

1. Agenda

Documents:

[090120 PZ AGENDA.PDF](#)

2. Meeting Materials

Documents:

[090120 PZ PACKET.PDF](#)



Planning and Zoning Commission

September 1, 2020

Agenda

Meeting Held Electronically due to COVID-19

5:30 P.M.

Electronic Meeting as Provided Under Iowa Code, Chapter 21*

***Please note that this Grimes Planning and Zoning Meeting will be an electronic meeting pursuant to Iowa Code Section 21.8 due to the national health emergency that makes it impossible or impractical for an in-person meeting.**

The public is welcome and encouraged to attend and participate in this meeting by either internet or phone as follows:

1. Internet- Meeting attendance may be obtained by “Join Zoom Meeting”. Simply enter the following internet address and ID:

Join Zoom Meeting

<https://zoom.us/j/93124038277>

Meeting ID: 931 2403 8277

2. By Phone: 877 853 5257 US Toll-free.

Hearing Assistance: If you are hearing impaired, Grimes will provide a sign language communicator on the internet Zoom meeting video presentation upon request. Please contact the Grimes City Clerk Rochelle Williams by email at rwilliams@grimesiowa.gov to request this service.

For any additional assistance or questions in attending the meeting, please call 515-986-3036 from 8 a.m. to 5 p.m., or contact the Grimes City Clerk Rochelle Williams by email at rwilliams@grimesiowa.gov.

For any additional assistance or questions in attending the meeting, please call 515-986-3036 from 8 a.m. to 5 p.m. Monday-Friday.

Meetings will be recorded

AGENDA

A GENERAL AGENDA ITEMS

1. Call to Order
2. Roll Call: Amy Montford, Craig Patterson, Scott Almeida, Danielle Smid, Courtney Strutt Todd
Council Liaison Andrew Borcharding
3. Approval of the Agenda
4. Approval of Previous Minutes

B. PUBLIC AGENDA ITEMS

1. Project # 20-1047: Prairie Business Park Parking Expansion – Site Plan Amendment
2. Project # 20-1049: Willow Hills – Preliminary Plat
3. Project # 20-1052: Interstate Gateway Business Park Plat 2 – Preliminary Plat
4. Project # 20-1053: Interstate Gateway Business Park Plat 2 – Final Plat
5. Project # 20-1048: American Mechanical – Site Plan Amendment
6. Project # 20-1041: Tommy Car Wash – Site Plan Amendment
7. Project # 20-1046: Dollar Tree – Site Plan
8. Project # 20-1045: Hy-Vee Fast & Fresh (E 1st St) – Site Plan
9. Project # 20-1050: Culver's – Site Plan
10. Project # 20-1044: Hope Commercial Plat 3 – Preliminary Plat
11. Project # 20-1043: Hy-Vee Store – Site Plan
12. Project # 20-1051: Hope Commercial Plat 2 Lot 1 – Site Plan
13. Grimes Urban Renewal Plan Amendment

D. REPORTS

1. Department Update
2. Council Liaison Update
3. Old Business
4. New Business

E. ADJOURNMENT



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 August 4, 2020 at 5:30 P.M. and was held electronically due to the global health pandemic.

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

Staff: Alex Pfaltzgraff, Evann Martin, Rachel Greving

Absent: NA

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

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

Roll Call: Ayes-All; Nays-0 Motion passes: 4-0

2. APPROVAL OF THE MINUTES

Motion by Montford, Second by Smid, to approve the minutes from the April 7, 2020 meeting

Roll call: Ayes-All: Nays-0 Motion passes: 4-0

B. PUBLIC AGENDA ITEMS

Project # 20-1033: Hy-Vee Fast & Fresh – Site Plan

Martin presented the details of the project.

The commission asked if any LED lighting would be included as well as if the canopy of the building would have any lighting. Neither is shown in the current submittal.

Pfaltzgraff also mentioned the entrance and exit from SE 37th Street is a right in and right out, which has been reviewed. There is also dry retention for this lot.

Motion by Montford, Second by Patterson to approve Hy-Vee Fast & Fresh – Site Plan

Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Project # 20-1042: Crossroads Plat 6 Lot 1 – Site Plan

Martin presented the details of the project.

The commission asked about parking. The applicant explained that parking spaces are not needed given the nature of the business, because a customer would simply park in front of their own stall when loading and unloading.

It was also pointed out that it would be all inside storage, and no office space.

Landscaping will also provide a barrier for the mobile home park to the west where there is also already a grading difference.

Motion by Patterson, Second by Montford to approve Crossroads Plat 6 Lot 1 – Site Plan
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Project # 20-1040: Willow Hills – Rezoning from A-1 to R-1

Martin presented the details of the project.

The annexation is for the plat as well as the 40 acre section to the north and two estate properties to the south for a total of 100 acres. There is already an existing trail along the south side and it is anticipated to continue all the way to North James Street. There will also be a trail added to the north side.

The commission also discussed how traffic will be handled considering the heavy traffic when school starts and is let out. Pfaltzgraff commented that there are some parking improvements planned for the sports complex that will assist with the heavy traffic flow. This is just not something that will be addressed in the next year.

Motion by Montford, Second by Smid to approve Willow Hills – Rezoning from A-1 to R-1
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Discussion: Parking, Circulation, and Loading Amendment

Martin presented the main details of the new amendment to the ordinance. The commission discussed some suggestions with staff.

No vote required – Discussion only

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 September 1, 2020

Meeting is adjourned at 6:54 p.m.

Signature

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: September 1, 2020
RE: Prairie Business Park Parking Expansion – Site Plan Amendment

GENERAL INFORMATION:

Applicant:

Steve Gaer

Requested Action

Site Plan Amendment

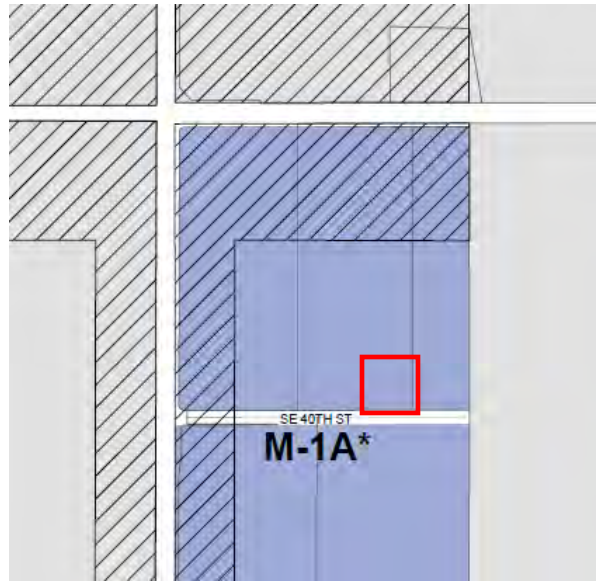
Location

200 SE 37th Street

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

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

BACKGROUND:

The zoning ordinance for this property was recently amended to allow logoed vehicles to be stored on site. This was done to accommodate current and future tenants within Prairie Business Park. The purpose of the parking expansion is to provide truck parking for the storage of logoed vehicles for a prospective tenant.

ANALYSIS:*Site Layout:*

The existing parking lot is proposed to be expanded to the east to provide box truck and semi-trailer parking. Because the parking expansion encroaches on the property to the east, a lot tie agreement is required. A retaining wall is proposed to be constructed along the eastern edge of the parking expansion within the existing detention basin to support the parking expansion. The truck parking is proposed to be separated from the standard parking spaces to the north by a landscape island.

Parking:

The existing 19 parking spaces will be replaced with 19 truck parking stalls. Box truck staging is planned to occur within the existing parking spaces on the south side of the eastern building. The staging will not affect the parking needs of the site as there are more than the minimum number of required parking spaces provided for the entire site.

Landscaping/Streetscape:

A 3' high berm with landscaping is proposed along SE 40th Street to screen the vehicles from the public right-of-way. The existing landscaping along the eastern edge of the parking lot will be removed during construction and replaced.

Utilities:

The existing stormwater flume that connects to the detention basin will be removed and a new storm pipe will be constructed.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan amendment for Prairie Business Park Parking Expansion 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

~~August 4, 2020~~

August 19, 2020

R & R Realty Group

Attn: Steve Gaer

1080 Jordan Creek Parkway, Suite 200 North

West Des Moines, IA 50266

RE: Prairie Business Park Parking Expansion Site Plan

Dear Mr. Gaer:

The Development Services Department is in receipt of a proposed Site Plan for the Prairie Business Park Parking Expansion. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. ~~Update zoning to address recent zoning amendment permitting logged vehicles onsite.~~ **Ordinance number is 737.**
2. ~~Add proposed/ current use of site.~~
3. ~~Provide a copy of the lot tie agreement.~~
4. ~~Verify spelling on notes on page 3 & 4 about irrigation.~~
5. ~~Provide engineering report for the retaining wall.~~ **We will need to have the complete wall design for review prior to construction. Grading can begin with a grading and utility permit.**
6. ~~Show railing on top of the retaining wall and provide detail.~~

Sheet 2:

1. ~~Please provide more detailed calculation to demonstrate that the green space requirement is still being met with the addition of the parking lot.~~
2. ~~Callout berm and height. 3' minimum.~~

- ~~3. Please provide more plantings along SE 40th Street. There should be 8-9 trees. Please update plant counts in the plant schedule.~~

Sheet 4:

- ~~1. What type of block is being used for the retaining wall?~~

SWPPP:

- ~~1. Construction is less than 1 acre and a SWPPP is not required~~

SWMP:

- ~~1. Does the original SWMP account for 0.42 acres of land use change from pervious to impervious surface? If not,
 - ~~a) Is the increase in 100-year discharge significant?~~
 - ~~b) Is the increase in water quality volume and discharge significant?~~
 - ~~c) Please provide narrative and/or calculations supporting the answers.~~~~
- ~~2. Please include weir/orifice calculations for the 5-year and 100-year events to assess overtopping of the proposed SW-501 structure based on the Rational Method. Include nearest building FFE and height of proposed modular wall at said intake.~~
- ~~3. Please include pipe and intake conveyance calculations including exit velocity and discharge in proposed 18-inch pipe based on the Rational Method.~~
4. August 2020 update to the SWMP: Include an exhibit similar to page 2/55 bearing the same date as the memorandum (page 1/55) showing the location and size of the additional parking area. The City wants a narrative and map tracking all changes to the SWMP.

Site Plan:

- ~~1. Provide a sediment and erosion control plan.~~
2. Sheet 2/4: Note to include either silt fence or require a strip of existing vegetative buffer between the retaining wall and basin rip rap to reduce risk of sedimentation along east construction boundary.

Intake & Pipe Analysis

1. Observations from SUDAS Design 2C-3 indicate the transition from weir to orifice for a Type R grate occurs at $d=0.5$ -ft. For the 5-year a weir depth = 0.42' and orifice depth = 0.21' was calculated (weir controlling). For the 100-year a weir depth = 0.64' and orifice depth = 0.75' was calculated (orifice controlling). According to the narrative the 100-year would overtop the retaining wall. Please verify the above calculations and adjust site plan as necessary to not overtop the wall during the 100-year storm. It may be worth it to use an SW-505.

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:	August 10, 2020 August 24, 2020 (1 PDF of Site plan with Elevation Plan included)
PLANNING & ZONING:	September 1, 2020 at 5:30 at the Grimes City Hall
COUNCIL MEETING:	September 8, 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



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

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Sincerely,

Evann Martin
Assistant Planner

Prairie Business Park, Building 2

Parking Expansion

City of Grimes, Polk County, Iowa

LEGEND

FEATURES	EXISTING	PROPOSED
PI, PC, PT, POT, POST		
Bench Mark		
Section Corner		
Iron Monument		
ROW Marker		
ROW Rail		
Easement Line		
Property Line	PL	PL
Right-of-Way Line		
Corporate Line		
Fence (Barbed, Field, Hog)	X	X
Fence (Chain Link)		
Fence (Wood)		
Fence (Decorative w/ Pillars)		
Tree Line		
Bush		
Coniferous Tree		
Deciduous Tree		
Bush To Be Removed		
Coniferous Tree To Be Removed		
Deciduous Tree To Be Removed		
Underground Telephone	UGT	UGT
Underground Electric	P	P
Overhead Electric	OP	OP
Underground Television	TV	TV
Overhead Television	OTV	OTV
Water Main	W	W
Sanitary Sewer	SAN	SAN
Fiber Optic	FO	FO
Gas main	G	G
Storm sewer Manhole		
Storm Sewer Intake		
Sanitary sewer Manhole		
Fire Hydrant		
Area Intake		
Water Valve		
Telephone Pole		
Telephone Pedestal		
Guy Anchor		
Power Pole with Light		
Power Pole		
Light Pole		
Traffic Signal		
Gas Valve		
Water Well		
Mail Box		
Soil Boring		
Utilize as Constructed		
Not in Contract		
Proposed Paving 5"		
Proposed Paving 6"		
Building Setback Line		
Public Utility Easement		



VICINITY MAP

APPROXIMATE SCALE 1"=600'



OWNER / DEVELOPER / APPLICANT
C2P2 LLC
R&R INVESTORS LTD
CONTACT: STEVEN K GAER
1080 JORDAN CREEK PARKWAY, SUITE 200 NORTH
WEST DES MOINES, IOWA 50266-2346
PHONE 515-974-5261

ENGINEER / SURVEYOR
KIRKHAM MICHAEL
CONTACT: GREG D CABALKA
11021 AURORA AVENUE
URBANDALE, IOWA 50322
PHONE 515-270-0848

SITE ADDRESS
THIS IS THE SOUTHEAST CORNER OF BUILDING 2
PRAIRIE BUSINESS PARK PLAT 1
200 SE 37TH STREET
GRIMES, IOWA 50111

PROPERTY DESCRIPTION

THE SOUTH 280 FEET OF THE EAST 100 FEET OF LOT 2, AND THE SOUTH 280 FEET OF THE WEST 50 FEET OF OUTLOT A, PRAIRIE BUSINESS PARK, PLAT 1, AN OFFICIAL PLAT NOW IN AND FORMING PART OF THE CITY OF GRIMES, POLK COUNTY.

SITE CONTAINS 0.96 ACRES (42,000 SF)

ZONING

M-1A WITH RESTRICTIONS

- NO METAL BUILDINGS ALLOWED.
- NO OUTDOOR STORAGE ALLOWED.
- PARKING OF LOGGED BUSINESS VEHICLES ALLOWED PER ORDINANCE #XXXXXX

PROPERTY IS NOT LOCATED WITHIN ZONE 1 OR 2 OF THE HIGHWAY CORRIDOR

ALL ADJACENT PROPERTIES WITHIN 1000 FEET ARE ZONED A-1

BULK REQUIREMENTS (M-1A)

- FRONT YARD SETBACK - 25 FOOT
- SIDE YARD SETBACK - NONE REQUIRED EXCEPT WHEN ADJACENT TO ANY "R" DISTRICT OR STREET RIGHT OF WAY LINE, IN WHICH CASE - 25 FEET

- REAR YARD SETBACK - 25 FEET; HOWEVER, FOR EVERY FOOT THE FRONT YARD IS INCREASED OVER 25 FEET, THE REAR YARD MAY BE DECREASED IN DIRECT PROPORTION THERETO, BUT IN NO CASE SHALL THE REAR YARD BE LESS THAN 10 FEET
- MAXIMUM HEIGHT - 50 FEET
- MAXIMUM NUMBER OF STORIES - NO LIMITATION

EXISTING AND PROPOSED SITE USE

INDUSTRIAL WAREHOUSE

CONSTRUCTION SCHEDULE

FALL 2020 WITH COMPLETION SPRING 2021

1. General Notes:

- All work shall be done in accordance with the current version of the Statewide Urban Standards Specifications for Public Improvements on the date of approval and the City of Grimes Supplemental Specifications.
 - A pre-construction meeting is required prior to the start of construction. The Contractor shall be responsible to coordinate this meeting. Contact Tony Hanson with City Engineering
 - All permits (IDNR, IDOT, Army Corp., etc.) shall be obtained prior to the start of construction.
 - 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.
 - All site lighting shall not spill onto adjacent properties or right-of-ways.
- UTILITY WARNING:**
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND / OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFY LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION.
 - LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE FOR SANITARY AND INSIDE WALL TO INSIDE WALL FOR STORM SEWER.
 - ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND METHOD.
 - NOTIFY ENGINEER AND CITY OF GRIMES AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
 - BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MINIMUM DENSITY PER SUDAS.
 - BACKFILL WALL EXCAVATION WITH GRANULAR MATERIAL PER WALL MANUFACTURER SPECIFICATIONS
 - ADJUSTMENT OF EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
 - DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON INFORMATION AVAILABLE AT THE TIME OF LAYOUT. DEVIATIONS MAY BE NECESSARY IN THE FIELD, ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION.
 - THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS PRIOR TO STARTING WORK.

CONTROL POINTS:

- NW CORNER NW1/4 NW1/4 N= 604361.27, E= 1559948.60, ELEV= 999.96
- NE CORNER NW1/4 NW1/4 N= 604369.81, E= 1561258.95
- SE CORNER NW1/4 NW1/4 N= 603053.35, E= 1561260.30, ELEV= 996.57
- SW CORNER NW1/4 NW1/4 N= 603046.94, E= 1559949.55, ELEV= 1003.16

CITY BENCHMARKS

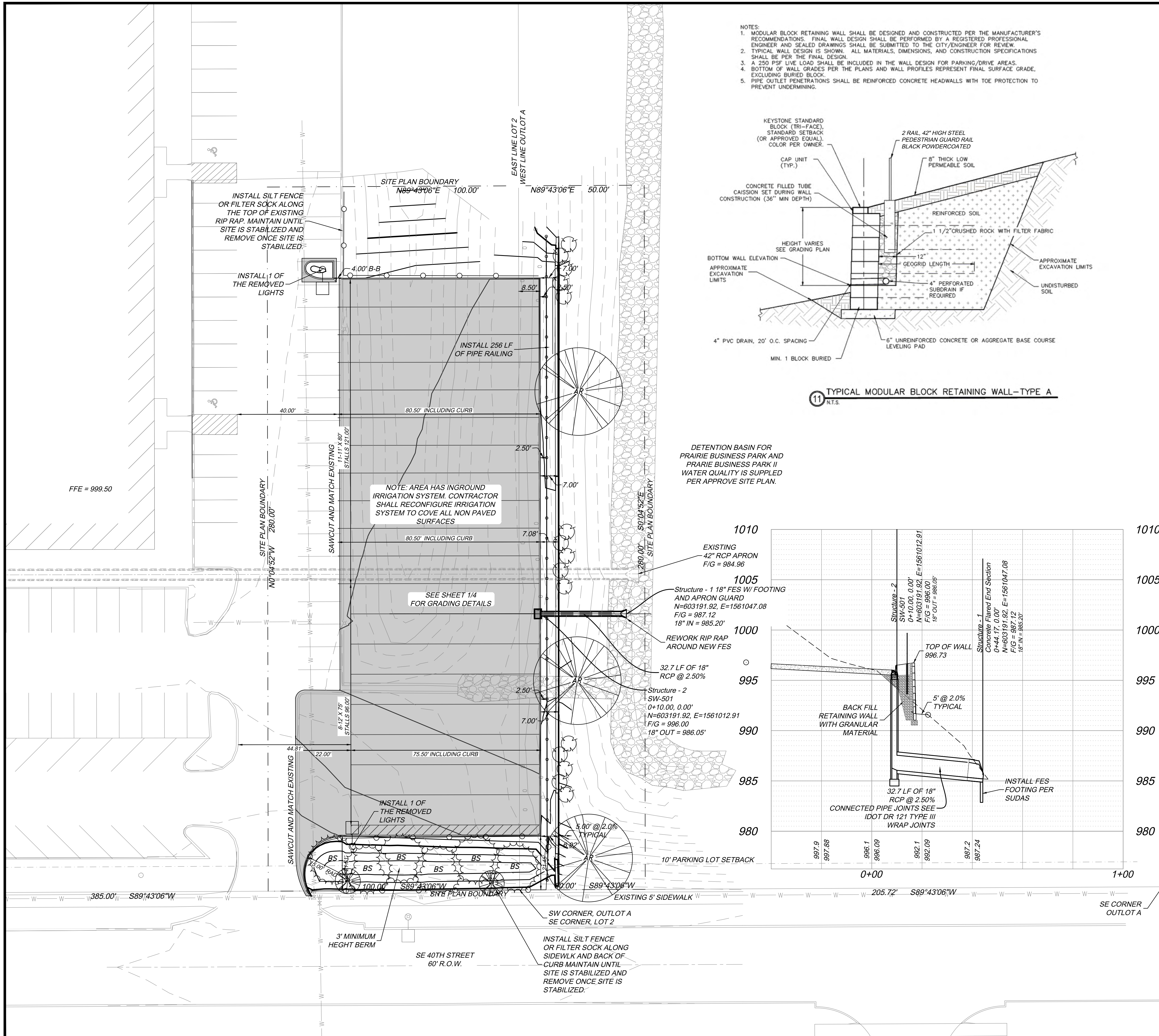
G91-001 BURY BOLT ON FH AT THE NE CORNER S JAMES STREET AND SE 37TH STREET INTERSECTION. ELEVATION = 998.06

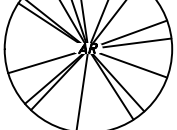
G91-002 SE BOLT ON FH NORTH SIDE OF SE37TH STREET BY LOT ADDRESS 455. ELEVATION = 1001.96

INDEX OF SHEETS

- | | |
|-----|---|
| 1/4 | TITLE SHEET |
| 2/4 | SITE PLAN |
| 3/4 | GRADING, PAVING, AND RETAINING WALL PLANS |
| 4/4 | REMOVALS |

	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.							
	<table><tr><td>GREGORY D. CABALKA, PE</td><td>DATE</td></tr><tr><td>MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021</td><td></td></tr><tr><td colspan="2">PAGES OR SHEETS COVERED BY THIS SEAL:</td></tr><tr><td colspan="2">SHEETS 1/4, 2/4, 3/4, and 4/4</td></tr></table>	GREGORY D. CABALKA, PE	DATE	MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021		PAGES OR SHEETS COVERED BY THIS SEAL:		SHEETS 1/4, 2/4, 3/4, and 4/4
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QUANTITY	KEY	Botanical Name/COMMON NAME	SIZE	MATURE SIZE
4		<i>Acer xfreemanii 'Jeffersred'</i> AUTUMN BLAZE MAPLE	1-1/2" CAL. 50% 2" CAL..	HEIGHT 40'-55' SPREAD 30'-40'
2		<i>malus 'robinson'</i> ROBINSON CRABAPPLE	1-1/2" CAL. 50% 2" CAL. SPREAD 15'-25'	HEIGHT 15'-25'
2		<i>picea pungens</i> COLORADO SPRUCE	min. 6" height	HEIGHT 30'-60" SPREAD 10'-20'
4 ADDITIONAL TREES 4 TREES REPLACED PER ORIGINAL SITE PLAN				
15		<i>Viburnum trilobum 'Bailey compact'</i> American Cranberry bush	2 gal.	HEIGHT 3'-6" SPREAD 3'-5'

LANDSCAPING NOTES

1. SOD ALL NON HARD SURFACED AREAS. THIS INCLUDES ALL PREVIOUSLY TILLED/FIELD AREAS AS DIRECTED BY THE OWNER.
2. ALL PLANT MATERIAL SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK".
3. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION.
4. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE OWNER.
5. 1" TO 3" CALIPER DECIDUOUS TREES SHALL BE WRAPPED IMMEDIATELY AFTER PLANTING.
6. ALL TREES, SHRUBS, BEDS AND GROUND COVERS SHALL BE MULCHED WITH AT LEAST 3" SHREDDED BARK MULCH.
7. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE. DRAWING SHALL PREVAIL WHERE CONFLICTS OCCUR.
8. ONE WEEK PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE OWNER.
9. THE CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR OWNERS/ OR THEIR REPRESENTATIVES APPROVAL PRIOR TO 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF IDENTIFICATION TAGS, CONTAINERS, AND BURLAP CORDS ON ALL PLANT MATERIAL PRIOR TO COMPLETION OF THE CONTRACT.
12. IRRIGATION EXISTS IN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECONFIGURATION OF IRRIGATION SYSTEM TO ACCOMMODATE THE ADDITIONAL PAVED AREA. ALL NON PAVED AREAS CURRENTLY COVERED BY IRRIGATION SHALL BE COVERED WITH THE RECONFIGURED SYSTEM.
13. CONTRACTOR SHALL ADD ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY TO CONTROL EROSION.

CONSTRUCTION NOTES:

1. PAVEMENT: PROVIDE THE FOLLOWING STANDARDS
 - A. ALL PAVING AREAS SHALL BE 6" PCC THICKNESS WITH A MINIMUM 12" SUBGRADE PREP COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - B. ALL CURBS SHALL BE 6" PCC INTEGRAL CURB AND GUTTER.
 - C. ALL SITE LIGHTING SHALL BE HIGH INTENSITY LIMITED CUT OFF LUMINARIES. LIGHT POLES NOT TO EXCEED 25 FEET IN HEIGHT. CONTRACTOR TO SUPPLY CUT
 - D. FOR ALL PAVEMENT USE MASTER PROTECT SEALER AND USE URETHANE SEALANTS FOR ALL JOINTS.
 - E. EXCESS BLACK DIRT TO BE EXPORTED FROM SITE.

THIS PORTION OF THE TOTAL SITE DATA:
NORTH 280.00 FEET OF THE EAST 100.00 FEET, LOT 2 AND THE NORTH 280.00 FEET OF THE WEST
50.00 FEET, OUTLOT A, PARRIED BUSINESS PARK, PLAT 1
0.96 ACRES/42,013 SF

SITE INFORMATION

18,331 S.F. ADDITIONAL PAVING

PARKING SUMMARY

8	SEMI PARKING STALLS
11	TRAILER PARKING STALLS, 2 TRAILERS PER STALL

SITE DATA FOR TOTAL PRAIRIE BUSINESS PARK PLAT 1 BUILD OUT (UPDATED 7/24/2020)

301,611	S.F.	6.924 AC	OUTLOT A
606,694	S.F.	13.928 AC	LOT 2
623,940	S.F.	14.324 AC	LOT 1
1,532,245	S.F.	35.176 AC	TOTAL

500,077	S.F.	PAVED AREA ON SITE INCLUDING 2020 CONSTRUCTION
81,951	S.F.	FUTURE PAVING ON SITE
582,028	S.F.	PAVED AREA WITHIN SITE (FULL BUILD OUT INCLUDING FUTURE PARKING)

510,000	S.F.	BUILDING AREA
440,217	S.F.	GREENSPACE ON SITE
28.73%		GREENSPACE (10% REQUIRED)

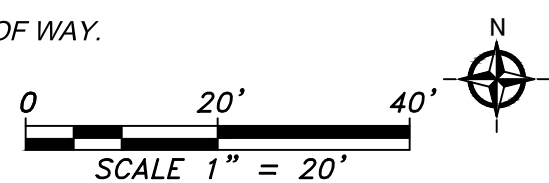
SITE DATA - THIS SITE ONLY

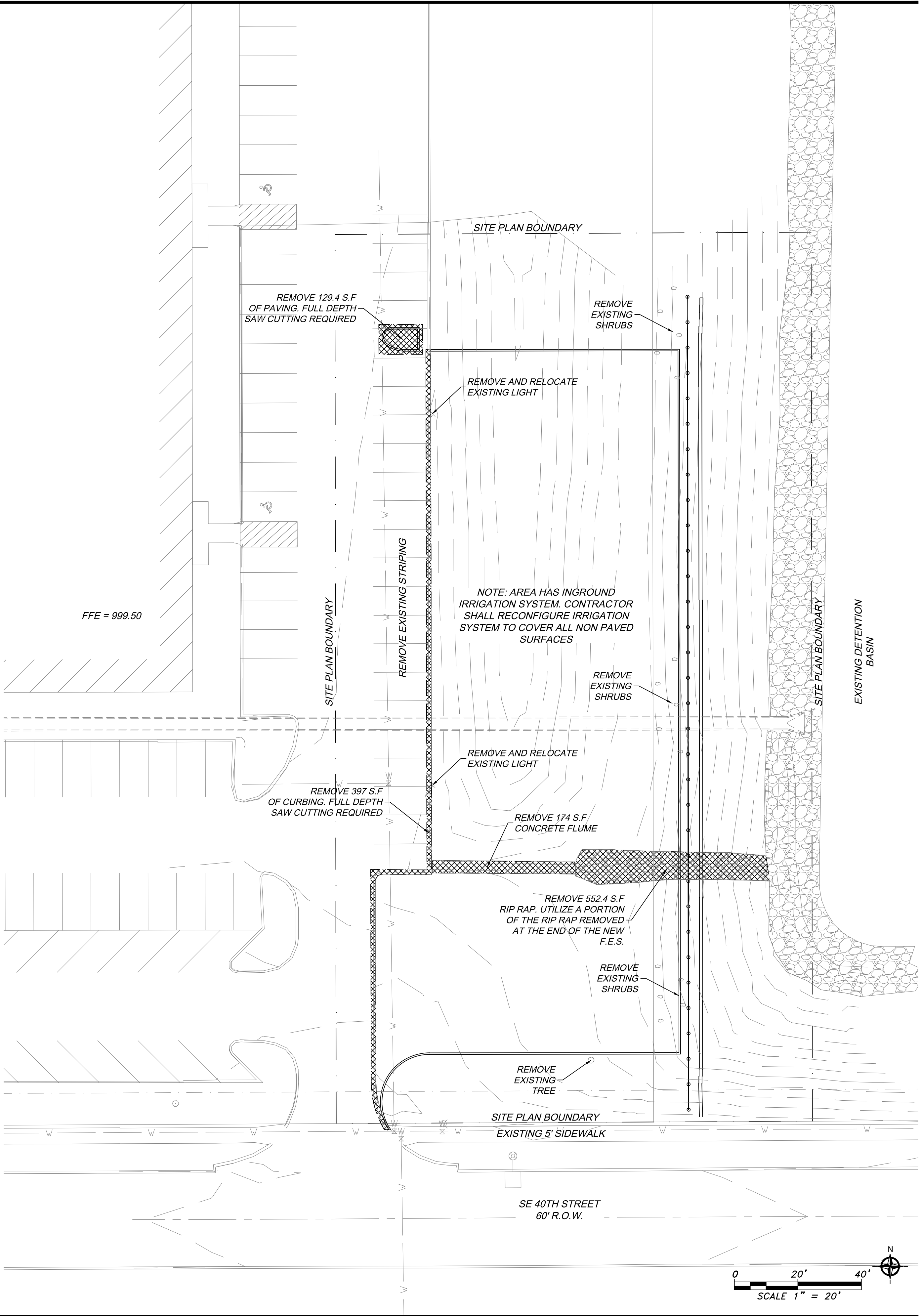
42,000	S.F.	SITE AREA
25,545	S.F.	EXISTING AND PROPOSED PAVING
2,188	S.F.	FUTURE PAVING
14,267	S.F.	GREENSPACE ON SITE
33.97%		GREENSPACE (10% REQUIRED)

PARKING FOR PRAIRIE BUSINESS PARK, PLAT 1 (UPDATED 7/24/2020)

- 10 HANDICAP STALLS (6 SPACES REQUIRED)
NOTE: 1ST BAY OF PARKING ADJACENT TO BUILDING HAS A 1.5%
1ST BAY TO ACCOMMODATE ADDITIONAL STALLS IF NEEDED)
452 NON HANDICAP STALLS
57 PARKING STALLS ADDED TO LOADING DOCK AREA
19 TRUCK PARKING STALLS
528 PARKING STALLS PROVIDED (1.035 PER 1000 S.F.)
510 PARKING STALLS REQUIRED (1 PER 1000 S.F.)
157 FUTURE PARKING STALLS PROVIDED
685 TOTAL PARKING STALLS FOR FULL PHASE 1(1.343 PER 1000 S.F.)
UNKNOWN NUMBER OF EMPLOYEES

PARKING LOT SETBACKS ARE 10 FEET FROM PUBLIC RIGHT OF WAY.





Planning & Zoning Staff Report

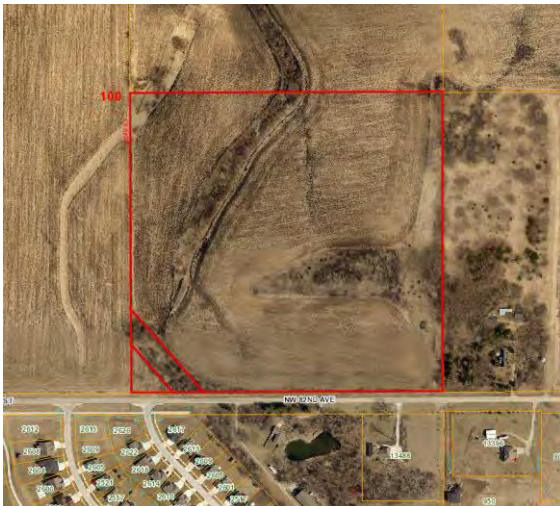


TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: August 4, 2020
RE: Willow Hills – Rezoning

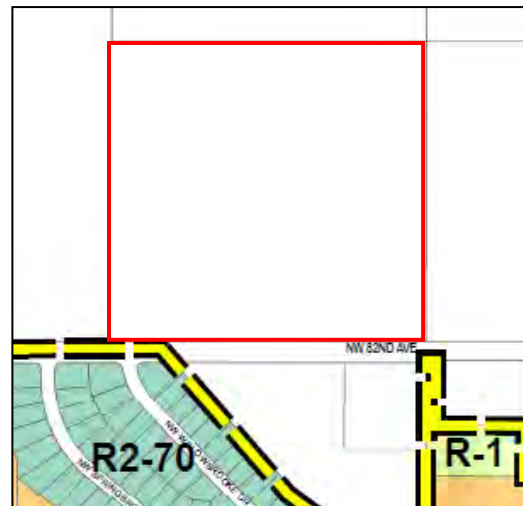
GENERAL INFORMATION:

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 will be 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 hard board siding
- Architectural shingles at minimum (no 3-tab shingles)
- Minimum Square Footage
 - o Ranch – 1,600 sq. ft.
 - o One and a Half Story – 1,800 sq. ft.
 - o 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. 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

~~August 4, 2020~~

August 21, 2020

Snyder & Associates, Inc.

Attn: Jason Ledden

2727 SW Snyder Blvd

Ankeny, IA 50023

RE: Willow Hills Preliminary Plat

Dear Mr. Ledden:

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

General Comments/Cover Sheet:

- ~~1. Provide typical road cross section with easements.~~
- ~~2. Add typical buffer cross section.~~
3. Provide a cross section of the NW 27th St ROW, and easements and buffer along the south property line in lot 77 through 86. **Please provide. The buffer and storm water easement cannot overlap.**
- ~~4. Revise R-1 standards. Side setback should be 7'/14' for 1 ½ stories and 10'/20' for 2-3 stories.~~
- ~~5. Provide an existing conditions sheet locating any existing buildings, utilities, water courses etc.~~
- ~~6. Show phasing lines.~~
- ~~7. Provide a separate hydrant radius sheet.~~
- ~~8. Please separate the drawing into two sheets and provide larger scale.~~

C200:

- ~~1. Provide temporary turnarounds and easements for street stubs. A temporary turn around and easement is not required on the eastern street stub if driveways are restricted to Street B.~~
- ~~2. Provide a 10' by 60' utility extension easement at the street stubs.~~
- ~~3. Label the cul de sac widths.~~
- ~~4. Demonstrate that curved lots with less than 75' width at the ROW line provide 75' of width behind the 35' front setback.~~
- ~~5. Label 5' sidewalk along NW 27th St.~~
- ~~6. Is the storm sewer between lots 76 and 77 sized to handle the future expansion of NW 27th Street?~~
7. Ensure adequate easements are provided for public utilities. Several easements are missing. **Please show easements on preliminary plat.**
- ~~8. Label width and thickness of concrete for the trail.~~

Sheet C300:

1. All drainage swales shall have a minimum slope of 2%. **Please label.**
- ~~2. Identify the 100-year elevation of the detention basin.~~
- ~~3. The grade of lots 50-57 are too steep. The yards will be unusable and will present maintenance issues with runoff/sediment buildup along the trail.~~
4. Please construct the pond to be consistent with DNR urban fishing standards. **We are not sure how this addresses the comment.**

Future Comment:

1. When drafting the overland flowage easement documents, staff would like to address fence placement with the easement and call out specific lot numbers where fences can be placed within the OFE easement.

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: ~~August 10, 2020~~
August 28, 2020
(1 PDF of Preliminary Plat)

PLANNING & ZONING: September 1, 2020 at 5:30 at the Grimes City Hall

COUNCIL MEETING: September 8, 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

WILLOW HILLS

PRELIMINARY PLAT-2020

LEGEND

FEATURES

EXISTING	PROPOSED
Spot Elevation x 93.0	Spot Elevation x 93.0
Contour Elevation 60	Contour Elevation 60
Fence (Barbed, Field, Hog)	Fence (Barbed, Field, Hog)
Fence (Chain Link)	Fence (Chain Link)
Fence (Wood)	Fence (Wood)
Fence (Silt)	Fence (Silt)
Tree Line	Tree Line
Tree Stump	Tree Stump

Deciduous Tree \ Shrub	
Coniferous Tree \ Shrub	
Communication	
Overhead Communication	
Fiber Optic	
Underground Electric	
Overhead Electric	
Gas Main with Size	
High Pressure Gas Main with Size	
Water Main with Size	
Sanitary Sewer with Size	
Duct Bank	
Test Hole Location for SUE w/ID	

(*) Denotes the survey quality service level for utilities

Sanitary Manhole	
Storm Sewer with Size	
Storm Manhole	
Single Storm Sewer Intake	
Double Storm Sewer Intake	
Fire Hydrant	
Fire Hydrant on Building	
Water Main Valve	
Water Service Valve	
Well	
Utility Pole	
Guy Anchor	
Utility Pole with Light	
Utility Pole with Transformer	
Street Light	
Yard Light	
Electric Box	
Electric Transformer	
Traffic Sign	
Communication Pedestal	
Communication Manhole	
Communication Handhole	
Fiber Optic Manhole	
Fiber Optic Handhole	
Gas Valve	
Gas Manhole	
Gas Apparatus	
Fence Post or Guard Post	
Underground Storage Tank	
Above Ground Storage Tank	
Sign	
Satellite Dish	
Mailbox	
Sprinkler Head	
Irrigation Control Valve	

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

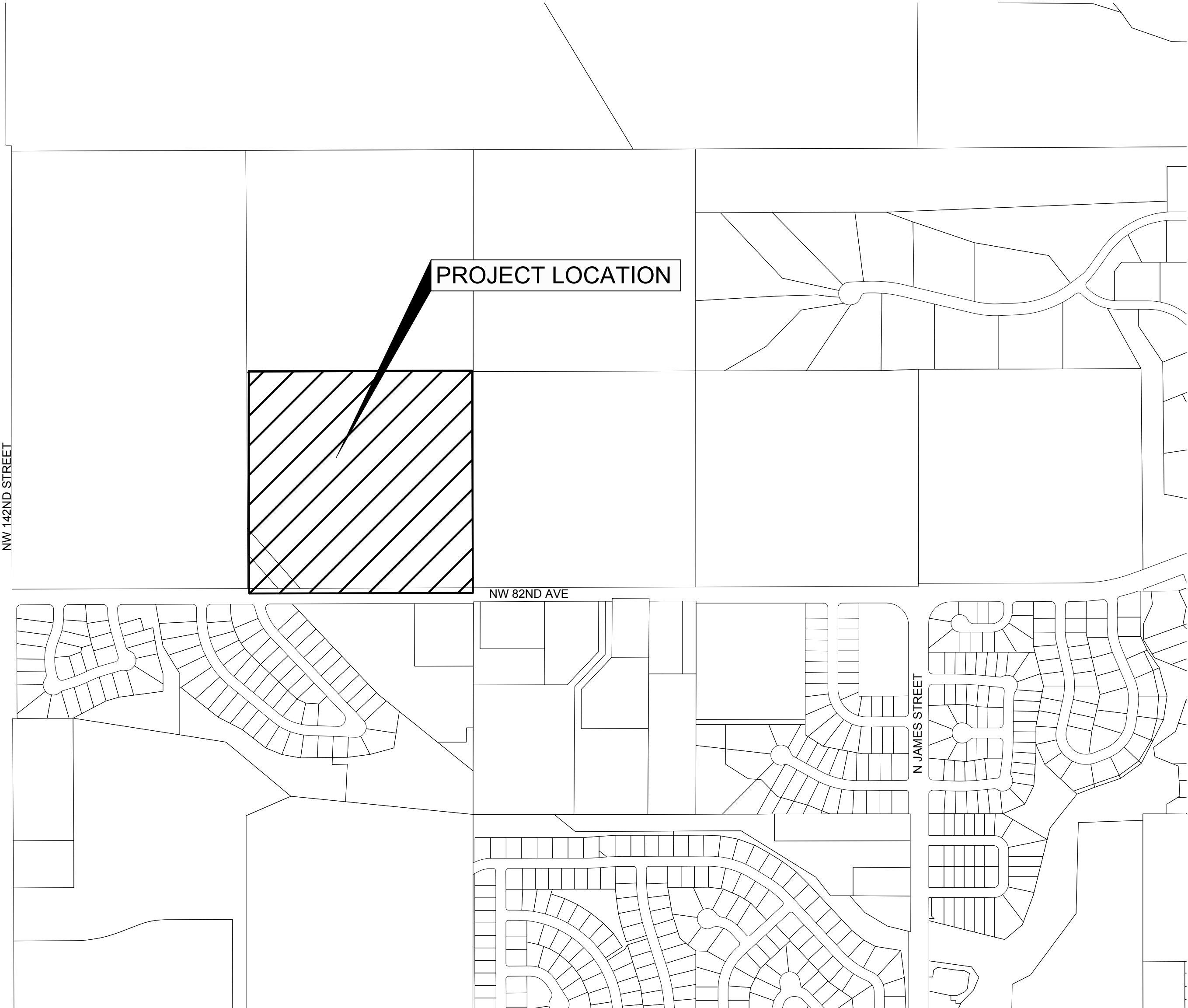
BM500	N=7532006.23 E=18475978.79 ELEV=951.41 SOUTHEAST BURY BOLT ON WATEROUS HYDRANT ON THE SOUTH SIDE OF NW 82ND AVENUE EAST OF ENTRANCE TO #13488, SOUTHEAST CORNER OF SITE.
BM501	N=7531983.12 E=18474814.04 ELEV=943.78 NORTHEAST BURY BOLT ON HYDRANT AT THE SOUTHEAST QUADRANT OF NW 82ND AVENUE & NW WILLOWBROOKE DRIVE, SOUTHWEST CORNER OF SITE.

CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (AMES-DES MOINES)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP1	N=7532065.32 E=18476082.85 Z=950.09 1/2" REBAR WITH RED CAP 2' NORTH OF NW 82ND AVENUE AND 30' SOUTHEAST OF FENCE CORNER, SOUTHEAST CORNER OF SITE.
CP2	N=7532064.12 E=18475610.40 Z=948.43 1/2" REBAR WITH RED CAP 2' NORTH OF NW 82ND AVENUE AND 60' NORTHEAST OF HYDRANT, SOUTH SIDE OF SITE.
CP3	N=7532063.05 E=18474876.18 Z=939.16 1/2" REBAR WITH RED CAP 2' NORTH OF NW 82ND AVENUE AND 30' SOUTH OF POWER POLE, SOUTHWEST CORNER OF SITE.
CP4	N=7533456.20 E=18475964.27 Z=903.41 1/2" REBAR WITH RED CAP BURIED 12" DEEP AND 50' NORTHWEST OF FENCE CORNER, NORTHEAST CORNER OF SITE.
CP5	N=7533520.58 E=18474727.44 Z=905.84 1/2" REBAR WITH RED CAP 10' EAST OF NORTH-SOUTH FENCE LINE, NORTHWEST CORNER OF SITE.

PROJECT LOCATION



VICINITY MAP

GRIMES, IOWA

PLAT 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

ENGINEER/SURVEYOR

SNYDER & ASSOCIATES, INC.
CONSULTING ENGINEERS & PLANNERS
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
PHONE: (515)964-2020
JASON LEDDEN, P.E.
ERIN GRIFFIN, PLS

ZONING

R-1: RESIDENTIAL

BULK REGULATIONS:

MINIMUM LOT AREA = 11,000SF
MINIMUM LOT WIDTH = 75'
FRONT YARD SETBACK = 35'
REAR YARD SETBACK = 35'
SIDE YARD SETBACK = 7'14' 1.5 STORIES
10'20' 2-3 STORIES

GENERAL NOTES

- ALL STREETS, STORM SEWERS, SANITARY SEWERS AND WATER MAINS SHOWN WILL BE PUBLIC UNLESS OTHERWISE NOTED.
- IN ANY AREA WHERE A PUBLIC UTILITY EASEMENT (PUE) OVERLAPS, OR IS COINCIDENT WITH, A DESIGNATED UTILITY EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER, THE USE OF THE PUE IS SUBORDINATE TO THE USE OF A DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES. UTILITIES LOCATED IN THE PUE THAT ARE IN CONFLICT WITH THE USE OF A DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSE MUST BE RELOCATED WITHOUT EXPENSE TO THE OWNER OF THE SANITARY SEWER, WATER MAIN OR STORM SEWER. THE USE OF THE PUE IS SUBORDINATE IN PERPETUITY INCLUDING ANY FUTURE USE OF THE EASEMENT DESIGNED FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES.
- MANHOLES NOT LOCATED ON LOT LINES SHALL BE LOCATED OUTSIDE OF FUTURE DRIVEWAYS.
- ALL STREETS SHALL BE CONSTRUCTED WITH 7" NON-REINFORCED PCC PAVEMENT.
- REMOVE ALL FIELD FENCES FROM WITHIN THE PLAT BOUNDARIES.
- THE MAINTENANCE OF ALL PRIVATE STORM SEWER AND OVERLAND FLOWAGE EASEMENTS WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.

WILLOW HILLS

TITLE SHEET

GRIMES, IOWA

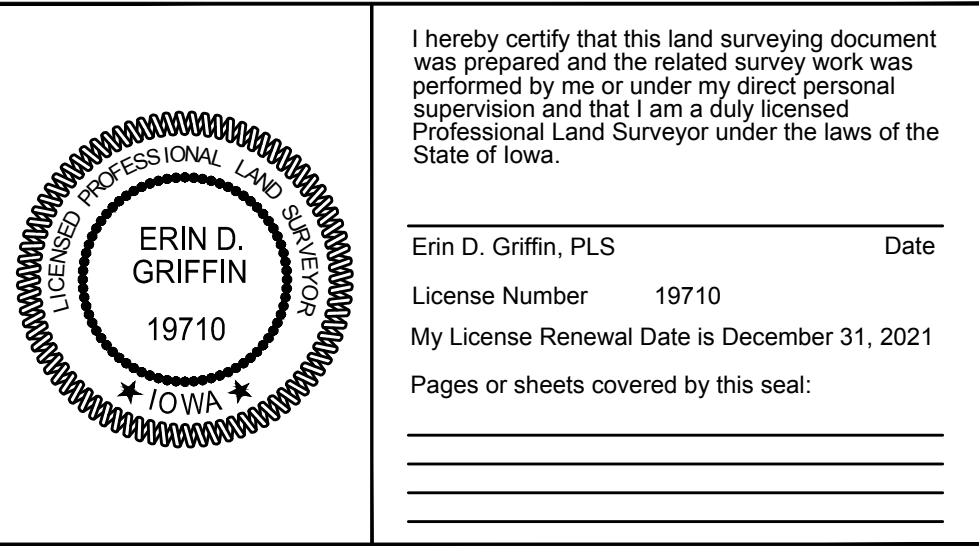
SNYDER & ASSOCIATES, INC. I

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ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



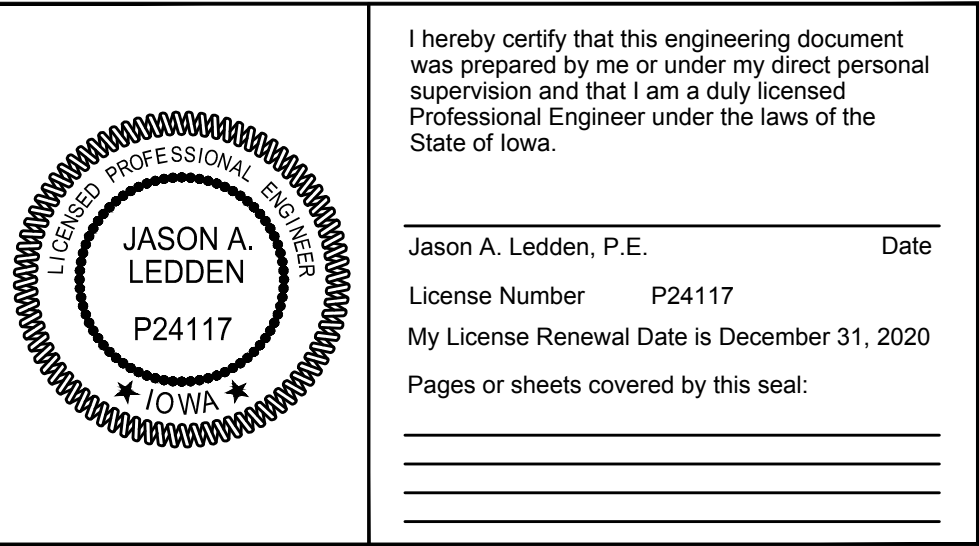
Project No: 119.0814.01A

Sheet C100



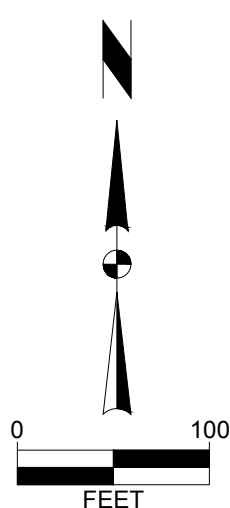
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Erin D. Griffin, PLS Date
License Number 19710
My License Renewal Date is December 31, 2021
Pages or sheets covered by this seal:



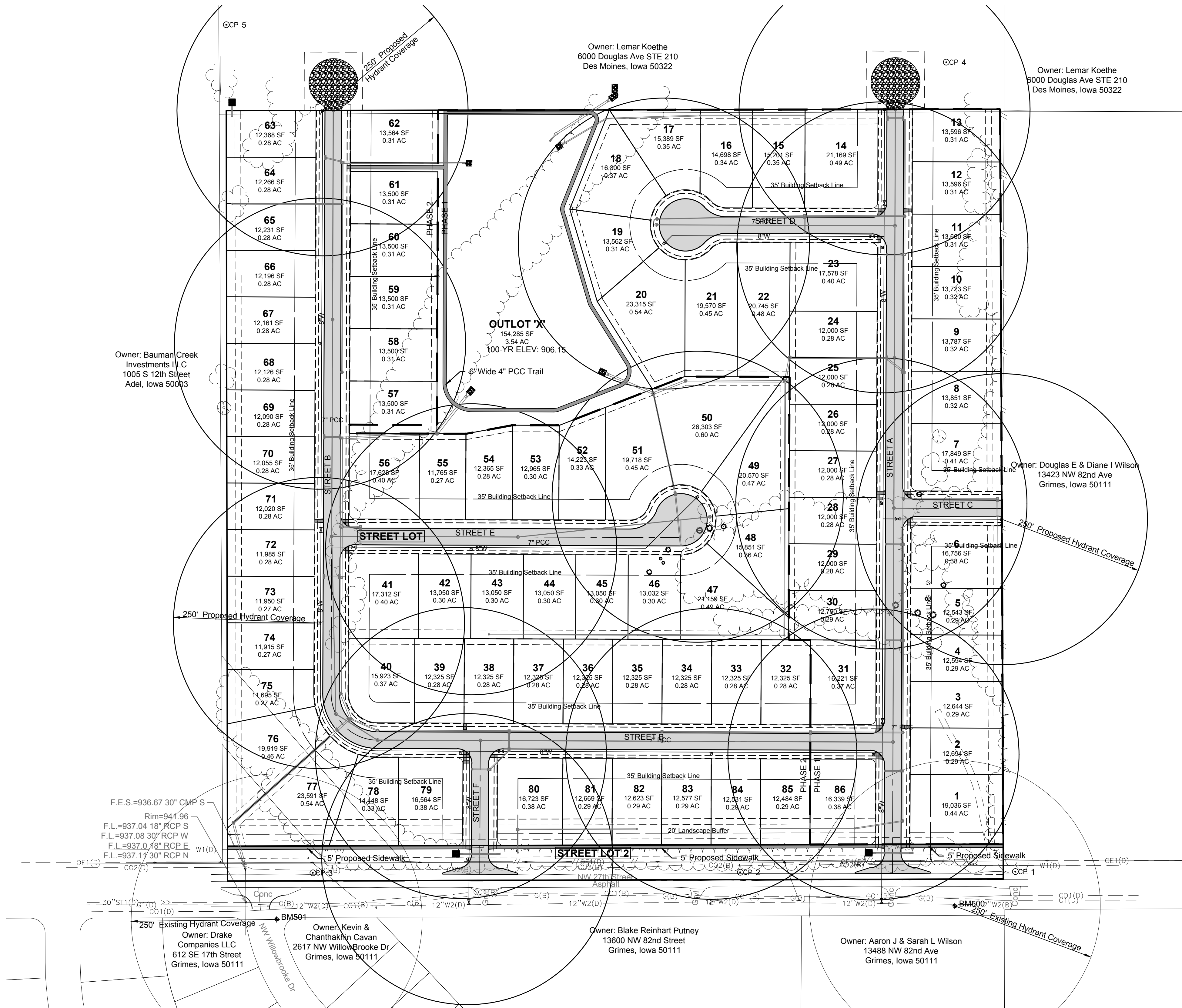
I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Jason A. Ledden, P.E. Date
License Number P24117
My License Renewal Date is December 31, 2020
Pages or sheets covered by this seal:



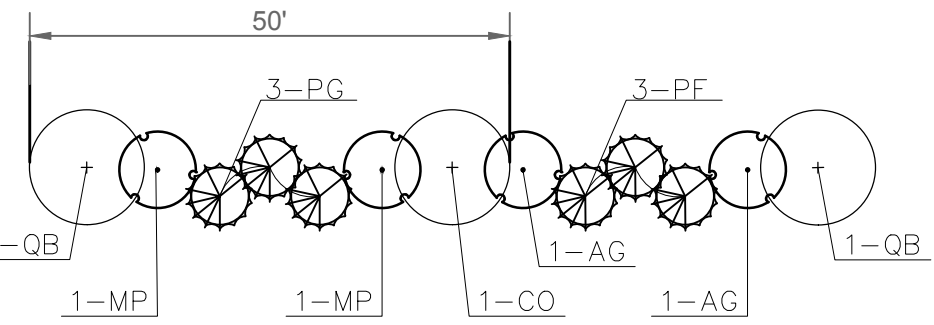
The logo for Snyder & Associates features a large, bold, black stylized letter 'S' with a horizontal bar extending from its right side. Below the 'S' is the text 'SNYDER & ASSOCIATES' in a bold, black, sans-serif font. The entire logo is centered within a white rectangular area.

V:\Projects\2019\119.0814.01A\CAD\DWG\LOGAN\HYDRANT COVERAGE PLAN 20200814.dwg PLOT DWM.dwg LOGAN\HYDRANT COVERAGE PLAN 20200814 5:29 PM ANSI FULL BLEED D (34.00 X 22.00 INCHES)

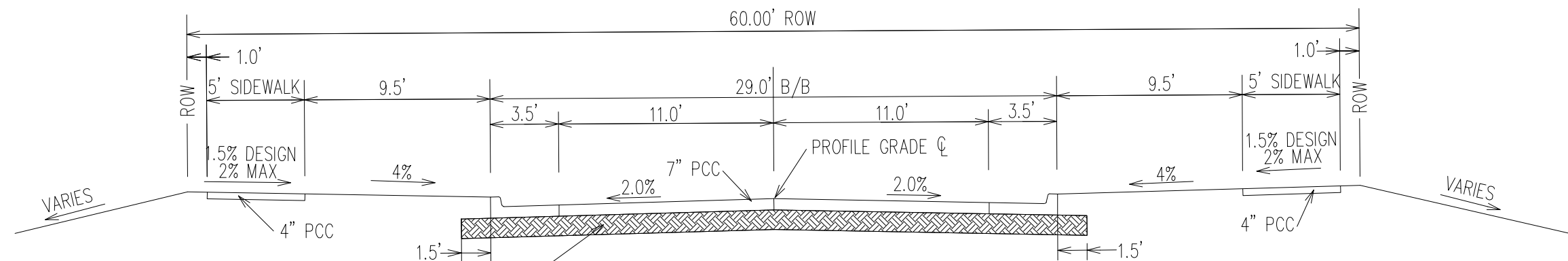


PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
CO	Celtis occidentalis 'Prairie Pride'	PRAIRIE PRIDE HACKBERRY	1 1/2' CAL.	B&B
QB	Quercus bicolor	SWAMP WHITE OAK	1 1/2' CAL.	B&B
AG	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	8' HT.	B&B, MULTI-STEM
MP	Malus 'Prairiefire'	PRAIRIEFIRE CRABAPPLE	8' HT.	B&B
PF	Pinus flexilis 'Vanderwolf's Pyramid'	VANDERWOLF'S LIMBER PINE	8' HT.	B&B
PG	Picea glauca 'Densata'	BLACK HILLS WHITE SPRUCE	8' HT.	B&B



20' LANDSCAPE BUFFER TYPICAL SECTION



TYPICAL STREET CROSS-SECTION

WILLOW HILLS

HYDRANT COVERAGE PLAN

GRIMES, IOWA

SNYDER & ASSOCIATES, INC.

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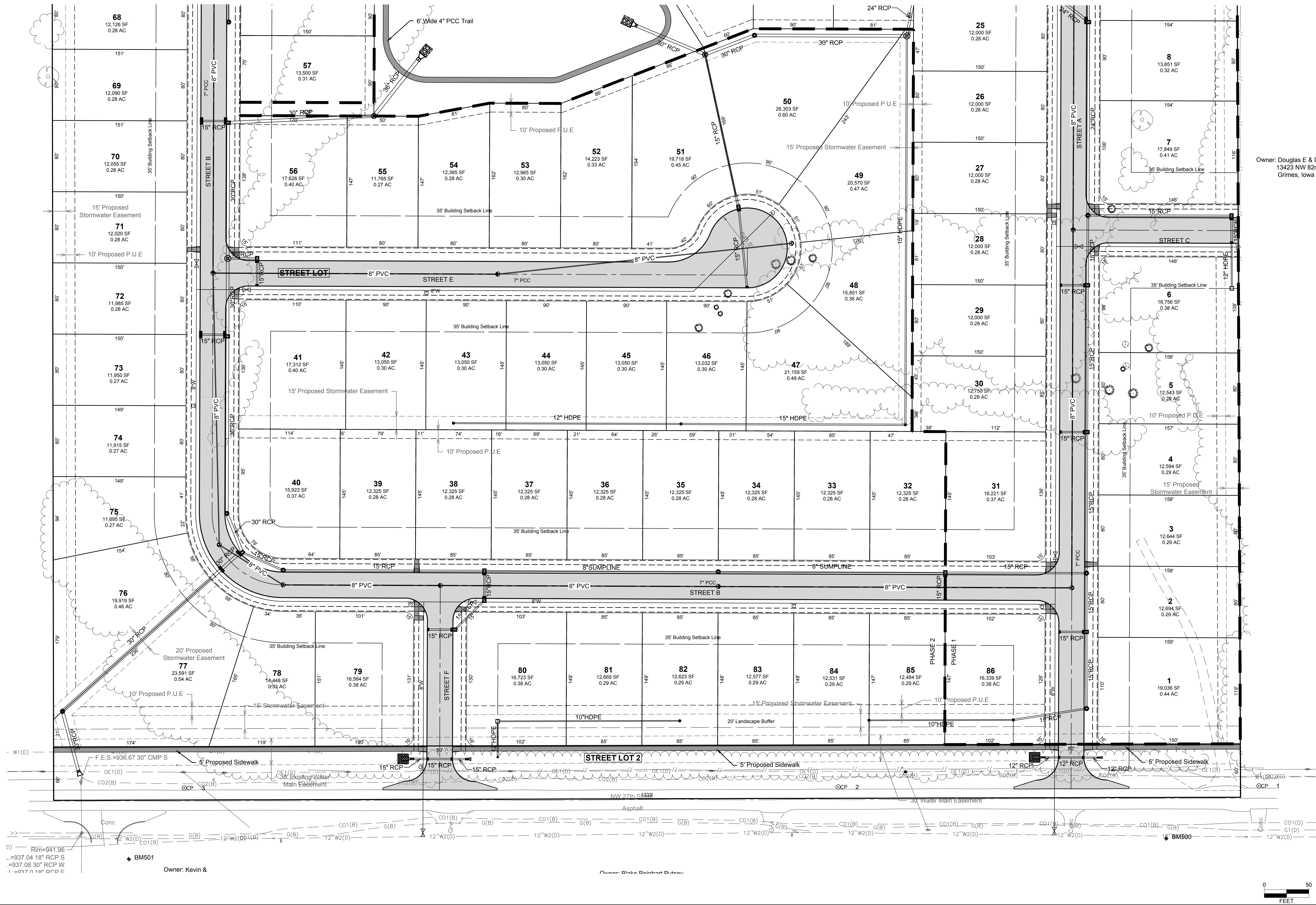
Project No: 119.0814.01A

Sheet C200

REVISION	DATE	BY
1	8-11-2020	JLM
2	7-27-2020	JAL
3	7-27-2020	JLM

Engineer: JLM
Checked By: JAL
Date: 7-27-2020
T-R-S: TTN-RRW-SS
Project No: 119.0814.01A
Sheet C200

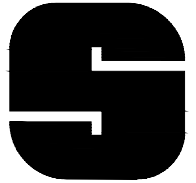
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Owner: Douglas E & L
13423 NW 82n
Grimes, Iowa

WILLOW HILLS

DIMENSION PLAN-SOUTH


SNYDER & ASSOCIATES

GRIMES, IOWA

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

Project No: 119.0814.01A

Sheet C201

MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	8-11-2020	LJM

Engineer: LJM

Checked By: JAL

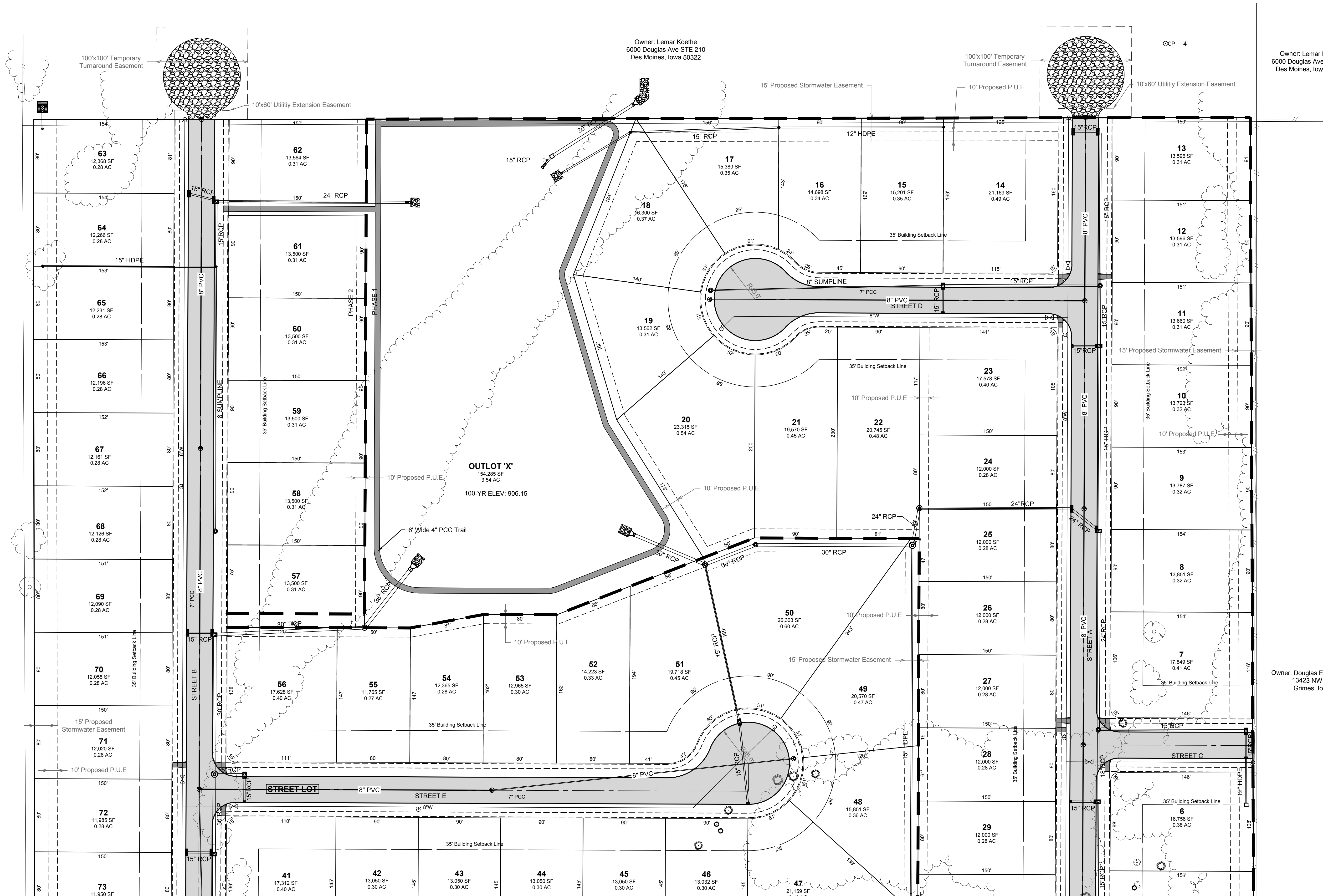
Date: 7-27-2020

Technician: LJM

Scale: 1" = 50'

T-R-S: TTN-RRW-SS

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MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	8-11-2020	JLM
Engineer:	LBW	Checked By: JAL	Scale: 1" = 50'
Technician:	JLM	Date: 7-27-2020	T-R-S: TTN-RRW/SS
Project No: 119.0814.01A			
Sheet C202			

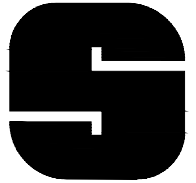
WILLOW HILLS

DIMENSION PLAN-NORTH

GRIMES, IOWA

SNYDER & ASSOCIATES, INC. I

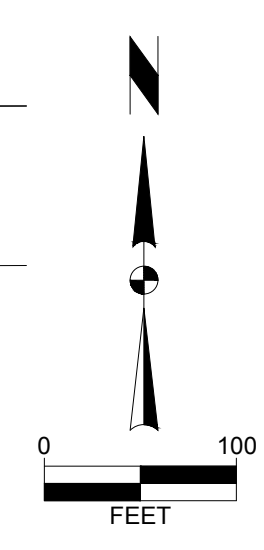
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ANKENY, IOWA 50023
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SNYDER
& ASSOCIATES

Project No: 119.0814.01A

Sheet C202



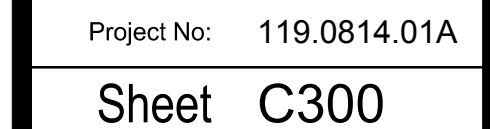
WILLOW HILLS

OVERALL GRADING PLAN

SNYDER & ASSOCIATES, INC. |

GRIMES, IOWA

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ANKENY, IOWA 50023
515-364-2020 | www.snyder-associates.com





Project No: 119.0814.01A

Sheet C301

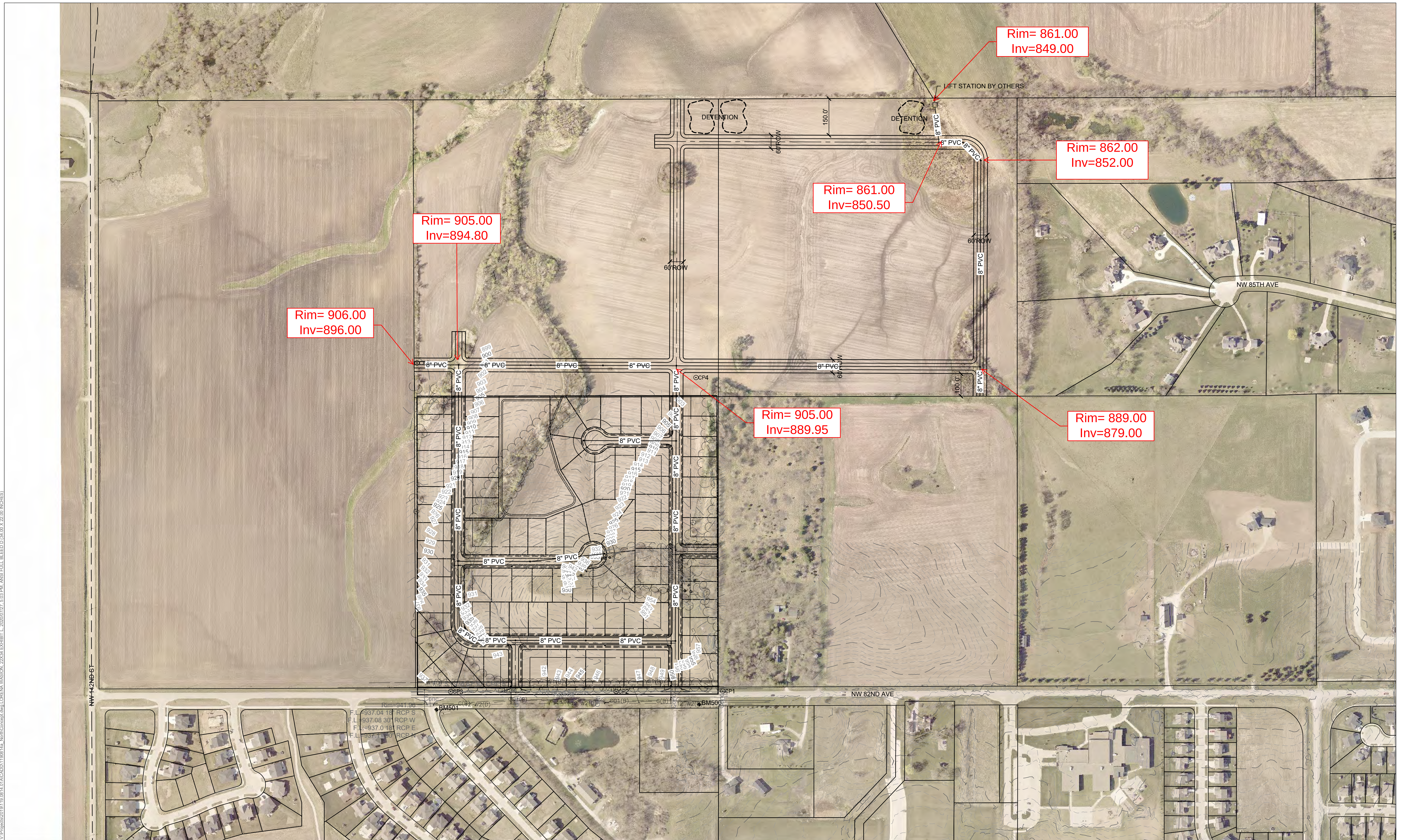
GRADING PLAN-SOUTH

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

GRIMES, IOWA

[illegible]

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Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: September 1, 2020
RE: Interstate Gateway Business Park Plat 2 – Preliminary Plat

GENERAL INFORMATION:

Applicant:

Hy-Vee Inc

Requested Action

Preliminary Plat

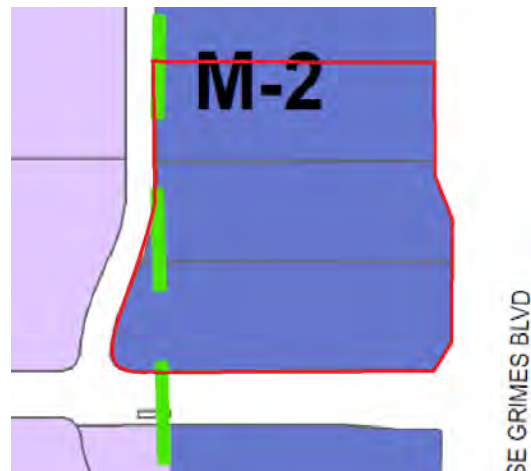
Location

Northwest corner of Highway 141 and SE 37th Street

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	Canoyer Gardens	Business Park	M-2
South	Toyota	Light Industrial	M-2
East	Commercial	Mixed Use 2	M-1A
West	Mini Storage	General Industrial	M-3

BACKGROUND:

The applicant is requesting approval of a preliminary plat, which will allow for the future subdivision of the property. The proposed preliminary plat will provide for three development lots, of which Lot 1 is proposed to be a Hy-Vee Fast & Fresh and coffee shop.

ANALYSIS:

The concept layout for the three lots shows how the lots might be developed. Access to the development is proposed from three driveways: two on SE Gateway Drive and one off of SE 37th Street. Sidewalks are provided along SE Gateway Drive and SE 37th Street. Sanitary service for each lot will connect from the existing 12" line in the SE Gateway ROW and water will connect from the existing lines along SE Gateway and SE 37th Street.

STAFF RECOMMENDATION:

Staff would recommend approval of the preliminary plat for Interstate Gateway Business Park Plat 2, 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 4, 2020~~

~~August 12, 2020~~

August 24, 2020

Civil Engineering Consultants, Inc.

Attn: Ed Arp

2400 86th Street, Unit 12

Des Moines, IA 50322

RE: Interstate Gateway Business Park Plat 2 Preliminary Plat

Dear Mr. Arp:

The Development Services Department is in receipt of a proposed Preliminary Plat for Interstate gateway Business Park Plat 2. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Please remove Site Plan from the title.~~
- ~~2. Provide a proposed plat name (e.g. Hy-Vee Plat 1).~~
- ~~3. Please prepare a separate preliminary plat document with required information listed in Section 166.08.~~
- ~~4. Please update the setbacks to reflect the correct setbacks per 165A.~~
- ~~5. Please update the Zoning to reflect the overlay district.~~
- ~~6. Include separate sheets for the lot dimension plan, existing conditions, utility plan (existing and proposed lines), grading plan, public improvements, and concept plan.~~
7. Please show a concept plan for Lot 2 and 3. With the concept plan, show any proposed public utilities and required landscaping along the public streets. Provide connectivity between parcels.
- ~~8. Please note that addresses will be provided with the Final Plat.~~
- ~~9. Show a 5' sidewalk along SE 37th St and SE Gateway Dr.~~

~~10. Show any proposed easements.~~

~~11. If the sanitary sewer service is private, please provide a private sanitary sewer easement. If Lot 2 and 3 are proposed to connect to the Fast & Fresh sanitary sewer service, the proposed sewer will have to be a public sewer, with a public easement, and be built to City public sewer standards (8").~~

~~12. Staff questions how internal ingress/egress will be handled.~~

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.

PRELIMINARY PLAT SUBMITTAL SCHEDULE:

SUBMITTAL DATE: ~~May 11, 2020~~
 August 21, 2020
 (1 PDF of Preliminary Plat)

PLANNING & ZONING: September 1, 2020 at 5:30 at the Grimes City Hall

COUNCIL MEETING: September 8, 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

Q:\ATLANTA\2006\2009_CED Drawings\Plat Preliminary\Plat A-2054.dwg, 12/23/2010 1:24:48 PM, amwspn, 1:1

PRELIMINARY PLAT INTERSTATE GATEWAY BUSINESS PARK PLAT 2 GRIMES, IA

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



VICINITY SKETCH



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
	STORM SEWER WITH SIZE
	WATER SEWER WITH SIZE
	WATER SERVICE
	PROPOSED CONTOUR
	SILT FENCE
	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
	SANITARY SEWER WITH SIZE
	STORM SEWER WITH SIZE
	WATER MAIN WITH SIZE
	EXISTING CONTOUR
	TREELINE
	B.S.L.
	P.U.E.
	M.O.E.
	BUILDING SETBACK LINE
	PUBLIC UTILITY EASEMENT
	MINIMUM OPENING ELEVATION

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	EXISTING CONDITIONS
3	LOT DIMENSION PLAN
4	GRADING PLAN
5	UTILITY PLAN

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

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 #19153C/0167F MAP
REVISED FEBRUARY 1, 2019.

BENCHMARK
BURY BOLT ON HYDRANT LOCATED AT THE NORTHWEST CORNER OF
THE INTERSECTION OF SE 37TH AVENUE AND GATEWAY DRIVE.
ELEVATION -----961.84 (CITY OF GRIMES DATUM)
961.83 (SITE PLAN DATUM)
BURY BOLT ON HYDRANT LOCATED AT THE WEST SIDE OF THE
GATEWAY DRIVE BY LOT ADDRESS 3450.
ELEVATION -----944.14 (CITY OF GRIMES DATUM)
944.20 (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.
August 22, 2020
JEFFREY A. GADDIS, IOWA LICENSE NO. 18361 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
SHEETS 1 - ???



PRELIMINARY

INTERSTATE GATEWAY BUSINESS PARK PLAT 2
3605-3505-3455 GATEWAY DRIVE, GRIMES, IA

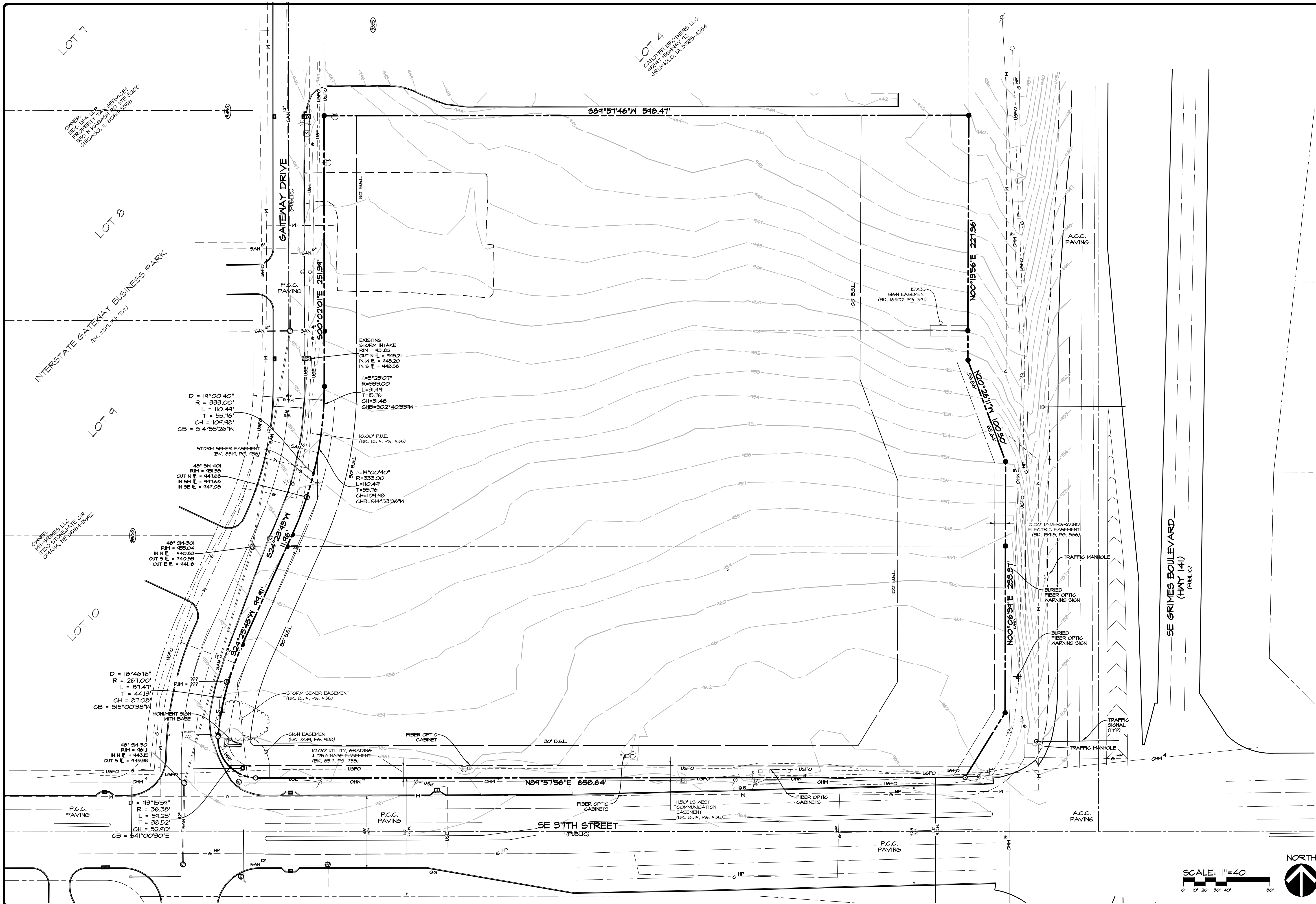
COVER

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

CEC

DATE: 08-22-2020
DATE OF SURVEY:
DESIGNED BY: RJS
DRAWN BY: JDS

Q:\A\FILES\A-2005-3505-3455_Gateway\Drawings\Plat\A-2005-3505-3455_Gateway_Plat_2.dwg, 5/22/2020 1:27:08 PM, nmmgaw, 1:1

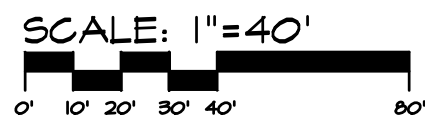
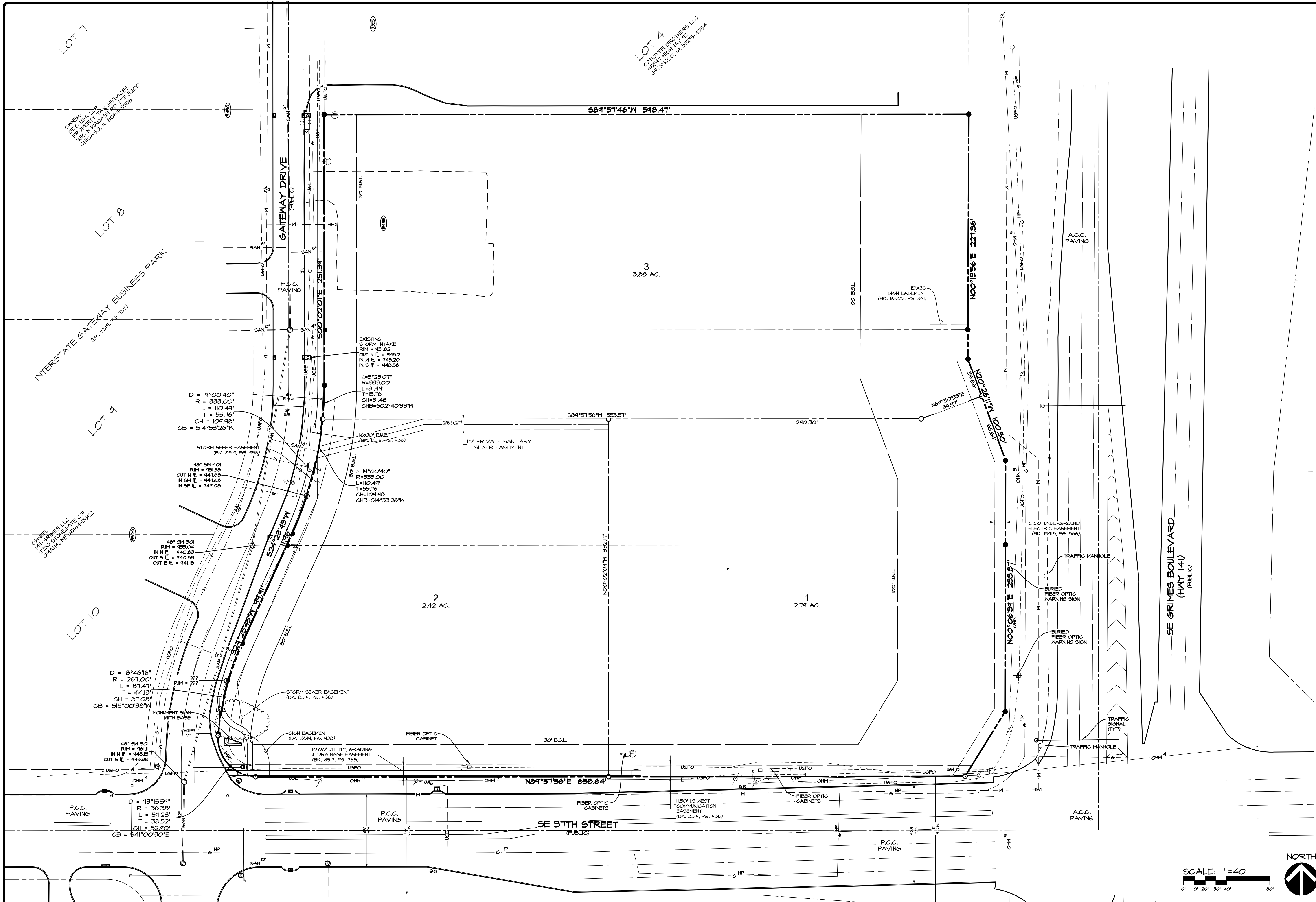


DATE: 08-22-2020		SHEET 2 OF 5	
DATE OF SURVEY: 08-22-2020		A-2054	
DESIGNED BY: JDS		INTERSTATE GATEWAY BUSINESS PARK PLAT 2	
DRAWN BY: JDS		3605-3505-3455 GATEWAY DRIVE, GRIMES, IA	
EXISTING CONDITIONS		Civil Engineering Consultants, Inc.	
		2400 86th Street, Unit 12, Des Moines, Iowa 50322	
		515.276.4884, mail@cecinc.com	





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INTERSTATE GATEWAY BUSINESS PARK PLAT 2
3605-3505-3455 GATEWAY DRIVE, GRIMES, IA

DATE:	08-22-2020
DATE OF SURVEY:	
DESIGNED BY:	RJS
DRAWN BY:	JDS

SHEET
5
OF 5

A-2054

UTILITY PLAN

DATE: 08-22-2020

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@cecinc.com

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: September 1, 2020
RE: Interstate Gateway Business Park Plat 2 – Final Plat

GENERAL INFORMATION:

Applicant:

Hy-Vee Inc

Requested Action

Final Plat

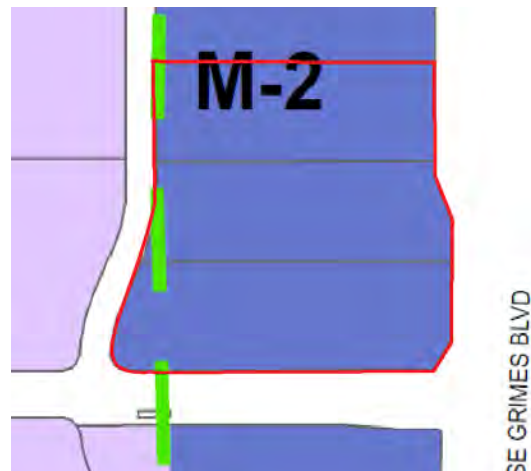
Location

Northwest corner of Highway 141 and SE 37th Street

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	Canoyer Gardens	Business Park	M-2
South	Toyota	Light Industrial	M-2
East	Commercial	Mixed Use 2	M-1A
West	Mini Storage	General Industrial	M-3

BACKGROUND:

The applicant is requesting approval of a final plat, which will allow for the subdivision of the property. The proposed final plat will provide for three development lots, of which Lot 1 is proposed to be a Hy-Vee Fast & Fresh and coffee shop.

ANALYSIS:

The layout of the final plat is consistent with the preliminary plat. Access to the development is proposed from three driveways: two on SE Gateway Drive and one off of SE 37th Street. Sidewalks are provided along SE Gateway Drive and SE 37th Street. Sanitary service will connect from the existing 12" line in the SE Gateway ROW and water will connect from the existing lines along SE Gateway and SE 37th Street.

STAFF RECOMMENDATION:

Staff would recommend approval of the final plat for Interstate Gateway Business Park Plat 2, subject to any remaining staff comments and legal review.

CITY OF GRIMES

Evann Martin
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~August 12, 2020~~

August 24, 2020

Civil Engineering Consultants, Inc.

Attn: Ed Arp

2400 86th Street, Unit 12

Des Moines, IA 50322

RE: Interstate Gateway Business Park Plat 2 Final Plat

Dear Mr. Arp:

The Development Services Department is in receipt of a proposed Final Plat for Interstate gateway Business Park Plat 2. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. ~~Property addresses are provided below.~~
 - a. ~~Lot 1 1701 SE 37th Street~~
 - b. ~~Lot 2 1601 SE 37th Street or 3605 SE Gateway Drive~~
 - c. ~~Lot 3 3455 SE Gateway Drive~~
2. Provide a separate sheet with the MPEs for each lot. The sheet must be signed by a Civil Engineer. **Please provide**
3. ~~Update the notes to reflect this project, City of Grimes, and include any dedications.~~
4. ~~Are there any new easements proposed?~~
5. ~~Provide a sanitary sewer easement.~~
6. ~~Make sure all property line lengths are labeled. It appears some lengths are missing between property pins~~

Legal Comments:

Please provide legal documents by September 11, 2020 to make October 6th Council meeting

1. Title opinion
2. Consent(s) to Plat
 - a. Owner consent
 - b. Mortgagee consent (if applicable)
3. Treasurer's Certificate
4. County Subdivision Name Approval
5. Legal description in Word format
6. Easement documents and legal descriptions
7. Declaration and Covenants, Restrictions and Easements
8. Executed Mid-American Energy electric and Black Hills gas distribution agreement
9. Agreement to Complete with performance bond (if applicable)
10. 4-year maintenance bond
11. Letter from the surveyor confirming that monuments are in place. Confirmation is required prior to issuing a Certificate of Occupancy.

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:	August 21, 2020 (1 PDF of Final Plat and Legals)
PLANNING & ZONING:	September 1, 2020 at 5:30 at the Grimes City Hall
COUNCIL MEETING:	October 6, 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

Q:\ATLSSA-2006-2059_CDD Drawings\Plat final Plat.2020 (0) ITP.dwg, 8/23/2020 9:02:31 AM, mmargay, 1:1

FINAL PLAT
INTERSTATE GATEWAY BUSINESS PARK PLAT 2
GRIMES, IA

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

OFFICIAL'S
STAMP



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

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 #19153C/0167F MAP
REVISED FEBRUARY 1, 2019.

NOTES

1. THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
2. THE EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
3. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
4. MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE.
5. A BLANKET INGRESS/EGRESS ACCESS AGREEMENT SHALL BE ESTABLISHED TO FACILITATE VEHICULAR AND PEDESTRIAN TRAFFIC FROM SE 37TH STREET TO GATEWAY DRIVE.
6. PROPERTY CORNER SHALL BE SET WITHIN ONE YEAR OF FINAL PLAT RECORDING.

LEGEND

- ▲ FOUND SECTION CORNERS
● FOUND CORNERS (3/8" I.R. W/ YELLOW CAP #17044 UNLESS OTHERWISE NOTED)
○ SET PROPERTY CORNER (3/8" I.R. W/BUE CAP #10301 UNLESS OTHERWISE NOTED)
- PLAT BOUNDARY
--- EXISTING PROPERTY LINES
--- PROPOSED LOTS
--- EASEMENT LINES
--- BUILDING SETBACK LINES (B.S.L.)
--- CENTERLINE STREET
- D. DEEDED BEARING & DISTANCE
P. PREVIOUSLY RECORDED BEARING & DISTANCE
M. MEASURED BEARINGS & DISTANCE
I.R. IRON ROD
I.P. IRON PIPE
BK. XXX, PG. XXX COUNTY RECORDER'S INDEXING BOOK
R.O.W. RIGHT-OF-WAY
P.U.E. PUBLIC UTILITY EASEMENT

Sheet List Table

Sheet Number	Sheet Title
1	COVER
2	FINAL PLAT

INDEX LEGEND		
COUNTY:	POLK	
LOTS:	1, 2 AND 3	
SUBDIVISION:	INTERSTATE GATEWAY BUSINESS PARK	
CITY:	GRIMES	
PROPRIETOR (S):	COLLECTIVE INVESTMENT MANAGEMENT LTD	
REQUESTED BY:	HY-VEE INC.	
PROFESSIONAL LAND SURVEYOR:	JEFFERY A. GADDIS P.L.S. No. 10301	
RETURN TO: COMPANY:	CIVIL ENGINEERING CONSULTANTS, INC. ATTN: JEFFERY A. GADDIS P.L.S. NO. 10301 2400 96TH STREET, UNIT 12, URBANDALE, IA 50322 PHONE: 515-276-4884	

SUBMITTAL TABLE

SUBMITTAL DATE	SUBMITTAL NOTES
7/27/2020	INITIAL SUBMITTAL
##	
###	
####	

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.

August 24, 2020
JEFFREY A. GADDIS, IOWA LICENSE NO. 10301 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020

SHEETS 1 - ???



DATE:	08-24-2020
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@cecinc.com

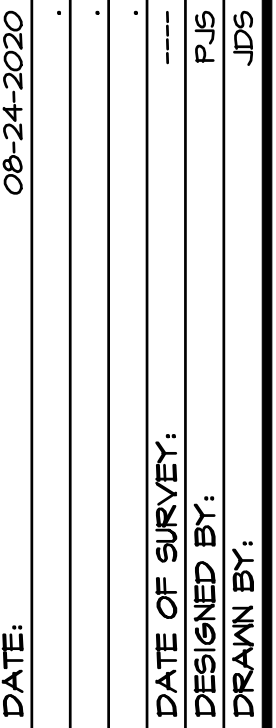


INTERSTATE GATEWAY BUSINESS PARK PLAT 2
9605-3505-3455 GATEWAY DRIVE, GRIMES, IA

COVER

SHEET
OF 5

A-2054



Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: September 1, 2020
RE: American Mechanical – Site Plan Amendment

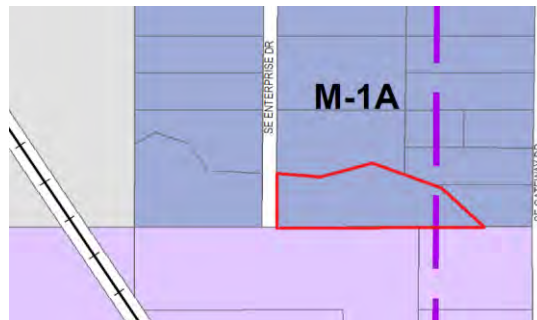
GENERAL INFORMATION:

Applicant:	M&K Investments, LLC
Requested Action	Site Plan Amendment
Location	3105 SE Enterprise Drive

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Industrial	General Industrial	M-1A
North	Industrial	Light Industrial	M-1A
South	CTI	General Industrial	M-3
East	Industrial	General Industrial	M-1A
West	Industrial	General Industrial	M-1A

BACKGROUND:

The applicant is requesting approval of the site plan amendment for American Mechanical to expand the existing warehouse building by 9,600 sq. ft. The building will be 18,670 sq. ft in total with the proposed addition.

The property is not located within any overlay districts.

ANALYSIS:*Building/Elevations:*

The building expansion is proposed to be constructed of metal to match the existing building. Brick is proposed to be added to the front elevation and 30 feet down the side of the building to bring the existing building into compliance with the architecture standards.

Wall pack lighting on the building expansion are proposed to match the lights on the existing building.

Site Layout:

The existing building is proposed to be extended to the east. Additional pavement and parking will be provided to accommodate the building expansion on the north side of the building.

The dumpster will be relocated to the northwest corner of the site near the driveway off of SE Enterprise Drive. The new dumpster closure will be constructed of split face block with a cedar plank gate.

Parking:

Additional parking spaces will be provided to accommodate the building expansion and the site will provide the required 31 parking spaces.

Landscaping/Streetscape:

Four trees have been added along the driveway entrance and shrubs have been added around the dumpster enclosure. The existing landscaping onsite will remain in place.

Utilities:

A new 6" sanitary sewer service is proposed to connect to the building from an existing 15" sewer running along the north side of the site.

A new 6" water main will connect to the existing water service line onsite to provide an additional hydrant. The building expansion is proposed to be fitted with a fire suppression system, therefore the appropriate fire hydrant spacing is shown.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan amendment for American Mechanical, 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

~~August 4, 2020~~

~~August 17, 2020~~

August 27, 2020

Civil Engineering Consultants, Inc.

Attn: Melissa Hills

2400 86th Street, Unit 12

Des Moines, IA 50322

RE: American Mechanical Expansion Site Plan Amendment

Dear Ms. Hills:

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

General Comments:

- ~~1. Update construction schedule. The plan will not be approved by Council until September 22nd.~~
- ~~2. Add proposed vs current building square footage.~~

Sheet 1:

- ~~1. Under General Note 1. a. change Public Works to Engineering Dept.~~

Sheet 2:

- ~~1. Sanitary sewer service connection to main will need to utilize a Romac Saddle or approved equal. The connection in the existing main will need to be video inspected after connection.~~

Architecture:

- ~~1. On the existing building, the front facade and a minimum of 30 feet along the adjacent side wall shall be comprised of no less than 25 percent earth tone colored brick, architectural concrete panels, textured concrete block, marble, native/manufactured~~

~~stone panels or other similar substantial material. Please add the square footage calculation for the brick on the west elevation. Determine brick material and color and add to elevation sheet.~~

~~2. Provide lighting cut sheets for wall packs.~~

SWPPP:

~~1. Page 1/2:~~

- ~~a. Provide intake protection on two (2) SW Enterprise Drive intakes.~~
- ~~b. Provide a stabilized construction entrance.~~
- ~~c. Provide a laydown area for warehouse building construction.~~
- ~~d. Provide location of covered dumpster, secondary containment of fuels, solvents, etc., portable toilets, job trailer, etc.~~
- ~~e. Provide perimeter control prior to north and south swales.~~
- ~~f. Provide ditch checks at 75 ft. per SUDAS 7E-14.~~
- ~~g. Show perimeter control of stockpiles.~~
- ~~h. Show perimeter control around concrete washout per page 2.~~
- ~~i. Provide labels, linetypes, and quantities of staked compost filter socks that grading contractors can use to protect swales prior to anticipated rainfall events.~~
- ~~j. Label quantities:~~
 - ~~▪ Silt Fence~~
 - ~~▪ Check Dams~~
 - ~~▪ Seeding~~
 - ~~▪ Mulching~~
 - ~~▪ Inlet protection devices~~
 - ~~▪ compost filter sock~~
 - ~~▪ Construction entrance aggregate~~

~~2. Page 2/2:~~

- ~~a. Replace the "21 day" soil stabilization note with "14 day" (from current GP2): Stabilization of disturbed areas must, at a minimum, be initiated immediately whenever any clearing, grading, excavating or other earth disturbing activities have permanently ceased on any portion of the site or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days. In drought-stricken areas and areas that have recently received such high amounts of rain that seeding with field equipment is impossible and initiating vegetative stabilization immediately is infeasible, alternative stabilization measures must be employed as specified by the~~

Department. In limited circumstances, stabilization may not be required if the intended function of a specific area of the site necessitates that it remain disturbed.

- ~~b. Note the use of covered trash receptacles.~~
- ~~c. Petroleum, solvents, etc. will inevitably be stored on site. Make notes to require secondary containment at a designated location.~~
- ~~d. Several notes: Amend to make clear that final stabilization is 70% density of 100% of the disturbed areas.~~
- ~~e. Note for grading contractors to protect swales with staked compost filter socks prior to anticipated rainfall events.~~
- ~~f. Modify "Sequence of Major Activities":~~
 - ~~▪ Add subgrade prep, parking lot paving, and building construction as major activities~~
 - ~~▪ Add mulching as part of "Grading" and "Finished Grading and Seeding"~~

~~3. Page 1/2: Label quantities for construction entrance aggregate~~

SWMP:

- ~~1. General: Verify use of 0.55 vs. 0.61 for urban open space. Reference earlier versions of SUDAS as necessary.~~
- ~~2. General: Provide discharge, velocity, and engineering data on splash pad.~~
- ~~3. General: Provide calculation and supporting data for SWPPP runoff coefficient = 0.74.~~
- ~~4. Page 1/23: Provide the referenced (2) SWMP's on page 1.~~
- ~~5. Page 3/23: Correct "bas" to "basin".~~
- ~~6. Page 5/23: Correct $A_{\text{open space}}$ to 5.04 acres in composite "C" calculation.~~
- ~~7. Page 9/23: Provide a larger scale, detailed map of Lot 22 and Parcel A & B sites that have boundaries and labels for impervious and pervious areas. Said map should also~~

~~show contours of existing basin including emergency spillway and overflow elevation. Please also provide surface descriptions with CN²s.~~

~~8. Page 12/23:~~

- ~~a) Provide a linetype key for drainage area boundaries, flow paths, etc.~~
- ~~b) Clarify the two (south and north swales) flows and time of concentration labels. They are unclear at the current scale and page resolution.~~
- ~~c) Remove "SCALE 1" = 100". Word scales are inaccurate when printing non-native sheet sizes.~~
- ~~d) Show all drainage areas in Lot 22 that demonstrate 4.88 acres~~
- ~~e) Show labels and drainage areas for all parcels (Central Iowa ready mix, Parcels A and B, SW quarter of 8-79-25, etc.).~~
- ~~f) Label the north swale~~
- ~~g) Provide curb overtopping elevation (proposed lot expansion) in the event the 4-ft. curb opening is plugged.~~

~~9. General: Verify per 10-30-2012 SWMP page 17/17 that the pond release is 9.24 cfs (blue line) vs. 24.13 cfs (red line) for the 100-year release.~~

Site Plan:

- ~~1. Sheet 1/4: Note 4d: Add that flush water shall be collected and properly disposed of.~~
- ~~2. Sheets 2-3/4: Show plan for downspouts and daylighting locations.~~
- ~~3. Sheet 3/4:~~
 - ~~a. Show FFE of warehouse addition.~~
 - ~~b. Show longitudinal grades in swales.~~

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: August 10, 2020
August 24, 2020
(1 PDF of Site plan with Elevation Plan included)

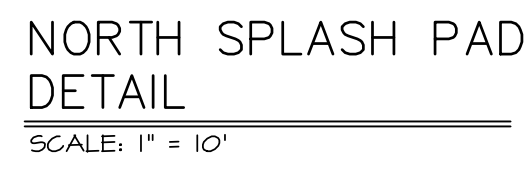
PLANNING & ZONING: September 1, 2020 at 5:30 at the Grimes City Hall

COUNCIL MEETING: September 8, 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.

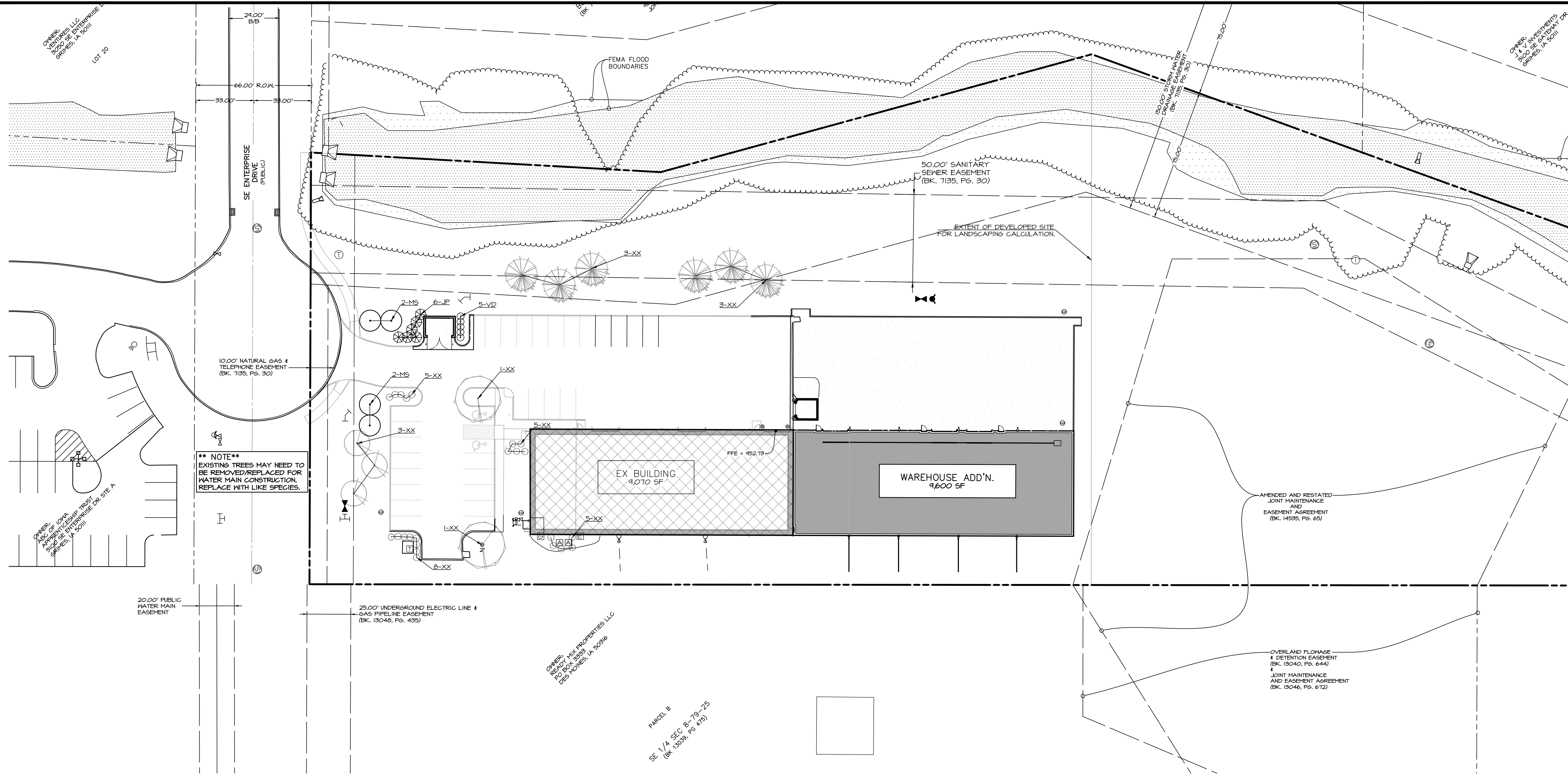
Sincerely,

Evann Martin
Assistant Planner



QUANTITIES	
22,819 SF	SEEDING (TYPE II EROSION CONTROL MIX)
465 LF	SILT FENCE
1 TN	DRY STRAW OR HAY MULCH (2 TN / ACRE)
2 EA	INLET PROTECTION (FILTER SOCK)
112 SY	ENTRANCE STONE
	(10WA DOT SECTION 4122, GRADATION 13, MACADAM CRUSHED STONE)

- # LEGEND
- | EXISTING/PROPOSED | |
|---|-----------------------------------|
|  | PLAT BOUNDARY |
|  SAN- | SANITARY SEWER & SIZE |
|  15" | |
|  8" | WATER MAIN & SIZE |
|  2" | STORM SEWER & SIZE |
|  | MANHOLE |
|  | STORM INTAKE |
|  | FIRE HYDRANT |
|  | VALVE |
|  | SPOT ELEVATION |
|  10000 | EXISTING CONTOURS |
|  100 | PROPOSED CONTOURS |
|  | INLET PROTECTION
(FILTER SOCK) |
|  | SILT FENCE |
|  | 100-YR ELEVATION |



OPEN SPACE PLANTING
DEVELOPED SITE: 113,301 SF
REQUIRED GREEN SPACE: 10% = 11,331 SF
PROVIDED GREEN SPACE: 45.3% = 35,003 S.F.
1 PLANT UNIT / 1000 SF = 11.34 PLANTING UNITS OF 2 TREES AND 2 SHRUBS
PER UNIT.
REQUIRED OPEN SPACE PLANTING = 23 TREES AND 23 SHRUBS.

INTERIOR LANDSCAPED ISLANDS
 REQUIRED: 60 S.F. PARKING ISLAND PER 12 PARKING STALLS, MAY BE
 AGGREGATED UP TO 120 S.F. EACH.
 (31 STALLS/12) 60 S.F. = 155 S.F. PARKING ISLANDS REQUIRED 120 S.F. MAX
 PROVIDED: 2 ISLANDS OF 120 S.F. MIN. = 240 S.F.

PLANT MATERIAL SUMMARY
TOTAL REQUIRED PLANT MATERIAL:
GREEN SPACE: 23 TREES + 23 SHRUBS (12 TREES (50%) TO BE 2" CAL.

TOTAL PROVIDED LANDSCAPING:
10 PRE-EXISTING TREES + 9 PHASE-1 TREES + 4 PHASE-2 TREES (50%
REQUIRED TREES AT 2" CALIPER) + 19 PHASE-1 SHRUBS + 11 PHASE-2
SHRUBS; 23 TREES + 30 SHRUBS.

GENERAL LANDSCAPING NOTES:
ALL DISTURBED GREEN SPACE NOT MULCHED TO RECIEVE SOD PER
S.U.D.A.S. SECTION 9020 U.N.O.

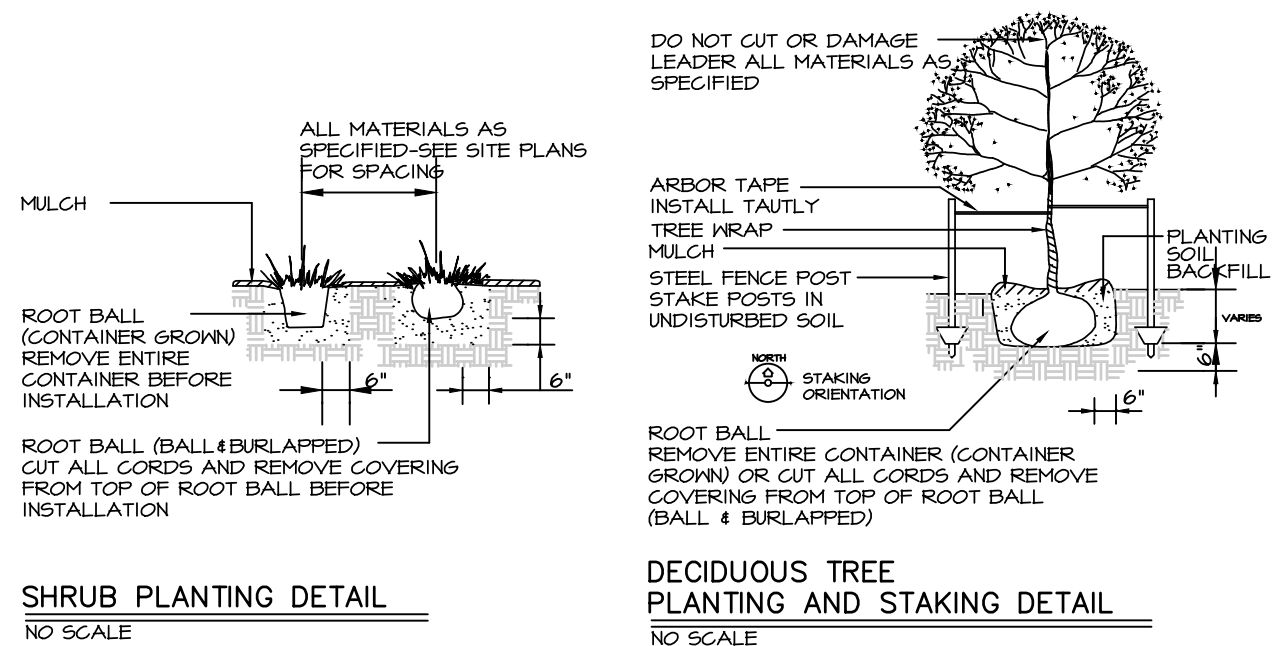
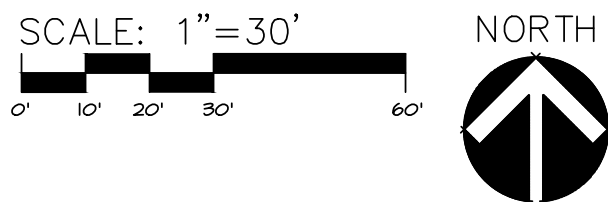
PLANT SCHEDULE

MARK	Botanical name	QUAN.	SIZE	ROOT TYPE	REMARKS
	COMMON NAME				
JP	<i>Juniperus x pfitzeriana</i> 'SEA Green' SEA GREEN PETZLER JUNIPER	6	3 GAL.	CONT.	MATCHED, SPECIMEN, 5' OC, MULCH BED
MS	<i>Malus 'Sutyzam'</i> SUGAR TYME CRABAPPLE	4	1.5" CAL.	B&B	MATCHED, SPECIMEN, MIN. 7' TALL 12" OC
VD	<i>Viburnum dentatum</i> 'Christhom' BLUE MUFFIN VIBURNUM	5	3 GAL.	CONT.	SPECIMEN, MATCHED, 3' OC, MULCH BED
XX	EXISTING TO REMAIN	35			OVERSTORY, EVERGREEN, UNDERSTORY TREES AND SHRUBS COMBINED

SIZES NOTED IN PLANT SCHEDULE ARE STRICT MINIMUM SIZES AND WILL BE VERIFIED DURING INITIAL ACCEPTANCE INSPECTION.

MINIMUM OF 10% OF EACH SPECIES SPECIFIED ARE TO HAVE PLANT IDENTIFICATION TAGS ATTACHED DURING INITIAL ACCEPTANCE. TAGS SHALL BE REMOVED AFTER PLANT MATERIAL HAS BEEN ACCEPTED.

ALL DECIDUOUS TREES ARE TO BE WRAPPED WITH TREE WRAP AND SHALL BE ATTACHED WITH COTTON STRINGS, TAPES AND PLASTIC FASTENERS ARE NOT ACCEPTABLE.



HC

[illegible]

SHEET TITLE:
FLOOR PLAN

PROJECT DESCRIPTION:
**AMERICAN MECHANICAL
BUILDING ADDITION**

AMERICAN MECHANICAL
3105 SE ENTERPRISE DR.
GRIMES IOWA 50111

DATE:

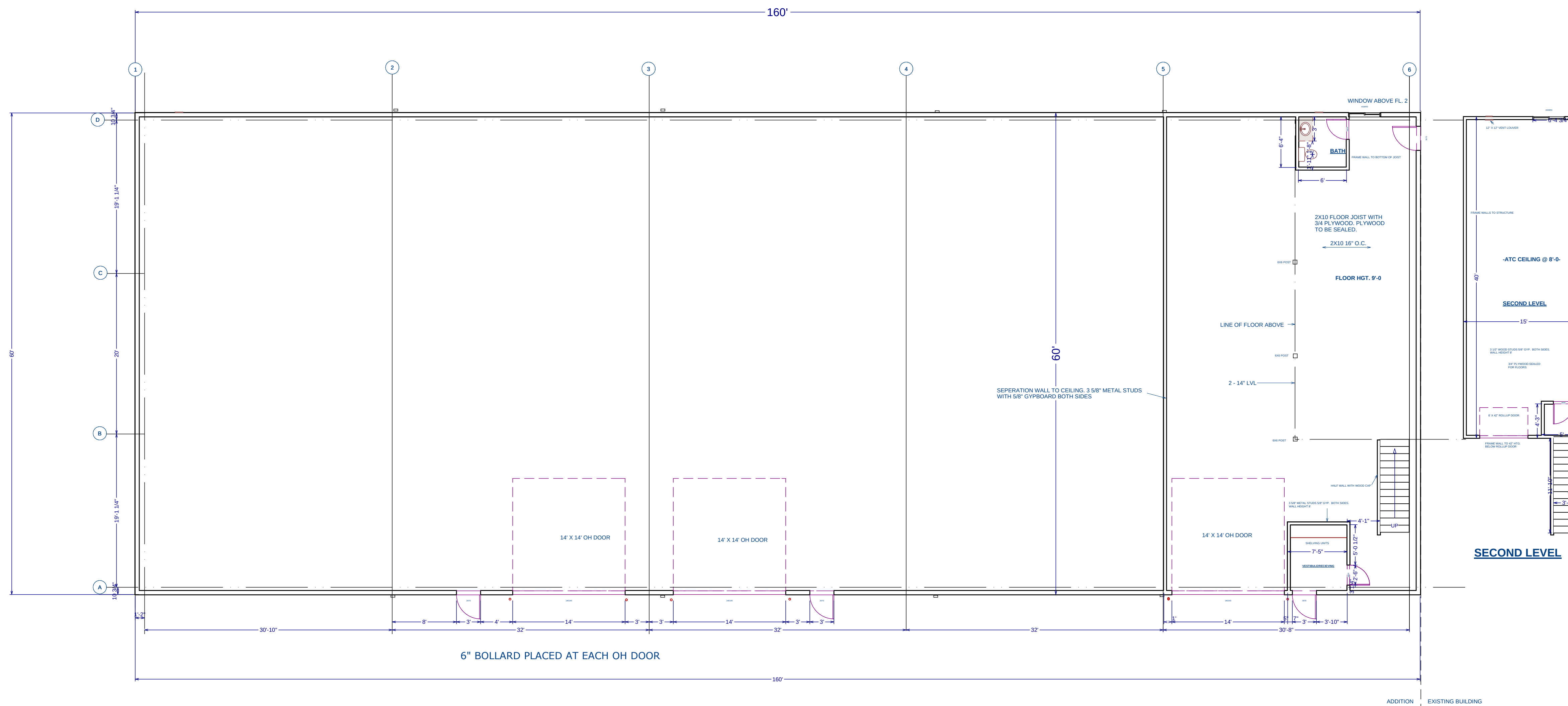
8/20/2020

SCALE:

$$1/8'' = 1\text{FT}$$

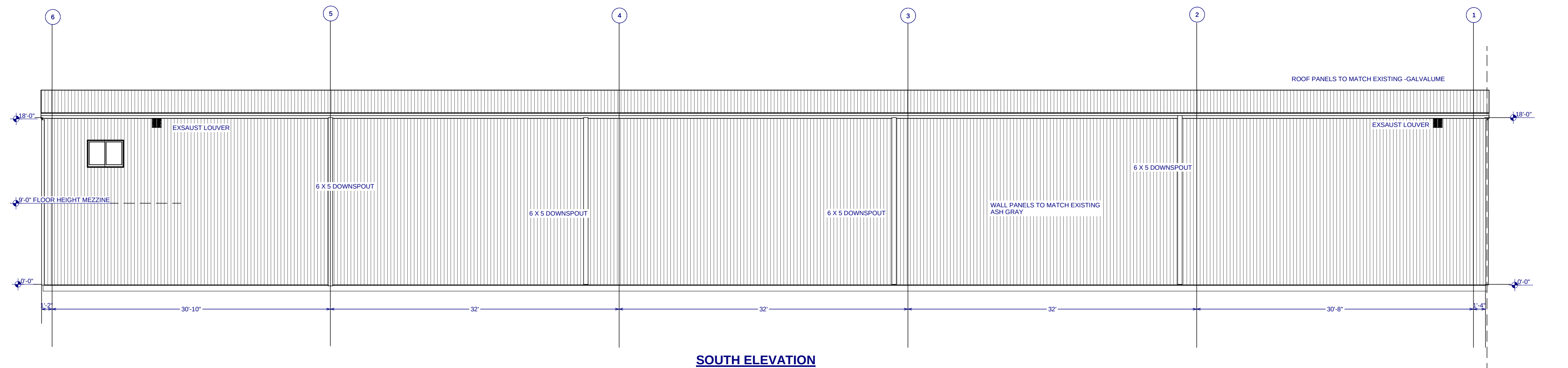
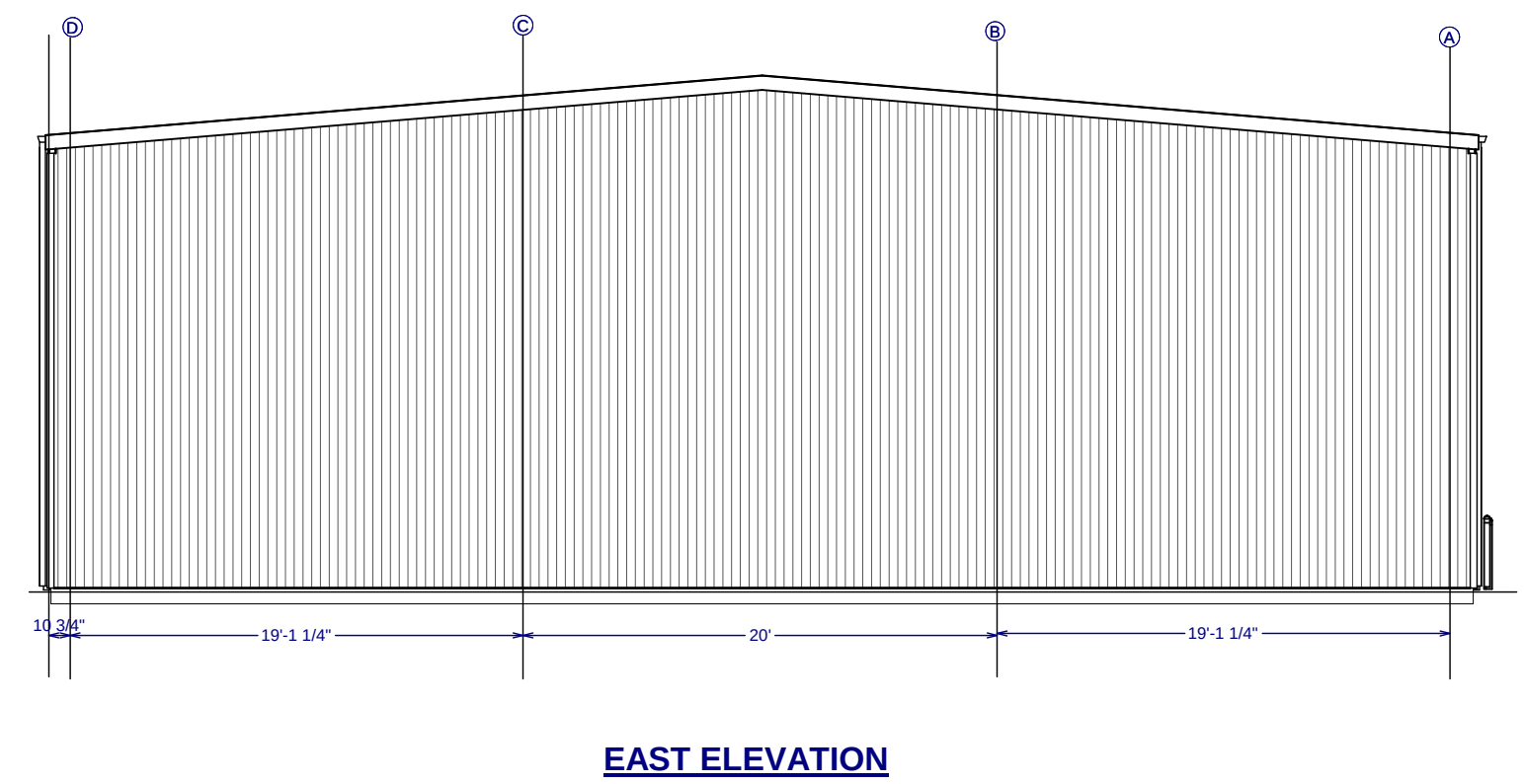
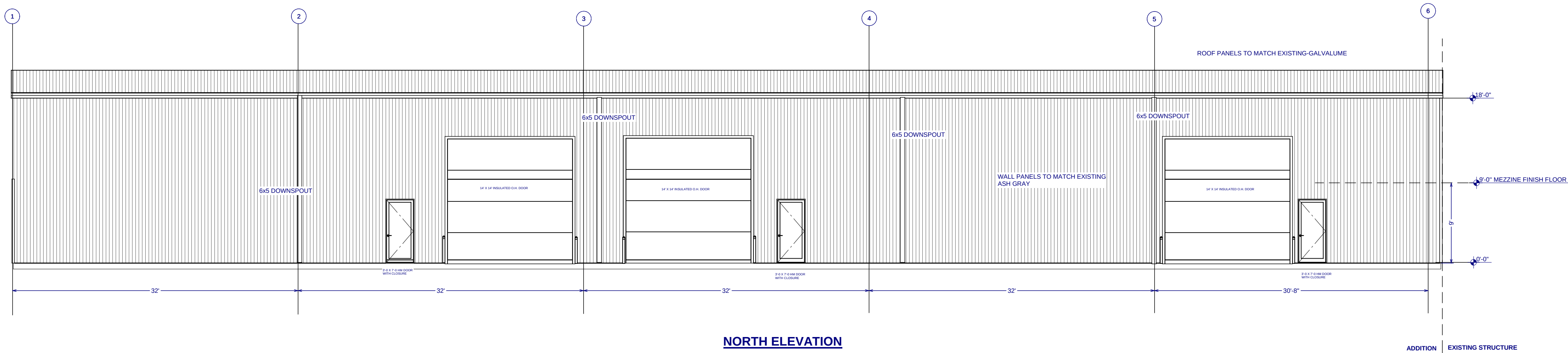
SHEET:

A-1



MAIN LEVEL FLOOR PLAN

STRUCTURE DESING BY STAR BUILDING



HC

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
ELEVATIONS

PROJECT DESCRIPTION:
**AMERICAN MECHANICAL
BUILDING ADDITION**

AMERICAN MECHANICAL
3105 SE ENTERPRISE DR.
GRIMES IOWA 50111

DATE:

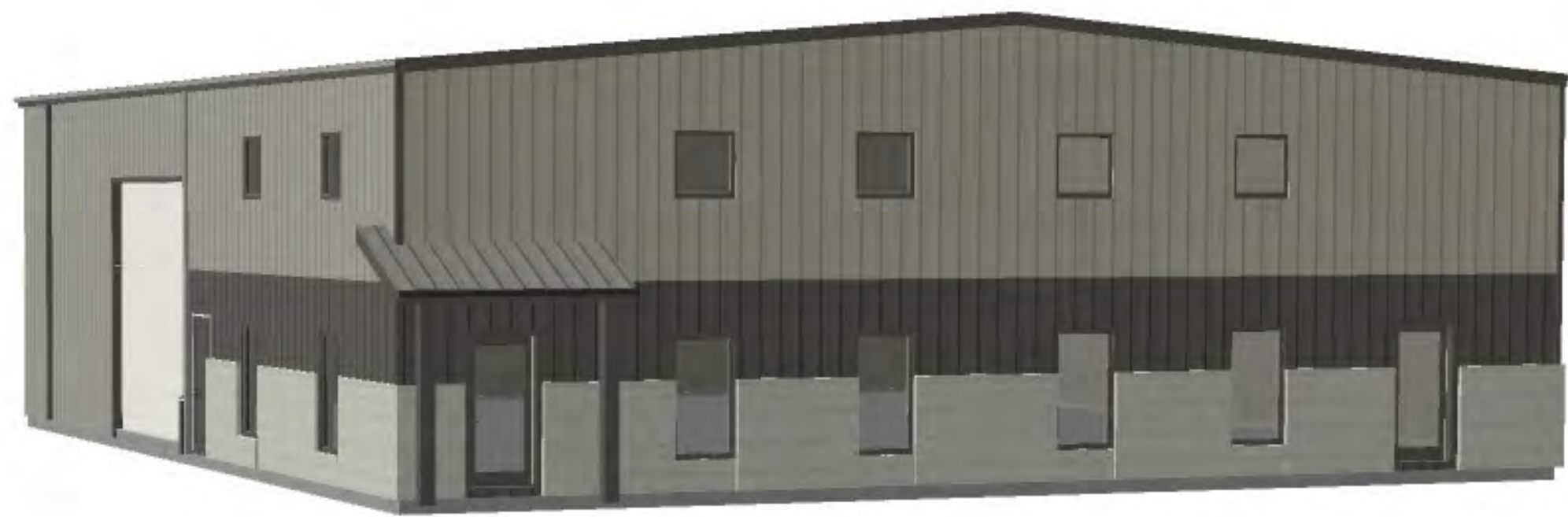
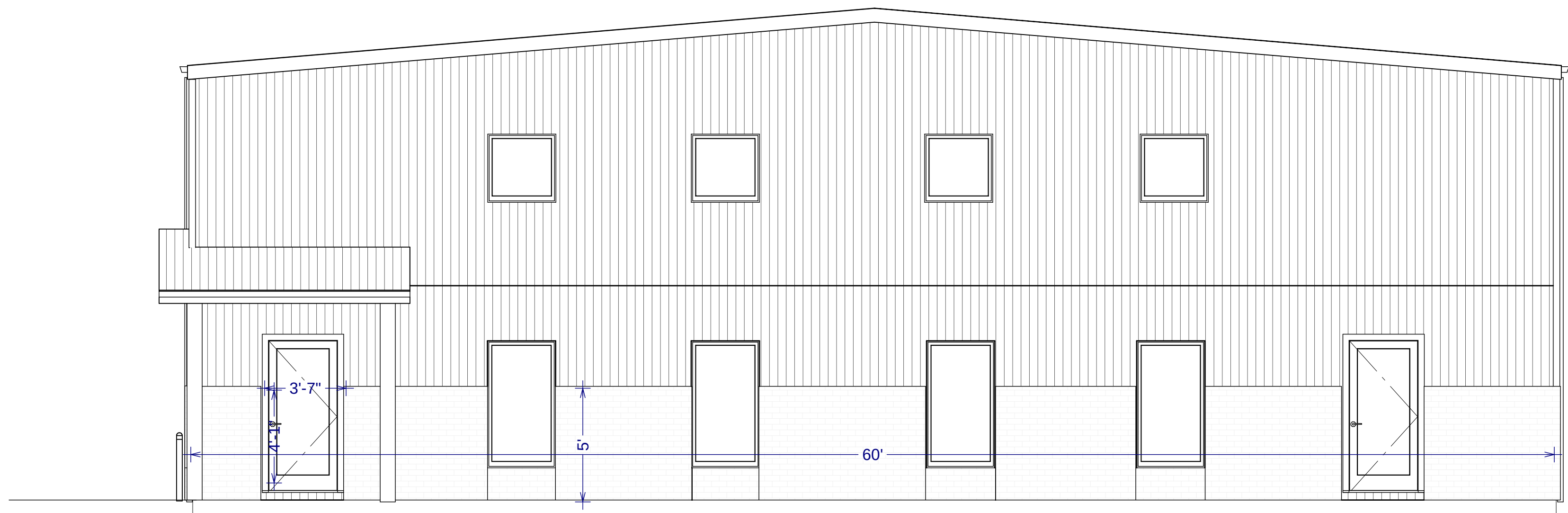
8/20/2020

SCALE:

1/8" = 1FT

SHEET:

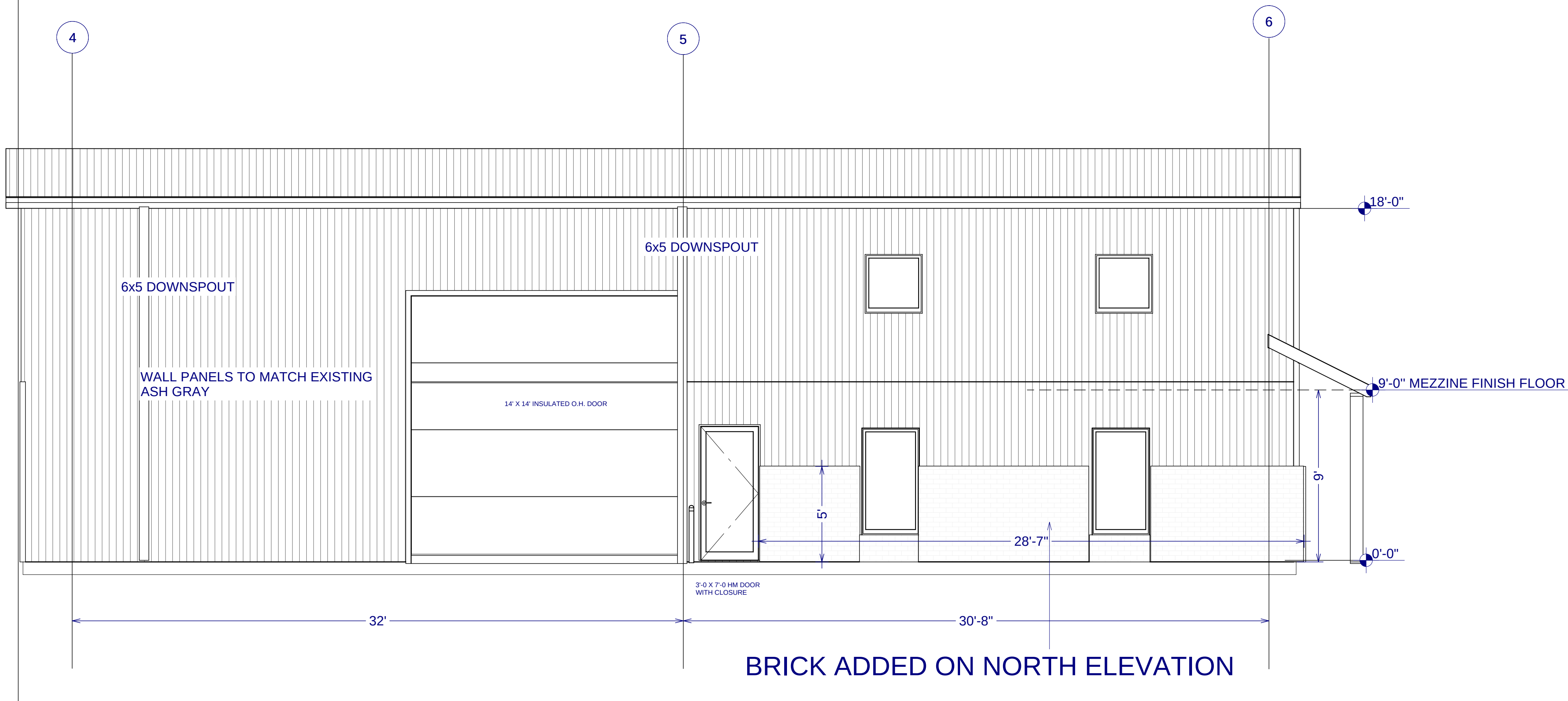
A-2



25% ADDED BRICK ON CURRENT WEST ELEVATION

245 S.F.

EARTHTONE BRICK COLOR -UNITED BRICK KNOB HILL- MODULAR



BRICK ADDED ON NORTH ELEVATION

137.8 S.F.

HC

DATE

BY

DESCRIPTION

NO.

SHEET TITLE:

ALTERNATE ELEVATIONS EXISTING STRUCTURE

PROJECT DESCRIPTION:

**AMERICAN MECHANICAL
BUILDING ADDITION**

AMERICAN MECHANICAL
3105 SE ENTERPRISE DR.
GRIMES IOWA 50111

DATE:

8/20/2020

SCALE:

1/8" = 1FT

SHEET:

A - 3

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: September 1, 2020
RE: Tommy's Car Wash – Site Plan Amendment

GENERAL INFORMATION:

Applicant:

Bishop Engineering

Requested Action

Site Plan Amendment

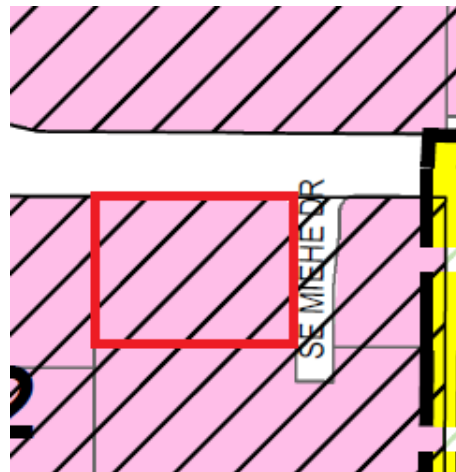
Location

2480 E 1st Street

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

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

BACKGROUND:

The site plan for Tommy's Car Wash was approved in 2019 by P&Z and Council. The applicant is now requesting approval for a site plan amendment to construct a 588 square foot drive-thru coffee shop on the southern portion of the car wash site.

The site is zoned C-2 and is located within the Transportation Corridor Overlay.

ANALYSIS:*Building/Elevations:*

The façade of the coffee shop is proposed to be principally constructed of stone with metal and ACM panel accents. The building elevations for the car wash have not changed through this submittal.

Site Layout:

The coffee shop will be accessed via the same driveways for the car wash: one on E 1st St and one on SE Miehle Drive. It is unlikely that any pedestrians will need to access the site due to the automobile-oriented use. However, pedestrian access from the public sidewalk along SE Miehle Drive is provided.

The original layout for the car wash has remained unchanged.

Parking:

It should be noted that the current Zoning Ordinance does not provide a minimum number of required parking spaces for drive-thrus. As part of the proposed Parking, Circulation, and Loading amendment to the Zoning Ordinance, drive-thrus would require 5 queuing spaces, which have been provided.

Landscaping/Streetscape:

Additional shrubs have been provided along the drive-thru lane on the south property line and within the landscape island in front of the coffee shop.

Utilities:

The site's storm water management responsibility is being managed within two onsite detention basins.

Sanitary sewer will be provided to the coffee shop from an existing sanitary stub on the southside of the site and a grease interceptor will be installed.

Water for the coffee shop will connect from the existing 8" main on SE Mische Drive.

An additional hydrant has been added to the site plan since the original approval of the plans to provide appropriate hydrant coverage for the car wash facility.

STAFF RECOMMENDATION:

Staff would recommend approval of the proposed site plan amendment for Tommy's Car Wash 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 30, 2020~~

~~July 13, 2020~~

August 21, 2019

Bishop Engineering

Attn: Joel Jackson

3501 104th Street

Des Moines, IA 50322

RE: Tommy Carwash and Coffee Shop

Dear Mr. Jackson:

The Development Services Department is in receipt of a proposed Site Plan for Tommy Car Wash and Coffee Shop. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Update construction schedule.~~
- ~~2. Add water and waste water demand.~~

Sheet 2.1:

- ~~3. Driveway must be 24 feet in width.~~
- ~~4. Please ensure a minimum of 5 feet of setback for the pavement is provided.~~
- ~~5. The plan shows paving within the sanitary sewer easement and storm sewer easement along the south property line. This will require a Consent to Improvements document, \$50 fee, and approval by Council.~~
- ~~6. Please orient truncated domes to direct pedestrian traffic in the correct direction.~~

Sheet 3.1:

- ~~1. Minimum drainage to be 2% in the basins.~~

Sheet C4.1:

1. ~~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. The route must be unobstructed by parking, landscaping, and other features.~~
2. ~~A Knox Box is required to be placed at the main entrance to the building per Section 506.1 of the City of Grimes Fire Code.~~
3. ~~Show utility connections to the coffee shop. Note that a grease interceptor is required.~~
4. ~~Show that the coffee shop is covered by the 150' hydrant route.~~
5. ~~Verify if the proposed hydrant at the SE corner of site will need to be extended for coverage for future Coffee Shop.~~
6. ~~Existing sanitary main will need to be televised/tested after taps (use Romac Saddle) are made.~~
7. ~~Can the existing sanitary sewer stub be utilized (see Sheet 3 of 11 of Destination Ridge Plat 5 Plans). If not used the service will need to be capped at the main.~~
8. ~~Provide hydrant coverage detail.~~
9. ~~Add curb stop on coffee shop service 5' outside of building.~~
10. ~~Commercial water service size to be 2" diameter min.~~

Sheet 5.1:

1. ~~Add foundation plantings for the coffee shop.~~
2. ~~Please provide landscaping along the south side of the driveway.~~

Architecture:

1. ~~Signage will require a separate permit and approval.~~

- ~~2. Label the elevations as north, south, east, west.~~
- ~~3. All wall sides shall have a primary material covering constituting at least 60 percent of the sum of the total of all wall areas, excluding glass. A minimum of 25 percent of the primary material shall be on each wall that does not face public right of way. Acceptable primary materials shall include a combination of earthtone colored brick, architectural concrete panels, textured concrete block, marble, native/manufactured stone panels or other similar substantial material. Concrete panels and cement board siding are not considered a primary material. Prohibited materials include smooth-faced concrete block, corrugated metal siding, split shakes and rough-sawn wood.~~
- ~~4. Face brick or brick panels are required on the street faces of the building. Alternate materials on building faces facing the street, such as stone, cast stone, ornamental concrete block, or concrete panels require P&Z approval and 4/5 vote by Council.~~
- ~~5. Walls facing adjacent streets shall be glazed along a minimum of 40% of the wall length with clear glass at eye level. Please add calculations to the building elevation sheets.~~
- ~~6. What lighting is proposed? Add proposed wall pack lights to the elevations. Provide cut sheets for lighting. Is the Surface 4517 Channel lighting planned for underneath the canopies?~~

SWPPP

- ~~1. Submit a full SWPPP for review.~~
- ~~2. Show location of a covered dumpster.~~
- ~~3. Show location of a full-sized concrete wash-out.~~
- ~~4. Show location of portable toilet stating requirement of 50-ft or more from the nearest intake.~~
- ~~5. Show location of chemical and fuel storage, etc. with secondary containment.~~
- ~~6. Provide slope and swale protection in the two (2) basins.~~
- ~~7. Make silt fence maximum distance of 100-ft. with J-hooks and a minimum 2-ft. away from property lines.~~
- ~~8. Add protection along back of curb (SW Mische Drive) where grade breaks from sidewalk to street.~~
- ~~9. Place dimensions on the rock construction entrance (SUDAS minimum is 50'L x 20'W).~~
- ~~10. Label storm water discharge points.~~
- ~~11. Please include quantities of the following items:~~
 - ~~Ø Rip Rap~~

- ~~o TRM~~
- ~~o RECP~~
- ~~o Silt Fence~~
- ~~o Seeding~~
- ~~o Mulching~~
- ~~o Inlet protection devices~~
- ~~o Wattle or filter sock~~

12. General:

- ~~1. Add typical soils information including web soil survey and/or geotechnical report, classifications of soils, areas, hydrological soil groups, and map of disturbed areas.~~
- ~~2. SWMPP should list all controls and maintenance of controls. It appears that ECB's (RECP) and TRM should be added.~~

13. Page 2/54: Update name as project is not the DCG Admin BLDG.

14. Include final SP Sheet 8/8 in SWPPP.

SWMP

- ~~1. General: In similar fashion to the 1.25" worksheet (Page 29/38), submit a manual worksheet to calculate the CPv per ISWMM Chapter 3 pages 54-56.~~
- ~~2. Page 3/38: For pre-development release rates, please enclose SWMP and associated maps for Destination Ridge Plat 5.~~
- ~~3. Page 3/38: For "C" Precipitation model, please exclude the 10-year hydrograph. Please also include the 1.25-inch (WQv) and 2.67-inch (1-year CPV) hydrographs.~~
- ~~4. Page 4/38: Please Add WQv and CPv events to Table 3.1. Remove 10-year event.~~
- ~~5. Pages 4 and associated hydrographs: Verify Q_5 and Q_{100} values as no match was found in the hydrograph reports.~~
- ~~6. Page 9/38: Verify 20' wide (grading plan) vs. 25' wide (weir report) vs. 10' breadth ("Device #4" on SWMP) dimensions of overflow and associated performance.~~
- ~~7. Page 27/38: Verify "Volume #2" pipe as 24" vs. utility plan as 18".~~
- ~~8. Page 27/38: Verify "Device #1" $S=0.24\%$ vs. utility plan as 0.8% possible due to $L=55'$ vs $L=14'$.~~
- ~~9. Page 27/38: Verify "Device #2" 5" cc spacing vs. detail as 4" cc spacing.~~

- ~~10. Page 28 and 29/38: Verify “Device #3” elev=984.25’ (page 28) vs. 984.35’ detail and table (page 29) as 984.35’~~
- ~~11. Page 32-35: Verify pipe slopes match values shown on the site plan.~~
- ~~12. Page 8/64: Label west offsite as 0.07 Acres, not 0.70 Acres.~~
- ~~13. Page 19/64:
 - ~~o Device #1: Verify/rectify 15” pipe length and slope which appears different than site plan.~~
 - ~~o Device #4: Verify height of broad crested weir as 0.5’ (curb height), not 1.0’.~~
 - ~~o~~~~
- ~~14. Pages 18-19/64: Reviewer notes that TR-55 correctly computes the 1.25-inch WQv event as 3,314 cf. The manual WQv = 5,348 cf (Page 39). Run a hydrograph that demonstrates storage of 5,348 cf at release rate = 0.05 cfs (Page 4).~~
- ~~15. Page 39/64: Verify/rectify differences between tables on 39/64 and bottom of page 4/64.~~
- ~~16. Page 44/64: Verify/rectify pipe #1A slope. Calculation shows 0.33% (same on SP).~~
- ~~17. Page 45/64: Correct pipe #6 slope for 100-year storm = 0.50%, not 50% (same on SP).~~
- ~~18. Page 46/64: Correct pipe #11 slope = 1.5% (same on SP).~~
19. Page 4/70: Update WQv values to Water Elevation = 983.29 and Storage = 5,517 cubic feet (from page 25/70).
20. Page 4/70: Rectify that 100-year max elevation (986.63) is higher than top of basin (986.60) as shown on SP sheet 4 TOC @ Structure #1.
21. Page 45/70: Update WQv and CPv max elevations.
22. Page 52/70: Verify/rectify Pipe 12 slope (0.50% SWMP vs. 1.0% SP)

Site Plan

1. ~~Page 4/8: Appears a couple areas may not provide 1 ft. of freeboard for FFE's: Verify these and other areas and rectify to provide required freeboard.~~
 - ~~○ Area north and west of main car wash building; FFE=988.75'; verify and show flow path that will not inundate lobby area of building.~~
 - ~~○ Area west of coffee shop; FFE=988.00'. Overflow at T/C opposite the 2 ft. curb cut is 987.24'; verify and show flow path that will not inundate coffee shop building.~~
2. ~~Page 4/8: Increase grades in swales to 2% or greater.~~
3. ~~Page 5/8: Verify Structure #1 reference is Detail 11 and not Detail 1 (on Sheet C6.1).~~
4. ~~Page 5/8: Label storm pipes~~
5. ~~Page 5/8: Label up and downstream inverts for the two (2) trench drains.~~
6. ~~Page 5/8: Label all inserta tee inverts.~~
7. ~~Page 5 and 7/8: Verify outlet structure elev=984.25' (page 5) vs. 984.35' (page 7) and any other differences.~~
8. ~~Page 5: Verify pipe slopes match those listed on pages 32-35 of the SWMP.~~
9. ~~Page 7/8: Verify only 4 rows of holes in Detail 11 which is same as SWMP. Detail 11 seems to indicate as many rows as necessary to reach the top.~~
10. ~~Page 8/8: Protect basin slope below 2 ft. curb cut with an erosion control product.~~
11. ~~Page 5/8:~~
 - ~~○ Appears that building FFE=988.75' is still low point in DA8 should structure 8 become plugged. Please verify/rectify.~~
 - ~~○ Appears there are three roof connections for two roof drainage areas. From SWMP no roof drainage is routed to pipe #12A. Do not indicate a roof connection if true.~~
 - ~~○ Label pipes 7A and 8 correctly. 7A (54 LF) appears to be south of structure #8 and south of inserta tee and 8 (18 LF) appears to be south of structure #8 and north of inserta tee. Reviewer believes this is correctly reflected in SWMP.~~
12. ~~Page 7/8: For Detail 11, demonstrate all on-site water, including water from DA1, is channeled through the internal standpipe prior to exiting through pipe #1A. Not enough detail provided. Perhaps a plan view would be helpful.~~
13. ~~Page 8/8:~~

- ~~○ Provided quantity of construction entrance aggregate.~~
- ~~○ Provide ditch checks in bottom of south basin swale.~~
- ~~○ Provide perimeter protection along back of curb on N and E sides where slopes are running toward the site.~~
- ~~○ Will driveway to existing SE Mische Drive need a construction entrance? If not show construction fence to close this location.~~
- ~~○ Consider location of concrete washout so far away from the construction entrance.~~

14. Page 4/8: Curb cut noted. Please show T/C elevation at the curb cut.

15. Page 7/8: The response “Plate has been added to ensure stormwater entering the intake does not flow directly into the open top of the standpipe” did not address the comment. For Detail 11, demonstrate all on-site water, including water from DA1, is channeled through the internal standpipe prior to exiting through pipe #1A. Not enough detail is provided. Perhaps a plan view would be helpful.

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 6, 2020~~
 ~~July 17, 2020~~
 August 28, 2020
 (1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: September 1, 2020 at 5:30 at the Grimes City Hall

COUNCIL MEETING: September 8, 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

TOMMY'S CAR WASH / COFFEE SHOP

SITE PLAN

SHEET INDEX:

- C0.1 COVER SHEET
- C0.2 SITE SURVEY
- C2.1 LAYOUT PLAN
- C3.1 GRADING PLAN
- C4.1 UTILITY PLAN
- C5.1 LANDSCAPE PLAN
- C6.1 DETAIL SHEET
- C7.1 SWPPP

PROPERTY DESCRIPTION

LOT 2, DESTINATION RIDGE PLAT 5, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

ADDRESS:

2480 EAST 1ST STREET
GRIMES, IOWA 50111

OWNER:

ALL POINTS PROPERTY / KNAPP PROPERTIES
5000 WESTOWN PARKWAY, SUITE 400
WEST DES MOINES, IOWA 50266

APPLICANT:

HEART OF AMERICA GROUP
515 EAST LOCUST STREET, SUITE 100
DES MOINES, IOWA 50309

ZONING:

C-2: GENERAL & HIGHWAY SERVICE COMMERCIAL & TRANSPORTATION CORRIDOR OVERLAY BUILDING SETBACKS:

FRONT = 25 FEET (NORTH AND EAST)
SIDE = NONE
REAR = 25 FEET (WEST)

PARKING REQUIREMENTS:

PARKING REQUIREMENTS: 2.5 STALLS PER 1,000 GROSS SF (AS DETERMINED BY DEVELOPMENT SERVICES DIRECTOR)
PARKING REQUIRED:
5,200 SF GROSS SF 13 STALLS

PARKING PROVIDED: 21 STANDARD STALLS
18 VACUUM STALLS
2 HANDICAP ACCESSIBLE

OPEN SPACE REQUIREMENTS:

TOTAL SITE AREA = 79,869 SF
OPEN SPACE REQUIRED = 7,987 SF (10%)
OPEN SPACE PROVIDED = 27,155 SF (34%)

IMPERVIOUS SURFACE:

TOTAL = 52,720 SF (66%)

BENCHMARK:

CP #9000
NORTHING = 615189.62
EASTING = 156750.55
ELEVATION = 990.45
DESCRIPTION: IRON PIPE WITH RPC, 175 FEET EASTERLY AND NORTHERLY FROM NORTHWEST CORNER OF SUBJECT PROPERTY.

CP #9001
NORTHING = 615176.10
EASTING = 1567333.87
ELEVATION = 989.92
DESCRIPTION: FOUND CORNER OF LOT 2, IRON PIPE WITH YPC #7844

CP #9002
NORTHING = 615007.46
EASTING = 1567306.07
ELEVATION = 989.29
DESCRIPTION: IRON ROD WITH RPC, 80 FEET NORTHWEST OF SOUTHWEST CORNER LOT 2.

PROJECT SCHEDULE:

BEGIN CONSTRUCTION - FALL 2020 OR SPRING 2021
END CONSTRUCTION - 6 MONTHS AFTER BEGINNING

UTILITY MAPS PROVIDED BY:

- ELECTRIC (MIDAMERICAN / 515-252-6632)
- STORM AND SANITARY (CITY OF GRIMES)
- FIBER OPTIC (ICN / 800-572-3940)
- TELEPHONE (CENTURYLINK / 720-578-8090)
- GAS (BLACK HILLS / 515-987-8971)
- WATER (CITY OF GRIMES / 515-822-2320)
- FIBER OPTIC (WINDSTREAM / 800-289-1901)



UTILITY NOTE:

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

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF GRIMES MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
- LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF GRIMES.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

PAVING NOTES:

- THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH CITY OF GRIMES STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
- SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBASE PRIOR TO ANY PAVEMENT BEING PLACED.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS.
- ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A D.A. DETECTABLE WARNING PANEL(S) AS PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
- ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

UTILITY NOTES:

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND ALL COSTS ASSOCIATED WITH AS-BUILT TOPO OF DETENTION POND & DETENTION POND STORM SEWER. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING BISHOP ENGINEERING (JOEL JACKSON AT 515-276-0467) TO PERFORM SAID AS-BUILT SURVEY. IF DETENTION PONDS HAVE BEEN GRADED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT TOPO SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.
- THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
- ALL PROPOSED ROP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
- ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
- SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
- MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISION OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
- WATERMAINS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
- THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
- PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF GRIMES.
- TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
- ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.
- EXISTING SANITARY SEWER MAIN TO BE TELEVISED/TESTING AFTER TAP HAS BEEN MADE. THESE SHOULD BE DONE WITH ROMAC SADDLES.

FIELD TILE NOTES:

- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE. CONNECT TO STORM SEWER WITH AN INSERT-A-TEE OR DIRECTLY TO A STORM STRUCTURE.
- IT IS ANTICIPATED THAT THE SITE CONTAINS FIELD TILES, HOWEVER, LIMITED INFORMATION IS AVAILABLE.
- THIS WORK WILL BE ELIGIBLE FOR A CHANGE ORDER IF, AND ONLY IF, PROPOSED SITE STORM SEWER IS NOT WITHIN 50 FEET OF THE FIELD TILE.
- CONTRACTOR SHALL PROVIDE AS-BUILTS OF FIELD TILES TO BISHOP ENGINEERING.

STAKING NOTES:

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

UTILITY CONFLICT NOTES:

- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION

WETLAND NOTES:

- BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

PAVEMENT SAWCUT NOTES:

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

REQUIRED AS-BUILT NOTES:

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

STORM & SANITARY TELEVISION NOTES:

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

EARTHWORK BALANCE NOTES:

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

CITY OF GRIMES STANDARD NOTES:

1. GENERAL NOTES:

- 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.
- 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).
- ALL PERMITS (IDNR, SWP, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- 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.
- TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT, SANITARY, WATER, SUMP
- A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT AND SHALL BE OBTAINED AT CITY HALL.
- ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
- PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS

2. SANITARY SEWER NOTES:

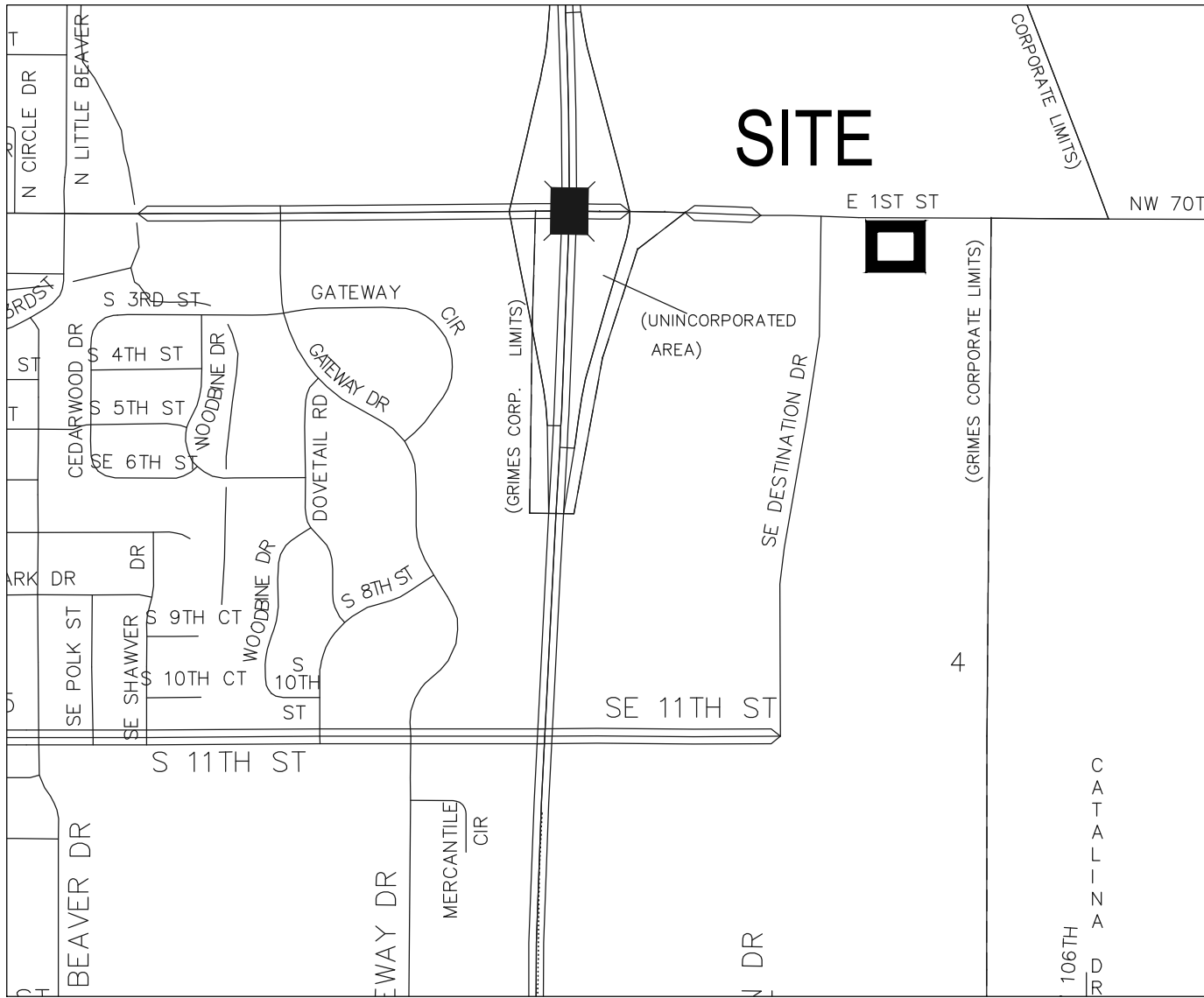
- THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE PLUG SHALL BE REMOVED FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
- SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
- SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
- ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
- ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
- ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B-PCC W/ADJUSTING MECHANISM.
- SANITARY SEWER TESTING, CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISIONG.

3. WATER MAIN NOTES:

- ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2" BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 20'.
- ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
- ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
- WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
- PROPOSED WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE 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.
- ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.

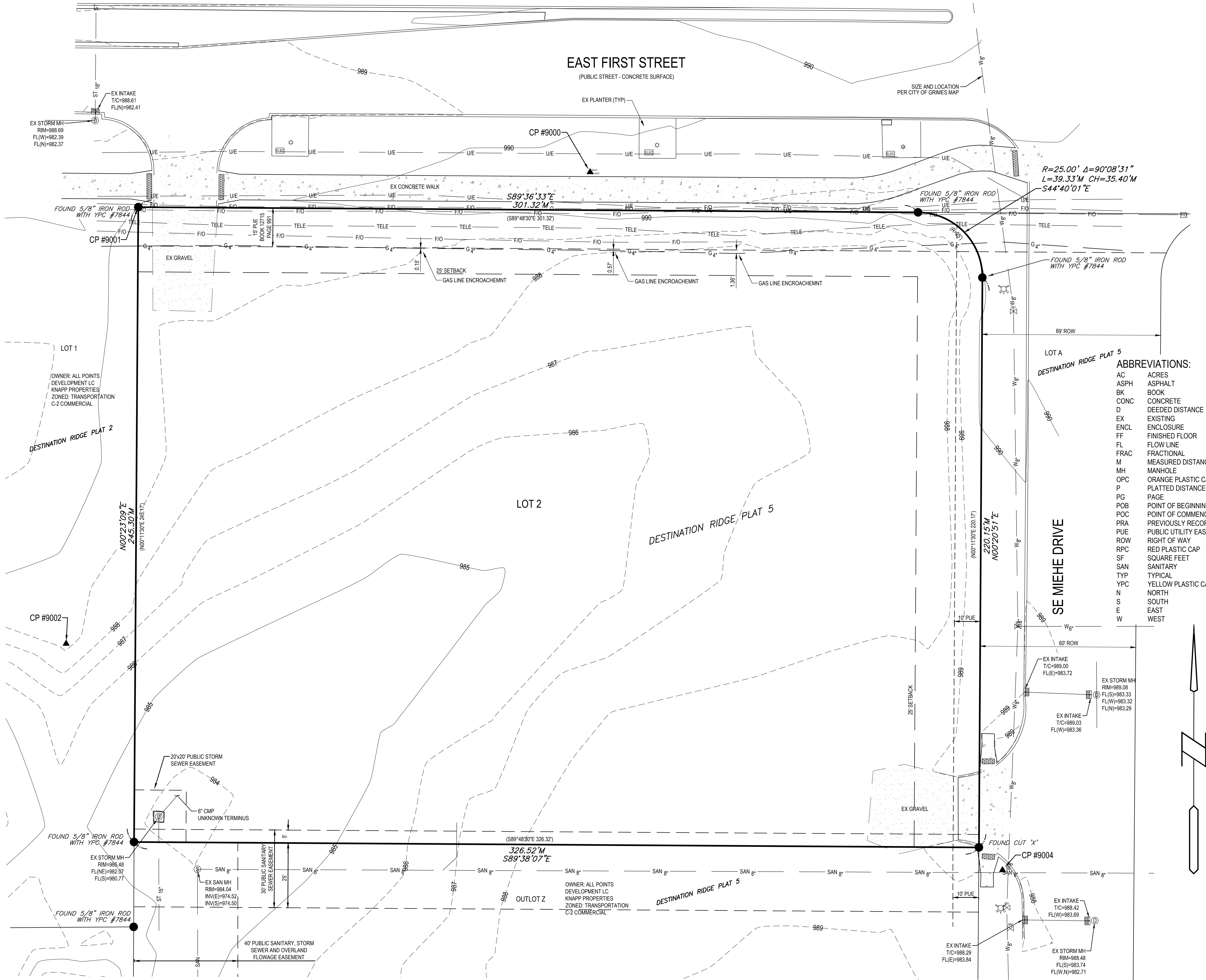
4. STORM SEWER NOTES:

- ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
- 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.
- 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.
- STORM SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISIONG.
- USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.



TOMMY'S CAR WASH

SITE SURVEY



VICINITY MAP
SCALE: 1" = 2,000'

PROPERTY DESCRIPTION:
(WARRANTY DEED BOOK 18008, PAGE 825)
PARCEL "A" OF OUTLOT "Y" IN DESTINATION RIDGE PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED ON THE PLAT OF SURVEY FILED DECEMBER 17, 2008 IN BOOK 12855, PAGE 497 IN THE OFFICE OF THE POLK COUNTY RECORDER, POLK COUNTY, IOWA.

ADDRESS:
2480 E 1ST STREET
GRIMES, IOWA 50111

OWNER:
ALL POINTS DEVELOPMENT LC
KNAPP PROPERTIES
5000 WESTOWN PARKWAY
SUITE 400
WEST DES MOINES, IOWA 50266-5921

PREPARED FOR:
HEART OF AMERICA GROUP
515 E. LOCUST STREET, SUITE 100
DES MOINES, IOWA 50309
515-991-2395

ZONING:
INFORMATION OBTAINED FROM CITY OF GRIMES WEB PAGE
TRANSPORTATION OVERLAY DISTRICT
C-2 COMMERCIAL DISTRICT
FOR AN OFFICIAL ZONING REPORT PLEASE CALL CITY OF GRIMES AT 515-986-3036

SITE CONTROL AND BENCHMARKS:
BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH
BENCHMARK DATUM = NAVD83

CP #9000
NORTHING = 615189.62
EASTING = 156750.55
ELEVATION = 990.45
DESCRIPTION: IRON PIPE WITH RPC, 175 FEET EASTERLY AND NORTHERLY FROM NORTHWEST CORNER OF SUBJECT PROPERTY.

CP #9001
NORTHING = 615176.10
EASTING = 1567333.87
ELEVATION = 989.92
DESCRIPTION: FOUND CORNER OF LOT 2, IRON PIPE WITH YPC #7844

CP #9002
NORTHING = 615007.46
EASTING = 1567306.07
ELEVATION = 988.29
DESCRIPTION: IRON ROD WITH RPC, 80 FEET NORTHWEST OF SOUTHWEST CORNER LOT 2

CP #9004
NORTHING = 614919.96
EASTING = 1567667.92
ELEVATION = 988.68
DESCRIPTION: IRON ROD WITH RPC, 13 FEET SOUTHEAST OF SOUTHEAST CORNER OF LOT 2

OFFSITE BENCHMARK:
CITY BENCHMARK H7B-004
BURY BOLT ON HYDRANT SOUTHWEST CORNER OF E 1ST STREET AND DESTINATION DRIVE, NORTH SIDE OF STREET
ELEVATION = 988.36

OFFSITE BENCHMARK:
CITY BENCHMARK H6N-001
ARROWHEAD ON HYDRANT +/- 300 FEET EAST OF SOUTHWEST CORNER OF E 1ST STREET AND DESTINATION DRIVE
ELEVATION = 988.36

UTILITY MAPS PROVIDED BY:

- ELECTRIC (MIDAMERICAN / 515-252-6632)
- STORM AND SANITARY (CITY OF GRIMES / 515-822-2320)
- FIBER OPTIC (ICN / 800-572-3940)
- TELEPHONE (CENTURYLINK / 720-578-8090)
- GAS (BLACK HILLS / 515-987-8871)
- WATER (CITY OF GRIMES / 515-822-2320)
- FIBER OPTIC (WINDSTREAM / 800-289-1901)

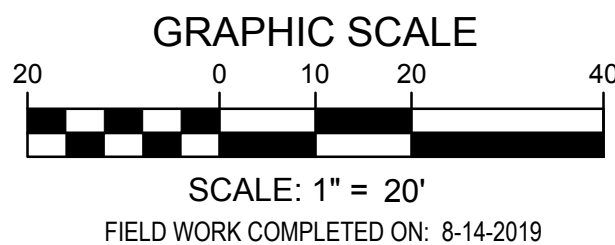
LEGEND:

- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- U/E — UNDERGROUND ELECTRIC
- O/E — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- F/O — FIBER OPTIC
- CATV — CABLE TV
- ① — STORM MANHOLE
- ⌘ — CURB INTAKE
- ⌘ — SURFACE INTAKE
- ⌘ — FLARED END SECTION
- Ⓢ — SANITARY MANHOLE
- Ⓢ — CLEANOUT
- Ⓢ — FIRE HYDRANT
- Ⓢ — SPRINKLER
- Ⓢ — IRRIGATION CONTROL VALVE
- Ⓢ — WATER MANHOLE
- Ⓢ — WELL
- Ⓢ — WATER VALVE
- Ⓢ — WATER SHUT OFF
- Ⓢ — YARD HYDRANT
- Ⓢ — ELECTRIC MANHOLE
- Ⓢ — ELECTRIC METER
- Ⓢ — ELECTRIC RISER
- Ⓢ — ELECTRIC VAULT
- Ⓢ — POWER POLE
- Ⓢ — TRANSFORMER POLE
- Ⓢ — LIGHT POLE
- Ⓢ — ELECTRIC JUNCTION BOX
- Ⓢ — ELECTRIC PANEL
- Ⓢ — TRANSFORMER
- Ⓢ — GROUND LIGHT
- Ⓢ — GUY WIRE
- Ⓢ — ELECTRIC HANDHOLE
- Ⓢ — GAS METER
- Ⓢ — GAS VALVE
- Ⓢ — AIR CONDITIONING UNIT
- Ⓢ — TELEPHONE RISER
- Ⓢ — TELEPHONE VAULT
- Ⓢ — TELEPHONE MANHOLE
- Ⓢ — TRAFFIC SIGNAL MANHOLE
- Ⓢ — FIBER OPTIC RISER
- Ⓢ — FIBER OPTIC FAULT
- Ⓢ — CABLE TV RISER
- Ⓢ — SIGN
- — BOLLARDS
- ⑦ — DENOTES NUMBER OF PARKING STALLS
- — PROPERTY CORNER - FOUND AS NOTED
- — PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
- ⊕ — SECTION CORNER - FOUND AS NOTED
- ▲ — SITE CONTROL POINT - MONUMENT AS NOTED

NOTES:

- ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM POLK COUNTY ASSESSORS WEB PAGE
- PARENTHESES () DENOTES PREVIOUSLY RECORDED BEARINGS AND DISTANCES

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UTILITY NOTE:

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

Bishop Engineering
"Planning Your Successful Development"

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

2480 EAST 1ST STREET
GRIMES, IOWA 50111

SITE SURVEY

REFERENCE NUMBER:

DRAWN BY:

LM

CHECKED BY:

REVISION DATE:

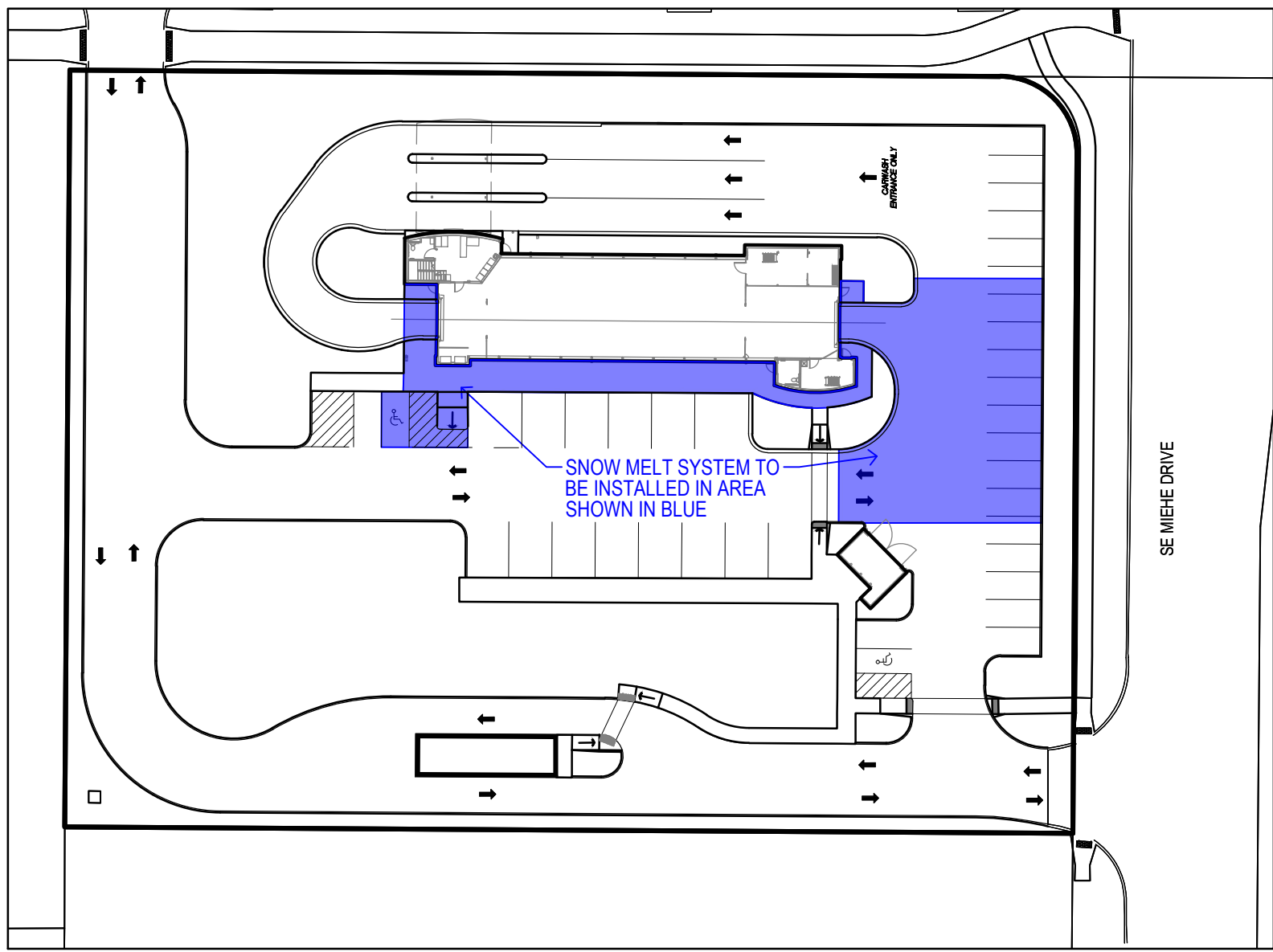
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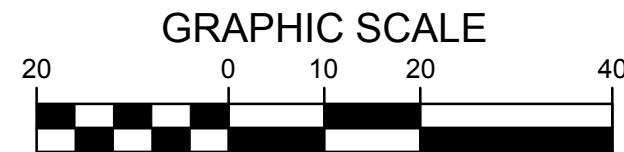
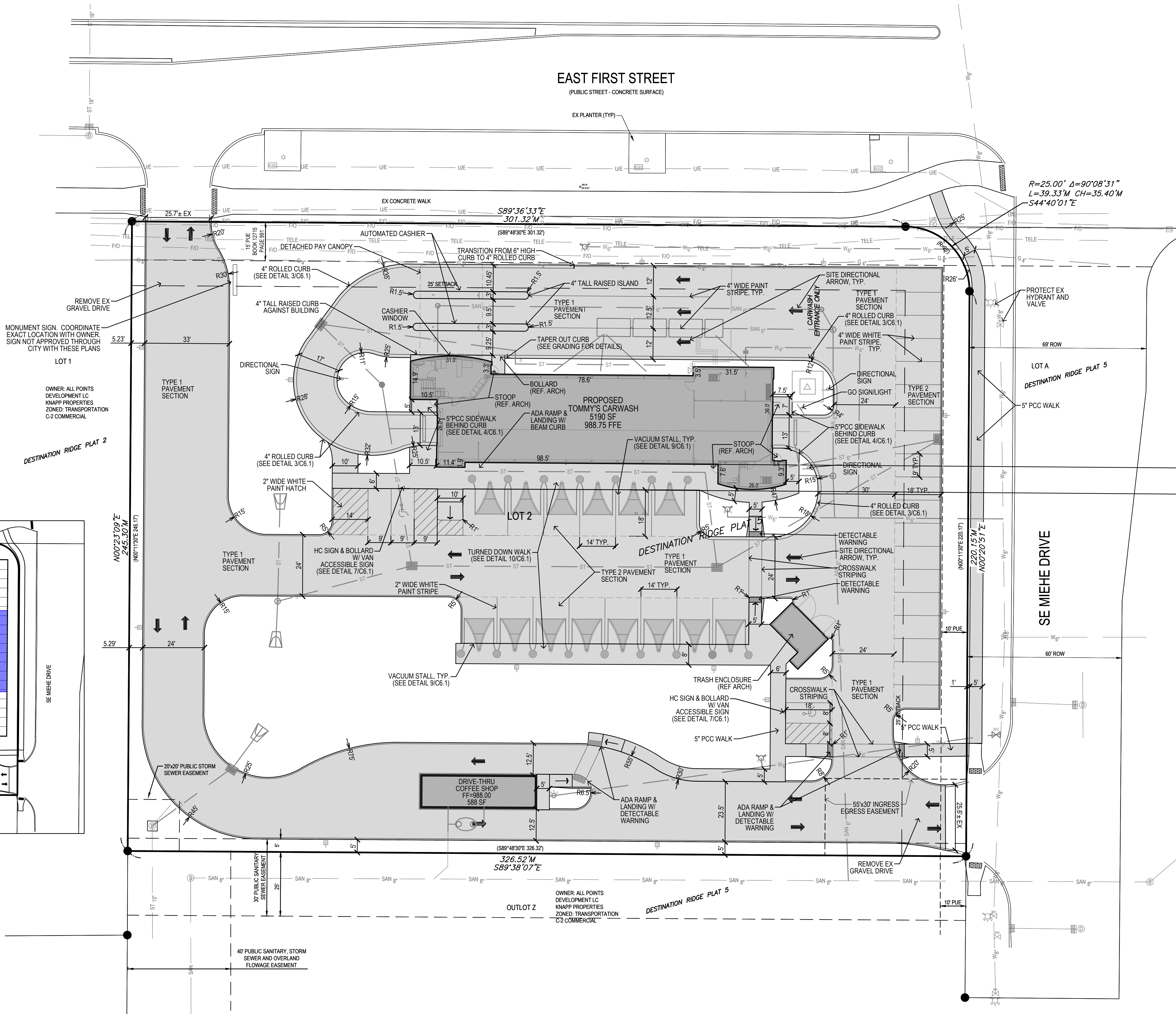
SHEET NUMBER:

C0.2

GENERAL NOTES:
REFER TO SHEET C0.1



SNOWMELT EXHIBIT
SCALE: 1" = 50'



TOMMY'S CAR WASH / COFFEE SHOP
GRIMES, IA

Bishop Engineering
"Planning Your Successful Development"

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

LAYOUT PLAN

REFERENCE NUMBER:

DRAWN BY:
CLT

CHECKED BY:
JEJ

REVISION DATE:
1ST CITY SET 6/22/20
2ND CITY SET 8/14/20
3RD CITY SET 8/25/20

PROJECT NUMBER:
190434

SHEET NUMBER:
C2.1

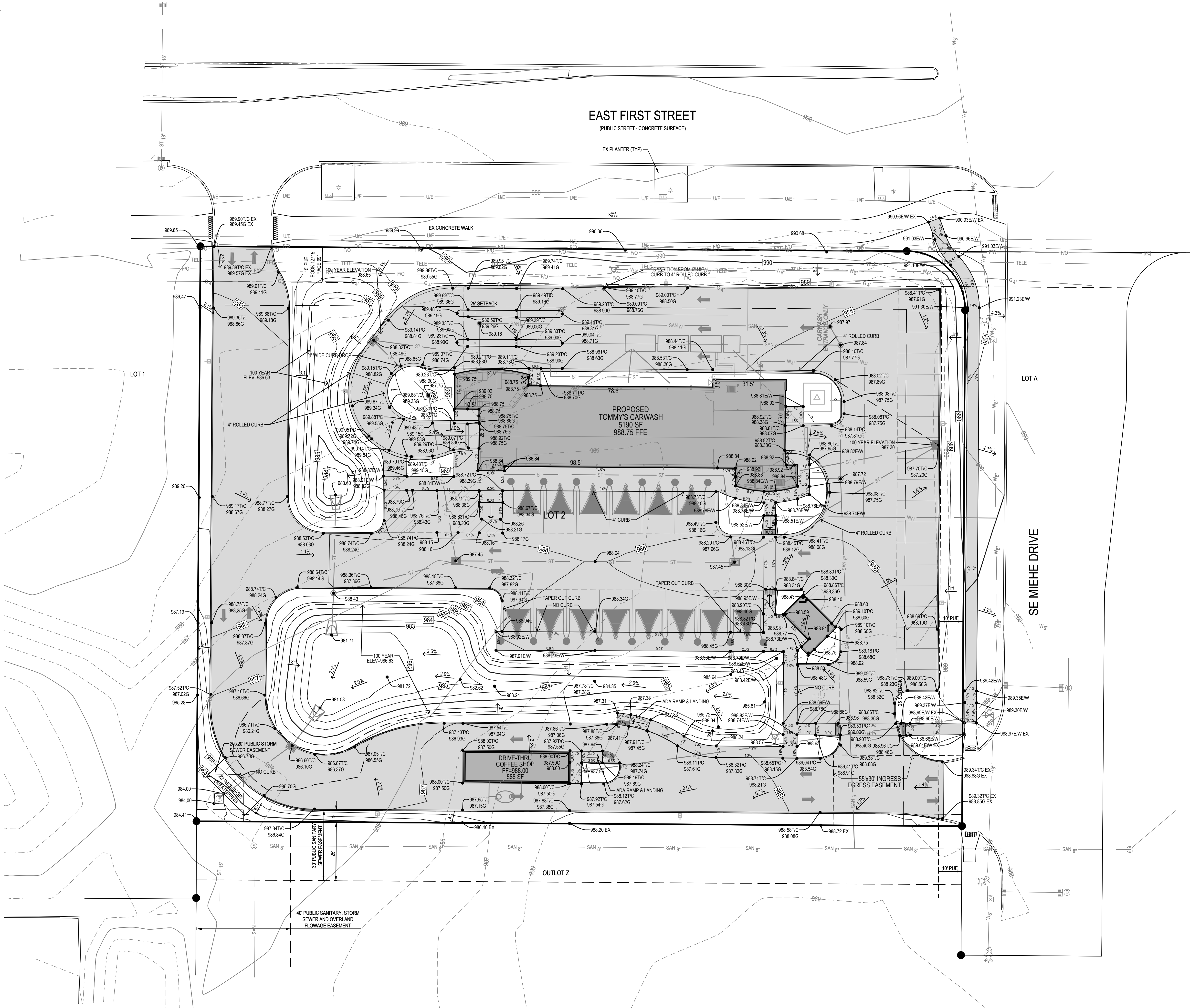
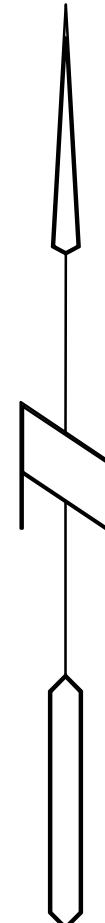
TOPSOIL NOTES:
1. STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 8" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
4. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH; FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

GRADING LEGEND:

- EXISTING CONTOUR
PROPOSED CONTOUR
FINISHED GROUND ELEVATION
TOP OF CURB ELEVATION
GUTTER ELEVATION
TOP OF WALL ELEVATION
BOTTOM OF WALL ELEVATION
EDGE OF WALK ELEVATION
TOP OF STAIR ELEVATION
BOTTOM OF STAIR ELEVATION

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

GRAPHIC SCALE



TOMMY'S CAR WASH / COFFEE SHOP
GRIMES, IA

REFERENCE NUMBER:

DRAWN BY:
CLT

CHECKED BY:
JEJ

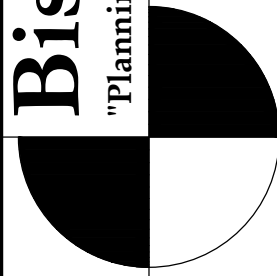
REVISION DATE:
1ST CITY SET 6/22/20
2ND CITY SET 8/14/20
3RD CITY SET 8/25/20

PROJECT NUMBER:
190434

SHEET NUMBER:

C3.1

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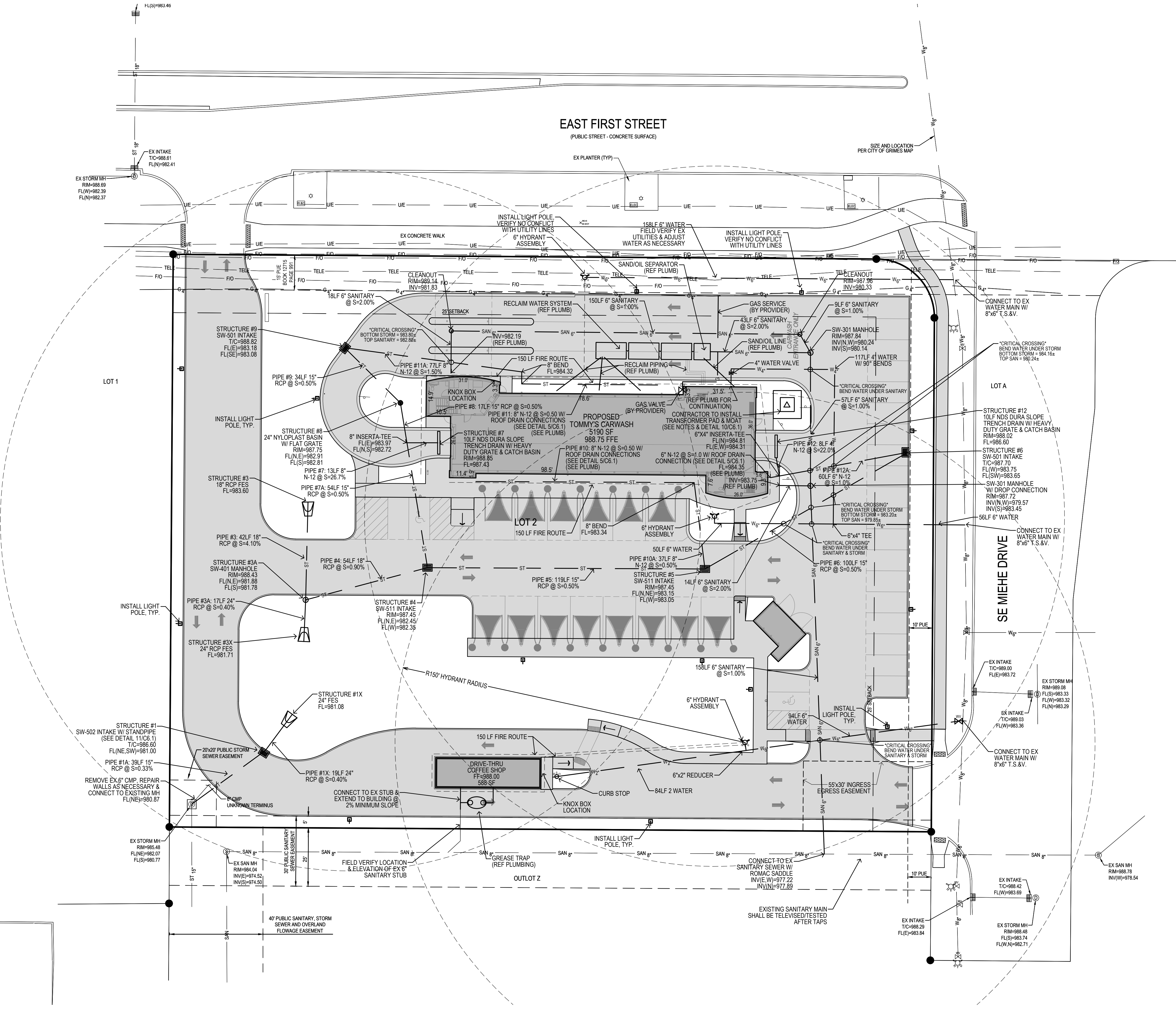
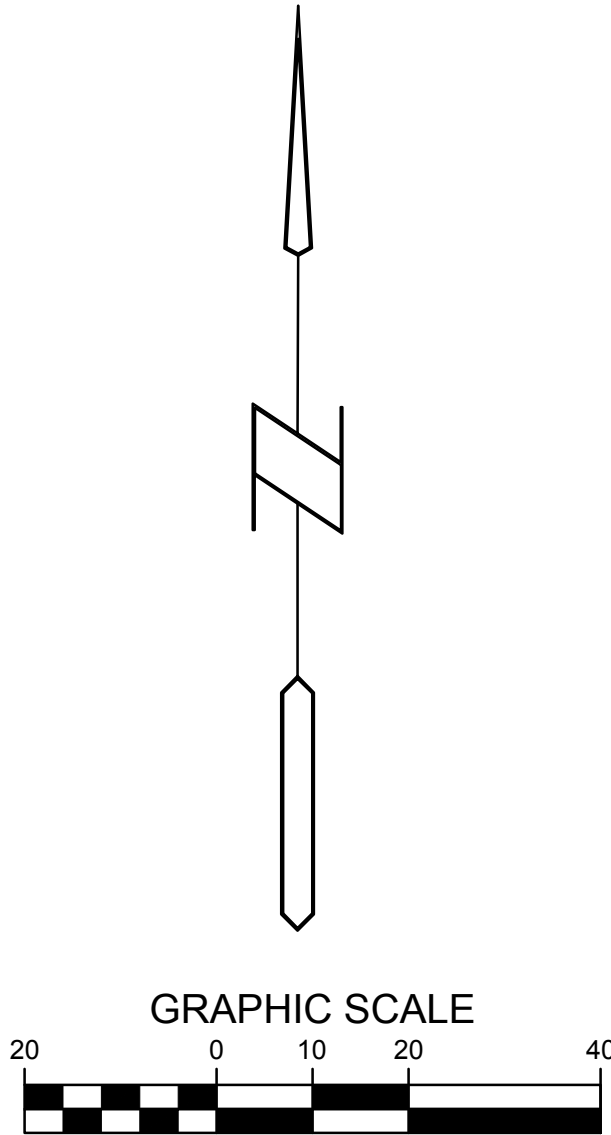


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Civil Engineering & Land Surveying Established 1959

GRADING PLAN

PRELIMINARY- NOT FOR CONSTRUCTION



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TOMMY'S CAR WASH / COFFEE SHOP

GRIMES, IA

UTILITY PLAN

REFERENCE NUMBER:
DRAWN BY: CLT
CHECKED BY: JEJ
REVISION DATE: 1ST CITY SET 6/22/20 2ND CITY SET 8/14/20 3RD CITY SET 8/25/20
PROJECT NUMBER: 190434
SHEET NUMBER: C4.1

LANDSCAPE NOTES:

1. ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. SOD ALL DISTURBED RIGHT-OF-WAY AREAS.
4. STAKE SOD ON ALL SLOPES 3 : 1 OR GREATER.
5. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
7. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
8. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
9. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES (IN LAWN AREAS) TO A DEPTH OF 4 INCHES, UNLESS NOTED.
10. STAKE AND WRAP ALL DECIDUOUS TREES IMMEDIATELY AFTER PLANTING. STAKE ALL TREES ACCORDING TO THE STAKING DETAILS. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD.
11. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
12. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
13. ALL EDGING SHALL BE DURAEDGE 1/8" STEEL EDGING - COLOR BLACK, OR APPROVED EQUAL.
14. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
15. ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 3" THICK LAYER OF WASHED RIVER ROCK (1.5" NOMINAL SIZE).
16. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER ROCK IS INSTALLED.

GENERAL LANDSCAPE REQUIREMENTS

TOTAL SQUARE FOOTAGE OF PROJECT AREA 79,789 SF
REQUIRED OPEN SPACE(20%) 15,958 SF

GENERAL OPEN SPACE REQUIREMENT

TOTAL REQUIRED TREES (2 PER 1,000 SF OPEN SPACE) 32
50% TO BE 2" CALIPER (16)
REMAINDER TO BE 1 1/2" MINIMUM (8'-10' IN HEIGHT) (16)
EVERGREEN TREES - 6" MINIMUM (COUNT TOWARDS 2" CAL)
TOTAL REQUIRED SHRUBS (1 PER 500 SF OPEN SPACE) 32

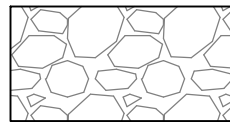
TOTAL TREES PROVIDED 32
TOTAL SHRUBS PROVIDED 32

IMPORTANT NOTES

1. ALL TREES MUST BE STAKED WITH 3 STAKES PLACED SECURELY INTO THE GROUND.
2. ALL TREES MUST BE WRAPPED TO PREVENT ANIMAL DAMAGE.
3. INITIAL WATERING OF ALL TREES MUST TAKE PLACE SAME DAY AS PLANTING TO ADEQUATELY SOAK THE TREE AND SURROUNDING GROUND.

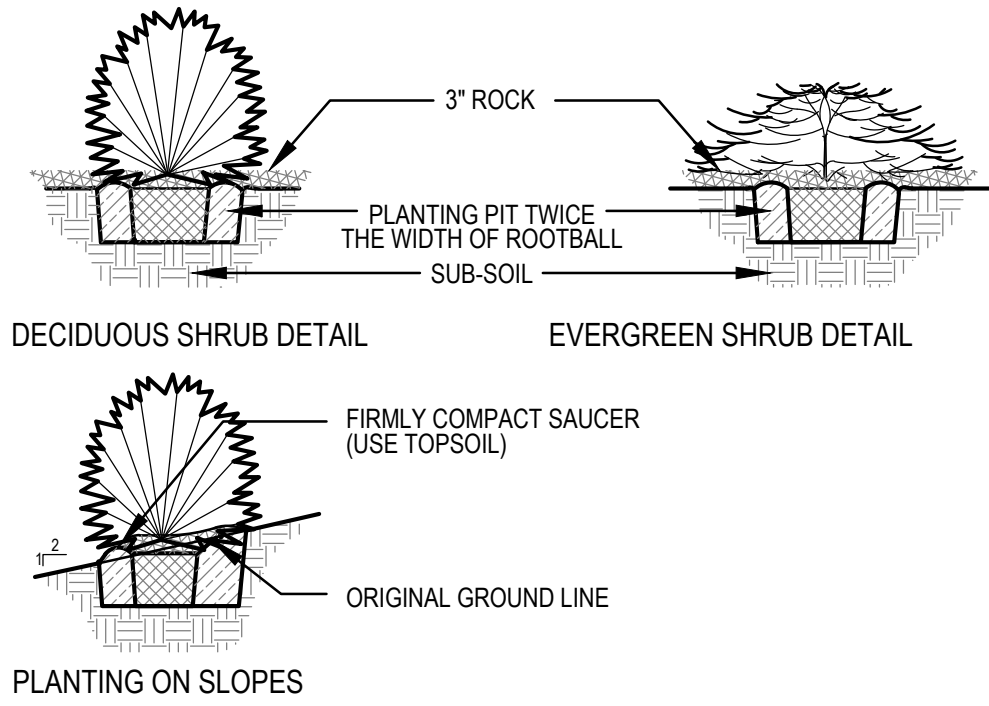
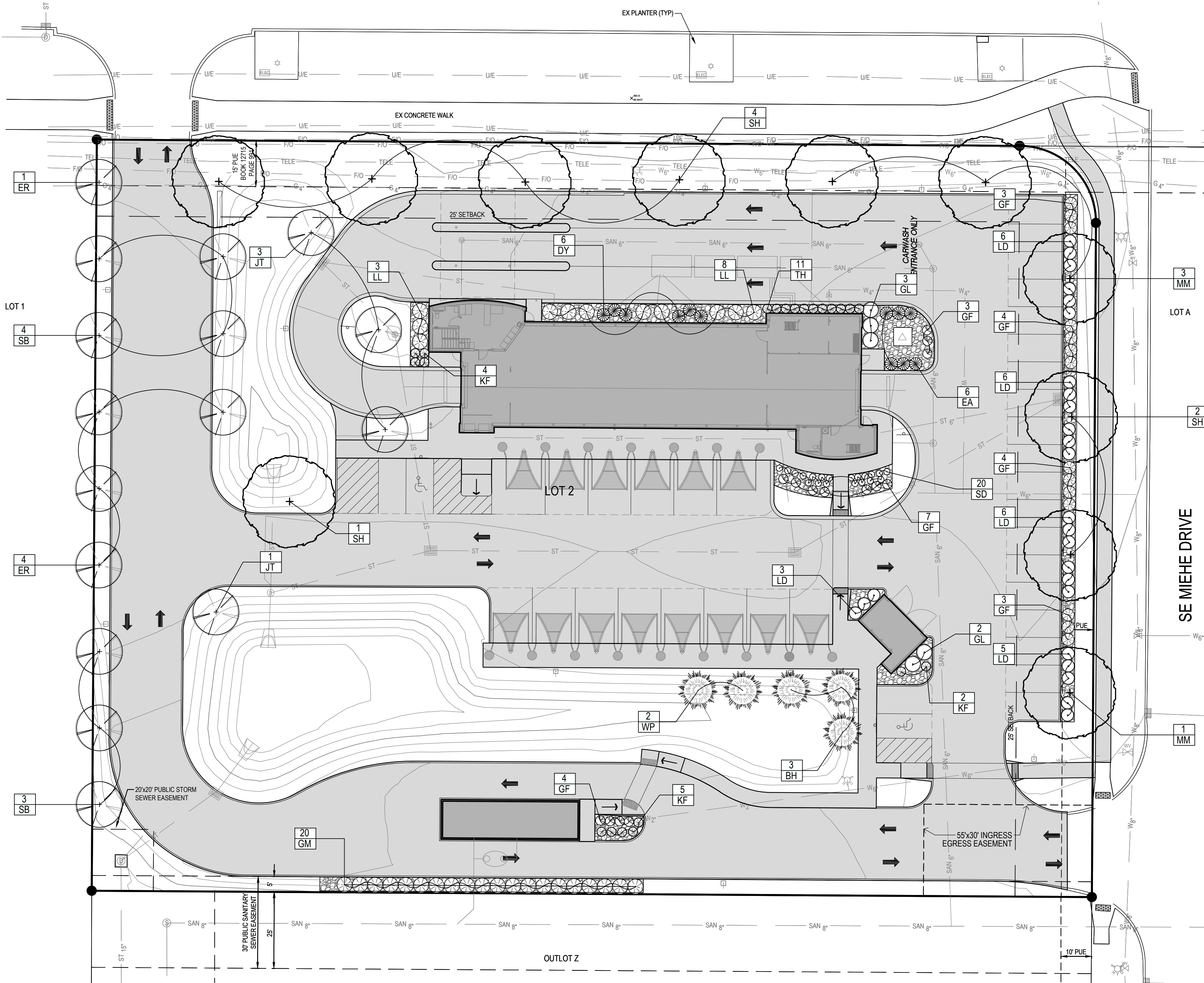
PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	ROOT	NOTES
MM	4	MARMO MAPLE	ACER X. FREEMANI 'MARMO'	2.0" CAL	B&B	MATCHED SPECIMENS
SH	7	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	2.0" CAL	B&B	MATCHED SPECIMENS
SB	7	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	1.5" CAL	B&B	MATCHED SPECIMENS (SINGLE TRUNK)
ER	5	EASTERN REDBUD	CERCIS CANADENSIS	1.5" CAL	B&B	MATCHED SPECIMENS
JT	4	JAPANESE TREE LILAC	SYRINGA RETICULATA	1.5" CAL	B&B	MATCHED SPECIMENS
WP	2	WHITE PINE	Pinus strobus	6' HGT	B&B	FULL FORM TO GROUND
BH	3	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6' HGT	B&B	FULL FORM TO GROUND
EA	6	EMERALD ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	36" HGT	CONT	FULL FORM - MATCHED
LL	11	LITTLE LIME HYDRANGEA	HYDRANGEA PANICULATA 'JANE'	#3	CONT	FULL FORM - MATCHED
LD	26	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	#3	CONT	FULL FORM - MATCHED
GL	8	GROW LO SUMAC	RHUS AROMATICA 'GROW LOW'	#5	CONT	FULL FORM - MATCHED
GF	38	GOLD FLAME SPIREA	SPIRAEA BUMALDA 'GOLDFLAME'	#5	CONT	FULL FORM - MATCHED
DY	6	DENSIFORMIS YEW	TAXUS MEDIA 'DENSIFORMIS'	36"	B&B	FULL FORM - MATCHED
GM	20	GREEN MOUND ALPINE CURRANT	RIBES ALPINUM 'GREEN MOUND'	#5	CONT	FULL FORM - MATCHED
TH	11	TUFTED HAIR GRASS	DESCHAMPSIA CAESPITOSA	#1	CONT	FULLY ROOTED IN CONTAINER
KF	13	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	#1	CONT	FULLY ROOTED IN CONTAINER
SD	20	STELLA D'ORO DAYLILY	HEMEROCALLIS X 'STELLA D'ORO'	#1	CONT	FULLY ROOTED IN CONTAINER

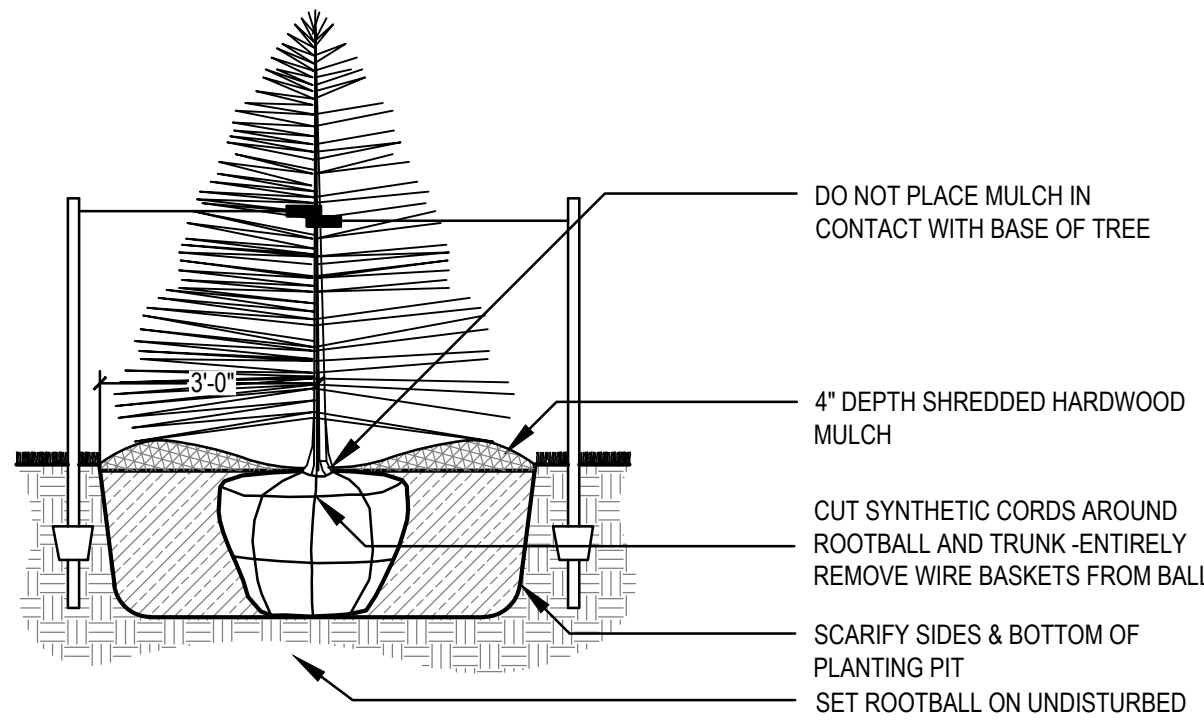


ROCK: WHEN NOTED SHRUB AND PERENNIAL PLANTING BEDS SHALL INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 3" THICK LAYER OF WASHED RIVER ROCK (1.5" NOMINAL SIZE). ALL ROCK BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER ROCK IS INSTALLED

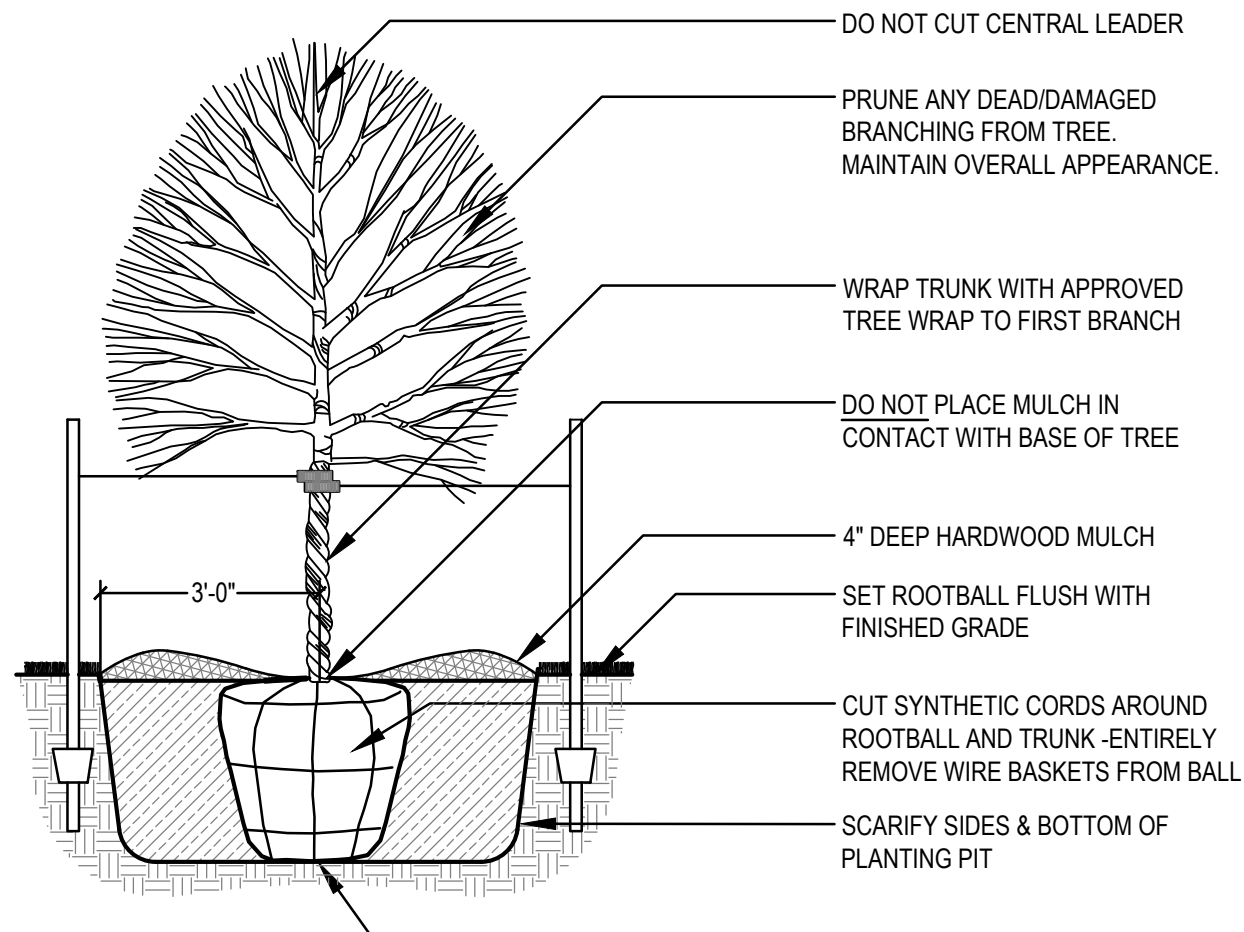
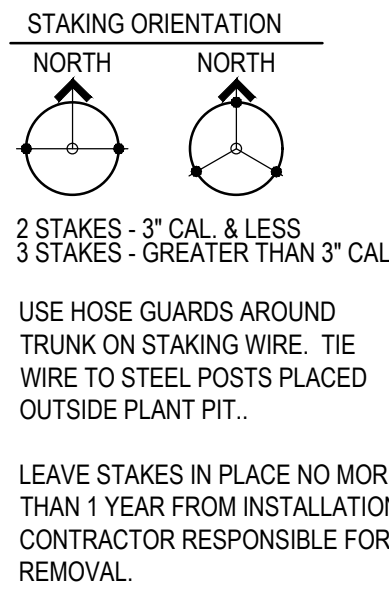
SOD: PROVIDE AND INSTALL SOD FROM LOCAL SUPPLIERS. AREAS TO BE SODDED MUST BE FREE OF ALL CONSTRUCTION DEBRIS AND ANY DIRT CLUMPS OVER 1" IN DIAMETER. THOROUGHLY WATER SOD UPON INSTALLATION. CONTRACTOR TO MAINTAIN WATERING UNTIL SOD IS ESTABLISHED (ROOTS KNITTED INTO SUBSURFACE)



SHRUB PLANTING (TYP)
SCALE: NOT TO SCALE



EVERGREEN TREE PLANTING (B&B)
SCALE: NOT TO SCALE



DECIDUOUS TREE PLANTING (TYP.)
SCALE: NOT TO SCALE

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LANDSCAPE PLAN

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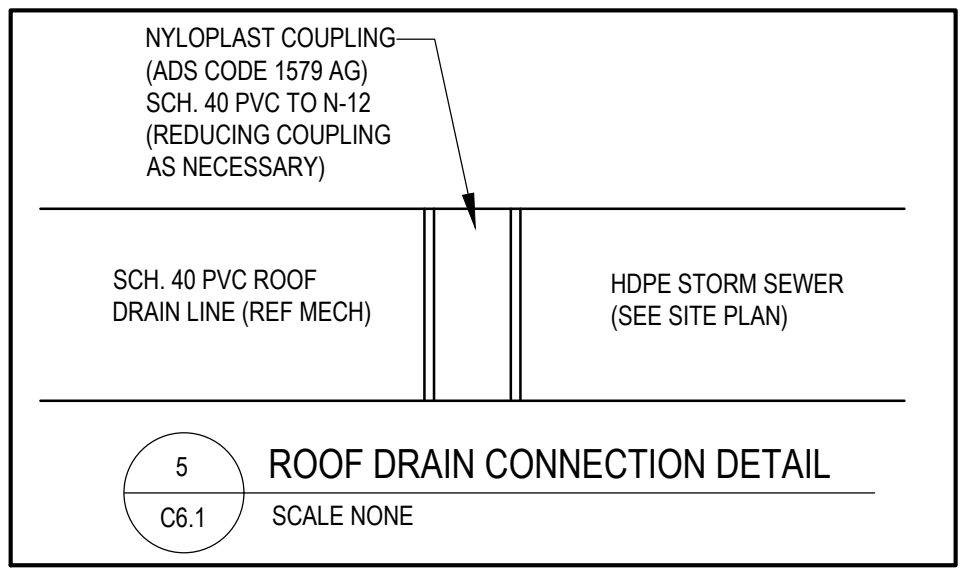
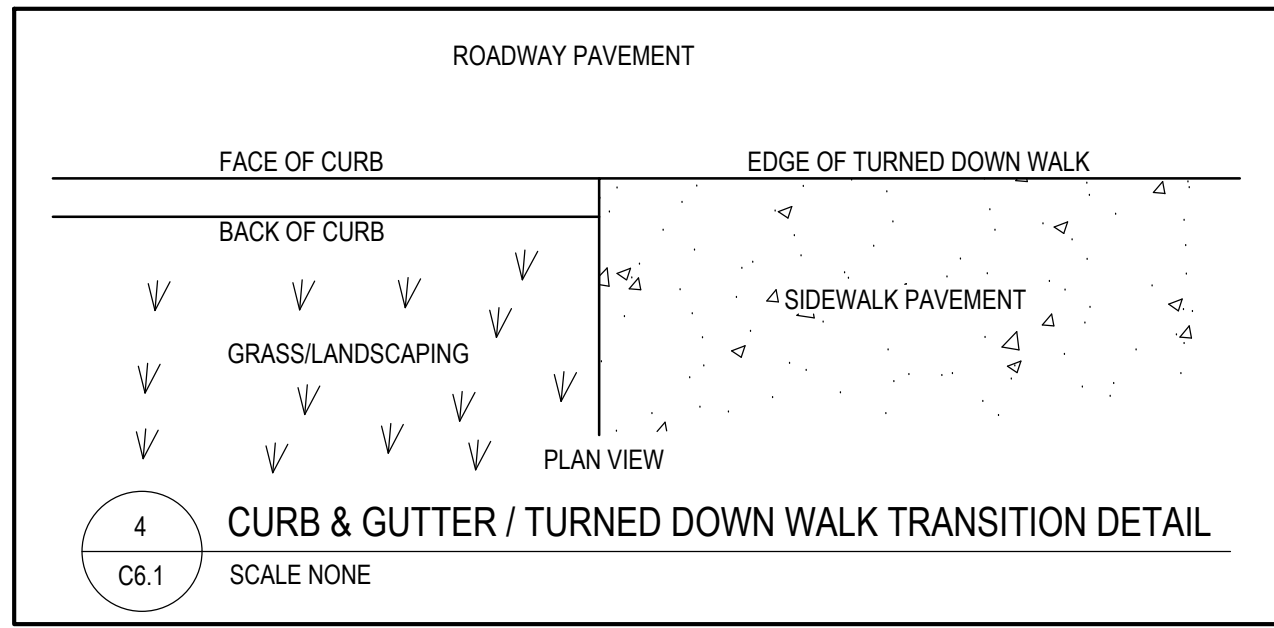
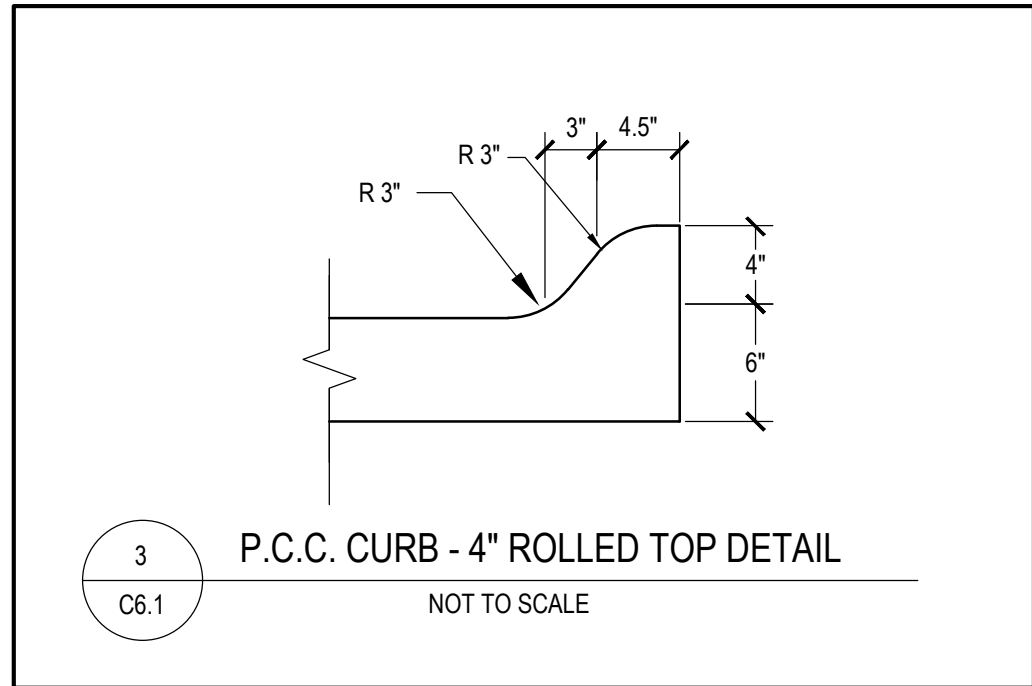
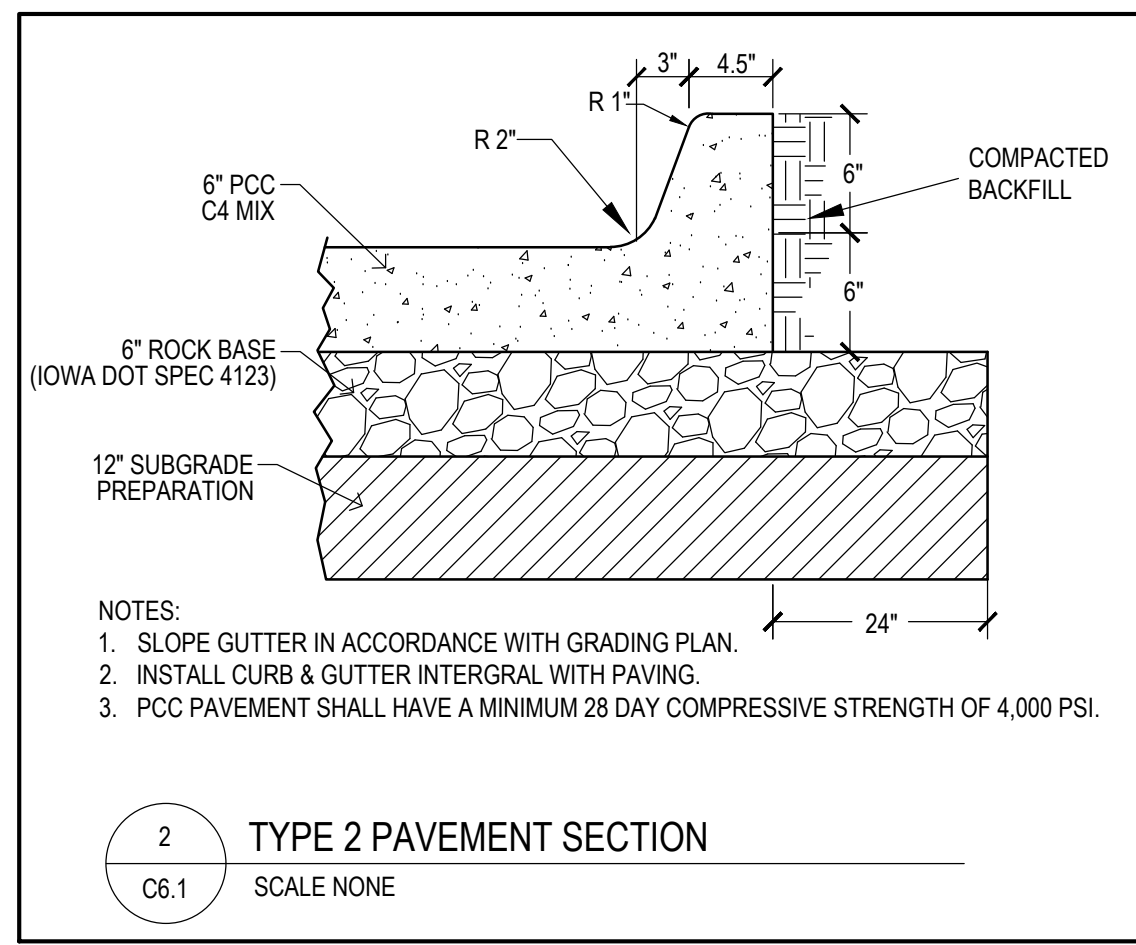
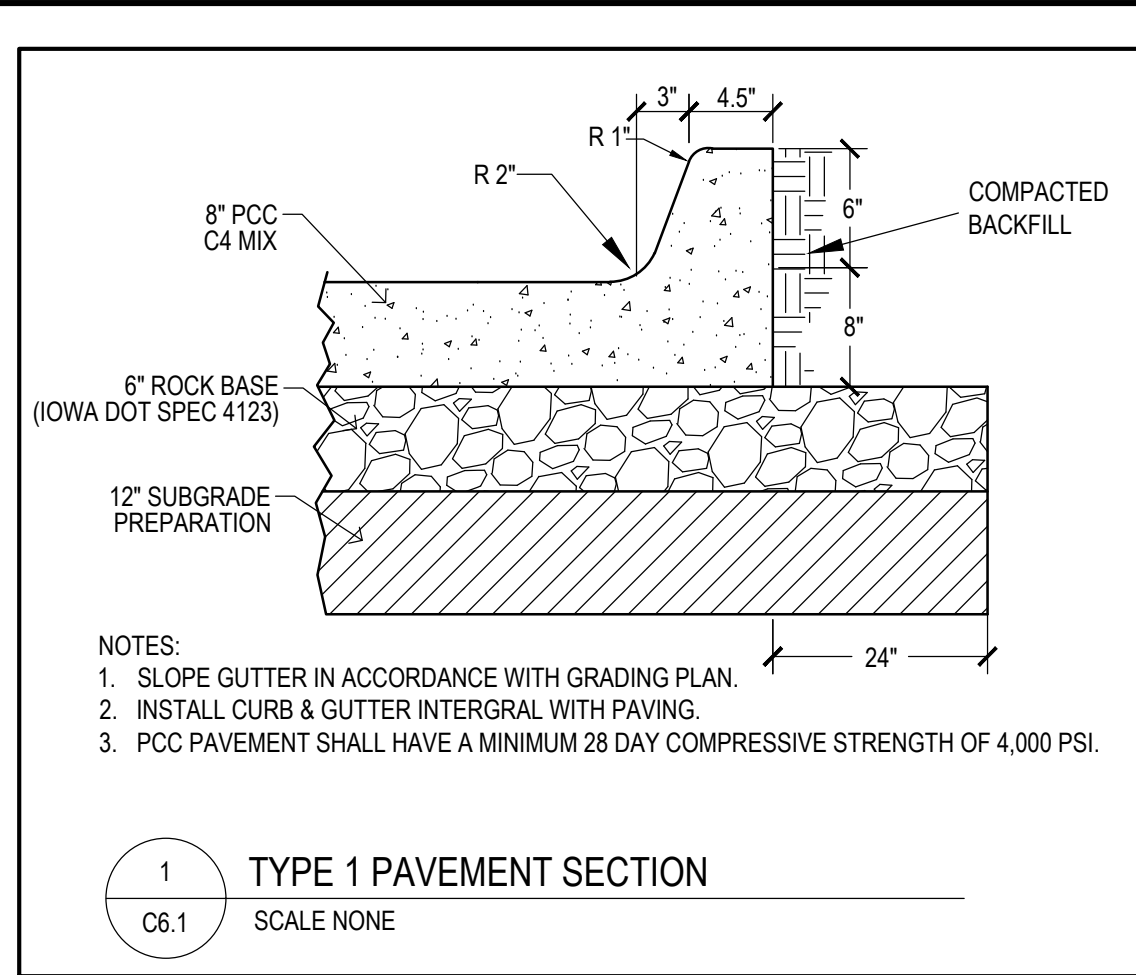
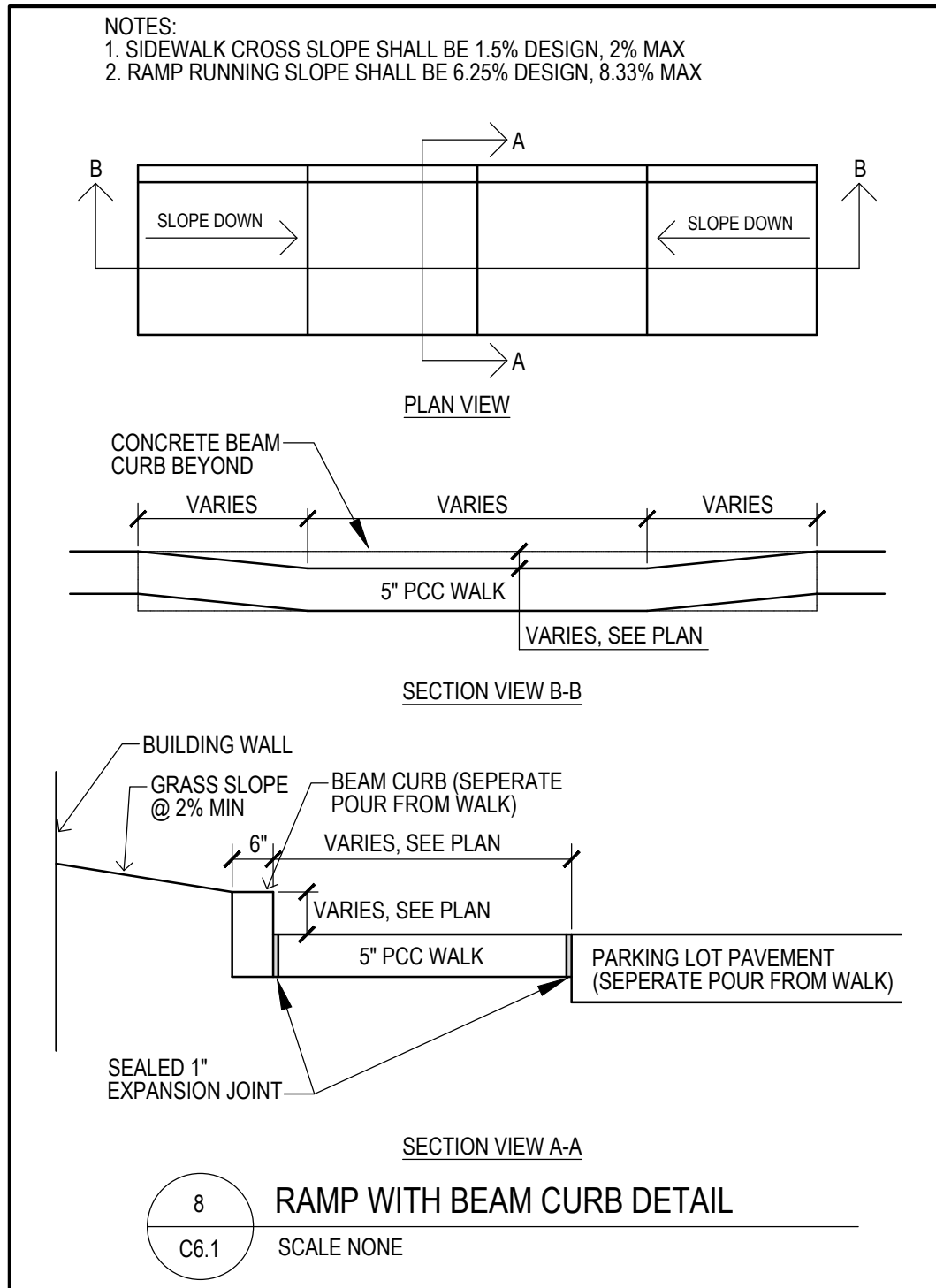
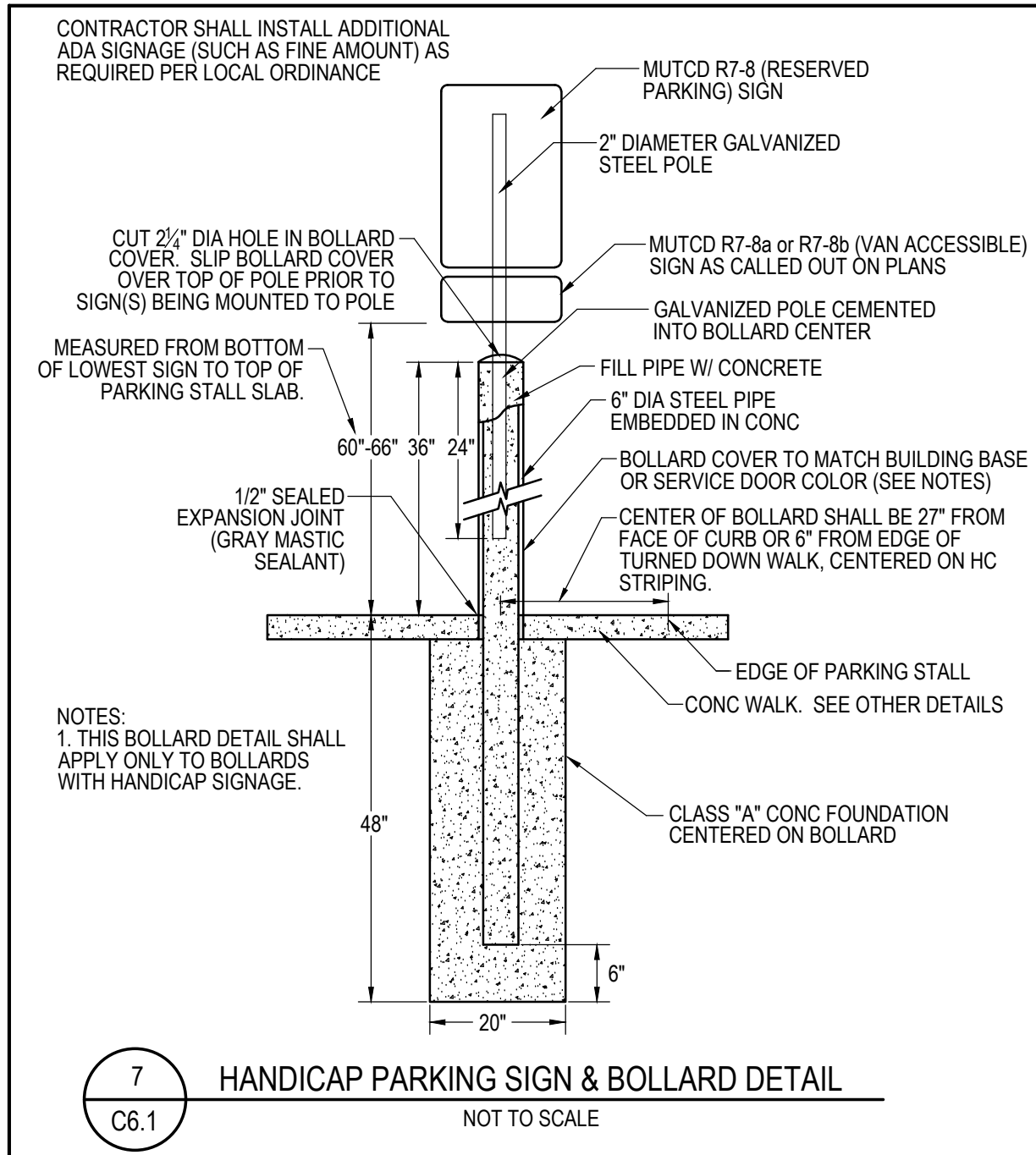
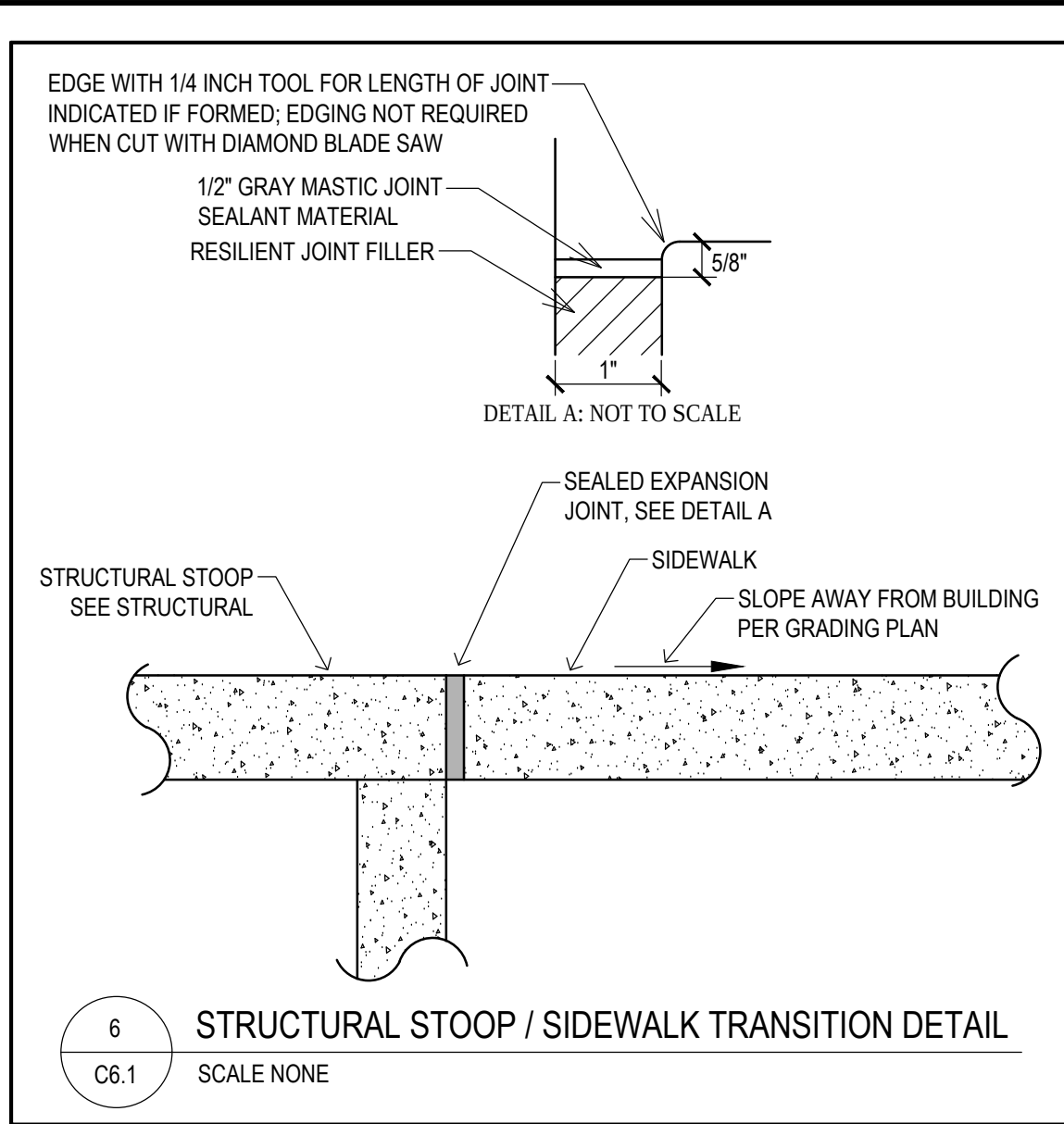
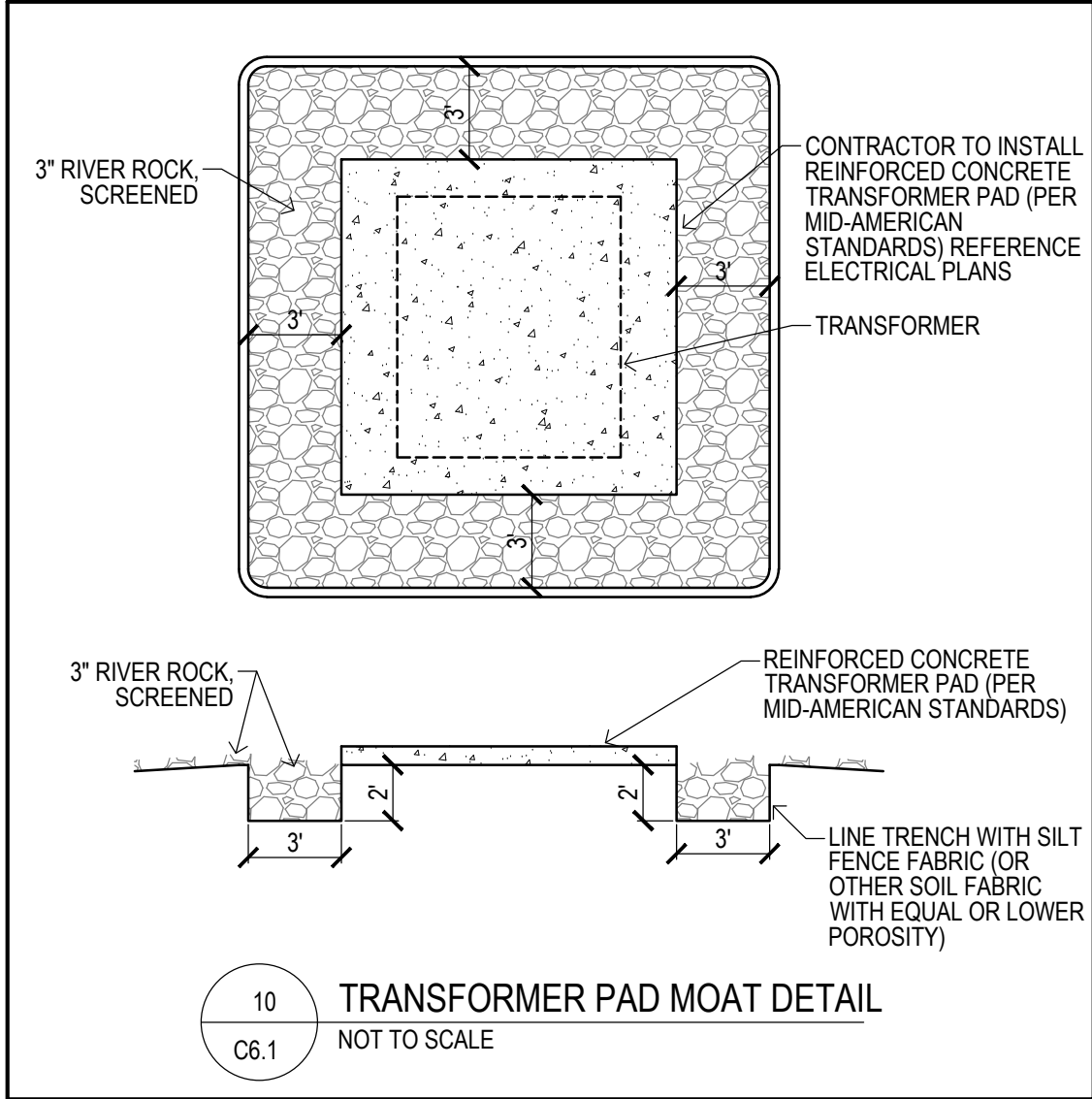
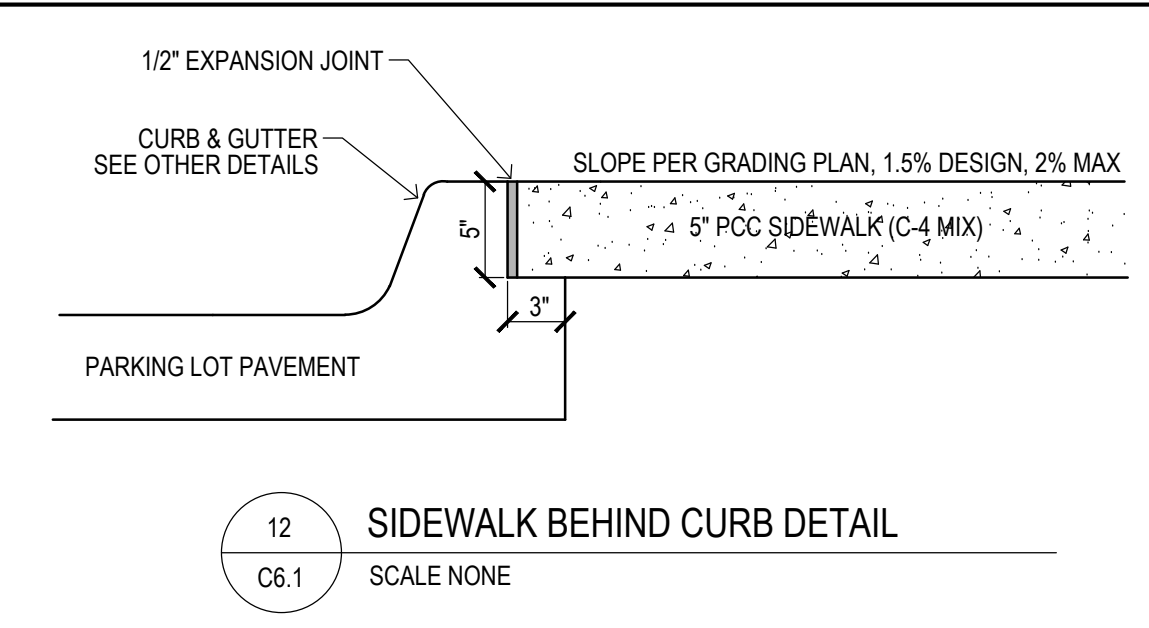
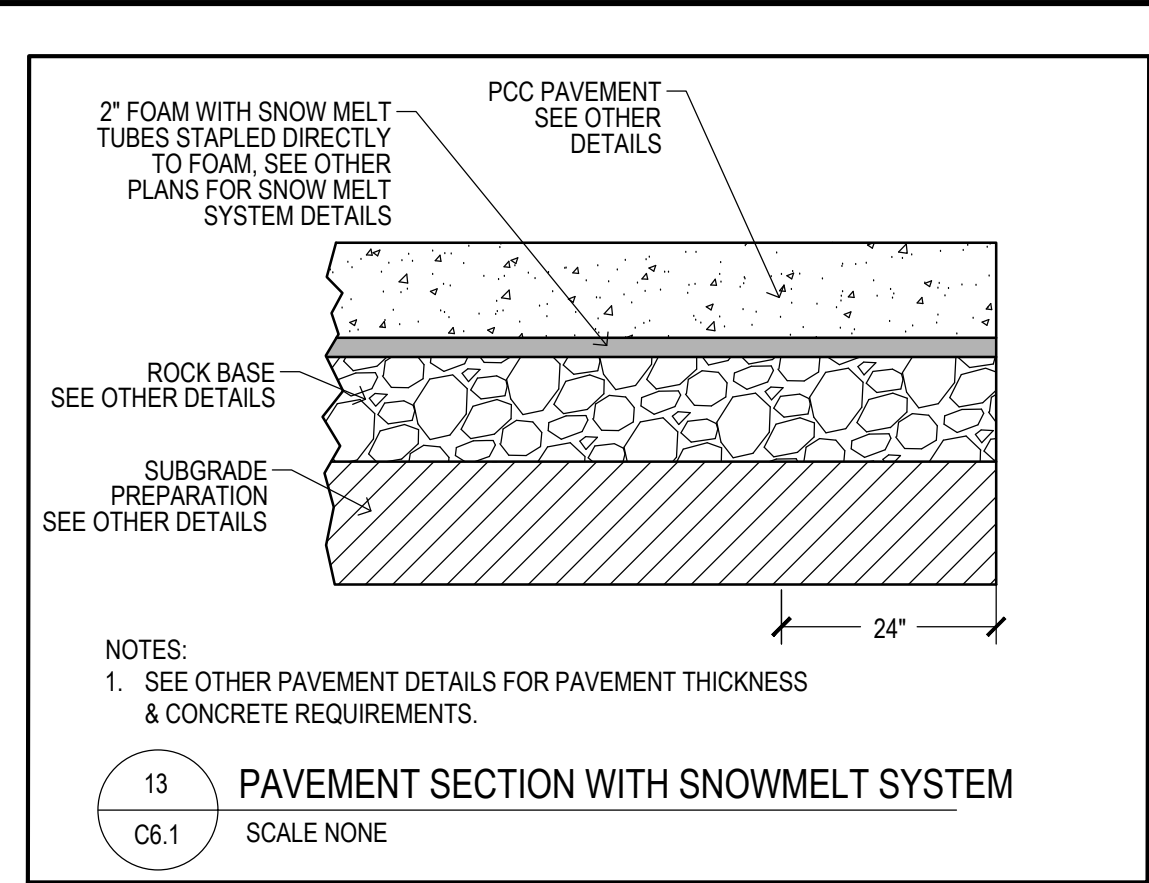
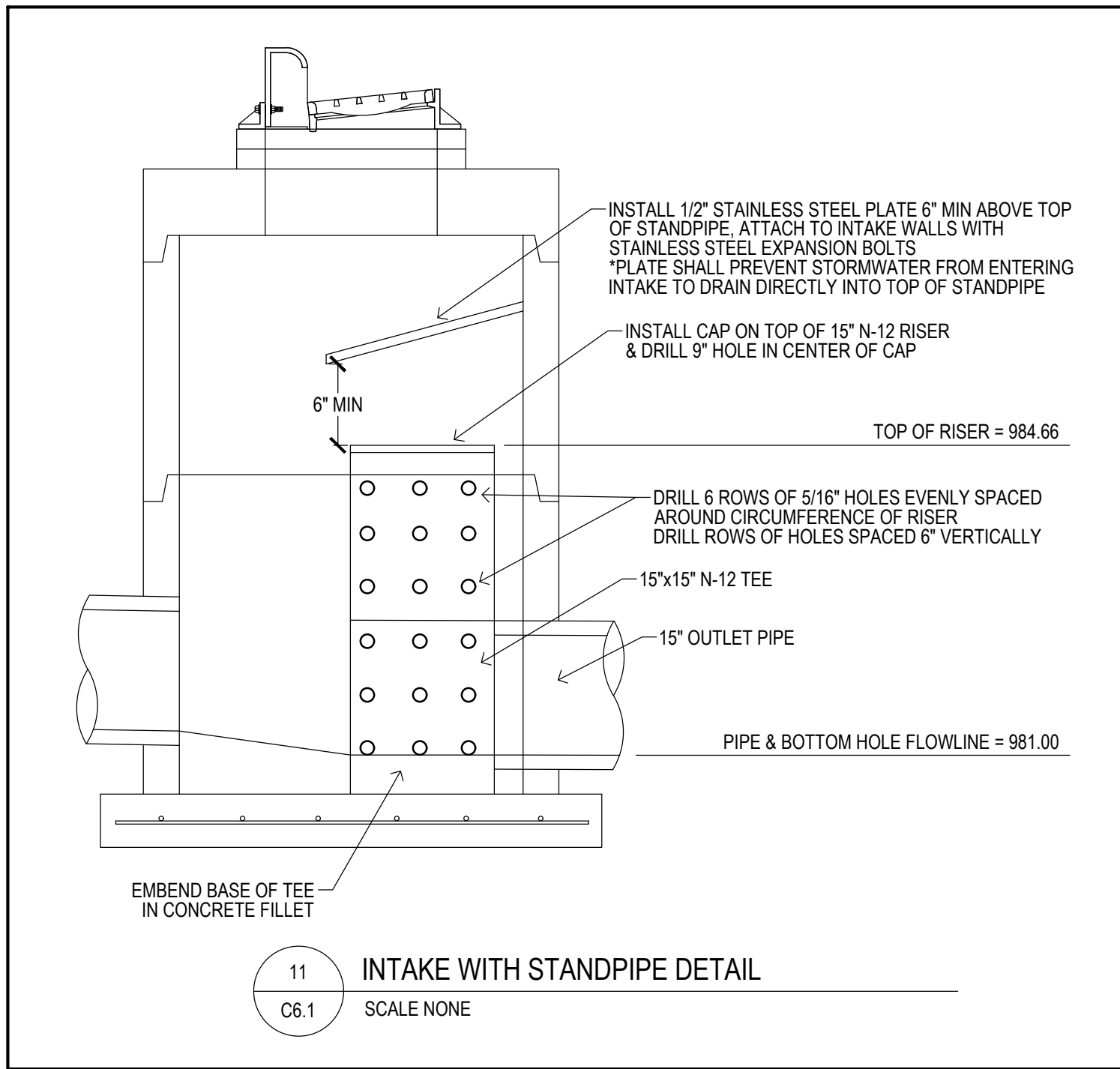
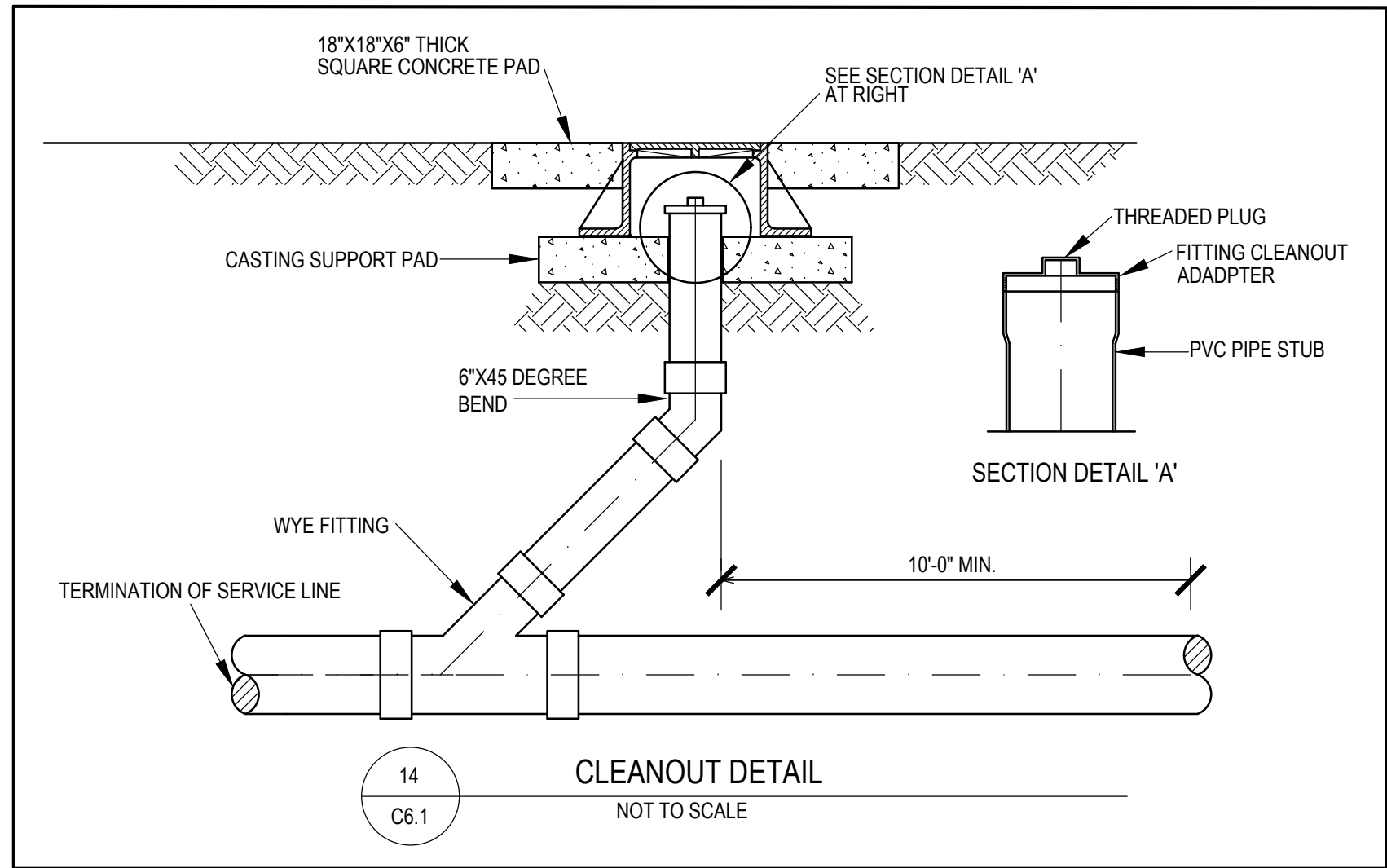
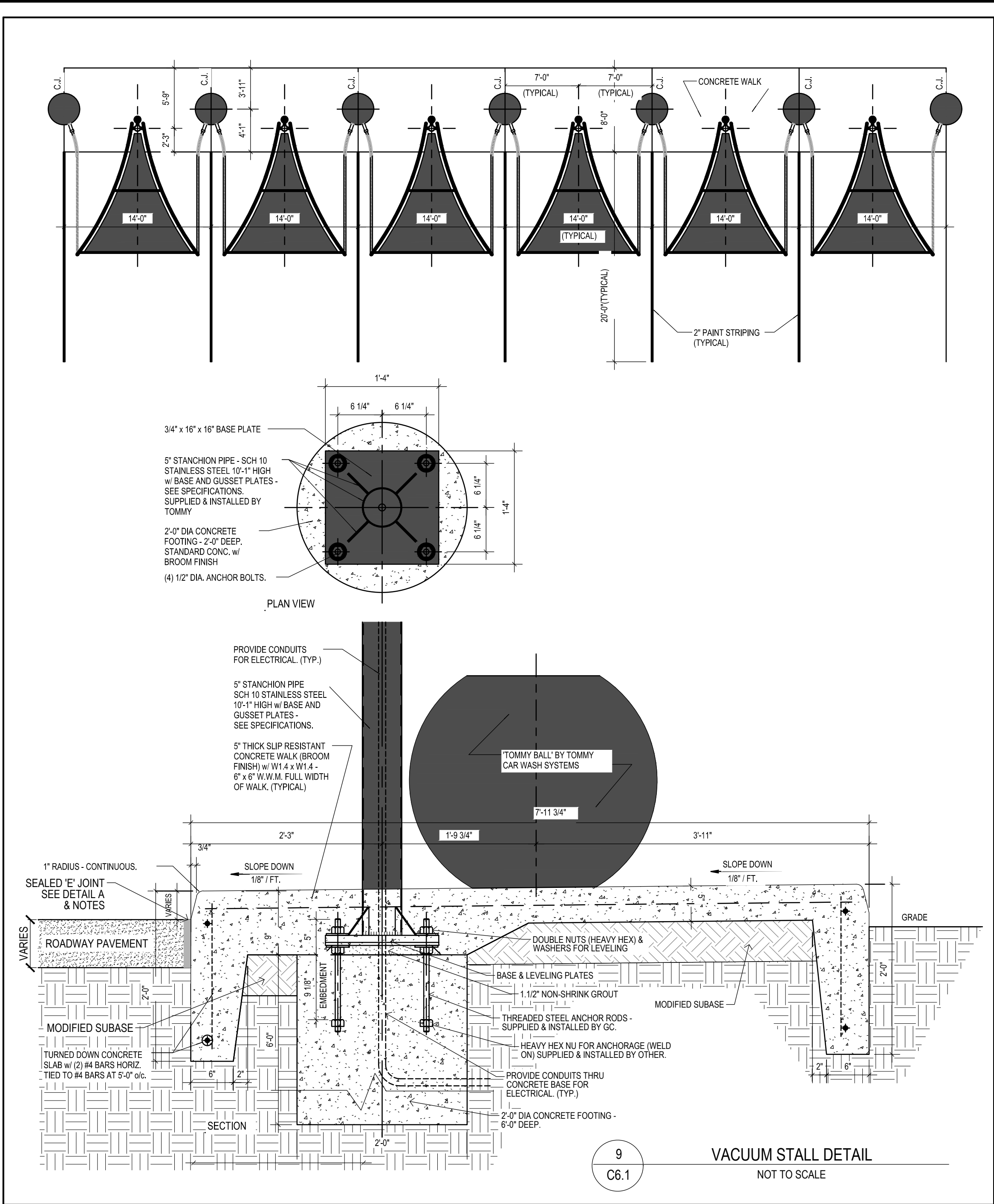
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1ST CITY SET 6/22/20
2ND CITY SET 8/14/20
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PROJECT NUMBER:
190434

SHEET NUMBER:

C5.1



STORM WATER POLLUTION PREVENTION PLAN

EROSION CONTROL NOTES:

1. SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
2. SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
3. INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
4. INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
5. INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
6. OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. LOCATION SHALL BE A MINIMUM OF 50-FEET FROM NEAREST INTAKE. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
10. CONTRACTOR SHALL PROVIDE APPROPRIATE CONTROLS TO PREVENT DISCHARGES FROM ANY AND ALL DEWATERING ACTIVITIES NECESSARY ON SITE.

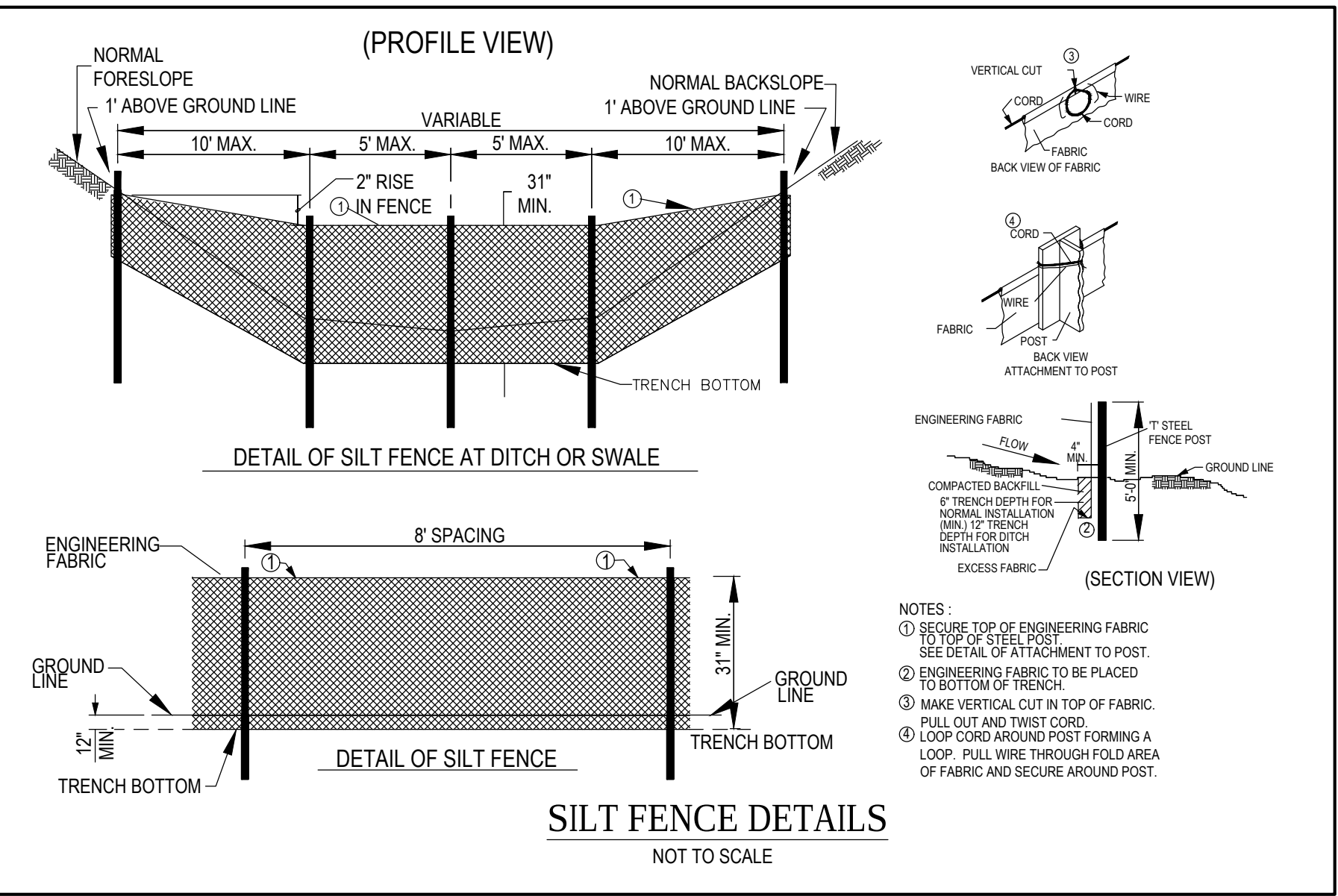
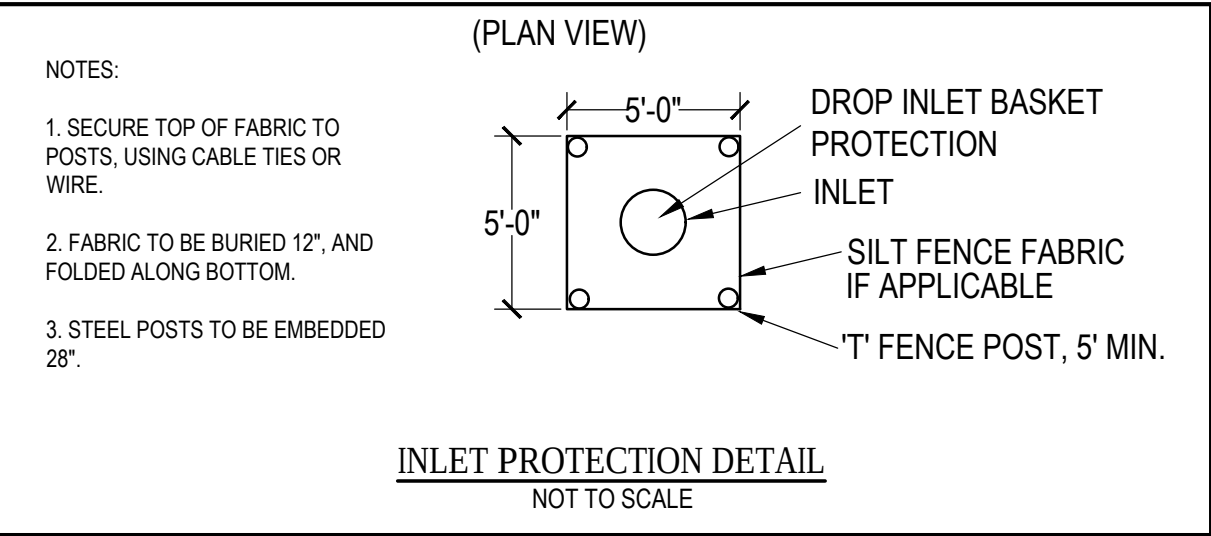
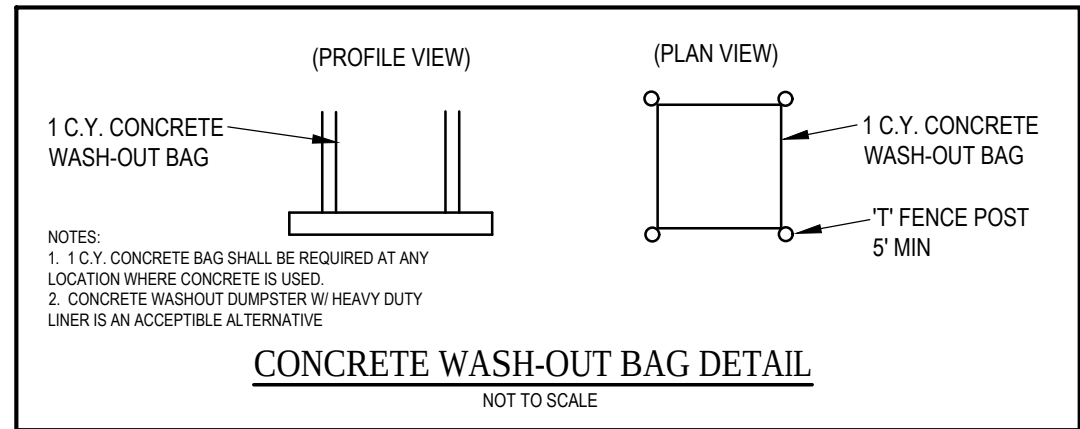
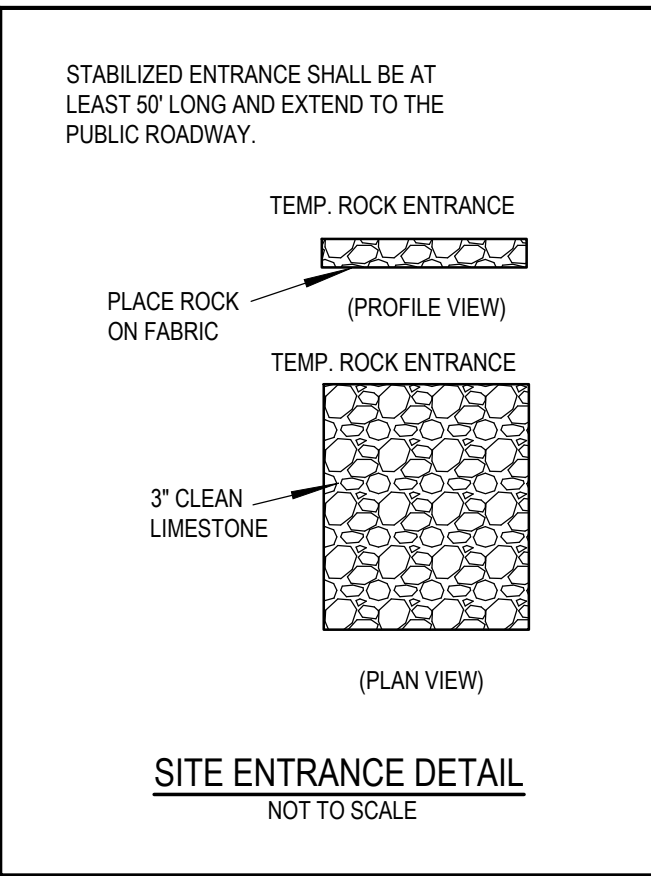
EROSION CONTROL REMOVAL NOTES:

1. AFTER FINAL STABILIZATION HAS OCCURRED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.

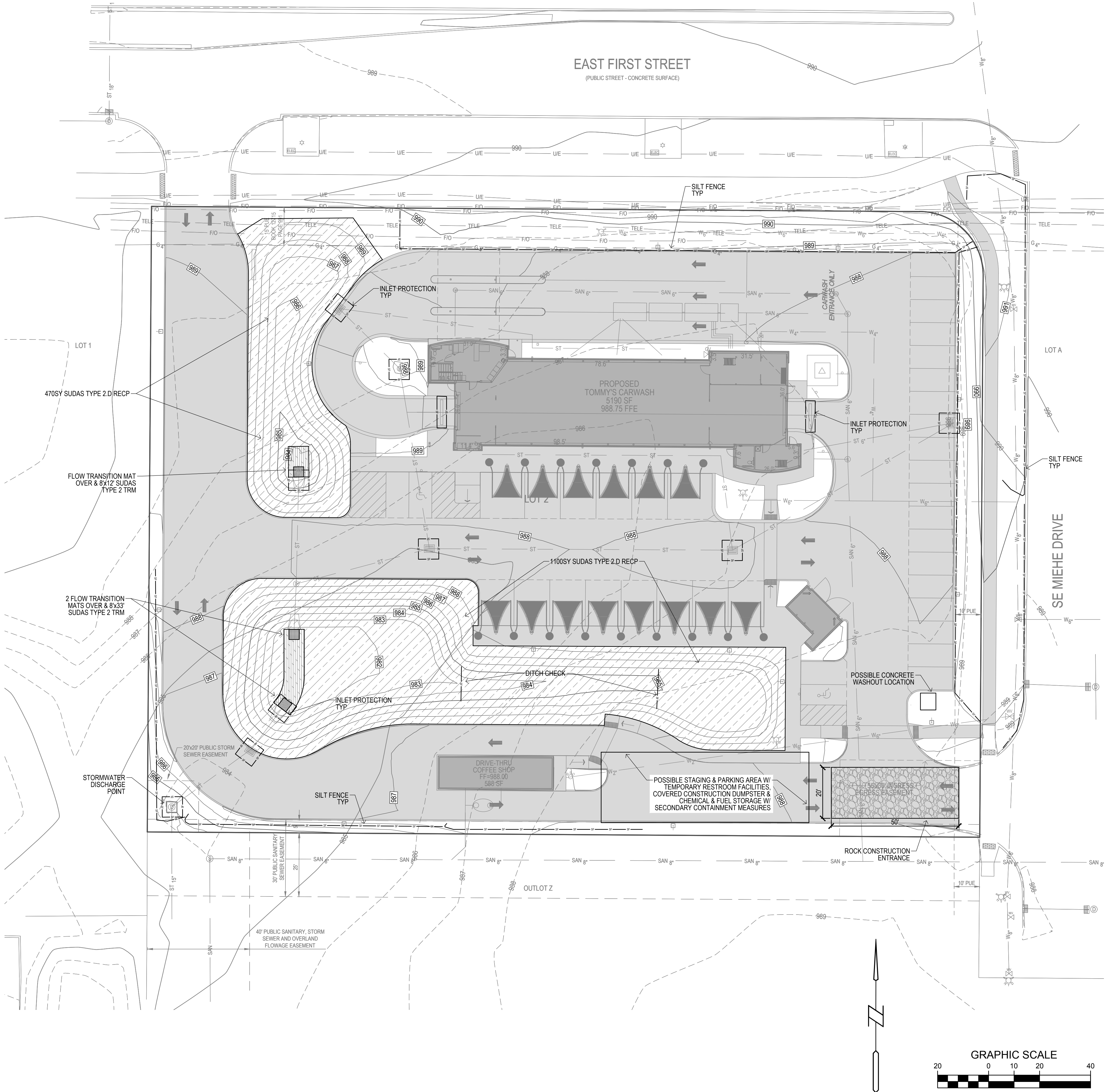
EROSION CONTROL QUANTITIES:

SILT FENCE	1000 LF
INLET PROTECTION	10 EA
RIP RAP	0 TONS
TRM	360 SF
RECP	1570 SY
SEEDING	0 AC
MULCHING	0 AC
SOD	27000 SF
WATTLE/FILTER SOCK	0 LF
ROCK CONSTRUCTION ENTRANCE	90 TONS

*NOTE: EROSION CONTROL QUANTITIES ARE PROVIDED FOR CITY REQUIREMENT ONLY AND AREA ROUGH ESTIMATE. CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO MEET SITE CONDITIONS.



UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.



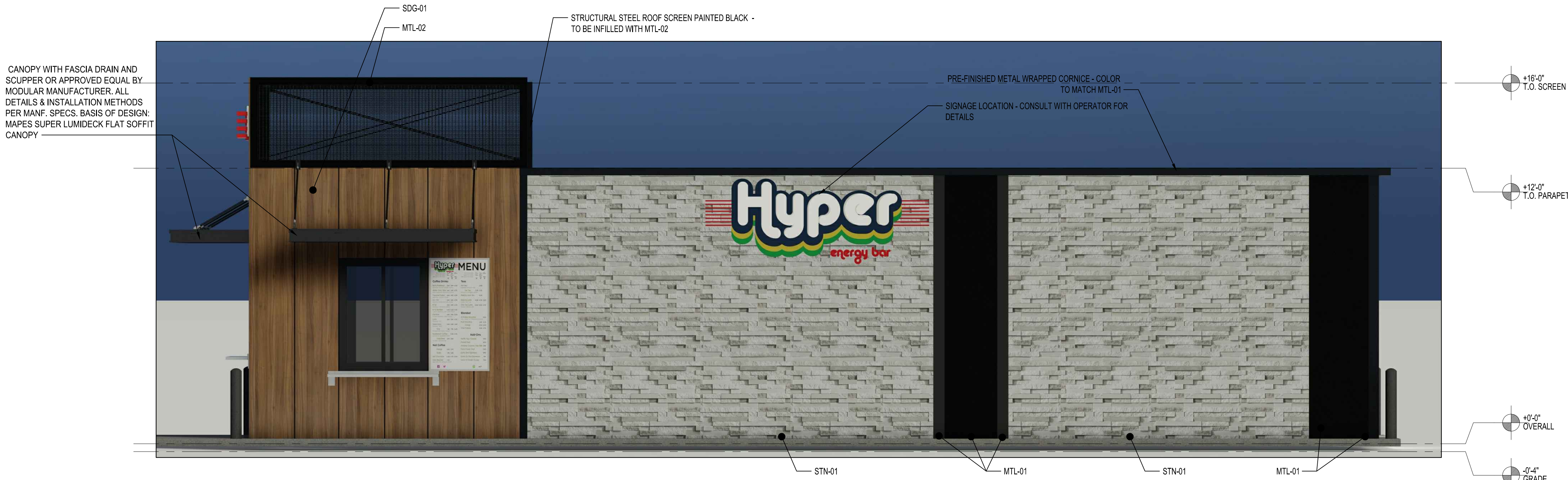
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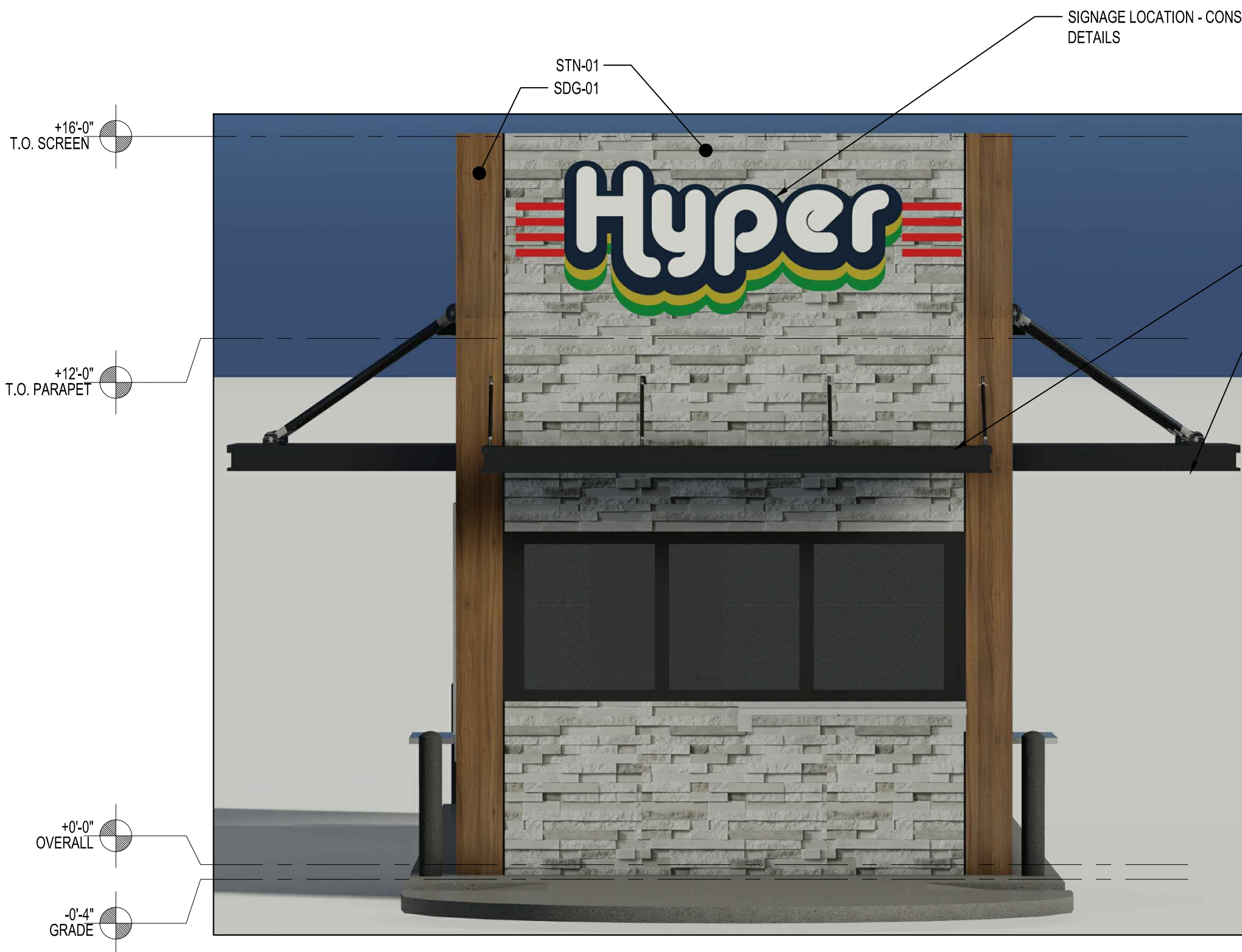
GENERAL NOTES:	
1. PROVIDE DEDICATED CIRCUIT AT ALL BUILDING SIGNAGE LOCATIONS	
2. ALL EXPOSED FLASHINGS AND METALWORK TO BE BLACK ANODIZED, OR TO MATCH.	
EXTERIOR FINISH LEGEND	
SDG-01	ALPOLIC ACM PANEL RAIN SCREEN, FINISH: WALNUT
STN-01	CULTURED STONE - PROFIT TERRAIN LEDGESTONE FINISH: ETHOS
MTL-01	MDS PERIMETER EXTRUSION SET PANEL SYSTEM - BLACK W/ HIDDEN FASTENERS. ANY EXPOSED FASTENERS TO BE FINISHED TO MATCH PANELS. PANEL ORIENTATION VERTICAL
MTL-02	MCNICHOLS PERFORATED METAL - HANOVER SQUARE 2046
NOTE: THIS IS A PREFABRICATED MODULAR FACILITY	

OVERALL MATERIAL PERCENTAGES:		TOTAL BUILDING SF = 1,338 SF
MATERIAL	PERCENTAGE (%)	MATERIAL SF
STONE	63%	844 SF
ACM PANEL	24%	319 SF
OTHER	13%	189 SF
* EXCLUDING GLAZING		
NORTH MATERIAL PERCENTAGES:		TOTAL SF = 543 SF
MATERIAL	PERCENTAGE (%)	MATERIAL SF
STONE	60%	325 SF
ACM PANEL	25%	134 SF
OPENINGS	4%	20 SF
OTHER	11%	64 SF

COLORED ELEVATION - NORTH

1
A2.03

NOT TO SCALE



COLORED ELEVATION - EAST

2
A2.03

NOT TO SCALE

OVERALL MATERIAL PERCENTAGES:		TOTAL BUILDING SF = 1,338 SF
MATERIAL	PERCENTAGE (%)	MATERIAL SF
STONE	63%	844 SF
ACM PANEL	24%	319 SF
OTHER	13%	189 SF
* EXCLUDING GLAZING		
EAST MATERIAL PERCENTAGES:		TOTAL SF = 222 SF
MATERIAL	PERCENTAGE (%)	MATERIAL SF
STONE	60%	133 SF
ACM PANEL	23%	51 SF
OPENINGS	17%	38 SF
OTHER	0%	0 SF



COLORED ELEVATION - WEST

3
A2.03

NOT TO SCALE

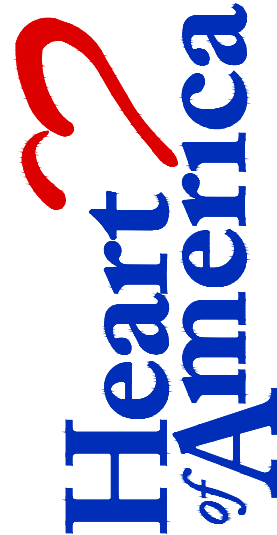
OVERALL MATERIAL PERCENTAGES:		TOTAL BUILDING SF = 1,338 SF
MATERIAL	PERCENTAGE (%)	MATERIAL SF
STONE	63%	844 SF
ACM PANEL	24%	319 SF
OTHER	13%	189 SF
* EXCLUDING GLAZING		
WEST MATERIAL PERCENTAGES:		TOTAL SF = 150 SF
MATERIAL	PERCENTAGE (%)	MATERIAL SF
STONE	41%	61 SF
ACM PANEL	0%	0 SF
OPENINGS	18%	28 SF
OTHER	41%	61 SF

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

Date:	06-10-20
Designed by:	HOAD
Drawn by:	LAU
Checked by:	DEO

ISSUED FOR PERMIT:	
XX-XX-XX	
Revisions:	
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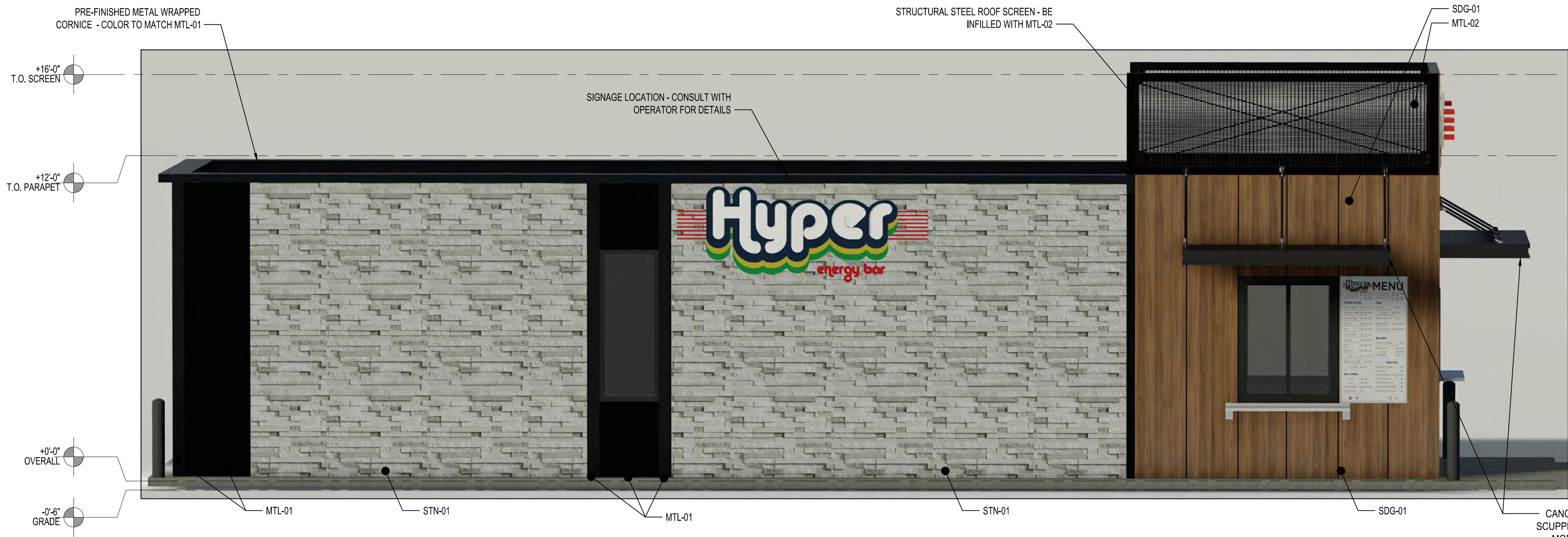
HYPER ENERGY BAR



MODULAR CONSTRUCTION
LOCATION: TBD

Corporate Offices located at 1501 RIVER DRIVE - MOLINE, ILLINOIS 61265 - PHONE 309.797.9300 © 2020

Project No. XXX
Sheet Content:
COLORED ELEVATIONS
Sheet No.
A2.03



GENERAL NOTES:	
1. PROVIDE DEDICATED CIRCUIT AT ALL BUILDING SIGNAGE LOCATIONS	
2. ALL EXPOSED FLASHINGS AND METALWORK TO BE BLACK ANODIZED, OR TO MATCH.	
EXTERIOR FINISH LEGEND	
SDG-01	ALPOLIC ACM PANEL RAIN SCREEN, FINISH: WALNUT
STN-01	CULTURED STONE - PROFIT TERRAIN LEDGESTONE FINISH: ETHOS
MTL-01	MDS PERIMETER EXTRUSION SET PANEL SYSTEM - BLACK W/ HIDDEN FASTENERS. ANY EXPOSED FASTENERS TO BE FINISHED TO MATCH PANELS. PANEL ORIENTATION VERTICAL
MTL-02	MCNICHOLS PERFORATED METAL - HANOVER SQUARE 2046
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ACM PANEL	24%	319 SF
OTHER	13%	189 SF
* EXCLUDING GLAZING		
SOUTH MATERIAL PERCENTAGES:		TOTAL SF = 543 SF
MATERIAL	PERCENTAGE (%)	MATERIAL SF
STONE	60%	325 SF
ACM PANEL	25%	134 SF
OPENINGS	6%	34 SF
OTHER	9%	50 SF

CANOPY WITH FASCIA DRAIN AND SCUPPER OR APPROVED EQUAL BY MODULAR MANUFACTURER. ALL DETAILS & INSTALLATION METHODS PER MANF. SPECS. BASIS OF DESIGN: MAPES SUPER LUMIDECK FLAT SOFFIT CANOPY

COLORED ELEVATION - SOUTH

NOT TO SCALE

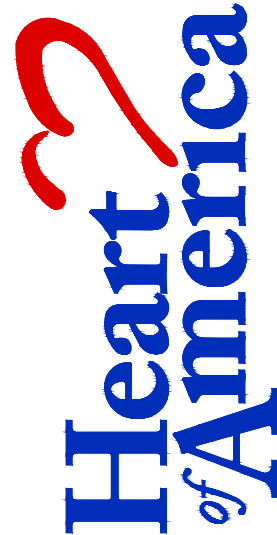
SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

Date:	06-10-20
Designed by:	HOAD
Drawn by:	LAU
Checked by:	DEO

ISSUED FOR PERMIT:	
XX-XX-XX	
Revisions:	
△	
△	
△	
△	
△	
△	
△	

HYPER ENERGY BAR

MODULAR CONSTRUCTION
LOCATION: TBD



Corporate Offices located at 1501 RIVER DRIVE - MOLINE, ILLINOIS 61265 - PHONE 309.797.9300 © 2020

Project No. XXX
Sheet Content:
COLORED ELEVATIONS
Sheet No.
A2.04

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: September 1, 2020
RE: Dollar Tree – Site Plan

GENERAL INFORMATION:

Applicant:

Civil Design Advantage

Requested Action

Site Plan

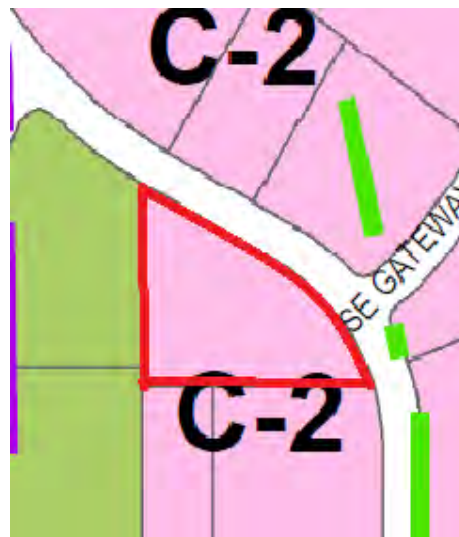
Location

480 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	Mixed Use 1	C-2
North	Commercial	General Commercial	C-2
South	Vacant	Mixed Use 1	C-2
East	Vacant	General Commercial	C-2
West	Post Office	Civic	R-3

BACKGROUND:

The applicant is requesting approval of the site plan for a 9,999 square foot Dollar Tree retail store located at 430 SE Gateway Drive.

The property is located within the C-2 zoning district and is within Zone 2 of the Highway 141 Mixed Use Development Corridor District.

ANALYSIS:*Building/Elevations:*

The façade is proposed to be principally constructed stone and fiber cement panels. The dumpster enclosure will be constructed of CMU block with a cedar plank gate. The elevations appear to meet all of the minimum architectural standards within the Highway 141 Zone 1 Overlay.

Site Layout:

The site will be accessed from one driveway off of SE Gateway Drive which will line up with the driveway for child care center across the street. Pedestrian connectivity is provided via a sidewalk along SE Gateway with a sidewalk connection leading to the building.

Pole mounted light fixtures are provided throughout the parking lot. Staff has asked for up lighting on the east elevation per the Highway 141 Corridor requirements.

A portion of the dumpster and enclosure crosses into the floodplain so appropriate footings and floodproof materials have been provided.

Parking:

The site provides more than the required number of parking spaces for the site with 41 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, within landscape islands, and around the transformer to shield it from public view.

Utilities:

A new 6" sanitary sewer will connect to the existing 8" sanitary sewer on the south/west side of SE Gateway and run south to the building.

A new 6" water service will connect to an existing 6" stub located on the east side of the site and will be constructed west to connect to the building. The building is proposed to be fitted with a fire suppression system and therefore an FDC is not provided. Appropriate hydrant coverage is provided.

Stormwater is managed within two detention basins located along SE Gateway Drive.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for the Dollar Tree 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

~~August 4, 2020~~

August 28, 2020

Civil Design Advantage

Attn: Bob Gibson

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: Dollar Tree Site Plan

Dear Mr. Gibson:

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

General Comments/Cover Sheet:

- ~~1. Revise required open space to 15%.~~
- ~~2. Update construction schedule.~~
- ~~3. Add building height requirement to development summary.~~
- ~~4. Add flood zone and effective date.~~
- ~~5. Show roof drains and connections.~~
- ~~6. Provide Geotech report.~~

Sheet 2:

- ~~1. Provide dumpster enclosure details (dimensions, height, footings).~~
- ~~2. Provide signage and wheel stop detail.~~
- ~~3. Under General Note 5, change Construction Division to Engineering Dept.~~

Sheet 3:

- ~~1. Adjust sidewalk connection from SE Gateway to 5².~~

- ~~2. Add truncated domes to internal pedestrian crossing.~~
3. Add stop bar pavement markings and signage. **Please add stop bar at driveway entrance.**
- ~~4. Add ROW pavement, thickness to be 8" PCC.~~
- ~~5. Pick HMA or concrete. If HMA is used, curb needs to be PCC curb.~~
- ~~6. Label the number of parking spaces in each row.~~

Sheet 4:

- ~~1. Add the floodplain line.~~
- ~~2. 2% minimum fall is required in the detention basin. Please label slope.~~

Sheet 6:

- ~~1. Remove the flumes into the basin. Use intakes.~~
- ~~2. Commercial water service to be 2", provide curb stop approximately 5' from building.~~
3. Note that the sanitary sewer connection will be made utilizing a Romac Saddle or approved equal. The existing sanitary main will need to be **video** inspected at the tap. **Add "video" to Utility Note #16.**
- ~~4. Provide a bend in 15" RCP (L-5) to direct into channel.~~
- ~~5. The Knox Box noted shall be obtained from Knox at www.knoxbox.com.~~
- ~~6. Per Section 903.2 of the City of Grimes Fire Code, the building depicted shall be equipped with an automatic fire sprinkler system. The plan does not depict a fire service main to supply a fire sprinkler system. Additionally, a fire hydrant shall be located within 100 feet of the fire department connection of the fire sprinkler system per Section 507.5.1.1 of the City of Grimes Fire Code.~~
- ~~7. The fire hydrant coverage depicted does not meet the requirements of Section 507.5.1 of the City of Grimes Fire Code, which requires fire hydrants within 150 feet of the building along an approved route.~~

~~8. Demonstrate hydrant coverage in a 150' linear route. The route cannot be obstructed by parking, landscaping, or other obstacles.~~

9. Label footage on watermain.

Sheet 8:

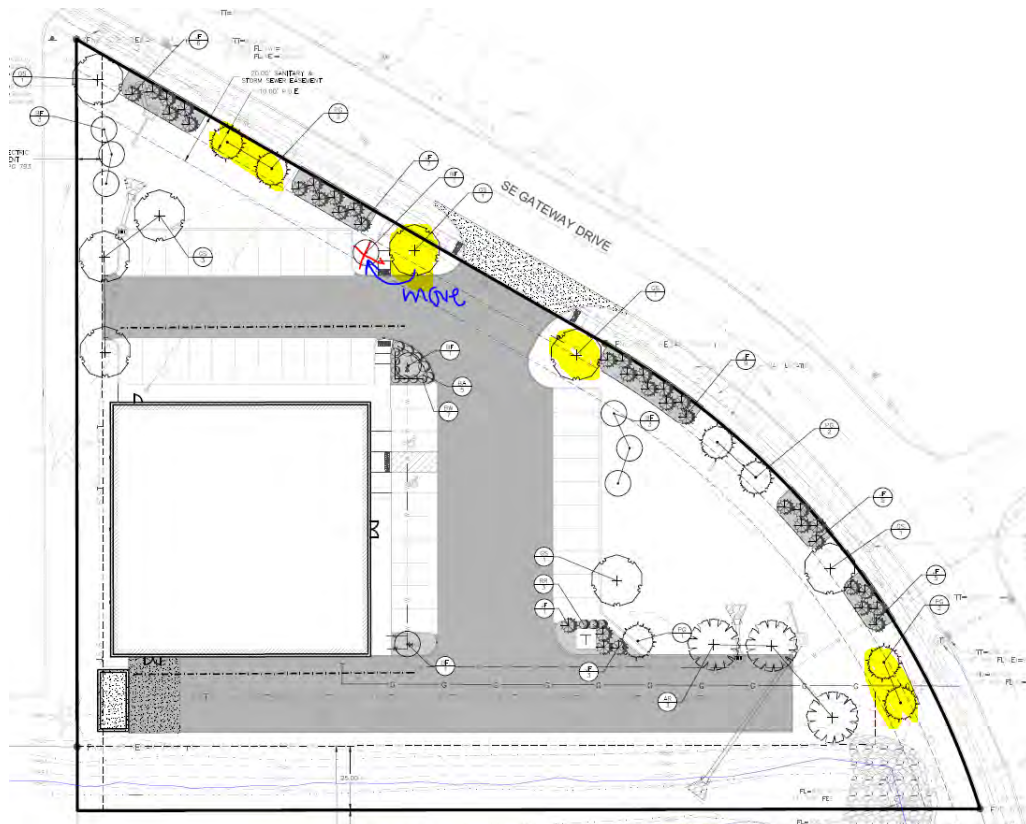
~~1. Revise required open space to 15%.~~

~~2. Update open space trees and shrubs based on 15% required open space.~~

~~3. Screen transformer from the ROW.~~

~~4. At a minimum, the ROW and front setback are required to be sodded. Staff would prefer sod for entire site. Please revise note 5.~~

5. A few of the trees are too close to the sanitary sewer. Please move the trees highlighted below back from the sanitary sewer line. Please move the honey locust to the other side of the sidewalk and remove the white birch.



Photometrics:

- ~~1. Show foot candles at the property line. Should be 0.~~

Architecture:

- ~~1. Provide dumpster enclosure elevation and materials. Dumpster enclosure will need to be constructed with flood proof materials and be secured to a footing.~~
- ~~2. Stucco is considered trim. A maximum of 25% of the east building face excluding windows, can be trim. Please revise.~~
- ~~3. A minimum of 75% of the building excluding windows must be primary material. Please revise.~~
- ~~4. The east and north elevations need to have a minimum of 20% glazing.~~
- ~~5. Extend the parapet on the north and south elevations to hide the parapet supports.~~
- ~~6. Provide a list of 5 treatments that are included on the elevations (page 17 of the Hwy 141 regulations). Please add the list to the elevation drawings.~~
- ~~7. Add color striping on the west elevation similar to the south elevation.~~
8. Please provide up lighting on the east elevation and provide cut sheets.

SWPPP

1. Please provide SWPPP report.

Stormwater Management Plan (SWMP)

1. Please provide treatment of WQv storm water event as per ISWMM and SUDAS. Detention basins are no longer recognized as an acceptable WQv treatment device in the ISWMM. Detention basins can be used but another device has to be used for treatment (i.e. treatment structure, infiltration practice, permeable pavement....)

Site Plan

1. Update site plan to address comment #1 on SWMP.

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: ~~August 10, 2020~~
September 4, 2020
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: September 1, 2020 at 5:30 at the Grimes City Hall

COUNCIL MEETING: September 8, 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:

GRIMES DOLLAR TREE

GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



OWNER / APPLICANT

GRIMES DEVELOPMENT GROUP, LLC
CONTACT: NICK FEIRA
3027 AUTUMN LEAF CIRCLE
GREEN BAY, WI 54313
PH. (920) 431-3739

ENGINEER

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

SURVEYOR

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

ARCHITECT

SIMONSON & ASSOCIATES
1717 INGERSOLL AVENUE SUITE 117
DES MOINES, IOWA 50309
PH. (515) 440-5626

LEGAL DESCRIPTION

LOT 8, GRIMES CROSSING PLAT 3, AN OFFICIAL PLAT, GRIMES,
POLK COUNTY, IOWA.

ZONING

C-2 GENERAL AND HIGHWAY SERVICE COMMERCIAL DISTRICT

HIGHWAY 141 MIXED USE DEVELOPMENT CORRIDOR DISTRICT
(ZONE 2)

PROJECT SITE ADDRESS

480 SE GATEWAY DR GRIMES IA 50111

PROPOSED USE

RETAIL

DEVELOPMENT SUMMARY

AREA: 65,978 SF (1.51 ACRES)

BUILDING HEIGHT: 29.5'

SETBACKS:

FRONT: 25 FEET
REAR: 25 FEET; HOWEVER, FOR EVERY FOOT THE
FRONT YARD IS INCREASED OVER 25 FEET,
THE REAR YARD MAY BE DECREASED IN
DIRECT PROPORTION THERETO, BUT IN NO
CASE SHALL THE REAR YARD BE LESS
THAN 10 FEET
SIDE: 0' EXCEPT WHEN ADJACENT TO AN R
DISTRICT OR STREET RIGHT-OF-WAY - 25'

OPEN SPACE REQUIRED: 15% (9,897 SF)

OPEN SPACE PROVIDED: 45% (29,865 SF)

IMPERVIOUS AREAS

BUILDING: 9,999 SF
PARKING LOT: 24,417 SF
SIDEWALK: 1,697 SF
TOTAL: 36,113 SF (55%)

PARKING:

TOTAL REQUIRED: 40 SPACES

TOTAL PROVIDED: 41 SPACES

ACCESSIBLE PARKING:
REQUIRED = 2 STALLS
PROVIDED = 2 STALLS

LOADING SPACES

1 LOADING SPACE REQUIRED

INDEX OF SHEETS

NO.	DESCRIPTION
1.0	COVER SHEET
2.0	GENERAL NOTES AND DETAILS
3.0	DIMENSION PLAN
4.0	GRADING PLAN
5.0	EROSION AND SEDIMENT CONTROL PLAN
6.0	UTILITY PLAN
7.0	POND OUTLET DETAILS
8.0	LANDSCAPE PLAN



UTILITY WARNING

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

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

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

THE MOST RECENT EDITION OF THE SDAS 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.

GENERAL LEGEND

PROPOSED

PROJECT BOUNDARY	—————
LOT LINE	—————
SECTION LINE	—————
CENTER LINE	—————
RIGHT OF WAY	——— R/W ———
PERMANENT EASEMENT	——— P/E ———
TEMPORARY EASEMENT	——— T/E ———
TYPE SW-501 STORM INTAKE	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL	
STORM SEWER STRUCTURE NO.	
STORM SEWER PIPE NO.	
SANITARY SEWER STRUCTURE NO.	
SANITARY SEWER PIPE NO.	
SANITARY SEWER WITH SIZE	8"S
SANITARY SERVICE	S S S
STORM SEWER	ST ST
STORM SERVICE	ST ST
WATERMAIN WITH SIZE	8"W
WATER SERVICE	W W
SAWCUT (FULL DEPTH)	
SILT FENCE	
USE AS CONSTRUCTED	(UAC)

EXISTING

SANITARY MANHOLE	
WATER VALVE BOX	
FIRE HYDRANT	
WATER CURB STOP	
WELL	
STORM SEWER MANHOLE	
STORM SEWER SINGLE INTAKE	
STORM SEWER DOUBLE INTAKE	
FLARED END SECTION	
ROOF DRAIN/ DOWNSPOUT	
DECIDUOUS TREE	
CONIFEROUS TREE	
DECIDUOUS SHRUB	
CONIFEROUS SHRUB	
ELECTRIC POWER POLE	
GUY ANCHOR	
STREET LIGHT	
POWER POLE W/ TRANSFORMER	
UTILITY POLE W/ LIGHT	
ELECTRIC BOX	
ELECTRIC TRANSFORMER	
ELECTRIC MANHOLE OR VAULT	
TRAFFIC SIGN	
TELEPHONE JUNCTION BOX	
TELEPHONE MANHOLE/VAULT	
TELEPHONE POLE	
GAS VALVE BOX	
CABLE TV JUNCTION BOX	
CABLE TV MANHOLE/VAULT	
MAIL BOX	
BENCHMARK	
SOIL BORING	
UNDERGROUND TV CABLE	TV
GAS MAIN	G
FIBER OPTIC	FO
UNDERGROUND TELEPHONE	T
OVERHEAD ELECTRIC	OE
UNDERGROUND ELECTRIC	E
FIELD TILE	TILE
SANITARY SEWER W/ SIZE	8"S
STORM SEWER W/ SIZE	15" RCP
WATER MAIN W/ SIZE	8"W

DATE OF SURVEY

JULY 13, 2020

BENCHMARKS

BURY BOLT ON NORTHEAST SIDE OF GATEWAY
DRIVE AT ENTRANCE TO DOLLAR GENERAL STORE.
ELEVATION: 936.86

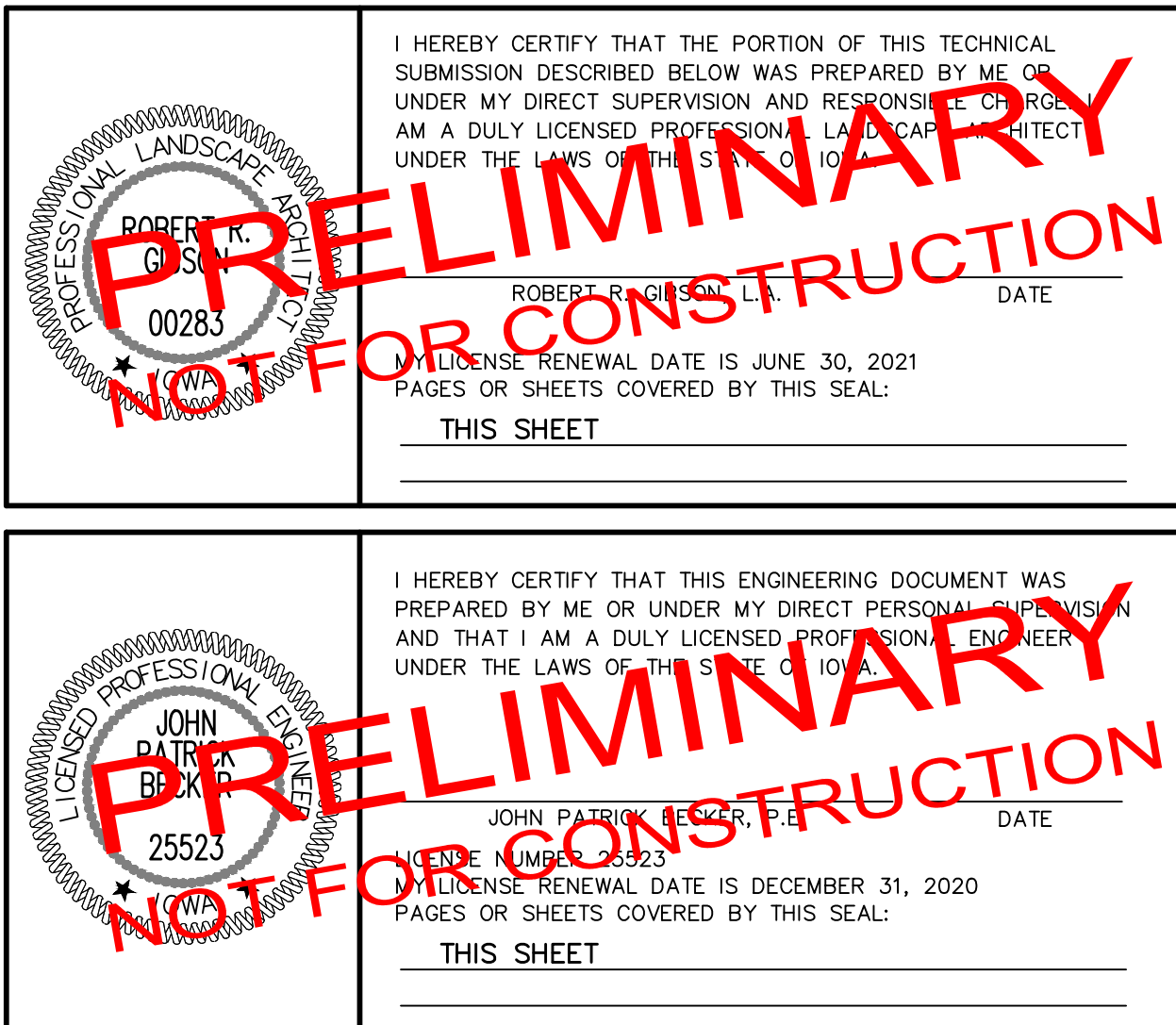
BURY BOLT AT NORTHEAST CORNER OF GATEWAY
DRIVE AND GATEWAY CIRCLE.
ELEVATION: 938.30

CONSTRUCTION SCHEDULE

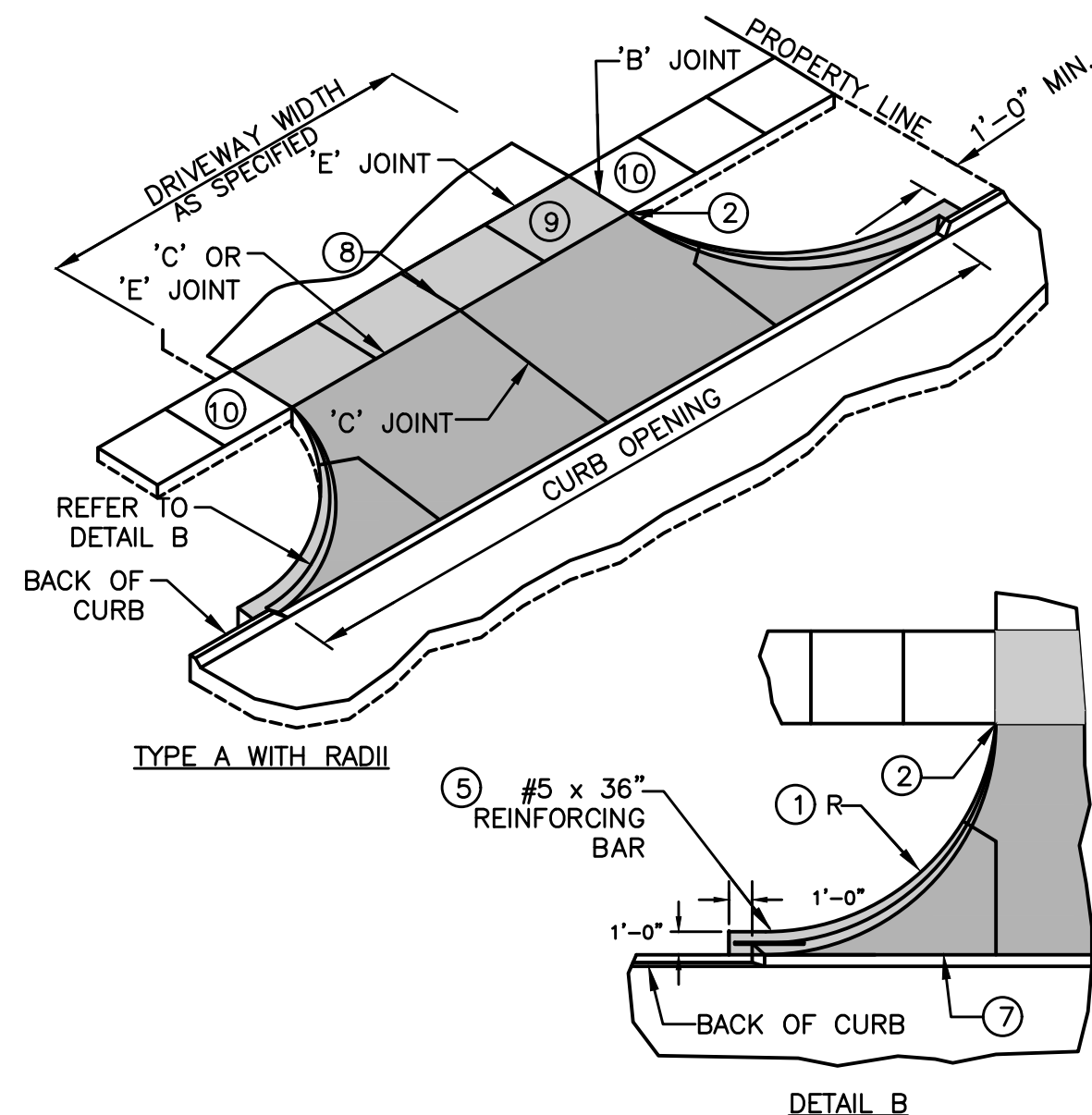
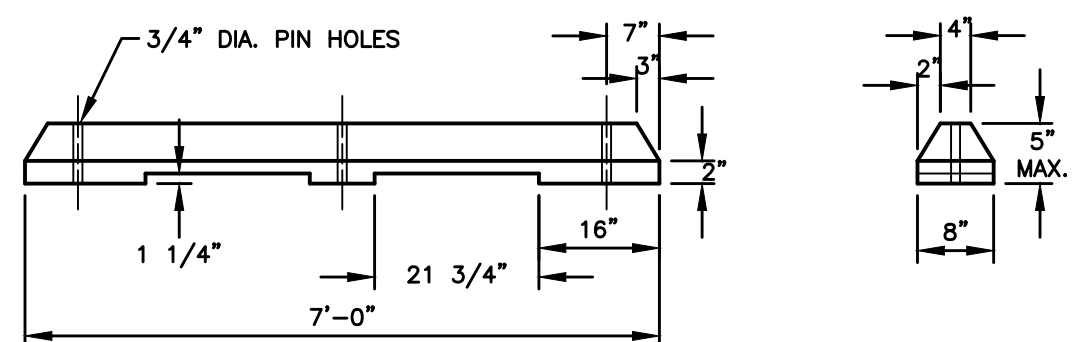
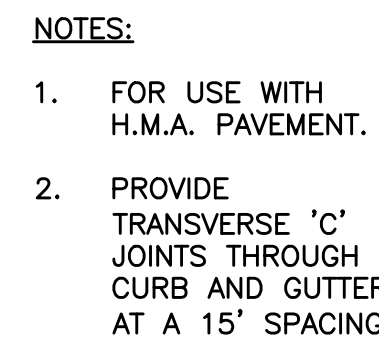
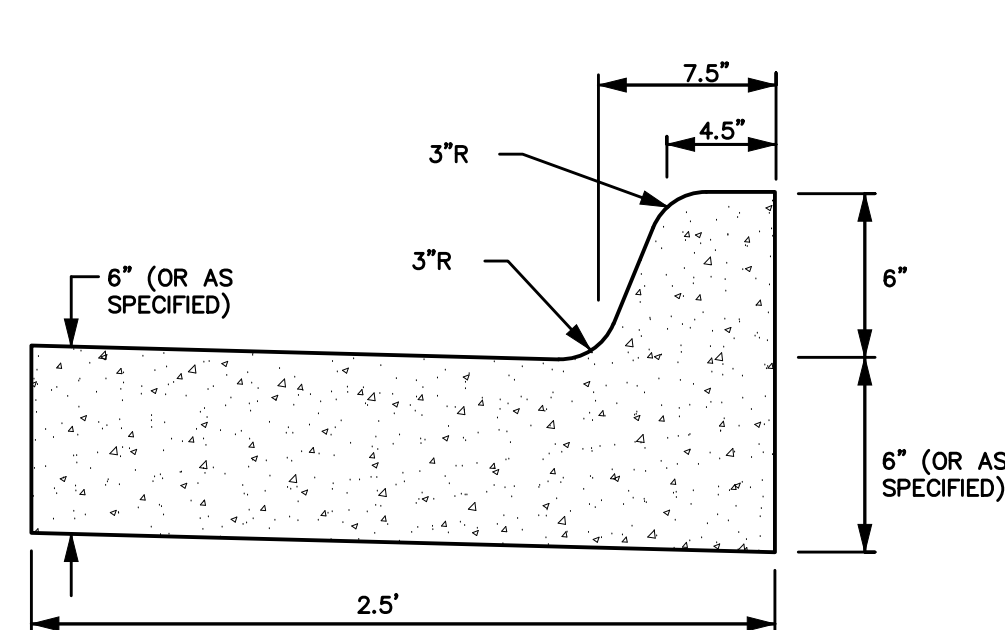
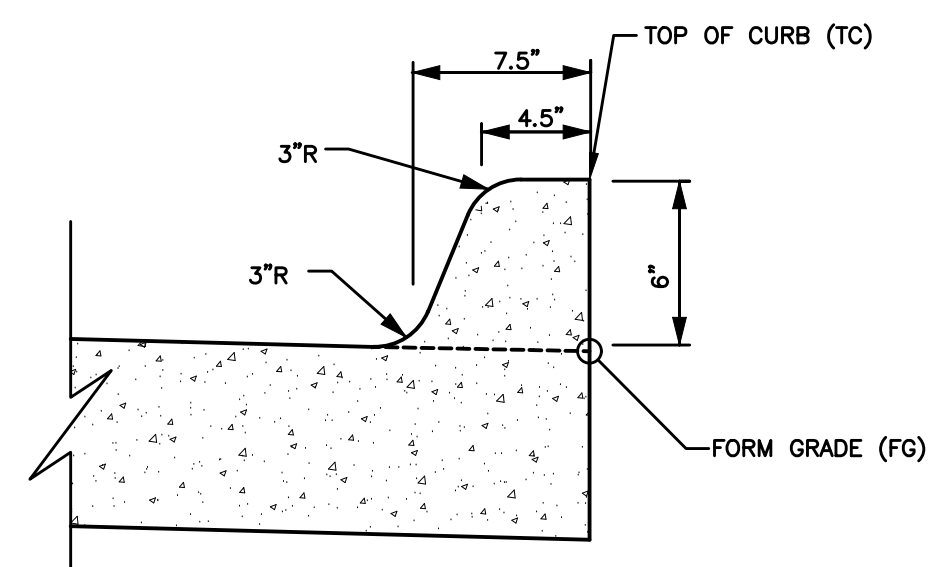
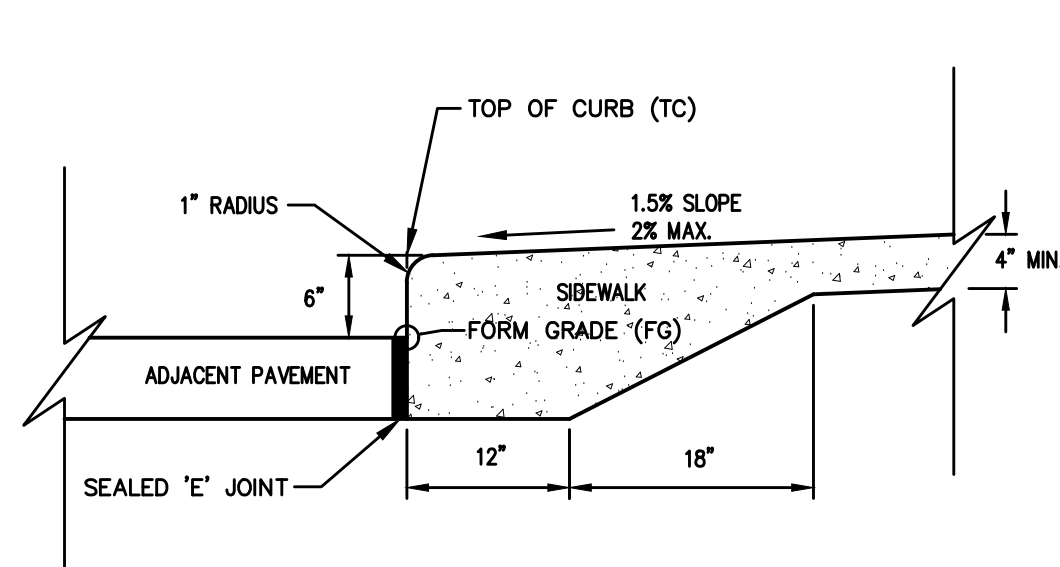
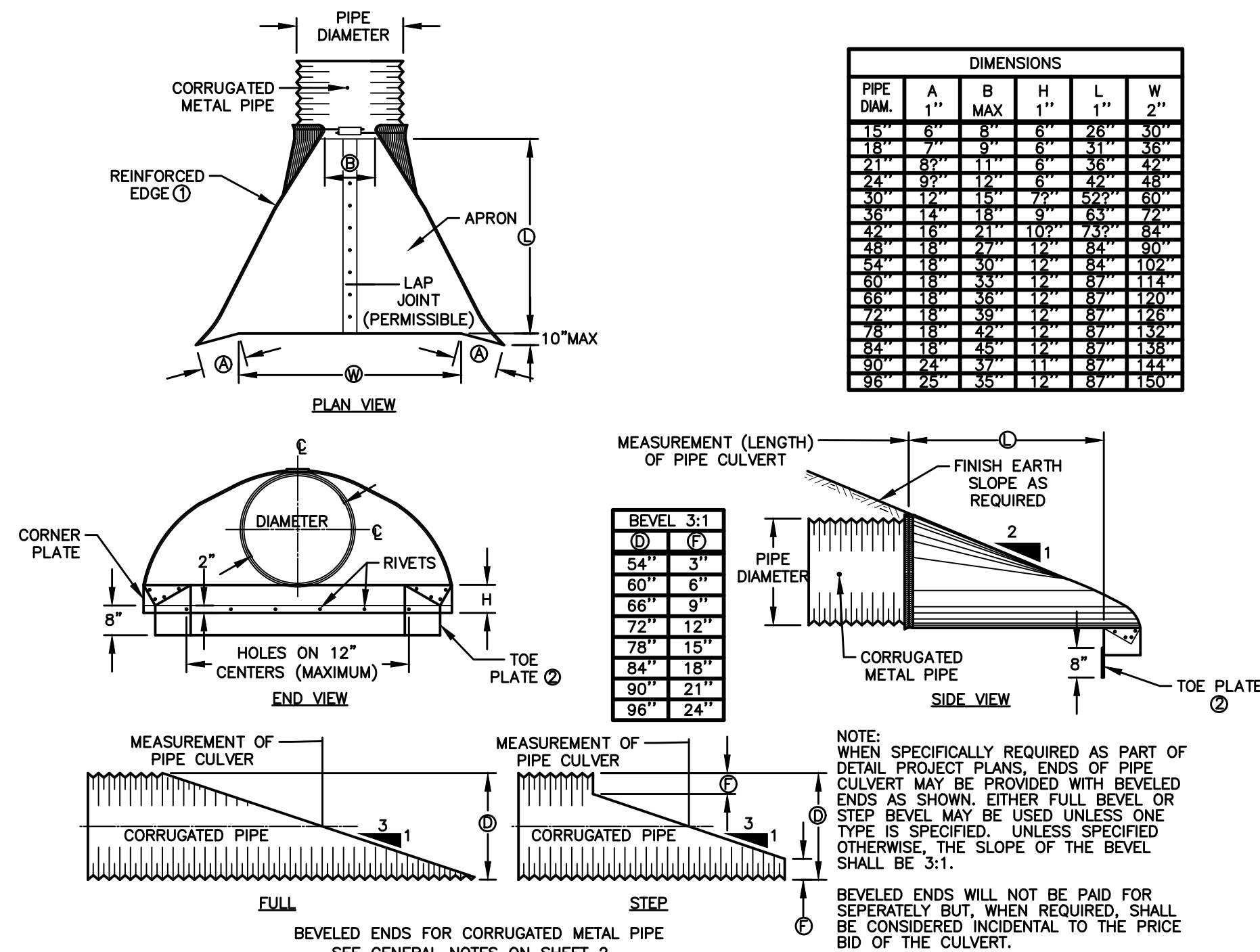
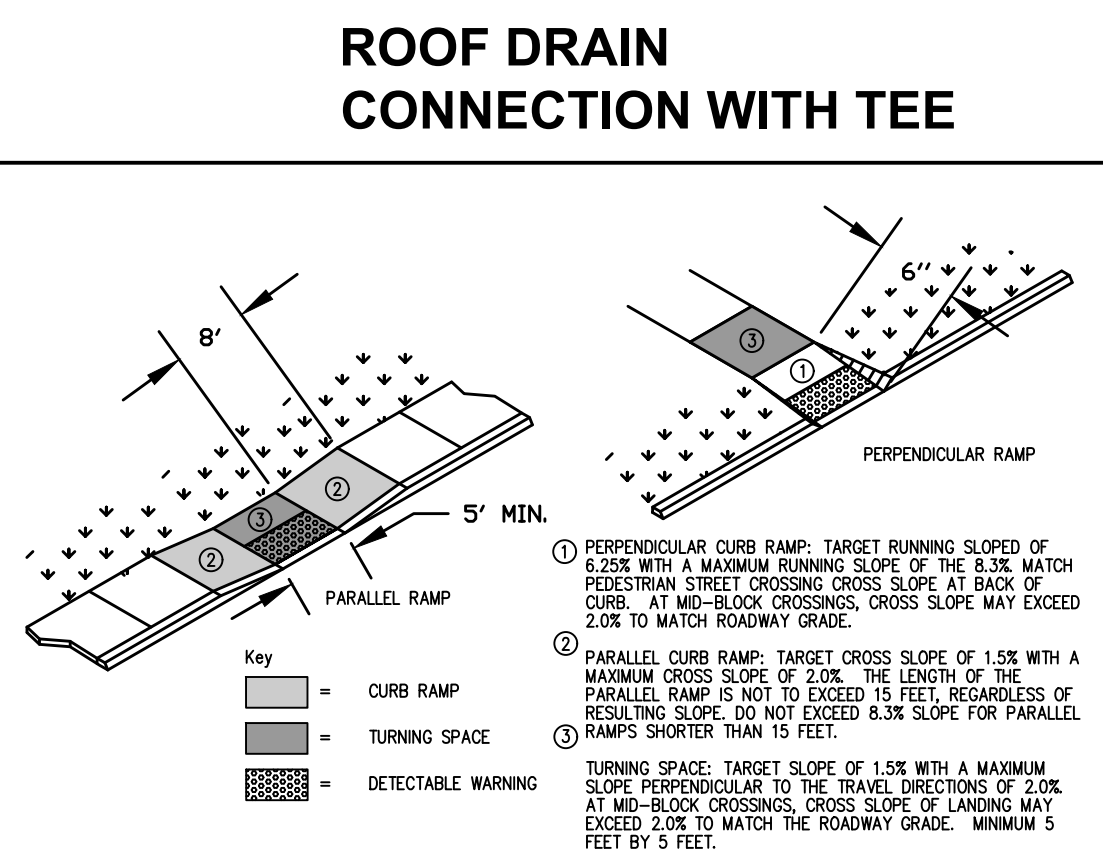
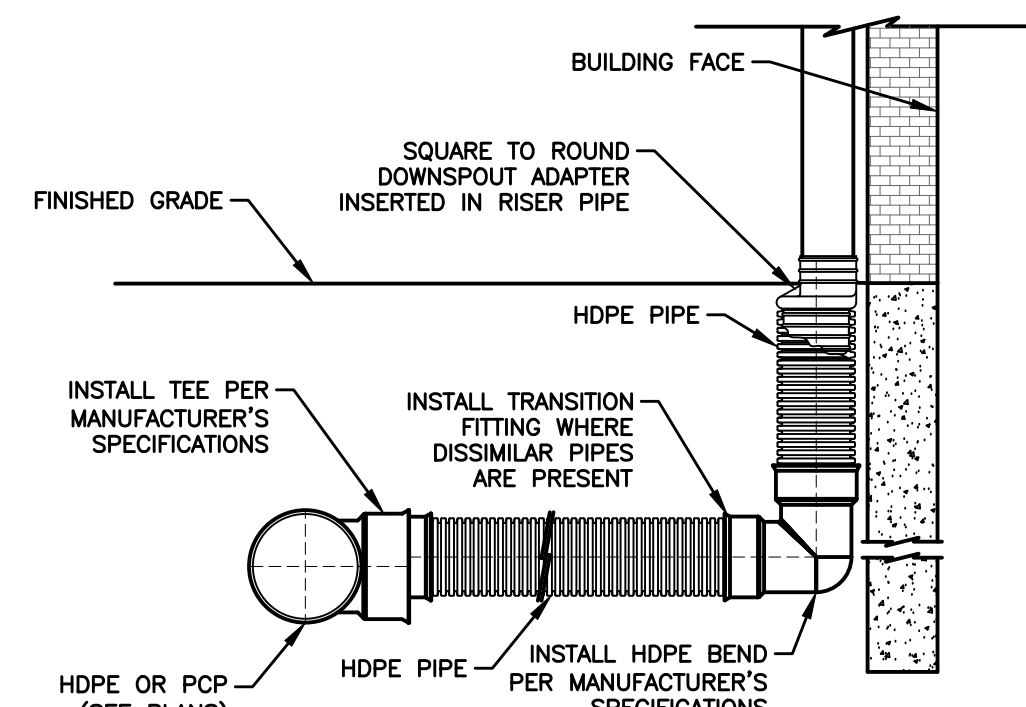
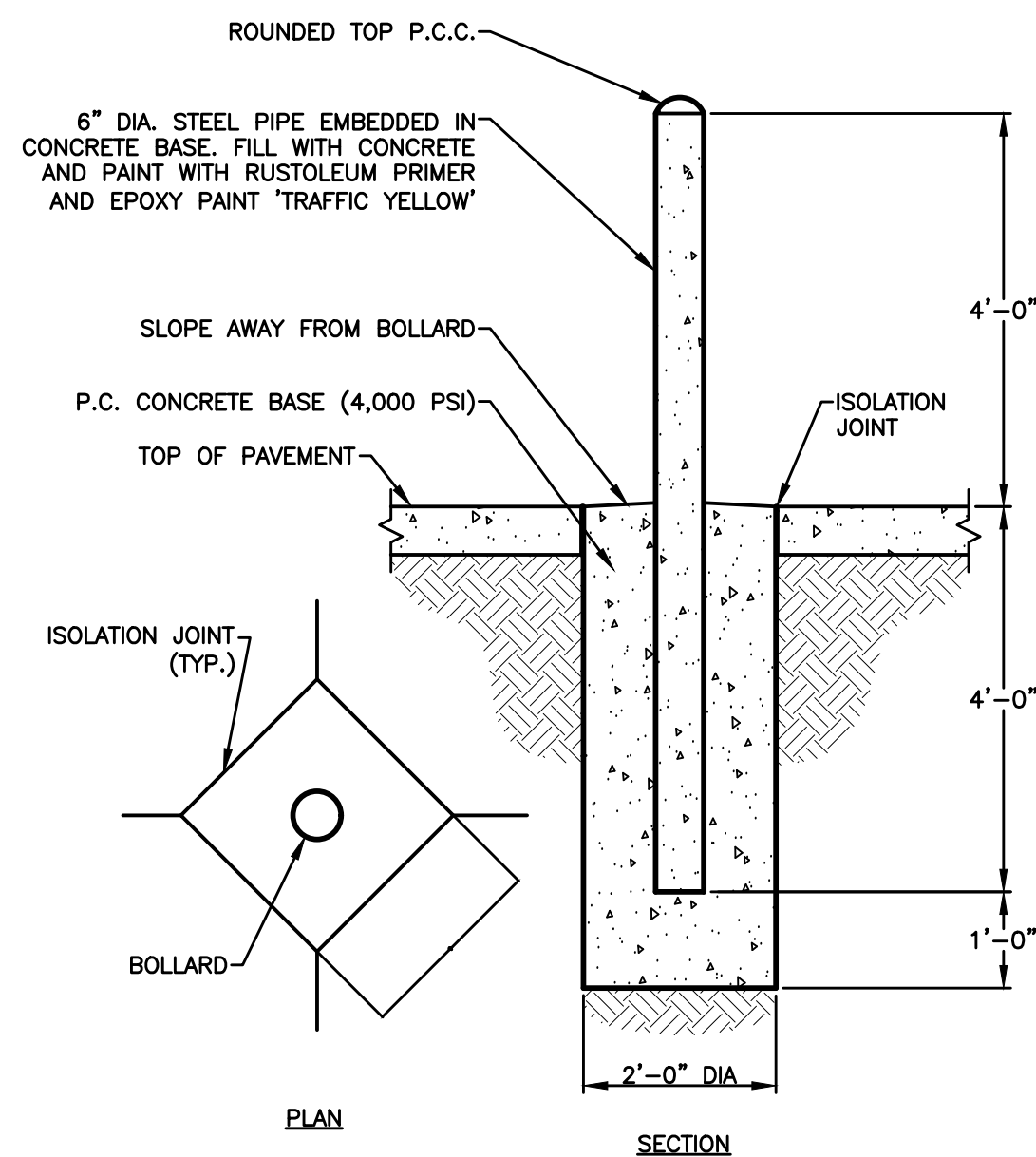
ANTICIPATED START DATE = 09/01/2020
ANTICIPATED FINISH DATE = 06/01/2021

SUBMITTAL DATES

-SITE PLAN SUBMITTAL TO CITY #1: 07/27/2020
-SITE PLAN SUBMITTAL TO CITY #2: 08/26/2020



GRIMES DOLLAR TREE



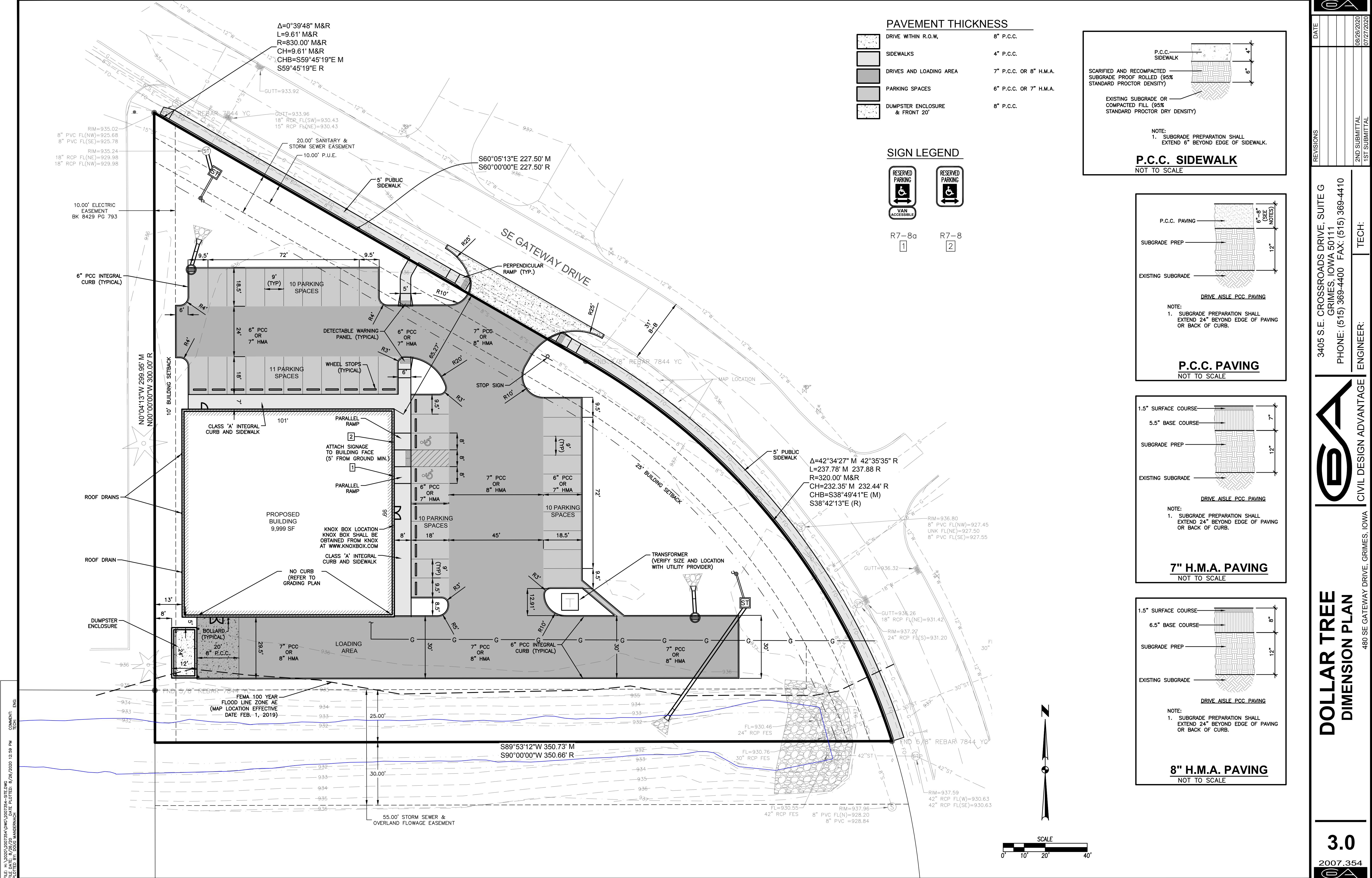
- ① DRIVEWAY RADIUS (R).
- ② TRANSITION THE CURB HEIGHT TO 0 INCHES AT END OF TAPER/RADIUS OR AT THE FRONT EDGE OF SIDEWALK. DO NOT EXTEND RAISED CURB ACROSS SIDEWALK.
- ③ PAVEMENT THICKNESS.
RESIDENTIAL: 6 INCHES MINIMUM.
COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.
- ④ SIDEWALK THICKNESS THROUGH DRIVEWAY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

GENERAL NOTES

1. THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ACCESS 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. ANY AND ALL ACCESS TO THE PROJECT SHALL BE MAINTAINED. THE 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. OTHER PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S ENGINEERING DEPARTMENT.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OR PLANTS. THE CONTRACTOR SHALL NOT REMOVE ANY OF THE CITY 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 SHALL BE RESPONSIBLE FOR PLACING 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 IN PLACE UNTIL THE SAME ARE 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. CURB REMOVAL: THE CONTRACTOR SHALL BE REQUIRED TO REMOVE THE CURB TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

CITY OF GRIMES STANDARD NOTES

- #### 1. GENERAL NOTES:
- 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.
 - PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE MEETING. CONTACT CITY OF GRIMES ENGINEERING DEPT. (515.995.4050).
 - ALL PERMITS (IDNR, SWP, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
 - THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS OF ALL IMPROVEMENTS AS PER STANDARD SPECIFICATIONS.
 - TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT, SANITARY, WATER, SUMP.
 - KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT AND SHALL BE OBTAINED AT CITY HALL.
 - ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
 - PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS
- #### 2. SANITARY SEWER NOTES:
- THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE PLUG SHALL BE REMOVED FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
 - SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
 - SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
 - SANITARY SEWER MANHOLES SHALL HAVE STEPS.
 - ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
 - ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B/CCC W/ADJUSTING MECHANISM.
 - 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:
- 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-254S. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOCK 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NEST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2" BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
 - ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG OR EQUIVALENT ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
 - A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
 - ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
 - ALL SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
 - 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 CITY OF GRIMES. THE TEST SHALL BE 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.
 - ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEQA-LUG OR APPROVED EQUAL.
- #### 4. STORM SEWER NOTES:
- ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
 - 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 TO STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
 - THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
 - STORM SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SERVICE SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISION.
 - USE 2" RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.



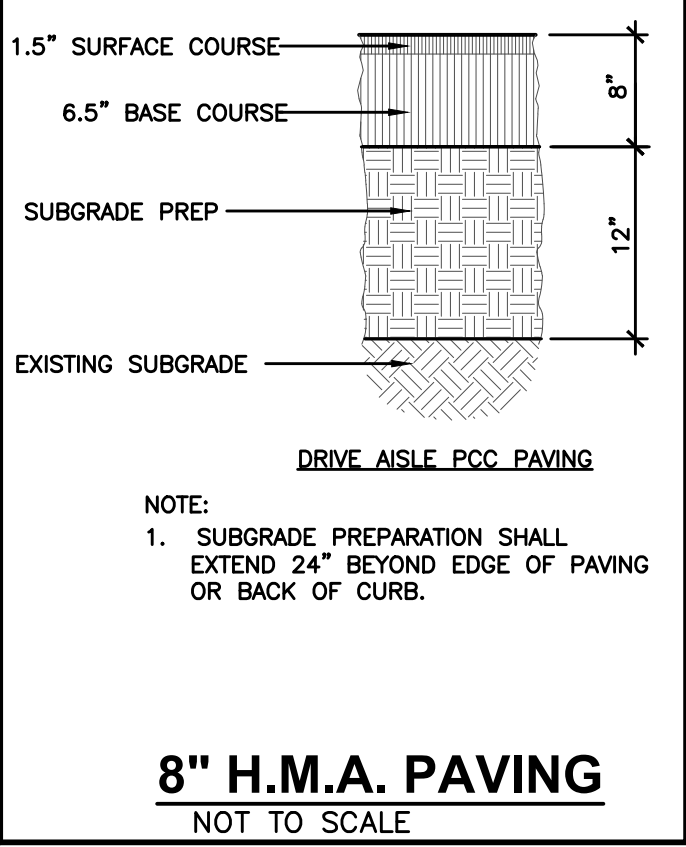
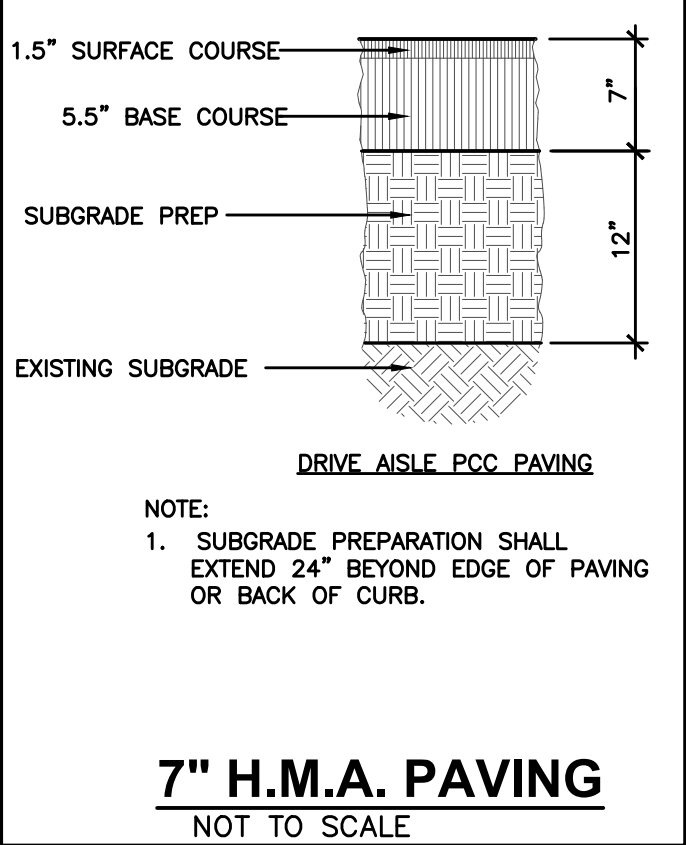
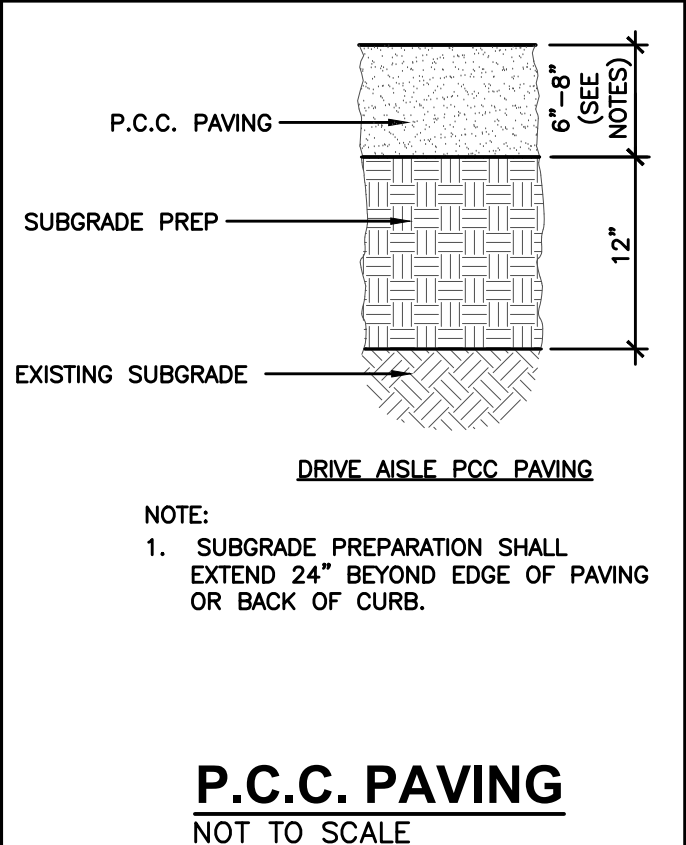
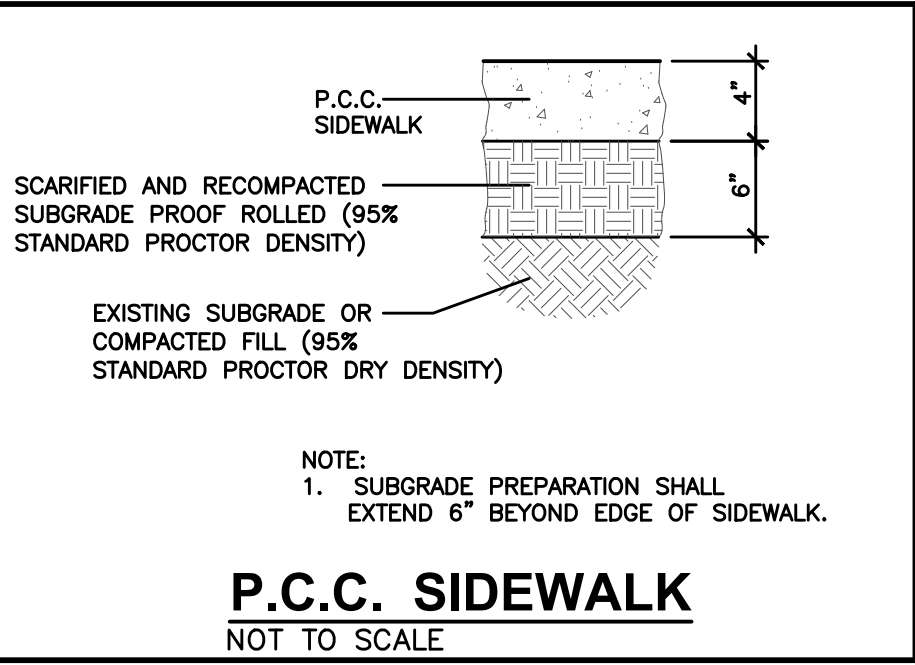
PAVEMENT THICKNESS

DRIVE WITHIN R.O.W.	8" P.C.C.
SIDEWALKS	4" P.C.C.
DRIVES AND LOADING AREA	7" P.C.C. OR 8" H.M.A.
PARKING SPACES	6" P.C.C. OR 7" H.M.A.
DUMPSTER ENCLOSURE & FRONT 20'	8" P.C.C.

SIGN LEGEND



R7-8a 1 R7-8 2



DATE

REVISIONS

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

08/26/2020
07/27/2020

2ND SUBMITTAL
1ST SUBMITTAL

TECH:

ENGINEER:

CIVIL DESIGN ADVANTAGE

DOLLAR TREE
DIMENSION PLAN

480 SE GATEWAY DRIVE, GRIMES, IOWA

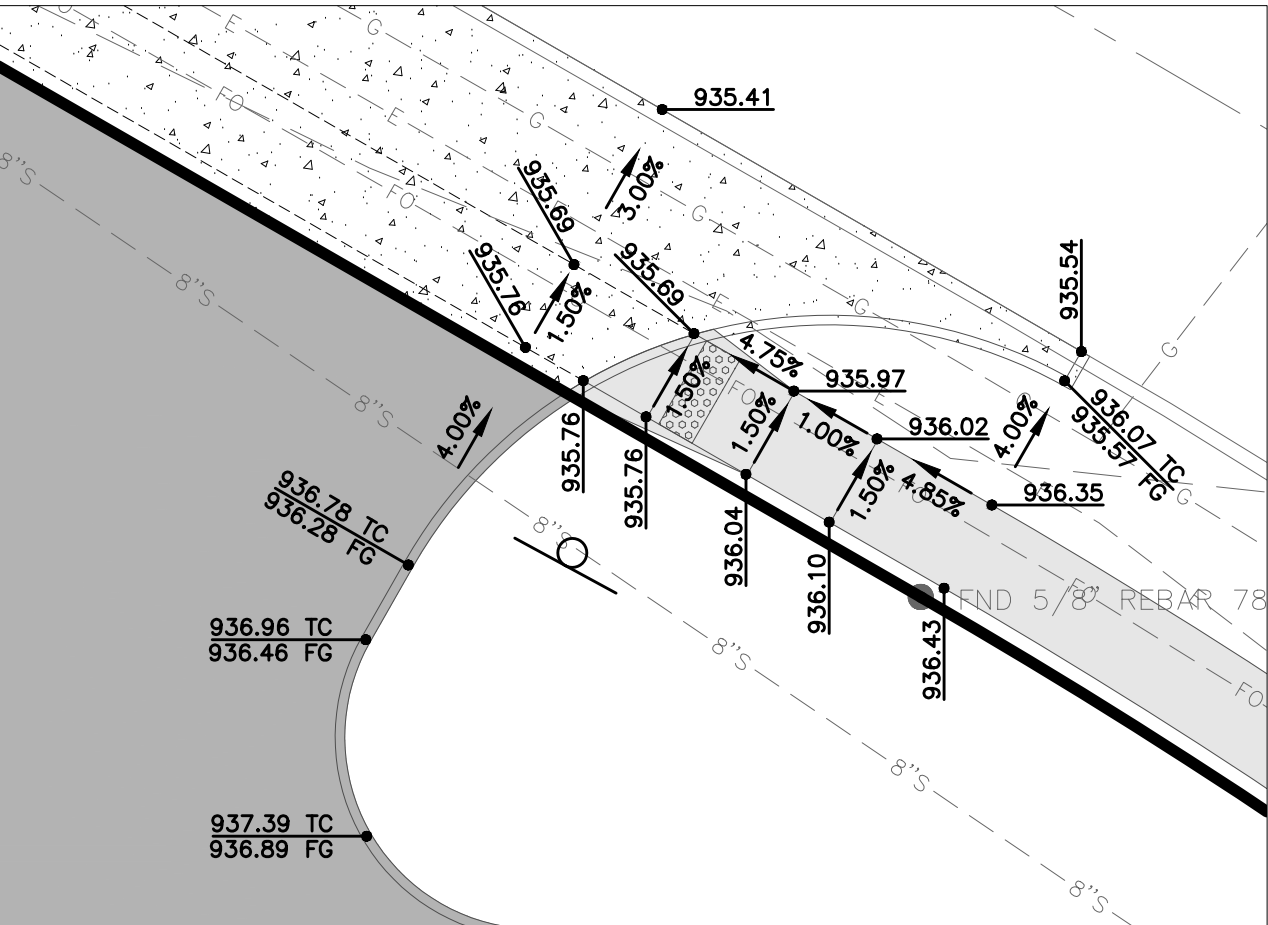
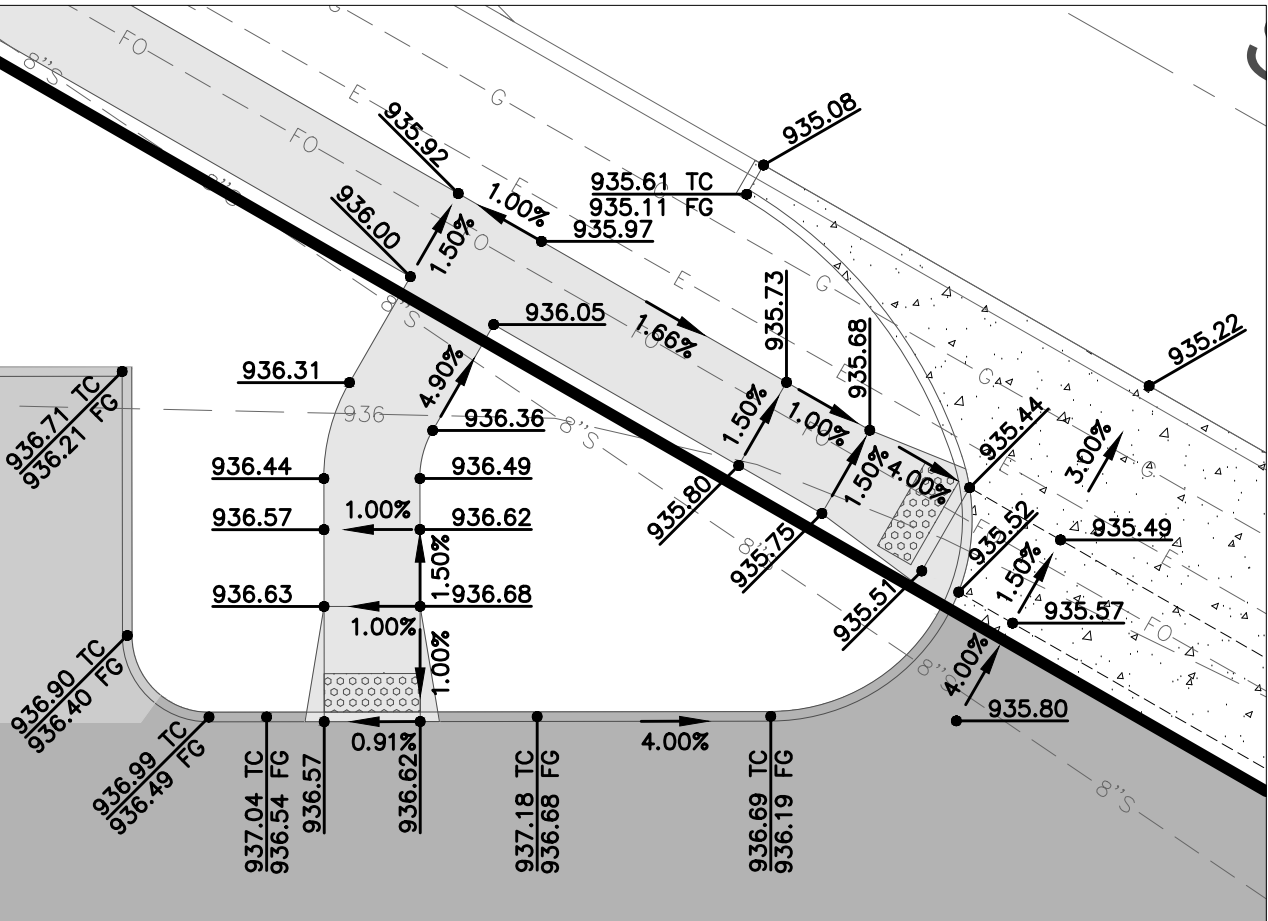
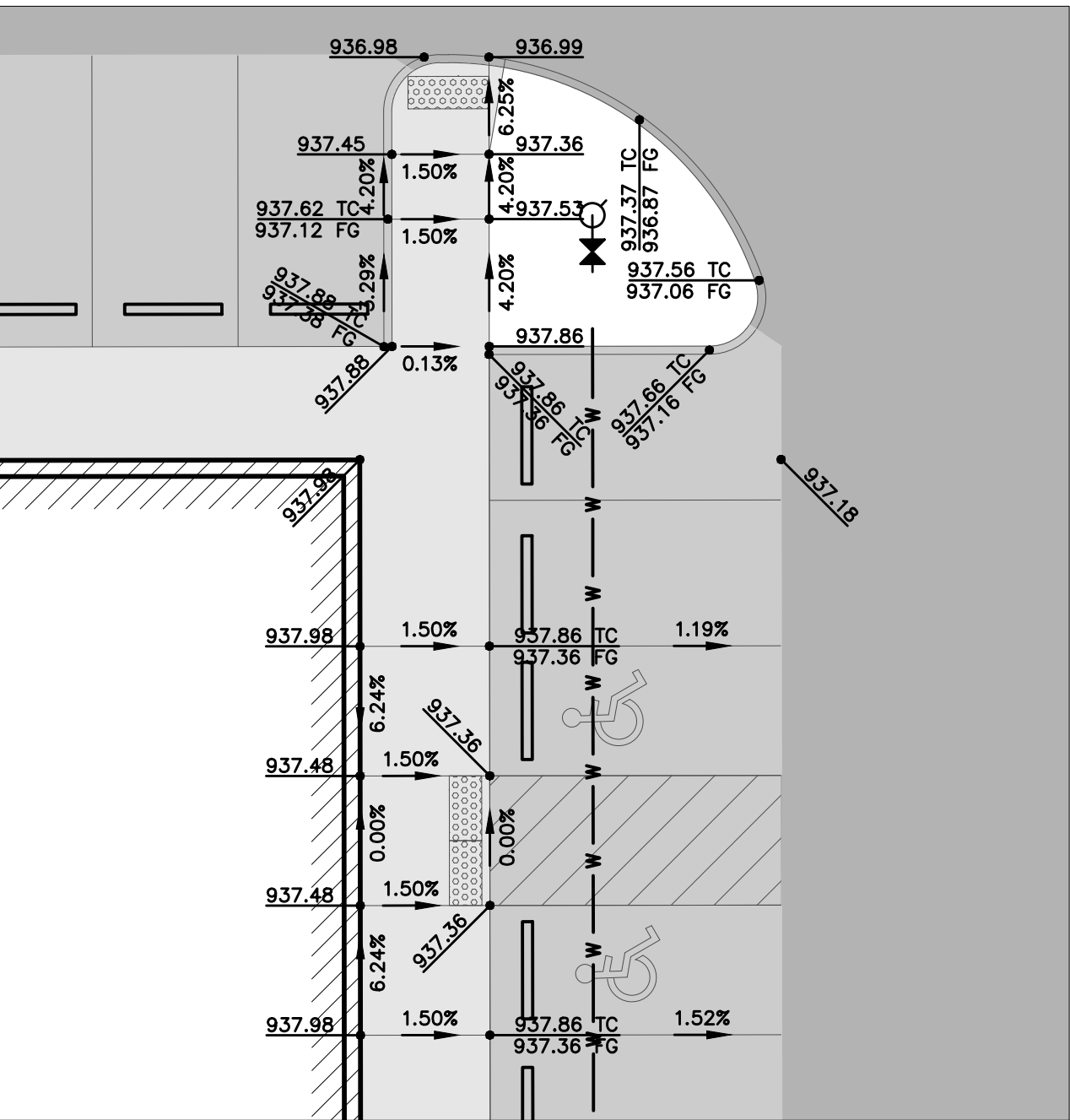
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- PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
- CONTRACTOR SHALL STRIKE ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STRIPPED AWAY AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
- EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAN STANDARD SPECIFICATIONS AND RESPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
- MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
- ALL SLOP ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
- THE SLOPE IS TO BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- THE CONTRACTOR SHALL CONFINES HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAIL ROADS TO PREVENT THE SPREAD OF DUST.
- REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
- FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
- SIDEWALKS:
- MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS
- ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. MAXIMUM SLOPE SHALL BE 1/4" PER 1' SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE. DEPTH: LONGITUDINAL 1/3", TRANSVERSE 1/4".
- THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED PRIOR TO ANY GRADING OF THE SURFACES AND/OR SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/INSTALLED AS SOON AS PRACTICAL.

- ➡➡➡➡ · OVERFLOW ROUTES



	
REVISIONS	DATE
2ND SUBMITTAL	08/26/2020
1ST SUBMITTAL	07/27/2020

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CIVIL DESIGN ADVANTAGE

TREE G PLAN

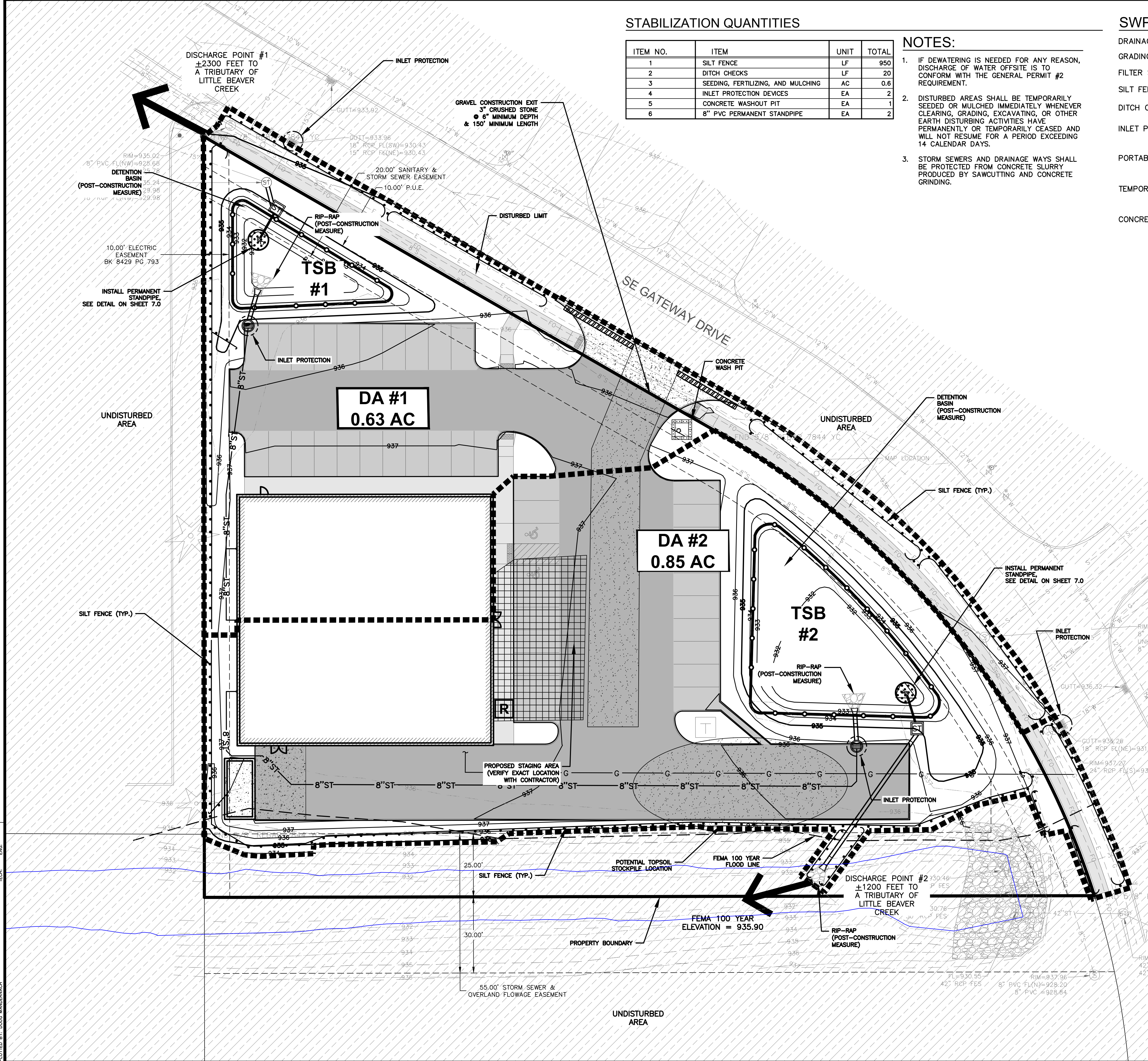
DOLLAR TREE

GRADING PLAN

480 SE GATEWAY

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PLOTED BY: J. G. WANDERLACH



STABILIZATION QUANTITIES

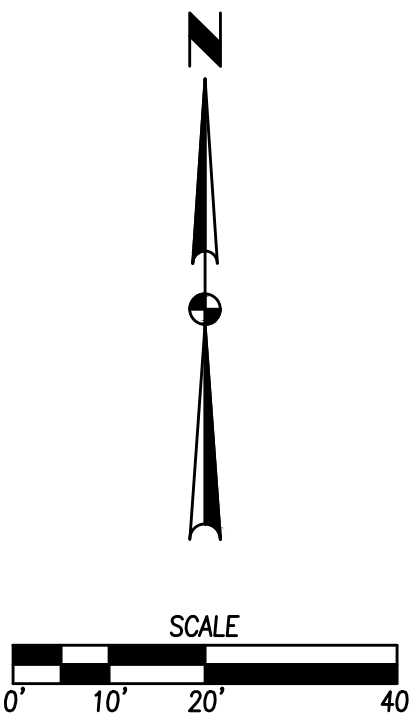
ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	950
2	DITCH CHECKS	LF	20
3	SEEDING, FERTILIZING, AND MULCHING	AC	0.6
4	INLET PROTECTION DEVICES	EA	2
5	CONCRETE WASHOUT PIT	EA	1
6	8" PVC PERMANENT STANDPIPE	EA	2

NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

SWPPP LEGEND

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



DATE

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08/26/2020

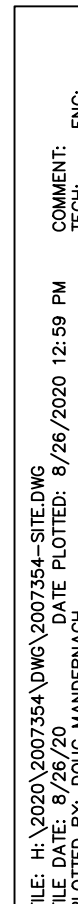
1ST SUBMITTAL
07/27/2020

DOLLAR TREE

EROSION AND SEDIMENT CONTROL PLAN

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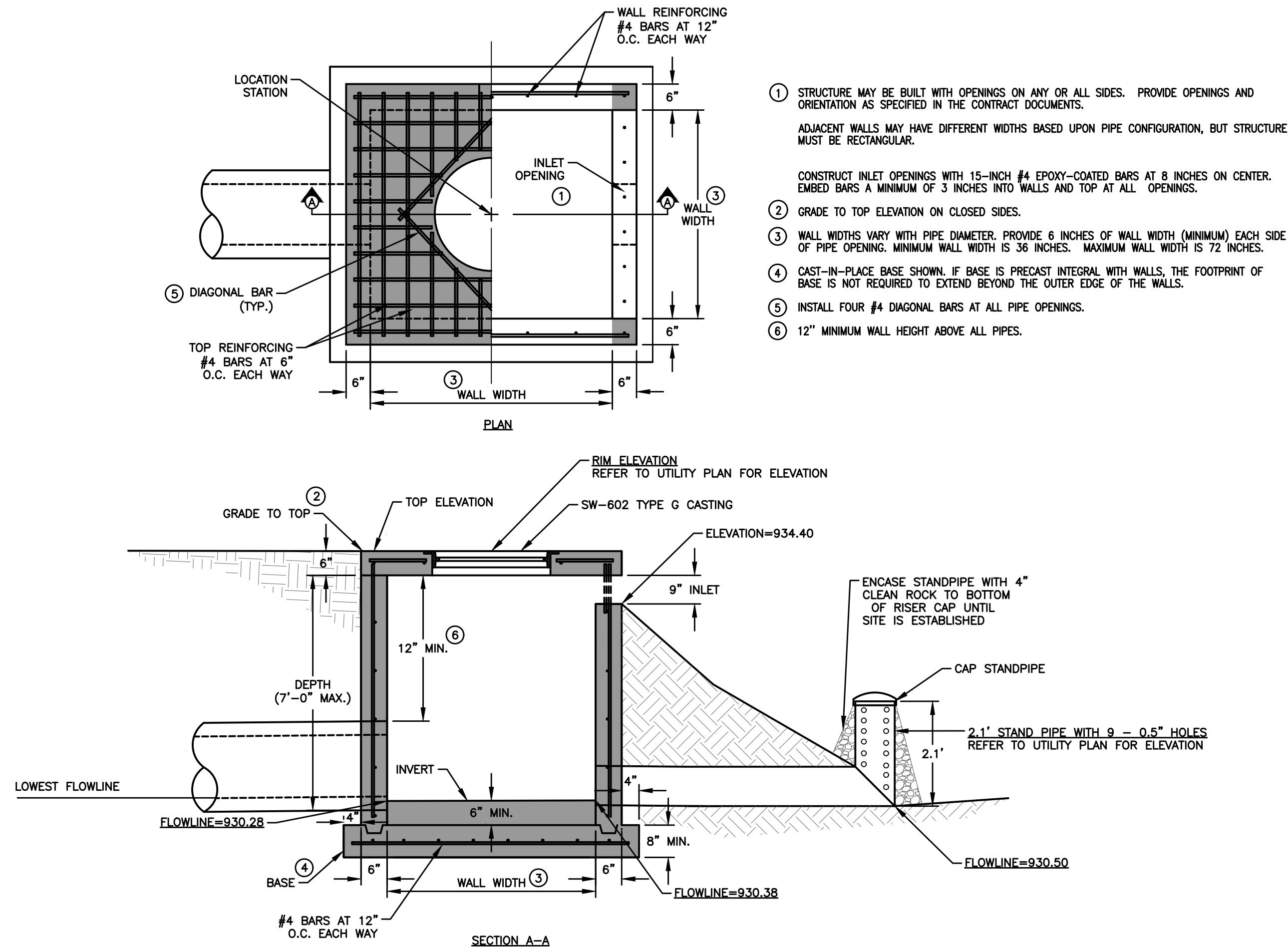
1. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL UTILITIES.
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 SEWERS 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. WHEN 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. UNLESS OTHERWISE NOTICED, ALL UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THE LOCATIONS MAY BE CONSIDERED APPROXIMATE ONLY, IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR DELAY OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR SHALL BE REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE 24" DUCTILE IRON PIPE AND FITTINGS 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'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A DIVISION OF 24" DUCTILE IRON PIPE AND FITTINGS FOR MORE INFORMATION.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
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 INTAKES.
16. THE SANITARY SEWER CONNECTION SHALL BE MADE WITH A ROMAC SADDLE OR APPROVED EQUAL. THE EXISTING SANITARY SEWER MAIN SHALL BE INSPECTED AT THE TAP.



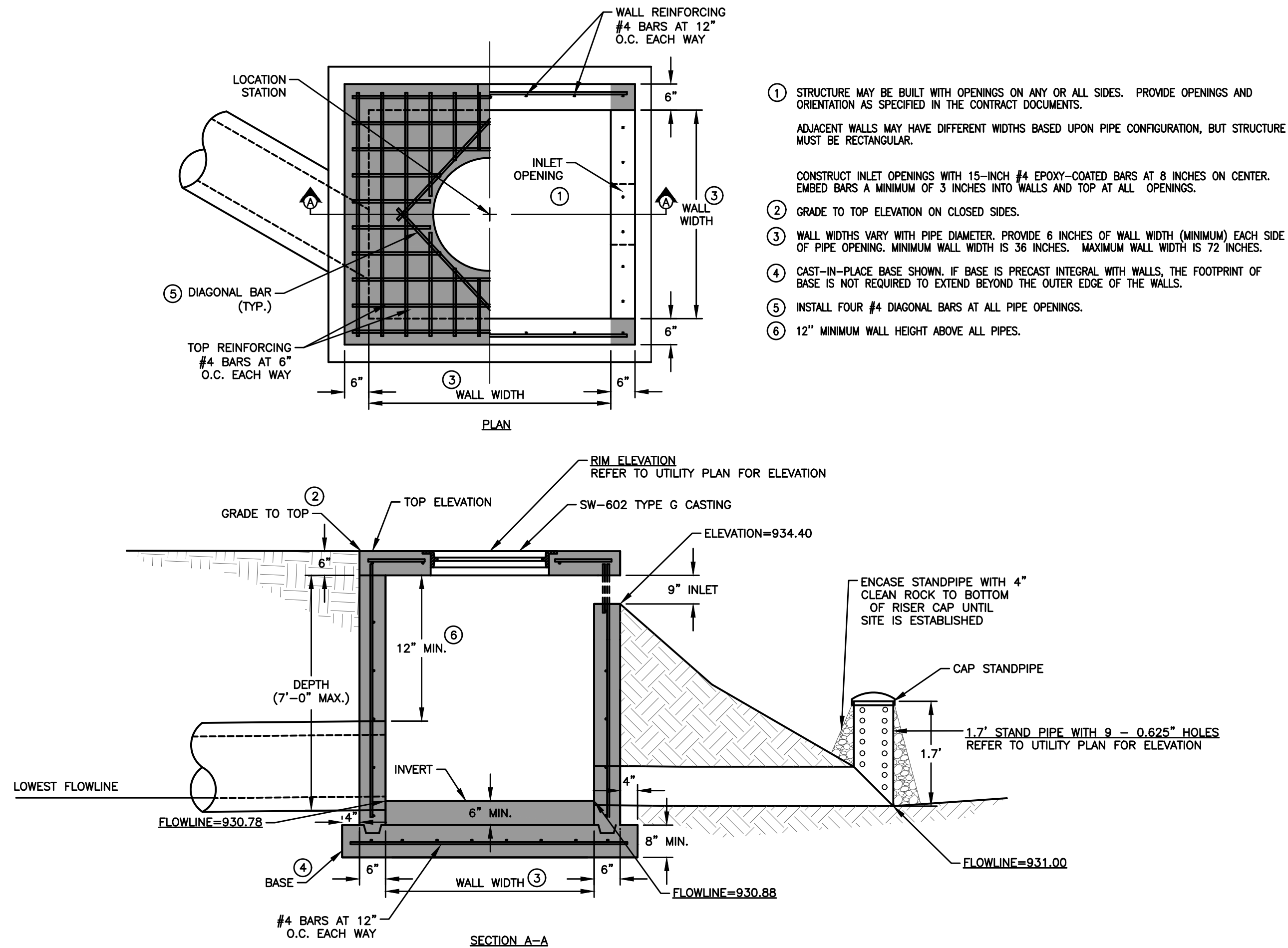
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TREE PLAN

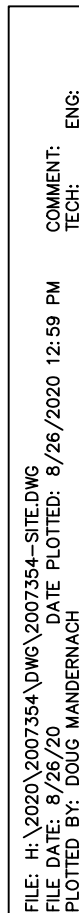
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1 SW-513 INTAKE WITH STANDPIPE - POND 1 OUTLET
NOT TO SCALE



2 SW-513 INTAKE WITH STANDPIPE - POND 2 OUTLET
NOT TO SCALE



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

REQUIRED

SITE AREA: 65,978 SF (1.51 ACRES)

OPEN SPACE: 15% (9,897 SF)

STREET FRONTAGE: 1 TREE PER 50 LF OF STREET FRONTAGE.

A HEDGE, WALL, EARTH BERM, OR OTHER DURABLE LANDSCAPE BARRIER A MINIMUM OF THREE (3) FEET IN HEIGHT.

OPEN SPACE: 2 TREES PER 1,000 SF OF REQUIRED OPEN SPACE
1 SHRUB PER 500 SF OF REQUIRED OPEN SPACE

PROVIDED:

OPEN SPACE: 45% (29,865 SF)

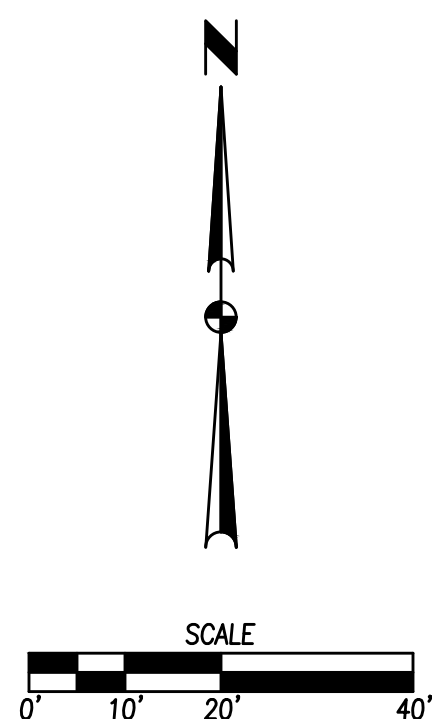
STREET FRONTAGE (475'):

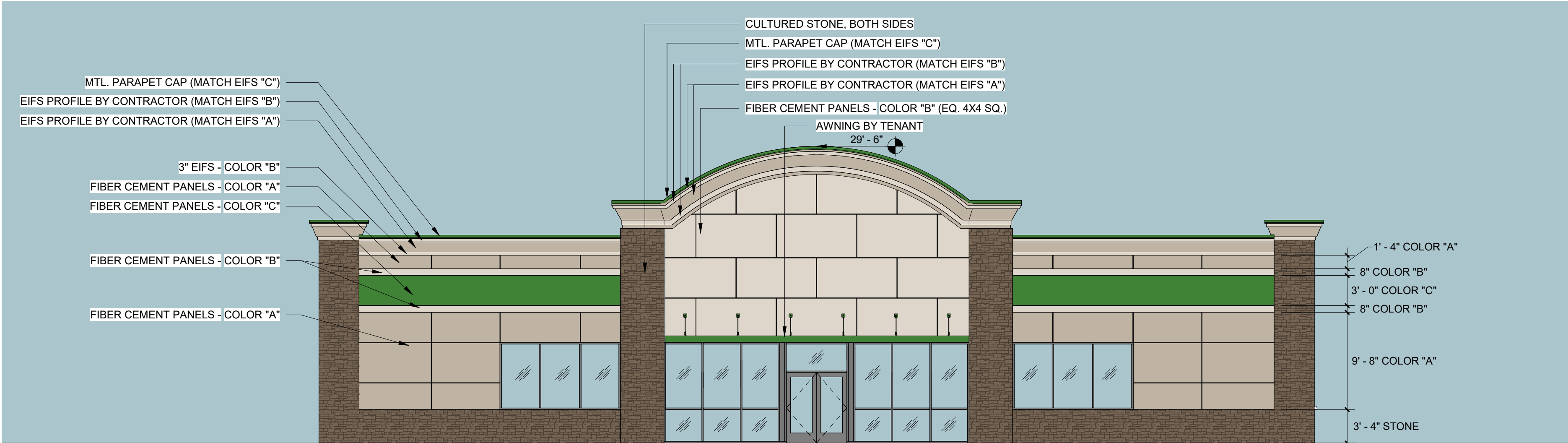
TREES REQUIRED	= 10
TREES PROVIDED	= 10

OPEN SPACE:

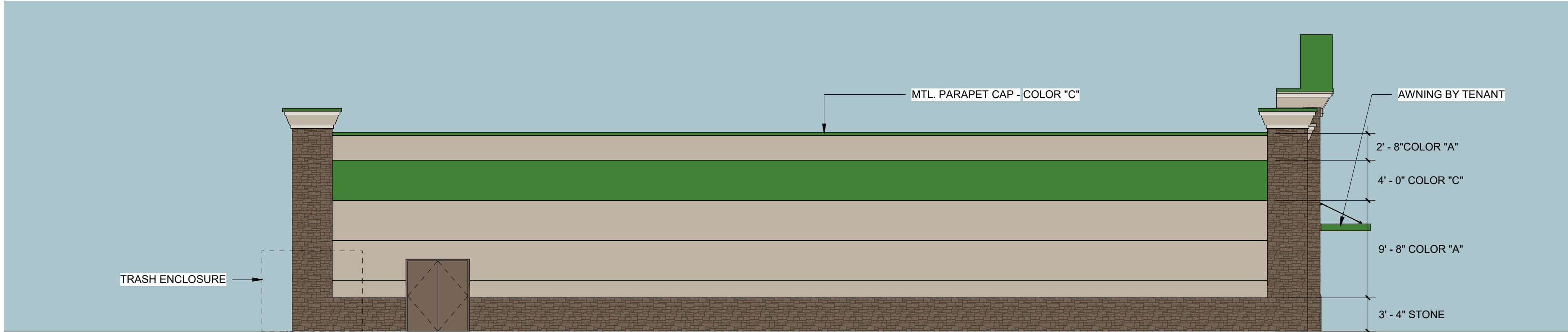
9,897/1000	20 TREES REQUIRED
	20 TREES PROVIDED
9,897/500	20 SHRUBS REQUIRED
	51 SHRUBS PROVIDED

AME			BOTANICAL NAME	CONDITION AND SIZE
PG	7	Colorado Blue Spruce	<i>Picea pungens</i> 'Glauca'	B&B, 6' HEIGHT
OVERSTORY TREES				
AR	3	Red Maple	<i>Acer rubrum</i>	B&B, 2" CALIPER
BF	9	Dakota Pinnacle Asian White Birch	<i>Betula platyphylla</i> 'Fargo' TM	B&B, 2" CALIPER
GS	8	Skyline Honey Locust	<i>Gleditsia triacanthos</i> 'Skyline'	B&B, 2" CALIPER
SHRUBS				
BA	5	Japanese Barberry	<i>Berberis thunbergii</i> 'Aurea'	18" HEIGHT
BW	7	Wintergreen Boxwood	<i>Buxus microphylla</i> 'Wintergreen'	18" HEIGHT
JF	36	Sea Green Juniper	<i>Juniperus chinensis</i> 'Sea Green'	18" HEIGHT
RR	3	Fine Line Buckthorn	<i>Rhamnus frangula</i> 'Fine Line'	18" HEIGHT

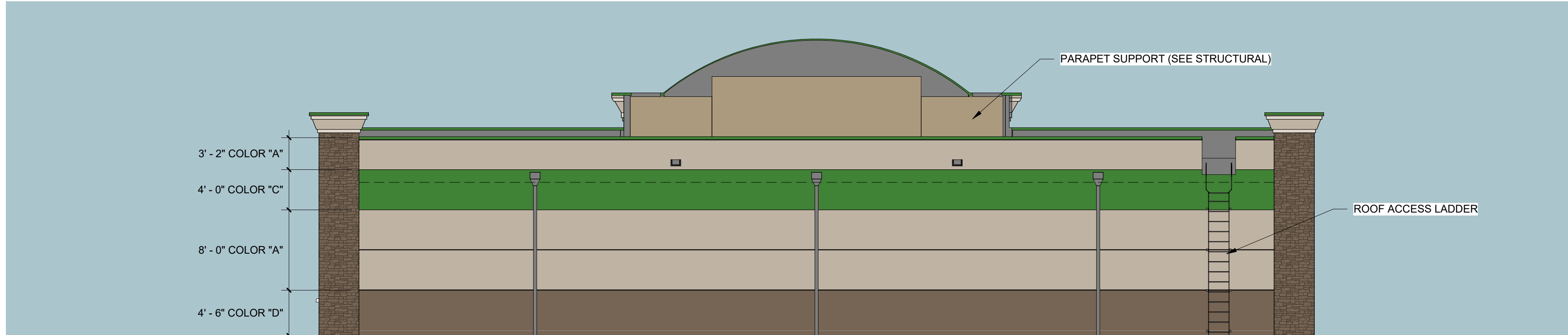




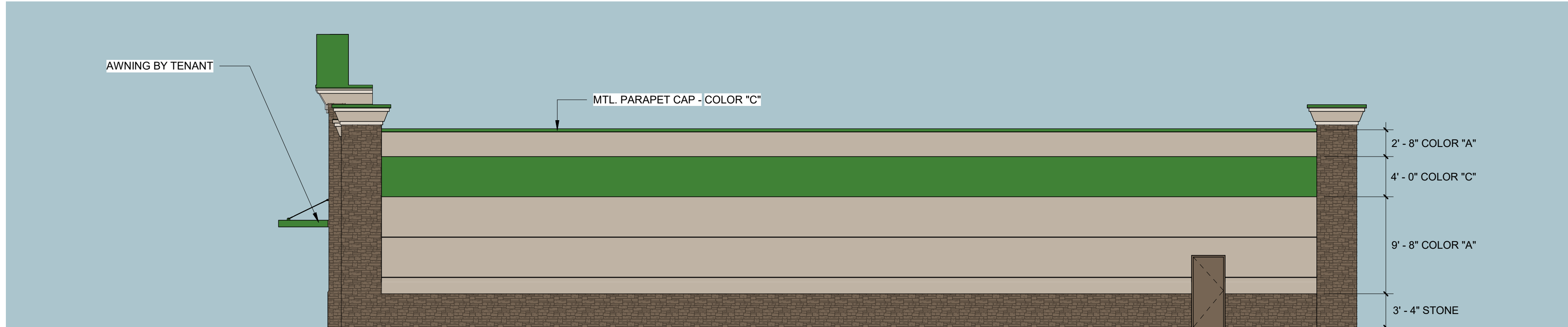
1 EAST ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION (BACK)
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
CAN	CANOPY, SW 6925 LRV18% ENVY
COP-1	PREFINISHED METAL COPING, STO "ENVY" or SW 6925 LRV18% ENVY
FCP-A	FIBER CEMENT PANEL: STO "SANDSTONE" or SW 7037 BALANCED BEIGE
FCP-B	FIBER CEMENT PANEL: STO "SMOKED PUTTY" or SW 7035 AESTHETIC WHITE
FCP-C	FIBER CEMENT PANEL: STO "ENVY" or SW 6925 LRV18% ENVY
FCP-D	FIBER CEMENT PANEL: STO "VIRTUAL TAUPE" or SW 7039 VIRTUAL TAUPE
SF	ALUMINUM STOREFRONT FRAMING: CLEAR ANODIZED FINISH
STN	CULTURED STONE VENEER, COLOR TBD

GENERAL FACADE FINISH NOTES:

EAST (FRONT) FACADE:
- ALL VERTICAL TRANSITIONS IN FIBER CEMENT PANEL TO BE H-FURRING, FRY REGLET OR EQUAL, PAINTED TO MATCH ADJ. MATERIAL.
- ALL HORIZONTAL TRANSITIONS IN FIBER CEMENT TO BE Z-FURRING, FRY REGLET OR EQUAL, PAINTED TO MATCH ADJ. MATERIAL.
*REFER TO MANUFACTURER'S RECOMMENDATIONS FOR BOTH FIBER CEMENT PANELS AND FURRING FOR ADDITIONAL INSTALLATION INSTRUCTIONS.

REMAINING FACADES:
- ALL VERTICAL TRANSITIONS IN FIBER CEMENT STUCCO TO BE CAULKED AND PAINTED TO MATCH ADJ. MATERIAL.
- ALL HORIZONTAL TRANSITIONS IN FIBER CEMENT TO BE Z-FURRING PAINTED TO MATCH ADJ. MATERIAL.
*REFER TO MANUFACTURER'S RECOMMENDATIONS FOR BOTH FIBER CEMENT PANELS AND FURRING FOR ADDITIONAL INSTALLATION INSTRUCTIONS.
- ALL FIBER CEMENT TO RECEIVE A STUCCO FINISH AND PAINT

C-2 ZONE 2 BUILDING REQUIREMENTS:

EAST ELEVATION MATERIAL CALCULATIONS:		
STONE	536 SF	26% PRIMARY MATERIAL
FIBER CEMENT ARCH PANEL	951 SF	26% PRIMARY MATERIAL
EIFS	104 SF	05%
GLAZING	455 SF	22%
TOTAL:	2046 SF	100%

EXCLUDING GLAZING TOTAL = 1591 SF; PRIMARY MATERIAL = 93%

NORTH ELEVATION MATERIAL CALCULATIONS:		
STONE	476 SF	24% PRIMARY MATERIAL
FIBER CEMENT STUCCO	1497 SF	75%
EIFS	0 SF	0%
GLAZING	0 SF	0%
HM DOOR	24 SF	1%
TOTAL:	1997 SF	100%

EXCLUDING GLAZING TOTAL (ONLY FIRST 10 FEET) = 198 SF; PRIMARY MATERIAL = 172%

SOUTH ELEVATION MATERIAL CALCULATIONS:		
STONE	464 SF	23% PRIMARY MATERIAL
FIBER CEMENT STUCCO	1488 SF	75%
EIFS	0 SF	0%
GLAZING	0 SF	0%
HM DOOR	45 SF	2%
TOTAL:	1997 SF	100%

EXCLUDING GLAZING TOTAL (ONLY FIRST 10 FEET) = 198 SF; PRIMARY MATERIAL = 169%

5 TREATMENTS PER FACADE:

1. REVEALS
2. COLOR, TEXTURE, OR MATERIAL CHANGE
3. ARCHITECTURAL BANDING
4. DECORATIVE PARAPET ARCHED, GABLED, STEPPED, ETC. OR CORNICE TREATMENT
5. COLUMNS OR PILASTERS

MAXIMUM BUILDING HEIGHT: 45'

IMPORTANT NOTE:

EXTERIOR DOOR LOCATIONS COULD SHIFT PER COORDINATION WITH TENANT T.I. PLANS

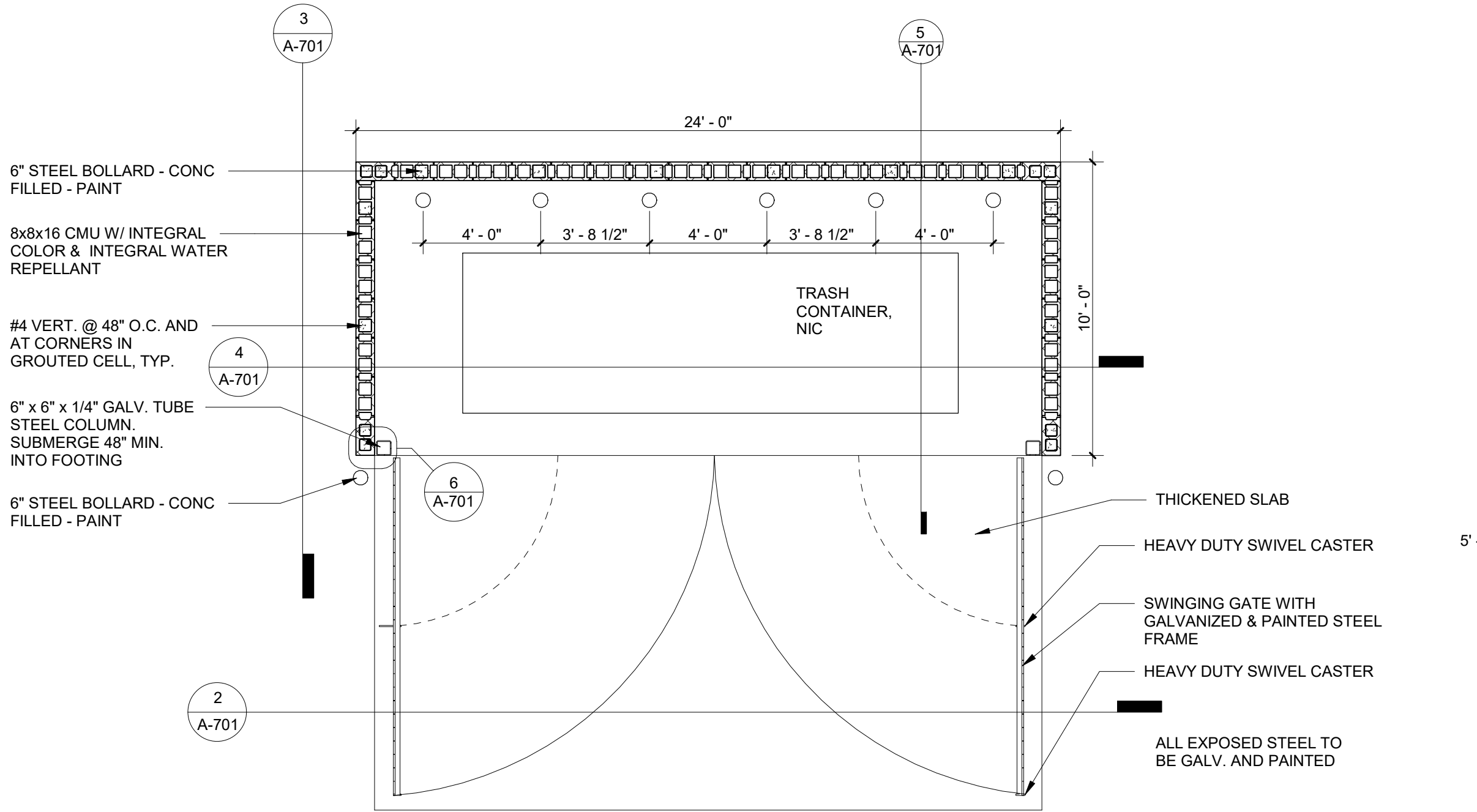
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DOLLAR TREE
480 SE GATEWAY DRIVE
GRIMES, IOWA
08/28/20

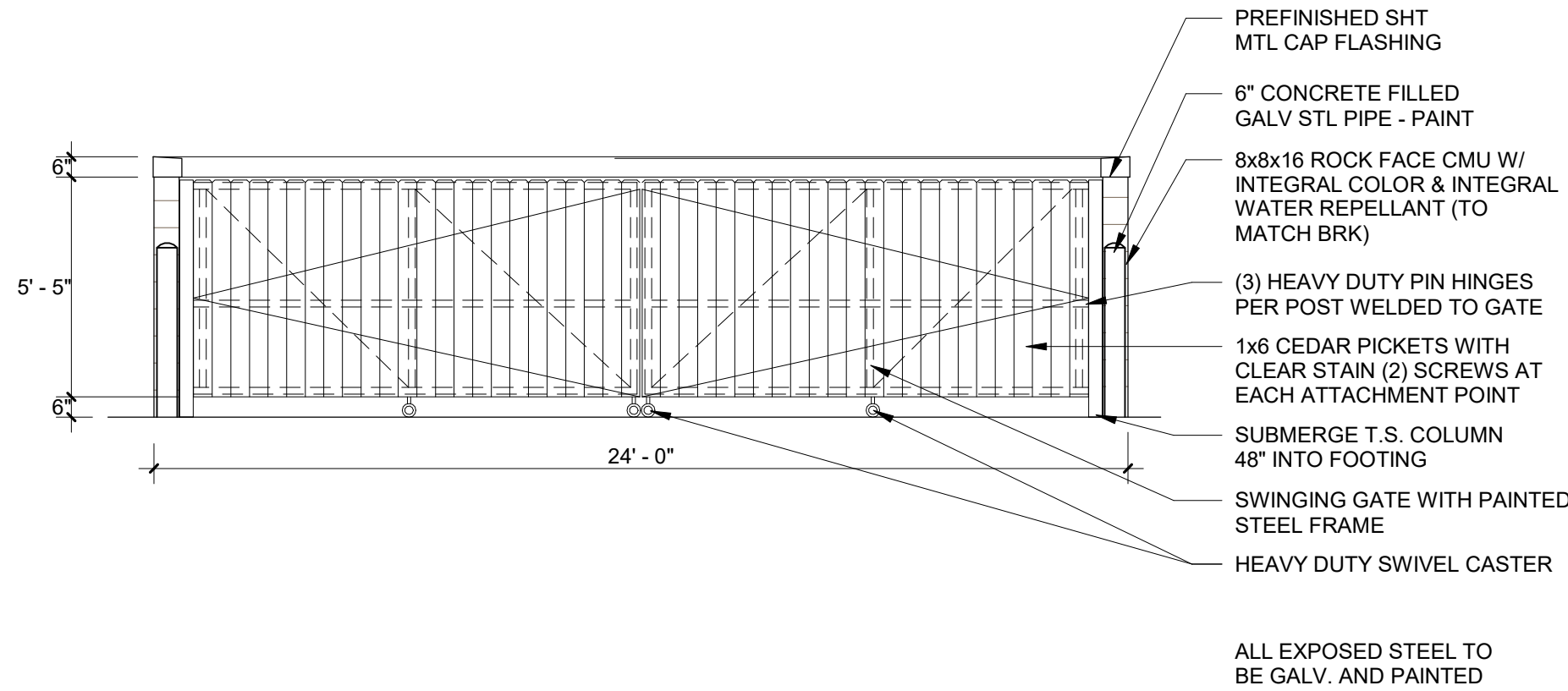
24"x36" SHEET (FULL SIZE)
- SCALE IS AS NOTED
12"x18" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED
OTHER SHEET SIZES NOT TO SCALE
SAA JOB #: 20066

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

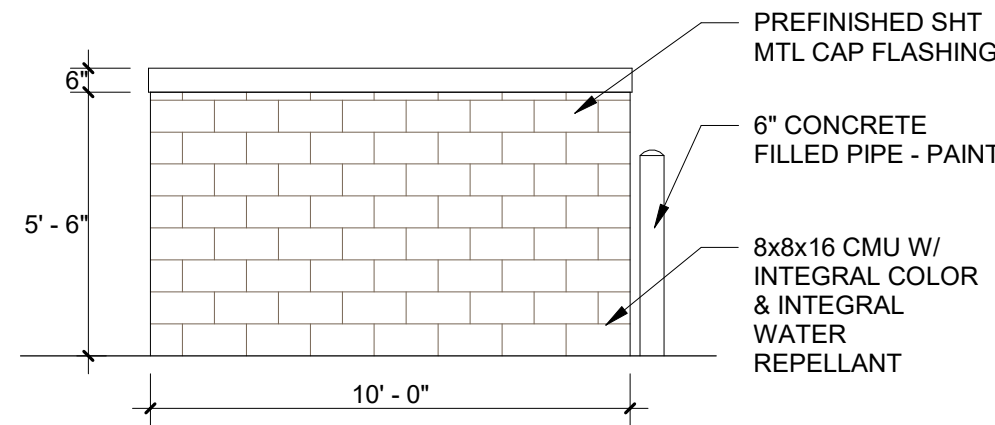
J:\2020\20066 Dollar Tree, Grimes, IA\CAD-Arch\20066_Dollar Tree, Grimes, IA.dwg
08/26/2020 3:12:24 PM



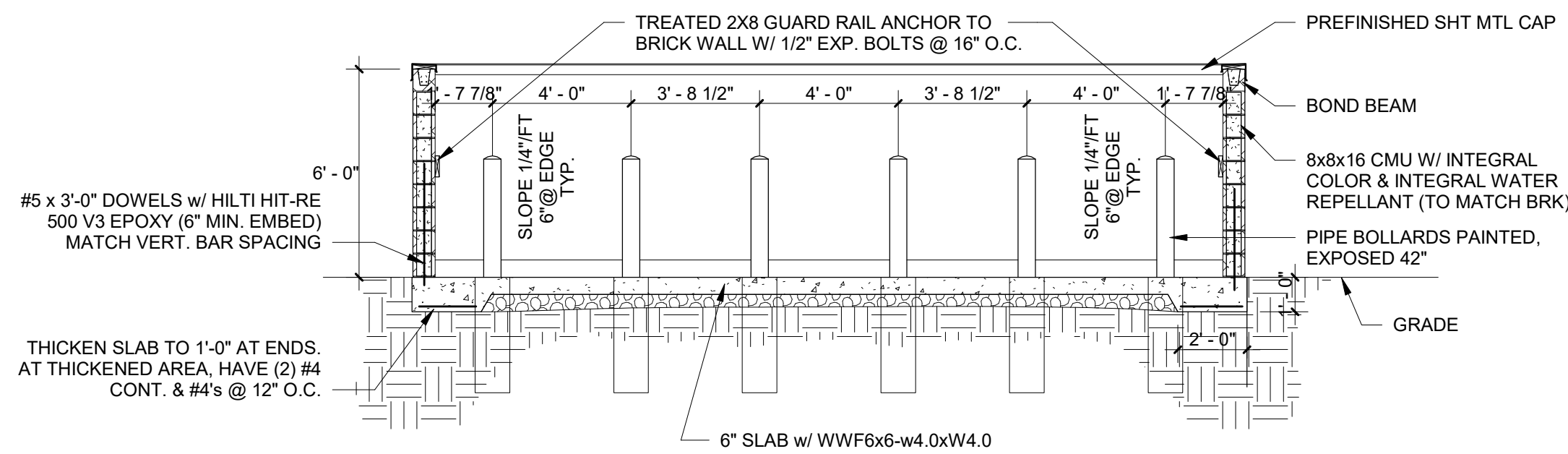
1 **TRASH ENCLOSURE PLAN**
SCALE: 1/4" = 1'-0"



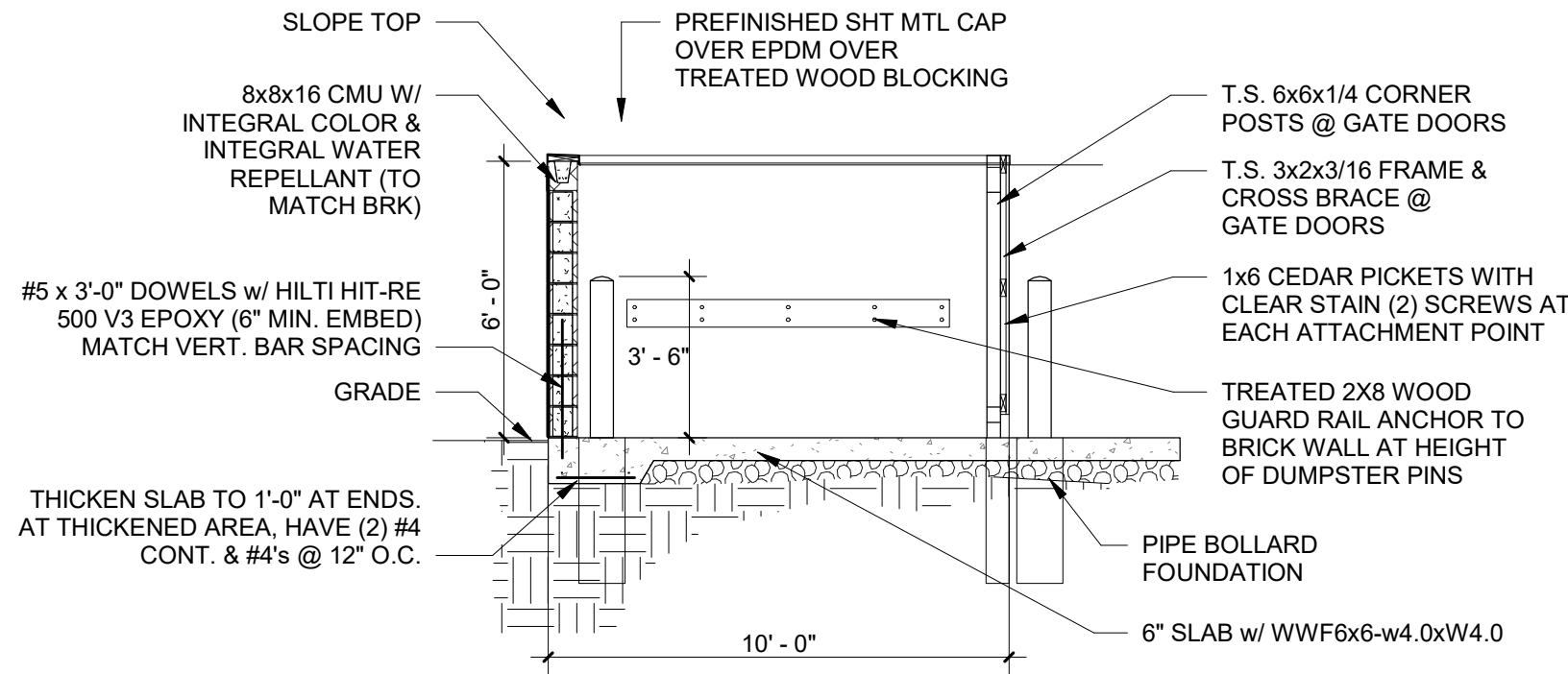
2 **TRASH ELEVATION**
SCALE: 1/4" = 1'-0"



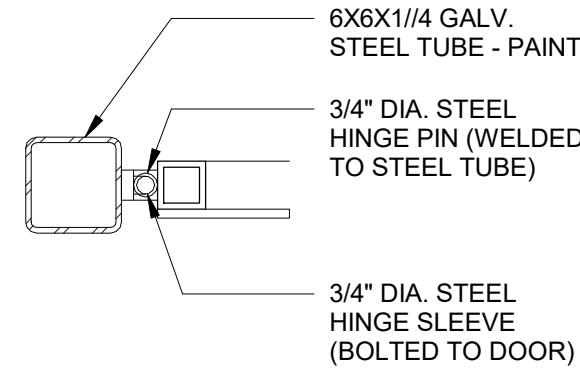
3 **TRASH SIDE ELEVATION**
SCALE: 1/4" = 1'-0"



4 **TRASH SECTION**
SCALE: 1/4" = 1'-0"



5 **TRASH CROSS SECTION**
SCALE: 1/4" = 1'-0"



6 **TRASH HINGE**
SCALE: 1 1/2" = 1'-0"

NOT FOR CONSTRUCTION

Rev. #	Issue / Revision	Date
3	Issued For Site Plan	08-26-2020

Proj. No. SAA Proj. Mgr.
20066 SP

Sheet Title
TRASH ENCLOSURE DETAILS

Sheet No.

A-701

simonson

simonson & associates architects llc
1717 Ingersoll avenue suite 117 des moines ia 50309
p/n 515 440 5626 w ww.simonsonassoc.com

This drawing has been prepared by the Architect or under the direct supervision of the Architect. It is intended for use on the project only. Any use of this drawing for any other project without the prior written consent of the Architect is prohibited. The Architect and its associated entities do not warrant the accuracy or completeness of the information contained herein. © Copyright 2020 by Simonson & Associates Architects, LLC.

DOLLAR TREE
480 SE GATEWAY DRIVE
GRIMES, IOWA

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: September 1, 2020
RE: Hy-Vee Fast & Fresh – Site Plan

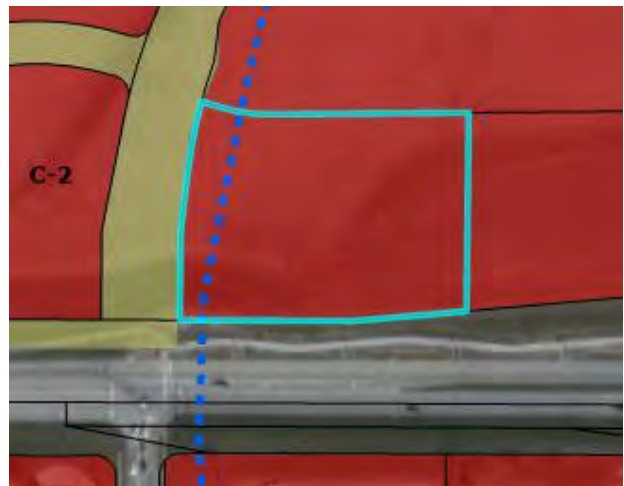
GENERAL INFORMATION:

Applicant:	Hy-Vee Inc.
Requested Action	Site Plan
Location	1401 E 1 st Street

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	General Commercial	C-2
North	Vacant	Mixed Use 1	C-2
South	Commercial	General Commercial	C-2
East	Vacant	General Commercial	C-2
West	Vacant	Mixed Use 1	C-2

BACKGROUND:

The applicant is requesting approval of the site plan for a 4,095 square foot Hy-Vee Fast & Fresh store and gas station located at 1401 E. 1st Street. Currently, the access road to service Hope Commercial Plat 1 is under review by City staff. The future development to the north will be constructing the access road leading to the subject site and three other lots along E. 1st Street.

The property is located within the C-2 zoning district and is within Zone 2 of the Highway 141 Mixed Use Development Corridor District.

ANALYSIS:*Building/Elevations:*

The façade is proposed to be principally constructed of brick with Nichiha panels. The dumpster enclosure will be constructed of brick and metal coping to match the building with a metal gate. The elevations appear to meet all of the minimum architectural standards within the Highway 141 Zone 1 Overlay.

Site Layout:

The site will have four access points: one from NE Gateway Drive and three from the future Hope Commercial Plat 1 access road. Pedestrian connectivity is provided along all four roadways and around the building.

Pole mounted light fixtures are provided throughout the parking lot and up lighting will be provided on the building faces.

Parking:

The site provides more than the required number of parking spaces for the site with 30 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 E 1st Street, NE Gateway, and the private access road, within landscape islands throughout the site, and along the building foundation.

Utilities:

The sanitary sewer will connect to the existing 6" sanitary sewer service on the north side of the site and will run south to the building. A grease interceptor will be provided onsite.

Water is provided from an existing 8" main to the north of the site. A new 6" water main will be constructed from the existing line to the building. The building is proposed to be fitted with a fire suppression system, therefore the appropriate FDC and fire hydrant spacing is shown.

Detention is handled within the regional detention basin located on the west side of the NE Gateway Drive extension. Storm sewer onsite will connect to the existing storm sewer along the south property line and connect to the regional 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

~~August 4, 2020~~

August 24, 2020

Civil Design Advantage

Attn: Josh Trygstad

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: Hy-Vee Fast & Fresh Site Plan (E 1st St)

Dear Mr. Trygstad:

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

General Comments/Cover Sheet:

- ~~1. Revise required open space to 15%.~~
- ~~2. Add flood zone and effective date.~~
- ~~3. Provide details sheet (handicap parking grades, signage, dumpster enclosure, bollards, ramps, curbs, etc.).~~
- ~~4. Add detail for decorative pavement jointing at the front of the building.~~
- ~~5. Provide lighting cut sheets.~~
- ~~6. Provide photometric plan with 0 foot candles at the property line.~~
7. Provide Geotech report. **Please provide**
- ~~8. Provide a detail for Envirohood (Nyloplast 24F) and callout on plans for ST-5.~~
- ~~9. Are monument signs proposed for this site?~~

C1.0:

- ~~1. The lot dimensions seem off. Please revise.~~

~~2. Add curb cuts for north and east driveways.~~

~~3. Grind curb for SUDAS Type A driveway.~~

C2.0:

~~1. Label parking stall depth.~~

~~2. Add truncated domes to internal sidewalk ramps.~~

3. Add stop bar pavement markings and signage. **Please add stop bar on NE Gateway Driveway.**

~~4. Label sidewalk width on the west side of the building.~~

~~5. Move dumpster to face away from NE Gateway.~~

~~6. Add updated standard City of Grimes notes (12/26/19).~~

~~7. Under General Note 5, change Construction Division to Engineering Dept.~~

~~8. Pavement thickness in ROW to be 8" (driveway approaches).~~

9. Show corresponding sidewalk ramp across the access road. **Add truncated domes to ramp.**

~~10. Label bike racks.~~

C3.0:

~~1. Remove reference to Altoona under Grading Note 4.~~

~~2. Provide spot elevations for ADA parking.~~

C4.0:

~~1. Demonstrate hydrant coverage in a 150' linear route unobstructed by parking, landscaping, and other obstacles.~~

~~2. Add note to water service call out to install 2" curb stop and 4" valve.~~

~~3. Call out casting type for ST 7.~~

- ~~4. Call out grease trap and clean outs.~~
- ~~5. Add note to core drill into existing storm MH ST EX1.~~
- ~~6. MH ST 4 need to be a 60" diameter per SUDAS.~~
- ~~7. Remove Altoona call out in Utility Note 13.~~
- ~~8. The Knox Box noted shall be installed near the front entrance to the building.~~
- ~~9. Per Section 507.5.1.1 of the City of Grimes Fire Code, a fire hydrant shall be installed within 100 feet of the fire department connection for the fire sprinkler system. The plans do not depict a fire department connection.~~
10. Show the water service going into the building. Please extend water service to building.
- ~~11. Show where the hydrant at the north driveway will be relocated.~~
12. The 4 inch fire service main depicted does not meet the requirements of NFPA 13 Section 24.1.3.1, which requires a minimum 6 inch main to supply fire sprinkler systems.
13. Sanitary service into the building is to be 6".

C5.0:

- ~~1. Update required open space to 15%.~~
- ~~2. Update open space planting counts.~~
- ~~3. Update note 4. Sod is required in the ROW and in the setback area at minimum. However, staff prefers sod for all areas.~~
- ~~4. What type of barrier is proposed along NE Gateway and E 1st St? If landscaping is used, 1 shrub per 4 linear feet is required.~~
- ~~5. Provide foundation plantings along the building faces on E 1st St and NE Gateway.~~
- ~~6. Note that the landscaping plan appears to show a tree being planted near the on-site fire hydrant located on the Southwest corner of the building. Section 507.5.5 of the~~

City of Grimes Fire Code requires 5 feet of horizontal clear space around fire hydrants.

Architecture:

1. ~~Provide percentage of primary material (brick, architectural concrete panels, textured concrete block marble or stone panels) on the building faces. A minimum of 75% is required.~~
2. ~~Provide percentage of glazing provided on south and west elevations. A minimum of 20% is required.~~
3. ~~Provide a list of 5 treatments that are demonstrated on the building (pg 17 Hwy 141 standards). Add the list to the elevation drawing.~~
4. ~~Provide wall pack lighting cut sheets and add locations to the elevations.~~
5. ~~Up lighting is required on building faces along public ROW.~~
6. ~~No blank wall area or façade shall exceed 30 feet in horizontal or vertical direction. Please add some detail to the north, east, and west elevations such as glazing, bump outs, color variation, etc.~~
7. Where are the Vaya linear lights planned to be installed? Will they be underneath the canopy or parapet?
8. What are the domes on the roof?

SWPPP:

1. ~~Please provide SWPPP when it is ready for all 3 sites.~~
2. Please provide a signed (by owner) final copy of the SWPPP.

Stormwater Management Plan (SWMP):

1. ~~Sheet 4: Of note**** Public storm sewer is sized to take the 10-yr event.~~
2. ~~Sheet 5: Show DA to ST EX1~~

- ~~3. Provide intake capacity spread and depth sheets of all intakes for the 5-yr and 100-yr event as stated in the "Storm Sewer Analysis" Section. Include ST-EX1 and DA as this was not included in the Hope Commercial SWMP.~~
4. Sheet 7&8: ST-6 Rim on plans is 945.71. Please rectify.
5. Please provide a signed final copy of the SWMP.

Site Plan:

- ~~1. Sheet 6: Does the intake casting on ST-EX1 exist, or is one proposed, and what type of casting?~~

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:	August 10, 2020 August 28, 2020 (1 PDF of Site plan with Elevation Plan included)
PLANNING & ZONING:	September 1, 2020 at 5:30 at the Grimes City Hall
COUNCIL MEETING:	September 8, 2020 at 5:30 at the Grimes City Hall

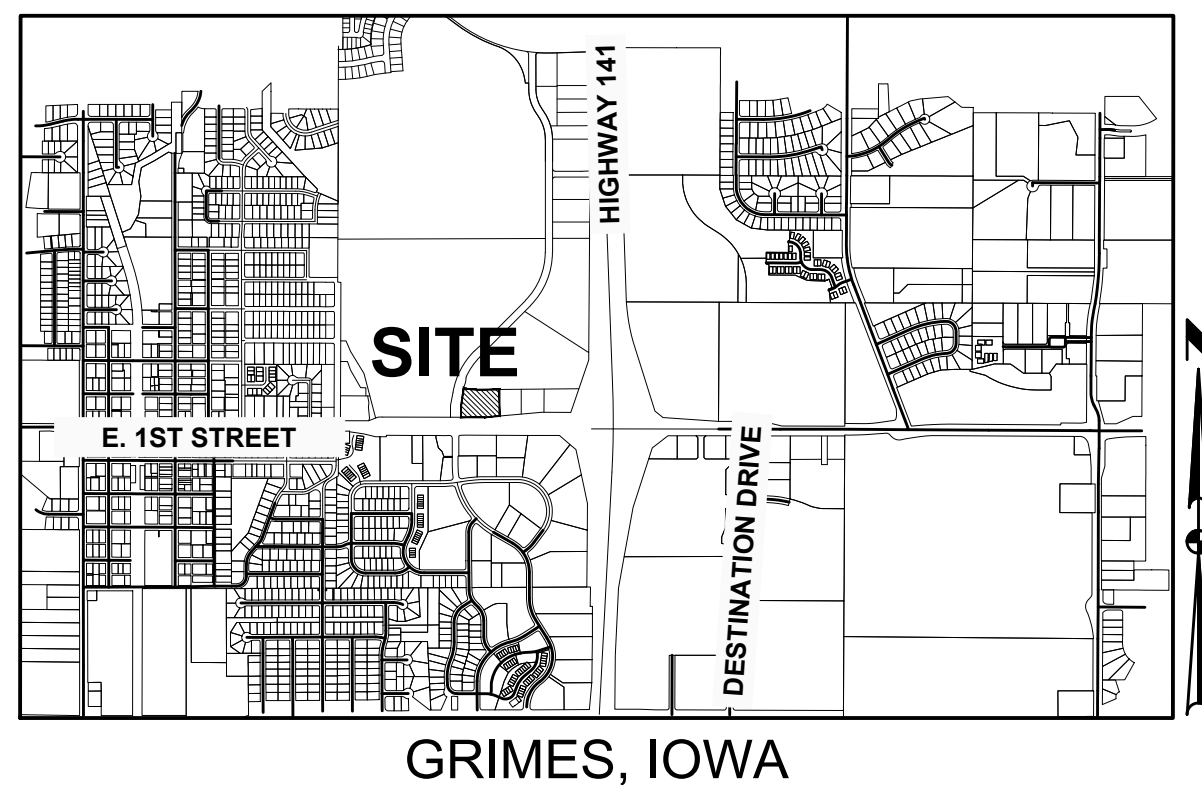
Please feel free to contact me at emartin@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Evann Martin
Assistant Planner

SITE PLAN FOR:
HY-VEE FAST & FRESH
GRIMES, IOWA

VICINITY MAP
NOT TO SCALE



APPLICANT/OWNER

HY-VEE
5820 WESTOWN PKWY
WEST DES MOINES, IA 50266-8223
CONTACT: RANDY DOWNS
EMAIL: RDOWNS@HY-VEE.COM
PH: (515) 559-5703

ENGINEER

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

BENCHMARKS

BURY BOLT ON HYDRANT @ SE CORNER OF HWY
44 & SE GATEWAY DRIVE
ELEVATION=940.44

CITY BENCHMARK C6J-012
CAP BOLT ON HYDRANT @ SW CORNER 5TH ST &
NORTH LITTLE BEAVER DR.
ELEVATION=926.02

CITY BENCHMARK G6N-004
CAP BOLT ON FIRE HYDRANT AT THE SOUTHWEST
CORNER OF NORTH 4TH STREET AND NORTH
LITTLE BEAVER DRIVE
ELEVATION=927.36

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = FALL 2020
ANTICIPATED FINISH DATE = SPRING 2021

SUBMITTAL DATES

FIRST SUBMITTAL: 07/27/2020
SECOND SUBMITTAL: 08/14/2020

DEVELOPMENT SUMMARY

LOT 1

AREA: 2.60 ACRES (113,298 SF)

ZONING: C-2 GENERAL AND HIGHWAY SERVICE
COMMERCIAL DISTRICT

*PROPERTY IS WITHIN TRANSPORTATION CORRIDOR
MIXED USE DEVELOPMENT OVERLAY DISTRICT

*PROPERTY IS WITHIN THE HIGHWAY 141 MIXED
USE DEVELOPMENT CORRIDOR DISTRICT (ZONE 2)

SETBACKS:

FRONT: 25'
SIDE: NONE
REAR: 25'

PROPOSED BUILDING USES:

GAS STATION

OPEN SPACE CALCULATION:

TOTAL SITE: = 113,298 (2.60 AC.)
BUILDING = 4,095 SF
PARKING/ DRIVEWAYS = 41,805 SF
SIDEWALK = 6,324 SF
OPEN SPACE PROVIDED = 61,074 SF (53.9%)
OPEN SPACE REQUIRED = 16,995 SF (15%)

PARKING:

RETAIL STORES, SUPER MARKET, GROCERY, DRUG AND
SUNDRY STORES, DEPARTMENT STORES, ETC. OVER TWO
THOUSAND SQUARE FEET FLOOR AREA = ONE PARKING SPACE
FOR EACH AND EVERY 250 SQUARE FEET

PARKING CALCULATION:

REQUIRED:
RETAIL 4,095 SF (4 SP/ 1000 SF)= 17 SPACES
PROVIDED: 30 SPACES

FLOOD ZONE CLASSIFICATION

SUBJECT PROPERTY IS LOCATED IN UNSHADED ZONE
'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE
FLOOD INSURANCE RATE MAPS FOR THE CITY OF
GRIMES, POLK COUNTY, IOWA, COMMUNITY PANEL
NUMBER 19153C0160F WITH A REVISION DATE OF
FEBRUARY 1, 2019.

INDEX OF SHEETS

NO.	DESCRIPTION
C0.0	COVER SHEET
C1.0	TOPOGRAPHIC SURVEY AND DEMOLITION PLAN
C2.0	DIMENSION PLAN
C3.0	GRADING PLAN
C3.1	EROSION AND SEDIMENT CONTROL PLAN
C4.0	UTILITY PLAN
C5.0-C5.1	LANDSCAPE PLAN
C6.0-C6.1	DETAILS

LEGAL DESCRIPTION

LOT 1, HOPE COMMERCIAL PLAT 1, AN OFFICIAL PLAT IN THE
CITY OF GRIMES, POLK COUNTY, IOWA.

ZONING

C-2 GENERAL AND HIGHWAY SERVICE
COMMERCIAL DISTRICT

PROPERTY IS WITHIN ZONE 2 OF THE TRANSPORTATION OVERLAY
DISTRICT

PROJECT SITE ADDRESS

LOT 1: 1401 E. 1ST STREET

BULK REGULATIONS

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

TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT OVERLAY
DISTRICT

SAME AS C-2

UTILITY WARNING

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

GENERAL LEGEND

PROPOSED

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

EXISTING

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

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

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.

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

PROFESSIONAL SEAL
IOWA
JOSH TRYGSTAD
19228
DATE
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS
PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND
THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF IOWA.
MY LICENSE NUMBER 19228
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS C0.0-C4.0, C6.0-C6.1

PROFESSIONAL SEAL
IOWA
JOSH TRYGSTAD
00525
DATE
I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL
SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR
UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE
AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF IOWA.
MY LICENSE RENEWAL DATE IS JUNE 30, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS C5.0-C5.1

GA
CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 2007.350

IOWA
ONE CALL
1-800-292-8989
www.iowaonecall.com

HY-VEE FAST & FRESH - GRIMES, IA - 2007.350

1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
2. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
 - A. CITY
 - B. APPROPRIATE UTILITY COMPANIES
 - C. OWNER
 - D. CIVIL DESIGN ADVANTAGE
 - E. ARCHITECT
3. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
4. PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
5. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% OPTIMUM PROCTOR DENSITY. DETERMINE MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
6. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
7. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
8. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
9. CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
11. REMOVAL OR ABANDONMENT OF PUBLIC UTILITIES SHALL BE FULLY COORDINATED WITH APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
12. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OR RECYCLED OFF SITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
13. PROTECT ADJACENT PROPERTY DURING DEMOLITION.
14. PROTECT EXISTING UTILITIES WHICH ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
15. REMOVE ALL DESIGNATED STREETS, DRIVEWAYS, ETC. IN THEIR ENTIRETY. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 98% STANDARD PROCTOR DENSITY. BACKFILLING TO BE OBSERVED BY GEOTECHNICAL ENGINEER EMPLOYED BY OWNER.
16. ALL UNDERGROUND AND OVERHEAD UTILITIES WITHIN PROPOSED BUILDING AREA LIMITS ARE TO BE REMOVED ENTIRELY. UTILITIES OUTSIDE THE BUILDING AREA LIMITS MAY BE ABANDONED IN ACCORDANCE WITH UTILITY SUPPLIER REQUIREMENTS.
17. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION, BOTH PUBLIC AND PRIVATE.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND SALVAGING ANY IRRIGATION COMPONENTS AND ADJUSTING IRRIGATION AS REQUIRED FOR OPERATION ON REMAINDER OF SITE DURING CONSTRUCTION.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING SITE DEMOLITION WITH BUILDING DEMOLITION PRIOR TO CONSTRUCTION.

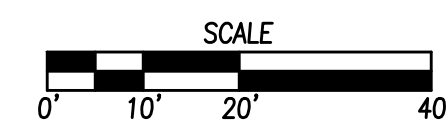
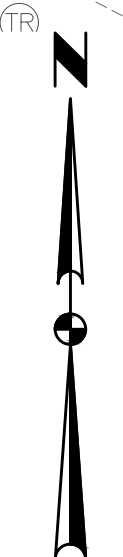
1401 E. 1ST STREET
GRIMES, IOWA

DATE _____
DRAWN BY _____

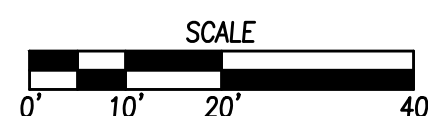


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1. SIDEWALKS	4" P.C.C.
2. SIDEWALK CURB RAMPS	6" P.C.C.
3. STANDARD DUTY PAVING	6" P.C.C.
4. TRASH ENCLOSURE	8" P.C.C.
5. DRIVEWAY APPROACH IN ROW	8" P.C.C.



1. THE 2020 EDITION OF THE SDGAS 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 CONTRADICT THE CITY OF SAN ANTONIO'S COMPLIANCE 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. ONLY PRIOR TO CONSTRUCTION, THE CITY OF SAN ANTONIO, BY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S ENGINEERING DEPARTMENT.
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 EASEMENTS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DESIGN 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 PRIORITY 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 REMOVE 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PACKAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY OF GRIMES CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
 - A. CITY OF GRIMES
 - B. APPROPRIATE UTILITY COMPANIES
 - C. OWNER
 - D. CIVIL DESIGN ADVANTAGE
20. PARKING LOT STRIPING SHALL BE A 4" WHITE STRIPE UNLESS OTHERWISE NOTED (MINIMUM TWO COATS).
21. ALL EXTERIOR LIGHTING SHALL BE LOW-GLOSS 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.
22. ANY SITE CHANGES THAT DIFFER FROM THE SITE PLAN MUST BE APPROVED BY THE CITY OF GRIMES PRIOR TO INSTALLATION/AMENDMENT.

1. GENERAL NOTES:

- a. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPERSEDED SPECIFICATIONS.
- b. A RECONSTRUCTION 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. ALLITE 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. SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B PVC 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 HYDRANT SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 253 (3/4" A-423), OR CLOW MEDINA 25-254. ALL HYDRANTS SHALL BE THE FOLLOWING: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2" BURY, and FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
- b. ALL HYDRANTS SHALL 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 TB-18-2.
- d. ALL VALVES SHALL BE RESIDENT 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 BY THE CITY OF GRIMES. BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE DEVELOPER AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DEPT. AND BY FAX TO US WATER AT 515-986-7300. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
- g. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.

4. STORM SEWER NOTES:

- a. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
- b. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APPROX 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.

CONCRETE:

- | | |
|---|------------------------------------|
| 1. CONCRETE MIX BY UNIT VOLUME. | MATCH IOWA SUDAS C-SUD MIX DESIGN: |
| TYPE IP BLENDED CEMENT: | 10.6% |
| POTABLE WATER: | 13.3% |
| AIR ENTRAINMENT: | 06.0% |
| FINE AGGREGATE ($\leq \frac{3}{8}$ "): | 31.5% |
| COURSE AGGREGATE ($\frac{3}{8}$ " - 1.0"): | 38.6% |
| A. MAXIMUM SUBSTITUTION OF FLY ASH SHALL BE 15%. FLY ASH SHALL CONFORM TO ASTM C618 CLASS C. | |
| B. MAXIMUM SLUMP USING SLIP-FORM PLACEMENT IS 1 $\frac{1}{2}$ ". MAXIMUM SLUMP USING OTHER PLACEMENT METHODS IS 4". | |
| C. AGGREGATE SHALL BE CLEAN SAND AND CLEAN CRUSHED STONE OR CLEAN GRAVEL FOR HIGH DURABILITY. | |
| 2. INSTALL ROADS, PARKING SURFACES, SIDEWALKS AND CURBS WHERE INDICATED ON PLAN. CONCRETE STRENGTH SHALL BE 4,000 PSI @ 28 DAYS. | |
| 3. FOR CONCRETE PAVEMENTS, PROVIDE CONTROL JOINTS AT 12'-0" OVER CENTER EACH WAY MAXIMUM UNLESS NOTED OTHERWISE ON PLAN. | |
| 4. PERFORM CONCRETE WORK IN ACCORDANCE WITH ACI 301 AND ACI 318. CONFORM TO ACI305 DURING HOT WEATHER AND ACO 306.1 DURING COLD WEATHER. | |
| 5. CONCRETE FINISH: MEDIUM BROOM PERPENDICULAR TO THE PATH OF TRAVEL. | |
| 6. CONCRETE CURING AGENT: RESIN BASED, MEMBRANE FORMING COMPOUND COMPLYING WITH ASTM C309, TYPE 1. | |
| 7. CONCRETE SIDEWALK JOINT SEALANT: SELF-LEVELING POLYURETHANE GUN GRADE SEALANT, COLOR: GRAY. | |
| 8. CONCRETE ROADS, PARKING LOT, AND CURB JOINT SEALANT: HOT Poured JOINT SEALANT COMPOSED OF PETROPOLYMERS MEETING REQUIREMENTS OF ASTM D 3405. FILL JOINTS FULLY. DO NOT USE BACKER ROD. | |

ASPHALT:

1. TACK COAT. REFER TO IOWA SUDAS SPECIFICATIONS:
 - A. PG 56-22
2. APPLY TACK COAT AT .08 GSY RESIDUAL RATE ON CLEAN, DRY SURFACE FREE OF LOOSE PARTICLES PRIOR TO PLACING HMA MIX.
3. HOT MIX ASPHALT. REFER TO IOWA SUDAS SPECIFICATIONS:
 - A. SUBMIT MIX DESIGN FOR APPROVAL
 - B. HMA STANDARDS TRAFFIC (ST) SURFACE: $\frac{1}{2}$ " PG 58-28H
 - C. MAXIMUM RAP: 20%
4. PLACE THE HMA MIXTURE IN THE NUMBER OF LIFTS REQUIRED TO PRODUCE THE REQUIRED THICKNESS. THE COMPACTED THICKNESS OF THE TOP LIFT SHALL NOT EXCEED 2 INCHES.
5. PLACE SUCCEEDING LIFTS OF HMA AS SOON AS THE PREVIOUS LIFT HAS BEEN COMPACTED.
6. COMPACT EACH LIFT TO 92-96% DENSITY. VERIFY DENSITY BY PROVIDING CORES PER OWNERS TESTING AGENCY.

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
P 515-267-2800
F 515-267-2935

LOCATION
FAST AND FRESH
1401 E. 1ST STREET
GRIMES, IOWA

REVISIONS	DATE	DRAWN BY
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CIVIL DESIGN ADVANTAGE
 9403 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
 PH: (515) 388-4400 FAX: (515) 268-4410
 PROJECT NO. 2007.351

DIMENSION PLAN

DRAWN BY JAT	DATE 07/27/2020
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LOCATION
FAST AND FRESH
1401 E. 1ST STREET
GRIMES, IOWA

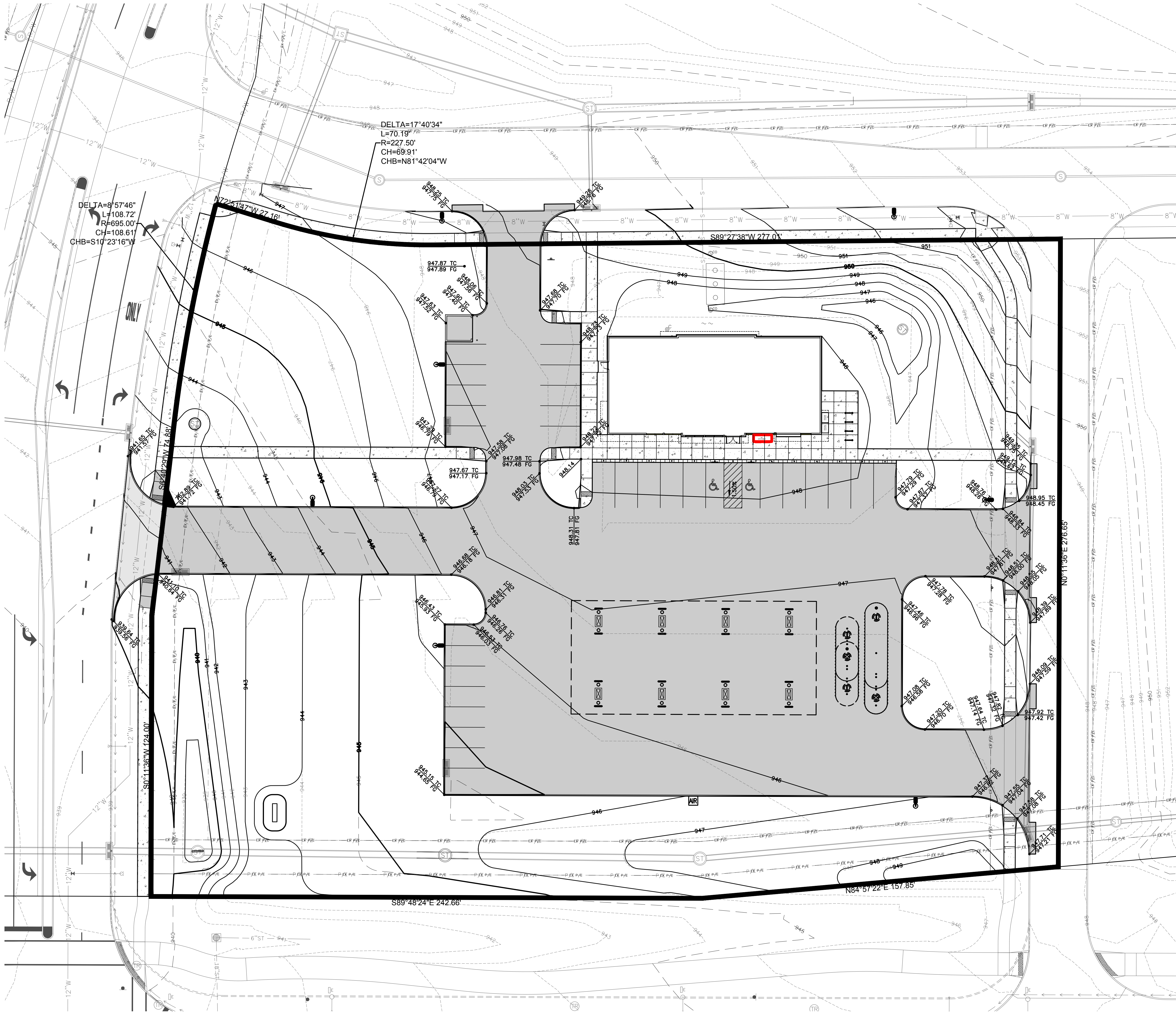
CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 FAX: (515) 369-4410
PROJECT NO. 2007.351

GRADING PLAN

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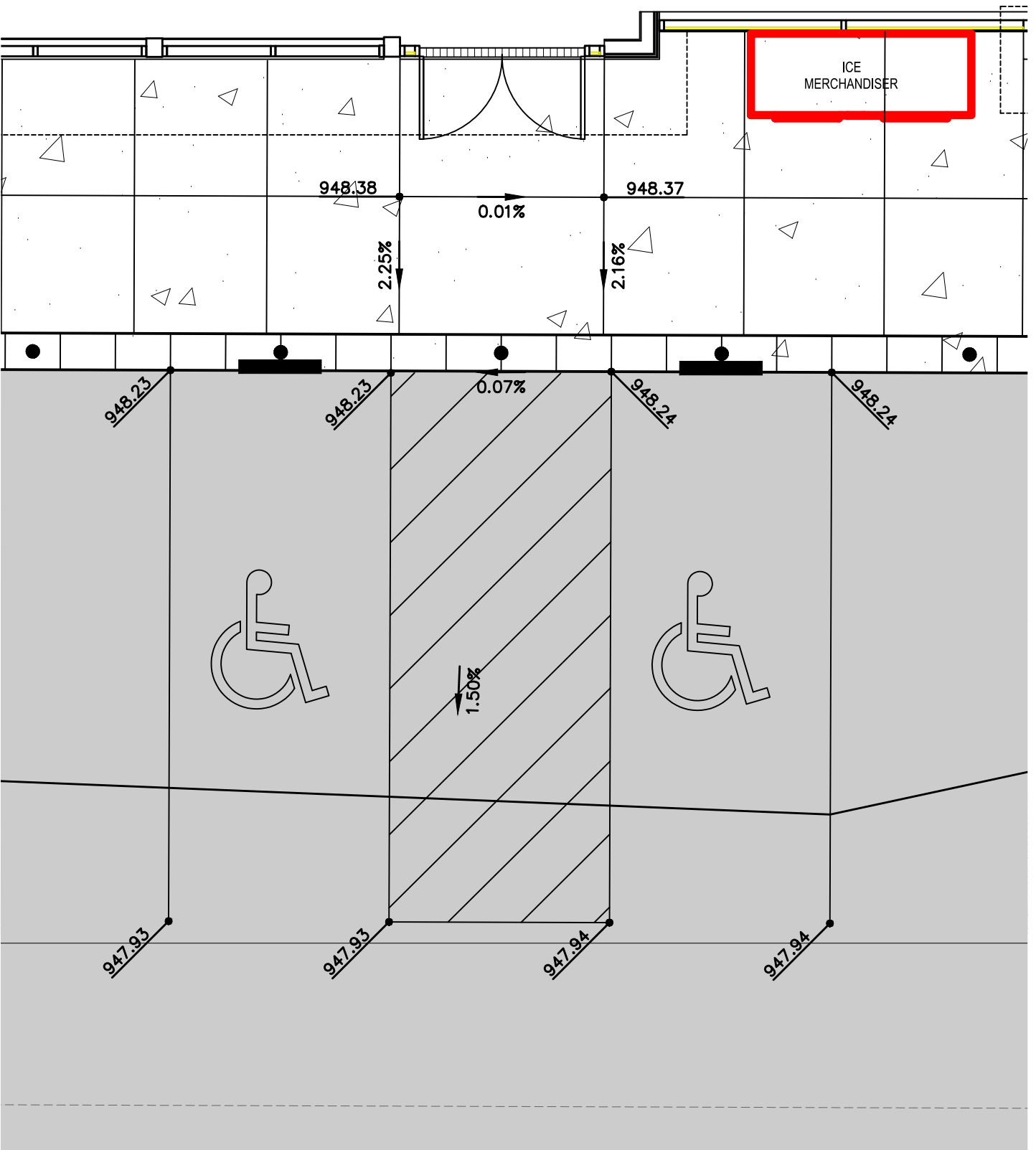
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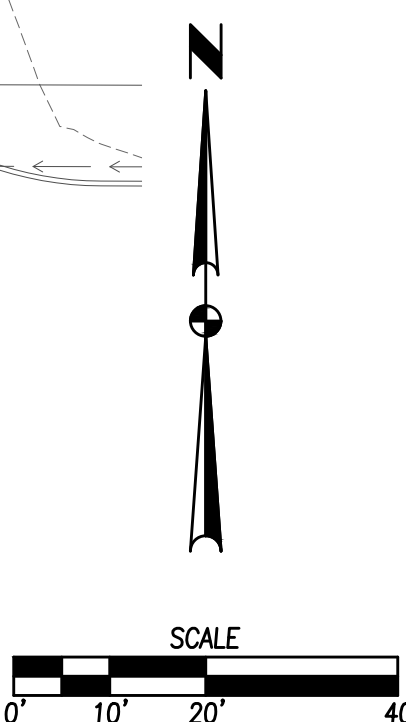


GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY OF GRIMES' BUILDING DIVISION.
2. THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF GRIMES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.
3. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPAVED AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
4. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2020 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES SUPPLEMENTALS, IF APPLICABLE.
5. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
6. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
7. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
8. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
9. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND Haul Roads TO PREVENT THE SPREAD OF DUST.
11. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
12. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
13. SIDEWALKS:
MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE. DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
14. IN AREAS TO RECEIVE ADDITIONAL FILL OVER EXISTING FILL MATERIALS, REMOVE TOP 12" OF MATERIAL AND SCARIFY AND RECOMPACT THE NEXT 9" OF RESULTING SUBGRADE. COMPACT TO 95% STANDARD PROCTOR DENSITY. SUBSEQUENT FILL TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR.
15. SCARIFY AND RECOMPACT THE TOP 9" OF SUBGRADE IN ALL CUT AREAS AFTER ROUGH GRADING IS COMPLETED. COMPACT THE ENTIRE PAVING AND BUILDING SUBGRADE TO 95% STANDARD PROCTOR DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR.
16. PROVIDE MINIMUM OF 1.0' OF COMPACTED NON-EXPANSIVE COHESIVE SOIL BENEATH ALL PAVEMENTS.
17. FINISH CONTOURS SHOWN ARE TO TOP OF PAVEMENT OR TO TOP OF TOPSOIL. SEE BUILDING PLANS AND CONSTRUCTION DETAILS FOR FINISHED SUBGRADE BELOW FINISHED FLOOR AND PAVEMENT SECTIONS.
18. SCARIFY SUBGRADE TO DEPTH OF 3" WHERE TOPSOIL IS SCHEDULED. SCARIFY IN AREAS WHERE EQUIPMENT USED FOR HAULING AND SPREADING TOPSOIL HAS CAUSED COMPACTED SUBSOIL.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION, BOTH PUBLIC AND PRIVATE.
20. EXISTING TOPO FOR THIS AREA WAS TAKEN FROM PROPOSED CONTOURS FOR THE HOPE COMMERCIAL PLAT 1 & HOPE COMMERCIAL PLAT 1 LOTS 1-4 ACCESS IMPROVEMENTS. TIE-IN POINTS MAY VARY BASED ON CONSTRUCTED ELEVATIONS.



LEGEND	
	100.00 CONTOUR LINE
	100.00 SPOT ELEVATION
	100.50 TC CURB ELEVATION/ 100.00 GV GUTTER ELEVATION
	FLOWLINE
	1.0% SLOPE PERCENT



EROSION CONTROL NOTES

1. THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMIT AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL REQUIREMENTS OF THE SWPPP AND LOCAL, STATE AND FEDERAL REQUIREMENTS. THE OWNER SHALL EMPLOY A SEPARATE FIRM TO PROVIDE SWPPP MONITORING AND UPDATES. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH THE SELECTED FIRM.
2. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED ACCORDING TO SUDAS CHAPTER 7 EROSION AND SEDIMENT CONTROL.
3. THIS EROSION CONTROL PLAN IS PART OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THAT HAS BEEN ISSUED WITH THE CONSTRUCTION DOCUMENTS. A SWPPP IS REQUIRED AS PART OF THE GENERAL NPDES PERMIT. THE PERMIT IS INCLUDED IN THE SWPPP. A SWPPP IS A LIVING DOCUMENT THAT NEEDS TO BE UPDATED ON A REGULAR BASIS TO MONITOR THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES IMPLEMENTED ON THE SITE FOR THE DURATION OF THE PROJECT.
4. DISTURB THE LEAST AREA POSSIBLE TO COMPLETE THE SCOPE OF THE PROJECT.
5. ALL SEDIMENT AND EROSION CONTROL PRACTICES WILL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND AFTER ANY STORM EVENT OF GREATER THAN 0.5 INCHES OF PRECIPITATION DURING ANY 24-HOUR PERIOD BY RESPONSIBLE PERSONNEL. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE BEST MANAGEMENT PRACTICES SHALL BE MADE IMMEDIATELY.
6. INSPECTIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR. INSERT COPIES OF THE INSPECTION FORMS INTO THE ONSITE SWPPP AND SEND A COPY TO HY-VEE.
7. FOLLOWING SOIL DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS TO THE SURFACE OF ALL PERIMETER SEDIMENT CONTROLS, TOPSOIL STOCKPILES, AND ANY OTHER AREAS ON THE PROJECT SITE WHICH ARE NOT BEING USED FOR MATERIAL STORAGE, OR ON WHICH ACTUAL EARTH MOVING ACTIVITIES ARE BEING PERFORMED.
8. SOIL STABILIZATION SCHEDULE TEMPORARY SEEDING WITH OATS - 2 TO 3 BUSHELS PER ACRE - AND MULCH ALL SLOPES 4:1 AND STEEPER WILL BE INITIATED ON ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR A PERIOD OF MORE THAN 21 CALENDAR DAYS BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED. THIS SEQUENCE SHALL REPEAT AS GROUND COVER IS REMOVED BY SUBSEQUENT CONSTRUCTION ACTIVITY.
9. GENERAL CONTRACTOR SHALL IMPLEMENT ALL POLLUTION PLAN ACTIVITY WITH THE ASSISTANCE OF THE UTILITY SUBCONTRACTORS, BUILDING CONTRACTORS AND SUPPLIERS.
10. APPLY FREQUENT LIGHT WATERING TO GROUND SURFACE, AS REQUIRED TO CONTROL DUST.
11. UPON COMPLETION AT CONSTRUCTION, SOD ALL DISTURBED AREAS PER PROJECT SPECIFICATIONS.
12. MAINTENANCE OF EROSION CONTROL MEASURES IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTORS. CLEANING OF CONTROL DEVICES SHALL BEGIN WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
13. LOCATION OF SOLID WASTE CONTAINER AND PORTABLE RESTROOM TO BE SPECIFIED BY CONTRACTOR AND UPDATED IN SWPPP.
14. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
15. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE IMPLEMENTING AGENCY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENT.
16. LIMIT DUST GENERATION BY CLEARING ONLY THOSE AREAS WHERE IMMEDIATE ACTIVITY WILL TAKE PLACE, LEAVING THE REMAINING AREA(S) IN THE ORIGINAL CONDITION, IF STABLE. MAINTAIN THE ORIGINAL GROUND COVER AS LONG AS PRACTICAL. VEGETATE OR MULCH AREAS WITH EXPOSED SOILS THAT WILL NOT RECEIVE VEHICLE TRAFFIC. IN AREAS WHERE PLANTING, MULCHING OR PAVING IS IMPRACTICAL, APPLY GRAVEL OR LANDSCAPING ROCK. ADD SURFACE GRAVEL TO REDUCE THE SOURCE OF DUST EMISSION. LIMIT THE AMOUNT OF FINE PARTICLES (THOSE SMALLER THAN 0.075MM) TO 10 TO 20 PERCENT. SPRINKLE THE SITE WITH WATER UNTIL SURFACE IS WET. REPEAT AS NEEDED TO PREVENT CARRYOUT OF MUD ONTO STREET. USE VACUUM STREET SWEEPERS TO SWEEP UP ANY TRACKED SEDIMENT. REMOVE MUD AND OTHER DIRT PROMPTLY SO IT DOES NOT DRY AND THEN TURN INTO DUST. LIMIT DUST CAUSING WORK ON WINDY DAYS.

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF LITTLE BEAVER CREEK ±1000 FT	2.78 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	10,008 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES×3600 CU FT)	
VOLUME PROVIDED IN FILTER SOCK (227 LF @ 2.0 CU FT/LF OF SOCK)	454 CU FT
VOLUME PROVIDED IN SILT FENCE (1140 LF @ 4.5 CU FT/LF OF FENCE)	5,130 CU FT
VOLUME PROVIDED IN SILT FENCE IN SWALE (625 LF @ 10.0 CU FT/LF OF FENCE)	6,250 CU FT
TOTAL VOLUME PROVIDED	11,834 CU FT

NOTES:

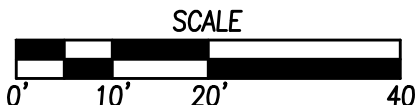
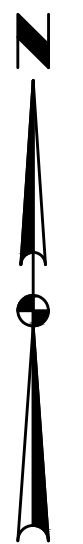
1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENTS.
2. DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED PRIOR TO THE SITE SHUTTING DOWN FOR WINTER CONDITIONS.
3. WASTE FROM CONCRETE WASHOUT ACTIVITIES AND FROM WET SAWING OF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

OWNER

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

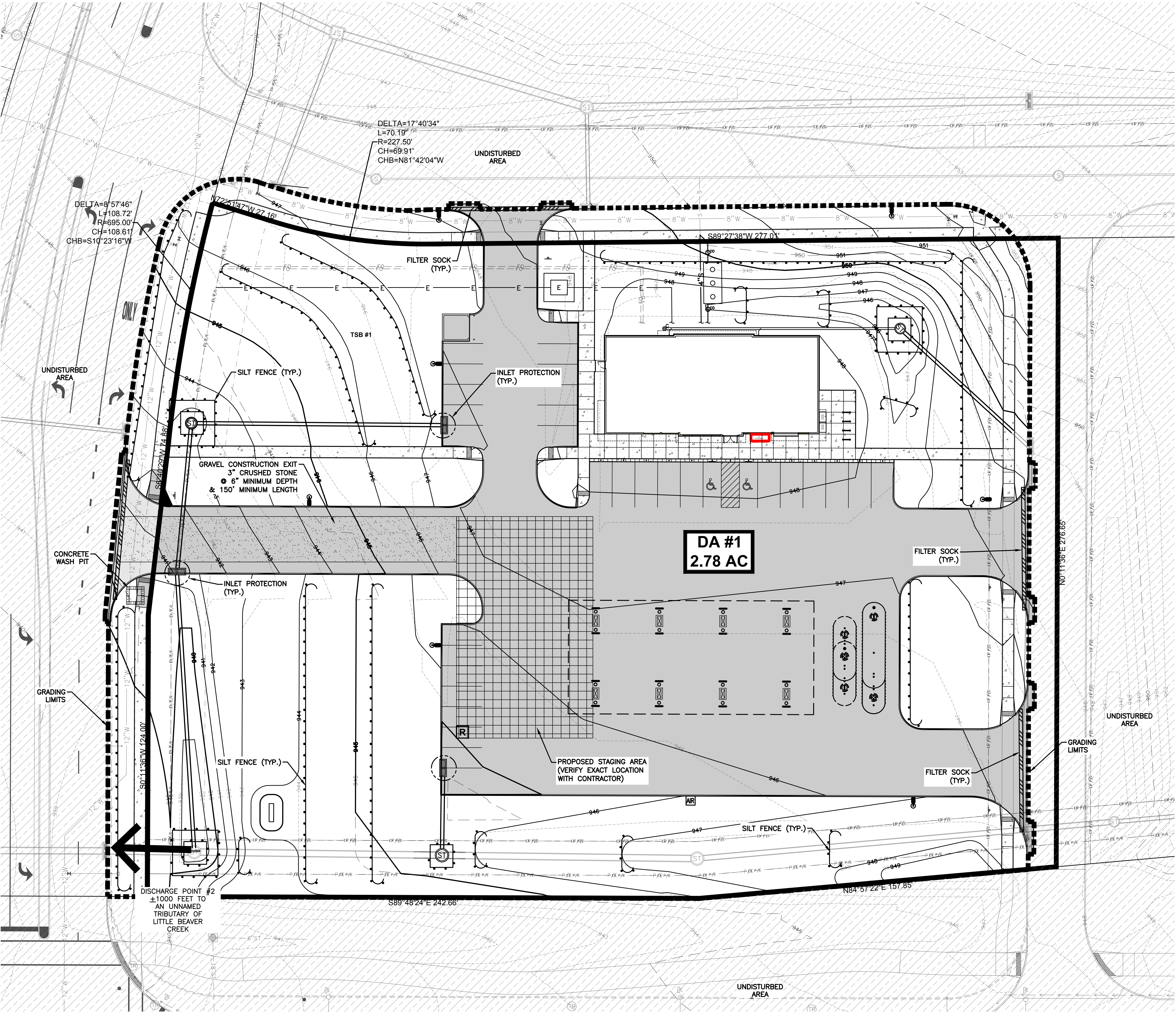
SWPPP LEGEND

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



STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1765
2	FILTER SOCK	LF	227
3	SEEDING, FERTILIZING, AND MULCHING	AC	1.54
4	INLET PROTECTION DEVICES	EA	3
5	CONCRETE WASHOUT PIT	EA	1



LOCATION
FAST AND FRESH
1401 E. 1ST STREET
GRIMES, IOWA

REVISIONS
DATE
DRAWN BY

CAD
CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 FAX: (515) 369-4410
PROJECT NO. 2007.351

EROSION
CONTROL PLAN

DRAWN BY
JAT
SCALE
DATE
07/27/2020
SHEET

C3.1

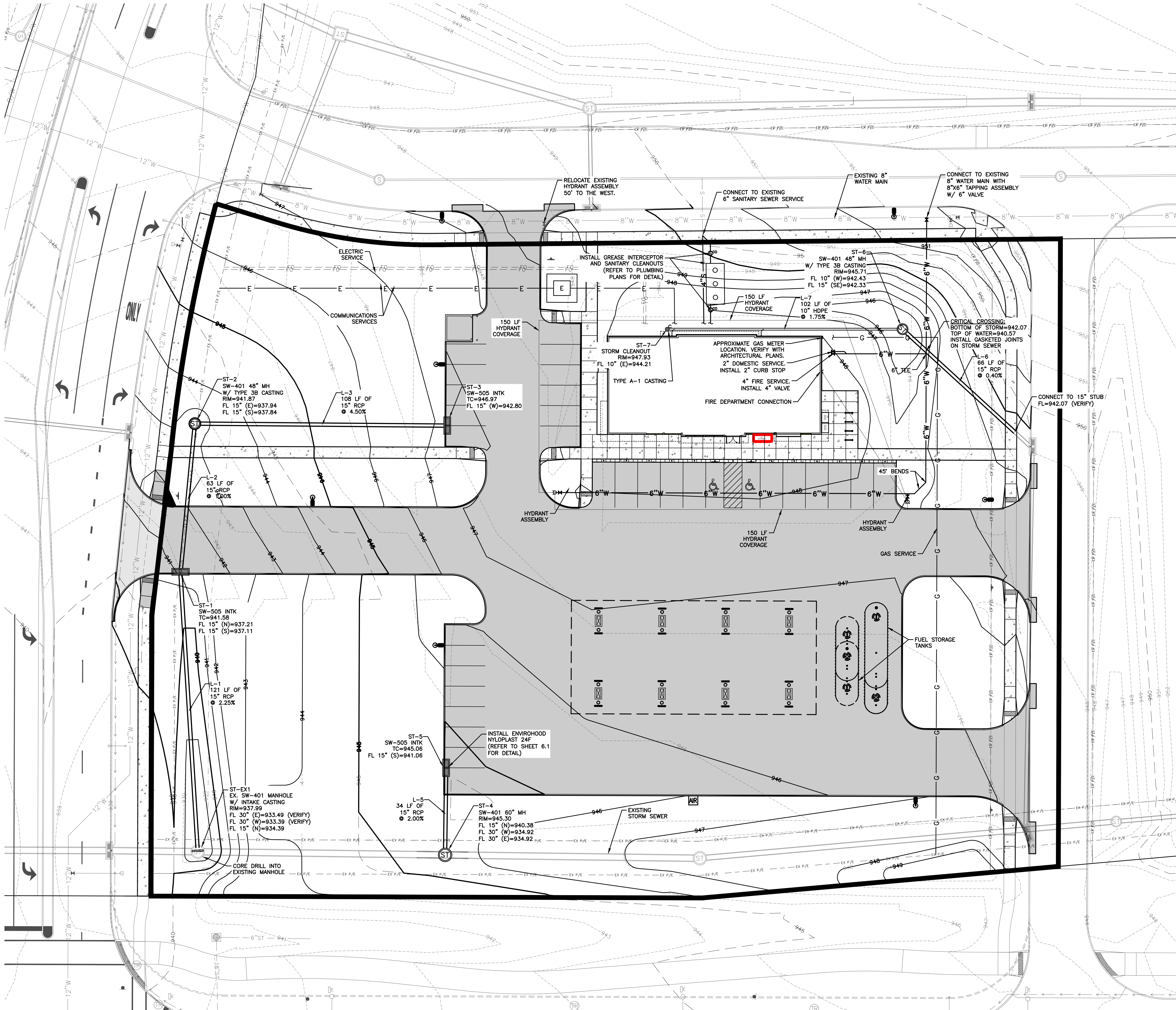
LOCATION
FAST AND FRESH
1401 E. 1ST STREET
GRIMES, IOWA

REVISIONS	DATE
	DRAWN BY

UTILITY PLAN

DRAWN BY JAT	DATE 07/27/2020
SCALE	
SHEET	

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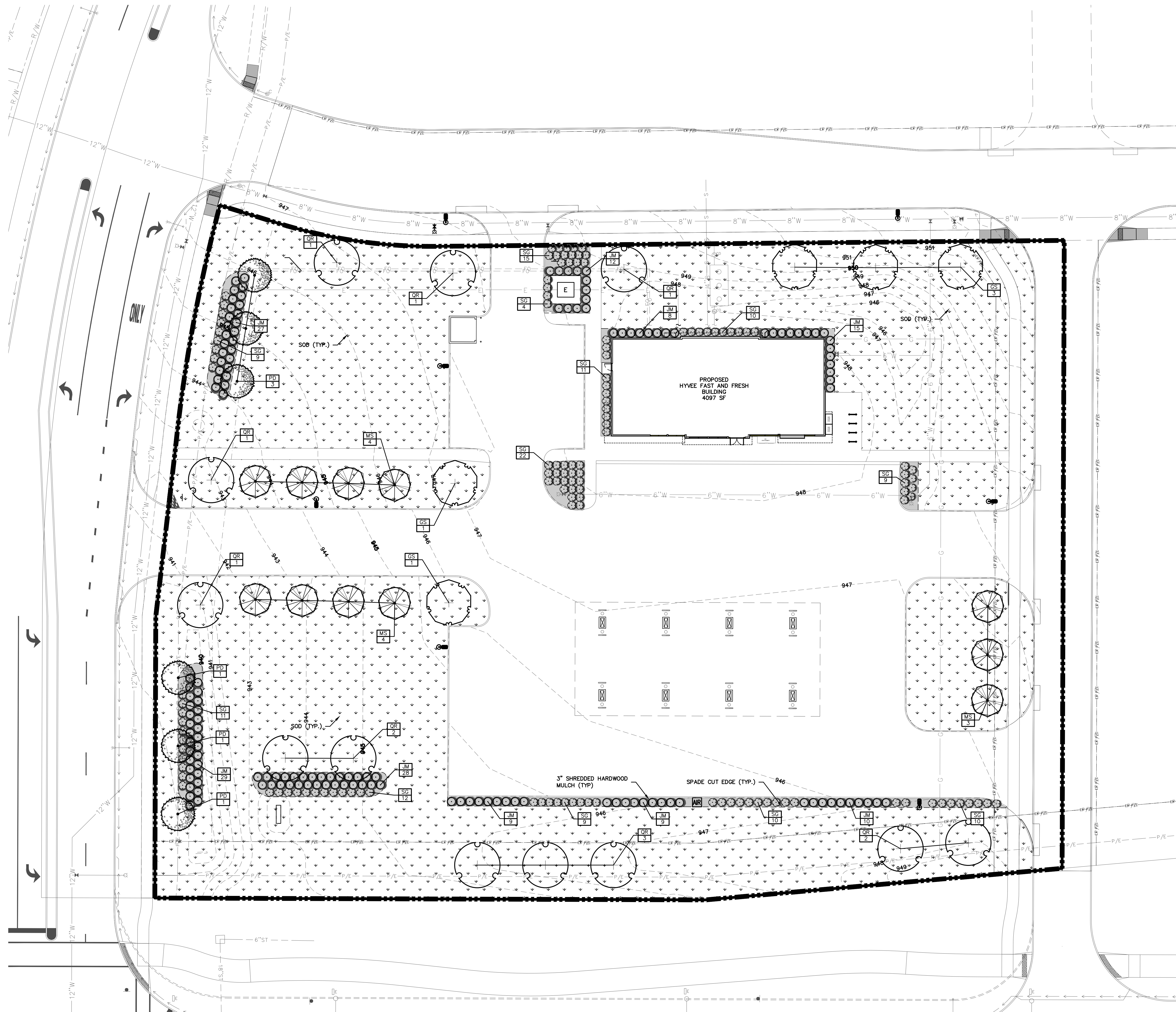


UTILITY NOTES

- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
- FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
- BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2020 EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
- ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
- ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
- 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
- MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
- WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THEREOF. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2020 EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF GRIMES' STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2006 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
- OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES. PERIODIC MAINTENANCE AND CLEANING OF STORM AND SANITARY SEWER MAY BE NECESSARY.
- CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
- INSTALL APRON GUARD AND FOOTING ON ALL APRONS.
- BUILDING PLUMBING CONTRACTOR TO INSTALL BACKFLOW PREVENTION DEVICE ON WATER LINES ACCORDING TO WATER COMPANY REQUIREMENTS. SEE PLUMBING PLANS.
- WATER PIPING SHALL BE DUCTILE IRON - AWWA C151 - CLASS 50 MINIMUM OR POLYVINYL CHLORIDE - AWWA C900 - MINIMUM OR IN COMPLIANCE WITH WATER COMPANY REQUIREMENTS.
- ALL WATER PIPING SHALL HAVE A MINIMUM OF 6'-0" COVER.
- INSTALL VINYL IDENTIFICATION TAPE AT 2'-0" BELOW FINISH GRADE DIRECTLY ABOVE WATER LINES.
- INSTALL SINGLE THHN - 12 GA TRACER WIRE WITH WATER PIPING (TAPE TO PIPE). TRACER WIRE TO BE EXTENDED IN CONDUIT TO 1'-0" ABOVE GROUND SURFACE AT FIRE HYDRANTS AND SHALL BE CONNECTED TO A 6'-0" X 1/2" Ø GROUND ROD AT CONNECTION TO MAIN AND AT DEAD ENDS. TRACER WIRE TO EXTEND UP INTO BUILDING AT SERVICE CONNECTIONS.
- CONTRACTOR TO INSTALL TRANSFORMER PAD AND SECONDARY WIRING. UTILITY COMPANY TO INSTALL PRIMARY WIRING.
- CONTACT APPROPRIATE GOVERNMENT AGENCY PRIOR TO THE START OF ANY WATER MAIN WORK.

SITE LIGHTING NOTES

- NOTIFICATION: CONTRACTOR SHALL NOTIFY HY-VEE A MINIMUM OF 60 DAYS PRIOR TO THE ANTICIPATED DATE OF INSTALLATION.
- MATERIAL: OWNER WILL PURCHASE SITE LIGHTING MATERIALS. THOSE MATERIALS INCLUDE THE FOLLOWING: FIXTURES WITH LAMPS, TENON, POLE, ANCHOR BOLTS AND ANCHOR BOLT TEMPLATE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING, AND VERIFYING QUANTITIES AND CONDITIONS OF THESE MATERIALS. INSPECT ALL PACKAGES FOR EXTERIOR DAMAGE BEFORE THE CARRIER LEAVES THE SITE, AND NOTIFY OWNER'S REPRESENTATIVE WITH INFORMATION ON THE SHIPMENT. RETURN A COPY OF THE PACKING LIST TO HY-VEE WITHIN SEVEN DAYS AFTER RECEIPT OF THE MATERIALS WITH NOTES REGARDING ANY DAMAGED GOODS OR THE LACK OF DAMAGE.
- STORAGE OF MATERIALS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR STORAGE AND PROTECTION OF ALL SITE LIGHTING MATERIALS, AND FOR INSTALLATION OF A FUNCTIONING SYSTEM WHICH MEETS HY-VEE'S APPROVAL.
- CONDUIT AND WIRE: CONDUIT AND WIRE FOR SITE LIGHTING SHALL BE SIZED BY THE GENERAL CONTRACTOR AND APPROVED BY HY-VEE.
- TESTING: A MINIMUM OF 30 DAYS BEFORE THE STORE'S GRAND OPENING, THE CONTRACTOR SHALL CONDUCT A 100 HOUR CONSECUTIVE TEST OF THE SITE LIGHTING SYSTEM. THIS IS INTENDED TO EXPOSE BURNED OUT LAMPS OR OTHER PROBLEMS WHILE ELECTRICIANS AND EQUIPMENT ARE STILL ON SITE. HY-VEE SHALL BE NOTIFIED WITH THE RESULTS OF THIS TEST AS SOON AS POSSIBLE SO REPLACEMENT MATERIALS CAN BE OBTAINED IF NECESSARY.
- WIRING INFORMATION: SEE SHEET E-1 FOR CIRCUIT AND PANEL ASSIGNMENTS. A WIRING DIAGRAM FOR THE PARKING LOT LIGHTS IS REQUIRED FOR FUTURE REFERENCE. MAKE EDITS ON SITE UTILITY PLAN AND RETURN TO OWNER WITH AS-BUILT NOTES.
- REFER TO FIXTURE AND POLE BASE DETAIL.



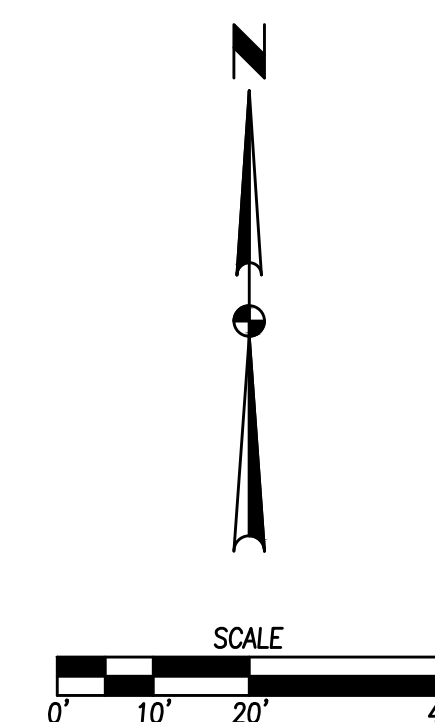
LANDSCAPE NOTES

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 OR OPEN SPACES; WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
4. SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
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.
11. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER FOR APPROVAL.
12. NO PLANT SUBSTITUTIONS ARE ALLOWED WITHOUT HYVEE APPROVAL.

LANDSCAPE REQUIREMENTS

SITE AREA: 113,299 SF (2.60 ACRES)
OPEN SPACE: REQUIRED: 16,995 SF (15%)
PROVIDED: 60,295 (63.3%)
STREET FRONTAGE: E 1st STREET (388' LF)
NE GATEWAY DRIVE (308' LF)
OPEN SPACE:
REQUIRED: 2 TREES AND SHRUBS PER 1,000 SF
OF REQUIRED OPEN SPACE
17 OVERSTORY TREES
17 UNDERSTORY TREES
34 TREES TOTAL
34 SHRUBS
PROVIDED: 17 OVERSTORY TREES
17 UNDERSTORY TREES
34 TREES TOTAL
279 SHRUBS
PARKING LOT FRONTAGE:
REQUIRED: 1 TREE/50 LF AND 1 SHRUB/4 LF
EAST 1ST STREET: 8 TREES
87 SHRUBS
NE GATEWAY DRIVE: 7 TREES
77 SHRUBS
PROVIDED:
EAST 1ST STREET: 8 TREES
87 SHRUBS
NE GATEWAY DRIVE: 7 TREES
78 SHRUBS

PLANT SCHEDULE				
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PD	6	Black Hills Spruce	<i>Picea glauca</i> 'Densata'	B&B, 6' HEIGHT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
MS	11	Spring Snow Crab Apple	<i>Malus</i> x 'Spring Snow'	B&B, 1.5" CALIPER
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
GS	5	Skyline Honey Locust	<i>Gleditsia triacanthos</i> 'Skyline'	B&B, 2" CALIPER
QR	12	Red Oak	<i>Quercus rubra</i>	B&B, 2" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
JM	147	Money Juniper	<i>Juniperus chinensis</i> 'Money'	5 GAL
SG	132	Goldflame Spirea	<i>Spiraea</i> x <i>bumalda</i> 'Goldflame'	5 GAL



LOCATION
FAST AND FRESH
1401 E. 1ST STREET
GRIMES, IOWA



CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DR., SUITE G, GRIMES, IOWA 50111
 PH: (515) 369-4400 Fax: (515) 369-4410
 PROJECT NO. 2007.351

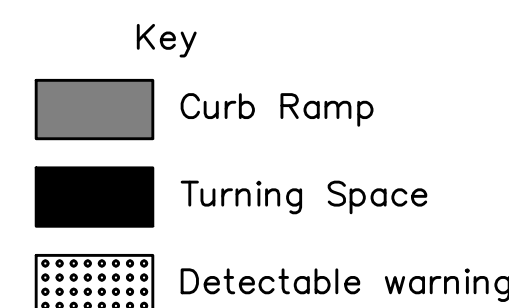
LANDSCAPE PLAN

DRAWN BY JAT	DATE 07/27/2020
SCALE	
SHEET	

C5.0



NOTE: SEE ARCHITECTURAL PLANS FOR BOLLARD LOCATIONS AND SIZES



PIPE SIZE	5015A/0412	5024A/0415	5030A/0415
4"	0%	0%	0%
6"	0%	0%	0%
8"	0%	0%	0%
10"	0%	0%	0%
12"	37%	0%	0%
15"	-	12%	0%
18"	-	-	0%
24"	-	-	-

[illegible]

1. ENVIROHOOD AVAILABLE WITH ALL 18" - 30" STRUCTURE OPTIONS (CUSTOM BASIN, ROAD & HIGHWAY, & CURB INLET).
2. FRAMES, GRATES, COVERS, HOLES, & BASE PLATES SHALL BE DUCTILE IRON PER AASHTO M 247 GR. C.
3. DRAM BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7701-110-095.
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/MANCOR DUAL WALL, N-12 HDPE & PVC SEWER (4" - 18").
5. ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7704-110-111.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE REDEPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. ANY REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.		DRAWN BY JJC DATE 11-11-03 APP'D BY JJC DATE 11-11-03 REV BY N001 DATE 03-15-06 REV BY N001 DATE 03-15-06 DATE 03-15-06	MATERIAL PROJECT NO. NAME DATE 03-15-06	 Nyloplast 2030 VERONA AVE ELIZABETH, CA 95518 PHN (714) 822-2443 FAX (714) 902-2400 www.nyloplast-us.com	TITLE DRAIN BASIN WITH ENVIORHOD QUICK-SPC INSTALLATION DETAILS	DWG NO. 7064-110000 REV V
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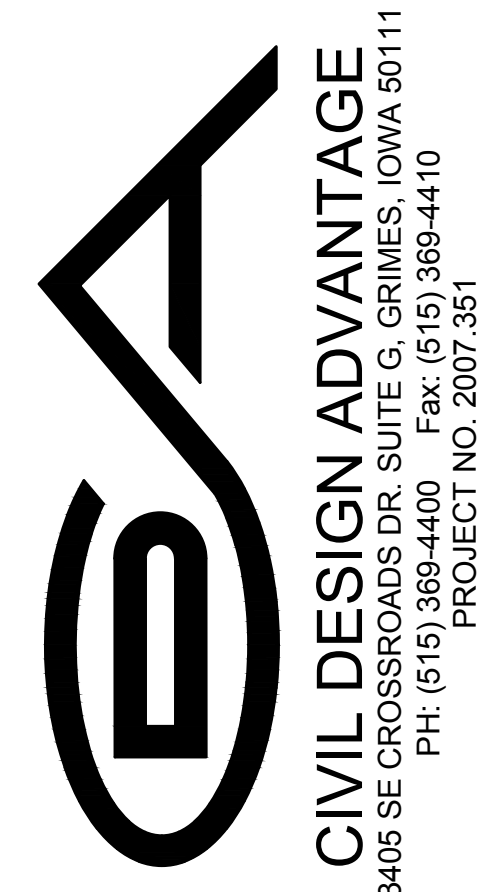
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NOT TO SCALE

LOCATION
FAST AND FRESH
1401 E. 1ST STREET
GRIMES, IOWA

REVISIONS	DATE	DRAWN BY
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CONSTRUCTION DETAILS

DRAWN BY JAT	DATE 07/27/2020
-----------------	--------------------

SHEET

C6.1

1

INSTALLATION SYSTEM: GLEN-GERY THIN TECH
BRICK: KANSAS BRICK
COLOR: 500 MOHOGANY
SIZE: MODULAR
BOND: RUNNING
MORTAR: MATCH SOLOMON 20H "DARK BUFF"

2

INSTALLATION SYSTEM: GLEN-GERY THIN TECH
BRICK: KANSAS BRICK
COLOR: 500 MOHOGANY
SIZE: MODULAR
BOND: SOLDIER
MORTAR: MATCH SOLOMON 20H "DARK BUFF"

3

CUT LIMESTONE
THICKNESS: 2"

GLASS & GLAZING:

BASIS OF DESIGN: SOLAR BAN GO 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

SPANDREL GLASS: 1" CLEAR ANNEALED INSULATING GLAZING UNIT, SPANDREL COATING #4 SURFACE

CLADDING & CANOPIES:

1

ALUMINUM CANOPY STRUCTURE BY DIVISION 8 PRODUCTS OR EQUAL
COLOR: MATCH FIRESTONE UNA-CLAD "CHARCOAL GRAY"

2

HORIZONTAL CLADDING: ILLUMINATION BY NICHHA
COLOR: MATCH SHERWIN-WILLIAMS "SUMMIT GRAY"

3

HORIZONTAL CLADDING: ILLUMINATION BY NICHHA
COLOR: MATCH PPG "UF IN SMOKE"

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 "SUMMIT GRAY"

3

PREFINISHED CORRUGATED STEEL PANELS
FIRESTONE UNA-CLAD OMEGA-VR
COLOR: "CITYSCAPE SR"

1 SOUTH ELEVATION

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

MATERIAL CALCULATION: OVERALL ELEVATIONS AREA EXCLUDING GLAZING = 1,453 SF; PRIMARY MATERIAL REQUIRED = 1,453 SF X 0.75 = 1,090 SF; PRIMARY MATERIAL PROVIDED = 1,147 SF (79%)
GLAZING CALCULATION: OVERALL ELEVATIONS AREA = 1,899 SF; GLAZING REQUIRED = 1,899 SF X 0.2 = 380 SF; GLAZING PROVIDED = 446 SF (23%)

3 NORTH ELEVATION

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

MATERIAL CALCULATION: OVERALL ELEVATIONS AREA EXCLUDING GLAZING = 1,946 SF; PRIMARY MATERIAL REQUIRED = 1,946 SF X 0.75 = 1,460 SF; PRIMARY MATERIAL PROVIDED = 1,511 SF (78%)

5 GAS CANOPY SOUTH ELEVATION (NORTH SIMILAR)

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

2 WEST ELEVATION

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

MATERIAL CALCULATION: OVERALL ELEVATIONS AREA EXCLUDING GLAZING = 709 SF; PRIMARY MATERIAL REQUIRED = 709 SF X 0.75 = 532 SF; PRIMARY MATERIAL PROVIDED = 648 SF (91%)
GLAZING CALCULATION: OVERALL ELEVATIONS AREA = 886 SF; GLAZING REQUIRED = 886 SF X 0.2 = 177 SF; GLAZING PROVIDED = 177 SF (20%)

4 EAST ELEVATION

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

MATERIAL CALCULATION: OVERALL ELEVATIONS AREA EXCLUDING GLAZING = 886 SF; PRIMARY MATERIAL REQUIRED = 886 SF X 0.75 = 665 SF; PRIMARY MATERIAL PROVIDED = 782 SF (88%)

6 GAS CANOPY WEST ELEVATION (EAST SIMILAR)

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

11 TRASH ENCLOSURE FRONT ELEVATION

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

12 TRASH ENCLOSURE SIDE ELEVATION

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

H:\STORES\GrimesFast & Fresh\Drawings\Grimes F&F (Food Store Site).Arch_R20.rvt

REVISION	DATE BY

--

LOCATION

GRIMES FAST & FRESH EXPRESS

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

Hy-Vee

EMPLOYEE OWNED

--

EXTERIOR ELEVATIONS

DRAWN: TW	DATE: 2/08/10
SCALE: As indicated	JOB NUMBER:
SHEET:	A6.0

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: September 1, 2020
RE: Culver's - Site Plan

GENERAL INFORMATION:

Applicant:

PB&J's Adventure

Requested Action

Site Plan

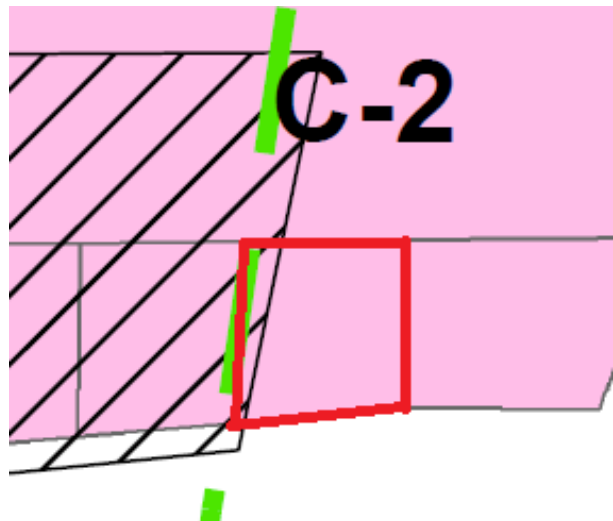
Location

1601 E 1st Street

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	General Commercial	C-2
North	Vacant	Mixed Use 1	C-2
South	Commercial	General Commercial	C-2
East	Vacant	General Commercial	C-2
West	Vacant	General Commercial	C-2

BACKGROUND:

The applicant is requesting approval of the site plan for a 4,125 square foot Culver's restaurant located at 1601 E. 1st Street. Currently, the access road to service Hope Commercial Plat 1 is under review by City staff. The future development to the north will be constructing the access road leading to the subject site and three other lots along E. 1st Street.

The property is located within the C-2 zoning district and is 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 and stone with awnings. The dumpster enclosure will be constructed of stone and EIFs to match the building with a cedar plank gate. The elevations appear to meet all of the minimum architectural standards within the Highway 141 Zone 1 Overlay aside from staff's comment about glazing.

Site Layout:

The site will be accessed from the future access road for the proposed development to the north. There will be one two-way driveway and one exit only driveway off of the access road. Pedestrian connectivity is provided along the access road and around the building.

The restaurant will provide outdoor patio seating on the southwest corner of the building and a drive-thru. Parking spaces are provided within the drive-thru area for order waiting and mobile order pickup.

Pole mounted light fixtures are provided throughout the parking lot and up lighting will be provided on the building faces. A blue LED light strip is proposed to run along the parapet of the building to match the Culver's brand. The light strip will not move, blink, or change color.

Parking:

The site provides more than the required number of parking spaces for the site with 48 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, within landscape islands throughout the site, and around the building.

Utilities:

The sanitary sewer will connect to the existing 6" sanitary sewer service on the north side of the site and will run south to the building. A grease interceptor will be installed onsite.

Water is provided from an existing 8" main to the north of the site. A new 6" water main will be constructed from the existing line to the building. The building is proposed to be fitted with a fire suppression system, therefore the appropriate FDC and fire hydrant spacing is shown.

Detention is handled within the regional detention basin located on the west side of the NE Gateway Drive extension. Storm sewer onsite will connect to the existing storm sewer along the south property line and connect to the regional detention basin.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for the Culver's 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

~~August 4, 2020~~

August 21, 2020

Civil Design Advantage

Attn: Josh Trygstad

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: Culver's Site Plan

Dear Mr. Trygstad:

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

General Comments/Cover Sheet:

- ~~1. Revise required open space to 20%.~~
- ~~2. Remove references to Transportation Overlay.~~
3. Any ground equipment must be screened from public view and cannot be located within a setback from a public street. **Please provide landscaping to screen the transformer from public view.**
4. Provide lighting cut sheets. Up lighting is required for building faces along public ROW. All lights shall be shaded and hooded. **Staff did not receive cut sheets. Please provide.**
- ~~5. Provide photometric plan with zero foot candles at the property line.~~
- ~~6. Show how parking is calculated.~~
7. Provide a detail for the drive-thru canopy and intercom. **Please provide.**

Sheet 3:

- ~~1. There cannot be parking spaces in front of the dumpster. Please stripe the area.~~
- ~~2. Provide 5 queuing spaces between the window and menu board.~~

3. Label widths of all sidewalks. **At a minimum, please provide 5' wide sidewalks.**
4. ~~Add stop bar pavement markings and signage.~~
5. ~~Label widths of drive aisles. The drive thru land should be 12' wide minimum.~~
6. Label parking lot setbacks. It should be 10' from the ROW and 5' from side and rear property lines, trails, and sidewalks. **Parking setback should be 10' along the access road/north property line.**
7. ~~Add updated standard City of Grimes notes (12/26/19).~~
8. ~~Under General Note 5, change Construction Division to Engineering Dept.~~
9. ~~Show the trail connection or remove it. Do not show it as potential.~~
10. The striped island needs to be curbed and landscaped. **Please provide truck movements. The two parking spaces adjacent to the striping will need to be converted to a curbed landscape island. The mobile and order waiting parking can be included in the parking calculation.**
11. ~~Is the drive thru land curbed or striped?~~

Sheet 4:

1. Add grades and cross slopes for ADA parking and ramps. **Please provide a separate detail/blow up for the ADA parking grades and slopes to the grading sheet.**
2. ~~Provide spot elevations for curb, corners, and sidewalks.~~
3. ~~Label parking setbacks.~~
4. ~~Remove Altoona callout in Grading Note 4.~~

Sheet 6:

1. ~~Call out water fittings and hydrant assemblies.~~
2. ~~Label water service sizes into building (2" domestic) and fire line.~~
3. ~~Call out 6" sanitary sewer service connection with proposed elevation and note to verify location. Call out sanitary fittings (wye, bends) and label service pipe size (6").~~

- ~~4. Call out grease trap and clean outs.~~
- ~~5. Add note to core drill into existing storm MH.~~
- ~~6. Call out critical crossings.~~
- ~~7. The Knox Box noted shall be located near the main entrance to the building.~~
- ~~8. A fire hydrant shall be located within 100 feet of the fire department connection of the fire sprinkler system per Section 507.5.1.1 of the City of Grimes Fire Code. A fire department connection is not depicted on the plan.~~
- ~~9. The 4 inch main depicted does not meet the requirements of NFPA 13 Section 24.1.3.1, which requires a minimum 6 inch main to supply fire sprinkler systems.~~
- ~~10. The fire hydrant coverage depicted does not meet the requirements of Section 507.5.1 of the City of Grimes Fire Code, which requires fire hydrants within 150 feet of the building along an approved route.~~
- ~~11. Demonstrate hydrant coverage in a 150' linear route unobstructed by parking, landscaping, and other obstacles.~~

Sheet 7:

- ~~1. Add more site details for signage, bollards, dumpster enclosure, etc.~~
2. Provide ADA parking signage detail.

Sheet 8:

- ~~1. 1 tree per 50 linear is required along the south property line.~~
2. Revise note 4. Sod is required. Note was not revised.
3. Up lighting of landscaping is encouraged. Please confirm if up lighting will be provided and provide lighting cut sheets.

Architecture:

- ~~1. What color is the LED strip lighting? Will it blink or change color? Please provide detail.~~

- ~~2. Can the roof membrane be painted to match the brick or EIFS (“Mushroom brown”/ “tiki hut”)?~~
- ~~3. Roof mounted units are required to be screened.~~
- ~~4. Label material of dumpster enclosure gates.~~
- ~~5. Provide list of 5 treatments demonstrated on the building elevations (page 15 Hwy 141 standards). Add the list to the elevation sheet.~~
6. A minimum of 20% of the south elevation shall be glazed. Please provide calculation. The calculation doesn’t appear to be correct. 20% for the total façade should be glazed. I believe the calculation provided is based on the façade area for building materials only (584 sf).

SWPPP:

- ~~1. Submit a SWPPP for review.~~
2. Page 68/123: Correct 2305 SE Destination Drive to 2305 SE Delaware Avenue for address in Ankeny.

SWMP:

- ~~1. Page 7/9: Submit pipe network calculations for the 10-year storm event.~~
- ~~2. Page 9/9: Provide weir/orifice calculations for all sump structures to ascertain ponding depth and spread of storm water.~~
3. Page 10-14/14: Provide correct elevation at rim or grate before adding depth of water. E.g. $ST-2 = 958.41 + 0.32 = 958.73$.

Site Plan:

- ~~1. Sheet 3/8: Change Brandt Williamson note to Tony Hanson (City) per other site plan reviews.~~
- ~~2. Sheet 4/8:~~
 - ~~○ Provide 1 ft. of freeboard below FFE at all overflows should storm sewer structures become plugged.~~

- ~~○ Show key/critical spot elevations on grading plan. Show slope arrows along critical drainage paths such as grass swales, curb lines, and ADA facilities.~~
- ~~○ Show critical spot elevations around building demonstrating flow away from building below FFE=962.50'.~~
- ~~○ Verify "C" value for DA 6 which is nearly all rooftop (10 year=0.95, 100 year=0.98).~~

3. ~~Sheet 5/8: Show key SWPPP facilities:~~

- ~~○ Locations for perimeter, slope, intake, and swale protection.~~
- ~~○ Locations covered dumpster, construction entrance, portable toilet, stockpiles, secondary containment, laydown area, job trailer, concrete washout, etc.~~
- ~~○ Restoration type and locations~~
- ~~○ Discharge locations~~
- ~~○ Quantities associated with the above~~

4. ~~Sheet 6/8:~~

- ~~○ Show type of cover on storm manholes.~~
- ~~○ Correct inverts and labels for cluster of existing manholes and pipes on the Site Plan and SWMP spreadsheets (L-EX36, L-EX3, and L-EX3(1)). Labels should match and inverts should be updated.~~
- ~~○ Verify pipe depth at ST-3 as pipe cover is less than 2.0 ft.~~

5. Sheet 5/8:

- Provide IPD's for street intake adjacent to site and in 1st downstream street intake.
- Please place silt fence between proposed sidewalk and street.
- List quantity for stabilized construction entrance material.

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: August 10, 2020
August 28, 2020
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: September 1, 2020 at 5:30 at the Grimes City Hall

COUNCIL MEETING: September 8, 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,

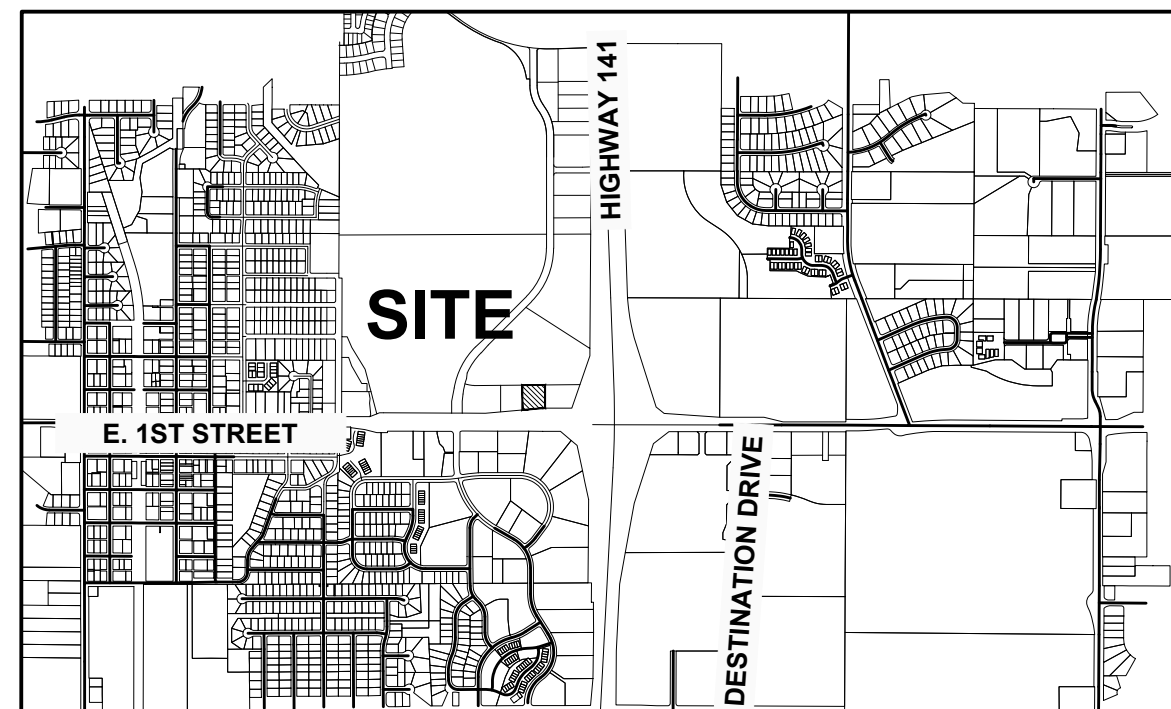
Evann Martin
Assistant Planner

SITE PLAN FOR: CULVER'S

GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

DEVELOPMENT SUMMARY

LOT 3

AREA: 1.36 ACRES (59,077 SF)
ZONING: C-2 GENERAL AND HIGHWAY SERVICE COMMERCIAL DISTRICT

SETBACKS:

FRONT: 25'
SIDE: NONE
REAR: 25'

PROPOSED BUILDING USE: RESTAURANT

OPEN SPACE CALCULATION:

TOTAL SITE: = 59,077 SF (1.36 AC.)
BUILDING = 4,125 SF
PARKING AREAS = 33,181 SF
PATIO = 730 SF
SIDEWALK = 3,177 SF
OPEN SPACE PROVIDED = 17,864 SF (30.24%)
OPEN SPACE REQUIRED = 11,815 SF (20%)

PARKING:

RESTAURANTS: 10 SPACES PER 1000 SF OF NET FLOOR AREA.

PARKING CALCULATION:

FLOOR AREA 4,125 SF (10/1,000SF)= 41.2 SPACES
PATIO 430 SF (10/ 1,000 SF)= 4.3 SPACES
REQUIRED= 46 SPACES
PROVIDED: 48 SPACES

*INCLUDES 3 ACCESSIBLE PARKING SPACES

INDEX OF SHEETS

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

LEGAL DESCRIPTION

LOT 3, HOPE COMMERCIAL PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

ZONING

C-2 GENERAL AND HIGHWAY SERVICE COMMERCIAL DISTRICT

PROJECT SITE ADDRESS

LOT 3: 1601 E. 1ST STREET

BULK REGULATIONS

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

ZONE 1 HIGHWAY 141 MIXED USE DEVELOPMENT CORRIDOR DISTRICT

MIN. HIGHWAY 141 SETBACK = 100'
MIN. PUBLIC STREET SETBACK = 25'
MINIMUM OPEN SPACE = 20%

UTILITY WARNING

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

GENERAL LEGEND

PROPOSED

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

TYPE SW-501 STORM INTAKE

TYPE SW-502 STORM INTAKE

TYPE SW-503 STORM INTAKE

TYPE SW-505 STORM INTAKE

TYPE SW-506 STORM INTAKE

TYPE SW-512 STORM INTAKE

TYPE SW-513 STORM INTAKE

TYPE SW-401 STORM MANHOLE

TYPE SW-402 STORM MANHOLE

FLARED END SECTION

TYPE SW-301 SANITARY MANHOLE

STORM/SANITARY CLEANOUT

WATER VALVE

FIRE HYDRANT ASSEMBLY

SIGN

DETECTABLE WARNING PANEL

WATER CURB STOP

SANITARY SEWER

SANITARY SERVICE

STORM SEWER

STORM SERVICE

WATERMAIN WITH SIZE

WATER SERVICE

SAWCUT (FULL DEPTH)

SILT FENCE

USE AS CONSTRUCTED

MINIMUM PROTECTION ELEVATION

--- R/W ---
--- P/E ---
--- T/E ---

--- S --- S --- S ---

--- ST --- ST ---

--- 8"W ---

--- W --- W ---

--- (UAC) ---

--- MPE ---

EXISTING

SANITARY MANHOLE

WATER VALVE BOX

FIRE HYDRANT

WATER CURB STOP

WELL

STORM SEWER MANHOLE

STORM SEWER SINGLE INTAKE

STORM SEWER DOUBLE INTAKE

FLARED END SECTION

DECIDUOUS TREE

CONIFEROUS TREE

DECIDUOUS SHRUB

CONIFEROUS SHRUB

ELECTRIC POWER POLE

GUY ANCHOR

STREET LIGHT

POWER POLE W/ TRANSFORMER

UTILITY POLE W/ LIGHT

ELECTRIC BOX

ELECTRIC TRANSFORMER

ELECTRIC MANHOLE OR VAULT

TRAFFIC SIGN

TELEPHONE JUNCTION BOX

TELEPHONE MANHOLE/VAULT

TELEPHONE POLE

GAS VALVE BOX

CABLE TV JUNCTION BOX

CABLE TV MANHOLE/VAULT

MAIL BOX

BENCHMARK

SOIL BORING

UNDERGROUND TV CABLE

GAS MAIN

FIBER OPTIC

UNDERGROUND TELEPHONE

OVERHEAD ELECTRIC

UNDERGROUND ELECTRIC

FIELD TILE

SANITARY SEWER W/ SIZE

STORM SEWER W/ SIZE

WATER MAIN W/ SIZE

--- TV ---

--- G ---

--- FO ---

--- T ---

--- OE ---

--- E ---

--- TILE ---

--- 8"S ---

--- 15"ST ---

--- 8"W ---

APPLICANT

PB&J'S ADVENTURE, L.L.C.
2305 SE DELAWARE AVENUE
ANKENY, IA 50021
CULVERS210@YAHOO.COM

ENGINEER

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

SURVEYOR

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

OWNER

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

BENCHMARKS

BURY BOLT ON HYDRANT @ SE CORNER OF HWY 44 & SE GATEWAY DRIVE
ELEVATION=940.44

CITY BENCHMARK G6J-012
CAP BOLT ON HYDRANT @ SW CORNER 5TH ST & NORTH LITTLE BEAVER DR.
ELEVATION=926.02

CITY BENCHMARK G6N-004
CAP BOLT ON FIRE HYDRANT AT THE SOUTHWEST CORNER OF NORTH 4TH STREET AND NORTH LITTLE BEAVER DRIVE
ELEVATION=927.36

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = FALL 2020
ANTICIPATED FINISH DATE = SPRING 2021

SUBMITTAL DATES

FIRST SUBMITTAL: 07/28/2020
SECOND SUBMITTAL: 08/10/2020



CIVIL DESIGN ADVANTAGE

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

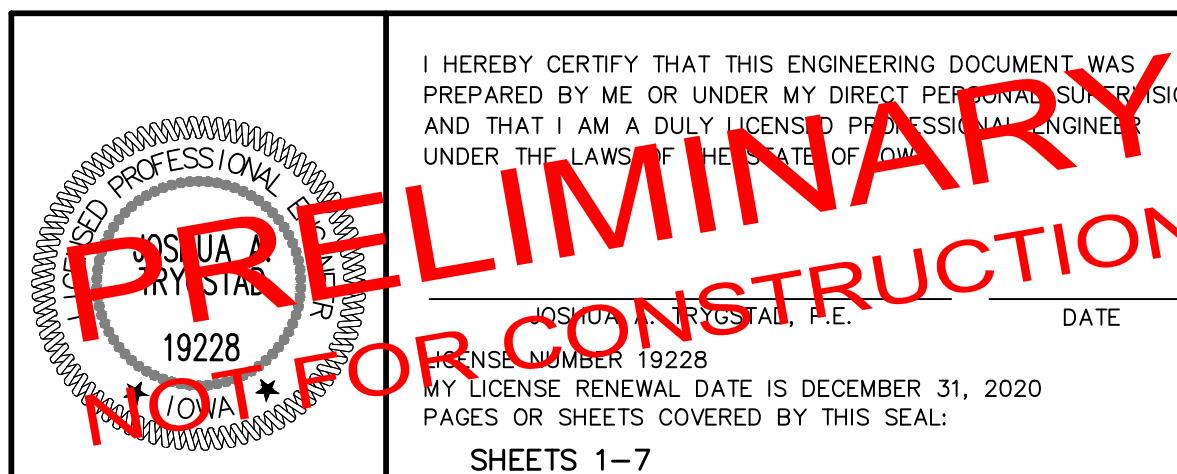
PH: (515) 369-4400 Fax: (515) 369-4410

PROJECT NO. 2007.344



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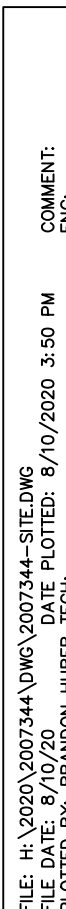
www.iowaonecall.com



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.

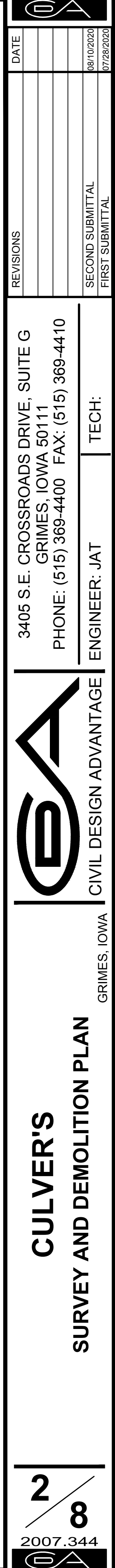
ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

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.

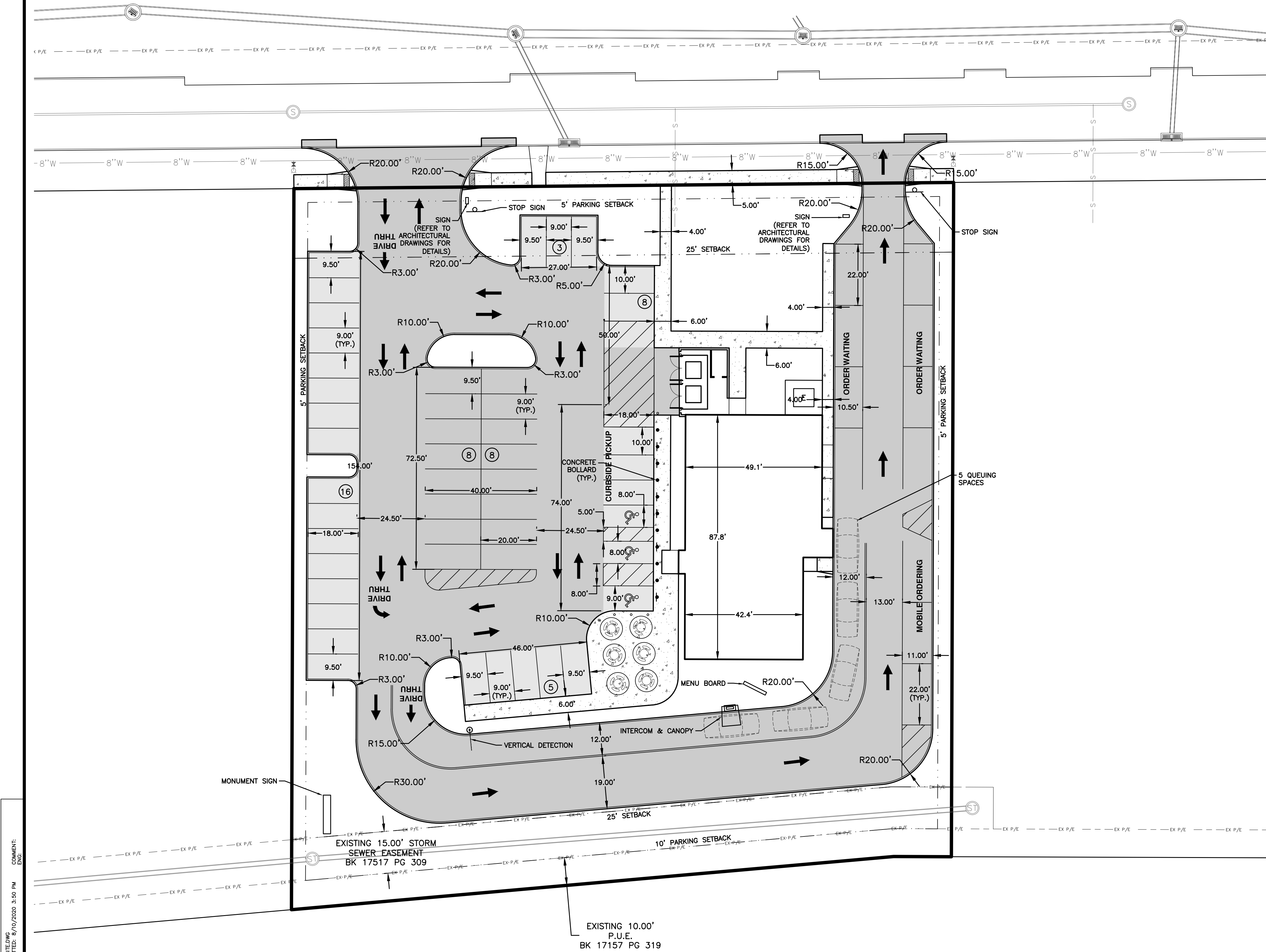


1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
2. PRIOR TO DEMOLITION,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

1. TRAFFIC CONTROL REQUIRED ON ALL PUBLIC STREETS DURING ANY WORK WITHIN EXISTING RIGHT-OF-WAY.
2. CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY FOR APPROVAL PRIOR TO CONSTRUCTION.
3. 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.
4. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
5. FREIGHT SIGNING 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.
6. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
7. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH THE CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER REMOVAL OF EXISTING SIGNAGE, NOT TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
9. 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.



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PLOT: 8/10/2020 3:50 PM
PLOTED BY: BRADON HUBER, TECH



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 ENGINEERING DEPARTMENT.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY OF GRIMES STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY OF GRIMES CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
 - A. CITY OF GRIMES
 - B. APPROPRIATE UTILITY COMPANIES
 - C. OWNER
 - D. CIVIL DESIGN ADVANTAGE
20. PARKING LOT STRIPING SHALL BE A 4" WHITE STRIPE UNLESS OTHERWISE NOTED (MINIMUM TWO COATS).
21. ALL EXTERIOR LIGHTING SHALL BE 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.
22. ANY SITE CHANGES THAT DIFFER FROM THE SITE PLAN MUST BE APPROVED BY THE CITY OF GRIMES PRIOR TO INSTALLATION/AMENDMENT.

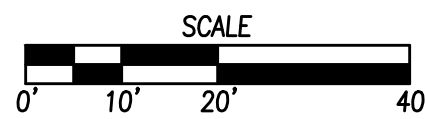
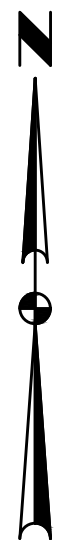
PAVEMENT THICKNESS

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

SIDEWALK CURB RAMPS	4" P.C.C.
STANDARD DUTY PAVING	6" P.C.C.
LIGHT DUTY PAVING	TBD" P.C.C.
HEAVY DUTY PAVING	TBD" P.C.C.

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, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2" BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
 - b. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
 - c. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
 - d. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
 - e. WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
 - f. PROPOSED WATER MAIN SHALL BE PRESTRESS 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. F THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
 - g. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.
4. **STORM SEWER NOTES:**
 - a. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
 - b. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
 - c. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
 - d. STORM SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISION.
 - e. USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.



CA

DATE

REVISIONS

SECOND SUBMITTAL

FIRST SUBMITTAL

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CA

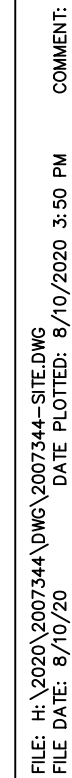
CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

CULVER'S
DIMENSION PLAN

3/8
2007.344

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PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY OF GRIMES' BUILDING DIVISION.

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF GRIMES GRADING PERMIT. CIVIL DESIGN ADVANTAGE SHALL 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.

CONTRACTOR SHALL STRIKE ALL DELETTERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND REUSE FOR THE GRADING. AFTER GRADING IS COMPLETE, CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.

EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2020 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES SUPPLEMENTALS, IF APPLICABLE.

MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.

ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.

SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.

SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.

THE CONTRACTOR SHALL MAINTAIN EXISTING GRADING TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAIL ROADS TO PREVENT EROSION.

1. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.

2. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.

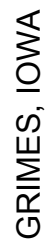
3. SIDEWALKS:

MAINTAIN: 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 7/32, TRANSVERSE 7/4.

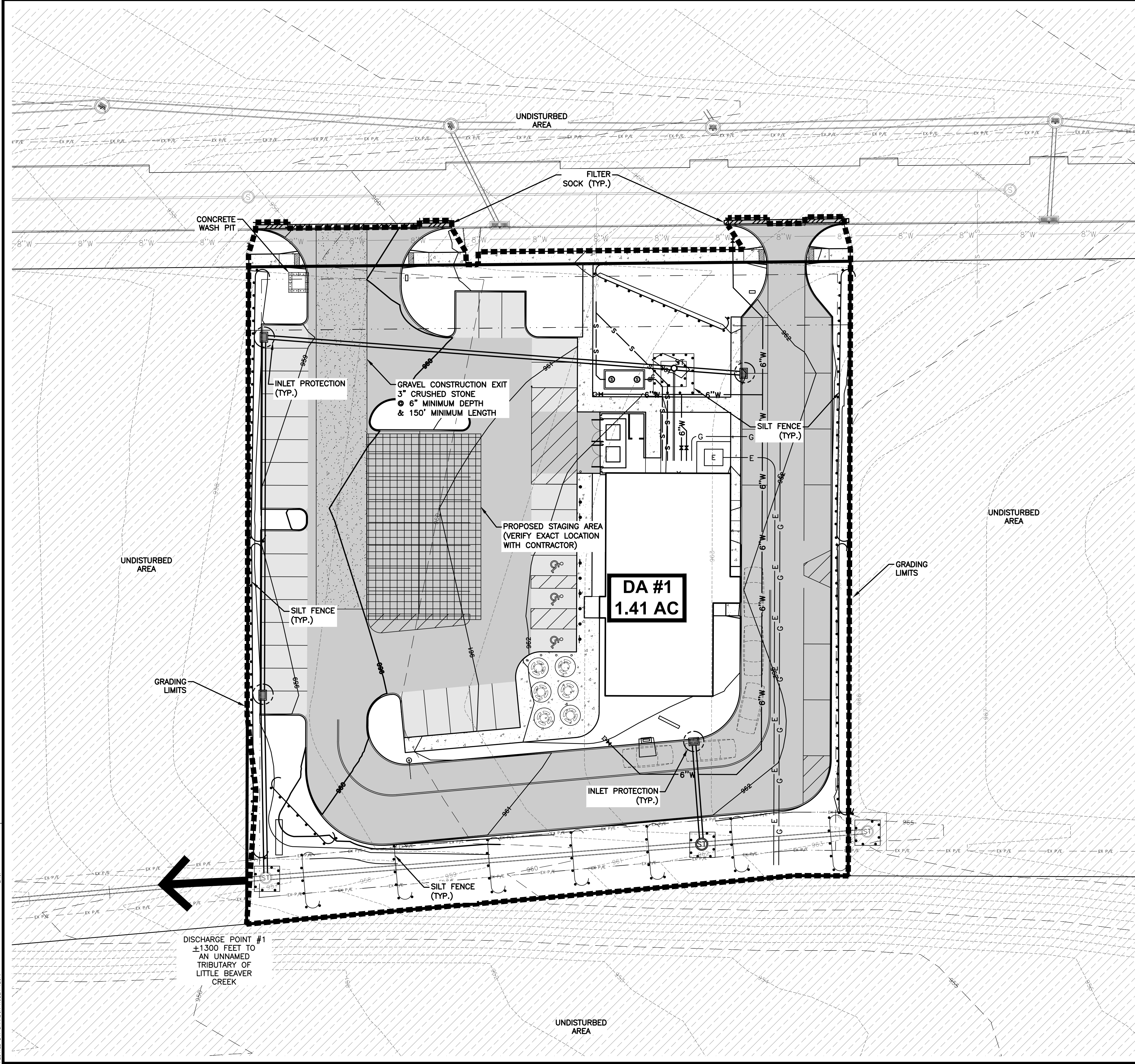
4. EXISTING TOP OF FINISH GRADE AREAS TAKEN FROM PROPOSED CONTOURS FOR THE HOPE COMMERCIAL PLANT 1 & HOPE COMMERCIAL PLANT 2 ACCESS IMPROVEMENTS. TIE-IN POINTS MAY VARY BASED ON CONSTRUCTED ELEVATIONS.

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EROSION CONTROL NOTES

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

SWPPP LEGEND

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

STABILIZATION QUANTITIES

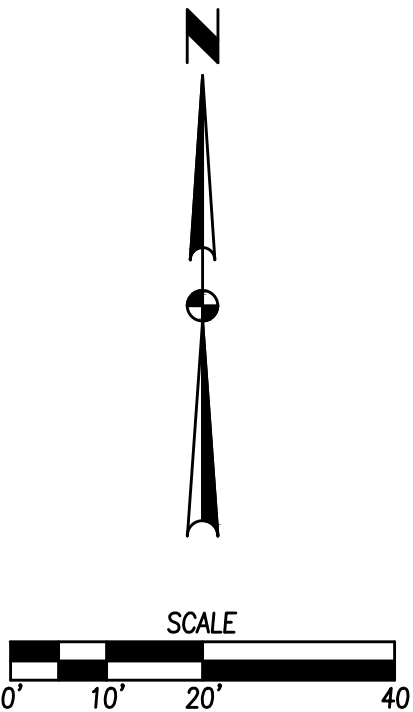
ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1050
2	FILTER SOCK	LF	125
3	SEEDING, FERTILIZING, AND MULCHING	AC	0.45
4	INLET PROTECTION DEVICES	EA	4
5	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF LITTLE BEAVER CREEK ±1300 FT	1.41 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	5,076 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN FILTER SOCK (125 LF @ 2.0 CU FT/LF OF SOCK)	250 CU FT
VOLUME PROVIDED IN SILT FENCE (600 LF @ 4.5 CU FT/LF OF FENCE)	2,700 CU FT
VOLUME PROVIDED IN SILT FENCE IN SWALE (450 LF @ 10.0 CU FT/LF OF FENCE)	4,500 CU FT
TOTAL VOLUME PROVIDED	7,450 CU FT

NOTES:

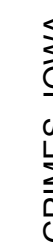
1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENTS.
2. DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED PRIOR TO THE SITE SHUTTING DOWN FOR WINTER CONDITIONS.
3. WASTE FROM CONCRETE WASHOUT ACTIVITIES AND FROM WET SAWING OF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



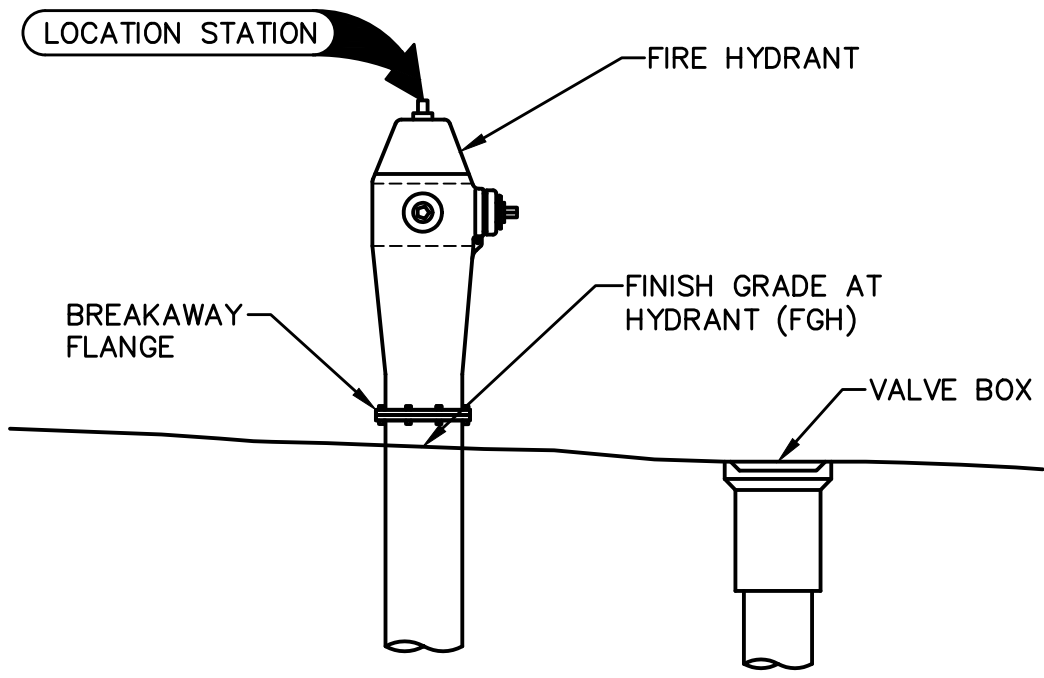


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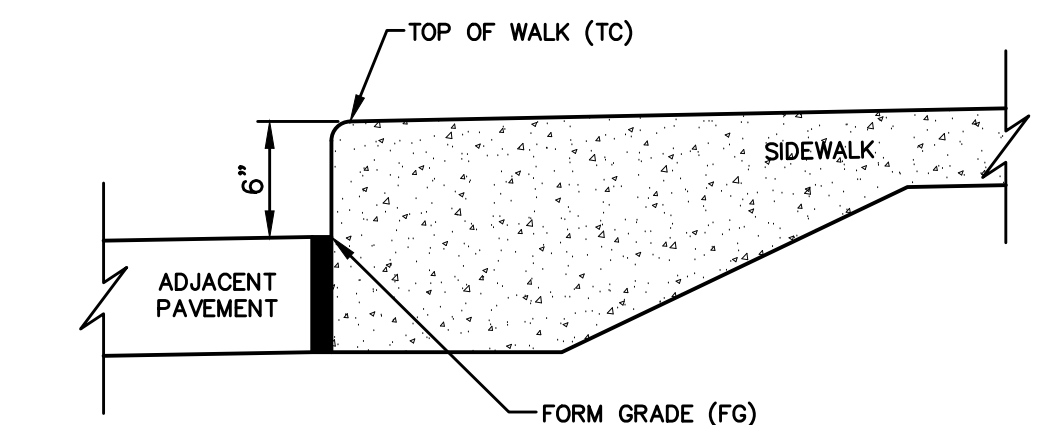
ENGINEER: JAT



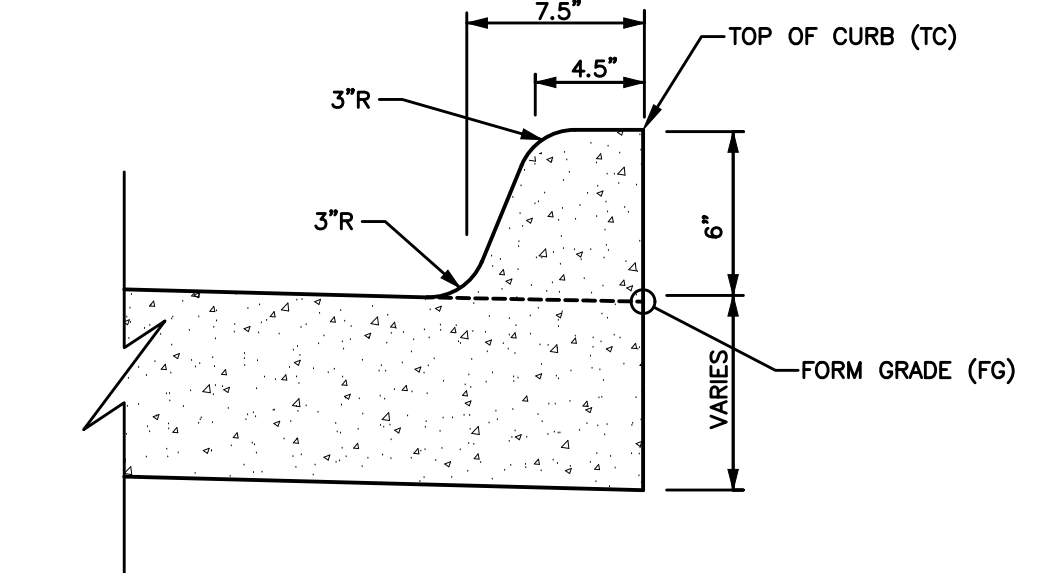
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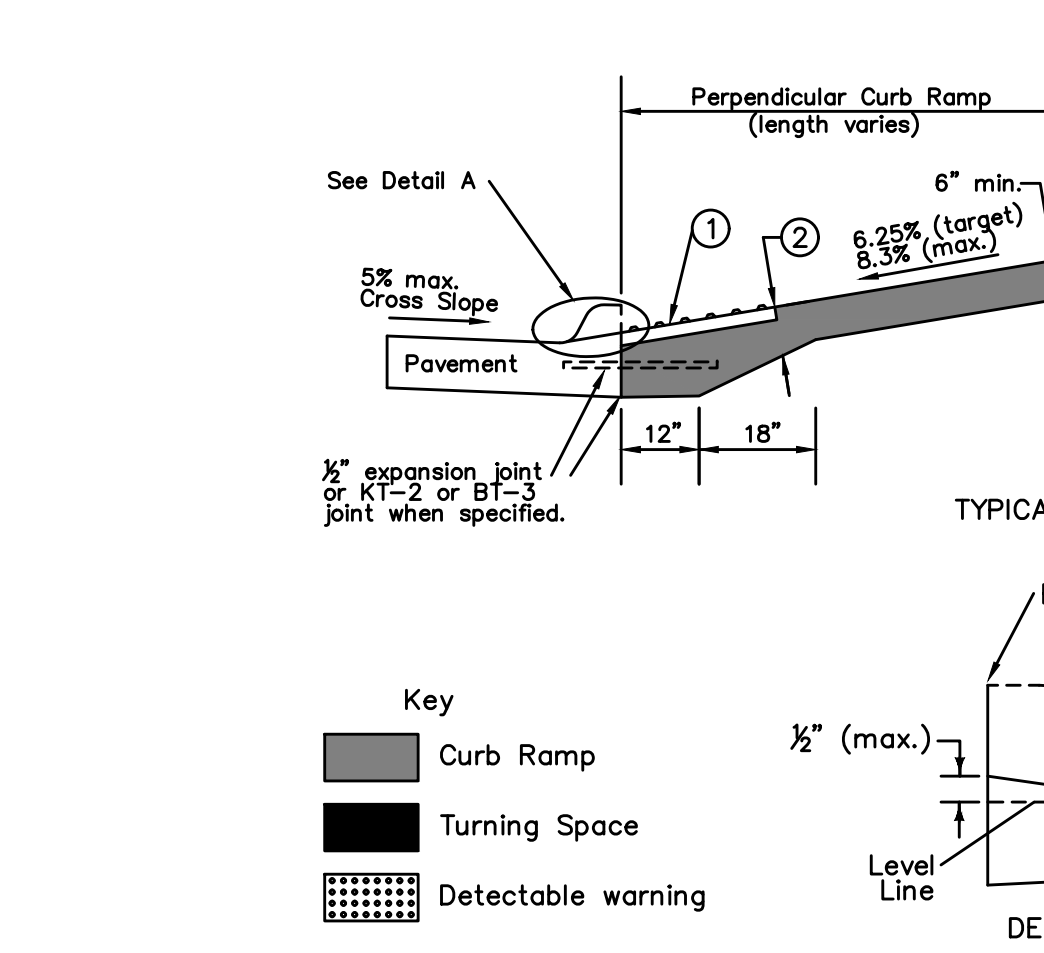
**1 FIRE HYDRANT ASSEMBLY
 SPOT ELEVATION REFERENCE DETAIL**
 NOT TO SCALE



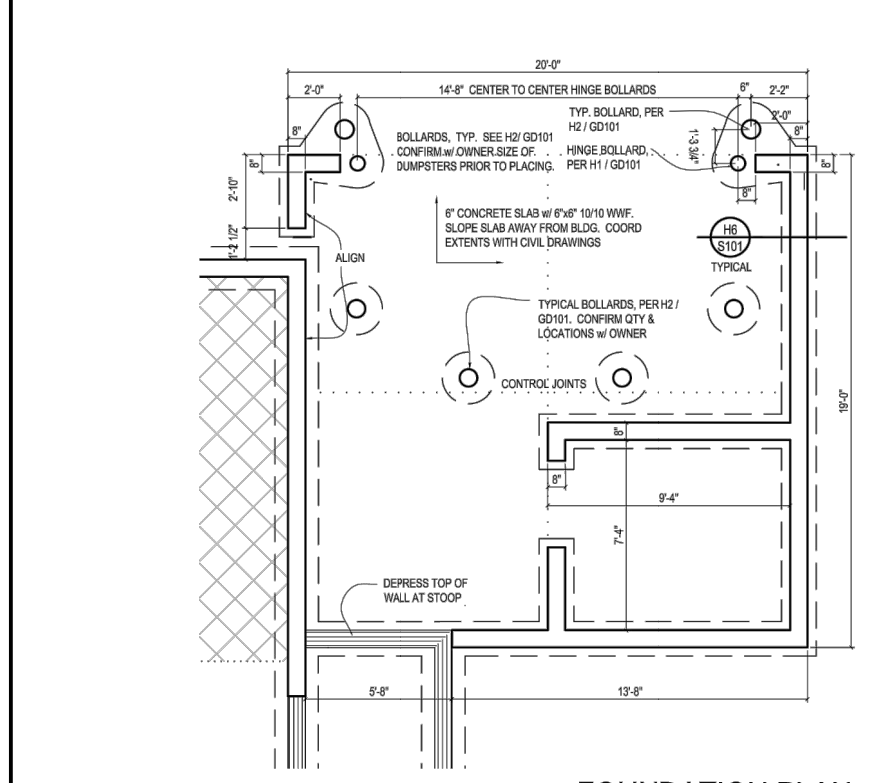
**2 CLASS "A" INTEGRAL CURB AND SIDEWALK
 SPOT ELEVATION REFERENCE DETAIL**
 NOT TO SCALE



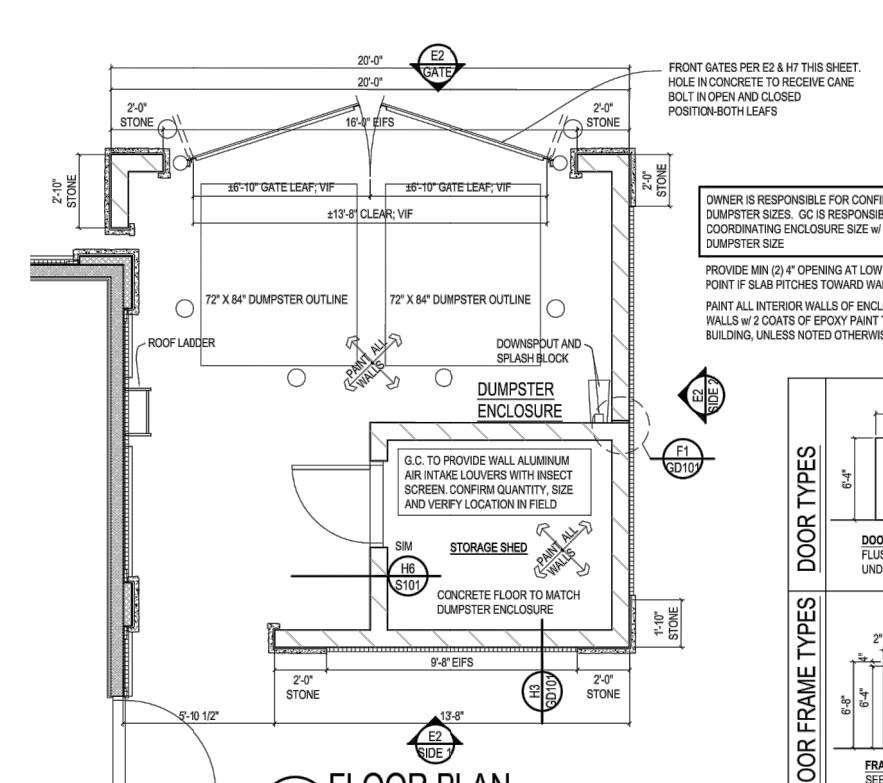
**3 INTEGRAL 6" STANDARD CURB AND
 SPOT ELEVATION REFERENCE DETAIL**
 NOT TO SCALE



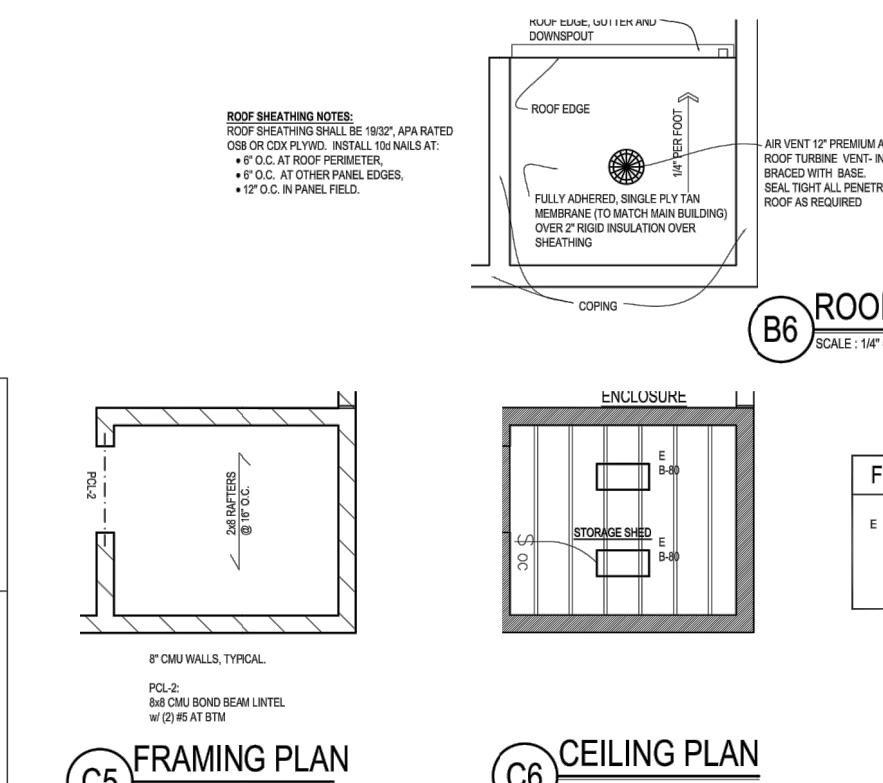
4 GENERAL SIDEWALK AND CURB RAMP DETAILS
 NOT TO SCALE



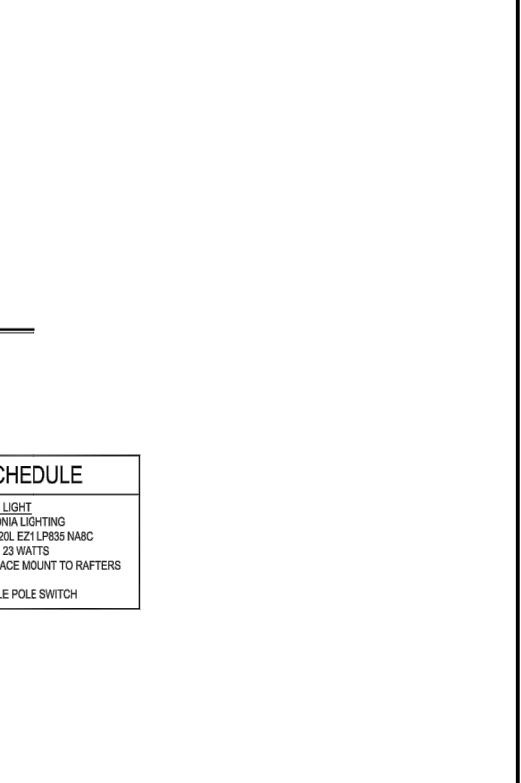
C2 FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"



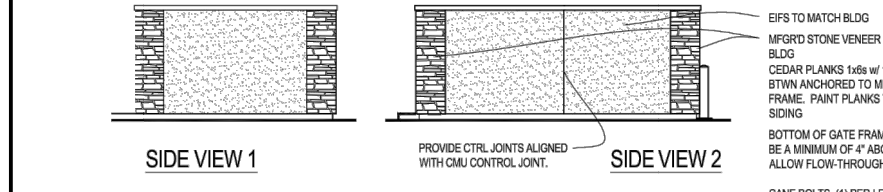
C3 FLOOR PLAN
 SCALE: 1/4" = 1'-0"



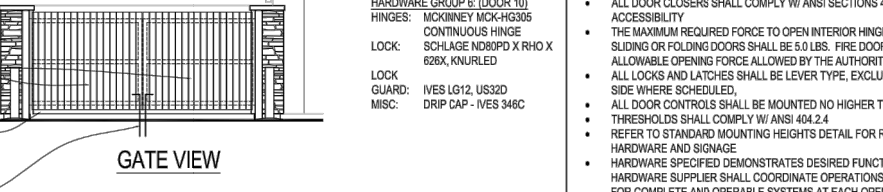
C5 FRAMING PLAN
 SCALE: 1/4" = 1'-0"



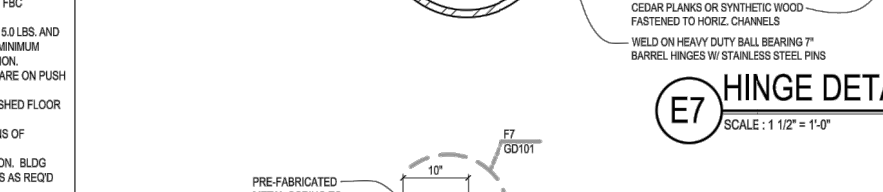
C6 CEILING PLAN
 SCALE: 1/4" = 1'-0"



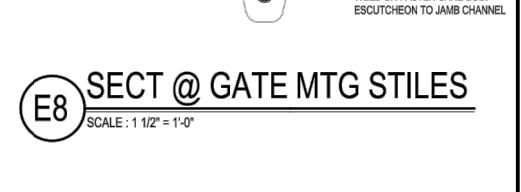
E2 ENCLOSURE ELEVATIONS
 SCALE: 1/8" = 1'-0"



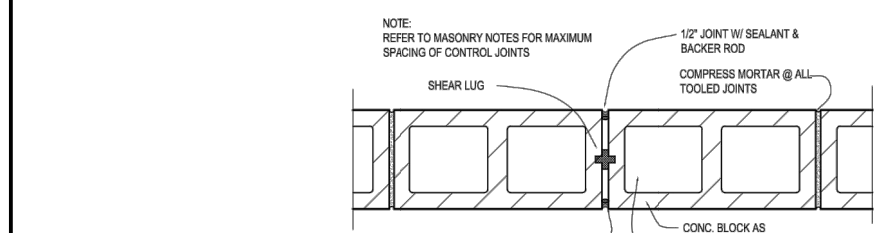
F1 CMU CONTROL JOINT
 SCALE: 1/12" = 1'-0"



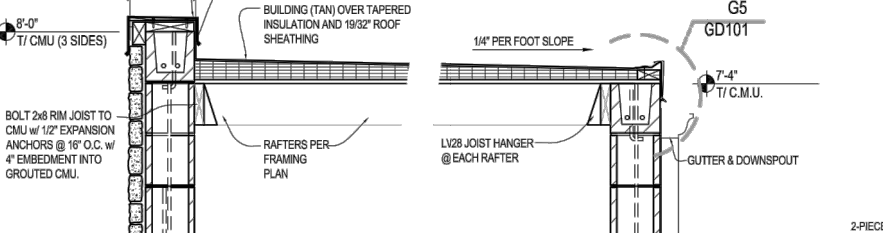
G5 FASCIA DETAIL
 SCALE: 3/4" = 1'-0"



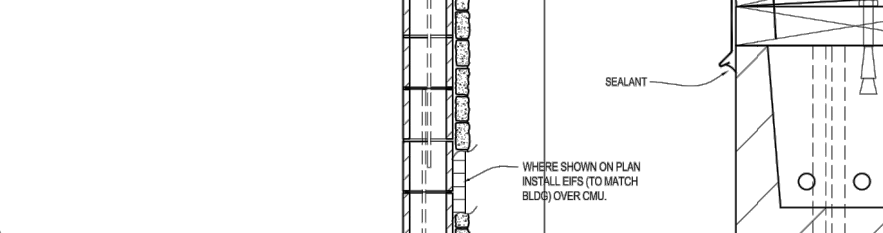
H4 SHED FRAMING
 SCALE: 3/4" = 1'-0"



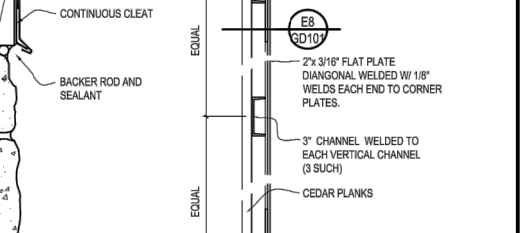
H1 HINGE BOLLARD
 SCALE: 3/4" = 1'-0"



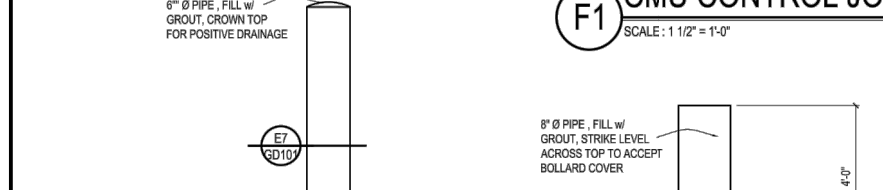
H2 BOLLARD
 SCALE: 3/4" = 1'-0"



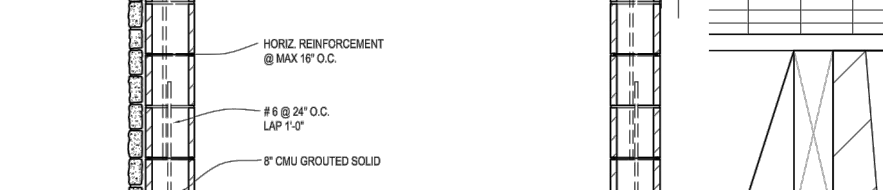
H6 ENCLOSURE WALL
 SCALE: 3/4" = 1'-0"



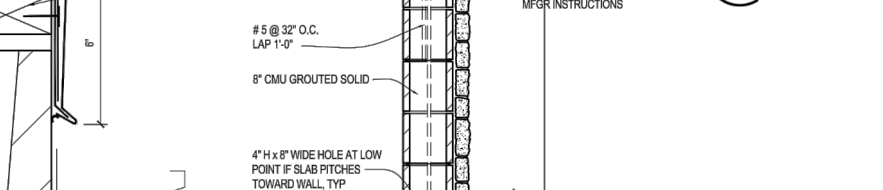
H7 ENCLOSURE GATE ELEV
 SCALE: 1/2" = 1'-0"



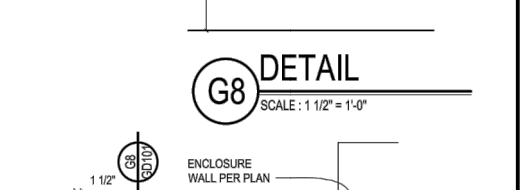
5 TRASH ENCLOSURE DETAIL
 SEE ARCHITECTURAL DRAWINGS FOR MORE DETAILS



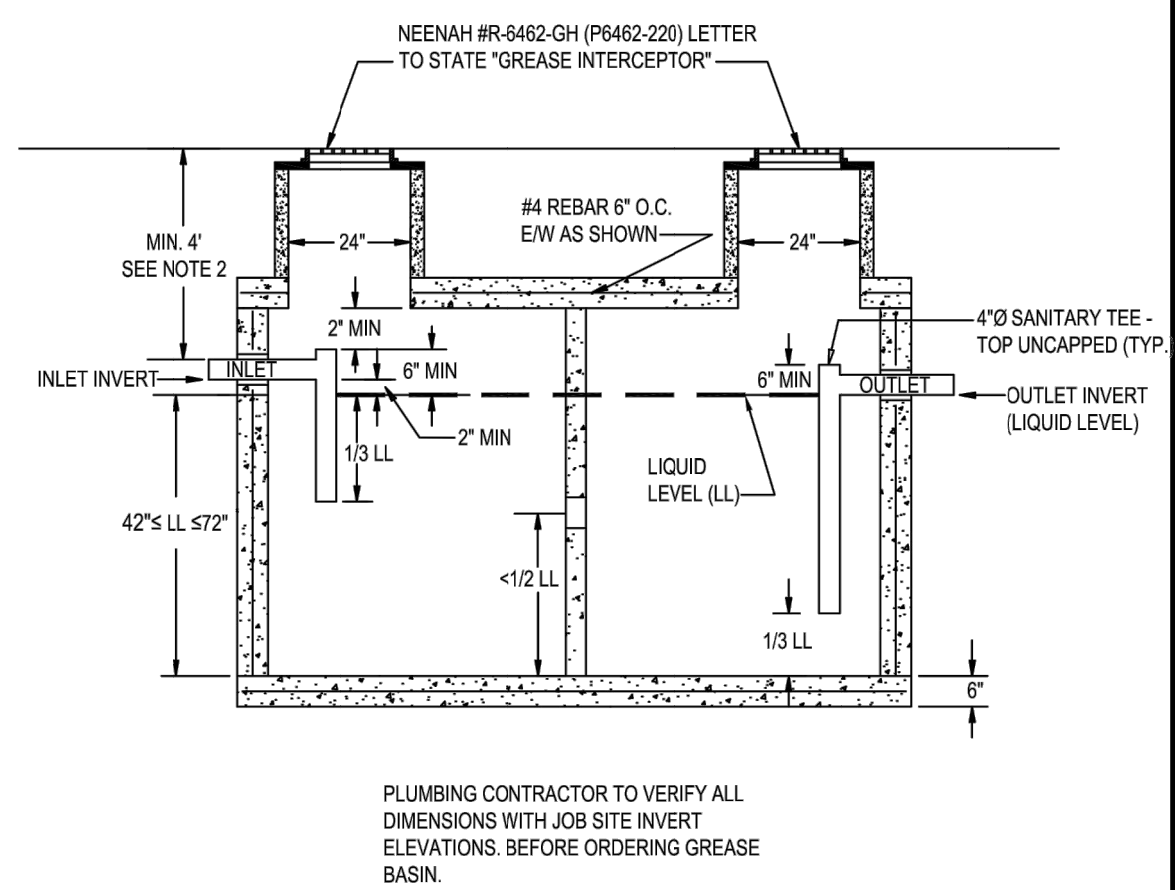
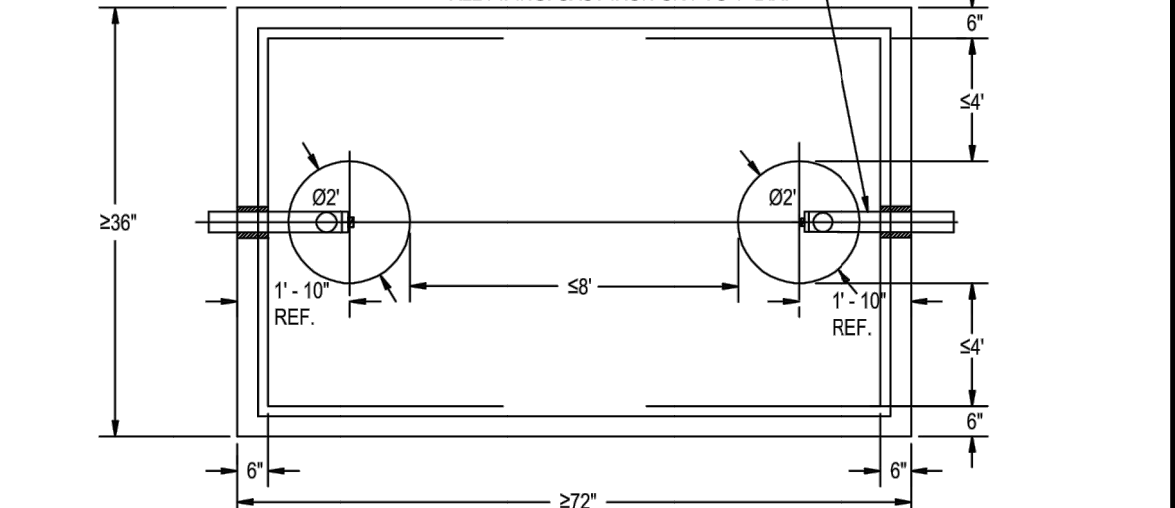
E7 HINGE DETAIL
 SCALE: 1/12" = 1'-0"



E8 SECT @ GATE MTG STILES
 SCALE: 1/12" = 1'-0"



F7 DETAIL
 SCALE: 2" = 1'-0"



1,500 GALLON GREASE BASIN DETAIL
 SCALE: NONE

SIZING FORMULA FOR RESTAURANTS

a. The minimum effective capacity of a grease interceptor serving a restaurant with seating shall be equal to C, where

$$C = S \times GS \times (HR/12) \times LF$$

where,

- S = Number of seats in dining area
- GS = Gallons of waste water per seat (Use 25 gallons for restaurants with china dishes and/or automatic dishwasher) (Use 10 gallons for restaurants with paper or baskets and no dishwashers)
- HR = Number of hours restaurant is open
- LF = Loading Factor (Use 2.00 interstate highway; 1.50 other freeways; 1.25 recreational area; 1.00 main highway; 0.75 other highway)

This project: S = 102
 GS = 10 Single Service Restaurant
 HR = 12 Open 10am-10pm
 LF = 1 Main Highway
 C = 1,020

Use 1,500 gallon grease interceptor.

- EXTERIOR GREASE INTERCEPTOR NOTES:**
- THE TANK MUST COMPLY WITH PARTS 5 & 6 OF ASTM STANDARD c1813. THE NAME OF THE TANK MANUFACTURER, THE LIQUID HOLDING CAPACITY, AND COMPLIANCE WITH ASTM c1813 FOR TANK CONSTRUCTION MUST BE PERMANENTLY AFFIXED TO THE TANK.
 - THE INTERCEPTOR MUST BE PROTECTED FROM FREEZING BASED ON INSTALLATION DEPTH AND SOIL TYPE. THE LANDSCAPE MUST BE SERVED TO OVERT RUN-OFF. THE TANK MUST BE PROTECTED TO PREVENT LOADING THAT MAY LEAD TO STRUCTURAL COLLAPSE.
 - THE TANK MUST BE READILY ACCESSIBLE FOR INSPECTION AND MAINTENANCE.
 - THE MATERIAL USED IN PIPING TO THE INLET OF THE TANK MUST COMPLY WITH BUILDING DRAIN REQUIREMENTS. THE TANK OUTLET PIPING MAY COMPLY WITH BUILDING SEWER MATERIALS, UNLESS THE OUTLET PIPING REENTERS THE BUILDING. IN SUCH CASES, MATERIALS SHALL BE APPROVED FOR BUILDING DRAIN. THE INLET AND OUTLET PIPES MUST BE CONNECTED TO THE TANK WITH A SEALED FLEXIBLE JOINT TO ACCOMMODATE PIPE MOVEMENT. A CLEANOUT MUST PROVIDED ON THE DISCHARGE LINE FROM THE INTERCEPTOR.
 - THE TANK AND BAFFLE DESIGN MUST ALLOW FOR CONTINUOUS CIRCULATION OF AIR THROUGHOUT THE TANK. PROVIDE 3/8" VENT INTO BUILDING - SEE PLUMBING PLANS.
 - INSPECTION PIPES LOCATED ABOVE THE BAFFLES/TEES AND A MANHOLE MUST BE PROVIDED. THE MANHOLE COVER MUST BE LOCKED IN PLACE, MARKED WITH WARNING TO NOT ENTER WITHOUT PROPER EQUIPMENT, AND TO BE PROVIDED WITH A LABEL IDENTIFYING THE VESSEL AS THE EXTERIOR GREASE INTERCEPTOR.
 - AFTER INSTALLATION, THE TANK MUST PASS A MANOMETER TEST WITH 1 INCH OF WATER COLUMN FOR 5 MINUTES, OR A VACUUM TEST WITH 2 INCHES OF MERCURY FOR 80 MINUTES. THE GREASE INTERCEPTOR MUST BE INSPECTED AT LEAST ONCE EVERY 3 MONTHS AND MUST BE PUMPED AND CLEANED REGULARLY. THE RECORDS OF THE INSPECTION MUST BE KEPT FOR AT LEAST 3 YEARS.
 - INTERCEPTORS LOCATED IN TRAFFIC AREAS SHALL BE DESIGNED TO WITHSTAND AN AASHTO-H20-44 WHEEL LOAD.

7 GREASE INTERCEPTOR DETAIL
 NOT TO SCALE (SEE ARCHITECTURAL DRAWINGS FOR MORE DETAILS)

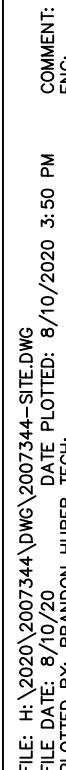
6 BOLLARD DETAIL
 NOT TO SCALE

6 BOLLARD DETAIL
 NOT TO SCALE

6 BOLLARD DETAIL
 NOT TO SCALE

6 BOLLARD DETAIL
 NOT TO SCALE

6 BOLLARD DETAIL
 NOT TO SCALE



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.

LANDSCAPE REQUIREMENTS

PARKING LOT ABUTTING PUBLIC RIGHT OF WAY:
3' HEDGE, WALL OR EARTH BERM AND 1 TREE PER 50 LF
AND 1 SHRUB PER 4 L.F. BETWEEN VEHICLE USE AREAS
AND RIGHT OF WAY.

W 1ST STREET (238 FT.)
TREES REQUIRED = 5
SHRUBS REQUIRED = 60

OPEN SPACE CALCULATION:

TOTAL SITE:	=	59,077 SF	(1.36 AC.)
OPEN SPACE REQUIRED:	=	11,815 SF	(20%)
BUILDING	=	4,125 SF	
PARKING AREAS	=	33,181 SF	
SIDEWALK	=	3,177 SF	
PATIO	=	730 SF	
OPEN SPACE PROVIDED	=	18,594 SF	(31.47%)
2 TREES PER 1000 SF OF REQUIRED OPEN SPACE			
1 SHRUB PER 500 SF OF REQUIRED OPEN SPACE			
TREES REQUIRED:	=	24	
SHRUBS REQUIRED:	=	24	

TOTAL PLANT MATERIAL PROVIDED:

OVERSTORY TREES	=	17
ORNAMENTAL TREES	=	5
EVERGREEN TREES	=	2
SHRUBS	=	139

PLANT SCHEDULE				
TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AA	2	Autumn Brilliance Serviceberry	<i>Amelanchier canadensis</i> 'Autumn Brilliance'	B&B, 1.5" CALIPER
AR	3	Royal Red Maple	<i>Acer platanoides</i> 'Royal Red'	B&B, 2" CALIPER
GA	2	Maidenhair Tree	<i>Ginkgo biloba</i> 'Autumn Gold' TM	B&B, 2" CALIPER
GI	4	Imperial Honeylocust	<i>Gleditsia triacanthos</i> 'Impcole' TM	B&B, 1.5" CALIPER
MP	3	Prairirie Crab Apple	<i>Malus x 'Prairifire'</i>	B&B, 1.5" CALIPER
PD	2	Black Hills Spruce	<i>Picea glauca</i> 'Densata'	B&B, 6" HEIGHT
PR	4	Ruby Vase Persian Parrotia	<i>Parrotia persica</i> 'Ruby Vase'	B&B, 1.5" CALIPER
TD2	8	Droptree Linden	<i>Tilia x flavescens</i> 'Droptree'	B&B, 2" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
BW	10	Wintergreen Boxwood	<i>Buxus microphylla</i> 'Wintergreen'	5 GAL
CA	13	European Variegated Dogwood	<i>Cornus alba</i> 'Argenteo-marginata'	5 GAL
CK	6	Feather Reed Grass	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	3 GAL
JA	11	Arcadia Juniper	<i>Juniperus sabina</i> 'Arcadia'	5 GAL
JF	17	Sea Green Juniper	<i>Juniperus chinensis</i> 'Sea Green'	5 GAL
JH	6	Hughes Juniper	<i>Juniperus horizontalis</i> 'Hughes'	5 GAL
MG	27	Maiden Grass	<i>Miscanthus sinensis</i> 'Gracillimus'	3 GAL
RG3	12	Grø-Low Fragrant Sumac	<i>Rhus aromatica</i> 'Grø-Low'	1 GAL
SM	23	Miss Kim Lilac	<i>Syringa patula</i> 'Miss Kim'	5 GAL
VM	14	Southern Arrowwood	<i>Viburnum dentatum</i> 'Blue Muffin'	5 GAL



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NEW CULVER'S RESTAURANT
1601 East 1 Street
Grimes, IA 50111
County of POLK

Culver Franchising System, Inc
1240 Water Street
Prairie du Sac, WI 53578
608-643-7960

OLLMANN ERNEST MARTIN ARCHITECTS
200 South State Street
Belvidere, Illinois 61008
815-544-7790 Phone

ELEVATIONS
NOTE: THOUGH THESE IMAGES HAVE PHOTO
REALISTIC QUALITIES, THE ACTUAL BUILDING
MATERIALS MAY VARY IN APPEARANCE.

Date: 8-10-2020
Revision:

2020-099

A2

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: September 1, 2020
RE: Hope Commercial Plat 3 – Preliminary Plat

GENERAL INFORMATION:

Applicant:

Hy-Vee Inc

Requested Action

Preliminary Plat

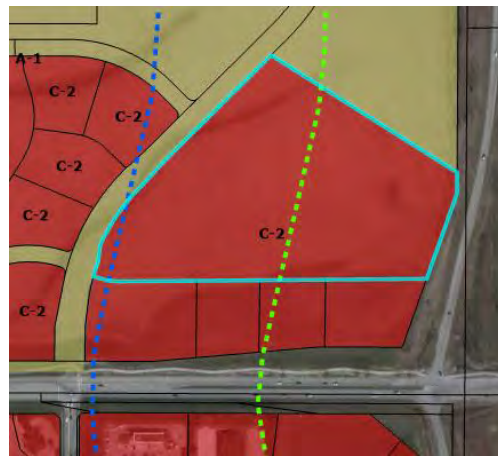
Location

351 NE Gateway Drive

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Mixed Use 1	C-2
North	Vacant	Mixed Use 1	A-1
South	Vacant	General Commercial	C-2
East	Menards	General Commercial	C-2
West	Vacant	Mixed Use 1	C-2

BACKGROUND:

The applicant is requesting approval of a preliminary plat which will allow for the future subdivision of the approximately 15.75-acre property into three development lots. The large lot will be the home of the new Hy-Vee grocery store.

ANALYSIS:*Access:*

The preliminary plat shows three access points from NE Gateway Drive. Access to the two smaller lots along NE Gateway will be limited due to the design of Hope Commercial Plat 1 and 2. Additional concepting for these lots is necessary to determine appropriate access for future development. The lots are proposed to be accessed via the internal road system of the Hy-Vee site with a shared driveway.

Sidewalks are proposed on all sides of the two lots along NE Gateway, which would connect the Hy-Vee store to E 1st Street and all the development lots along the way.

Landscaping/Streetscape:

Trees are proposed to line the private access road to provide streetscaping. Landscape buffers will be required along the NE Gateway right-of-way.

Utilities:

Sanitary sewer is available via an 8" line on the west side of NE Gateway and within the Hope Commercial Plat 1 private access road right-of-way. An existing 12" water main is available on the east side of NE Gateway Drive.

Detention is handled within the regional detention basin located on the west side of the NE Gateway Drive extension.

STAFF RECOMMENDATION:

Staff would recommend approval of the preliminary plat for Hope Commercial Plat 3 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

~~August 4, 2020~~

August 24, 2020

Civil Design Advantage

Attn: Josh Trygstad

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: Hy-Vee Store Preliminary Plat

Dear Mr. Trygstad:

The Development Services Department is in receipt of a proposed Preliminary Plat for the Hy-Vee Store. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. Create a separate preliminary plat document with separate sheets for topography, lot dimension plan, grading, utilities, and development concept with intended access points and perimeter landscaping. **Please create separate sheets for topography, lot dimension plan, grading, utilities, and development concept with intended access points, utilities, perimeter landscaping for Lot 1 and 2.**
2. **Show 5' sidewalk on all sides of Lot 1 and 2. Provide cross ramp north to HyVee sidewalk.**
3. ~~Provide a plat name (e.g. Hy-Vee Plat 1).~~
4. How will internal ingress/egress be handled? **Could you point this out? Staff is unable to locate it on the plans.**
5. ~~Provide dedication of the roadway and utilities.~~
6. ~~Show 5' sidewalk along NE Gateway.~~
7. **Remove "Zone 1" from Zoning.**
8. **Remove minimum open space.**
9. **Please provide overland flowage easement along the north property line.**

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: ~~August 10, 2020~~
 August 28, 2020
 (1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: September 1, 2020 at 5:30 at the Grimes City Hall

COUNCIL MEETING: September 8, 2020 at 5:30 at the Grimes City Hall

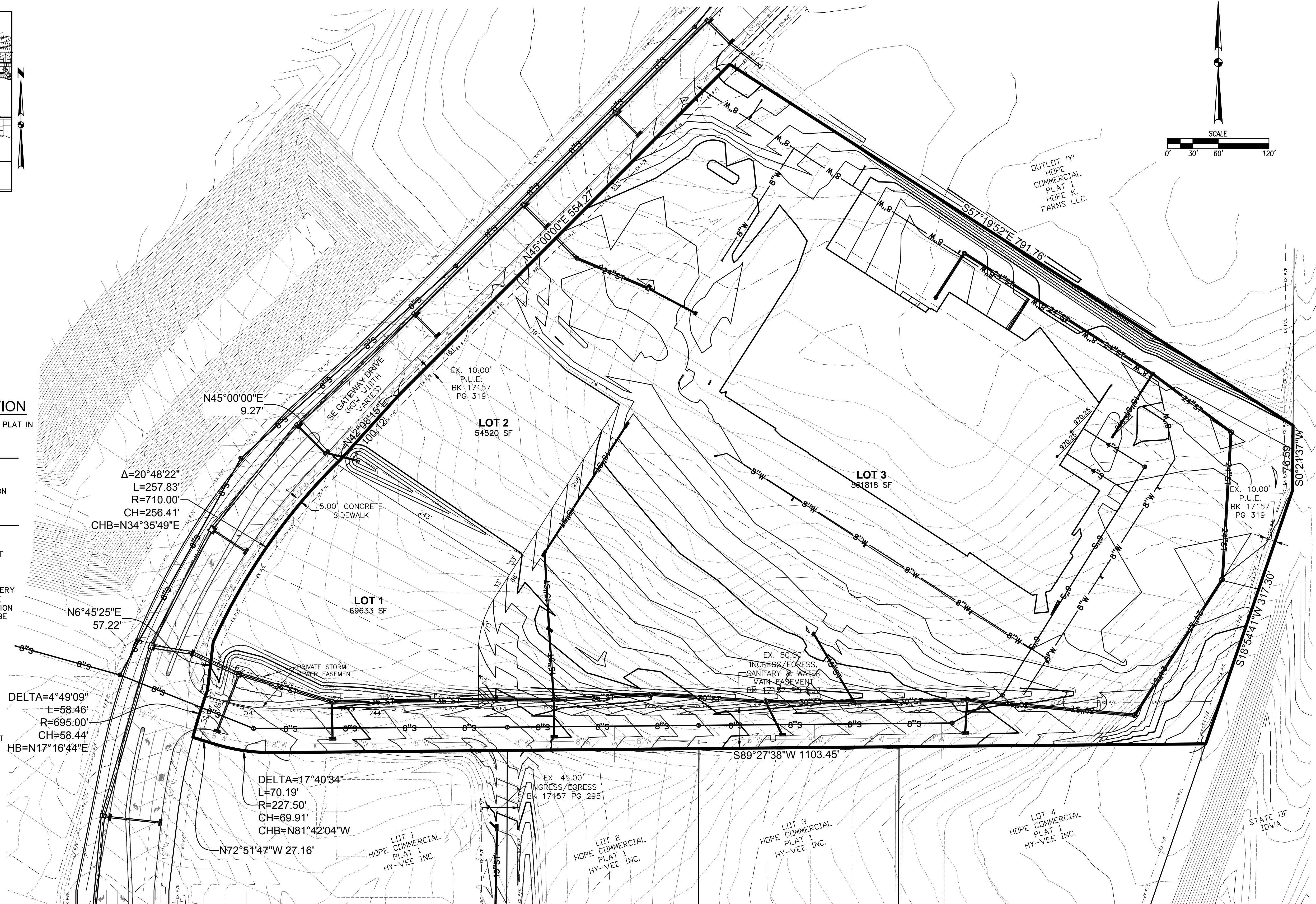
Please feel free to contact me at emartin@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Evann Martin
Assistant Planner

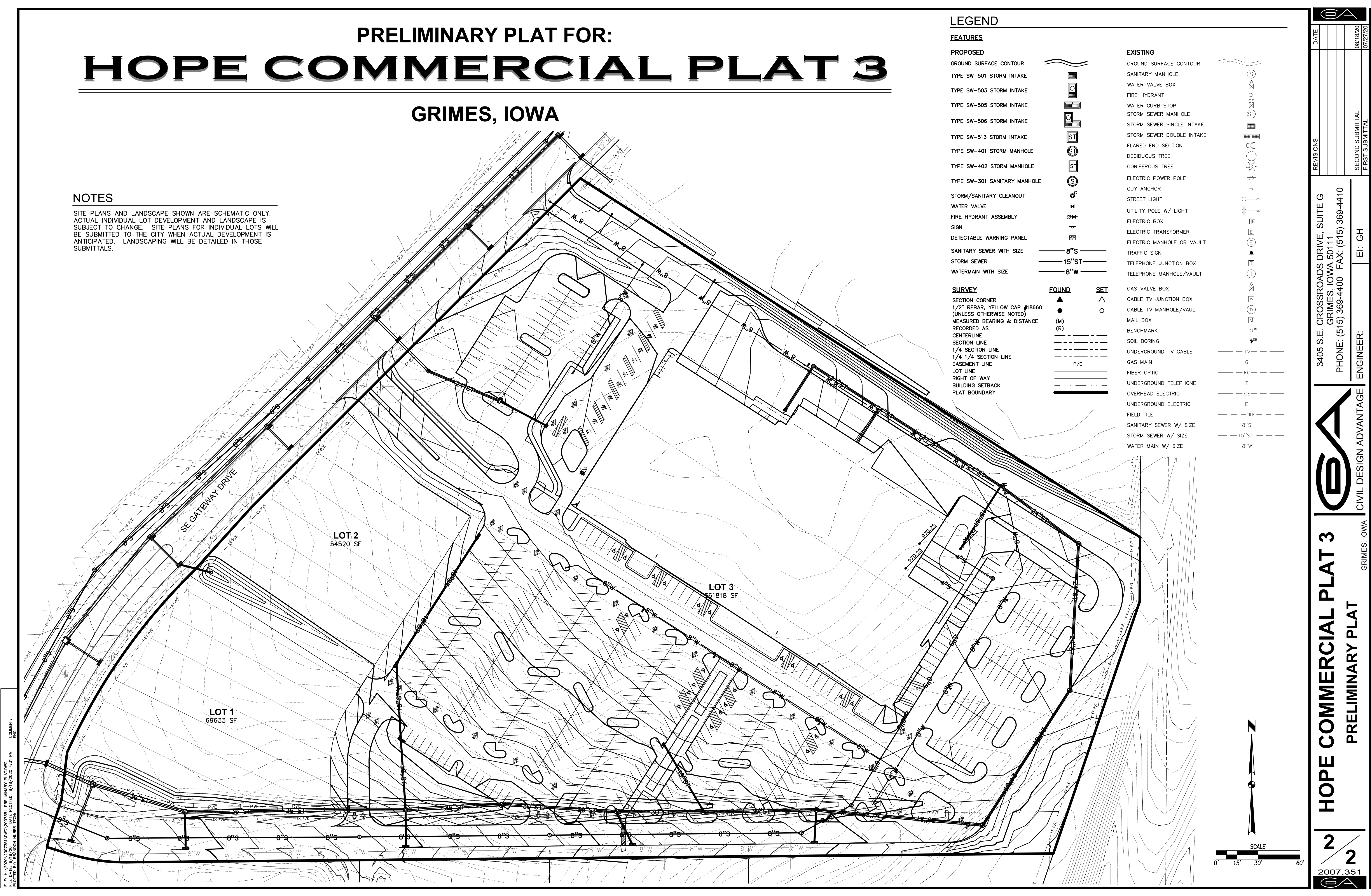
GRIMES, IOWA

CITY BENCHMARK G6N-004
CAP BOLT ON FIRE HYDRANT AT THE
SOUTHWEST CORNER OF NORTH 4TH STREET AND
NORTH LITTLE BEAVER DRIVE
ELEVATION=927.36



1/2
2007.351

FILE: H:\2020\2007351\2007351-PRELIMINARY PLAT.DWG
DATE: 8/15/2020 4:31 PM
DRAWN BY: BRANDON HUBER
CHECKED BY: [blank]



NOTES

SITE PLANS AND LANDSCAPE SHOWN ARE SCHEMATIC ONLY. ACTUAL INDIVIDUAL LOT DEVELOPMENT AND LANDSCAPE IS SUBJECT TO CHANGE. SITE PLANS FOR INDIVIDUAL LOTS WILL BE SUBMITTED TO THE CITY WHEN ACTUAL DEVELOPMENT IS ANTICIPATED. LANDSCAPING WILL BE DETAILED IN THOSE SUBMITTALS.

LEGEND

FEATURES

PROPOSED

- GROUND SURFACE CONTOUR
- TYPE SW-501 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE
- STORM SEWER
- WATERMAIN WITH SIZE

SURVEY

- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
- MEASURED BEARING & DISTANCE
- RECORDED AS CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

FOUND

- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
- MEASURED BEARING & DISTANCE
- RECORDED AS CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

EXISTING

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

HOPE COMMERCIAL PLAT 3
PRELIMINARY PLAT

2
2007.351

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

ENGINEER: GH

REVISIONS

DATE	DESCRIPTION
08/18/20	SECOND SUBMITTAL
07/27/20	FIRST SUBMITTAL

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: September 1, 2020
RE: Hy-Vee Store – Site Plan

GENERAL INFORMATION:

Applicant:

Hy-Vee Inc

Requested Action

Site Plan

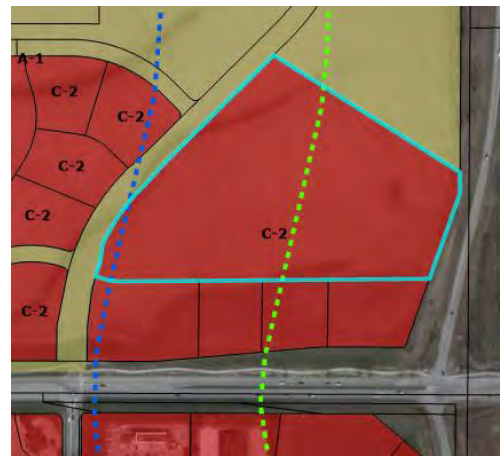
Location

351 NE Gateway Drive

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Mixed Use 1	C-2
North	Vacant	Mixed Use 1	A-1
South	Vacant	General Commercial	C-2
East	Menards	General Commercial	C-2
West	Vacant	Mixed Use 1	C-2

BACKGROUND:

The applicant is requesting approval of the site plan for a 92,989 square foot Hy-Vee grocery store located at 351 NE Gateway Drive. Currently, there are two projects in process that will provide access to the site. The NE Gateway Drive extension is currently under construction. The proposed private access road that will serve Hope Commercial Plat 1 is under review by City staff and will provide access to the site as well as four other lots along E 1st Street.

The property is located within the C-2 zoning district and is 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 and concrete panels with Nichiha accents and provides height variations and bump outs throughout all façades. The building appears to meet the minimum architectural standards within the Highway 141 Zone 1 Overlay.

Site Layout:

The site will be accessed from three driveways off of NE Gateway Drive. The northern most driveway will mainly handle store deliveries. Pedestrian connectivity is provided along NE Gateway with a connection to the building. Once the lots develop along E 1st Street and NE Gateway, there will be a well-established pedestrian network connecting the store to the other development lots and to E 1st Street.

The pharmacy and Aisles Online pickup are located on the west side of the building. The pharmacy drive-thru will provide delivery of prescriptions through vacuum tubes. Aisles Online customers will have a designated parking area for grocery pickup.

An outdoor patio with tables and seating is proposed near the Wine & Spirits entrance on the southeastern corner of the building.

Pole mounted light fixtures are provided throughout the parking lot and along the entrance drive. Up lighting will be provided on the public facing building elevations. Wall pack lighting is proposed for the loading area.

Parking:

The site provides more than the required number of parking spaces for the site with 441 total parking spaces provided.

Parking spaces along the front of the building are planned to be reserved for specific uses including curbside pickup, pharmacy parking, and nail salon customers. Two electric vehicle charging stations are proposed within the main parking lot.

Landscaping/Streetscape:

The site provides the required plantings for the Highway 141 Mixed Use Development Corridor District plus additional plantings throughout the site. Landscaping is proposed along the private access road, within landscape islands, and along the main walkway to the store entrance. Large planters are proposed along the front façade to act as foundation plantings.

Utilities:

The sanitary sewer will connect to the existing 8" sanitary sewer within the private access road right-of-way and will run north to the building. Grease interceptors will be provided onsite.

Water is provided from an existing 12" main on the east side of NE Gateway Drive. A new 8" water main will be constructed from the existing line and run east to the building. The building is proposed to be fitted with a fire suppression system, therefore the appropriate FDC and fire hydrant spacing is shown.

Detention is handled within the regional detention basin located on the west side of the NE Gateway Drive extension. Storm sewer onsite will connect to the existing storm sewer along NE Gateway Drive and connect to the regional detention basin.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for the Hy-Vee Store 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

~~August 4, 2020~~

August 24, 2020

Civil Design Advantage

Attn: Josh Trygstad

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: Hy-Vee Food Store Site Plan

Dear Mr. Trygstad:

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

General Comments:

1. Provide a detail sheet with details for signage, dumpster enclosure, ADA parking, curb, bollards, planters, AOL canopy, ramp at the rear of the store, etc. **Please provide details for the following:**
 - ~~a. Planters~~
 - ~~b. AOL canopy~~
 - ~~c. Ramp at the rear of the store~~
 - ~~d. Patio fence and layout (tables, umbrellas, etc.)~~
 - e. Decorative bollards, if planned
 - f. Electric vehicle charging station
 - g. Cart corrals
 - h. Reserved parking signage for mobile orders, veterans, expecting mothers, etc.
2. Provide detail for decorative jointing at store entrance. **Please provide detail similar to Fast & Fresh.**
3. Add stop bar pavement markings. **Please add marking for the driveways along NE Gateway.**
- ~~4. Provide photometric plan showing zero foot candles at the property line.~~
5. Add dumpster location. Dumpster cannot face public ROW or Hwy 141. **Please provide the location and elevation of the trash compactors. Screening may be required**

depending on location/set up. Will there be a compost dumpster or will this be handled via trash compactor?

- ~~6. Staff is concerned with providing parking at the front of the store as vehicles would be backing out on the main driveway and will conflict with pedestrians entering and exiting the building. How important are these spaces? Can they be removed?~~
7. The loading area needs to be screened from ROW. Please add an opaque fence or wall or extend the landscaping along the west side of the building to shield the docks from view with trees. **Was anything added? There doesn't appear to be any changes.**
8. Outdoor storage is prohibited. **We wanted to further emphasize that outdoor storage is prohibited. The Waukee store constantly has palettes and carts in the loading area even after the trucks are gone. This type of storage would not be permitted.**
- ~~9. How does the Rx pickup work? Will it be similar to a bank with Rx delivery through tubes?~~
- ~~10. Provide hydrant coverage in a 150' linear route unobstructed by parking, landscaping, and other obstacles.~~
11. Add roof drains and connections. **Please provide connections.**
12. Provide a sidewalk on the east side of the two empty development lots to connect the store to the Fast & Fresh. **The sidewalk will be required as part of the preliminary plat, however there should be a south ramp connection to this proposed sidewalk from the sidewalk near the pharmacy drive thru.**
- ~~13. Provide a sheet showing truck turning movements.~~
- ~~14. Is bike parking proposed onsite? If so, please identify the locations and provide a bike rack detail.~~
- ~~15. Provide a detail showing the location of the garden center.~~
- ~~16. The Knox Box noted shall be installed near the front entrance to the building.~~
17. Per Section 507.5.1.1 of the City of Grimes Fire Code, a fire hydrant shall be installed within 100 feet of the fire department connection for the fire sprinkler system. The plans do not depict a fire department connection. **Per Section 507.5.1.1 of the City of Grimes Fire Code, a fire hydrant shall be installed within 100 feet of the fire department connection for the fire sprinkler system. The nearest fire hydrant to the**

fire department connection is located more than 100 feet from the fire department connection.

18. Update the paving legend to include symbology and include the legend on all sheets. Please provide pavement thickness symbology legend.

19. How is loading handled? Do the trucks unload at the dock and then leave? Trucks are not permitted to be stored onsite as this would be considered outdoor storage.

Cover Sheet:

1. ~~Remove preliminary plat from title.~~
2. ~~List address as 351 NE Gateway Dr.~~
3. Revise zoning to Zone 1 of Hwy 141 Mixed Use Development Corridor District. Remove references to Transportation Corridor Overlay.
4. Provide green space calculations. 20% open space is required
5. Provide parking and loading space calculations. Update calculation based on new square footage (92,989).
6. List the proposed uses of the building including the coffee shop and salon. Add building use and square footage list from building elevation sheet to cover sheet.
7. ~~Add square footage of the building and provide break down by use.~~

Sheet C0.1

1. ~~Add updated standard City of Grimes notes (12/26/19)~~
2. ~~Under General Note 5, change Construction Division to Engineering Dept.~~
3. ~~Pavement in ROW to be 8" (driveway approaches).~~

Sheet C1.0:

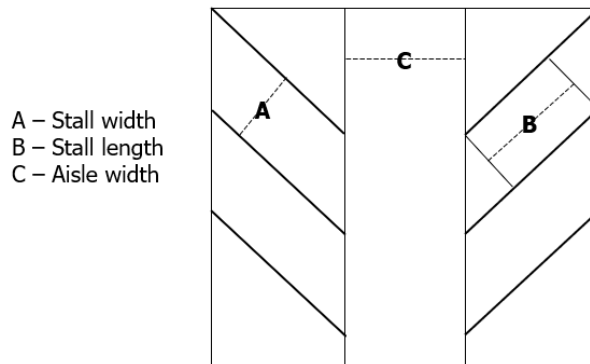
1. ~~Show demo for driveways.~~
2. Utilize SUDAS Type A driveway and grind curb instead of cutting street.

Sheet C1.1:

1. Remove and create separate preliminary plat plans. See preliminary plat comments.
Remove Sheet C1.1 Preliminary Plat.

Sheet C2.0:

1. ~~Label typical parking space width. Is 9.5' the typical? 9' is the minimum permitted.~~
2. Provide dimensions of angled parking. Minimum dimensions must be 9' by 18'. Dimensions are measured per the diagram below. **Parking stalls can be larger than 9' by 18' but the stalls should be measured as shown on the diagram. Width is shown correctly. Please label the depth of the stalls.**

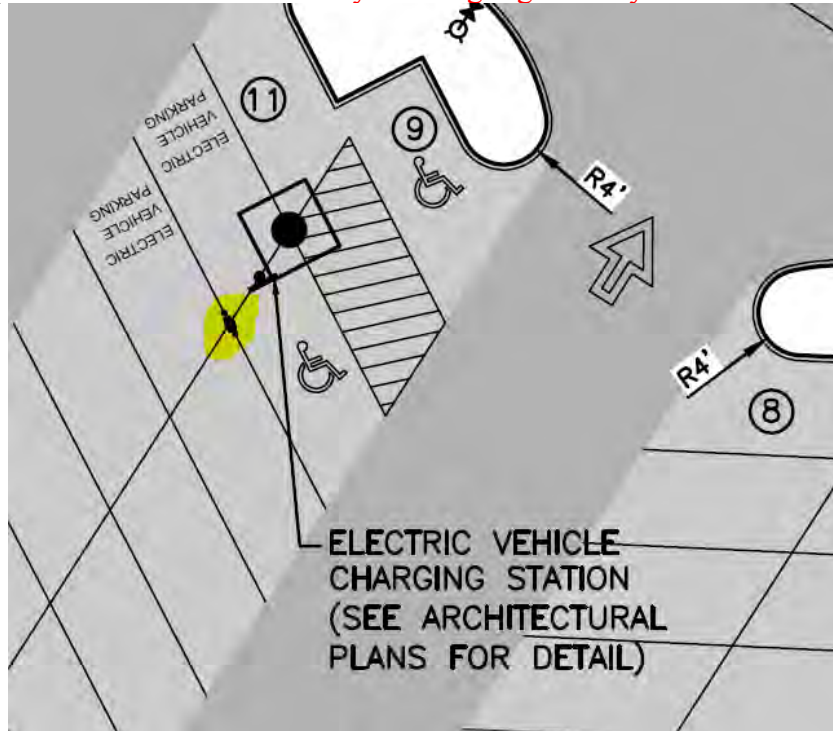


3. ~~One-way parking drive aisle must be a minimum of 16' wide. Please revise. Rx and AOL aisles can remain 15'.~~
4. ~~The entrance drive from NE gateway must be at least 16' wide.~~
5. Show the locations of the canopy supports. **Please provide**

Sheet C2.1:

1. ~~Provide dimensions of angled parking. Minimum dimensions must be 9' by 18'. Dimensions are measured per the diagram above.~~
2. Label angled parking dimensions for spaces at the center aisle along the sidewalk.
Label stall depth.

3. Label the width of the sidewalks in the center aisle. **Staff did not see label.**
4. What is the circle and square symbol near the electric vehicle parking? Please label/provide detail. **What is the symbol highlighted in yellow? Please label.**



5. Is the front entrance at the same grade as the parking lot? Should there be ramps from the entrance into the parking lot? **Please provide spot elevations along the main entrance.**
6. ~~What are the dots along the edge of the front entrance paving? Bollards?~~
7. Show locations for shopping cart corrals. **Please provide and update parking calculation accordingly.**
8. ~~Label the electric vehicle charging stations.~~
9. ~~Is any lighting proposed along the center aisle walkway?~~

Sheet C2.2:

1. ~~The sidewalk connection to the parking lot is awkward. Staff suggests moving the connection to the landscape island to the south.~~

Sheet C3.0-3.2:

1. Provide grades and cross slopes for ADA parking and ramps. **Please provide**
2. Add spot elevations for curbs, corners, and sidewalks. **Please provide**
3. ~~Provide FFE of the building.~~
4. Is a temporary construction easement needed to construct the swale? If so, please provide easement documents. **Please provide copy**

Sheet 4.0:

1. ~~Add note that watermain connection at Gateway will be made with Tapping Sleeve and valve.~~
2. ~~Label critical crossing at water/storm crossing (ST-20). Label all critical crossings.~~
3. ~~Provide curb stop/valves at all service ends outside of building.~~
4. ~~Label service connections to main (8x8 tee, 8x4 tee, 8x2 tee?). Will services connect to E-W main or the N-S main?~~
5. ~~Will the watermain be public or private?~~
6. Provide a blown-up detail of the utility service connections. **Please remove the detail 5 as this is not applicable for commercial development.**
7. ~~Callout FDC location.~~
8. ~~Callout tapping sleeves and valves for the water main.~~
9. **The sanitary services into the building are to be 6".**

Sheet 4.1:

1. ~~If a water valve is not added to the connection point note that existing main will need to be tested back to next valve. (provide a valve with Hope Comm. Plat 1 Lots 1-4 plans a minimum of 40' back from connection point).~~
2. ~~Label critical crossing at sanitary and water and sanitary and storm.~~
3. ~~Add note to S-EX1 to remove plug (NE) and connect.~~

- ~~4. Label pipe P-2 information on this sheet also for clarity.~~

Sheet 4.2:

- ~~1. Label critical crossing on water and storm south of ST-18.~~

Sheet C5.0:

- ~~1. Please break up the landscape plan into separate sheets.~~
- ~~2. Sod is required. Please revise note 4.~~
- ~~3. Provide calculation for required and provided plantings per Hwy 141 standards.~~
 - ~~a. 1 tree per 50 along Hwy 141 and NE Gateway with a hedge, wall, earth berm, or other durable landscape barrier a minimum of three (3) feet in height. If said barrier consists of plant like material, one (1) shrub shall be planted every four (4) feet.~~
 - ~~b. 2 trees per 1000 sf required green space~~
 - ~~c. 2 shrubs per 1000 sf required green space~~
- ~~4. Show landscaping in the concrete planters (see building elevations).~~
- ~~5. The driveways for Culver's and Dupaco should be shown to determine placement of street trees. The street trees may interfere with the driveways for Lot 2. Are there plans for this lot in the works? Could the trees locations be coordinated?~~
- ~~6. Note that the landscaping plan appears to show several trees being planted near the on-site fire hydrants. Section 507.5.5 of the City of Grimes Fire Code requires 5 feet of horizontal clear space around fire hydrants.~~

Architecture:

- ~~1. Signage will require separate permitting and is not part of the elevation approval.~~
- ~~2. Provide lighting cut sheets. Staff did not receive cut sheets.~~
- ~~3. Building elevations facing public ROW must be up lit. Show lighting locations on elevations. Are any of the lights proposed to shine colors other than white light?~~
- ~~4. Breakdown of the material percentages by material type. Nichiha is considered trim. Please revise in the material breakdown table. Primary material percentage is still met with the proposed design.~~

5. ~~Provide a list of 5 treatments that are demonstrated on the building (page 15 Hwy 141 standards). Please add the list to the elevation sheet.~~
6. ~~Staff would like to see some additional detail on the rear elevation since it will be visible from Hwy 141. Staff has the following suggestions: add material and color differentiation on the bump out, clerstory windows, and height variation. Staff doesn't feel the proposed changes are enough. The main issue is that the rear elevation doesn't meet the requirement to eliminate large, blank walls. No blank wall area or façade shall exceed 30 feet in horizontal or vertical direction.~~
7. ~~What is the material of the equipment screening? Please add description to plans and provide a detail of the screen i.e. what will it look like?~~
8. Please update calculations on northeast elevation.
9. Are the Vaya Linear light strips the “wall grazing light strips?”

SWPPP:

1. ~~Please provide SWPPP when it is ready for all 3 sites.~~

Stormwater Management Plan (SWMP):

1. ~~Sheet 4: Of note**** Public storm sewer is sized to take the 10-yr event.~~
2. ~~Sheet 5: Bullet #2 says, “Refer to Hydraflow for calculations.” Please provide Hydraflow sheets and Time of Calculation sheets.~~
3. ~~Sheet 7: DA EX17 shows an area of 1.64 AC. Why does this area not extend north to the entrance along NE Gateway Drive?~~
4. ~~Sheet 7: Additional area is being sent to DA 24 (Hope Commercial SWMP) as part of this site plan. Please show include this intake and storm sewer in Intake Capacity and Pipe Capacity spreadsheets.~~
5. ~~Sheet 7: DA EX4, DA EX7, DA EX9, and DA EX10 do not appear to be correct. They are capturing area downstream of the structures. Please rectify.~~
6. ~~Provide intake capacity spread and depth sheets of all intakes for the 5-yr and 100-yr event as stated in the “Storm Sewer Analysis” Section.~~

7. Sheet 7 & 8: DA to ST-EX7 shows 0.31 acres and drainage map. Please revise.
8. Please provide a signed final copy of the SWMP.

Site Plan

- ~~1. Sheet 13-15: How is the roof draining (i.e. roof drain connections, down spouts to surface drain)? The SWMP shows the roof split up into 3 DAs all draining from south to north. Is that correct?~~
- ~~2. Sheet 13-15: Verify critical crossings between utilities. L-21 and the water main appear to be at the same elevation.~~
- ~~3. Sheet 13-15: Lines L-2 and L-3 are shallow. Top of pipe will be within 12" of subgrade prep. Recommend adding support in these areas.~~
- ~~4. Sheet 13-15: Please provide elevations on existing intakes within parking lot.~~
- ~~5. Sheet 13: Should ST-21 be RIM or TC?~~
- ~~6. Sheet 3 &/or 13: Add a note for the removal and disposal of the existing FES at ST-1.~~
7. Sheet 12 & 17: Swale and storm sewer tying into existing intake is not shown.
8. Sheet 16-18: How is the roof drain getting to the storm sewer (i.e. roof drain connections, down spouts to surface drain)? This question was not answered.
9. Sheet 13-15: Lines L-2 and L-3 are shallow. Top of pipe will be within 12" of subgrade prep. Recommend adding support in these areas (i.e. reinforced pavement).

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:	August 10, 2020 August 28, 2020 (1 PDF of Site plan with Elevation Plan included)
PLANNING & ZONING:	September 1, 2020 at 5:30 at the Grimes City Hall

COUNCIL MEETING: September 8, 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



August 17, 2020

Evann Martin
City of Grimes
410 SE Main St, Suite 102
Grimes, IA 50111

RE: Hy-Vee Store Site Plan
CDA 2007.351

Dear Ms. Martin;

On behalf of Hy-Vee Inc., we are pleased to resubmit the Site Plan for staff review and approval.

Addressed below in **BOLD** are responses to the comments dated August 4, 2020:

General Comments

1. Provide a detail sheet with details for signage, dumpster enclosure, ADA parking, curb, bollards, planters, AOL canopy, ramp at the rear of the store, etc.
Detail sheet has been added. Additional details for signage, dumpster enclosure, planters, canopy, and ramp shall be provided with submission of the 100% Exterior Shell Package for permit. Details are currently being developed.
2. Provide detail for decorative jointing at store entrance.
Joints to be tooled.
3. Add stop bar pavement markings.
Signage was added. No pavement markings included.
4. Provide photometric plan showing zero foot candles at the property line.
The lighting consultant did their best to diminish the trespass light at the property lines but with the flag lot shaped lot with the drive out to NE Gateway Drive, there might be minimal stray light. We believe it should not be a problem with over story trees proposed.
5. Add dumpster location. Dumpster cannot face public ROW or Hwy 141.
The store uses trash compactors that are connected to chutes from the building. They will be painted to match the back-wall color.
6. Staff is concerned with providing parking at the front of the store as vehicles would be backing out on the main driveway and will conflict with pedestrians entering and exiting the building. How important are these spaces? Can they be removed?
The head-end stalls are specific to a targeted customer/user such as handicap, curbside pick-up for small orders or food service, or designated customer parking for a specialty department such as health clinic/pharmacy or nail salon. All are critical to the success of each one of the targeted demographics especially with the current changes in customer interaction with retail stores.
7. The loading area needs to be screened from ROW. Please add an opaque fence or wall or extend the landscaping along the west side of the building to shield the docks from view with trees.
Landscaping is being provided along the north and west of the building.
8. Outdoor storage is prohibited.
Duly Noted.

9. How does the Rx pickup work? Will it be similar to a bank with Rx delivery through tubes?
Pharmacy will have two drive-thru lanes served by a vacuum tube/video system. Pharmacy employees will have a fixed window to assist with visual contact during the transaction.
10. Provide hydrant coverage in a 150' linear route unobstructed by parking, landscaping, and other obstacles.
150' linear hydrant coverage route has been added to utility sheets.
11. Add roof drains and connections.
Roof drains will run from south to north and connect to proposed storm sewer on north side of building.
12. Provide a sidewalk on the east side of the two empty development lots to connect the store to the Fast & Fresh.
Sidewalks within the two future lots will be provided with the development of those lots including connection with public sidewalks. We already have multiple connections from public sidewalks to the food store.
13. Provide a sheet showing truck turning movements.
Turning movements to loading dock are attached.
14. Is bike parking proposed onsite? If so, please identify the locations and provide a bike rack detail.
No bike parking is being proposed at this time.
15. Provide a detail showing the location of the garden center.
We are planning for a potential outdoor garden center that is seasonal in nature – typically the stores obtain a 90-day permit to temporarily set-up the garden center in the spring. We identify this area of the parking lot to not be in the prime parking stalls and to provide water, power, & data/communication connections.
16. The Knox Box noted shall be installed near the front entrance to the building.
Proposed Knox Box location has been added to Sheet C2.3
17. Per Section 507.5.1.1 of the City of Grimes Fire Code, a fire hydrant shall be installed within 100 feet of the fire department connection for the fire sprinkler system. The plans do not depict a fire department connection.
Fire Department connection has been added.
18. Update the paving legend to include symbology and include the legend on all sheets.
Legend has been added to dimension sheets.

Cover Sheet

1. Remove preliminary plat from title.
Preliminary plat is removed from title page and sheet legend is now C1.1.
2. List address as 351 NE Gateway Dr.
Address is updated.
3. Revised zoning to Zone 1 of Hwy 141 Mixed Use Development Corridor District.
Zoning is updated.
4. Provide green space calculations.
Calculations have been provided.
5. Provide parking and loading space calculations.
Calculations have been provided.
6. List the proposed uses of the building including the coffee shop and salon.
See list of proposed building uses on A6.0A Elevation Sheet.

7. Add square footage of the building and provide break down by use.
See list of proposed building uses and associated square footages and total building square footage on A6.0A Elevation sheet.

Sheet C0.1

1. Add updated standard City of Grimes notes (12/26/19)
City of Grimes notes have been updated.
2. Under General Note 5, change Construction Division to Engineering Dept.
Note is updated to read Engineering Department.
3. Pavement in ROW to be 8" (driveway approaches).
Pavement revised to 8" PCC.

Sheet C1.0

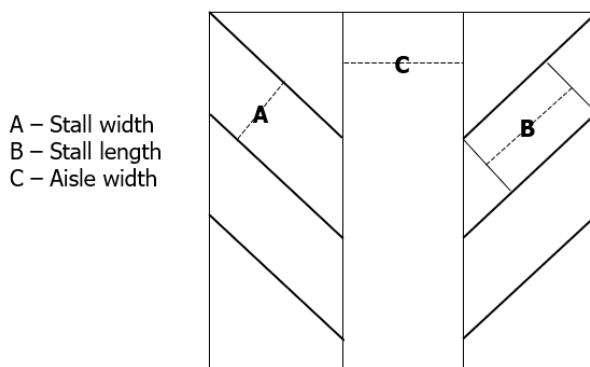
1. Show demo for driveways.
Curb cut callouts have been added along NE Gateway.

Sheet C1.1

1. Remove and create separate preliminary plat plans. See preliminary plat comments.
Preliminary plat is removed from site plan. Separate PP created.

Sheet C2.0

1. Label typical parking space width. Is 9.5' the typical? 9' is the minimum permitted.
Typical parking width label has been added to the Dimension Sheets.
2. Provide dimensions of angled parking. Minimum dimensions must be 9' by 18'. Dimensions are measured per the diagram below.



Please note the diagram above should include the stall length to the center marking. This is due to the opposing parking stalls overhanging into each other stalls. As for the proposed parking dimensions were designed from previous HyVee Stores and are typical for the construction of their stores. Please note the Hy-Vee typical aisle width is 22'. If the aisle width were reduced to 18' then parking stall length would be greater than 19'

3. One-way parking drive aisle must be a minimum of 16' wide. Please revise. Rx and AOL aisles can remain 15'.
Parking drive isle updated to 16' width.
4. The entrance drive from NE gateway must be at least 16' wide.
Parking drive isle updated to 16' width.

5. Show the locations of the canopy supports.
Canopy support locations will be included in future submittal.

Sheet C2.1

1. Provide dimensions of angled parking. Minimum dimensions must be 9' by 18'. Dimensions are measured per the diagram above.
The proposed parking dimensions were designed from previous HyVee Stores and are typical for the construction of their stores.
2. Label angled parking dimensions for spaces at the center aisle along the sidewalk.
Labels have been added.
3. Label the width of the sidewalks in the center aisle.
Labels have been added.
4. What is the circle and square symbol near the electric vehicle parking? Please label/provide detail.
This is the powering station for the electrical vehicle parking. Label has been added.
5. Is the front entrance at the same grade as the parking lot? Should there be ramps from the entrance into the parking lot?
The front entrance is the same grade as the parking lot. Typical HyVee ramps to be added in this area.
6. What are the dots along the edge of the front entrance paving? Bollards?
Correct, these are bollards. Labels have been added.
7. Show locations for shopping cart corrals.
Shopping cart corral locations will be included in future submittal.
8. Label the electric vehicle charging stations.
Parking spaces are already labeled on the sheets.
9. Is any lighting proposed along the center aisle walkway?
Two lights have been added to center aisle walkway.

Sheet C2.2

1. The sidewalk connection to the parking lot is awkward. Staff suggests moving the connection to the landscape island to the south.
No changes were made to the sidewalk connection to the HyVee Wine & Spirits.

Sheet C3.0-3.2

1. Provide grades and cross slopes for ADA parking and ramps.
Duly Noted. Fine grading of islands, curbs and sidewalks will be completed with next submittal.
2. Add spot elevations for curbs, corners, and sidewalks.
Duly Noted. Fine grading of islands, curbs and sidewalks will be completed with next submittal.
3. Provide FFE of the building.
FFE labels have been added to the building.
4. Is a temporary construction easement needed to construct the swale? If so, please provide easement documents.
Per Hope Commercial Plat 1, the temporary easement has already been platted.

Sheet 4.0

1. Add note that watermain connection at Gateway will be made with Tapping Sleeve and valve.
Tapping Sleeve and valve have been added.
2. Label critical crossing at water/storm crossing (ST-20). Label all critical crossings.

Critical Crossing label added.

3. Provide curb stop/valves at all service ends outside of building.
Curb stop, tees and valves have been added to the end of services.
4. Label service connections to main (8x8 tee, 8x4 tee, 8x2 tee?). Will services connect to E-W main or the N-S main?
Services will connect to E-W main that is proposed on the north side of the building.
5. Will the watermain be public or private?
Watermain is designed to be private.
6. Provide a blown-up detail of the utility service connections.
Typical detail of utility service connections provided on Sheet C6.0.
7. Callout FDC location.
FDC connection called out on Sheet C4.1.
8. Callout tapping sleeves and valves for the water main.
All tapping sleeves, valves and tees have been called out.

Sheet 4.1

1. If a water valve is not added to the connection point note that existing main will need to be tested back to next valve. (provide a valve with Hope Comm. Plat 1 Lots 1-4 plans a minimum of 40' back from connection point).
Water valve has added at connection point.
2. Label critical crossing at sanitary and water and sanitary and storm.
Critical crossings have been labeled.
3. Add note to S-EX1 to remove plug (NE) and connect.
Note has been added to S-EX1.
4. Label pipe P-2 information on this sheet also for clarity.
Duly Noted.

Sheet 4.2

1. Label critical crossing on water and storm south of ST-18.
Critical crossing has been labeled.

Sheet C5.0

1. Please break up the landscape plan into separate sheets.
Landscape Plan has been revised accordingly.
2. Sod is required. Please revise note 4.
Landscape note has been revised accordingly.
3. Provide calculation for required and provided plantings per Hwy 141 standards.
 - a. 1 tree per 50 along Hwy 141 and NE Gateway with a hedge, wall, earth berm, or other durable landscape barrier a minimum of three (3) feet in height. If said barrier consists of plant like material, one (1) shrub shall be planted every four (4) feet.
 - b. 2 trees per 1000 sf required green space
 - c. 2 shrubs per 1000 sf required green space**Landscape calculations have been added to Sheet C5.0 Landscape Plan.**
4. Show landscaping in the concrete planters (see building elevations).
Landscape has been added to the concrete planters.
5. The driveways for Culver's and Dupaco should be shown to determine placement of street trees. The street trees may interfere with the driveways for Lot 2. Are there plans for this lot in the works? Could the trees locations be coordinated?
Culver's, Fast and Fresh, and Dupaco entrance locations have been added to the plan set.

6. Note that the landscaping plan appears to show several trees being planted near the on-site fire hydrants. Section 507.5.5 of the City of Grimes Fire Code requires 5 feet of horizontal clear space around fire hydrants.

Landscape has been revised accordingly.

Architecture

1. Signage will require separate permitting and is not part of the elevation approval.
Duly Noted.
2. Provide lighting cut sheets.
Lighting cut sheets have been attached.
3. Building elevations facing public ROW must be up lit. Show lighting locations on elevations.
See updated building elevations on A6.0A.
4. Breakdown of the material percentages by material type.
Additional material breakdown has been added.
5. Provide a list of 5 treatments that are demonstrated on the building (page 15 Hwy 141 standards). Please add the list to the elevation sheet.
List has been added to elevation sheet.
6. Staff would like to see some additional detail on the rear elevation since it will be visible from Hwy 141. Staff has the following suggestions: add material and color differentiation on the bump out, clearstory windows, and height variation.
Additional detail has been added to the rear elevation bump-out. Side walls of bump-out have been lowered to offer roof height variation. Back wall of bump-out has been extended on either side to provide visual interest and detail. Side walls of bump-out will be painted an accent color. Horizontal reveals on rear elevation will be painted with accent color. See 3D view for conceptual representation.
7. What is the material of the equipment screening?
Firestone metal wall panels with exposed fasteners. Profile will be Omega VR Classic. Color: Gray

SWPPP

1. Please provide SWPPP when it is ready for all 3 sites.
SWPPP for all 3 sites has been included.

Stormwater Management Plan (SWMP)

1. Sheet 4: Of note**** Public storm sewer is sized to take the 10-yr event.
Note has been revised.
2. Sheet 5: Bullet #2 says, "Refer to Hydraflow for calculations." Please provide Hydraflow sheets and Time of Calculation sheets.
Note has been revised as it was not applicable to this Site Plan. See updated SWMP assumptions.
3. Sheet 7: DA EX17 shows an area of 1.64 AC. Why does this area not extend north to the entrance along NE Gateway Drive?
We are proposing this open space be directed to the existing intake with the addition of a swale and storm sewer. These proposed improvements have been added to the SWMP.
4. Sheet 7: Additional area is being sent to DA 24 (Hope Commercial SWMP) as part of this site plan. Please show include this intake and storm sewer in Intake Capacity and Pipe Capacity spreadsheets.
ST-EX24 and L-EX24 has been included in spreadsheet with additional area.
5. Sheet 7: DA EX4, DA EX7, DA EX9, and DA EX10 do not appear to be correct. They are capturing area downstream of the structures. Please rectify.
Duly Noted. Drainage areas and storm sewer map have been revised to more accurately depict storm drainage.

6. Provide intake capacity spread and depth sheets of all intakes for the 5-yr and 100-yr event as stated in the "Storm Sewer Analysis" Section.

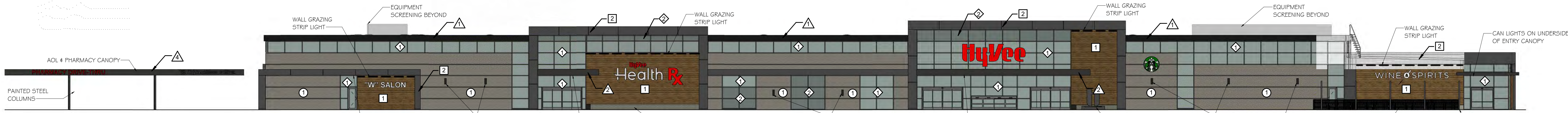
Site Plan

1. Sheet 13-15: How is the roof draining (i.e. roof drain connections, down spouts to surface drain)? The SWMP shows the roof split up into 3 DAs all draining from south to north. Is that correct?
This roof drainage pattern is accurate. Storm sewer was designed to have capacity for roof drains.
2. Sheet 13-15: Verify critical crossings between utilities. L-21 and the water main appear to be at the same elevation.
Critical crossing label added to Sheet C4.1. The water main will need to utilize a vertical bend in this area.
3. Sheet 13-15: Lines L-2 and L-3 are shallow. Top of pipe will be within 12" of subgrade prep. Recommend adding support in these areas.
This pipe depth is required to connect to existing storm sewer (ST-1).
4. Sheet 13-15: Please provide elevations on existing intakes within parking lot.
Spot elevations for existing intakes provided on grading sheets, C3.0-C3.3.
5. Sheet 13: Should ST-21 be RIM or TC?
ST-21 label revised to RIM elevation.
6. Sheet 3 &/or 13: Add a note for the removal and disposal of the existing FES at ST-1.
Callout for removal and disposal of FES has been added to Sheet C1.0 and C4.0.

Sincerely,
CIVIL DESIGN ADVANTAGE, LLC

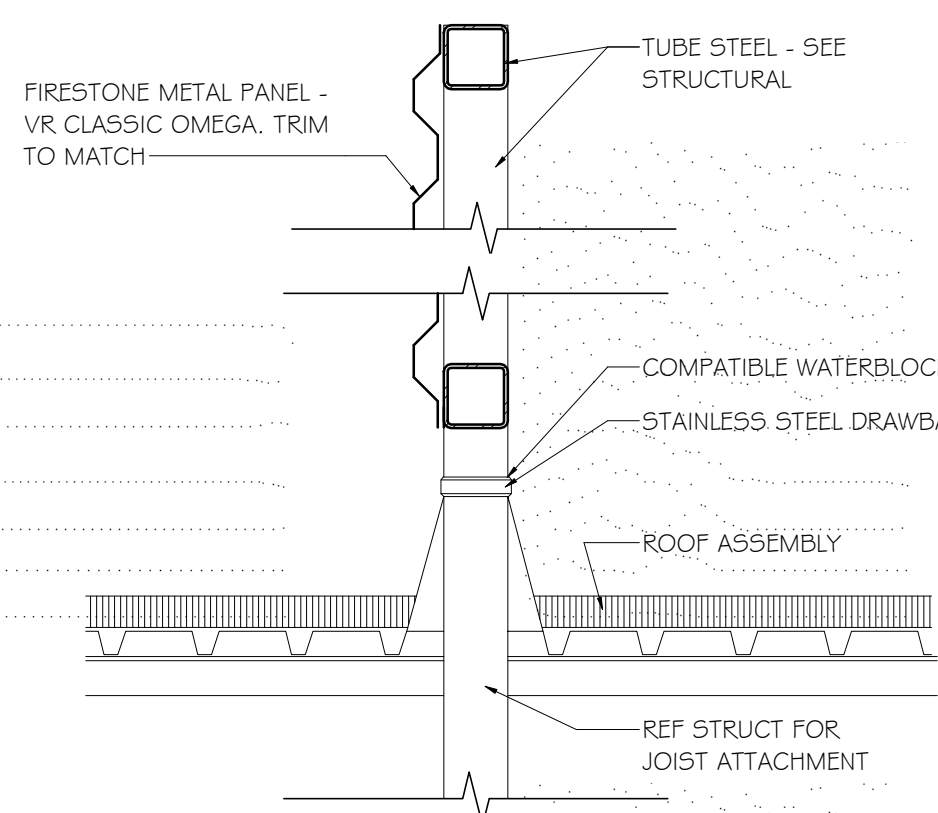
Josh Trygstad, P.E.
Project Manager

Cc: Randy Downs, Hy-Vee Inc.



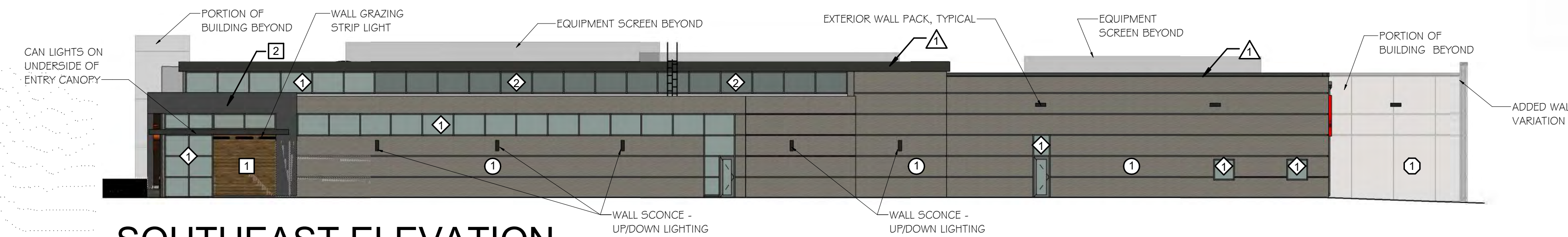
1 SOUTHWEST ELEVATION

SCALE: 1/16" = 1'-0"



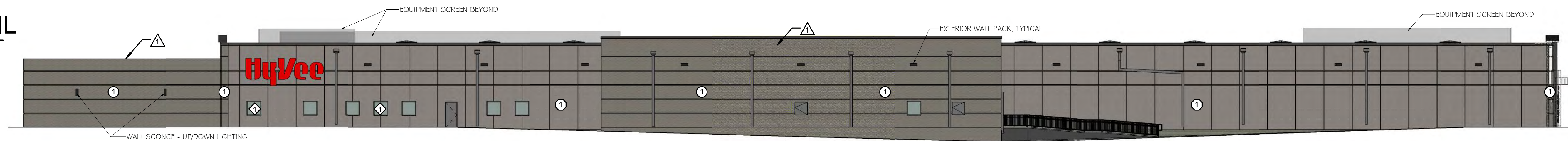
8 ROOF SCREEN DETAIL

SCALE: 1" = 1'-0"



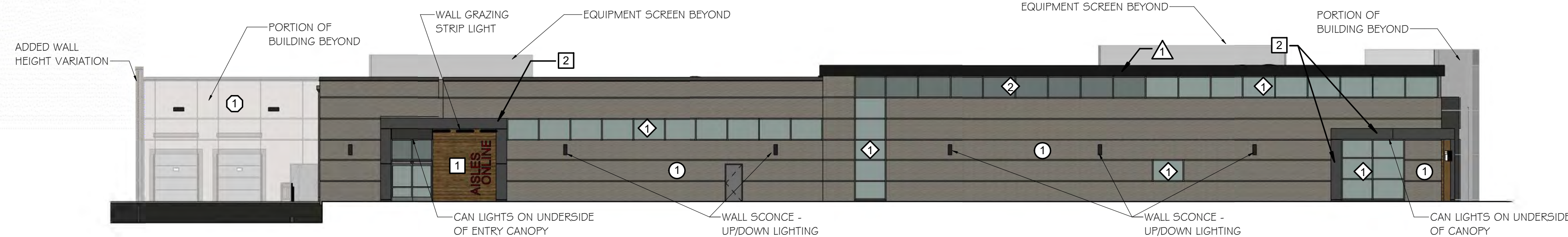
2 SOUTHEAST ELEVATION

SCALE: 1/16" = 1'-0"



3 NORTHEAST ELEVATION

SCALE: 1/16" = 1'-0"



4 NORTHWEST ELEVATION

SCALE: 1/16" = 1'-0"



5 AOL CANOPY (NORTHWEST ELEVATION BEYOND)

SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

MASONRY UNITS:

- 1 BRICK FROM GLEN GERY
COLOR: LIGHT GRAY
SIZE: NORMAN
BOND: RUNNING
MORTAR: LIGHT GRAY

PRECAST CONCRETE:

- 1 ARCHITECTURALLY FINISHED
PRECAST CONCRETE PANEL
TEXTURE: BRICK PATTERN WITH REVEALS
COLOR: PAINTED LIGHT GRAY

RAINSCREEN CLADDING:

- 1 NICHHA PANEL
COLOR: TOBACCO
TEXTURE: ROUGH SAWN
- 2 TAKTL - ULTRA HIGH PERFORMANCE CONCRETE PANEL
COLOR: CUSTOM DARK GRAPHITE

GLASS & GLAZING

- 1 VISION GLASS - 1" CLEAR INSULATION GLASS,
LOW-E #3 SURFACE
- 2 SPANDREL GLASS - 1" INSULATION GLASS,
SPANDREL PAINT #4 SURFACE LIGHT GRAY

METAL FLASHINGS:

- 1 PREFINISHED METAL WALL CAP
COLOR: CHARCOAL GRAY
- 2 PREFINISHED METAL CANOPY
COLOR: CHARCOAL GRAY
- 3 PREFINISHED METAL DOWNPOUTS W/ OPEN FACE
COLOR: LIGHT GRAY TO MATCH ADJACENT SURFACES
- 4 PREFINISHED ALUMINUM COMPOSITE PANELS -
COLOR: CHARCOAL GRAY

EXTERIOR METAL ASSEMBLIES:

- 1 PAINT ALL EXTERIOR HOLLOW METAL DOORS AND
FRAMES TO MATCH ADJACENT WALL COLOR

MATERIAL CALCULATIONS

SOUTHWEST ELEVATION: FACING PUBLIC RIGHT-OF-WAY

TOTAL FACADE SQUARE FOOTAGE: 11,541 SF
35.9% GLAZING: 4,146 SF
TOTAL "WALL MATERIAL" SQUARE FOOTAGE: 7,395 SF
45.2% (3,346 SF) - BRICK (PRIMARY)
27.5% (2,025 SF) - NICHHA PANELS (TRIM)
16.7% (1,239 SF) - TAKTL (PRIMARY)
10.6% (786 SF) - CANOPIES/ROOF EDGE (TRIM)

NORTHWEST ELEVATION: FACING PUBLIC RIGHT-OF-WAY

TOTAL FACADE SQUARE FOOTAGE: 5,304 SF
20.3% GLAZING: 1,075 SF

TOTAL "WALL MATERIAL" SQUARE FOOTAGE: 4,229 SF
84.8% (3,584 SF) - BRICK (PRIMARY)
4% (170 SF) - TAKTL (PRIMARY)
4% (171 SF) - NICHHA (TRIM)
7.2% (304 SF) - ROOF EDGE (TRIM)

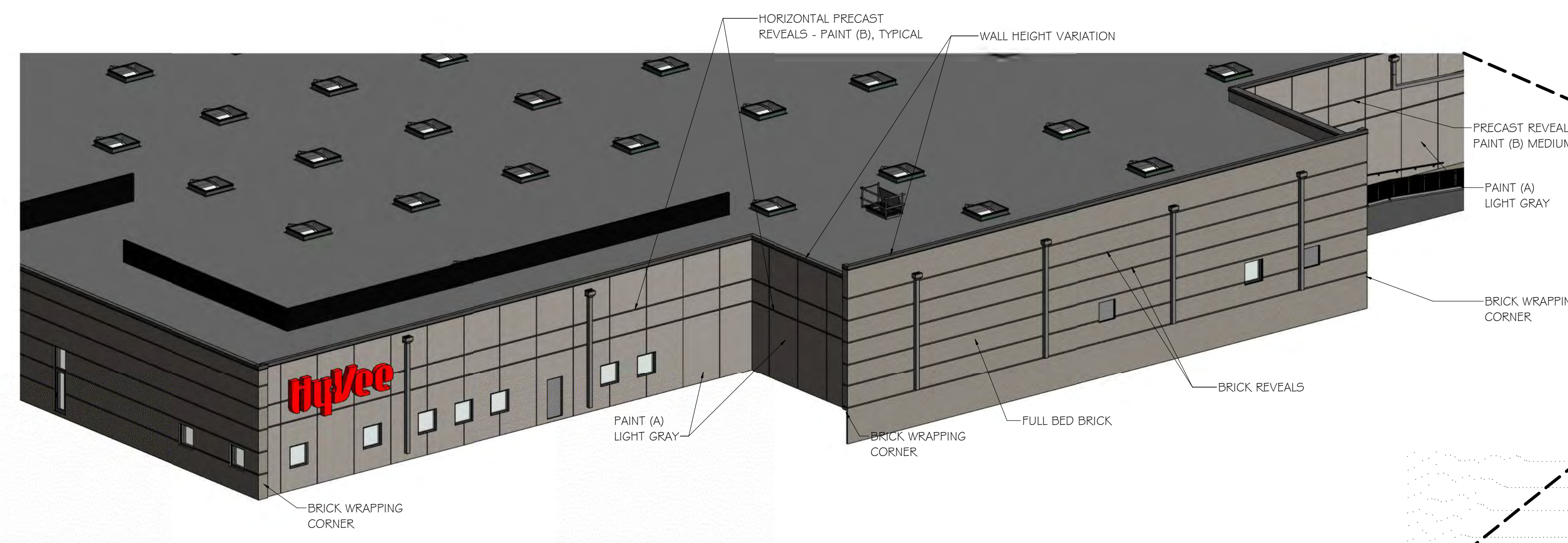
NORTHEAST ELEVATION:

TOTAL "WALL MATERIAL" SQUARE FOOTAGE: 9,852 SF
85.6% (8,409 SF) - ARCH PRECAST (PRIMARY)
12.1% (1,192 SF) - BRICK (PRIMARY)
2.3% (252 SF) - ROOF EDGE (TRIM)

SOUTHEAST ELEVATION: FACING PUBLIC RIGHT-OF-WAY

TOTAL FACADE SQUARE FOOTAGE: 5,677 SF
20.7% GLAZING: 1,175 SF

TOTAL "WALL MATERIAL" SQUARE FOOTAGE: 4,502 SF
82.9% (3,735 SF) - BRICK (PRIMARY)
4.9% (223 SF) - TAKTL (PRIMARY)
3.2% (142 SF) - NICHHA (TRIM)
9.0% (402 SF) - ROOF EDGE (TRIM)

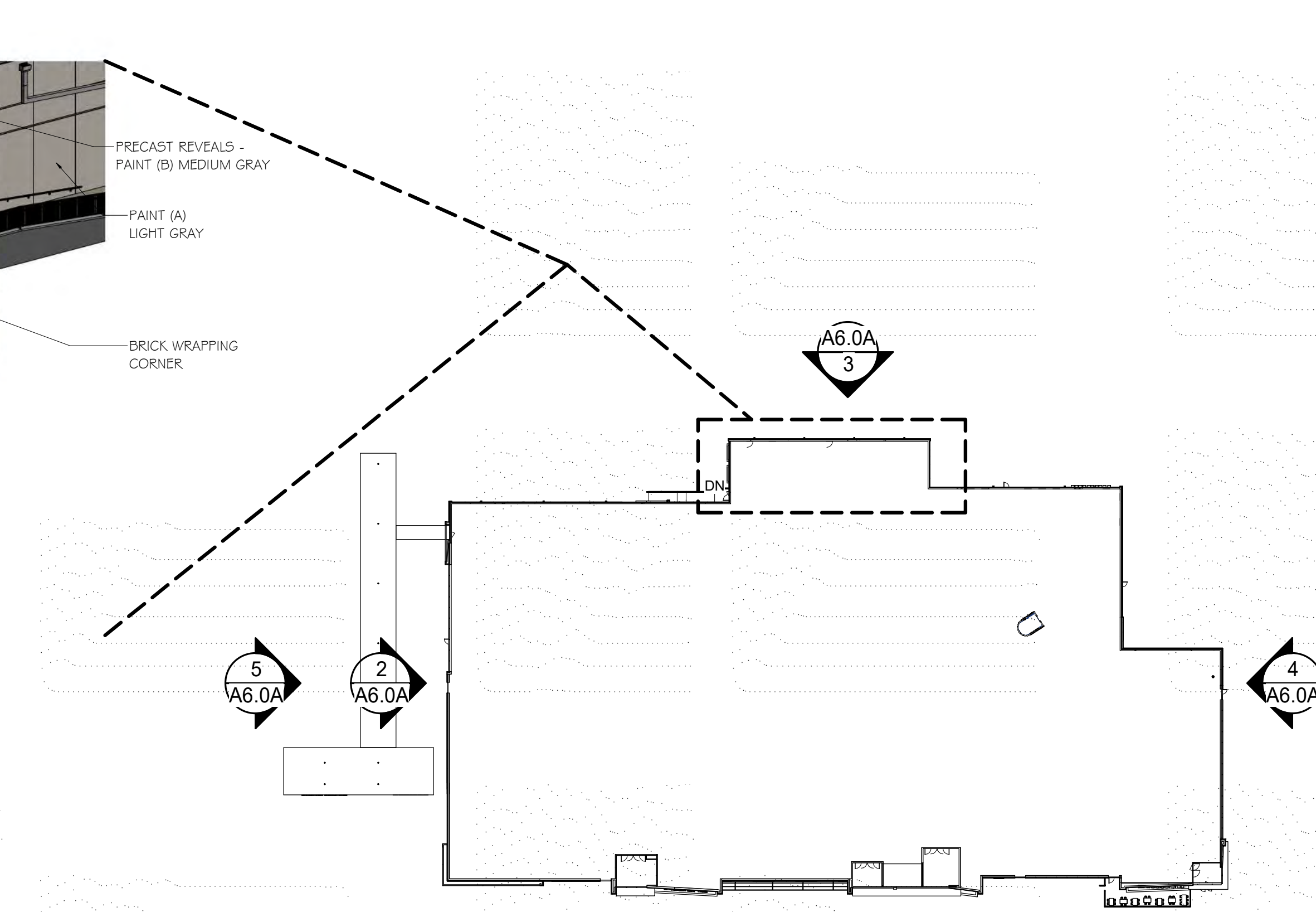


PROPOSED BUILDING USES:

- TOTAL BUILDING SQUARE FOOTAGE: 92,969 SF
- CENTERSTORE GROCERY, FOOD SERVICE, AND BACKROOM SPACE - 75,455
- BEAUTY DEPARTMENT - 1,910 SF
- NAIL SALON - 1,016 SF
- PHARMACY - 2,202 SF
- DSW SHOES - 1,766 SF
- JOE FRESH CLOTHING - 1,811 SF
- AISLES ONLINE - 694 SF
- WINE & SPIRITS - 7,500 SF
- STARBUCKS - 645 SF

BUILDING TREATMENTS IMPLEMENTED: (page 15 HWY 141 standards)

- REVEALS
- POPOUTS
- OFFSETS
- VERTICAL ARCHITECTURAL TREATMENT (12" MIN WIDTH)
- COLOR CHANGE
- MATERIAL CHANGE
- PLANTERS
- VARIATION OF ROOF HEIGHT



6 KEY PLAN

SCALE: N.T.S.

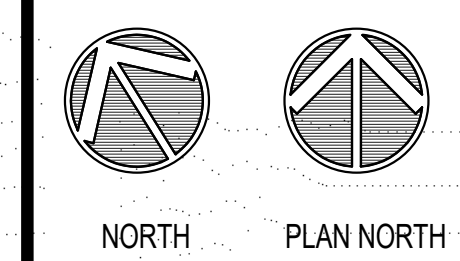
REVISION

DATE BY

LOCATION: GRIMES, IOWA

HY-VEE INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
TELEPHONE: (515) 267-2800
FAX: (515) 267-2535

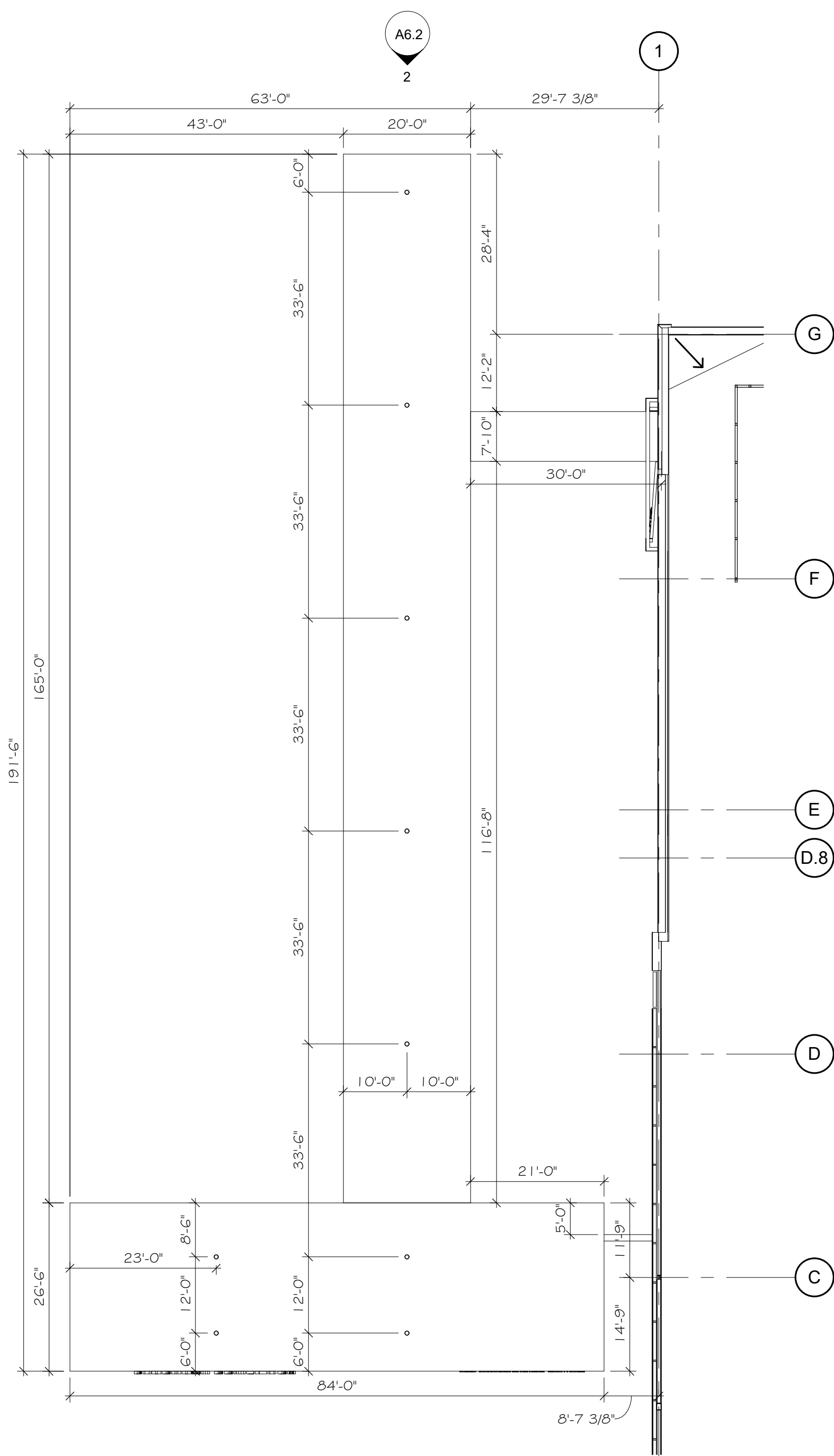
HyVee
EMPLOYEE OWNED



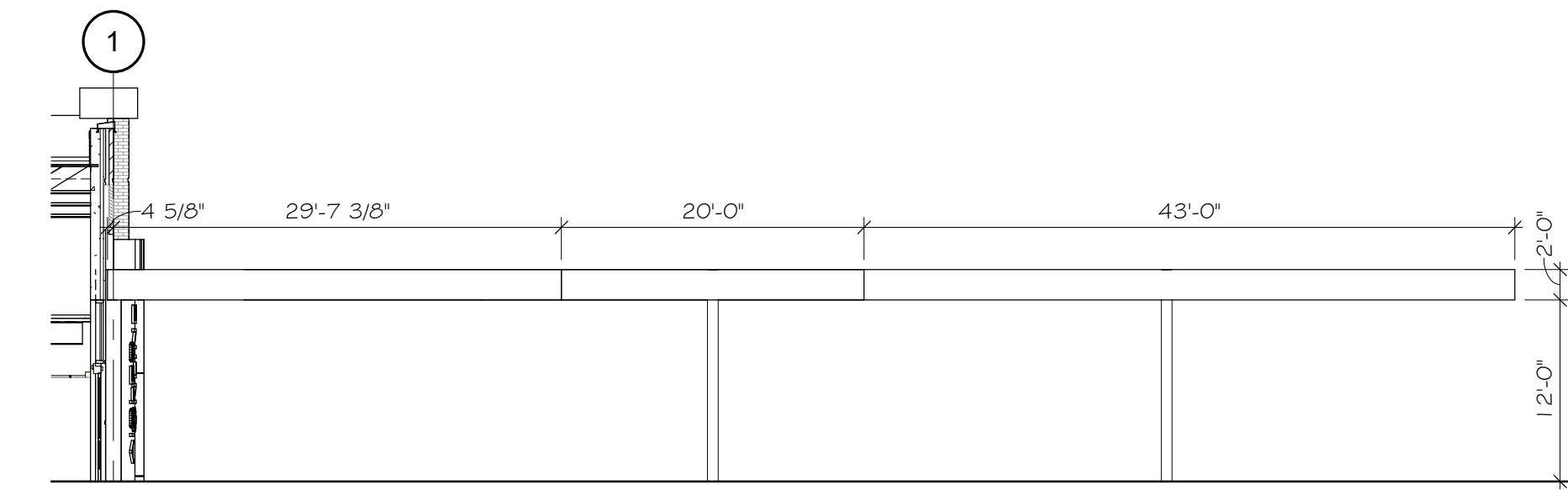
EXTERIOR ELEVATIONS

DRAWN: Author
DATE: 8/27/20
SCALE: As indicated
JOB NUMBER:

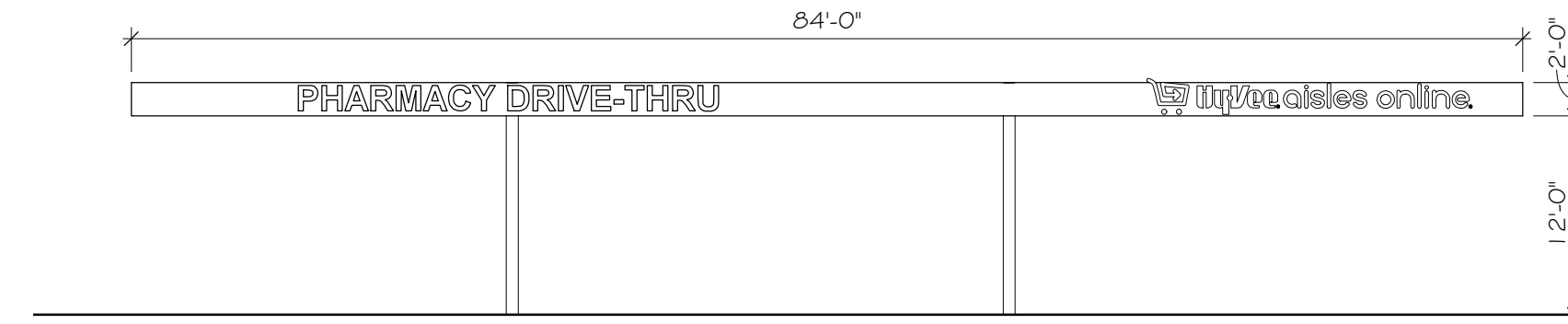
SHEET: A6.0A



1 AOL/PHARM CANOPY PLAN
SCALE: 1/16" = 1'-0"



2 CANOPY ELEVATION - NORTH
SCALE: 3/32" = 1'-0"



Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: September 1, 2020
RE: Hope Commercial Plat 2 Lot 1 – Site Plan

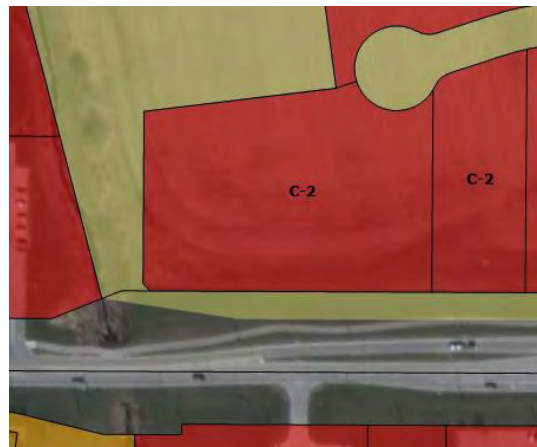
GENERAL INFORMATION:

Applicant:	Hope K Farms, LLC
Requested Action	Site Plan
Location	1101 E 1 st Street

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Mixed Use 1	C-2
North	Vacant	Mixed Use 1	C-2
South	Auto Shop	Light Industrial/General Commercial	C-2
East	Vacant	Mixed Use 1	C-2
West	Kum and Go	Light Industrial/Future Park	C-2/A-1

BACKGROUND:

The applicant is requesting approval of the site plan for a 19,817 square foot retail building located at 1101 E. 1st Street. Currently, there is no road in place to service the site. However, the construction drawings are under review by City staff.

The property is located within the C-2 zoning district and is within the Transportation Corridor Mixed Use Development Overlay District.

ANALYSIS:*Building/Elevations:*

The façade is proposed to be principally constructed of stone, brick veneer, and concrete panels. The dumpster enclosure will be constructed of brick veneer and metal coping to match the building with a metal gate.

However, staff has some concerns with the proposed elevations that need to be addressed. Clarification is needed for the over all design of the building as two different elevations have been proposed. Staff is concerned with the composition of the materials and how they will be presented together, particularly with the iridescent stainless steel. Staff has requested this material be replaced. Revised renderings have been requested to help staff better visualize the finished product. In addition, more detailing has been requested to break up the long, single plain on the rear elevation.

As the building is not 100% masonry, a 4/5th's vote by Council is required to include additional materials such as concrete panels and aluminum. Staff has reviewed the request, and feels that the proposed materials are high-quality, with the exception of the iridescent stainless steel, and that the building incorporates a large amount of glazing.

Site Layout:

The site will have one access point off of the future NE 2nd Ct. Pedestrian connectivity is provided along NE 2nd Ct with a connection to the sidewalk around the building. A 10' trail is proposed to run through the site on the west from E 1st Street to the future proposed trail

around the regional detention basin. A trail connection is proposed to connect the trail to the retail building.

A drive-thru is proposed on the west side of the building. Five stacking spaces are provided to meet the proposed parking amendment standards. On the east of the building, space is reserved for an outdoor patio.

Pole mounted light fixtures are provided throughout the parking lot and up lighting will be provided on the building faces.

Parking:

The site provides more than the required number of parking spaces for the site with 30 total parking spaces provided. Parking is calculated using the proposed flex retail calculation of 6 spaces per 1,000 sq. ft. GFA that staff is planning to implement with the Parking, Circulation, and Loading amendment.

Landscaping/Streetscape:

The site meets the minimum required number of plantings for the Highway 141 Mixed Use Development Corridor District. Landscaping is provided along E 1st Street, NE Gateway, and the private access road, within landscape islands throughout the site, and in planters at the front of the building.

Utilities:

The sanitary sewer will connect to the existing 6" sanitary sewer service on the north side of the site and will run south to the building. Two grease interceptors will be provided onsite for potential restaurant tenants.

Water is provided from an existing 12" main to the north of the site. A new 6" water service will be constructed from the existing line and run south to the building. The building is proposed to be fitted with a fire suppression system, therefore the appropriate FDC and fire hydrant spacing is shown.

Detention is handled within the regional detention basin located north of the site. Storm sewer onsite will connect to the existing storm sewer along the west and south property lines and will connect to the regional detention basin.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for Hope Commercial Plat 2 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

~~August 4, 2020~~

August 21, 2020

Applicant Firm Name

Attn: Josh Trygstad

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: Hope Commercial Plat 2 Lot 1 Site Plan

Dear Mr. Trygstad:

The Development Services Department is in receipt of a proposed Site Plan for the Hope Commercial Plat 2 Lot 1 Site Plan. Based on the review of the provided submittal materials, staff have the following comments:

General Comments/Cover Sheet:

- ~~1. Add property address.~~
- ~~2. Add flood zone and effective date.~~
3. Provide lighting cut sheets. Pole lights shall match the poles and fixtures in the Hwy 44 ROW. Lighting shall follow glare regulations as outlined in 165B.14. **Please provide.**
4. Provide photometric plan. **Please provide.**
- ~~5. Revise the parking calculations.~~
 - ~~a. Retail should be calculated at 4 spaces/1000 GFA. I provided the wrong calculation earlier.~~
 - ~~b. Patio space should be calculated in the restaurant space. Please add.~~
 - ~~c. 300 sf of patio can be provided without providing additional parking space.~~
 - ~~d. Alternatively, the entire site can be calculated as flex retail at 6 spaces/1000 GFA. However, restaurant space would be limited to 25% of the GFA.~~

- e. ~~The three parking spaces at the end of the entrance drive can't count toward required parking if the future road connection is planned on Hwy 44.~~

Sheet 2:

1. ~~Add lot dimensions to nearest tenth of a foot.~~
2. ~~Show curb cut for the driveway.~~
3. ~~Add book and page for existing easements.~~

Sheet 3:

1. ~~Label width of drive thru lane.~~
2. Label width of trail. **Note the trail thickness as 6".**
3. ~~Label depth of parking stalls.~~
4. ~~Label width of sidewalk on front of the building.~~
5. ~~Add stop bar pavement markings and signage.~~
6. ~~Add ADA parking signage locations.~~
7. ~~Add a fence around the patio.~~
8. Show pole light locations. **Please provide.**
9. ~~Signage will be approved under a separate permit. However, just want to make you are aware that the north sign will have to be at least 15' from the property line.~~
10. ~~Provide a minimum of 2' between parking and transformer.~~
11. **Add updated standard City of Grimes notes (12/26/19)**

Sheet 4:

1. ~~Provide detail for ADA parking showing grades and slopes.~~
2. ~~Provide spot elevations for parking, curbs, sidewalks, and corners throughout the site.~~

3. Remove Altoona callout in Grading Note 4.

Sheet 6:

1. ~~Show roof drains and connections.~~
2. ~~Demonstrate hydrant coverage in a 150' linear route unobstructed by parking, landscaping, and other obstacles.~~
3. ~~Show domestic and fire water service.~~
4. ~~The Knox Box noted shall be located near the common utility room housing the fire alarm system in the building.~~
5. ~~The building shall be equipped with an automatic fire sprinkler system per Section 903.2 of the City of Grimes Fire Code. The plan does not appear to depict a fire service main to supply an automatic fire sprinkler system.~~
6. ~~A fire hydrant shall be located within 100 feet of the fire department connection of the fire sprinkler system per Section 507.5.1.1 of the City of Grimes Fire Code. A fire department connection is not depicted on the plan.~~
7. The parking space located directly in front of the fire department connection shall be labeled "No Parking" per Section 912.4.2 of the City of Grimes Fire Code.
8. Provide watermain lengths.
9. Callout cleanouts.
10. Add note to core drill into existing storm MH's.

Sheet 7:

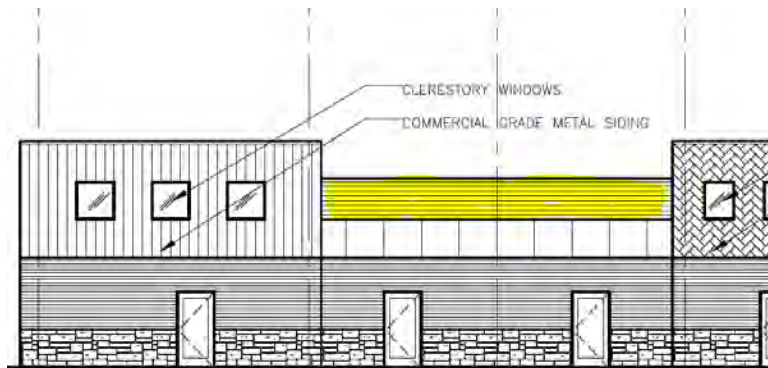
1. ~~Provide more site details for ADA signage, bollards, dumpster enclosure, etc.~~
2. ~~Provide fence detail for patio.~~
3. Please add dumpster enclosure dimensions and height. Must be between 6 and 8 feet.

Sheet 8:

- ~~1. Please provide trees within the drive thru island.~~
- ~~2. Add shrubs in the island in front of the building to act as foundation plantings.~~
3. Please also add planters at the front of the building. Include planter detail to detail sheet. **Please place the planters along the front of the building to provide adequate sidewalk width and to accommodate vehicle overhang. Please provide planter detail.**
- ~~4. One overstory tree per 40 ft and shrubs are required along the parking on the side and rear of the site.~~
- ~~5. Screen the electrical equipment with evergreen shrubs.~~
6. Note that the landscaping plan appears to show a tree being planted near the on-site fire hydrant located on the Northeast corner of the building. Section 507.5.5 of the City of Grimes Fire Code requires 5 feet of horizontal clear space around fire hydrants. **Please provide a 5' radius around the southeast and southwest hydrants that is clear of landscaping.**
7. **Why is the patio area shown to be landscaped?**

Architecture:

- ~~1. A minimum of 60% of the sum of the façade excluding windows must be primary material which is considered brick and stone. Any additional materials such as metal or concrete would require approval by P&Z and 4/5 Council vote. The alternate materials would be limited to a maximum of 40% of the façade excluding windows. Please provide materials calculations for each elevation.~~
- ~~2. A minimum of 25% of the primary materials must be on the sides of the building not facing public ROW.~~
- ~~3. Choose concrete or metal siding. Do not label as metal/concrete.~~
4. **Is the highlighted area brick veneer?**



5. ~~Building elevations facing streets require 40% glazing at eye level. Please provide calculations.~~
6. Provide elevations for the dumpster enclosure. Materials must match the principal building. **Please label dimensions and height. Must be between 6 and 8 feet tall.**
7. ~~Roof mounted equipment must be screened with materials consistent with the architectural materials.~~
8. Provide a material legend with proposed colors. **Please provide specific material names and color names.**
9. Please provide a color rendering of the building. **Can the rendering reflect the proposed color swatches? The colors don't match the swatches. Staff is concerned that about the combination of materials together. Staff would prefer one color of brick.**
10. Show lighting locations on the elevations. **Please provide**
11. Add caps to the to the rear of the building as are shown on the front. **The building has one single plain on the rear and needs to include some additional elements such as bump outs and caps. Staff would prefer one color of brick.**
12. ~~Show canopies on the side elevations.~~
13. Extend the rear parapet on the rear corners. **Please extend the parapet returns on the northeast and northwest corners of the building to create corner elements similar to below.**



14. Please provide detail for the LED lighting. What color is planned for the light? Will it change color? Blink? Will it be placed on the soffit? **The City prefers white light** However, if seasonal changes are planned, we will need details for the lighting and a schedule of dates for when each color is proposed. P&Z and Council would review the lighting. The City does not like random color changing lights or constantly changing lights.
15. Please remove/replace the iridescent siding.
16. There appear to be two different elevations. Which one is proposed?
17. Please provide an updated elevation sheet.

SWPPP

- ~~1. Please provide SWPPP.~~
2. Please provide a signed (by owner) final copy of the SWPPP.

Stormwater Management Plan (SWMP)

- ~~1. Provide intake capacity spread and depth sheets of all intakes for the 5-yr and 100-yr event as stated in the "Storm Sewer Analysis" Section.~~
- ~~2. Sheets 7 & 8: is ST-EX5 being converted into an intake? L-EX5 is an existing line that was reviewed before, is there a change proposed to it as part of this SP?~~

3. Sheets 7 & 8: L-6 is called out as 12" HDPE and 15" RCP on plans. Please rectify.
4. Please provide a signed final copy of the SWMP.

Site Plan

1. ~~Sheet 6: Call out critical crossings.~~
2. ~~Sheet 6: Should ST 3 have a TC or Rim elevation? Fix on SWMP as well.~~
3. ~~Sheet 6: How is DA EX6 getting to ST EX6? Is there a curb cut? The casting called out is a Type 3B, is that correct?~~

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: ~~August 10, 2020~~
August 28, 2020
(1 PDF of Site plan with Elevation Plan included)

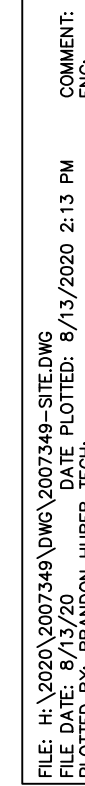
PLANNING & ZONING: September 1, 2020 at 5:30 at the Grimes City Hall

COUNCIL MEETING: September 8, 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



3. WATER MAIN NOTES:

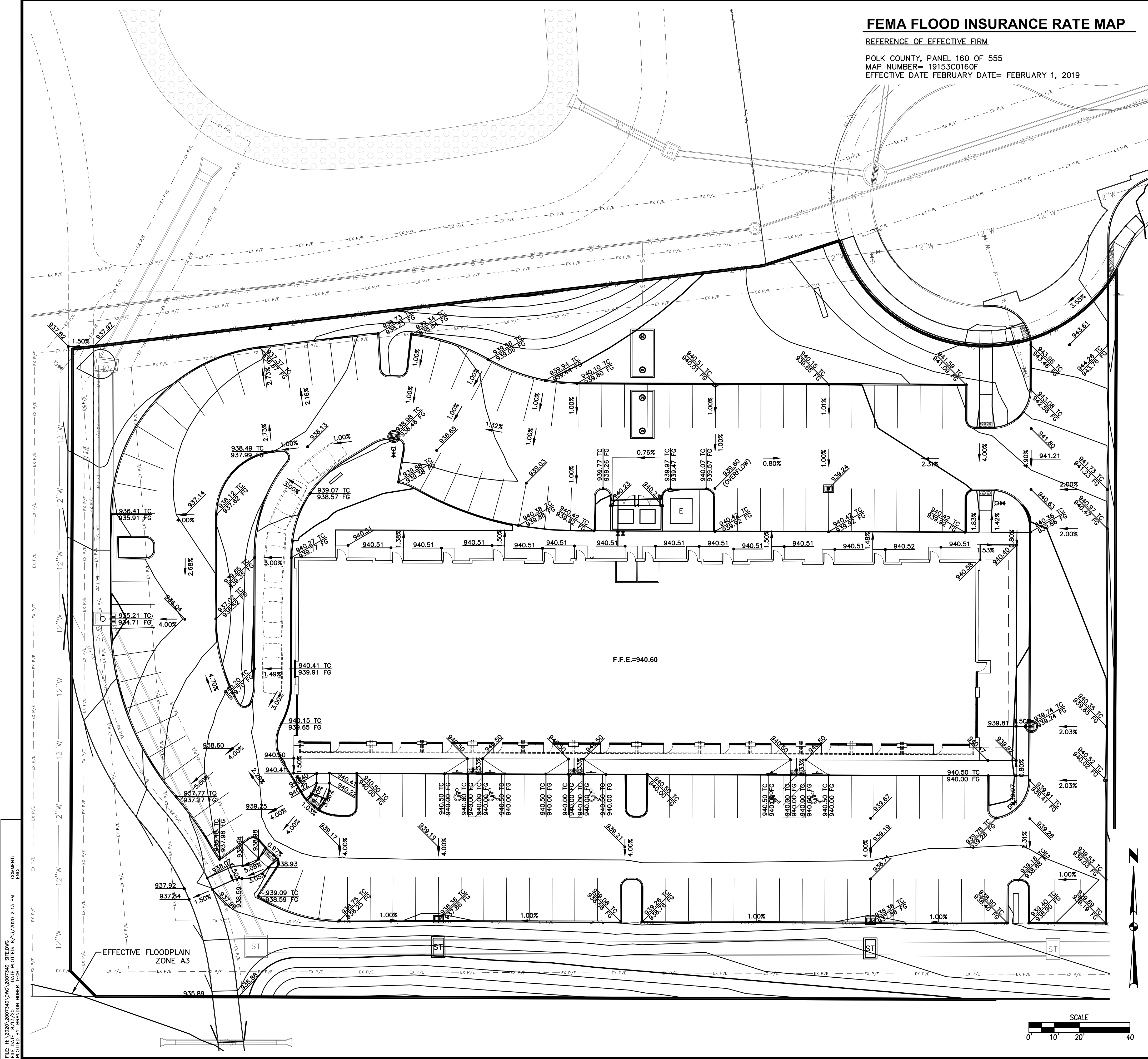
- a. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL—WATEROUS PACER WB-67-250, MUELLER SUPER HYDRANT 250 (K-74-A-423), OR CLOW MEGALON F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2-1/4" HOS. NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2" BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
- b. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- c. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT.
- 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 WITH WATER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE GAGGERS TEST AND SIGHT TESTS SHALL BE DONE BY THE DEVELOPER AND RESULTS PROVIDED BY FAX TO US WATER AT 515-986-7300. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.

4. STORM SEWER NOTES:

- a. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
- b. ALL FLARED END SECTION SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 END 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 FOOTING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
- d. ALL SUMP SERVICE LINES SHALL HAVE TRACER WIRE.

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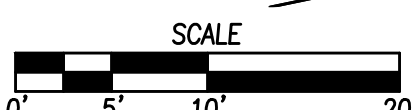
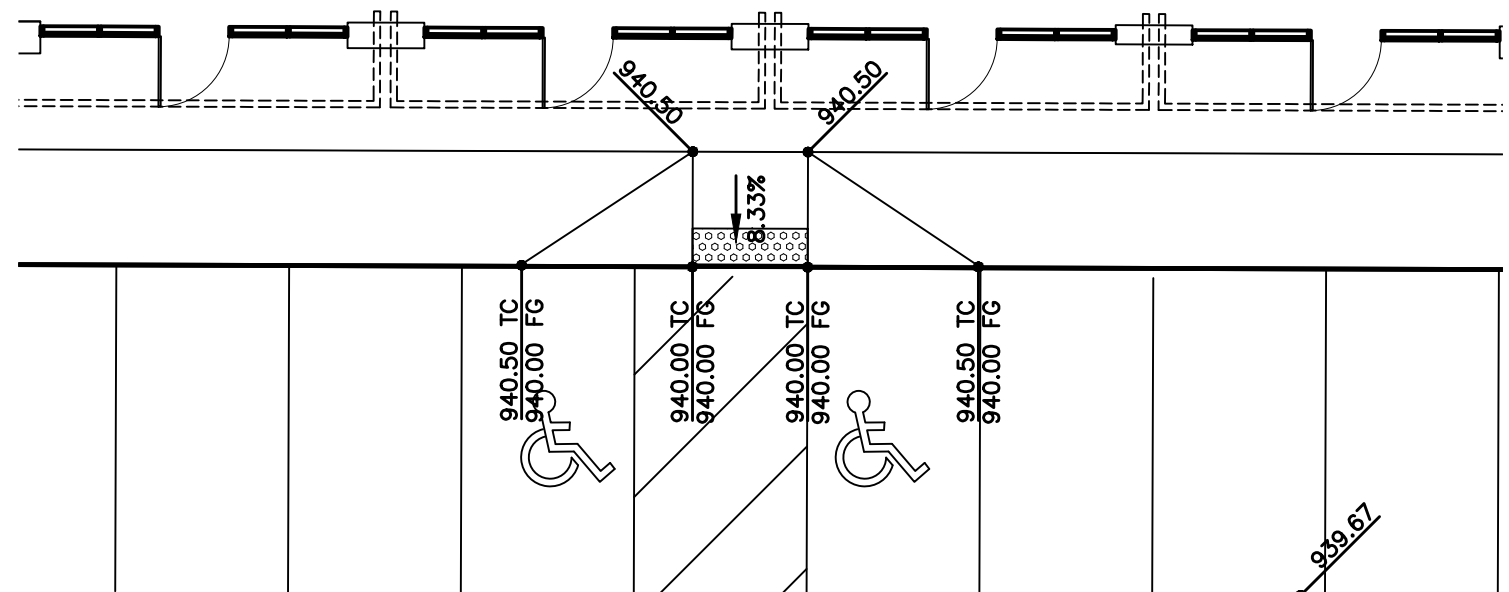
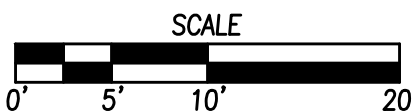
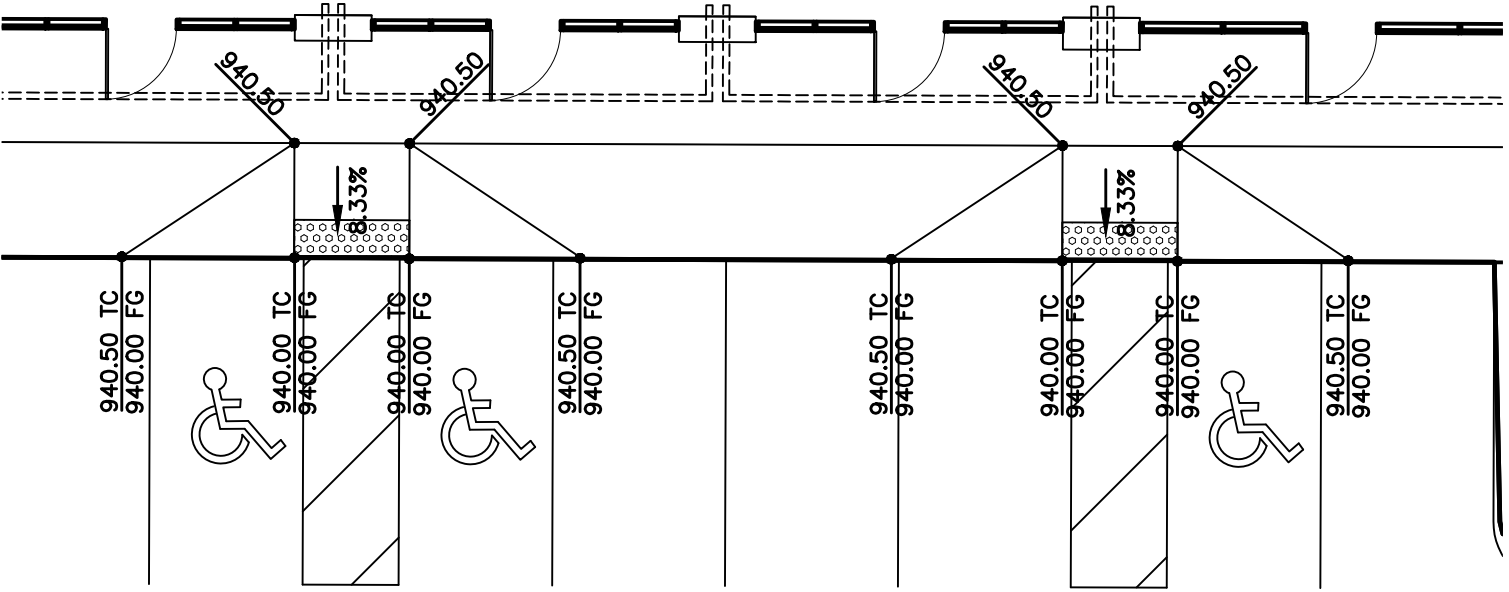
FEMA FLOOD INSURANCE RATE MAP

REFERENCE OF EFFECTIVE FIRM

POLK COUNTY, PANEL 160 OF 555
MAP NUMBER= 19153C0160F
EFFECTIVE DATE FEBRUARY DATE= FEBRUARY 1, 2019

GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY OF GRIMES' BUILDING DIVISION.
2. THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF GRIMES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.
3. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPAID AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
4. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2020 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF ALTOONA SUPPLEMENTALS, IF APPLICABLE.
5. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
6. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
7. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
8. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
9. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
11. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
12. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
13. SIDEWALKS:
 - Maintain 1% minimum and 5% maximum longitudinal slopes on all paved walkways. All walks to have 2.0% maximum transverse slope in the direction of natural drainage. Saw cut joints as soon as concrete has set. Saw cuts to be 1/8" to 1/4" wide, depth, longitudinal 1/3, transverse 1/4.
 - Existing topo for this area was taken from proposed contours for the Hope Commercial Plat 1 & Hope Commercial Plat 2. Tie-in points may vary based on constructed elevations.



DATE

08/13/20

REVISIONS

SECOND SUBMITTAL

07/28/20

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

ENGINEER: JAT

TECH:

HOPE COMMERCIAL PLAT 2 - LOT 1

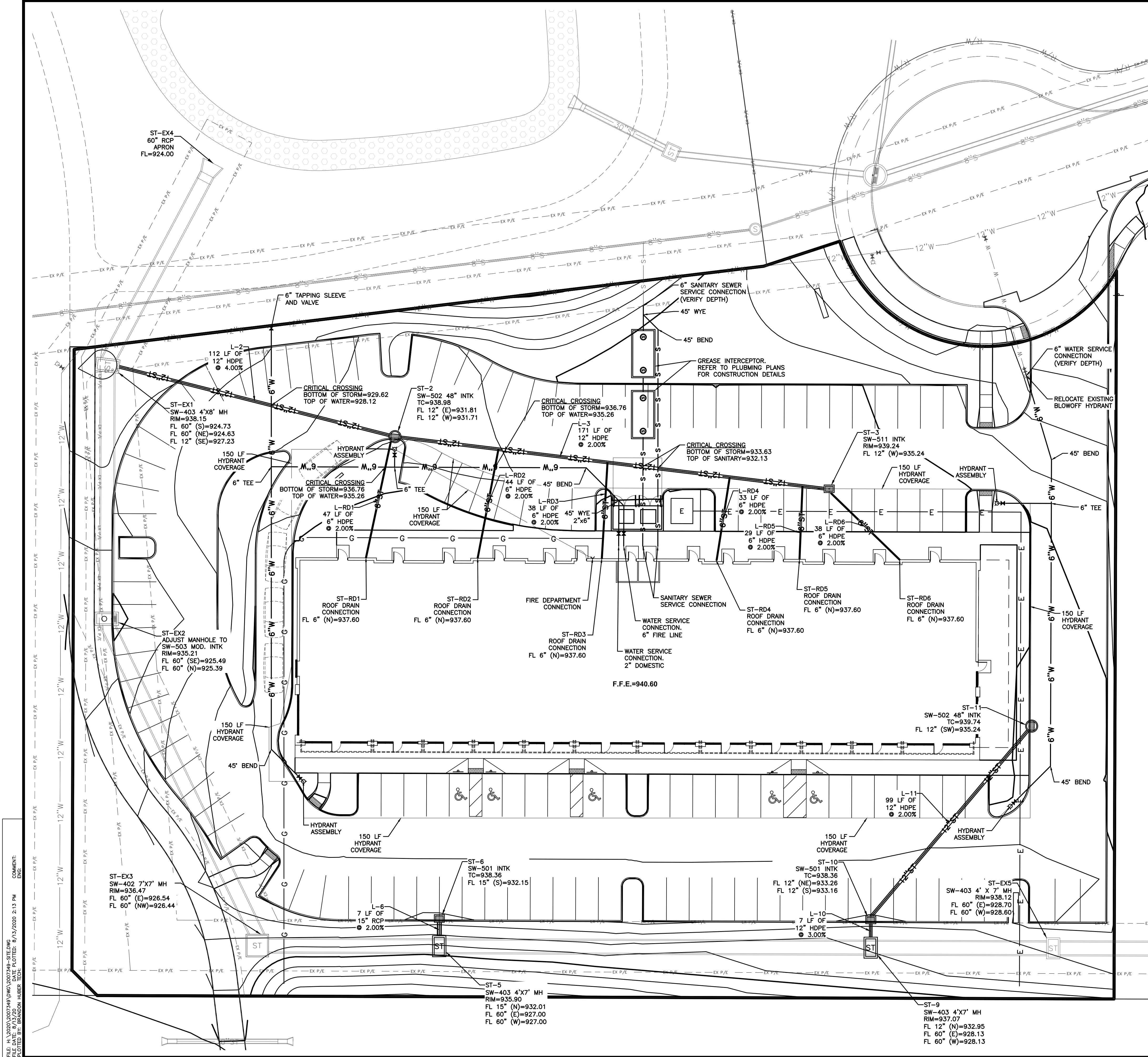
GRADING PLAN

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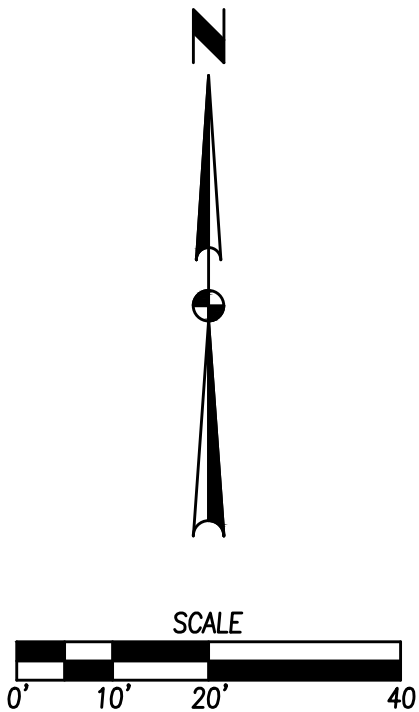
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UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 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 CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERE TO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 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. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES. PERIODIC MAINTENANCE AND CLEANING OF STORM AND SANITARY SEWER MAY BE NECESSARY.
14. 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.



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HOPE COMMERCIAL PLAT 2 - LOT 1

UTILITY PLAN

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

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

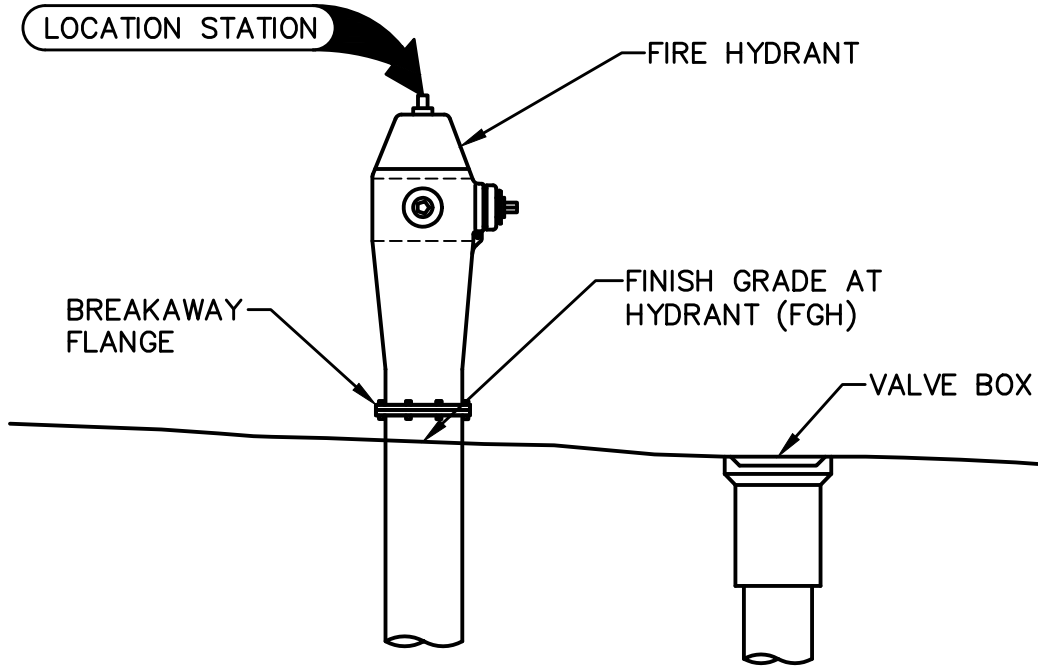
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REVISIONS

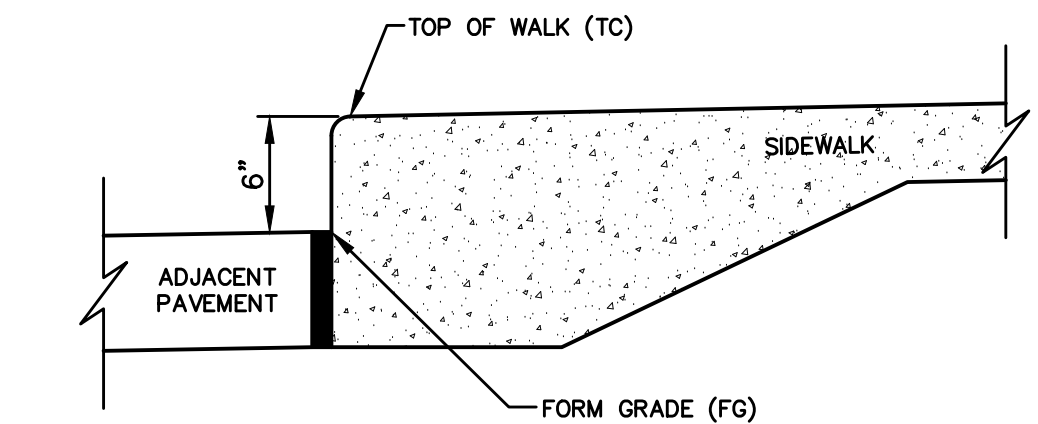
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07/28/20	SECOND SUBMITTAL

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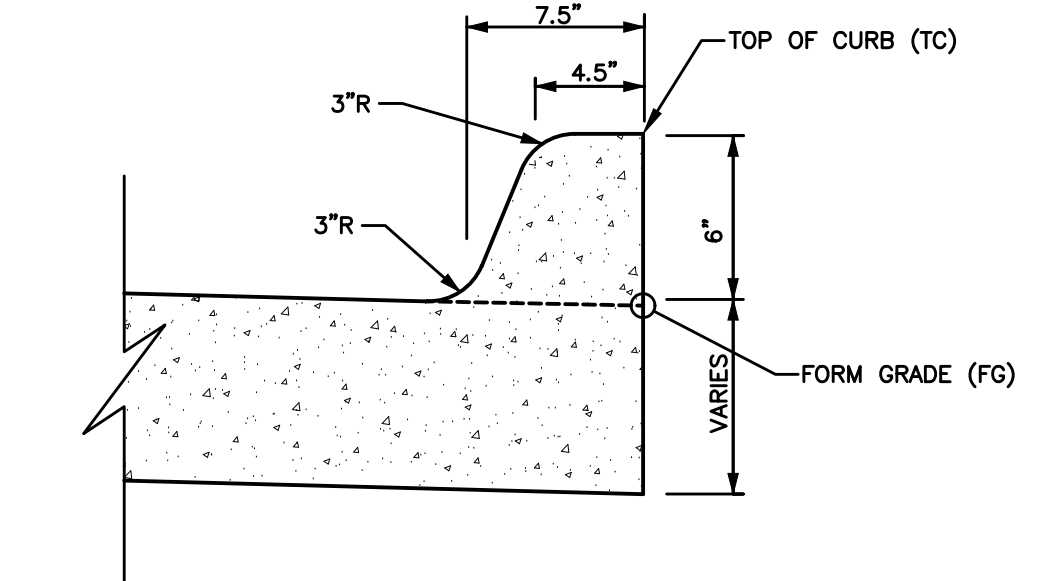
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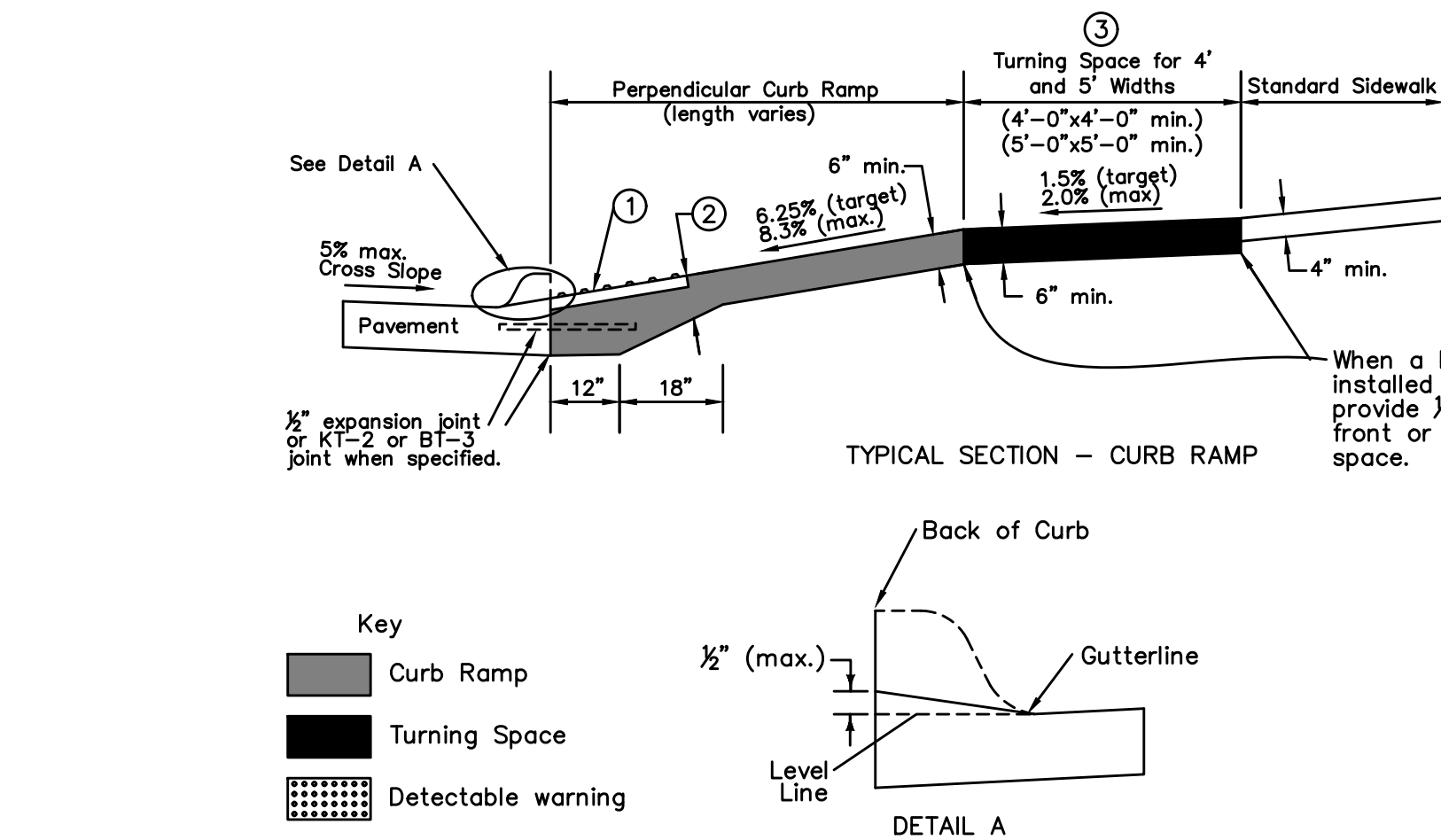
**FIRE HYDRANT ASSEMBLY
SPOT ELEVATION REFERENCE DETAIL**
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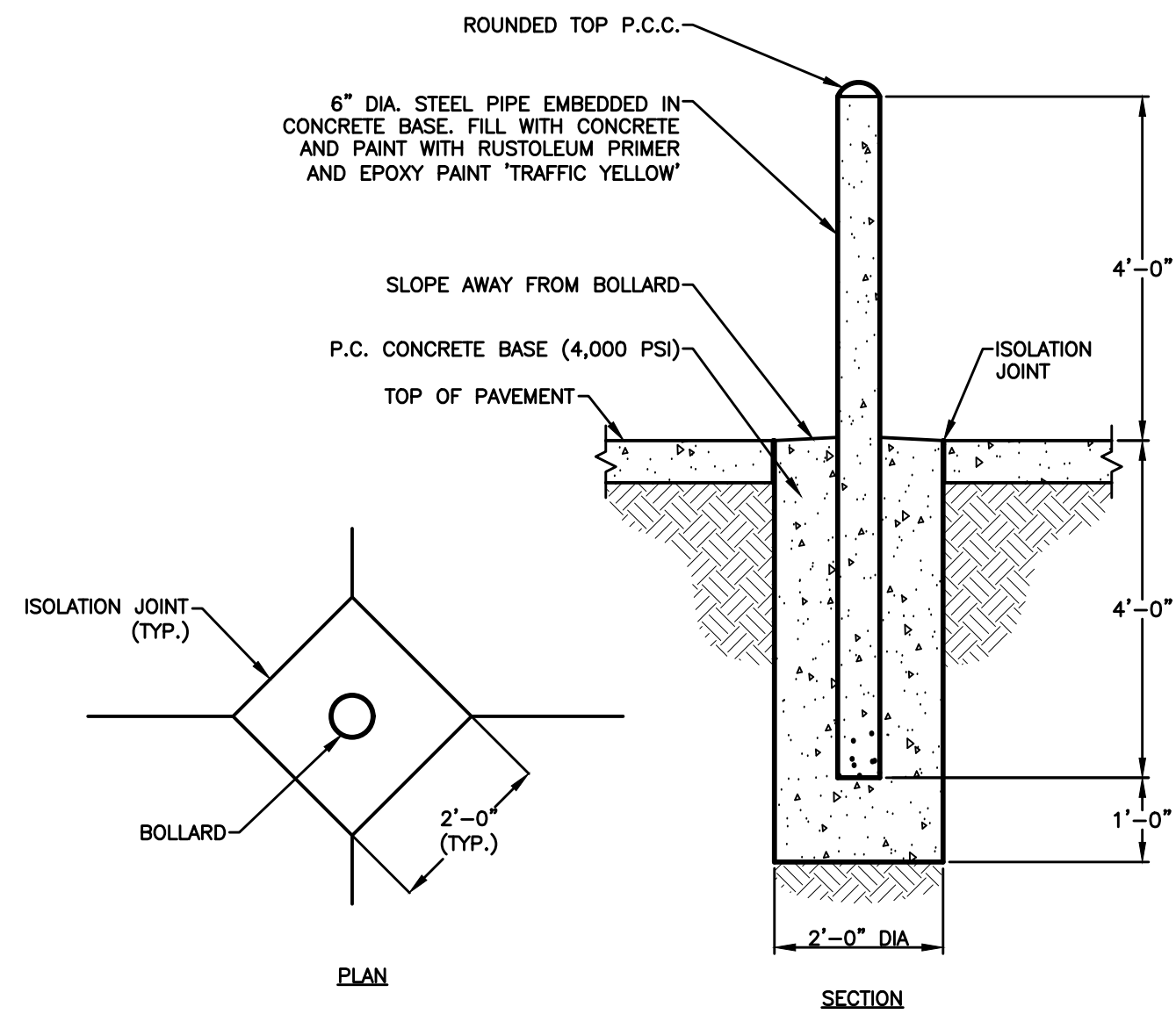
**CLASS "A" INTEGRAL CURB AND SIDEWALK
SPOT ELEVATION REFERENCE DETAIL**
2 NOT TO SCALE



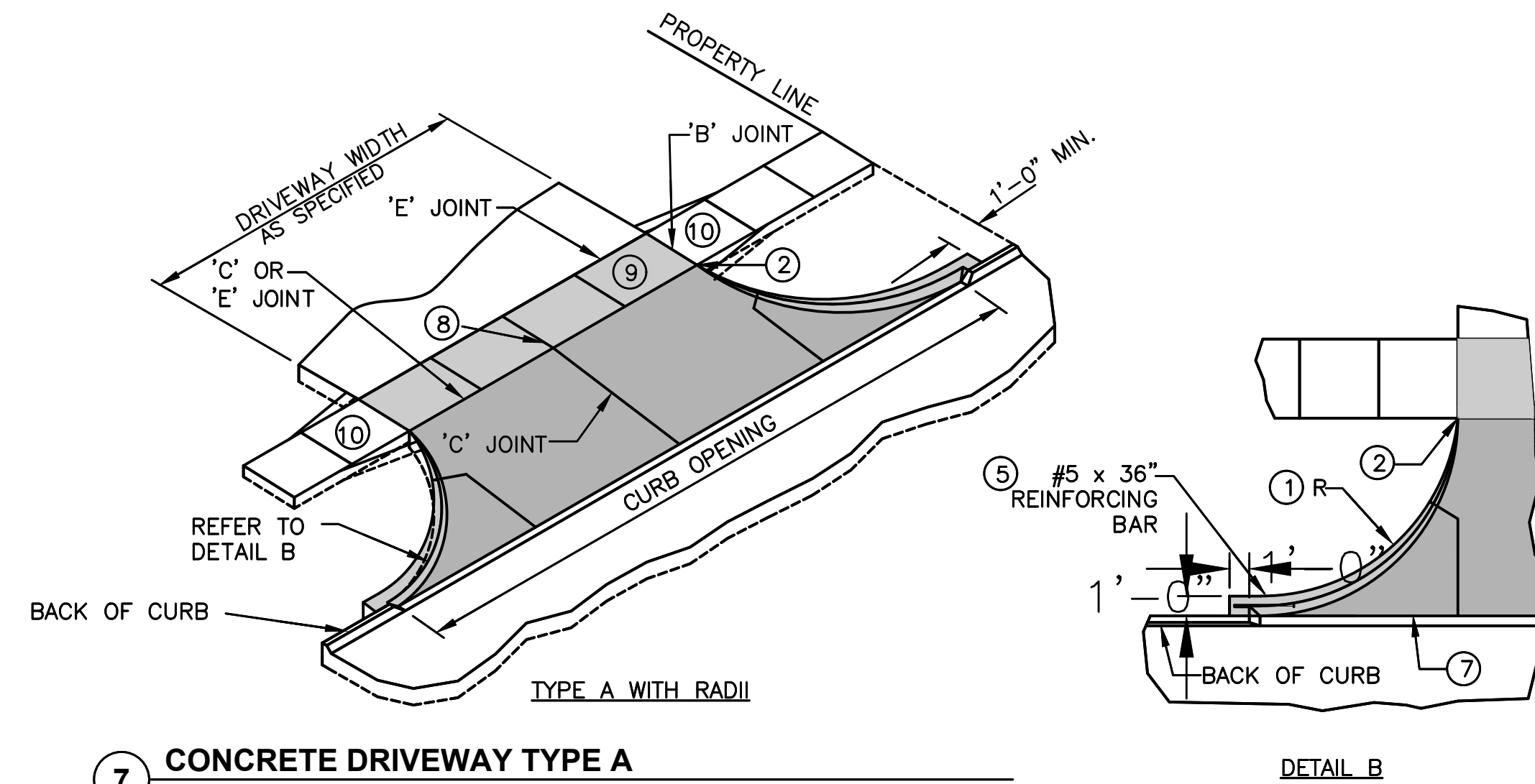
**INTEGRAL 6" STANDARD CURB AND
SPOT ELEVATION REFERENCE DETAIL**
3 NOT TO SCALE



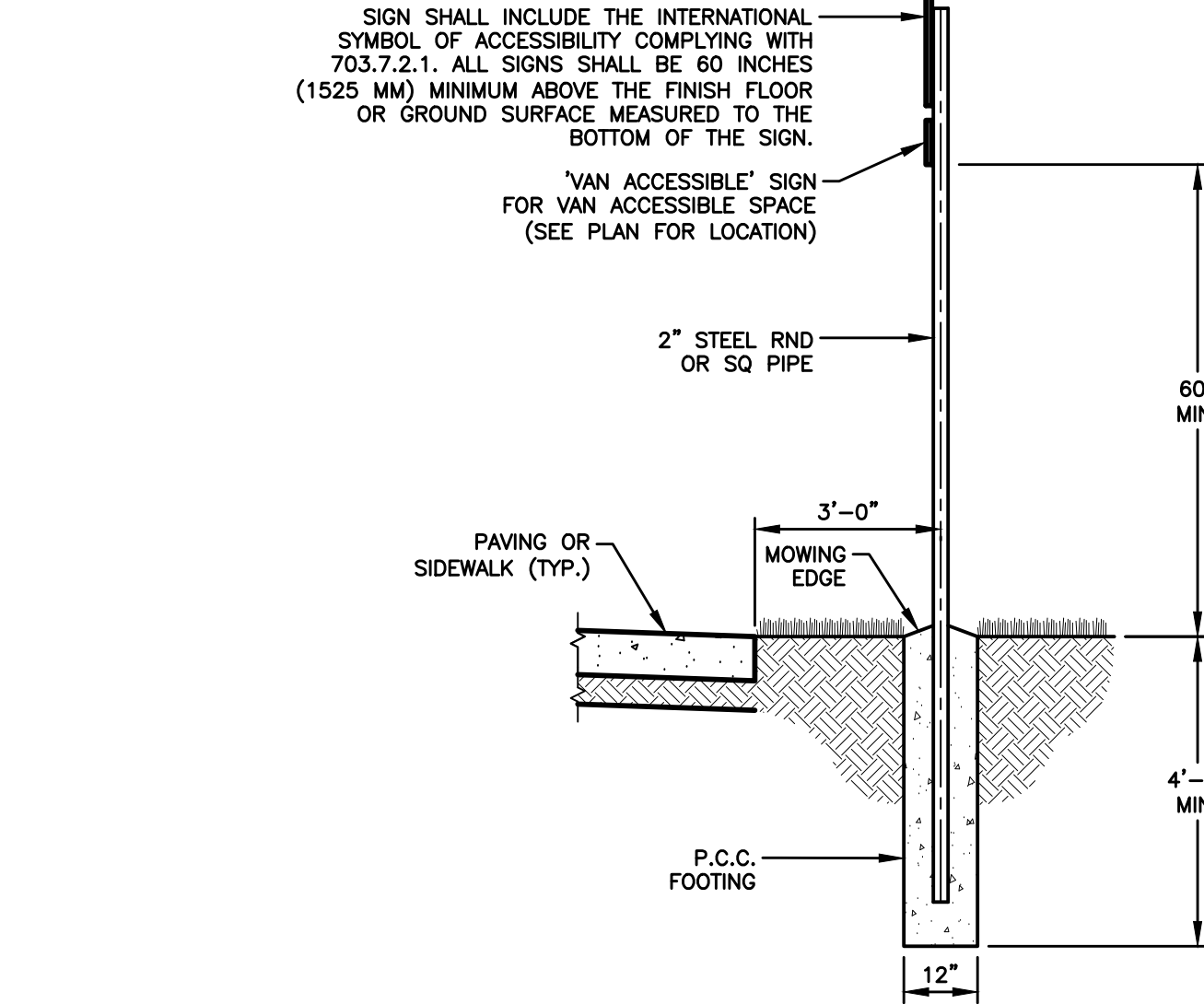
GENERAL SIDEWALK AND CURB RAMP DETAILS
4 NOT TO SCALE



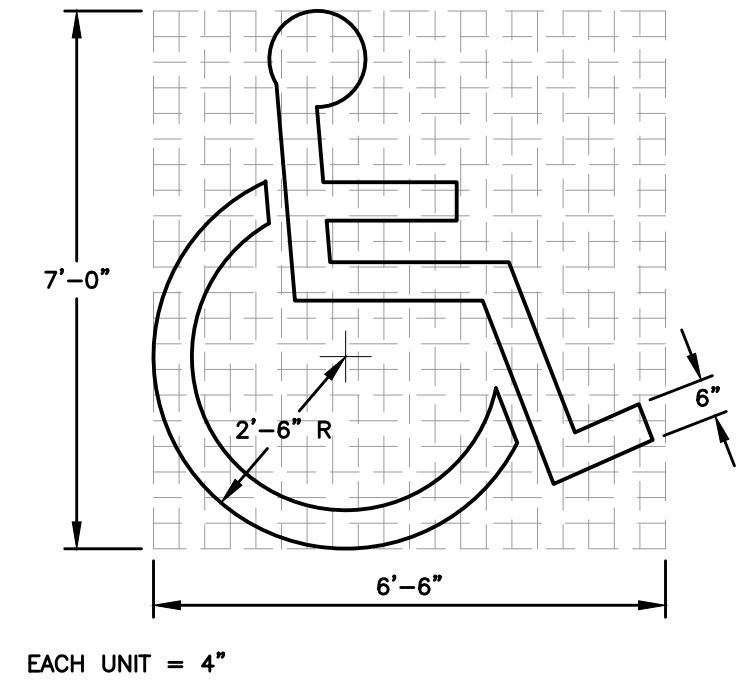
BOLLARD DETAIL
5 NOT TO SCALE



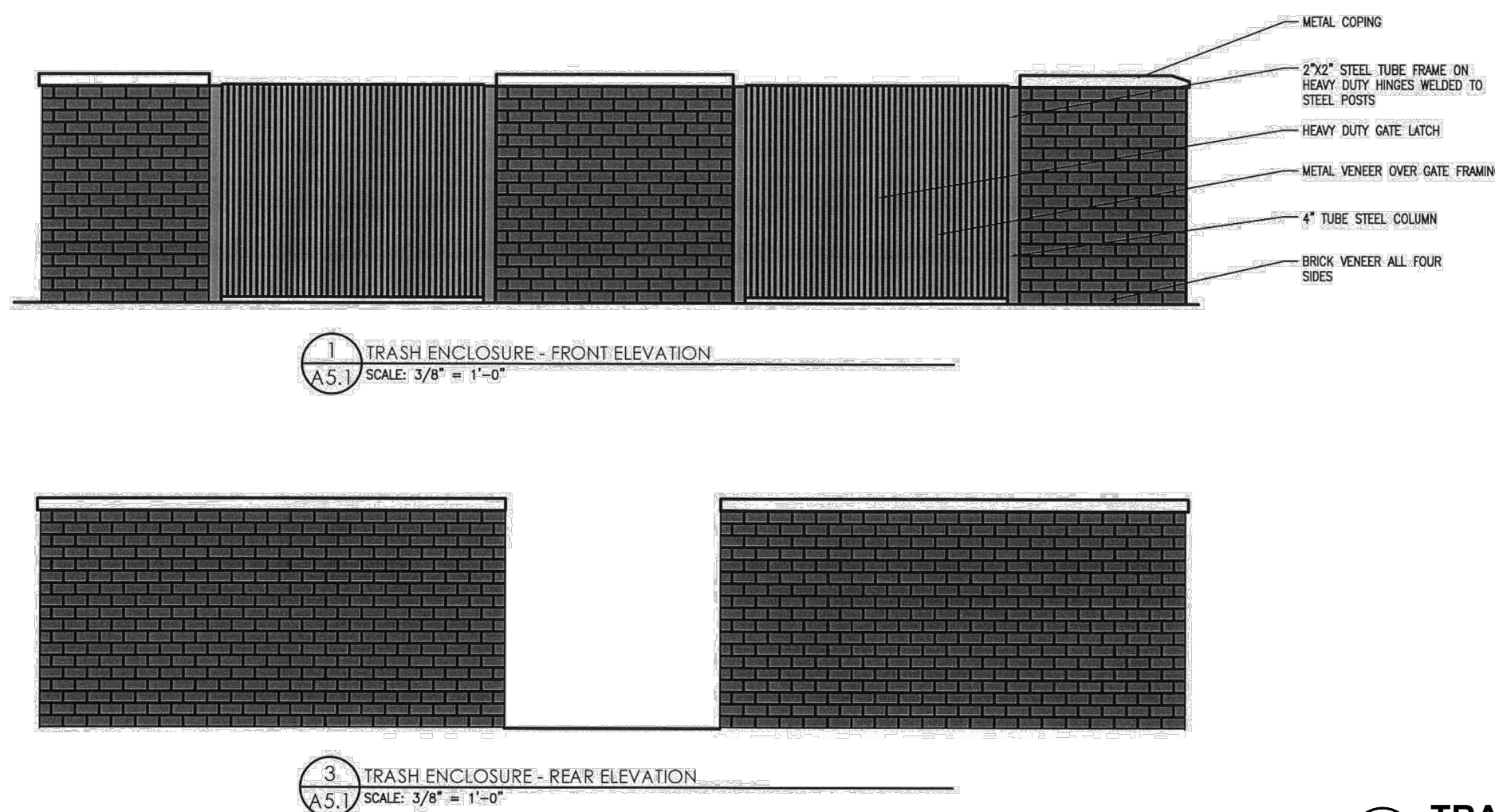
CONCRETE DRIVEWAY TYPE A
7 NOT TO SCALE



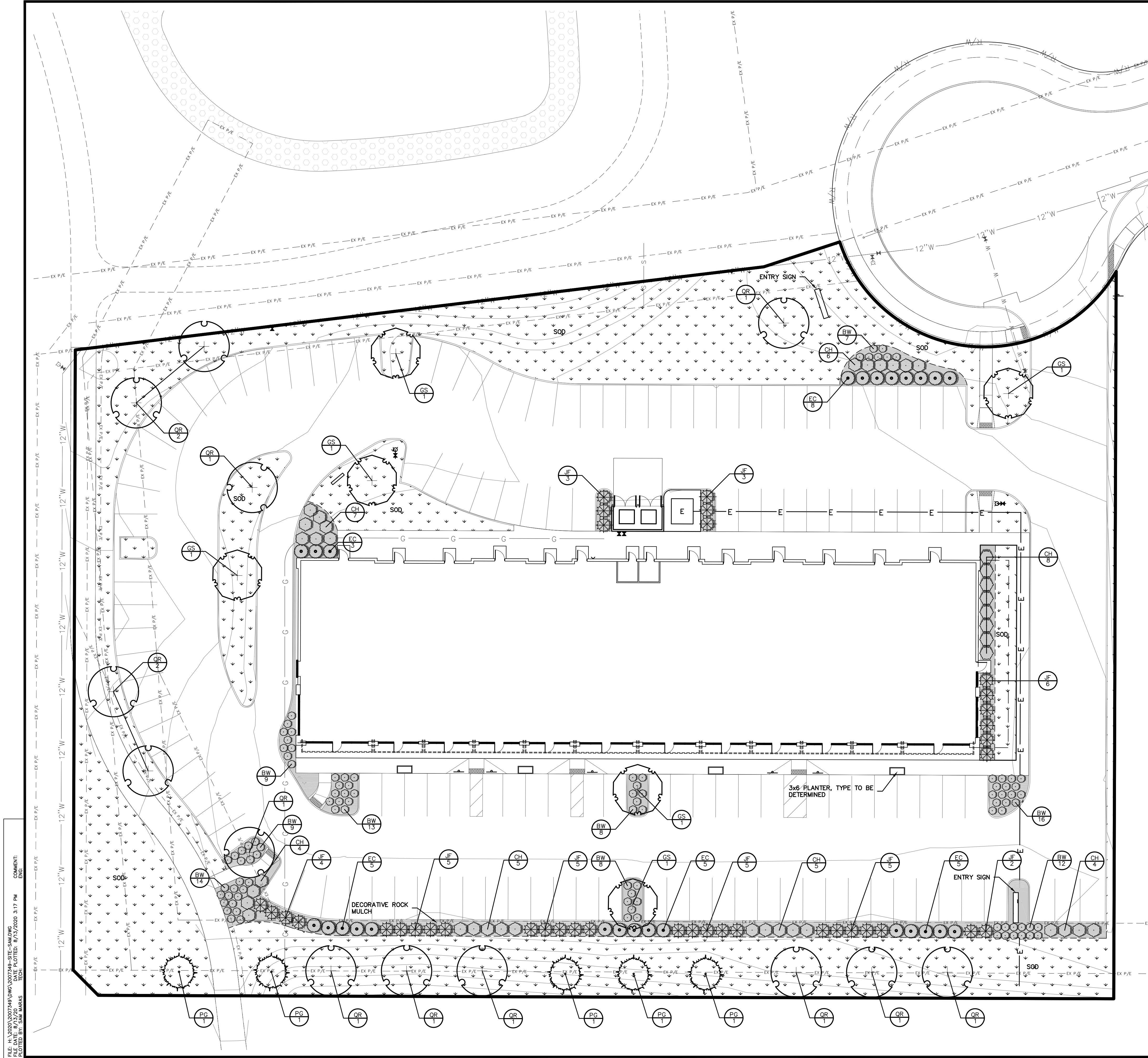
ADA SIGNAGE DETAILS
6 NOT TO SCALE



- 1 DRIVEWAY RADIUS (R).
- 2 PAVEMENT THICKNESS. RESIDENTIAL: 6 INCHES MINIMUM. COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.
- 3 SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY.
- 4 CENTER REINFORCING BAR VERTICALLY IN THE PAVEMENT.
- 5 MATCH THICKNESS OF ADJACENT ROADWAY, 8 INCHES MINIMUM.
- 6 PROVIDE 'E' JOINT AT BACK OF CURB UNLESS 'B' JOINT IS SPECIFIED.
- 7 FOR ALLEYS, INVERT THE PAVEMENT CROWN 2% TOWARD CENTER OF ALLEY.
- 8 TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. IF SPECIFIED IN THE CONTRACT DOCUMENTS, CONSTRUCT THE SIDEWALK THROUGH THE DRIVEWAY 5 FEET WIDE TO SERVE AS A PASSING SPACE.
- 9 IF CROSS SLOPE OF ADJACENT SIDEWALK PANEL EXCEEDS 2.0%, REMOVE AND REPLACE TO TRANSITION FROM EXISTING SIDEWALK TO SIDEWALK THROUGH DRIVEWAY. IF ELEVATION CHANGE REQUIRES A CURB RAMP, COMPLY WITH FIGURE 7030.205; VERIFY NEED FOR DETECTABLE WARNING PANEL WITH ENGINEER.



TRASH ENCLOSURE DETAIL
8



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.

LANDSCAPE REQUIREMENTS

REQUIRED:

PARKING LOT ABUTTING PUBLIC RIGHT OF WAY:
3' HEDGE, WALL, OR EARTH BERM
OR 1 TREE PER 40 LF AND 1 SHRUB PER 4 LF

E 1ST STREET (413 FT.)

TREES REQUIRED = 11
SHRUBS REQUIRED = 103

NE CUL-DE-SAC (67 FT.)

TREES REQUIRED = 2
SHRUBS REQUIRED = 17

OPEN SPACE CALCULATION

2 TREES PER 1,000 SF OF REQUIRED OPEN SPACE
1 SHRUB PER 500 SF OF REQUIRED OPEN SPACE

TOTAL SITE: = 112,864 SF (2.59 AC.)
OPEN SPACE REQUIRED: = 11,286 SF (10%)
OPEN SPACE PROVIDED = 33,172 SF (29.4%)

TREES REQUIRED = 23
SHRUBS REQUIRED = 23

INTERIOR ISLANDS:

ONE TREE REQUIRED FOR EACH REQUIRED INTERIOR ISLAND
ISLANDS REQUIRED = 4
TREES REQUIRED = 4

PROVIDED:

PARKING LOT ABUTTING PUBLIC RIGHT OF WAY:

TREES PROVIDED = 11
SHRUBS PROVIDED = 103

NE CUL-DE-SAC (67 FT.)

TREES PROVIDED = 2
SHRUBS PROVIDED = 21

INTERIOR ISLANDS:

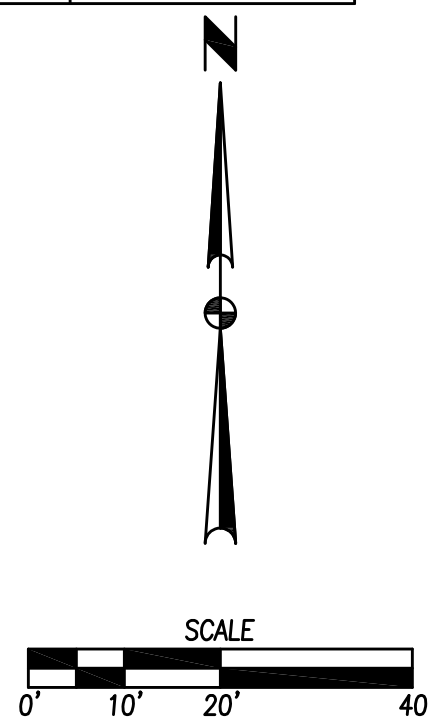
ISLANDS PROVIDED = 11
TREES PROVIDED = 7

OPEN SPACE CALCULATION

TREES PROVIDED = 24
SHRUBS PROVIDED = 197

PLANT SCHEDULE

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PG	5	Colorado Blue Spruce	Picea pungens 'Glauc'	B&B, 6' HEIGHT
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
GS	6	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B&B, 2" CALIPER
QR	13	Red Oak	Quercus rubra	B&B, 2" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
BW	96	Wintergreen Boxwood	Buxus microphylla 'Wintergreen'	18" HEIGHT
CH	39	Ivory Halo Dogwood	Cornus alba 'Bailhala' TM	18" HEIGHT
EC	26	Compact Burning Bush	Euonymus alatus 'Compactus'	18" HEIGHT
JF	38	Sea Green Juniper	Juniperus chinensis 'Sea Green'	18" HEIGHT





Aluminum Fascia & Soffit

Stone Veneer

Clerestory Windows

Concrete Siding

Brick Veneer

Painted Steel Signage Band

Aluminum Storefront

ACCURATE
COMMERCIAL

Hope Commercial & Retail

South West View



Aluminum Fascia & Soffit

Stone Veneer

Clerestory Windows

Concrete Siding

Brick Veneer

Painted Steel Signage Band

Aluminum Storefront



Hope Commercial & Retail
South East View



Concrete Siding

Brick Veneer

Stone Veneer

Reflective Iridescent Siding

Concrete Siding

2 Colors of Brick Veneer

Painted Hollow Metal Doors

Stone Veneer

ACCURATE
COMMERCIAL

Hope Commercial & Retail

North West View



Reflective Iridescent Siding

Concrete Siding

2 Colors of Brick Veneer

Concrete Siding

Brick Veneer

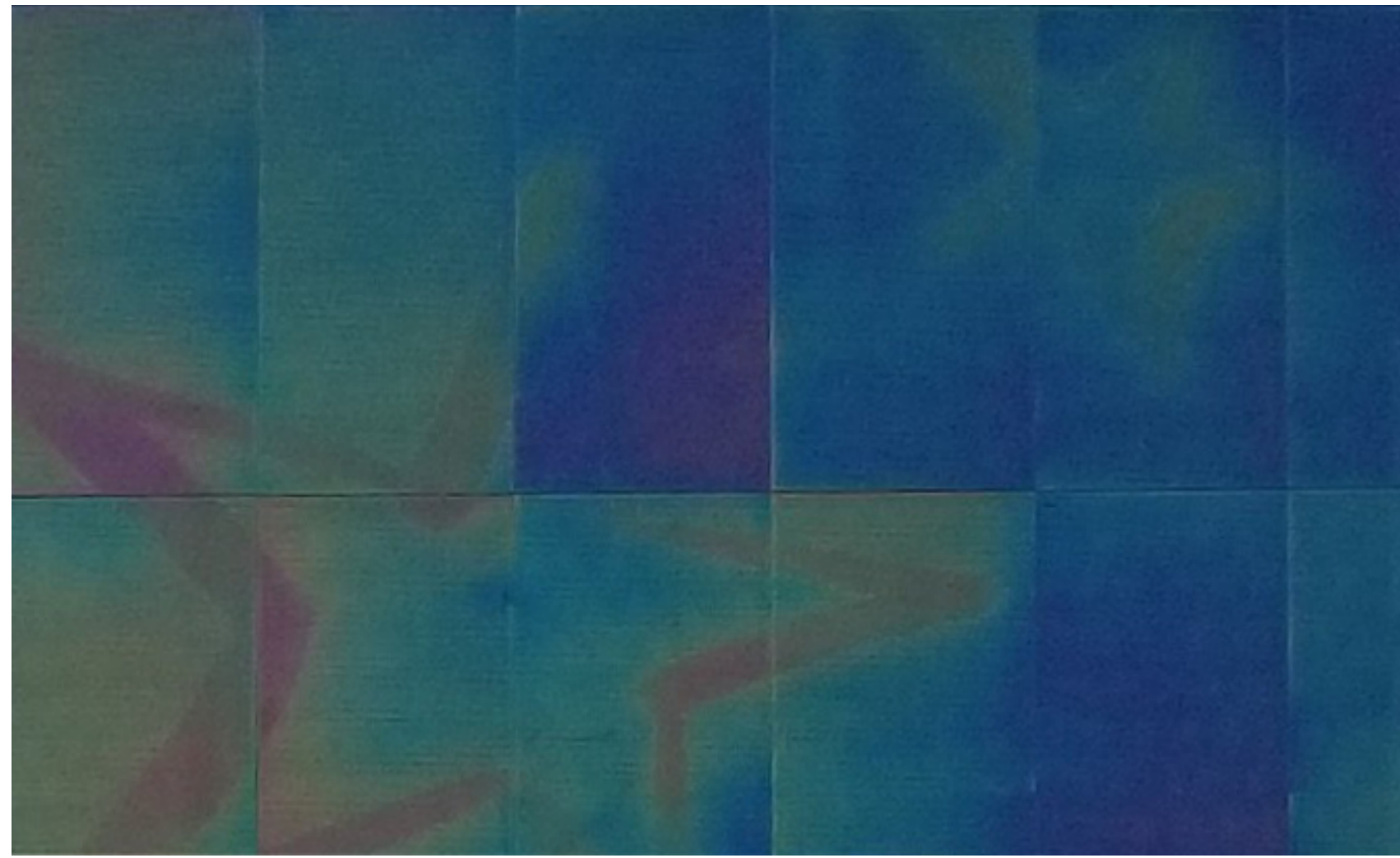
Stone Veneer

Painted Hollow Metal Doors

Stone Veneer



Hope Commercial & Retail
South East View



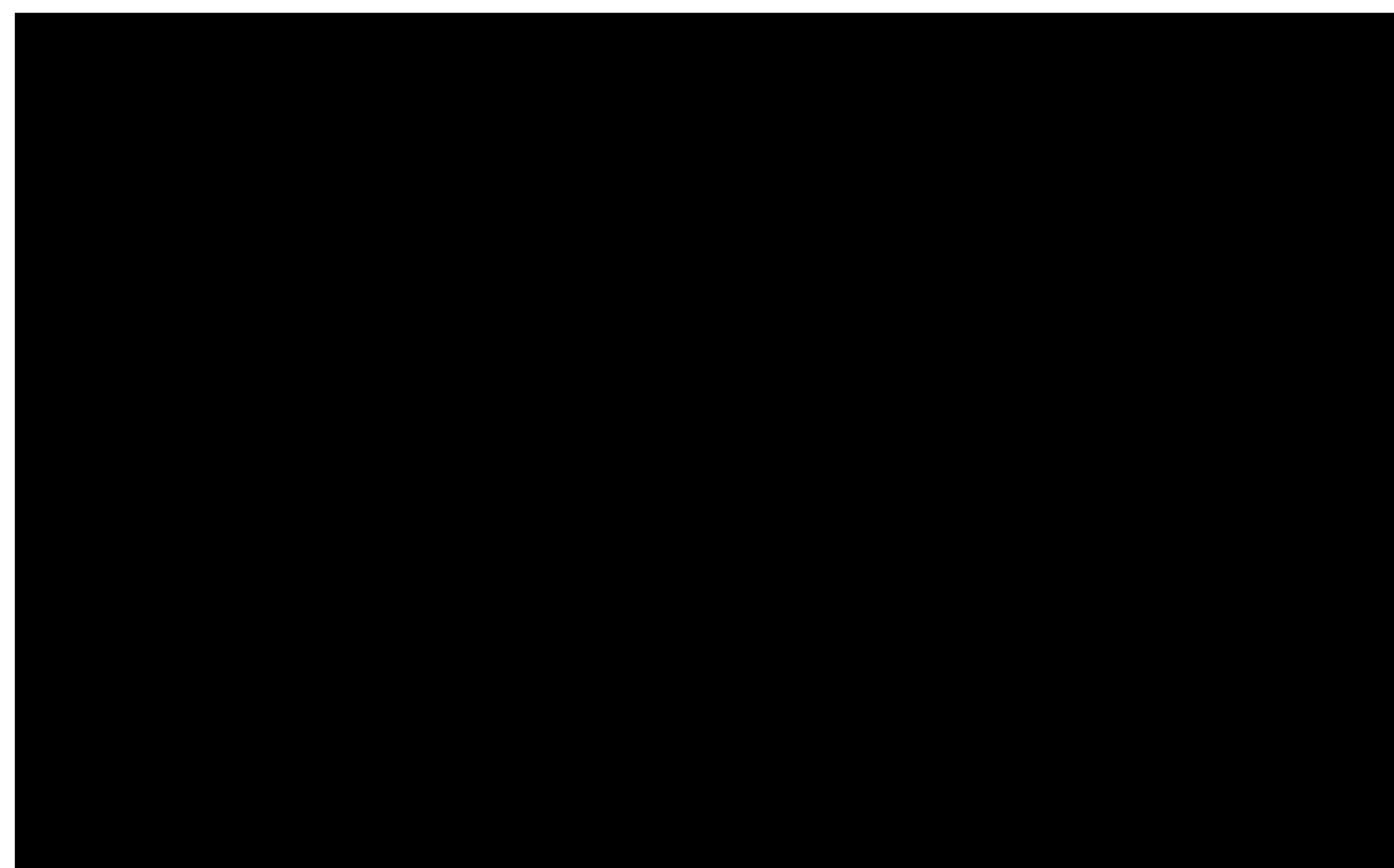
Iridescent Stainless Steel



Anodized Aluminum



Concrete Siding



Black Paint - Sign Band



Stone Veneer



Red Brick



Brown Brick









HOPE COMMERCIAL GRIMES RETAIL

SOUTH FACADE

6,566	GROSS	SF	FACADE	
2,406	GROSS	SF	GLASS	
4,160	GROSS	SF	MATERIALS	
1,630	GROSS	SF	MASONRY	39.18%
1,160	GROSS	SF	CEMENT BOARD	27.88%
1,370	GROSS	SF	METAL	32.94%

NORTH FACADE

6,103	GROSS	SF	FACADE	
438	GROSS	SF	GLASS	
5,665	GROSS	SF	MATERIALS	
4,255	GROSS	SF	MASONRY	75.11%
0	GROSS	SF	CEMENT BOARD	0.00%
1,410	GROSS	SF	METAL	24.89%

WEST FACADE

1,693	GROSS	SF	FACADE	
203	GROSS	SF	GLASS	
1,490	GROSS	SF	MATERIALS	
973	GROSS	SF	MASONRY	65.30%
115	GROSS	SF	CEMENT BOARD	7.72%
402	GROSS	SF	METAL	26.98%

EAST FACADE

1,731	GROSS	SF	FACADE	
270	GROSS	SF	GLASS	
1,461	GROSS	SF	MATERIALS	
906	GROSS	SF	MASONRY	62.01%
115	GROSS	SF	CEMENT BOARD	7.87%
440	GROSS	SF	METAL	30.12%

TOTAL ALL FACADES

16,093	GROSS	SF	FACADE	
3,317	GROSS	SF	GLASS	
12,776	GROSS	SF	MATERIALS	
7,764	GROSS	SF	MASONRY	60.77%
1,390	GROSS	SF	CEMENT BOARD	10.88%
3,622	GROSS	SF	METAL	28.35%

Memo



TO: Planning and Zoning Commission

FROM: Alex Pfaltzgraff, AICP, CFM

DATE: September 1, 2020

RE: Grimes Urban Renewal Amendment

Development Services Department

The State Code requires that the Planning and Zoning Commission weigh in on and, provide a recommendation on any areas to be incorporated into the Urban Renewal Plan.

The intent is to ensure that that the proposed amendment conforms to, and is consistent with the City's Comprehensive Plan. In this particular case, the area in question was previously in the Grimes Urban Renewal Plan, specifically the Heritage at Grimes Development Agreement, and recently deleted. The reason for the deletion was to remove the area from an existing Heritage at Grimes Development Agreement, which will allow for it to be incorporated into a new agreement with the new property owner.

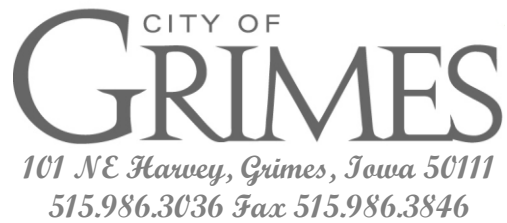
That being said, staff has reviewed the Comprehensive Plan and feels that the area in question is consistent with such.

If the Planning and Zoning Commission concurs, staff will need the Commission Chair to execute a letter stating the same. A copy of the letter is included in the packet, as well as maps of the area.

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

Alex Pfaltzgraff, AICP, CFM

Development Services Director



September 1, 2020

Grimes Urban Renewal Area/Urban Renewal Plan Amendment

The Grimes Planning and Zoning Commission met on September 1, 2020. The Commission has reviewed the plan amendment and state that the plan amendment conforms to, or is consistent with the City's Comprehensive Plan.

Scott Almeida
Planning and Zoning Commission Chairman



August 26, 2020

To: City of Grimes Planning & Zoning Commission

From: John P. Danos and Amy Bjork, Bond Counsel

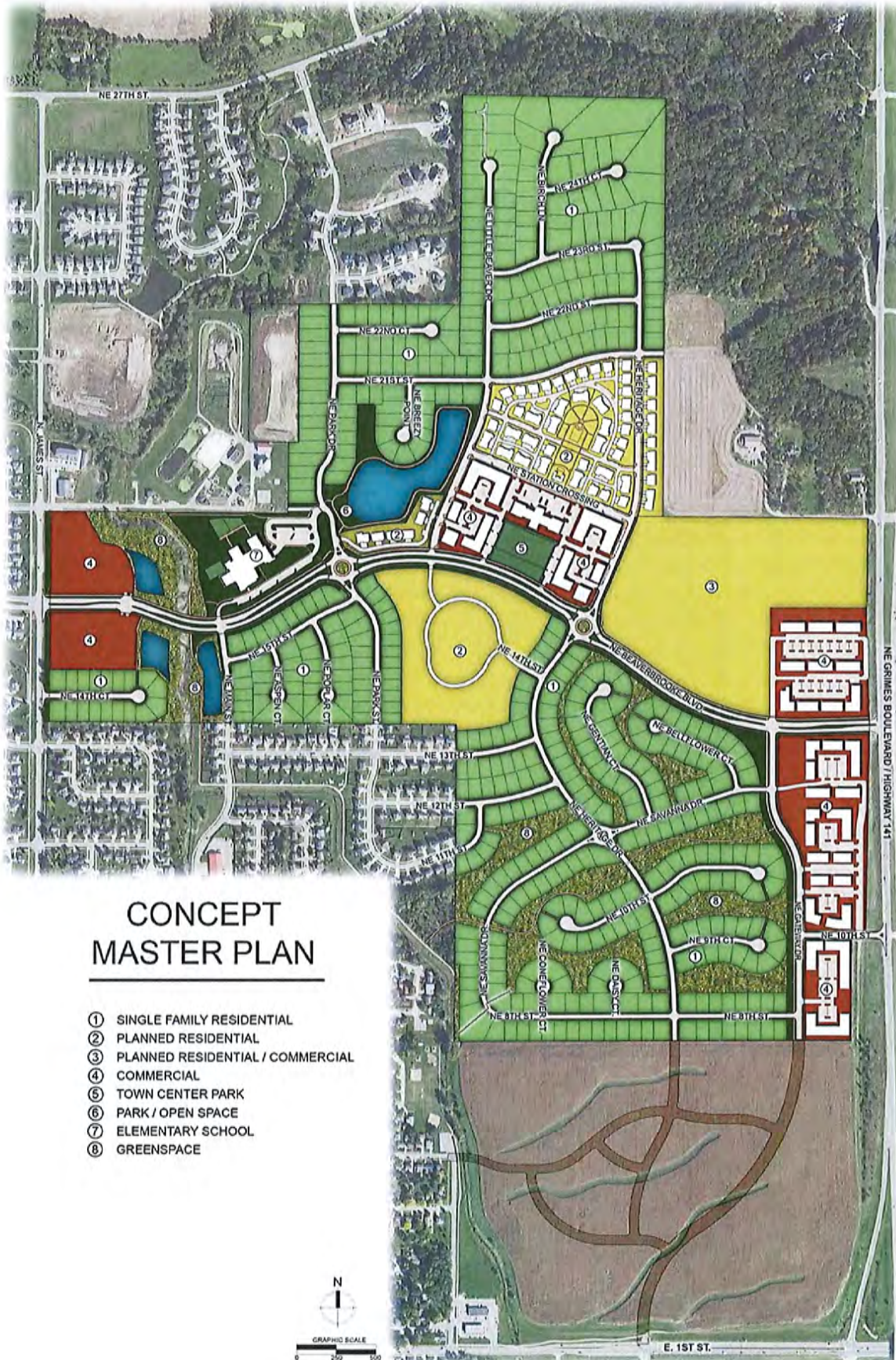
Re: Grimes Urban Renewal Area/Urban Renewal Plan Amendment

A public hearing will be held by the City Council on September 22, 2020 on a proposed amendment to the urban renewal plan for the Grimes Urban Renewal Area to add the property legally described in the proposed amendment and to approve a new urban renewal project. We have prepared this memorandum to assist the Commission in performing its role in this process.

Section 403.5 of the Code of Iowa requires that, before they hold a public hearing, the City Council must submit a copy of the proposed plan amendment to the Commission, “for review and recommendations as to its conformity with the general plan for the development” of the City. The statute does not require that the Commission hold a hearing on the proposed plan amendment, nor does it require that the Commission take any action to either approve or reject the proposed plan amendment. It directs that the Commission review the plan amendment and comment to the City Council as to whether the plan amendment conforms to, or is consistent with, the City’s Comprehensive Plan. Please complete your review and submit any comments to the City Council by Noon on September 22, 2020.

Please call us at (515) 283-1000 if you have questions about the statutory process.





The basis for Land Use and Bulk Regulations will generally follow the City of Grimes Zoning Ordinance, Chapter 165 of the City Code. Deviations from the Zoning Ordinance shown in this PUD will govern throughout the Heritage at Grimes Development. Heritage at Grimes is divided into 10 different areas. Listed below and shown in Figure 3-1 are the designations for each of the different areas.

HERITAGE ZONING SCHEMATIC

Area A	Commercial	Area F	Multi Family High Density
Area B	Single Family Type II	Area G	Town Center
Area C	Multi Family Medium Density	Area H	Multi Family Medium Density
Area D	Single Family Type I	Area I	Multi Family Medium Density
Area E	Commercial	Area J	Single Family Type I
		Area K	Single Family Type III

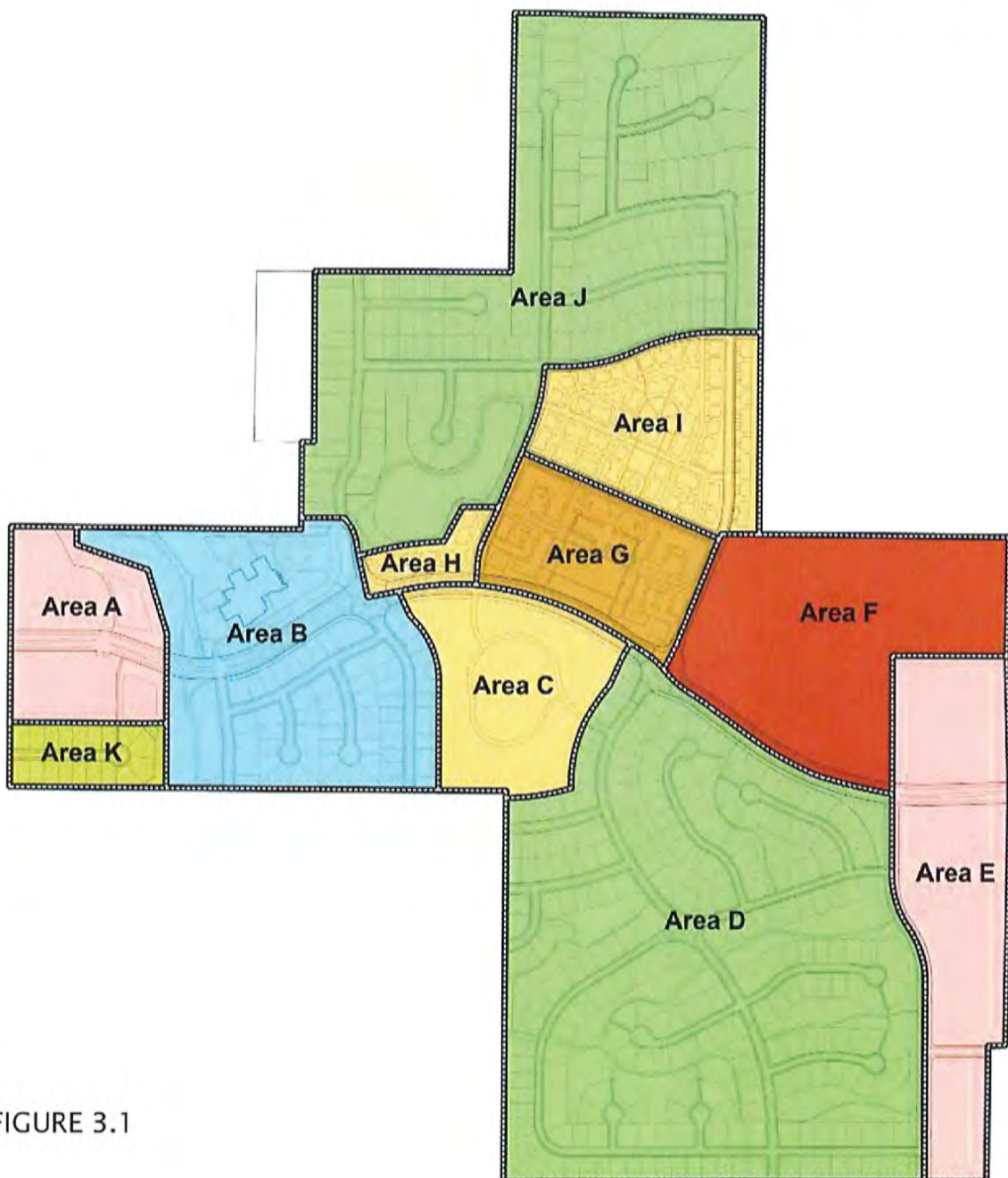


FIGURE 3.1



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

This meeting of the Grimes Planning and Zoning Commission was called to order Tuesday September 1, 2020 at 5:30 P.M. and was held electronically due to the global health pandemic.

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

Staff: Alex Pfaltzgraff, Evann Martin, Rachel Greving

Absent: NA

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

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

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

2. APPROVAL OF THE MINUTES

Motion by Strutt-Todd, Second by Montford, to approve the minutes from the August 4, 2020 meeting

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

B. PUBLIC AGENDA ITEMS

Project # 20-1047: Prairie Business Park Parking Expansion – Site Plan Amendment

Pfaltzgraff presented the details of the project.

The applicant confirmed for the board that the parking will be for semi-trailers, trucks, and vans.

Motion by Strutt-Todd, Second by Patterson to approve Prairie Business Park Parking Lot
Expansion – Site Plan Amendment

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

Project # 20-1049: Willow Hills – Preliminary Plat

Pfaltzgraff presented the details of the project.

The commission asked if the landscape buffer to the south was at the same elevations.

Pfaltzgraff explained that it would have been nice to include a berm; however, with certain easements, it was difficult to accommodate. There is staggered landscaping.

Pfaltzgraff also explained that there have been discussions on having multiple access points for the trail. The problem lies with grading issues, but ways to accommodate another connection are being considered for this accommodation.

Motion by Montford, Second by Patterson to approve Willow Hills – Preliminary Plat
Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

Project # 20-1052: Interstate Gateway Business Park Plat 2 – Preliminary Plat

Pfaltzgraff presented the details of the project. It was pointed out that the detention basin is located on the east end of the site with the possibility of being above ground.

Motion by Montford, Second by Strutt-Todd to approve Interstate Gateway Business Park Plat 2 – Preliminary Plat
Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

Project # 20-1053: Interstate Gateway Business Park Plat 2 – Final Plat

Pfaltzgraff reiterated the project details.

Motion by Patterson, Second by Montford to approve Interstate Gateway Business Park Plat 2 – Final Plat
Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

Project # 20-1048: American Mechanical – Site Plan Amendment

Pfaltzgraff presented the details of the project.

A representative of the project confirmed for the commission that the building is out of the flood zones.

Pfaltzgraff explained that there is an existing detention basin shared between the subject parcel and the parcel to the south.

Motion by Strutt-Todd, Second by Montford to approve American Mechanical – Site Plan Amendment
Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

Project # 20-1041: Tommy Car Wash – Site Plan Amendment

Pfaltzgraff presented the details of the project. A coffee shop has been added to the site. Staff explained the materials being used for the small drive-up building. The building is prefabricated, meaning it will arrive at the site in a small number of pieces then be finished on site.

There is a drive-thru located on each side of the building with room for five cars on one side and more than five cars on the other. Ordering boards are located at each ordering window.

Landscaping includes shrubs for screening since trees were impractical in this location.

Motion by Montford, Second by Patterson to approve American Mechanical – Site Plan
Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

Project # 20-1046: Dollar Tree – Site Plan

Pfaltzgraff presented the details of the project.

The commission asked for more details on the dumpster enclosure. A representative of the project confirmed that it will match the building. Staff also commented that the dumpster is located on a flood plain, and actions will be taken to floodplain-proof the dumpster and enclosure.

The commission discussed with the applicant the green banner around the building.

Motion by Montford, Second by Patterson to approve Dollar Tree – Site Plan subject to limitations of the green paneling to exist only on the east and north elevations.
Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

Project # 20-1045: Hy-Vee Fast & Fresh (E 1st St) – Site Plan

Martin presented the details of the project.

The commission discussed the lighting with the applicant.

Commission also discussed with the applicant the open space on the west side of the site. There are no current plans to add anything to that open space at any time.

Motion by Montford, Second by Strutt-Todd to approve Hy-Vee Fast & Fresh (E 1st St) – Site Plan
Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

Project # 20-1050: Culver's – Site Plan

Martin presented the details of the project.

A representative of the project commented that only one island is proposed to give semi-trucks enough room to turn around for deliveries.

Commission questioned the drive-thru facing East 1 Street. Staff commented that they did not find any issue with it, and there is already a drive-thru facing East 1st Street just across the street as well.

Commission discussed the lighting plans.

Motion by Montford, Second by Strutt-Todd to approve Culver's – Site Plan

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

Project # 20-1044: Hope Commercial Plat 3 – Preliminary Plat

Martin presented the details of the project.

Motion by Montford, Second by Strutt-Todd to approve Hope Commercial Plat 3 – Preliminary Plat

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

Project # 20-1043: Hy-Vee Store – Site Plan

Martin presented the details of the project.

A representative of the project commented that this is the new model for Hy-Vee.

Pfaltzgraff explained the loading dock area. The dock and semi-trucks should not be seen from the highway since the dock is strategically placed and there is landscape screening.

Pfaltzgraff commented that there are 423 parking spaces, which is about 50 more than required.

A representative of the project commented that there are bike racks at each entrance to the store. The company hopes to open in September 2021.

Motion by Montford, Second by Smid to approve Hy-Vee Store – Site Plan

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

Project # 20-1051: Hope Commercial Plat 2 Lot 1 – Site Plan

Martin explained the details of the project.

In the future, the drive aisle at the south will continue to the east. There is also the possibility of access to the site from East 1st Street.

Motion by Patterson, Second by Strutt-Todd to approve Hope Commercial Plat 2 Lot 1 – Site Plan

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

Grimes Urban Renewal Plan Amendment

Pfaltzgraff explained the details of the Urban Renewal Plan Amendment. This plan is meant to reestablish a base and redirect it. To move forward with it, the commission just needs to give a recommendation that it conforms to the intent of the concept plan.

Motion by Strutt-Todd, Second by Montford to approve Grimes Urban Renewal Plan Amendment

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 September 1, 2020**

Meeting is adjourned at 7:55 p.m.

Signature