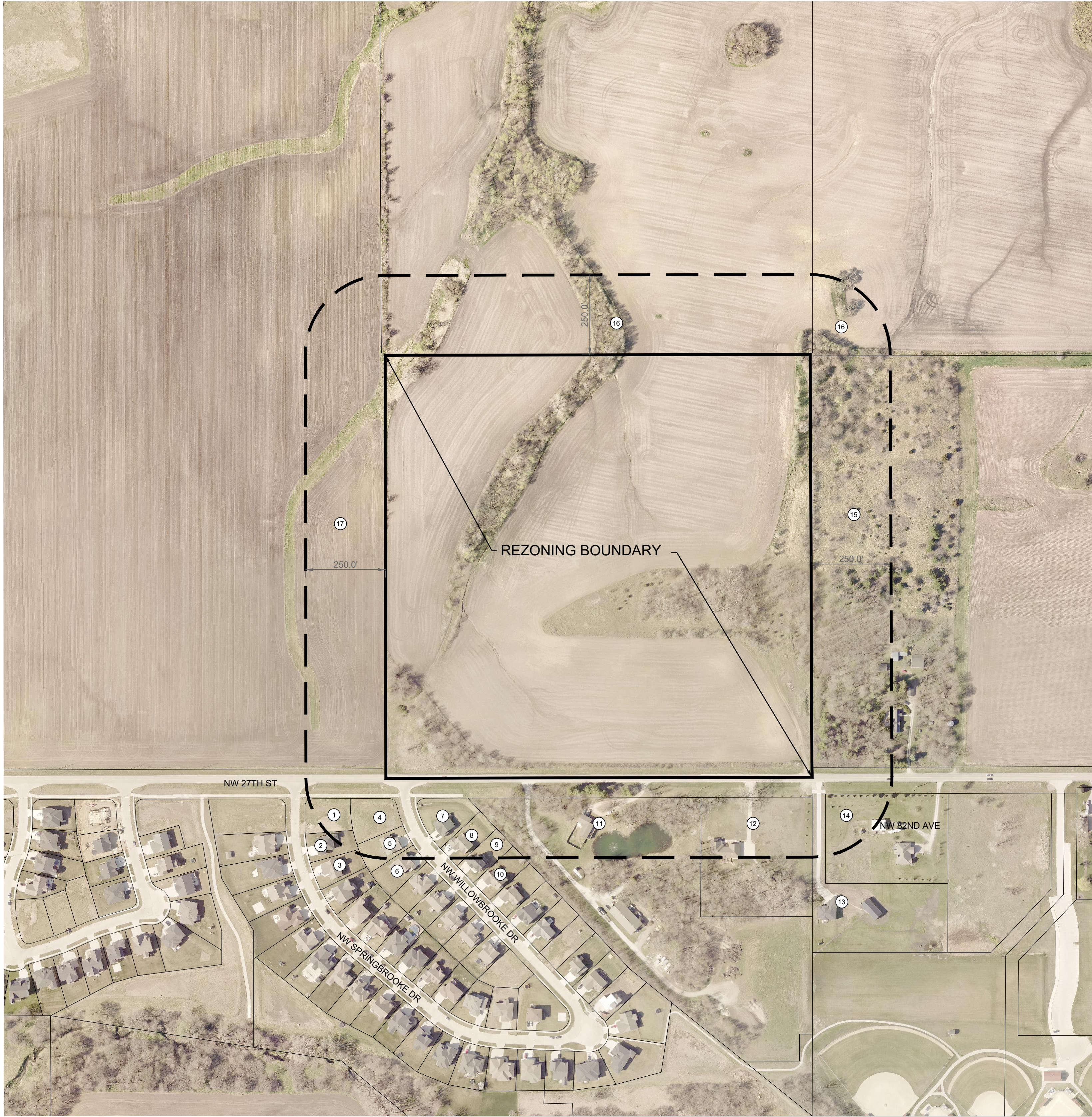
SUBMITTAL DATE:	June 25, 2020 (1 PDF of Rezoning Map and Concept Plan)
PLANNING & ZONING:	August 4, 2020 at 5:30 at the Grimes City Hall
COUNCIL MEETING:	at 5:30 at the Grimes City Hall

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

Sincerely,

Evann Martin
Assistant Planner

V:\P\pba\2019\10814\1\ACADD\10814a_Reasoning.dwg LOGAN MYERS: 2/24/24 EXHIBIT L 20200522 9:11 AM ANSI FULL BLED D (34.00 X 22.00 INCHES)



REZONING DESCRIPTION

THE SOUTHEAST 1/4 OF THE NORTHWEST
FRACTIONAL 1/4 OF SECTION 30 IN TOWNSHIP
80 NORTH, RANGE 25 WEST OF THE 5TH P.M.,
POLK COUNTY, IOWA, SUBJECT TO LEGALLY
ESTABLISHED HIGHWAYS.

OWNER/APPLICANT

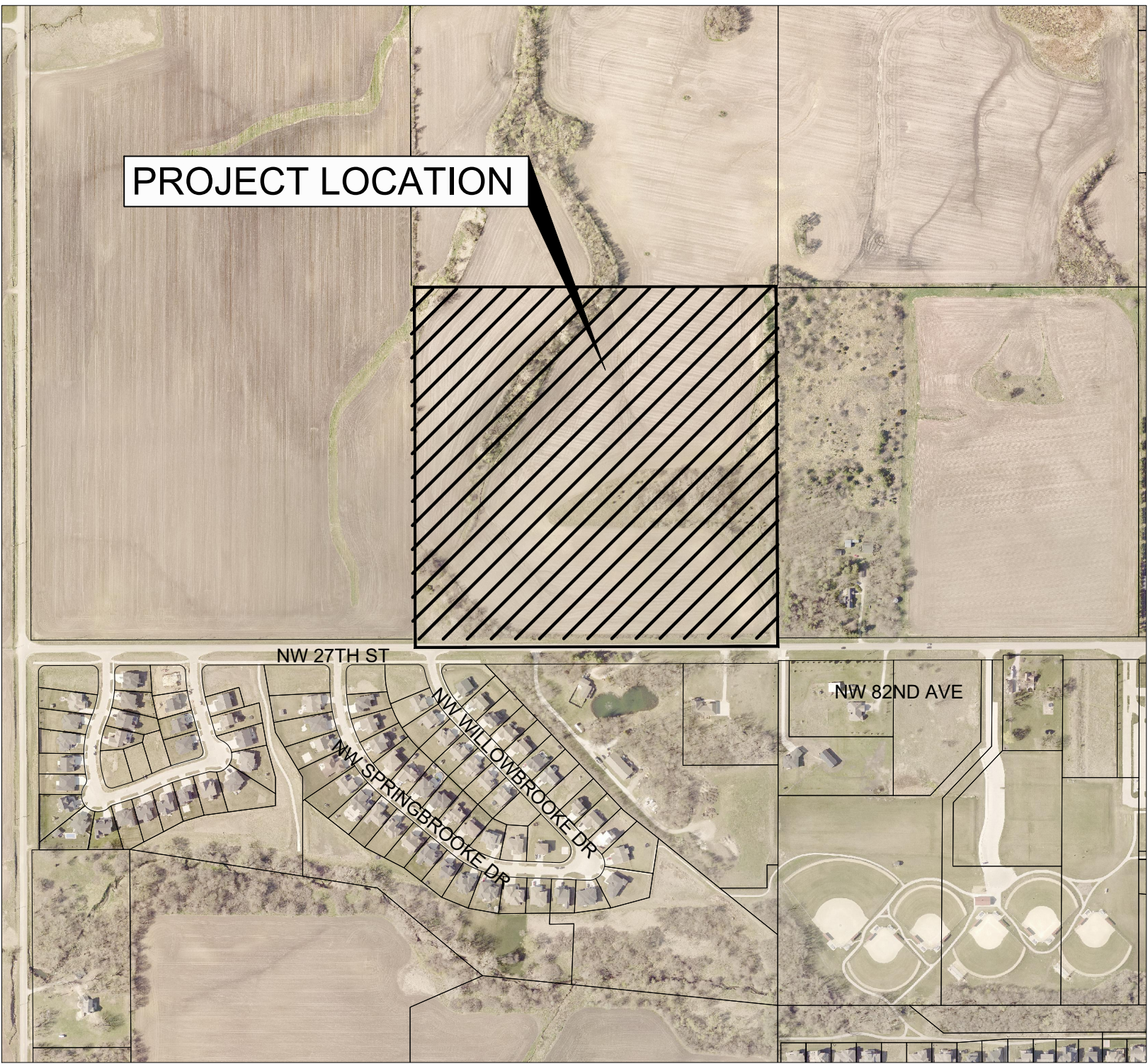
WILLOW HILLS LLC
3405 SE CROSSROADS DR STE C
GRIMES, IOWA 50111

ZONING

EXISTING: AG: AGRICULTURAL DISTRICT
PROPOSED: R-1: RESIDENTIAL DISTRICT

AREA

40.44 ACRES



VICINITY MAP

SCALE: 1"=500'

	OWNER	LOT DESCRIPTION	SF WITHIN 250' OF REZONING	% OF PROPERTY WITHIN 250' OF REZONING
1	TANZANITE HOMES COMPANY INC 10640 JUSTIN DR URBANDALE IA 50322	LOT 29 BROOKE RIDGE PLAT 1	11,355	0.83%
2	DOUGLAS JOHNSON 2609 NW SPRINGBROOKE DR GRIMES IA 50111	LOT 28 BROOKE RIDGE PLAT 1	3,486	0.26%
3	ANDREW BORCHERDING 2605 NW SPRINGBROOKE DR GRIMES IA 50111-2508	LOT 27 BROOKE RIDGE PLAT 1	153	0.01%
4	DRAKE COMPANIES LLC 612 SE 17TH ST GRIMES IA 50111	LOT 1 BROOKE RIDGE PLAT 2	17,426	1.28%
5	PAULA ROTHMEYER 2622 NW WILLOWBROOKE DR GRIMES IA 50111-6302	LOT 2 BROOKE RIDGE PLAT 2	10,667	0.78%
6	SHAWN BENBERG 2618 NW WILLOWBROOKE DR GRIMES IA 50111-6302	LOT 3 BROOKE RIDGE PLAT 2	1,944	0.14%
7	KEVIN CAVAN 2617 NW WILLOWBROOKE DR GRIMES IA 50111-6302	LOT 24 BROOKE RIDGE PLAT 2	19,066	1.40%
8	NICOLAS HAYNES 2613 NW WILLOWBROOKE DR GRIMES IA 50111-6302	LOT 23 BROOKE RIDGE PLAT 2	12,151	0.89%
9	ADAM J BUNGE 2609 NW WILLOWBROOKE DR GRIMES IA 50111-6302	LOT 22 BROOKE RIDGE PLAT 2	7,099	0.52%
10	ROCHELLE BIEGGER 2605 NW WILLOWBROOKE DR GRIMES IA 50111-6302	LOT 21 BROOKE RIDGE PLAT 2	1,410	0.10%
11	BLAKE REINHART PUTNEY 13600 NW 82ND ST GRIMES IA 50111	-EX PARCEL A BK 15905 PG 706- LOT 1 PUTNEY PLAT	120,005	8.79%
12	AARON J WILSON 13488 NW 82ND AVE GRIMES IA 50111-8701	LOT 2 PUTNEY PLAT	65,553	4.80%
13	MICHELLE L ZELIADT 950 NW 27TH ST GRIMES IA 50111-5215	-EX BEG NW COR LT A THN E ALNG N LN LT A 383F S 333F W 383F TO W LN LT 1 N ALNG W LN LT 1 332.1F TO POB- & -EX PARCEL 2016-81 BK 16077 PG 922- LOT 1 & PARCEL 2016-80 BK 16077 PG 922 BEG NW COR LT 1 THN E 40F S 282.34F W 40F N 282.25F TO POB LOT 1 TOWN & COUNTRY	7,851	0.58%
14	DIANE L PORTER 13396 NW 82ND AVE GRIMES IA 50111-4733	-EX LT A- & -EX PARCEL 2016-80 BK 16077 PG 922- BEG NW COR LT A THN E ALNG N LN LT A 383F S 333F W 383F TO W LN LT 1 N ALNG W LN LT 1 332.1F TO POB & PARCEL 2016-81 BK 16077 PG 922 BEG NE COR LT 1 THN S 283.19F W 40F N 283.1F E 40F TO POB LOT 1 TOWN & COUNTRY	27,844	2.04%
15	DOUGLAS E WILSON 13423 NW 82ND AVE GRIMES IA 50111-8701	SW 1/4 NE 1/4 LESS 1.39 A ROAD SEC 30-80-25	316,965	23.22%
16	LEMAR KOETHE 6000 DOUGLAS AVE STE 210 DES MOINES IA 50322-3300	NE 1/4 NW FRL 1/4 SEC 30-80-25 & NW 1/4 NE 1/4 SEC 30-80-25	385,727	28.26%
17	BAUMAN CREEK INVESTMENTS LLC 1005 S 12TH ST ADEL IA 50003-2311	W FRL 1/2 NW FRL 1/4 LESS 3.39A RD SEC 30-80-25	356,340	26.11%
		TOTAL	1,365,042	100.00%

WILLOW HILLS

REZONING MAP

GRIMES, IOWA



Project No: 119.0814.01A

Sheet 1 OF 1

SNYDER & ASSOCIATES, INC. I

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-984-2020 | www.snyder-associates.com

Sheet 1 OF 1

Project No: 119.0814.01A

Engineer: LBW
Checked By: JAL
Date: 05-22-2020

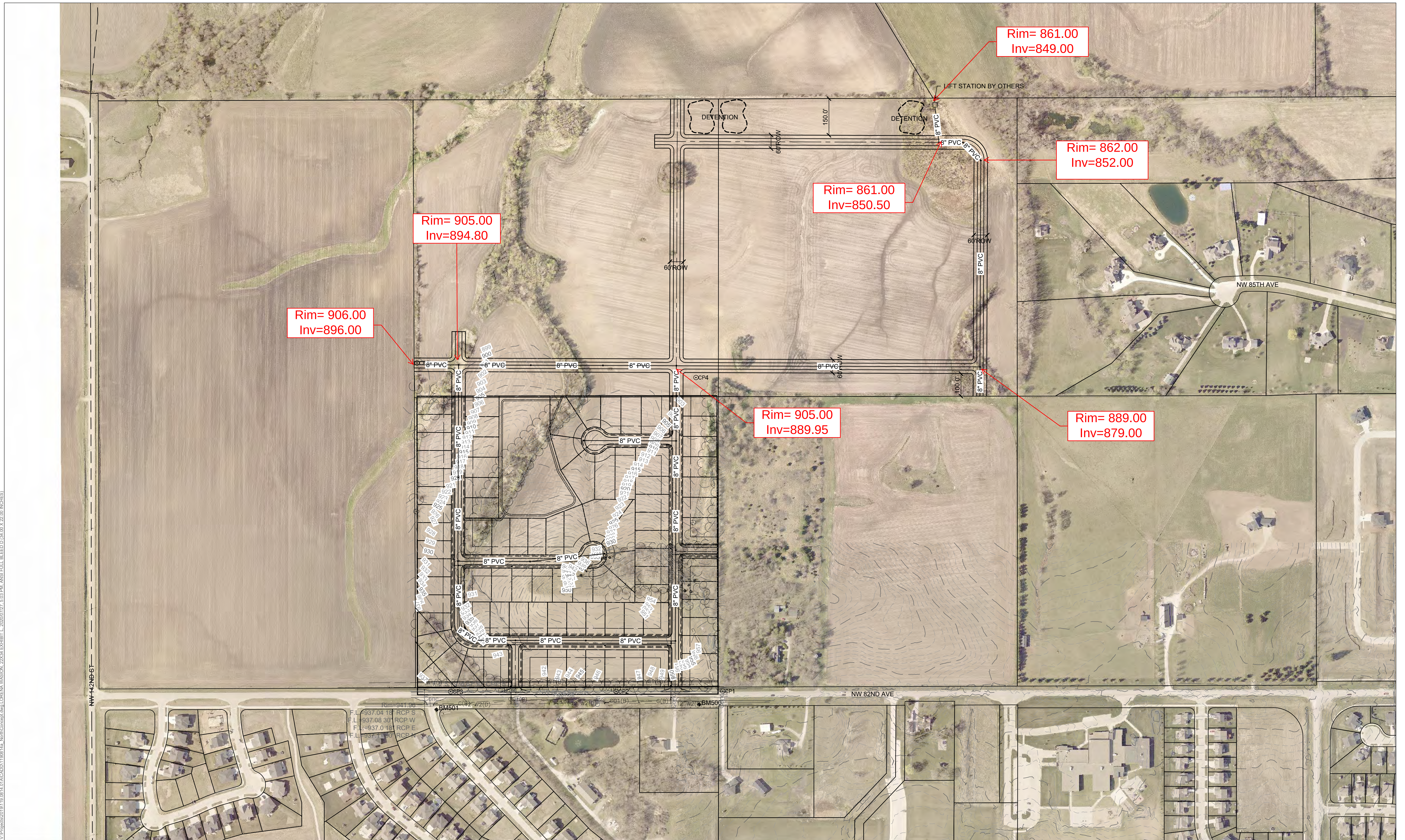
MARK
REVISION
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BY



SNYDER
& ASSOCIATES

Sheet 1 of 1

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Planning & Zoning Memo



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: August 4, 2020
RE: Off-Street Parking, Circulation, and Loading

INTRODUCTION:

Staff has begun developing a draft for an amendment to the Parking and Loading regulations within the Zoning Ordinance. Over the past year, it has become increasingly evident that the regulations are inconsistent with the more modern approach to development that we have taken. Below is an outline of the proposed draft amendment to begin the discussion. Note that this is a complete re-write, therefore a redline copy has not been provided. For your reference, the existing ordinances are provided.

DRAFT PARKING, CIRCULATION, AND LOADING AMENDMENT:

Circulation Requirements

- Establishes circulation requirements for driveways and parking lots
- Parking design, acceptable paving materials, and maintenance
- Driveway and parking space dimensions and setbacks

Minimum Parking Requirements

- Currently, there are few parking calculations by use.
- Several calculations have been added and revised for common uses to provide a more comprehensive list.
- Most notable changes and additions:
 - Retail
 - Restaurant
 - Flex space
 - Multi-family
 - Outdoor patios and assembly
 - Drive-thru Stacking

Maximum Parking Requirements

- Limits the amount of parking that can be provided
- Encourages more green space, when parking minimums are exceeded
- Justification must be provided to exceed the maximum limit

Loading Space Requirements

- Provided loading space dimensions for spaces with docks vs. no docks
- Loading areas are required to be behind buildings and away from public view
- Require screening when adjacent to residential zones and public ROW

DISCUSSION POINTS:

Below are some discussion points staff would like the Commission to consider and provide guidance regarding the proposed changes to parking, circulation, and loading.

1. Do you have any concerns with the proposed parking calculation changes, specifically regarding retail, restaurants, outdoor patios, office, and flex space?
2. What are your thoughts on the maximum parking requirements? Should there be a limit to off-street parking? Is 25% an appropriate permitted percentage increase before requiring additional open space?
3. How does the Commission feel about continuing to allow non-hard surface parking for heavy equipment? Should there be any additional requirements to allow the alternate surface? If so, please provide suggestions.

CITY OF GRIMES

Evann Martin
Assistant Planner

165.34 OFF-STREET PARKING, CIRCULATION, AND LOADING

1. PURPOSE

The purpose of this chapter is to protect the health, safety, and general welfare of the citizens, prevent traffic congestion and hazards, provide for proper traffic safety by preserving the public thoroughfares for the unimpaired movement of pedestrian, bicycle, and vehicular traffic, provide for attractive, secure, properly lighted, and well screened off street parking facilities, assure the mobility and access of emergency vehicles, provide for appropriately designed parking facilities in proportion to the needs generated by the varying types of land use, and minimize the negative visual impacts of large expanses of parking by reducing glare from parking lots through open space and landscaping around the parking areas.

2. JURISDICTION

The lawful use of parking facilities existing at the time of the enactment of this chapter may be continued although such use may not conform to the regulations herein. For those parking facilities permitted before the adoption of these regulations, such facilities shall be classified as "permitted nonconforming" facilities. No permit shall be issued for any lot, tenant, or development after the effective date hereof and not in substantial conformity with the provisions of these regulations. Nor shall any parking facility, except as herein specified, be substantially improved, converted, enlarged, or otherwise altered without conforming to the provisions of this chapter.

3. APPLICABILITY

In all districts, in connection with every industrial, commercial, business, recreational, or dwelling use, and all other uses, space for off street parking and storage of vehicles shall be provided in accordance with all of the following regulations except as elsewhere provided herein.

4. OFF-STREET PARKING AND CIRCULATION REGULATIONS

A. OFF-STREET PARKING AND CIRCULATION REQUIRED

1. Every parcel of land hereafter used as a public or private parking area, including commercial parking lots, shall be developed and maintained in accordance with the following requirements.

B. OFF-STREET PARKING AND CIRCULATION GENERAL PROVISIONS

1. Raised PCC curbing shall be installed and maintained along the entire perimeter of all parking, storage and display areas, except for single family attached and detached dwellings.

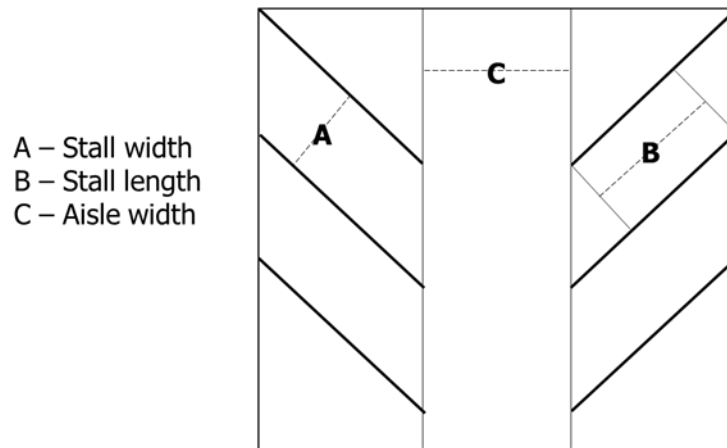
2. Required off-street parking facilities shall be primarily for the parking of operable private passenger automobiles of occupants, patrons, or employees of the principal use served. Parking spaces shall not be used for the commercial sale, display, rental, or repair of other motor vehicles, unless that is the principal use of the site. Parking areas shall not be used for storage.
3. Any lighting used to illuminate any off-street parking area shall be arranged to reflect the light away from adjoining premises in any "R" District.
4. Surface parking lots shall conform to the landscaping, screening, and lighting requirements set forth in the Zoning Regulations.
5. All parking spaces, except parking spaces for single family attached and detached dwellings, shall be striped in accordance with the approved site plan. The striping is to remain maintained in a clear and visible manner.
6. Off-street parking facilities, including (but not limited to) parking lots, loading zones, and residential driveways shall accommodate the maneuvering and circulation of all vehicles on site, so as not to impair the movement of vehicles on public streets. Except single-family and two-family dwellings, townhomes, or properties within the Governors District, there shall be no backing of any vehicle from an off-street parking space into a public street or alley.
7. All required off-street parking and circulation areas, shall be surfaced with an asphaltic or portland cement binder pavement or similar surface, so as to provide a durable and dustless surface. They shall be graded and drained to dispose of all surface water accumulation within the area, and shall be arranged and marked to provide for orderly and safe loading or unloading and parking of self-propelled vehicles.
8. No off-street parking and circulation areas shall be located upon a property unless an approved principal use is also located upon the property.

C. OFF-STREET PARKING AND CIRCULATION DIMENSIONS

1. Off-Street Parking Dimensions:
 - a) Parking spaces shall have a dimension of not less than nine (9) feet in width, and eighteen (18) feet in length. Parking stall length shall be measured from the edge of pavement to the top of the stall on the

same angle as the striping. The width of the stalls shall be measured from the center of a stripe to the center of the next stripe and taken perpendicular to the stripes.

Figure 165.34-1



- b) Angled parking stalls shall be measured as demonstrated in Figure 165.34-1.
- c) The length of parking stalls may be reduced to sixteen and one half ($16 \frac{1}{2}$) feet including wheel stops if an additional one and one-half ($1 \frac{1}{2}$) feet is provided for the overhang of vehicles.
- d) Any parking space parallel to a wall or other solid barrier shall be widened by an additional two (2) feet.
- e) All parking spaces abutting a sidewalk shall have a minimum sidewalk width of six (6) feet. The sidewalk shall be widened by at least one and one-half ($1 \frac{1}{2}$) feet if parking stall depth has been reduced to sixteen and one-half ($16 \frac{1}{2}$) feet. When the front of a parking space abuts open space within the perimeter of the parking lot, the minimum width of the open space shall be five feet.

2. Off-Street Parking and Driveway Setbacks:

- a) No part of any parking space or driveway shall be closer than ten (10) feet to any established street right-of-way line unless such parking space is within a single-family or two-family residential driveway.

- b) No part of any parking space or driveway shall be closer than five (5) feet to any established side or rear yard property line.
- c) No part of any parking space or driveway shall be closer than five (5) feet to any existing or planned trail or sidewalk.
- d) In the event that a parking lot adjoins an "R" District, it shall be set back at least twenty (20) feet from the "R" District boundary and shall be effectively landscaped and screen planted in accordance with the Zoning Ordinance.

3. Off-Street Driveway Dimensions:

- a) Except for single-family or attached dwellings, the minimum width of a one-way driveway shall be sixteen (16) feet. The minimum width of a two-way driveway shall be twenty-four (24) feet.
- b) Where a parking lot does not abut on a public or private parking street, alley or easement of access, there shall be provided an access drive not less than ten (10) feet in width in the case of a dwelling, and not less than sixteen (16) feet in width in all other cases leading to the loading or unloading spaces and parking or storage areas. However, such easement of access or access drive shall not be located in any residential district, except where serving a permitted use in a residential district.
- c) All driveways used for the purpose of queuing in relation to a drive-through facility shall be a minimum of twelve (12) feet in width.

D. OFF-STREET PARKING SPACE MINIMUM REQUIREMENTS

1. In all districts, unless otherwise noted herein, space for parking of vehicles shall be provided in accordance with the following schedule. Fractional space requirements shall be rounded up to the next whole space.

Off-Street Parking Spaces Required by Use	
Use	Minimum Parking Spaces Required
Assembly halls, auditoriums, dance halls, event space, theaters, stadiums, and arenas	One (1) space for each four (4) seats or twenty (20) spaces per one thousand (1,000) square feet if there are no fixed seats
Assisted living facility	One (1) space per eight (8) beds, plus one (1) space per three (3) employees,

	plus, one (1) space for each resident staff member
Automobile sales	Two (2) spaces per one thousand (1,000) square feet of sales floor area. The off-street parking shall be in addition to automobile display areas.
Automobile service, repair	Four (4) spaces per service bay
Bank	Three (3) spaces per one thousand (1,000) square feet of gross floor area
Barber shop, beauty salon, spa	Two (2) spaces per chair or beautician station
Business, professional office	Three (3) spaces per one thousand (1,000) square feet of gross floor area
Bowling ally	Three (3) spaces for each lane. Additional uses require the appropriate parking ratios.
Carwash	One (1) space per staffed employee, plus three (3) queuing spaces per bay
Child care facility, daycare	One (1) space per employee for the maximum staffing period, plus one (1) parking or loading space for every six (6) children
Church, house of worship	One (1) space per three (3) seats in the auditorium including balconies
Civic uses	Three (3) spaces per one thousand (1,000) square feet of gross floor area
Commercial entertainment	One (1) space per one thousand (1,000) square feet of outdoor entertainment area and building area combined
Commercial school or studio	One (1) space per two (2) employees, plus one (1) space per five (5) students plus one (1) space per four (4) seats in the auditorium. In no case shall there be less than five (5) spaces.
Drive-thru	Five (5) queuing spaces between the window and menu board
Fitness center, health club	Two and one-quarter (2.25) spaces per one thousand (1,000) square feet of gross floor area
Flexible space (retail/office)	Six (6) spaces per one thousand (1,000) square feet of gross building area
Flexible space (industrial/warehouse)	Two and one-half (2.5) spaces per one thousand (1,000) square feet gross floor area

Funeral homes, mortuary	One (1) space for each four (4) seats in the principal auditorium or ten (10) spaces per one thousand (1,000) square feet gross floor area if there are no fixed seats. Hearse parking shall be enclosed within the building or screened on all sides with opaque fencing or wall.
Gas station	Three (3) spaces per one thousand (1,000) square feet of gross floor area. A maximum of 50% of the pump parking spaces can count toward the required parking.
Home improvement store (over 100,000 square feet)	Two (2) spaces per one thousand (1,000) square feet gross floor area
Hospital	One and one-half (1.5) spaces for each one (1) bed
Hotel, motel, lodging	One and one quarter (1.25) spaces per room
Independent living facility	One and one-quarter (1.25) spaces per unit, plus one (1) visitor spaces per five (5) units
Industrial, manufacturing plant	One (1) space for each three (3) employees on the maximum working shift, but in no case less than one (1) space for each one thousand (1,000) square feet of gross floor area
Medical or dental office	Three (3) spaces per one thousand (1,000) square feet of gross floor area
Multi-family	Two (2) spaces per unit, plus one (1) visitor space per five (5) units. Twenty-five (25) percent of the required spaces shall be enclosed.
Restaurant, tavern, bar	Ten (10) spaces per 1000 square feet gross floor area
Retail store, shops, super markets, etc.	Three (3) spaces per one thousand (1,000) square feet of gross floor area
School (elementary or middle school)	One (1) space per employee, plus one (1) space per four (4) seats in the auditorium or gymnasium
School (high school, college, university, vocational)	One (1) space per employee, plus one (1) space per four (4) students at capacity, plus one (1) space per four (4) seats in the auditorium or gymnasium

Self-storage, mini warehouse	Three (3) spaces per one thousand (1,000) square feet of gross floor area of the office. One (1) space per unit for internally accessed storage units.
Single-family detached and two-family	Two (2) spaces for each dwelling unit, exclusive of private garages
Single-family attached	Two (2) spaces for each dwelling unit, plus one (1) visitor space per five (5) dwelling units
Veterinary clinic, kennel, pet daycare	One and one-half (1.5) spaces per exam room, plus one (1) space per six (6) animal capacity
Wholesale establishment, warehouse	One (1) space for each two (2) employees, but in no case less than one (1) space for each two thousand (2,000) square feet of gross floor area

2. Uses located within the Governors District are exempt from the minimum parking requirements.
3. In case the parking requirement of a building or use is not specifically mentioned herein, the parking space requirements for a use which is listed above and to which said use is similar, shall apply as determined by the Zoning Administrator. If no similar use is listed, the Zoning Administrator shall determine the parking space requirements based upon other available references or qualified sources of information to adequately determine parking demand.
4. Outdoor patron use areas or areas used for assembly shall be included in the gross floor area (GFA) for calculating parking requirements. Outdoor dining or drinking areas shall be included in the GFA for bars, restaurants, and taverns when calculating parking requirements. Outdoor dining or drinking areas shall not be required to provide parking for the first three hundred (300) square feet of area.
5. For a building where a single tenant has multiple uses, parking spaces shall be provided in accordance with the parking requirements of each use. An example of a mixed-use building is one containing a combination of both office and manufacturing uses. The area dedicated to each use can be calculated at its individual requirement, at the discretion of the community development director. The tenant may need to demonstrate that the parking can meet the more restrictive standard if the uses are changed.

6. If the use of a building is changed or expanded, the minimum number of required parking spaces for the use shall be provided onsite.

E. OFF-STREET PARKING MAXIMUM REQUIREMENTS

1. Requests to exceed the maximum surface parking requirement by more than 25 percent shall demonstrate need by providing a market analysis, estimated employee count, floor plans, or other similar materials. The request must also provide a projection of future demand, and consideration and evaluation of alternative parking management practices (e.g., shared parking, shuttle, valet, etc.).
2. In no case shall the additional parking over 25 percent of the minimum required be provided without providing additional open space within the site, equal to or greater than the area of parking and adjoining circulation area in excess of the minimum required. This additional open space shall be in addition to the minimum open space required for the site. Additionally, the City Council may conditionally approve the additional parking subject to a phased construction schedule, creative surfacing for overflow parking areas or additional open space and/or landscaping.

F. OFF-STREET SHARED PARKING REQUIREMENTS

1. The number of required parking spaces for uses with differing business hours that share a parking lot may be reduced by 25 percent of the total required for each use if it is determined by the administrative official that such reduction will not have a negative impact on the congestion or safety of the development.

G. OFF-STREET RESIDENTIAL PARKING REQUIREMENTS

1. Off-street parking areas in residential districts shall be provided on the same lot with the principal use. Off-street parking may occupy any required yard. No required off-street loading areas shall be located in the required front yard in a residential district. This provision shall not prohibit parking on a driveway leading to a single- or two-family dwelling.
2. Driveways for individual single-family residences shall not be located closer than two (2) feet from an adjoining residential lot line, unless such driveway is jointly used by adjoining property owners and a joint easement has been recorded with the county recorder.

H. OFF-STREET ADA PARKING REQUIREMENTS

1. The owner, contractor, and developer shall comply with all federal, state and local laws regarding handicapped parking including, but not limited to, Iowa Code chapter 321L and the Americans with Disabilities Act.
2. Handicapped parking spaces required by federal, state, and local laws shall count toward meeting the requirements of this chapter.

I. EXCEPTIONS

1. Upon consultation by the City Engineer and recommendation of the Planning and Zoning Commission, a parking space does not have to be hard surfaced if it will be used for the storage of heavy equipment, and in that case, it may be surfaced with recycled asphalt or other like material to provide a dustless surface area. All driveways or access areas leading to the storage area must be hard surfaced with an asphaltic surface or portland cement.

5. OFF-STREET LOADING REGULATIONS

A. OFF-STREET LOADING SPACES REQUIRED

1. Any building or part thereof hereafter erected, which requires the receipt or distribution by vehicles of material or merchandise, shall provide and maintain on the same lot with such building, at least one (1) off-street loading space plus one (1) additional such loading space for each twenty thousand (20,000) square feet or major fraction thereof of gross floor area, so used.
2. Space allocated to any loading use shall not be used to satisfy the number of required motor vehicle parking spaces.

B. OFF-STREET LOADING SPACE DIMENSIONS:

1. Loading areas abutting a dock shall provide loading spaces no less than twelve (12) feet in width and forty (40) feet in length.
2. Loading areas not abutting a dock shall provide loading spaces no less than ten (10) feet in width and twenty-five (25) feet in length.

C. OFF-STREET LOADING AREA LOCATIONS:

1. Loading areas shall be oriented away from the public street right-of-way.
2. In the event that placement of the loading area is visible from the public right-of-way, or adjoining any "R" District, screening shall be required to decrease the visibility of the loading area from public view and adjoining "R" District property. Loading areas adjoining an "R" district shall be set back at least twenty (20) feet from the common property line. Loading areas adjoining a district other than an "R" district must be at least 5 feet from the property line.
3. No portion of a public street or alley should be allowed to accommodate loading area functions unless otherwise designated by the City.

Updated Definitions

"Parking space" means a permanent hard surface area of not less than 162 square feet plus necessary maneuvering space for the parking of a motor vehicle.

"Child care facility or daycare" means any private or public agency, institution, establishment or place which provides supplemental parental care and/or educational work, other than lodging overnight, for six (6) or more unrelated minors, for compensation.

"Flexible space" - buildings that are constructed to include multiple tenants, generally including retail, restaurant, office and warehouse users.

"Alley" means an unnamed public right-of-way, other than a street, twenty (20) feet or less in width providing secondary means of access to the rear and side of abutting properties and which may be used for public vehicular and utility access.

~~"Nursing or convalescent home" means a building or structure having accommodations and where care is provided for invalid, infirm, aged, convalescent, or physically disabled or injured persons.~~

"Gas station" an establishment providing retail sale or supply of fuels, air, vacuum and carwash services, and other operating commodities or accessories for motor vehicles but not including space or facilities for the storage, painting, major repair, refinishing, body work or other major servicing of motor vehicles. Such an establishment may offer for sale at retail other convenience items as a clearly secondary activity.

"Lodging or rooming house" means a building where a room or rooms are provided for compensation for four (4) or more unrelated persons, usually for more than one night.

"Hotel or motel" means a building in which lodging is provided and offered to the public for compensation, and which is open to transient guest, in contradistinction to a boarding or rooming house.

"Kennel" refers to the keeping of any dogs, cats, or other domestic animals for sale, breeding, boarding, or treatment purposes except:

- A) in a pet shop
- B) the keeping of five (5) or more dogs, six (6) months or older, on premises used for residential purposes
- C) the keeping of more than one (1) dog on vacant property or on property used for business or commercial purposes

Added Definitions

"Home improvement store" An establishment selling various hardware, building materials, lawncare supplies, household appliances, and/or furniture.

"Assisted living facility" A combination of housing, supportive services, personalized assistance, and health care designed to respond to the individual needs of those who need help with activities of daily living. A facility with a central or private kitchen, dining, recreational, and other facilities, with separate bedrooms or living quarters, where the emphasis of the facility remains residential.

"Independent living facility" A residential complex containing independent dwelling units designed for and principally occupied by senior citizens. Such facilities offer minimal convenience services such as a congregate meals program in a common dining area, but

exclude institutional care such as medical or nursing care and are distinguished from assisted living facilities.

“Commercial entertainment” Any establishment (indoors or outdoors) where entertainment, either passive or active, is provided for the pleasure of the patrons, either independent or in conjunction with any other use. Such entertainment includes but is not limited to sports, games, music, dancing, comedy, acting

“Commercial school or studio” establishment providing instruction to students for compensation including dance studios, music studios, martial arts studios, gymnastics facilities, art studios, and learning centers.

“Veterinary clinic” A place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. Use as a kennel shall be limited to short-time boarding and shall be only incidental to such hospital use.

- B. Limitation on periods of use and operation.
- C. Imposition of operational controls, sureties, and deed restrictions.
- D. Requirements for construction of channel modifications, dikes, levees, and other protective measures, provided such as approved by the Iowa Department of Natural Resources and are deemed the only practical alternative to achieving the purpose of this section.
- D. Flood proofing measures.

26. The Legislator of the State of Iowa has in Chapter 414, Code of Iowa, as amended, delegated the power to cities to enact zoning regulations to secure safety from flood and to promote health and the general welfare.

27. Severability. If any section, clause, provisions or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

28. Recreational Vehicles

- A. Recreational Vehicles are exempt from the requirements of SECTION 165.33(9) E of this Ordinance regarding anchoring and elevation of factory-built homes when the following criteria are satisfied.

- (1) The recreational vehicle shall be located on the site for less than 180 consecutive days, and,
- (2) The recreational vehicle must be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system and is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

- B. Recreational vehicles that are located on the site for more than 180 consecutive days or are not ready for highway use must satisfy requirements of SECTION 165.33(9)E of this Ordinance regarding anchoring and elevation of factory-built homes.

165.34 OFF-STREET LOADING SPACES REQUIRED. In any district in connection with every building or part thereof hereafter erected, having a gross floor area of

ten thousand (10,000) square feet or more, which is to be occupied by manufacturing, storage, warehouse, goods display, retail store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning or other uses similarly requiring the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained on the same lot with such building, at least one (1) off-street loading space plus one (1) additional such loading space for each twenty thousand (20,000) square feet or major fraction thereof of gross floor area, so used, in excess of ten thousand (10,000) square feet.

1. Each loading space shall not be less than twelve (12) feet in width and forty (40) feet in length.
2. Such space may occupy all or any part of any required yard or open space, except where adjoining an "R" District, it shall be set back at least twenty (20) feet and effectively landscaped and screen planted.

165.35 OFF-STREET PARKING AREA REQUIRED.

1. In all districts, except the C-1 District, in connection with every industrial, commercial, business, trade, institutional, recreational, or dwelling use, the similar uses, space for parking and storage of vehicles shall be provided in accordance with the following schedule. Required off-street parking facilities shall be primarily for the parking of private passenger automobiles of occupants, patrons or employees of the principal use served.
 - A. Automobile sales and service garages. One hundred percent (100%) of net sales floor area.
 - B. Banks, business and professional offices. Fifty percent (50%) of gross floor area, but in no case less than five (5) spaces.
 - C. Bowling alleys. Five (5) spaces for each lane.
 - D. Churches and schools. One (1) parking space for every eight (80) square feet of principal auditorium, including balcony, if any. Where no auditorium is involved, one (1) parking space for each two (2) staff members.
 - E. Dance halls, assembly halls. Two hundred (200) percent of net floor area used for dancing, or assembly.
 - F. Dwellings. Two (2) parking spaces for each family dwelling or dwelling unit.

G. Funeral homes, mortuaries. One (1) parking space for each five (5) seats in the principal auditorium.

H. Furniture and appliance stores, household equipment, or furniture repair shops. Fifty percent (50%) of net floor space.

I. Hospitals. One (1) space for each four (4) beds, plus one (1) space for each three (3) employees, plus one (1) space for each two (2) staff doctors.

J. Hotels, motels, lodging houses. One (1) space for each bedroom.

K. Manufacturing plants. One (1) parking space for each three (3) employees on the maximum working shift, but in no case less than one (1) space for each one thousand (1,000) square feet of gross floor area.

L. Nursing, convalescent and retirement homes. One (1) space per eight (8) beds, plus one (1) space per three (3) employees, plus one (1) space for each resident staff member.

M. Restaurants, taverns and night clubs. Three hundred percent (300%) of net floor area.

N. Retail stores, super markets, grocery, drug and sundry stores, department stores, etc. over two thousand (2,000) square feet floor area – one parking space for each and every 250 square feet of gross floor area.

O. Retail stores, shops, super markets, etc. Under two thousand (2,000) square feet floor area. One hundred percent (100%) of net floor area.

P. Theaters, assembly halls with fixed seats. One (1) space for each five (5) seats.

Q. Wholesale establishments or warehouses. One (1) space for each two (2) employees, but in no case less than one (1) space for each two thousand (2,000) square feet of gross floor area.

2. In case of any building, structure or premises, the use of which is not specifically mentioned herein, the provisions for a use which is so mentioned and to which said use is similar.
3. Where a parking lot does not abut on a public or private parking street, alley or easement of access, there shall be provided an access drive not less than ten (10) feet in width in case of a dwelling, and not less than sixteen (16) feet in width in all other cases leading to the loading or unloading spaces and parking or storage areas required hereunder in such manner as to secure the most appropriate development of the property in question; provided, however; such easement of access or access drive shall not be located in any residence district, except where serving a permitted use in a residence district.
4. Every parcel of land hereafter used as a public or private parking area, including commercial parking lot, shall be developed and maintained in accordance with the following requirements:
 - A. No part of any parking space shall be closer than five (5) feet to any established street right-of-way line. In case the parking lot adjoins an "R" District, it shall be set back at least ten (10) feet from the "R" District boundary and shall be effectively landscaped and screen planted.
 - B. All required off-street parking areas, for more than two (2) vehicles, shall be surfaced with an asphaltic or portland cement binder pavement or similar surface, so as to provide a durable and dustless surface. They shall be graded and drained to dispose of all surface water accumulation within the area, and shall be arranged and marked to provide for orderly and safe loading or unloading and parking and storage of self-propelled vehicles. If a parking area is located in a City owned park or a City owned sports or recreation facility, the City may surface the parking area utilizing either crushed rock or gravel. In addition, upon consultation by the City Engineer and recommendation of the Planning and Zoning Commission, a parking space does not have to be hard surfaced if it will be used for the storage of heavy equipment, and in that case, it may be surfaced with recycled asphalt or other like material to provide a dustless surface area. All driveways or access areas leading to the storage area must be hard surfaced with an asphaltic surface or portland cement.

C. Any lighting used to illuminate any off-street parking area shall be arranged to reflect the light away from adjoining premises in any "R" District.

5. Off-street parking areas in residential districts shall be provided on the same lot with the principal use. Off-street parking and loading area may occupy all or part of any required yard or open space, subject to the provisions of this section, except that no required off-street parking or loading areas shall be located in any required front yard in a residence district. This provision shall not prohibit parking on a driveway leading to a required off-street parking space.

6. Waiver of Requirements. The City Council reserves the right to waive or modify to a lesser requirement any provision or requirement of off-street parking and loading areas contained in this section, provided a report on such change is received from the Planning and Zoning Commission, and further provided said waiver or modification does not adversely affect the intent of these regulations to adequately safeguard the general public and surrounding property. Exceptions will only be considered for those uses where special circumstances warrant a change and whereby the modification or waiver is determined to be in the best interest of the general public. The City Council may waive the construction of parking spaces required in this section, provided that the property owner can demonstrate that all the parking can be provided, if it determines that such parking should need to be constructed in the future. This can be accomplished through the site plan review procedures.

165.36 EXCEPTIONS AND MODIFICATIONS. The regulations specified in this chapter shall be subject to the following exceptions, modifications and interpretations:

1. Use of Existing Lots of Record. In any district where dwellings are permitted, a single-family dwelling may be located on any lot or plot of official record as of the effective date of this chapter irrespective of its area or width; provided, however;

A. The sum of the side yard widths of any such lot or plot shall not be less than thirty percent (30%) of the width of the lot, but in no case less than ten percent (10%) of the width of the lot for any one side yard.

B. The depth of the rear yard of any such lot need not exceed twenty percent (20%) of the depth of the lot, but in no case less than twenty (20) feet.