

1. Agenda

Documents:

[100620 PZ AGENDA.PDF](#)

2. Meeting Materials

Documents:

[100620 PZ PACKET.PDF](#)



Planning and Zoning Commission

October 6, 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/98207399487?pwd=SHpmZzdXTHVhV3BrS0lMYkd0WHA4Zz09>

Meeting ID: 982 0739 9487

Passcode: 1234

- 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 # 20-1055: Destination Market Plat 5 – Preliminary Plat
2. Project # 20-1054: Destination Market Plat 5 Lot 1 – Site Plan
3. Project # 20-1057: Heritage at Grimes Commercial Plat 3 – Preliminary Plat
4. Project # 20-1058: Heritage at Grimes Commercial Plat 3 – Final Plat
5. Project # 20-1056: Grimes Dental Group – Site Plan
6. Heritage PUD Amendment
7. Project # 20-1017: Hope Commercial PUD - Rezoning
8. Parking, Circulation, and Loading Amendment

D. REPORTS

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

E. ADJOURNMENT

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: October 6, 2020
RE: Destination Market Plat 5 – Preliminary Plat

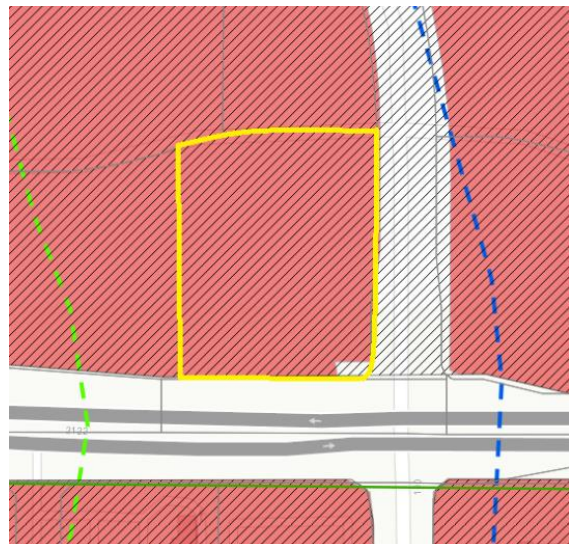
GENERAL INFORMATION:

Applicant:	Mark Hanrahan
Requested Action	Site Plan
Location	2255 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	Menards	General Commercial	C-2
South	Retail	General Commercial	C-2
East	Kwik Star	General Commercial	C-2
West	Vacant	General Commercial	C-2

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 two development lots.

ANALYSIS:

The concept layout is shown on the preliminary plat. The site can be accessed from three driveways. Access off of NE Destination Drive and E 1st Street will be right in/right out only. The driveway off of NE Telkay Lane will be full access. Pedestrian access will be provided along E 1st Street, NE Destination Drive, and Telkay Lane. Sanitary and water service will connect to the existing lines that run along NE Telkay Lane.

STAFF RECOMMENDATION:

Staff would recommend approval of the preliminary plat for Destination Market Plat 5, 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

September 4, 2020
September 21, 2020

Civil Design Advantage

Attn: Doug Mandernach

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: Destination Market Plat 5 – Preliminary Plat

Dear Mr. Mandernach:

The Development Services Department is in receipt of a proposed Preliminary Plat for the Destination Market Plat 5. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Please provide a separate preliminary plat document with sheets for lot layout, grading, utilities, public improvements and concept plan.~~
- ~~2. Please provide a concept plan for both lots with location of landscape buffers shown.~~
- ~~3. Please provide information as listed on the preliminary plat application.~~
4. Label dimension of south property line of Lot 1 and 2.

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: September 28, 2020
(1 PDF of Preliminary Plat)

PLANNING & ZONING: October 6, 2020 at 5:30 at the Grimes City Hall

COUNCIL MEETING: October 27, 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

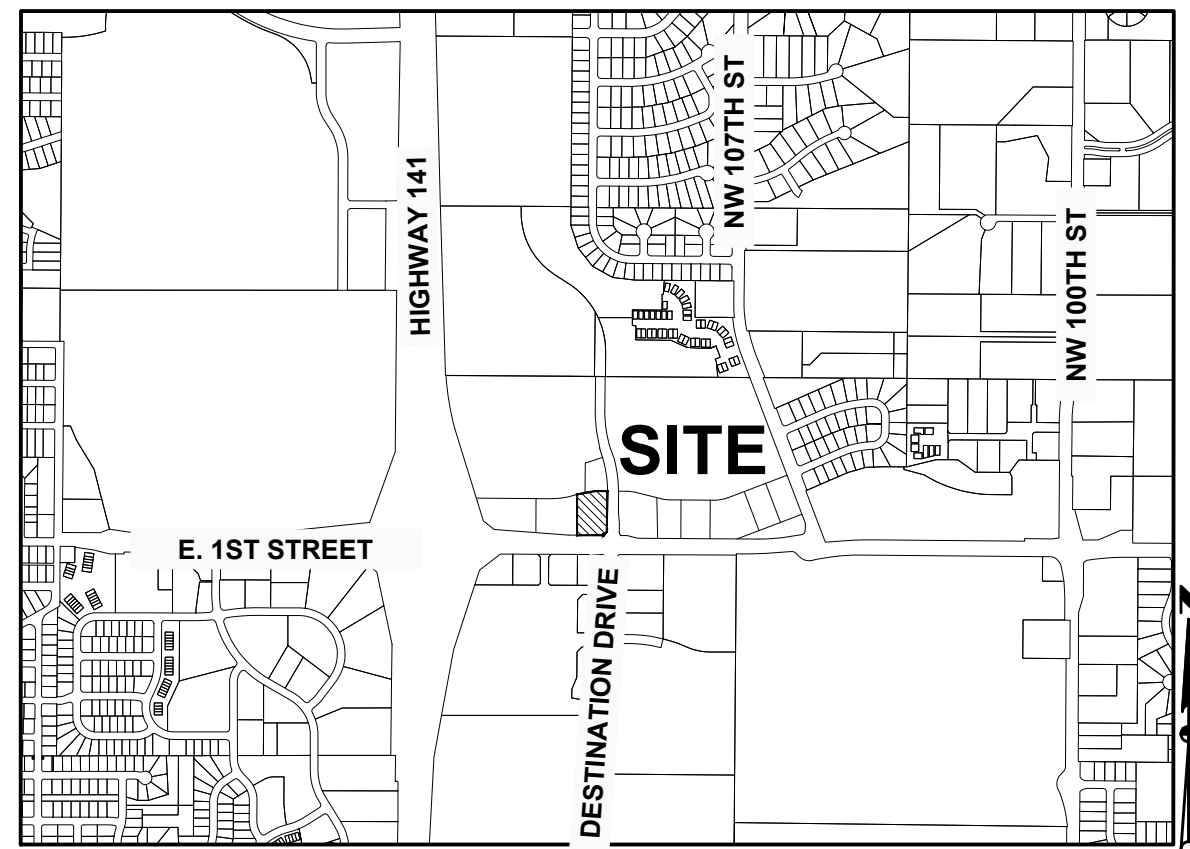
PRELIMINARY PLAT FOR:

DESTINATION MARKET PLAT 5

GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

OWNER/APPLICANT

DESTINATION MARKET LLC
3737 WOODLAND AVE STE 100
WEST DES MOINES, IA 50266
CONTACT: MARK HANRAHAN
EMAIL: MHANRAHAN@OWACA.COM
PH: (515) 309-4002

ENGINEER

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

SURVEYOR

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

DATE OF SURVEY

MARCH 30, 2020

BENCHMARKS

- CAP BOLT ON HYDRANT SW CORNER OF N 5TH STREET & N LITTLE BEAVER DRIVE.
ELEVATION=925.98
- BURY BOLT ON HYDRANT SW CORNER OF NE TELKAY LN AND NE DESTINATION DR.
ELEVATION=985.28

SUBMITTAL DATES

FIRST SUBMITTAL: 08/5/2020
SECOND SUBMITTAL: 09/14/2020
THIRD SUBMITTAL: 09/23/2020

LEGAL DESCRIPTION

LOT 2, DESTINATION MARKET PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

ZONING

ZONING: C-2 GENERAL AND HIGHWAY SERVICE
COMMERCIAL DISTRICT WITHIN
TRANSPORTATION OVERLAY DISTRICT

PROJECT SITE ADDRESS

2255 E 1ST STREET
GRIMES, IA 50111

PROPOSED USE

RESTAURANT AND COFFEE SHOP

DEVELOPMENT SUMMARY

ZONING: C-2 GENERAL AND HIGHWAY SERVICE
COMMERCIAL DISTRICT WITHIN
TRANSPORTATION OVERLAY DISTRICT

SETBACKS:

FRONT: 25 FEET
SIDE: NONE
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

LOT 1

AREA: 1.12 ACRES (48,739 SF)

OPEN SPACE CALCULATION:

OPEN SPACE REQUIRED = 4,874 SF (10.00%)

TOTAL SITE: = 48,739 (1.12 AC.)
BUILDING = 2,233 SF
PARKING AREAS = 24,419 SF
STREET = 3,283 SF
SIDEWALK/PATIO = 3,376 SF
OPEN SPACE PROVIDED = 15,428 SF (31.65%)

PARKING:

RESTAURANTS: 10 SPACES/1,000 GFA.

RESTAURANT-STORAGE=NET AREA
(2233/1000)X101 = 23 SPACES
TOTAL PROVIDED = 33 SPACES

ACCESSIBLE SPACES:

TOTAL REQUIRED = 2 SPACES
TOTAL PROVIDED = 2 SPACES

LOT 2

AREA: 1.13 ACRES (49,387 SF)

OPEN SPACE CALCULATION:

OPEN SPACE REQUIRED = 4,939 SF (10.00%)

TOTAL SITE: = 49,387 (1.13 AC.)
DRIVEWAYS = 13,082 SF
STREET = 2,745 SF
OPEN SPACE PROVIDED = 33,560 SF (67.95%)

CONSTRUCTION SCHEDULE

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

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



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 —

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.

JEFFREY J. NESVIK
LICENSE NUMBER 23810
IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DATE: _____

FOR CONSTRUCTION

SHEETS 1-7



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
PAID FOR WORK DONE OR DAMAGE INCURRED IN COMPLIANCE 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
OF 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% MAXIMUM
STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4%
BETTER. IMMEDIATE DEMOLITION 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,
AND UTILITIES. LOCATIONS OF UTILITIES 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 DEWIS SHALL BE DISPOSED OF OFFSITE IN FULL
COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.

9. CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY
DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE
RESPONSIBILITY OF THE CONTRACTOR.

10. 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. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC SIGNS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE REMOVED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
6. THE CONTRACTOR SHALL NOT REMOVE OR DESTROY ANY EXISTING SIDEWALK PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.



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

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.	RIGHT-OF-WAY (DESTINATION)	8"	P.C.C.
5.	RIGHT-OF-WAY (1ST STREET)	9.5"	P.C.C.

1. GENERAL NOTES:

- a. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWORKS 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 (DNR, 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 ONO 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 TEPTES.
- e. ALL SANITARY SEWER MANHOLE 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 & TELEVISIONING SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISIONING.

3. WATER MAIN NOTES:

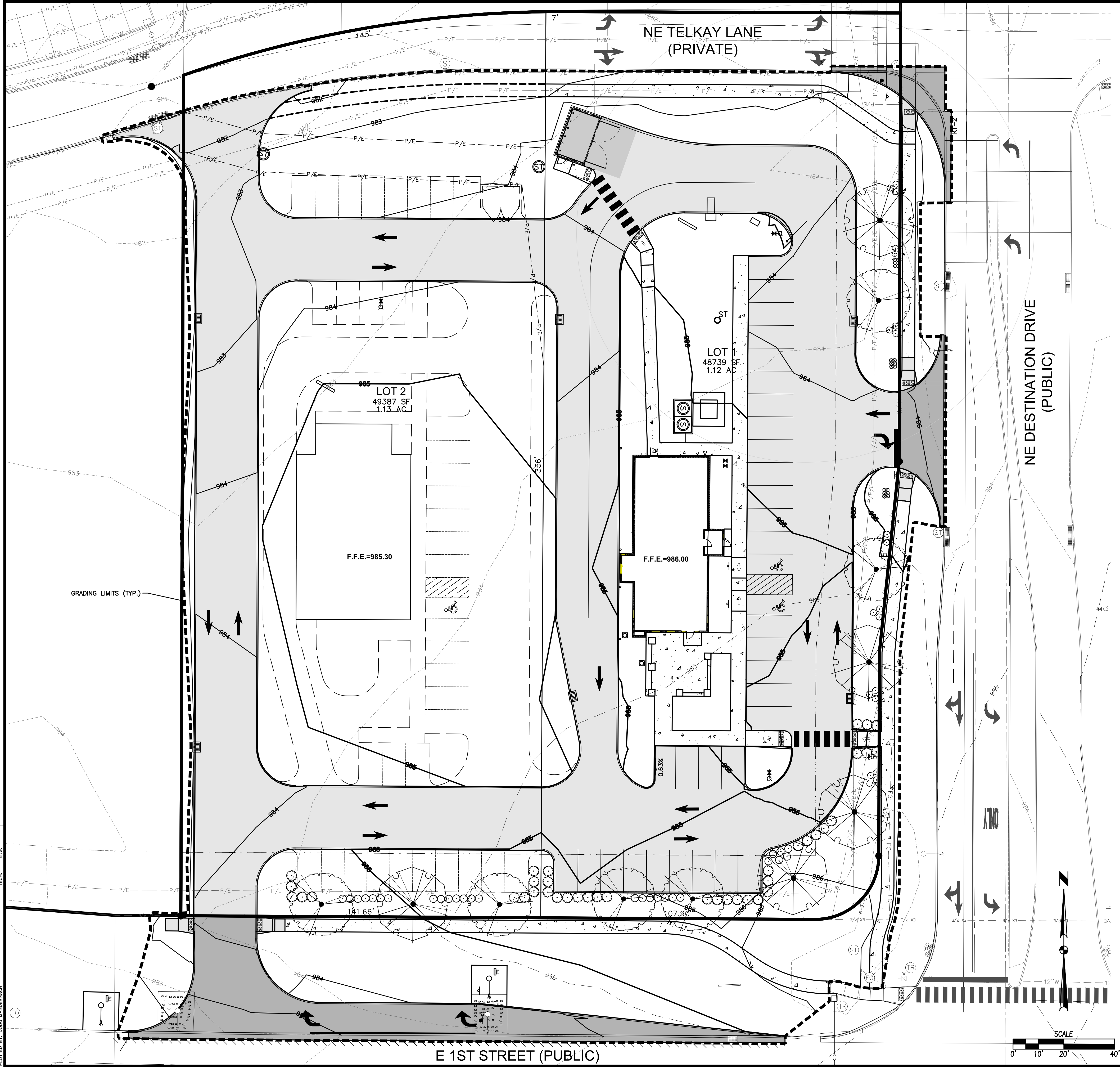
- a. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLEN SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-254S. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2" BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
- b. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- c. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
- d. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
- e. WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
- f. PROPOSED WATER MAIN SHALL BE PRESSURE TESTED AND CHROMIUM BY THE DEVELOPER. THE CITY OF GRIMES WILL BE RESPONSIBLE FOR THE BACTERIA TEST AND THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE DEVELOPER AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DEPT. AND BY FAX TO US WATER AT 515-986-7300. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
- g. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.

4. STORM SEWER NOTES:

- a. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
- b. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
- c. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
- d. STORM SEWER CLEANING & TELEVISIONING SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISIONING.
- e. USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.

		DESTINATION MARKET PLAT 5	CIVIL DESIGN ADVANTAGE	
		PRELIMINARY PLAT	GRIMES, IOWA	
		DIMENSION PLAN		
3 / 6 2002.073		3405 S.E. CROSSROADS DRIVE., SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410	ENGINEER: JUN	TECH: DAM
			REVISIONS	DATE
			3RD SUBMITTAL	9-23-2020
			2ND SUBMITTAL	9-14-2020
			1ST SUBMITTAL	8-5-2020

FILE: H:\2020\20202023\W06\20202023-PRELIM PLAT.DWG
COMMENTS: PRELIM PLAT
DATE PLOTTED: 9/23/2020 3:14 PM
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PLOTTER: HP PLOTTER



GRADING NOTES

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

DESTINATION MARKET PLAT 5
PRELIMINARY PLAT
GRADING PLAN

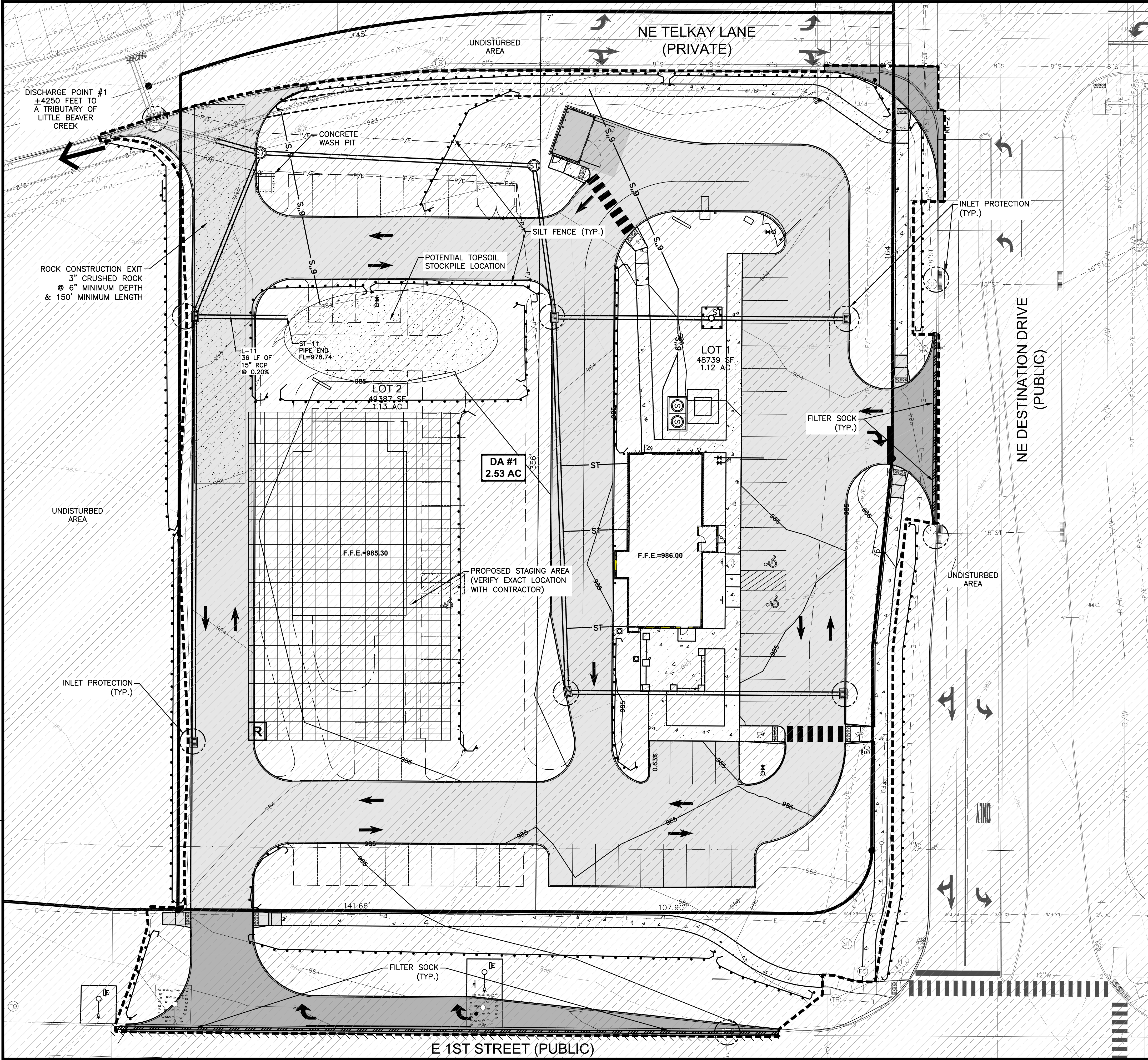


GRIMES, IOWA

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

REVISIONS

DATE	REVISIONS
9-23-2020	3RD SUBMITTAL
9-14-2020	2ND SUBMITTAL
8-5-2020	1ST SUBMITTAL



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

STABILIZATION QUANTITIES

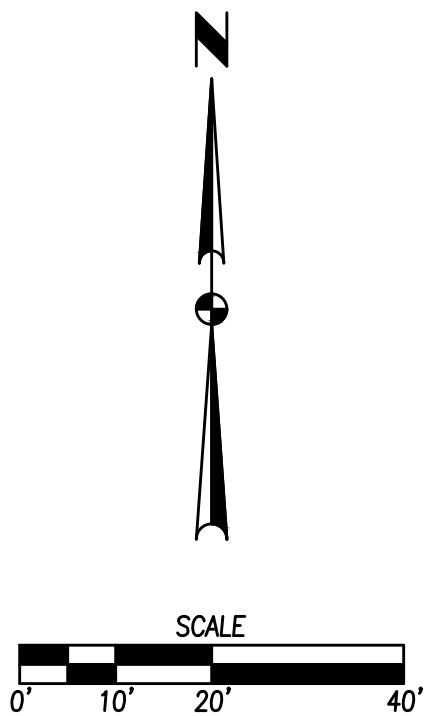
ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,920
2	FILTER SOCK	LF	336
3	SEEDING, FERTILIZING, AND MULCHING	AC	1.38
4	INLET PROTECTION DEVICES	EA	10
5	CONCRETE WASHOUT PIT	EA	1

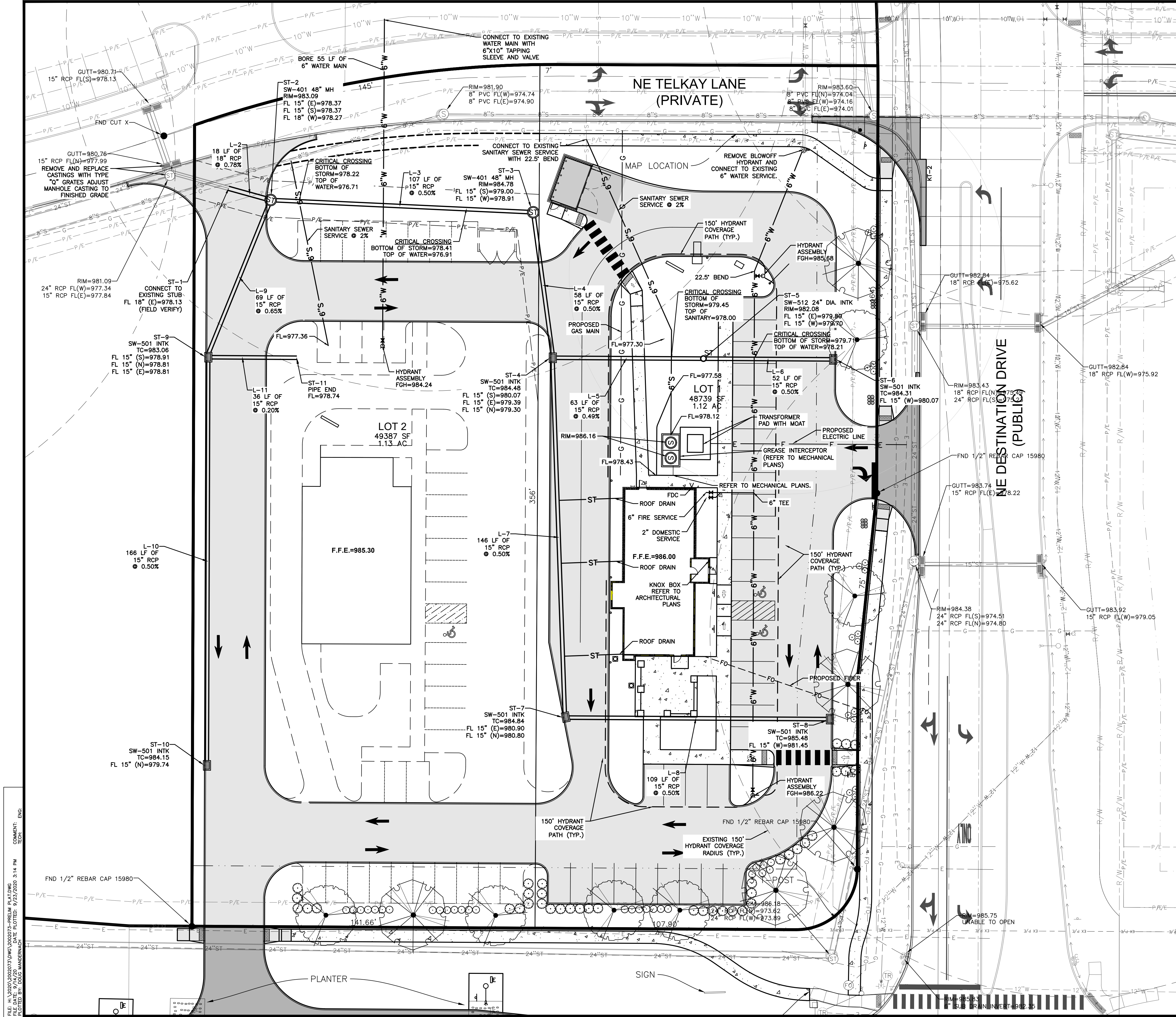
DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF LITTLE BEAVER CREEK ±4250 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	2.53 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	9,108 CU FT
VOLUME PROVIDED IN FILTER SOCK (336 LF @ 2.0 CU FT/LF OF SOCK)	672 CU FT
VOLUME PROVIDED IN SILT FENCE (1,920 LF @ 4.5 CU FT/LF OF FENCE)	8,640 CU FT
TOTAL VOLUME PROVIDED	9,312 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 SEED OR MULCH 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.



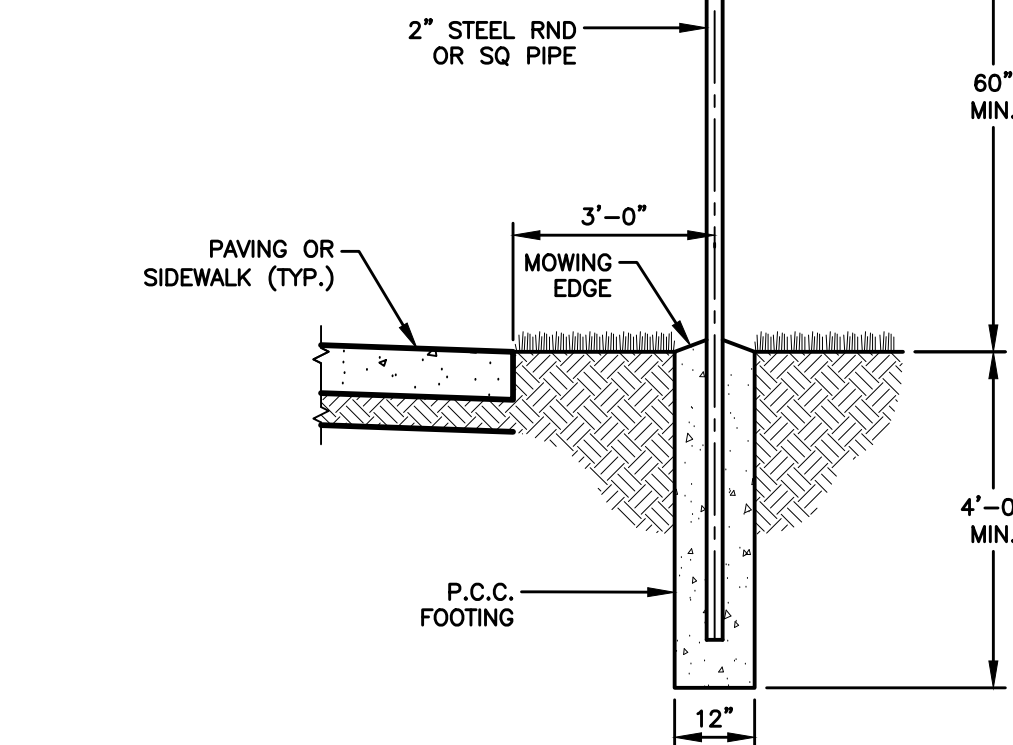


UTILITY NOTES

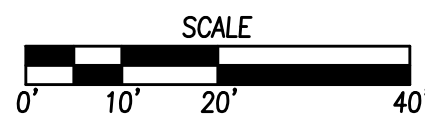
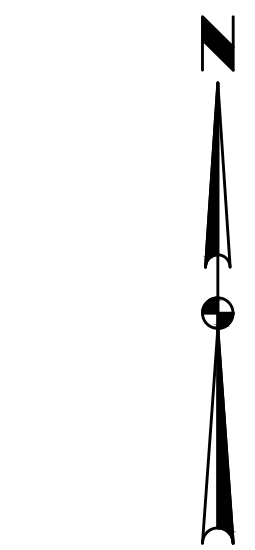
1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY 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.
9. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
10. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
11. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-6989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
12. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
14. 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 MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
15. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
16. 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.

SIGN SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 703.7.2.1. ALL SIGNS SHALL BE 60 INCHES (1525 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.

'VAN ACCESSIBLE' SIGN FOR VAN ACCESSIBLE SPACE (SEE PLAN FOR LOCATION)



ACCESSIBLE PARKING SIGN



FILE: H:\2020\20202023\W0202023-PRM PLAT.DWG COMMENT: ENS. DATE: 9/23/2020 3:14 PM PLOTTED BY: TOLU MANDRACH

DATE

9-23-2020

9-14-2020

8-5-2020

REVISIONS

3RD SUBMITTAL

2ND SUBMITTAL

1ST SUBMITTAL

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

TECH: DAM

ENGINEER: JJN

CIVIL DESIGN ADVANTAGE

DESTINATION MARKET PLAT 5
PRELIMINARY PLAT
UTILITY PLAN

6
6
2002.073

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: October 6, 2020
RE: Destination Market Plat 5 Lot 1 – Site Plan

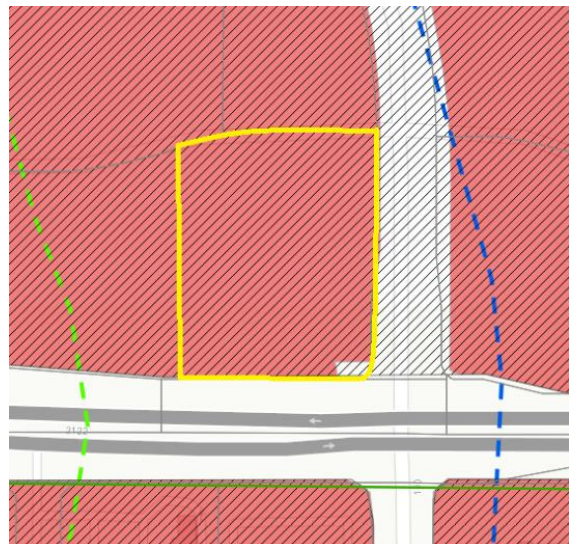
GENERAL INFORMATION:

Applicant:	Mark Hanrahan
Requested Action	Site Plan
Location	2255 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	Menards	General Commercial	C-2
South	Retail	General Commercial	C-2
East	Kwik Star	General Commercial	C-2
West	Vacant	General Commercial	C-2

BACKGROUND:

The applicant is requesting approval of the site plan for a 2,233 square foot coffee shop located at 2255 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 and fiber cement panels with wood finish. The dumpster enclosure will be constructed of brick veneer to match the building with a metal gate. The elevations appear to meet all of the minimum architectural standards within the Highway 141 Corridor District.

Site Layout:

The site can be accessed from three driveways. Access off of NE Destination Drive and E 1st Street will be right in/right out only. The driveway off of NE Telkay Lane will be full access. Pedestrian connectivity is provided along E 1st Street, NE Destination Drive and NE Telkay Lane, with a pedestrian connection from NE Destination Drive to the building.

The coffee shop will provide outdoor patio seating on the south side of the building and a drive-thru.

Parking:

The site provides more than the required number of parking spaces for the site with 33 total parking spaces provided. Appropriate drive-thru stacking has been 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 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 installed onsite.

Water is provided from an existing 6" water service on the north side of the site. 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 Menard's site along Highway 141. Storm sewer onsite will connect to the existing storm sewer along NE Telkay Lane and connect to the regional detention basin.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for Destination Market Plat 5 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

September 4, 2020

September 10, 2020

September 21, 2020

October 2, 2020

Civil Design Advantage

Attn: Doug Mandernach

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: Destination Market Plat 5 Lot 1 Coffee Shop – Site Plan

Dear Mr. Mandernach:

The Development Services Department is in receipt of a proposed Site Plan for the Destination Market Plat 5 Lot 1 Coffee Shop. Based on the review of the provided submittal materials, staff have the following comments:

General Comments/Cover Sheet:

- ~~1. Please add Lot 1 to the title and remove preliminary plat.~~
- ~~2. Add proposed use.~~
- ~~3. Update parking requirements to match the proposed parking amendment. 10 spaces/ 1000 GFA plus 5 drive thru stacking spaces between window and menu board. Square footage of patios in excess of 300 sf are included in the parking calculation. Please include patio square footage in parking requirement. 300 sf of the patio is exempt so only use 315 sf. Please add drive thru requirement to parking section.~~
- ~~4. Adjust radius at SW corner of Telkay and Destination Dr. to accommodate turning truck traffic. Currently trucks are going over the curb when turning. Pictures below.~~
5. Please provide lighting cut sheets. Up lighting is required on the building faces along public ROW.
6. Are pole lights proposed within the site? Please show locations and provide photometric plan.



Sheet 3:

1. ~~Add 8" thickness for ROW pavement in Destination ROW.~~
2. ~~Add city standard notes for site plans (12/26/19).~~
3. ~~Can driveway on Telkay be aligned with existing driveway to the north?~~
4. ~~Staff is concerned with the circulation of the site and will need to review the concept plan for Lot 2 to better understand the situation. Staff may have future comments. Based on the concept plan shared during the meeting on 9/9/20, staff has the following comments, concerns, suggestions:~~
 - a. ~~The circulation of the drive thru traffic exiting the drive thru lane won't work as proposed. Staff does not want vehicles crossing two lanes of traffic to exit out to E 1st St. This exit will need to be reconfigured to allow the vehicles to turn west prior to turning south.~~
 - b. ~~There needs to be a median to separate the drive thru lane from the north/south drive aisle.~~
 - c. ~~Can the drive aisle along the west property line be shifted to be shared with the property to the west? We would still want to try to align the driveway with the Menards. A shared drive could provide more room to install a median and allow for vehicles to turn west out of the drive thru lane. Otherwise, the drive aisle needs to be 5' from the property line.~~
 - d. ~~May want to consider removing the drive lane on the west side of the Starbucks drive thru lane and create a shared two-way drive aisle if space is an issue onsite. We would want a median to separate the drive thru from the drive aisle.~~
 - e. ~~Overall, the site seems small for a restaurant use especially with a drive thru and the need to provide the drive aisle to Telkay. Parking for restaurant users will need to provide 10 spaces per 1000 sf GFA plus 5 drive thru stacking spaces. 15% open space is required.~~
5. ~~Add stop bar pavement marking on east driveway onto NE Destination.~~
6. ~~Provide stop sign locations. Add stop sign locations on E 1st St and Telkay.~~
7. ~~Provide 5' sidewalk along north property line.~~

- ~~8. Label parking/pavement distance from property line. 10' minimum required from ROW. 5' required from side property line.~~

Sheet 6:

- ~~1. Change tapping assembly to Tapping Sleeve & Valve after 6x10 note.~~
- ~~2. Follow SUDAS Specifications, use C-4 mix with 4" slump max. and 8% air with paver and 7% for hand placement.~~
- ~~3. The Knox Box noted shall be located near the main entrance to the building.~~
- ~~4. 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.~~
- ~~5. The fire department connection for the fire sprinkler system is not shown on the plan. Note that per Section 912.4.2 of the City of Grimes Fire Code should the FDC be placed near parking, the space directly in front of the FDC shall be marked "No Parking." The FDC shall also be placed within 100 feet of a fire hydrant per Section 507.5.1.1. The current FDC location would require a stripped parking space in front of the FDC. If the FDC were located near the handicap spaces, or if the handicap spaces were moved near the FDC, the site would be in compliance.~~
- ~~6. The sanitary service is located under the dumpster. Please adjust dumpster location. Can there be a shared dumpster for both lots? Dumpster should be at least 3 feet from property line.~~

Sheet 7:

- ~~1. Provide ADA signage detail.~~

Sheet 8:

- ~~1. Please provide screening of the transformer on the east side to shield from public view.~~
- ~~2. Update required open space to 15%.~~
- ~~3. 1 tree per 50 ft and 1 shrub per 4 ft of ROW is required.~~
- ~~4. Minimum open space requirements~~

- a. ~~2 trees per 1000 sf required open space (50% 2 in. caliper, 50% 1.5 in. caliper at 8' minimum). Please update the open space requirement for trees. 15 trees are required on the site.~~
- b. ~~2 shrubs per 1000 sf required open space~~
- c. ~~Update plant schedule to show 50% of trees as 2 inch caliper.~~

Architecture:

- 1. ~~Please provide material colors.~~
- 2. ~~Please provide material percentages.~~
- 3. ~~List 5 treatments that are demonstrated on the building per the list on page 17 of the Highway 141 regulations.~~
- 4. ~~Please provide glazing calculations. A minimum of 20% glazing is required on the east and south elevations.~~
- 5. ~~A minimum of 75% of the front facing façade and 10 feet down the adjacent sides need to be 75% primary material such as brick, stone, architectural concrete panel.~~
- 6. ~~Nichiha panels need to have an architectural finish to look like other materials such as brick, stone, wood to be considered a primary material. What is the proposed finish for FC-1 and FC-2?~~
- 7. ~~Staff would like to see the parapet raised on the east and west elevations at the entrance and drive-thru window.~~

SWPPP

- 1. ~~Submit a full SWPPP for review.~~
- 2. Page 6/130: Include “driveways and parking lots” in Construction Activity column.
- 3. Page 7/130: Verify/rectify in paragraph Existing Site Conditions that water is shed to the west and not to the east.
- 4. Page 9/130: Change “intel” to “inlet”.

SWMP

1. ~~General: Submit “Menards 9/5/2018” approved SWMP.~~
2. ~~General: Submit intake spreadsheets for the 5-year and 100-year storm events. Gutter flow and spread must meet SUDAS requirements for parking lots, driveways, and public streets.~~
3. ~~General: Submit weir/orifice calculations for 100-year storm events pertaining to the 5-sag intakes on the site plan.~~
4. ~~Page 14/14: Submit pipe network spreadsheets for the 10-year and 100-year storm event. Pipes must convey the 10-year with provisions for overland flow associated with the 100-year storm event. Said overland flow must allow 1 ft. of freeboard to structure FFE's.~~
5. ~~Page 4/23: Verify/rectify composite CN numbers by corroborating information between DA's on page 3 with associated DB's on page 4. Reviewer notes that page 4 includes some area not included on page 3, but the lawn areas appear low, especially for fully developed DB2.~~
6. ~~Pages 14,17/23: The grading plan demonstrates that ST-4 is in a slight sag. Please change sheet 17 to a weir/orifice sheet like pages 18-23 to simplify the report. Also adjust DA's 4 and 9 boundaries accordingly.~~
7. ~~Pages 18-23: Provide 5-year calculations for the six (6) sag intakes in drive isles (all except DA5) in order to ascertain SUDAS Design 2A-3 street spread in drive isles.~~
8. ~~Page 21/23: Update calculations for DA8 with correct C and A's from page 3 tables.~~
9. Pages 41-46/52: The two (2) statements on the bottom “The 100 year...” are not accurate for these 5-year worksheets. Reviewer suggest having the first sentence state “The 5-year ponding depth is X.Y inches” and striking the second sentence.

Site Plan

1. ~~Not reviewed. May change upon a complete SWMP.~~
2. ~~Sheet 3/8: Show width of drive isle at ST-7.~~

3. ~~Sheet 4/8:~~

- ~~○ Near ST 4, TC=984.13 on sheet 4 and TC=984.48 on sheet 6 and said spots are only feet apart. Please rectify at this location and others. Spots were not reviewed across the entire site.~~
- ~~○ Identify and rectify either grading issues or label issues at TC/FG. Across from ST 4 is a spot showing TC=985.45 and FG=983.77 which exceeds a 0.5' curb height. Please rectify at this location and others. Spots were not reviewed across the entire site.~~
- ~~○ Update slope arrow (currently 1.36% the wrong direction) when the FG surface is updated.~~

4. ~~Sheet 5/8: ESC plan will be reviewed upon submission of SWPPP narrative.~~

5. ~~Sheet 6/8:~~

- ~~○ Rectify backslope on Pipe L-11 and update associated information on SWMP tables. The slopes do not match.~~
- ~~○ Verify Pipe L-2 length (14' SWMP vs. 18' SP)~~
- ~~○ Verify Pipe L-EX1 and structure ST-EX1 inverts, slopes, and lengths. SP and SWMP pages 15 & 16 have conflicting data. Please label said pipe and structure on the SP.~~
- ~~○ ST 5 is shallow and violates guidance provided by SUDAS Figure 6010.512. Verify construction of structure with owner and contractor. The City is okay with the structure as proposed.~~

6. Sheet 5/8 SWPPP Sheet: List construction entrance aggregate in quantities table.

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

PLANNING & ZONING: October 6, 2020 at 5:30 at the Grimes City Hall

COUNCIL MEETING: October 27, 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.

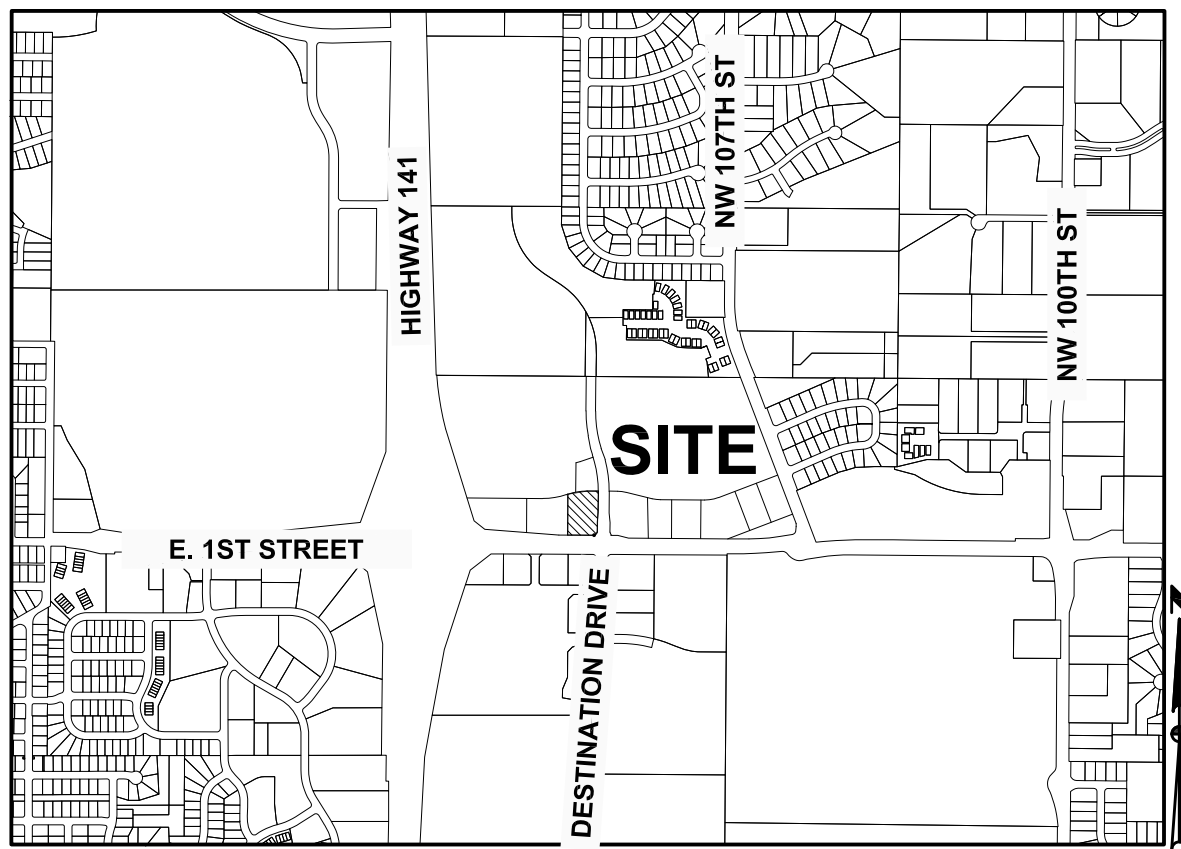
Sincerely,

Evann Martin
Assistant Planner

SITE PLAN FOR:
DESTINATION MARKET PLAT 5
GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

OWNER/APPLICANT

DESTINATION MARKET LLC
3737 WOODLAND AVE STE 100
WEST DES MOINES, IA 50266
CONTACT: MARK HANRAHAN
EMAIL: MHANRAHAN@OWACA.COM
PH: (515) 309-4002

ENGINEER

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

SURVEYOR

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

DATE OF SURVEY

MARCH 30, 2020

BENCHMARKS

- CAP BOLT ON HYDRANT SW CORNER OF N 5TH STREET & N LITTLE BEAVER DRIVE.
ELEVATION=925.98
- BURY BOLT ON HYDRANT SW CORNER OF NE TELKAY LN AND NE DESTINATION DR.
ELEVATION=985.28

SUBMITTAL DATES

FIRST SUBMITTAL: 08/5/2020
SECOND SUBMITTAL: 09/11/2020
THIRD SUBMITTAL: 09/25/2020

LEGAL DESCRIPTION

LOT 2, DESTINATION MARKET PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

ZONING

ZONING: C-2 GENERAL AND HIGHWAY SERVICE
COMMERCIAL DISTRICT WITHIN
TRANSPORTATION OVERLAY DISTRICT

PROJECT SITE ADDRESS

2255 E 1ST STREET
GRIMES, IA 50111

PROPOSED USE

RESTAURANT AND COFFEE SHOP

DEVELOPMENT SUMMARY

ZONING: C-2 GENERAL AND HIGHWAY SERVICE
COMMERCIAL DISTRICT WITHIN
TRANSPORTATION OVERLAY DISTRICT

SETBACKS:

FRONT: 25 FEET
SIDE: NONE
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

LOT 1

AREA: 1.12 ACRES (48,739 SF)

OPEN SPACE CALCULATION:

OPEN SPACE REQUIRED = 7,311 SF (15%)

TOTAL SITE: = 48,739 (1.12 AC.)
BUILDING = 2,233 SF
PARKING AREAS = 24,419 SF
STREET = 3,283 SF
SIDEWALK/PATIO = 3,376 SF
OPEN SPACE PROVIDED = 15,428 SF (31.65%)

PARKING:

RESTAURANTS: 10 SPACES/ 1000 GFA PLUS 5 DRIVE THRU STACKING SPACES BETWEEN WINDOW AND MENU BOARD.
BUILDING+PATIO ((2233+330)/1000)10= 26 SPACES
TOTAL PROVIDED = 33 SPACES

ACCESSIBLE SPACES:

TOTAL REQUIRED = 2 SPACES
TOTAL PROVIDED = 2 SPACES

LOT 2

AREA: 1.13 ACRES (49,387 SF)

OPEN SPACE CALCULATION:

OPEN SPACE REQUIRED = 7,408 SF (15%)

TOTAL SITE: = 49,387 (1.13 AC.)
DRIVEWAYS = 13,082 SF
STREET = 2,745 SF
OPEN SPACE PROVIDED = 33,560 SF (67.95%)

CONSTRUCTION SCHEDULE

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

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

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

— S — S — S —
— ST — ST —
— 8" W —
— W — W —
— 8" W —
— 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 —



UTILITY WARNING

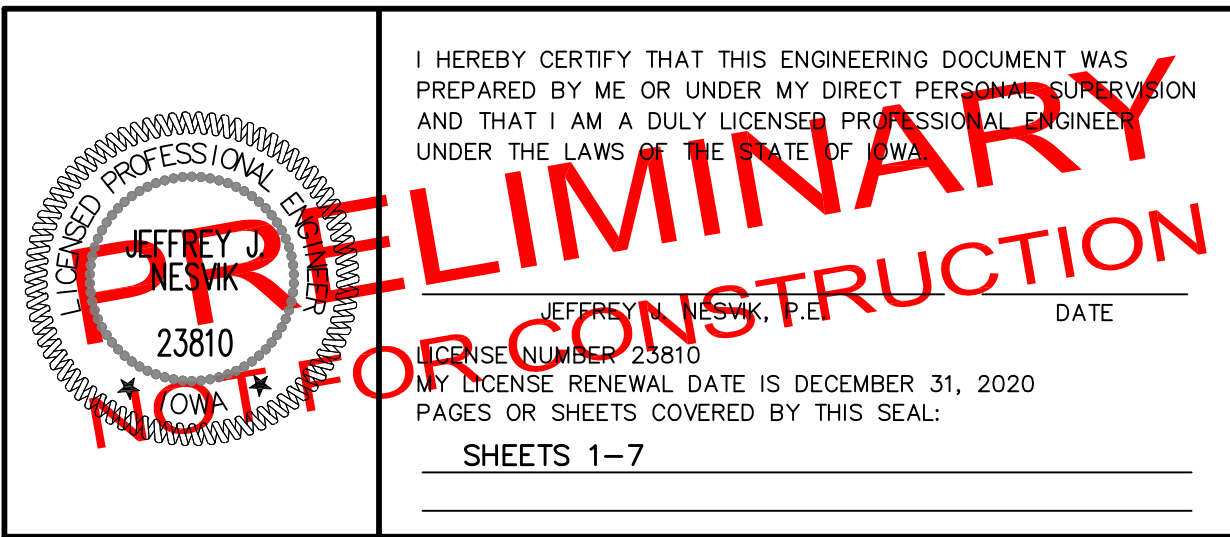
ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT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





A horizontal scale bar labeled "SCALE" at the top center. Below the bar, there are four tick marks labeled "0'", "10'", "20'", and "40'". The bar is divided into segments by vertical lines at these marks. The segments from 0' to 10' and 10' to 20' are each further divided into two equal parts by smaller vertical lines, creating four equal segments of 5' each. The segment from 20' to 40' is not further divided.

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 DELAY OR 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 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 DEPTH OF ALL UTILITIES TO BE REMOVED WILL 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 DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% MAXIMUM 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, POLYETHYLENE GLASS FIBER OPTIC AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.

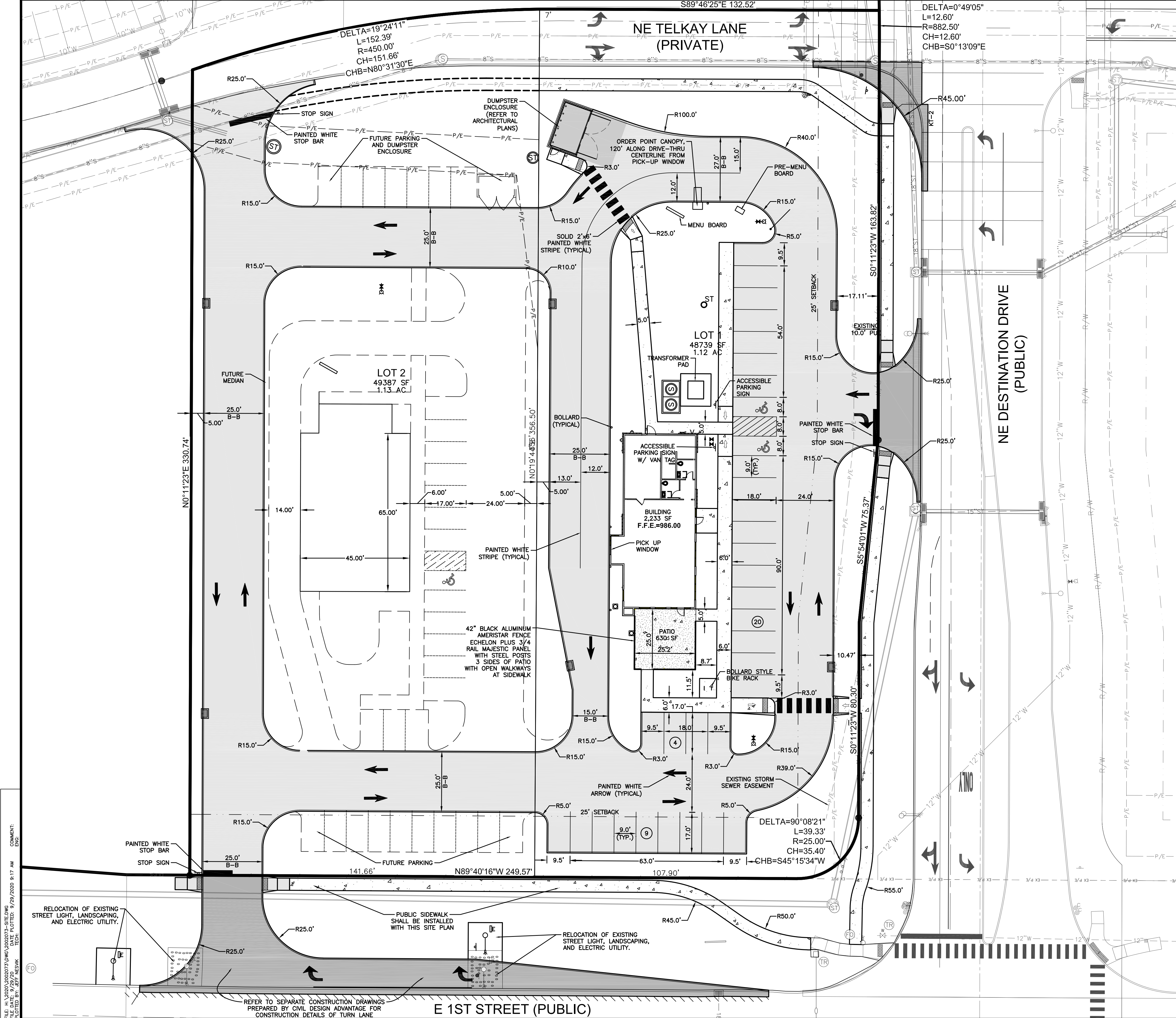
7. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.

8. ALL DEMOLITION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.

9. CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

10. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED IN THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

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



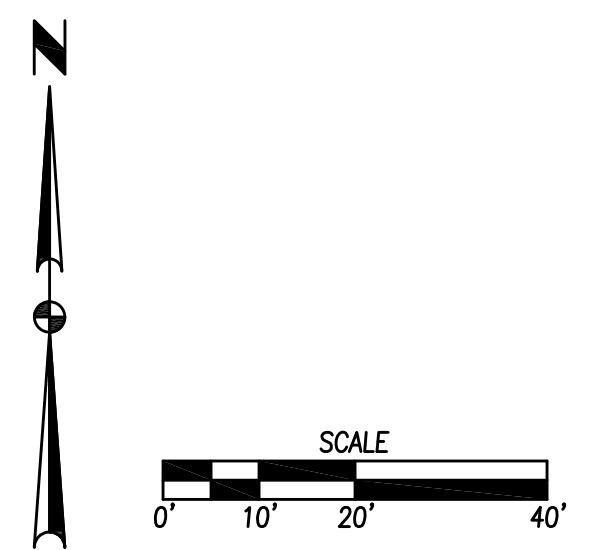
- GENERAL NOTES**
1. THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
 2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
 3. ALL WORK SHALL BE IN 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 UTIL COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
 5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
 6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W. / EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
 7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
 8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
 9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
 10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
 11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
 12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
 13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
 15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
 16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
 17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
 18. ALL 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.

PAVEMENT THICKNESS

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. RIGHT-OF-WAY (DESTINATION)	8" P.C.C.
5. RIGHT-OF-WAY (1ST STREET)	9.5" 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 PRESSURE TESTED AND CHLORINATED BY THE DEVELOPER. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF GRIMES. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE DEVELOPER AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DEPT. AND BY FAX TO US WATER AT 515-986-7300. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
 - g. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.
- 4. STORM SEWER NOTES:**
- a. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
 - b. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
 - c. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
 - d. STORM SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISION.
 - e. USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.



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CHECKED BY: JEFF NEVINS
PLOTTED BY: JEFF NEVINS

DATE: 9-25-2020 9-11-2020 8-5-2020

REVISIONS

3RD SUBMITTAL 2ND SUBMITTAL 1ST SUBMITTAL

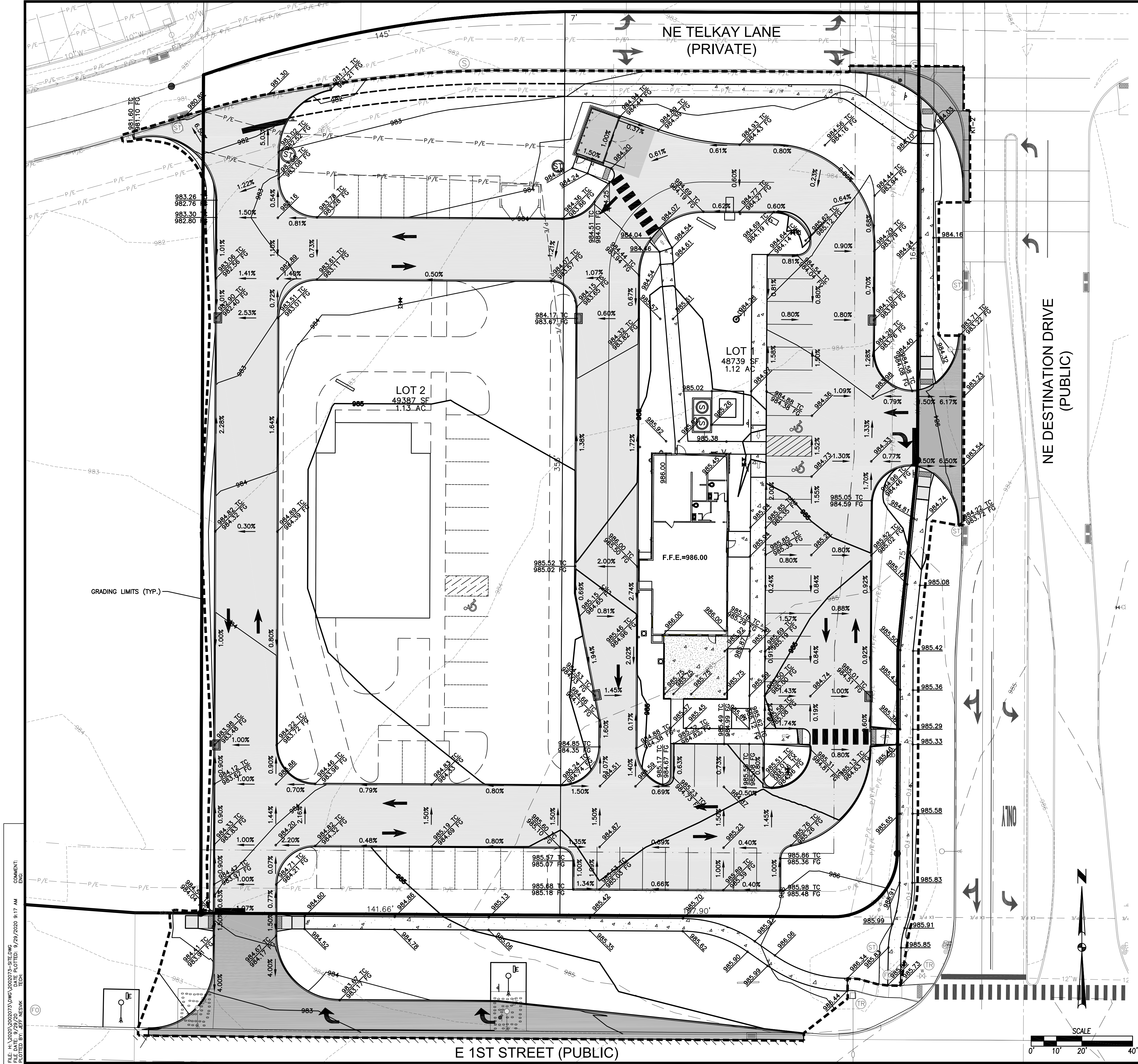
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: DAM
ENGINEER: JJN

DESTINATION MARKET PLAT 5
DIMENSION PLAN

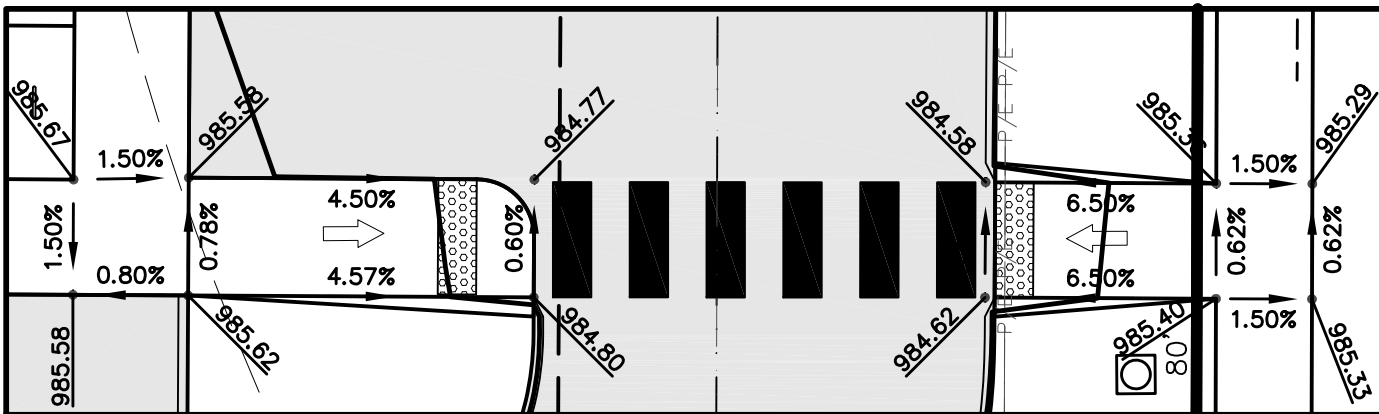
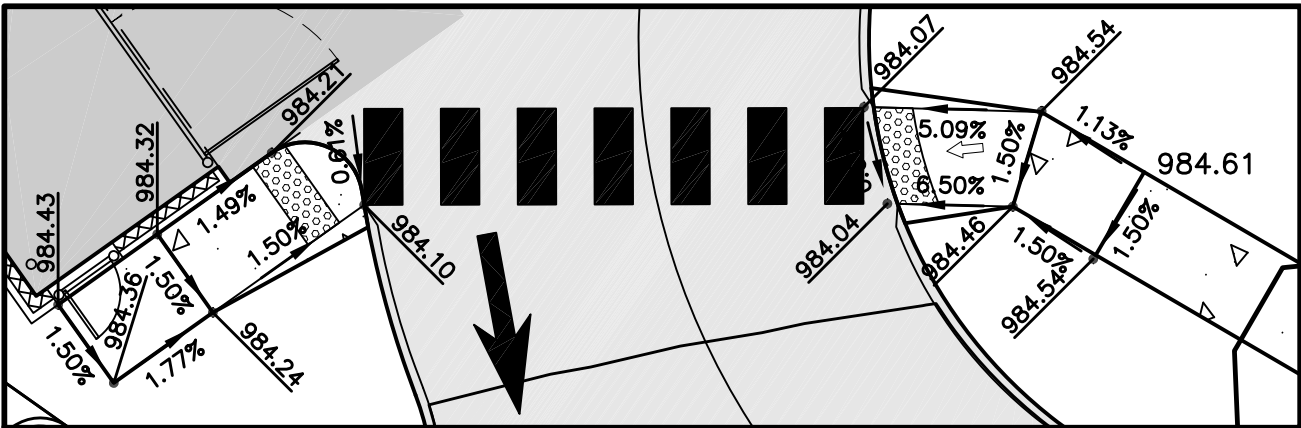
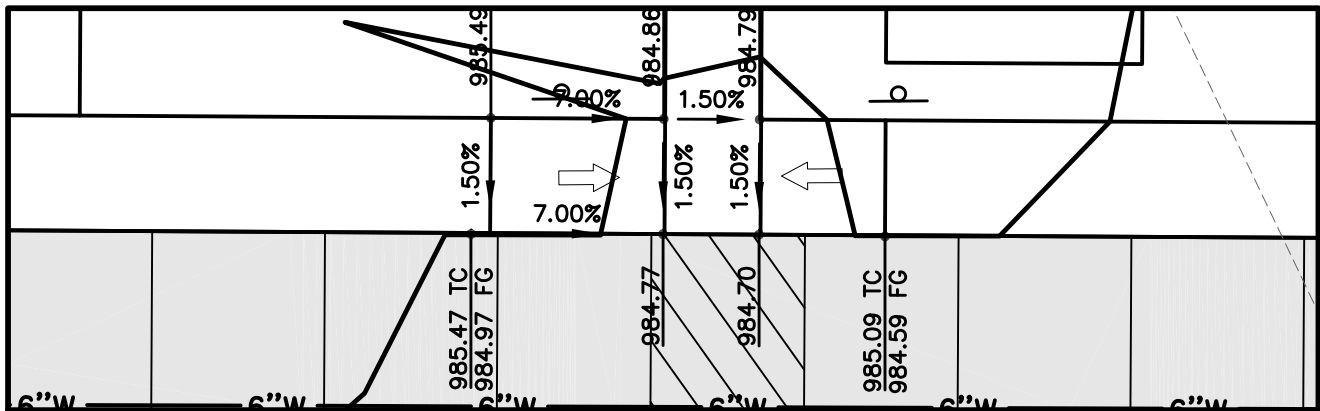
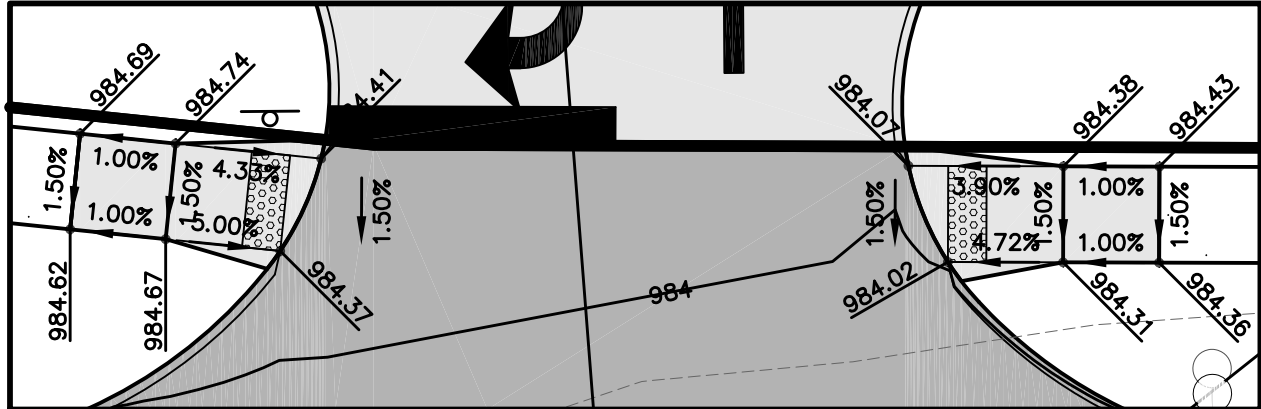
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DRAWN BY: JEFF NEVINS
CHECKED BY: JEFF NEVINS



GRADING NOTES

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



DATE		REVISIONS	
9-25-2020	9-11-2020	3RD SUBMITTAL	2ND SUBMITTAL
8-5-2020		1ST SUBMITTAL	

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

CIVIL DESIGN ADVANTAGE

ENGINEER: JJN

TECH: DAM

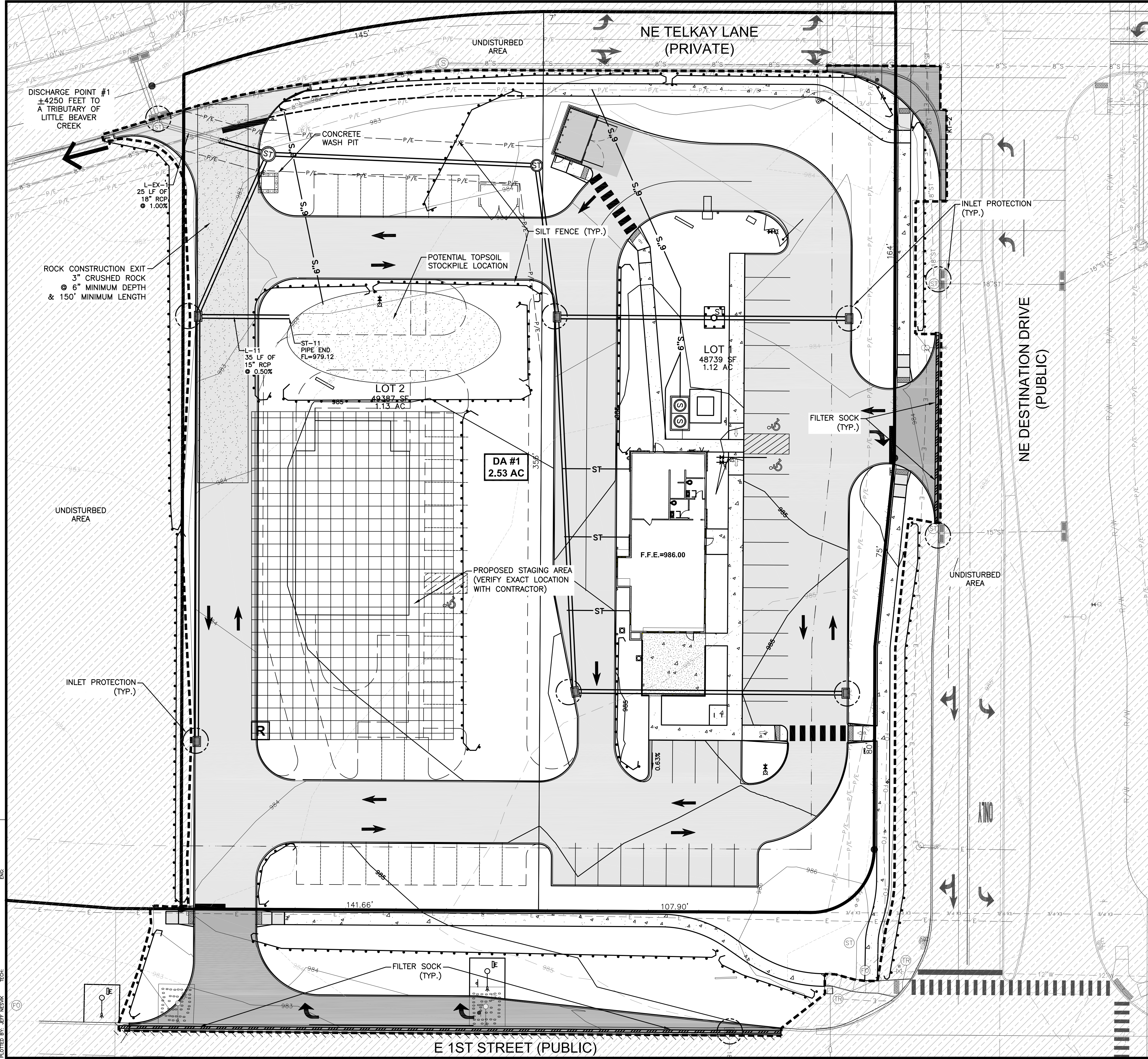
DESTINATION MARKET PLAT 5

GRADING PLAN

4

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2002.073



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

STABILIZATION QUANTITIES

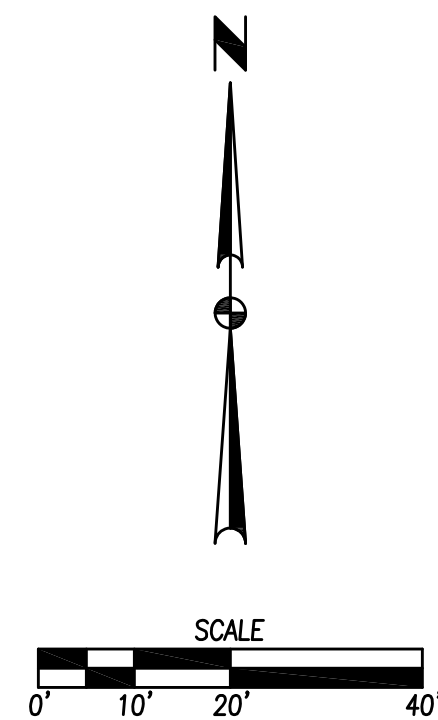
ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,920
2	FILTER SOCK	LF	336
3	SEEDING, FERTILIZING, AND MULCHING	AC	1.38
4	INLET PROTECTION DEVICES	EA	10
5	CONCRETE WASHOUT PIT	EA	1

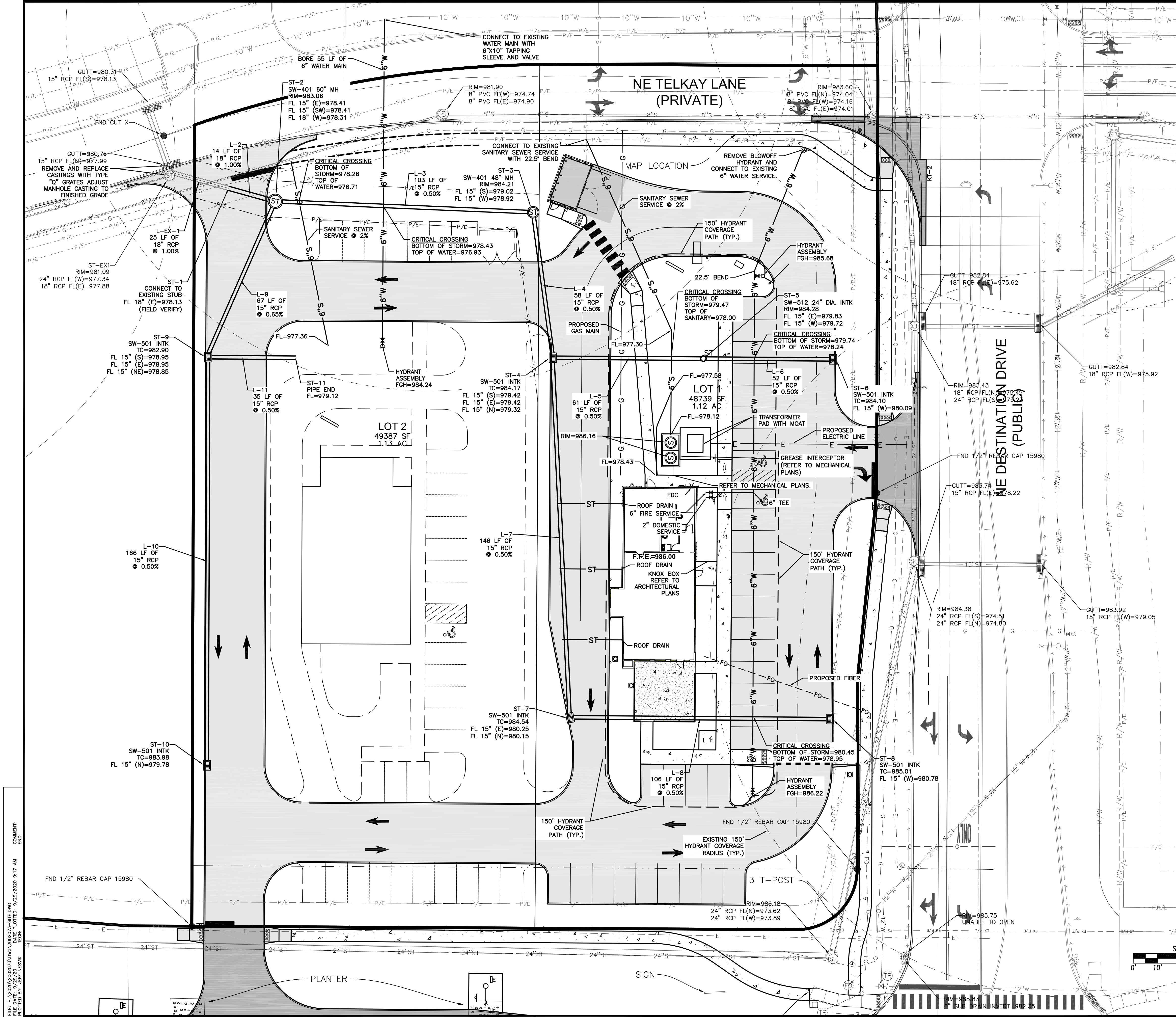
DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF LITTLE BEAVER CREEK ±4250 FT	2.53 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	9,108 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN FILTER SOCK (336 LF @ 2.0 CU FT/LF OF SOCK)	672 CU FT
VOLUME PROVIDED IN SILT FENCE (1,920 LF @ 4.5 CU FT/LF OF FENCE)	8,640 CU FT
TOTAL VOLUME PROVIDED	9,312 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 SEED 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.





UTILITY NOTES

- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
- FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
- BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS, AND ALL CITY 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 CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT 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'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 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.
- 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.

ACCESSIBLE PARKING SIGN

BOLLARD BIKE RACK DETAIL

UTILITY PLAN

DESTINATION MARKET PLAT 5

UTILITY PLAN

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

ENGINEER: JJN

TECH: DAM

3RD SUBMITTAL 9-11-2020
2ND SUBMITTAL 9-11-2020
1ST SUBMITTAL 8-5-2020

DATE

REVISIONS

FILE: H:\2020\20202023\WMO\20202023-STEDS\DWG\20202023-UTL.DWG
PLOT: 9/29/2020 9:17 AM
PLOT: 9/29/2020 9:17 AM
PLOT: 9/29/2020 9:17 AM



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

PUBLIC RIGHT OF WAY BUFFER:
1 TREE PER 50 LF AND 1 SHRUB PER 4 L.F.
BETWEEN VEHICLE USE AREAS AND RIGHT OF WAY

E 1ST STREET (98 FT.)

	REQUIRED	PROVIDED
TREES	= 2	2
SHRUBS	= 25	25

NE DESTINATION DRIVE (204 FT.)

	REQUIRED	PROVIDED
TREES	= 5	6
SHRUBS	= 51	53

OPEN SPACE CALCULATION:
OPEN SPACE REQUIRED = 7,311 SF (15%)

TOTAL SITE:	=	48,739 (1.12 AC.)
BUILDING	-	2,233 SF
PARKING AREAS	-	24,419 SF
STREET	-	3,283
<u>SIDEWALK/PATIO</u>	-	<u>3,376 SF</u>
OPEN SPACE PROVIDED	=	15,428 SF (31.65%)

OPEN SPACE CALCULATION:

A. 2 TREES PER 1000 SF REQUIRED OPEN SPACE (50%
2 IN. CALIPER, 50% 1.5 IN. CALIPER AT 8' MINIMUM)

B. 2 SHRUBS PER 1000 SF REQUIRED OPEN SPACE

TOTAL SITE: = 48,739 SF (1.12 AC.)
OPEN SPACE REQUIRED: = 7,311 SF (15%)

OPEN SPACE 7,311 SF

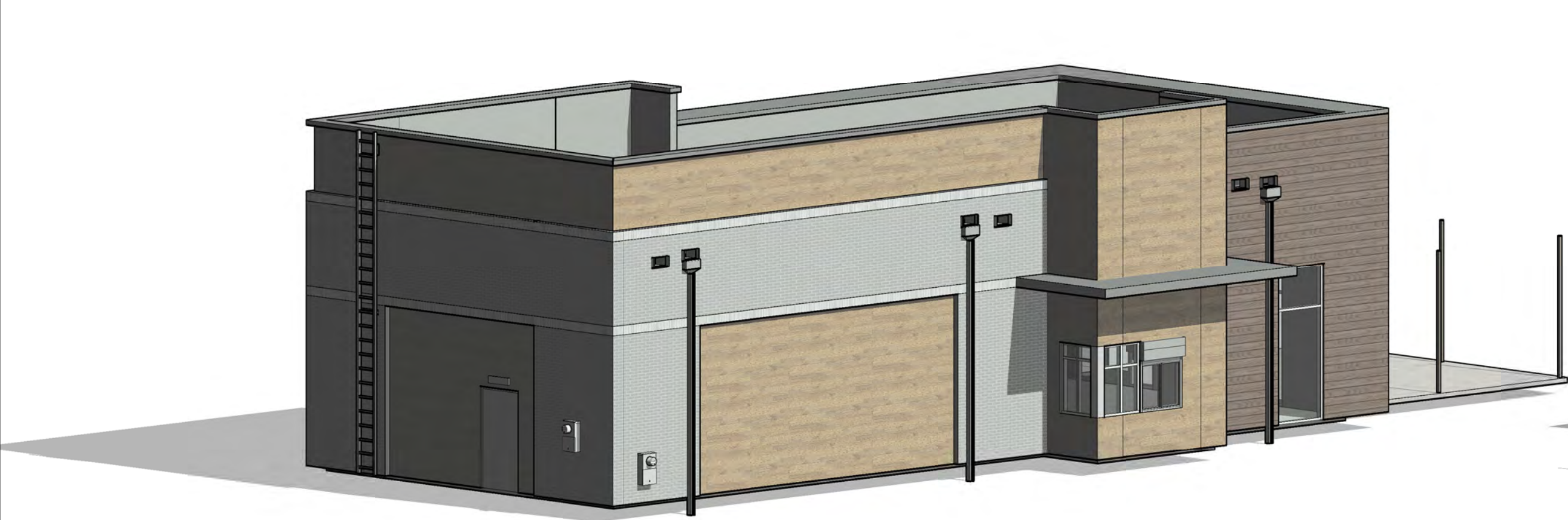
REQUIRED		PROVIDED
TREES	= 15	15
SHRUBS	= 15	15

TOTAL SITE:	=	48,739	(1.12 AC.)
BUILDING	-	2,233	SF
PARKING AREAS	-	24,419	SF
STREET	-	3,283	
<u>SIDEWALK/PATIO</u>	-	<u>3,376</u>	<u>SF</u>
OPEN SPACE PROVIDED	=	15,428	SF (31.65%)

PLANT LIST:

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PC	2	Colorado Spruce	Picea pungens	B&B, 6' HEIGHT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AA2	2	Autumn Brilliance Serviceberry	Amelanchier canadensis 'Autumn Brilliance'	B&B, 6' HEIGHT, MULTI-STEM
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AA	4	Autumn Flame Maple	Acer rubrum 'Autumn Flame'	B&B, 1.5" CALIPER
GS	4	Shademaster Locust	Gleditsia triacanthos inermis 'Shademaster'	B&B, 1.5" CALIPER
GS2	6	Shademaster Locust	Gleditsia triacanthos inermis 'Shademaster'	B&B, 2" CALIPER
TC	4	Chancellor Linden	Tilia cordata 'Chancellor' TM	B&B, 2" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
BA	22	Dwarf Redleaf Japanese Barberry	Berberis thunbergii 'Atropurpurea Nana'	3 GAL
BI	12	Wintergreen Korean Littleleaf Boxwood	Buxus sinica insularis 'Wintergreen'	5 GAL
CI	16	Isanti Redosier Dogwood	Cornus sericea 'Isanti'	5 GAL
JF	13	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 GAL
JO	12	Old Gold Juniper	Juniperus chinensis 'Old Gold'	5 GAL
SM	29	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	5 GAL
SP	6	Bloomingtree Purple Lilac	Syringa x 'Penda' TM	3 GAL
GRASSES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CK	32	Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	5 GAL
MS	25	Silver Feather Grass	Miscanthus sinensis 'Silverfeder'	5 GAL

P:\2020\19121C Destination Market Plat 2, Lot 1 & Lot 2, Grimes, IA\19121C Starbucks, Destination Square, Grimes, IA\CAD\Arch\19121C DM COFFEE SHOP 2020-09-03.rvt
9/11/2020 4:20:10 PM



5 **LOOKING SE**

SCALE:



6 **LOOKING NE**

SCALE:



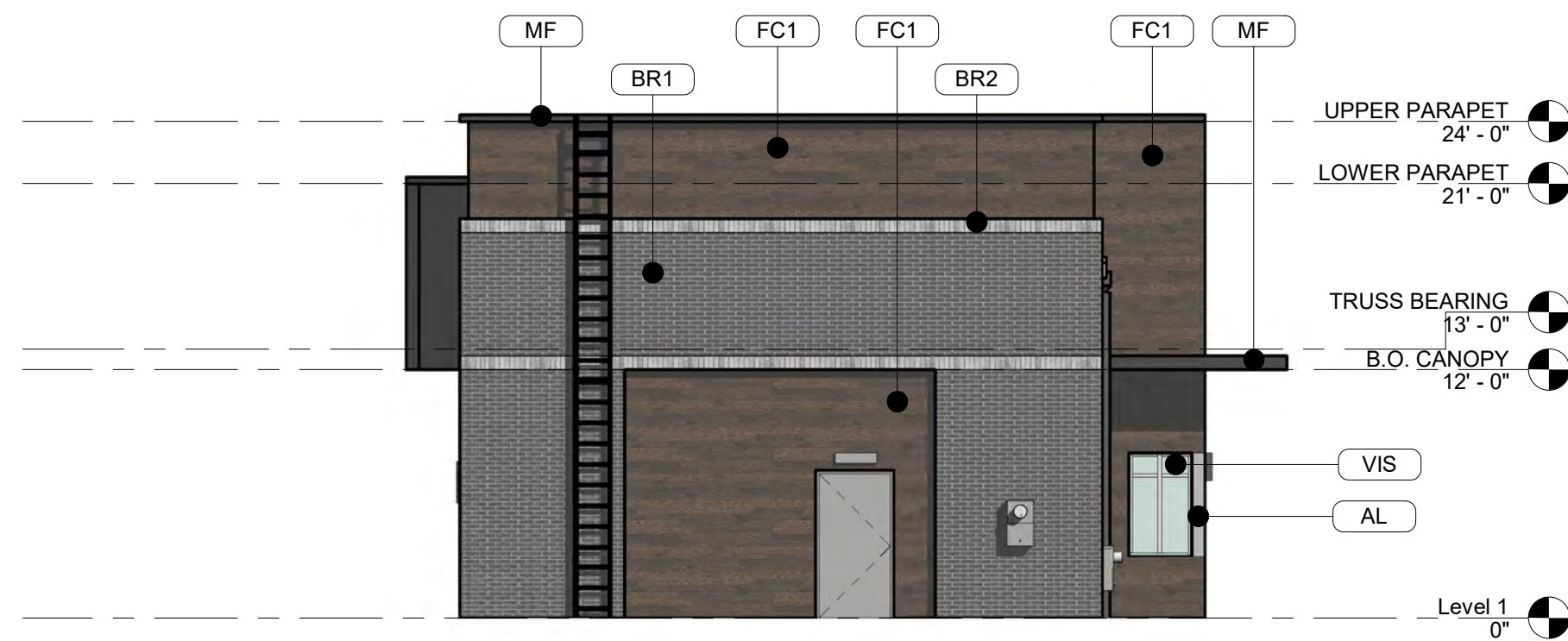
7 **LOOKING NW**

SCALE:



8 **LOOKING SW**

SCALE:



2 **NORTH ELEVATION**

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



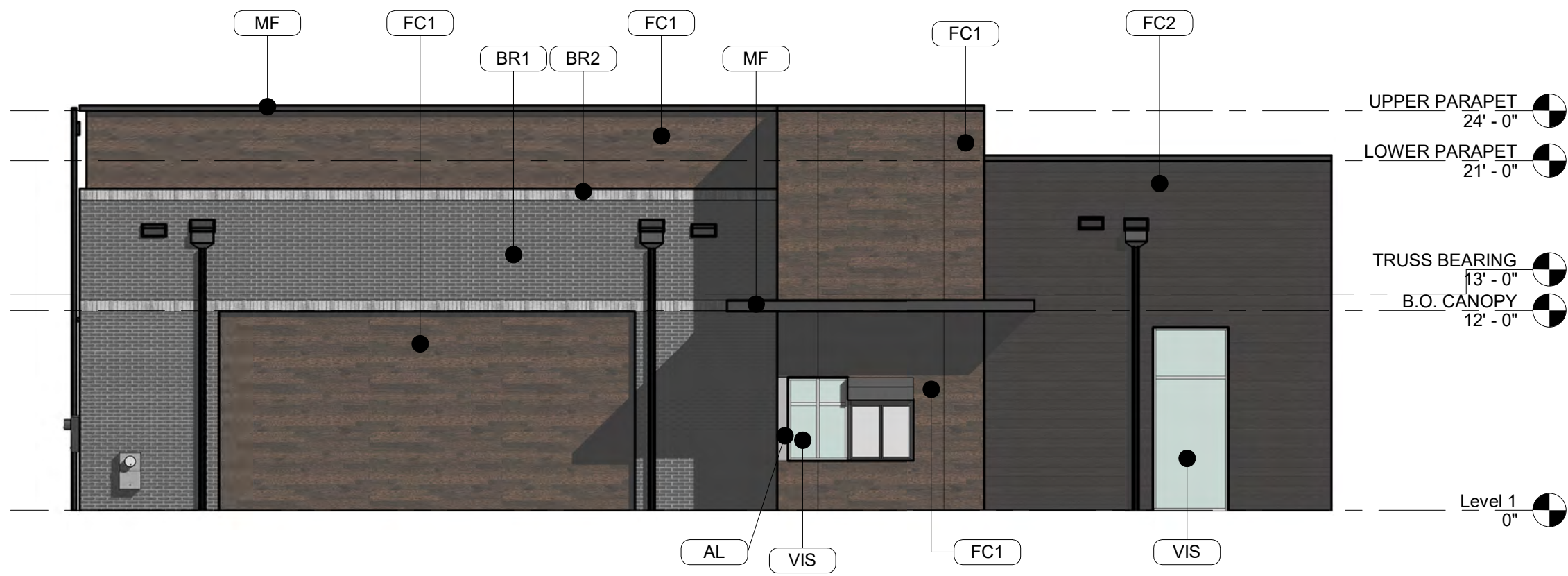
3 **SOUTH ELEVATION**

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



1 **EAST ELEVATION**

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



4 **WEST ELEVATION**

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

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
AL	CLEAR ANODIZED ALUM
BR1	4" FACE BRICK; BLACK/CHARCOAL COLOR, RUNNING BOND
BR2	4" FACE BRICK-SOLDIER COURSE; BLACK/CHARCOAL COLOR,SOLDIER COURSE
FC1	NICHIHA FIBERCEMENT PANEL 1; VINTAGEWOOD SPRUCE, HORIZONTAL INSTALL
FC2	NICHIHA FIBERCEMENT PANEL 2; VINTAGEWOOD BARK, HORIZONTAL INSTALL
MF	PREFINISHED METAL, BLACK
VIS	1" INSULATED VISION GLASS: CLEAR W/ LOW E COATING IN CLEAR ANODIZED ALUM FRAME

MATERIAL QUANTITY TABLE		NORTH (SF)		SOUTH (SF)		EAST (SF)		WEST (SF)	
	%		%		%		%		%
BRICK		419	48%	0	0%	419	31%	508	30%
FIBER CEMENT		417	47%	614	97%	921	67%	1129	67%
PREFINISHED METAL		46	5%	21	3%	25	2%	37	2%
TOTAL		882	100%	635	100%	1365	100%	1674	100%

GLAZING QUANTITY TABLE		NORTH (SF)		SOUTH (SF)		EAST (SF)		WEST (SF)	
	%		%		%		%		%
GLAZING		19	2%	187	23%	336	20%	91	5%
NON-GLAZING		863	98%	635	77%	1365	80%	1674	95%
TOTAL		901	100%	822	100%	1701	100%	1765	100%

This drawing has been prepared by the Architect or under the Architect's direct supervision. This drawing is not to be used for any other project without the written consent of the Architect. The Architect and its Designer/Architect and is intended for use on this project only. Any use of this drawing without the written consent of the Architect is prohibited. (C) Copyright 2020 by Simonson & Associates Architects, LLC.

simonson

simonson & associates architects llc
1717 ingsersoll avenue suite 117 des moines ia 50309
p 515 440 5626 w www.simonsonassoc.com

COFFEE SHOP
DESTINATION MARKET PLAT 5
2255 EAST 1ST STREET
Grimes IA, 50111

NOT FOR CONSTRUCTION

Rev. #	Issue / Revision	Date
1	SITE PLAN SUBMITTAL	08.14.2020
4	SITE PLAN RESUBMITTAL	09.11.2020

Proj. No. SAA Proj. Mgr.

19121C EW

Sheet Title

**SITE SUBMITTAL
ELEVATIONS**

Sheet No.

SP-200

Planning & Zoning Staff Report

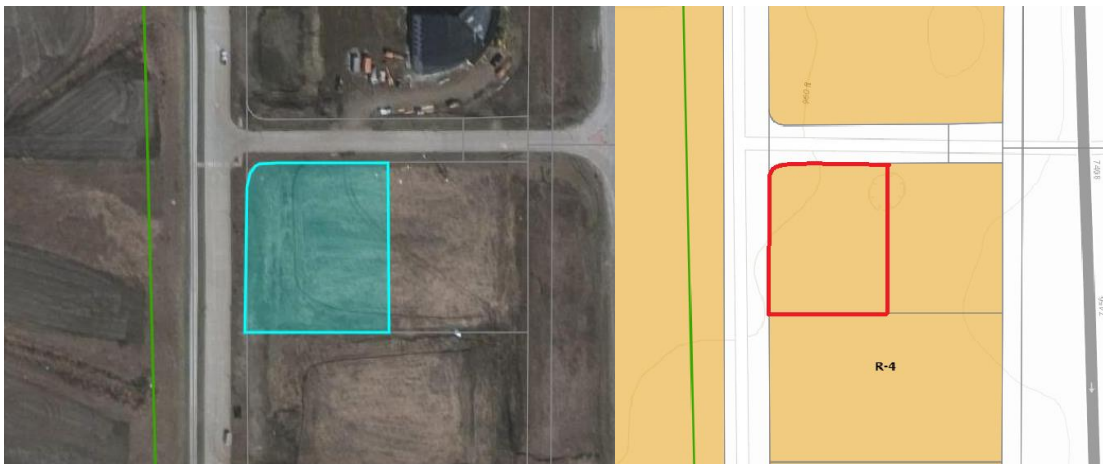


TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: October 6, 2020
RE: Heritage at Grimes Commercial Plat 3 – Preliminary Plat

GENERAL INFORMATION:

Applicant:	Heritage 141 LLC
Requested Action	Preliminary Plat
Location	951 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	R-4
North	Raccoon Valley Bank	Mixed Use 1	R-4
South	Vacant	Mixed Use 1	R-4
East	Vacant	Mixed Use 1	A-1
West	Vacant	LDR	R-4

BACKGROUND:

The applicant is requesting approval of a preliminary plat, which will allow for future subdivision of the existing Lot 9 and 10 in Heritage at Grimes Commercial Plat 2 into two development lots of different sizes.

ANALYSIS:

A concept layout is shown on the preliminary plat. Access to the development will be from two shared driveways: one off of NE Gateway Drive and one on NE 10th Street. Pedestrian access is provided along NE Gateway Drive and NE 10th Street. Sanitary service will connect to the existing line that runs along the west side of the property and water will connect from the existing line along NE Gateway Drive.

STAFF RECOMMENDATION:

Staff would recommend approval of the preliminary plat for Heritage at Grimes 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

September 4, 2020
September 21, 2020

Civil Design Advantage

Attn: Josh Trygstad
3405 SE Crossroads Drive, Suite G
Grimes, IA 50111

RE: Heritage at Grimes Commercial Plat 3

Dear Mr. Trygstad:

The Development Services Department is in receipt of a proposed Preliminary Plat for the Hope Commercial Plat 3. Based on the review of the provided submittal materials, staff have the following comments:

Sheet 2:

1. ~~Label lots as Lot 1 and Lot 2.~~
2. ~~Several easements are labeled in inches rather than feet. Please revise.~~
3. ~~Show existing water main and label size.~~
4. ~~Label contours.~~
5. ~~Add 5' sidewalk along NE Gateway and NE 10th St.~~

Sheet 3:

1. ~~Provide a shared driveway on NE Gateway Drive.~~
2. ~~Show landscaping along ROW on the concept plan.~~

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: September 11, 2020
(1 PDF of Preliminary Plat)

PLANNING & ZONING: October 6, 2020 at 5:30 at the Grimes City Hall

COUNCIL MEETING: October 27, 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

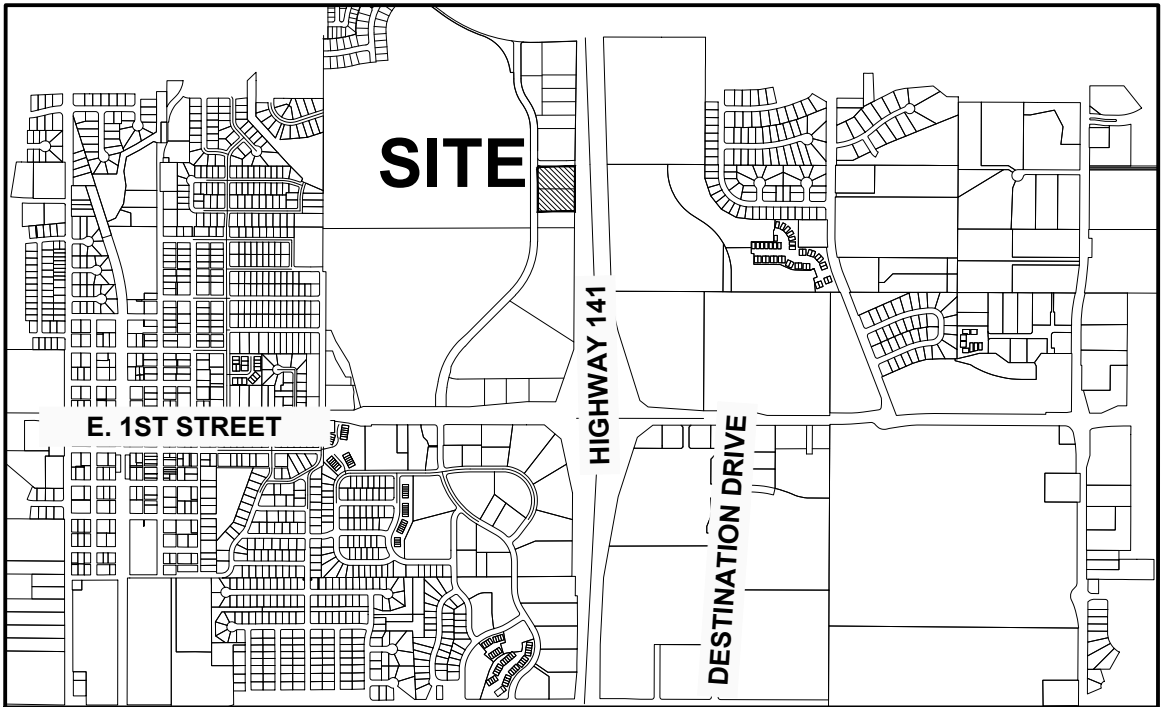
PRELIMINARY PLAT FOR:

HERITAGE AT GRIMES COMMERCIAL PLAT 3

GRIMES, IOWA

VICINITY MAP

NO SCALE



GRIMES, IOWA

BULK REGULATIONS

FRONT = 20' - FRONTAGE ALONG HIGHWAY 141 AND BEAVERBROOK DRIVE REQUIRE 20' ALL OTHERS 0'
SIDE = 0'
REAR = 0' - MUST INCLUDE 35' BUFFER WHEN ADJACENT TO SINGLE FAMILY RESIDENTIAL LOTS

LOT ADDRESS

LOT 1 - 951 NE GATEWAY DRIVE
LOT 2 - 825 NE GATEWAY DRIVE

OWNER

HERITAGE 141 LLC
6205 MILLS CIVIC PKWY STE 201
WEST DES MOINES, IA 50266-5354

ENGINEER/SURVEYOR

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

NOTES:

1. PROPOSED SPEED LIMIT ON NE GATEWAY DRIVE IS 35 MPH.
2. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
3. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.

FEMA FLOOD NOTE:

POLK COUNTY, PANEL 160 OF 555
MAP NUMBER= 19153C0160F
EFFECTIVE DATE= FEBRUARY 1, 2019

OPEN SPACE NOTE

THE TOTAL LAND AREA DEVOTED TO OPEN SPACE AND LANDSCAPING SHALL NOT BE LESS THAN THE SPECIFIED PERCENTAGE OF THE GROSS LAND AREA INCLUDED IN THE BUILDING LOT. SUCH OPEN SPACE SHALL BE MAINTAINED AS GRASSED AND LANDSCAPED AREA AND SHALL NOT INCLUDE ACCESS DRIVES, PARKING AREAS, STRUCTURES OR BUILDINGS, EXCEPT ORNAMENTAL STRUCTURES INCLUDED AS PART OF THE LANDSCAPING THEME

PLAT DESCRIPTION

ALL OF LOTS 9 AND 10, HERITAGE AT GRIMES COMMERCIAL PLAT 2, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND CONTAINING 4.15 ACRES (180,929 SF).

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)

ROW MARKER

ROW RAIL

PLATTED DISTANCE

MEASURED BEARING & DISTANCE

RECORDED AS

DEED DISTANCE

CALCULATED DISTANCE

CURVE ARC LENGTH

MINIMUM 100 YEAR FLOOD

PROTECTION ELEVATION

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

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

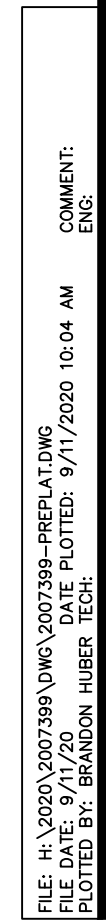
FIELD TILE

SANITARY SEWER W/ SIZE

STORM SEWER W/ SIZE

WATER MAIN W/ SIZE

	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.	
	JOSHUA A. TRYGSTAD, P.E.	DATE
	LICENSE NUMBER 19228	
	MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020 PAGES OR SHEETS COVERED BY THIS SEAL:	
ALL SHEETS		



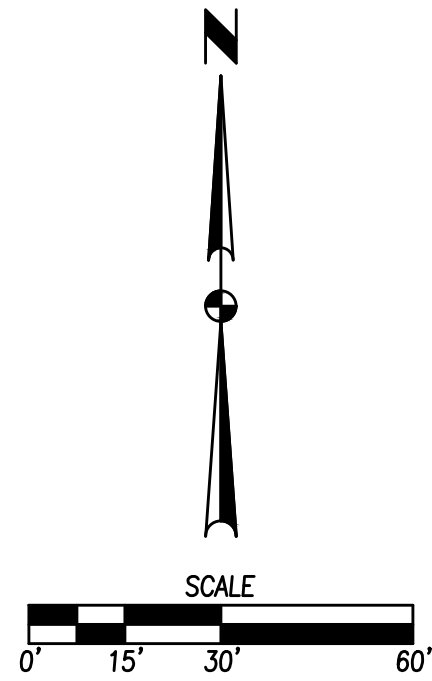
- EXISTING 12
WATER MAIN.

~~N89°56'54"E 363.32'~~

LOT 2

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.



	HERITAGE AT GRIMES COMMERCIAL PLAT #3	 CIVIL DESIGN ADVANTAGE GRIMES, IOWA	ENGINEER:	TECH:	REVISIONS	DATE
	PRELIMINARY PLAT		ENGINEER:	TECH:	PRELIMINARY PLAT SUBMITTAL #2	09/11/20
					PRELIMINARY PLAT SUBMITTAL #1	07/31/20

3/3

2007.399



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

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: October 6, 2020
RE: Heritage at Grimes Commercial Plat 3 – Final Plat

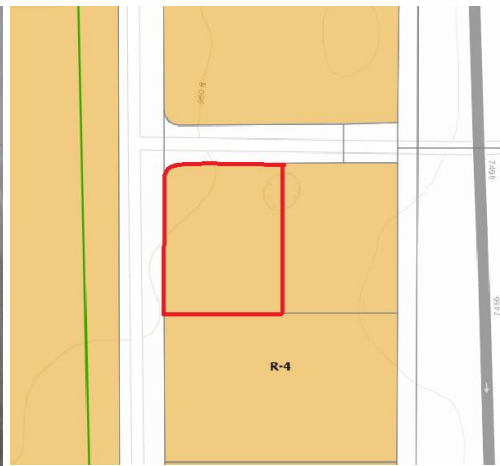
GENERAL INFORMATION:

Applicant:	Heritage 141 LLC
Requested Action	Final Plat
Location	951 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	R-4
North	Raccoon Valley Bank	Mixed Use 1	R-4
South	Vacant	Mixed Use 1	R-4
East	Vacant	Mixed Use 1	A-1
West	Vacant	LDR	R-4

BACKGROUND:

The applicant is requesting approval of a final plat, which will divide the existing Lot 9 and 10 in Heritage at Grimes Commercial Plat 2 into two development lots of different sizes.

ANALYSIS:

The layout is consistent with the preliminary plat. Access to the development will be from two shared driveways: one on NE Gateway Drive and one on NE 10th Street. Pedestrian access is provided along NE Gateway Drive and NE 10th Street. Sanitary service will connect to the existing line that runs along the west side of the property and water will connect from the existing line along NE Gateway Drive.

STAFF RECOMMENDATION:

Staff would recommend approval of the final plat for Heritage at Grimes 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

September 4, 2020
September 28, 2020

Civil Design Advantage

Attn: Josh Trygstad
3405 SE Crossroads Drive, Suite G
Grimes, IA 50111

RE: Heritage at Grimes Commercial Plat 3

Dear Mr. Trygstad:

The Development Services Department is in receipt of a proposed Final Plat for the Hope Commercial Plat 3. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Provide ingress/egress easement for shared driveways.~~
- ~~2. The dimensions along the north property line don't seem to add up. Please verify.~~
- ~~3. Please provide separate sheet with MPE for each lot. Sheet must be signed by an engineer.~~
- ~~4. Addresses to remain:~~
 - ~~a. Lot 1 951 NE Gateway Drive~~
 - ~~b. Lot 2 825 NE Gateway Drive~~
5. The dimensions of Lot 1 vary slightly between the plat and site plan. Please revise make sure these areas match.

Legal Comments: Legal documents are needed prior to the Council meeting. Please submit by October 7th so we have time to review in order to make the tentative October 27th 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:	October 5, 2020 (1 PDF of Final Plat and Legals)
PLANNING & ZONING:	October 6, 2020 at 5:30 at the Grimes City Hall
COUNCIL MEETING:	October 27, 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

INDEX LEGEND

LOCATION: LOTS 9 & 10, HERITAGE AT GRIMES COMMERCIAL PLAT 2, GRIMES

REQUESTOR: HERITAGE 141 LLC

PROPRIETOR: HERITAGE 141 LLC
6205 MILLS CIVIC PKWY STE 201
WEST DES MOINES, IA 50266-5354

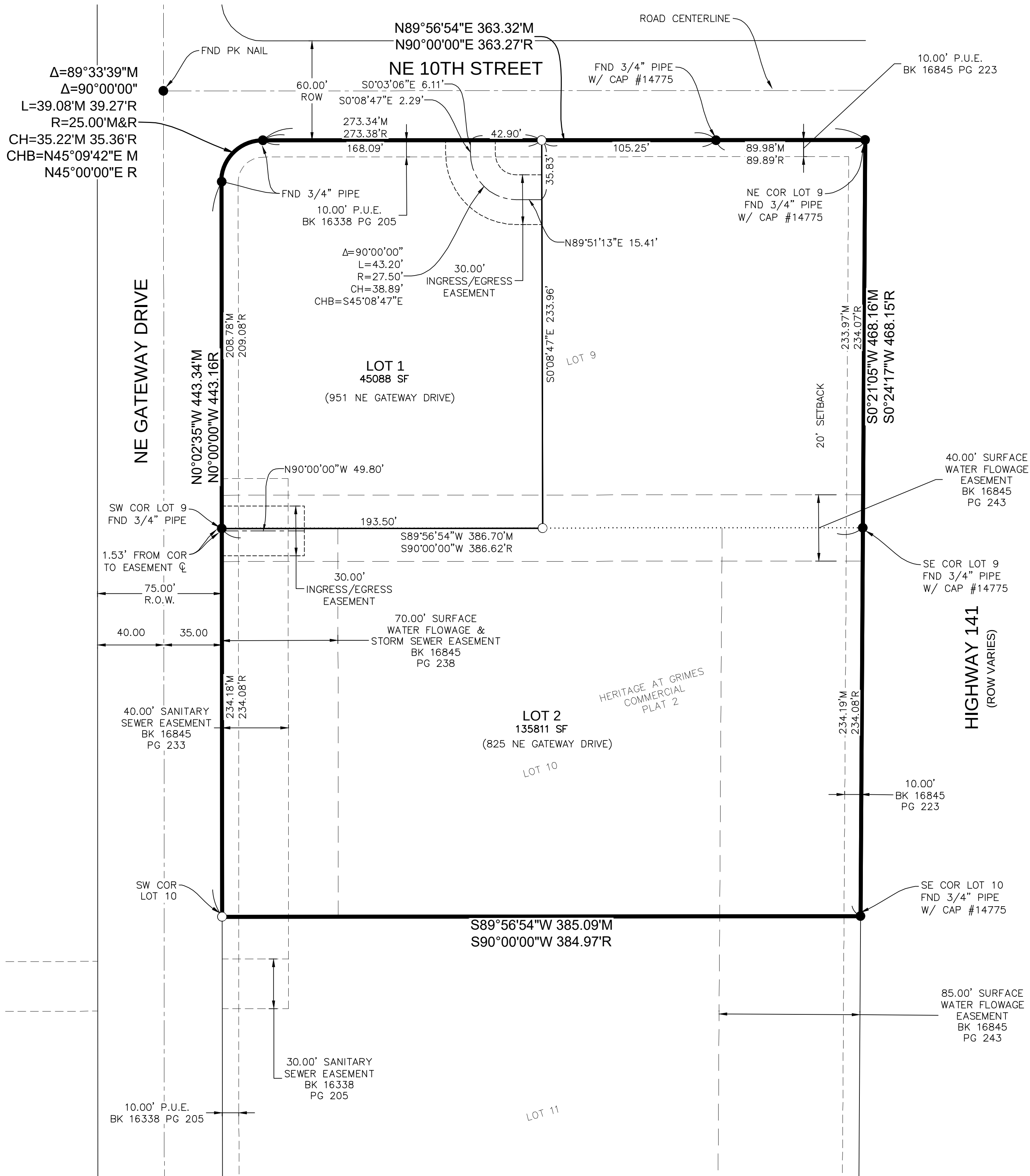
SURVEYOR: MICHAEL A. BROONER

COMPANY: CIVIL DESIGN ADVANTAGE

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

HERITAGE AT GRIMES COMMERCIAL PLAT 3

FINAL PLAT



OWNER / DEVELOPER

HERITAGE 141 LLC
6205 MILLS CIVIC PKWY STE 201
WEST DES MOINES, IA 50266-5354

ENGINEER / SURVEYOR

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

ZONING

R-4 PLANNED RESIDENTIAL DEVELOPMENT - HERITAGE AT GRIMES PUD

BULK REGULATIONS

FRONT = 20' - FRONTAGE ALONG HIGHWAY 141 AND BEAVERBROOK DRIVE REQUIRE 20' ALL OTHERS 0'

SIDE = 0'

REAR = 0' - MUST INCLUDE 35' BUFFER WHEN ADJACENT TO SINGLE FAMILY RESIDENTIAL LOTS

PLAT DESCRIPTION

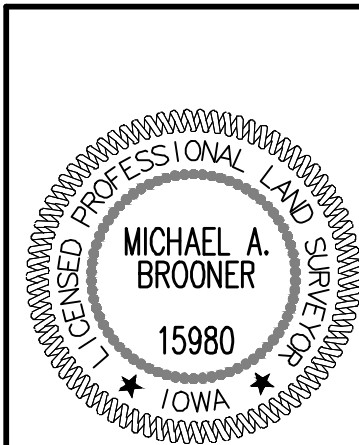
ALL OF LOTS 9 AND 10, HERITAGE AT GRIMES COMMERCIAL PLAT 2, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND CONTAINING 4.15 ACRES (180,929 SF). PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

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

LEGEND

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



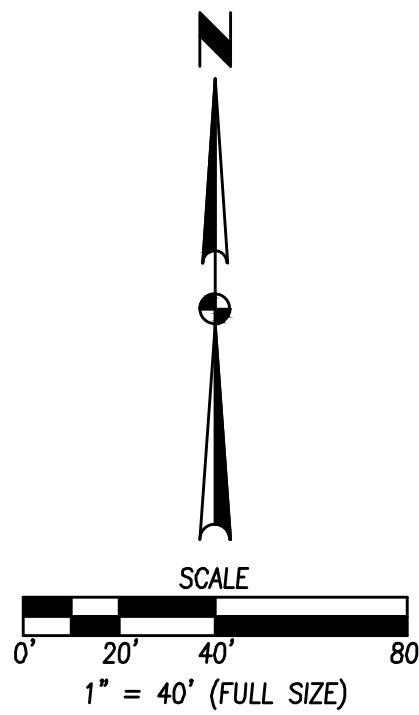
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. BROONER, P.L.S.

DATE

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

THIS SHEET



FILE: H:\2020\2007399\DWG\2007399-FINAL PLATING
PLOT: 101 101 101 101 101 101 101 101 101 101
DATE: 9/11/2020 12:04 PM
DRAWN BY: MJB

HERITAGE AT GRIMES COMMERCIAL
PLAT 3
FINAL PLAT

1/1
2007.399

DATE

REVISIONS

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

ENGINEER:

TECH:

REVIEW:

GRIMES IOWA

CIVIL DESIGN ADVANTAGE

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: October 6, 2020
RE: Grimes Dental Group – Site Plan

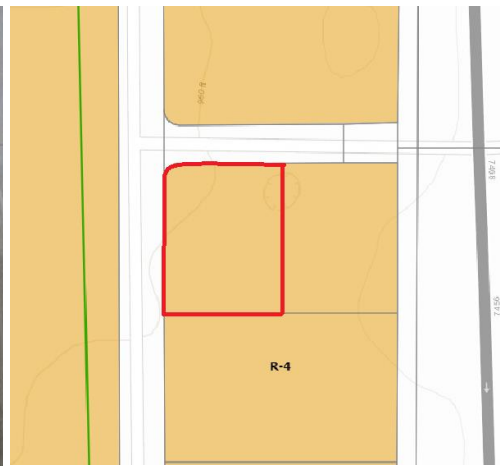
GENERAL INFORMATION:

Applicant:	Downing Construction
Requested Action	Site Plan
Location	951 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	R-4
North	Raccoon Valley Bank	Mixed Use 1	R-4
South	Vacant	Mixed Use 1	R-4
East	Vacant	Mixed Use 1	A-1
West	Vacant	LDR	R-4

BACKGROUND:

The applicant is requesting approval of the site plan for a 3,346 square foot dental office located at 951 NE Gateway Drive. The site has space reserved for a potential future building expansion.

The property is located within the C-2 zoning district and is within the Heritage PUD. The Heritage Review Committee has reviewed the plans and provided comment.

ANALYSIS:*Building/Elevations:*

The façade is proposed to be principally constructed of stone and fiber cement panels. The dumpster enclosure will be constructed of stone to match the building with a metal gate. The elevations appear to meet all of the minimum architectural standards within the Heritage PUD.

Site Layout:

The site will be accessed from NE Gateway Drive and NE 10th Street. Both driveways will be shared with the future development to the south and east. Pedestrian connectivity will be provided along NE Gateway Drive and NE 10th Street, with a pedestrian connection from NE Gateway Drive to the building.

Up lighting will be provided on the building faces. No pole lights are planned at this time.

Parking:

The site provides more than the required number of parking spaces for the site with 33 total parking spaces provided.

Landscaping/Streetscape:

The site meets the minimum required number of plantings for the Heritage PUD. Landscaping is provided along the project frontage, within landscape islands throughout the site, and around the building and transformer.

Utilities:

A new 6" sanitary sewer will connect to the existing 8" sanitary sewer on the south side of the site and will run north to the building.

A new 6" water main will connect to the existing 8" main along NE Gateway Drive.

Detention is handled within a detention basin located on the north side of the site.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for Grimes Dental Group 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

September 4, 2020

September 22, 2020

October 2, 2020

Snyder & Associates, Inc.

Attn: Monte Applegate

2727 SW Snyder Blvd

Ankeny, IA 50023

RE: Grimes Dental Group - Site Plan

Dear Mr. Applegate:

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

General Comments:

- ~~1. Staff sent the site plan, lighting, and building elevations to the Heritage Review Committee for comment. Staff is still waiting on their review. Should have it in the next couple days.~~
- ~~2. Insert City of Grimes standard notes for site plans (12/26/19).~~

C101:

- ~~1. Please update the parking calculation. Our new parking ordinance will require 3 spaces per 1000 GFA.~~
- ~~2. Under Notes BB, change Public Works Department to Engineering Department.~~
- ~~3. Change water contact to Nick Deardorff. Please change City of Grimes to US Water.~~

C200:

- ~~1. Signage will be reviewed with a separate permit. However, keep in mind signs must be at least 15' from the property line.~~
- ~~2. Label lot dimensions to the nearest tenth foot consistent with the proposed plat.~~

- ~~3. Add stop sign locations and stop bar pavement markings for both driveways. Add stop sign and stop bar for driveway off of NE Gateway.~~
- ~~4. Please move the driveway south to be shared between the dental office and future development to the south.~~
- ~~5. Label distance between dumpster enclosure and parking space. Please provide 2' minimum.~~
- ~~6. Can the transformer be moved to be more hidden from the ROW? Maybe to the southeast corner of the building?~~
- ~~7. Can you show the outline of the planned addition? We can review now to avoid future issues with setbacks, utility locations, etc. Is the basin designed to handle the building expansion?~~
- ~~8. Add ROW pavement, thickness to be 8" PCC. Change note 3 to 8" in ROW.~~

C300:

- ~~1. Storm Sewer Note 4. C. to use SUDAS Type Q casting (driveway grate). Verify the north radius on to Gateway does not end up in the intake.~~
- ~~2. Label or callout storm sewer material.~~
- ~~3. Add to note 1.F. that removed water to be capped at tee. Coordinate watermain shut down with city.~~
- ~~4. Relocate hydrant to the south side of proposed driveway.~~
- ~~5. Label or callout watermain material and length.~~
- ~~6. The Knox Box noted shall be obtained from Knox at www.knoxbox.com.~~
- ~~7. Show hydrant coverage in 150' linear route along vehicle route unobstructed by parking and landscaping.~~
- ~~8. Remove the flume. Tie into the storm sewer with flared end or install a rain guardian. Staff is not supportive of flumes. Please revise.~~
- ~~9. Connect water and sanitary services to the building.~~

~~10. Verify all critical crossings meet SUDAS requirements.~~

C400:

~~1. Provide expansion joints on all sides of sidewalk through the driveways.~~

C500:

~~1. Provide 6 shrubs within landscape islands.~~

~~2. The buffer plantings can count toward the open space plantings. However, parking lot plantings must be provided in addition to open space plantings.~~

~~3. If there are still concerns with landscaping hiding the building or affecting the future building expansion, staff suggests creating another landscape island to help move some of the plantings away from the building.~~

~~4. Sod is required within detention basins.~~

Lighting:

~~1. Parking lot lights should be 4000K. Photometric plan shows 3000K.~~

~~2. Parking lot lights must be black powder coated, 16' tall, 5" diameter. Please provide updated photometric plan.~~

Architecture:

~~1. Architecture appears to meet Heritage PUD standards; however, staff is waiting for HRC review. Staff is still waiting on their review.~~

Heritage Review Committee:

1. **Architecture:** The building is in keeping with the overall aesthetic of Heritage at Grimes. The applicant shall confirm that the roof meets the requirement of the PUD in that 50% must be sloped. Please add percentage to elevation plan.

2. **Building Materials:** The exterior treatment are primarily fiber-cement panel and stone veneer. The Review Committee feels this is appropriate for use and supports approval of these materials by P & Z and Council

3. Lighting Plan: The plan appears to meet the requirements of the PUD with the exception that parking lot lights are required to be 4000K, the submittal shows 3000K. Please update accordingly. The lighting schedule indicates a Hubble Wall Pack. The quantity listed is zero. If they are intended for use, update lighting plan to reflect proposed locations.
4. Landscape Plan: add shrubs to parking lot islands per PUD requirements, also note that parking lot landscape requirements are in addition to open space calculations. Add calculations for parking lot landscaping to the plan.

SWPPP

1. ~~Submit a full SWPPP for review.~~
2. ~~Page 4/70:~~
 - ~~Verify "Final Runoff Coefficient" if consistent with NRCS runoff values used in the SWMP.~~
 - ~~Provide the site location in the form of ¼ section, township, range.~~
3. ~~Page 70/70:~~
 - ~~Provide surface slope arrows on grading plan.~~
 - ~~Provide surface slope arrows adjacent to four (4) intakes in parking lots or drive isles.~~
 - ~~Add perimeter control at back of curb near NE 10th Street.~~
 - ~~Add perimeter control north of the SE site entrance.~~
 - ~~Provide slope protection in the basin.~~
4. Page 70/70 and on SP grading sheet:
 - Add slope arrows adjacent to intake ST-5.
 - Reviewer noted absence of a forebay. Place note on SWPPP and SP stating, "Once NOD conditions of GP2 are met, the owner shall conduct a topographic survey of the basin and restore final surface grades to design elevations."

SWMP

1. General:
 - a) ~~Submit a TOC worksheet showing sheet, overland, and channel flows on the map with slopes, lengths, calculations, velocities, resulting times, etc.~~
 - b) ~~The City requires the 1-year (CPv) be managed. Submit worksheet showing manual CPv calculation similar to page 40 for the WQv worksheet.~~

- c) ~~Submit hydrographs demonstrating storage and release metrics for the WQv and CPv storm events. These should include peak Q, elevation, and storage data.~~
- d) ~~The City is now requiring 80% TSS removal for the WQv. This will require either infiltration, filtration, a CDS type structure, or some other method approved by the ISWMM. Submit a design for 80% TSS removal with supporting calculations from the ISWMM or equivalent acceptable method.~~

2. ~~Page 2/52:~~

- a) ~~Correct building size (SP=3,346 SF, SWMP=3,463 SF).~~
- b) ~~Verify percent impervious for proposed/future site (page 2 states 75%, page 40 WQv calc show 84%). Update CN's and runoff coefficient accordingly.~~

3. ~~Page 19/52: If filtration or infiltration practices are used to treat the WQv, the exfiltration tools on Hydrographs will need to be utilized to model basin characteristics.~~

4. ~~Page 40/52:~~

- a) ~~WQv should be based on site drainage area of 0.90 Acres. 0.14 acres is missing—please rectify.~~

5. ~~General:~~

- a) ~~Calculations and further description needed for the proposed basin subdrain system. Is this a sand filter? If so, provide calculations according to chapter 6 of the Iowa Storm Water Management Manual (ISWMM). Also provide a cross-section detail of the filter and subdrain system.~~

6. ~~Page 3/65:~~

- a) ~~Rainfall intensity values provided do not correlate with a 10 minute Tc in SUDAS.~~
- b) ~~Is the basin exfiltration rate 0.25"/hr or 0.05"/hr (pond report)? Page 3 and the pond report have differing information.~~

7. ~~Page 7&8/65:~~

- a) ~~Add intake ST-2, ST-3, and ST-5 to the intake spreadsheet~~
- b) ~~For ST-1, ST-2, ST-3, submit weir and orifice calculations.~~

8. ~~Page 42/65: Step 6 of the channel protection volume calculation is incorrect. Refer to ISWMM, Figure C3-S6-1 to obtain correct value for Qu/Qi. After finding correct value, recalculate steps 7 and 8. This will change the CPv significantly.~~

9. ~~Page 63/65: Ensure all offsite flow is being included in the offsite drainage area. It appears 0.18 acre area should be larger.~~
10. ~~Page: 64/65: Include south and west areas of property that are not being detained in the proposed drainage maps. (0.12 acres). Even though these areas are not being disturbed they are included in the existing map and should also be shown in the proposed.~~
11. ~~Page 65/65: Provide an explanation for the planned un-detained runoff to the south of the site. It appears this runoff will create a pool just south of the property.~~
12. Page 2/62: The following comment is based on the assumption that Grimes Dental will not develop the adjacent 1.04-acre parcel. Without the permission of the adjacent owner and as evidence by a grading plan, the 0.29 acres offsite lying to the east cannot be used by Grimes Dental to offset the 0.28 acres ($0.05 + 0.07 + 0.16$ [acres]). The 0.29 acres lying east should be passed-through. The adjacent owner will utilize the 0.29 acres as they wish. The Grimes SWMP must “balance” using water only for its site.
13. Page 3/62: Verify/rectify exfiltration rate. Infiltration of sand at $3.5 \text{ ft/day} = 1.75 \text{ inches/hour}$ and $Q = 0.03 \text{ cfs}$ (sand filter drains 3,388 cf over 30 hours).
14. Page 41&42/62: Reviewer notes that page 41 calculations are correct with a 30-hour drawdown time. Verify/rectify underdrain pipe slope. Page 41 shows 0.05% while page 42 shows 0.09%. $Q = 0.03 \text{ cfs}$
15. General: Update hydrographs for the correct exfiltration rate used in the program.
16. Page 7&8/65:
- a) It appears that only ST-5 is the only on-grade intake for inclusion on the intake spreadsheet. Please verify/rectify.
 - b) Submit weir and orifice calculations for ST-1, ST-2, and ST-3. Attached is an example.
 - c) Consider a double combo intake for ST-5. Bypass flow for the 5-year storm should not exceed 50%. Currently bypass is 58%. Update on SP.
17. Page 61-62/62: Reviewer is familiar with swale south of the site. Please update grading plan as contours do not show a clear drainage path into said swale.

Site Plan

1. ~~Not reviewed as site drainage characteristics may change significantly.~~
2. Pipe network and intakes and associated calculations on SWMP were not reviewed as site drainage characteristics may change significantly.
3. Sheet 4/7: Update Utility Plan Note 4B as information has been updated for the underdrain and sand filter envelope.

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:	September 28, 2020 (1 PDF of Site plan with Elevation Plan included)
PLANNING & ZONING:	October 6, 2020 at 5:30 at the Grimes City Hall
COUNCIL MEETING:	October 27, 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.

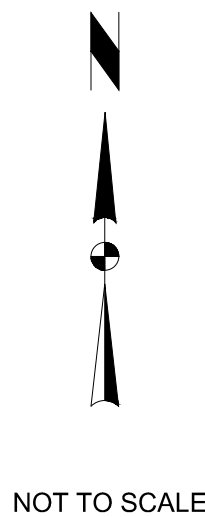
Sincerely,

Evann Martin
Assistant Planner

SITE PLANS
FOR
GRIMES DENTAL GROUP
951 NE GATEWAY DRIVE
CITY OF GRIMES, POLK COUNTY, IOWA



VICINITY MAP



APPLICANT
DOWNING CONSTRUCTION
509 E SCENIC VALLEY AVENUE
INDIANOLA, IOWA 50125
CONTACT: JOSH RABE
PHONE: 515-808-1390

OWNER
HERITAGE 141 LLC
4500 WESTOWN PARKWAY SUITE #277
WEST DES MOINES, IA 50266
PHONE: 515-381-3925
EMAIL: ARASH.RAZIZADEH@EPCMFG.COM

Sheet List Table

- C100 TITLE SHEET
- C101 PROJECT INFORMATION
- C200 DIMENSION PLAN
- C300 UTILITY PLAN
- C400 GRADING AND EROSION CONTROL PLAN
- C500 PLANTING PLAN
- C600 SITE DETAILS

JON L. HANSON
P15562
IOWA

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.

Jon L. Hanson, P.E. _____ Date _____

License Number P15562

My License Renewal Date is December 31, 2020

Pages or sheets covered by this seal: _____

MONTE A. APPELGATE
LANDSCAPE ARCHITECT
NO. 342
PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF IOWA

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.

Monte A. Appelgate, ASLA _____ Date _____

License Number 342

Pages or sheets covered by this seal: _____

GRIMES DENTAL GROUP

TITLE SHEET

GRIMES, IOWA

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

Project No: 120.0391

Sheet C100

2	REVISED AS PER CITY COMMENTS	09/28/20	LMW
1	REVISED PER CITY COMMENTS	09/11/20	ZTA
MARK	REVISION	DATE	BY
Engineer: LMW	Checked By: JLH	Scale: 1" = 600'	
Technician: RMM	Date: 08/07/2020	T-R-S: 80N-25W-532	
Project No: 120.0391		Sheet C100	

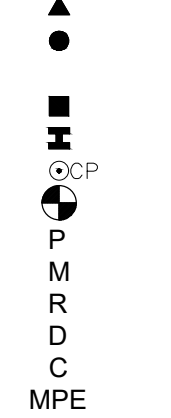
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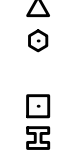
FEATURES

Section Corner
1/2" Rebar, Cap # 11579
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

FOUND



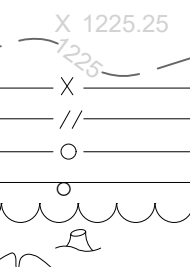
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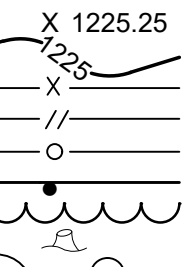
FEATURES

Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Silt)
Tree Line
Tree Stump

EXISTING



PROPOSED



Deciduous Tree \ \ Shrub



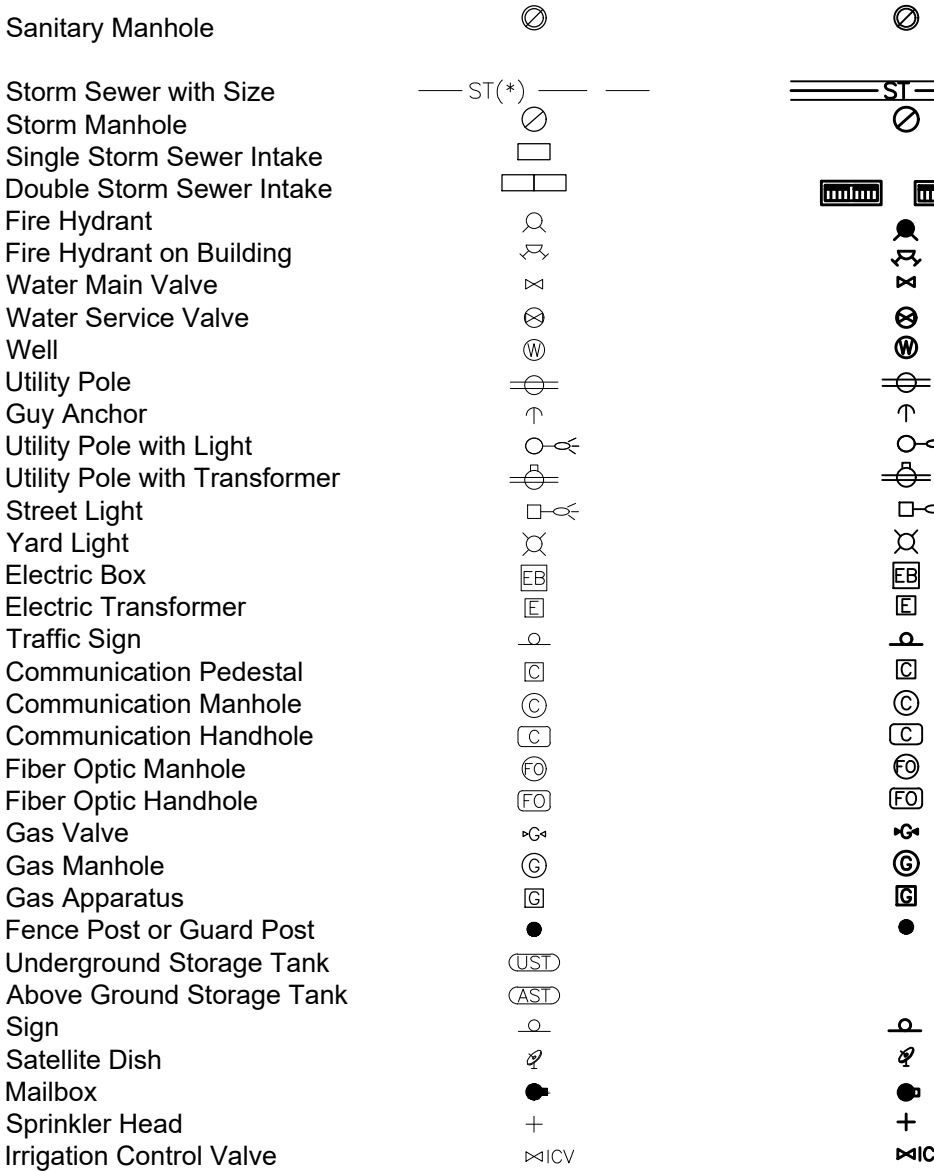
Coniferous Tree \ \ Shrub



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/D

C
OC
FO
E
OE
G
HPG
W
S
DUCT

(*) Denotes the survey quality service level for utilities



UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.
QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.
QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH
QUALITY D INFORMATION.
QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.
QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

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.
- NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2020 SUDAS STANDARD SPECIFICATIONS AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS AND THE SOILS REPORTS PREPARED BY OTHERS.
- LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- 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 ACTIONS.
- NOTIFY OWNER, ENGINEER AND THE CITY OF GRIMES AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
- DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. 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 CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES, MINIMUM 8" DEPTH IN THE CITY RIGHT-OF-WAY AND EASEMENTS.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
- THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
- CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, THE CITY OF GRIMES, AND THE OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.
- NO GROUND DISTURBING ACTIVITY WILL BE ALLOWED PRIOR TO ISSUANCE OF AN NPDES GENERAL PERMIT NO. 2, SWPPP AND CITY GRADING PERMIT.
- HANDICAPPED ACCESS STALLS SHALL BE SIGNED "NO PARKING" OR OTHERWISE STRIPED TO INDICATE "NO PARKING".
- CONTACT THE CITY OF GRIMES ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO MAKING CONNECTIONS TO PUBLIC UTILITIES.

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552004908.

W1-WATER	US WATER NICK DEARDORFF 515-822-2320
UE1-UNDERGROUND ELECTRIC	MIDAMERICAN ENERGY CRAIG RANFELD 515-252-6632 MECDSDesignLocates@midamerican.com
G1-GAS MAIN	BLACK HILLS ENERGY GRIMES CHUCK WOODS 515-343-2037 chuck.woods@blackhillscorp.com
FO1-FIBER OPTIC	MIFIBER JACK JONES 515-897-9192 jack@grm.net
CLEAR PER MAP	AUREON NETWORK SERVICES JEFF KLOCKO 515-830-0445 jeffklocko@aureon.com
CLEAR PER MAP	CENTURYLINK TOM STURMER 720-578-8090 thomas.sturmer@centurylink.com
CLEAR PER MAP	MEDIACOM COMMUNICATIONS PAUL MAY 515-246-2252 pmay@mediacomcc.com

BENCHMARKS

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

BM500	N=7526799.48 E=18483597.05 ELEV=960.66 BURY BOLT ON HYDRANT AT THE NORTHEAST QUADRANT OF NE GATEWAY DRIVE & NE 10TH STREET, NORTHWEST OF SITE.
BM501	N=7527099.95 E=18483596.75 ELEV=961.38 BURY BOLT ON HYDRANT ON THE EAST SIDE OF NE GATEWAY DRIVE 150' NORTH OF BANK ENTRANCE, NORTH OF SITE. (NOT SHOWN ON SURVEY.)

CONTROL POINTS

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

CP100	N=7526619.24 E=18483592.60 Z=959.52 CUT "X" ON EAST BACK OF CURB OF NE GATEWAY DRIVE 5' WEST OF LIGHT POLE, WEST SIDE OF SITE.
CP101	N=7526739.01 E=18483573.97 Z=959.43 MAG NAIL IN CENTERLINE INTERSECTION OF NE GATEWAY DRIVE & NE 10TH STREET, NORTHWEST CORNER OF SITE.
CP102	N=7526709.94 E=18483397.38 Z=971.87 3/4" PIPE WITH YELLOW PLASTIC CAP, NORTHEAST CORNER OF SITE.
CP103	N=7526475.95 E=18483396.38 Z=965.26 3/4" PIPE WITH YELLOW PLASTIC CAP, SOUTHEAST CORNER OF SITE.
CP104	N=7526475.95 E=18483396.38 Z=965.26 MAG NAIL IN EAST BACK OF CURB OF NE GATEWAY DRIVE 35' SOUTH OF DOUBLE INTAKE, SOUTHWEST CORNER OF SITE.

PROPERTY DESCRIPTION

WEST 193' LOT 9 HERITAGE AT GRIMES COMMERCIAL PLAT 2, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

PROPERTY ADDRESS

951 NE GATEWAY DRIVE
CITY OF GRIMES, POLK COUNTY, IOWA

ZONING

R-4 HERITAGE PUD

BULK REGULATIONS

FRONT YARD SETBACK=20'
REAR YARD SETBACK=15'
SIDE YARD SETBACK=0'

PARKING REQUIREMENTS

PROFESSIONAL OFFICE: (3STALL/1000 GFA)
3,346 SF X 3STALLS/1000GFA = 11 STALLS REQUIRED
PROVIDED 33 STALLS (INCLUDING 2 HANDICAPPED ACCESSIBLE STALLS)

CONSTRUCTION SCHEDULE

ACTIVITY	SCHEDULE
EARTHWORK	FALL 2020
FOUNDATION	FALL 2020
UNDERGROUND	FALL 2020/SPRING 2021
PAVEMENT	SPRING 2021
LANDSCAPE/FINISH	SPRING 2021

OPEN SPACE CALCULATIONS

TOTAL LOT AREA = 45,138 SF (1.04 AC)
OPEN SPACE REQUIRED =11,285 SF (25%)

TOTAL HARD SURFACE (DRIVES, BUILDING, PARKING) = 22,885 SF
TOTAL OPEN SPACE PROVIDED = 22,253 SF (49.0%)

DATE OF SURVEY

JULY 27, 2020

OCCUPANCY

1 DENTIST
6 OFFICE STAFF

GENERAL USE

DENTIST CLINIC

BUILDING DESCRIPTION

AREA: 3,346 SF
HEIGHT: 20'-0"

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS

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 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-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'.
- 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 TELEVISION.
- USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.

GRIMES DENTAL GROUP

PROJECT INFORMATION

GRIMES, IOWA

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



Project No: 120.0391

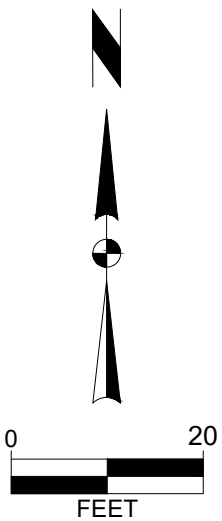
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Project No: 120.0391

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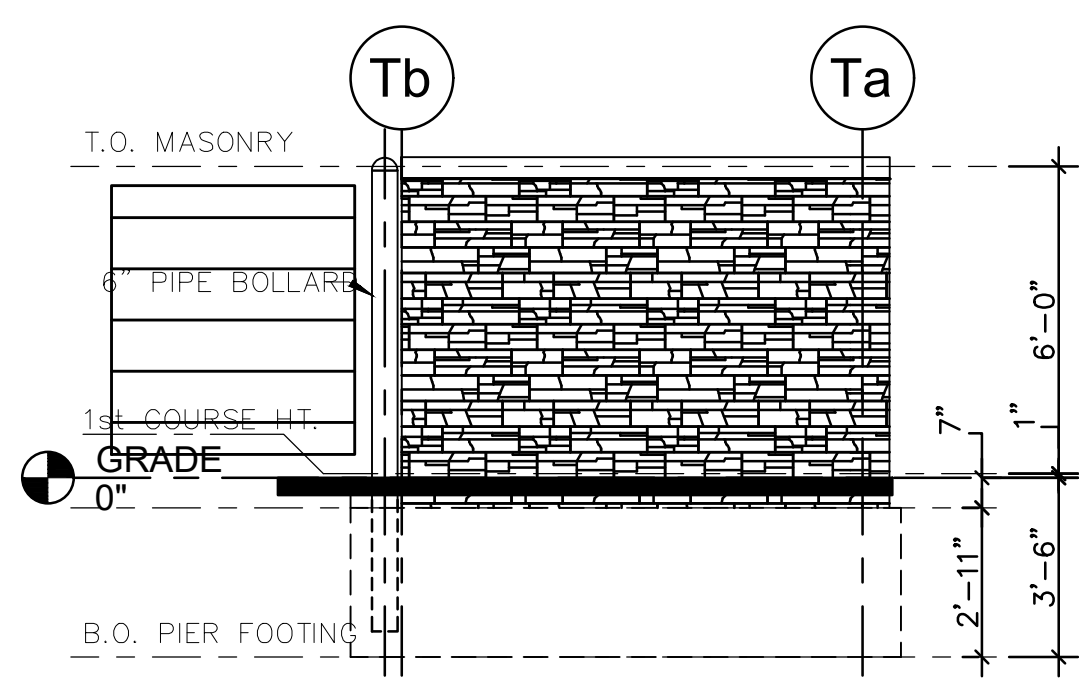


1. WATER SERVICES. PROVIDE THE FOLLOWING AS PER CITY OF GRIMES STANDARDS:
 - A. CONNECT TO EXISTING WATER MAIN W/ TAPPING SLEEVE & VALVE. CONTRACTOR TO VERIFY EXISTING WATER MAIN SIZE AND LOCATION PRIOR TO CONSTRUCTION.
 - B. 2" COPPER DOMESTIC WATER SERVICE. VERIFY CONNECTION LOCATIONS AND ELEVATIONS WITH MECHANICAL PLANS.
 - C. 6" PVC C900 WATER SERVICE AT 5.5' MINIMUM BURY WITH RESTRAINED JOINT FITTINGS, BENDS, AND THRUST BLOCKS AS NECESSARY.
 - D. CONNECT TO PROPOSED BUILDING SERVICE. COORDINATE WITH PLUMBING PLANS FOR EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION.
 - E. CURB STOP. ENCASE CURB STOP IN CONCRETE IF NOT LOCATED IN SIDEWALK.
 - F. PROTECT EXISTING HYDRANT ASSEMBLY.
 - G. HYDRANT ASSEMBLY.
 - H. CRITICAL CROSSING. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.
 - I. KNOX BOX. OBTAIN FROM KNOX (KNOXBOX.COM). REFER TO ARCHITECTURAL PLANS FOR DETAILS.
2. SANITARY SEWER SERVICES: PROVIDE THE FOLLOWING AS PER CITY OF GRIMES STANDARDS:
 - A. CONNECT TO EXISTING SANITARY SEWER AT 1% MINIMUM SLOPE WITH MANUFACTURED WYE AND ROMAC SADDLE OR APPROVED EQUAL. VIDEO INSPECT MAIN AFTER TAP IS COMPLETED PER CITY REQUIREMENTS. UTILIZE RISER AS NECESSARY. VERIFY ELEVATION PRIOR TO CONSTRUCTION.
 - B. 6" PVC SDR 23.5 SANITARY SEWER SERVICE. 1" MINIMUM PIPE SLOPE.
 - C. CONNECT TO PROPOSED BUILDING SERVICE. COORDINATE LOCATION AND ELEVATION WITH PLUMBING PLANS.
 - D. CLEANOUT.
 - E. ADJUST EXISTING MANHOLE RIM.
3. SITE ELECTRICAL. CONTRACTOR TO COORDINATE WITH THE FRANCHISE UTILITY ALL ASPECTS OF ELECTRICAL SERVICE, PROVIDE THE FOLLOWING:
 - A. SITE LIGHTING. COORDINATE WITH SITE LIGHTING PLAN PRIOR TO CONSTRUCTION.
 - B. TRANSFORMER AND PAD. COORDINATE WITH MID AMERICAN ENERGY PRIOR TO CONSTRUCTION.
 - C. ELECTRICAL SERVICE.
4. STORM SEWER: PROVIDE THE FOLLOWING AS PER CITY OF GRIMES STANDARDS:
 - A. BUILDING DOWNSPOUTS. COORDINATE EXACT LOCATIONS WITH ARCHITECTURAL AND MECHANICAL PLANS. PROVIDE SPLASH BLOCKS AT DOWNSPOUT LOCATIONS.
 - B. INSTALL 6" SLOTTED DRAIN IN 12" WIDE X 18" DEEP TRENCH. BACKFILL ENTIRE TRENCH WITH POROUS GRAVEL.
 - C. CRITICAL CROSSING. CONTRACTOR TO VERIFY ELEVATION OF EXISTING SANITARY SEWER.
5. GAS SERVICE. COORDINATE WITH MID AMERICAN ENERGY PRIOR TO CONSTRUCTION.
 - A. PROPOSED GAS METER LOCATION. VERIFY WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
 - B. COORDINATE GAS SERVICE WITH MIDAMERICAN ENERGY PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO COORDINATE ALL TELEPHONE, COMMUNICATION, CABLE AND OTHER UTILITIES WITH FRANCHISE UTILITY OWNERS PRIOR TO CONSTRUCTION.

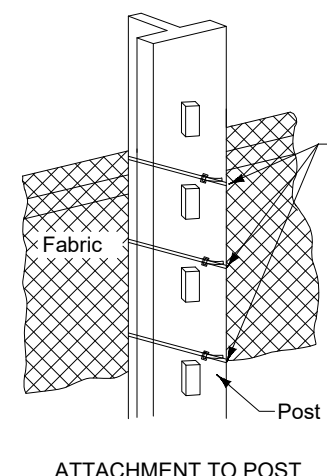
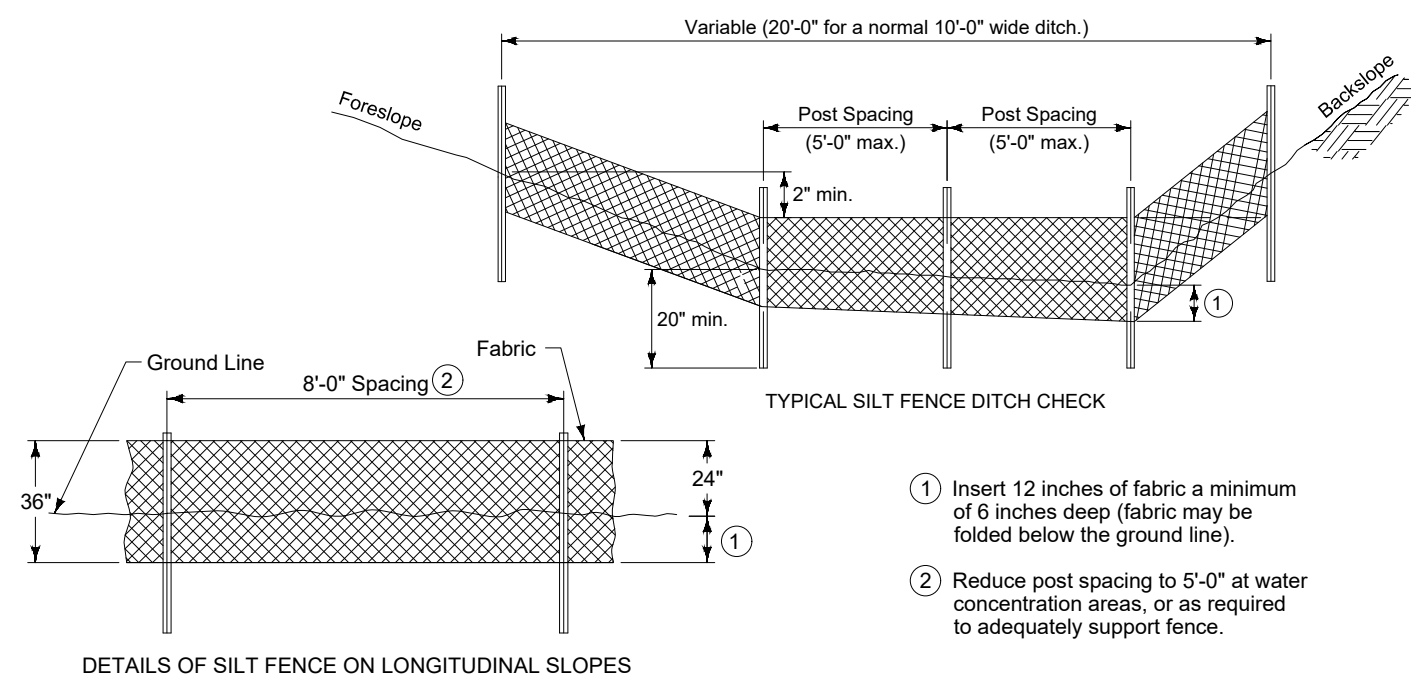
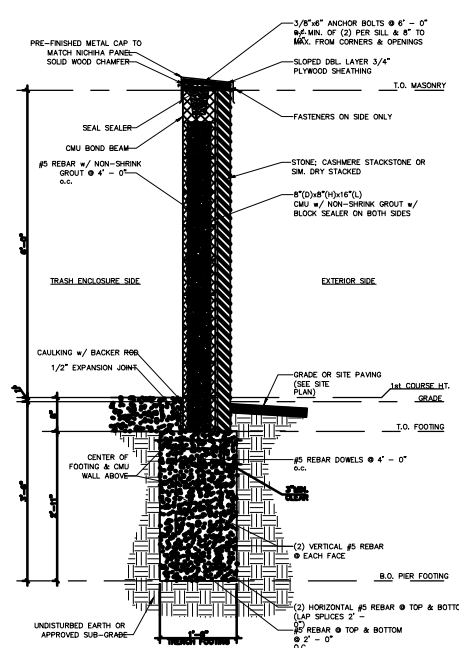
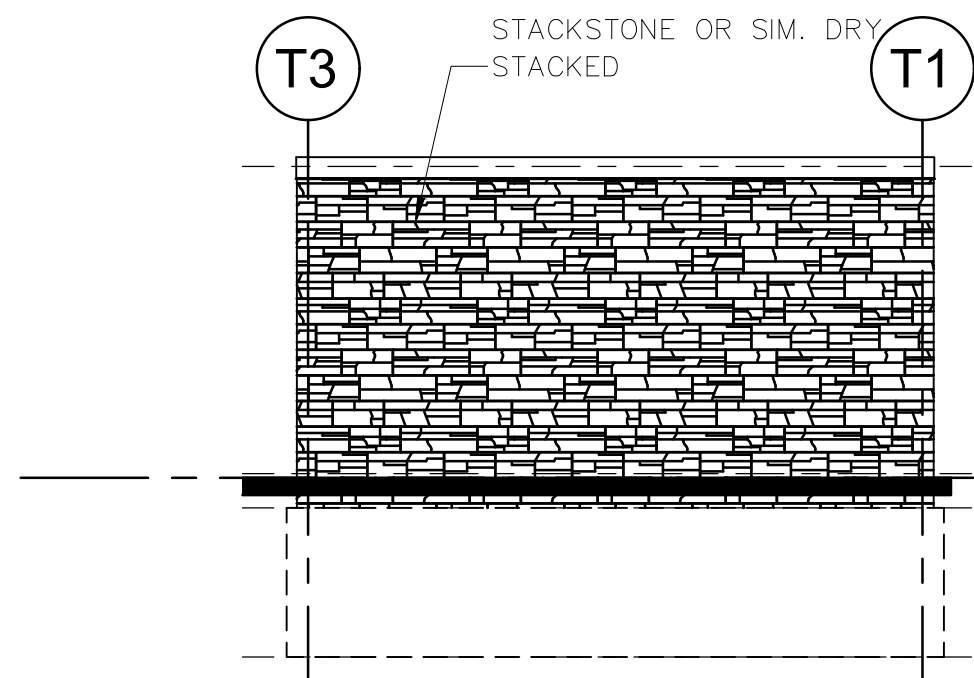
WATER SERVICE:	
6" PVC C900 WATER SERVICE	170 LF
2" COPPER WATER SERVICE	1 EA
2" CURB STOP	1 EA
HYDRANT ASSEMBLY	1 EA
CONNECT TO EXISTING MAIN W/ TAPPING SLEEVE & VALVE	1 EA
SANITARY SEWER SERVICE:	
6" PVC SDR 23.5 SANITARY SERVICE	135 LF
CLEANOUT	1 EA
CONNECT TO EXISTING MAIN	1 EA
STORM SEWER:	
12" HDPE	219 LF
15" HDPE	109 LF
24" HDPE	73 LF
6" SLOTTED PVC SUBDRAIN	112 LF
CONNECT SUBDRAIN TO EXISTING MANHOLE	1 EA
INTAKE, SW-501	2 EA
INTAKE, SW-511	2 EA
15" NYLOPLAST DRAIN BASIN	1 EA
12" CMP APRON	1 EA
15" CMP APRON	1 EA
24" CMP APRON	1 EA

3 LANDCAPE ISLANDS = 3 OVERSTORY TREES AND 18 SHRUBS REQ.
(3 OVERSTORY TREES AND 18 SHRUBS PROVIDED)

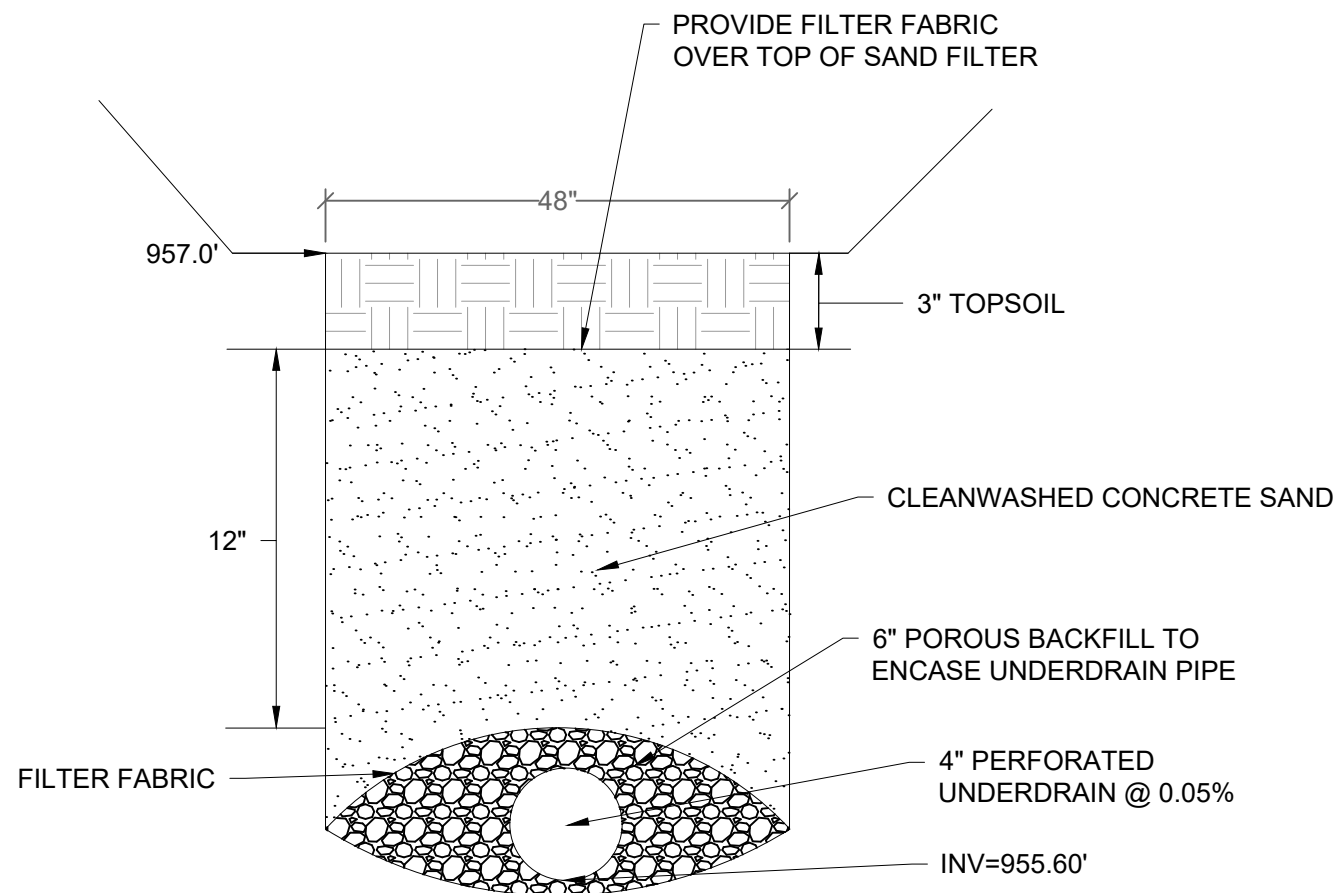
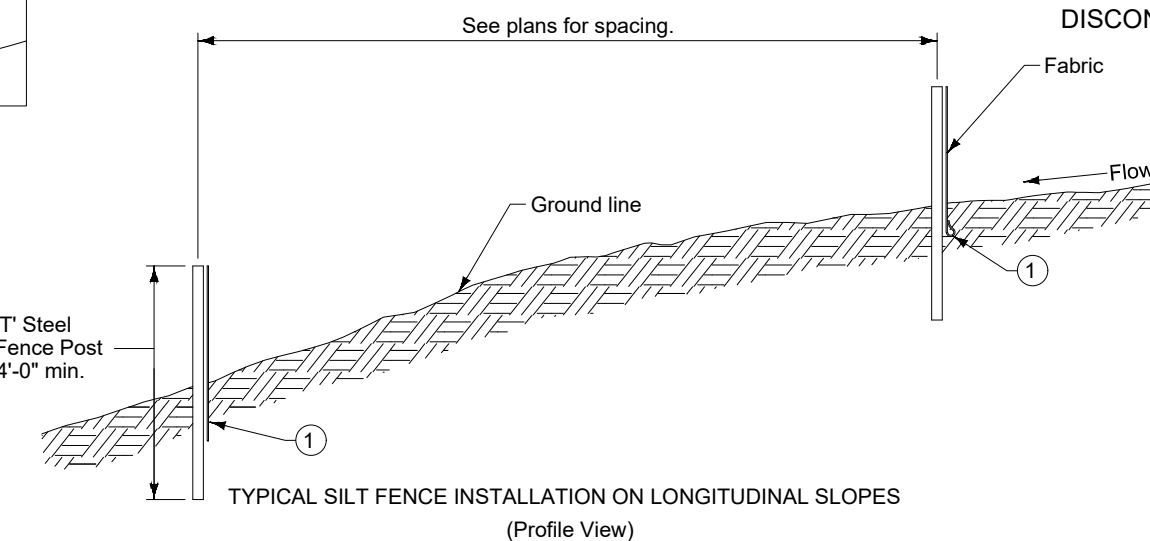
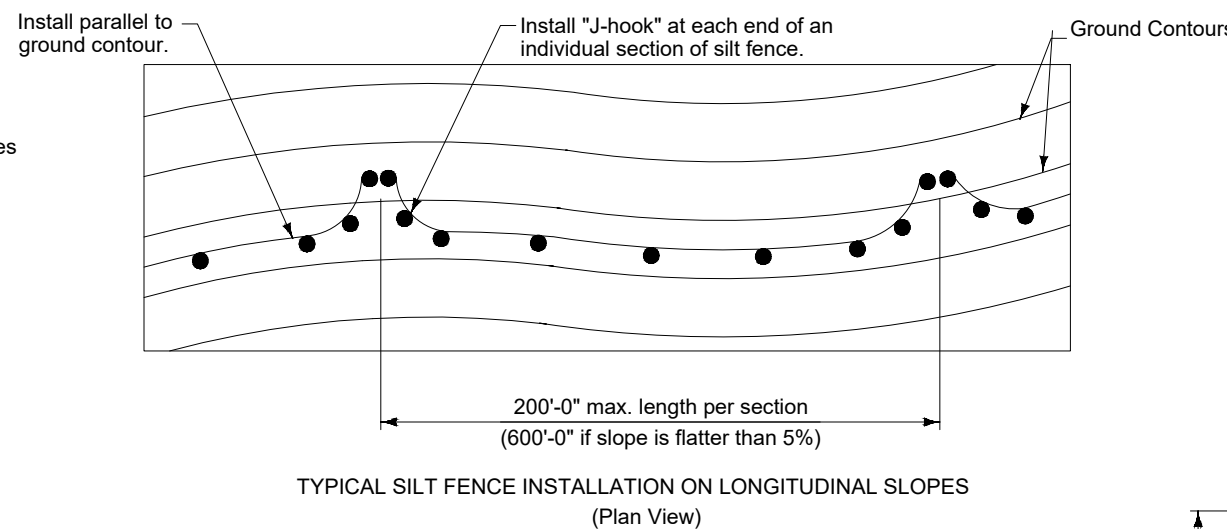
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1
C600
NOT TO SCALE



SILT FENCE



2
C600
NOT TO SCALE

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.

2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER, FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.

2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.

3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.

2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.

3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.

4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:

- UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
- INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
- PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
- MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
- INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
- PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
- INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
- RESPREAD A MINIMUM OF 6 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
- STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
- REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

GRIMES DENTAL GROUP

SITE DETAILS

GRIMES, IOWA

SNYDER & ASSOCIATES, INC. | 2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-364-2020 | www.snyder-associates.com



Project No: 120.0391

Sheet C600

Project No: 120.0391

Sheet C600

EXTERIOR MATERIAL SCHEDULE									
ELEVATION	MATERIAL AREA TOTAL SF.	NATURAL STONE SF	NATURAL STONE PERCENT	ARCH. WALL PANEL	ARCH. WALL PANEL PERCENT	TRIM SF	TRIM PRECENT	GLAZING SF.	GLAZING PERCENT
FRONT ELEVATION	1173	487	41%	295	25%	156	14%	236	20%
RIGHT ELEVATION	1091	528	48%	286	26%	129	12%	148	14%
LEFT ELEVATION	1091	508	47%	232	21%	129	12%	222	20%
BACK ELEVATION	1031	343	33%	342	33%	119	12%	227	22%

MATERIAL LEGEND	
MARK	MATERIAL DESCRIPTION
COP	METAL COPINGS: PRE-FINISHED DARK BRONZE
PNL	PIER CEMENT PANEL: NICHIAK ROUGH SAW, TOBACCO W/ 5/8"CLIP SYSTEM
SF	STOREFRONT: DARK BRONZE FRAME W/ CLEAR GLAZING
STN	STONE: GLEN GARY: LANDMARK COLLECTION; MANUFACTURED STONE: DRY STACKED; COLOR: CASHMERE

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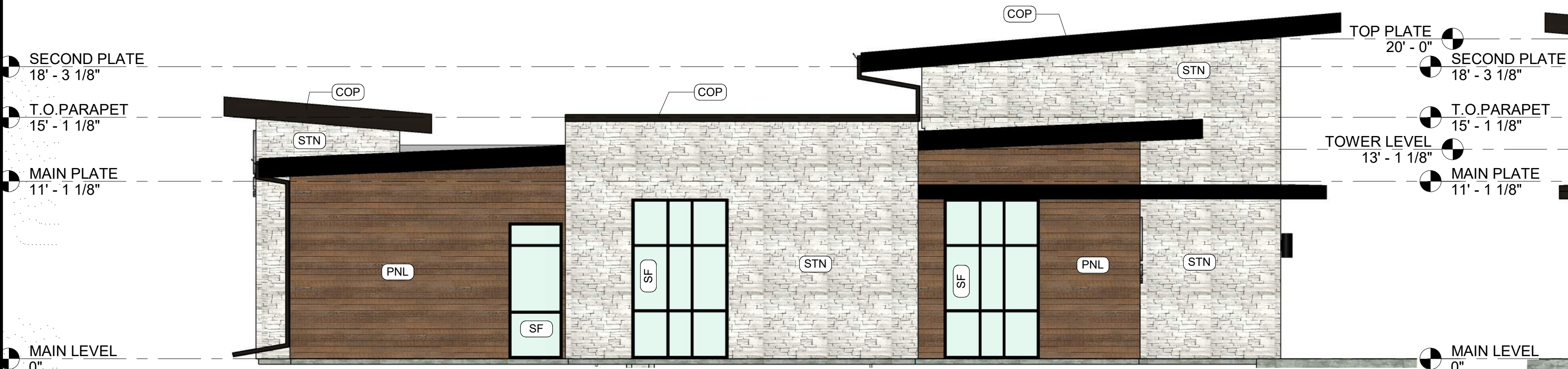
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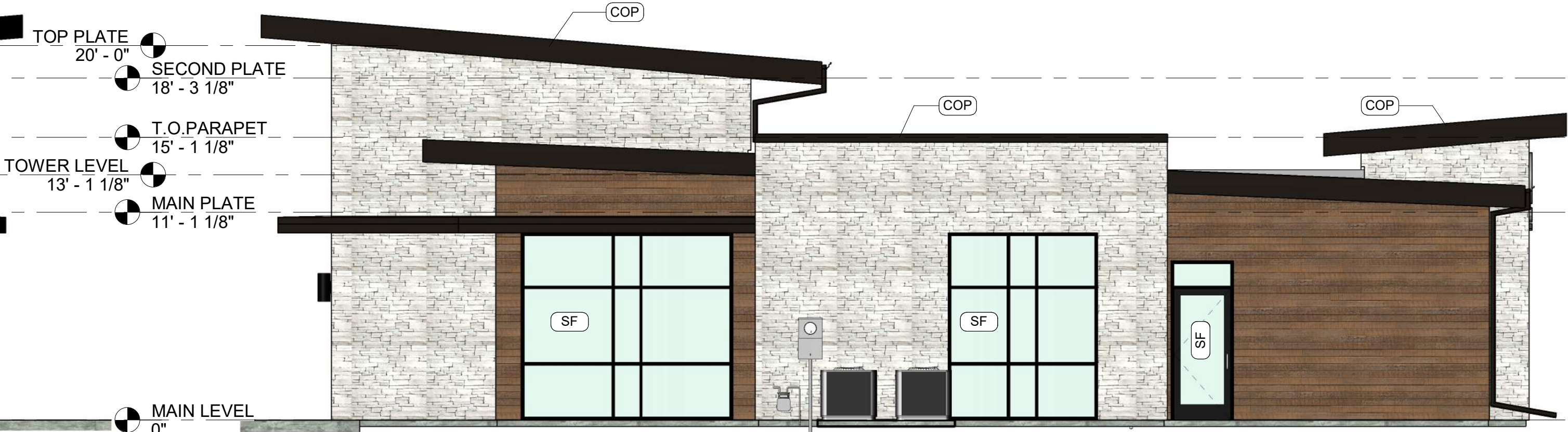
COLOR - REAR ELEVATION

SCALE: 3/16" = 1'-0"



COLOR - RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



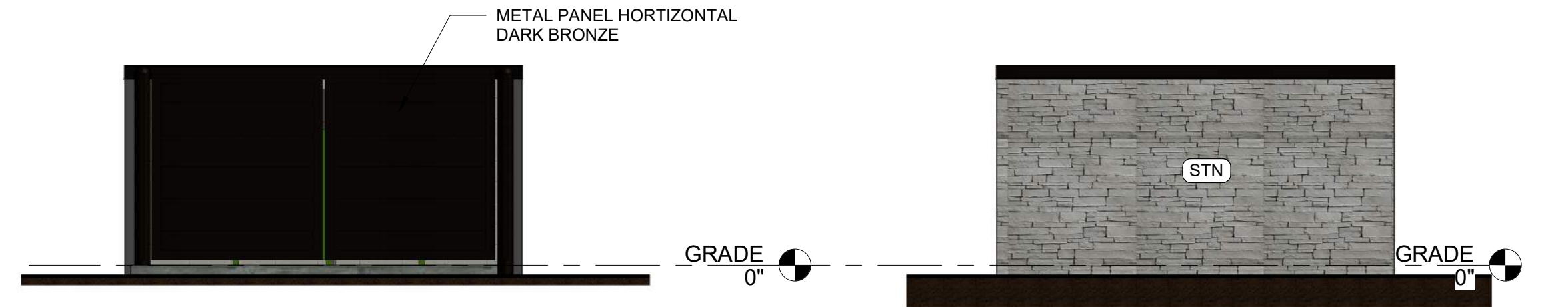
COLOR - LEFT ELEVATION

SCALE: 3/16" = 1'-0"



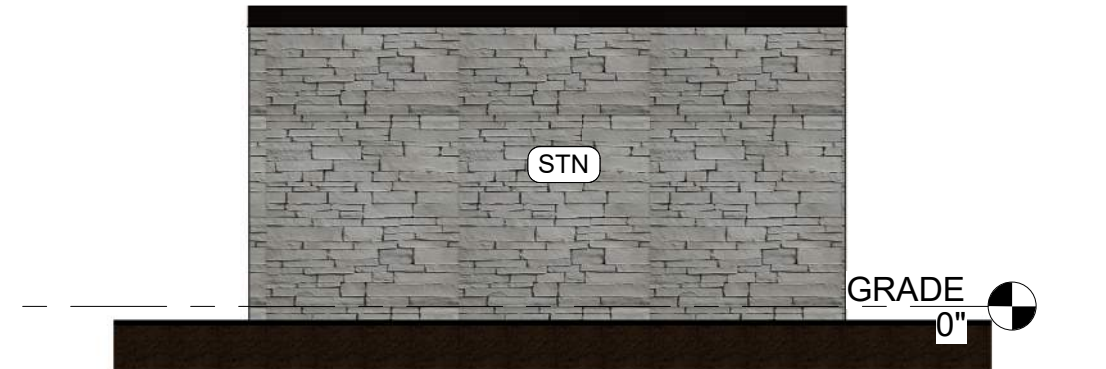
COLOR - FRONT ELEVATION

SCALE: 3/16" = 1'-0"



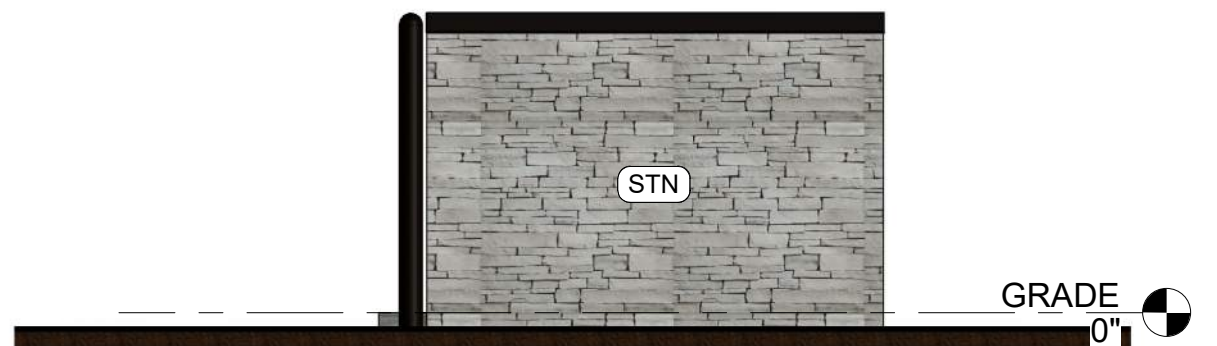
T.E. FRONT ELEVATION

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



T.E. BACK ELEVATION

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



T.E. SIDE ELEVATION

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

GRIMES DENTAL GROUP

PLAT 2 LOT 9
GRIMES, IOWA

BID SET - NOT FOR CONSTRUCTION

DRAWN BY: TRB

ORIGINAL
CONSTRUCTION DOCUMENT
02/20/20

REVISIONS

08/10/2020 PERMIT SET	
08/20/2020 ASI-1	--/--/----
	--/--/----
	--/--/----
	--/--/----

PLAN NO. = 19-069

DWG. LIST

COLOR ELEVATIONS

SHEET NO.

A-201

Planning & Zoning Memo



TO: Planning and Zoning Commission
FROM: Alex Pfaltzgraff, Development Services Director
DATE: October 6, 2020
RE: Heritage at Grimes PUD Amendment

INTRODUCTION:

Earlier this year, it came to the attention of Staff that there were certain modifications made to the Heritage PUD, without the consideration of Planning and Zoning Commission or City Council. The Administrative Amendment initiated a ripple effect of sorts into the framework of the PUD, and exposed differences in expectations for the development.

Additionally, over the prior months, a few requests for changes to the minimum requirements within the PUD have been submitted to staff. Staff has reviewed the requests, and based upon our analysis, the proposed changes are appropriate due to the evolution of the PUD over the last few years.

That being said, staff is suggesting that the PUD and Ordinance be cleaned up and the standards clarified. The following is an outline of the proposed changes.

1. **Clarify Minimum Square Footages:** In the Administrative Amendment that was discovered earlier this year, minimum square footages were imposed upon certain plats within the subdivision. Staff has evaluated the constructed square footages and find the minimum square footages to be consistent with what has been constructed. Staff is recommending that the minimum square footages be approved as they were in the amendment, with the exception of those outlined below.
2. **Amend Square Footages for Certain Lots in Heritage at Grimes Plat 5 and Beaverbrooke Pointe Plat 3:** In 2017, two changes to the Heritage PUD were discussed. These were related the Destiny Smart Series Development, and Station Crossing Development. Both of these changes were approved, however there was little consideration made as it relates to the surrounding developments. In the Heritage at Grimes Plat 5 Development, there exists a significant deviation from the constructed square footage on the south side of NE 21st and what is required on the north side. The Developer has indicated a difficulty selling the lots. What staff has proposed is reducing the minimum square footages for 12 lots, which will allow a more appropriate transition between Station Crossing, and the lots to the north. The proposed minimums are 1,450 square feet for single story construction, and 1,750 for multi-story construction.

The second area is within the Beaverbrooke Pointe Plat 3 Development. Also, in 2017, the City Council approved the use of the Smart Series Development within the designated townhome area. This is a similar situation as was noted earlier in Station Crossing. There was little consideration for the single-family lots that were to be constructed adjoining this Development, and in addition, with the adjoining property now under control of different ownership, the largely single-family presence in the immediate area is shifting. As such, staff is again proposing to reduce the minimum square footages for certain lots in Beaverbrooke Pointe Plat 3. Lots 61-82 will be reduced to 1,350 square feet for single story construction, and 1,650 for multi-story construction.

3. **Clarify Fence Requirements:** Prior to the Administrative Amendment, there were no fencing requirements within the Heritage at Grimes PUD. We now have a situation where certain fence styles were approved prior to the amendment, and some following. This has continued to cause confusion to homeowners and those applying for fence permits. As such, staff is recommending that the fence requirements be clarified, and that the requirement to provide a specific iron ornamental fence is removed. Staff feels that the PUD does not need to be granular enough to require a certain manufacture and picket style, and that any brand of ornamental fence will be appropriate.
4. **Identify Signage Requirements:** The permitting of signage within the Heritage PUD has been an issue for a period of time. The current PUD identifies that signage shall be subject to the Grimes Zoning Ordinance. The issue lies in that our current sign ordinance is regulated by Zoning District. In this case, the Heritage area is zoned R-4, Planned Unit Development. Within the Zoning Ordinance, the R-4, Planned Unit Development Signage Standards indicate that the PUD shall define the requirements. As you can see, there is a revolving door of sort with respect to the requirement. As such, staff has included a table that indicates the requirements for certain areas within the Development.
5. **Hope PUD:** With the change in ownership of a portion of the Heritage PUD, and differences in the direction of the development, staff has removed exhibits and references to what was called Area D, within the Heritage PUD. This area will now be covered by the Hope PUD.

All other changes were considered grammatical or cleaned up prior approved changes, and did not change the structure of the PUD.

Staff would recommend approval of the Heritage at Grimes PUD Amendment.

CITY OF GRIMES

Alex Pfaltzgraff
Development Services Director



Prepared For

Heritage at Grimes LLC.
PO Box 710
1650 SE 37th Street
Grimes, IA 50111

Presented To

City of Grimes
101 NE Harvey Street
Grimes, IA 50111

515.986.3036 (ph)

Prepared By

Bishop Engineering
3501 104th Street
Urbandale, IA 50322
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HERITAGE AT GRIMES - GUIDELINES FOR DESIGN

Heritage at Grimes is destined to become a centerpiece of development for the City of Grimes. Located along the west side of the Highway 141 corridor and north of 1st Street, the property is strategically placed to create a significant connection to the northern portions of the City. The continuation of Beaverbrooke Boulevard from its current end point at James Street through to Highway 141 will help alleviate traffic on 1st Street and further open up expansion of the City to the northwest.

Heritage is envisioned as a traditional housing development with a mix of single family residential, multi-family residential, and commercial development. The design proposes approximately 17 acres of land, centrally located, to accommodate a new Grimes Town Center. In addition to public park space, this area would allow space for neighborhood commercial development and the potential to house a new Grimes City Hall and Community Center.

Storm water detention and infiltration is a primary component throughout the southern half of Heritage. Instead of pushing storm water into the creek systems as quickly as possible, the design will incorporate storm water concepts that significantly slow down the water, allowing it to infiltrate into the ground. This in turn decreases the amount of runoff south of Beaverbrooke Boulevard that empties into Little Beaver Creek and reduces the potential flooding impact downstream. Detention areas are scattered throughout the development in open areas and in green space between residential properties. A centrally located pond is being proposed north of

Beaverbrooke Boulevard. The pond is intended to be large enough to handle the majority of storm water run-off from the northern portion of Heritage. Walking and bicycling trails will take advantage of these corridors and allow residents and visitors options for movement throughout Heritage.

It is proposed that all construction plans within Heritage will be reviewed by a 'Heritage Review Committee' (HRC) selected by the Developer and City Staff to assure compliance with these Standards. All plans will also be reviewed through the City of Grimes review process. Each new proposed site plan within Heritage will be fully reviewed and approved by both the HRC and City Staff for approval prior to any construction taking place. This process will insure a consistent architectural, landscape, and infrastructure theme throughout.





FIGURE 2.1: SITE AERIAL SHOWING VICINITY

The proposed Heritage at Grimes site, which encompasses approximately 400 acres of ground, has traditionally been held for private crop farming. The north end of the site features several acres of oak woodland and a steep drop to Little Beaver Creek. The creek itself flows south to north near the west edge of the project before eventually turning east and running along the northern boundary. Heritage is bounded on the east by Highway 141, James Street on the west and vacant ground to the north and south. In anticipation of the development, an earlier phase of construction included the installation of a major Sanitary Sewer

across the property as well as a water main along the future right of way of Beaverbrooke Boulevard.

Heritage is planned as a major new entrance to the City of Grimes. It is for this reason that this PUD is being established. The PUD document will allow a certain amount of flexibility to the construction of residential, commercial, and municipal buildings on the property while maintaining a common theme throughout. Wherever possible existing adjacent residential uses will be continued into the Heritage site and blended in with the overall scheme.

NE Beaverbrooke Boulevard

NE Beaverbrooke Boulevard is designed and intended to serve as an arterial road connecting vehicular and pedestrian traffic between Highway 141 and James Street. Once past James Street, it connects to an existing portion of NW Beaverbrooke Boulevard which carries traffic to the growing northwest quadrant of the City. Design guidelines along Beaverbrooke Boulevard are critical to the success of the project and the future development.



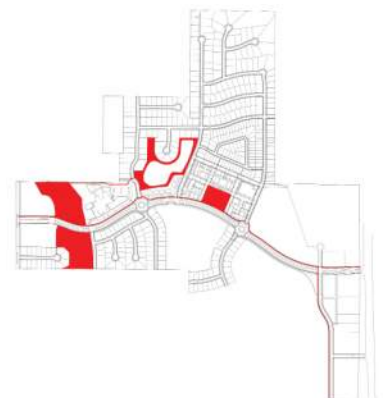
Town Center

The City of Grimes is projected to continue significant growth over the coming years and it is becoming apparent that the current City Hall and related facilities will not be able to adequately meet the future needs of the residents or the staff. Property has been set aside along the north side of NE Beaverbrooke Boulevard to allow construction of neighborhood commercial as well as leaving the City of Grimes the option of construction of a new City Hall, Fire Station, and/or Community Center. This active hub in the middle of a largely residential project fits well into the idea of developing destination businesses and amenities that people can either drive to or walk to depending on their proximity. A portion of this Town Center ground will be reserved as park referred to as "Heritage Commons Park" in this document.



Parks, Trails, and Open Space

While the residential component to the north will feature a more traditional layout, the southern portion will feature green spaces throughout the single family lots. These green spaces will serve two primary functions; storm water control, and recreational open space. Areas of open mown lawn will create space for residents where lot sizes are somewhat smaller. Residential property will be delineated by the required use of a decorative fence along each properties back lot line. This gives a clear visual cue to visitors what ground is public space and what is private.



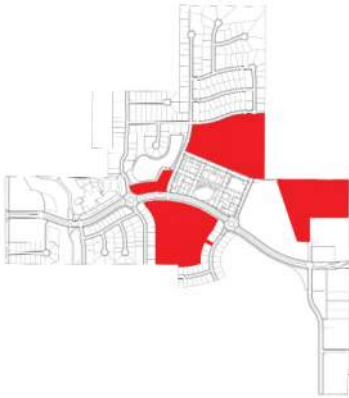
Heritage Commons Park

The site for the proposed Heritage Commons Park would be set aside within the Town Center portion of the project. The potential exists for numerous different programming uses and would be a strong complement to the adjacent commercial development and potential municipal buildings. Sidewalk and trail access to the park, as well as nearby on and off street parking, will make it an easy destination for Heritage residents as well as the larger Grimes population. With its central location within Heritage the park can easily function as a farmer's market or similar community gathering event. Even without a municipal component to the Town Center, the park will be a hub for activity and recreation



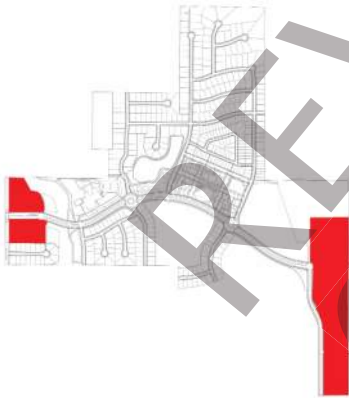
Multi Family Housing

There are several areas of ground set aside within Heritage which will allow for development of higher density residential communities. Ground north of the Town Center area is intended to be developed as 'brownstone' style units - attached housing with minimal lot sizes, rear loaded garage bays, and a pedestrian oriented layout. To the east of the Town Center is a large area proposed for development as high density residential. South of the Town Center, across NE Beaverbrooke Boulevard, approximately 19 acres are set aside for potential development as a private housing association.



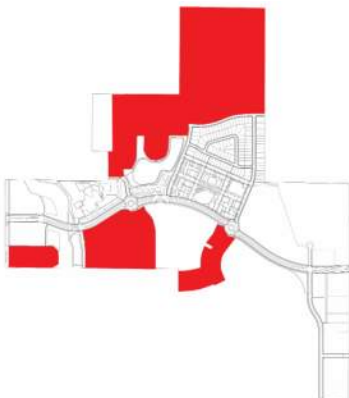
Commercial Architecture

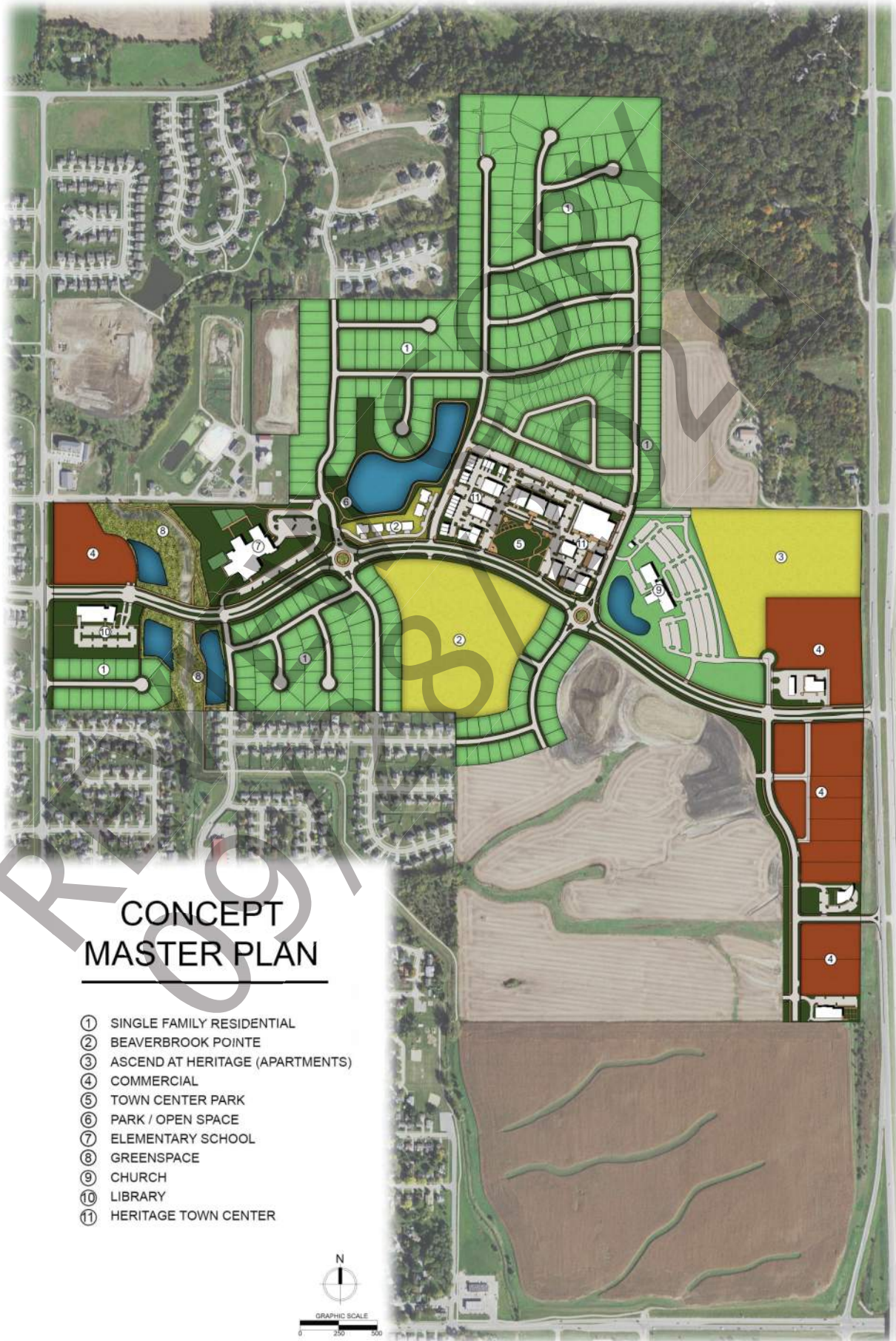
Commercial Architecture throughout the site is intended to combine elements from what would be considered a 'traditional' architectural style. Durable modern materials will be used to create buildings in the style of the mid-late 1900s. Colors, materials, signage, windows/door types, and overall architectural aesthetics are all to be taken into consideration during the design process. All proposed commercial construction will also fall under the review of the HRC and City of Grimes for final approval. Materials, general form, setbacks, and lot sizes are all components to commercial development covered under this PUD.



Single Family Residential

Like commercial architecture, residential units will also fall under the guidelines of form and materials. Heritage is intended to reflect traditional style architecture similar to single family homes at Beaverbrooke Plats 3 and 4. Contemporary architecture is discouraged within the Heritage development. All proposed residential construction will also fall under the review of the HRC and City of Grimes for final approval. Materials, general form, setbacks, and lot sizes are all components to residential construction covered under this PUD.





HERITAGE REVIEW COMMITTEE (HRC)

One of the most important elements to the long term success of Heritage at Grimes is the establishment and involvement of the Heritage Review Committee (HRC). It will be the responsibility of the HRC to review proposed development plans, architectural plans, and other design elements as part of the submittal/approval process with the City of Grimes. The HRC will have no authority to alter or make exceptions to the PUD. It will serve only to advise on subjective matters including, but not limited to, architectural styling, materials, orientation, etc.

Working closely with Developer Representatives, Realtors, and individual buyers, the HRC will review design plans for adherence to the aesthetic, materials, and character of the proposed architectural and landscape elements to the guidelines stated within this PUD. Upon completion of the review and satisfaction with the proposed design, the HRC will notify the City of Grimes of its approval. If the HRC determines that the proposal is not in keeping with the design intent and/or specific restrictions within the PUD it will notify the City of Grimes of those concerns.

The HRC will consist of professionals and interested parties to be appointed by Heritage at Grimes L.L.C. At the outset it will consist of representatives from professions including Architecture, Landscape Architecture, and/or Civil Engineering. The HRC will include at least one representative from the Heritage at Grimes L.L.C.. It is recognized that over time, and as the majority of the land is developed, it may not be necessary to maintain the entire make-up of the HRC. The HRC will consist of a minimum of 3 members.

At such time as Heritage at Grimes is substantially built out, Heritage at Grimes L.L.C. may choose to replace the existing HRC members with representatives made up primarily of business owners and/or residents within the Heritage development. It is understood and anticipated that there will continually be some new construction within Heritage as buildings reach the end of their life cycle and are replaced. The continued success of Heritage hinges, in part, on maintaining an HRC that is committed to the design criteria set forth in the PUD.

Full details of the Heritage Review Committee are contained within the "Declarations of Covenants, Conditions, and Restrictions for Heritage Review Committee", filed with the Office of the Recorder of Polk County, Iowa.

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 B _____ Single Family Type II
 Area C _____ Multi Family Medium Density
 Area D _____ Single Family Type I
 Area E _____ Commercial

Area F _____ Multi Family High Density
 Area G _____ Town Center
 Area H _____ Multi Family Medium Density
 Area I _____ Multi Family Medium Density
 Area J _____ Single Family Type I
 Area K _____ Single Family Type III

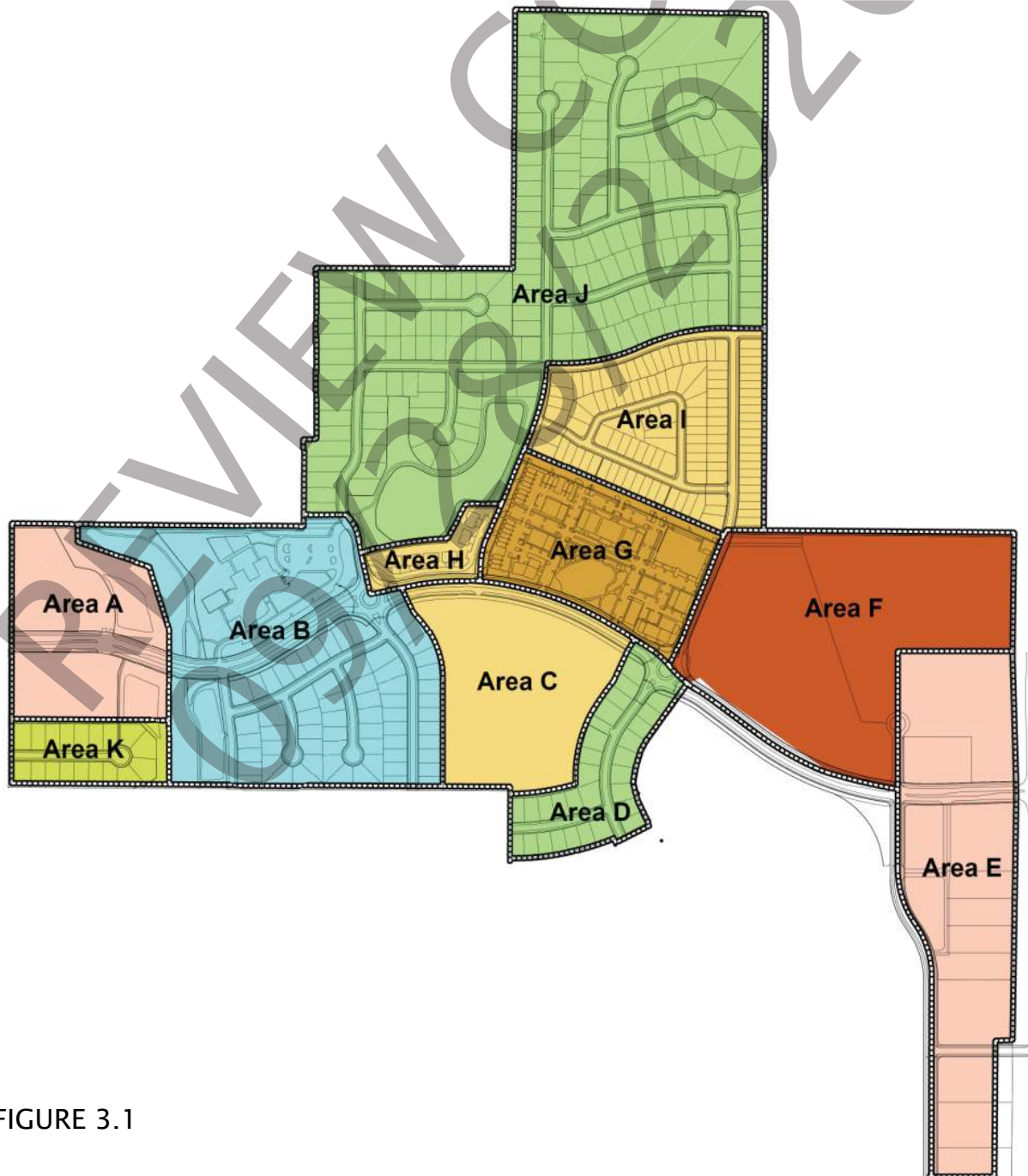


FIGURE 3.1

HERITAGE BULK REGULATIONS

Bulk regulations throughout Heritage are generally similar to the City of Grimes Bulk Regulations already set forth in Chapter 165.48. Because of the unique nature of the Heritage development, revised bulk requirements are shown in the figure below.

ZONING DISTRICT	Max. DU/AC	Max Bldg. Ht / Max No. of stories		Min. Lot Area	Min. Lot Width Ft.	Minimum Setbacks				Min. Percent Open Space Required
		Primary ft/each	Accessory ft/each			Front		Side / Sum	Rear	
						Min. Ft.	Max. Ft.	Ft.	Ft.	
SINGLE FAMILY - TYPE I & III	5.0	35' / 3	15' / 1	8,500 SF	70'	30'	N/A	7' / 14'	25'	30
SINGLE FAMILY - TYPE II	5.0	35' / 3	15' / 1	7,500 SF	60'	30'	N/A	7' / 14'	25'	30
MULTI FAM. RES. (MED)	10.0	40' / 3	15' / 1	500 SF	30'	0'	N/A	5' / 10'	15' ⁶	30
MULTI FAM. RES. (HIGH)	16.0	50' / 4 ²	15' / 1	500 SF	30'	0'	N/A	7' / 14' ⁷	30'	30
COMMERCIAL ¹	16.0	50' / 4 ²	15' / 1	N/A	N / A	0' ³	N/A	0'	0' ⁴	25
TOWN CENTER	16.0	50' / 4 ²	15' / 1	N/A	N / A	15' ⁵	15' ⁶	0'	0'	20

¹ RESIDENTIAL USES IN COMMERCIAL DISTRICT: SAME AS REQUIRED IN MULTI FAMILY RESIDENTIAL

² 4 STORY BUILDINGS IN ALL AREAS WILL ONLY BE ALLOWED WITH REVIEW AND APPROVAL BY CITY STAFF AND REVIEW COMMITTEE

³ FRONTAGE ALONG 141 AND BEAVERBROOKE BOULEVARD REQUIRES 20' ALL OTHERS 0'

⁴ REAR SETBACK FOR COMMERCIAL PROPERTIES MUST INCLUDE A 35' BUFFER WHEN ADJACENT TO SINGLE FAMILY RESIDENTIAL LOTS

⁵ MEASURED FROM ADJACENT BACK OF CURB EXCEPT FOR BUILDING #1 AS SHOWN IN FIGURE 3.5

⁶ EXCEPT 30' WHEN ADJACENT TO HERITAGE AT GRIMES EXTERIOR PROPERTY LIMITS OR IMMEDIATELY ADJACENT TO SINGLE FAMILY RESIDENTIAL LOTS

⁷ TWO, THREE & FOUR STORY STRUCTURES REQUIRE 10'/20' SIDE/SUM SETBACK

IN ALL CASES, BUILDING HEIGHTS ARE REQUIRED TO COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS AT THE TIME OF CONSTRUCTION.

ALL SETBACKS ARE MEASURED TO STREET R.O.W. EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE

FIGURE 3.2

HERITAGE LAND USE DESCRIPTIONS**Single Family Residential - Types I, II, & III**

Areas designated as Single Family Residential are intended for traditional stand-alone single family lots. No multi-family units or commercial uses of any kind will be allowed in these areas. The driveways of these units are to be street loaded and built with attached garages. All public walks shall be constructed with concrete - see street standards for dimensions and relative locations. Hard surfacing on private lots may also include stamped concrete, colored (integral) concrete, concrete paving units, porous paving units. All construction shall conform to Architectural Standards as set forth in this document for form, materials, and setback requirements. The three types of Single Family Residential are necessary to allow a slightly denser use in Area B by reducing minimum lot width and overall lot size.

Multi Family Residential

Multi-Family Residential areas are intended to be designed and constructed as a cohesive housing theme with requirements based on the City of Grimes R-3 designation. Development drawings shall be reviewed by the HRC and City of Grimes for approval. Developments within the Multi-Family zones shall conform to standards within this document for architectural forms/materials, landscaping, storm water, and street design. Medium Density areas are located adjacent to Single Family Residential and a High Density area has been included next to the HWY 141 Commercial district.

Commercial

Commercial uses designated on the master plan are intended to have a high degree of flexibility for future use. Commercial uses occur primarily along arterial and collector routes (Beaverbrooke Boulevard, James Street, Highway 141, and Gateway Drive). Medium to High Density residential uses are allowed within these areas and are encouraged as buffers between regular commercial uses and lower density residential lots. Developments within the Commercial zones shall conform to standards within this document for architectural forms/materials, landscaping, storm water, and street design.

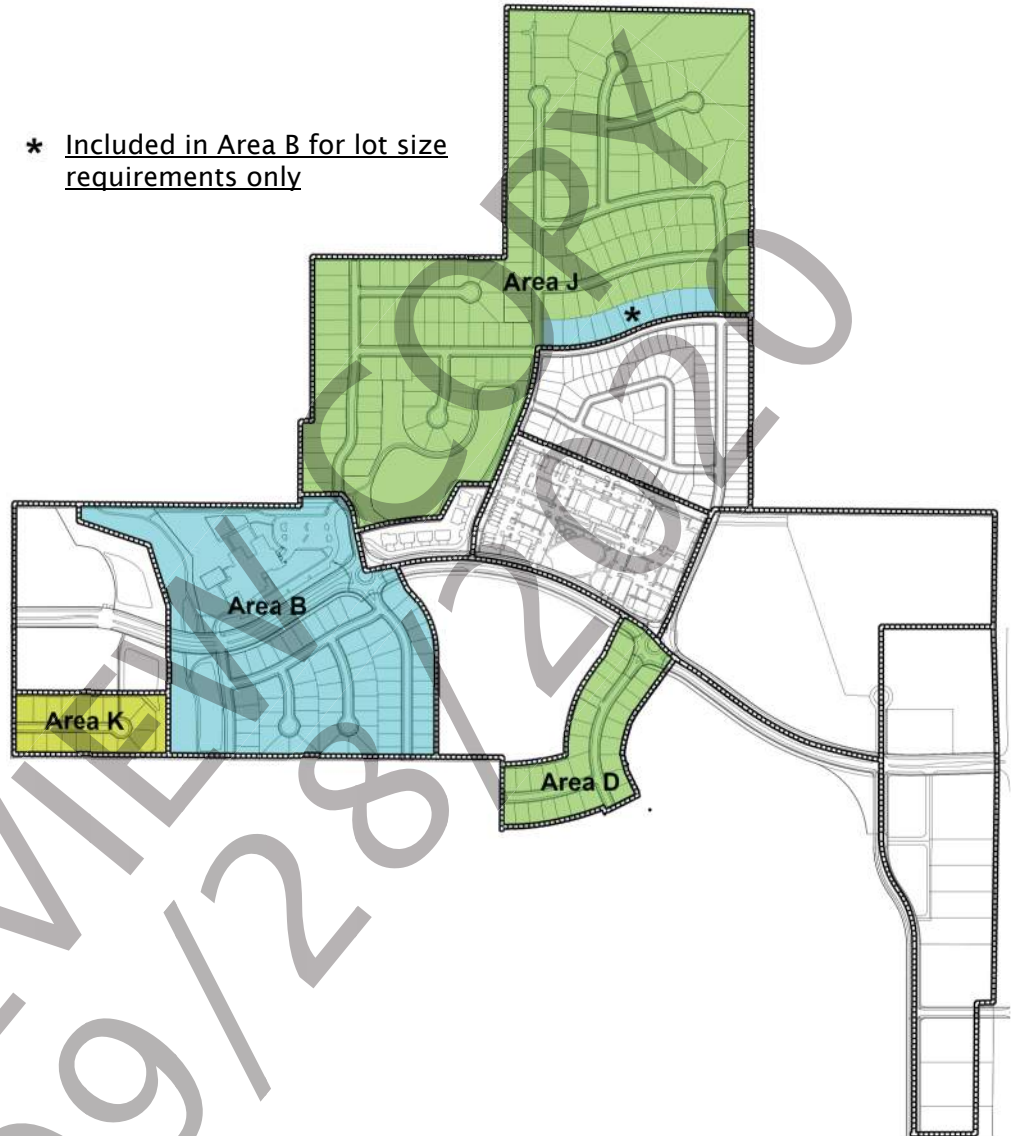
Town Center

The inclusion of the unique Town Center zone within Heritage allows for optional incorporation of a new Grimes Municipal Campus. This area is to be pedestrian oriented and incorporate open space throughout, minimized parking in rear of buildings, angled parking on-street, and access to walking trails and the central park space where possible. Commercial uses are allowed and encouraged in this area but are to be in keeping with small neighborhood shops and restaurants. Residential units and/or Office uses above commercial space are allowed. Building within the Town Center area shall conform to standards within this document for architectural forms/materials, landscaping, storm water and street design and will be reviewed by the City of Grimes and the HRC.

Single Family Residential

Single family residential zoning is based on City of Grimes R2-70 zoning in Areas D & J as shown below. Area B, as shown in below, is based on City of Grimes R2-60 zoning. All Single Family Residential Areas are subject to the exceptions as described in this PUD.

* Included in Area B for lot size requirements only



1. Principal Permitted Uses Only the uses of structures or land listed in this section are permitted in the Single Family Residential portions of Heritage at Grimes - designated as Area B, D, J, & K in Fig. 3.1

- A. Single family dwellings
- B. Churches, chapels, temples, and similar places of worship, provided that all principal buildings be set back a minimum of forty (40) feet from all property lines
- C. Public and parochial schools, elementary and secondary, and other educational institutions having an established current curriculum as ordinarily given in the public schools, provided that all principal buildings be set back a minimum of forty (40) feet from all property lines
- D. Family homes as permitted by and as limited by Section 414.22 of the Code of Iowa
- E. Publicly owned parks, playgrounds, golf courses, and recreation areas
- F. Private noncommercial recreational areas, including country clubs, swimming pools, tennis clubs and golf courses
- G. Cemeteries, including mausoleums

2. Permitted Accessory Uses

- A. Uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded
- B. Private garage or carport
- C. Home occupations as permitted in and as limited by Section 165.16 of the City of Grimes Zoning Ordinance.
- D. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work
- E. Temporary use of a dwelling structure within a new subdivision as a job office and real estate office for the subject subdivision, which shall terminate upon completion or abandonment of the project
- F. One board or sign not to exceed fifty (50) square feet in area referring to the construction, lease, hire, or sale of a building, premises, or subdivision lots, which sign shall refer to property on which the sign is located, and shall be removed as soon as the premises are sold or leased or construction completed
- G. Institutional bulletin board sign
- H. Day nurseries and nursery schools
- I. Satellite receiving antenna, mounted on the ground in the rear yard or attached to the principal building facing rear yard as a height no greater than the peak of the roof, not to exceed a maximum height of fifteen (15) feet. The mounting of the antenna shall be in accordance with the City Building Code. The height of the antenna shall be measured vertically from the highest point of the antenna when positioned for operation, to the bottom of the base which supports the antenna. No antenna in the "R" District shall be greater than twelve (12) feet in diameter. Satellite receiving antenna mounted on a trailer or vehicle may be allowed in the rear yard for a period not to exceed fifteen (15) days.
- J. Solar collectors mounted on the ground in the rear yard or attached to principal building facing front, side or rear yard as a height no greater than the peak of the roof of the principal structure. The mounting of solar collectors shall be in accordance with the City Building Code. If required, solar access easement may be obtained from adjoining property owner in accordance with the State statutes.

3. Bulk Regulations See Figure 3.2

All proposed construction is to be reviewed by the City of Grimes as well as the Heritage Review Committee. Architectural design will be required to meet minimums for design as outlined within section 5 of this PUD document.

4. Definitions

- A. For the purpose of this section, the following terms shall have the following definitions, except as otherwise specifically provided:
- B. "Heritage at Grimes" shall mean and refer to the real property as shown in Figure 3.1.
- C. "Developer" shall mean and refer to the signatories hereto and their successors and assigns.
- D. "Lot" shall mean and refer to all Single Family Residential Lots as shown in Figure 3.1.
- E. "Building Plot" shall mean and refer to one or more platted lots or one platted lot and portion or portions or adjacent stated lots in Heritage Plat.
- F. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any lot or building plot which is part of Heritage at Grimes.
- G. "Outbuilding" shall mean an enclosed covered structure not directly attached to the residence to which it is appurtenant.

5. Designations of Use

As described in Chapter 3 – Land Use and Bulk Regulations of this Document.

6. Building Type and Area

- A. No habitable building or structure shall be constructed, altered, or maintained on any Single Family lots other than a detached single family home. All single family homes must meet minimum sizing as set forth in the table below. Minimum square foot requirements are exclusive of basements, attached garages, breezeways, and porches.

LOCATION (REFER TO FIGURE 3.1)	TYPE	
	RANCH STYLE MINIMUM	1.5 & 2 STORY MINIMUM
AREA B	1,450 SF	1,750 SF
AREA D	1,350 SF	1,650 SF
AREA J	1,650 SF	2,100 SF
AREA K	NONE	NONE

- B. No habitable structure of any kind shall be moved onto any lot in Heritage at Grimes.
- C. All structures built in Heritage at Grimes shall blend in with the terrain rather than contrast with it. The use of natural materials is encouraged, i.e., stained wood, stone, brick, and warm-toned shingles, as well as soft, earth-tone colors. All exposed concrete block or concrete foundations shall be painted, brick veneered, or stone veneered. See Chapter 6 – Architecture of this document for additional information.
- D. All accessory use type buildings (sheds, etc.) shall be constructed to match the architecture of the residence on that lot. No permanent accessory structures shall be erected until plans have been first submitted and approved by the H.R.C. or its successor in interest.
- E. All residence shall have a minimum of an attached two-car garage. All driveways shall be constructed of portland cement concrete, or other hard surface materials. Each dwelling shall provide off-street parking for two cars, including space in garage.
- F. Single family residential lots in “Area K” are not required to be reviewed by the H.R.C.

7. Architectural Control

- A. In order to preserve the general design for the development of the whole of Heritage at Grimes as a fine residential section of Grimes, no building of any kind, nor any addition thereto, shall be erected upon any building plot in Heritage at Grimes, unless the plan, design, building materials and location thereof shall have been first approved by the H.R.C. or such person or persons or corporate entity designated by it for this purpose. Approval of a plan shall not be unreasonably withheld. In the event the H.R.C. or its designee does not respond in writing to approve or disapprove such plans, design, materials, location within 60 days from its receipt of the same, such plans, design, materials and location shall then be approved by H.R.C, after which the City of Grimes approval and permitting process may begin.
- B. Any material deviation in construction, from the approved plans on any building plot, which, in the judgment of H.R.C. is a substantial detriment to the appearance of the structures located in the surrounding area, shall be corrected to conform to the approved plans at the expense of the owner of that building plot.
- C. No boats, campers, nor other recreational vehicles may be parked and stored on a Residential Lot within Heritage at Grimes except in a garage.

- D. No mobile or trailer-type homes will be allowed in the entire development, including future phases of Heritage at Grimes. No pre-manufactured homes will be allowed in Heritage at Grimes.
- E. All paving for driveways shall extend no further than side yard building setback lines as established by zoning ordinances.
- F. Paving for patios, storage areas, and similar non-vehicular traffic uses may extend to within 1' of property line.

8. Livestock and Poultry Prohibited

Livestock and Poultry regulations within Heritage at Grimes shall conform to current City of Grimes ordinances.

9. Easements

Easements for installation and maintenance of utilities, drainage facilities, conservancy districts and walkways are reserved as shown on the proposed plat of Heritage at Grimes. The Owner or occupant of a building plot shall, at his expense, maintain, keep and preserve that portion of the easement within his property at all times in good repair and condition and shall neither erect nor permit erection of any building or structure of any kind, nor permit any growth of any kind within said easement which might interfere in any way with the use and maintenance of any of the utility services and drainage and usage of walkways located within the easements.

10. Nuisances

No noxious or offensive activity or odors shall be permitted on or to escape from any lot, nor shall anything be done thereon which is, or may become an annoyance or nuisance, either temporarily or permanently.

11. Weed and Erosion Control

Weed and Erosion Control regulations within Heritage at Grimes shall conform to current City of Grimes ordinances.

12. Landscaping and Sight Lines

- A. No hedge or shrub planting which obstructs sightlines at elevations between two (2) and ten (10) feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five feet (25') from the intersection of the street lines, or in the case of a rounded property corner within the triangular area formed from the intersection of the street property line with the edge of a driveway. No trees shall be permitted to remain within such distance of such intersection unless the foliage line is maintained at a sufficient height to prevent obstruction of such sightlines.
- B. At a minimum, all landscape and site plans must provide that all private residential yards be sodded with nursery quality sod, except where topography does not permit such sodding.
- C. All lots other than private residential shall be sodded upon final construction for said lot. In the event sections of lots are to be left open for future development, seeding is allowed.

- D. Each Single Family Residential lot shall be planted with a minimum of 2 trees from the list of approved species (Fig 9.1). At least one or both trees shall be from the Overstory Tree list. The second tree may be from the Ornamental Tree list. Overstory trees must be a minimum size of 2.5" caliper - Ornamental trees must be a minimum size of 1.5" caliper.
- E. Use of artificial turf within Heritage at Grimes is limited to no more than 250 square feet per single family residential lot.

13. Swimming Pool

- A. No above ground (or non-permanent) swimming pools capable of holding water at greater than a 24" depth shall be permitted.
- B. In ground pools are allowed. In addition to the City of Grimes Zoning requirements for pools, construction of such pools must also follow all applicable State and Federal guidelines for safety and installation.

14. Towers and Antennas

Any antenna designed to receive direct broadcast satellite service ("DBS") that is more than one meter in diameter is prohibited. Any antenna designed to receive video programming services via multi-point distribution services, including multi-channel multi-port distribution services ("MMDS") that is more than one meter in diameter or diagonal measurement is prohibited. Any antenna designed to receive analog television broadcast signals ("TVBS") shall be attached to the single family home. Any DBS antenna, MMDS antenna, or antenna designed to receive digital television broadcast signals ("DTV") shall be attached to the single family home. Any DBS, MMDS, DTV, or TVBS antenna shall be made of materials or painted to blend into the background on which it is mounted; provided that the antenna can receive an acceptable quality signal. No other exterior towers or antennas shall be constructed, installed, modified or permitted on the ground, on dwellings, on garages or on any permitted outbuildings.

15. Temporary Structures or Equipment

No building or structure of a temporary character and no trailer, basement, tent, shack, garage or outbuilding shall be used at any time as a residential dwelling on any building plot, either temporarily or permanently. All boats, campers and other recreational vehicles shall be parked or stored in a garage.

16. Commercial Activity Prohibited

No home occupation business or any commercial activity shall be conducted on any lot, except as permitted by the Grimes Zoning Ordinances. Notwithstanding any provisions or restrictions contained in this P.U.D. to the contrary, Developer and its agents, employees, successors and assigns may maintain and carry on such facilities and activities as may be reasonably required, convenient or incidental to the sale, development or improvement of any lot, including without limitation, the installation and operation of sales and construction trailers and offices, signs and model dwellings. The right to maintain and carry on such facilities and activities shall include specifically the right to use dwellings as model residences or as an office for the sale of lots and related activities. The location of any construction or office trailers of Developer's assignee shall be subject to Developer's approval.

17. Signs

No sign of any kind or description shall be placed, exposed to view or permitted to remain on any lot or any street adjacent thereto, except street markers, traffic signs, and other signs displayed by the City of Grimes or by other governmental units, and except signs which have been approved by Developer or its authorized agent not exceeding 1 square foot (144 square inches) in area upon which there shall only be exhibited the street number or name, or both, of the resident. In the event that any sign, other than those described above, shall be placed or exposed to view on any of the lots restricted hereby, the officers or agents of the Developer are hereby given the right to enter upon those lots and permitted until such development is completed. Signs not exceeding 9 square feet (1,296 square inches) in size, to show property for sale shall be permitted.

18. Mandatory Completion Date

Any requirement with regard to building structures, accessory use buildings, driveways, sod or any other required action with regard to improvement to the property or the land under the terms of this document or the Grimes City Code must be completed within one year from the date that the closing occurs between the Developer and the purchaser or six months from the date of the issuance of the building permit on the lot, whichever occurs first.

19. Fences

As part of the aesthetic development of Heritage at Grimes it's recognized that privacy fences throughout residential neighborhoods limit site lines, compartmentalize residential lots, and closes off the pedestrian nature of the ground. Because of this, fencing throughout this development is required to meet strict criteria as outlined in Figures 3.3 & 3.4 on the following pages.

FENCING

Fencing is discouraged throughout Heritage at Grimes. In the Single Family Residential areas (as delineated in Figure 3.3), only fence types specified in this section are allowed. Wood privacy fences are specifically prohibited anywhere within the Heritage at Grimes development.

TYPE 1 FENCING

Type 1 fencing is allowed throughout Area B, D, and K, and the southern portion of Area J. See Figure 3.3 for delineation of the boundary. Basis for design is 48" overall height, black vinyl coated chain link (as shown). No other fence type is allowed within the limits of Type 1 fencing.

TYPE 2 FENCING

Type 2 fencing is reserved for the northern lots of Area J as shown in Figure 3.3. Basis for design is Ameristar "Montage" fencing, 48" or 72" overall height, black, single bottom rail, and dual top rail. This is the only type of fencing allowed in the area described.

TYPE 1



TYPE 2



FENCE TYPE 1



FENCE TYPE 2

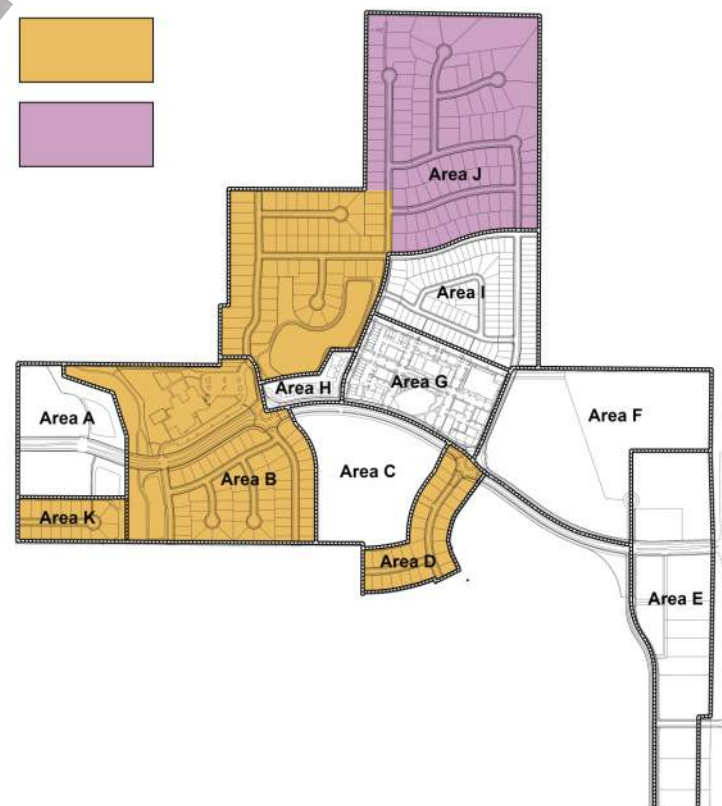


FIGURE 3.3

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Multi Family Residential

For all areas shown as Multi Family Residential in Figure 3.1, the basis for zoning is R-3 HIGH DISTRICT and R-3 MEDIUM DISTRICT, as described in City of Grime Ordinance Chapter 165.23(A) and 165.23(B), for the purposes of regulations. The R-3 zoning requirements are amended as follows:

165.23A (1) Principal Permitted Uses:

A. Multiple family dwellings including row dwellings and condominium dwellings

B. Institutions of a religious, educational, or philanthropic nature, including libraries.

C. Colleges and universities, both public and private, including administrative buildings, classrooms, dormitories, athletic facilities, and similarly related structures, but not including commercial trade schools and business colleges.

D. Nursing, convalescent and retirement homes.

E. Private clubs, lodges, or veterans organizations, except those holding a wine/beer permit or liquor license

165.23A (2) Permitted Accessory Uses:

Allowed per Ordinance

165.23A (3) Bulk Regulations: See Figure 3.2

In addition to 165.23, also amended is 165.49 (Internal Bulk Requirements Table): Minimum separation between garage and edge of common drive (driveway approach) shall be 20'

All Multi Family Residential Development is required to meet standards set forth in 165.49 INTERNAL BULK REQUIREMENTS of the City of Grimes Zoning Ordinance.

All proposed construction is to be reviewed by the City of Grimes as well as the Heritage Review Committee. Architectural design will be required to meet minimums for design as outlined within section 5 of this PUD document.

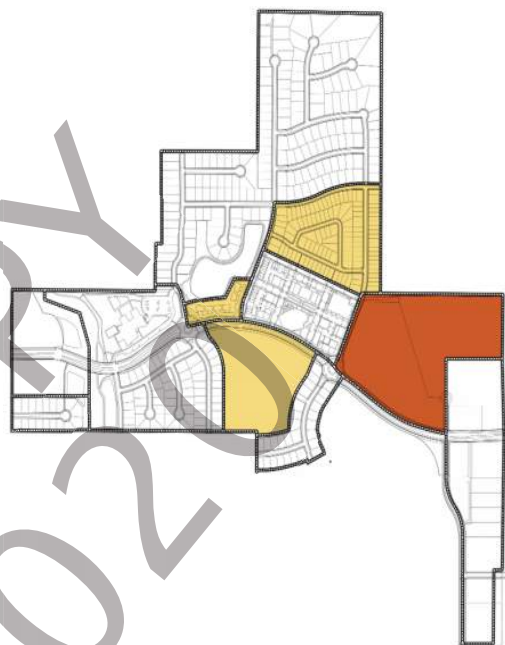
Commercial

Basis for Zoning: City of Grimes C-1

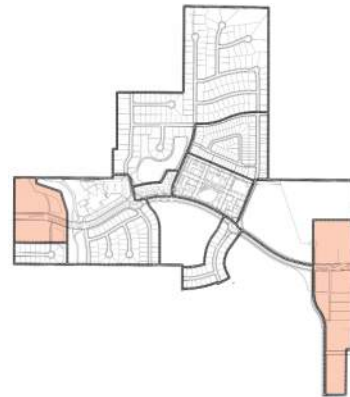
For areas shown as Commercial in Figure 3.1, the basis for zoning is C-1, as described in City of Grime Ordinance Chapter 165.26, for the purposes of regulations. The C-1 zoning requirements are amended as follows:

165.21 (3) Bulk Regulations: See Figure 3.2

Development of Areas E & F are within the Highway 141 overlay district and will, with exceptions of bulk regulations, landscape requirements, and building materials, follow the currently approved regulations for the Highway 141 Mixed Use Development Corridor District - Chapter 165A.



All proposed construction is to be reviewed by the City of Grimes as well as the Heritage Review Committee. Architectural design will be required to meet minimums for design as outlined within section 5 of this PUD document.



Town Center

Basis for Zoning: City of Grimes C-1

The Town Center area of Heritage is intended as a unique destination within the City of Grimes. The basis for zoning is C-1, as described in City of Grime Ordinance Chapter 165.26, for the purposes of regulations. The C-1 zoning requirements are amended as follows:

165.26 (3) Bulk Regulations: See Figure 3.2

All proposed construction is to be reviewed by the City of Grimes as well as the Heritage Review Committee. Architectural design will be required to meet minimums for design as outlined within section 5 of this PUD document.

The concept plan for the Town Center is shown below in Figure 3.5. Final design/construction is expected to generally conform to this layout. Significant changes to building size/location, etc will be reviewed by the HRC and the City of Grimes to determine appropriateness in following the design intent laid out within this PUD.

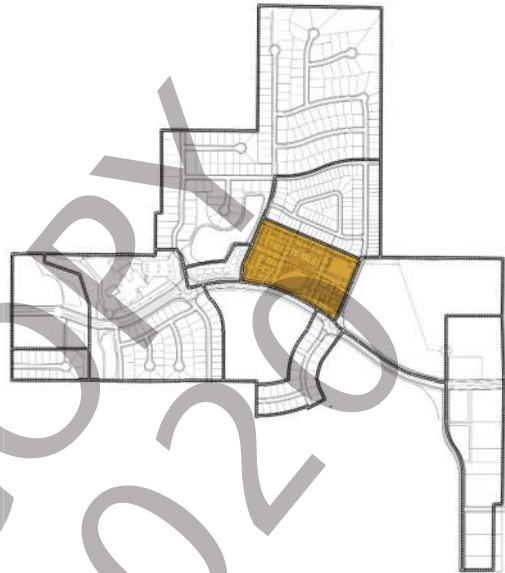


FIGURE 3.5 - TOWN CENTER SCHEMATIC CONCEPT

Traffic Calming

Recent developments in the study and implementation of traffic calming measures have shown that certain methods are highly effective in slowing vehicle speeds and reducing accidents. By including specific aspects of traffic calming into Heritage, it is anticipated that there will be an overall reduction in the number of traffic accidents, most importantly vehicle/pedestrian accidents.

While other large metropolitan cities throughout the US have started including more traffic calming measures in their street plans, the Des Moines metro is generally lacking in specific methods. As a forward thinking development, Heritage will show real world implementation in how properly used traffic calming measures work.

Some of the overall objectives in using traffic calming devices include:

- Overall reduction in vehicle speeds
- Promoting safe and pleasant conditions for motorists, bicyclists, pedestrians, and residents
- Improving the environment and livability of neighborhood streets
- Improving real and perceived safety for nonmotorized users of the streets
- Discouraging use of residential streets by non-residents cut through vehicular traffic

Beaverbrooke Boulevard - Reduced lane widths and raised median

Traffic calming along NE Beaverbrooke Boulevard will help in slowing overall traffic speed and reducing potential for collisions. Specifically, limiting the lane width to 22 feet in each direction will slow traffic down and force drivers to better mind their surroundings. By reducing the overall lane width, there is a corresponding increase in the amount of landscaped space along the outside of the lanes as well as the median. Pedestrian crossings at major intersections are also reduced in overall length, making a quicker trip across for pedestrians.

Along with narrower lanes, the inclusion of a 22 foot wide raised median will also work to calm traffic along NE Beaverbrooke Boulevard. This median, which would change in overall width based on turning lanes, is large enough to provide an ideal

location for tree, shrubs, sculptural elements, or other amenities. The visual cue to drivers by having these elements spaced throughout the length of the road can help lead to slower speeds and fewer accidents. It will also allow for a center island at intersections where pedestrians can be out of the traffic flow as needed.



Local Streets - Reduced lane widths

Similarly to NE Beaverbrooke Boulevard, Local Streets designated by Red and Purple in Fig. 4.7 are reduced to 26 feet in width. Reduction of the overall paving width will force drivers to slow down in these areas. Slower speed on these roads could lead to a reduction in the number and severity of accidents.

'Neckdowns' at intersections

'Neckdowns' refer to locations at street intersections where the overall width is reduced by a distance equal to the on-street parking width. It doesn't affect the width of the overall travel lanes, but there are several benefits in terms of traffic calming. Among other things, Neckdowns shorten the crossing distance for pedestrians, better define the parking bays, provide a haven for pedestrians preparing to cross the street, and provide space for amenities and enhancements. All of this additional pedestrian space works to provide the visual cue to drivers that they need to slow down and be more aware of what is happening. Neckdowns can occur anywhere on street parking is included in the design, or in locations where a turn only lane is designed and will not continue across an intersection.



Roundabout

As Roundabouts increase in frequency throughout the Des Moines metro area, more drivers are becoming familiar and comfortable with navigating them. Incorporating a Roundabout in Heritage will allow the elimination of a necessary four-way stop while still accomplishing the goal of slowing traffic and making a safe intersection. Typical Roundabout design includes significant signage to properly direct both vehicles and pedestrians through the space and come with numerous benefits over standard four-way stops; streets visually narrow as they approach the Roundabout, landscaping can be incorporated into the center circle as well as islands leading up to it, it give pedestrian an obvious cross walk, it can be enhanced with sculptural elements and landscaping.



Street design throughout Heritage will follow a standard hierarchy based on estimated volume of traffic. Heritage is assumed to have one major east-west arterial road, one major north-south collector road, and the remainder classified as local roads. Typical schematic sections are shown for each type of road, however eventual full build out may dictate changes to overall right of way widths and basic layout. In any event, safety will be the overriding factor for all street designs within Heritage.

All streets and parking lots shall be designed to allow typical access for Emergency Vehicles. Review by the Fire Marshall is recommended to be included in all design phases to ensure compliance with this requirement.

Collector (NE Gateway Drive)

NE Gateway Drive is designated in this plan as a collector level road because of its eventual connection to 1st Street to the south. Additional collector roads may be designated based on final construction drawings and development levels both within Heritage and on the ground to the south.

Gateway Drive features Single Family Residential to the west and Commercial to the east. Because of the need to screen the residential development from commercial uses, a 40' wide landscape buffer is proposed within a public outlot adjacent to the west edge. Like the landscape buffer proposed along the south edge of NE Beaverbrooke Boulevard, this buffer zone would be maintained by the City of Grimes as part of the open space/park ground of Heritage. NE Gateway Drive is proposed to have no parking on either side. Other collector roads, depending on traffic study recommendations, might allow parking. A final determination will be made during the design phase.

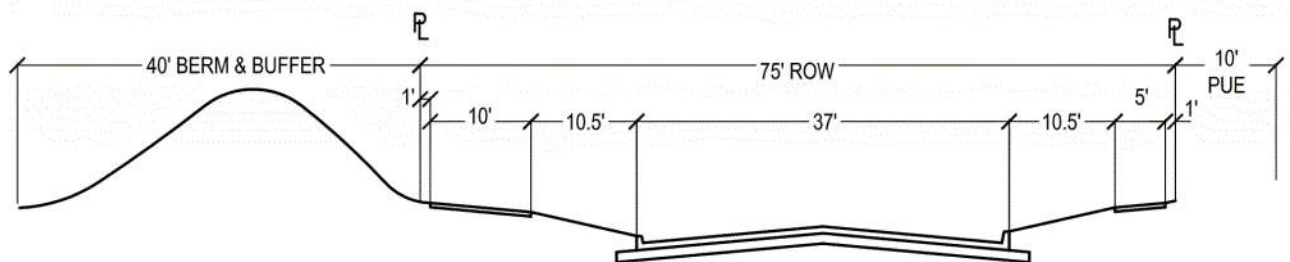


FIGURE 4.1: NE GATEWAY DRIVE (LOOKING NORTH)

Arterial (NE Beaverbrooke Boulevard)

Serving as the primary east/west corridor through Heritage, NE Beaverbrooke Boulevard is projected to carry the majority of vehicles through the area. Because of the high capacity for the road, speed limits and lane widths will be designed accordingly. A proposed speed limit of 35mph will carry traffic quickly and safely through the area. A final traffic study based on completed designs will determine actual speed limit for the road. Parking along NE Beaverbrooke Boulevard will not be allowed in either direction.

The conceptual cross section in Figure 4.2 shows anticipated R.O.W. widths for NE Beaverbrooke Boulevard. This width allows for the full future construction to have a divided landscape median, bike/pedestrian trail along the north side, and a pedestrian sidewalk along the south side. In sections of NE Beaverbrooke Boulevard where adjacent uses are single family residential, a 20' wide landscaped berm/buffer is proposed. This standard section will develop a strong pedestrian feel to the street and an

entrance to the commercial and municipal uses throughout. The proposed buffer zone is not included as part of the overall ROW, however it will be maintained by the City of Grimes as part of the

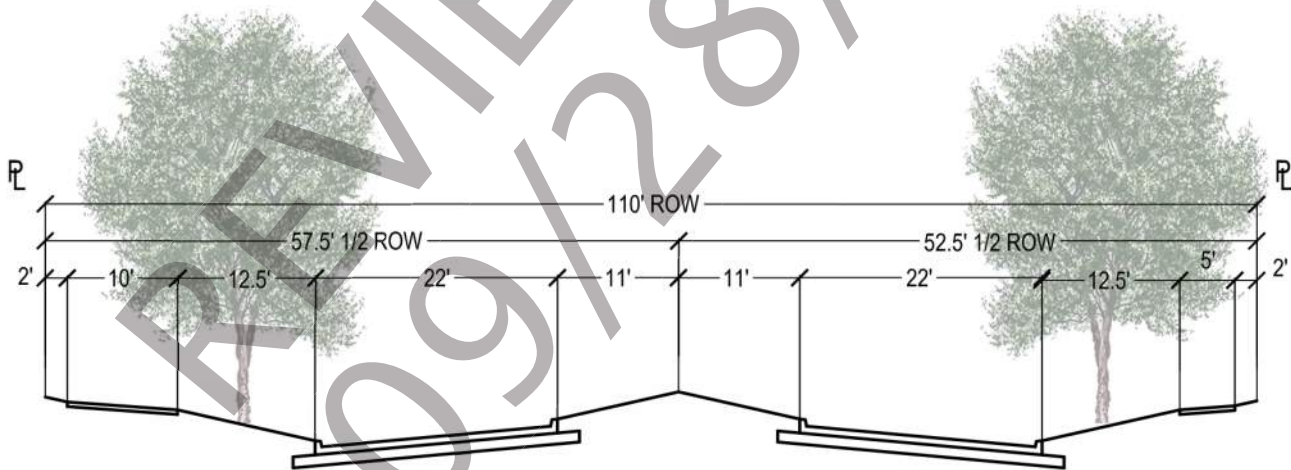


FIGURE 4.2: NE BEAVERBROOKE BOULEVARD - LOOKING EAST

Local Roads

For the purposes of these design guidelines, all other roads within Heritage at Grimes are assumed to be Local Roads with minimal R.O.W. Most of these roads don't have a direct connection outside the Heritage boundaries, and those that do connect only to similarly sized roads within residential developments.

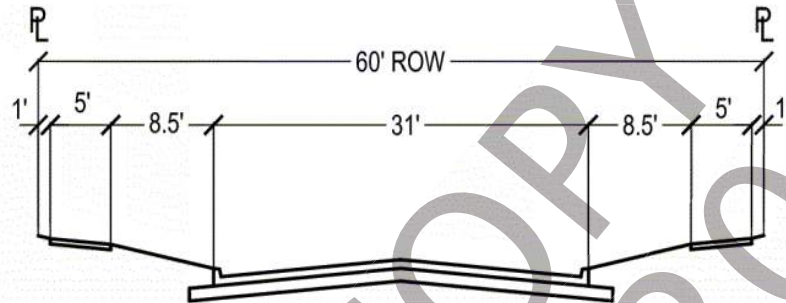


FIGURE 4.3: BLUE CENTERLINE IN FIGURE 4.7

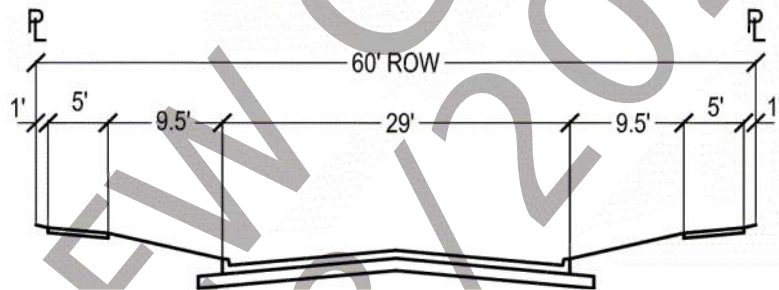


FIGURE 4.4: GREEN CENTERLINE IN FIGURE 4.7

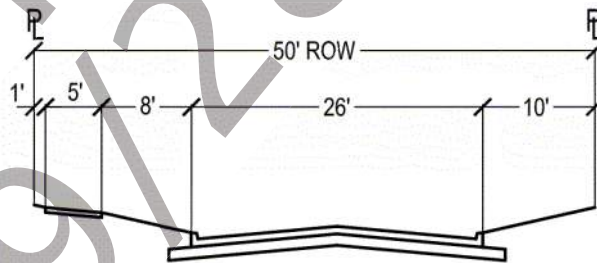


FIGURE 4.5: RED CENTERLINE IN FIGURE 4.7

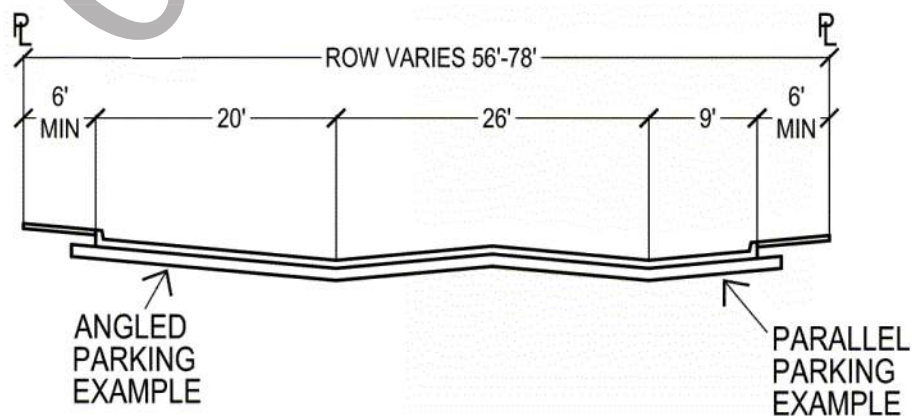


FIGURE 4.6: PURPLE CENTERLINE IN FIGURE 4.7

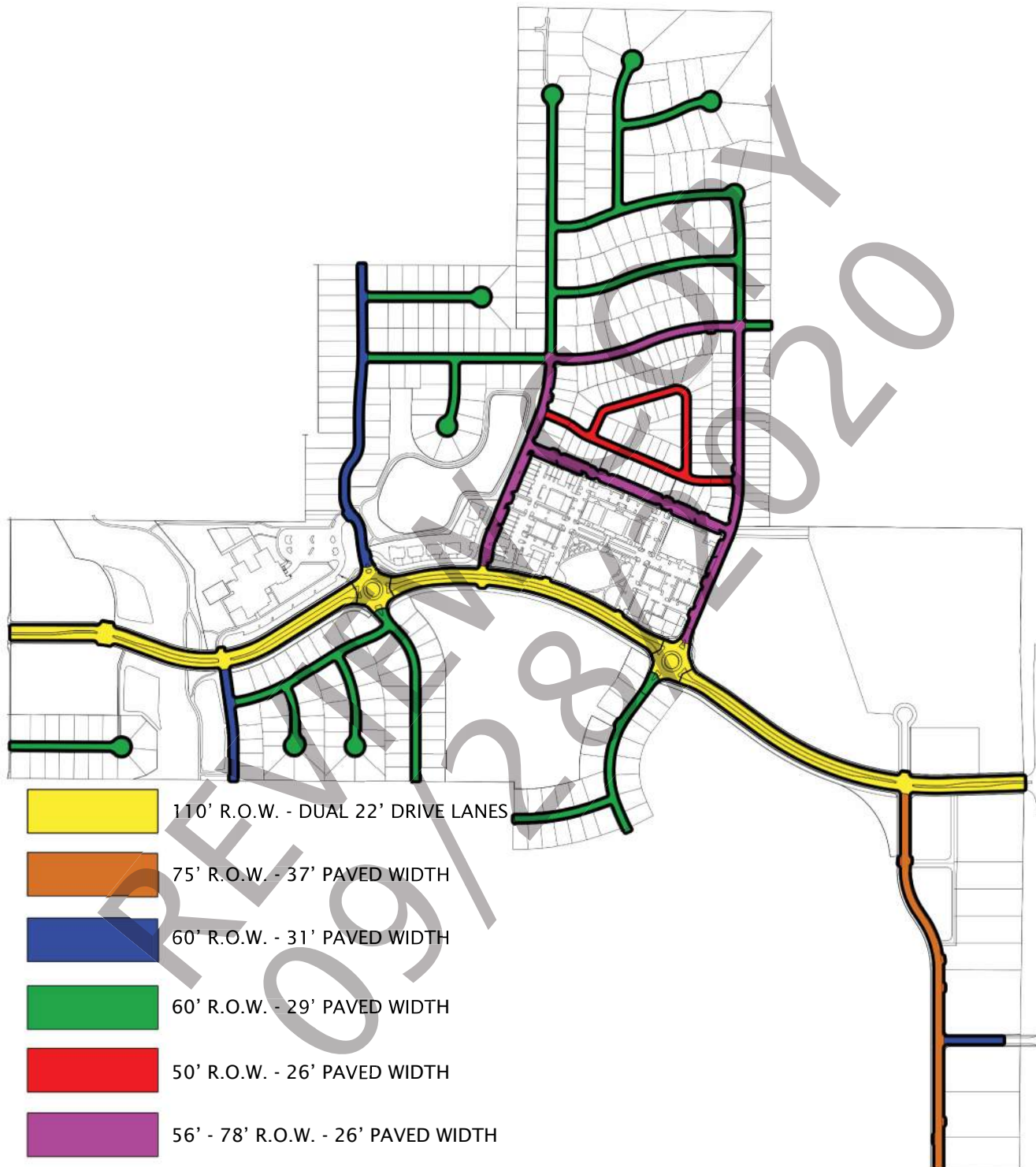


FIGURE 4.7: ROADWAY SCHEMATIC KEY

INTENT

These guidelines are meant to establish a palette of materials and design standards from which all architectural elements within Heritage at Grimes will draw. They are not intended to discourage creative solutions, rather to allow as much creativity as possible within set parameters so as to create buildings which are unique, yet similarly themed to the overall development. In this manner, Heritage will stand apart from other projects in overall form.

CHARACTER

Overall architectural character is intended to meet criteria for a 'Traditional' design. While this is a fairly open interpretation of style, the intent is to specifically discourage modern style of architecture characterized by minimal 'cube' structures and plain lines. It also discourages highly stylized architecture with a more Baroque or Victorian character. Instead, the overall theme for the architecture within Heritage at Grimes will invoke more of the Craftsman and some Prairie Style of design. Flat roof buildings are discouraged in favor of hip roof elements. Flat roofs can be allowed by the review committee as long as they do not make up the majority of the roof line and the rest of the building meets the desired Traditional styling.

Architectural character is intended to carry over to all aspects of building construction throughout Heritage at Grimes. This specifically includes single family residential structures as well as all commercial and multi-family buildings. To some extent, the first buildings constructed within Heritage will set the example for the rest of the development. It will be critically important through the review and approval process for the first few projects to tie down materials, details, and general site layouts.

In addition to materials and style, architectural color will be similarly reviewed and approved. Allowable colors for any of the accepted materials should be primarily earth tones, followed by neutral colors, and a small percentage of primary colors as accents. Painting natural materials such as stone and brick will not be acceptable. Colored concrete may be allowed under some circumstances and the color pigment must be integral to the concrete. No surface treatments will be allowed.

GENERAL GUIDELINES:

The following materials are considered acceptable for inclusion within architectural features in the Heritage at Grimes development. Additional materials not shown on this list may be submitted for approval as appropriate to the architectural character of the building.

- Brick: encouraged as a primary element in most architectural elements, red and dark earth tones preferred
- Natural Stone: limestone, 'Iowa Buff' or similar colors
- Metals: pre-finished panels and or weathering steel
- EFIS: allowed as accent or portion of wall face - must be specifically approved by H.R.C. for inclusion
- Glass: mirrored glass and highly reflective panels are not allowed. Clear and/or tinted glass is acceptable.
- Shingles: heavy asphalt shingles are allowed, dark colors and dark earth tones are preferred.
- Standing Seam: shingles are preferred, but standing seam roofs can be allowed by review committee, earth tones and neutral colors preferred.
- Wood Shake and Slate: allowed as an alternate to Shingles - similar color to shingles.
- "Hardie-Plank": or similar siding material primarily for residential construction.
- Vinyl Siding: allowed ONLY in Single Family Residential - Areas B & K.

Primary materials for all buildings other than Single Family Residential homes and Multi Family Area C shall consist of a combination of brick, textured concrete block, architectural wall panels, architectural steel panels, or natural stone. A minimum of 75% of sides of the building shall consist of these primary materials - the remaining exterior portions will be considered trim (components which if removed from the facade would not significantly alter the appearance of the building). The maximum amount of trim on a given wall area shall not exceed 25% of the wall area.



Primary materials for Single Family Residential construction in Areas B & K and Multi Family Residential Area C may consist of a combination of the materials listed (or similar). Use of vinyl siding in these areas is allowed, however no structure will be allowed to have 100% vinyl siding. Vinyl siding on any street facing facade is not allowed, this includes rear facades facing Beaverbrooke Boulevard. Final approval of the use of vinyl siding will be at the discretion of the HRC. The remaining exterior portions will be considered trim (components which if removed from the facade would not significantly alter the appearance of the building).

All other Single Family Residential construction in Areas D and J shall follow similar guidelines, with the exception that no vinyl siding is allowed.

In order to gain a greater energy efficiency within the Heritage at Grimes project, passive energy saving techniques and elements such as awnings, overhangs, and other shading material are encouraged. Skylighting is encouraged where reasonable in order to lessen the need for powered lighting within buildings. Alternative roofing considerations such as light colored membranes and green (vegetative) roofs are encouraged.

Maintaining a pedestrian quality to the buildings is critical and should incorporate all or some of the following recommendations:

- Varying wall materials, textures, and colors to break up lengthy walls
- Incorporate projecting building elements such as overhangs and shading devices.
- Varying roof heights and shapes
- Varying parapet heights and shapes (when used)

Any accessory structure, such as trash enclosures, must also be constructed of the same materials as the main building which it serves. Exterior walls should be constructed of a solid, durable block material. Access gates should be of similar design aesthetic as the main building and provide 100% screening of the interior of the enclosure. Chain link gates with screening is specifically not allowed. Wood fencing is also specifically not allowed because of potential for damage and wear. Gates should, at a minimum, feature a solid fencing material such as Trex, or similar recycled plastic material that matches the architectural detail of the building.



Examples of single story architecture characterized by brick facade, hip roofs, projecting accent lights, awnings, and general earth tone colors.





Two story architecture examples.
Each building and/or tenant has a clearly
defined entrance.



Examples of three story architecture. Note continued use of earth tone colors, matching accent colors, and durable materials. A strong pedestrian presence at the main entrance is strongly encouraged in order to better create a sense of entry and arrival at the buildings.





Example of four story residential structure. Four story buildings are allowed, but only with specific approval of the City of Grimes and the Heritage Review Committee. This sample building features a walk-out rear so only appears as three stories on as seen from the road.





Example of mixed-use commercial and multi-family units. With residential components, it is significantly more important to engage the streetscape with the building in order to create a dynamic pedestrian theme. Developments are highly encouraged to create pedestrian spaces throughout the street front that allow for small gatherings, sitting areas, shade, and a well lit sidewalk. Safety and security is vitally important and must be reflected in the final design.



Single family residential homes can be variable in overall aesthetic appearance depending on the setting within the development and the changing styles that buyers are interested in. Because the purchase of a home is such a major investment and decision for a family, Heritage at Grimes allows more flexibility of design style with single family residential construction than with multi-family and commercial plans.



While preferred home construction still contains certain design elements including hip roofs, front porches, two car (minimum) garage stalls, and durable materials (as outlined in general guidelines), the HRC will consider house plans on an individual basis.

Accessory structures must be built in the same style as the primary structure with similar materials and colors.



Storm water management throughout the development is included in common areas wherever possible. This includes a pond just west of the Town Center section and detention basins placed in green space throughout the southern portion of the project. Eventually, all storm water run-off makes its way west and empties into Little Beaver Creek. The intent of the storm water management plan is to slow runoff, allow as much infiltration as is reasonable, and minimize downstream impacts. Commercial development will be responsible for its own storm water detention before allowing it to move off site.

Best Management Practices (BMP) for slowing down the runoff throughout the site are to be

implemented. In the southern sections of Heritage, runoff will flow into green space between the residential lots. These areas will be maintained as a combination of native prairie vegetation and mown open spaces. Installation of native plants will significantly slow down runoff, will filter pollutants and soil out of the water, and will result in decreased runoff flowing into Little Beaver Creek.

No basements will be allowed on structures within the 100 year floodplain. All homes that back up to the 100 year floodplain shall have a minimum open elevation at least two feet above the 100 year flood stage.

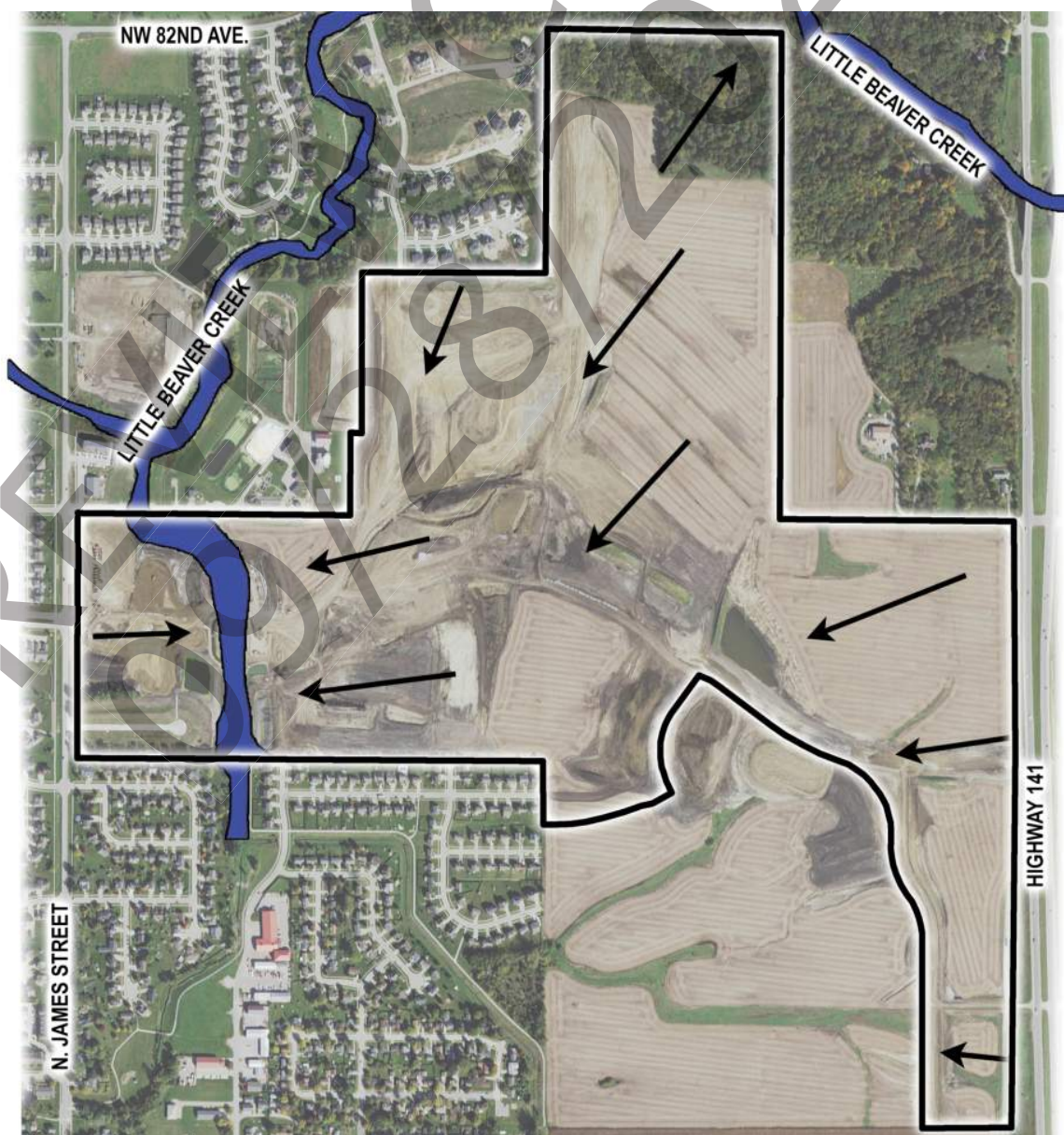


FIGURE 6-1: EXISTING SITE DRAINAGE AREAS

The pond shown to the west of the Town Center will feature a sedimentation basin. By trapping sediment in this section it greatly diminishes the amount of soil run-off that makes its way into Little Beaver Creek. As the overall development becomes more established and construction in the watershed is completed, maintenance needs in the basin will be significantly decreased.

Outflow from the pond will travel under Park Drive and into an open detention swale along the north boundary line adjacent to the City waste

water treatment facility. As the water moves through the detention basins, native plants will slow the water down and allow more infiltration and cleaning before the water arrives at Little Beaver Creek. Maintenance of the detention basins should be limited mostly to trimming and care for the native plants.

All stormwater and stormwater quality will be designed according to City of Grimes standards.

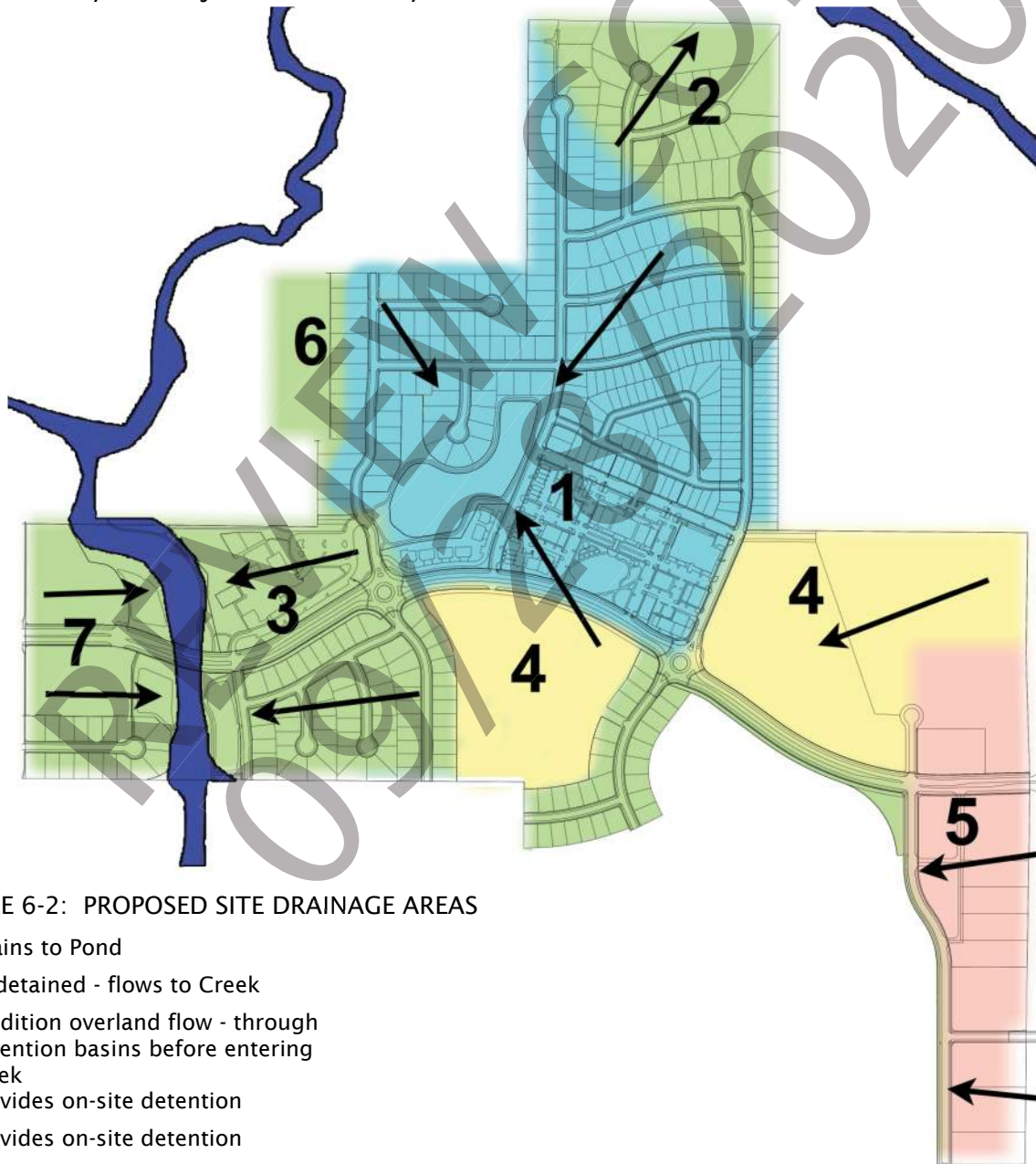


FIGURE 6-2: PROPOSED SITE DRAINAGE AREAS

- 1 - Drains to Pond
- 2 - Undetained - flows to Creek
- 3 - Tradition overland flow - through detention basins before entering creek
- 4 - Provides on-site detention
- 5 - Provides on-site detention
- 6 - Residential properties adjacent to WTP are undetained
- 7 - Detained in basins before releasing to creek

A common, defining theme throughout Heritage at Grimes will bring a greater level of cohesiveness and identity. This unique framework will not only define Heritage, but the City of Grimes as well. Artistic markers spaced along NE Beaverbrooke Boulevard will be repeated in smaller scale along other roads and at selected intersections. A clock tower is proposed to be located in Heritage Commons Park. A similar theme is to be carried throughout Heritage.

Artistic elements, more so than any other theme, can easily define an area and an identity. These elements will tie into the major entry features

located at the intersection of NW Beaverbrooke Boulevard and NW Gateway Drive as well as any smaller entry features at NW Beaverbrooke Boulevard and James Street which may be included. Materials for these elements must be durable, traditional in nature, and easily obtained. Setting a standard entry feature in Heritage is critical to developing its sense of identity and community.

Ideal materials include: Limestone (buff colored), Cor-Ten Steel, Punched Stainless Steel, Plastic Composite Wood Substitutes (Trex, etc) Colored Concrete.

Typical Bench - DuMOR 141



Trash Receptacles - DuMOR 158



Bicycle Racks - DuMOR 125-30



Optional Concrete Pavers



In areas meant as gathering spaces, pedestrian walkways, and entries, special attention to paving surfaces is encouraged. The use of concrete modular paving units, as opposed to typical concrete, creates a more inviting and comfortable space. Paver patterns can incorporate separate paver types within the design to reduce the appearance of the overall size of the hard surface.

Paving types are especially important to consider in the Town Center portion of the development where it's anticipated to have large number of pedestrians. Earth tone pavers paired with brick architectural elements help tie the vertical nature of the structures to the ground. Effective planting beds along paved surface edges give an even more intimate feel to a space than mown lawn and should be considered wherever feasible.



The only specifically developed park within Heritage at Grimes is Heritage Commons Park. This park is proposed to feature open lawn areas, a sculptural component (Clock Tower) and direct connections to the adjacent commercial businesses and/or municipal buildings. This park is envisioned as a place for not just the Heritage residents, but for the entire City of Grimes and can serve as a gathering place for civic events such as a farmer's market, July 4th celebrations, etc.

Park structures will be tied to Architectural guidelines in order to maintain the theme throughout. Natural elements such as timber, native limestone, and earth tone colors are encouraged throughout the buildings and the site. Plantings should focus on native plants and drought tolerant species. As outlined in the Landscape guidelines, reduction in maintenance costs and elimination of invasive plant species should drive the design decisions throughout the park. As a central element to Heritage at Grimes, it's imperative that the design fundamentals here set the tone for the rest of the project.

Green spaces are scattered throughout Heritage at Grimes. In the residential area they are primarily south of NE Beaverbrooke Boulevard and west of the town center area. These green spaces are a combination of open mown turf grass areas as well as storm water detention basins. They allow for residents to have larger areas for play, gathering, and outdoor activities. These spaces are considered 'pocket parks', but are not intended to be signed as typical park

ground. Delineation between the green spaces and residential properties will be through the use of decorative fencing, as required in section 3.

Connections to a larger trail system outside Heritage at Grimes as well as interconnection of the various uses in the development are critical. An existing bike trail enters Heritage at the southwest corner of the property to the north of Lions Park. A spur trail will allow riders and pedestrians access through Heritage by way of the open spaces and through to the commercial district along Highway 141. Farther north the trail again intersects Heritage at the extension of NE Main Street. The trail will continue north along the edge of the Little Beaver Creek floodway, under NE Beaverbrooke Boulevard, and eventually on north. A switchback on the north side of NE Beaverbrooke Boulevard will allow the option of traveling up to the street and continuing east or west along a similarly sized trail. Smaller trails throughout the open spaces connect to the proposed sidewalks throughout the development allowing for a wide variety of trails and experiences throughout.

All Parks, Open Space, Green Space, Detention Area, and Trails maintenance will become the responsibility of the City of Grimes once construction is completed.

Clock Tower Concept



Park Architecture Concept



Dash green lines indicate wider trails intended for bike/pedestrian use.

Solid green lines indicate walking trails.

All trails will have a minimum 24" mown shoulder on each side.

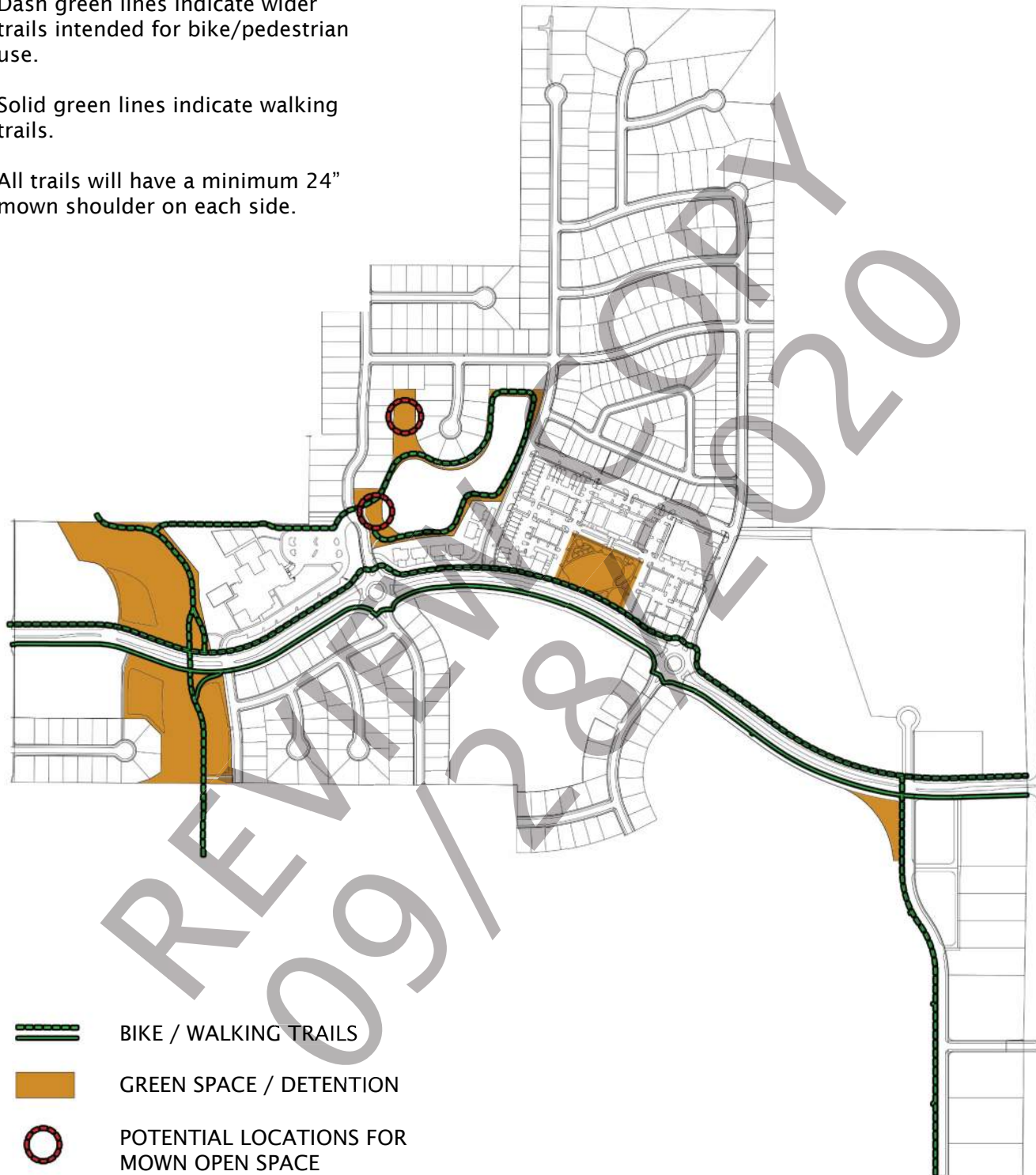


FIGURE 8.1: Showing the schematic concept for green space and mown park areas. Subject to change based on final engineering of detention requirements and layout.

Landscape standards for Heritage are intended to help in the creation of an overall theme for streets, municipal buildings, and residential / commercial development. The base recommendations are a minimum requirement and efforts should be made to increase the overall level of landscape installation throughout. Numerous areas of significant vigorous vegetation help break up large open areas and give the impression of a more pedestrian friendly environment which can help slow and direct vehicular traffic. They can also provide valuable cooling opportunities during warmer summer months and help reduce effects of winter winds by acting as natural wind breaks. The use of native, drought tolerant plant materials is encouraged throughout Heritage. High maintenance annuals and plants needing significant watering after installation are also discouraged. Proposals involving large annual planting beds will be considered with proof of an adequate long term maintenance plan.

Native plants are encouraged over the use of typical nursery derived varieties. Because of their natural drought tolerance, native plantings help reduce the overall need for long term watering and maintenance. Hybridized versions of native plants are an excellent alternative when the native variety might have too much of a 'wild' look.

Diversity of plantings is also strongly encouraged instead of mass monoculture plantings. As seen with the Emerald Ash Borer and several plant diseases, it's preferred to have a large mix of plants. This way if something affects a certain species of plant it doesn't affect the entire landscape.

Irrigation systems are discouraged for shrub and perennial planting beds. Systems installed for turf areas should implement water saving features as much as possible in order to reduce overall consumption. Hybrid and native turf varieties are strongly encouraged as an alternate to typical bluegrass sod.

NE BEAVERBROOKE BOULEVARD

Landscaping along NE Beaverbrooke Boulevard shall incorporate large overstory trees throughout its length. Recommend installation of one (1) Overstory Tree every 50' (approximate - as design allows) along both sides of the road. Refer to the list of recommended tree species in Figure 9.1. Due to potential loss of tree canopy from disease and pests, it is recommended that the street tree plantings be a combination of diverse species. Plans should incorporate an alternating sequence of varying species throughout, allowing for minimal impact should one particular species die out. No more than 5 trees of one particular species are recommended in a single group. Additional Overstory trees beyond the minimum are encouraged where possible, however, no Evergreen trees are permitted anywhere within a street R.O.W.

Planting of the median should also include a diverse mix of plants. A design standard of twelve (12) shrubs for every 100 LF of roadway is required. Refer to the list of recommended species in Figure 9.1. Consideration will be given for substitution of Ornamental Grasses and Native Prairie Plants on a basis of 2 Grasses / Prairie Plants per required Shrub. In the case of sections of NE Beaverbrooke Boulevard having only 1 lane in each direction, shrubs should be positioned in beds which would allow for the eventual full build out of a 4 lane road without removal of the shrub beds. All planting must be kept a minimum of 36" from the back of curb at time of planting to allow for growth without interfering with travel lanes.

Long term maintenance of all landscaped elements is critical to the success of Heritage at Grimes. Dead plant materials installed as part of an approved plan must be replaced according to size and species. In the case of infectious plant diseases, a substitute species may be installed as approved by the H.R.C.

Landscape plants on private lots are the responsibility of the owner of said lot. Long term maintenance of plantings in R.O.W., Parks, and other Public Spaces become the responsibility of the City of Grimes after installation.



COMMERCIAL AND MULTI FAMILY RESIDENTIAL PROPERTIES

Large scale development sites within Heritage are just as important, if not more so, than NE Beaverbrooke Boulevard in terms of landscaping. They make up the primary view into the development from Highway 141 and are the gateway through which much of the development is accessed. Required landscaping shall be based on calculations of required open space per site.

Every Commercial property within Heritage shall set aside Open Space within its boundaries as outlined in Figure 3.2 Bulk Regulations. Open

Space calculations do not include any portion of the property covered by a permanent structure, parking lot, or drive aisle. Sidewalks can be considered as part of open space so long as vehicular travel (other than emergency vehicles) is not allowed. Sites are allowed to, and encouraged to, have greater than the required open space, however landscape minimums are based only on the required Open Space

Minimum Landscape Requirements (Open Space)

- 2 Overstory Trees (2.5" caliper or larger) per 3,000 SF of required Open Space
- 1 Understory Tree (1.5" caliper or larger) per 3,000 SF of required Open Space
- 1 Evergreen Tree (6' height or larger) per 6,000 SF of required Open Space
- 6 Shrubs (#5 or larger) per 3,000 SF of required Open Space

Minimum Landscape Requirements (Street Frontage Planting & Landscape Buffers)

- Landscape Buffers shall be placed between any Commercial or Multi Family Residential property and adjacent Single Family Residential
- 1 Overstory Trees (2.5" caliper or larger) per 50 LF of Street Frontage or Buffer
- 2 Understory Trees (1.5" caliper or larger) per 50 LF of Street Frontage or Buffer
- 5 shrubs (#5 or larger) per 50 LF of Street Frontage or Buffer

Minimum Landscape Requirements (Parking Lot Plantings)

Vegetation in off street parking areas aides in breaking up large open areas of pavement and helps reduce overall negative environmental impacts on the property. All off street parking areas shall be screened from view of public rights of way. Plantings shall be a minimum of 36 inches high and provide year round screening. Perennial plants and ornamental grasses may be used in addition to shrubs, but not as the primary screening element. The following requirements will apply to all off-street parking lots within Heritage:

1. Landscaped islands throughout the parking lot are required to help break up the overall expanse of pavement. Islands should be effectively placed to allow access for emergency vehicles.
2. Landscaped islands shall be placed, at a minimum, every twelve (12) stalls within a row of parking. Landscaped islands shall be equal to or larger than a standard parking stall within the lot.
3. 'Tree Diamonds' are not allowed as acceptable parking lot planting islands.
4. The minimum planting requirement for off street parking areas are as follows:
 - a. 2 Overstory trees in each landscaped island equal to 2 parking stalls.
 - b. 1 Overstory tree in each landscaped island equal to 1 parking stall.
 - c. 12 Shrubs (#5 or larger) in each landscaped island equal to 2 parking stalls.
 - d. 6 Shrubs (#5 or larger) in each landscaped island equal to 1 parking stalls.

FIGURE 9.1
RECOMMENDED PLANT SPECIES

OVERSTORY TREES

Northern Red Oak	Quercus rubra
White Oak	Quercus alba
Bur Oak	Quercus macrocarpa
Hackberry	Celtis occidentalis
Skyline Honeylocust	Gleditsia triacanthos inermis 'Skyline'
Marmo Maple	Acer freemani 'Marmo'
State Street Maple	Acer miyabei 'Morton'
Green Column Black Maple	Acer nigrum 'Greencolumn'
Tulip Tree	Liriodendron tulipifera
Swamp White Oak	Quercus bicolor
Princeton American Elm	Ulmus americana 'Princeton'
Pioneer Elm	Ulmus americana 'Pioneer'

ORNAMENTAL TREES

Autumn Brilliance Serviceberry	Amelanchier grandiflora 'Autumn Brilliance'
Shadblow Serviceberry	Amelanchier canadensis
Pagoda Dogwood	Cornus alternifolia
American Hophornbeam	Carpinus caroliniana
Winter King Hawthorn	Crataegus viridis 'Winter King'
Crabapple Varieties (Fruitless)	Malus x.
Nannyberry Viburnum	Viburnum lentago

EVERGREEN TREES

(NOT ACCEPTABLE WITHIN STREET R.O.W.)

Colorado Spruce	Picea pungens
Black Hills Spruce	Picea glauca 'densata'
Norway Spruce	Picea abies
Eastern White Pine	Pinus strobus
Douglas Fir	Pseudotsuga menziesii
European Larch	Larix decidua

DECIDUOUS SHRUBS

Black Chokeberry	Aronia melanocarpa
Issai Beautyberry	Callicarpa dichotoma 'Issai'
American Hazelnut	Corylus americana
Hydrangea Varieties	Hydrangea sp.
Ninebark Varieties	Physocarpus opulifolius
Grow Lot Sumac	Rhus aromatica 'Grow low'
Fragrant Sumac	Rhus aromatica
Smooth Sumac	Rhus glabra
Knockout Rose (And Similar)	Rosa 'Radrazz'
Nishiki Willow	Salix integra 'Hakura Nishiki'
Dwarf Korean Lilac	Syringa meyeri 'Palabin'
Miss Kim Lilac	Syringa patula 'Miss Kim'
Viburnum - All Varieties	Viburnum sp.

FIGURE 9.1 (CONTINUED)
RECOMMENDED PLANT SPECIES

EVERGREEN SHRUBS

Green Mountain Boxwood	Buxus sempervirens 'Green Mountain'
Chicagoland Green Boxwood	Buxus sempervirens 'Glencoe'
Juniper Varieties	Juniperus sp.
Yew Varieties	Taxus media

PERENNIALS

Designs where perennials are incorporated should focus on plants native to the state of Iowa and highly drought tolerant. Examples include Purple Coneflower, Asters, Black-Eyed Susan, etc. Use of hybridized trade plants such as Daylily, Sedums, etc. is discouraged, but can be used in limited beds. Planting plans will be reviewed as part of the site plan submittal.

GRASSES

Similar to perennials, the use of native grass species is encouraged throughout the heritage development. Examples include Little Bluestem, Prairie Dropseed, and Switchgrass. Additional trade species that would be considered acceptable include Calamagrostis and Miscanthus varieties.

SEED MIXES

Seed mixes to be installed throughout the heritage development are to be site specific native prairie plantings. Wet detention basins will be seeded with an appropriate mix of flood tolerant perennials and grasses. Open areas not intended to be mown or as detention basins will be seeded with a mix of tall grass prairie and native perennials.

Recognizing that there is a wide range of plant materials available and acceptable for use in Residential and Commercial Landscaping, the inclusion of plants not specifically listed here is allowed pending review and approval of the H.R.C. Designers are specifically encouraged, whenever possible, to utilize native plants and native derived trade plants which are capable of withstanding local environmental factors without dependency on irrigation, fertilization, and special protective measures.

Lighting fixtures throughout Heritage should be similar in style, type, and performance. Roadway lights will be the dominant fixture in the beginning and will set the overall theme for the rest of the development. In order to meet the goal of a safe, secure, and pedestrian friendly environment, every effort must be made to have proper lighting levels throughout Heritage.

To help lessen the effect of urban light pollution from the development, all fixtures must be full cut off types with no light projecting towards the sky. It is recommended, but not required that fixtures utilize LED technology in order to reduce energy consumption and to prolong the lifespan of the fixture. Metal halide fixtures will also be considered, however no Sodium Vapor fixtures will be allowed under any circumstances. 'Wall pack' lights on buildings are discouraged, but may be allowed in certain circumstances if the fixture fits the architectural theme and is a full cut off style fixture.

Lighting fixtures proposed for Commercial and Residential areas must match or be substantially similar to the lights selected for NE Beaverbrooke Boulevard. While it's understood that one fixture will not be used throughout the entire development, selected fixtures must be in the same general style, color, and lighting temperature.

While every effort will be made to reduce the overall amount of lighting throughout Heritage, safety of pedestrians and vehicular traffic will be the primary factor in design.

Upon completion of all public projects, all roadway lighting and park lighting fixtures ownership will be turned over to the City of Grimes.

**HOLOPHANE - FULL CUT OFF FIXTURES**

- Utility Postop PUCL2, 70 watt, black
Use color temperature 3000K for all street fixtures, 4000K for parking lots
- Poles are 16' tall, 5" diameter, fluted 'Wadsworth' aluminum poles, black powder coated finish. Mount poles flush to ground on 6" max height concrete base or direct bury.



BEAVERBROOKE BOULEVARD & GATEWAY DRIVE LIGHTING

Significant gains have been made recently in the development and implementation of LED technology for roadway and parking lot lighting. Reduced energy consumption, lower maintenance costs, more even lighting capabilities, and reduced possibility of outages make LED fixtures a superior product for most situations. The LED assembly shown here is an 'Omega' fixture from Sternberg Lighting.

As with Architectural styles, lighting will be reviewed as part of any project submittal by the City of Grimes and the Heritage Review Committee.

Signage, like landscaping, helps set the tone and theme for any project. All signage within the Heritage at Grimes project will be subject to the City of Grimes Zoning Ordinance, Chapter 165.18 for size, setback, and height requirements. Special attention will be given during the review process to ensure all project signage meets Architectural standards for Heritage.

The use of natural elements in the construction of monument signage is strongly encouraged. Unique designs will be encouraged, but they still must generally match other signs in the area. Final review and approval will be given through the City of Grimes and the Heritage Review Committee.

Typical materials include:

Limestone: 'Iowa Buff' colored stone from Weber Stone Company, or similar

Concrete: Precast pillar caps and wall caps

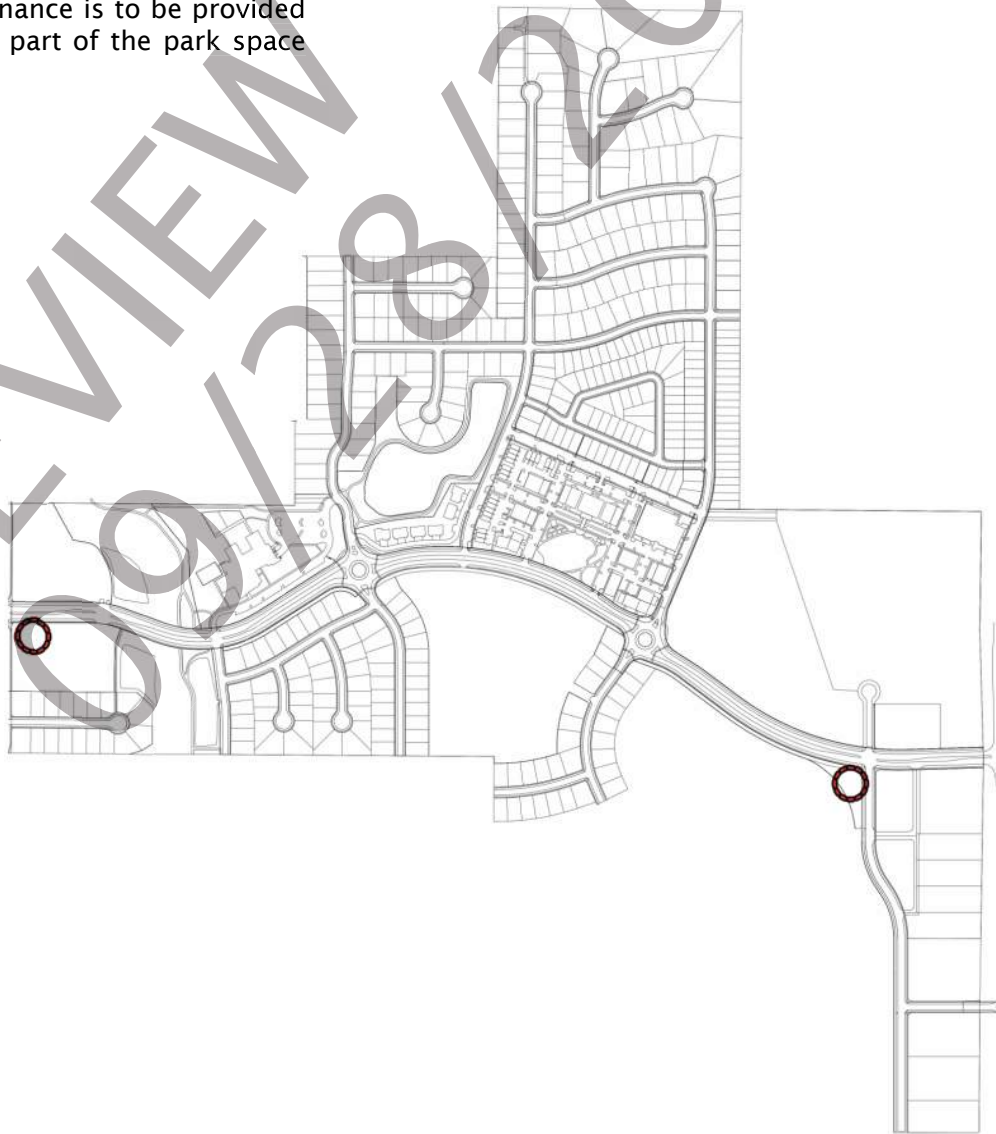
Metal Sign and/or Lettering: To best match architectural elements of related buildings

HERITAGE SIGNAGE REQUIREMENTS	
AREA A, E, G	COMMERCIAL SIGN REQUIREMENTS
AREA B, C, D, H, I, J, K	SINGLE-FAMILY SIGN REQUIREMENTS
AREA F	MULTI-FAMILY SIGN REQUIREMENTS



As the Heritage at Grimes development takes shape, it is expected to become a highly traveled entrance to the City of Grimes. A portion of land is to be set aside at the NW and SW corners of NE Beaverbrooke Boulevard and NE Gateway Drive to allow for the installation of a suitable entry monument for the project. The installation of the entry feature is anticipated to be completed in conjunction with the construction of NE Beaverbrooke Boulevard. Initial concepts for the entry feature include stone pillars, stone walls, low voltage LED lighting, and metal lettering. Landscaping around the entry features will use a similar palette of native, low-maintenance plants as the open detention areas on the southern portion of Heritage. Final design is to be completed as part of the NE Beaverbrooke Boulevard construction package. Upon completion of the entry monument, maintenance is to be provided by the City of Grimes as part of the park space throughout.

The development of a palette of materials for the entry features will help determine materials for use in other areas of Heritage. In order to further the concept of a cohesive site design throughout Heritage, similar stone, lettering techniques, and lighting will be required on other monument signs.



Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Alex Pfaltzgraff, Development Services Director
DATE: October 6, 2020
RE: Hope Commercial – Rezoning

GENERAL INFORMATION:

Applicant:

Hope Development & Realty/Simonson & Associates

Requested Action

Rezoning

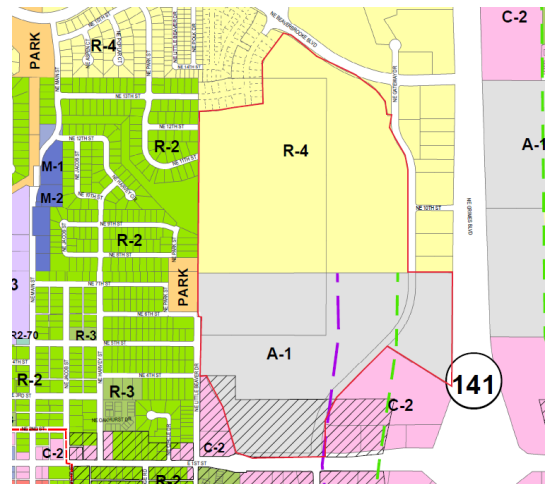
Location

Hope Commercial

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

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

BACKGROUND:

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

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

The development will provide for 3 distinct areas for development; Commercial, Mixed Use, and Single Family.

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

A more detailed analysis follows below.

ANALYSIS:**Land Use:**

As noted above, the development is categorized into 4 distinct areas for development. The current land use plan (included in your packet for review and reference). The southern portion of this rezoning is identified as Commercial. Generally speaking, the proposed land use for this area is consistent with the existing future land use plan, however does not include provisions for Multi-Family Residential. As we travel further north into the development, there are proposed deviations from the current future land use plan.

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

The largest difference in the proposed concept is the development of a youth athletics complex. The concept plan depicts the constructed of a 13-field turf sports complex. The complex is designed to accommodate a variety of sports, including soccer, baseball, softball, football, and other similar sports. More details related to the specifics of the complex will be brought back at a later date for Site Plan Approval, but it is important to note the positive impact that this will have on the adjoining development. Due to the popularity of youth sports, there is expected to be a significant economic impact on the City of Grimes.

The four distinct areas as noted above are described below:

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

Single Family Development Standards:

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

Commercial. Areas designated as Commercial are intended to have a high degree of flexibility for future use. Development within the commercial district will follow the currently approved regulations for the Highway 141 Mixed Use Development Corridor District – Chapter 165A. Within the Commercial Standards, there are three different areas for development; Central, East and West.

Commercial Central Development Standards

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

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

Front Yard Setback – Gateway Dr: 25 Feet
Front Yard Setback – NW 10th/Heritage: 0 Feet
Rear Yard Setback: 25 Feet
Side Yard Setback Internal: 0 Feet
Side Yard Setback Internal: 10 Feet
Building Separation: 5 Feet
Parking Setback: 10-Feet along Public Streets, 5-Feet Internal
Maximum Height: 60 Feet - 5 Stories
Building Materials: 75% Masonry, Follow HWY 141 Zone 1 Standards
Landscaping: 1 Tree per 1,000 square feet of req. open space and street trees
Open Space: 25%

Commercial East Development Standards

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

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

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

Commercial West Development Standards (Sports Complex)

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

- Recreation and Sports Buildings
- Offices, Restaurants, cafes and similar when associated with and located within the recreation and sports buildings
- Outdoor Turf Fields and associated accessory structures
- Outdoor Concession and Vending Areas
- Permanent Restrooms and Locker Room Buildings

Front Yard Setback: 0 Feet

Rear Yard Setback: 25 Feet

Side Yard Setback: 10 Feet

Building Separation: 20 Feet

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

Maximum Height: 60 Feet - 5 Stories

Building Materials: 75% Masonry, Follow HWY 141 Zone 1 Standards

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

Open Space: 30%

Mixed-Use. Areas designated as Mixed-Use are intended to be centrally located to tie and transition the adjoining Commercial areas. This area should provide for a destination for businesses and amenities that people can drive or walk to. This area is to be pedestrian friendly, where a mix of commercial and residential uses are encouraged. Residential and/or Office uses above commercial space are allowed. In a vertical mixed-use format it is anticipated to provide one (1) floor of commercial and three to four (3 to 4) floors of residential, and a 50/50 ratio of commercial vs. residential in a horizontal mixed-use arrangement. Buildings within the Mixed-Use area shall conform to standards within this document, and be reviewed by the City of Grimes and the HCRC. Standalone commercial and residential products are permitted provided, they are designed and integrated as a single site.

Mixed Use Development Standards

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

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

Maximum Density: 18 Units per Acre Blended, ie: overall density cannot exceed 18/acre

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

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

Horizontal: 50% Land Residential: 50% Land Commercial

Front Yard Setback: 25 Feet
Rear Yard Setback: 25 Feet
Side Yard Setback: 10 Feet
Building Separation: 20 Feet
Parking Setback: 10-Feet along Public Streets, 5-Feet Internal
Maximum Height: 60 Feet - 5 Stories
Building Materials: 75% Masonry
Landscaping: 1 Tree per 1,000 square feet of req. open space and street trees
Open Space: 20%

Mixed Use Development Standards – Townhomes

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

Mixed Use Development Standards – Multi-Family

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

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

Commercial Buffers: When commercial properties abut single family, a 30-foot landscaped buffer is required.

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

Buffer Quantities: 30 Foot Buffers: 1 over story tree, 2 evergreens and 2 ornamentals per 50 feet of buffer
50 Foot Buffers: 2 over story trees, 3 evergreens and 2 ornamentals per 50 feet of buffer

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

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

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

Construction of NE 5th Street

Construction of NE Heritage Drive

Construction of NE 10th Court

Public Sidewalk along all public streets

Trail along NE Gateway, NE 5th Street, NE Heritage Dr NE 10th Court

Construction of the Youth Sports Complex

Parkland Dedication: The PUD identifies the construction of the youth sports complex will satisfy the Parkland Dedication.

STAFF RECOMMENDATION:

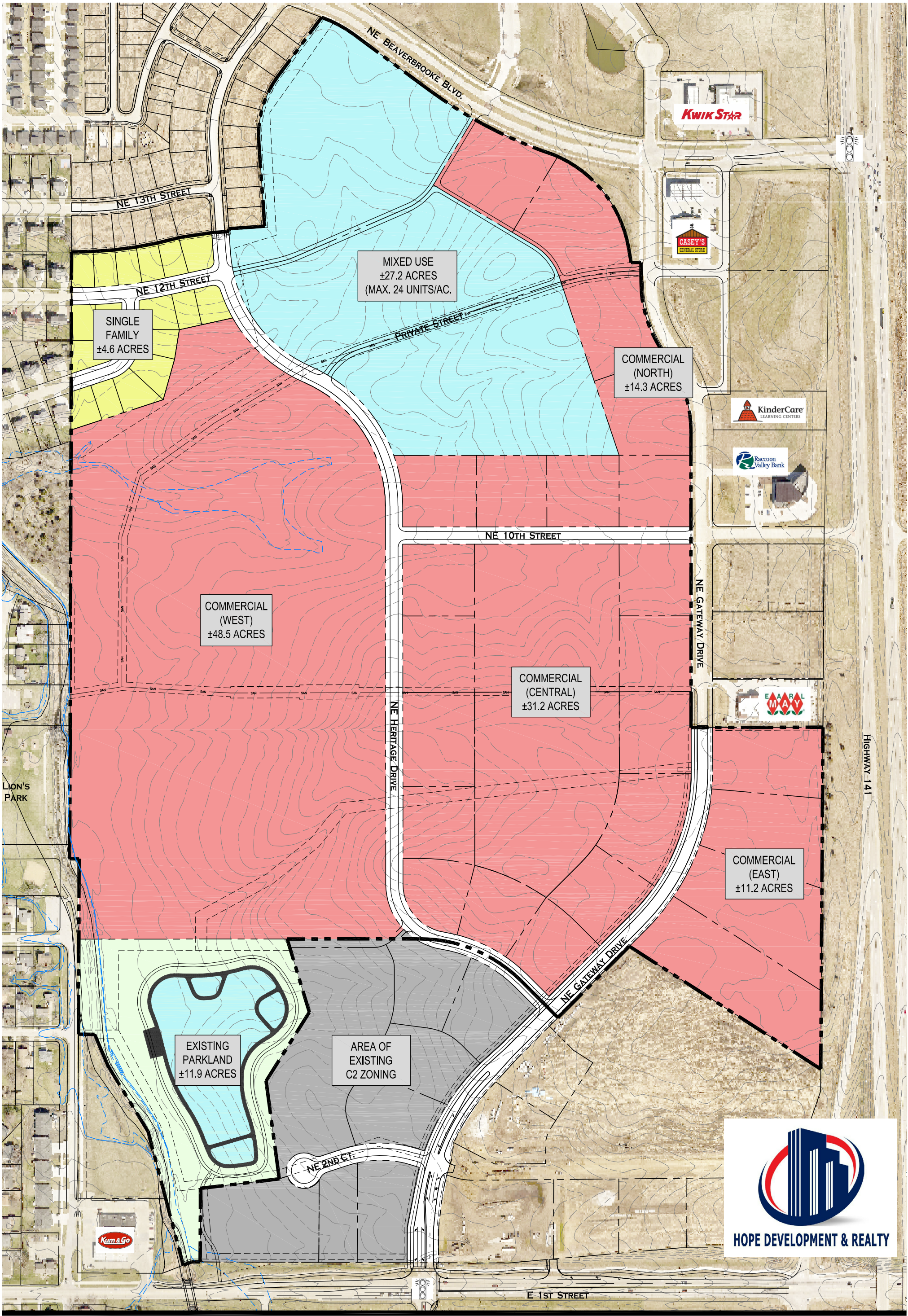
Based upon the analysis completed, staff is supportive of the change in land use and change in zoning. Staff would recommend approval of the rezoning to PUD.

CITY OF GRIMES

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

Alex Pfaltzgraff

Development Services Director



Planning & Zoning Memo



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: October 6, 2020
RE: Off-Street Parking, Circulation, and Loading

INTRODUCTION:

Staff has developed a draft amendment to the Parking and Loading regulations within the Zoning Ordinance. Over the past year, it has become increasingly evident that the regulations are inconsistent with the more modern approach to development that we have taken. Below is an outline of the proposed draft amendment and changes that have been made since the P&Z discussion on August 4, 2020 P&Z. Note that this is a complete re-write, therefore a redline copy has not been provided. For your reference, the existing ordinances are provided.

DRAFT PARKING, CIRCULATION, AND LOADING AMENDMENT:

Circulation Requirements

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

Minimum Parking Requirements

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

Maximum Parking Requirements

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

Loading Space Requirements

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

CHANGES SINCE AUGUST 4, 2020 DISCUSSION:

Drive-Thru Stacking

- Established separate minimum stacking requirements for food uses and non-food related uses.

Governors District Parking

- While there are no minimum parking requirements within the Governors District, practical parking provisions shall be provided as parking is limited within the District.

Heavy Equipment Alternative Parking Surface

- Limited to M-2 and M-3 zones
- Cannot be located within an overlay zone
- Alternative parking surface limited to 15% of the site but not more than 1 acre
- Screened with landscaping and fencing

Loading Spaces

- Removed requirement for number of loading spaces based on building square footage
- One loading space required per loading door or dock

CITY OF GRIMES

Evann Martin
Assistant Planner

165.34 OFF-STREET PARKING, CIRCULATION, AND LOADING

1. PURPOSE

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

2. JURISDICTION

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

3. APPLICABILITY

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

4. OFF-STREET PARKING AND CIRCULATION REGULATIONS

A. OFF-STREET PARKING AND CIRCULATION REQUIRED

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

B. OFF-STREET PARKING AND CIRCULATION GENERAL PROVISIONS

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

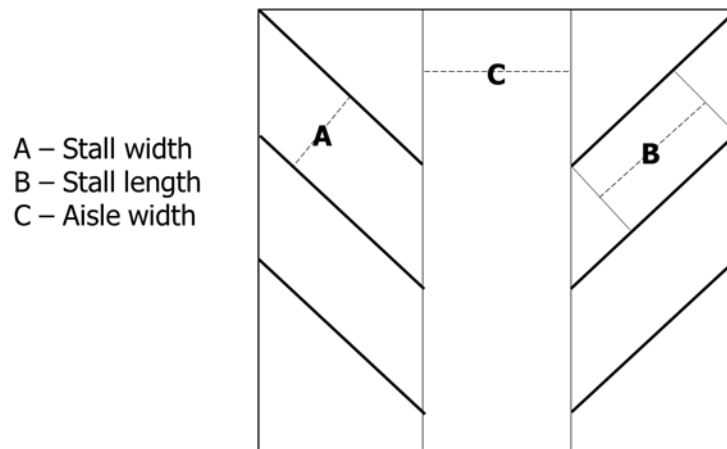
2. Required off-street parking facilities shall be primarily for the parking of operable private passenger automobiles of occupants, patrons, or employees of the principal use served. Required parking spaces shall not be used for the commercial sale, display, rental, or repair of other motor vehicles,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

C. OFF-STREET PARKING AND CIRCULATION DIMENSIONS

1. Off-Street Parking Dimensions:

- a) Parking spaces shall have a dimension of not less than nine (9) feet in width, and eighteen (18) feet in length. Parking stall length shall be measured from the edge of pavement to the top of the stall on the same angle as the striping. The width of the stalls shall be measured from the center of a stripe to the center of the next stripe and taken perpendicular to the stripes.

Figure 165.34-1



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

2. Off-Street Parking and Driveway Setbacks:

- a) No part of any parking space or driveway shall be closer than ten (10) feet to any established street right-of-way line unless such parking space is within a single-family or two-family residential driveway.
- b) No part of any parking space or driveway shall be closer than five (5) feet to any established side or rear yard property line.
- c) No part of any parking space or driveway shall be closer than five (5) feet to any existing or planned trail or sidewalk.
- d) In the event that a parking lot adjoins an "R" District, it shall be set back at least twenty (20) feet from the "R" District boundary and shall be effectively landscaped and screen planted in accordance with the Zoning Ordinance.

3. Off-Street Driveway Dimensions:

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

D. OFF-STREET PARKING SPACE MINIMUM REQUIREMENTS

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

Off-Street Parking Spaces Required by Use	
Use	Minimum Parking Spaces Required
Assembly halls, auditoriums, dance halls, event space, theaters, stadiums, and arenas	One (1) space for each four (4) seats or twenty (20) spaces per one thousand (1,000) square feet if there are no fixed seats
Assisted living facility	One (1) space per eight (8) beds, plus one (1) space per three (3) employees, plus, one (1) space for each resident staff member
Automobile sales	Two (2) spaces per one thousand (1,000) square feet of sales floor area. The off-street parking shall be in addition to automobile display areas.
Automobile service, repair	Four (4) spaces per service bay
Bank	Three (3) spaces per one thousand (1,000) square feet of gross floor area
Barber shop, beauty salon, spa	Four (4) spaces per one thousand (1,000) square feet of gross floor area
Business, professional office	Three (3) spaces per one thousand (1,000) square feet of gross floor area
Bowling ally	Three (3) spaces for each lane. Additional uses require the appropriate parking ratios.
Carwash	One (1) space per staffed employee, plus three (3) queuing spaces per bay
Child care facility, daycare	One (1) space per employee for the maximum staffing period, plus one (1) parking or loading space for every six (6) children
Church, house of worship	One (1) space per three (3) seats in the auditorium including balconies
Civic uses	Three (3) spaces per one thousand (1,000) square feet of gross floor area
Commercial entertainment	One (1) space per one thousand (1,000) square feet of outdoor entertainment area and building area combined
Commercial school or studio	One (1) space per two (2) employees, plus one (1) space per five (5) students plus one (1) space per four (4) seats in the auditorium. In no case shall there be less than five (5) spaces.
Drive-thru (non-food related uses)	Three (3) queuing spaces before the pick-up window

Drive-thru (food related uses)	Five (5) queuing spaces before the pick-up window
Fitness center, health club	Two and one-quarter (2.25) spaces per one thousand (1,000) square feet of gross floor area
Flexible space (retail/office)	Six (6) spaces per one thousand (1,000) square feet of gross building area
Flexible space (industrial/warehouse)	Two and one-half (2.5) spaces per one thousand (1,000) square feet gross floor area
Funeral homes, mortuary	One (1) space for each four (4) seats in the principal auditorium or ten (10) spaces per one thousand (1,000) square feet gross floor area if there are no fixed seats. Hearse parking shall be enclosed within the building or screened on all sides with opaque fencing or wall.
Gas station	Three (3) spaces per one thousand (1,000) square feet of gross floor area. A maximum of 50% of the pump parking spaces can count toward the required parking.
Home improvement store (over 100,000 square feet)	Two (2) spaces per one thousand (1,000) square feet gross floor area
Hospital	One and one-half (1.5) spaces for each one (1) bed
Hotel, motel, lodging	One and one quarter (1.25) spaces per room
Independent living facility	One and one-quarter (1.25) spaces per unit, plus one (1) visitor spaces per five (5) units
Industrial, manufacturing plant	One (1) space for each three (3) employees on the maximum working shift, but in no case less than one (1) space for each one thousand (1,000) square feet of gross floor area
Medical or dental office	Three (3) spaces per one thousand (1,000) square feet of gross floor area
Multi-family	Two (2) spaces per unit, plus one (1) visitor space per five (5) units. Twenty-five (25) percent of the required spaces shall be enclosed.

Restaurant, tavern, bar	Ten (10) spaces per 1000 square feet gross floor area
Retail store, shops, super markets, etc.	Four (4) spaces per one thousand (1,000) square feet of gross floor area
School (elementary or middle school)	One (1) space per employee, plus one (1) space per four (4) seats in the auditorium or gymnasium
School (high school, college, university, vocational)	One (1) space per employee, plus one (1) space per four (4) students at capacity, plus one (1) space per four (4) seats in the auditorium or gymnasium
Self-storage, mini warehouse	Three (3) spaces per one thousand (1,000) square feet of gross floor area of the office. One (1) space per unit for internally accessed storage units.
Single-family detached and two-family	Two (2) spaces for each dwelling unit, exclusive of private garages
Single-family attached	Two (2) spaces for each dwelling unit, plus one (1) visitor space per five (5) dwelling units
Veterinary clinic, kennel, pet daycare	One and one-half (1.5) spaces per exam room, plus one (1) space per six (6) animal capacity
Wholesale establishment, warehouse	One (1) space for each two (2) employees, but in no case less than one (1) space for each two thousand (2,000) square feet of gross floor area

2. Uses located within the Governors District are exempt from the minimum parking requirements, however are required to ensure practical parking provisions are provided.
3. In case the parking requirement of a building or use is not specifically mentioned herein, the parking space requirements for a use which is listed above and to which said use is similar, shall apply as determined by the Zoning Administrator. If no similar use is listed, the Zoning Administrator shall determine the parking space requirements based upon other available references or qualified sources of information to adequately determine parking demand.
4. Outdoor patron use areas or areas used for assembly shall be included in the gross floor area (GFA) for calculating parking requirements. Outdoor dining or drinking areas shall be included in the GFA for bars, restaurants, and taverns when calculating parking requirements. Outdoor dining or

drinking areas shall not be required to provide parking for the first three hundred (300) square feet of area.

5. For a building where a single tenant has multiple uses, parking spaces shall be provided in accordance with the parking requirements of each use. An example of a mixed-use building is one containing a combination of both office and manufacturing uses. The area dedicated to each use can be calculated at its individual requirement, at the discretion of the community development director. The tenant may need to demonstrate that the parking can meet the more restrictive standard if the uses are changed.
6. If the use of a building is changed or expanded, the minimum number of required parking spaces for the use shall be provided onsite.

E. OFF-STREET PARKING MAXIMUM REQUIREMENTS

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

F. OFF-STREET SHARED PARKING REQUIREMENTS

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

G. OFF-STREET RESIDENTIAL PARKING REQUIREMENTS

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

H. OFF-STREET ADA PARKING REQUIREMENTS

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

I. EXCEPTIONS

1. Upon consultation by the City Engineer and recommendation of the Planning and Zoning Commission, a parking space does not have to be hard surfaced if it will be used for the storage of heavy equipment within M-2 and M-3 zoning districts, and in that case, it may be surfaced with recycled asphalt or other like material to provide a dustless surface area. All driveways or access areas leading to the storage area must be hard surfaced with an asphaltic surface or portland cement. The alternate parking surface shall be limited to 15% of the site but in no case more than one (1) acre in size and cannot be located within an overlay district. All heavy equipment storage shall be screened with landscaping and fencing.

5. OFF-STREET LOADING REGULATIONS

A. OFF-STREET LOADING SPACES REQUIRED

1. Any building or part thereof hereafter erected, which requires the receipt or distribution by vehicles of material or merchandise, shall provide and maintain on the same lot with such building, at least one (1) off-street loading space for each loading door or dock.

2. Space allocated to any loading use shall not be used to satisfy the number of required motor vehicle parking spaces.

B. OFF-STREET LOADING SPACE DIMENSIONS:

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

C. OFF-STREET LOADING AREA LOCATIONS:

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

Updated Definitions

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

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

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

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

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

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

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

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

- A) in a pet shop

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

Added Definitions

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

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

“Independent living facility” A residential complex containing independent dwelling units designed for and principally occupied by senior citizens. Such facilities offer minimal convenience services such as a congregate meals program in a common dining area, but exclude institutional care such as medical or nursing care and are distinguished from assisted living facilities.

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

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

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

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

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

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

28. Recreational Vehicles

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

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

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

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

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

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

165.35 OFF-STREET PARKING AREA REQUIRED.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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