

Grimes Planning and Zoning Commission

Grimes Community Complex
410 SE Main Street, Room 202
Grimes, Iowa 50111
Phone | 515.986.4050
www.grimesiowa.gov

Mission Statement

The mission of Grimes City Government is to provide excellent/exceptional city services and facilities in a financially responsible and community-friendly manner through a high performing city team that result in adding value to resident's lives.

Commission Members | Scott Almeida, Adam Bunge, Russ Lickteig, Craig Patterson, Courtney Strutt Todd
Council Liaison | Andrew Borcharding

Planning and Zoning Commission May 2, 2023 @ 5:30 p.m. **In Person at Grimes Community Complex, 410 SE Main Street, Room 202**

Any person wishing to speak at the meeting will need to attend in person. Below is the Zoom information for those who wish to listen in on the meeting only.

Join Zoom Meeting

<https://us06web.zoom.us/j/86499243325?pwd=enZ0bnAxS3ZLSHBGR1lYQlRiREl3dz09>

Meeting ID: 864 9924 3325

Passcode: 1234

GENERAL AGENDA ITEMS

1. Call to Order
2. Roll Call: Scott Almeida, Adam Bunge, Russ Lickteig, Craig Patterson, Courtney Strutt Todd, Council Liaison Andrew Borcharding
3. Approval of the Agenda
4. Approval of the Previous Minutes

PUBLIC AGENDA ITEMS

1. GreenState Credit Union Site Plan
2. Grimes Crossing Rezone
3. South James Area Plan Discussion
4. WRA Area Plan Discussion

REPORTS

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

ADJOURNMENT



101 NE Harvey Street, Grimes, Iowa 50111 | P: 515.986.3036

This meeting of the Grimes Planning and Zoning Commission was called to order Wednesday, April 5, 2023 at 5:30 P.M.

Roll Call: Present: Scott Almeida, Russ Lickteig (Virtual), Craig Patterson, Courtney Strutt-Todd, Adam Bunge

Staff: Alex Pfaltzgraff, Evann Martin, Molly Mannel

Absent: Council Liaison: Andrew Borcharding

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

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

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

2. APPROVAL OF THE MINUTES

Motion by Strutt-Todd, Second by Patterson, to approve the minutes from the January 3, 2022 meeting

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

B. PUBLIC AGENDA ITEMS

Election Of Chairperson

Motion by Patterson, Second by Strutt-Todd to elect Almeida as Chairperson

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

Election Of Vice Chairperson

Motion by Strutt-Todd, Second by Almeida to elect Patterson as Vice Chairperson

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

Hope Timber Rezone

Staff member Mannel presented the details of the project. The applicant is requesting a rezone from A-1 to PUD and C-2.

Scott Tindall of 404 NW Beechwood Drive asked questions about the project and voiced concerns about the concept given for the rezone.

The Commission discussed the proposal and asked questions of staff.

Motion by Patterson, Second by Strutt-Todd to approve Hope Timber Rezone

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

Hope Commercial PUD Amendment

Staff members Martin presented the details of the amendment.

Jeff Aldrich of 1309 NE Heritage Drive voiced his concerns and asked questions of staff and the representatives of the project.

Joe Losh of 1209 NE Heritage Drive voiced his concerns about privacy and asked questions of staff and representatives of the project.

The Commission discussed the proposal and asked questions of staff.

Virtual connection with Commission Member Lickteig was lost.

Motion by Strutt-Todd, Second by Bunge to approve Hope Commercial PUD Amendment

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

Zoning Ordinance Amendment to Off-Street Parking, Circulation, and Loading

Staff member Martin presented the details of the Zoning Ordinance Amendment.

Motion by Bunge, Second by Patterson to approve Zoning Ordinance Amendment to Off-Street Parking, Circulation, and Loading

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

C. PUBLIC FORUM – None

D. REPORTS

- 1. Department Update – Staff provided an update on development and capital projects around the City.**
- 2. Council Liaison Update – N/A**
- 3. Old Business – N/A**
- 4. New Business – N/A**
- 5. Next meeting May 2, 2023**

Meeting is adjourned at 7:17 p.m.

Chairperson Signature

Clerk Signature

DATE

May 2, 2023

PROJECT NAME

GreenState Credit Union

APPLICANT

GreenState Credit Union

REQUESTED ACTION

Site Plan

LOCATION

1301 E 1st Street

ZONING

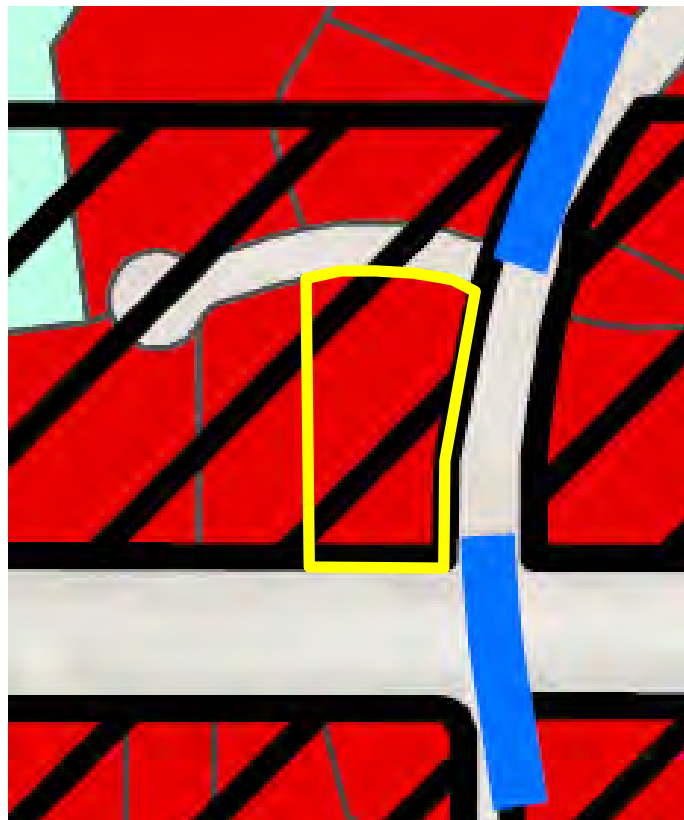
C-2 and Transportation
Corridor Mixed Use Development
Overlay District

PLANNER

Molly Mannel
mmannel@grimesiowa.gov
515-986-4050



Location Map



Zoning Map

Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Commercial	Mixed Use 1	C-2
North	Commercial	Mixed Use 12	C-2
South	Commercial	Commercial	C-2
East	Commercial	Commercial	C-2
West	Commercial	Mixed Use 1	C-2

PARKS

- Due to the site being a commercial use, no parkland dedication is required.

TRAILS

- A 10' trail along NE Gateway Drive will be installed with the future road widening, and connect to the existing 10' trail along E 1st Street.

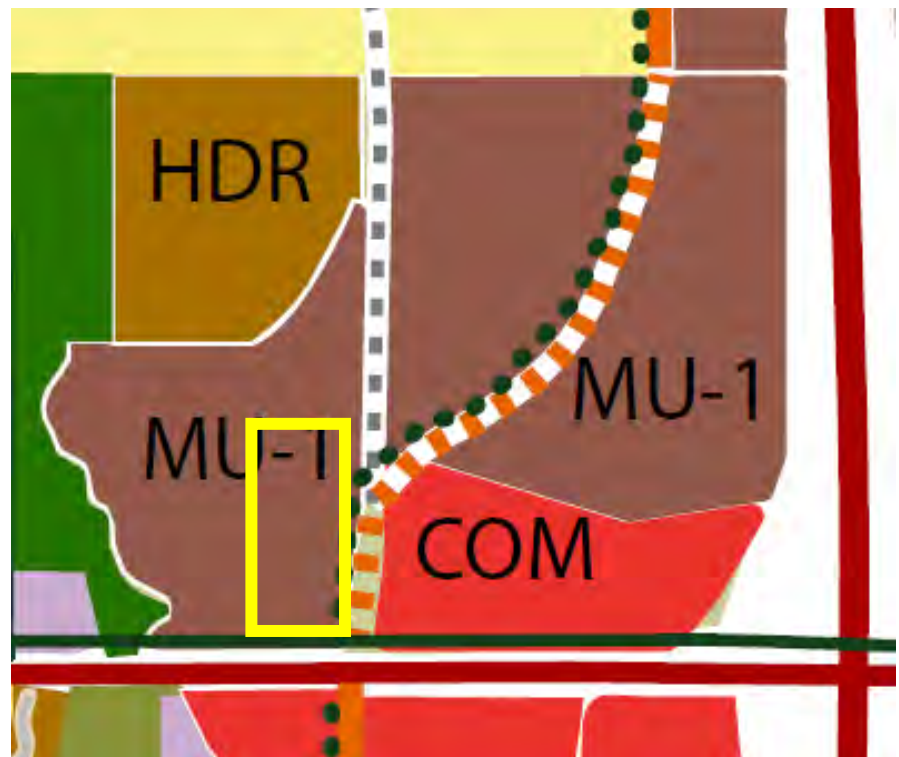
STUDIES

- Snyder & Associates, Inc. is currently working on plans to widen the intersection of NE Gateway Drive and E 1st Street.
- An additional lane will be added at the NW corner of the intersection .

LEGAL

- ROW will be dedicated to the City for the intersection expansion along NE Gateway Drive. A 15' trail easement for the trail along NE Gateway Drive will be public.

Future Land Use Map



The proposed site plan located at the NW corner of NE Gateway Drive and eE1st Street is consistent with the Future Land Use Map. Mixed-Use 1 zoning designation includes the mix of residential, office, and limited commercial uses. The site will be commercial, and compliment the existing surrounding uses.

Site Layout

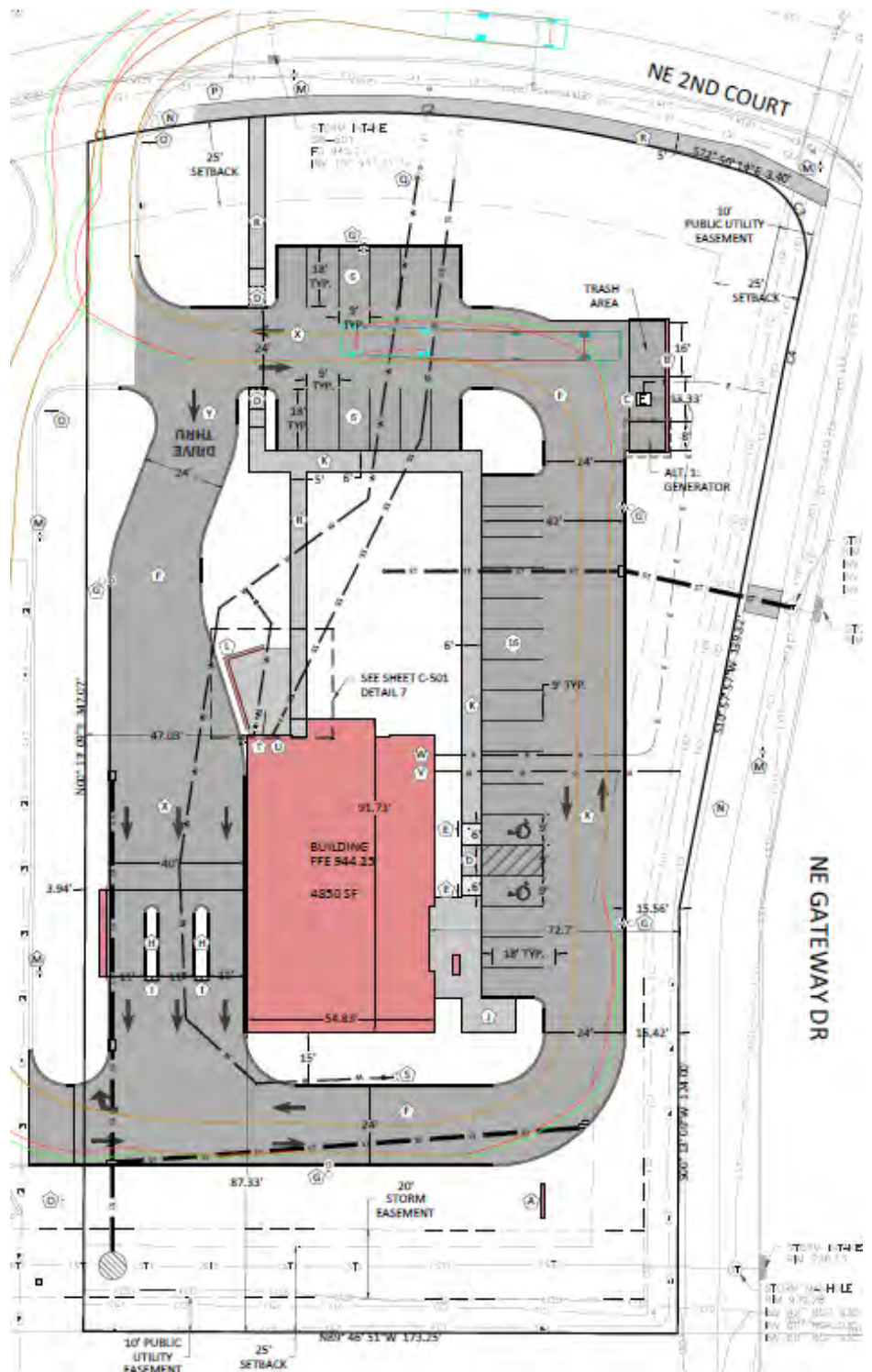
ACCESS

- The site will share an access with Arby's off of NE 2nd Court.
- Customer's may park to the east of the site, or utilize the three-lane drive-through located at the West of the site.
- For site circulation, vehicles will be allowed to exit through the Arby's East drive aisle, and back onto NE 2nd Court. This radius will be large enough to fit emergency service vehicles.
- Pedestrians and employees can access NE 2nd Court via a sidewalk North of the site.
- A 10' trail along NE Gateway Drive will be installed with the future road widening, and connect to the existing 10' trail along E 1st Street.

PARKING

- The required number of parking spaces for a bank is 3 spaces/1,000 square feet. The total square footage of the building is 4,850 square feet. The required amount of parking spaces for this site is 15 spaces.
- The applicant is proposing a total of 28 parking spaces to meet the required customer parking and projected 16 employees. Their proposed open space meets the justification requirements.

Site Layout



Utilities

BUILDING SETBACKS

Front: 25'

Side: 0'

Rear: 25'

SANITARY

- Sanitary access will be stubbed off of NE 2nd Court.

WATER

- Water will be stubbed off of NE 2nd Court.
- Hydrants will be located throughout the site to provide adequate coverage to the building.

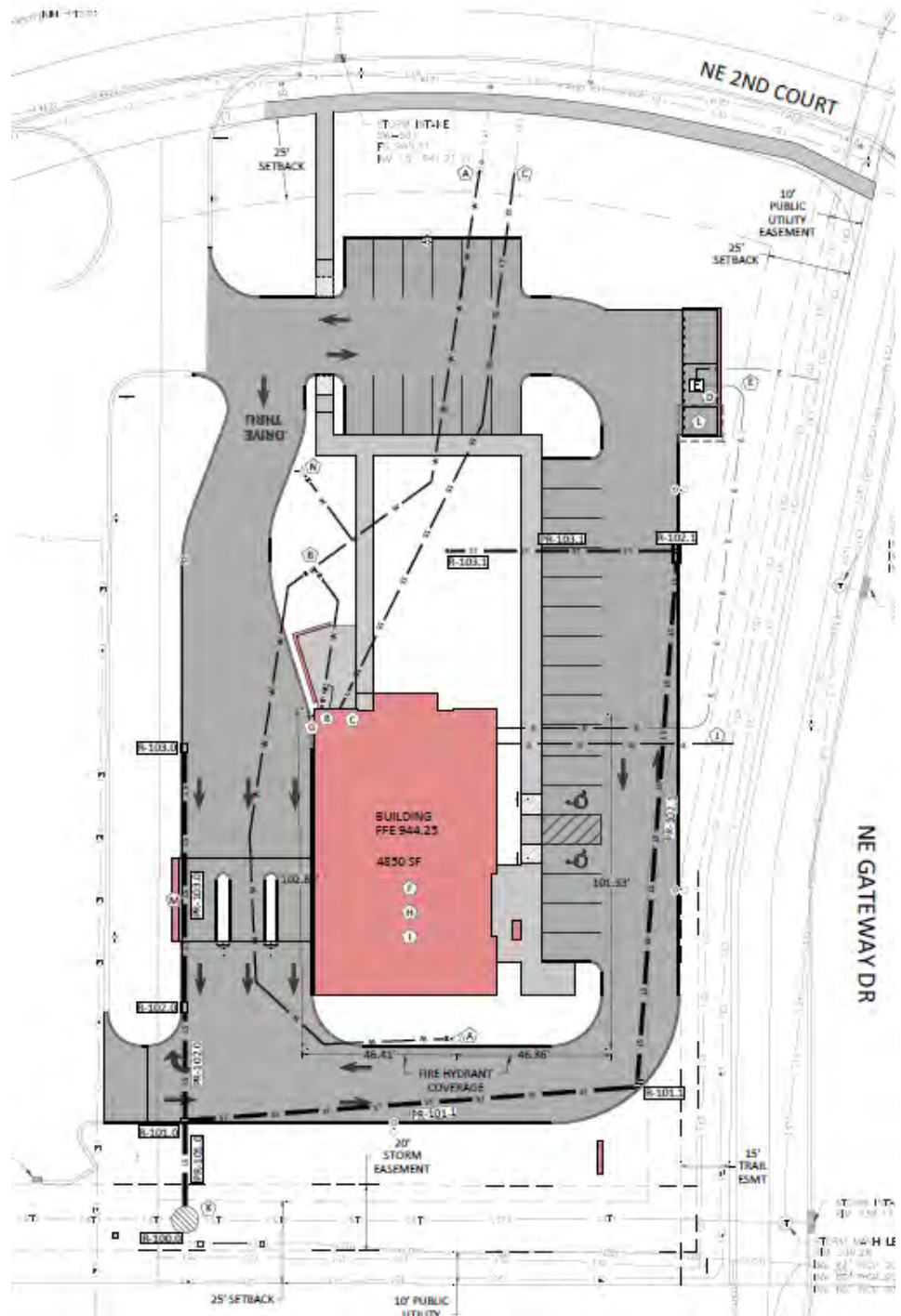
STORM WATER

- Stormwater will flow south and tie into existing storm sewer at the SE corner of the site, before draining to the regional detention basin.

LIGHTING

- Parking lot lighting will be installed on site and be faced internally. There will be no light trespassing onto other properties.

Utilities Map



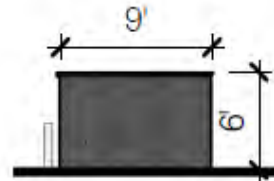
DUMPSTER ENCLOSURE MATERIALS

- The dumpster enclosure will be located at the rear portion of the site.
- They will be primarily mad up of dark split-face CMU that will match the metal wall panels on the primary building.
- A black, opaque louver gate will block the visibility of the dumpsters inside the enclosure.

BUILDING ELEVATION MATERIALS

- The building will primarily be constructed of stone veneer, wood veneer, and dark bronze metal composite paneling.
- In compliance with the Transportation Corridor Mixed Use Development Overlay, 40% of the wall length will consist of glazing on the East and South elevations, facing NE Gateway Drive and E 1st Street.
- A canopy over a three-lane drive through area will be located West of the building, and be attached to the primary structure. This will serve customers who'd like to use the teller windows or ATM instead of going inside.

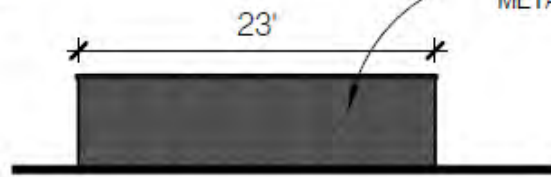
Dumpster Elevations



SOUTH / NORTH

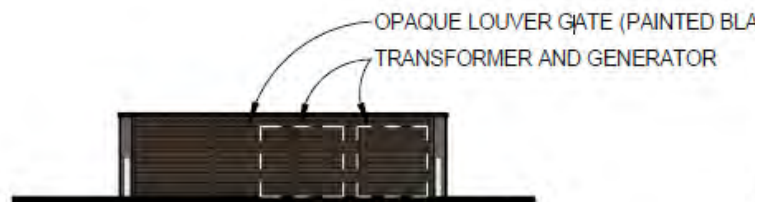
1/16" = 1'-0"

BLACK)



EAST

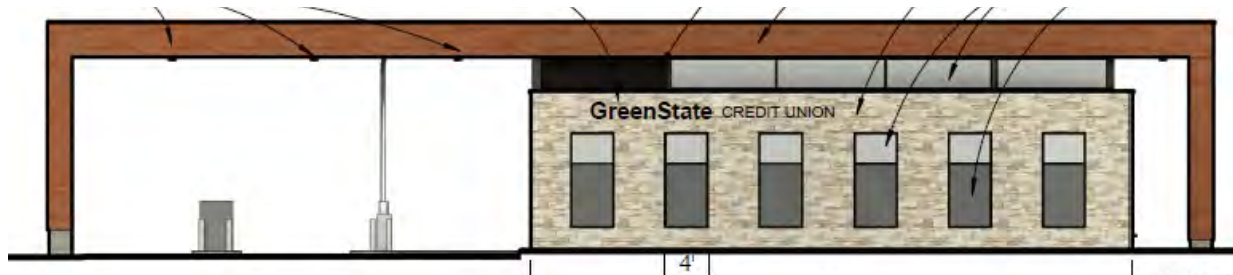
1/16" = 1'-0"



WEST

1/16" = 1'-0"

Architecture — Building Elevations



South



North



East



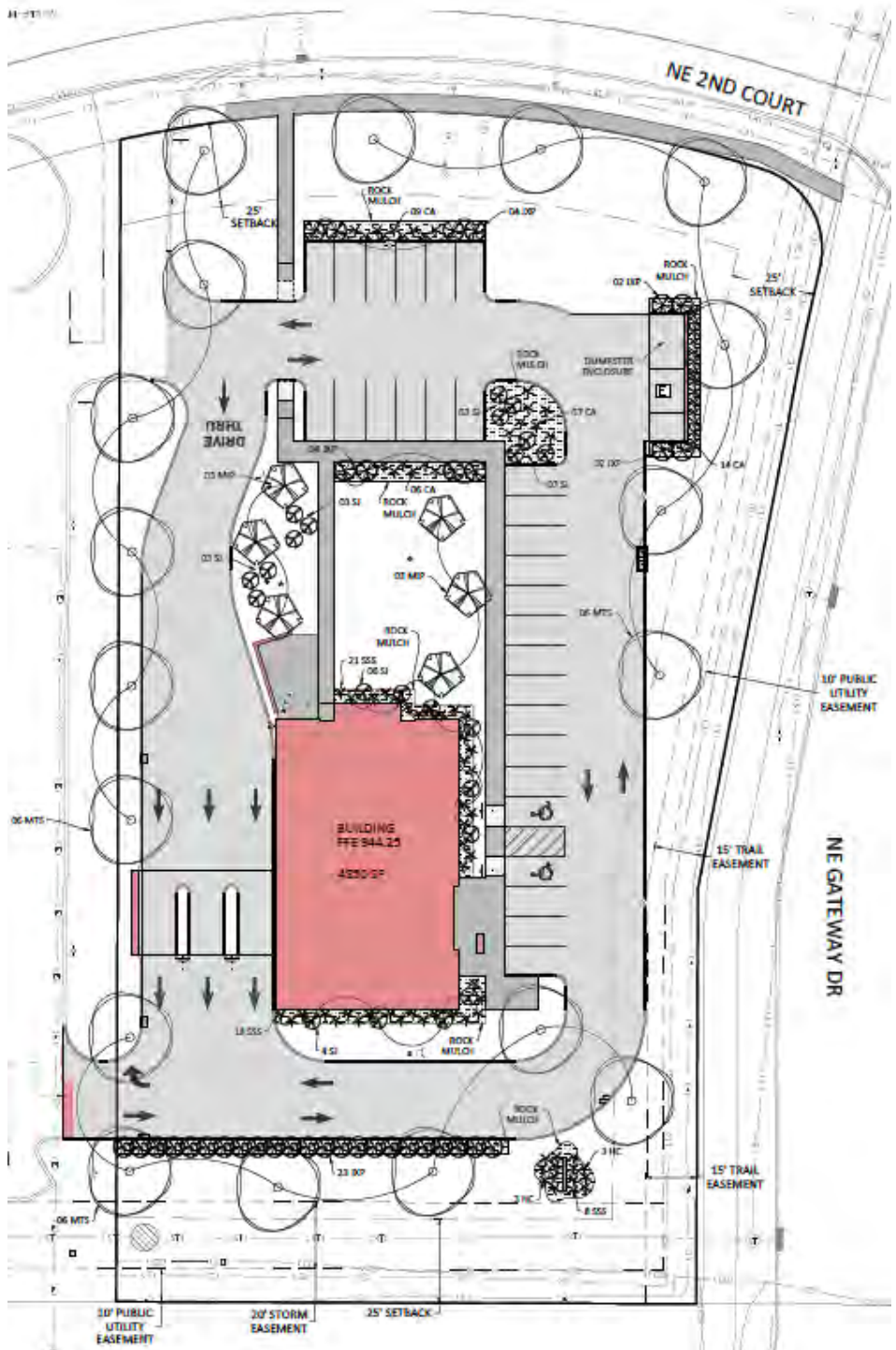
West

Landscaping & Recommendation

LANDSCAPING

- Trees will be planted throughout the site, and along all frontages.
- Shrubs will be planted along the North parking stalls and southern edge of the site to block any headlight glare from the drive-through aisles and parking lot.
- Due to the number of utilities and widening of NE Gateway Drive, limited plantings will be placed to the East, to avoid interference with utilities and the railway.
- Shrubs will be added around the perimeters of the building and dumpster enclosure to add additional beautification to the site.

Landscaping Plan



STAFF RECOMMENDATION

Staff would recommend the GreenState Credit Union site plan for approval, subject to any remaining staff comments.



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~March 29, 2023~~

April 13, 2023

Axiom Consultants, LLC

Attn: Jeff Streitz, PE

60 E Court Street, Unit 3

Iowa City, IA 52240-3833

RE: Green State Credit Union

Dear Mr. Streitz:

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

General Comments:

- ~~1. 150' hydrant coverage radius is required. Please provide fire hydrant coverage to the South and West sides of the building. Please provide a hydrant coverage map of the site. Please see mark-up attached.~~
- ~~2. Please provide a memo stating that the site will meet the standards stated in the Hope Commercial Plat 4 SWMP.~~
- ~~3. The City of Grimes will more than likely request a trail easement along SE Gateway, due to the expansion of the roadway (a proposed concept is attached). It appears a total of 3' 4" from GSCU will be needed due to the roadway expansion. Staff would recommend shifting the West parking lot/drive-through aisles 2' West, and the East parking lot along the building 1' 4" towards the building.~~
- ~~4. Please provide spot elevations along the SE curb and property line, after shifting the site.~~
5. Please verify the capacity of the 42-inch pipe along NE Gateway. The Master Storm Water Management Plan shows this area all going to the 60-inch pipe along HWY 44. The available capacity is approximately 9 cfs for the 100-year event. Can storm

sewer be run from R-201.0 south to R-101.1? Could the storm sewer be run from R-201.0 south to R-101.1 instead?

- ~~6. Please add the City of Grimes standard notes. They are attached.~~
- ~~7. Please relabel SE Gateway Drive to NE Gateway Drive.~~
- ~~8. As-built drawings to be provided to the city upon completion of the construction per the city Commercial As-Built Policy.~~
- ~~9. Please provide a grading plan showing the finish grade spot elevations at the property corners and the midpoints of the lot.~~
- ~~10. Please show the percentages of fall across the site.~~
11. Please provide market justification as to why increased parking is provided on site (See 12-15-4.5.A of the Zoning Ordinance).
12. Please show the new dumpster location (and concrete pad) on all sheets.

Cover Page:

- ~~1. Please change City of Grimes utility contact to Kevin Hensley, 515-514-1035.~~
- ~~2. Please update Grimes Engineering Department phone number; 515-986-4050.~~
- ~~3. Please add the Transportation Corridor Mixed Use Development Overlay District under the current zoning.~~

C-100:

- ~~1. Please call out to remove and replace sidewalk along NE Gateway Drive for storm sewer connection. The trail closure will need to be coordinated with the city and be poured back within 48 hours. The connection to the existing structure will need to be made with core drill.~~

C-101:

- ~~1. Please move the south private pedestrian access from E 1st Street north, to NE 2nd Court.~~
- ~~2. Please revise the Legend to be readable.~~

- ~~3. Please add dimensions to the ADA stalls and access isle.~~
- ~~4. Please remove the 3" drop curb in front of the dumpster. Instead provide curb along the north edge of the trash area.~~
5. Please show how a garbage truck would circulate/ back into the dumpster area. Please show this with the new dumpster location.
6. Please label side and parking lot setbacks. Label pavement setback from the west property line, adjacent to the drive through.
7. Update the code reference in Site Plan Key Note B to 12-5-11. Our code was recently updated.
8. Label any ground mounted equipment locations and provide fence or evergreen landscape screen to hide view from public streets.
9. Please show 15-foot trail easement along the eastern property line from E 1st Street to NE 2nd Ct.

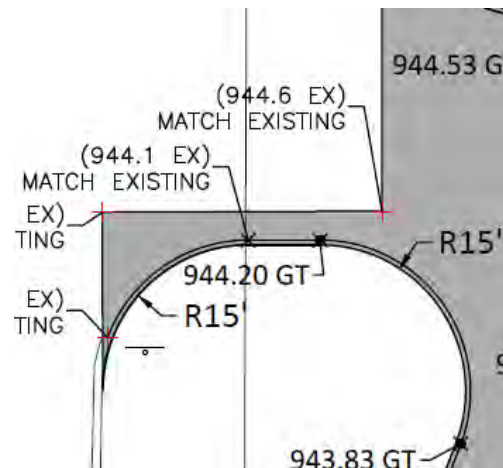
C-102:

- ~~1. Staff recommends revising the screening wall from over top of water service for future maintenance purposes.~~
- ~~2. Please revise note 11 to read "To be Per City of Grimes Standards and Specifications for water mains and appurtenances."~~
- ~~3. Please verify Note 1 and 12 with Keynote A. Water service line to be 2" diameter and curb stop provided 5' from building.~~
- ~~4. Please provide a detail for the connection to existing pipe along HWY 44 (Keynote K). Storm MH required for storm connection.~~
- ~~5. Storm Sewer Structures Table—
 - a. Callout existing flowlines at R-100.0
 - b. Revise R-200.0 to a 4' x 6' SW-402.~~
- ~~6. Please contact Mid-American to confirm generator location/proximity to dumpster.~~

7. Please place a hydrant on the north side of the building, within 100' of the FDC. This will provide hydrant coverage for the north side of the building.

C-103:

1. ~~Inset B: Maximum lip between landing and ADA access aisle shall be 1/2".~~
2. ~~Please label sidewalk between landing areas as sidewalk ramp, on the south side connection.~~
3. ~~It looks like the turning radius off the shared access to Arby's is cut more than what's there. Would it be better to keep the width of what is existing? Please see screen shot below.~~



4. Provide inlet protection to intakes installed within the project and adjacent to the project.
5. Please clearly mark the final discharge point for stormwater.
6. Please provide a stabilization plan.

C-104:

1. ~~Please provide a quantities tab showing all BMP's that going to be used on the site including silt fence, silt sock, inlet protection, concrete washout, dumpster, portable restroom, and construction entrance.~~
2. ~~Please provide the location of your staging area.~~

- ~~3. Please verify that the construction limits are correct. More than likely, there will be grading that will commence to the property line at the end of the project when landscaping and final stabilization is complete.~~
- ~~4. Keynote A calls out coordinating site access with adjacent stoneman Road Rehabilitation Project. Please update to Arby's.~~

C-105:

- ~~1. It appears the truck routes are flipped. Fire apparatuses would enter off NE 2nd Court, through the GSCU site first, and exit through Arby's. Please revise.~~
2. The routes into Arby's appear to run into the Arby's building. Please ensure the radius and very eastern drive aisle is appropriately sized for fire. **The turning movements for the ladder truck do not show the entire travel path through Arby's. Please adjust.**

C-501:

- ~~1. Please revise grades within Staff Area Detail 11 to allow water to drain.~~

L-101

1. Please add shrubs and plantings along south property line, to provide some headlight screening from the drive through aisles. **Please add additional shrubs between the other trees along E 1st Street.**
- ~~2. Please add shrubs and planting along the North parking stalls.~~
3. Please add shrubs around the dumpster enclosure. **Please show this for the new dumpster location.**
4. **Please provide 1 tree per 40 linear feet along the public streets and west property line to meet the Transportation Corridor Overlay requirements.**
5. **Provide shrubs or berm along the parking lot paving to meet the Transportation Corridor Overlay requirements. Some additional shrubs may need to be added between the other trees along E 1st Street.**
6. **Label the ground cover.**
7. **Staff would suggest relocating the tree at the SE corner of the site, out of the utilities.**

8. If needed, staff would suggest shifting the three trees near the generator site, more West – to avoid possibly running into the 15' trail easement.

Elevations:

1. Please provide elevations for dumpster enclosure, including its materials. Gates are required to be opaque and metal-framed. Please label and revise material.
- ~~2. It looks like part of the dumpster enclosure is shown in the South elevation. This is not how it is laid out on the site plan. Please remove/adjust.~~
- ~~3. Please provide elevations for canopy, including its materials.~~
- ~~4. Please provide more detailed material descriptions, and material percentages for each side.~~
- ~~5. Signs will need to be submitted through a separate sign permit.~~
- ~~6. Is the open sign on the East elevation electronic? Does it change to phrase anything else, or just turns off during closed hours? Please provide details.~~
7. Since the building is not 100% masonry, a 4/5 vote from Council will be required.
8. Glazing needs to be provided across 40% of the wall length on all building faces fronting the public street.
9. Label electrical and mechanical equipment on the elevations. Roof-mounted equipment needs to be screened with parapet wall or point in place screening. Ground-mounted equipment needs to be screened from public streets with fencing or evergreen plantings.
10. Is lighting proposed on the building? Please provide locations and lighting cut sheets.

SWPPP

- ~~1. Please fill out the SWPPP review checklist and sign it once complete. It is attached.~~
2. Please include the following within the SWPPP document:
 - a. Provide general contractor information once available

- b. Provide signed contractor and sub-contractor certification statements for each contractor that will perform work on site
 - c. Update Notice of Discontinuation to current form that can be found on the IDNR's website
 - d. Include NOI within SWPPP Document
 - e. Include copy of public notice along with affidavit of publication
 - f. Include IDNR letter of Authorization
 - g. Include updated SWPPP map from site plan
 - h. Include prohibited discharges
 - i. Include dewatering protocols from GP2
 - j. Inform City of Grimes Stormwater Department when filing NOD
3. Will Axiom be performing the weekly SWPPP inspections? If not, please update the inspection form.

SWMP

1. Please provide a SWMP that includes that following information: (You may use Arby's SWMP as an example, that shows how the site is accounted in Hope Commercial Plat 4 SWMP. **Arby's SWMP is attached.**)
 - a. Site Characteristics
 - b. CN/C factor calculations
 - c. TC calcs, if any.
 - d. Assumptions made.
 - e. Drainage Map
 - f. Storm Sewer Capacity calculations
 - g. Intake Capacity calculations

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

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	April 5, 2023 April 20, 2023 (1 PDF of Site plan with Elevation Plan included)
PLANNING & ZONING:	May 2, 2023, at 5:30 at the Grimes City Hall
COUNCIL MEETING:	May 23, 2023, at 5:30 at the Grimes City Hall

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

Sincerely,

Molly Mannel
Assistant Planner

DRAWINGS FOR PROPOSED IMPROVEMENTS

GREEN STATE CREDIT UNION

IN THE CITY OF GRIMES, POLK COUNTY, IOWA

(BEEVER CREEK WATERSHED)



LEGAL DESCRIPTION

LOT 3 OF HOPE COMMERCIAL PLAT 2, AS RECORDED IN BK 17906 PG 514-525 OF THE POLK COUNTY RECORDER’S OFFICE, CITY OF GRIMES, POLK COUNTY, IOWA.

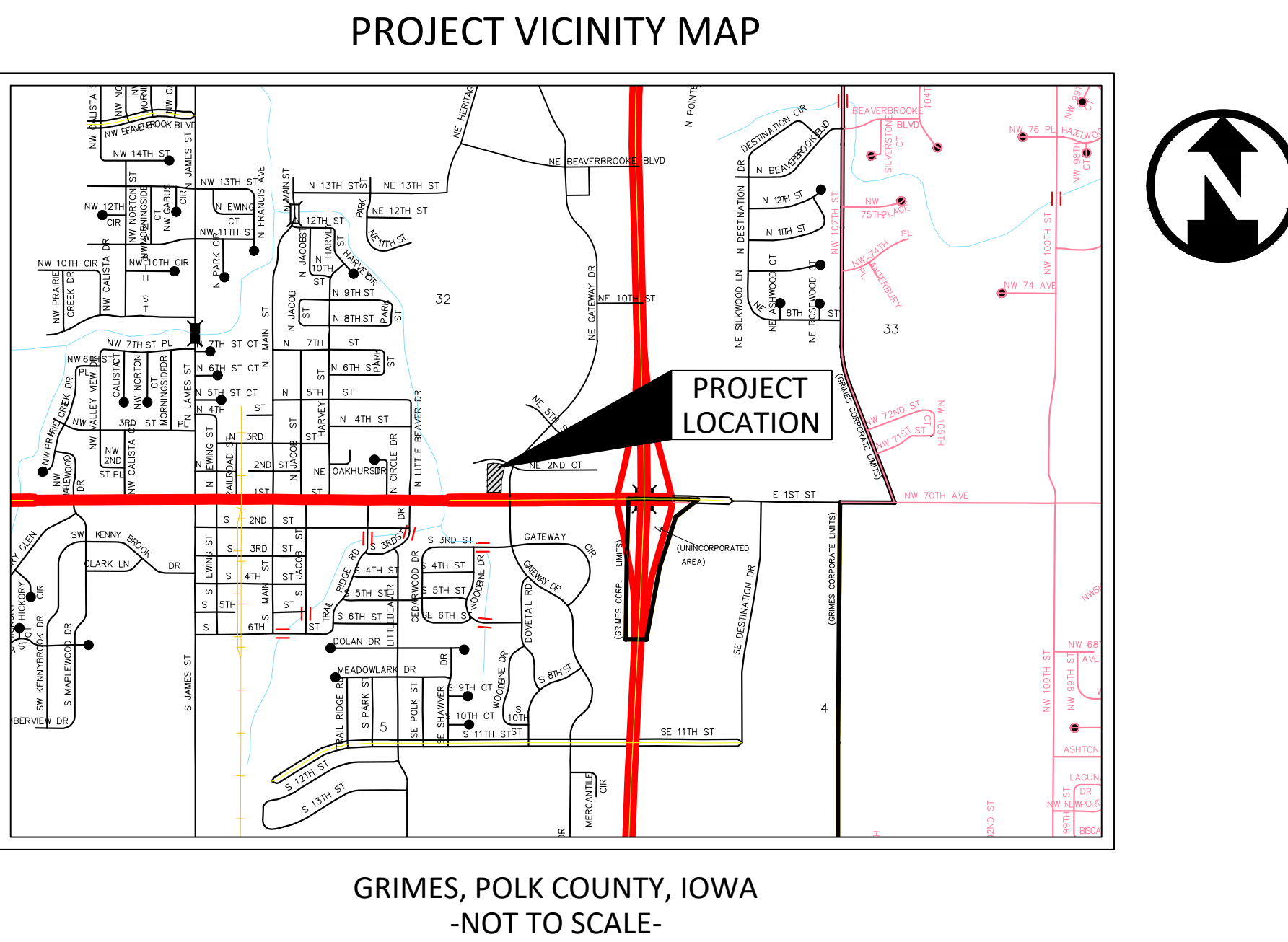
NOTE:
ALL CONSTRUCTION WILL BE ACCORDING TO IOWA STATEWIDE URBAN DESIGN SPECIFICATIONS (SUDAS), 2022 EDITION ALONG WITH THE CITY OF GRIMES CODE OF ORDINANCES.

THE FOLLOWING DESIGN EXCEPTIONS ARE REQUIRED:

NONE

SITE INFORMATION

PURPOSE OF DEVELOPMENT COMMERCIAL BANK BUILDING BUILDING HEIGHT = 20'-8"	PARKING REQUIREMENTS PARKING STALL DIMENSIONS: 9 FEET x 18 FEET
CURRENT ZONING C-2 GENERAL COMMERCIAL TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT OVERLAY DISTRICT	GREENSTATE CREDIT UNION PUBLIC FLOOR AREA BANK 4,860 SF REQUIRED PARKING 3 SPACES/1000 SF 15 SPACES
DIMENSIONAL STANDARDS C-2 ZONING	REQUIRED ADA PARKING 2 SPACES PROVIDED ADA PARKING 2 SPACES
FRONT SETBACK: 25 FEET SIDE SETBACK: NONE OR 20' BUFFER AGAINST "R" ZONES REAR SETBACK: 25' MINUS 1' FOR FRONT GREATER THAN 25', MINIMUM 10'	TOTAL REQUIRED PARKING 15 SPACES TOTAL PROVIDED PARKING 28 SPACES
AREA CALCULATIONS	
DESCRIPTION	SF ACRES PERCENT
EXISTING PAVEMENT:	1,102 0.03 1.7%
EXISTING ROOF:	0 0 0%
EXISTING OPEN SPACE	64,248 1.47 98.3%
EXISTING TOTAL	65,350 1.500 100%
PROPOSED PAVEMENT:	24,356 0.559 37.3%
PROPOSED ROOF*:	7,946 0.182 12.1%
REQUIRED OPEN SPACE	6,535 0.150 10%
PROPOSED OPEN SPACE	33,048 0.759 50.6%
PROPOSED TOTAL	65,350 1.500 100%
*INCLUDES CANOPY	
ERU CALCULATION 1 ERU PER 4,000 SF OF IMPERVIOUS SURFACE 32,302 SF / 4,000 SF = 8 ERU	
PROPERTY ADDRESS 100 NE GATEWAY DR, GRIMES, IA 50111	
CONSTRUCTION SCHEDULE JULY 2023 - AUGUST 2024	



APPLICANT INFORMATION

OWNER/DEVELOPER:

GREEN STATE CREDIT UNION (GSCU)
TIM RECK
TIMRECK@GREENSTATE.ORG
(319) 341-4511
2355 LONDON ROAD, NL 52317

PROJECT INFORMATION

SCOPE OF WORK:
SITE IMPROVEMENTS INCLUDING
UNDERGROUND UTILITIES, EARTHWORK,
PAVING AND LANDSCAPING ASSOCIATED WITH
THE DEVELOPMENT AND CONSTRUCTION OF A
BRANCH OFFICE OF A CREDIT UNION WITH
DRIVE-THRU AND INTERNAL BANKING SERVICES

CONTACT PERSON:
ENGINEER
JEFF STREITZ, PE
AXIOM CONSULTANTS, LLC
60 E COURT STREET, UNIT 3
IOWA CITY, IOWA 52240-3833
PHONE: (319) 800-1901
jstreitz@axiom-con.com

UTILITY CONTACTS

IOWA COMMUNICATIONS NETWORK Contact Name : Shannon Marlow Contact Phone: 800-572-3940 Contact Email: icnoutsideplantiowaonecall@iowa.gov	WINDSTREAM COMMUNICATIONS Contact Name: LOCATE DESK Contact Phone: 800-289-1901 Contact Email: locate.desk@windstream.com
MEDIACOM Contact Name: Kevin Collins Contact Phone: 515-246-6668 Contact Email: kcollins1@mediacomcc.com	AUREON NETWORK SERVICES Contact Name: Jeff Klocko Contact Phone: 515-830-0445 Contact Email: jeff.klocko@aureon.com
VERIZON Contact Name: John Bachelder Contact Phone: 972-729-7000 Contact Email: asg.investigationsteam@asginc.us	MIDAMERICAN Contact Name: Jamie Neer Contact Phone: 515-252-6972 Contact Email: meccsdsmdesignlocates@midamerican.com
CENTURYLINK Contact Name : Sadie Hull Contact Phone: 918-547-0147 Contact Email: sadie.hull@lumen.com	UNITE PRIVATE NETWORKS, LLC Contact Name: Joe Kilzer Contact Phone: 816-425-3556 Contact Email: upngis@upnfiber.com
CITY OF GRIMES Contact Name: Kevin Hensley Contact Phone: 515-514-1035 Contact Email: khensley@grimesiowa.gov	GRIMES ENGINEERING DEPARTMENT Contact Phone: 515-986-4050
BLACK HILLS ENERGY GRIMES Contact Name : Chuck Woods Contact Phone: 515-343-2037 Contact Email: chuck.woods@blackhillscorp.com	

SHEET INDEX		
C-000	CIVIL COVER PAGE	
C-001	CITY OF GRIMES SITE PLAN NOTES	
C-100	EXISTING CONDITIONS AND REMOVALS PLAN	
C-101	CIVIL SITE PLAN	
C-102	UTILITY PLAN	
C-103	PAVEMENT AND GRADING PLAN	
C-104	EROSION CONTROL PLAN	
C-105	FIRE TRUCK ACCESS PLAN	
C-501	CIVIL DETAILS	
E-101	SITE LIGHTING AND PHOTOMETRIC PLAN	
L-101	LANDSCAPING PLAN	

DESIGN STANDARDS AND REFERENCE DRAWINGS

THE FOLLOWING SUDAS FIGURES ARE INCLUDED BY REFERENCE:	
FIGURE	TITLE
3010.101	TRENCH BEDDING AND BACKFILL ZONES
3010.102	RIGID GRAVITY PIPE TRENCH BEDDING
3010.103	FLEXIBLE GRAVITY PIPE TRENCH BEDDING
4040.231	SUBDRAINS
4040.232	SUBDRAIN CLEANOUTS
4040.233	SUBDRAIN OUTLETS
6010.305	CONNECTION TO EXISTING MANHOLE OR INTAKE
6010.501	SINGLE GRATE INTAKE
6010.512	CIRCULAR AREA INTAKE, CASE 2
7010.101	JOINTS
7010.102	PCC CURB DETAILS
7030.102	CONCRETE DRIVEWAY, TYPE B
7030.202	CURB DETAILS FOR CLASS A SIDEWALK
7030.206	CURB RAMPS OUTSIDE OF INTERSECTION RADIUS
7030.210	DETECTABLE WARNING PLACEMENT
7040.101	FULL DEPTH PCC PATCHES LESS THAN OR EQUAL TO 15' LONG
9040.102	FILTER BERM AND FILTER SOCK
9040.119	SILT FENCE
9040.120	STABILIZED CONSTRUCTION ENTRANCE

CITY APPROVAL

BY: _____ DATE: _____

CITY'S ENGINEER'S RECOMMENDATION

BY: _____ DATE: _____

JEFFREY T. STREITZ JR., P.E.
LICENSE NUMBER 16715.

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024.

PAGES OR SHEETS COVERED BY THIS SEAL: ALL SHEETS

CITY OF GRIMES GENERAL NOTES:

1. All work shall be done in accordance with the current version of the Iowa Statewide Urban Design and Specifications (SUDAS) for Public Improvements on the date of approval and the City of Grimes Supplemental Specifications.
2. A preconstruction meeting is required prior to the start of construction. The contractor shall be responsible to coordinate this meeting. Contact the City of Grimes Building Division (515.986.4050).
3. All permits (IDNR, NPDES, IDOT, Army Corp., etc.) shall be obtained prior to the start of construction.
4. Provide the City of Grimes with record drawings (as-builts) of all improvements and easements as per City commercial as-built policy.
5. The record drawings should include a certified grading sheet and as-built plans of all stormwater management facilities on site with a certification statement signed by the design engineer indicating that the facilities were constructed as designed.
6. Record drawings to include one electronic file in .dwg and .pdf file extensions.
7. Typical building service layout to reflect the City's service order from left to right facing the lot sanitary, water, sump. Mark the ends of services with a steel fence post and paint green for sanitary, blue for water, and white for storm. Mark the ends of sanitary and sump with a 2 x 4 from end of pipe to 2' above grade.
8. A Knox box is required by the fire department.
9. All site lighting shall not spill onto adjacent properties or rights-of-way.
10. Provide a 4-year maintenance bond for all public improvements (utility, paving, subgrade) with an itemized cost breakdown.

CITY OF GRIMES SANITARY SEWER NOTES:

1. The contractor is required to place a temporary plug in the existing downstream sanitary sewer manhole prior to the start of construction. The contractor shall remove the plug following approval of construction by the City of Grimes.
2. Sanitary gravity pipe material shall be PVC SDR 26 or Truss (8” to 15”).
3. Sanitary gravity service pipe material shall be PVC SDR 23.5 (4” to 6”).
4. All sanitary sewer manholes shall have steps.
5. All sanitary sewer manholes castings shall be sealed with heat shrink sleeves.
6. All sanitary sewer manhole castings located within pavement shall be Type B:PCC W/adjusting mechanism.
7. Sanitary sewer cleaning & televising shall be completed prior to paving. Run sufficient dyed water through pipe prior to televising. Provide the video and inspection report to the City Engineering Division.

CITY OF GRIMES WATER MAIN NOTES:

1. 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'.
2. 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.
3. A tracer wire receptacle shall be installed at each hydrant, AA Manufacturing Tracer Wire Receptacle Model TW-18-2.
4. All valves shall be resilient wedge gate valves.
5. Water service shall be 1-inch minimum type K copper.
6. The City of Grimes shall do the filling of the water main.
7. New water main shall be pressure tested and chlorinated by the contractor. The bacteria test and submittal of test to lab shall be done by the contractor and results provided to the City of Grimes Engineering Division. All tests and sampling to be witnessed by the City Engineering Division. If the test does not pass, the contractor will be required to pay for all the water used to repeat the test.
8. All watermain fittings to be restrained joint, Mega-lug or approved equal.
9. All dead-end water mains to have temporary blowoff hydrants.

CITY OF GRIMES STORM SEWER NOTES:

1. All storm sewer in the ROW shall be RCP, unless otherwise approved by the City.
2. All flared end sections shall have footings and apron grates. The last 3 pipe sections and the flared end section on all storm sewers shall be tied. All storm sewer joints shall be wrapped with engineering fabric unless otherwise directed.
3. 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 and include on record drawings.
4. Public storm sewer cleaning & televising shall be completed prior to paving. Run sufficient dyed water through pipe prior to televising. Provide the video and inspection report to the City Engineering Division.
5. Use O ring gaskets on storm sewers crossing over watermain per IDNR requirement.

ARCHITECT OF RECORD

Neumann Monson Architects
221 East College Street | Suite 303
Iowa City, Iowa 52240
319.338.7878

1111 E. Grand Ave. | Suite 105
Des Moines, Iowa 50309
515.339.7800

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STRUCTURAL

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MEPT

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60 East Court St. Unit 03
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319-519-6220

GEOTECHNICAL

Braun Intertec
1901 16th Ave. Southwest, Ste. 2
Cedar Rapids, IA 52404
319-365-0961

PROJECT NAME

GSCU Grimes
Branch

OWNER

GSCU Credit Union
P.O. Box 800,
North Liberty, Iowa 52317
319-339-1000

PROJECT NO. 220146

ISSUE

DATE	DESCRIPTION
02-27-2023	FIRST SUBMITTAL
04-05-2023	RTC #1
03-31-2023	DD REVIEW SET-NOT FOR CONSTRUCTION
04-21-2023	DD REVIEW SET-NOT FOR CONSTRUCTION
04-25-2023	RTC #2

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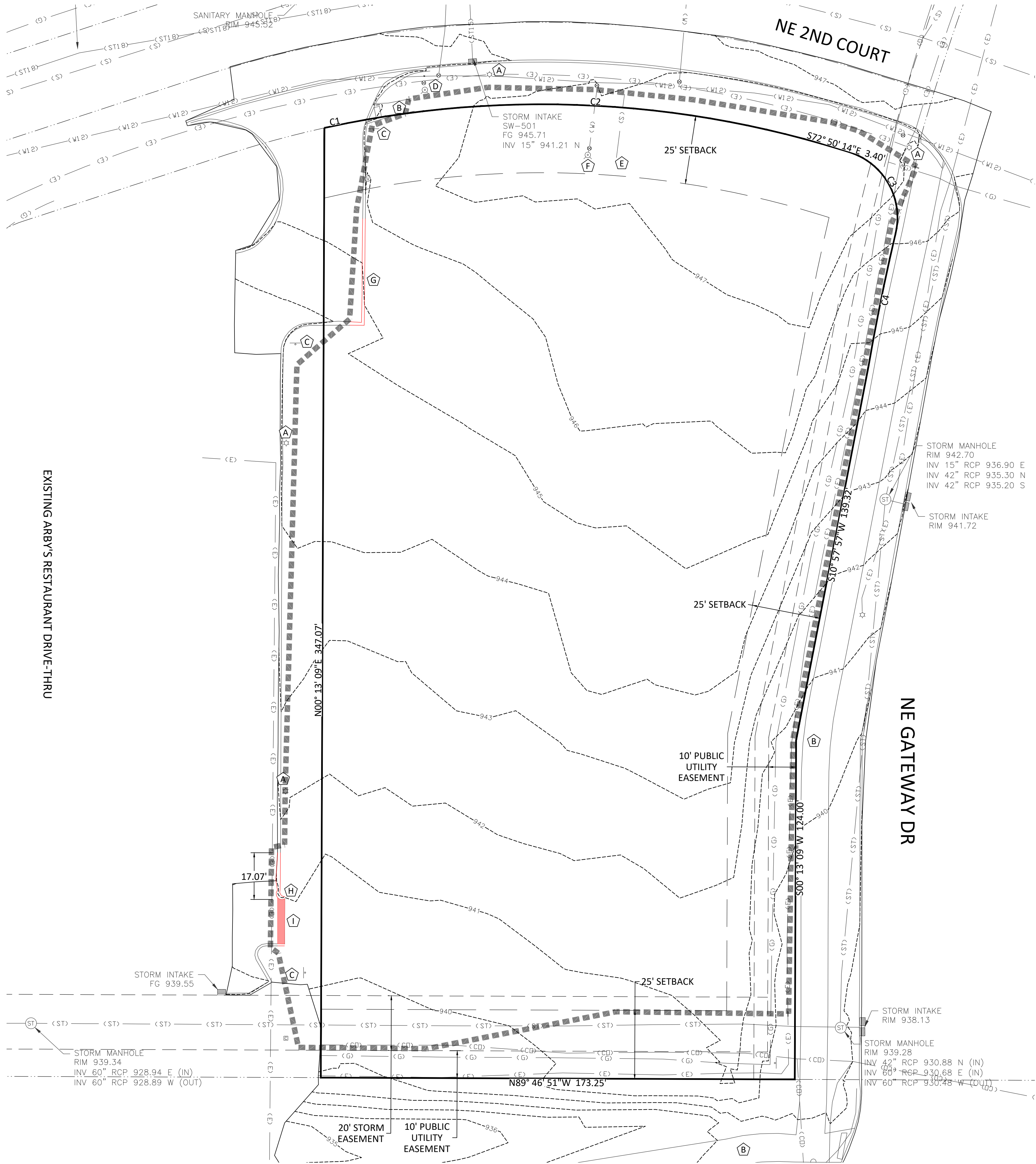
SHEET NAME

CITY OF
GRIMES SITE
PLAN NOTES

SHEET NUMBER

NEUMANN MONSON ARCHITECTS

C-001



EXISTING CONDITIONS & REMOVALS PLAN KEY NOTES:

- EXISTING LIGHT POLE TO REMAIN
- EXISTING SIDEWALK
- EXISTING SIGNAGE
- EXISTING HYDRANT TO REMAIN
- EXISTING SANITARY STUB
- REMOVE EXISTING HYDRANT
- SAW CUT AND REMOVE ± 43 LF OF CURB AND GUTTER
- SAW CUT AND REMOVE ± 21 LF OF CURB AND GUTTER
- SAW CUT AND REMOVE ± 43 SF OF EXISTING CONCRETE

LEGEND

- LIMITS OF DISTURBANCE
- PROPERTY BOUNDARY

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	8.43	370.00	1°18'20"	N78°15'36"E	8.43
C2	182.43	370.00	28°15'00"	S86°57'44"E	180.59
C3	37.59	25.00	86°09'14"	S29°45'37"E	34.15
C4	49.46	797.24	3°33'16"	S11°32'23"W	49.45

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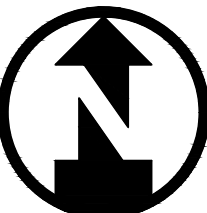
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GEOTECHNICAL

Braun Intertec
1901 16th Ave. Southwest, Ste. 2
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319-365-0961

PROJECT NAME

GSCU Grimes
Branch



OWNER

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SHEET NAME

EXISTING
CONDITIONS &
REMOVALS
PLAN

SHEET NUMBER

C-100

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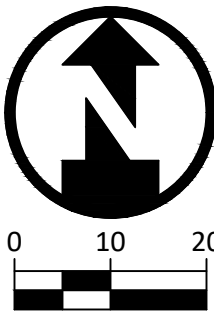
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SHEET NAME

UTILITY PLAN

SHEET NUMBER

C-102

WATER MAIN NOTES:

1. WATER SERVICE LINES SHALL BE CONSTRUCTED OF TYPE K COPPER AS SPECIFIED IN SUDAS SECTION 5010
2. ALL SERVICE LINES SHALL BE INSTALLED WITH TRACER WIRE
3. WATER SERVICES SHALL BE BACKFILLED WITH SUITABLE NATIVE BACKFILL COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY. REFER TO SITE GRADING NOTES FOR ADDITIONAL REQUIREMENTS.
4. THE CURB STOP SHALL BE LOCATED AS INDICATED ON THE PLANS. MAINTAIN 36" HORIZONTAL SEPARATION BETWEEN WATER SERVICE AND SEWERS
5. THE APPROVING AUTHORITY SHALL OPERATE ALL EXISTING SYSTEM VALVES AND THE CONTRACTOR AND CITY SHALL COORDINATE ANY SHUT DOWNS TO THE EXISTING SYSTEM. THE CONTRACTOR SHALL MAKE ACCOMMODATIONS IN THE SCHEDULE TO ALLOW FOR ADEQUATE PUBLIC NOTICE AS REQUIRED BY THE APPROVING AUTHORITY.
6. THE APPROVING AUTHORITY SHALL WITNESS AND/OR PERFORM ALL TAPS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND ARRANGING ON SITE INSPECTION OF WATER SERVICE INSTALLATION WITH THE APPROVING AUTHORITY
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING AND RELATED COSTS INCLUDING, BUT NOT LIMITED TO, FILLING AND FLUSHING NEW MAINS, AND ALL REQUIRED SAMPLING. DISPOSAL OF HIGHLY CHLORINATED WATER SHALL BE IN COMPLIANCE WITH STATE, LOCAL, AND FEDERAL REGULATIONS. ALL TESTING TO COMPLY WITH THE REQUIREMENTS OF SUDAS SECTION 5030.
9. THE MINIMUM DEPTH OF BURY FOR ALL WATER SERVICES IS FIVE FEET SIX INCHES (5' - 6"), UNLESS NOTED OTHERWISE.
10. PIPE LENGTHS ARE MEASURED TO THE CENTER OF ELBOWS, BENDS, TEES, OR CROSSES, UNLESS NOTED OTHERWISE.
11. CONSTRUCTION OF WATER MAIN AND APPURTENANCES IS TO BE PER CITY OF GRIMES STANDARDS AND SPECIFICATIONS FOR WATER MAINS AND APPURTENANCES.
12. 6" WATER MAIN IS TO BE 140 LB TEST C900 PVC PER CITY OF GRIMES 9-3-11.
13. DOMESTIC WATER SERVICE/FIRE PROTECTION SYSTEM IS REQUIRED TO HAVE AN APPROVED CROSS CONNECTION CONTROL DEVICE INSTALLED PER UPC SECTION 603.2.7. TYPE OF DEVICE WILL BE DETERMINED BY THE DEGREE OF HAZARD.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CONSTRUCTION RECORDS OF ALL WATER DISTRIBUTION MATERIALS USED IN THE PROJECT. MEASUREMENTS FROM EXISTING SURFACE FEATURES SUCH AS BACK OF CURB, BUILDING FOUNDATION LINES, VALVES AND HYDRANTS TO THE NEW WATER MAINS, VALVES, FITTINGS ETC., SHALL BE RECORDED INCLUDING DEPTH MEASUREMENTS.

SANITARY SEWER NOTES:

1. SANITARY SERVICE SHALL BE CONSTRUCTED USING SOLID WALL PVC, SDR 23.5 PER SUDAS SECTION 4010. SERVICE IS SIX INCHES UNLESS NOTED OTHERWISE.
2. SANITARY SERVICE SHALL BE BACKFILLED WITH GRANULAR BACKFILL WHERE IT IS UNDER OR WITHIN FIVE FEET OF ROADWAY OR DRIVEWAY PAVING .
3. SANITARY SEWER CLEANOUTS SHALL COMPLY WITH SUDAS SECTION 4010 AND SW-203
4. SANITARY SEWER LENGTHS ARE PROVIDED FROM CENTER OF STRUCTURES UNLESS NOTED OTHERWISE.

STORM SEWER NOTES:

1. STORM SEWERS SHALL BE CONSTRUCTED OF MATERIALS PER SUDAS SECTION 4020, REINFORCED CONCRETE PIPE (RCP) SHALL BE UTILIZED WITHIN CITY RIGHT-OF-WAY
2. THE CONTRACTOR SHALL UTILIZE CLASS R-1 OR R-2 BEDDING AND APPROPRIATE PIPE CLASS BASED ON THE ALLOWABLE BURY DEPTH PER IOWA DOT STANDARD ROAD PLAN SW-102 AND THE INSTALLATION CONDITIONS.
3. RCP STORM SEWERS JOINTS SHALL BE GASKETED JOINTS PER SUDAS SECTION 2.01.A.3.
4. HIGH DENSITY POLYETHYLENE (HDPE) AND PVC STORM SEWERS SHALL BE CONSTRUCTED WITH CLASS F-3 BEDDING.
5. STORM SEWERS SHALL BE BACKFILLED WITH SUITABLE NATIVE BACKFILL COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY. REFER TO SITE GRADING NOTES FOR ADDITIONAL REQUIREMENTS.
6. STORM SEWER MANHOLES SHALL COMPLY WITH SUDAS SECTION 6010.
7. STORM SEWER LENGTHS ARE PROVIDED FROM CENTER OF STRUCTURE UNLESS NOTED OTHERWISE.

STORM SEWER STRUCTURES				
STRUCTURE ID	TYPE	RIM / FG	INFLOW PIPE IE	OUTFLOW PIPE IE
R-100.0	96" SW-401 W/ SW-604 CASTING	939.45	18" IE: 935.95 N 60" IE: 929.54 E	60" IE: 929.54 W
R-101.0	SW-501	941.60	15" IE: 936.90 N 15" IE: 936.50 E	18" IE: 936.25 S
R-101.1	SW-501	942.05	15" IE: 937.70 N	15" IE: 937.60 W
R-102.0	SW-501	942.43	12" IE: 938.31 N	15" IE: 937.59 S
R-102.1	SW-505	942.24	12" IE: 939.25 W	15" IE: 939.00 S
R-103.0	SW-501	942.73		12" IE: 939.10 S
R-103.1	15" NYLOPLAST DRAIN BASIN W/ DOME GRATE	943.09		12" IE: 939.94 E

STORM SEWER PIPE TABLE							
PIPE ID	STRUCTURE US	STRUCTURE DS	INVERT US	INVERT DS	LENGTH (FEET)	SLOPE	SIZE (IN)
PR-101.0	101.0	100.0	936.25	935.95	30	1.00%	18
PR-101.1	101.1	101.0	937.60	936.50	139	0.80%	15
PR-102.0	102.0	101.0	937.59	936.90	35	2.00%	15
PR-102.1	102.1	101.1	939.00	937.70	162	0.80%	15
PR-103.0	103.0	102.0	939.10	938.31	79	1.00%	12
PR-103.1	103.1	102.1	939.94	939.25	70	1.00%	12

GENERAL UTILITY NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING CONDITIONS OF ALL CONNECTION POINTS TO EXISTING UTILITIES PRIOR TO FABRICATING ANY STRUCTURES OR COMPONENTS OR COMMENCING CONSTRUCTION WORK FOR THE APPLICABLE PHASE OF WORK. THE ENGINEER SHALL BE MADE AWARE OF ANY DISCREPANCIES FROM THE CONTRACT DOCUMENTS IMMEDIATELY
2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF POSSIBLE CONFLICTING UTILITIES PRIOR TO COMMENCING WORK. THIS MAY REQUIRE EXCAVATION OR OTHER WORK TO EXPOSE THE UTILITIES IN QUESTION. THE ENGINEER MUST BE MADE AWARE OF ANY CONFLICTS IMMEDIATELY
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING UTILITIES THROUGHOUT ALL PHASES OF CONSTRUCTION
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL VALVES, MANHOLES, CASTINGS, GAS VENTS, ETC. TO MATCH THE PROPOSED SURFACE ELEVATIONS. ADJUSTMENTS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY AND THE COSTS FOR SAID ADJUSTMENTS SHALL BE INCIDENTAL TO THE CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO SAID STRUCTURES OR APPURTENANCES THAT OCCUR DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER
5. THE CONTRACTOR SHALL BE REQUIRED TO PRODUCE RECORD DOCUMENTS REGARDING ASPECTS OF THE PROJECT WHICH DIFFER FROM THE CONTRACT DOCUMENTS. THIS INCLUDES BOTH EXISTING FACILITIES ENCOUNTERED AND PROPOSED FACILITIES CONSTRUCTED. THE INFORMATION SHALL INCLUDE LOCATION, DIMENSION, AND MATERIAL DATA. THE LOCATION OF UNDERGROUND FACILITIES SHALL BE NOTED IF THEY DIFFER FROM THE CONTRACT DOCUMENTS FOR MORE THAN TWO FEET HORIZONTALLY OR SIX INCHES VERTICALLY OR ARE NOT SHOWN. ABOVE GROUND FACILITIES CONSTRUCTED OR ENCOUNTERED SHALL BE NOTED IF THEY DIFFER FROM THE CONTRACT DOCUMENTS BY MORE THAN ONE FOOT HORIZONTALLY OR THREE INCHES VERTICALLY.
6. CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS TO THE CITY UPON COMPLETION OF THE CONSTRUCTION PER THE CITY COMMERCIAL AS-BUILT POLICY.

UTILITY PLAN KEY NOTES:

REMOVE EXISTING HYDRANT AND CONNECT TO EXISTING WATER MAIN. INSTALL ±338 LF (EXISTING STUB TO PROPOSED SOUTH HYDRANT) OF 6" C900 PVC WATER MAIN. WATER MAIN TO BE INSTALLED PER CITY OF GRIMES WATER MAIN STANDARDS, PROVIDE MINIMUM 5.5' BURY. CONTRACTOR TO PROVIDE WATER MAIN FITTINGS AS NECESSARY TO ROUTE PROPOSED 6" WATER MAIN FROM EXISTING STUB TO HYDRANT.

PROPOSED 6"x6" MJ TEE AND ±46 LF (TEE TO BUILDING) OF 6" C900 PVC WATER MAIN WITH ASSOCIATED GATE VALVE. CONTRACTOR TO PROVIDE 6" GATE VALVE BETWEEN TEE AND BUILDING AS SHOWN. INSTALL POST INDICATOR VALVE 2.5' FROM BUILDING AND CURB STOP 5' FROM BUILDING. TEE OFF 6" LINE FOR 2" TYPE K COPPER WATER SERVICE LINE TO BUILDING. WATER MAIN TO BE INSTALLED PER CITY OF GRIMES WATER MAIN STANDARDS, PROVIDE MINIMUM 5.5' BURY. REFER TO FINAL PLUMBING SHEETS FOR CONNECTION OF WATER SERVICE AND FIRE SERVICE TO BUILDING.

CONNECT TO EXISTING SANITARY STUB. INSTALL ±173 LF OF 6" SANITARY SERVICE AT MIN. 1.00% SLOPE. INSTALL SANITARY CLEANOUT 5' FROM BUILDING. CONTRACTOR TO VERIFY DEPTH OF EXISTING SANITARY MAIN PRIOR TO COMMENCING SITE WORK. REFER TO P-101 FOR DETAILS ON BUILDING SERVICE LOCATION. ELEV @ BLDG = 940.75.

CONNECT TO ELECTRICAL TRANSFORMER. REFER TO E-210 FOR DETAILS

UTILITY SERVICE FEED SHALL BE A JOINT EFFORT BETWEEN THE FRANCHISE UTILITY (MIDAMERICAN) AND THE ELECTRICAL CONTRACTOR. THE UTILITY SHALL BE RESPONSIBLE FOR ALL WORK BETWEEN THE POWER POLE AND THE TRANSFORMER - INCLUDING THE TRANSFORMER. ONLY THE TRANSFORMER PAD SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR - PER UTILITY REQUIREMENTS. ALL WORK FROM THE TRANSFORMER TO THE PRIVATE SITE, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AS THE TRANSFORMER PAD IS THE DELINEATION POINT - UTILITY AND CONTRACTOR SHALL WORK TOGETHER DURING THE CONTRACTOR'S TRANSFORMER PAD WORK TO ENSURE THAT ALL CONDUITS AND STUB-UPS ARE PROPERLY LOCATED AND INSTALLED.

MECHANICAL UNITS TO BE PLACED ON THE ROOF. REFER TO M-101 FOR DETAILS.

FDC LOCATION. REFER TO FP-101 FOR DETAILS

COORDINATE ALL PIPING EXIT POINTS ON THE BUILDING WITH PLUMBING PAGE P-101. CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS.

CONTRACTOR TO PROVIDE EROSION CONTROL STONE FOR PROPOSED DOWNSPOUTS THAT ARE TO DISCHARGE AT GRADE. APPROXIMATELY 2'X2' AREA OF 3" TO 6" EROSION CONTROL STONE.

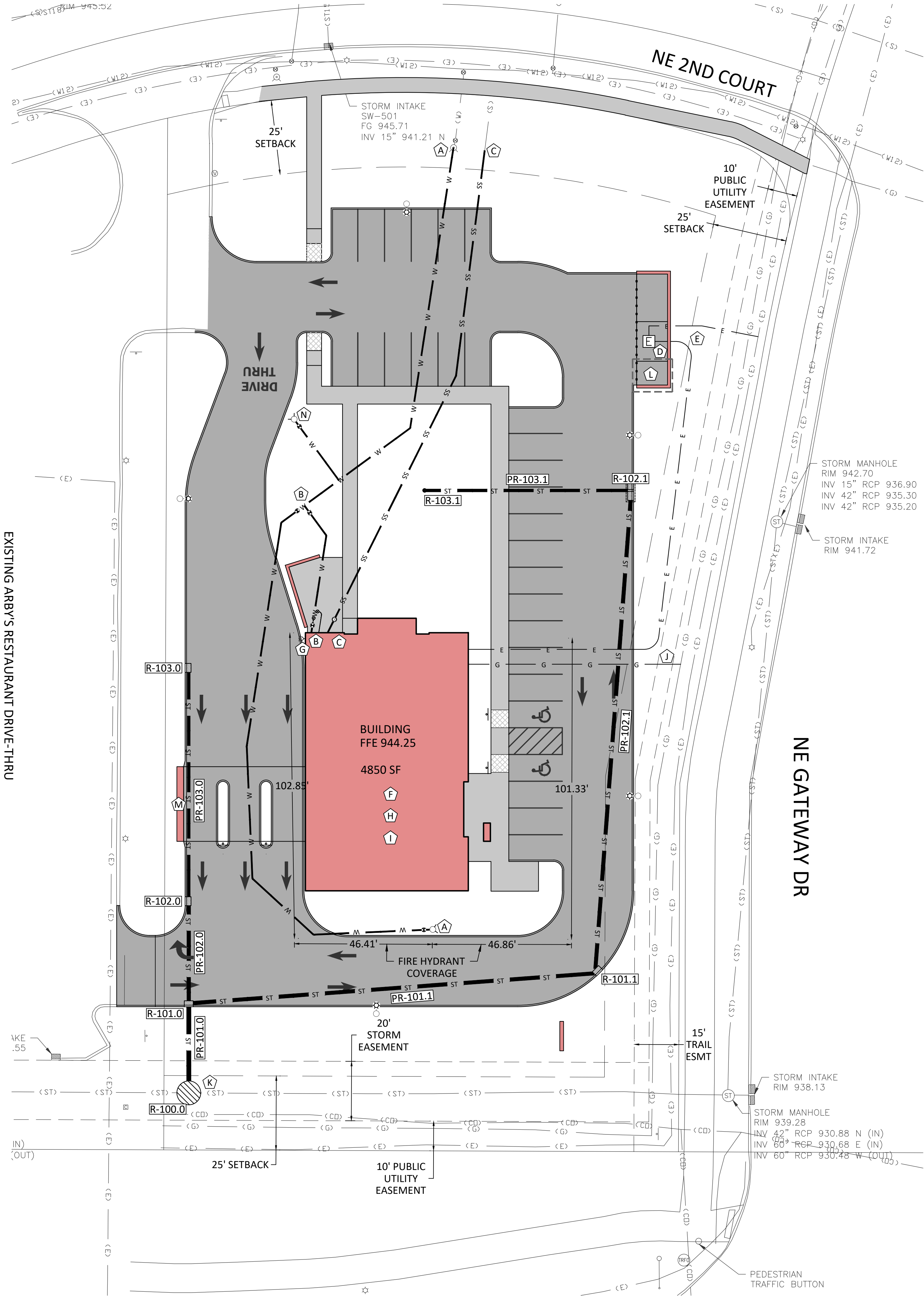
APPROXIMATE LOCATION OF NEW GAS SERVICE. CONTRACTOR TO COORDINATE WITH FRANCHISE UTILITY FOR CONNECTION.

CONNECT EXISTING 60" RCP TO PROPOSED 96" SW-402.

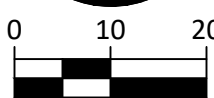
ALT. 1: PROPOSED GENERATOR

CANOPY FOOTING TO BE CONSTRUCTED BEFORE PIPE IS INSTALLED

PROPOSED 6"x6" MJ TEE AND ±25 LF (TEE TO NORTH HYDRANT) OF 6" C900 PVC WATER MAIN. WATER MAIN TO BE INSTALLED PER CITY OF GRIMES WATER MAIN STANDARDS, PROVIDE MINIMUM 5.5' BURY.



PROJECT NAME



OWNER

GSCU Credit Union

P.O. Box 800,

North Liberty, Ia

PROJECT NO. 220146

[illegible]

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SHEET NAME

PAVEMENT AND GRADING PLAN

SHEET NUMBER

INSET C
1":10'

PCC SIDEWALK RAMP

A) CURB AT BUILDING TO PROJECT 12" OFF FACE OF BUILDING.

B) TURNING SPACE WITH DETECTABLE WARNING SURFACE. REFER TO SUDAS DETAIL 7030.206.

C) PROPOSED ADA CURB RAMP WITH DETECTABLE WARNING SURFACE. REFER TO SUDAS DETAIL 7030.206.

D) PAVEMENT TO BE 6" PCC OVER 6" MODIFIED SUBBASE. REFER TO DETAIL 5/C-105

E) SIDEWALKS TO BE 4" PCC OVER 4" MODIFIED SUBBASE. REFER TO DETAILS 3/C-105 AND 4/C-105

F) PAVEMENT MARKING WHEELCHAIR SYMBOL PER IDOT PM-111

G) PROPOSED PAVEMENT MARKING

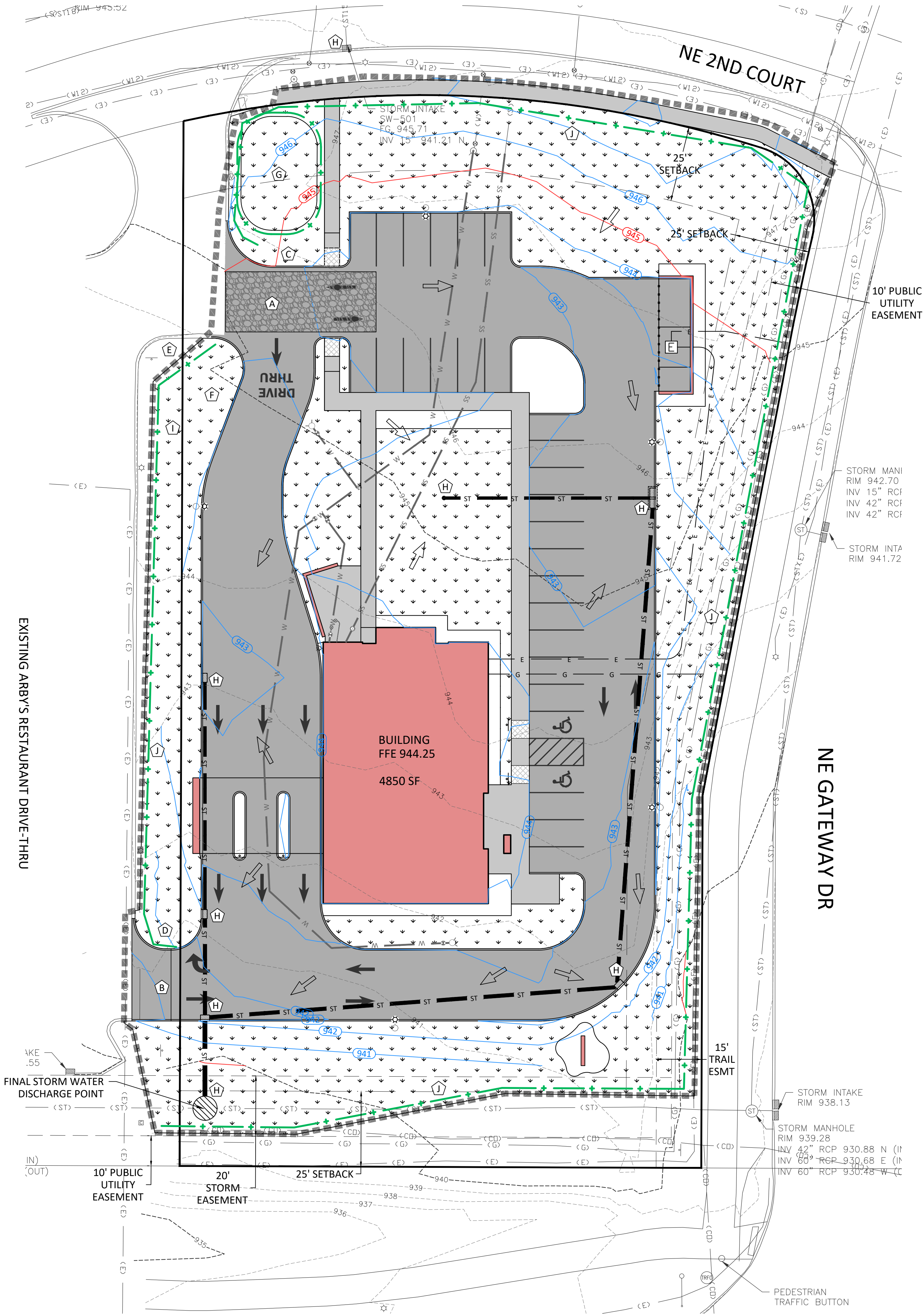
H) 6' SIDEWALK WITH INTEGRAL CURB. SEE SHEET C-501, DETAIL 3.

I) CURB RUNOUT. SEE SHEET C-501, DETAIL 6.

J) PROPOSED PARALLEL ADA CURB RAMP. REFER TO SUDAS DETAIL 7030.206.

K) REMOVE AND REPLACE ± 80 SF OF EXISTING SIDEWALK FOR STORM CONNECTION. THE TRAIL CLOSURE WILL NEED TO BE COORDINATED WITH THE CITY AND BE POURED BACK WITHIN 48 HOURS.

REMOVE AND REPLACE ± 80 SF OF EXISTING SIDEWALK FOR STORM CONNECTION. THE TRAIL CLOSURE WILL NEED TO BE COORDINATED WITH THE CITY AND BE POURED BACK WITHIN 48 HOURS.



EROSION AND SEDIMENT CONTROL NOTES:

- ALL CONSTRUCTION TRAFFIC SHALL ENTER AND LEAVE SITE THROUGH EXISTING NORTHWEST ENTRANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING THE APPROPRIATE BEST MANAGEMENT PRACTICES (BMP) IN ACCORDANCE WITH THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE CITY OF GRIMES CODE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT THE BEST MANAGEMENT PRACTICES A MINIMUM OF ONCE PER WEEK. INSPECTIONS, AND ANY REQUIRED CORRECTIVE ACTION, SHALL BE DOCUMENTED.
- SEDIMENT BARRIERS SUCH AS SILT FENCE AND SEDIMENT SOCKS SHALL BE CLEANED WHEN THE DEPTH OF ACCUMULATED SEDIMENT DEPTH MEETS OR EXCEEDS FIFTY PERCENT OF THE HEIGHT OF THE BARRIER.
- TEMPORARY SEED OR OTHER APPROPRIATE MEASURE SHALL BE APPLIED TO DISTURBED AREAS THAT REMAIN INACTIVE FOR MORE THAN FOURTEEN DAYS.
- THE GENERAL SEQUENCE OF EROSION AND SEDIMENT CONTROL EVENTS IS:
 - INSTALL PERIMETER MEASURES AND INLET PROTECTION DEVICES
 - CONSTRUCT CONSTRUCTION ENTRANCE / TRACKING PAD
 - PERFORM SITE GRADING OPERATIONS
 - STABILIZE AREAS TO BE PAVED WITH GRANULAR SUBBASE.
 - STABILIZE AREAS OUTSIDE OF BUILDING FOOTPRINT AND PAVEMENT AT EARLIEST OPPORTUNITY. IF WORK WILL CONTINUE IN AN AREA AT A LATER DATE, PROVIDE TEMPORARY STABILIZATION IN THE FORM OF TEMPORARY SEEDING OR OTHER SURFACE TREATMENT.
 - PLACE TOPSOIL AND ESTABLISH PERMANENT VEGETATION
 - REMOVE ALL TEMPORARY MEASURES UPON FINAL STABILIZATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND PROPER DISPOSAL OF ALL BMPs. THE COST SHALL BE INCIDENTAL TO INSTALLING AND MAINTAINING THE BMPs.
- SILT SOCK IS REQUIRED AT BACK OF CURB ONCE GRADING FOR SIDEWALK BEGINS. SILT SOCK CANNOT BE IN PLACE DURING WINTER MONTHS.
- STORM WATER MANAGEMENT FROM THIS SITE HAS BEEN ACCOUNTED FOR REGIONALLY BY THE HOPE COMMERCIAL DEVELOPMENT.

SURFACE RESTORATION NOTES:

- REFER TO SUDAS SECTION 2010 FOR FINISH GRADING AND TOPSOIL PLACEMENT REQUIREMENTS.
- REFER TO SUDAS SECTION 9010 AND SECTION 9020 FOR SEEDING AND SOD REQUIREMENTS.
- TOPSOIL SHALL BE PLACED IN ALL DISTURBED AREAS THAT WILL NOT BE PAVED OR OTHERWISE BUILT UPON. A MINIMUM TOPSOIL THICKNESS OF 4 INCHES SHALL BE RE-SPREAD. TOPSOIL SHALL NOT BE PLACED AND SPREAD UNTIL COMPLETION OF BUILDING AND UPON NEED FOR CERTIFICATE OF OCCUPANCY.
- ALL AREAS RECEIVING PERMANENT STABILIZATION SHALL BE SEEDED WITH SUDAS **TYPE 1 URBAN SEED MIXTURE**
- ALL AREAS RECEIVING TEMPORARY STABILIZATION IN THE FORM OF TEMPORARY SEED SHALL BE SEEDED WITH SUDAS **TYPE 4 URBAN TEMPORARY EROSIONS CONTROL MIXTURE**.
- NO SEEDING OPERATIONS SHALL BE OUTSIDE OF THE SPECIFIED DATES WITHOUT PRIOR AUTHORIZATION OF THE ENGINEER

KEY NOTES:

- TEMPORARY CONSTRUCTION ENTRANCE. IF EXISTING PAVING IS REMOVED AND SUBSOILS ARE EXPOSED CONTRACTOR SHALL CONSTRUCT A STABILIZED ENTRANCE USING 2" CLEAN BALLAST ROCK. COORDINATE SITE ACCESS WITH ADJACENT ARBY'S. SEE SUDAS DETAIL 9040.120.
- TEMPORARY PARKING AND STORAGE
- TEMPORARY SANITATION FACILITY
- ONSITE LOCATION FOR STORAGE OF DOCUMENTS (SWPPP, LOGS / INSPECTION REPORTS, ETC)
- CONCRETE WASHOUT AREA
- DUMPSTER / TRASH CONTAINER
- TEMPORARY SOIL STOCKPILE. STABILIZE AS REQUIRED
- INSTALL INLET PROTECTION
- STAGING AREA
- INSTALL SILT FENCE

LEGEND

- SURFACE FLOW DIRECTION
- SILT FENCE
- LIMITS OF DISTURBANCE
- FINAL STABILIZATION

BMP QUANTITIES		
ITEM	UNIT	QUANTITY
STABILIZED CONSTRUCTION ENTRANCE	EA.	1
CONCRETE WASHOUT	EA.	1
DUMPSTER	EA.	1
TEMPORARY SANITATION FACILITY	EA.	1
INLET PROTECTION	EA.	8
SILT FENCE	LF.	935
FINAL STABILIZATION	AC.	0.68

STORMWATER POLLUTION PREVENTION:

SITE AREA: THE SITE IS APPROXIMATELY 1.50 ACRES OF WHICH 1.39 ACRES WILL BE DISTURBED BY CONSTRUCTION ACTIVITIES.

DISTURBED AREA GREATER THAN 1.00 ACRE, GENERAL PERMIT 2 (GP2) IS REQUIRED, GRIMES CITY E&SC PERMIT IS REQUIRED.

RECEIVING WATERS: THE DEVELOPMENT SITE WILL DRAIN TO A TRIBUTARY OF LITTLE BEAVER CREEK TO BEAVER CREEK AND ULTIMATELY TO THE DES MOINES RIVER.

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ENGINEERS OF RECORD
AXIOMCONSULTANTS

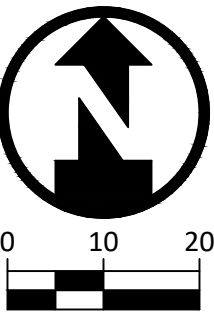
CIVIL
Axiom Consultants
60 East Court St. Unit 03
Iowa City, IA 52240
319-519-6220

STRUCTURAL
Axiom Consultants
60 East Court St. Unit 03
Iowa City, IA 52240
319-519-6220

MEPT
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Iowa City, IA 52240
319-519-6220

GEOTECHNICAL
Braun Intertec
1901 16th Ave. Southwest, Ste. 2
Cedar Rapids, IA 52404
319-365-0961

PROJECT NAME
GSCU Grimes Branch



OWNER
GSCU Credit Union
P.O. Box 800,
North Liberty, Iowa 52317
319-339-1000

PROJECT NO. 220146

DATE	DESCRIPTION
02-27-2023	FIRST SUBMITTAL
04-05-2023	RTC #1
03-31-2023	DD REVIEW SET-NOT FOR CONSTRUCTION
04-21-2023	DD REVIEW SET-NOT FOR CONSTRUCTION
04-25-2023	RTC #2

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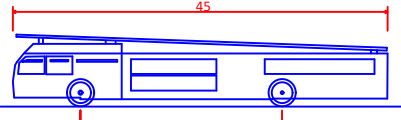
SHEET NAME
EROSION CONTROL PLAN

SHEET NUMBER



FIRE TRUCK ACCESS PLAN NOTES:

1. DESIGN VEHICLE IS A 45' LONG AERIAL FIRE TRUCK



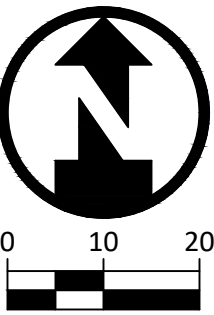
45' Aerial Fire Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Wheel Angle

45.000ft
8.167ft
7.500ft
0.750ft
8.167ft
5.00s
45.00°

DESIGN VEHICLE
N.T.S.

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Branch



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P.O. Box 800,
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PROJECT NO. 220146

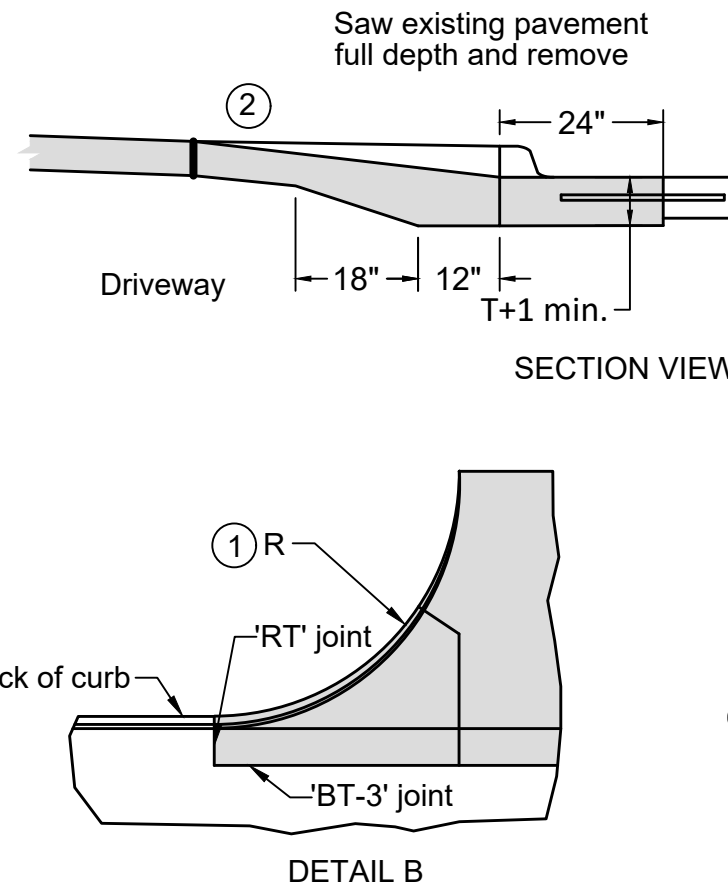
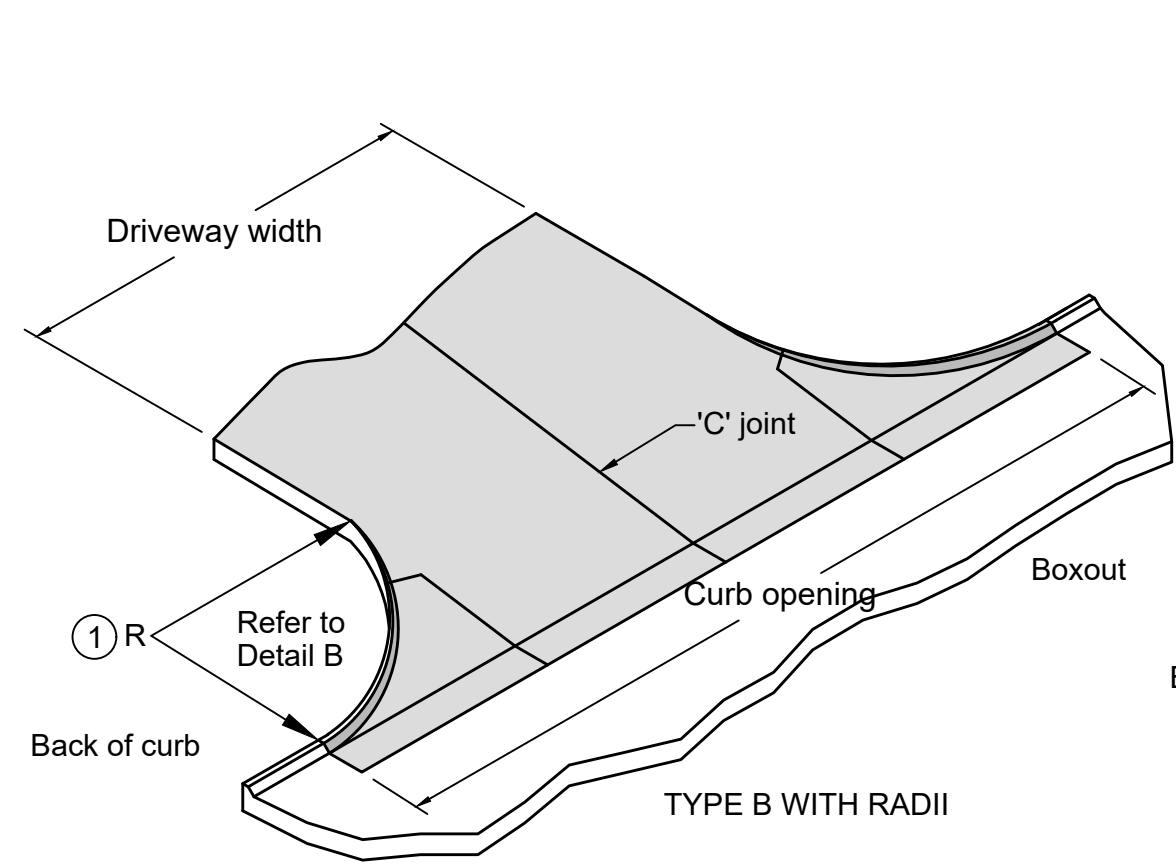
ISSUE	
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SHEET NAME
FIRE TRUCK
ACCESS PLAN

SHEET NUMBER

C-105

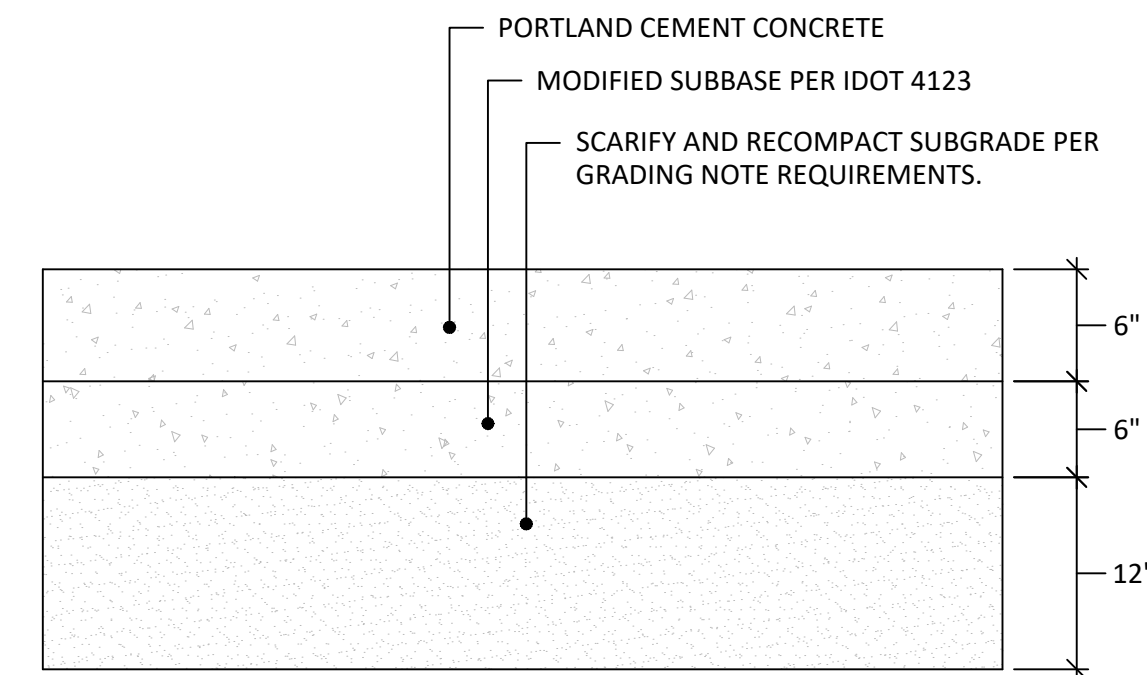


- 1 Driveway radius (R). Residential: 10 foot minimum, 15 foot maximum. Commercial and industrial: As specified in the contract documents.
- 2 Pavement thickness. Residential: 6 inches minimum. Commercial and industrial: 7 inches minimum.

PCC DRIVEWAYS AND ALLEYS PER SUDAS 7030.102

NOT TO SCALE

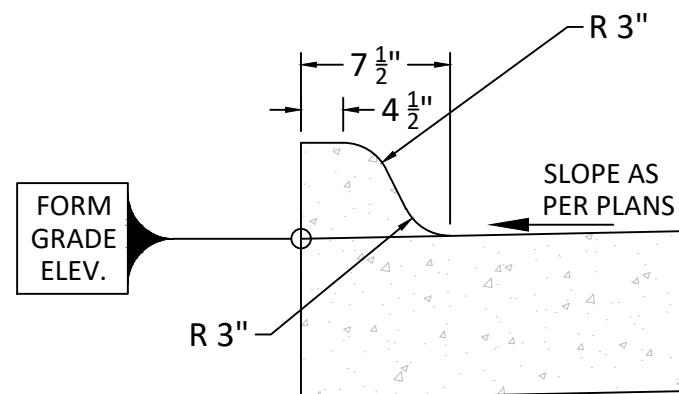
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STANDARD DUTY PAVEMENT SECTION

NOT TO SCALE

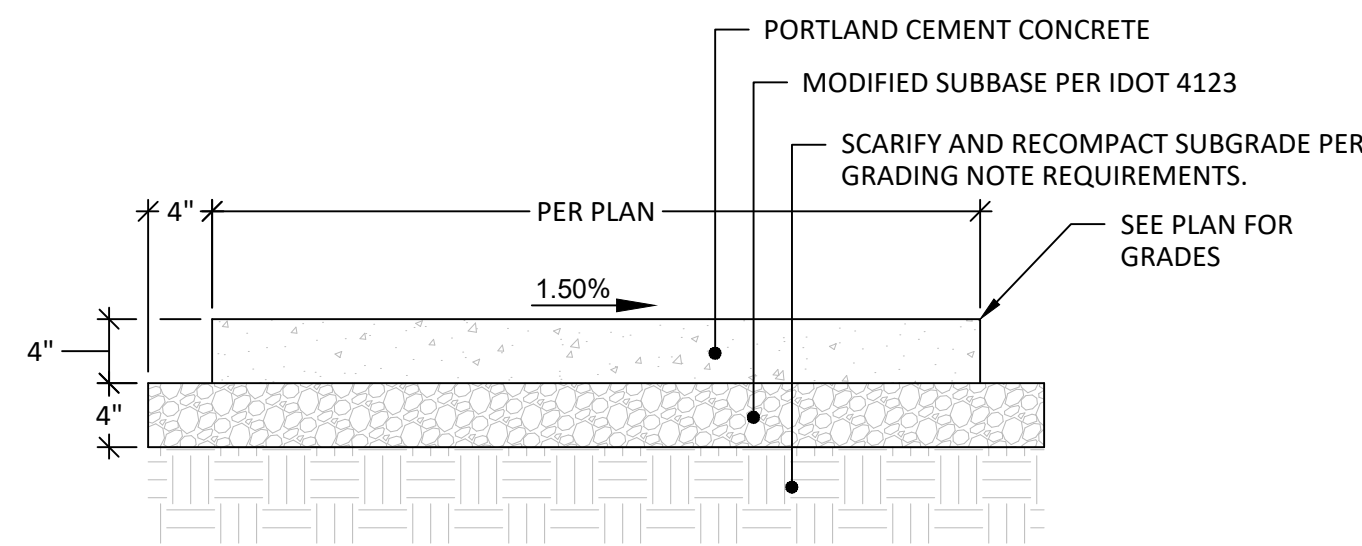
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6" STANDARD CURB

NOT TO SCALE

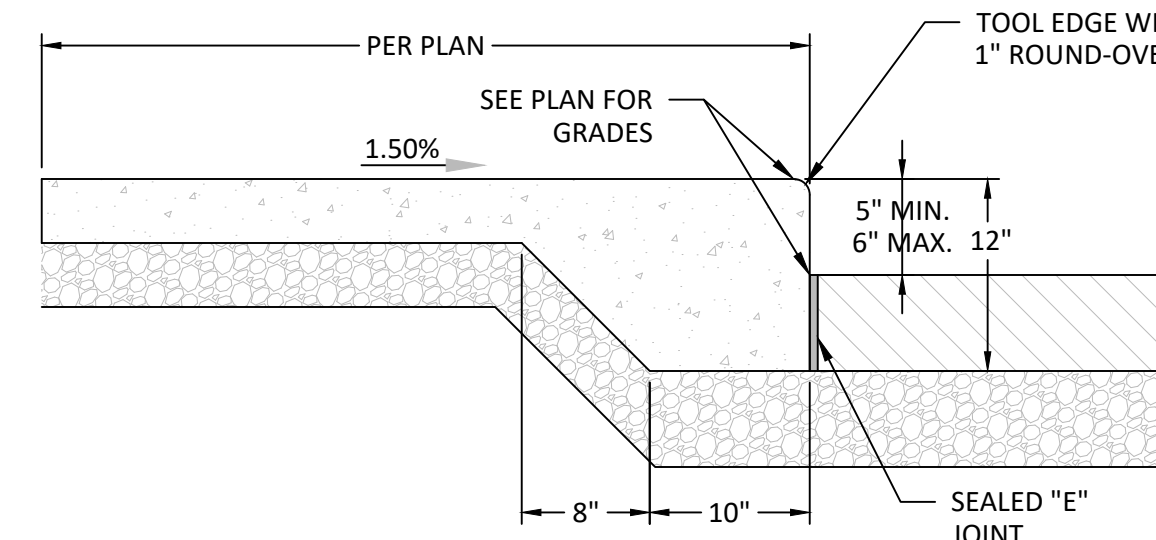
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TYPICAL SIDEWALK

NOT TO SCALE

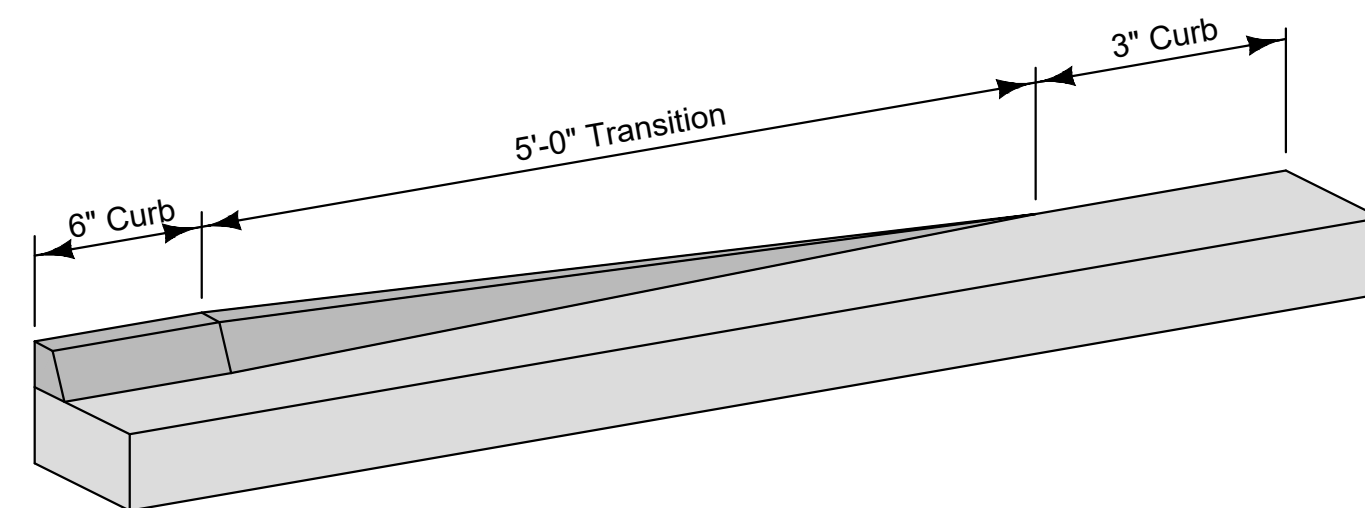
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SIDEWALK WITH INTEGRAL CURB

NOT TO SCALE

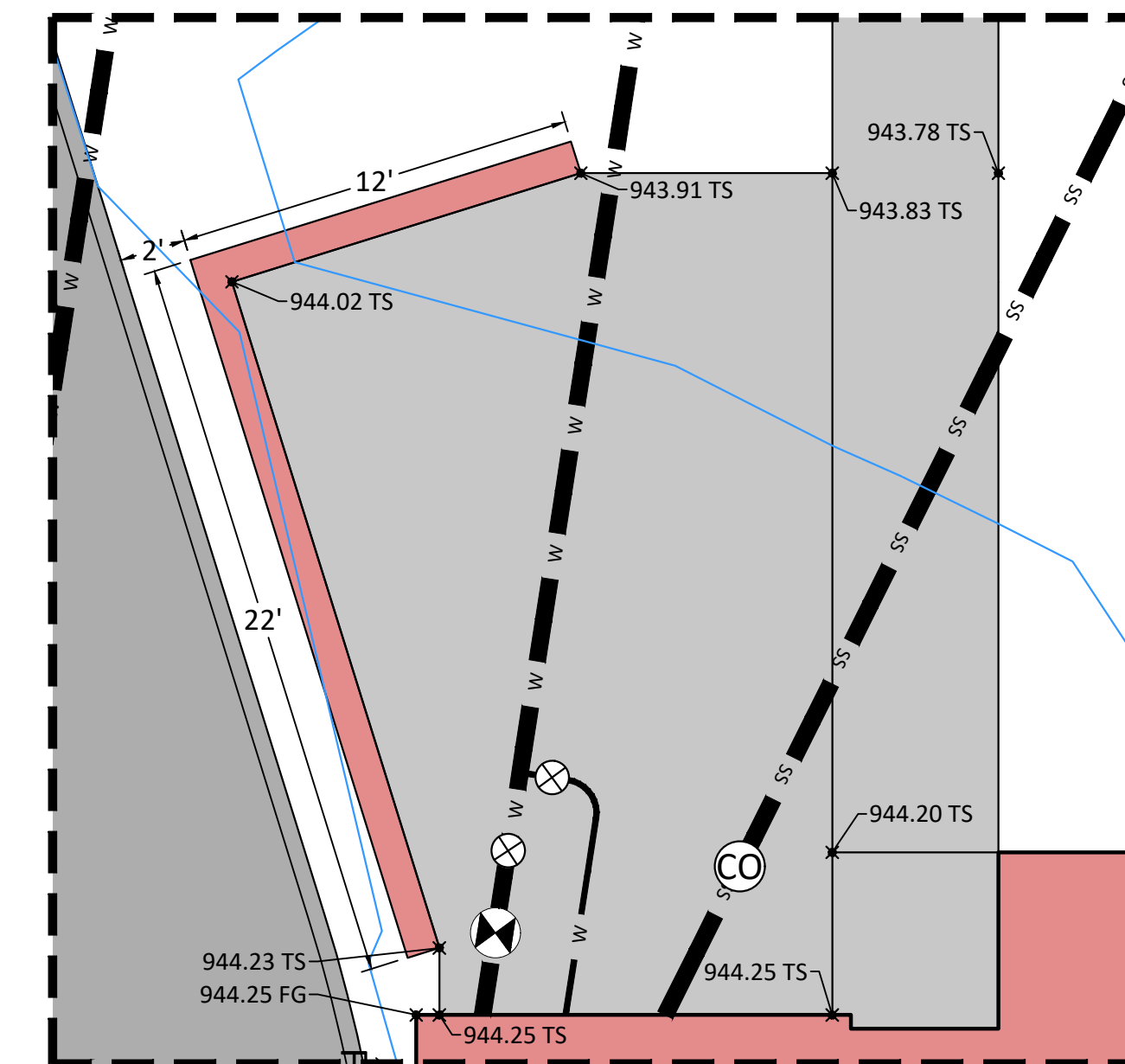
3



CURB RUNOUT DETAIL PER SUDAS 7010.102

NOT TO SCALE

6



STAFF AREA DETAIL

1" = 5'

7



MUTCD R7-8 RESERVED PARKING SIGN. USE APPROPRIATE ARROW AS NECESSARY.

MUTCD R7-8P VAN ACCESSIBLE PLACQUE (ONLY REQUIRED AT VAN SPACES)

2" ROUND OR U-CHANNEL STEEL POST

MOW EDGE

FINISHED GRADE (IN LAWN OR PAV'T)

CONTRACTOR TO VERIFY SIGN GRAPHICS AND INSTALLATION WITH STATE AND LOCAL CODES.

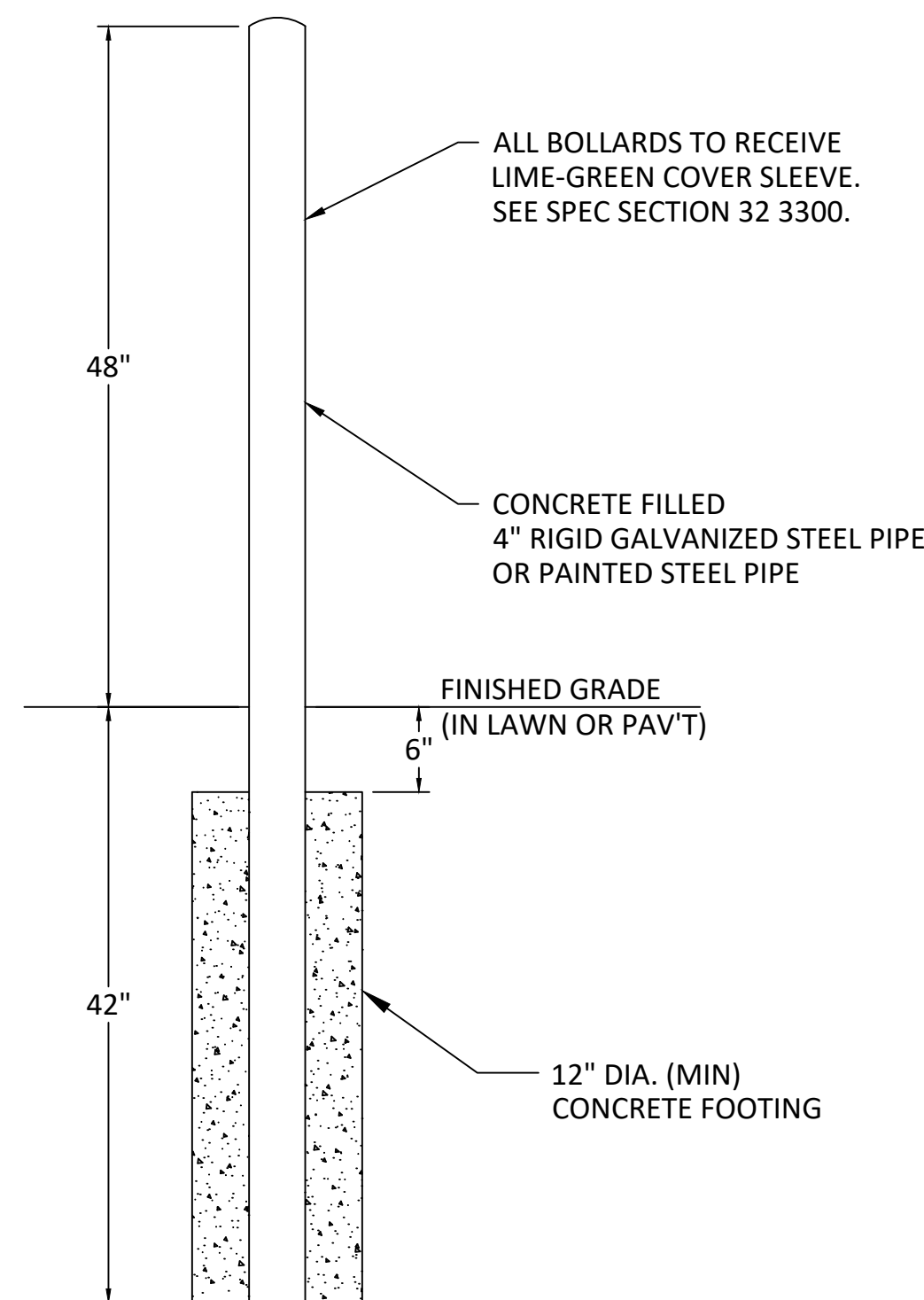
INSTALL ACCESSIBLE SIGN IN FRONT OF EACH ACCESSIBLE STALL LOCATION.

INSTALL SIGNS 1' BEHIND THE BACK OF WALK AT THE LOCATION SHOWN ON THE PLAN.

ACCESSIBLE PARKING SIGN

NOT TO SCALE

8



BOLLARD (SEE SHEET A-101)

NOT TO SCALE

9



MUTCD R6-6 24x30

NOT TO SCALE

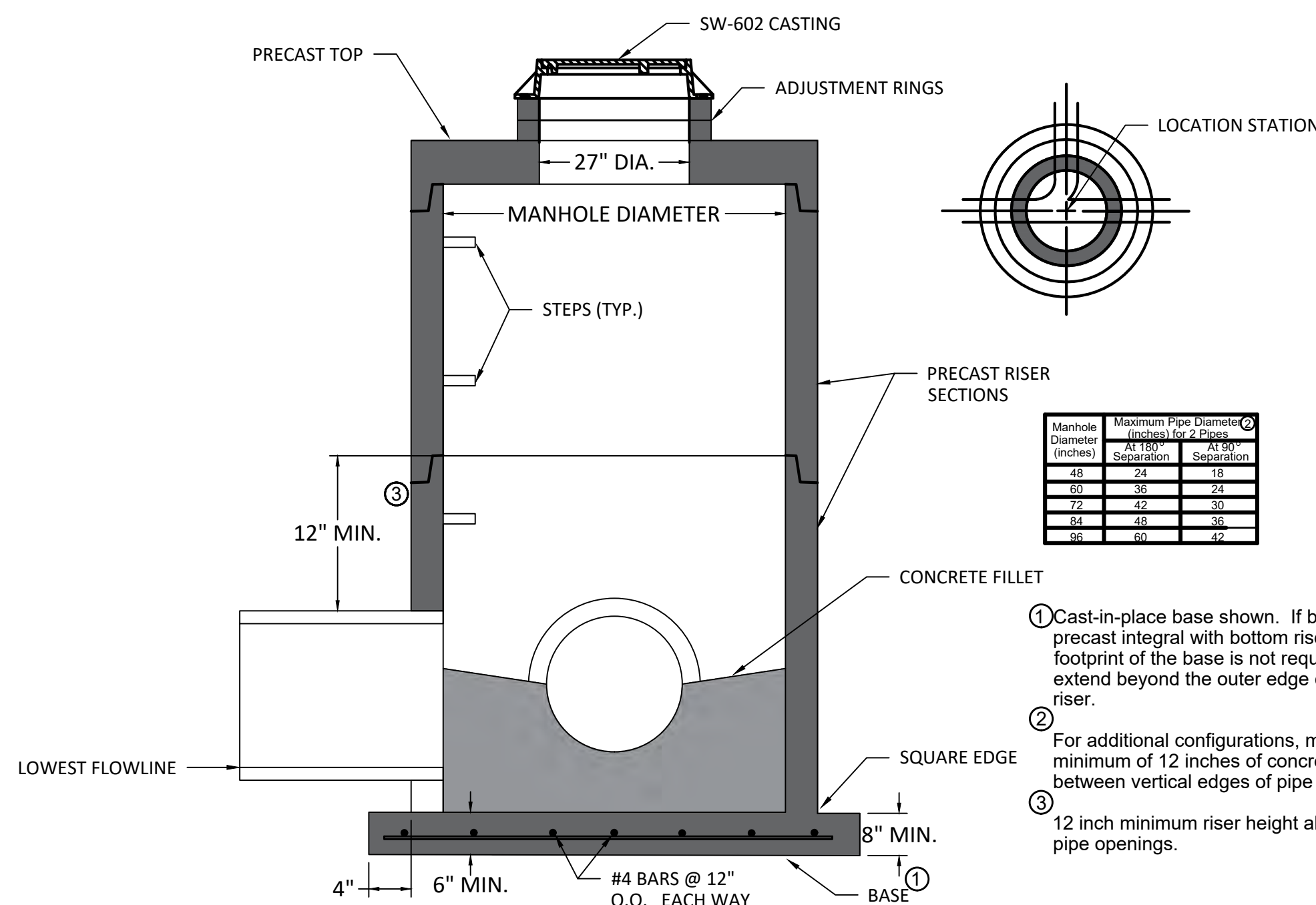
10



MUTCD R5-1 12x12

NOT TO SCALE

11



CIRCULAR STORM SEWER MANHOLE

NOT TO SCALE

12

ARCHITECT OF RECORD

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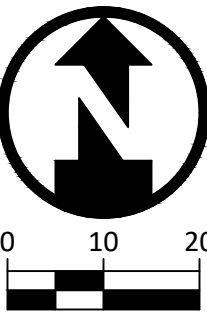
SHEET NAME

CIVIL DETAILS

SHEET NUMBER

C-501

NEUMANN MONSON ARCHITECTS



DATE	DESCRIPTION
02-27-2023	FIRST SUBMITTAL
04-05-2023	RTC #1
03-31-2023	DD REVIEW SET-NOT FOR CONSTRUCTION
04-21-2023	DD REVIEW SET-NOT FOR CONSTRUCTION

GENERAL NOTES:

- THE ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH NEC 2017 AND ALL APPLICABLE LOCAL CODES.
- CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIAL AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE NOTED.
- ELECTRICAL CONTRACTOR TO VERIFY AVAILABLE VOLTAGE PRIOR TO ORDERING MATERIAL.
- CONTROLS ARE NOT PROVIDED AS PART OF THIS WORK. COORDINATE EXTERIOR LIGHTING CONTROLS WITH ENGINEER/CONTRACTOR FOR BUILDING.
- INSTALL CONDUIT AND CONDUCTORS TO EACH FIXTURE, TYPE AND SIZE DEPENDS ON AVAILABLE VOLTAGE. CONFIRM AVAILABLE VOLTAGE WITH ENGINEER/CONTRACTOR FOR BUILDING.

LIGHTING PLAN KEYNOTES:

- 1 F1: PROPOSED LIGHT FIXTURE
MANUFACTURER: LITHONIA
MODEL #: DSX0-LED-P5-40K-T4M-MVOLT--HS
POLE: SSS 25 4C DM19AS VD DDBXD
MOUNTING: 25'
WATTAGE: 89W

- 2 F2: PROPOSED LIGHT FIXTURE
MANUFACTURER: LITHONIA
MODEL #: DSX0 LED P5 40K T2S MVOLT HS
POLE: SSS 25 4C DM19AS VD DDBXD
MOUNTING: 25'
WATTAGE: 89W

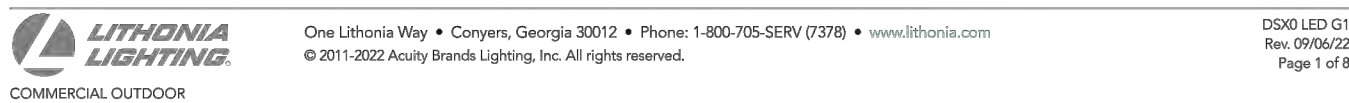
TOTAL OUTDOOR LIGHT OUTPUT			
TAG	QUANTITY	LUMENS	TOTAL LUMENS
1	3	11,434	34,302
2	2	11,716	23,432
		TOTAL	57,734
LUMENS PER NET ACRE (1.50)			38,489



Ordering Information				EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD G1	
DSX0 LED	P5	40K	T4M	MVOLT	
Series	Life	Color Temperature	Distribution	Height	Mounting
DSX0 LED	Forward optics	30K 3000 K P1 P5 40K 4000 K P2 P6 50K 5000 K P3 P7 P4 P5 P6 P7 P8 P9 P10 P11	T1S Type I short (Astromet) T2S Type II short T3M Type III medium T4M Type IV medium T5M Type V medium T6M Type VI medium T7M Forward throw medium T8V Type V very short	TSS Type V short TSM Type V medium TSM Type V wide BEC Backlight control LCCO Left corner cutoff RCCO Right corner cutoff	MVOLT (20V-277V) XVOLT (277V-480V) 120" 208" 240" 277" 347" 480"
Shipped included				Shipped separately	
KMAN DDBXD U				KMAN DDBXD U	

Ordering Information				EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD G1	
DSX0 LED	P5	40K	T4M	MVOLT	
Series	Life	Color Temperature	Distribution	Height	Mounting
DSX0 LED	Forward optics	30K 3000 K P1 P5 40K 4000 K P2 P6 50K 5000 K P3 P7 P4 P5 P6 P7 P8 P9 P10 P11	T1S Type I short (Astromet) T2S Type II short T3M Type III medium T4M Type IV medium T5M Type V medium T6M Type VI medium T7M Forward throw medium T8V Type V very short	TSS Type V short TSM Type V medium TSM Type V wide BEC Backlight control LCCO Left corner cutoff RCCO Right corner cutoff	MVOLT (20V-277V) XVOLT (277V-480V) 120" 208" 240" 277" 347" 480"
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DSX0 LED	P5	40K	T4M	MVOLT	
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KMAN DDBXD U				KMAN DDBXD U	



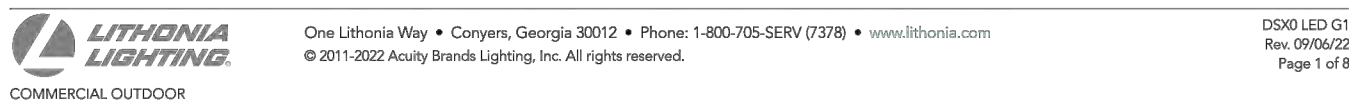
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DSX0 LED	P5	40K	T2S	MVOLT	
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KMAN DDBXD U				KMAN DDBXD U	

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DSX0 LED	P5	40K	T2S	MVOLT	
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KMAN DDBXD U				KMAN DDBXD U	

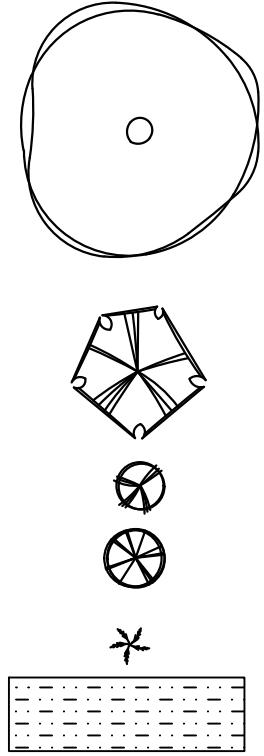
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DSX0 LED	P5	40K	T2S	MVOLT	
Series	Life	Color Temperature	Distribution	Height	Mounting
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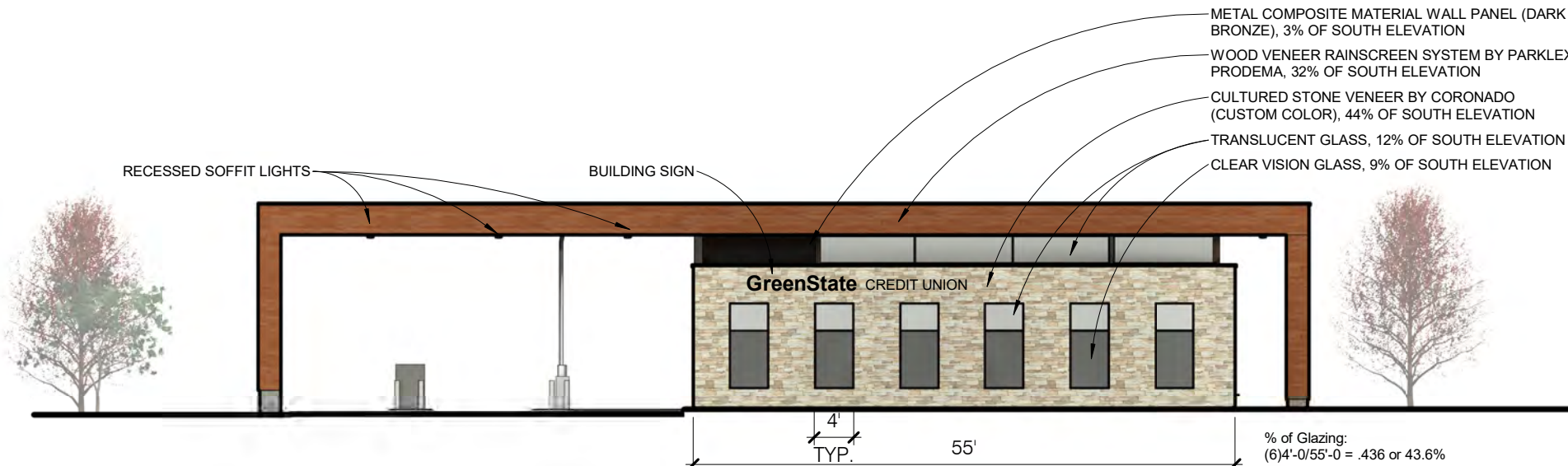
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Shipped included				Shipped separately	
KMAN DDBXD U				KMAN DDBXD U	



ROCK MULCH

ID	QTY.	BOTANICAL/COMMON NAME	MAT. SIZE	ROOT	SPACING	NOTES
DECIDUOUS TREES						
MTS	18	Crataegus phaenopyrum WASHINGTON HAWTHORN (thornless variety)	20-30' H X 20-30' W	BB	SEE PLAN	MIN. OF 1.5" TRUNK DIAMETER AT 12" ABOVE GRADE
MIP	6	Malus ioensis 'Prince Georges' PRAIRIE CRABAPPLE	10-15' H X 10-15' W	BB	SEE PLAN	MIN. OF 1.5" TRUNK DIAMETER AT 12" ABOVE GRADE
DECIDUOUS SHRUBS						
SJ	22	Spirea Japonica 'Walburna' MAGIC CARPET SPIREA	2' H X 2' W	BB	SEE PLAN	MIN. OF 12" HEIGHT WHEN PLANTED
EVERGREEN SHRUBS						
JXP	35	Juniperus x Pfitzeriana 'Mint Julep' MINT JUPEL CHINESE JUNIPER	4-5' H X 4-8' W	2 GAL.	SEE PLAN	MIN. OF 24" HEIGHT WHEN PLANTED
ORNAMENTAL PLANTS AND GRASSES						
CA	36	Calamagrostis x Acutiflora 'KARL FOERSTER' FEATHER REED GRASS	3'-5' H X 2'-3' W	2GAL.	SEE PLAN	MIN. OF 24" HEIGHT WHEN PLANTED
HC	6	Hemerocallis CHICAGO SUNRISE	2-2.5' H X 1.2-2' W	2GAL.	SEE PLAN	MIN. OF 18" HEIGHT WHEN PLANTED
SSS	47	Schizachyrum Scoparium 'Standing Ovation' STANDING OVATION LITTLE BLUE STEM	2-3' H X 1-2' W	2GAL.	SEE PLAN	MIN. OF 24" HEIGHT WHEN PLANTED
ALL PLANTS NURSERY MATCHED, QUALITY SPECIMEN; PLANS SHALL SUPERCEDE PLANT COUNTS						

ALL PLANTS NURSERY MATCHED, QUALITY SPECIMEN; PLANS SHALL SUPERCEDE PLANT COUNTS



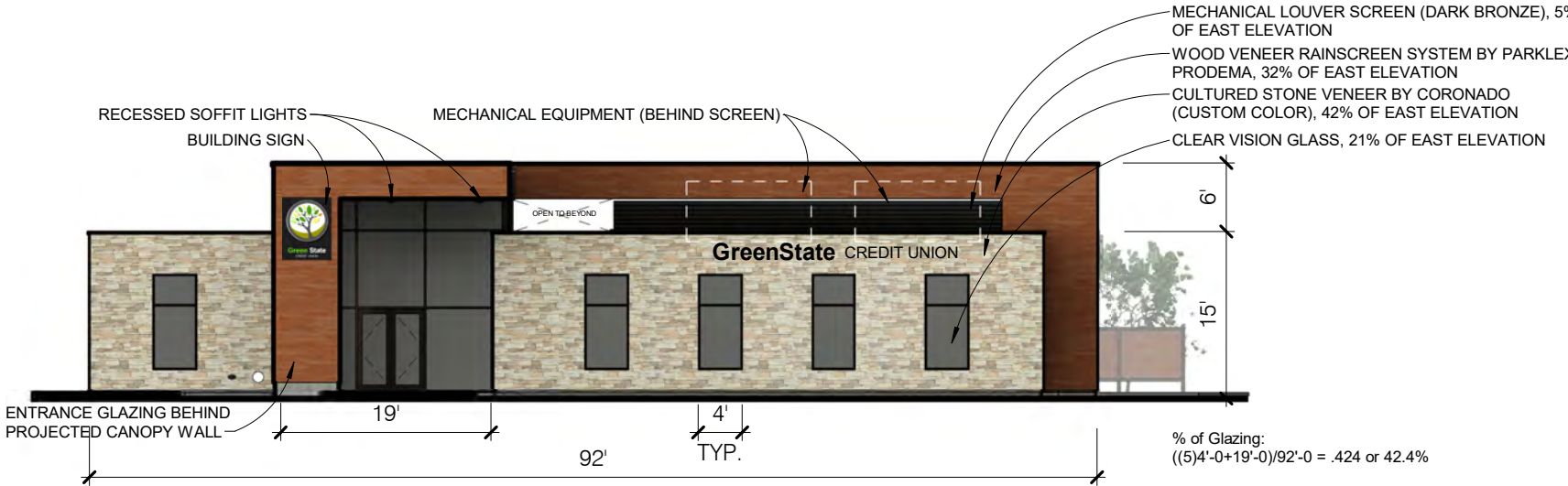
SOUTH

1/16" = 1'-0"



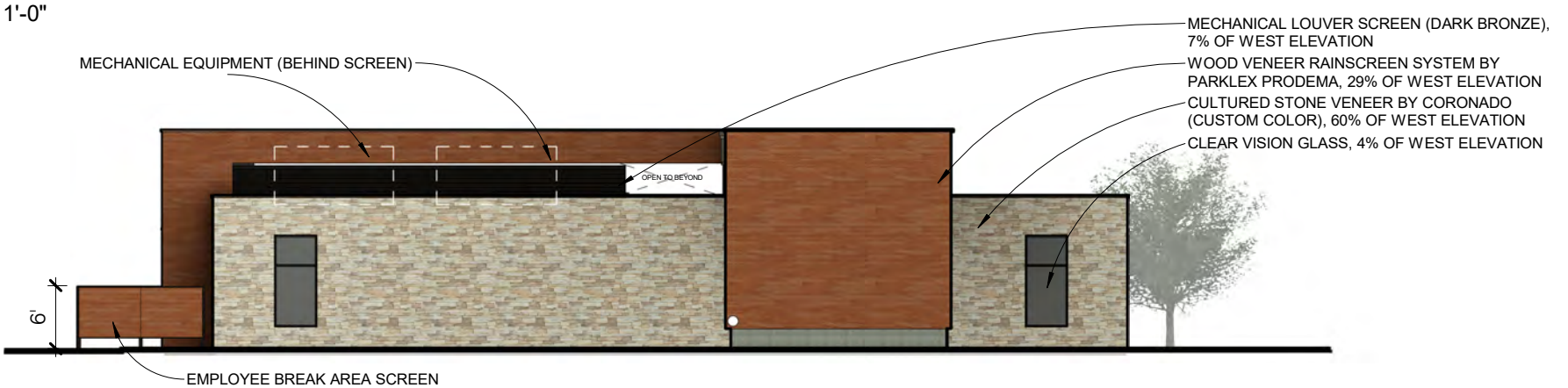
NORTH

1/16" = 1'-0"



EAST

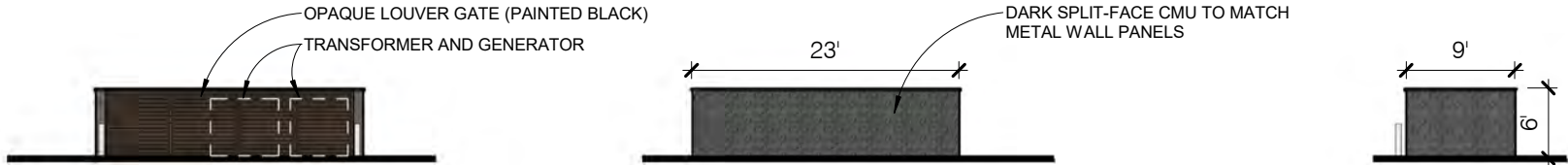
1/16" = 1'-0"



WEST

1/16" = 1'-0"

TRASH BIN/ TRANSFORMER/ GENERATOR ENCLOSURE



WEST

1/16" = 1'-0"

EAST

1/16" = 1'-0"

SOUTH / NORTH

1/16" = 1'-0"

Location Map

Zoning Map

DATE

May 2, 2023

PROJECT NAME

Grimes Crossing Rezone

APPLICANT

Sanav Venture, LLC

REQUESTED ACTION

Rezoning 1.5 acres from C-2 to R-3 Medium

LOCATION

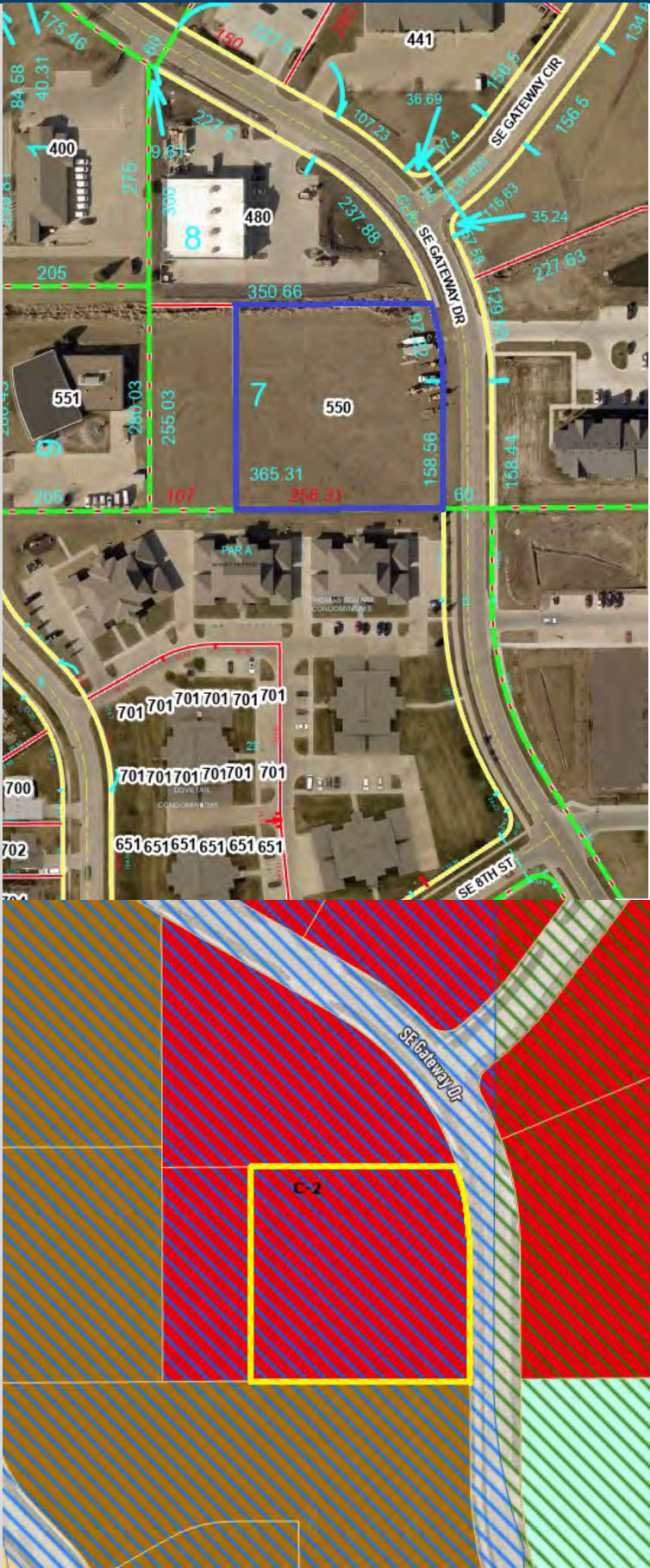
Generally located west of SE Gateway Drive and north of SE 8th Street

ZONING

Current: C-2
Proposed: R-3 Medium

PLANNER

Evann Martin
emartin@grimesiowa.gov
515-986-4050



Relation to Comprehensive & Area Plans

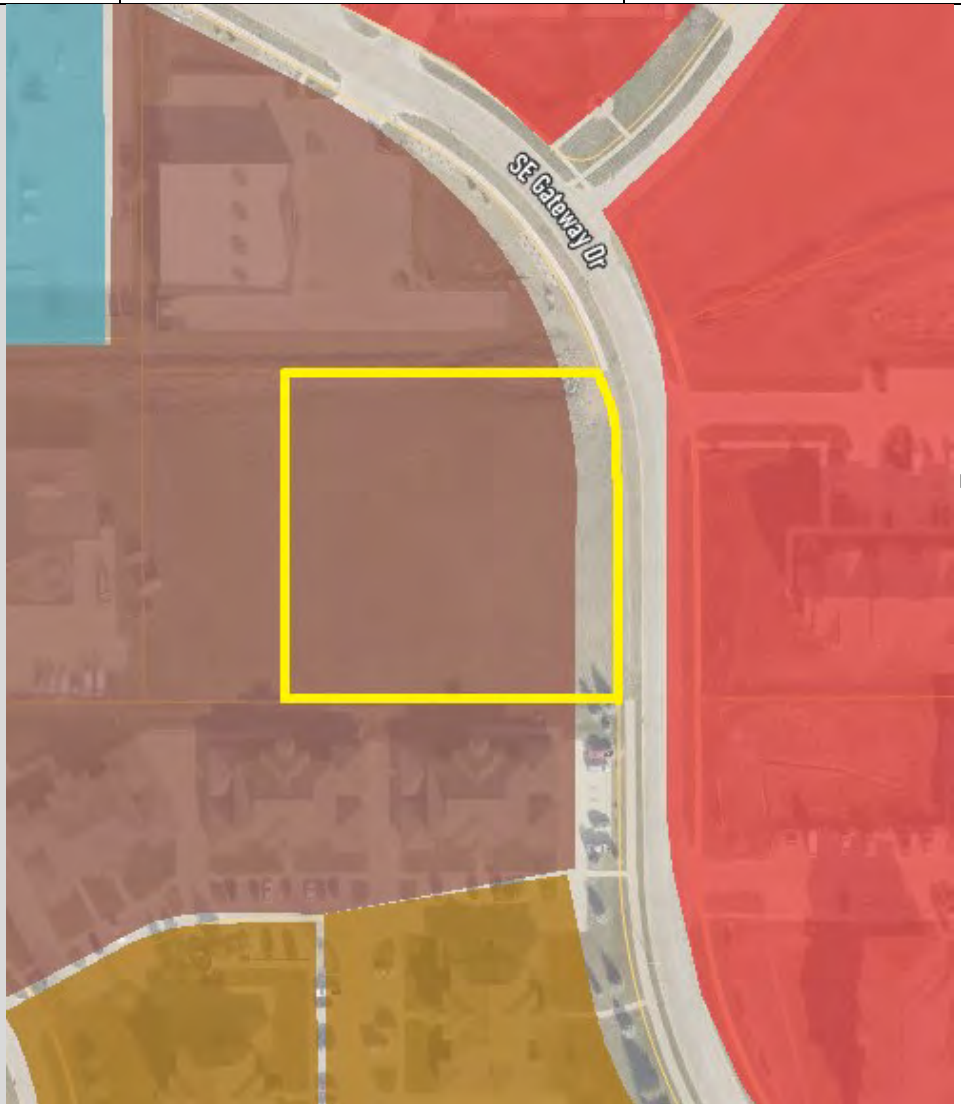
LAND USES & ZONING

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Mixed Use 1	C-2
North	Commercial	Mixed Use 1	C-2
South	Residential	Mixed Use 1	R-3
East	Residential	Commercial	C-2
West	Commercial	Mixed Use 1	R-3

PARKS

The Parks and Trails Master Plan does not anticipate a park to be located on the subject property but does plan for trail along SE Gateway Drive. There is an existing 8' trail just south of the the property along SE Gateway Drive. The trail will be required to be constructed along the property line to continue the trail north along SE Gateway Drive .

Because the zoning is changing to residential, parkland dedication will be required for the property. However, since the Parks and Trails Master Plan does not anticipate a park on the property and the small scale of the project, the developer will provide the City with a fee in lieu of dedicating land. The money will be utilized to make improvements within Shaver Park, which is the nearest park to serve the property.

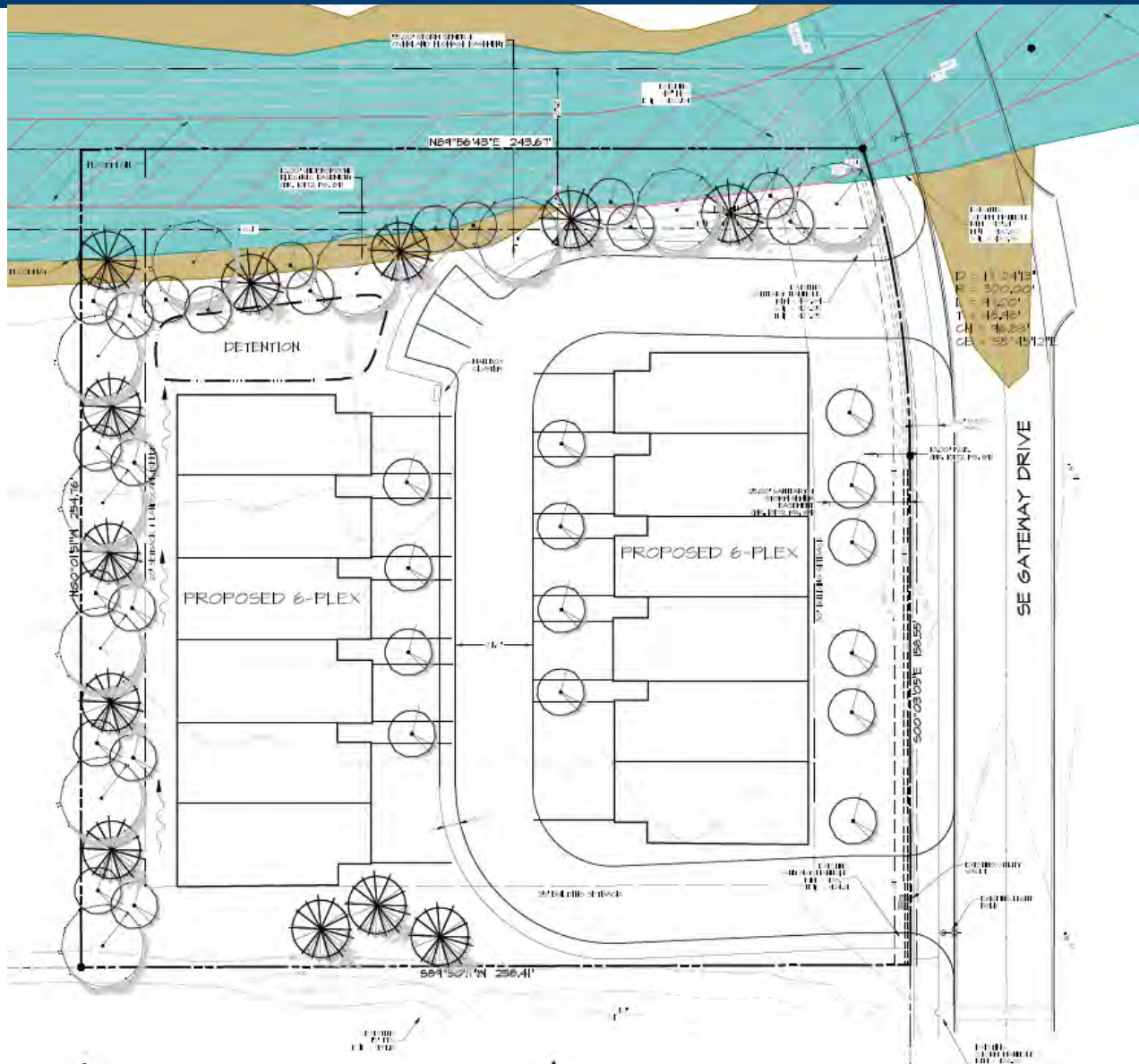


Future Land Use Map

The proposed zoning change to R-3 Medium is consistent with the future land use designation of Mixed Use 1. which allows a mix of uses, including residential uses.

Site Layout

Site Layout



STREET ACCESS

Access into the site is proposed to be provided via two driveways from SE Gateway Drive. The internal street will be private.

PEDESTRIAN ACCESS

An 8' trail will be constructed along SE Gateway Drive and a minimum 5' sidewalk will be provided internal to the development on at least one side of the private street.

DEVELOPMENT STANDARDS

Density – 8 units per acre

Setbacks –

Front – 30'
Rear – 30'
Side – 7'

Height – 35', 2 stories

Open Space – 40%

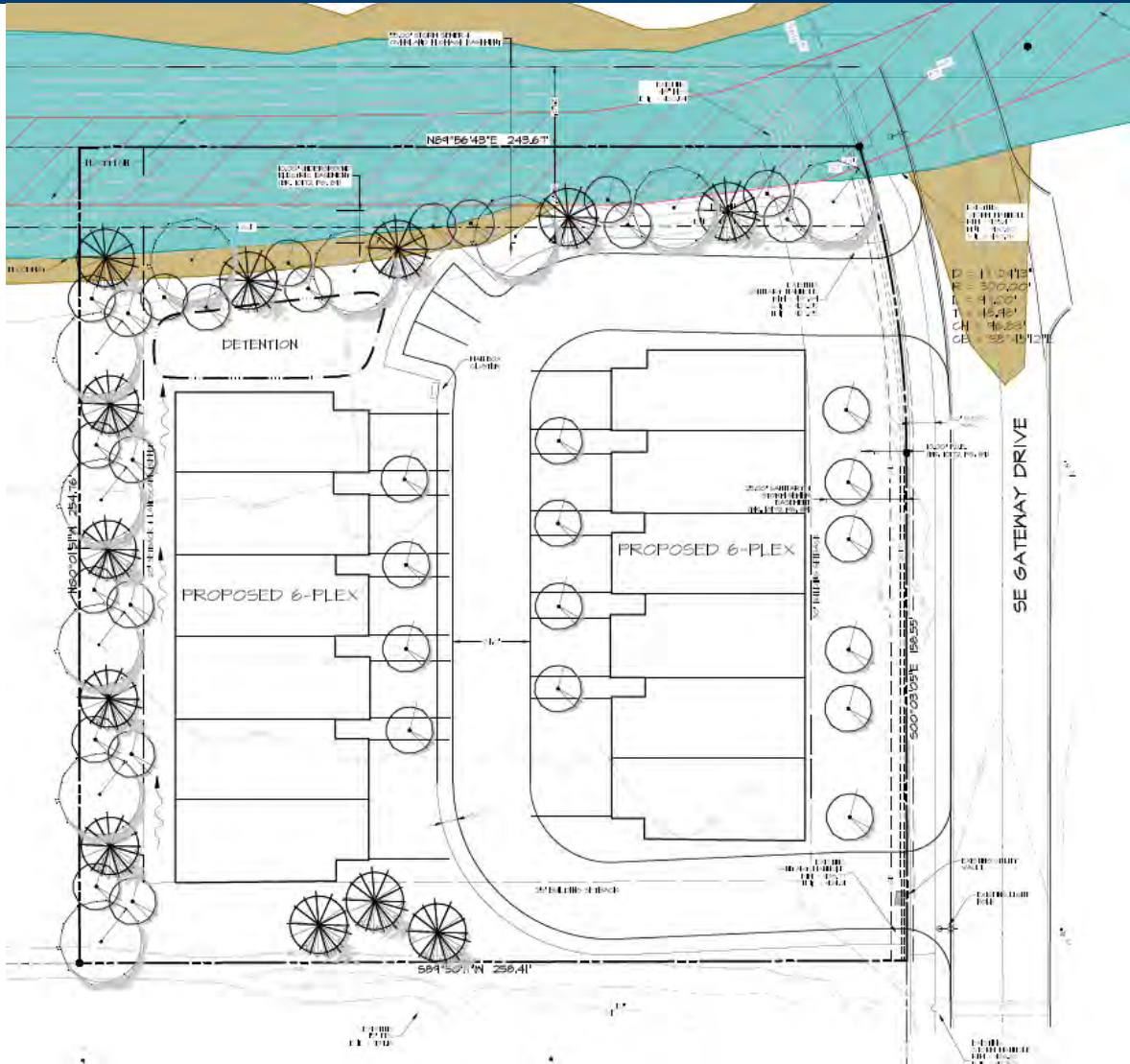
Landscape Buffer – 20' along the north and west property line

DEVELOPMENT AGREEMENT

As part of the rezone, a development agreement will be developed and approved outlining the development standards, required public improvements, and parkland fee in lieu of land dedication.

Utilities & Landscaping

Utilities & Landscaping Map



SANITARY

Sanitary is existing on the west side of SE Gateway Drive.

WATER

Water is existing on the east side of SE Gateway Drive.

STORM WATER

Stormwater detention will be required onsite. There is no regional detention facility to serve this property.

FLOODPLAIN

There is floodway and floodplain located along the north side of the property. Improvements will be kept out of the floodway. Any improvements proposed within the floodplain will be reviewed to comply with the floodplain ordinance and require a permit.

LANDSCAPING

A 20' landscape buffer will be required along the north and west property lines. Landscaping will be required to follow the Highway 141 landscaping standards, which will require plantings along the project frontage facing SE Gateway Drive.

Conclusion

STAFF RECOMMENDATION

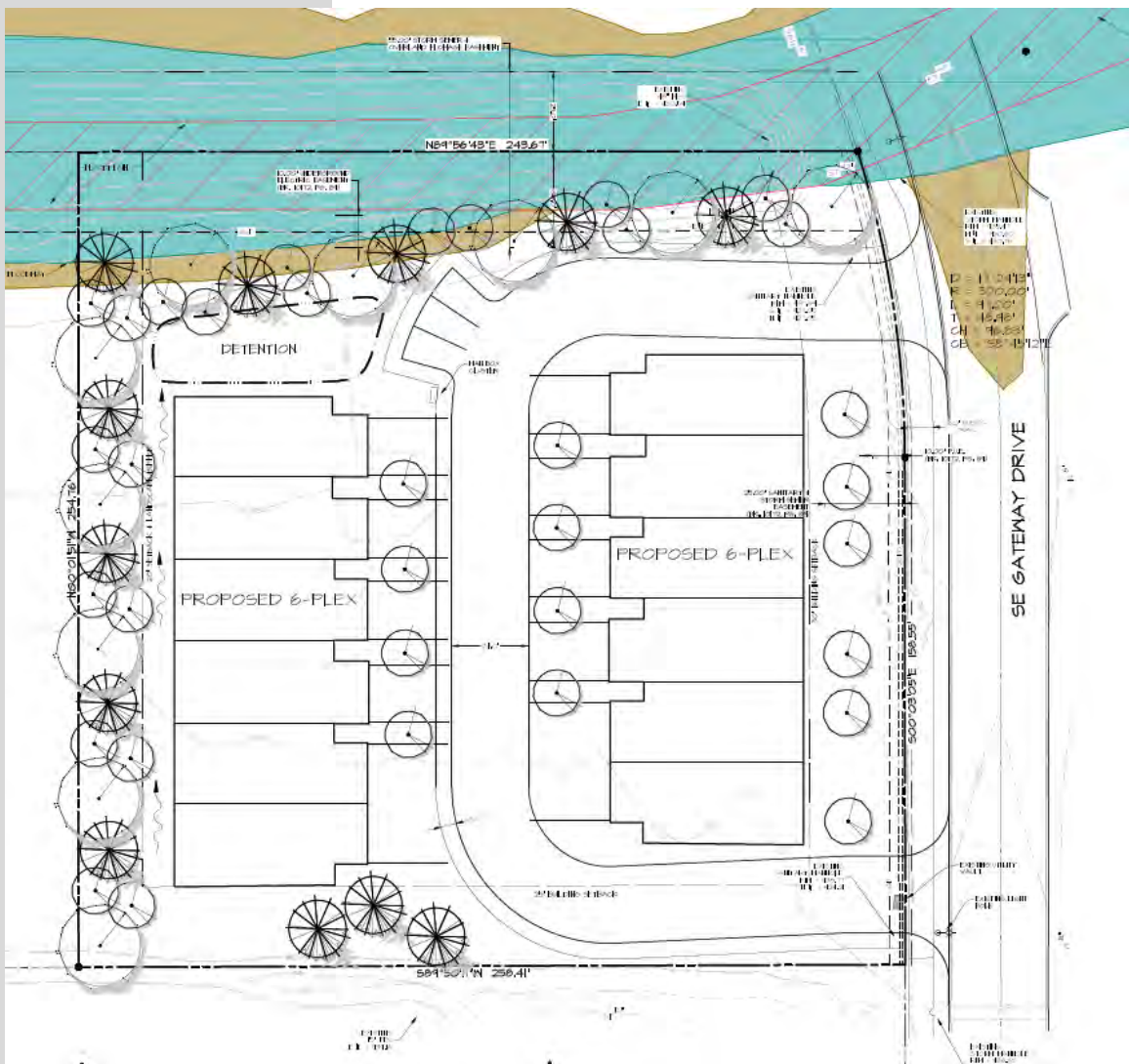
Staff recommends approval of the Grimes Crossing Rezone .

Conclusion

The proposed R-3 Medium zoning is consistent with the future land use plan.

The developer will provide a fee in lieu of dedicating park-land which will be utilized for improvements within Shaver Park.

An 8' trail will be provided along SE Gateway in compliance with the Parks and Trails Master Plan.





Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~December 5, 2022~~

~~March 13, 2023~~

April 18, 2023

Civil Engineering Consultants

Attn: Shane Devick

2400 86th Street, Suite 12

Urbandale, IA 50322

RE: Grimes Crossing Rezone

Dear Mr. Devick:

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

General Comments:

1. Please provide legal description of the area to be rezoned to the centerline of the road. Please provide the legal description in Word format. **Legal description needs to be to the centerline of SE Gateway Drive.**
2. Please provide updated rezone map with property owners within 250' for the property to be rezoned. **Please provide rezone map with property owner information included. See example provided.**

Rezone Concept Comments:

- ~~1. Please update the landscape buffer plantings to match the development agreement.~~
- ~~2. Stormwater detention cannot be located within the floodplain.~~
3. Detention will likely cause a few of the units to be removed. Depending on the number removed, the zoning may need to be changed to R-3 Medium (8 du/a) instead of R-3 High. **The zoning request should change to R-3 Medium due to the density of the concept which is more realistic due to site circulation and, detention, and floodplain.**

- ~~4. Please show required visitor parking (1 space/5 units).~~
- ~~5. Please change the 5' sidewalk along SE Gateway Dr to 8' trail. Shift the trail to be located within the right of way.~~
- ~~6. A minimum of 40% open space is required. Please revise plan accordingly.~~
- ~~7. The unit on Lot 1 doesn't appear to meet the setback. Please adjust.~~
- ~~8. The fence along SE Gateway Dr is not permitted. Fencing is not allowed within the front yard. Please remove.~~
9. Provide concept elevations for the buildings, including the front door elevations for the units facing SE Gateway Dr. The elevations need to meet the R-3 architecture requirements (See Section 12-13-1 zoning ordinance). A minimum of 25% of all sides of the buildings shall be masonry material. **Please provide.**
10. **Revise the rear setback to 30'. The side setback is 7'.**

Site Plan Comments:

The concept plan does not need to have site plan level detail. However, staff have the following comments to help you prepare for site plan submittal and that could affect the concept plan layout.

1. Discharge into the floodplain will require a 404 permit and City of Grimes floodplain permit.
2. The driveway into the site will need to be elevated above the floodplain.
3. Staff would like to see turning movements with the site plan submittal. The curves on the private driveway look tight.
4. Is the property proposed to be platted into individual lots? This will determine how utilities will need to be provided for the units.
5. A swale will likely be required along the west side of the site. How will a buffer be proposed within a swale?
6. There appears to be a utility vault in the location of the south driveway that will need to be relocated.

7. A streetlight will also need to be relocated due to location of the south driveway.
8. The square footage of both buildings would require fire suppression.
9. In looking at the building floor plan, is there a bathroom right off of the garage?
10. Label proposed location for the mailbox cluster. The cluster will need to be provided along an ADA accessible route.
11. Landscaping will need to be provided in accordance with the Highway 141 Corridor District requirements. Buffer landscaping can count toward the overall open space planting requirements.

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

SITE PLAN SUBMITTAL SCHEDULE:

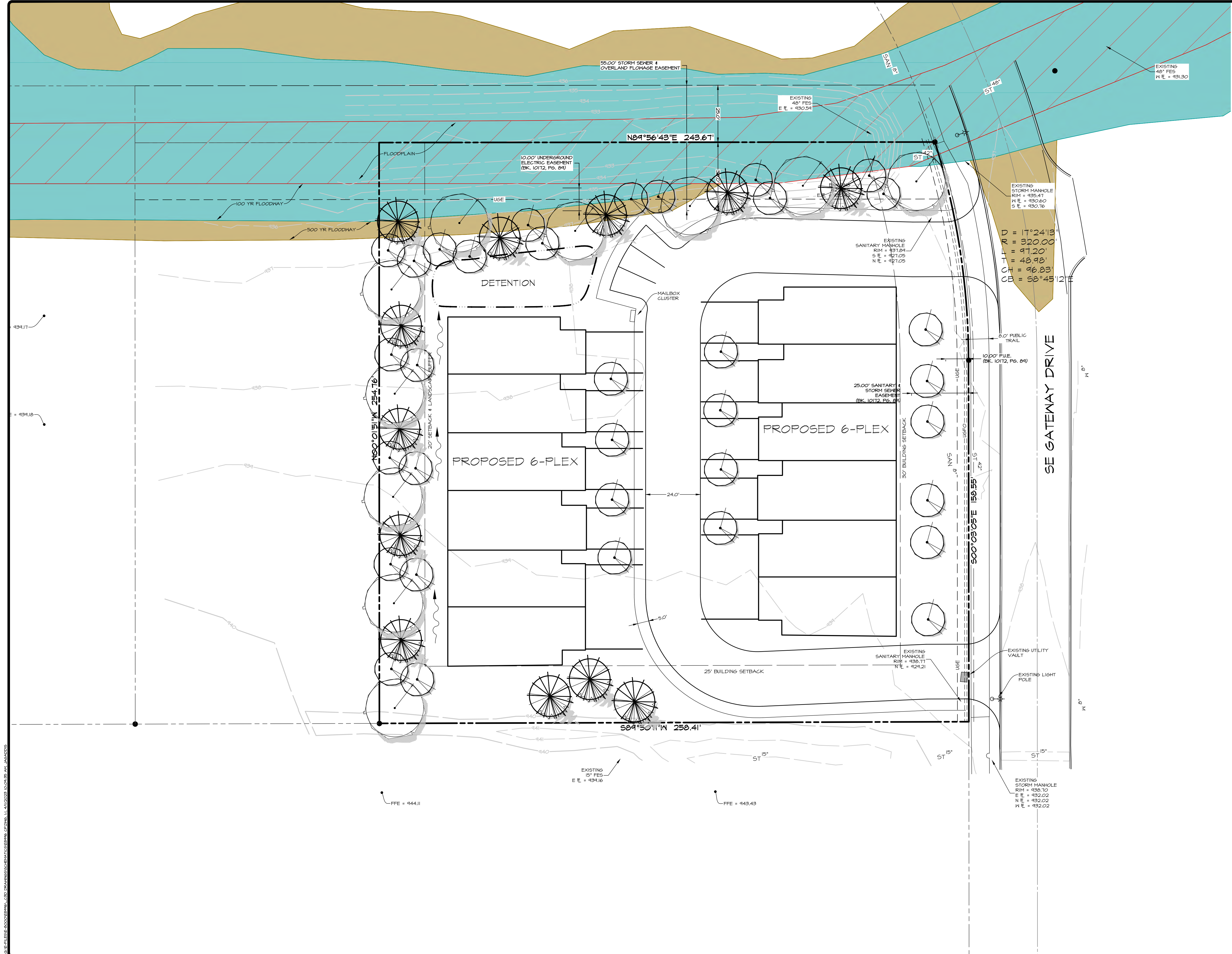
SUBMITTAL DATE:	December 12, 2022 April 3, 2023 (1 PDF of Rezoning Map and Concept Plan)
PLANNING & ZONING:	May 2, 2023 at 5:30
COUNCIL MEETING:	May 23, 2023 at 5:30

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

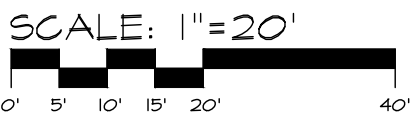
Sincerely,

Evann Martin
Assistant Planner

Q:\FILES\8000\ES096_CDD Drawings\Schematics\ES096 CP.dwg, 4/11/2023 10:09:29 AM, mmorgan, 1:1



AREA
65,340 SF TOTAL
33,244 SF IMPERVIOUS
32,096 SF OPEN SPACE (49%)



GRIMES CROSSING TOWNHOMES
550 SE GATEWAY DR., GRIMES, IOWA

CONCEPT PLAN

SHEET
OF 1

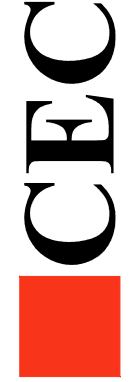
E0996

DATE: 04-11-2023

DATE OF SURVEY: ###

DESIGNED BY: ###

DRAWN BY: ###

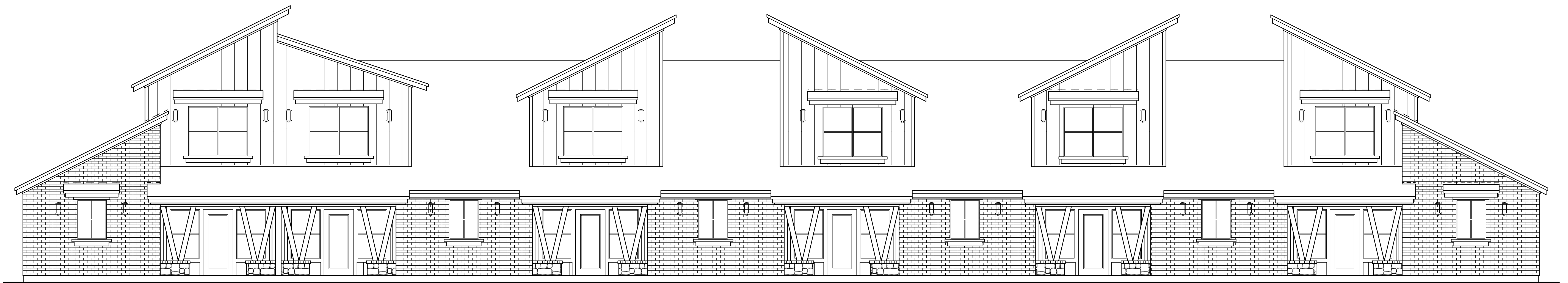


Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322

515.276.4884

mail@cecinc.com



○ EAST SIDE ELEVATION- SE GATEWAY FACADE

SCALE: 3/32"=1'-0"

Planning & Zoning Memo



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: May 2, 2023
RE: South James Area Plan Discussion

INTRODUCTION:

Staff has been developing area plans for four areas of Grimes that have a large amount of vacant, undeveloped land and that staff will expect to see development in the near future. The area plans will include information regarding utilities, streets, trails, land use, and parks. The purpose of the area plans is to create a predictable development environment for property owners and developers, create clear development expectations, and implement sound planning principles.

The South James Area Plan is generally located on the southwest side of Grimes from S 19th Street to S 37th Street and from James Street to County Line Road and abuts the city limits of Urbandale.

Specific goals for the South James Area Plan include creating attractive street corridors along major roads, coordinating access points along James Street, creating compatible land uses at the Grimes-Urbandale boundary, expansion of the trail system to Oak View Middle School and Urbandale, and transitioning land use from the existing industrial use to residential uses.

Below is an outline of the proposed South James Area Plan highlighting the major components of the plan. Maps of the proposed area plan have been provided to show the layout and associated features below.

SOUTH JAMES AREA PLAN OUTLINE:

Utilities

New Water Main

The City has completed a water systems study which identified water mains that are missing from the network and required to serve new development. In the South James Area Plan, new water main is planned to be constructed along 19th Street from James Street to County Line Road, along County Line Road from 19th Street north to Oak View Middle School, and from SW Brookside Drive to 19th Street. These water mains are currently in design and planned to be complete in 2024.

New Sanitary Sewer

The City is currently designing new sanitary sewer from SE Little Beaver Drive to the midpoint of 19th Street between James and County Line Road. This extension will provide capacity for future development along 19th Street and is planned to be completed in 2024.

Transmission and Overhead Electric

Mid-American Energy has transmission and overhead electric corridors that run through the South James Area Plan between 37th Street and 28th Street. Both corridors run parallel to each other and will need to be preserved. Improvements within the corridors will be limited, particularly street crossings. Future street alignment on the east side of South James Street across from the Legacy at James development, the proposed public street will need to shift north to avoid the transmission corridor.

Streets

Staff has been working with Snyder & Associates to develop a Master Streets Plan which will determine future road locations and extensions, right-of way widths, road classifications and cross sections, and potential traffic calming measures. The Master Streets Plan has been incorporated into the area plan to show the locations of major streets which have helped to inform land uses and locations for parks and trails.

The intersections of the future streets have been placed to align with existing streets and development within Grimes to extend the existing infrastructure and ensure driveway access points are aligned. In addition, the City hired Foth to develop the James Street Corridor Study which planned right-of-way, road design and access points for the James Street corridor. All intersections along James Streets have been placed in accordance to the Study and land uses have been sized to ensure access points into development can meet the spacing requirements as identified within the Study.

Wherever possible, streets have been placed off of property lines to avoid construction issues.

Existing Future Land Use

The Future Land Use Plan (FLUP) designates most of the land within the South James Area Plan south of 19th Street as industrial and business park with some commercial along 19th Street and the intersection of 19th and James Streets. On the north side of 19th Street, the FLUP designates a mix of mostly low- and medium-density residential uses and a large park. Properties currently developed within the South James Area Plan are primarily industrial uses and located along 37th Street, leaving much of the area undeveloped.

Proposed Land Use

The main theme of the FLUP is proposed to remain by keeping industrial and business park uses south of 19th Street and residential uses to the north of 19th Street. However, staff has proposed a few changes to the land use that relate to transitioning land uses and right-sizing parks for the plan residential uses.

19th Street Corridor

Staff is proposing to transition the south side of 19th Street from business park and commercial to medium- and high-density residential and park with commercial at the intersections of James and County Line Road. The transition from business park to residential will improve aesthetics along the 19th Street corridor, reduce industrial traffic along 19th Street, and create practical opportunities for commercial development at the intersections rather than along the entire 19th Street corridor. The medium- and high- density residential will provide a compatible transition for the low-density residential development anticipated to occur on the north side of 19th Street.

SE Corner of SW 37th St and County Line Rd

Staff is proposing to transition this area from business park to a residential neighborhood with an approximately 10-acre park. Because this area is located along the Grimes-Urbandale boundary, our goal is to provide compatible land uses between the two municipalities.

Urbandale has already planned and developed the west side of County Line Road with residential uses, locating higher density development at the intersections and transitioning outwards to low-density. The existing Grimes FLUP designates mixed-use and business park at the SE corner of SW 37th Street and County Line Road. These uses do not transition well into Urbandale's residential land use. In addition, staff does not anticipate this intersection to be a practical location for commercial development. As such, staff is proposing to mimic Urbandale's land use to provide compatibility and viable development opportunities within Grimes.

Right-sizing Parks

The existing FLUP proposes a large 77-acre park in close proximity to the South Sports Complex that is oversized for the planned land uses in the area and is an unrealistic development expectation. To develop a park of that size, the City would need to invest significant funds to develop a park of that size.

Parks

All parks within the area plan have been appropriately sized to serve the residential densities within the area plan and are placed to ensure all residents can safely travel to a park within one-half mile. The 16-acre park on the south side of 19th Street is sized to serve the residential uses south of 19th Street, which would prevent residents from having to cross 19th Street to reach recreation facilities. The expansion of the South Sports Complex is consistent with the existing FLUP and is sized to serve the residential development north of 19th Street. Because the South Sports Complex is over a half-mile from residential development along County Line Road, a smaller 3-acre park is proposed to help serve residents on the west side of the area plan. The 10-acre park at the SW corner of the area plan is sized to serve the residential uses in Grimes and is placed along County Line Road to provide visibility from the street and separation from the business park uses to the east.

Trails

Trail connections throughout the area plan are placed along the major streets within the planning area due to the lack of existing greenways within the planning area. The trail plan focuses on continuing trail connections from existing trails in Grimes and connecting to the Urbandale trails system. Trails are placed on the same side of the street as proposed parks, wherever possible, to increase pedestrian access to the parks. Oak View Middle School is located just west of the South James Planning Area boundary. As such, proposed trails along SW 11th Street and SW 14th Street will provide connectivity for parents and children to get to and from the school.

DISCUSSION POINTS:

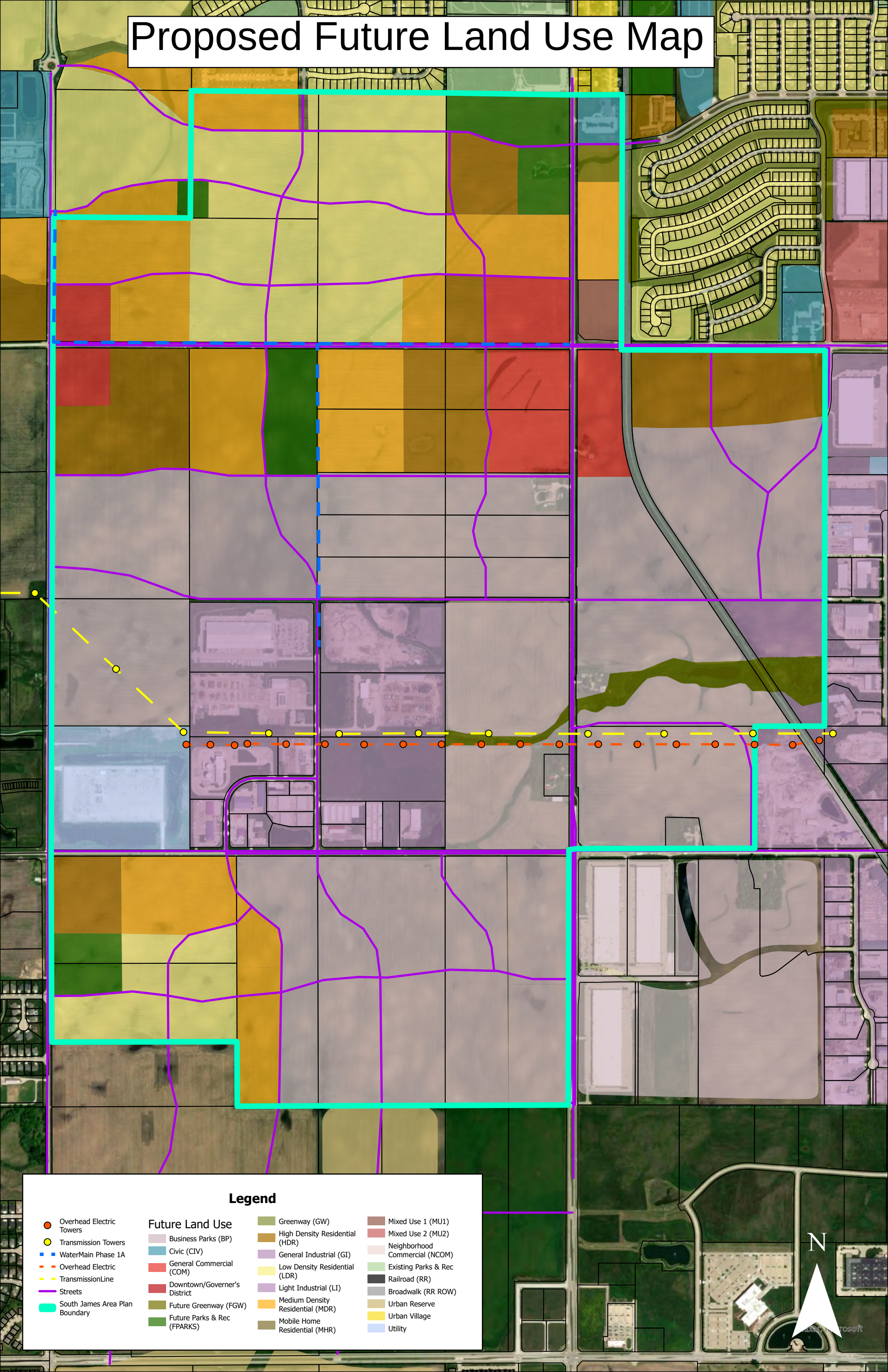
Below are some discussion points staff would like the Commission to consider and provide guidance regarding the proposed area plan.

1. Transition of land use – Is the area identified in the plan appropriately located?
2. Park south of 19th St – Is a park necessary south of 19th, or should pedestrian connections be made to the north?
3. Urbandale – How much consideration should be made into Urbandale's land use plans.

CITY OF GRIMES

Evann Martin
Assistant Planner

Proposed Future Land Use Map



Legend

- Overhead Electric Towers
- Transmission Towers
- WaterMain Phase 1A
- Overhead Electric
- TransmissionLine
- Streets
- South James Area Plan Boundary

- ### Future Land Use
- Business Parks (BP)
 - Civic (CIV)
 - General Commercial (COM)
 - Downtown/Governor's District
 - Future Greenway (FGW)
 - Future Parks & Rec (FPARKS)

- Greenway (GW)
- High Density Residential (HDR)
- General Industrial (GI)
- Low Density Residential (LDR)
- Light Industrial (LI)
- Medium Density Residential (MDR)
- Mobile Home Residential (MHR)

- Mixed Use 1 (MU1)
- Mixed Use 2 (MU2)
- Neighborhood Commercial (NCOM)
- Existing Parks & Rec
- Railroad (RR)
- Broadwalk (RR ROW)
- Urban Reserve
- Urban Village
- Utility

N

data by microsoft

Planning & Zoning Memo



TO: Planning and Zoning Commission
FROM: Molly Mannel, Assistant Planner
DATE: May 2, 2023
RE: WRA Plan Discussion

INTRODUCTION:

Staff has been developing area plans for four areas of Grimes that have a large amount of vacant, undeveloped land and that staff will expect to see development in the near future. The area plans will include information regarding utilities, streets, trails, land use, and parks. The purpose of the area plans is to create a predictable development environment for property owners and developers, create clear development expectations, and implement sound planning principles.

The WRA Area Plan is generally located on the west side of Grimes, from approximately NW Brookside Dr to X Ave, and from SW 19th St to NW 27th St.

Specific goals for the WRA Area Plan include creating attractive street corridors along major roads, coordinating access points along Highway 44, creating compatible land uses with the existing greenways and utilities, expansion of the trail system along Highway 44, and transitioning land use from the highway system.

Below is an outline of the proposed WRA Area Plan highlighting the major components of the plan. Maps of the proposed area plan have been provided to show the layout and associated features below.

WRA AREA PLAN OUTLINE:

Utilities

New Water Main

The City has completed a water systems study which identifies water mains that are missing from the network and required to serve new development. In the WRA Area Plan, new water main is planned to be constructed along NW County Line Road, from Highway 44 to NW 27th Street. These water mains are currently in design and planned to be complete in 2024. Additionally, the study indicated that new transmission mains along SW 19th Street, from the intersection of County Line Road to Jazzwood, and along Jazzwood would be necessary to support the construction of a new elevated water storage tank. This elevated water storage tank is planned to be located near the intersection of SW Jazzwood Drive and Highway 44. All other major roadways will require a 12" water main grid to support development. Internal to

that grid, an 8" water main system will be sufficient to serve the needs of the developments..

WRA Connector Sewer

In 2019, Veenstra & Kimm was hired to complete a feasibility study of the city's existing wastewater treatment plant. The study found that due to the growing Grimes community, the existing facility has reached its capacity. To solve this, the City of Grimes has opted to connect to the Des Moines Wastewater Reclamation Authority (WRA). The new system is currently being installed under four different contracts, all of which will connect and serve the growing Grimes community and meet the sanitary sewer capacity needs of the existing community. Once complete, the existing wastewater treatment plant will be abandoned.

Transmission and Overhead Electric

Mid-American Energy has transmission and overhead electric corridors that run through the WRA Area Plan. A 150' easement encompasses the electric lines, limiting the crossing of improvements and streets. Due to the location of the corridor, certain roadways, particular the future north-south roadway that will provide access to DCG Highschool north of Highway 44, will need to be shifted further west to avoid any conflicts with the existing structures. As it relates to land use, this transmission corridor will likely remain "green" and will serve as a trail corridor and as a means for transitioning different land use types.

Streets

Staff has been working with Snyder & Associates to develop a Master Streets Plan which will determine future road locations and extensions, right-of way widths, road classifications and cross sections, and potential traffic calming measures. The Master Streets Plan has been incorporated into the area plan to show the locations of major streets which have helped to inform land uses and locations for parks and trails. Wherever possible, streets have been placed off property lines to avoid any development issues. New major streets in this area plans are SW 11th Street, an unnamed north-south street between SW 11th and NW Beaverbrooke Blvd (west of high school), NW 27th Street, NW Beaverbrooke Blvd, and NW 11th Street. A number of these roadways have been located in a manner that address existing traffic and access issues.

Highway 44 Corridor Study

The intersections of the future streets have been located to align with existing streets and development within Grimes. In addition, the City hired Bolton & Menk to develop a corridor study along Highway 44, which will evaluate planned right-of-way, road design and access points for the corridor. New intersections along the Highway should be kept to a minimum in accordance to the Study, with intersections aligning with planned median openings to avoid conflicting turning movements. Right-in/right-out intersections will follow a criterion based on access point spacing and vehicle speed. Land uses have been sized to ensure access points into development can meet the spacing requirements as identified within the Study. The results of the study have indicated that the Highway 44 Corridor will ultimately require widening in the future, to a 5-lane roadway. In this area plan, the DOT right-of-way is well established, and contemplated widening, therefore there is not significant right-of-way that needs to be acquired.

Existing Future Land Use

The Future Land Use Plan (FLUP) designates most of the land west of Grimes as low-density residential, with a mix of medium-density residential, neighborhood commercial, and mixed use-1 along Highway 44. Medium-density residential can be found neighboring the DCG High School and existing Oak View Middle School, as well as providing a buffer between the commercial uses and low-density residential.

Major roadways including NE Beaverbrooke Blvd, NW 11th Street, Highway 44, and SW 11th are shown extending west. Natural greenways and parks are scattered throughout the area plan, however the parks are not scaled appropriately based on the density shown.

Proposed Land Use

The main theme of the FLUP is proposed to remain by keeping the commercial uses along Highway 44, and major intersections, and transitioning residential uses away from more intense uses. For the most part, there are not significant changes in terms of the land use areas. Most of the changes were related to the location of land uses and the sizing of parks.

Commercial and Business Park

Commercial parcels will be designated along Highway 44, with a few acres at the corner of NE Beaverbrooke Blvd and County Line Rd, and NE Beaverbrooke Blvd and Jazzwood Dr. Due to the distance of commercial businesses from NE Beaverbrooke Blvd near Highway 141, providing additional neighborhood-friendly commercial uses will limit the need to drive across town for general needs. These businesses could include convenience stores, daycares, medical offices, and more.

A business park area can be found at the corner of Highway 44 and SW Jazzwood Dr. in the WRA area plan and current FLUP. Currently, this is the site of the Dallas Center-Grimes bus barn. McClure completed a water system study to determine the next appropriate location for an elevated storage tank and found this area to be suitable based on elevation and water pressure calculations. Making this area a business park provides further opportunities for light industrial uses as the city continues to grow and will allow for the future expansion of the bus barn, if determined necessary.

Residential

High-density residential and medium-density residential can be found neighboring these commercial uses, as they serve as good transitions from commercial to low density. As demand for services continues to grow in the City of Grimes, it will be important to ensure there are opportunities for a variety of housing types that have adequate access to transportation networks, schools, and commercial areas.

Parks

All parks within the area plan have been appropriately sized to serve the residential densities within the area plan and are placed to ensure all residents can safely travel to a park within one-half mile. The parks are centrally located around residential areas, while some are placed adjoining to greenways, providing opportunities for trail connections and expansion of open space into areas not suitable for development.

The park located at the southeast corner of NE Beaverbrooke Blvd and the future NW Brookside Dr is consistent with the existing FLUP. It is sized to serve the residential uses south of NE Beaverbrooke Blvd, west of N James Street, and north of NW 8th St. This park would prevent

residents having to cross NE Beaverbrooke Blvd to reach the North Sports Complex, or busy streets like N James St to reach other recreational facilities.

The park located just north of the DCG High School adequately serves the residential densities within its half mile radius. This park location is placed appropriately to serve varying residential use types, is consistent with the location on the FLUP, and aids in preserving the natural greenway and WRA connector sewer that run through the park site. Students after school, and families attending sport events nearby, may access this park via the connected trailway.

The park located south of Highway 44 adequately serves the residential densities within its half mile radius. This park provides a connection between the existing greenway and transmission line and is nearby a variety of residential uses.

Amenities will be evaluated as each park is developed and reviewed in collaboration with the Parks and Recreation Department. Additional parks are placed bordering the limits of the WRA area to serve the residents along the edge of the area plan. These park amenities and sizing will continue to be assessed as the city grows to the north and west.

Trails

Trail connections throughout the area plan are placed along the major streets, greenways, and utility corridors. The trail plan focuses on continuing trail connections from existing trails in Grimes, while preserving the existing greenways and utility corridors. Due to easements protecting the Mid-American transmission and overhead electric and the WRA sewer, the ability for development is limited. Utilizing these existing pathways by installing a trail network not only continues to preserve the natural landscape and purpose of the utilities but provides recreation and access for residents and visitors to their neighboring park.

Many parks within the WRA area plan are placed near greenways, while trails are placed on the same side of the street as proposed parks, wherever possible, to increase pedestrian access to the parks.

Trail connectivity is proposed along major roadways like Highway 44, NE Beaverbrooke Blvd, and SW 11th St. NE Beaverbrooke Blvd trail will eventually connect to the trail along the WRA system, further connecting through the greenway that runs southwest of the area plan. A trail is proposed to be placed along the Mid-American transmission corridor, providing a natural boundary between varying residential use types. The Highway 44 trail network will provide access to DCG High School, as well as to commercial businesses along the corridor. Proposed trails along SW 11th Street and SW 14th Street will provide connectivity to Oak View Middle School.

DISCUSSION POINTS:

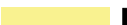
Below are some discussion points staff would like the Commission to consider and provide guidance regarding the proposed area plan.

1. Utility Corridors – Should these areas be “greened” and trails provided within?
2. Future and Existing Schools – Are the proposed roadway plans appropriate in addressing the access issues?

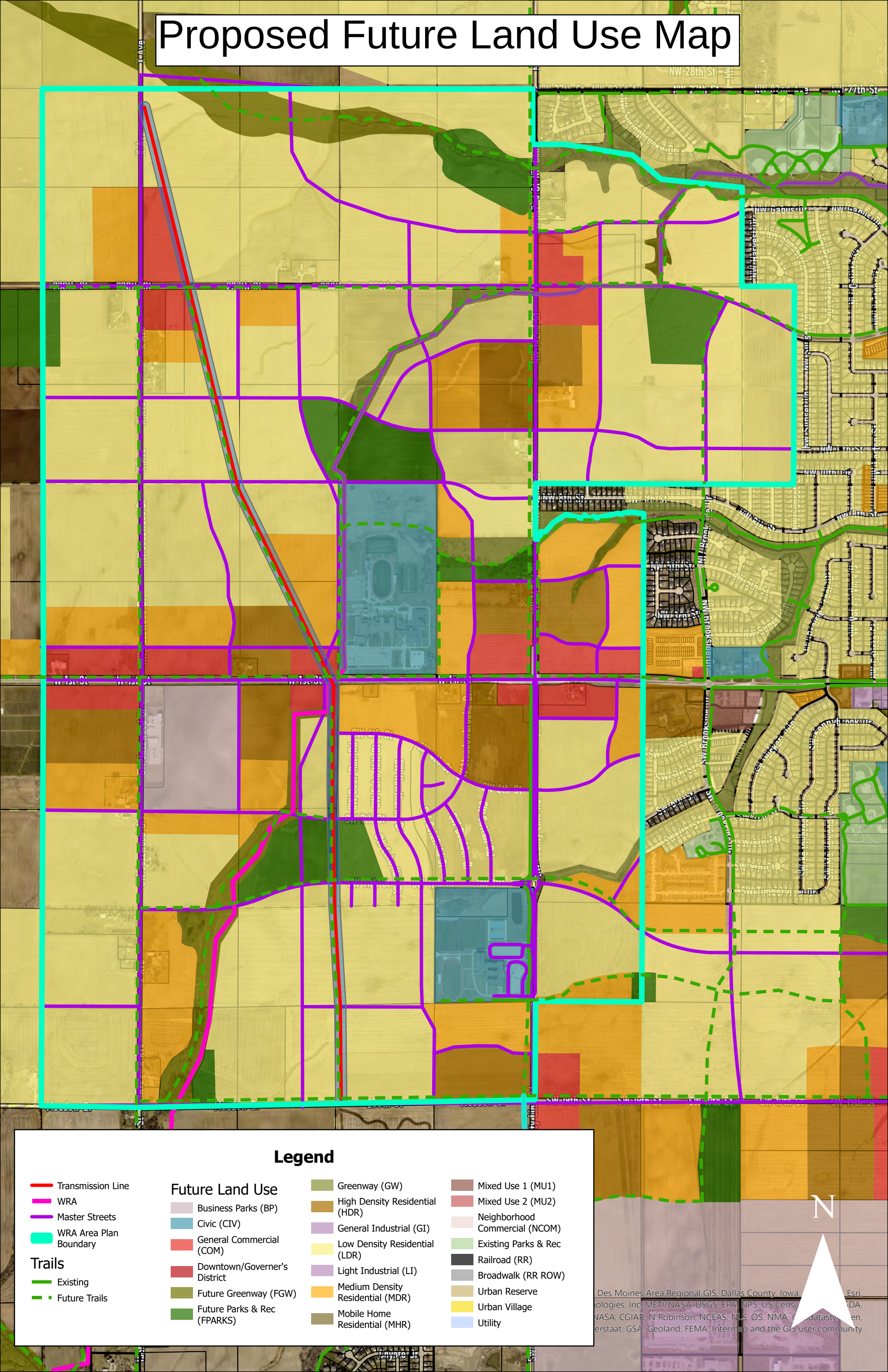
3. Business Park Area – Is this an opportunity that should be provided, given the existing and planned uses?
4. Highway 44 – Given the access constraints with Highway 44, is there enough commercial opportunity provided?
5. Residential Land Uses – Are the land uses appropriately sized and located in the right places?
6. Parkland – How much should the greenways be consideration in the accounting for parkland.

CITY OF GRIMES

Molly Mannel
Assistant Planner

	Existing Street/Highway		Low Density Residential (LDR)		Downtown/Governors District
	Proposed Major Street		Urban Village (UV)		Business Parks (BP)
	Existing Collector		Urban Reserve(UR)		Light Industrial (LI)
	Proposed Collector		Mobile Home Residential (MHR)		General Industrial (GI)
	Existing Local Street		Medium Density Residential (MDR)		Civic (CIV)
	Proposed Local Streets		High Density Residential (HDR)		Future Parks & Rec (FPARKS)
	Existing Trails		Mixed Use 1 (MU)		Existing Parks & Rec
	Proposed Trails		Mixed Use 2		Greenway/Preserve/OS (GWY)
			Neighborhood Commercial (NCOM)		Public Facility (PF)
			General Commercial (COM)		Broadwalk (Railroad ROW)

Proposed Future Land Use Map



Legend

- Transmission Line
- WRA
- Master Streets
- WRA Area Plan Boundary

Trails

- Existing
- Future Trails

Future Land Use

- Business Parks (BP)
- Civic (CIV)
- General Commercial (COM)
- Downtown/Governor's District
- Future Greenway (FGW)
- Future Parks & Rec (FPARKS)

- Greenway (GW)
- High Density Residential (HDR)
- General Industrial (GI)
- Low Density Residential (LDR)
- Light Industrial (LI)
- Medium Density Residential (MDR)
- Mobile Home Residential (MHR)

- Mixed Use 1 (MU1)
- Mixed Use 2 (MU2)
- Neighborhood Commercial (NCOM)
- Existing Parks & Rec
- Railroad (RR)
- Broadwalk (RR ROW)
- Urban Reserve
- Urban Village
- Utility

N

Des Moines Area Regional GIS, Dallas County, Iowa, Esri, Technologies, Inc, METI/NASA, USGS, EPA, NPS, US Census, USDA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, OpenDataCity, Green, erstaat, GSA, Geoland, FEMA, Intermap and the GIS user community