

Grimes Planning and Zoning Commission

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

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

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.

Planning and Zoning Commission October 3, 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/85448345371?pwd=DyuR0XRwRwEmUaAO22w1TJZc5b6ytf.1>

Meeting ID: 854 4834 5371

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. Willow Hills North Plat 1 Final Plat
2. Hope Meadows Plat 1 Final Plat
3. 212 SE Main Street Rezone
4. 212 SE Main Street Site Plan

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 Tuesday, August 1, 2023 at 5:30 P.M.

Roll Call: Present: Scott Almeida, Russ Lickteig, Craig Patterson, Courtney Strutt-Todd, Adam Bunge,
Council Liaison: Andrew Borcharding

Staff: Evann Martin, Molly Mannel, Rachel Greving, Matt Ahrens

Absent: NA

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

Motion by Patterson, Second by Lickteig, 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 Lickteig, to approve the minutes from the July 5, 2023 meeting

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

B. PUBLIC AGENDA ITEMS

Hope Timber Preliminary Plat

Staff member Mannel presents the details of the project and provides a letter from Snyder and Associates explaining safety concerns at the intersection of NW 5th Street and "Street B" (attached). The current proposal includes a four-way stop at the NW 5th Street and "Street B" intersection. Staff recommends this should be a traffic circle for traffic calming.

Eric Schulte of Civil Design Advantage stated the applicant would like the approval without the traffic circle.

The Commission discussed the proposal and the benefits of having a traffic circle or mini roundabout with staff and representatives of the applicant.

Motion by Strutt-Todd, Second by Lickteig to approve Hope Timber Preliminary Plat with the recommendation to add a mini roundabout at the intersection NW 5th Street and "Street B"

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

C. PUBLIC FORUM – None

D. REPORTS

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

Meeting is adjourned at 5:50 p.m.

Chairperson Signature

Clerk Signature

DATE

October 3, 2023

PROJECT NAME

Willow Hills North Plat 1

Final Plat

APPLICANT

Willow Hills North, LLC

REQUESTED ACTION

Approval of the final plat, that will allow for the subdivision of the 40.37-acre property

LOCATION

North of NW 27th Street and north of the Willow Hills subdivision

ZONING

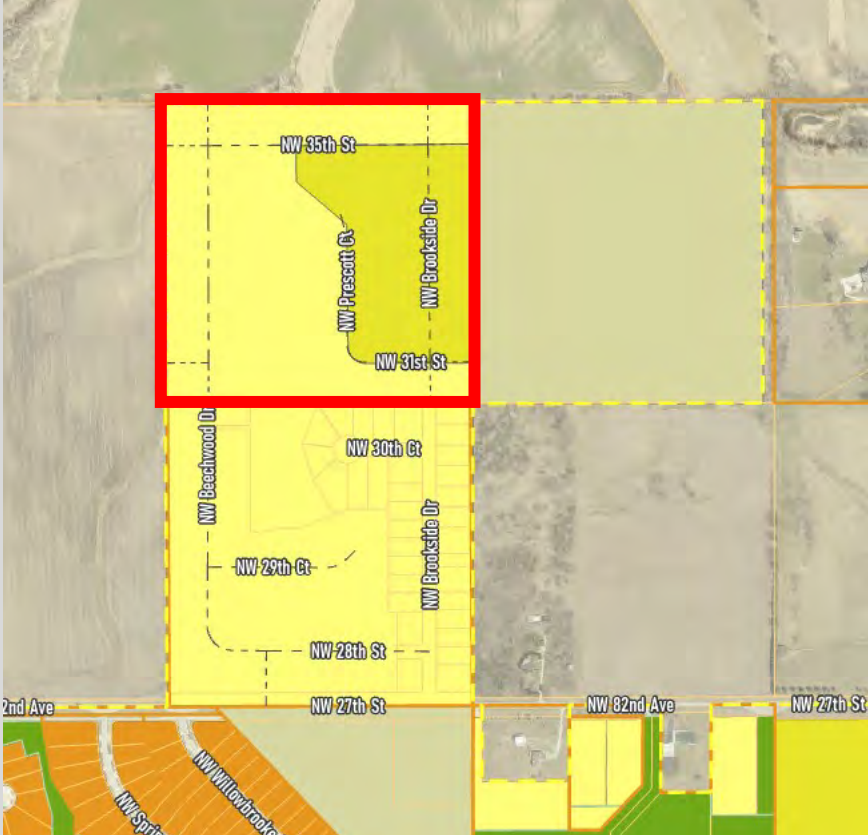
R-1 and R-2

PLANNER

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



Location Map



Zoning Map

Relation to Comprehensive & Neighborhood Plans

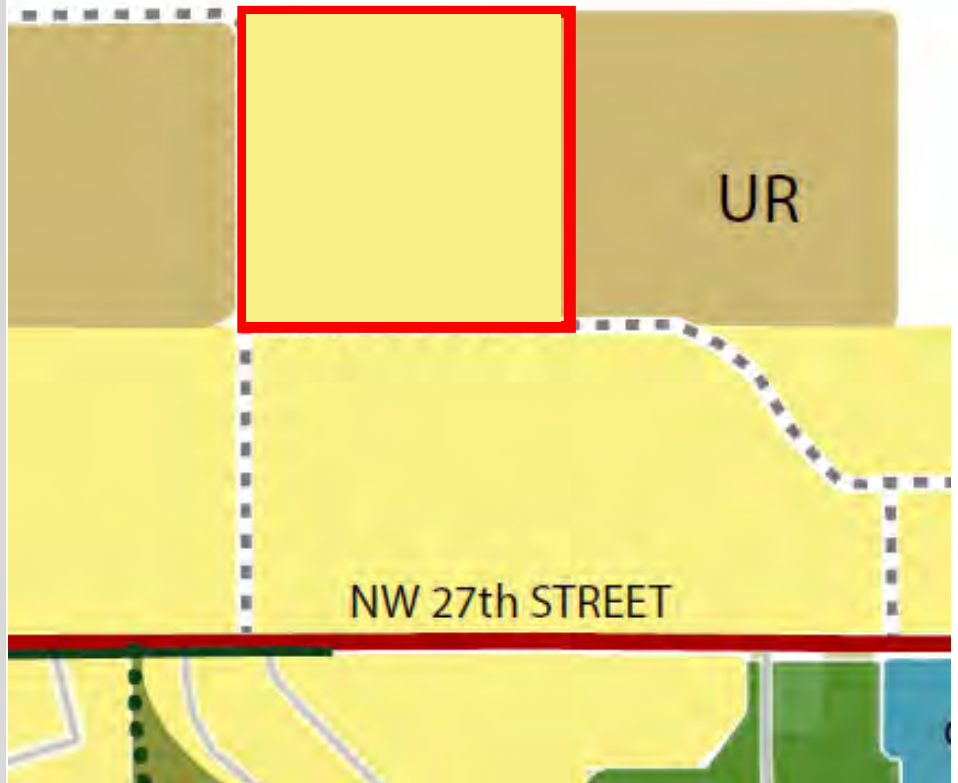
LAND USES & ZONING

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Low Density Residential	R-1 & R-2
North	Vacant	Agriculture (Polk County)	Agricultural (Polk County)
South	Single-Family	Low Density Residential	R-1
East	Vacant	Urban Reserve	A-1
West	Vacant	Urban Reserve	Agricultural (Polk County)

PARKS

The Zoning Change and Development Agreement requires 6.75 acres of parkland dedication. The parkland area will be dedicated to the City with the next phase of Willow Hills North and will consist of open green space, existing trees, public pond, and walking trails. The intent is to connect the parkland to the Brenton Slough with future development to the north.

Trail will be installed along the south side of NW 31st Street and will extend east with future development.



Future Land Use Map

The low density residential land use is consistent with recent development of Willow Hills to the south. Willow Hills North holds R-1 and R-2 zoning and is consistent with the current and expected future development in the area.

Relation to Studies & Legal

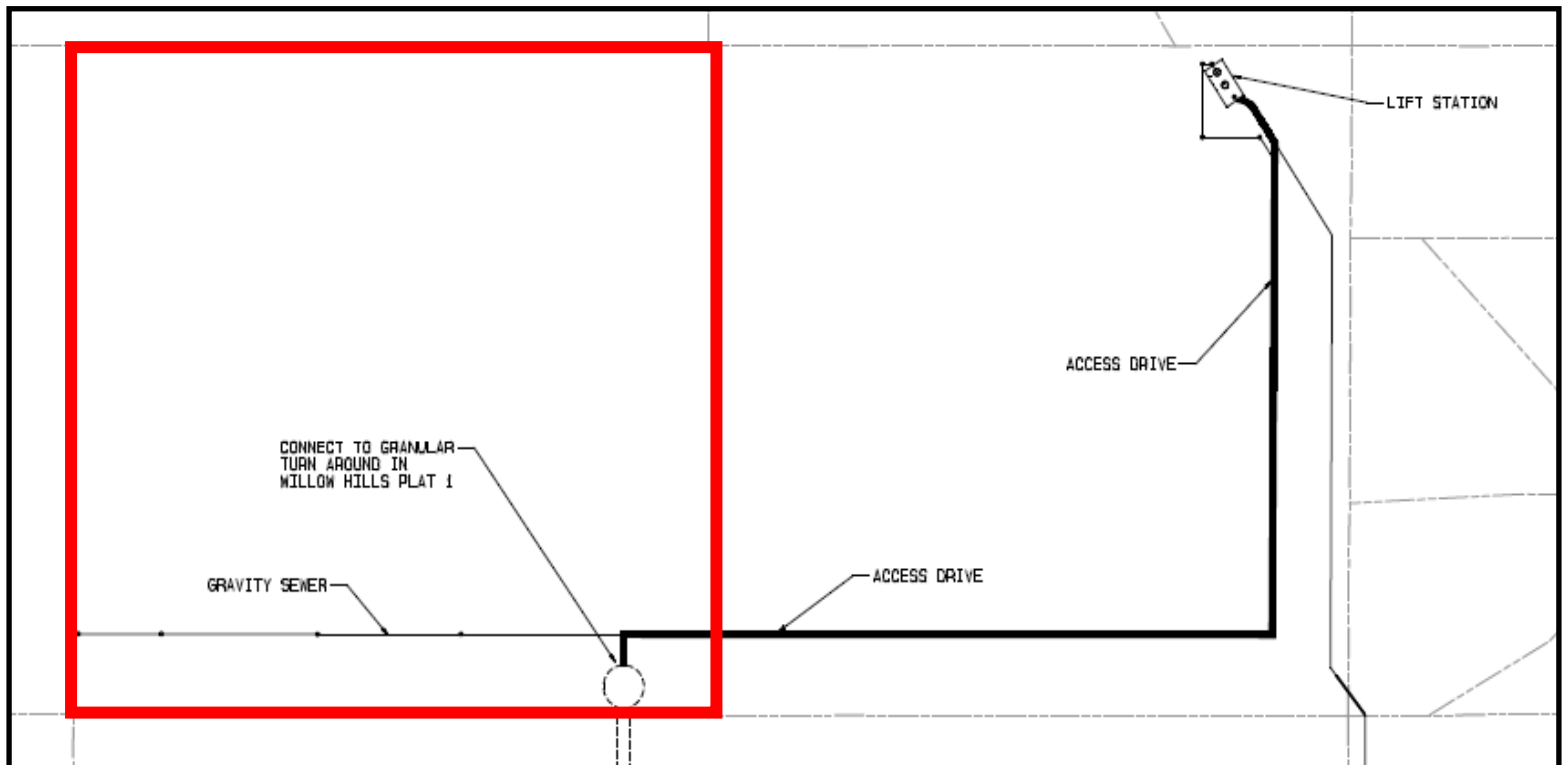
Legal

The plat is subject to the Willow Hills North Zoning Change and Development Agreement which outlines the required development standards, including zoning and public improvements.

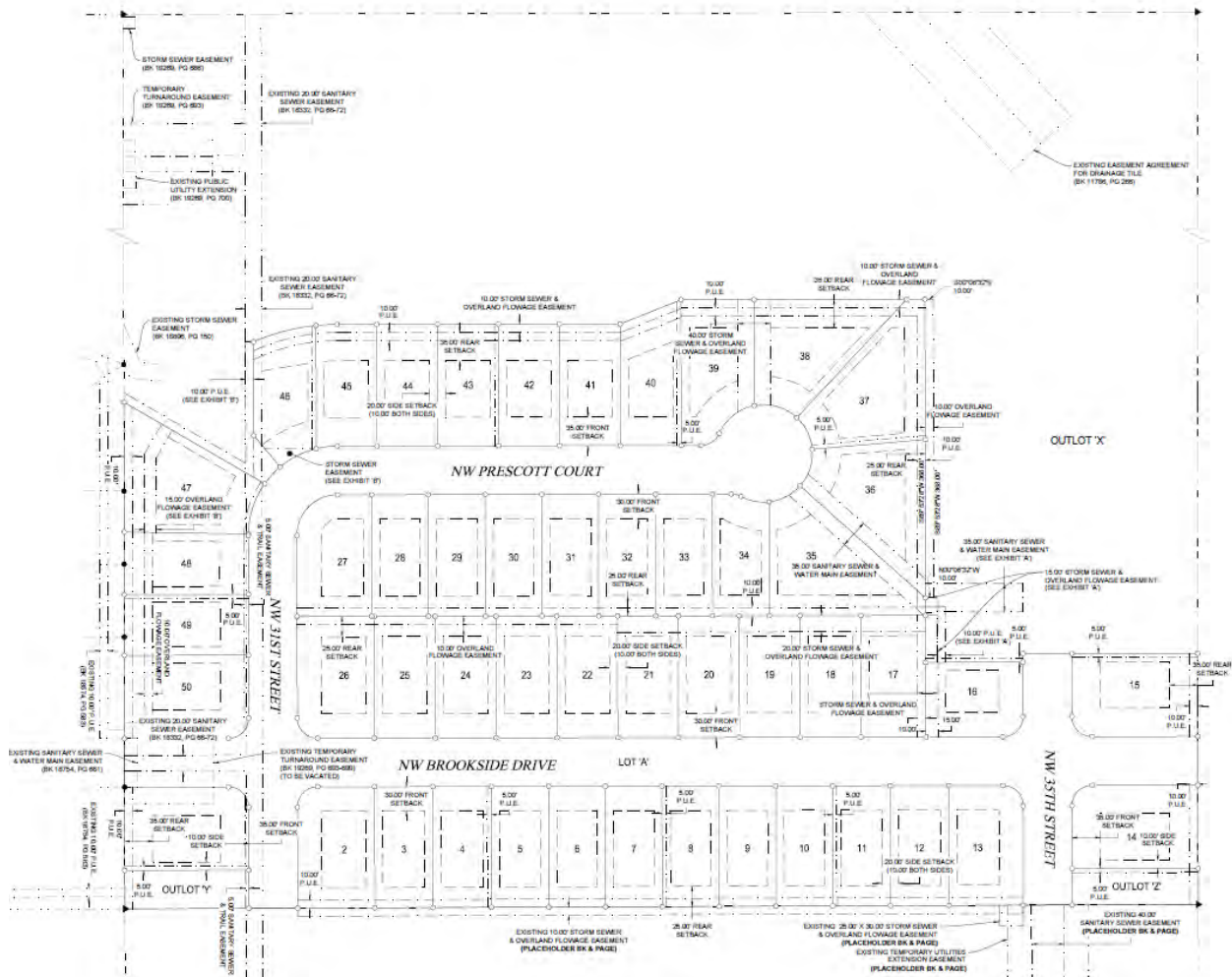
The plat is within the Northern Territory Lift Station fee district and the Northern Territory B Sanitary Sewer fee district. Prior to recording the plat, fees will be collected to repay the City for the lift station and sanitary improvements completed in the area.

All streets with the subdivision will be public and dedicated to the City.

Lift Station and Sanitary Improvements



Plat Layout



ACCESS

Access into the subdivision is provided via NW Brookside Drive to the south. Upon completion of Phase 2, additional access will be provided to the west from NW Beechwood Drive. Two stubs will be provided to the east and one to the north for future development.

PEDESTRIAN CONNECTIVITY

Sidewalks will be provided on both sides of the streets. An 8' trail will be provided on the south side of NW 31st Street which will connect to future development to the east as well as through the future parkland in Phase 2.

PLAT LAYOUT

The plat will consist of 50 lots and three outlots. Outlot X will be developed in Phase 2. Outlot Y and Z will be platted into residential lots with the development of the property to the east.

UTILITIES

Sanitary sewer and water will be provided within the public street right-of-way and up to SW 37th Street for future development to the south. Sanitary sewer will also be extended east to the lift station.

STORMWATER

Stormwater detention will be provided on Outlot X and a temporary basin located on the property to the east.

Conclusion

STAFF RECOMMENDATION

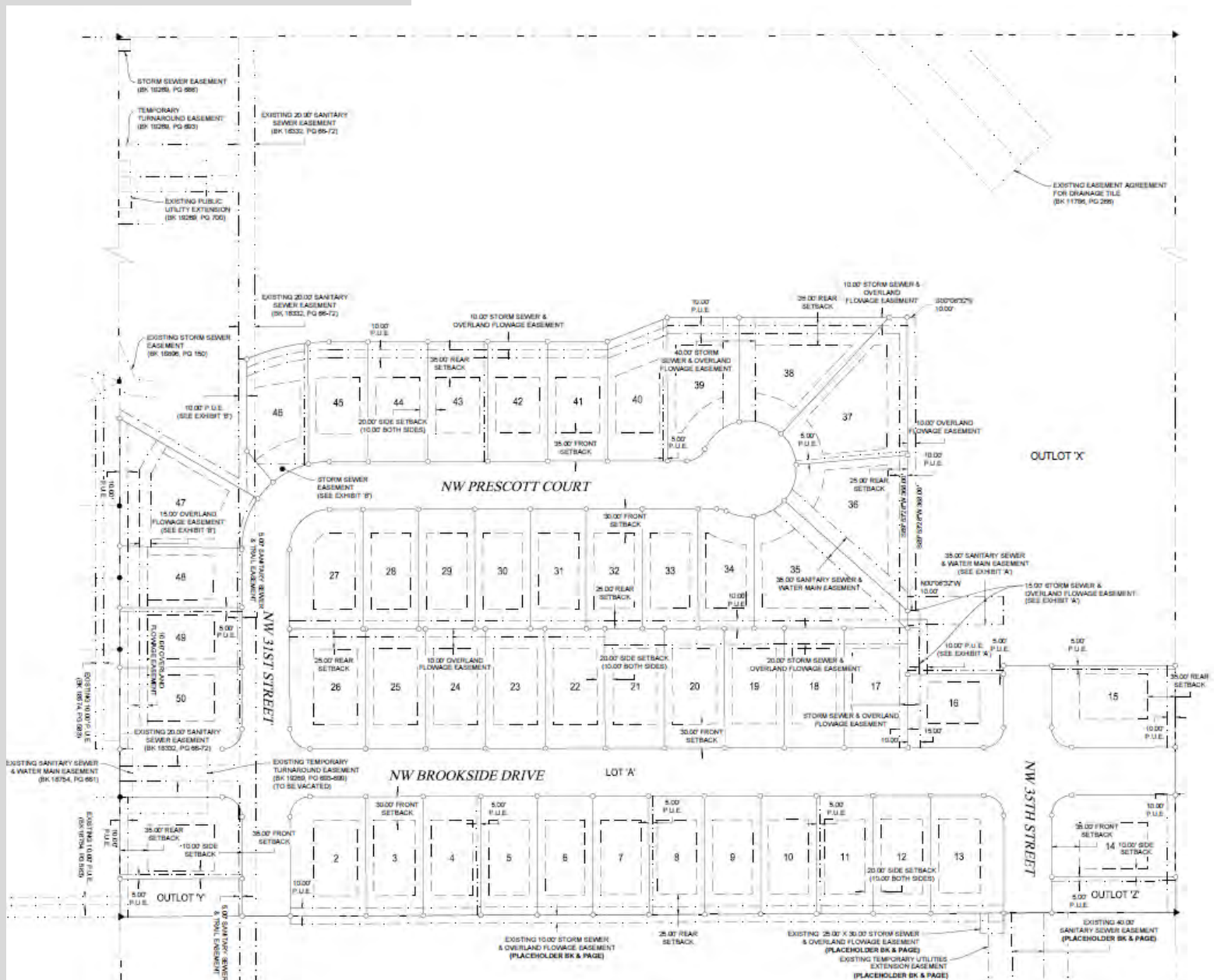
Staff recommends approval of the final plat subject to any remaining staff comments and legal document review.

Conclusion

The plat will consist of 50 single family lots.

Phase 2 will be developed and platted in the future which will include the dedication of parkland to the City.

All legal documents will need to be submitted and reviewed and final inspection completed prior to City Council approval and plat recording.





Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~August 31, 2023~~
September 19, 2023

McClure Engineering

Attn: Jake Becker

1360 NW 121st Street

Clive, IA 50325

RE: Willow Hills Plat 1 Final Plat

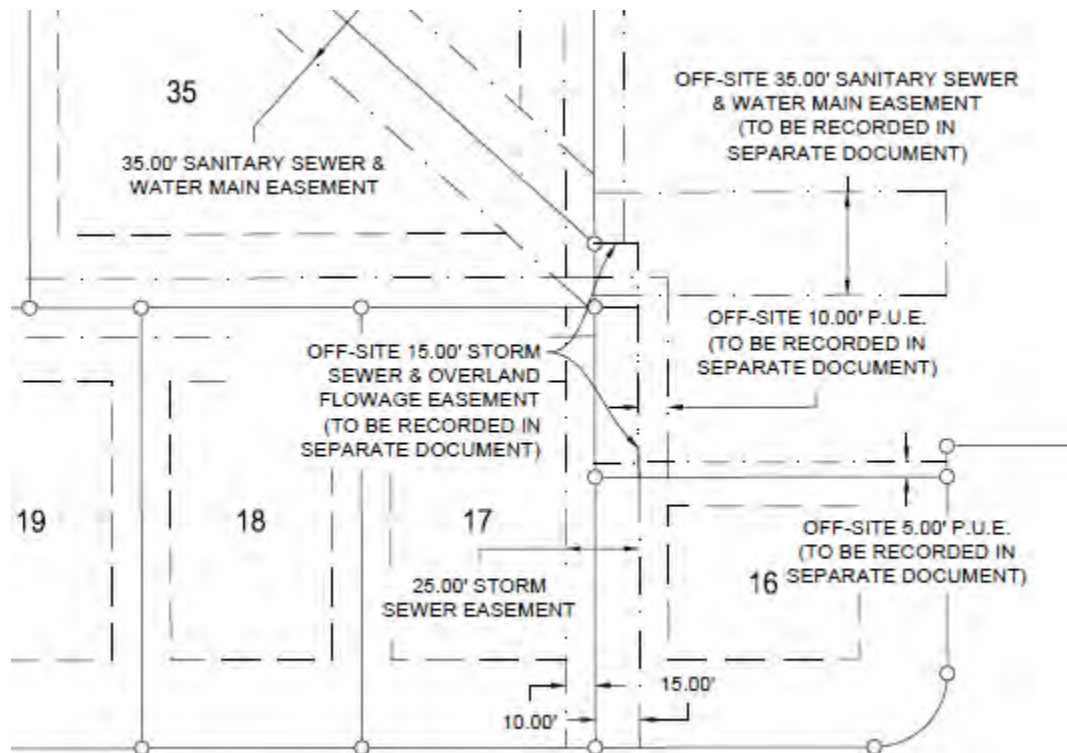
Dear Mr. Becker:

The Development Services Department is in receipt of a proposed Final Plat for Willow Hills North Plat 1. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. Provide an MPE sheet signed by the engineer listing the MPE for each lot. **Please provide a table with lot numbers and MPEs with an engineer stamp.**
2. ~~Label the area in Phase 2 as an outlet.~~
3. ~~Revise the legal description to cover the entire 40 acres.~~
4. ~~Add a note that street lot A will be dedicated to the City of Grimes.~~
5. ~~Add a reference to the zoning change and development agreement BK 19021 PG 797-807.~~
6. ~~Lot 41-46 are less than the minimum 11,000 sf for the R-1 zone and need to be enlarged. It looks like an extension of 6-7' to the west would fix it. It looks like some of the lots in Phase 2 will need to be adjusted as well.~~
7. ~~Remove "to be recorded in separate document" from the easements on the Marco Properties property. These documents should be recorded prior to the plat recording and referenced with a BK PG on the plat. Once final easement documents are received, staff can prepare them for Council approval and recording and provide the BK PG.~~

8. Remove "off site" and "to be recorded in separate document" from the easements on the outlot for the phase 2.
9. Is there a difference between the overland flowage easement and the drainage easement? Can these both be named overland flowage?
10. Label the storm sewer easement for the subdrain behind Lots 5-13.
11. Change NW Crescent Ct to NW Prescott Ct.
12. Please update Lot 25 address to 3150. This will prevent potential addressing confusion between Lots 24/25.
13. Label storm sewer easement on the west side of Lot 17 as shown in the construction drawings.
14. Please move the label for the 15' storm sewer and overland flowage easement so it isn't covering the easements.



15. Label the overland flowage easement all the way across the north side of Lot 17.

16. ~~Remove the offsite water main easement on the property owned by Marco Properties.~~
17. ~~Change the off-site temporary turnaround easement to “off-site temporary turnaround and utilities easement”. Change to “temporary utilities extension easement” since a turnaround will not be constructed.~~
18. Provide a 10' storm sewer easement from the storm pipes in the front and rear of Lot 46. The southwest corner should still have an easement 10' from the pipe to provide room for maintenance.



19. Development fees are due for Plat 1 prior to recording the plat.
 - a. Northern Territory Lift Station - \$1513 per acre
 - b. Northern Territory B Sanitary - \$2442 per acre
 - c. Plat 1 = 18.21 acres
 - d. Total due for Plat 1 - $(\$1513 + \$2442) * 18.21 \text{ acres} = \$72,020.55$
20. Label PUE on Lot 43 and 46.
21. Adjust the OFE arrows in Lot 24 to line up with the easement area.
22. For the storm sewer and overland flowage easements, please separate the lots that only have overland flowage into a separate easement overland flowage easement. For example, Lot 44-46 would have only an overland flowage easement. This will allow Lots 44-46 to benefit from the new overland flowage easement language to allow fencing within the easement without requiring additional approval from City Council.

Provide updated legal descriptions for the overland flowage easement and the storm sewer and overland flowage easement.

Legal Comments:

1. Title opinion
2. Consent(s) to Plat
 - a. Owner consent
 - b. Mortgagee consent (if applicable)
3. Treasurer's Certificate
4. County Subdivision Name Approval
5. Legal description in Word format
6. Easement documents and legal descriptions
 - a. Marco Properties LLC Provide easement documents with exhibits showing easement area/dimensions for all offsite easements and change the Grantor to Marco Properties, LLC.
 - i. Temporary Utilities Extension
 - ii. Sanitary Sewer Easement
 - iii. Storm Sewer and Overland Flowage Easement
 - iv. Overland Flowage Easement
 - v. Storm Sewer Easement (for the subdrain behind Lots 5-13)
 - b. Willow Hills North LLC
 - i. Sanitary Sewer & Trail Easement
 - ii. Public Utility Easement
 - iii. Storm Sewer Easement
 - iv. Overland Flowage Easement
 - v. Drainage Easement? (Can this be combined with Overland flowage?)
 - vi. Storm Sewer & Overland Flowage Easement
 - vii. Sanitary Sewer & Water Main Easement
7. Declaration and Covenants, Restrictions and Easements See attached draft revisions/comments
8. Executed Mid-American Energy electric and Black Hills gas distribution agreement.
9. Agreement to Complete with performance bond

10. 4-year maintenance bond
11. Letter from the surveyor confirming that monuments are in place. Confirmation is required prior to issuing a Certificate of Occupancy.
12. Warranty Deed for streets lots
13. For all easements, please update the following to be consistent with the City template
 - a. Add #4 and #10 from the City easement template.
 - b. Include page for acceptance by the City.
 - c. Change return address to City of Grimes 101 NE Harvey St Grimes, IA 50111
14. Please revise the overland flowage easement language per the example provided. This will allow fencing to be placed within the overland flowage easement without requiring additional approvals through City Council.
15. Attached are revisions/comments for the easements below.
 - a. PUE
 - b. Storm Sewer and Overland Flowage Easement

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

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	September 8, 2023 (1 PDF of Final Plat and Legals)
PLANNING & ZONING:	October 3, 2023 at 5:30
COUNCIL MEETING:	TBD 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

INDEX LEGEND	
CITY: GRIMES	
COUNTY: POLK	
TRS: SECTION 30, T80N, R25W	
ALIQUOT PART: NE OF THE NW	
PROPRIETOR: WILLOW HILLS NORTH LLC	
REQUESTED BY: WILLOW HILLS NORTH LLC	
SURVEYOR: STEVE ZIMMERMAN	
COMPANY: MCCLURE	
PREPARED BY & RETURN TO: STEVE ZIMMERMAN	
335 SE ORALABOR ROAD	
ANKENY, IOWA 50021 / 515-512-1361	

OWNERS:
WILLOW HILLS NORTH LLC
1615 SW MAIN STREET, SUITE #207
ANKENY, IOWA 50023
PHONE #: (712) 540-3756
ATTN: ERIC BOHNENKAMP

ENGINEER:
MCCLURE
1360 NW 121ST STREET
CLIVE, IA 50325
(515) 964-1229
JBECKER@MCCLUREVISION.COM
ATTN: JAKE BECKER

ZONING:
R-1: 1, 14-15, 38-50
R-2*: 2-13, 16-37

*CERTAIN ADDITIONAL REQUIREMENTS APPLY TO PARTICULAR R-2 LOTS WHERE THEY ARE ACROSS FROM R-1 LOTS. SEE SETBACK SUMMARY BELOW FOR DETAILS.

SETBACK SUMMARY:
R-1: SEE LOT BREAKDOWN ABOVE
FRONT SETBACK = 35'
SIDE SETBACK = 7' SINGLE STORY, 10' TWO STORY
REAR SETBACK = 35'

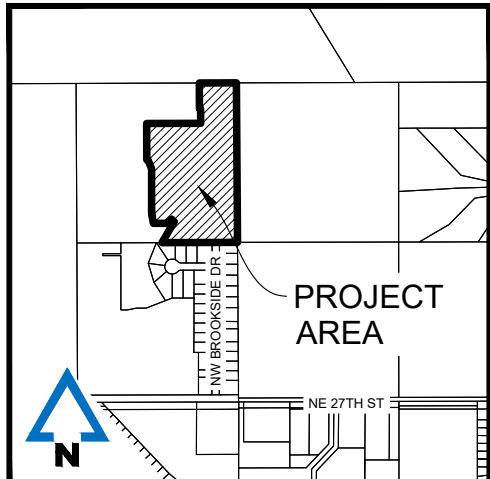
R-2 LOTS ACROSS FROM R-1: LOTS 2, 13, 16, 26-37
FRONT SETBACK = 30'
SIDE SETBACK = 7' SINGLE STORY, 10' TWO STORY
REAR SETBACK = 25'

R-2 LOTS ACROSS FROM R-2: LOTS 3-12, 17-25
FRONT SETBACK = 30'
SIDE SETBACK = 7' SINGLE STORY, 10' TWO STORY
REAR SETBACK = 25'

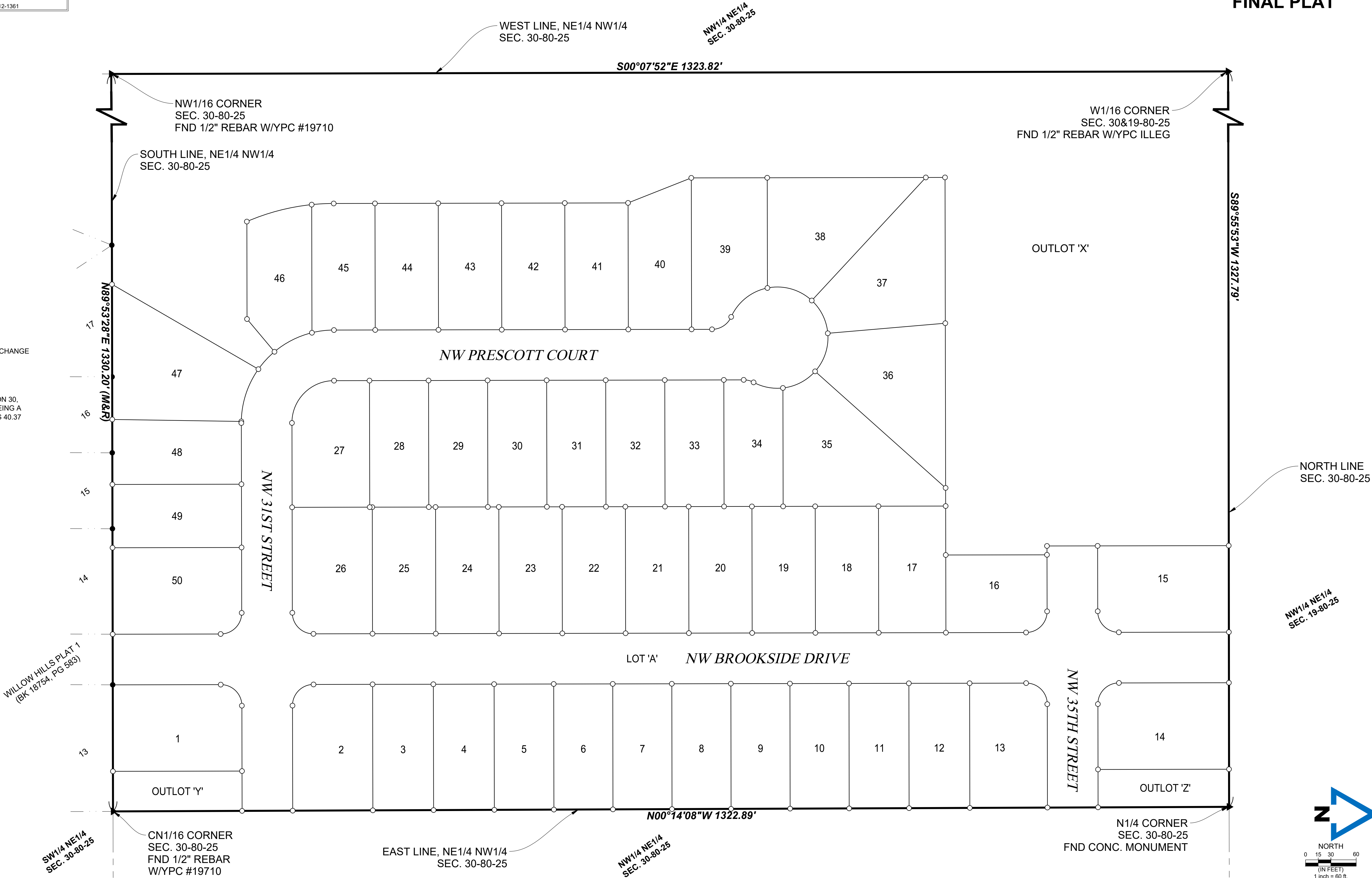
NOTES:
1) THE PROPERTY WAS REZONED FROM A-1 TO R-1 AND R-2 PER THE ZONING CHANGE AND DEVELOPMENT AGREEMENT RECORDED IN BOOK 19021, PAGE 797
2) STREET LOT 'A' TO BE DEDICATED TO THE CITY OF GRIMES FOR PUBLIC RIGHT-OF-WAY PURPOSES.

LEGAL DESCRIPTION:
ALL OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BEING A PART OF THE COUNTY OF POLK, STATE OF IOWA, DESCRIBED AREA CONTAINS 40.37 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

GENERAL LEGEND	
—	SURVEY BOUNDARY
- - - -	PROPOSED LOT
- - - -	EXIST PROPERTY LINE
- - - -	SECTION LINE
- - - -	SETBACK LINE
- - - -	PROPOSED EASEMENT
- - - -	EXIST EASEMENT
MONUMENTS FOUND:	
▲	SECTION CORNER (TYPE AS NOTED)
●	1/2" REBAR W/PC #19710 (UNLESS NOTED OTHERWISE)
MONUMENTS SET:	
○	1/2" REBAR W/PPC #26776
✕	CUT X OR MAG NAIL
FND FOUND	
ILLEG ILLEGIBLE CAP	
YPC YELLOW PLASTIC CAP	
PPC PINK PLASTIC CAP	
BK, PG BOOK AND PAGE	
(M), (R) MEASURED, RECORDED	
R.O.W. RIGHT-OF-WAY	
P.U.E. PUBLIC UTILITY EASEMENT	
P.O.B. POINT OF BEGINNING	
P.O.C. POINT OF COMMENCEMENT	



WILLOW HILLS NORTH PLAT 1 GRIMES, IOWA FINAL PLAT



PROFESSIONAL SEAL

STEVE ZIMMERMAN
SURVEYOR
IOWA

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

STEPHEN L. ZIMMERMAN II
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL: XXXX
DATE SURVEYED: XXXX

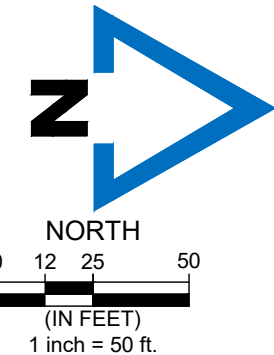
ENGINEER BECKER	DRAWN BY CARLETON	REVISIONS	GRIMES, IOWA
SURVEYOR ZIMMERMAN	CREW CHIEF		POLK COUNTY
SHEET NO. 01/03			210851 08/02/2023

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Ankeny, Iowa
515-512-1361
fax 515-964-2370

WILLOW HILLS
NORTH PLAT 1
GRIMES, IOWA
FINAL PLAT

OUTLOT 'X'
22.05 AC

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD B	CHD L
C1	39.27'	25.00'	90°00'00"	N44°53'28"E	35.36'
C2	39.27'	25.00'	90°00'00"	N45°06'32"W	35.36'
C3	39.27'	25.00'	90°00'00"	N44°53'28"E	35.36'
C4	39.27'	25.00'	90°00'00"	S45°06'32"E	35.36'
C5	39.27'	25.00'	90°00'00"	N44°53'28"E	35.36'
C6	39.27'	25.00'	90°00'00"	N45°06'32"W	35.36'
C7	39.27'	25.00'	90°00'00"	N44°53'28"E	35.36'
C8	78.54'	50.00'	90°00'00"	S45°06'32"E	70.71'
C9	12.25'	25.00'	28°04'22"	N13°55'38"E	12.13'
C10	35.88'	60.00'	34°15'50"	N10°49'54"E	35.35'
C11	43.91'	60.00'	41°55'51"	N27°15'57"W	42.94'
C12	48.88'	60.00'	46°40'26"	N71°34'05"W	47.54'
C13	44.26'	60.00'	42°16'00"	S63°57'41"W	43.26'
C14	56.68'	60.00'	54°07'47"	S15°45'48"W	54.60'
C15	57.06'	60.00'	54°29'30"	S38°32'51"E	54.94'
C16	28.66'	25.00'	65°41'18"	S32°57'04"E	27.12'
C17	26.37'	110.00'	13°44'06"	S06°58'35"E	26.31'
C18	50.22'	110.00'	26°09'35"	S26°55'26"E	49.79'
C19	28.19'	110.00'	14°41'04"	S47°20'45"E	28.11'
C20	66.11'	110.00'	34°25'58"	S71°54'16"E	65.12'
C21	1.90'	110.00'	0°59'18"	S89°36'53"E	1.90'
C22	39.27'	25.00'	90°00'00"	S45°06'32"E	35.36'
C23	26.16'	260.00'	5°45'55"	S02°59'30"E	26.15'
C24	79.74'	260.00'	17°34'22"	S14°39'38"E	79.43'
C25	125.66'	80.00'	90°00'00"	S45°06'32"E	113.14'



WILLOW HILLS NORTH
PLAT 1 FINAL PLAT

ENGINEER
BECKER
SURVEYOR
ZIMMERMAN
SHEET NO.
02/03

DRAWN BY
CARLETON
CREW CHIEF

REVISIONS

GRIMES, IOWA
POLK COUNTY
210851
08/02/2023



**WILLOW HILLS
NORTH PLAT 1
GRIMES, IOWA
FINAL PLAT**

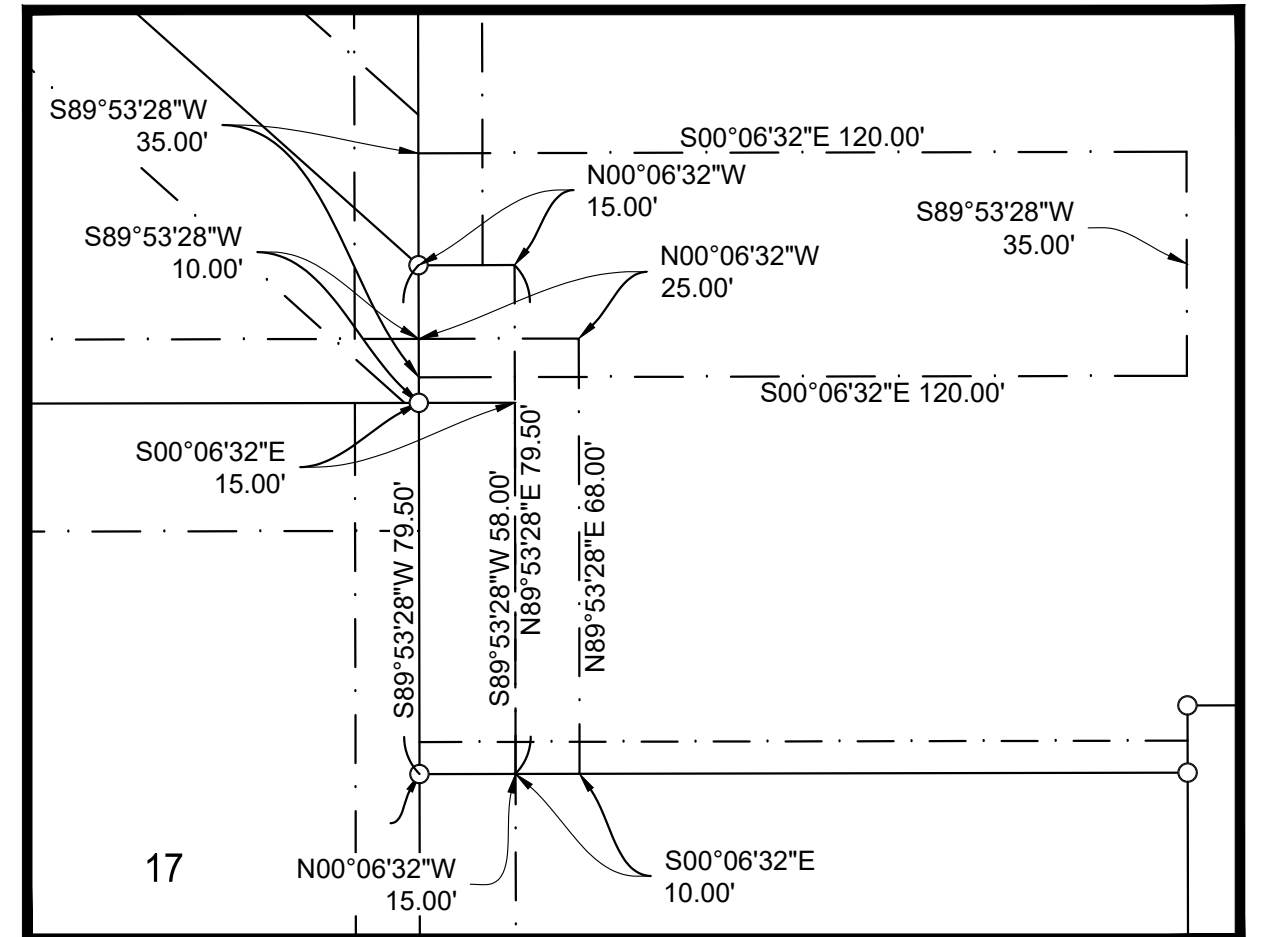
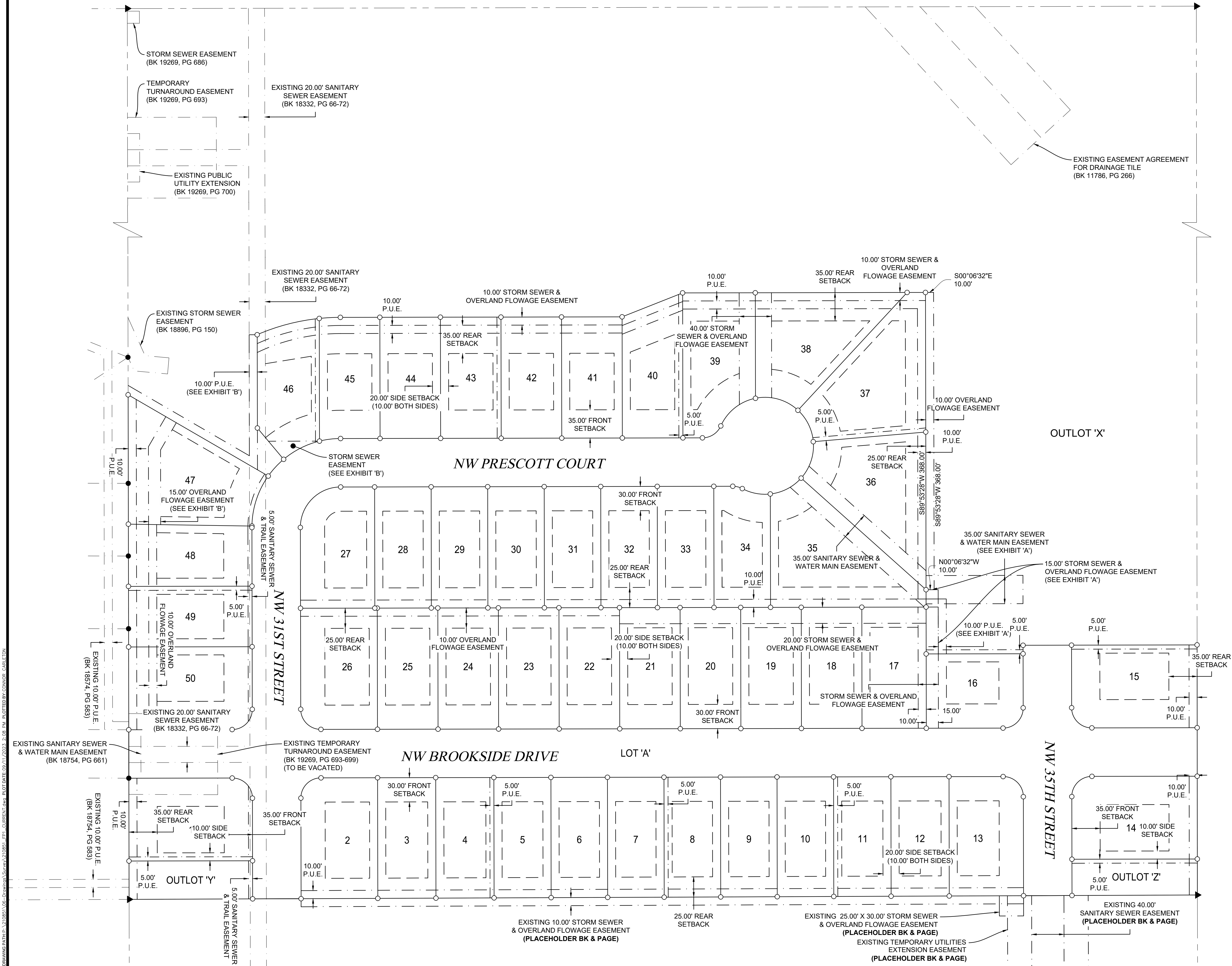


EXHIBIT 'A'
1" = 30'

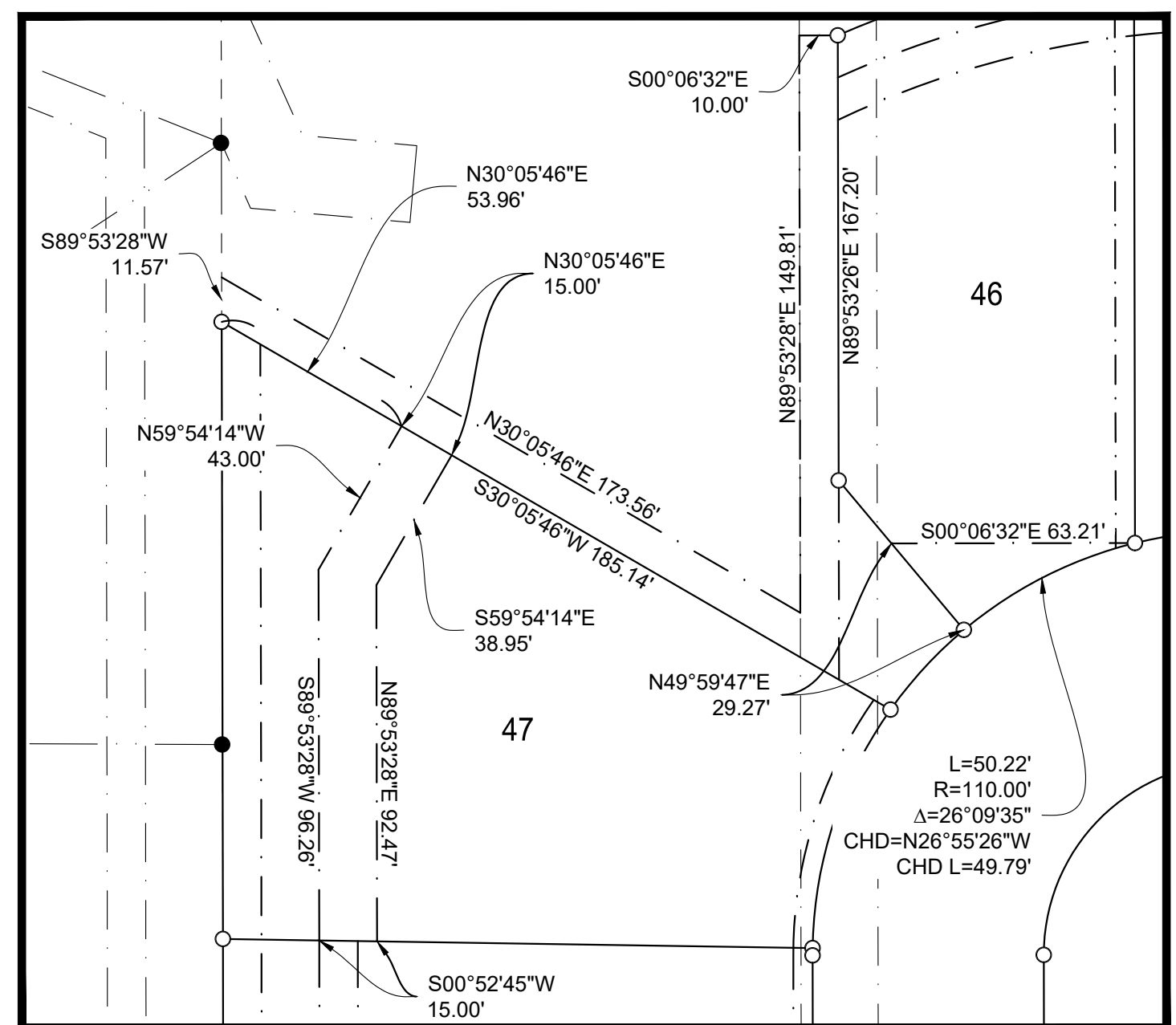
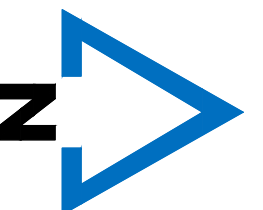


EXHIBIT 'B'
1" = 40'



NORTH

13 25 50

(IN FEET)

1 inch = 50 ft.



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335 SE Orallabor Road
Ankeny, Iowa
515-512-1361
fax 515-964-2370

WILLOW HILLS NORTH
PLAT 1 FINAL PLAT

ENGINEER	DRAWN BY	REVISIONS	GRIMES, IOWA
BECKER	CARLETON	.	POLK COUNTY
SURVEYOR	CREW CHIEF	.	
ZIMMERMAN	----	.	
		.	210851
		.	08/02/2023

SHEET NO.
03/03

DATE

October 3, 2023

PROJECT NAME

Hope Meadows Plat 1

Final Plat

APPLICANT

Hope K Farms LLC

REQUESTED ACTION

Subdivide the property into five development lots and three out lots

LOCATION

Southwest corner of Highway 44 and SW County Line Road

ZONING

R-4

Meadows PUD

PLANNER

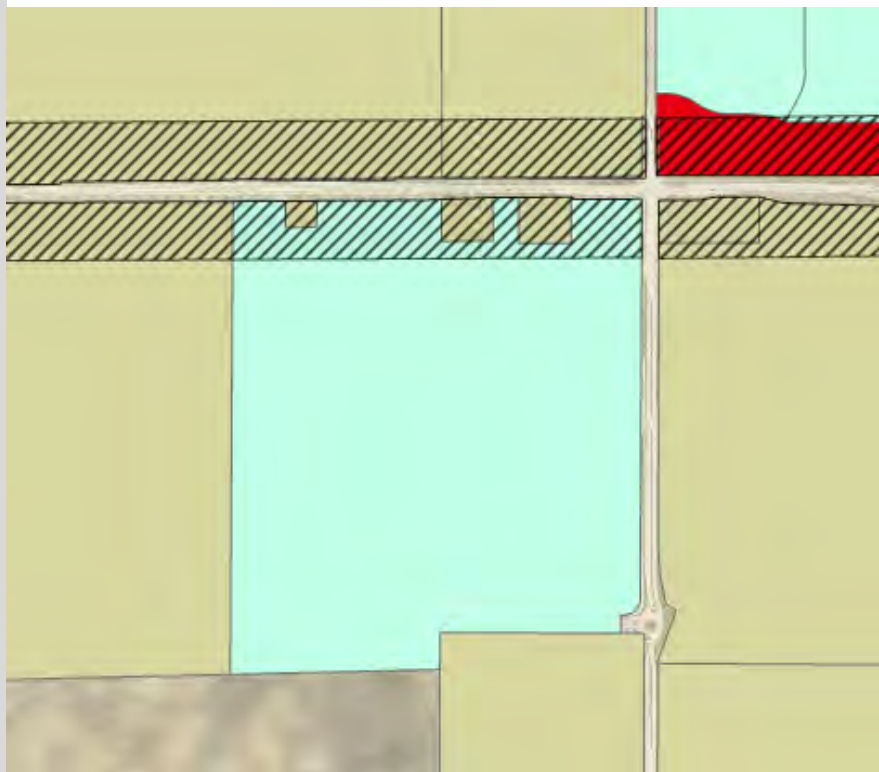
Evann Martin

emartin@grimesiowa.gov

515-986-4050



Location Map



Zoning Map

Relation to Comprehensive & Neighborhood Plans

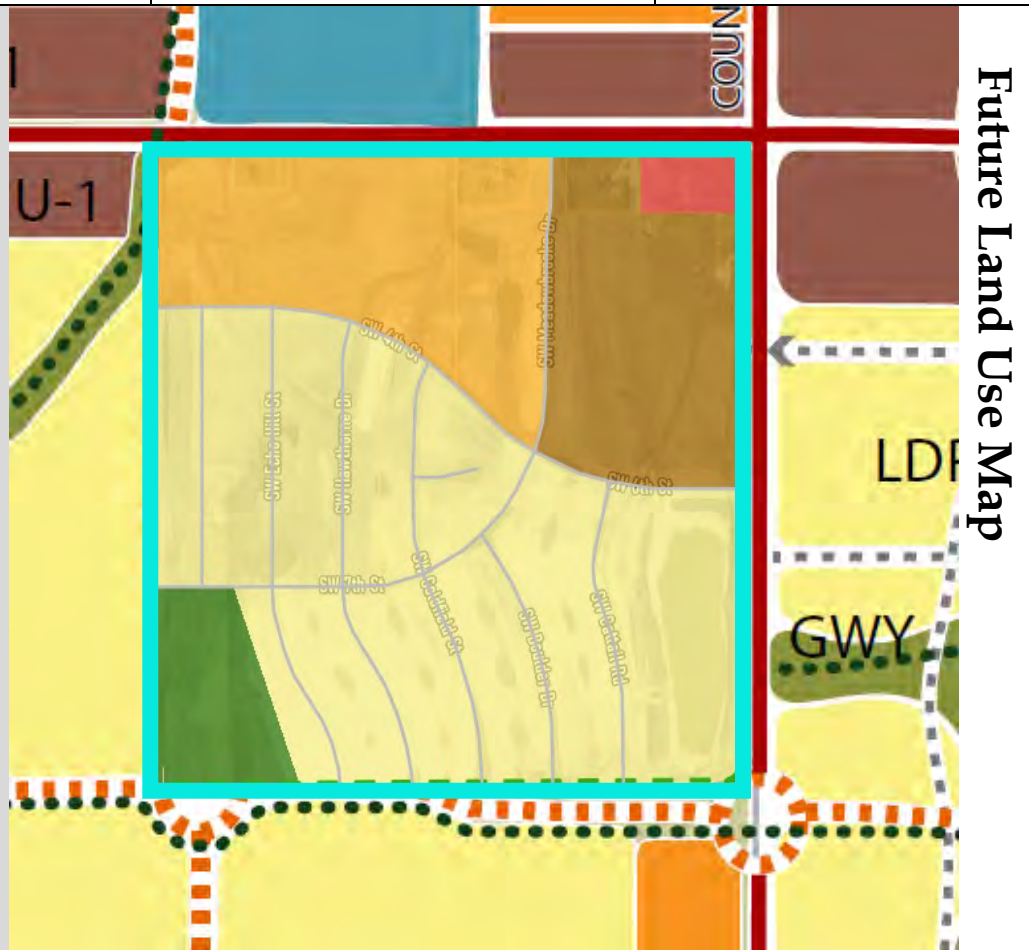
LAND USES & ZONING

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	LDR, MDR, HDR, Commercial	R-4
North	DC-G High School/Vacant	Civic, Mixed Use 1	A-1
South	DC-G Oak View/Vacant	LDR, MDR	A-1
East	Vacant	LDR, Mixed Use 1	A-1
West	Vacant	LDR, Mixed Use 1	A-1

PARKS

The Parks and Trails Master Plan identified a future park on the Meadows property and a trail along SW 11th Street, both of which will be provided within the Meadows development. The park location has changed slightly from the Master Plan to the west side of the property to allow for expansion to the west with future development.

The development agreement for the Meadows PUD identified the required parkland dedication. The area shown in green on the future land use plan is approximately 9.3 acres of parkland. The park will be part of a future phase of the development at which time the land will be platted and dedicated to the City.



Plat Layout & Utilities

ACCESS

Access will be provided via SW 6th Street which connects to SW County Line Road. Lot 1 and 2 will have a shared access point off of SW County Line Road. Future right-in/right-out access to Highway 44 via SW Meadowbrooke Blvd will occur as part of future improvements to Highway 44.

PLAT LAYOUT

The plat consists of five development lots and three outlots. Outlot Z will be a detention basin, while the other outlots will be subdivided with future phases of the development. Right-of-way for a portion of SW 11th Street will be reserved on the south side of the property and dedicated to the City.

DETAILS OF IMPORTANCE

Street Lot E will be dedicated to the City for future right-of-way for the extension of SW Meadowbrooke Blvd to Highway 44.

LANDSCAPING

Landscape buffers will be provided along SW County Line Road and SW 6th Street, and south of the existing estate properties along Highway 44. Street trees will be provided along SW Meadowbrooke Blvd and SW 6th Street.



SANITARY

Sanitary sewer will connect to the existing sewer across SW County Line Road and existing sewer just south of the site. Service stubs will be provided to each lot.

WATER

Water mains will connect from the existing main along SW County Line Road and service stubs will be provided to each lot.

STORM WATER

Outlot Z will consist of a large detention basin that will be dedicated to the City and utilized for recreation. Additional private detention basins will be provided on the north side of the plat.

Conclusion

STAFF RECOMMENDATION

Staff recommend approval of the plat subject to remaining staff comments and legal document review.

Conclusion

The plat consists of five development lots and three outlots and public street rights-of-way, including a portion of SW 11th Street.

Parkland will be platted and dedicated to the City with a future phase of development and located on the west side of the property to allow for future expansion to the west.

All legal documents will need to be reviewed prior to approval by Council.





Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

May 26, 2022

August 15, 2022

October 14, 2022

January 5, 2023

August 22, 2023

September 13, 2023

September 25, 2023

Civil Engineering Consultants

Attn: Paul Clausen

2400 86th Street, Unit 12

Des Moines, IA 50322

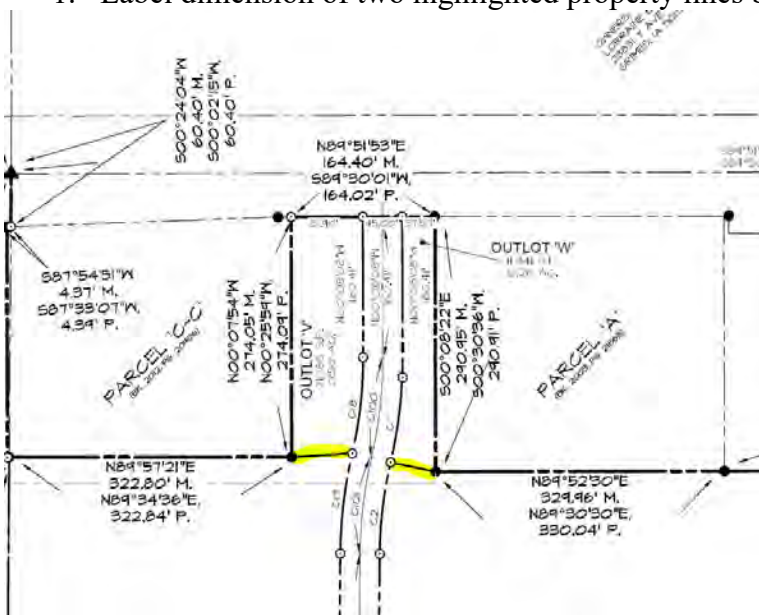
RE: Hope Meadows Plat 1 Final Plat

Dear Mr. Clausen:

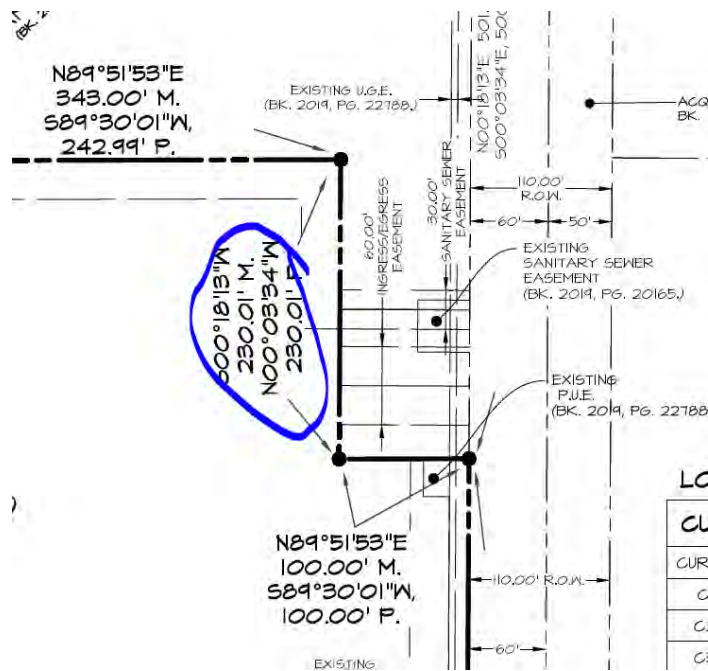
The Development Services Department is in receipt of a proposed Final Plat for Hope Meadows Plat 1. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Label dimension of two highlighted property lines below.~~



2. ~~Label all easements and their dimensions as shown on the preliminary plat.~~
3. ~~Add Lot 3 to the plat.~~
4. ~~Extend SE 4th St ROW to the west boundary of Lot 3.~~
5. ~~Label the addresses~~
 - a. ~~Lot 1 401 SW Meadowbrooke Blvd~~
 - b. ~~Lot 2 301 SW Meadowbrooke Blvd~~
 - c. ~~Lot 3 2401 SW 4th St~~
6. ~~Show ROW dedication along Highway 44. Please dedicate entire Highway 44 ROW with plat 1.~~
7. ~~Please adjust dimension label so sanitary easement is visible.~~



8. ~~Extend sanitary easement across Lot 3.~~
9. ~~Revise the 60' storm water facilities and landscape buffer easement on Lot 1. Please show two easements: one for the 30' landscape buffer and one for storm sewer easement where the storm structure crosses SW Meadowbrooke Blvd.~~
10. ~~Label width of existing U.G.E. along NW County Line Rd.~~

- ~~11. Label 30' landscape buffer on the south side of Lot 1. Shift the buffer outside of the city improvement easement and PUE.~~
- ~~12. Show SW Meadowbrooke Dr ROW north of SW 4th/SW 6th St.~~
- ~~13. Adjust storm facility easements based on CD comments. Please remove the storm facility easement from City ROW "E".~~
- ~~14. Provide PUE for Lot 2 and 3.~~
- ~~15. Label City improvement easements on both sides of SW 4th/SW 6th St and SW Meadowsbrooke Dr. Label easement for SW 4th St/SW 6th St~~
- ~~16. What is the easement shown on the south side of SW 4th/SW 6th St? Please label width and purpose. Shift PUE easement outside of the City improvement easement.~~
- ~~17. Please revise Note #7 to include additional verbiage "Please reference the Geotechnical report for more information."~~
- ~~18. Remove 10' trail easement along SW 4th St/SW 6th St.~~
- ~~19. Revise ROW width of SW 4th/SW 6th St to show reduced ROW width.~~
- ~~20. On sheet 5, remove watermain easement callout on Lot 1.~~
- ~~21. 30' buffers need to be moved outside of the city improvement and PUE easements.~~
- ~~22. Please keep storm facility easement outside of city improvement easement along SW Meadowbrooke Blvd.~~
- ~~23. Label storm sewer easement on Lot 1 for the storm structure running into the basin. Label 30' by 45' easement as storm sewer easement. Add a storm sewer easement for the storm on the west side of Meadowbrooke as well. After discussion with Public Works, the storm sewer on the east side of Meadowbrooke should be private. Please revise the easement name to private storm sewer easement.~~
- ~~24. On Sheet 1, please update the zoning and setbacks per the Meadows PUD. Please add a reference to the Meadows Zoning Change and Development Agreement BK 2022 PG 16956.~~
 - ~~a. Zoning Remove reference to C-1, R-2, R-3 Med and High.~~

~~b. Setbacks—Revise zoning categories to Single Family Residential, Townhome Residential, Multi-Family residential, Commercial to match PUD~~

~~c. Update setbacks and building heights per PUD.~~

~~25. Label Street Lot B as SW Meadowbrooke Blvd~~

~~26. Revise the 15' city easement along Meadowbrooke to city improvement easement.~~

~~27. Label storm sewer easement on Lot 1 along SW 6th St as shown on the construction drawings.~~

~~28. Please add the property at the SW corner of County Line and Hwy 44 to the plat.~~

~~29. Add addresses.~~

~~a. Lot 1—110 SW County Line Rd~~

~~b. Lot 3—2001 SW 6th St~~

~~30. Provide a 40' wide ingress/egress easement straddling the west side of Lot 3 to provide future shared access for Lot 2 & 3. Is the west property line centered on SW Cattail Road? Would you please provide a separate exhibit showing how the access lines up?~~

~~31. On Lot 3, update the rear (north) BSL to 20'.~~

~~32. Please label the storm water facilities easements as private.~~

~~33. Remove the storm water facilities easement label from Outlot Z. Since this will be a city-owned property, an easement will not be necessary. Please remove the easement label.~~

~~34. How will Lot 5 get public utilities? Does a PUE easement need to be added to the lot?
Does the PUE extend on the south side of Lot 2 and 3? Please label for clarity.~~

~~35. Please remove the landscape buffer from Lot 3 and shift it to the Lot 2 on the north and west sides of Lot 3. Remove the buffer from the east side of Lot 3.~~

Legal Comments: All final signed legal documents must be submitted no later than two weeks prior to the desired City Council meeting otherwise the plat will be placed on the next Council agenda.

1. Title opinion

2. Consent(s) to Plat
 - a. Owner consent
 - b. Mortgagee consent (if applicable)
3. Treasurer's Certificate
4. County Subdivision Name Approval
- ~~5. Legal description in Word format~~
- ~~6. Easement documents and legal descriptions Provide legal descriptions for all easements.~~
 - a. Provide easement document for the following: **Attached are redlines for the easements**
 - i. landscape buffer easement
 - ii. storm sewer easement
 - iii. public water main easement
 - iv. city improvement easement
 - v. ingress/egress easement
 - vi. private storm water facilities easement **Please provide**
 - b. PUE and sanitary sewer easement documents were received. The proposed changes will be reviewed by our legal team. Any comments will be forthcoming. Please use the standard easement template language for all easements. For the PUE, reference to water and sanitary sewer can be removed. See attached example. **#4 Maintenance needs to be revised to match the City template and update legal description.**
 - ~~c. Surface water flowage easement and storm sewer and overland flowage easement documents were provided but are not shown on the plat. Please confirm if these easements are needed. After review of the construction plans, these easements are not required for this plat.~~
 - d. **The private detention basins will require a storm water facility maintenance covenant. Attached is an example.**
 - ~~e. Update the sanitary easement description to include the added sanitary easement on Lot 3.~~
7. Declaration and Covenants, Restrictions and Easements **The declaration needs to include a provision regarding maintenance of the public storm water basin until such**

a time 70% of the lots are occupied by owners. At that time, the City will begin maintaining the basin.

8. Executed Mid-American Energy electric and Black Hills gas distribution agreement
9. Agreement to Complete with performance bond
10. 4-year maintenance bond for public improvements
11. Letter from the surveyor confirming that monuments are in place. Confirmation is required prior to issuing a Certificate of Occupancy.
12. Warranty Deed for Lots A-E and Outlot Z.

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

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: June 2, 2022
(1 PDF of Final Plat and Legals)

PLANNING & ZONING: TBD at 5:30

COUNCIL MEETING: TBD 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

FINAL PLAT
HOPE MEADOWS PLAT I
NE 1/4 - SEC 01-79-26 DALLAS COUNTY, GRIMES, IA 50111

INDEX LEGEND					
COUNTY: DALLAS					
	SECTION	TOWNSHIP	RANGE	1/4 1/4	1/4
ALIQUOT PART:	I	79	26	NE1/4	NE1/4
	I	79	26	NW1/4	NE1/4
	I	79	26	SE1/4	NE1/4
	I	79	26	SW1/4	NE1/4
CITY: GRIMES					
PARCELS: 21-16, 21-17, 21-18, & 21-19					
GEOPARCELS: 12012000002, 12012000003, 12012000008, 12012000009, 12012000011					
PROPRIETOR (S): HOPE K FARMS LLC					
REQUESTED BY: HOPE K FARMS LLC					
PROFESSIONAL LAND SURVEYOR: JEFFREY A. GADDIS, PLS 18381					
COMPANY: CIVIL ENGINEERING CONSULTANTS, INC ATTN: JEFFREY A. GADDIS, PLS 18381 RETURN TO: 2400 86TH STREET, URBANDALE, IA 50322 PHONE: 515-276-4884					

FEMA F.I.R.M. CLASSIFICATION

THIS PARCEL LIES WITHIN FLOOD ZONE 'X' AS IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP NO. 19153C0165F & 19153C0155F WITH EFFECTIVE DATE OF FEBRUARY 1, 2019

COMMUNITY PANEL	NUMBER	PANEL	SUFFIX
· CITY OF GRIMES	190228	0155	F
· POLK COUNTY	190901	0155	F
· CITY OF GRIMES	190228	0165	F
· POLK COUNTY	190901	0165	F

*** FEMA MAPS ARE SUBJECT TO CHANGE ***
PLEASE SEE FEMA FLOOD MAP SERVICE CENTER FOR CURRENT MAPS
WEB: WWW.FEMA.GOV
MAIL: FEMA REGION VII, 9221 WARD PARKWAY, KANSAS CITY, MO 64114
PHONE: 1-877-336-2627
EMAIL: FEMAMAPSPECIALIST@RISKMAPGDS.COM

PURPOSE OF SURVEY:

· THIS IS A SUBDIVISION PLAT FOR THE PURPOSE OF DIVIDING THE NE 1/4 OF SECTION 1 INTO BUILDABLE LOTS.

LOT NOTES

- LOTS 'A', 'B', 'C', AND 'D' WILL BE DEDICATED TO THE CITY OF GRIMES FOR PUBLIC STREET RIGHT-OF-WAY.
- LOT 'E' WILL BE DONATED TO THE CITY OF GRIMES.
- OUTLOT 'X' & OUTLOT 'Y' ARE BEING RESERVED FOR FUTURE DEVELOPMENT.
- OUTLOT 'Z' IS RESERVED AS A PUBLIC STORM WATER FACILITY EASEMENT.
- THE GEOTECHNICAL REPORT RECOMMENDS TEST BORINGS AND/OR PROBING FOR EACH INDIVIDUAL LOT AT THE TIME OF CONSTRUCTION BY A GEOTECHNICAL ENGINEER. PLEASE REFERENCE THE GEOTECHNICAL REPORT FOR MORE INFORMATION.

PROFESSIONAL LAND SURVEYOR NOTES:

- THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
- THE EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PROVIDED IN PREPARATION OF THIS SURVEY.
- MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE.
- ALL EASEMENTS SHOWN ARE PROPOSED EASEMENTS UNLESS LABEL AS **EXISTING**.
- IF THIS FINAL PLAT INDICATES SETTING AN IRON ROD AND THE EXISTING CONDITIONS WILL NOT ALLOW THIS TYPE OF MONUMENT, A CUT 'X' WILL BE SET IN PORTLAND CEMENT CONCRETE (P.C.C.) OR A 'MAG NAIL' WILL BE SET IN ASPHALTIC CEMENT CONCRETE (A.C.C. OR H.M.A.).

SETBACKS

COMMERCIAL
FRONT SETBACK = 25'
REAR SETBACK = 25'
SIDE SETBACK = 10'
PARKING SETBACK = 10'
BUILDING SEPARATION = 20'
BUILDING HEIGHT = MAXIMUM 45' (3 STORIES)

SINGLE FAMILY RESIDENTIAL
FRONT SETBACK = 30'
REAR SETBACK = 25'
SIDE SETBACK = 5'
BUILDING HEIGHT = MAXIMUM 35' (2 STORIES)

TOWNHOME RESIDENTIAL
FRONT SETBACK = 30'
REAR SETBACK = 20'
SIDE SETBACK = 10'
BUILDING SEPARATION = 20'
BUILDING HEIGHT = MAXIMUM 35' (2 STORIES)

MULTIFAMILY RESIDENTIAL
FRONT SETBACK = 30'
REAR SETBACK = 20'
SIDE SETBACK = 10'
BUILDING SEPARATION = 20'
BUILDING HEIGHT = MAXIMUM 30' (4 STORIES)

BOUNDARY CLOSURE REPORT

POINT OF BEGINNING :
North: 615313.1046' East: 1551900.9225'

Segment #1 : Line
Course: N89°51'45"E Length: 330.79'
North: 615313.4034' East: 1552231.7115'

Segment #2 : Line
Course: S00°08'15"E Length: 231.00'
North: 615082.9041' East: 1552232.2654'

Segment #3 : Line
Course: N89°51'45"E Length: 198.00'
North: 615083.3793' East: 1552430.2653'

Segment #4 : Line
Course: N00°08'15"W Length: 231.00'
North: 615314.3786' East: 1552424.7110'

Segment #5 : Line
Course: N89°51'45"E Length: 791.04'
North: 615316.2710' East: 1553220.7487'

Segment #6 : Line
Course: N89°51'53"E Length: 1319.79'
North: 615319.3430' East: 1554540.5350'

Segment #7 : Line
Course: S00°18'13"W Length: 70.00'
North: 615244.3440' East: 1554540.1641'

Segment #8 : Line
Course: S89°51'53"W Length: 60.00'
North: 615249.2524' East: 1554480.1643'

Segment #9 : Line
Course: S00°18'13"W Length: 2528.44'
North: 612720.8479' East: 1554466.7661'

Segment #10 : Line
Course: S33°49'06"W Length: 82.23'
North: 612652.5306' East: 1554421.0000'

Segment #11 : Line
Course: S77°32'46"W Length: 78.49'
North: 612635.6040' East: 1554344.3569'

Segment #12 : Line
Course: S00°24'40"W Length: 109.81'
North: 612525.7968' East: 1554343.5690'

Segment #13 : Line
Course: N89°41'44"W Length: 1142.32'
North: 612531.8389' East: 1553201.2650'

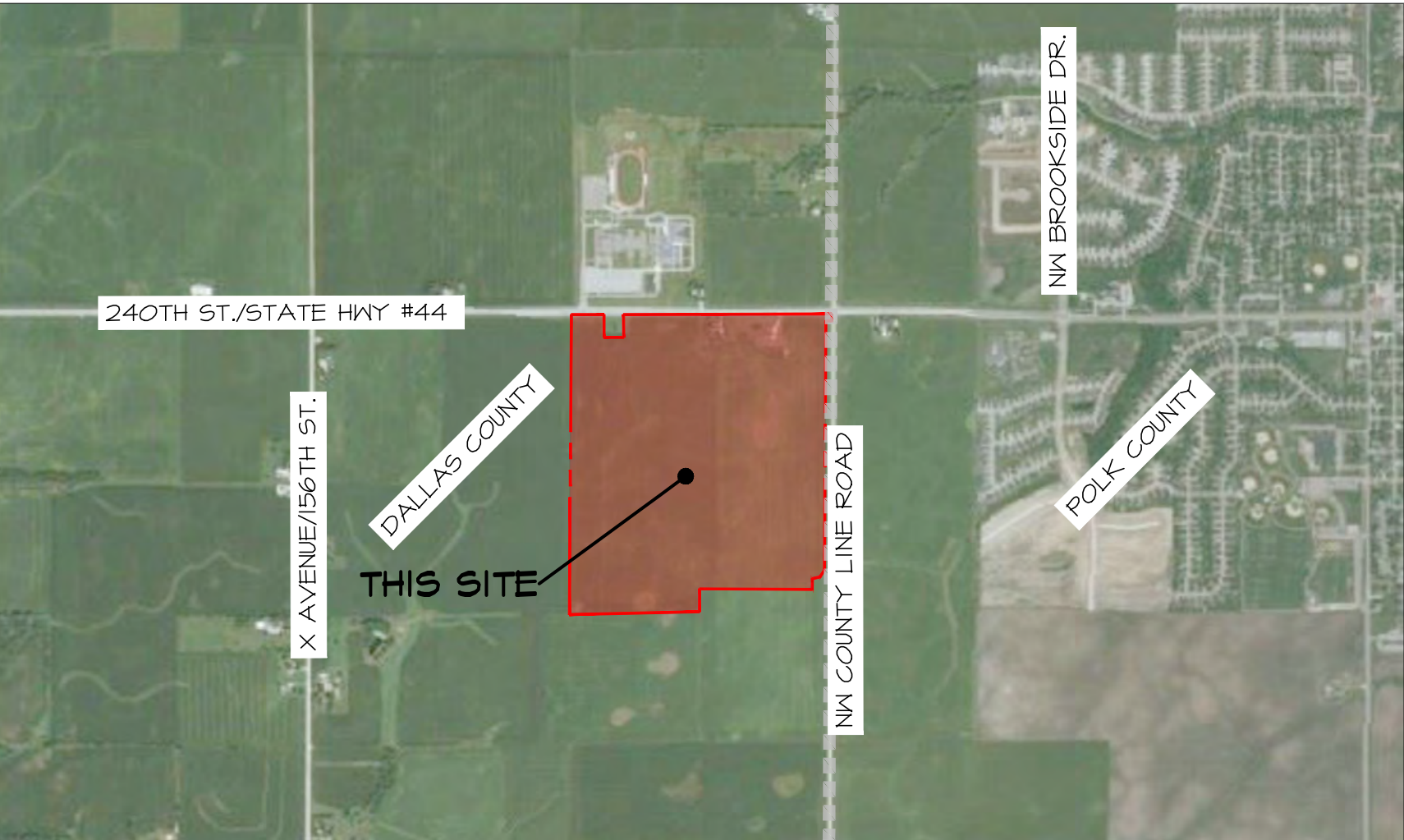
Segment #14 : Line
Course: S00°24'04"W Length: 231.94'
North: 612299.9046' East: 1553199.6413'

Segment #15 : Line
Course: S88°46'52"W Length: 1320.16'
North: 612271.8221' East: 1551879.7800'

Segment #16 : Line
Course: N00°23'54"E Length: 3041.35'
North: 615313.0966' East: 1551900.9240'

Perimeter: 11766.36' Area: 7,459,718 Sq. Ft.
Error Closure: 0.0111 Course: S07°33'26"E
Error North: -0.01102 East: 0.00146

Precision 1: 1060032.43



VICINITY SKETCH

Sheet List Table

Sheet Number	Sheet Title
1	FINAL PLAT COVER SHEET
2	GEOMETRIC PLAN OVERALL
3	DIMENSION PLAN NORTH
4	DIMENSION PLAN SOUTH
5	DIMENSION PLAN NORTH DETAIL SHEET
6	EASEMENT DETAIL NORTH

SUBMITTAL TABLE

SUBMITTAL DATE	SUBMITTAL NOTES
JANUARY 03, 2023	INITIAL SUBMITTAL
AUGUST 05, 2023	
AUGUST XX, 2023	

LEGEND

▲	FOUND SECTION CORNERS
△	SET SECTION CORNERS (¾" I.R. W/ BLUE CAP #18381 UNLESS OTHERWISE NOTED)
●	FOUND CORNERS (¾" I.R. W/ YELLOW CAP #15980 UNLESS OTHERWISE NOTED)
○	SET PROPERTY CORNER (¾" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
----	PLAT BOUNDARY
----	EXISTING PROPERTY LINES
----	PROPOSED LOTS
----	EASEMENT LINES
----	BUILDING SETBACK LINES (B.S.L.)
----	CENTERLINE STREET
D.	DEEDED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
M.	MEASURED BEARING & DISTANCE
I.R.	IRON ROD
I.P.	IRON PIPE
BK. XXX, Pg. XXX	COUNTY RECORDER'S INDEXING BOOK
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
U.G.E.	UNDERGROUND ELECTRIC EASEMENT

PROPERTY OWNERS:

HOPE K FARMS LLC
ATTN: ARASH RAZIZADEH
4500 WESTOWN PARKWAY, SUITE # 277
WEST DES MOINES, IA 50266
PHONE: 515.381.3425
EMAIL: ARASH.RAZIZADEH@EPCMF6.COM

DEVELOPER:

HOPE K FARMS LLC
ATTN: ARASH RAZIZADEH
4500 WESTOWN PARKWAY, SUITE # 277
WEST DES MOINES, IA 50266
PHONE: 515.381.3425
EMAIL: ARASH.RAZIZADEH@EPCMF6.COM

PARCEL ID:

GEOPARCELS
12012000002, 12012000003, 12012000008,
12012000009, 12012000011

PROFESSIONAL LAND SURVEYOR:

CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS #18381
2400 86TH STREET, SUITE #12
URBANDALE, IA 50322
PHONE: 515-276-4884 EXT 221
EMAIL: GADDIS@CECLAC.COM

PROJECT MANAGER:

CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS #18381
2400 86TH STREET, SUITE #12
URBANDALE, IA 50322
PHONE: 515-276-4884 EXT 221
EMAIL: GADDIS@CECLAC.COM

LEGAL DESCRIPTION:

PARCELS 21-16 & 21-17 OF THE NE1/4 OF SECTION 01, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF GRIMES, DALLAS COUNTY, IOWA AND RECORDED IN BOOK 2021, PAGE 31707 AT THE DALLAS COUNTY RECORDER'S OFFICE

AND

PARCEL 21-18 AND 21-19 OF THE NE1/4 OF SECTION 01, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF GRIMES, DALLAS COUNTY, IOWA AND RECORDED IN BOOK 2021, PAGE 24546 AT THE DALLAS COUNTY RECORDER'S OFFICE

THE PROPERTIES DESCRIBED ABOVE CONTAIN 171.25 ACRES INCLUDING 3.37 ACRES OF PUBLIC R.O.W. EASEMENT.

ZONING / LAND USE

COMMERCIAL
SINGLE FAMILY RESIDENTIAL
TOWNHOME RESIDENTIAL
MULTI-FAMILY RESIDENTIAL
MEADOWS P.U.D. ORDINANCE 751 AND
TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT OVERLAY.
NOTE: SEE ZONING AND DEVELOPMENT AGREEMENT RECORDED IN
BOOK 2022, PAGE 16956 AT THE DALLAS COUNTY RECORDER'S OFFICE.

LAND AREA	GROSS (ACRES)	ROW EASEMENT (ACRES)	NET (ACRES)
1/4 1/4			
NE1/4 NE1/4	48.75	1.78	46.97
NW1/4 NE1/4	50.50	1.54	48.91
SE1/4 NE 1/4	31.79		31.79
SW1/4 NE 1/4	40.21		40.21
TOTAL	171.25	3.37	167.88

BASIS OF BEARINGS:

THE NORTH LINE OF THE NE1/4 OF SECTION 01-79-26 WAS MEASURED AS HAVING A BEARING OF S00°07'52"W. THIS BEARING WAS DETERMINED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE NAD1983(2011) SOUTH ZONE GRID NORTH.

CERTIFICATION

	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. Jeffrey A. Gaddis, Iowa License No. 18381 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024 SHEETS 1 - 6
--	---

RETURN TO:
CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
PHONE: 515-276-4884
EMAIL: GADDIS@CECLAC.COM



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



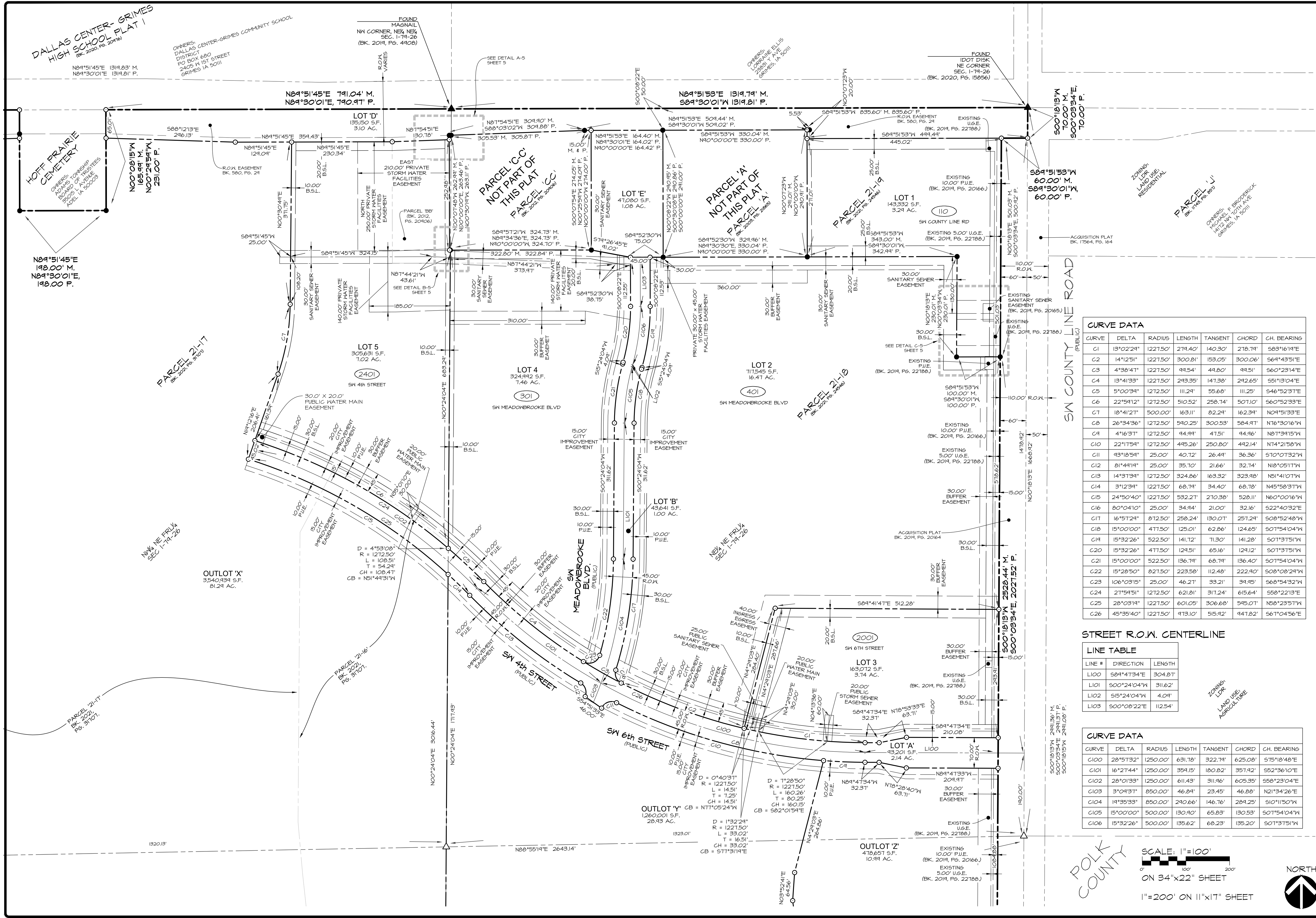
DATE:	PRINTED ON: Sep. 20, 2023 AUGUST XX, 2023 AUGUST 05, 2023 JANUARY 03, 2023
DATE OF SURVEY:	
DESIGNED BY:	JAG
DRAWN BY:	LJH

HOPE MEADOWS PLAT I
NE 1/4 - SEC 01-79-26 DALLAS COUNTY, GRIMES, IA 50111

FINAL PLAT COVER SHEET

SHEET
OF 6

q:\A-FILES\A-2100\A-2110 - csl drawings\Part\PA2116 (4) TP.dwg, 9/20/2023 7:28:19 AM, sheet 1 of 1



CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	13°02'24"	1221.50'	219.40'	140.30'	218.71'	S83°16'14"E
C2	14°12'51"	1221.50'	300.81'	153.05'	300.06'	S64°43'51"E
C3	4°38'41"	1221.50'	49.54'	44.80'	49.51'	S60°23'14"E
C4	13°41'33"	1221.50'	243.35'	147.38'	242.65'	S51°13'04"E
C5	5°00'34"	1212.50'	111.29'	55.68'	111.25'	S46°52'31"E
C6	22°54'12"	1212.50'	510.52'	258.74'	507.10'	S60°52'33"E
C7	18°41'21"	500.00'	163.11'	82.29'	162.39'	N04°51'33"E
C8	26°34'36"	1212.50'	540.25'	300.53'	584.91'	N16°30'16"W
C9	4°16'31"	1212.50'	44.94'	41.51'	44.96'	N87°39'15"W
C10	22°11'54"	1212.50'	445.26'	250.80'	442.14'	N74°21'58"W
C11	43°18'54"	25.00'	40.72'	26.44'	36.36'	S70°07'32"W
C12	81°44'19"	25.00'	35.70'	21.66'	32.74'	N18°05'11"W
C13	14°31'34"	1212.50'	324.86'	163.32'	323.98'	N51°41'07"W
C14	3°12'34"	1221.50'	68.79'	34.40'	68.78'	N45°58'31"W
C15	24°50'40"	1221.50'	532.27'	270.38'	528.11'	N60°00'16"W
C16	80°04'10"	25.00'	34.94'	21.00'	32.16'	S22°40'32"E
C17	16°51'24"	812.50'	258.24'	130.07'	251.24'	S08°52'48"W
C18	15°00'00"	477.50'	125.01'	62.86'	124.65'	S07°54'04"W
C19	15°32'26"	522.50'	141.72'	71.30'	141.28'	S07°31'51"W
C20	15°32'26"	477.50'	129.51'	65.16'	129.12'	S07°31'51"W
C21	15°00'00"	522.50'	136.79'	68.79'	136.40'	S07°54'04"W
C22	15°28'50"	821.50'	223.58'	112.48'	222.90'	S08°08'29"W
C23	106°03'15"	25.00'	46.27'	33.21'	39.95'	S68°54'32"W
C24	21°54'51"	1212.50'	621.81'	317.24'	615.64'	S58°22'13"E
C25	28°03'14"	1221.50'	601.05'	306.68'	595.07'	N58°23'51"W
C26	45°35'40"	1221.50'	473.10'	515.92'	447.82'	S67°04'56"E

STREET R.O.W. CENTERLINE

LINE TABLE		
LINE #	DIRECTION	LENGTH
L100	S84°41'34"E	304.87'
L101	S00°24'04"W	311.62'
L102	S15°24'04"W	4.09'
L103	S00°08'22"E	112.54'

CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C100	28°51'32"	1250.00'	631.78'	322.71'	625.08'	S75°18'48"E
C101	16°21'44"	1250.00'	354.15'	180.82'	351.12'	S52°36'10"E
C102	28°01'33"	1250.00'	611.43'	311.96'	605.35'	S58°23'04"E
C103	3°04'31"	850.00'	46.89'	23.45'	46.88'	N21°34'26"E
C104	19°35'33"	850.00'	290.66'	146.76'	289.25'	S10°11'50"W
C105	15°00'00"	500.00'	130.90'	65.83'	130.53'	S07°54'04"W
C106	15°32'26"	500.00'	135.62'	68.23'	135.20'	S07°31'51"W



PRELIMINARY

HOPE MEADOWS PLAT 1

NE 1/4 - SEC 01-14-26 DALLAS COUNTY, GRIMES, IA 50111

DIMENSION PLAN NORTH

Civil Engineering Consultants, Inc.



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

DATE: PRINTED ON: Sep. 20, 2023

AUGUST XX, 2023

AUGUST 05, 2023

JANUARY 03, 2023

DATE OF SURVEY: JAG

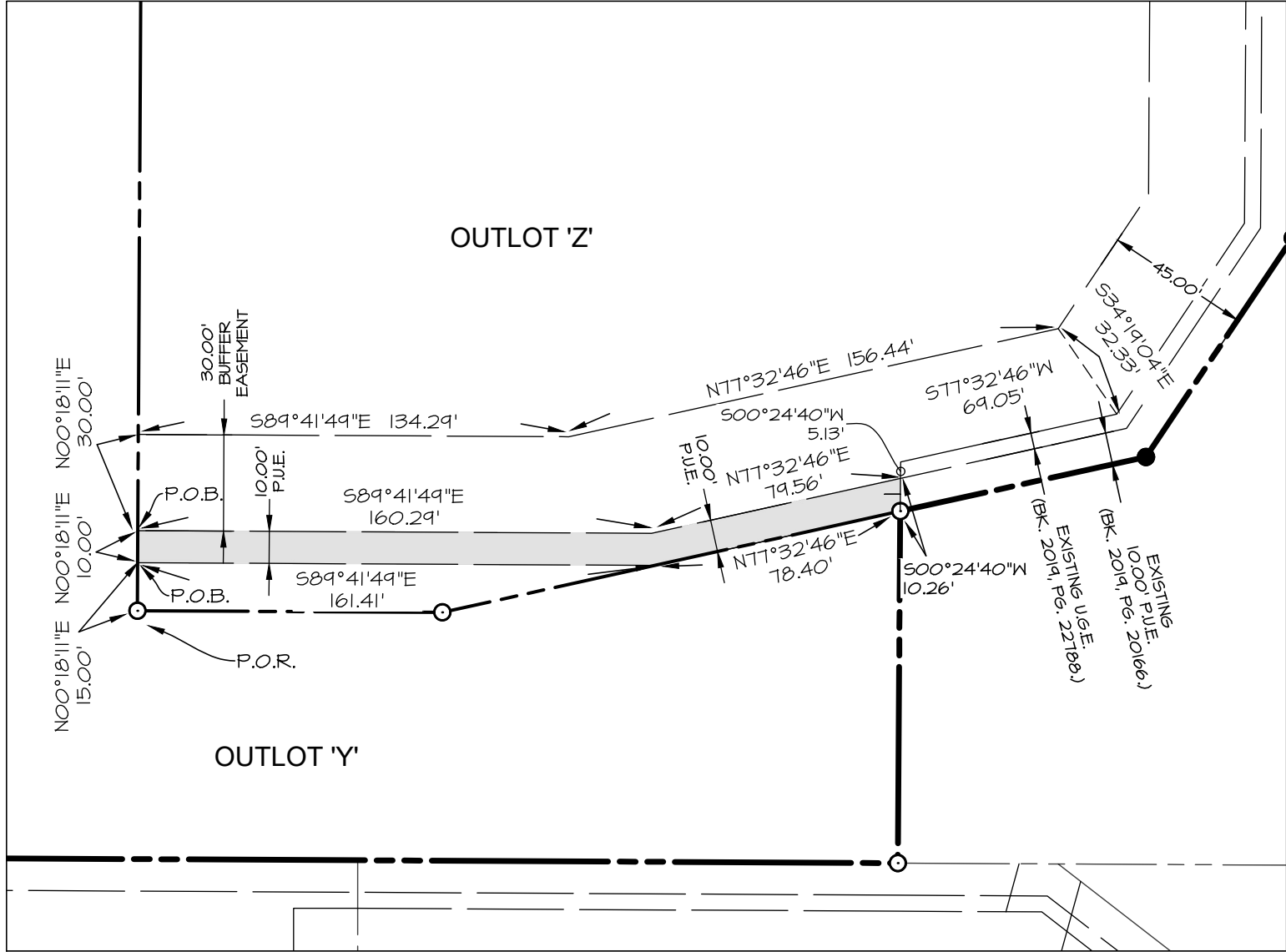
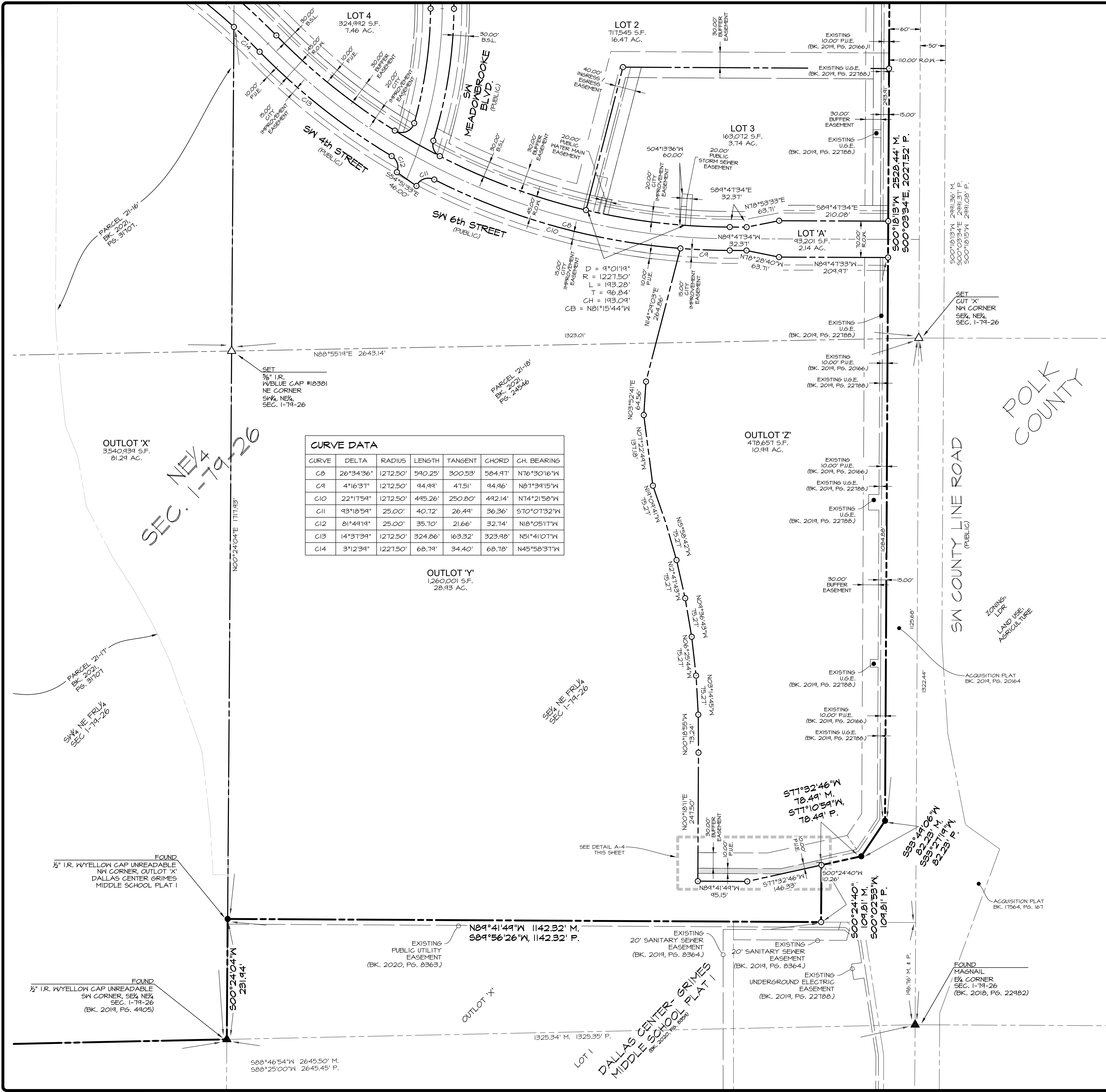
DESIGNED BY: LJH

DRAWN BY:

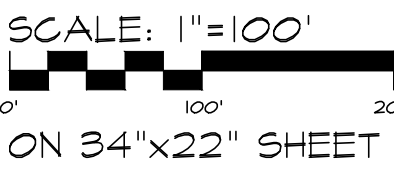
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SCALE: 1"=50' (22"x34")
SCALE: 1"=100' (11"x17")



1"=200' ON 11"x17" SHEET



PRELIMINARY

HOPE MEADOWS PLAT I

NE 1/4 - SEC 01-14-26 DALLAS COUNTY, GRIMES, IA 50111

DIMENSION PLAN SOUTH

DATE:	PRINTED ON: Sep. 20, 2023
	AUGUST XX, 2023
DATE OF SURVEY:	AUGUST 05, 2023
DESIGNED BY:	JANUARY 03, 2023
DRAWN BY:	JAG
	LH

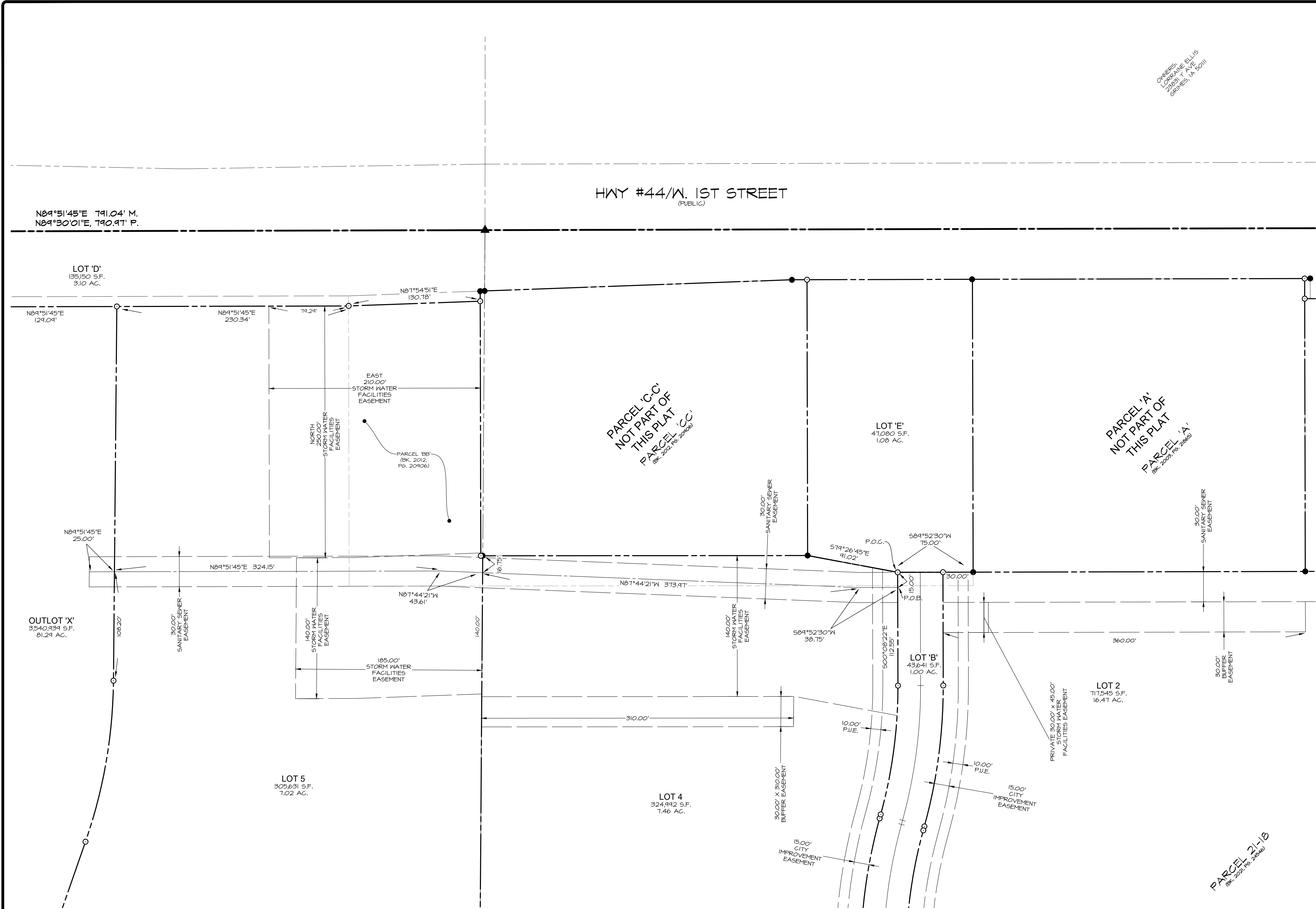
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OF 6

A2116

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



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OWNERS:
LOREN ALLEN ELLIS
GRIMES, IA 50111

HWY #44/W. 1ST STREET
(PUBLIC)

N89°51'45"E 791.04' M.
N89°30'01"E, 790.97' P.

LOT 'D'
135,150 S.F.
3.10 AC.

N89°51'45"E
129.09'

N89°51'45"E
230.34'

N81°54'51"E
130.78'

EAST
210.00'
STORM WATER
FACILITIES
EASEMENT

NORTH
STORM WATER
FACILITIES
EASEMENT

PARCEL 'BB'
(BK. 2012,
Pg. 20106)

N89°51'45"E
25.00'

N89°51'45"E 324.15'

N81°44'21"N
43.61'

PARCEL 'C'
NOT PART OF
THIS PLAT
PARCEL 'CC'
(BK. 2023 Pgs. 20096)

LOT 'E'
47,080 S.F.
1.08 AC.

S79°26'45"E
91.02'

S89°52'30"W
75.00'

N81°44'21"N 373.97'

S89°52'30"W
38.75'

S00°08'22"E
112.35'

LOT 'B'
43,641 S.F.
1.00 AC.

10.00' P.U.E.

10.00' P.U.E.

15.00' CITY
IMPROVEMENT
EASEMENT

PRIVATE 30.00' X 45.00'
STORM WATER
FACILITIES EASEMENT

LOT 2
717,545 S.F.
16.41 AC.

PARCEL '21-13'
(BK. 2023 Pgs. 20096)

SANITARY SEWER
EASEMENT

30.00' BUFFER
EASEMENT

PARCEL '21-13'
(BK. 2023 Pgs. 20096)

SCALE: 1"=50'
0' 10' 20' 30' 40' 50' 100'
ON 34"x22" SHEET

1"=100' ON 11"x17" SHEET



PRELIMINARY

HOPE MEADOWS PLAT I

NE 1/4 - SEC 01-T14-26 DALLAS COUNTY, GRIMES, IA 50111

EASEMENT DETAIL NORTH

SHEET
6
OF 6

A2116

DATE: PRINTED ON: Sep. 20, 2023

AUGUST XX, 2023

AUGUST 05, 2023

JANUARY 03, 2023

DATE OF SURVEY:

DESIGNED BY: JAG

DRAWN BY: LKH

Civil Engineering Consultants, Inc.

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



DATE

October 3, 2023

PROJECT NAME

212 SE Main Street Rezone

APPLICANT

City of Grimes

REQUESTED ACTION

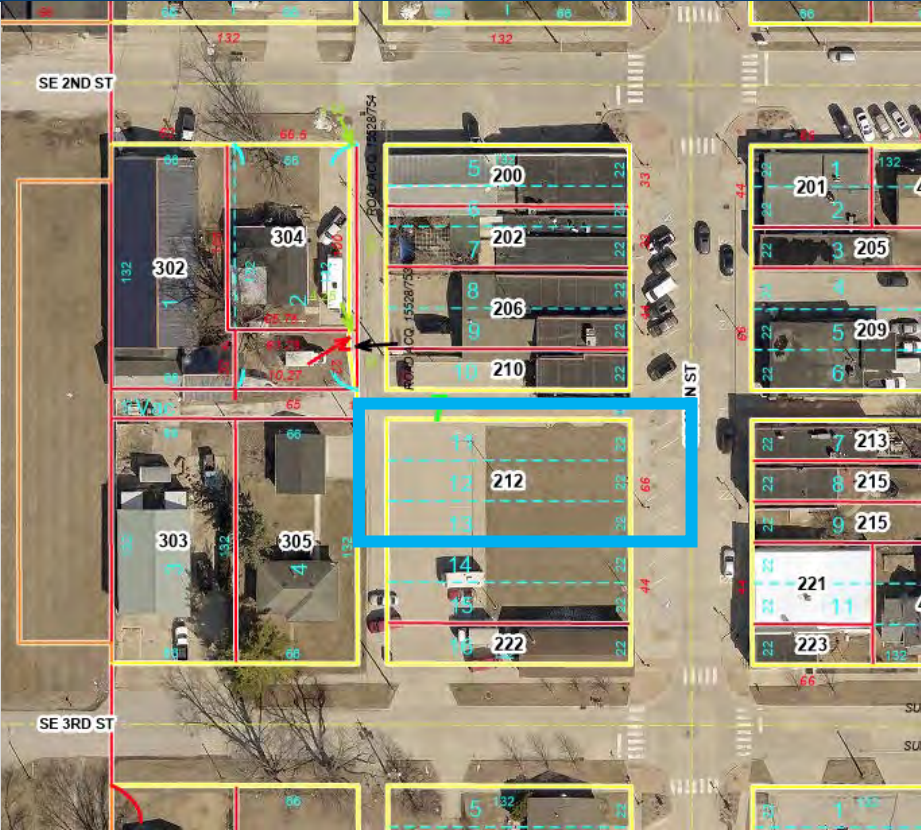
Rezone the 0.23-acre property
from C-1 to R-4

LOCATION

212 SE Main Steet

PLANNER

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



Location Map



Zoning Map

Relation to Comprehensive & Area Plans

LAND USES & ZONING

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Downtown/Governors District	C-1
North	Commercial	Downtown/Governors District	C-1
South	Commercial	Downtown/Governors District	C-1
East	Commercial	Downtown/Governors District	C-1
West	Residential	Downtown/Governors District	C-1

PARKS

A mixed-use building with commercial and multi-family units is proposed to be constructed on the site. Because there are residential units planned, parkland dedication is required. Due to the limited size of the property and small number of proposed units, the developer will provide a fee in lieu of dedicating land to the City. The fee will be used for improvements at Wallace Park.



Future Land Use Map

The proposed rezoning is consistent with the current future land use which allows mixed-use commercial and residential development.

Relation to Strategic Planning & Legal

STRATEGIC PLANNING

The property is currently owned by the City of Grimes. Through the strategic planning process, the City made it an objective to dispose of the property. The City has entered into a purchase agreement with Graystone Companies, LLC who will then develop the property. Rezoning the property will prepare the site for the proposed development and allow the City to sell the property.

Legal

As part of the rezoning process, a Zoning Change and Development Agreement will be established to outline the required zoning and development standards for the site.

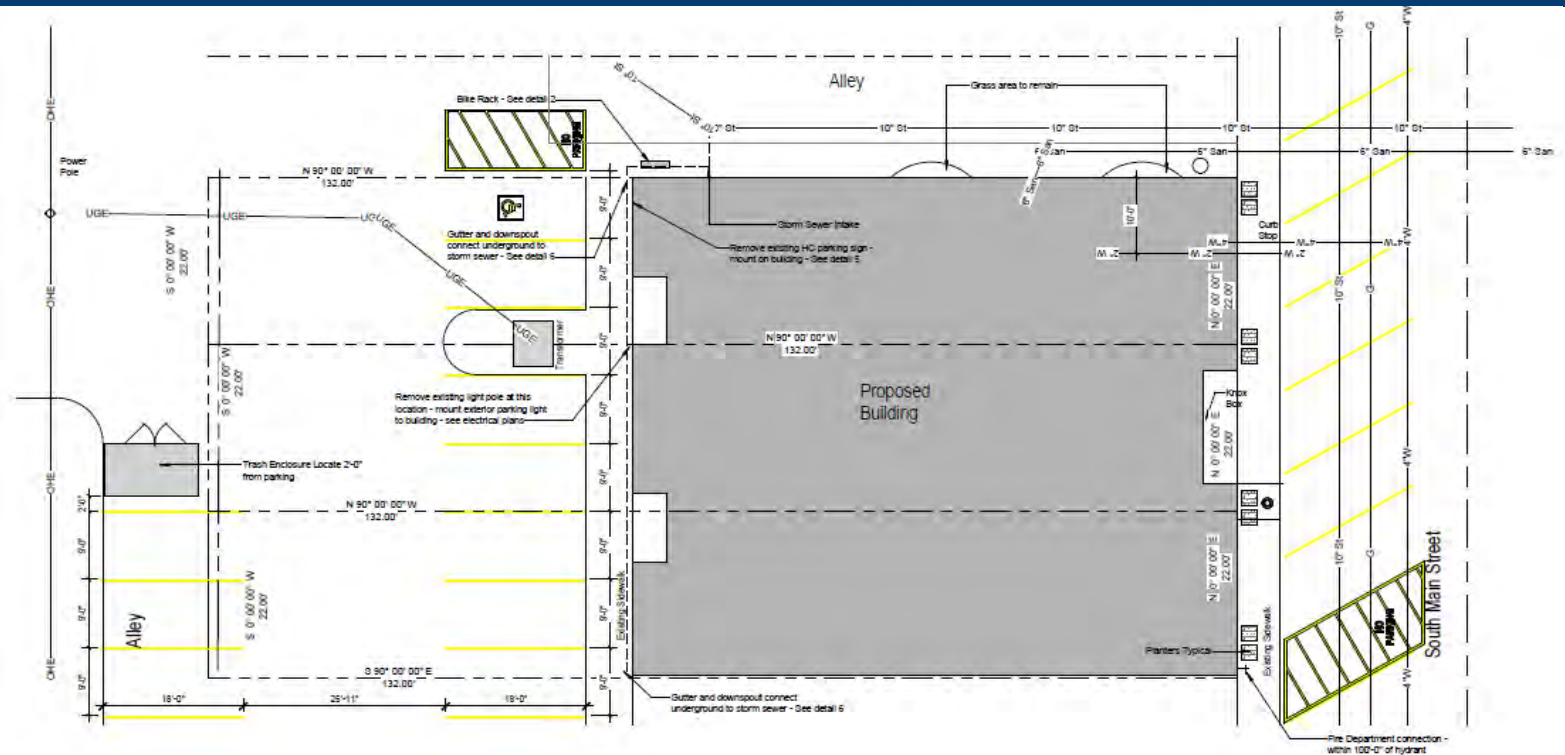
No right-of-way dedication is required.

The final plat was approved to combine the existing three lots into one lot. The plat also incorporated a portion of the existing city-owned alley to the west into the development lot. The portion of alley will be privately owned once the City disposes of the property. Public and private ingress/egress easements are reserved on the plat to preserve the existing access patterns through the property.



Site Layout & Utilities

Site Layout



STREET ACCESS

The site will be accessed via the existing street parking along SE Main Street or the existing parking lot located on the west side of the site. Alley access is provided at the rear from SE 2nd to SE 3rd Street.

PEDESTRIAN ACCESS

Public sidewalk is available along SE Main and SE 3rd Street and well as along the north side of the site.

UTILITIES

Water and sanitary service stubs are existing.

STORMWATER

Because this property is located within the oldest part of town and was previously developed, no storm water detention was previously provided and is not required.

DEVELOPMENT STANDARDS

Density – Maximum 8 dwelling units

Setbacks –

Front – 0 feet, maximum 5 feet

Side – 0 feet

Rear – 0 feet or 25 feet when adjoining residential zoning districts

Height – 50 feet

Open Space – None

Parking – 1 space per dwelling unit

Landscaping – Plantings are required around the transformer and planter boxes in front of the commercial unit(s) along SE Main Street.

Conclusion

STAFF RECOMMENDATION

Staff recommends approval of the rezone for 212 SE Main Street.

STAFF RECOMMENDATION

Staff recommends approval of the rezone for 212 SE Main Street.

Conclusion

The property will be rezoned from C-1 to R-4 to allow mixed-use commercial and multi-family dwellings.

The City currently owns the property but has a purchase agreement with Graystone Companies, LLC who will develop the property. A mixed-use building with commercial on the ground floor and multi-family units above is proposed to be constructed.

Conclusion

The property will be rezoned from C-1 to R-4 to allow mixed-use commercial and multi-family dwellings.

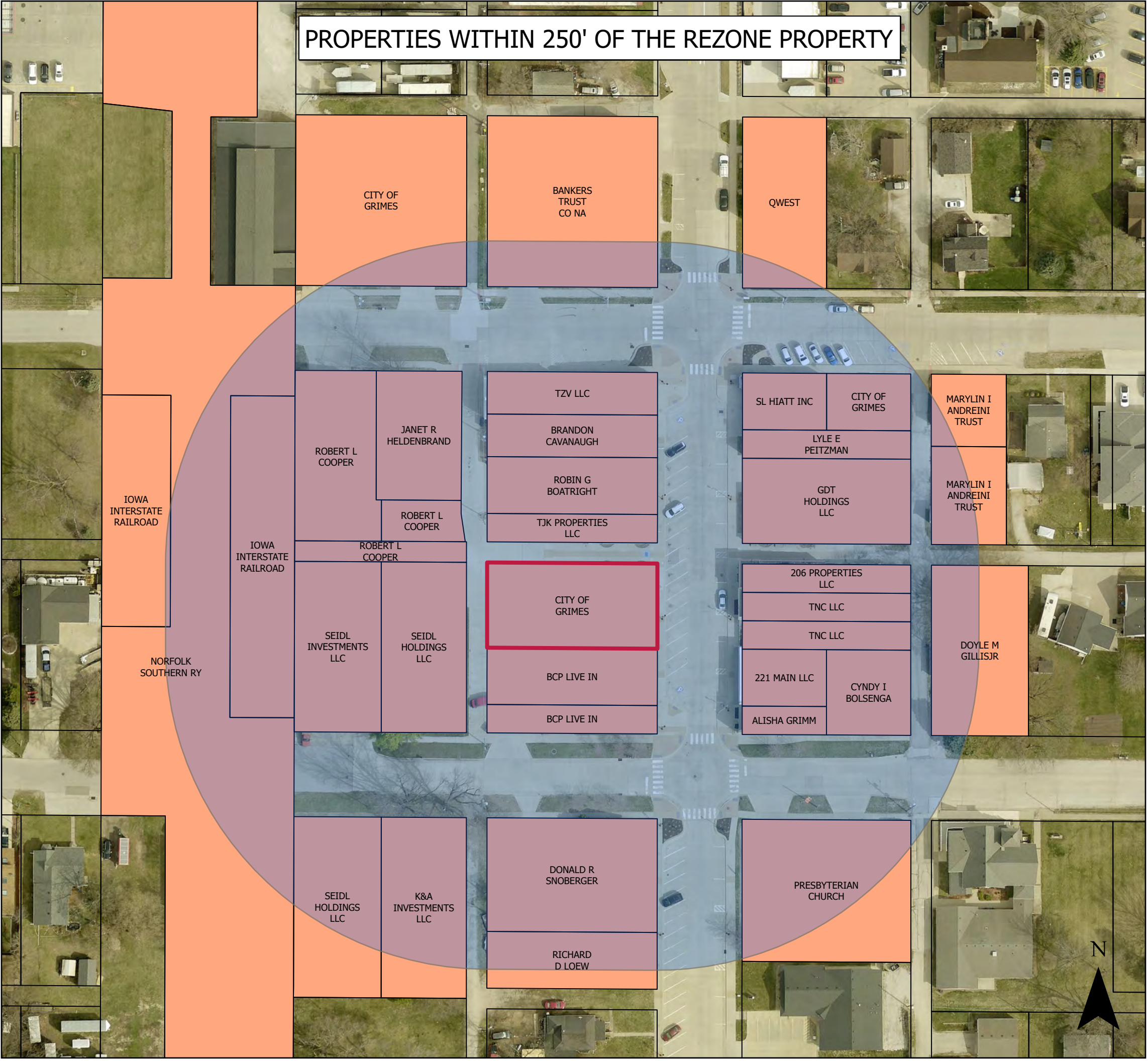
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Property Owner Name	Property Address
206 PROPERTIES LLC	213 SE MAIN ST GRIMES 50111
221 MAIN LLC	221 SE MAIN ST GRIMES 50111
ALISHA GRIMM	223 SE MAIN ST GRIMES 50111
BANKERS TRUST CO NA	110 SE MAIN ST GRIMES 50111
BCP LIVE IN	222 SE MAIN ST GRIMES 50111
BRANDON CAVANAUGH	202 SE MAIN ST GRIMES 50111
CITY OF GRIMES	303 SE 2ND ST GRIMES 50111
CITY OF GRIMES	404 SE 2ND AVE GRIMES 50111
CYNDY I BOLSENGA	405 SE 3RD ST GRIMES 50111
DONALD R SNOBERGER	302 SE MAIN ST GRIMES 50111
DOYLE M GILLISJR	409 SE 3RD ST GRIMES 50111
GDT HOLDINGS LLC	209 SE MAIN ST GRIMES 50111
IOWA INTERSTATE RAILROAD	
JANET R HELDENBRAND	304 SE 2ND ST GRIMES 50111
K&A INVESTMENTS LLC	304 SE 3RD ST GRIMES 50111
LYLE E PEITZMAN	205 SE MAIN ST GRIMES 50111
MARYLIN I ANDREINI TRUST	408 SE 2ND ST GRIMES 50111
NORFOLK SOUTHERN RY	
PRESBYTERIAN CHURCH	
QWEST	109 SE MAIN ST GRIMES 50111
RICHARD D LOEW	304 SE MAIN ST GRIMES 50111
ROBERT L COOPER	302 SE 2ND ST GRIMES 50111
ROBIN G BOATRIGHT	206 SE MAIN ST GRIMES 50111
SEIDL HOLDINGS LLC	300 SE 3RD ST GRIMES 50111
SEIDL HOLDINGS LLC	305 SE 3RD ST GRIMES 50111
SEIDL INVESTMENTS LLC	303 SE 3RD ST GRIMES 50111
SL HIATT INC	201 SE MAIN ST GRIMES 50111
TJK PROPERTIES LLC	210 SE MAIN ST GRIMES 50111
TNC LLC	215 SE MAIN ST GRIMES 50111
TZV LLC	200 SE MAIN ST GRIMES 50111

General Information Drawings	
100	Cover Sheet
Architecture	
A100	Foundation Plan
A102	Grade Level Floor Plan
A103	Upper Level Floor Plan
A104	Roof Plan
A201	Exterior Elevations
A203	Reflected Ceiling Plan
A301	Building Sections
A401	Schedules & Details
C101	Site Plan
F102	Code Analysis

Graystone Mixed Use Building

212 SE Main Street | Grimes, Iowa 50111

GENERAL REQUIREMENTS

- Before final Drawings and Specifications are issued for construction, and they shall be submitted to all governing building agencies to ensure compliance with all applicable local and national codes. In the event, that code discrepancies in Drawings and/or Specifications appear, the Architect shall be notified of such discrepancies in writing by the Contractor or building official and allowed to alter the drawings and specifications to comply with governing codes before construction begins.
 - Upon written receipt of approval from the governing official approved final Drawings and Specifications shall be submitted to the Contractor by the Architect.
 - If code discrepancies are discovered during the construction process, the Architect shall be notified and allowed ample time to remedy said discrepancies.
 - All work performed shall comply with all applicable local, state, and national building codes, ordinances and regulations, and all other authorities having jurisdiction.
 - All contractors, suppliers, and fabricators shall be responsible for the Drawings' content and the supply and design of appropriate materials and work performance.
 - All manufactured articles, materials, and equipment shall be handled, applied, installed, erected, used, cleaned, and conditioned in strict accordance with the manufacturers' requirements.
 - All alternates are at the Owner's option and shall be at the Owner's request, constructed in addition to or in place of the typical construction, as indicated on the Drawings.
- Design Loads:
- Roof live load 30psf (maximum) dead load 5psf (10 psf top, 5psf bottom)
 - Floor live load 100psf (maximum) dead load 15psf
 - Balconies and Decks live load 100psf (maximum) dead load 15psf
 - Soil Pressure: 2000 psf (minimum)
- Before the start of construction, verify design loads with governing codes and site conditions. Check with local building agencies for wind, seismic, snow, and other special loading conditions. If discrepancies are discovered, the Architect shall be notified according to Section 1 above.

SITE WORK

- Perform excavation, according to good standard construction practices, to the lines, grades, and elevations indicated on the Drawings.
- Provide constant compaction of the top 8" of sub-grade, fill, and backfill beneath structures, walks, and pavements to meet the stated soil pressure.
- Provide soil piling to control water as required by governing codes.
- Provide and install ventilation for Radon Gas as required by local building agencies and governing codes.
- Top of foundation elevation is assumed to be 6" above the final grade at the overhead garage door opening. Changes in the foundation wall elevation relative to the final grade will change the foundation drawings, and modifications to the garagehouse entry site.

CONCRETE

- Provide concrete complying with ASTM C84, submit design mix and documentation for approval per ACI 308. Unless otherwise noted, concrete shall have the following 28-day compressive strengths as minimum:
 - Concrete footings and foundations: 3,000psi
 - Concrete floor slabs, walls, drives, and patios: 3,500psi
- Provide construction joints no panel size does not exceed 20ft.
- Provide reinforcement of the size and spacing indicated on Drawings. Reinforcing shall comply with the following minimums:
 - Bars: ASTM A603, grade 40, deformed bars. Welded Wire Fabric: ASTM A185.
 - Portland cement - ASTM C591 Type I. Aggregates - fine and coarse per ASTM C33.
 - Admixtures - only per approved design mix. Slump - per approved design mix.
 - Saw-cut joints as soon as the surface will allow without edges cracking but before the next day after the pour.
 - Steel trowel all interior floor surfaces.
- Detail reinforcing by ACI - manual of standard practice for detailing reinforced concrete structures.
- Submit concrete reinforcement shop drawings in accordance with ACI 315 for approval.
- Unless noted otherwise, all slabs on grade shall be 4" thick, reinforced with 605 W14W14 Welded Wire Mesh, and placed over 4" minimum compacted sand or gravel fill. Interior slabs shall be placed over 6 mil stabilized polyethylene vapor barrier. Coordinate with radon removal procedures.
- Footing sizes shown are listed only for stated soil pressure and consistent compaction. The Contractor shall be responsible for footings complying with the design requirements of specific soil conditions.
- Precast concrete lintels shall be installed and reinforced as per manufacturers' specifications. The Architect shall not be responsible for the design of precast concrete lintels.

MASONRY

- Provide standard weight hollow load-bearing Concrete Masonry Units (CMU) complying with ASTM C90, grade N, type I.
- Reinforcement shall comply with the following as minimums:
 - Bars: ASTM A603, grade 40, formed bars.
 - Wire Joint Reinforcement ASTM A82, galvanized.
- Provide mortar type "S" following ASTM C270.
 - Provide grout following ASTM C705. Minimum compressive strength shall be 3000 psi unless noted otherwise.
 - Provide reinforcement in vertical cells or concrete masonry units fully embedded in grout as follows:
 - Typical reinforcement shall be one #4 at each corner, at both sides of openings, and a maximum spacing of 48" o.c.
 - Reinforce all vertical cells of concrete masonry units supporting the concentrated load beams, structural columns, etc.: #4 CMU reinforce each vertical cell with one #5 and saddle fill with grout.
 - Block pockets shall be provided for all beams supported by concrete and/or masonry, unless noted otherwise, and shall comply with the following:
 - Minimum of 4" bearing. Height and width as required by the beam. Treated lumber beneath all wood beams. Provide vertical reinforcing.

METALS

- All structural steel shall comply with appropriate ASTM Specifications as follows: ASTM A36, ASTM A33, ASTM A501, ASTM A307, and ASTM A325.
- All steel connections shall be designed according to the AISC Manual of Steel Construction and shall be detailed by a qualified structural steel detailer. Contractor to submit steel shop drawings to the designer or a licensed structural engineer before steel erection.

WOOD AND PLASTICS

- Lumber shall, in addition to complying with governing codes, comply with:
 - "Product Use Manual" of the Western Wood Products Association to select and use products included in that manual.
 - "Physical Specification and Grade Guide" of the American Plywood Association.
 - "Standard Specifications for Grades of California Redwood Lumber" of the Redwood Inspection Bureau for Redwood.
 - American Wood Preservers Association standards and recommendations for fire-retardate and preservative pressure treated lumber and plywood.
 - Western Red Cedar Lumber Association standards and recommendations for cedar.
- Provide Lumber and materials meeting or exceeding the following standards of quality:
 - Framing Members:
 - Studs: Douglas Fir - Larch, Stud Grade.
 - Headers and Beams: Douglas Fir - Larch, No. 2 and better.
- All headers and beams shall be free from splits, checks, and shakes.
- Sheathing:
 - Roof: 5/8" plywood APA RATED SHEATHING, EXP 1 (with clips)
 - Walls: 3/8" plywood APA RATED SHEATHING, EXP 1
 - Floor: 23/32" plywood APA RATED SHEATHING, EXP 1 (glue and nail)
 - Underlayment: 1/8" Luan underlayment grade (at vinyl only)
 - Proper oriented strand board may be substituted for plywood.
- Rough hardware:
 - Steel items: Comply with ASTM A36; use galvanized steel at exterior locations.
 - Install joint and beam hangers to support the maximum allowable load of joint or beam being supported.
 - Provide "Micro-Lam" (glue-laminated veneer lumber beams manufactured by Trus Joist Corporation) or equal of the dimensions and number indicated on the drawings. Provide exterior grade Micro-Lam for deck framing and other exterior applications. Unless noted otherwise, fasten multiple beams together in strict accordance with manufacturers' recommendations.

- Allowable stresses:
 - Module of elasticity: 2,000,000 psi. Flexural IZ' depths: 2,900 psi
 - Horizontal shear: 385 psi. Bearing: 550 psi
- Use exterior grade Micro-Lam in areas subject to moisture.
- Provide wood trusses to sustain the stated loads for the spans, profiles, and arrangements shown on the Drawings. The truss layout is schematic only. Truss manufacture and/or engineer shall be responsible for the design and spacing of all trusses. Contractor to submit truss drawings and/or roof framing drawings to designer for review before construction.
- All roof trusses shall be installed with metal truss seats as specified by the truss manufacturer. Unless noted otherwise, provide:
 - Doubleheader joints and trimmers at all floor openings.
 - Double joints under all partitions parallel to joists.
 - Double 2x12 headers with 1/2 plywood between all door and window openings in 2x4 walls. Triple 2x10 headers with 1/2 plywood between all door and window openings at 2x6 walls.

- One row of 1x3 cross bracing or metal bracing for each 8/0' of joist span.
 - Stud spacing at all exterior and bearing walls shall be 16" on center minimum.
 - Stud walls shall not exceed the following heights without continuous lateral support perpendicular to the plane of the wall at the stated height or less. Studs shall be continuous between points of lateral support.
- Bearing walls: 2 Non-bearing walls:
 - 2x4 10'-0" x 2x4 14'-0" 2x6 12'-0" b, 2x6 20'-0"

- Unless noted otherwise, rafters, ceiling joists, collar ties, and purlins shall be sized and spaced following FHA requirements or governing codes, whichever is more restrictive.
- Star construction shall consist of (3/2x2) stringers, 5/4" or 2x thick tread, and 3/4" thick risers or shall be fabricated by the component manufacturer.
- All wood plates bearing on concrete or masonry shall be pressure treated. At exterior walls, install plates over foam fill soiler.
- Provide 2" nominal pressure-treated lumber over 6 mil stabilized polyethylene beneath full bearing of wood beams bearing on concrete or masonry.
- Provide Simpson Strong Wall Garage Portal System around all overhead doors with a width greater than 8'. Install Garage Portal System per manufacturers recommended guidelines.

THERMAL AND MOISTURE PROTECTION

- Provide thermal building insulation at assemblies adjacent to the exterior or unheated spaces meeting the requirements of governing codes meeting the following minimum requirements, unless noted otherwise:
 - Foundations: 2x extruded polystyrene (R-10) Walls: glass fiber batt (R-19)
 - Floors: glass fiber batt (R-30) Ceilings: glass fiber batt (R-49)
- Install continuous barriers without holes for electrical boxes, lighting fixtures, or heating ductwork.
- Install 6 mil Polyethylene vapor barrier against the interior face of all thermal insulation.
- Waterproof foundation walls at excavated areas from footing to finished grade with two coats of asphalt-based waterproofing compound.
- Roofing shall be 240 lb. minimum composition shingles installed over 30 lb. roof felt on roof sheathing. Minimum slope, fasteners, underlayment, and exposure according to manufacturers' recommendations.
- Provide flashing and steel metal required to prevent penetration of water through the building's exterior shell. In addition to complying with governing codes, comply with pertinent recommendations in the current edition of "Architectural Steel Metal Manual" published by SHoMA. All non-steel metal flashing shall be hot-dipped galvanized, complying with ASTM A93.
- Provide gutters and downspouts to provide positive roof and site drainage.
- Provide attic and roof ventilation as required by governing codes and as shown on the Drawings. Provide proper soffit and roof vents.
- Skylights shall be selected by the Contractor and approved by the Owner. Install skylights according to the manufacturers' recommendations.
- Install water and ice barrier BlueBoard or equal over roof sheathing at all eaves and valleys. Water & ice barrier to extend 36" past outside face of the exterior wall below and as shown on the roof plan.

DOORS AND WINDOWS

- Exterior doors shall be selected by the Owner.
- House-to-garage doors shall be fire-rated doors approved by governing codes. Face design to be selected by the Owner.
- The Owner shall select interior doors.
- Exterior windows shall be aluminum or vinyl-clad wood windows manufactured by Pella Corp.
- Glazing in all doors and windows shall comply with governing codes.
- Install egress window units following governing codes.
- Door and window sizes indicated, or drawings are as follows: "30x6x8" represents a door or window 3'-0" wide x 6'-8" high. Jamb depth to be coordinated by the Contractor.
- The Owner shall select finish hardware. Install hardware following governing codes.

FINISHES

- Gypsum wallboard, unless noted otherwise, shall be provided as follows:
 - Exterior walls: One layer 5/8" regular wallboard to interior face.
 - Interior walls: One layer 1/2" regular wallboard each face.
 - Ceiling: One layer 5/8" regular wallboard.
- Garagehouse common wall: One layer 5/8" type "X" wallboard on each face.
- Baths: Water resistant wallboard at all walls and ceilings surrounding tubs and showers and as required by governing codes. Provide cement board as the substrate for ceramic tile.
- Provide metal corner bead and trim at all locations recommended by the gypsum wallboard manufacturer.
- Tape, float, and sand joints and fasteners of gypsum wallboard with three coats of joint compound as required to obtain a uniformly smooth surface.
- The Owner shall select Finishes.

PLUMBING, MECHANICAL, AND ELECTRICAL

- Plumbing, mechanical, and electrical information and layouts shown on the Drawings are schematic and shall be reviewed by sub-contractors, suppliers, and building officials for compliance with governing codes and good standard construction practices. The Contractor shall notify the Architect of any discrepancies before construction.
- The Owner shall select plumbing, mechanical, and electrical equipment.
- Design and installation of plumbing, mechanical, and electrical equipment shall be the responsibility of the appropriate licensed contractors and sub-contractors. The design shall be submitted for the Owner's review before ordering and installation of equipment.
- The electrical sub-contractor shall select service panels.
- All HVAC equipment shall be individually switched.
- All outdoor, bath, garage, and spa wall receptacles shall be provided with ground fault circuit protection following governing codes.
- Dryer and range hood vents shall be extended to the exterior.
- Provide plumbing units following governing codes. Minimize the number and location for minimal visual impact.
- Install type and the number of smoke detectors following governing codes & UL207. Control water, gas, and electric services following governing codes.

MISCELLANEOUS

- The set of construction drawings is intended for design intent only. Although many jurisdictions will accept these drawings as sufficient for a construction permit, these drawings are not intended and should not be construed as a complete set of construction drawings. These drawings will have to be adapted to meet local zoning and/or site conditions, and additional detailing will need to be completed on-site by the builder.
- Install prefabricated fireplace units as shown on Drawings.
- Fireplace units shall be "Heat-N-Glo" or as approved by the Owner.
- Contractor shall be responsible for proper installation as recommended by the manufacturer and as required by governing codes, including mantel and hearth design and location.
- Hearth shall be of non-combustible material.
- Room sizes shown on the plans indicate room dimensions before installation of gypsum wallboard. Gypsum wall board thickness must be subtracted from room sizes indicated for actual room dimensions and are subject to change.

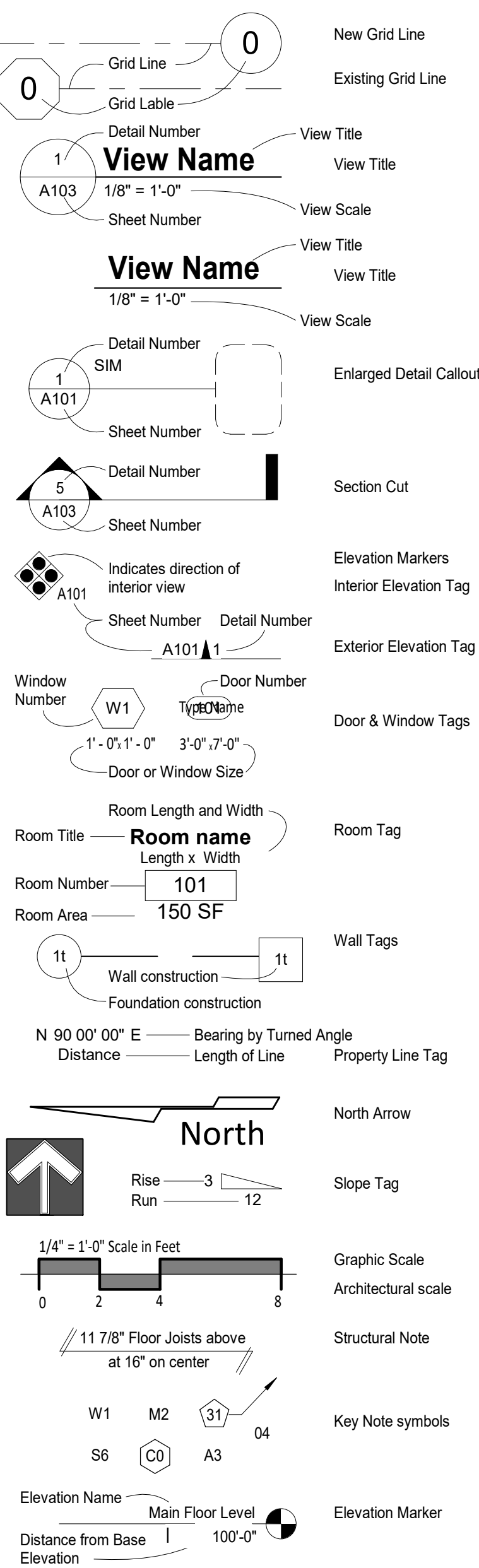
SUBMITTALS

- Submit roof truss and/or rafter layout plan completed by the manufacturer for review before ordering roof trusses and/or roof lumber packages. Allow designer five days for complete review.
- Submit floor truss layouts showing beam locations, joist layout, locations of continuous duct chases, and maximum duct size in each chase. Allow designer five days for complete review.
- Architect will not be responsible for any errors in the roof and/or floor framing without the opportunity to review the roof and/or floor framing layouts, framing layouts, member sizes, and floor/roof penetrations indicated on the drawings are for design intent only. Final layouts shall be the responsibility of the builder.

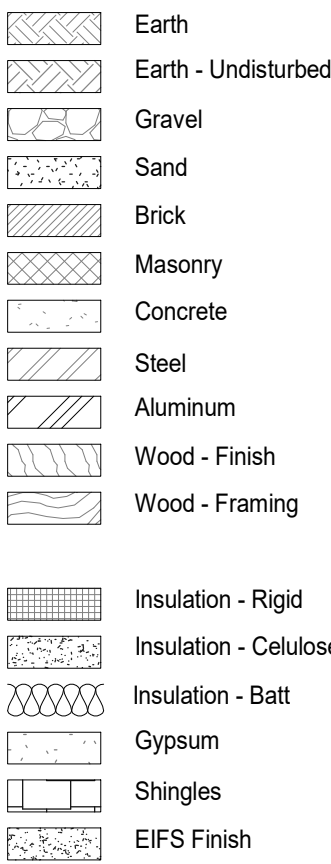
Creative Concepts and their consultants have completed these design documents to the level of detail requested by our client. The level of detail may range from schematic design document(s) mainly conveying programming information to fully detailed engineered documents and specifications. However, the clients intent and expectations are that these documents be used as the basis for design for an all-inclusive completed project based upon industry standards for all disciplines and governing authorities requirements.

The Contractor acknowledges by submission of their bid that they have a thorough understanding of the project and of the Owner/Landlord's & Tenant's expectations for a completed project. The Contractor also acknowledges that the Contractor has thoroughly reviewed these documents and has requested of the Owner, Tenant, Architect, Engineers or others any and all clarifications, and has received clear answers to said clarifications, required to resolve outstanding issues related to the completeness and accuracy of the design documents for estimating and construction purposes. The Contractor further acknowledges that the Contractor shall be responsible for the design and construction, including but not limited to: General Requirements, Concrete, Masonry, Metals, Wood, Plastics, Thermal, Moisture, Openings, Finishes, Fire Suppression, Plumbing, HVAC, Electrical, Communications, Safety, Security, Earthwork, Site, Utilities; for a completed project based upon industry standards for all disciplines and governing authorities requirements. Any and all components not included in this bid are identified on the bid submission as "not included in this contract." The design documents do not represent the means and methods of construction. The Contractor also acknowledges sequencing are means and methods of construction shall be the sole responsibility of the Contractor, and any and all costs associated with the means and methods of construction are included in the base bid.

Annotation Legend

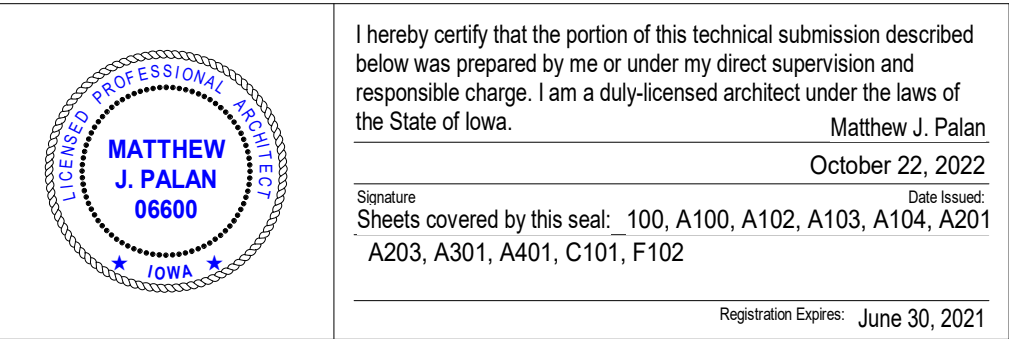


Material Legend

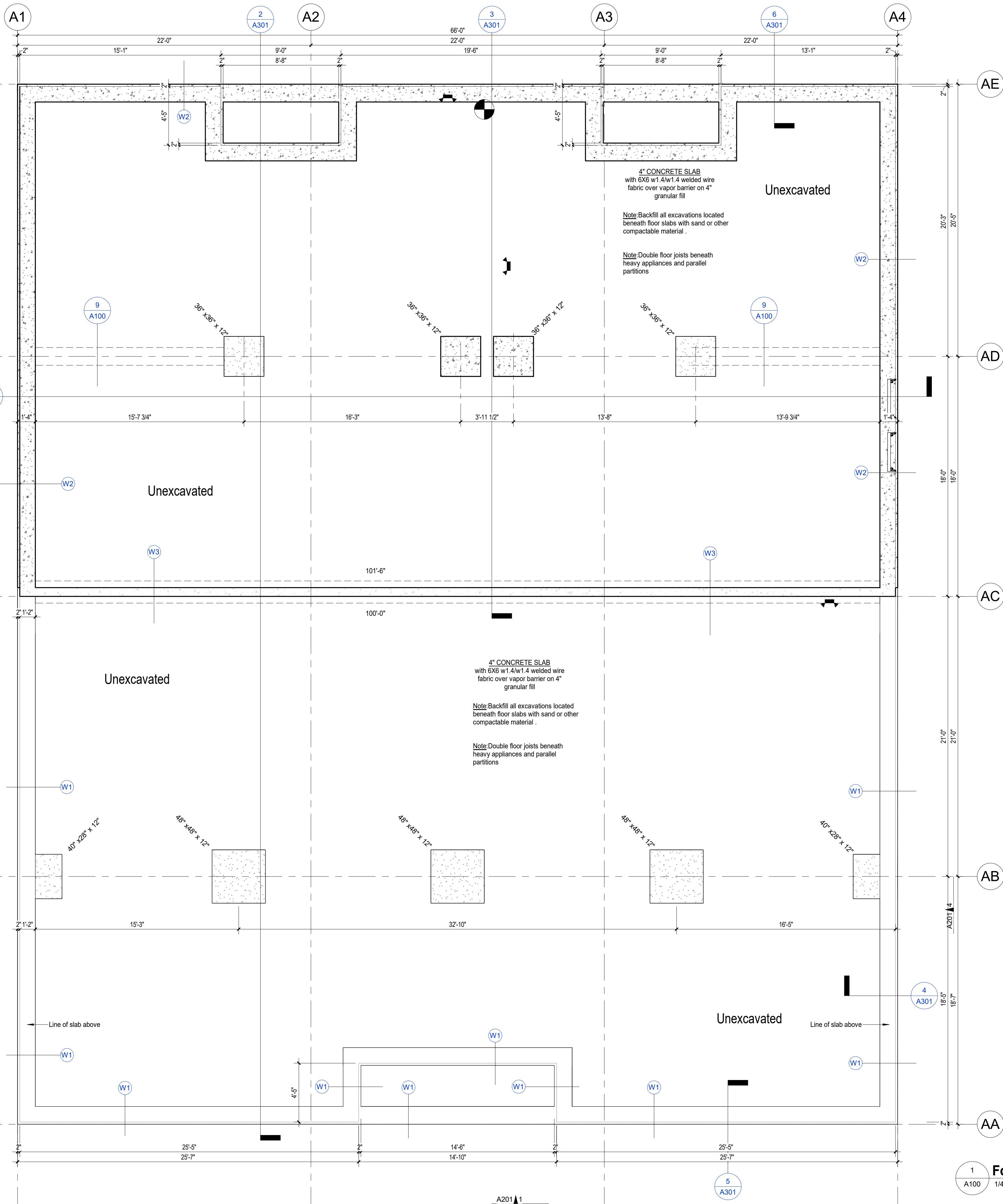
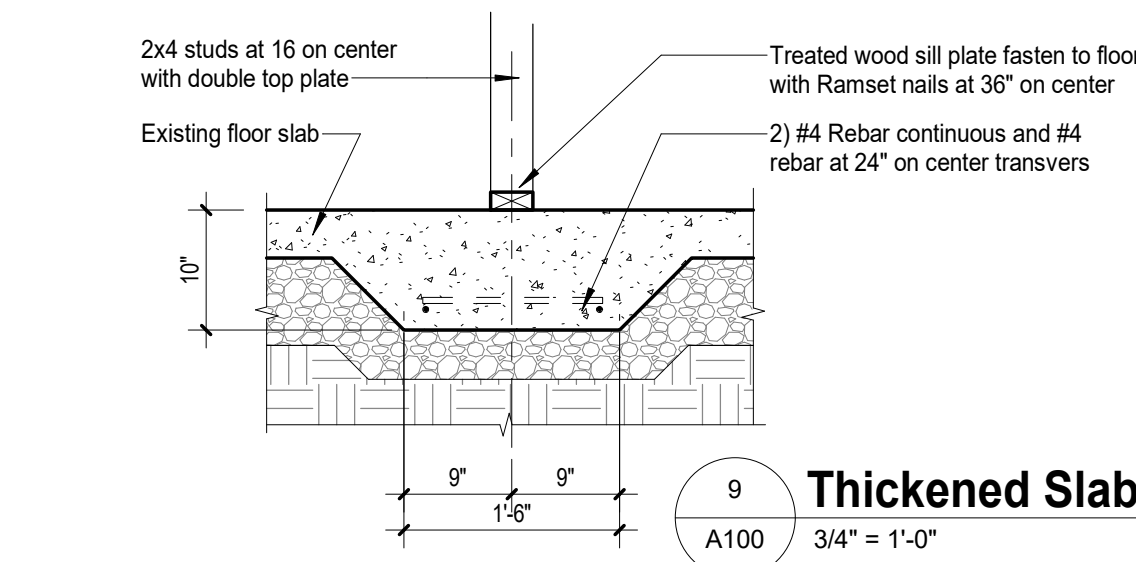
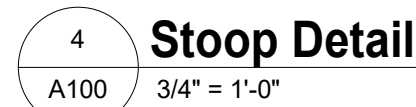


Project Notes

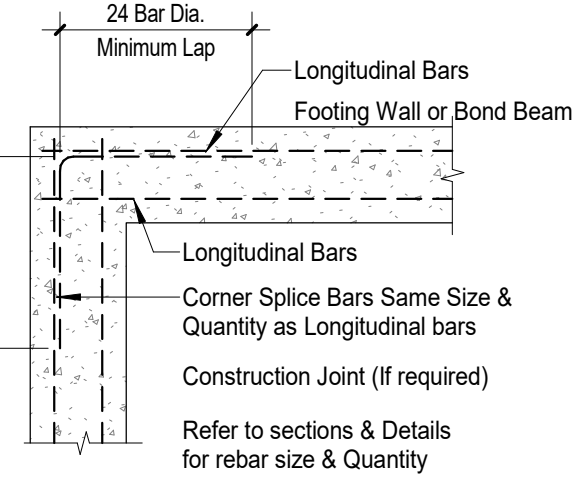
- These documents and the design they represent are the property of the Architect. No changes to these documents either in whole or in part may be made in any way without their prior knowledge and written consent.
- Refer to additional notes and legends on all other documents.
- Refer to civil, geotechnical, environmental, structural, mechanical, electrical, plumbing, fire and life-safety documents for additional information or requirements. Reference to other disciplines is conceptual for purposes of coordination with architectural design only.
- Before commencement of any work, the contractor shall give all notices and obtain all permits. Contractor shall comply with all applicable codes, laws, ordinances, rules, regulations, requirements of governing agencies and authorities, hazardous material application, and disposal requirements, etc.
- These drawings represent the completed project, at a time of substantial completion. The intent of the drawings is to include all items necessary for the proper execution and completion of the work. Unless otherwise noted, they do not represent the means and methods of construction. Sequencing and means and methods of construction shall be the sole responsibility of the general contractor.
- These drawings do not contain information with regard to construction safety procedures. The contractor is solely responsible for all construction safety and shall perform all work in accordance with governing authorities construction safety guidelines.
- Provide complete in place all labor, transportation, material, taxes, fees, permits, licenses, insurance, utilities, inspections, equipment, machinery, supervision, and other items necessary to complete the work in strict compliance with the plans, documents, and specifications prepared by the architect and approved by the owner.
- Verify existing conditions before fabrication and before proceeding with the work, and notify the architect immediately of significant discrepancies which may impact aesthetics, durability, cost, and schedules.
- Do not scale drawings to determine the intended layout or dimensions. If dimensions are in question, the contractor shall be responsible for obtaining clarification before continuing with work. Drawings are intended only as a graphically correct representation of work to be accomplished.
- Remove and replace materials damaged during construction to the satisfaction of the owner. Repair existing public facilities damaged during construction to the satisfaction of the governing authority.
- All work shall be of good quality, and all materials and equipment shall be new and free from defects for one year from the date of substantial completion of work. Any extended warranties obtained from suppliers or subcontractors shall be forwarded to the owner.
- All requirements not followed, including substitutions not properly approved and authorized, in writing, may be considered defective.
- Comply with all weather-related construction requirements. Do not build with or on frozen, saturated, contaminated, or inappropriate substrates or conditions.
- Provide positive drainage of surface water away from and off of all buildings without ponding or water adjacent to or on buildings or pavements.
- By submitting shop drawings, product data and samples, the general contractor and sub-contractor has verified and approved the information contained within. The general contractor's review and approval shall be shown on each submittal prior to the submission to the architect.
- Sprinkler system design and layout drawings, main lines and branches will be provided and installed by the building owner. Drops to ceiling penetration, heads and accessories provided by contractor.



Description	Date	For Construction	#
	10/22/22		1
7/9/2023 9:32:40 AM			
PROJECT NUMBER: 2208B			
TITLE: Cover Sheet			



1. Cast-in-place anchor rods shall be ASTM F1554 grade 55 anchor rods. Embed anchor rods 1" minimum unless noted otherwise on drawings.
2. Base of all column elevations = 100'-0" unless noted otherwise
3. Provide concrete complying with ASTM C84. submit design mix and documentation per ACI 318. Unless otherwise noted, concrete shall have the following 28-day compressive strengths as minimums: Concrete slabs foundations to be 3,000psi - Concrete slates to be 4,000psi
4. #4 bar lap = 2'-0" - #5 bar lap = 3'-4" - #6 bar lap = 4'-0"
5. Foundation design based on 2,000psi soil bearing capacity
6. Foundation wall reinforcing shall continue through column footings
7. Changes in elevation for footings and foundation walls are for design intent only. Actual elevations shall be verified with final grade during construction. Maintain 2" minimum frost protection on all footings
8. All concrete slabs shall be saw cut. If saw cuts are not specified contact Architect or Engineer. If possible saw cut under demising walls. Saw-cut joints as soon as the surface will allow without edges raveling but before the next day after the pour. Concrete to be placed over dry sub-grade to prevent heaving in winter
9. Forms where concrete is to be exposed shall be smooth and free from defects
11. Except for paving to be finished smooth, all other finish floor sloping away from building. Where no paving, top of grade to be a minimum of 6" below finish floor. Stoops and terraces to accessible parking shall be ADAAG compliant.
12. Concrete slab shall be installed true to a plane with no deviations greater than 1/4" in 10'-0" in any direction and free from blemishes and tower marks
13. Apply true finish to monolithic slab surface exposed to view and slab surface to be covered with resilient flooring, carpet, ceramic or quarry tile, plain, or another thin-finish coating. Repair surface smooth and free of surface defects that would telegraph through applied floor coverings system. Apply a non-slip finish perpendicular to main traffic route to all exterior concrete platforms, steps, and ramps.
14. Prior to commencing work contractor to verify elevation of existing floor. Contractor to ensure alignment of new and existing floor elevations
15. All concrete shall be reinforced unless otherwise noted. Reinforcing steel - ASTM A615 - grade 60
16. Welded wire fabric - ASTM A185 in steel stock, not rolls.
17. Portland cement - ASTM C150 type 1.
 - A. Aggregates - fine and coarse per ASTM C33.
 - B. Admixtures - only per approved design mix.
 - C. Slump - per approved design mix.
 - D. Foundations - 3,000 psi / Slabs - 4,000 psi
18. Steel trowel all interior floor surfaces.
19. Detail reinforcing by ACI - manual of standard practice for detailing reinforced concrete structures.



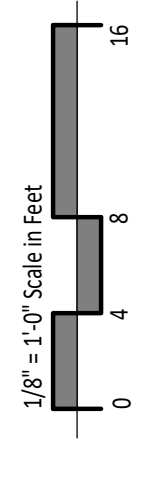
5 **Rebar Continuity**
A100 1/2" = 1'-0"

Diagram illustrating a Saw Cut Joint in a concrete slab. The joint is cut 1/2 of the crossing wire at the joint prior to casting. The joint is sealed with a 1/3 Slab Thickness of Slab Fill Joint with Sealant.



A100 $1\frac{1}{2}'' = 1'-0''$

Foundation



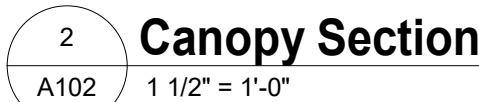
#	Date	Description
1	10/22/22	For Construction

7/9/2023 9:32:42 AM

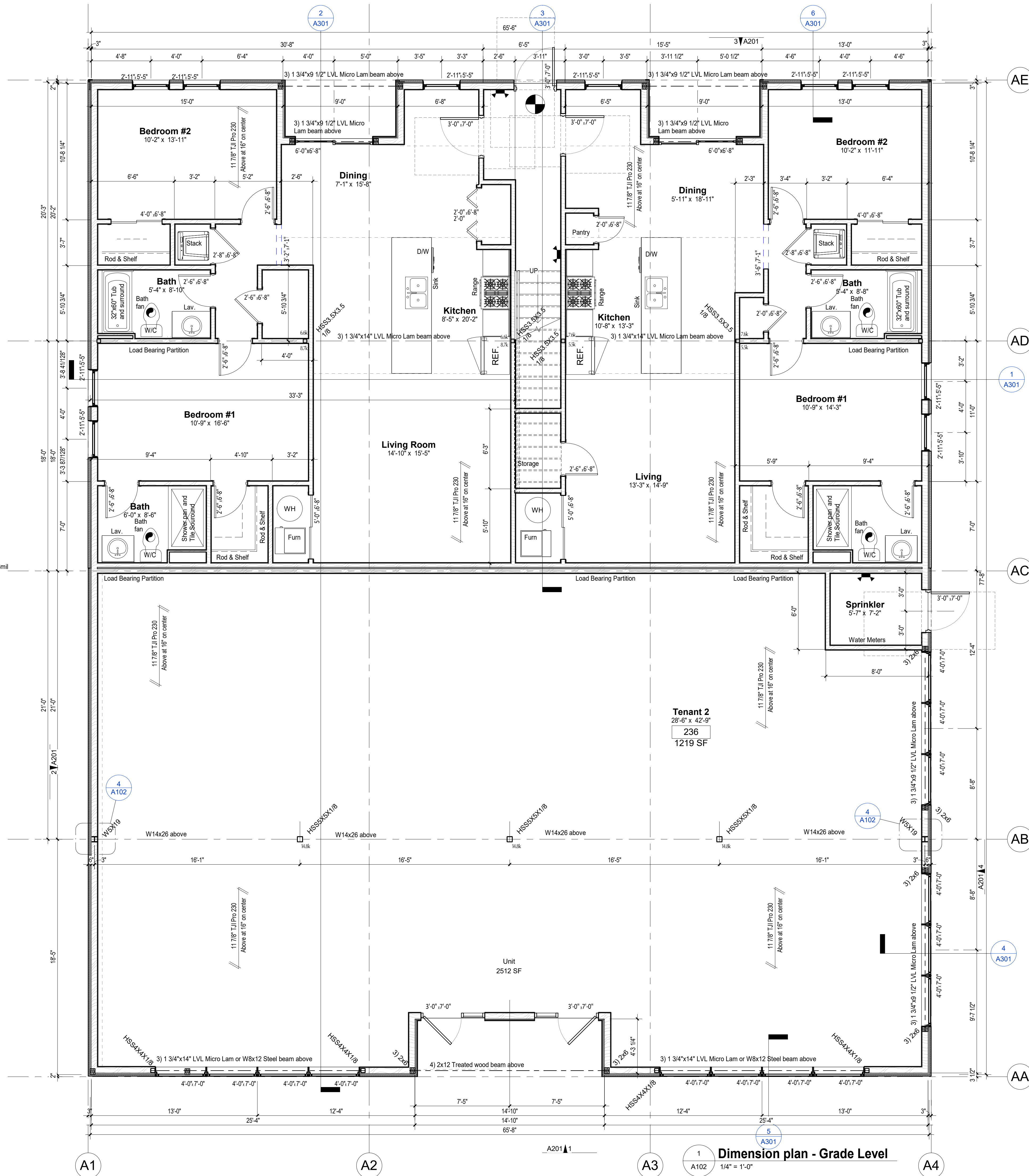
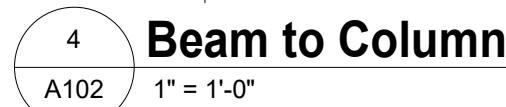
PROJECT NUMBER:
2208B

TITLE
Foundation Plan

SHEET:

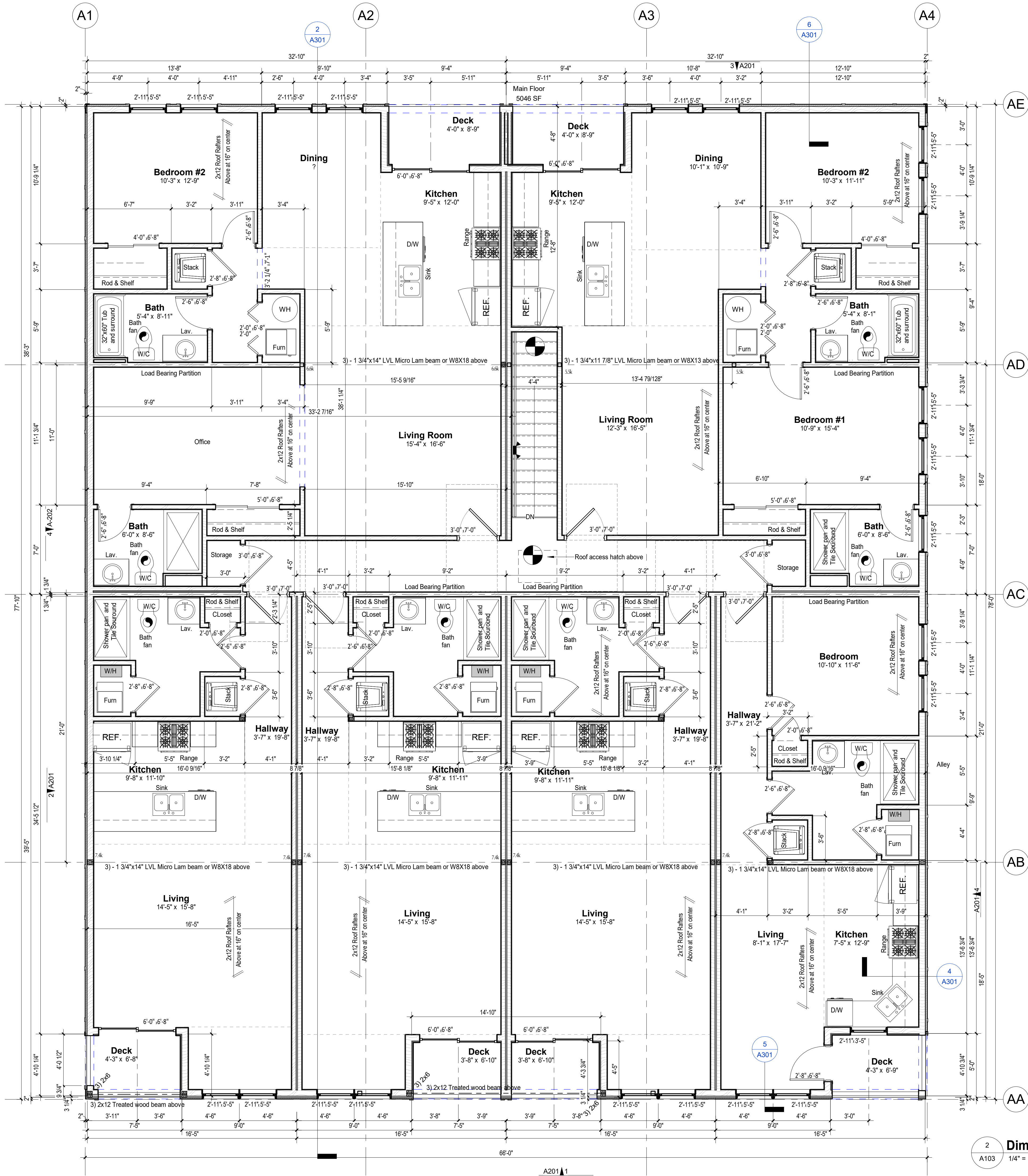


1. Prior to installing any new work clean and prep existing surfaces to receive new materials as recommended by manufacturer or supplier. Install and remove any damaged materials and debris.
2. Dimensions are to face of existing finish material, the face of new studs or centerline of the structure unless otherwise specified.
3. All doors, fixtures, and equipment shown are provided for coordination purposes only. The layout is considered conceptual. Refer to civil, mechanical, electrical, plumbing, fire, and life safety, etc. for specific design information.
4. Provide adequate space for equipment and accessories, electric panels, roof access ladder, future or by owner items, etc.
5. Provide positive drainage of surface water away from building and avoid ponding of water adjacent to the building or on pavements.
6. Contractor to coordinate all above ceiling attic work lighting, ductwork, or other systems to ensure interference with other systems are avoided.
7. Contractor to verify actual dimensions and existing conditions concerning the extent of interior demolition provided by the building owner prior commencement of this project. Notify the architect immediately of significant discrepancies which may impact aesthetics, durability, cost, and schedules.



1/8" = 1'-0" Scale in Feet

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2
A103 Dimension Plan - Upper Level
1/4" = 1'-0"



1/8" = 1'-0" Scale in Feet
0 4 8 16

#	Date	Description
3	07/09/23	Revision 2
2	04/10/23	Revision 1
1	10/22/22	For Construction

PROJECT NUMBER
2208B

TITLE
Upper Level
Floor Plan

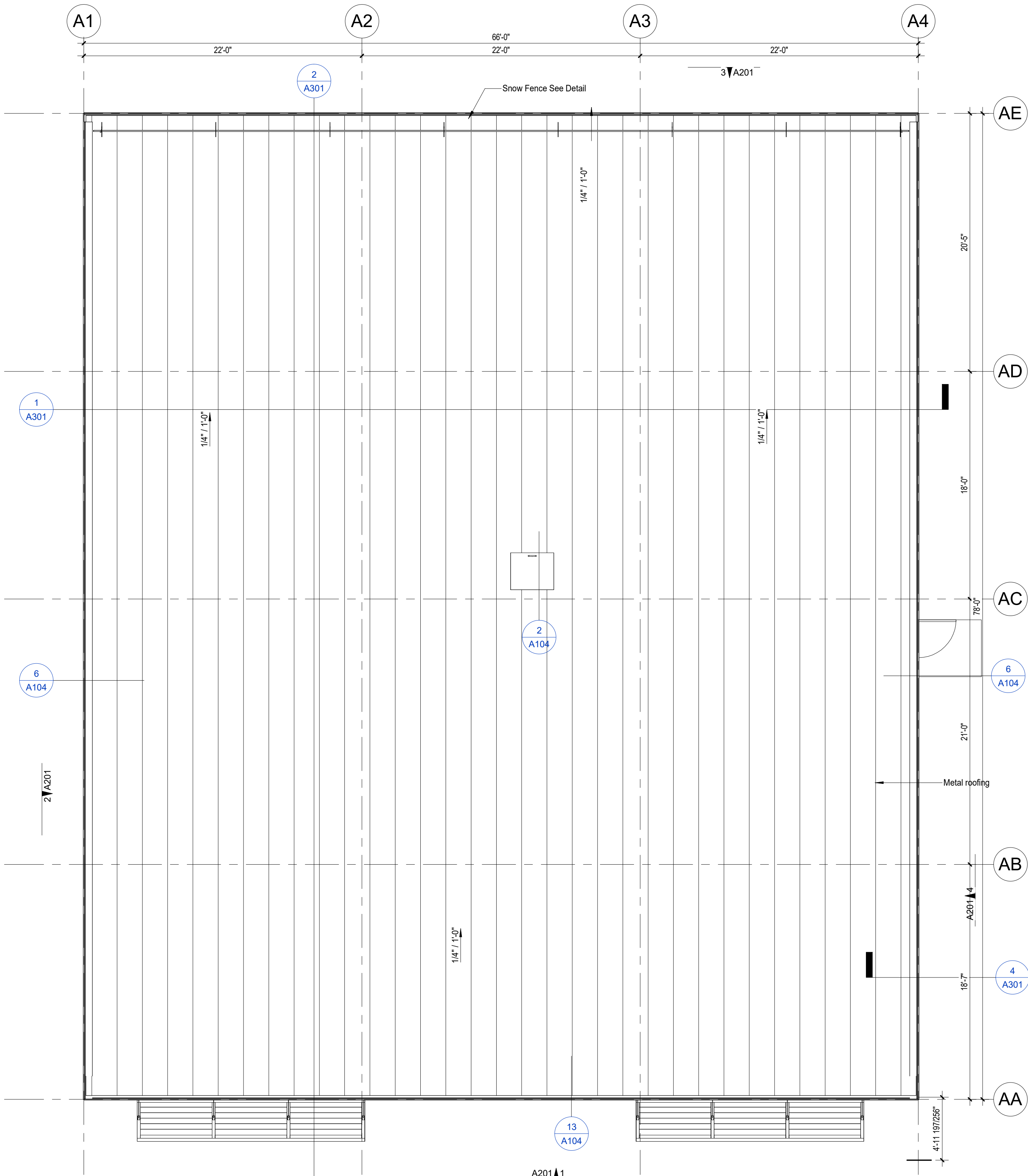
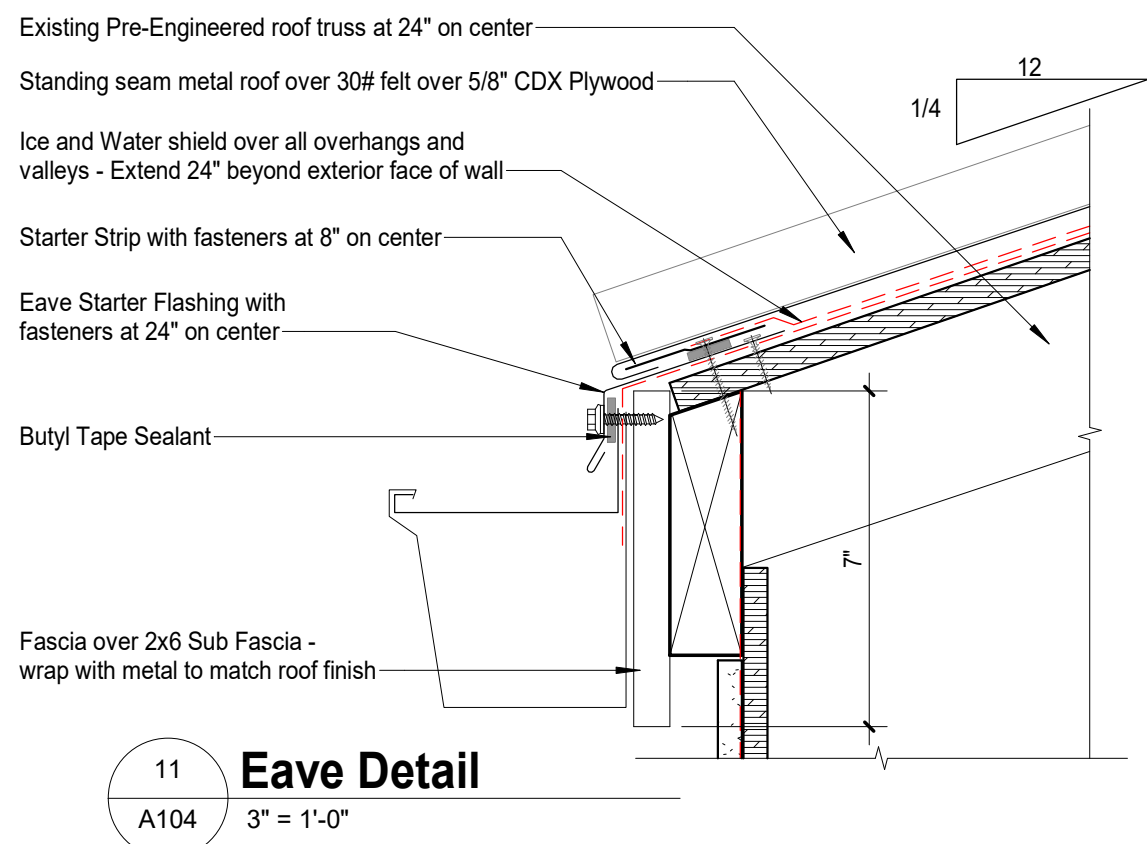
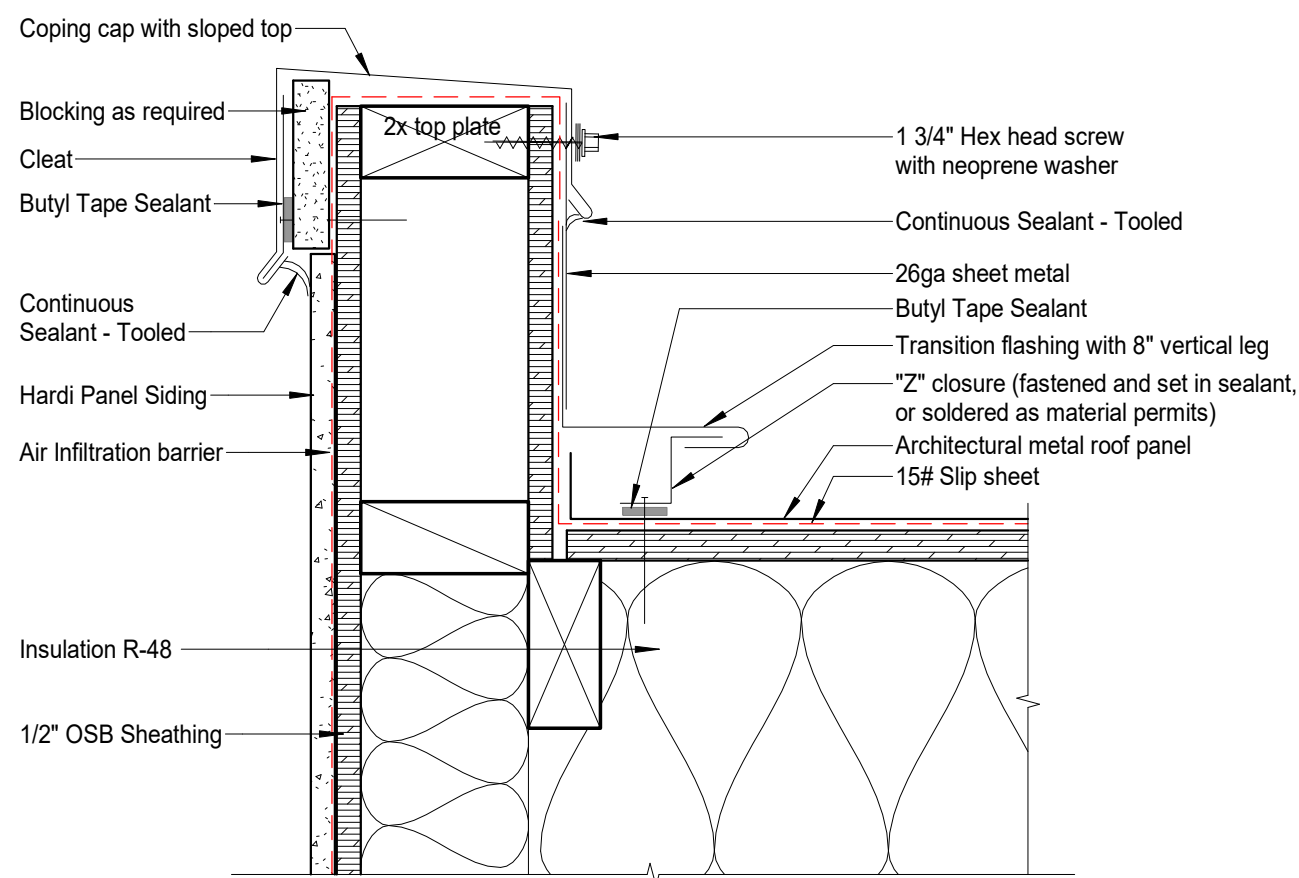
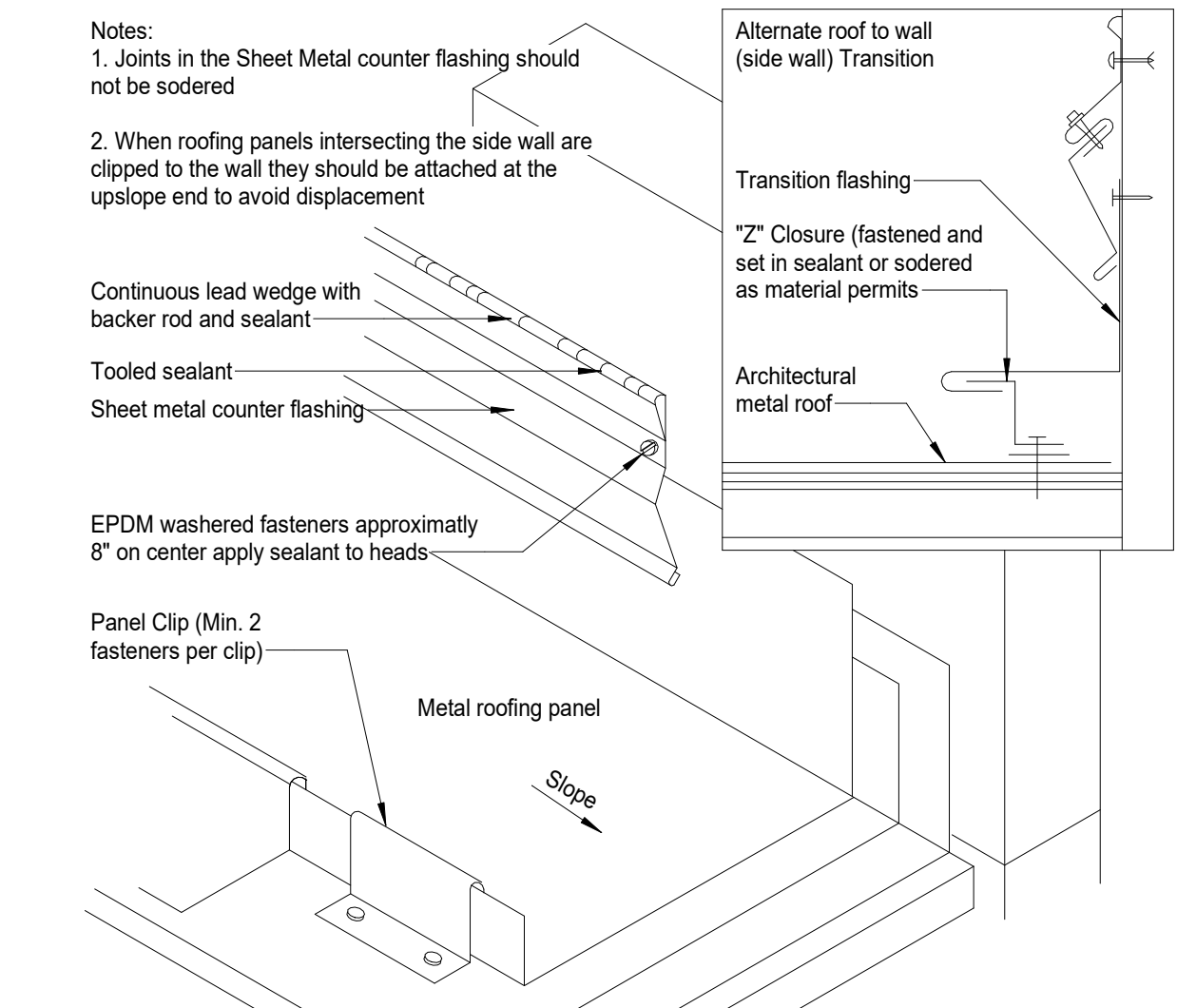
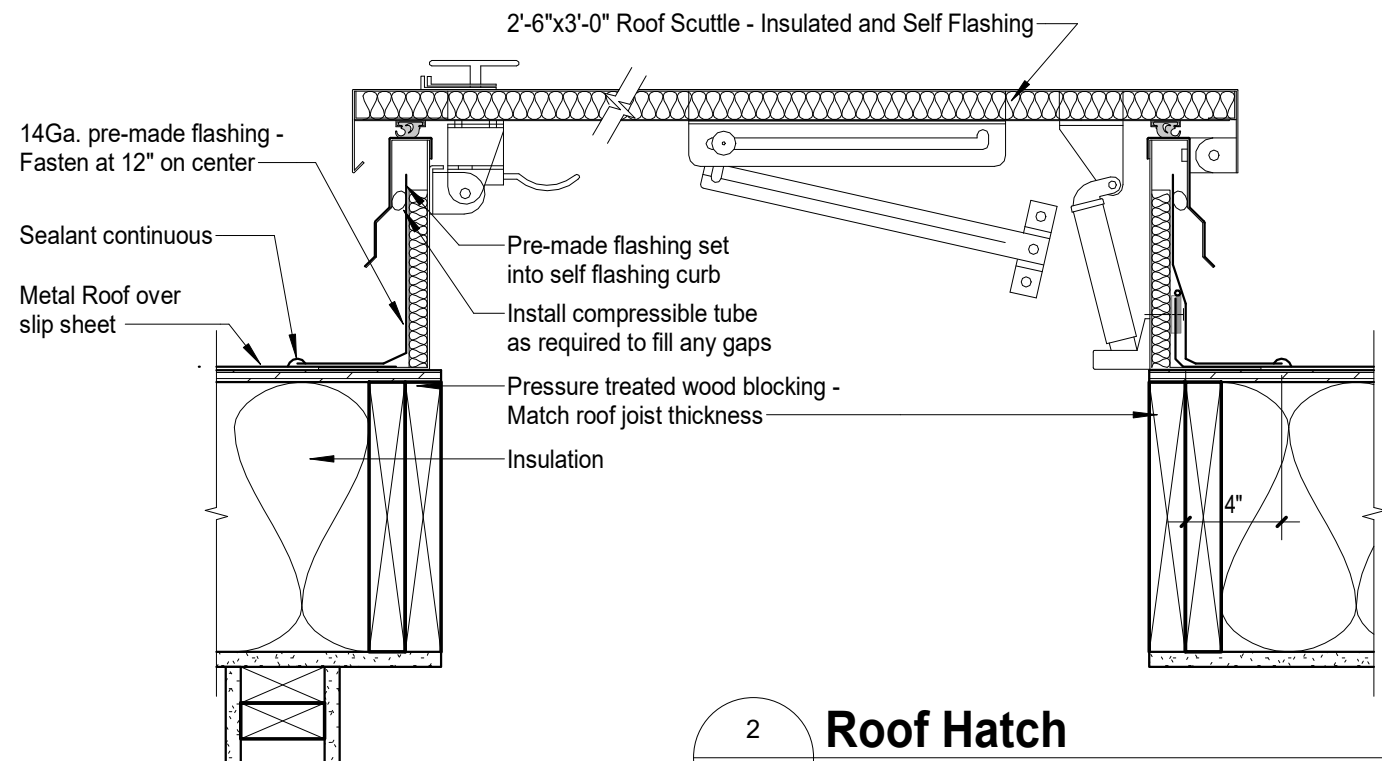
SHEET

A103

Graystone
Mixed Use Building

212 SE Main Street | Grimes, Iowa 50111

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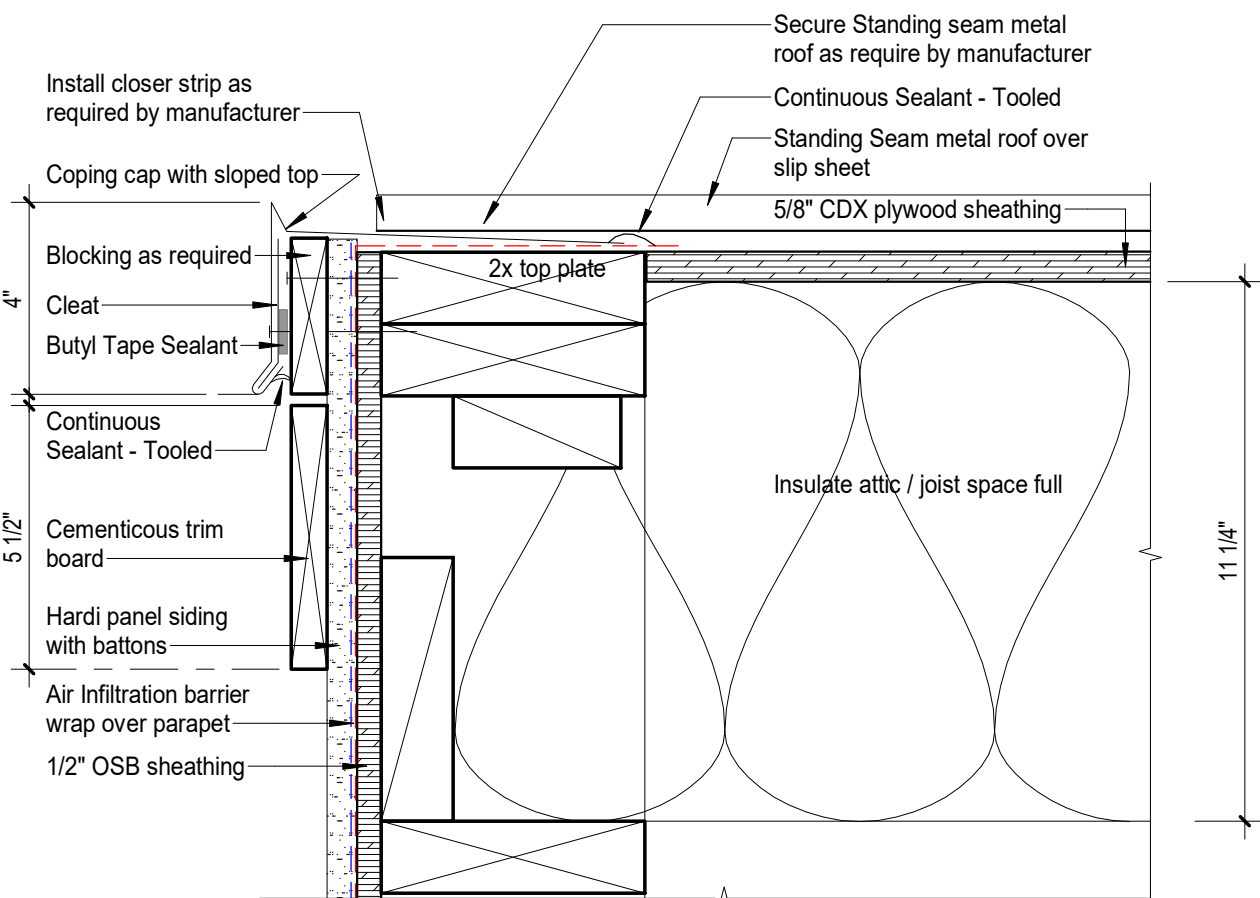


1
A104
3/16" = 1'-0"

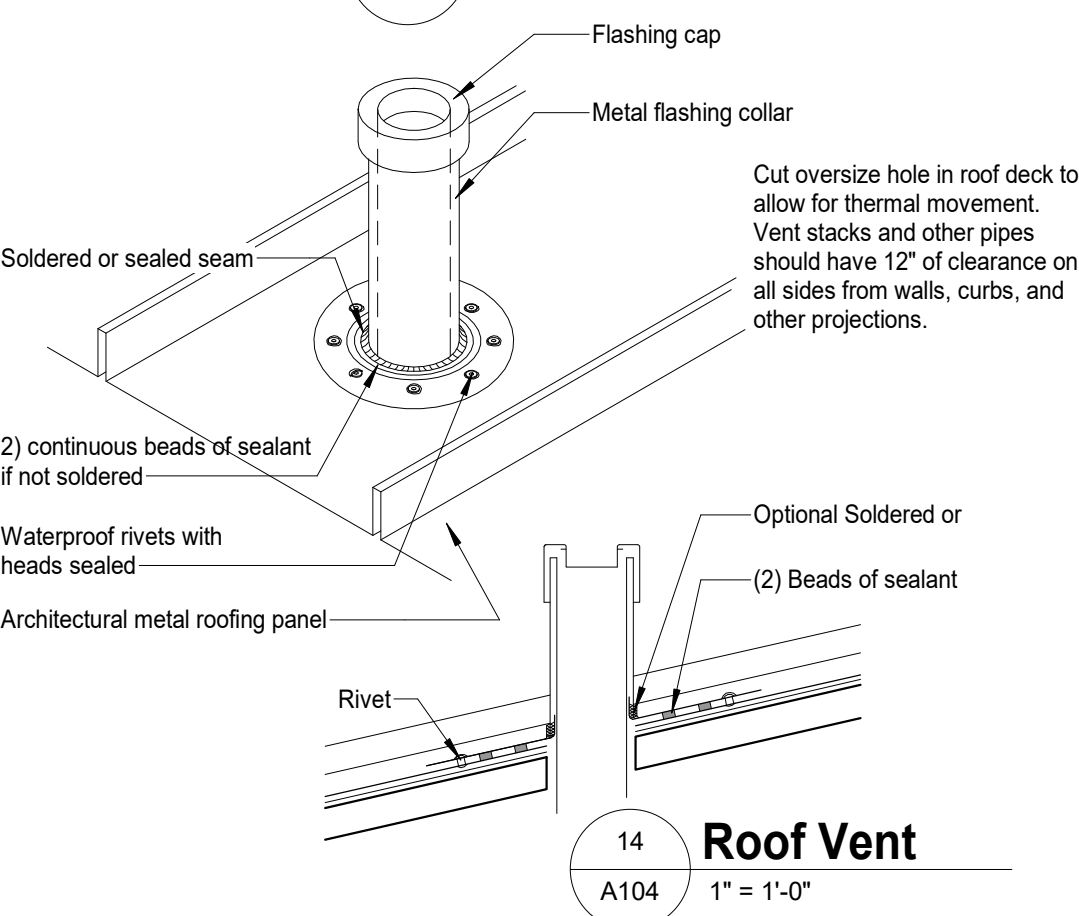
Roof Plan

Roof Notes

- Refer to additional notes and requirements on all other documents and other disciplines documents.
- Failure to identify a requirement does not give anyone the right to violate any codes, governing authority, minimum quality or quantity, industry standards, manufacturer recommendations, etc.
- All mechanical, electrical and plumbing equipment shown on this sheet is considered conceptual and provided for coordination purposes only. Refer to mechanical and electrical documents for specific design information. Refer to structural drawings for roof opening structural framing.
- All roof penetrations for minor roof vents and similar items may not be indicated on the roof plan: however, all roof flashing work shall be provided by the roofing subcontractor so as to obtain full roofing warranties. Refer to all other construction documents for additional roof penetrations requiring roof flashing work. It should be the responsibility of the roof sub-contractor to provide all necessary details and systems to accommodate the expansion/contraction of the building and building components for a long-lasting roof.
- Contractor shall keep roof clean of all debris during all construction work.
- Design of roof drainage systems shall comply with the Int'l Plumbing Code. (IBC: 2015 Sec. 1503.4) Final detailed design of roof drainage systems to be by plumbing consultant or design-build plumbing subcontractor.
- Over-sized roof drains, gutters and/or downspouts should be provided to eliminate any overflow or backup.
- A cricket or saddle shall be installed on the ridge side of any penetration greater than 30" wide as measured perpendicular to the slope. (IBC: 2015 Sec. 1503.6)
- All roof slopes, including flattened roof areas to obtain positive drainage, to be integrated into underlying roof support design. Provide tapered rigid insulation to maintain minimum 1/4" per foot slope at all flattened roof areas to ensure positive drainage all the way to roof drain from all penetrations and changes in roof slopes.
- Provide concrete splash blocks at all downspout locations.
- Roof ventilation intake & exhaust vents shall be provided in each & all enclosed attics &/or rafter spaces to create cross ventilation in accordance with codes & the manufactures installation instructions. (IBC 2015 sec. 1203.2, 1503.5)
- Insulate and seal to ensure adequate air infiltration barrier around all exterior penetrations to prevent water and sprinkler pipe freezing.
- Crawl spaces shall be provided with a minimum of one access opening not less than 18"x24". (IBC: 2015 Sec. 1209.1)
- An opening of not less than 20"x30" shall be provided to any attic area having a clear height of over 30". A 30" minimum clear headroom in the attic space shall be provided at or above the access opening. (IBC: 2015 Sec. 1209.2)
- Access to Mechanical appliances installed in underfloor areas, in attic spaces and on roofs or elevated structures shall be in accordance with the International Mechanical Code. (IBC: 2015 Sec. 1209.3)
- Roof trusses designed and-built by truss manufacturer.
- Pitched (slope >2:12) roof - Self-adhering ice membrane underlayment required from eave's edge to a point at least 24" inside the exterior wall line of the building. (IBC: 2015 Sec. 1507.2.8.2)
- Provide roof snow guards/spikes above all entry/exit points to the building.
- Not less than two roof drains shall be installed in roof areas 10,000 sf or less, and not less than four roof drains shall be installed in roofs over 10,000 sf in the area. (IPC: 2018 sec. 1110.4)
- Secondary (emergency) roof drains, or scuppers shall be provided where the roof perimeter construction extends above the roof in such a manner that water will be entrapped if the primary drains allow buildup for any reason. (IPC 2018 sec. 1106.5, IBC 2018 sec. 1502.2)
- Roof access & guards
 - Where equipment requiring access is installed on roofs at a height exceeding 16', permanent access (ladder) is required. (IMC 2018 sec. 306.5) See detail &/or access notes for additional requirements.
 - In buildings without an occupied roof, access to the roof shall be permitted to be a roof hatch or door not less than 16 sf in the area & have a minimum dimension of 2'. (IBC: 2018 sec. 1011.12.2 ex., 2018 1011.12 ex.)
- Where the roof hatch opening or roof equipment is located within 10' of the roof edge, such roof access or roof edge shall be protected by guards. Guards to be 42" above walking surface & prevent the passage of a sphere 21" in diameter. (IBC: 2018 sec. 1011.13)
- Provide roof snow guards/spikes above all entry/exit points to the building.
- Provide manufactured roof-protected gas piping and conduit supports as required. Paint obstacles "yellow" at walkway pad crossings only.
- Flat (low slope <2:12) membrane roof:
 - Roof membrane to extend up and over top of any parapet walls and drape over the front of wall 3". The membrane to extend up vertically under finish material 12".
 - Provide walkway pads on all membrane roofing from the roof access point(s) to each end of the building.



Roof Edge Detail



Roof Vent



2/8" = 1'-0" Scale in Feet

Description	Date	#
For Construction	7/9/2023 9:32:50 AM	1
PROJECT NUMBER	2208B	
TITLE	Roof Plan	
SHEET		

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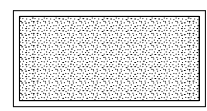


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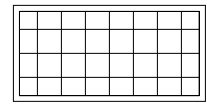
Ceiling Notes

1. Refer to additional notes and requirements on all other documents and other disciplines documents.
2. Refer to mechanical, electrical, plumbing, and fire protection (if applicable) drawings for ductwork, devices, equipment, & fixtures not shown on the reflected ceiling plans. Coordinate location of these items with those shown. Info shown here is for reference only, see other consultant & contractor drawings.
3. Coordinate location of all lights switches and thermostats w/owner before construction.
4. Provide hold down clips for all acoustical ceiling tiles in vestibules, typical.
5. Ceiling grid to be centered each way within rooms and areas shown on the reflected ceiling plan unless noted otherwise
6. All electrical, mechanical, plumbing and fire protection devices are to be centered within ceiling panels unless noted otherwise
7. In rooms and areas scheduled to have exposed structure, all wall materials, and finishes to extend to the underside of the roof or floor deck, unless noted otherwise. Paint all exposed structure, deck, ductwork, conduit, etc. In areas noted to be open to structure unless noted otherwise. Painting of exposed structure to be done after all utilities are installed.
8. Cement board and gypsum board ceilings to be installed on structure above, unless noted otherwise
9. Wall gypsum board shall extend 6" minimum above highest adjacent ceiling at partitions not identified to be full-height. Brace top of the wall to the structure above with like framing at 48" on center each way.
10. Gypsum board vertical returns on soffits and bulkheads to extend 6" minimum above highest adjacent ceiling height, unless noted otherwise
11. Refer to mechanical drawings & project manual for required locations of access panels in gypsum board or cement board ceilings not shown on the reflected ceiling plans. Coordinate panel location with the architect.
12. Paint all exposed steel, conduit, ductwork, piping, etc. In rooms and areas noted or scheduled to received painted finishes.
13. Provide support wire above the ceiling at 2'-0" on center on ceiling grid members around all ceiling mounted items and locations noted on the drawings.
14. Provide escutcheons at all ceiling penetrations, unless noted otherwise.
15. Hold vertical gypsum board and cement board 1/2" off structure above.
16. See typical wall types for the top of wall construction.
17. All mechanical diffuser shall be painted by manufacturer to match adjacent ceiling unless noted otherwise.
18. Concealed sprinkler head covers shall be painted by manufacturer to match adjacent soffit / act unless noted otherwise.

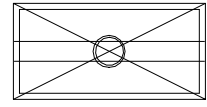
LIGHTING SYMBOL LEGEND



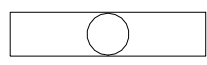
2x4 Fluorescent troffer with prismatic lens, electronic ballast and T8 lamps



2x4 Fluorescent troffer with parabolic lens, electronic ballast and T8 lamps



2x4 LED Fixture with prismatic lens



1x4 Fluorescent surface mounted fixture with prismatic lens, electronic ballast and T8 lamps



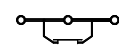
Pendant Fixture



Recessed can light



Directional mini can light recessed



Wall mounted vanity light

The intent of this plan is for LAYOUT purposes ONLY. Building codes shall govern materials and installation guidelines. All lights to be of the highest energy efficiency.

MECHANICAL SYMBOL LEGEND



Exhaust Fan



Ceiling Diffuser



Linear Return Air



Linear Supply Air

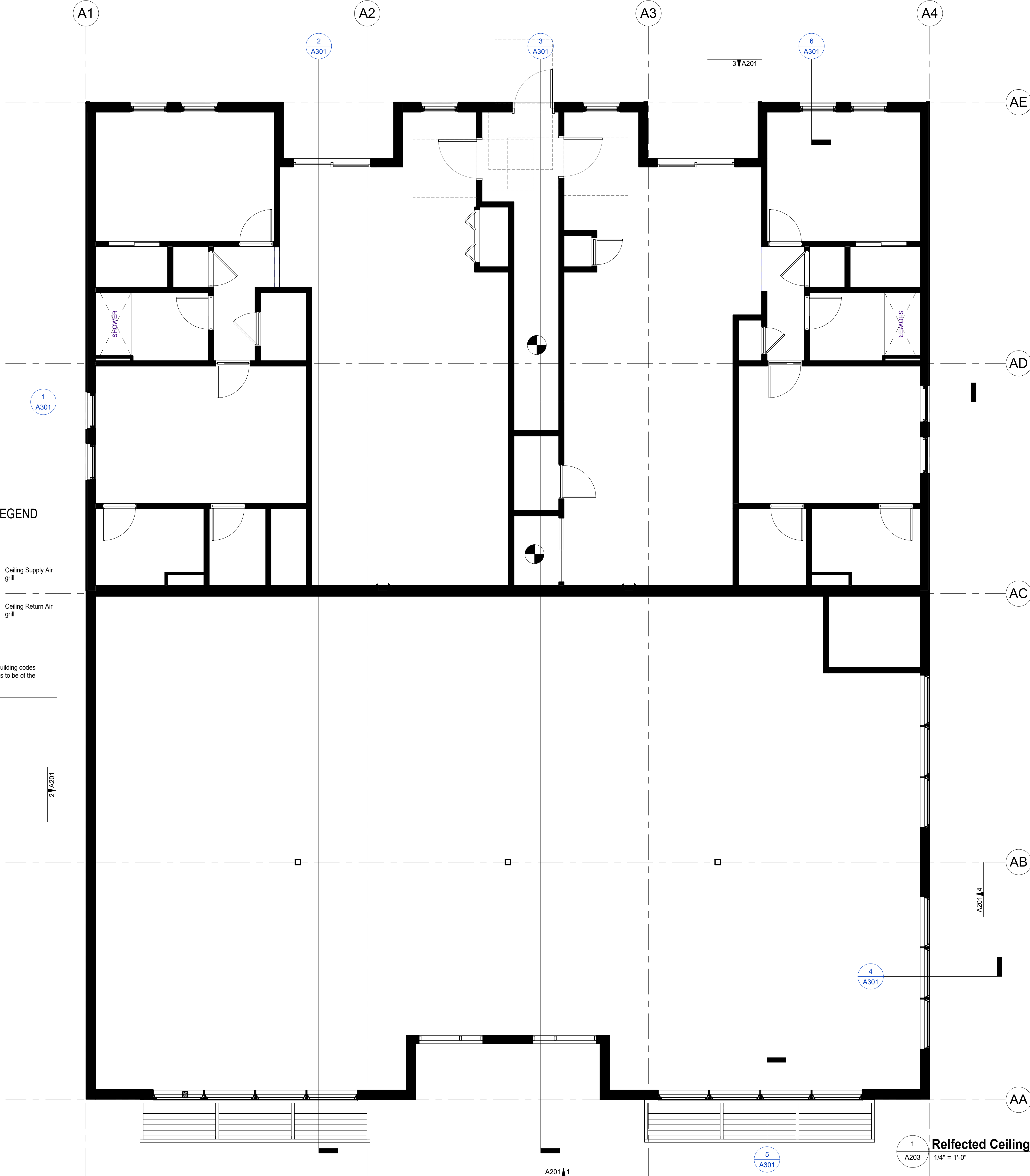


Ceiling Supply Air grill



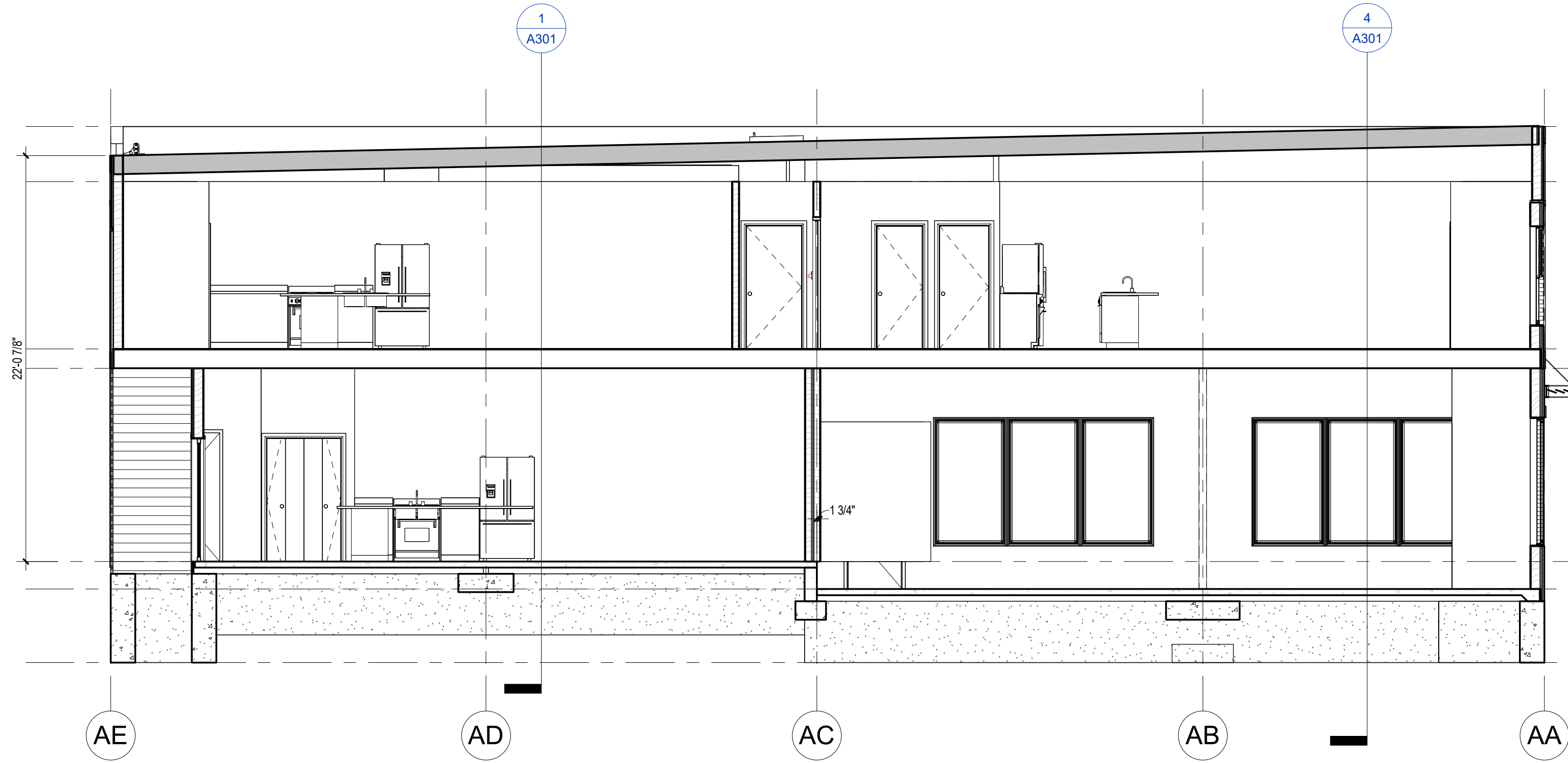
Ceiling Return Air grill

The intent of this plan is for LAYOUT purposes ONLY. Building codes shall govern materials and installation guidelines. All lights to be of the highest energy efficiency.

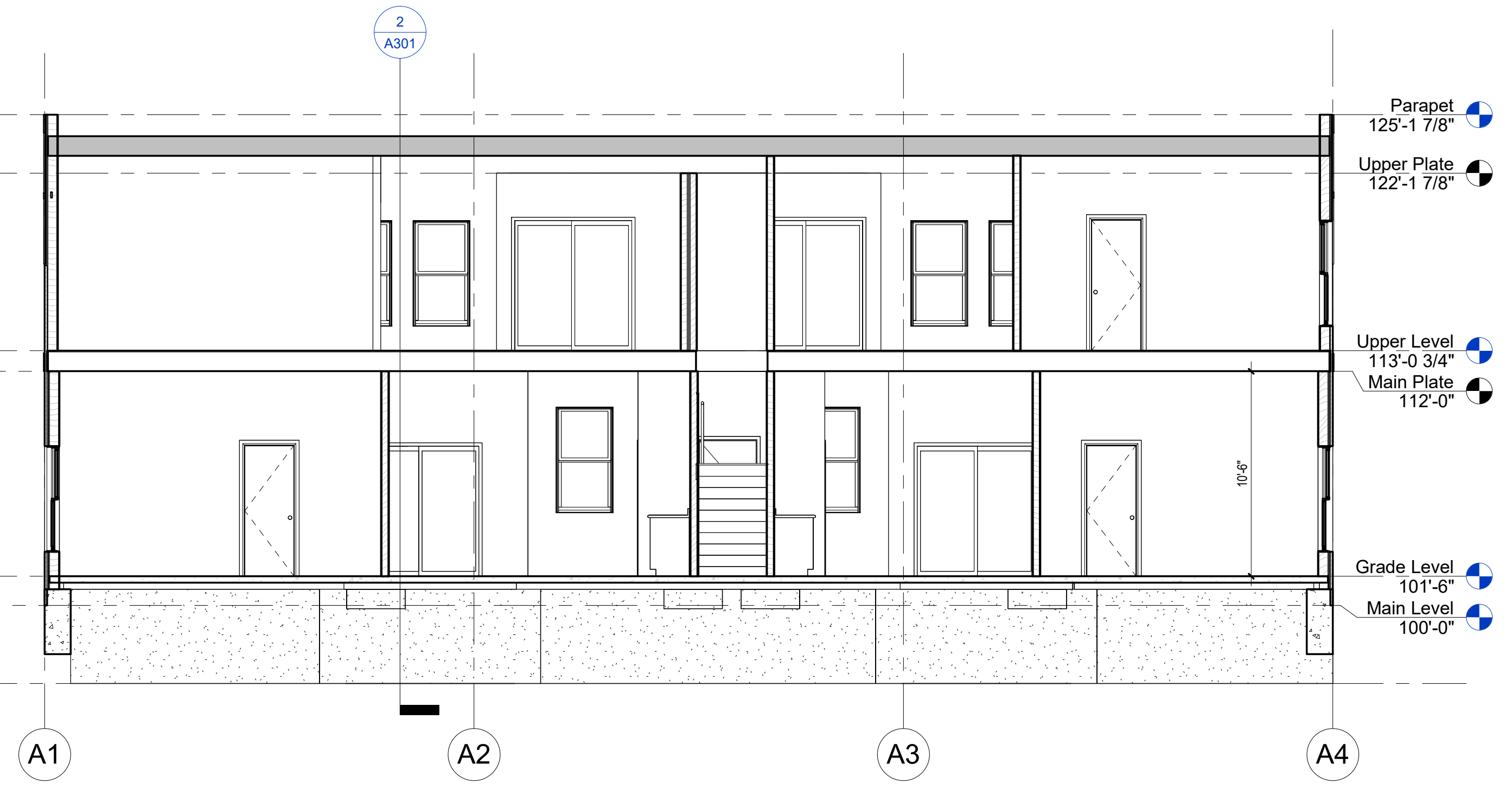


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PROJECT NUMBER		
2208B		
TITLE		
Reflected Ceiling Plan		
SHEET		

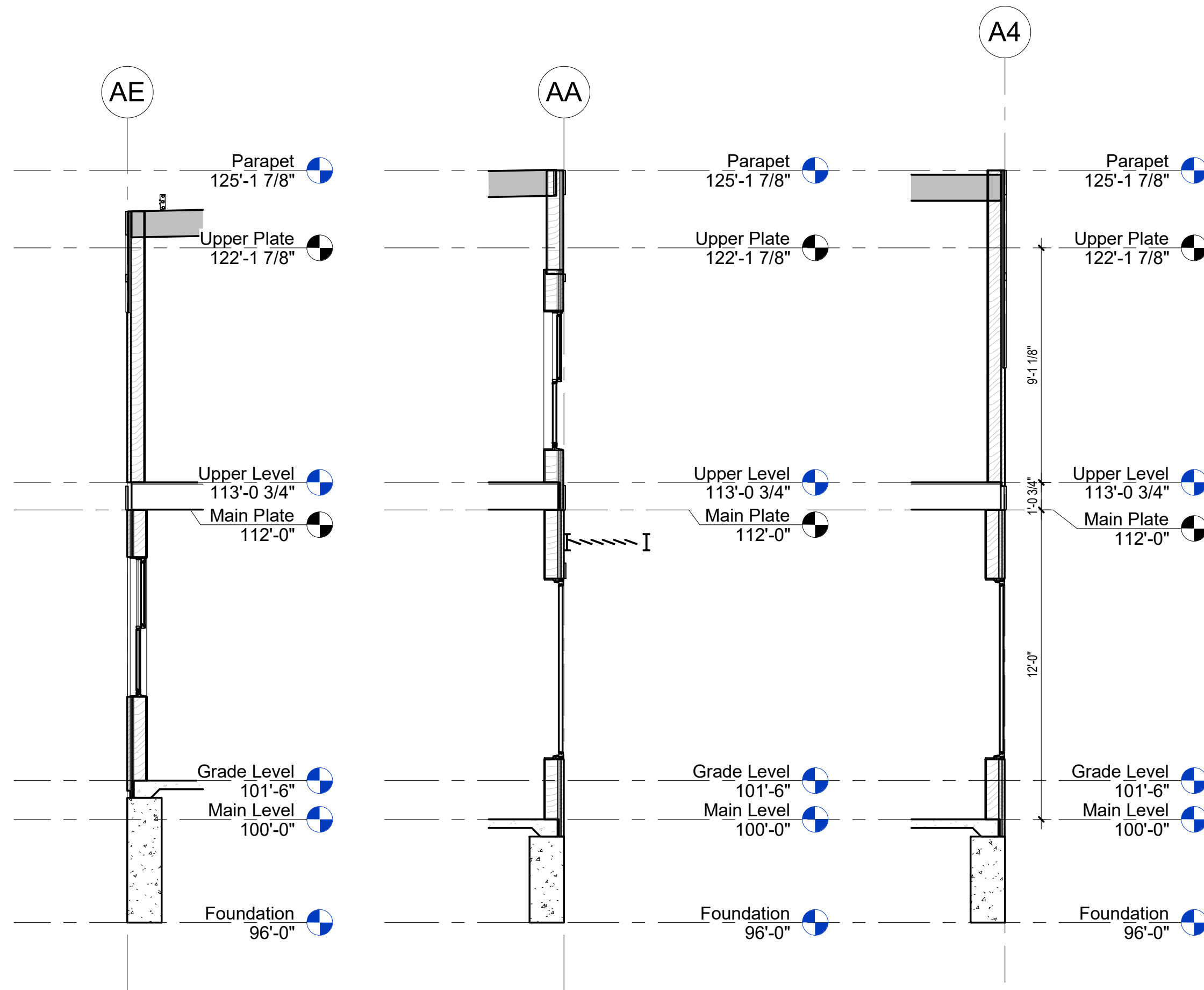
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2 Building Section Fron - Back
A301 3/16" = 1'-0"



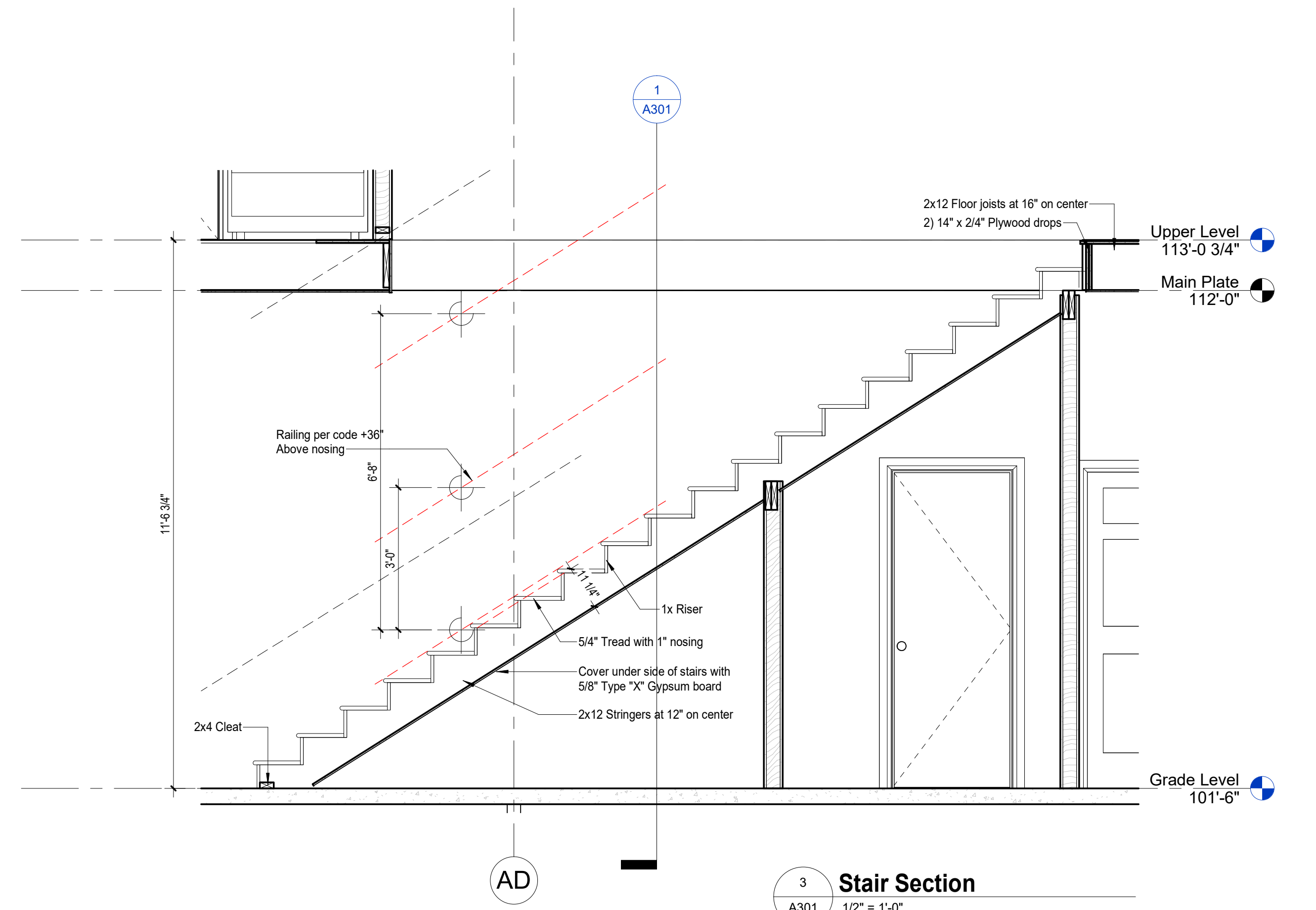
1 Building Section - Cross
A301 3/16" = 1'-0"



6 Wall Section - Back
A301 1/4" = 1'-0"

5 Wall Section - Front
A301 1/4" = 1'-0"

4 Wall Section
A301 1/4" = 1'-0"



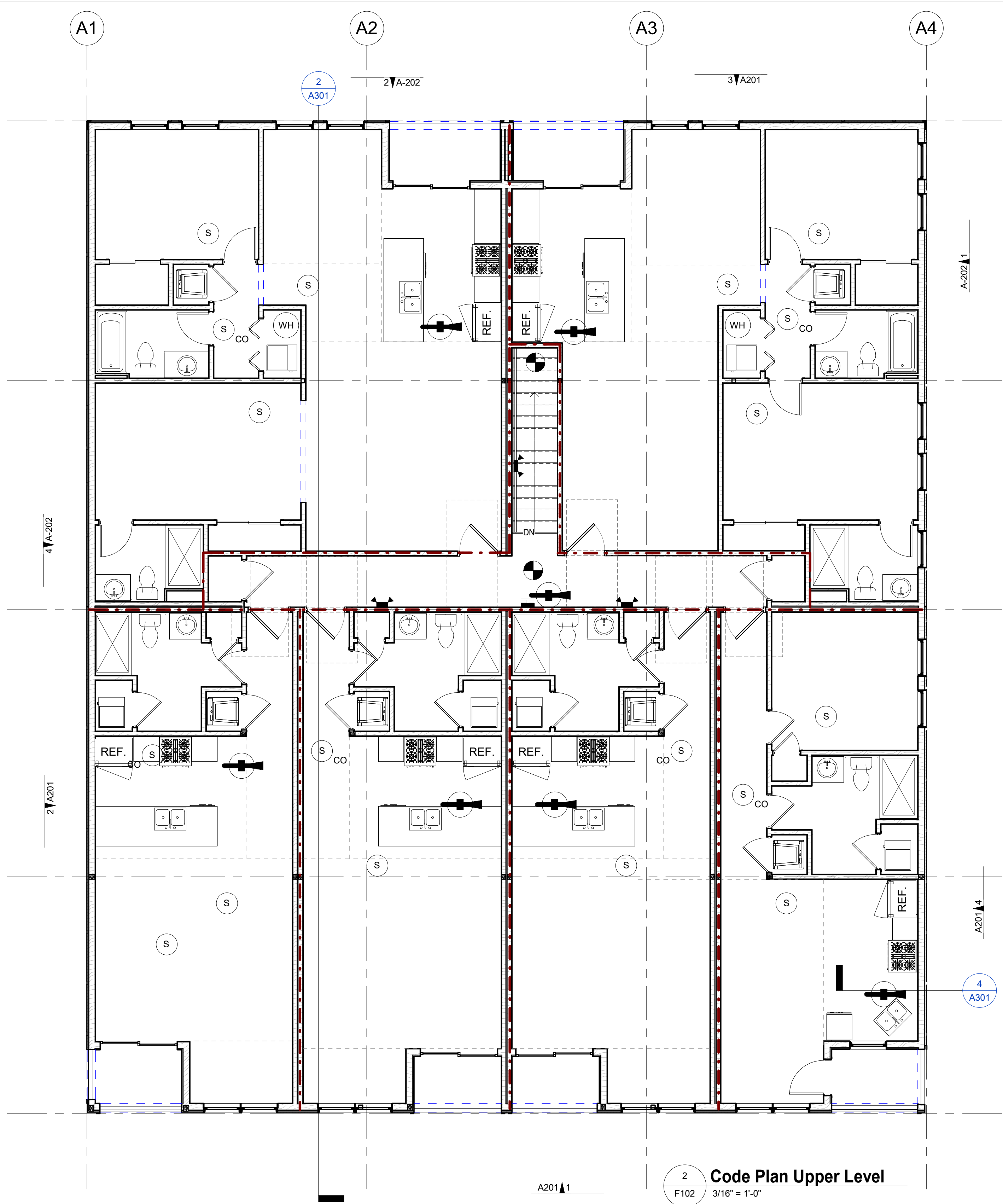
3 Stair Section
A301 1/2" = 1'-0"

#	Date	Description
1	10/22/22	For Construction
2		
3		
4		
5		
6		

7/9/2023 9:32:59 AM
PROJECT NUMBER:
2208B
TITLE:
Building Sections



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2 Code Plan Upper Level
F102 3/16" = 1'-0"

Egress Legend

Wall Construction

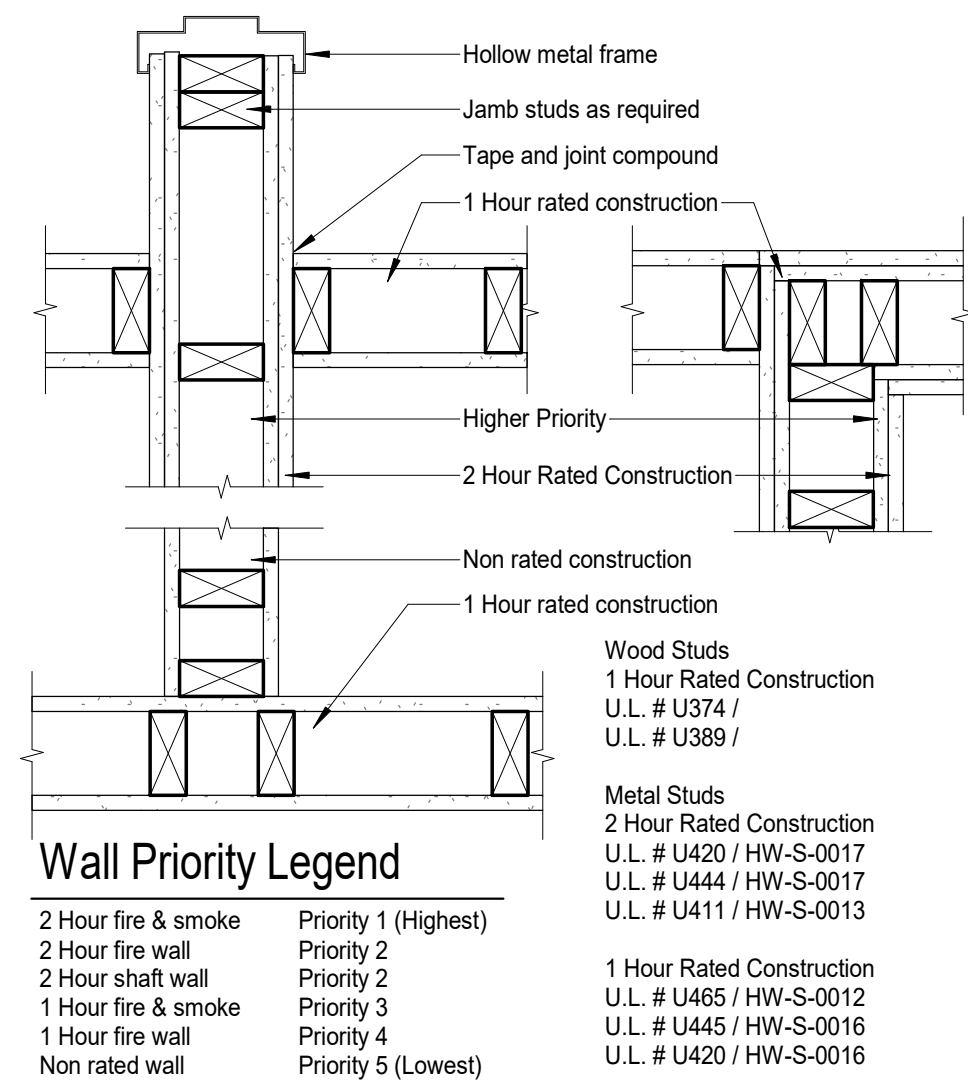
- 1 Hour Rated Construction
- 2 Hour Rated Construction
- 3 Hour Rated Construction
- Smoke Sealed Construction

Travel Path

- Exit Path A
- Path Name / Label
- Start Point
- Segment Length
- Exit Point
- Total Length of Path & Label
- Occupant Capacity of Door
- Actual Opening Width
- Required Opening Width
- Required Occupants

- Sprinklered
- 303.4
- 310.3
- 504.3
- 504.4
- 506.2
- 508.4
- 601
- 601
- 602
- 903.2.8
- 906.1
- 906.3(1)
- 907.2.2
- 1004.5
- 1005.3.1
- 1005.3.2
- 1006.3.3(2)
- 1006.3.3(2)
- 1007.1.1
- 1010.1.2.1
- 1017.2
- 1020.4
- 1020.2

- Occupancy Class
- Occupancy Class
- Maximum Height
- Maximum Stories
- Maximum Floor area
- occupancy separation
- Construction Type
- Fire Rating Requirements
- Exterior separation distance
- Automatic Sprinkler
- Portable Fire Extinguisher
- Extinguisher Class
- Manual Fire Alarm System
- Occupant Load
- Egress Width Stairs
- Egress Width Others
- Common Path of Travel
- Two Means of Egress required at
- Multiple Exit Separation
- Swing in the Direction of Egress
- Maximum Travel Distance
- Dead end Limit
- Minimum width



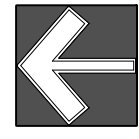
Fire Wall Types - Wood

City of Grimes Code Information

CODE	DESCRIPTION
2018	International Building Code
--	--
2018	International Mechanical Code Per State of Iowa
2018	Uniform Plumbing Code
2012	International Energy Conservation Code
2020	National Electrical Code
2018	International Fire Code

Life Safety Devices

- Emergency Light
- Exterior Egress Light
- Fire Pull Station
- Strobe
- Horn Strobe
- Exit Sign
- Fire Extinguisher Cabinet
- Fire Extinguisher



1/8" = 1'-0" Scale in Feet

Description	Date	For Construction
#	1	7/9/2023 9:33:05 AM
PROJECT NUMBER	2208B	
TITLE	Code Analysis	
SHEET		

DATE

October 3, 2023

PROJECT NAME

212 SE Main Street Site Plan

APPLICANT

Graystone Companies, LLC

REQUESTED ACTION

Approve the site plan for a mixed-use commercial and multi-family building

LOCATION

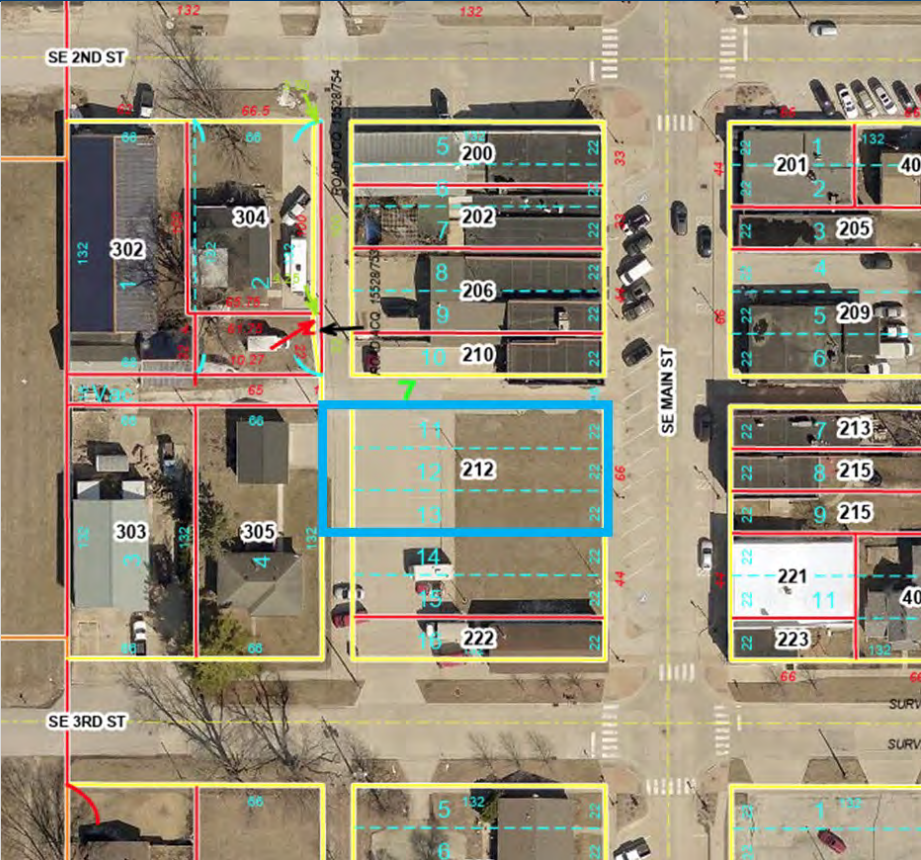
212 SE Main Street

ZONING

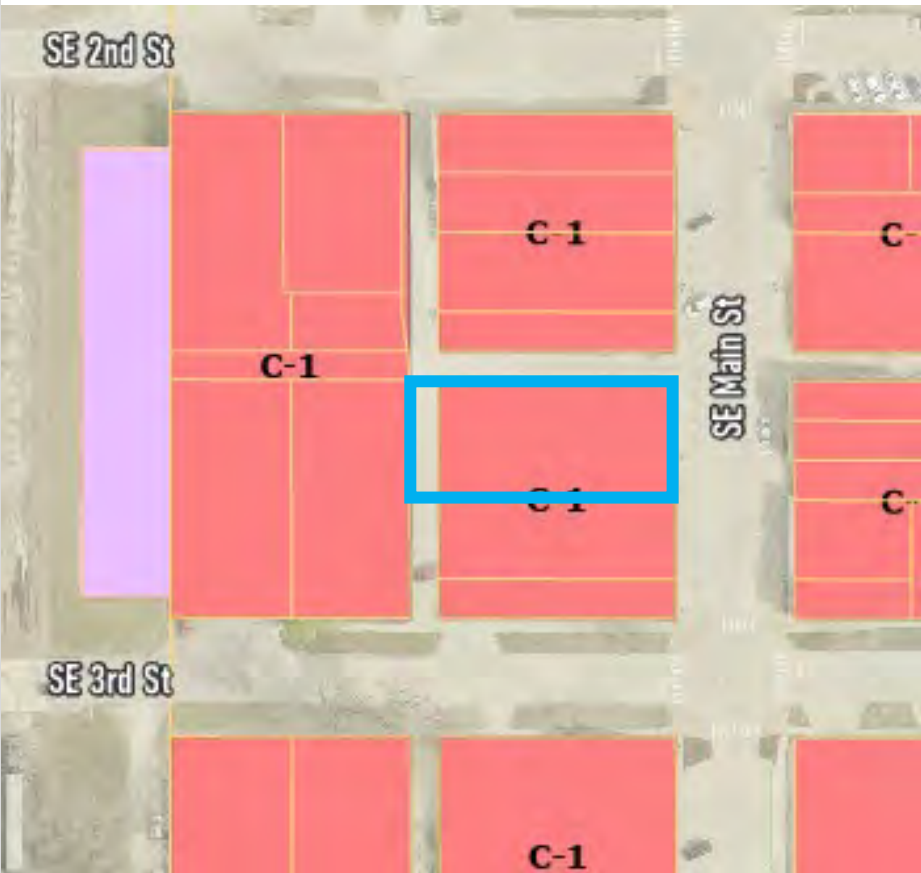
R-4

PLANNER

Evann Martin
emartin@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	Vacant	Downtown/Governors District	R-4
North	Commercial	Downtown/Governors District	C-1
South	Commercial	Downtown/Governors District	C-1
East	Commercial	Downtown/Governors District	C-1
West	Residential	Downtown/Governors District	C-1

PARKS

A mixed-use building with commercial and multi-family units is proposed to be constructed on the site. Because there are residential units planned, parkland dedication is required. Due to the limited size of the property and small number of proposed units, the developer will provide a fee in lieu of dedicating land to the City. The fee will be used for improvements at Wallace Park.



Future Land Use Map

The proposed mixed-use commercial and multi-family building is permitted within the R-4 zoning district and is consistent with land use and existing downtown character.

Relation to Studies & Legal

STRATEGIC PLANNING

The property is currently owned by the City of Grimes. Through the strategic planning process, the City made it an objective to dispose of the property. The City has entered into a purchase agreement with the applicant, Graystone Companies, LLC, who will then develop the property with the proposed building.

Legal

As part of the rezoning process, a Zoning Change and Development Agreement will be established to outline the required zoning and development standards for the site.

No right-of-way dedication is required.

The final plat was approved to combine the existing three lots into one lot. The plat also incorporated a portion of the existing city-owned alley to the west into the development lot. The portion of alley will be privately owned once the City disposes of the property. Public and private ingress/egress easements are reserved on the plat to preserve the existing access patterns through the property.



Site Layout

STREET ACCESS

The site will be accessed via the existing street parking along SE Main Street or the existing parking lot located on the west side of the site. Alley access is provided at the rear from SE 2nd to SE 3rd Street.

PEDESTRIAN ACCESS

Public sidewalk is available along SE Main and SE 3rd Street and well as along the north side of the site.

STORMWATER

Because this property is located within the oldest part of town and was previously developed, no storm water detention was previously provided and is not required.

Parking Calculation Table

Required	Proposed
1 space per dwelling unit	10 spaces (existing)
8 spaces	

UTILITIES

Water and sanitary service stubs are existing.

LANDSCAPING

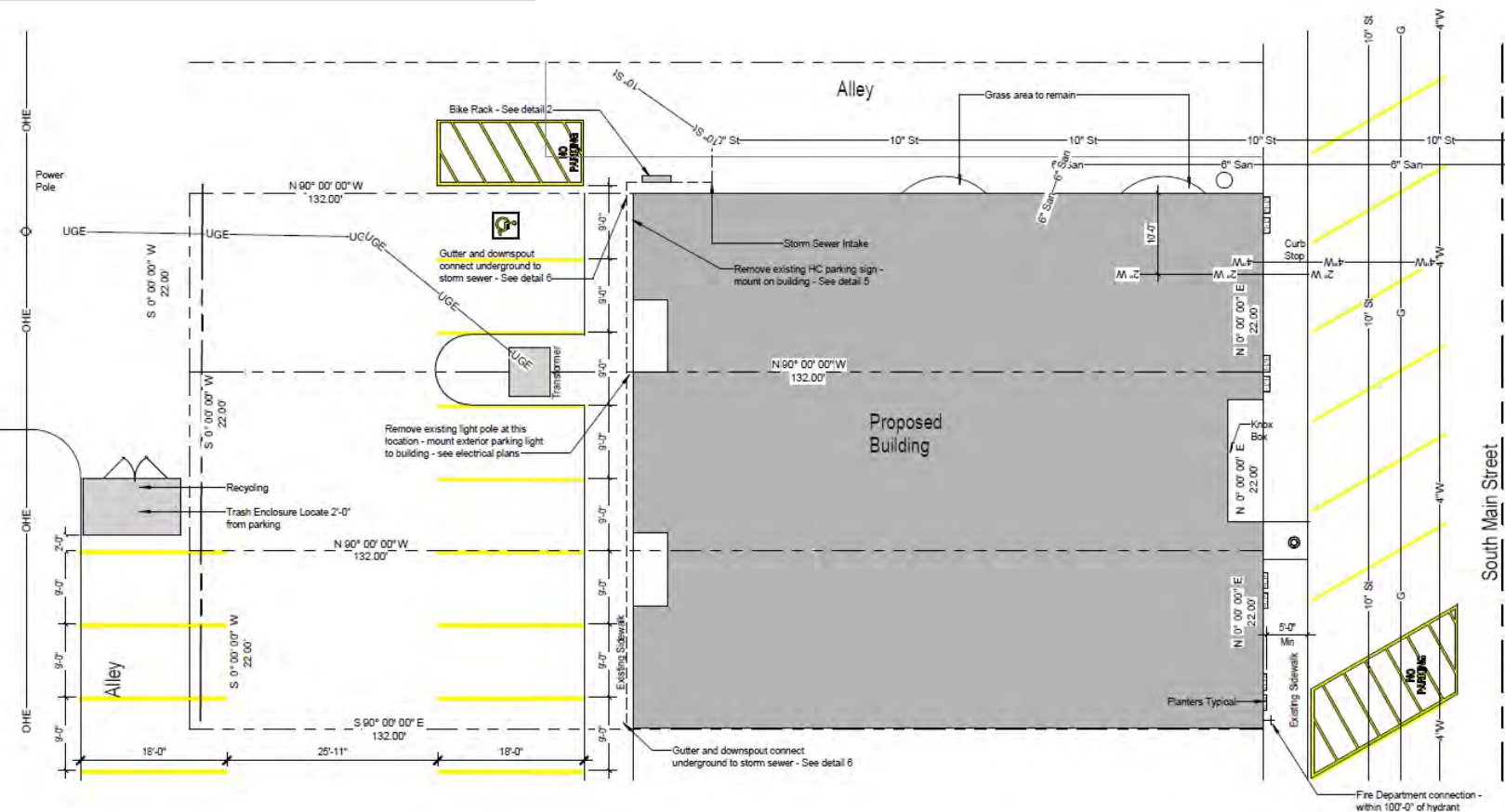
Plantings are required around the transformer and planter boxes in front of the commercial unit(s) along SE Main Street.

BUILDING SETBACKS

Front: 0 feet, maximum 5 feet

Side: 0 feet

Rear: 0 feet or 25 feet when adjoining residential zoning districts



Architecture

BUILDING & ELEVATIONS

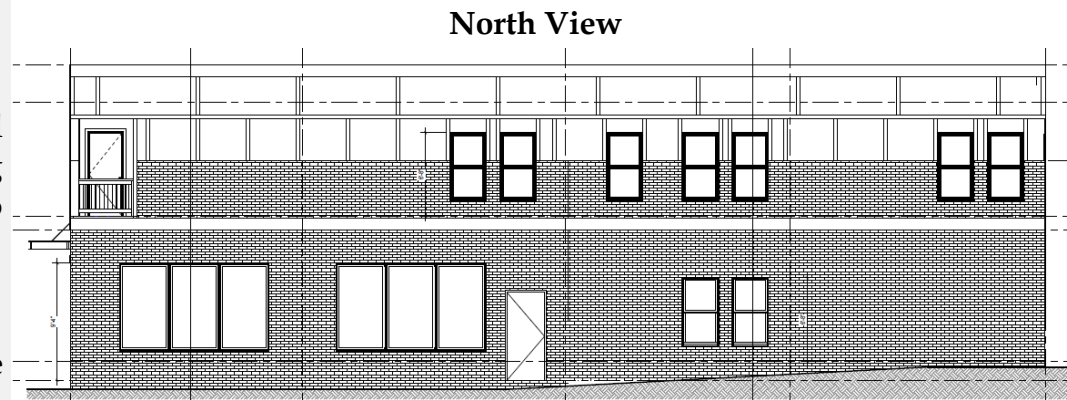
The building will be constructed of brick and board and batten. The front elevation along Main Street will have store fronts with canopies on the ground floor and balconies on the second floor for the dwelling units. Two units will be on the ground floor located along the parking lot. The ground floor units will have ground floor patio space.

DUMPSTER ENCLOSURE

A dumpster enclosure will be provided on the west side of the existing parking lot and will be constructed of brick to match the building.

LIGHTING

Wall lighting will be provided on the east and west elevations along Main Street and the parking lot.



Conclusion

STAFF RECOMMENDATION

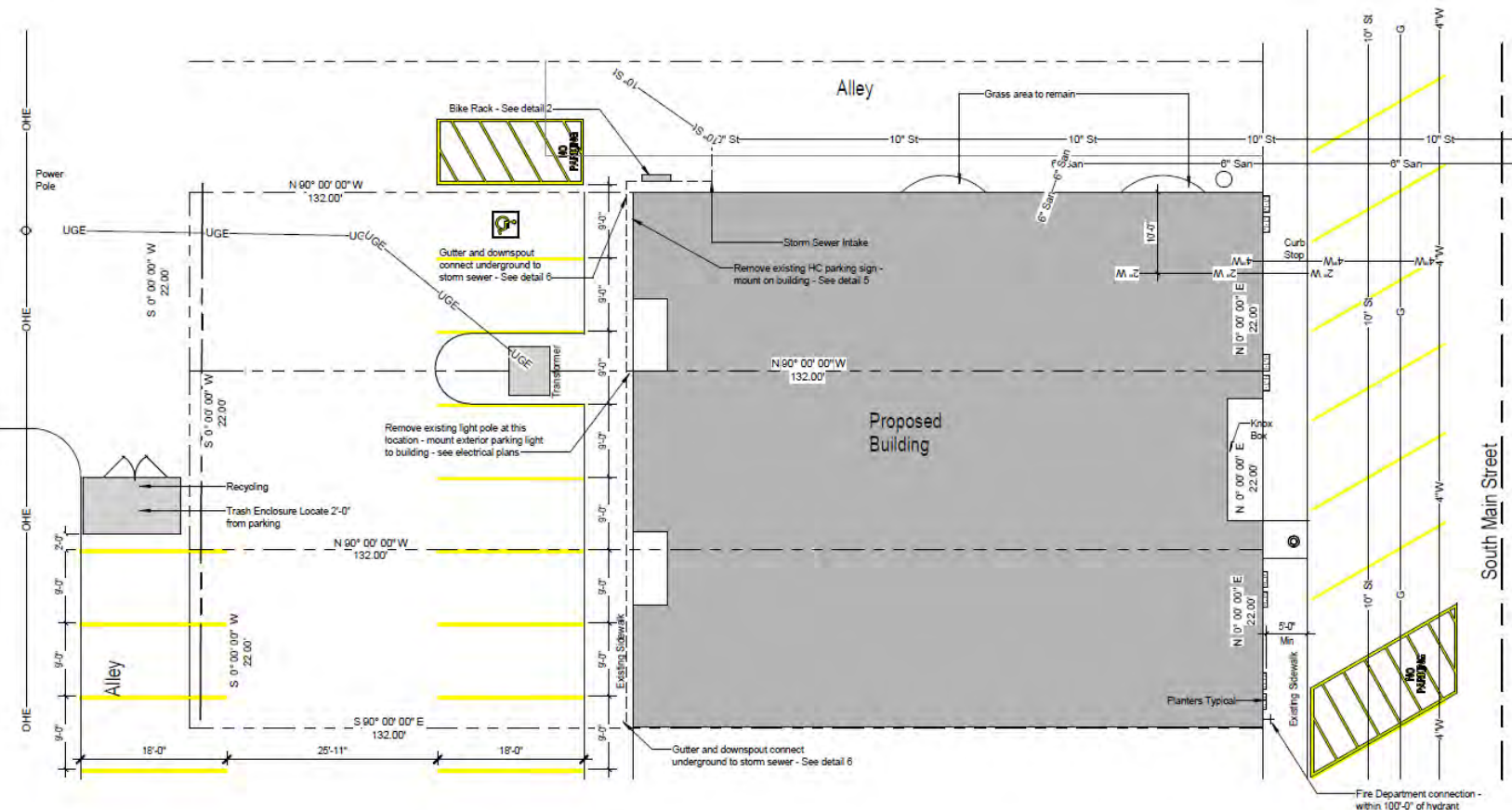
Staff recommends approval of the site plan for 212 SE Main Street.

Conclusion

The proposed building will consist of ground level commercial space along SE Main Street and eight multi-family units, two of which will be on the ground floor.

The building will be constructed of brick and board and batten, which will be similar to the applicant's existing building at 101 SE Main Street.

Much of the site features such as parking, sidewalks, and utilities are existing on the site. A new building, dumpster enclosure, and landscape island for the transformer will be added.





Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~November 18, 2022~~

~~November 30, 2022~~

~~February 15, 2023~~

~~May 19, 2023~~

~~September 1, 2023~~

September 27, 2023

Graystone Companies

Attn: Troy Bushnell

101 SE Main Street

Grimes, IA 50111

RE: 212 SE Main St Site Plan

Dear Mr. Bushnell:

The Development Services Department is in receipt of a proposed Site Plan for 212 SE Main Street. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. This property will need to be rezoned to PUD to allow residential units. The current zoning (C-1) does not allow residential uses. The City can initiate the rezone process. What is the proposed timeline to start this project?~~
- ~~2. Please provide \$2000 site plan fee.~~
3. Once rezone and development agreement is completed, please add bulk regulations and the site plan checklist cover sheet information on sheet C101. Staff is drafting the zoning change and development agreement and will send over for review. The agreement will list all of the zoning setbacks, etc. These items will need to be added to the site plan sheet. The draft agreement has been provided for review. Please add the zoning district (PUD), setbacks, height, density, parking, open space to C101 as noted below.
 - a. Zoning – PUD **Remove reference to C-1 zoning**
 - b. ~~Setbacks~~
 - i. ~~Front Yard—0 feet, with a maximum setback of 5 feet~~
 - ii. ~~Rear Yard—None required, except when adjoining any “R” District, in which case 25 feet~~

- iii. ~~Side Yard~~ 0 feet
 - e. ~~Maximum Height~~ 50 feet, 4 stories
 - d. ~~Density~~ Maximum 8 dwelling units
 - e. ~~Open Space~~ None required
 - f. ~~Parking~~ 8 spaces (1 space per unit)
4. ~~City will complete platting work.~~

Site Plan C101:

- 1. ~~Label sanitary service size.~~
- 2. ~~Provide FDC at the southeast corner of the building to be within 100' of the hydrant.~~
The parking space in front of the FDC will need to be striped as no parking per Section 912.4.2 of the City of Grimes Fire Code.
- 3. ~~Label knox box location.~~
- 4. ~~Show roof drain connections to the storm sewer.~~
- 5. ~~The existing ADA sign will need to be relocated. Label removal/relocation details.~~
Update wording on the ADA sign.
- 6. ~~Label existing ADA parking space.~~
- 7. ~~The site plan page shows a detail for a bike rack. Where is that proposed to be placed? It cannot be placed within the east or west sidewalks. The north sidewalk could work.~~
- 8. ~~The existing light pole will need to be relocated. Label removal details.~~
- 9. How will trash be handled? Provide enclosure details. A masonry enclosure with metal-framed opaque gated is required. Please label the material of the gates. Recycling will also be required for the site. Please provide details for recycling accommodation. Is the finished face of the gates made of steel as well or is that label referring just to the gate framing? Please clarify. **How will the trash dumpster and recycling fit within the enclosure? Based on the detail, they both will not fit within the enclosure.**
- 10. ~~Will a transformer be required? Show location. Provide a curbed island for the transformer.~~
- 11. ~~Label lot dimensions.~~

- ~~12. Show the north alley and grass bump outs on the site plan.~~
- ~~13. Provide underground electric.~~
- ~~14. Provide construction area plan including sidewalk and parking lot closures.~~
15. Split the water service on the outside of the building to provide a 2" domestic service with a curb stop and 6" fire service. The fire code (referencing NFPA 13) requires a 6" main, however, if calculations are provided demonstrating the 4" main is sufficient, a 4" service can be used. Given the unknown occupant of the first floor, there may not be enough supply. **Please provide calculations demonstrating 4" service is sufficient.**
- ~~16. Label the parking spaces on the west side of the parking area and dimensions. Label that the dumpster enclosure is at least 2' from the edge of the parking space.~~
- ~~17. Label existing parking space dimensions.~~
- ~~18. Label landscape locations along SE Main St (planters or landscape bed). A minimum 5' wide path on the sidewalk must remain open. Please label the width of the walking path.~~

Elevations:

- ~~1. Label the proposed materials and percentages.~~
 - ~~a. At least 60% of the area of all four sides combined, minus (windows and doors) is required to be primary material. Brick is considered primary material. The plan currently shows 28% primary material. Please revise to provide 60%. The square footage and percentages for the building materials don't appear to be correct based on the scale for the plans. Please verify/revise.~~
 - ~~b. A minimum 25% of the total primary materials needs to be provided on the north, south, and west elevations.~~
 - ~~c. Trex is not considered a primary material and is does not fit the downtown architectural character. Please provide a different material.~~
- ~~2. What material is the vertical siding? Vinyl siding does not fit the downtown character. Please provide an alternate material. Trex is not a siding material. Please revise. Staff recommends continuing the brick or board and batten in the areas where Trex is shown.~~

- ~~3. Please remove the windows on the south elevation. When a building is constructed on the south side, the buildings will abut each other. The windows need to be removed now and units adjusted accordingly to meet building code.~~
- ~~4. Is lighting proposed on the front of the building? If so, please provide lighting cut sheets and locations.~~
5. Please provide lighting on the back of the building to help provide light for the parking lot. Please provide cut sheet for the west lighting fixtures. **Please provide lighting cut sheets for the front and rear fixtures.**
- ~~6. Show downspout locations.~~
- ~~7. Roof top units will need to be screened from SE Main St. Please show locations and verify they will be screened.~~
- ~~8. Please extend the brick on the corners similar to 101 SE Main St and across the main entry.~~
- ~~9. Please verify which elevation is the north and south elevation. I think the labels need to be switched.~~
- ~~10. Update the zoning designation to C-1 General Commercial.~~
- ~~11. Where will snow be stored?~~
- ~~12. Please add a note to the site plan sheet stating that the property owner will be responsible for repairing any damage to the alley or sidewalk due to construction activity.~~
- ~~13. Staff has concerns with the layout of the SE dwelling unit. Due to the location of the windows, the kitchen area will be dark which doesn't seem like an appealing unit. Could the unit be changed similar to the unit to the north with the bathroom located near the entrance and kitchen and living space connected? Or combined with the unit to the north?~~
14. The labels for the cardinal directions of the elevations are incorrect. Please revise.
The east and west labels are switched. Please revise.

Building: These items can be addressed with the building permit.

- ~~1. Sheet F102~~

- a. ~~Provide 1 hour fire separation for the sprinkler riser room for the walls and the ceiling.~~
 - b. ~~Provide an emergency light.~~
 - c. ~~Provide permanent heat for the sprinkler room.~~
 - d. ~~Provide a fire extinguisher in the upstairs hallway corridor.~~
 - e. ~~Provide an exit sign at the egress for the apartments in the hallway.~~
 - f. ~~Provide an emergency light in the stairwell.~~
 - g. ~~We follow the 2020 NEC and 2012 IECC. Please update code ledger.~~
2. ~~Provide header heights to all windows.~~
 3. ~~Provide structural engineering on the building.~~
 4. ~~Provide Mechanical, electrical, and plumbing plans.~~
 5. ~~Provide energy code documents.~~
 6. ~~Will this be a type V building please specify.~~
 7. ~~Provide a knox box.~~
 8. ~~The commercial suites will need emergency lights and exit signs stubbed in during the shell build.~~
 9. ~~Do the commercial units need to have secondary entry? It's fine to provide secondary access in the future if needed. Keep in mind the secondary access would only be possible from the alley or somehow to the west through the apartments.~~
 10. ~~Please verify where water meter will be installed in the building. Are they going to be located in the sprinkler riser room?~~
 11. ~~On sheet A203, none of the lighting or mechanical items are identified on the plans.~~

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:	November 29, 2022 (1 PDF of Site plan with Elevation Plan included)
PLANNING & ZONING:	TBD

COUNCIL MEETING: TBD

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

General Information Drawings	
100	Cover Sheet
Architecture	
A100	Foundation Plan
A102	Grade Level Floor Plan
A103	Upper Level Floor Plan
A104	Roof Plan
A201	Exterior Elevations
A203	Reflected Ceiling Plan
A301	Building Sections
A401	Schedules & Details
C101	Site Plan
F102	Code Analysis

Graystone Mixed Use Building

212 SE Main Street | Grimes, Iowa 50111

GENERAL REQUIREMENTS

- Before final Drawings and Specifications are issued for construction, and they shall be submitted to all governing building agencies to ensure compliance with all applicable local and national codes. In the event, that code discrepancies in Drawings and/or Specifications appear, the Architect shall be notified of such discrepancies in writing by the Contractor or building official and allowed to alter the drawings and specifications to comply with governing codes before construction begins.
 - Upon written receipt of approval from the governing official approved final Drawings and Specifications shall be submitted to the Contractor by the Architect.
 - If code discrepancies are discovered during the construction process, the Architect shall be notified and allowed ample time to remedy said discrepancies.
 - All work performed shall comply with all applicable local, state, and national building codes, ordinances and regulations, and all other authorities having jurisdiction.
 - All contractors, suppliers, and fabricators shall be responsible for the Drawings' content and the supply and design of appropriate materials and work performance.
 - All manufactured articles, materials, and equipment shall be handled, applied, installed, erected, used, cleaned, and conditioned in strict accordance with the manufacturers' requirements.
 - All alternates are at the Owner's option and shall be at the Owner's request, constructed in addition to or in place of the typical construction, as indicated on the Drawings.
- Design Loads:
- Roof live load 30psf (maximum) dead load 5psf (10 psf top, 5psf bottom)
 - Floor live load 100psf (maximum) dead load 15psf
 - Balconies and Decks live load 100psf (maximum) dead load 15psf
 - Soil Pressure: 2000 psf (minimum)
 - Before the start of construction, verify design loads with governing codes and site conditions. Check with local building agencies for wind, seismic, snow, and other special loading conditions. If discrepancies are discovered, the Architect shall be notified according to Section 1 above.

SITE WORK

- Perform excavation, according to good standard construction practices, to the lines, grades, and elevations indicated on the Drawings.
- Provide constant compaction of the top 8" of sub-grade, fill, and backfill beneath structures, walks, and pavements to meet the stated soil pressure.
- Provide soil piling to control water as required by governing codes.
- Provide and install ventilation for Radon Gas as required by local building agencies and governing codes.
- Top of foundation elevation is assumed to be 6" above the final grade at the overhead garage door opening. Changes in the foundation wall elevation relative to the final grade will change the foundation drawings, and modifications to the garagehouse entry site.

CONCRETE

- Provide concrete complying with ASTM C94, submit design mix and documentation for approval per ACI 308. Unless otherwise noted, concrete shall have the following 28-day compressive strengths as minimum:
 - Concrete footings and foundations: 3,000psi
 - Concrete floor slabs, walks, drives, and patios: 3,500psi
- Provide construction joints no panel size does not exceed 200sf.
- Provide reinforcement of the size and spacing indicated on Drawings. Reinforcing shall comply with the following minimums:
 - Bars: ASTM A603, grade 40, deformed bars. Welded Wire Fabric: ASTM A185.
 - Portland cement - ASTM C591 Type I. Aggregates - fine and coarse per ASTM C33.
 - Admixtures - only per approved design mix. Slump - per approved design mix.
 - Saw-cut joints as soon as the surface will allow without edges cracking but before the next day after the pour.
 - Steel trowel all interior floor surfaces.
- Detail reinforcing by ACI - manual of standard practice for detailing reinforced concrete structures.
- Submit concrete reinforcement shop drawings in accordance with ACI 315 for approval.
- Unless noted otherwise, all slabs on grade shall be 4" thick, reinforced with 605 W14W14 Welded Wire Mesh, and placed over 4" minimum compacted sand or gravel fill. Interior slabs shall be placed over 6 mil stabilized polyethylene vapor barrier. Coordinate with radon removal procedures.
- Footing sizes shown are listed only for stated soil pressure and consistent compaction. The Contractor shall be responsible for footings complying with the design requirements of specific soil conditions.
- Precast concrete lintels shall be installed and reinforced as per manufacturers' specifications. The Architect shall not be responsible for the design of precast concrete lintels.

MASONRY

- Provide standard weight hollow load-bearing Concrete Masonry Units (CMU) complying with ASTM C90, grade N, type I.
- Reinforcement shall comply with the following as minimums:
 - Bars: ASTM A603, grade 40, formed bars.
 - Wire Joint Reinforcement ASTM A82, galvanized.
- Provide mortar type "S" following ASTM C270.
 - Provide grout following ASTM C705. Minimum compressive strength shall be 3000 psi unless noted otherwise.
 - Provide reinforcement in vertical cells or concrete masonry units fully embedded in grout as follows:
 - Typical reinforcement shall be one #4 at each corner, at both sides of openings, and a maximum spacing of 48" o.c.
 - Reinforce all vertical cells of concrete masonry units supporting the concentrated load beams, structural columns, etc.: At 4" OML reinforce each vertical cell with one #5 and saddle fill with grout.
 - Block pockets shall be provided for all beams supported by concrete and/or masonry, unless noted otherwise, and shall comply with the following:
 - Minimum of 4" bearing. Height and width as required by the beam. Treated lumber beneath all wood beams. Provide vertical reinforcing.

METALS

- All structural steel shall comply with appropriate ASTM Specifications as follows: ASTM A36, ASTM A53, ASTM A501, ASTM A587, and ASTM A535.
- All steel connections shall be designed according to the AISC Manual of Steel Construction and shall be detailed by a qualified structural steel detailer. Contractor to submit steel shop drawings to the designer or a licensed structural engineer before steel erection.

WOOD AND PLASTICS

- Lumber shall, in addition to complying with governing codes, comply with:
 - "Product Use Manual" of the Western Wood Products Association to select and use products included in that manual.
 - "Physical Specification and Grade Guide" of the American Plywood Association.
 - "Standard Specifications for Grades of California Redwood Lumber" of the Redwood Inspection Bureau for Redwood.
- American Wood Preservers Association standards and recommendations for fire-retardate and preservative pressure treated lumber and plywood.
- Western Red Cedar Lumber Association standards and recommendations for cedar.
- Provide Lumber and materials meeting or exceeding the following standards of quality:
 - Framing Members:
 - Studs: Douglas Fir - Larch, Stud Grade.
 - Headers and Beams: Douglas Fir - Larch, No. 2 and better.
- All headers and beams shall be free from splits, checks, and shakes.
- Sheathing:
 - Roof: 5/8" plywood APA RATED SHEATHING, EXP 1 (with clips)
 - Walls: 3/8" plywood APA RATED SHEATHING, EXP 1.
 - Floor: 23/32" plywood APA RATED SHEATHING, EXP 1 (glue and nail)
 - Underlayment: 1/8" Luan underlayment grade (at vinyl only)
 - Proper oriented strand board may be substituted for plywood.
- Rough hardware:
 - Steel items: Comply with ASTM A36; use galvanized steel at exterior locations.
 - Install joint and beam hangers to support the maximum allowable load of joint or beam being supported.
 - Provide "Micro-Lam" (glue-laminated veneer lumber beams manufactured by Trus Joist Corporation) or equal of the dimensions and number indicated on the drawings. Provide exterior grade Micro-Lam for deck framing and other exterior applications. Unless noted otherwise, fasten multiple beams together in strict accordance with manufacturers' recommendations.

- Allowable stresses:
 - Module of elasticity: 2,000,000 psi. Flexural IZ' depths: 2,900 psi
 - Horizontal shear: 285 psi. Bearing: 550 psi
- Use exterior grade Micro-Lam in areas subject to moisture.
- Provide wood trusses to sustain the stated loads for the spans, profiles, and arrangements shown on the Drawings. The truss layout is schematic only. Truss manufacture and/or engineer shall be responsible for the design and spacing of all trusses. Contractor to submit truss drawings and/or roof framing drawings to designer for review before construction.
- All roof trusses shall be installed with metal truss seats as specified by the truss manufacturer. Unless noted otherwise, provide:
 - Doubleheader joints and trimmers at all floor openings.
 - Double joints under all partitions parallel to joists.
 - Double 2x12 headers with 1/2 plywood between all door and window openings in 2x4 walls. Triple 2x10 headers with 1/2 plywood between all door and window openings at 2x6 walls.

- One row of 1x3 cross bracing or metal bracing for each 8/0' of joist span.
 - Stud spacing at all exterior and bearing walls shall be 16" on center minimum.
 - Stud walls shall not exceed the following heights without continuous lateral support perpendicular to the plane of the wall at the stated height or less. Studs shall be continuous between points of lateral support.
- Bearing walls: 2 Non-bearing walls:
 - 2x4 10'-0" x 2x4 14'-0" 2x6 12'-0" b, 2x6 20'-0"

- Unless noted otherwise, rafters, ceiling joists, collar ties, and purlins shall be sized and spaced following FHA requirements or governing codes, whichever is more restrictive.
- Star construction shall consist of (3/2x2) stringers, 5/4" or 2x thick tread, and 3/4" thick risers or shall be fabricated by the component manufacturer.
- All wood plates bearing on concrete or masonry shall be pressure treated. At exterior walls, install plates over foam fill soiler.
- Provide 2" nominal pressure-treated lumber over 6 mil stabilized polyethylene beneath full bearing of wood beams bearing on concrete or masonry.
- Provide Simpson Strong Wall Garage Portal System around all overhead doors with a width greater than 8'. Install Garage Portal System per manufacturers recommended guidelines.

THERMAL AND MOISTURE PROTECTION

- Provide thermal building insulation at assemblies adjacent to the exterior or unheated spaces meeting the requirements of governing codes meeting the following minimum requirements, unless noted otherwise:
 - Foundations: 2' extruded polystyrene (R-10.0) Walls: glass fiber batt (R-19)
 - Floors: glass fiber batt (R-30) Ceilings: glass fiber batt (R-49)
- Install continuous barriers without holes for electrical boxes, lighting fixtures, or heating ductwork.
- Install 6 mil Polyethylene vapor barrier against the interior face of all thermal insulation.
- Waterproof foundation walls at excavated areas from footing to finished grade with two coats of asphalt-based waterproofing compound.
- Roofing shall be 240 lb. minimum composition shingles installed over 30 lb. roof felt on roof sheathing. Minimum slope, fasteners, underlayment, and exposure according to manufacturers' recommendations.
- Provide flashing and steel metal required to prevent penetration of water through the building's exterior shell. In addition to complying with governing codes, comply with pertinent recommendations in the current edition of "Architectural Steel Metal Manual" published by SHoMA. All non-steel metal flashing shall be hot-dipped galvanized, complying with ASTM A93.
- Provide gutters and downspouts to provide positive roof and site drainage.
- Provide attic and roof ventilation as required by governing codes and as shown on the Drawings. Provide proper soffit and roof vents.
- Skylights shall be selected by the Contractor and approved by the Owner. Install skylights according to the manufacturers' recommendations.
- Install water and ice barrier Blueboard or equal over roof sheathing at all eaves and valleys. Water & ice barrier to extend 36" past outside face of the exterior wall below and as shown on the roof plan.

DOORS AND WINDOWS

- Exterior doors shall be selected by the Owner.
- House-to-garage doors shall be fire-rated doors approved by governing codes. Face design to be selected by the Owner.
- The Owner shall select interior doors.
- Exterior windows shall be aluminum or vinyl-clad wood windows manufactured by Pella Corp.
- Glazing in all doors and windows shall comply with governing codes.
- Install egress window units following governing codes.
- Door and window sizes indicated, or drawings are as follows: "30x66/8" represents a door or window 3'-0" wide x 6'-8" high. Jamb depth to be coordinated by the Contractor.
- The Owner shall select finish hardware. Install hardware following governing codes.

FINISHES

- Gypsum wallboard, unless noted otherwise, shall be provided as follows:
 - Exterior walls: One layer 5/8" regular wallboard to interior face.
 - Interior walls: One layer 1/2" regular wallboard each face.
 - Ceiling: One layer 5/8" regular wallboard.
- Garagehouse common wall: One layer 5/8" type "X" wallboard on each face.
- Baths: Water resistant wallboard at all walls and ceilings surrounding tubs and showers and as required by governing codes. Provide cement board as the substrate for ceramic tile.
- Provide metal corner bead and trim at all locations recommended by the gypsum wallboard manufacturer.
- Tape, float, and sand joints and fasteners of gypsum wallboard with three coats of joint compound as required to obtain a uniformly smooth surface.
- The Owner shall select Finishes.

PLUMBING, MECHANICAL, AND ELECTRICAL

- Plumbing, mechanical, and electrical information and layouts shown on the Drawings are schematic and shall be reviewed by sub-contractors, suppliers, and building officials for compliance with governing codes and good standard construction practices. The Contractor shall notify the Architect of any discrepancies before construction.
- The Owner shall select plumbing, mechanical, and electrical equipment.
- Design and installation of plumbing, mechanical, and electrical equipment shall be the responsibility of the appropriate licensed contractors and sub-contractors. The design shall be submitted for the Owner's review before ordering and installation of equipment.
- The electrical sub-contractor shall select service panels.
- All HVAC equipment shall be individually switched.
- All outdoor, bath, garage, and spa wall receptacles shall be provided with ground fault circuit protection following governing codes.
- Dryer and range hood vents shall be extended to the exterior.
- Provide plumbing units following governing codes. Minimize the number and location for minimal visual impact.
- Install type and the number of smoke detectors following governing codes & UL207. Control water, gas, and electric services following governing codes.

MISCELLANEOUS

- The set of construction drawings is intended for design intent only. Although many jurisdictions will accept these drawings as sufficient for a construction permit, these drawings are not intended and should not be construed as a complete set of construction drawings. These drawings will have to be adapted to meet local zoning and/or site conditions, and additional detailing will need to be completed on-site by the builder.
- Install prefabricated fireplace units as shown on Drawings.
- Fireplace units shall be "Heat-N-Glo" or as approved by the Owner.
- Contractor shall be responsible for proper installation as recommended by the manufacturer and as required by governing codes, including mantel and hearth design and location.
- Hearth shall be of non-combustible material.
- Room sizes shown on the plans indicate room dimensions before installation of gypsum wallboard. Gypsum wall board thickness must be subtracted from room sizes indicated for actual room dimensions and are subject to change.

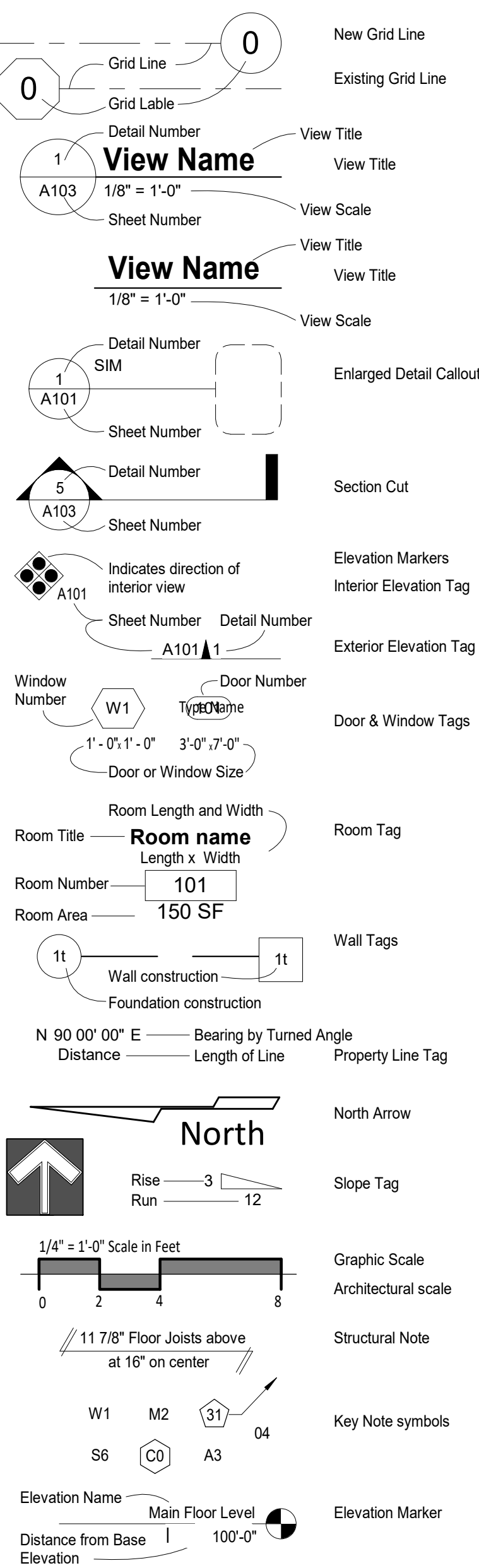
SUBMITTALS

- Submit roof truss and/or rafter layout plan completed by the manufacturer for review before ordering roof trusses and/or roof lumber packages. Allow designer five days for complete review.
- Submit floor truss layouts showing beam locations, joist layout, locations of continuous duct chases, and maximum duct size in each chase. Allow designer five days for complete review.
- Architect will not be responsible for any errors in the roof and/or floor framing without the opportunity to review the roof and/or floor framing layouts, framing layouts, member sizes, and floor/roof penetrations indicated on the drawings are for design intent only. Final layouts shall be the responsibility of the builder.

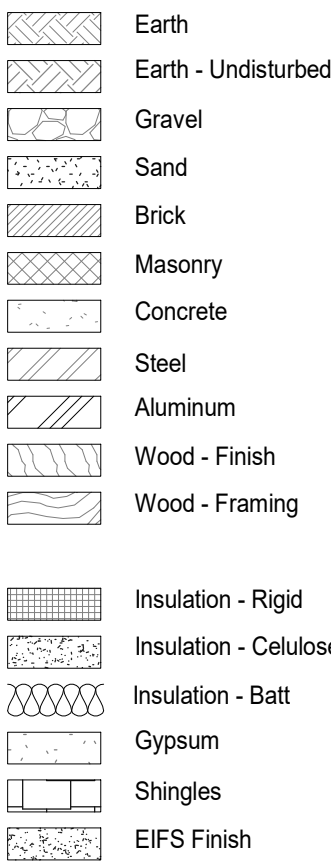
Creative Concepts and their consultants have completed these design documents to the level of detail requested by our client. The level of detail may range from schematic design document(s) mainly conveying programming information to fully detailed engineered documents and specifications. However, the clients intent and expectations are that these documents be used as the basis for design for an all-inclusive completed project based upon industry standards for all disciplines and governing authorities requirements.

The Contractor acknowledges by submission of their bid that they have a thorough understanding of the project and of the Owner/Landlord's & Tenant's expectations for a completed project. The Contractor also acknowledges that the Contractor has thoroughly reviewed these documents and has requested of the Owner, Tenant, Architect, Engineers or others any and all clarifications, and has received clear answers to said clarifications, required to resolve outstanding issues related to the completeness and accuracy of the design documents for estimating and construction purposes. The Contractor further acknowledges that the Contractor shall be responsible for the design and construction, including but not limited to: General Requirements, Concrete, Masonry, Metals, Wood, Plastics, Thermal, Moisture, Openings, Finishes, Fire Suppression, Plumbing, HVAC, Electrical, Communications, Safety, Security, Earthwork, Site, Utilities; for a completed project based upon industry standards for all disciplines and governing authorities requirements. Any and all components not included in this bid are identified on the bid submission as "not included in this contract." The design documents do not represent the means and methods of construction. The Contractor also acknowledges sequencing are means and methods of construction shall be the sole responsibility of the Contractor, and any and all costs associated with the means and methods of construction are included in the base bid.

Annotation Legend



Material Legend



Project Notes

- These documents and the design they represent are the property of the Architect. No changes to these documents either in whole or in part may be made in any way without their prior knowledge and written consent.
- Refer to additional notes and legends on all other documents.
- Refer to civil, geotechnical, environmental, structural, mechanical, electrical, plumbing, fire and life safety documents for additional information or requirements. Reference to other disciplines is conceptual for purposes of coordination with architectural design only.
- Before commencement of any work, the contractor shall give all notices and obtain all permits. Contractor shall comply with all applicable codes, laws, ordinances, rules, regulations, requirements of governing agencies and authorities, hazardous material application, and disposal requirements, etc.
- These drawings represent the completed project, at a time of substantial completion. The intent of the drawings is to include all items necessary for the proper execution and completion of the work. Unless otherwise noted, they do not represent the means and methods of construction. Sequencing and means and methods of construction shall be the sole responsibility of the general contractor.
- These drawings do not contain information with regard to construction safety procedures. The contractor is solely responsible for all construction safety and shall perform all work in accordance with governing authorities construction safety guidelines.
- Provide complete in place all labor, transportation, material, taxes, fees, permits, licenses, insurance, utilities, inspections, equipment, machinery, supervision, and other items necessary to complete the work in strict compliance with the plans, documents, and specifications prepared by the architect and approved by the owner.
- Verify existing conditions before fabrication and before proceeding with the work, and notify the architect immediately of significant discrepancies which may impact aesthetics, durability, cost, and schedules.
- Do not scale drawings to determine the intended layout or dimensions. If dimensions are in question, the contractor shall be responsible for obtaining clarification before continuing with work. Drawings are intended only as a graphically correct representation of work to be accomplished.
- Remove and replace materials damaged during construction to the satisfaction of the owner. Repair existing public facilities damaged during construction to the satisfaction of the governing authority.
- All work shall be of good quality, and all materials and equipment shall be new and free from defects for one year from the date of substantial completion of work. Any extended warranties obtained from suppliers or subcontractors shall be forwarded to the owner.
- All requirements not followed, including substitutions not properly approved and authorized, in writing, may be considered defective.
- Comply with all weather-related construction requirements. Do not build with or on frozen, saturated, contaminated, or inappropriate substrates or conditions.
- Provide positive drainage of surface water away from and off of all buildings without ponding or water adjacent to or on buildings or pavements.
- By submitting shop drawings, product data and samples, the general contractor and sub-contractor has verified and approved the information contained within. The general contractor's review and approval shall be shown on each submittal prior to the submission to the architect.
- Sprinkler system design and layout drawings, main lines and branches will be provided and installed by the building owner. Drops to ceiling penetration, heads and accessories provided by contractor.

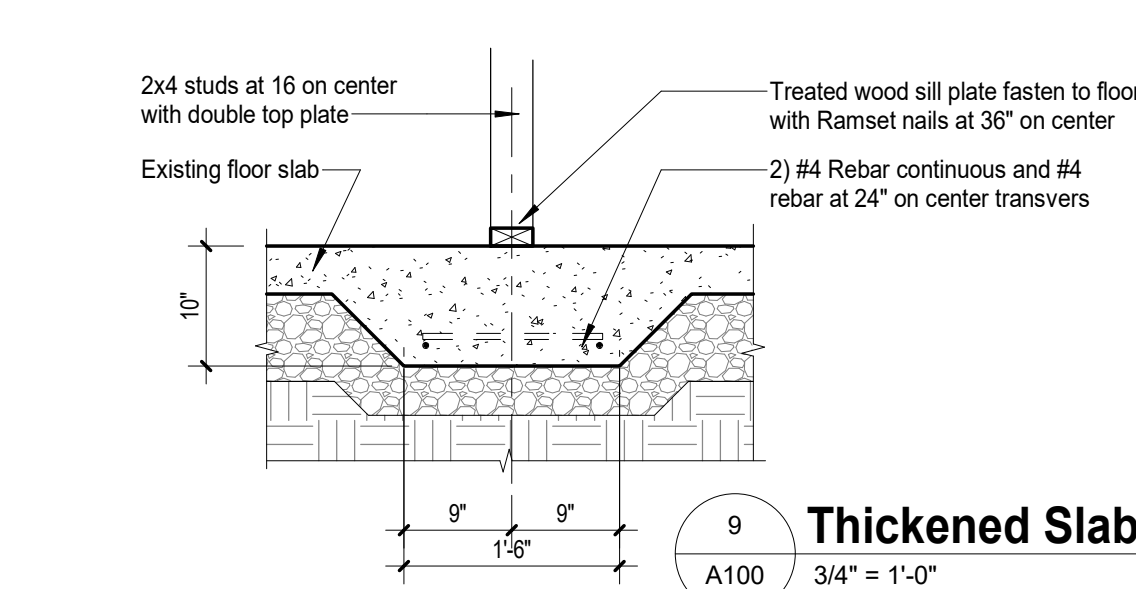
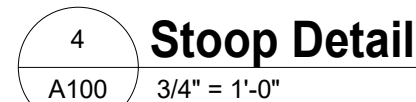
I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly-licensed architect under the laws of the State of Iowa.

Matthew J. Palan
October 22, 2022

Signed
Sheets covered by this seal: 100, A100, A102, A103, A104, A201, A203, A301, A401, C101, F102

Registration Expires: June 30, 2021

Description	Date	For Construction
1	10/22/22	
#	7/9/2023 9:32:40 AM	
PROJECT NUMBER: 2208B		
TITLE: Cover Sheet		



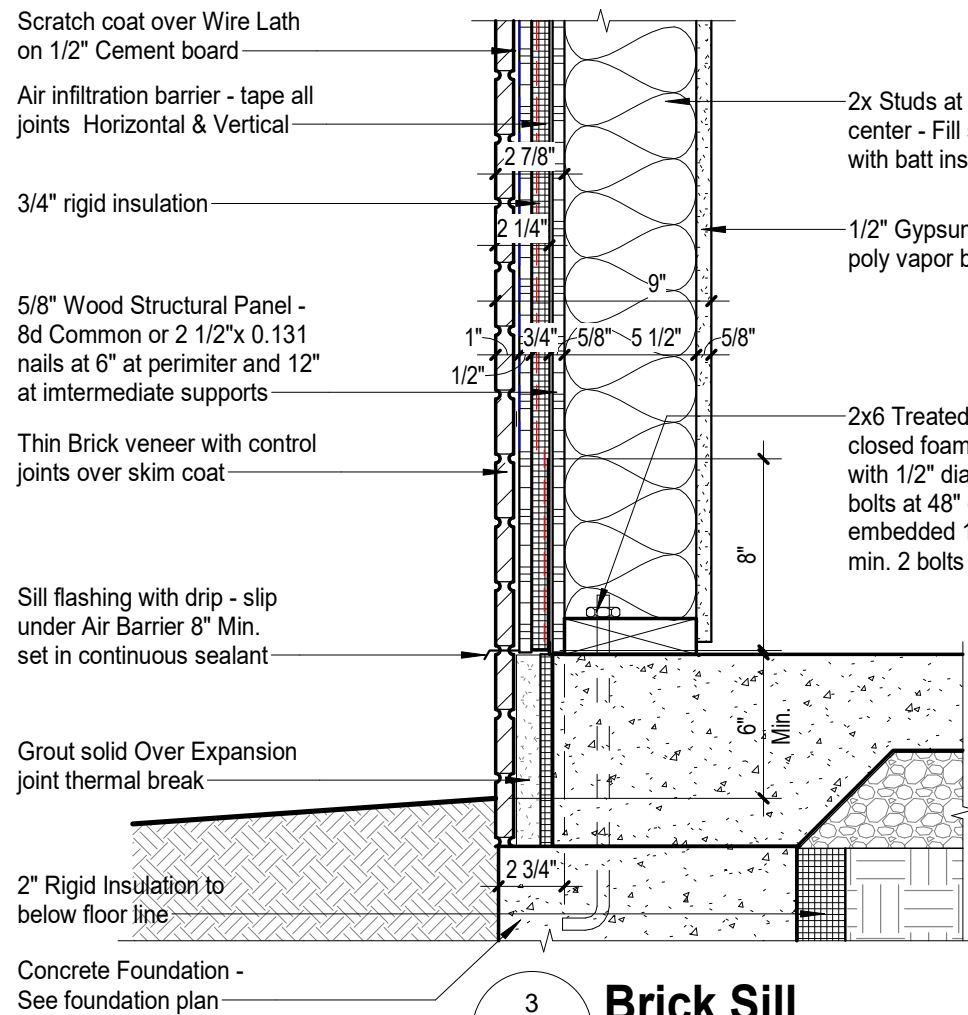

Creative Concepts
Architecture, PLC
3013 NE 58th Avenue | Cambridge, Iowa 50046
515 230 1358
matt@creativeconceptarch.com

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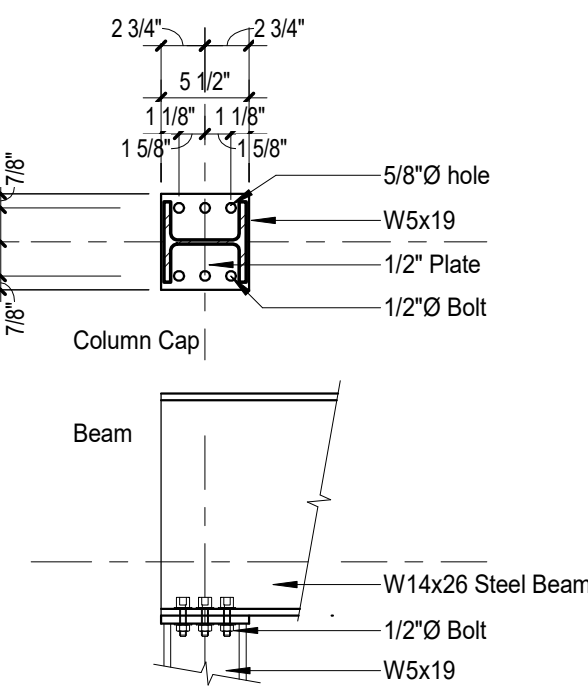
Framing Plan Notes

- Prior to installing any new work clean and prep existing surfaces to receive new materials as recommended by manufacturer or supplier. Inspect and remove any deteriorated material or sub standard work. Dimensions are to face of existing finish material, the face of new studs or centerline of the structure unless otherwise specified.
- All site info, fixtures, and equipment shown are provided for coordination purposes only. The layout is considered conceptual. Refer to civil, mechanical, electrical, plumbing, fire, and life safety, etc. for specific design information.
- Provide adequate wood blocking for millwork, fixtures, equipment, plumbing fixtures and accessories, electric panels, roof access ladder, future or by owner items, etc.
- Provide positive drainage of surface water away from building without ponding of water adjacent to the building or on pavements.
- Contractor to coordinate all above ceiling attic work lighting, ductwork, or other systems to ensure interference conditions are avoided.
- Contractor to verify actual dimensions and existing conditions concerning the extent of interior demolition provided by the building owner prior commencement of this project. Notify the architect immediately of significant discrepancies which may impact aesthetics, durability, cost, and schedules.



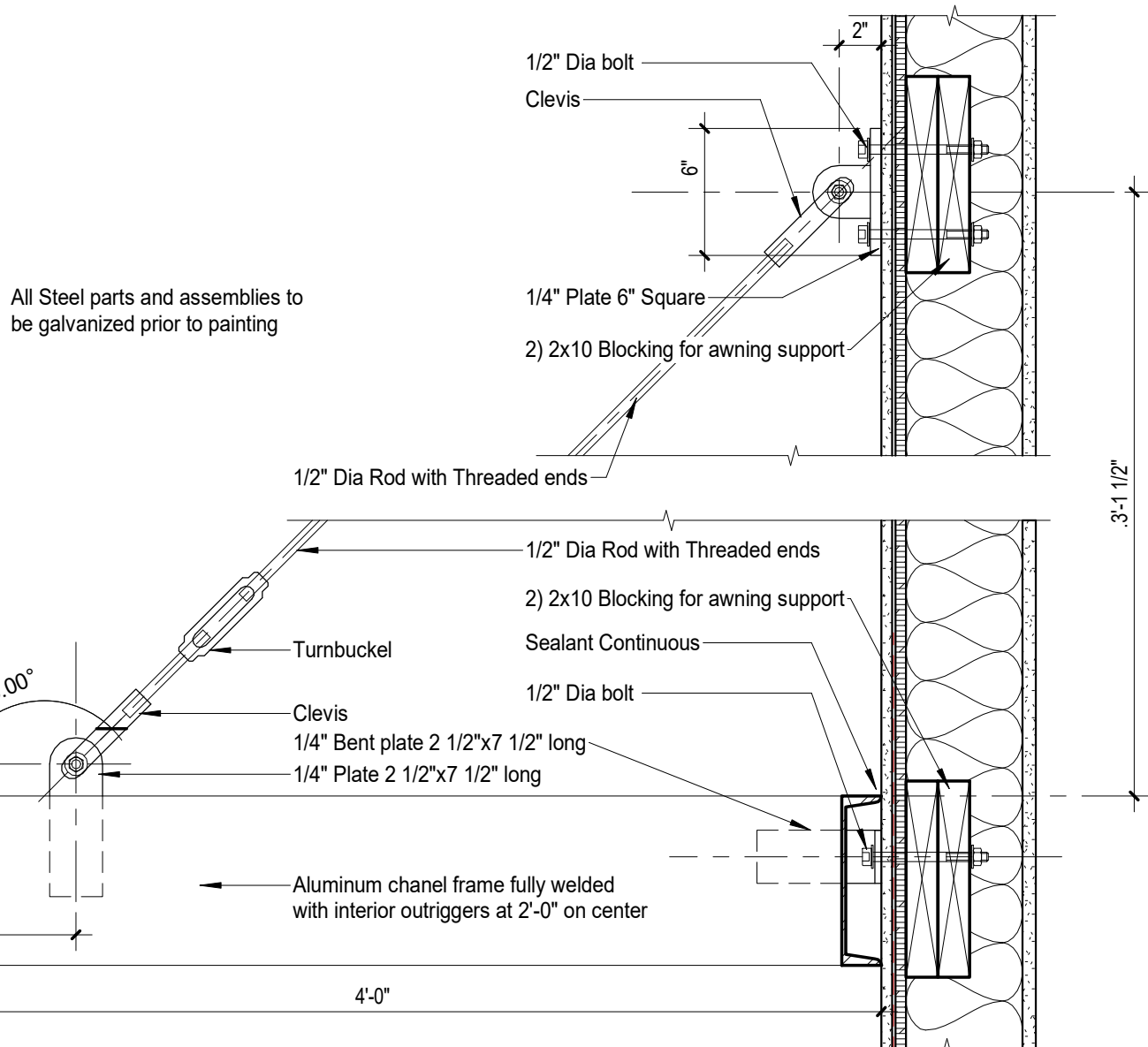
3 Brick Sill

A102 1 1/2" = 1'-0"



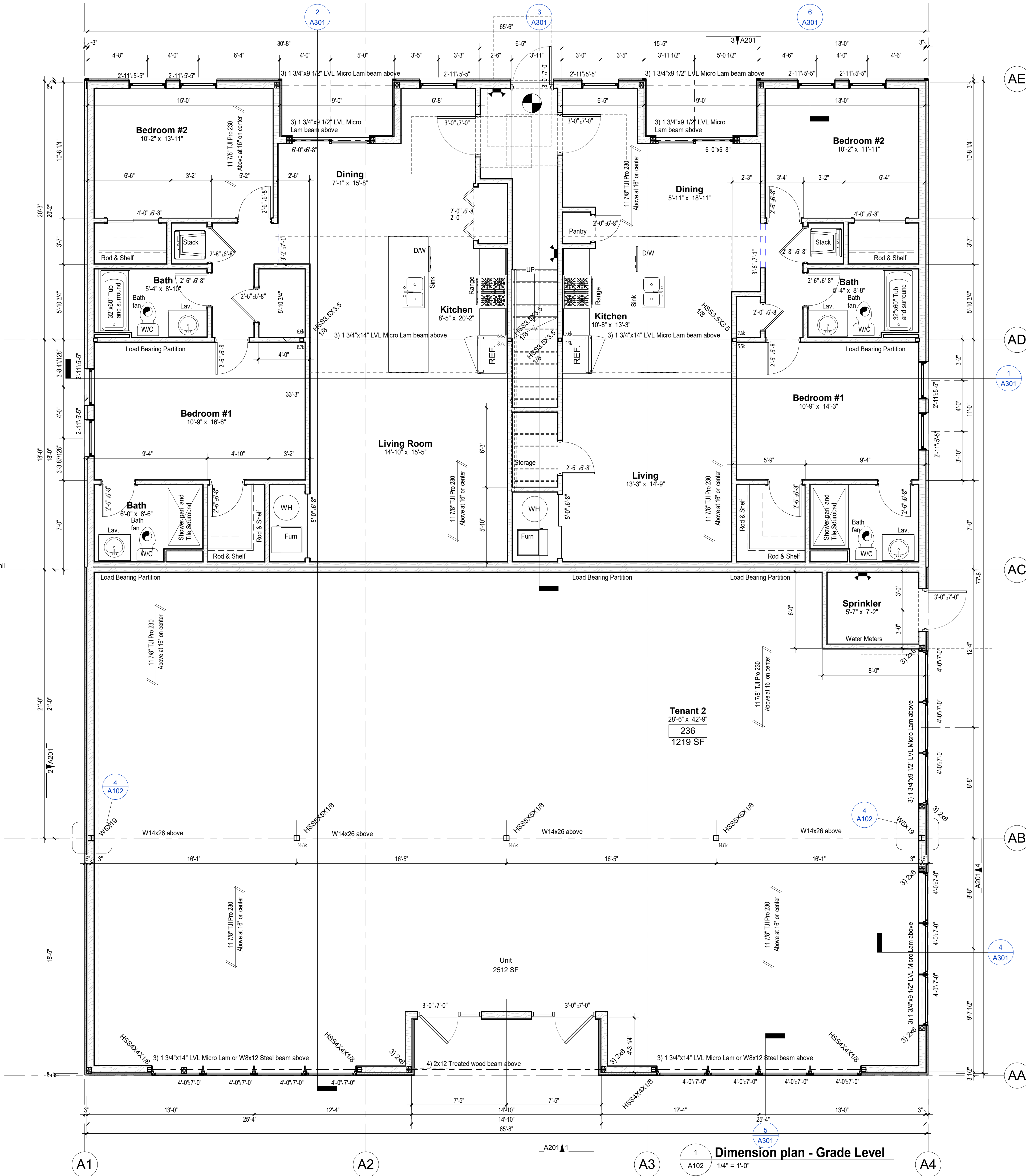
4 Beam to Column

A102 1" = 1'-0"



2 Canopy Section

A102 1 1/2" = 1'-0"



Dimension plan - Grade Level

A102 1/4" = 1'-0"

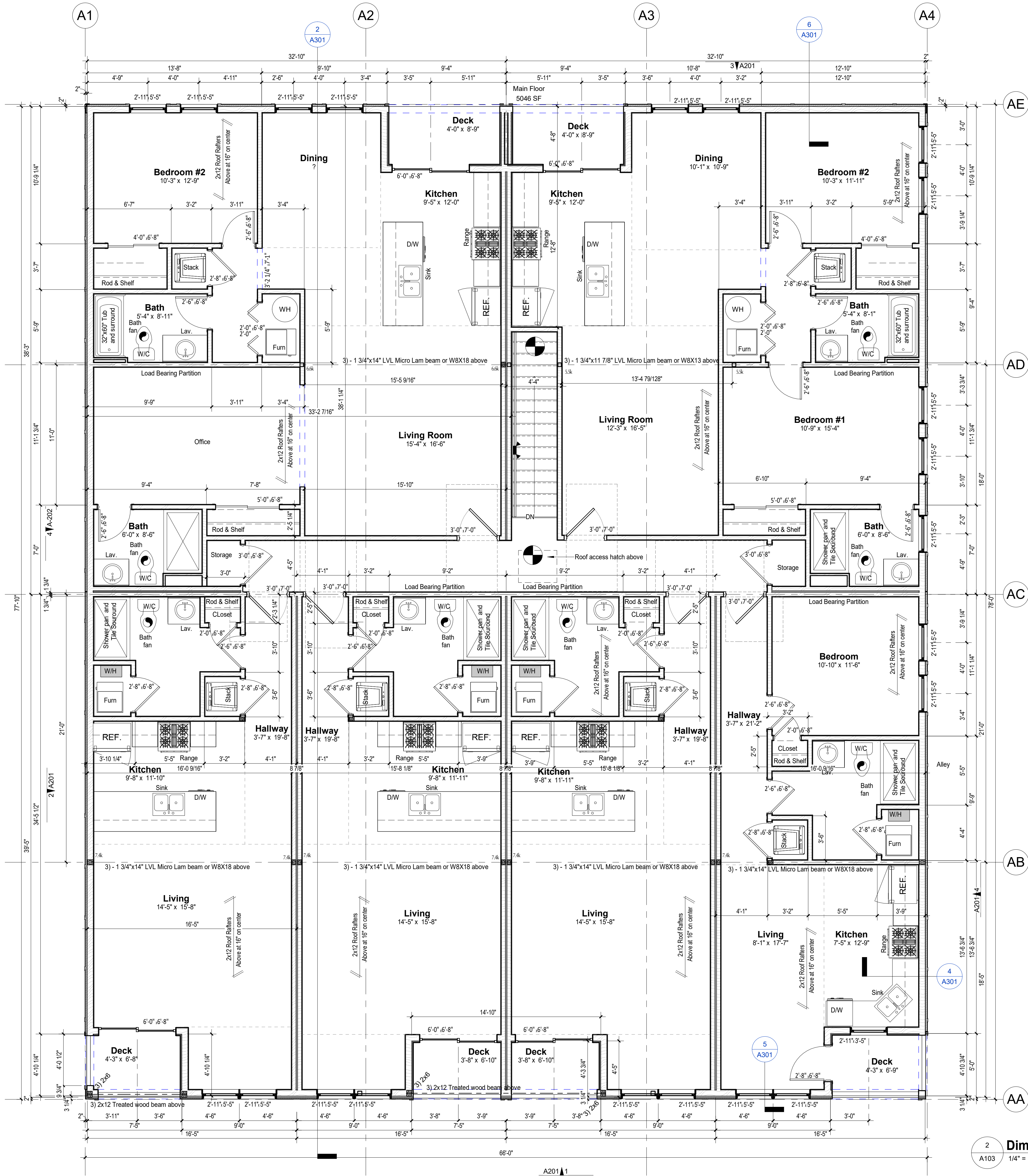
#	Date	Description
2	04/10/23	Revision 1
1	10/22/22	For Construction

PROJECT NUMBER:
2208B

TITLE:
Grade Level
Floor Plan

SHEET:

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2
A103
1/4" = 1'-0"

Dimension Plan - Upper Level



1/8" = 1'-0" Scale in Feet

0 4 8 16

#	Date	Description
3	07/09/23	Revision 2
2	04/10/23	Revision 1
1	10/22/22	For Construction

PROJECT NUMBER
2208B

TITLE
Upper Level
Floor Plan

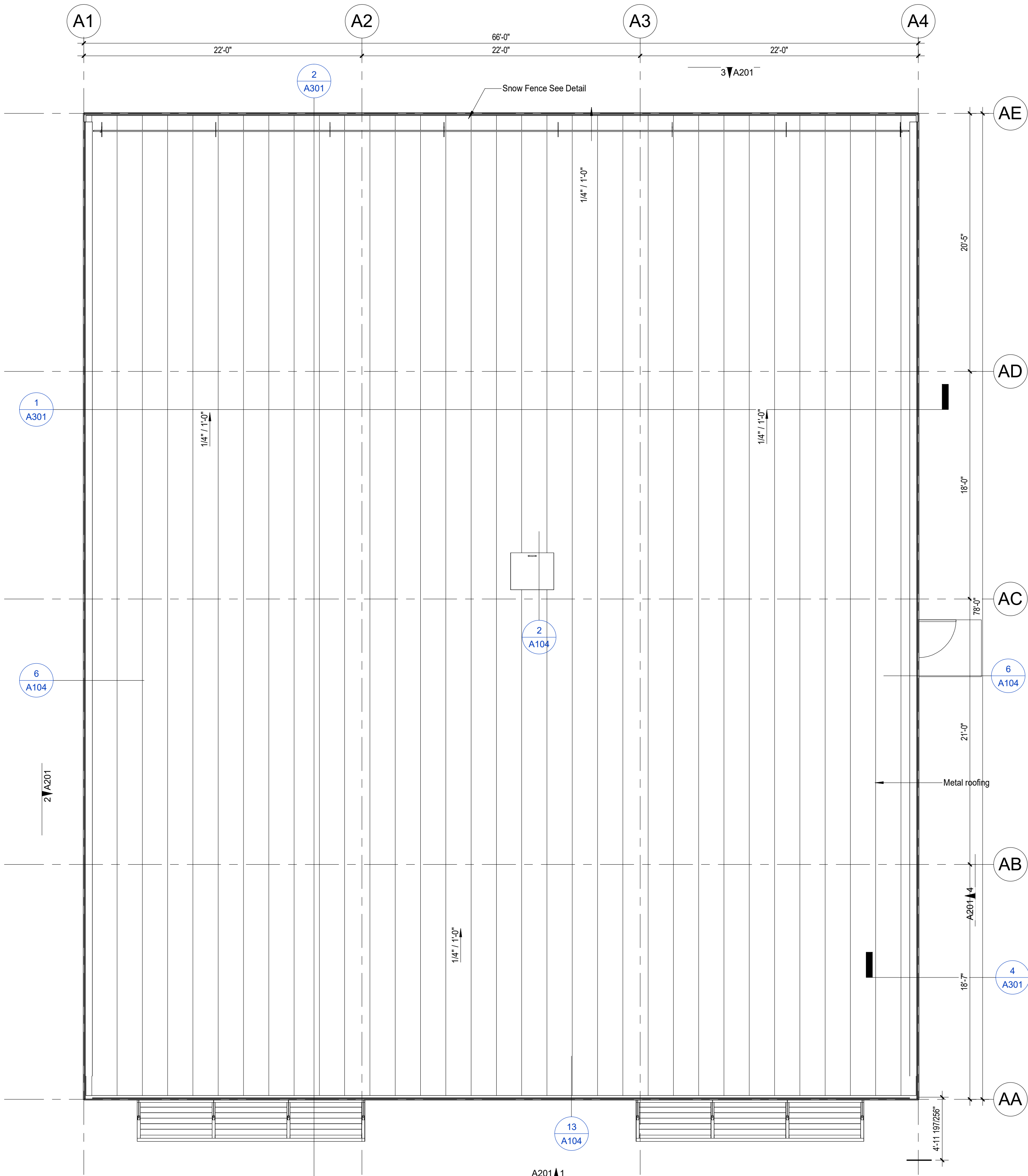
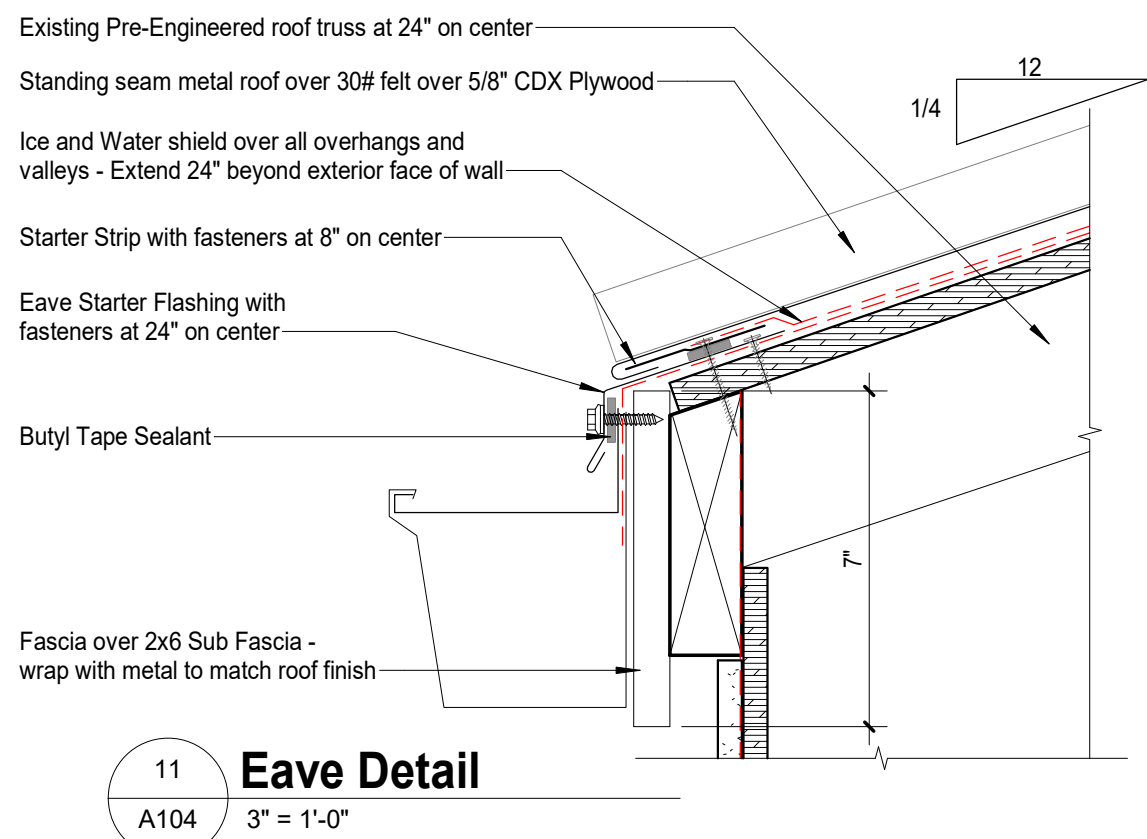
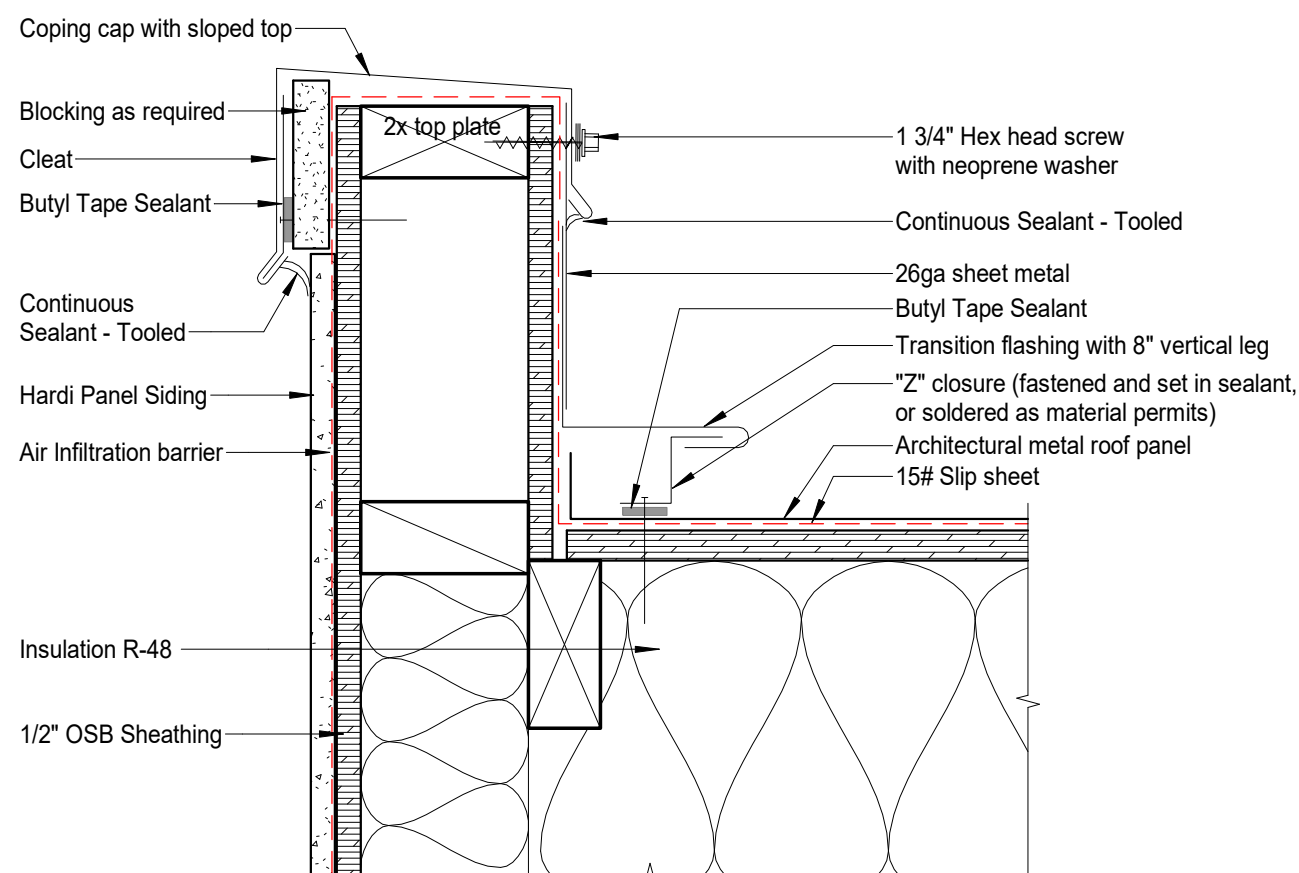
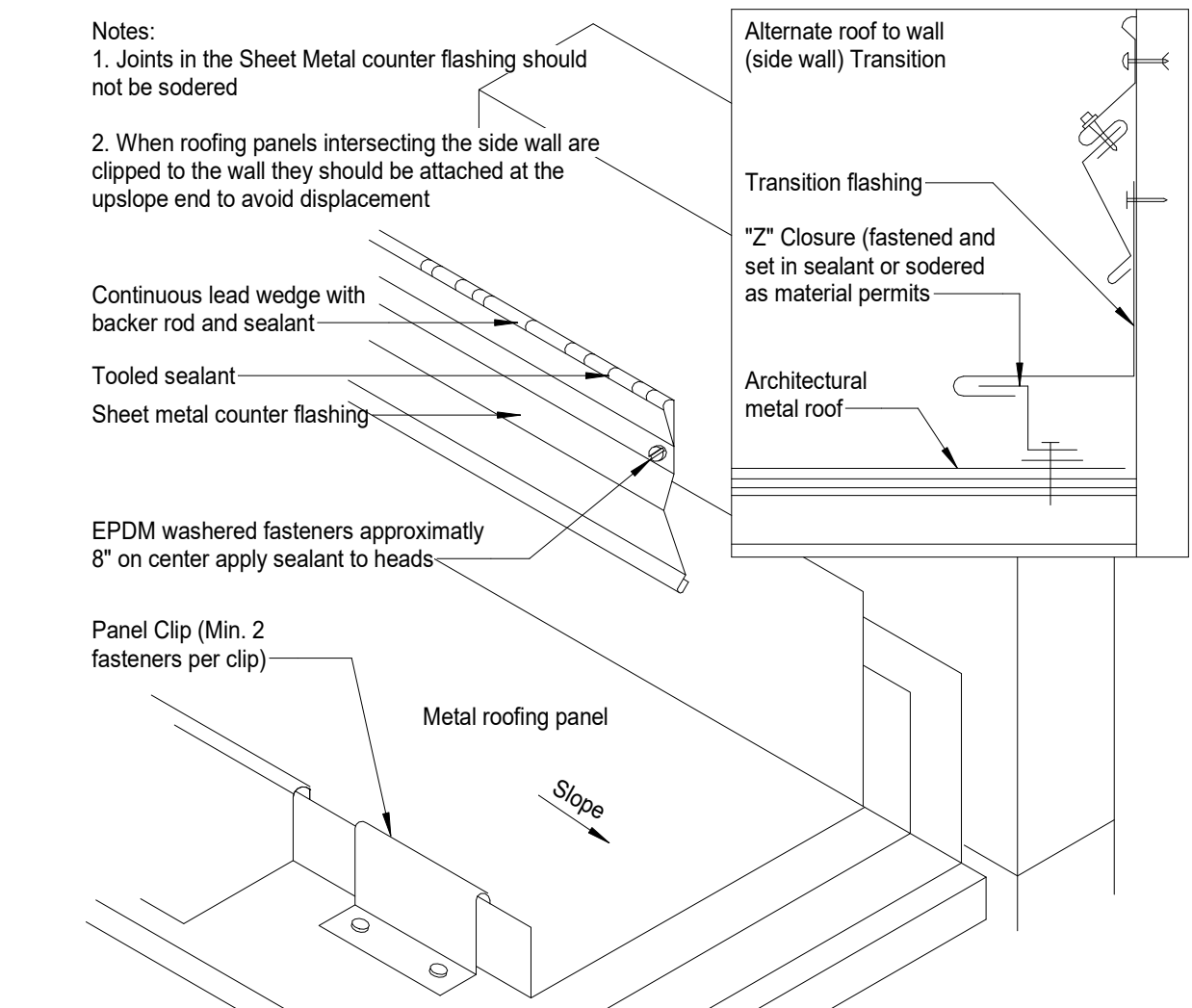
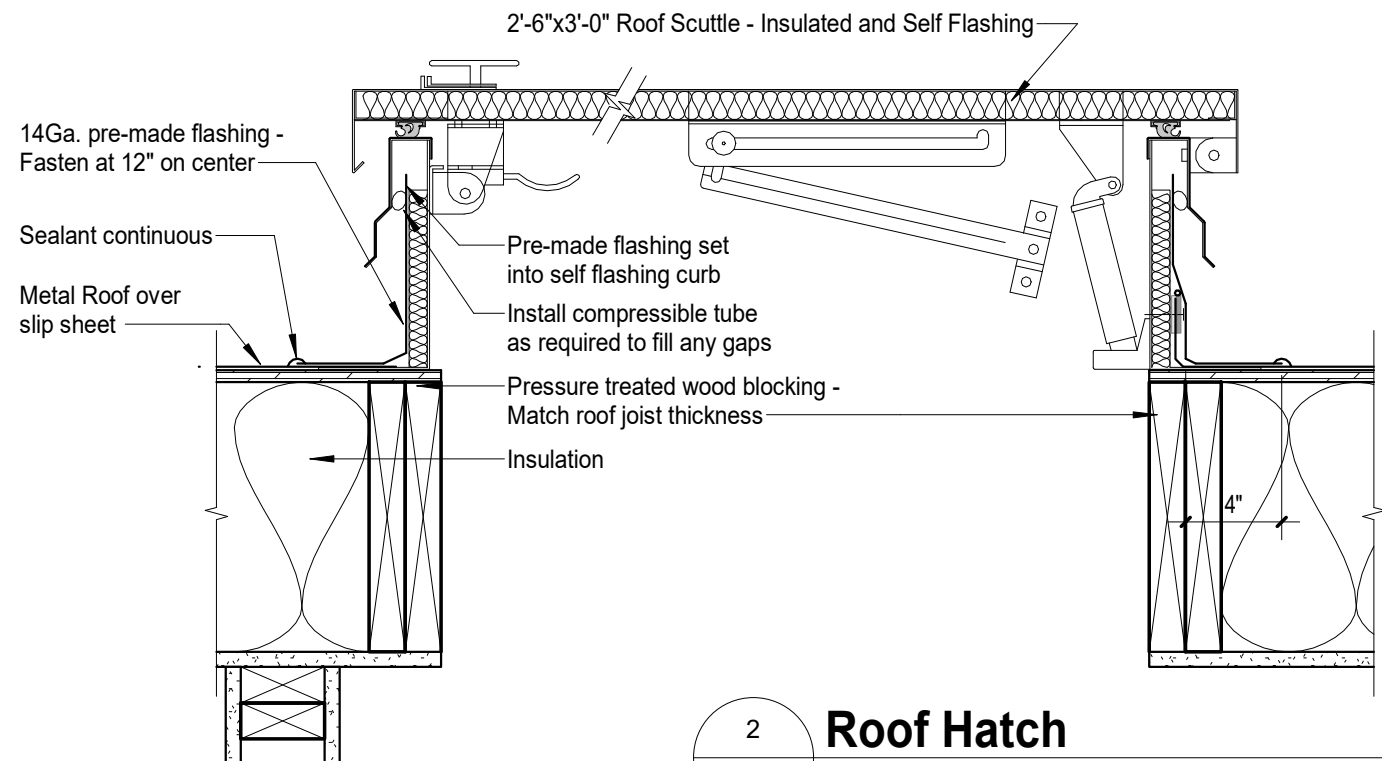
SHEET

A103

Graystone
Mixed Use Building

212 SE Main Street | Grimes, Iowa 50111

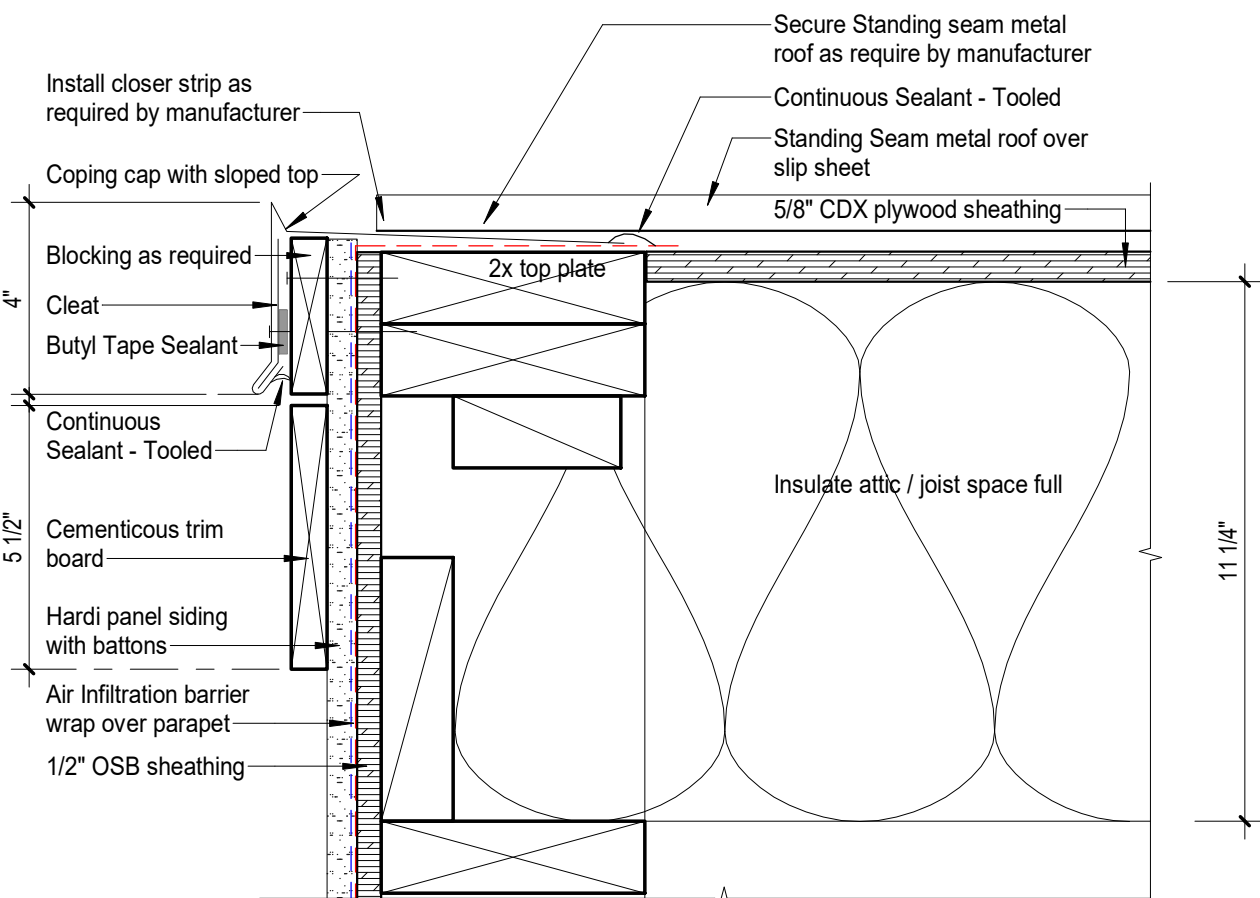
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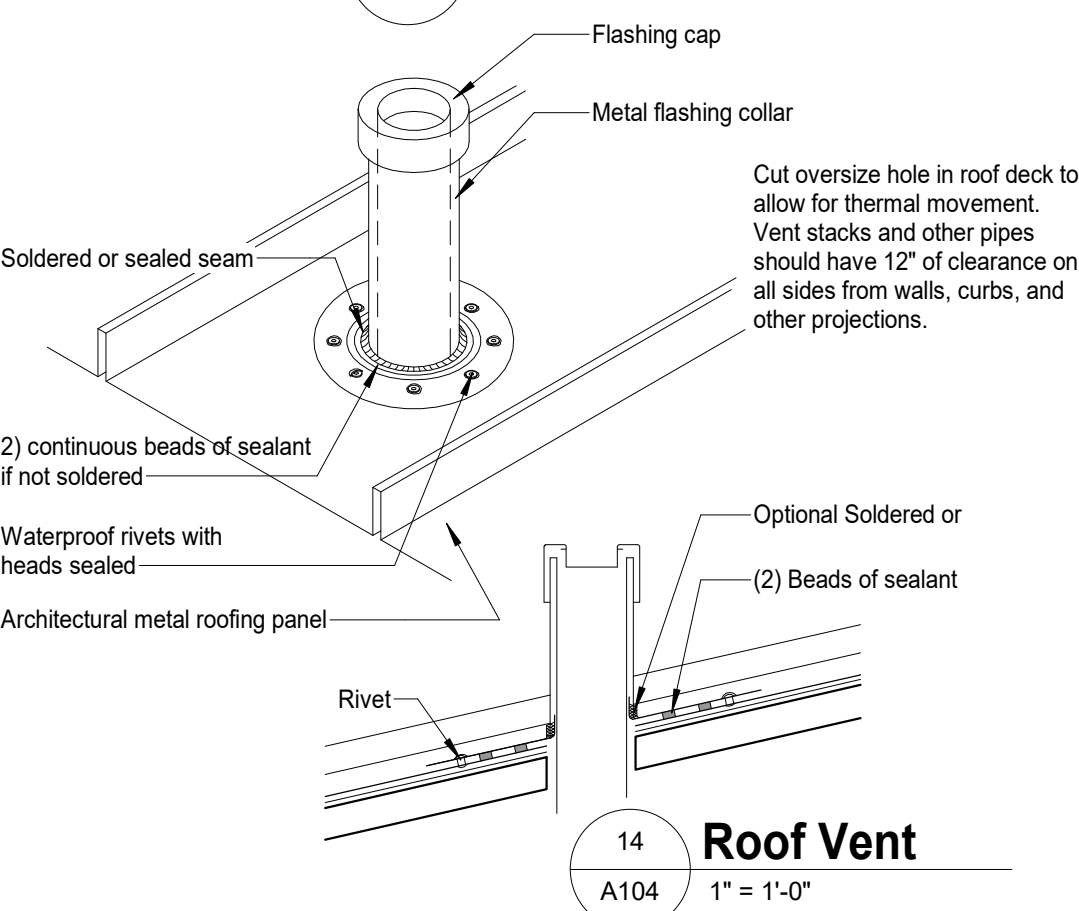
1 Roof Plan
A104 3/16" = 1'-0"

Roof Notes

- Refer to additional notes and requirements on all other documents and other disciplines documents.
- Failure to identify a requirement does not give anyone the right to violate any codes, governing authority, minimum quality or quantity, industry standards, manufacturer recommendations, etc.
- All mechanical, electrical and plumbing equipment shown on this sheet is considered conceptual and provided for coordination purposes only. Refer to mechanical and electrical documents for specific design information. Refer to structural drawings for roof opening structural framing.
- All roof penetrations for minor roof vents and similar items may not be indicated on the roof plan: however, all roof flashing work shall be provided by the roofing subcontractor so as to obtain full roofing warranties. Refer to all other construction documents for additional roof penetrations requiring roof flashing work. It should be the responsibility of the roof sub-contractor to provide all necessary details and systems to accommodate the expansion/contraction of the building and building components for a long-lasting roof.
- Contractor shall keep roof clean of all debris during all construction work.
- Design of roof drainage systems shall comply with the Int'l Plumbing Code. (IBC: 2015 Sec. 1503.4) Final detailed design of roof drainage systems to be by plumbing consultant or design-build plumbing subcontractor.
- Over-sized roof drains, gutters and/or downspouts should be provided to eliminate any overflow or backup.
- A cricket or saddle shall be installed on the ridge side of any penetration greater than 30" wide as measured perpendicular to the slope. (IBC: 2015 Sec. 1503.6)
- All roof slopes, including flattened roof areas to obtain positive drainage, to be integrated into underlying roof support design. Provide tapered rigid insulation to maintain minimum 1/4" per foot slope at all flattened roof areas to ensure positive drainage all the way to roof drain from all penetrations and changes in roof slopes.
- Provide concrete splash blocks at all downspout locations.
- Roof ventilation intake & exhaust vents shall be provided in each & all enclosed attics &/or rafter spaces to create cross ventilation in accordance with codes & the manufactures installation instructions. (IBC 2015 sec. 1203.2, 1503.5)
- Insulate and seal to ensure adequate air infiltration barrier around all exterior penetrations to prevent water and sprinkler pipe freezing.
- Crawl spaces shall be provided with a minimum of one access opening not less than 18"x24". (IBC: 2015 Sec. 1209.1)
- An opening of not less than 20"x30" shall be provided to any attic area having a clear height of over 30". A 30" minimum clear headroom in the attic space shall be provided at or above the access opening. (IBC: 2015 Sec. 1209.2)
- Access to Mechanical appliances installed in underfloor areas, in attic spaces and on roofs or elevated structures shall be in accordance with the International Mechanical Code. (IBC: 2015 Sec. 1209.3)
- Roof trusses designed and-built by truss manufacturer.
- Pitched (slope >2:12) roof - Self-adhering ice membrane underlayment required from eave's edge to a point at least 24" inside the exterior wall line of the building. (IBC: 2015 Sec. 1507.2.8.2)
- Provide roof snow guards/spikes above all entry/exit points to the building.
- Not less than two roof drains shall be installed in roof areas 10,000 sf or less, and not less than four roof drains shall be installed in roofs over 10,000 sf in the area. (IPC: 2018 sec. 1110.4)
- Secondary (emergency) roof drains, or scuppers shall be provided where the roof perimeter construction extends above the roof in such a manner that water will be entrapped if the primary drains allow buildup for any reason. (IPC 2018 sec. 1106.5, IBC 2018 sec. 1502.2)
- Roof access & guards
 - Where equipment requiring access is installed on roofs at a height exceeding 16', permanent access (ladder) is required. (IMC 2018 sec. 306.5) See detail &/or access notes for additional requirements.
 - In buildings without an occupied roof, access to the roof shall be permitted to be a roof hatch or door not less than 16 sf in the area & have a minimum dimension of 2'. (IBC: 2018 sec. 1011.12.2 ex., 2018 1011.12 ex.)
- Where the roof hatch opening or roof equipment is located within 10' of the roof edge, such roof access or roof edge shall be protected by guards. Guards to be 42" above walking surface & prevent the passage of a sphere 21" in diameter. (IBC: 2018 sec. 1011.13)
- Provide roof snow guards/spikes above all entry/exit points to the building.
- Provide manufactured roof-protected gas piping and conduit supports as required. Paint obstacles "yellow" at walkway pad crossings only.
- Flat (low slope <2:12) membrane roof:
 - Roof membrane to extend up and over top of any parapet walls and drape over the front of wall 3". The membrane to extend up vertically under finish material 12".
 - Provide walkway pads on all membrane roofing from the roof access point(s) to each end of the building.



13 Roof Edge Detail
A104 3" = 1'-0"



14 Roof Vent
A104 1" = 1'-0"



2/8" = 1'-0" Scale in Feet

Description		Date	For Construction	
#	1	10/22/22		
7/9/2023 9:32:50 AM		PROJECT NUMBER		
2208B		TITLE		
Roof Plan		SHEET		

A104

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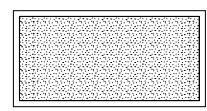


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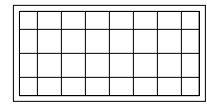
Ceiling Notes

1. Refer to additional notes and requirements on all other documents and other disciplines documents.
2. Refer to mechanical, electrical, plumbing, and fire protection (if applicable) drawings for ductwork, devices, equipment, & fixtures not shown on the reflected ceiling plans. Coordinate location of these items with those shown. Info shown here is for reference only, see other consultant & contractor drawings.
3. Coordinate location of all lights switches and thermostats w/owner before construction.
4. Provide hold down clips for all acoustical ceiling tiles in vestibules, typical.
5. Ceiling grid to be centered each way within rooms and areas shown on the reflected ceiling plan unless noted otherwise
6. All electrical, mechanical, plumbing and fire protection devices are to be centered within ceiling panels unless noted otherwise
7. In rooms and areas scheduled to have exposed structure, all wall materials, and finishes to extend to the underside of the roof or floor deck, unless noted otherwise. Paint all exposed structure, deck, ductwork, conduit, etc. In areas noted to be open to structure unless noted otherwise. Painting of exposed structure to be done after all utilities are installed.
8. Cement board and gypsum board ceilings to be installed on structure above, unless noted otherwise
9. Wall gypsum board shall extend 6" minimum above highest adjacent ceiling at partitions not identified to be full-height. Brace top of the wall to the structure above with like framing at 48" on center each way.
10. Gypsum board vertical returns on soffits and bulkheads to extend 6" minimum above highest adjacent ceiling height, unless noted otherwise
11. Refer to mechanical drawings & project manual for required locations of access panels in gypsum board or cement board ceilings not shown on the reflected ceiling plans. Coordinate panel location with the architect.
12. Paint all exposed steel, conduit, ductwork, piping, etc. In rooms and areas noted or scheduled to received painted finishes.
13. Provide support wire above the ceiling at 2'-0" on center on ceiling grid members around all ceiling mounted items and locations noted on the drawings.
14. Provide escutcheons at all ceiling penetrations, unless noted otherwise.
15. Hold vertical gypsum board and cement board 1/2" off structure above.
16. See typical wall types for the top of wall construction.
17. All mechanical diffuser shall be painted by manufacturer to match adjacent ceiling unless noted otherwise.
18. Concealed sprinkler head covers shall be painted by manufacturer to match adjacent soffit / act unless noted otherwise.

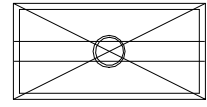
LIGHTING SYMBOL LEGEND



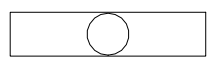
2x4 Fluorescent troffer with prismatic lens, electronic ballast and T8 lamps



2x4 Fluorescent troffer with parabolic lens, electronic ballast and T8 lamps



2x4 LED Fixture with prismatic lens



1x4 Fluorescent surface mounted fixture with prismatic lens, electronic ballast and T8 lamps



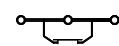
Pendant Fixture



Recessed can light



Directional mini can light recessed



Wall mounted vanity light

The intent of this plan is for LAYOUT purposes ONLY. Building codes shall govern materials and installation guidelines. All lights to be of the highest energy efficiency.

MECHANICAL SYMBOL LEGEND



Exhaust Fan



Ceiling Diffuser



Linear Return Air



Linear Supply Air

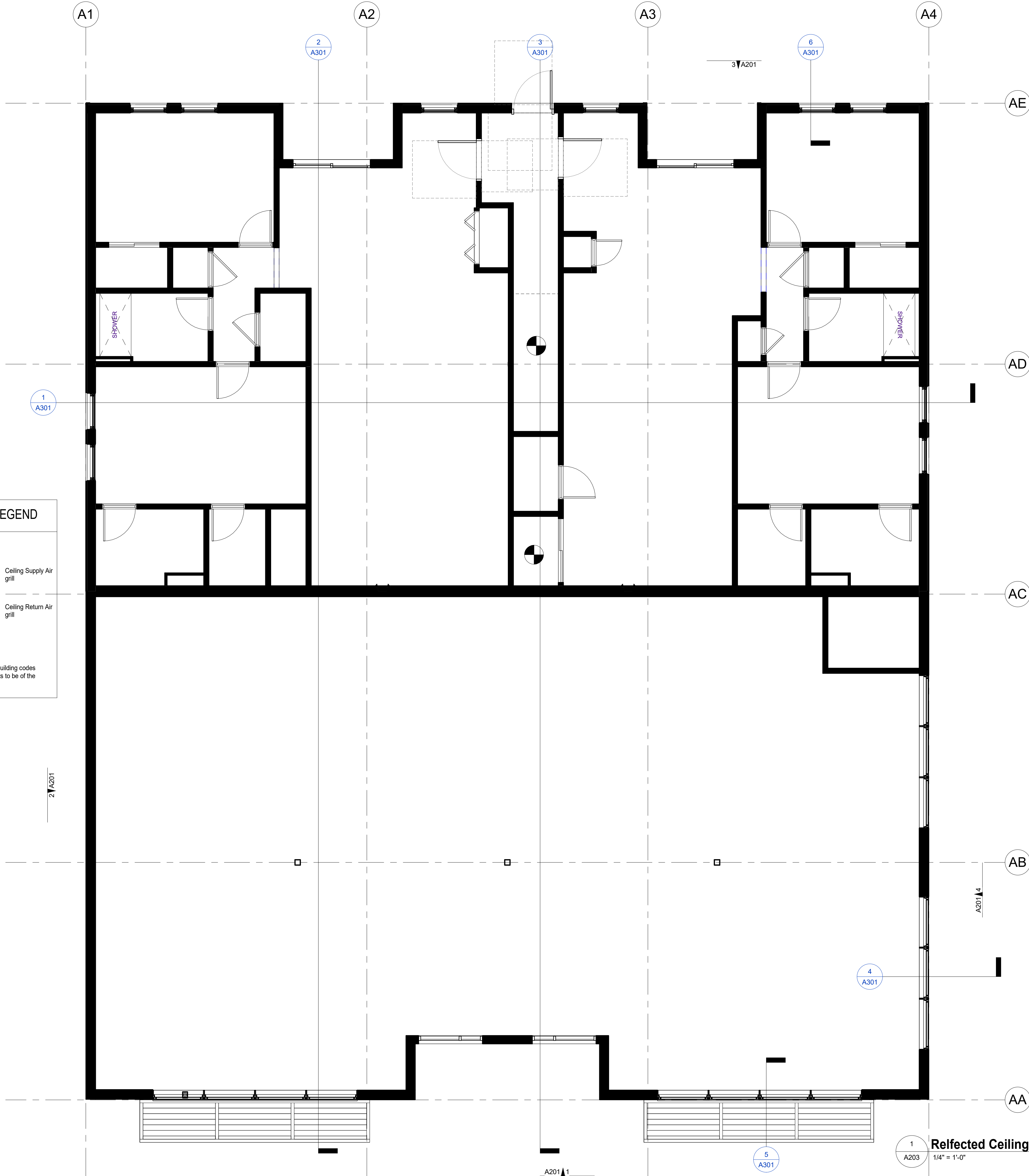


Ceiling Supply Air grill



Ceiling Return Air grill

The intent of this plan is for LAYOUT purposes ONLY. Building codes shall govern materials and installation guidelines. All lights to be of the highest energy efficiency.

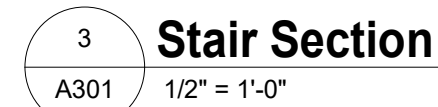
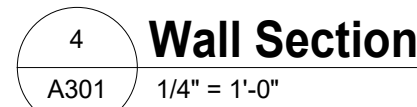
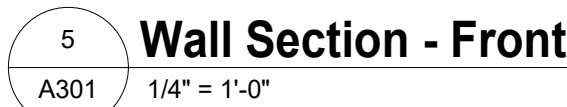
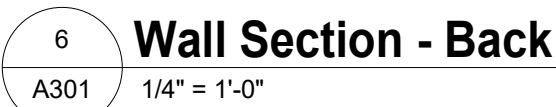


1/8" = 1'-0" Scale in Feet
0 4 8 16

Reflected Ceiling Plan

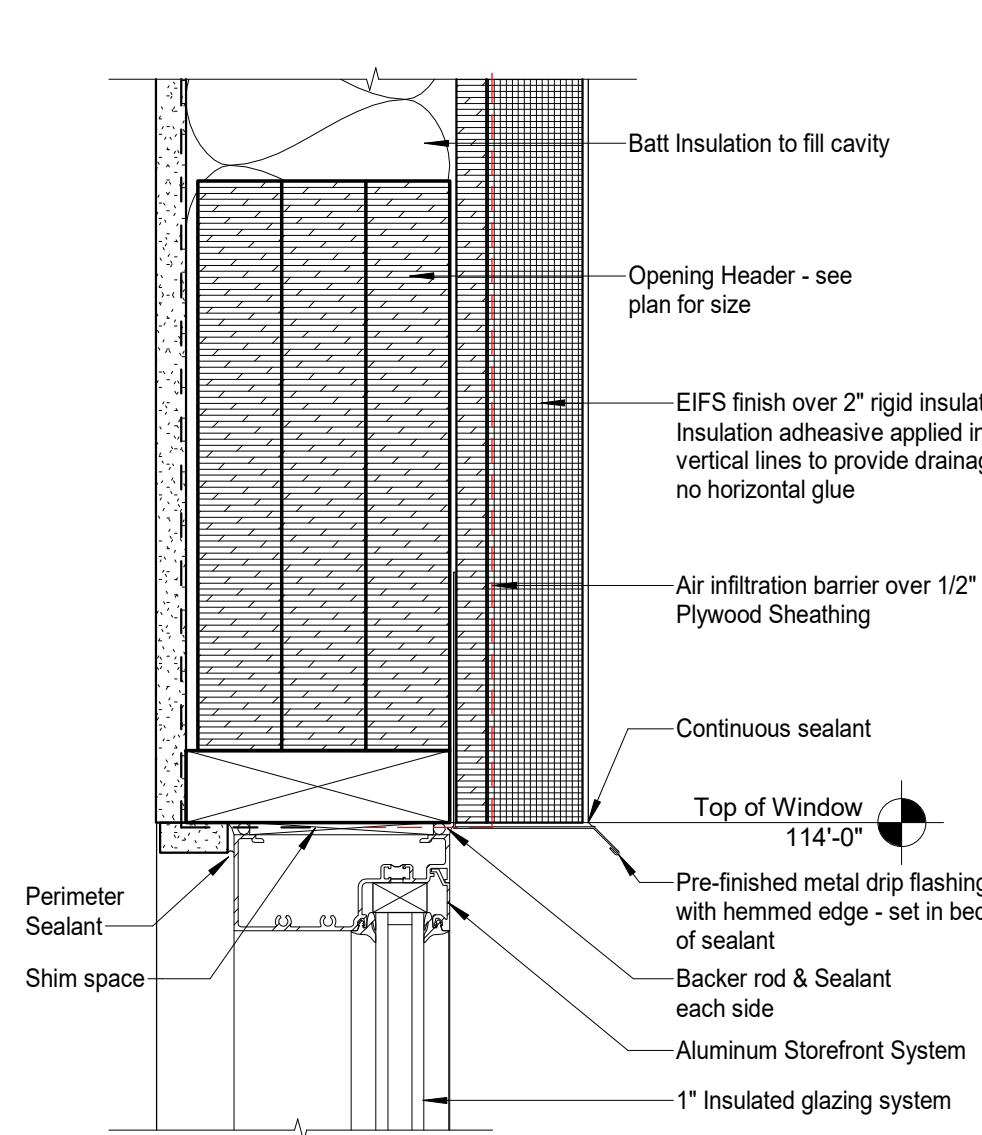
1/4" = 1'-0"

#	Date	Description
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7/9/2023 9:32:57 AM		
PROJECT NUMBER: 2208B		
TITLE: Reflected Ceiling Plan		
SHEET:		

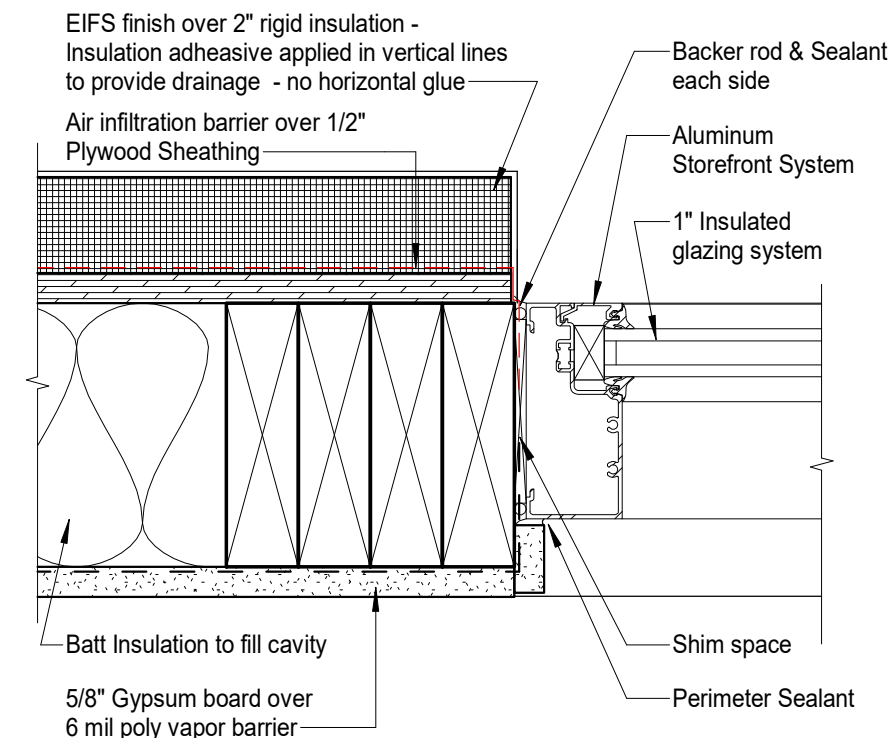


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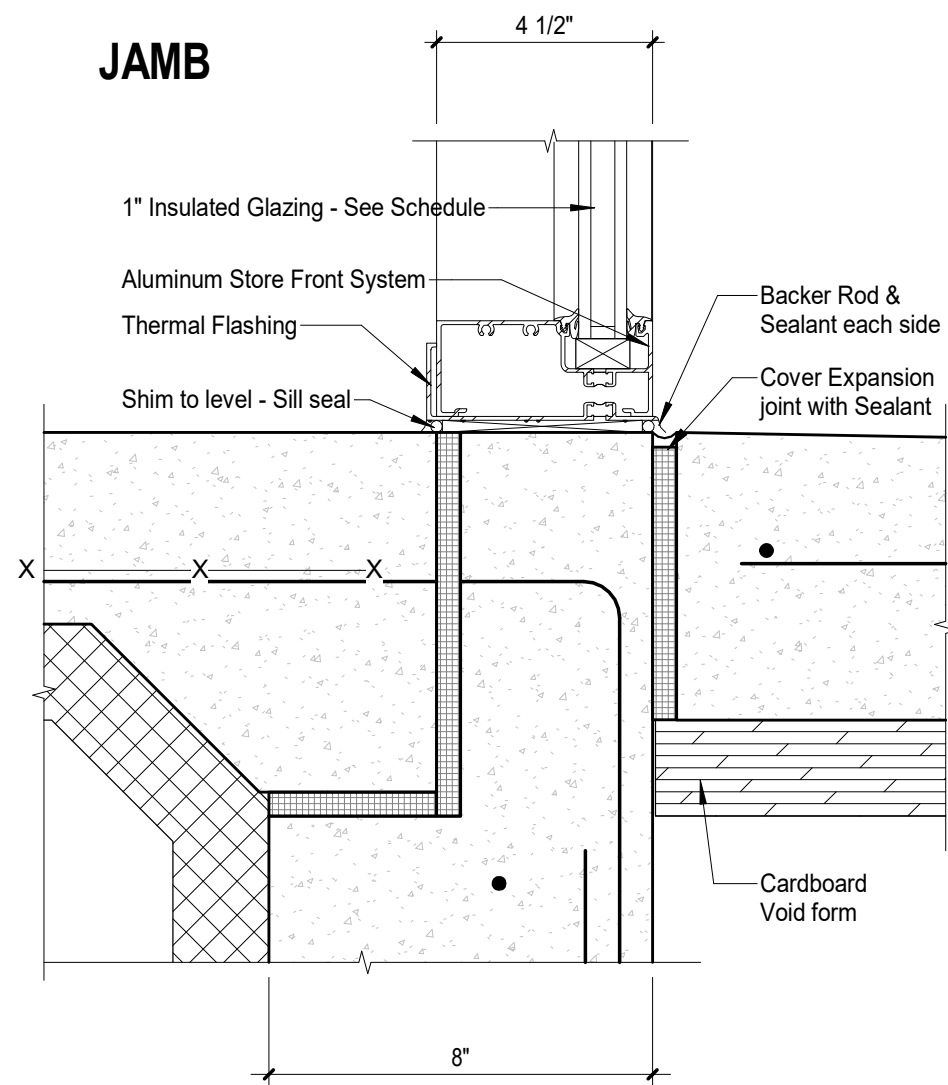
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HEAD



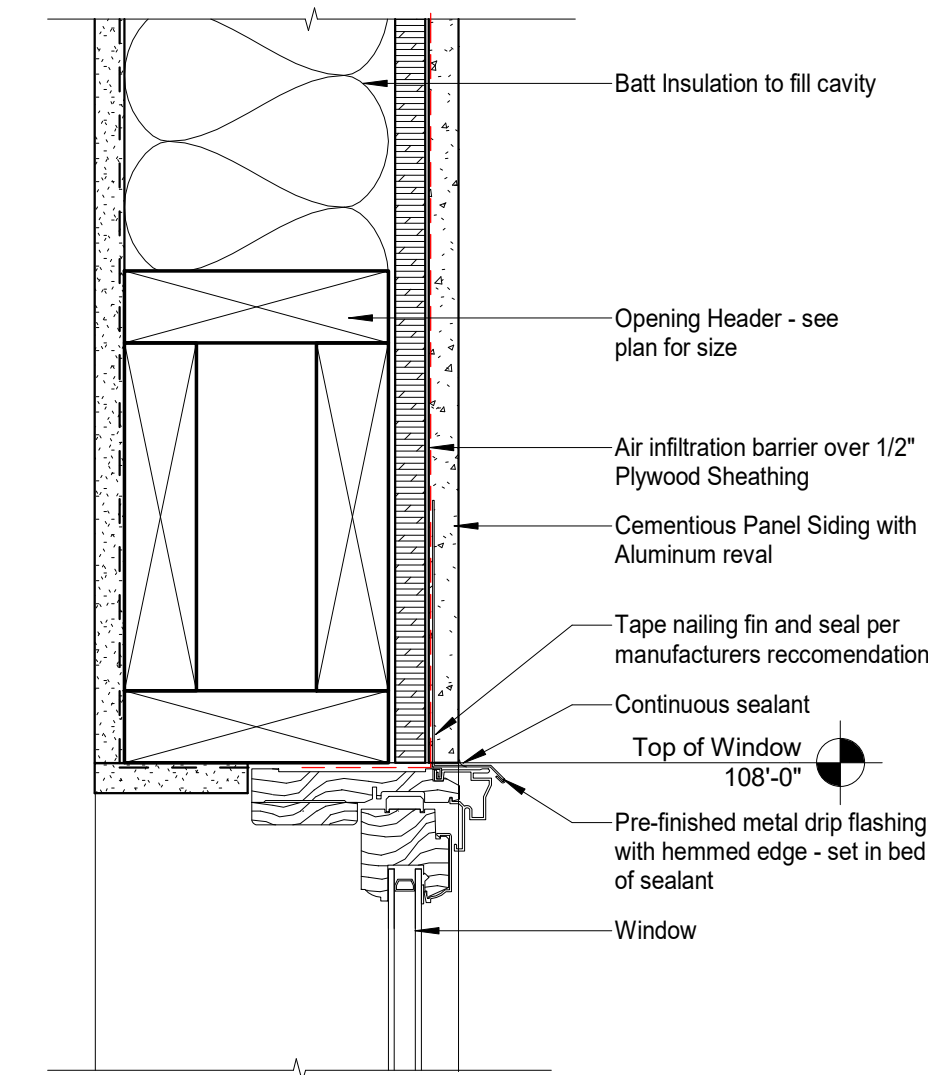
JAMB



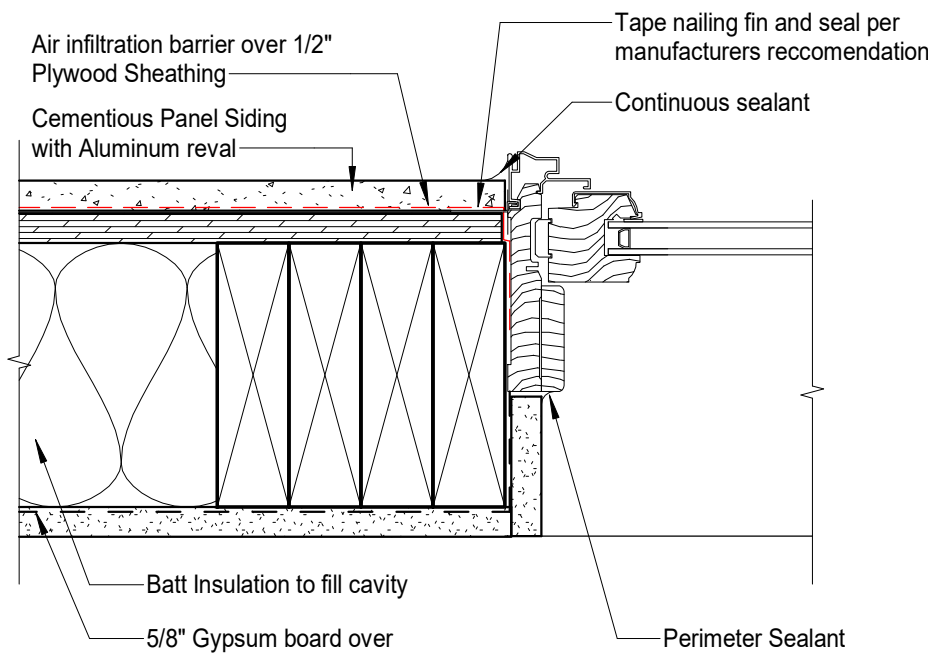
SILL

1 Exterior Storefront Details

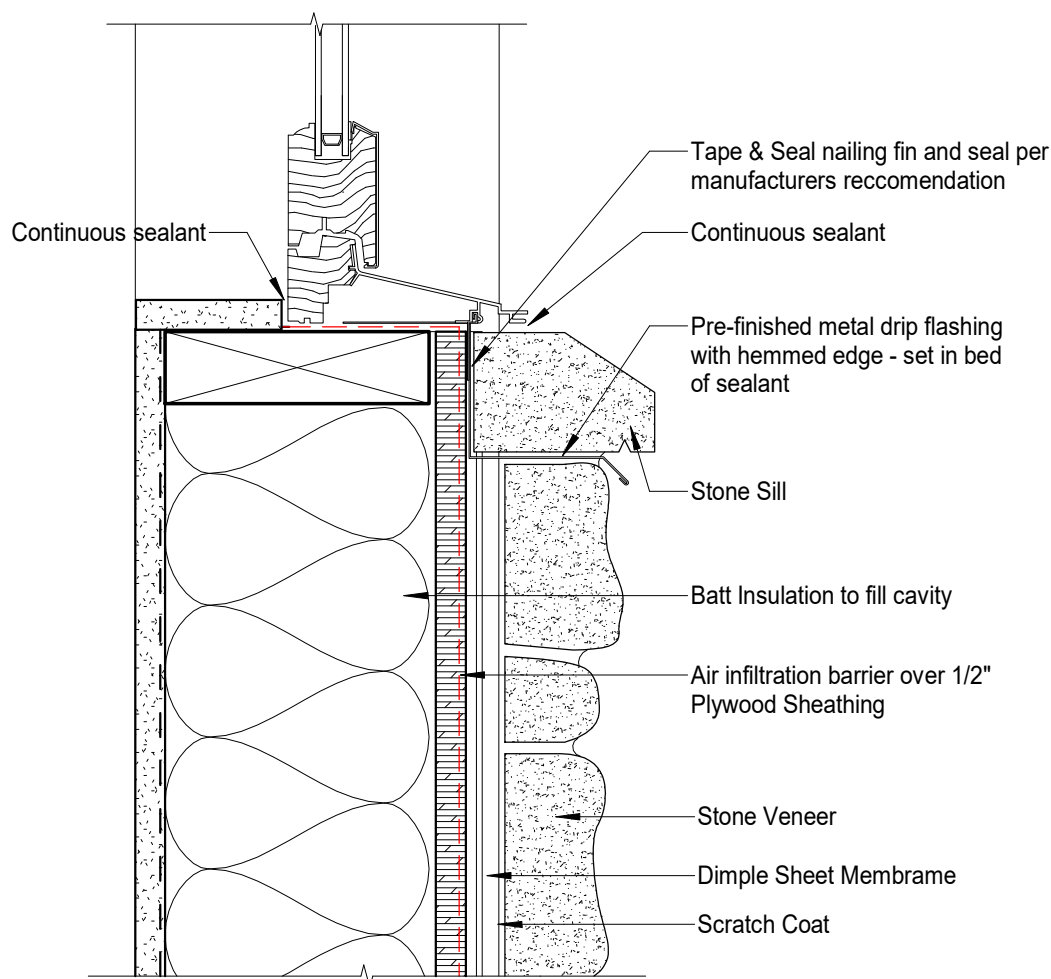
A401 3" = 1'-0"



HEAD



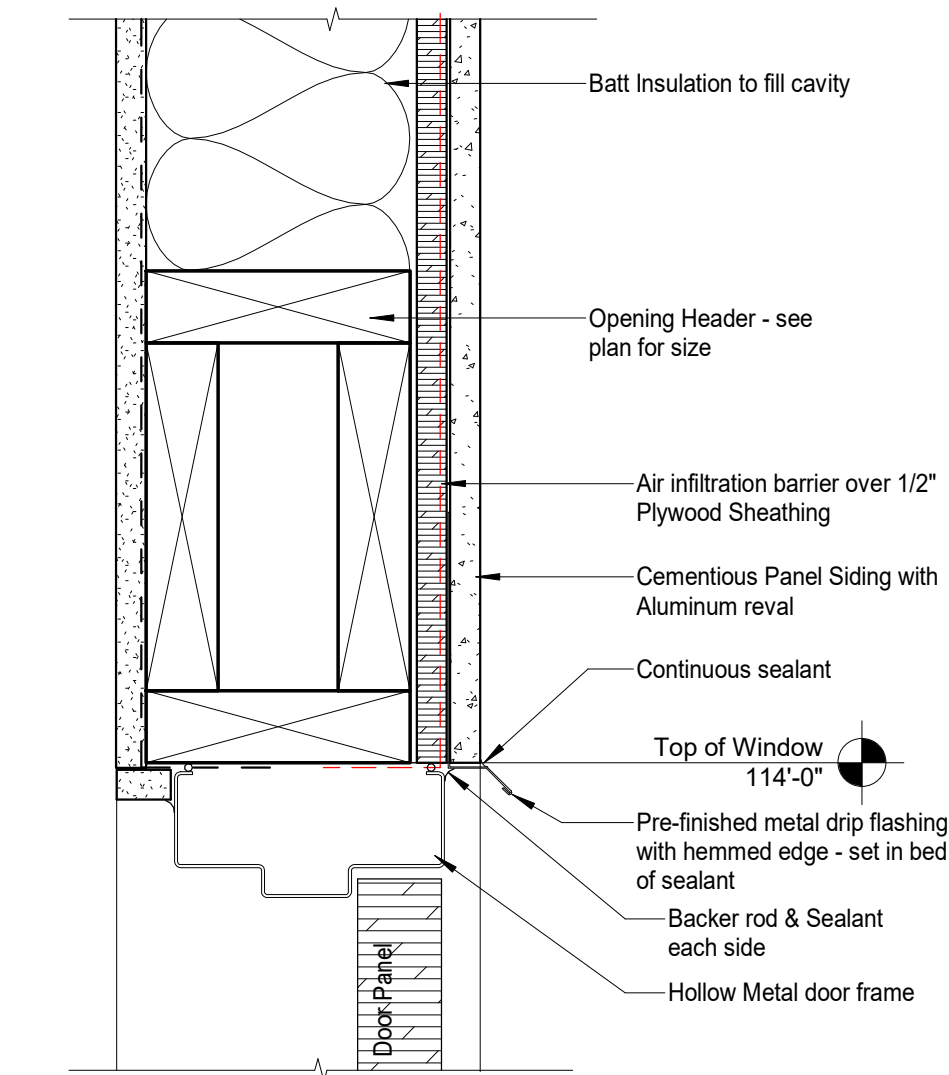
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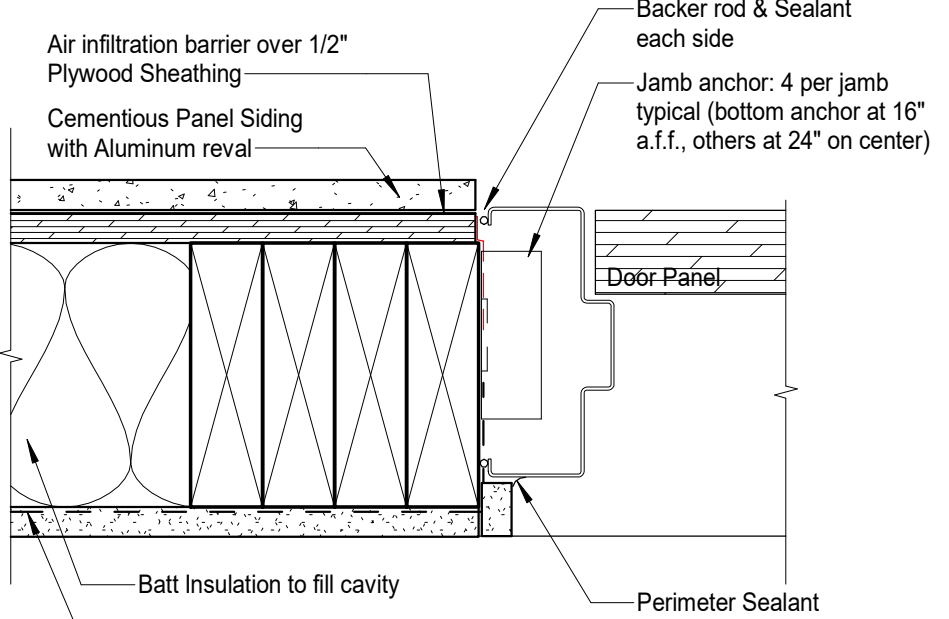
SILL

3 Window Details

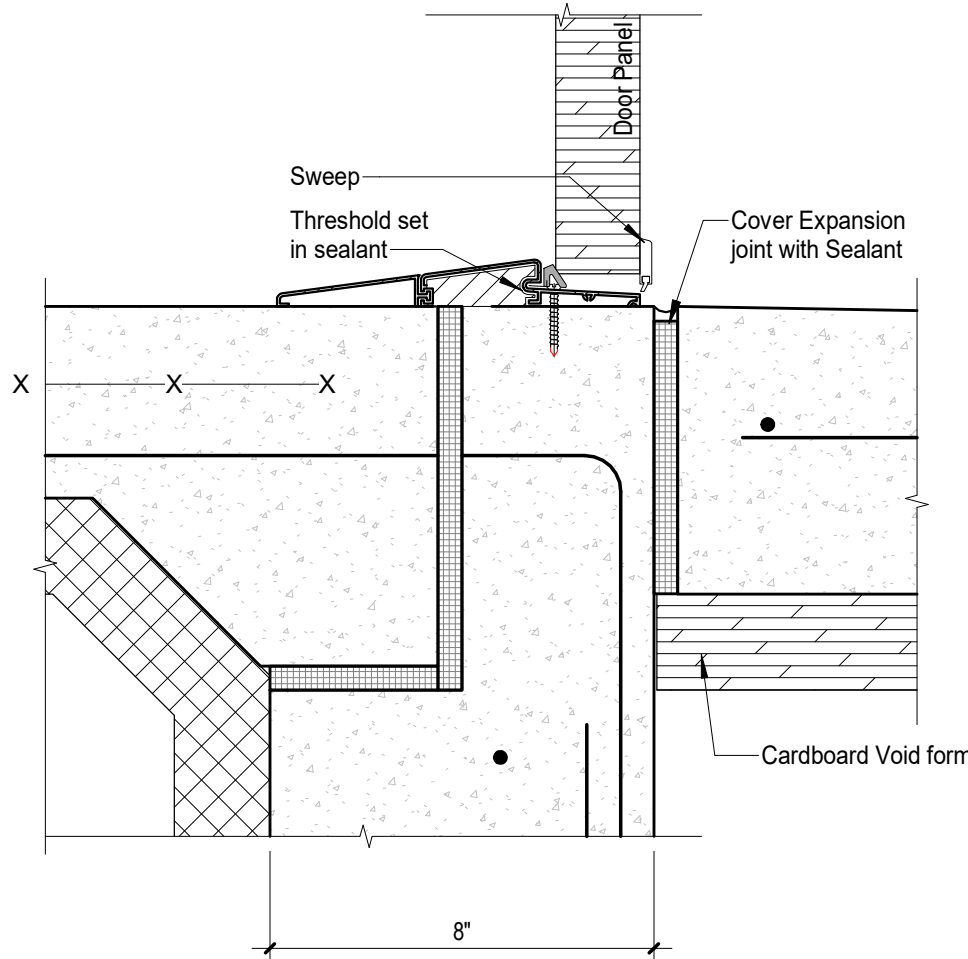
A401 3" = 1'-0"



HEAD



JAMB



SILL

5 Hollow Metal Details

A401 3" = 1'-0"

Finish Material Notes:

Floors:

CPT carpet tile, Patcraft, series action planks, size, color
LVT-1 laminate vinyl tile, Patcraft, subtractive layers, size, color

Base:

VB 4" vinyl base with premolded inside and outside corners,

Walls:

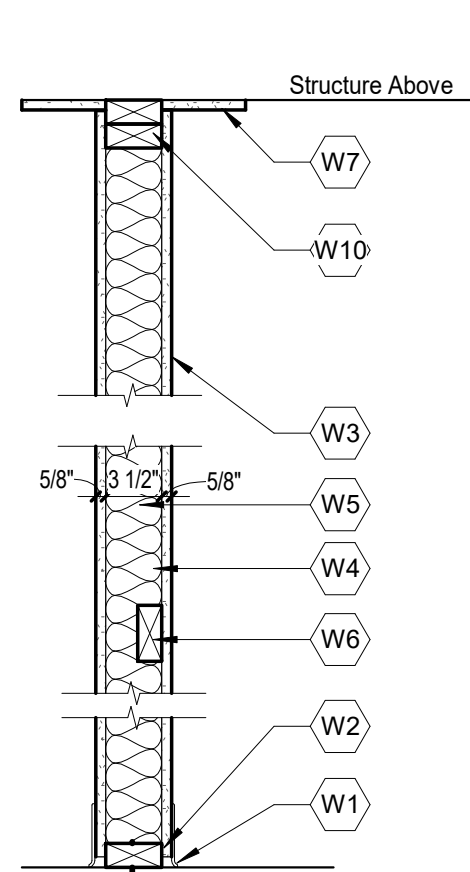
GYP gypsum board, unfinished tape and float only
PNT-1 paint, brand, color
PNT-2 paint, brand, color

Ceilings:

ACT-1 lay-in acoustical tile ceiling system, 24"x24" tile, sag resistant, beveled edge
GYP gypsum board, unfinished tape and float
PNT-1 paint, brand, color

Door Materials Legend:

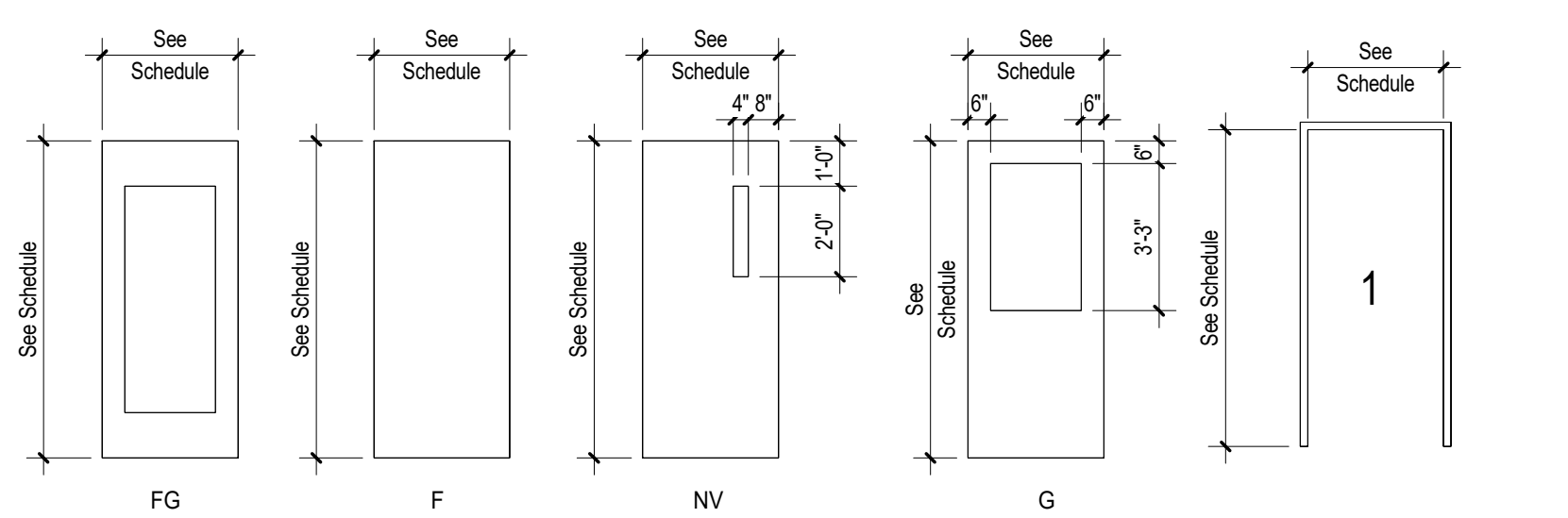
AL Aluminum
HM Hollow Metal
WD Wood



- W1** Wood Stud wall
No sound attenuation blankets
- W1S** Wood Stud - Sound
Sound attenuation blankets included
- W1F** Wood Stud - 1 Hour
This wall to meet UL U374 construction requirements

Wall Type Keynotes

- W1** Wall Base - Per room finish schedule
2x4 Treated wood sill fasten to floor structure with anchors at 48" on center max. provide UL rated fire sealant at rated walls
- W3** 5/8" gypsum board - Use Type 'X' gypsum board at rated construction
- W4** 2x4 Wood studs at 16" on center
- W5** Sound attenuation blankets - coordinate thickness with stud size
- W6** Wood Blocking as required - size and location as required by wall mounted equipment and accessories
- W7** Ceiling line - verify material and height with room finish schedule
- W10** Double top plate - fasten to structure above at 48" on center



Door Panel Legend

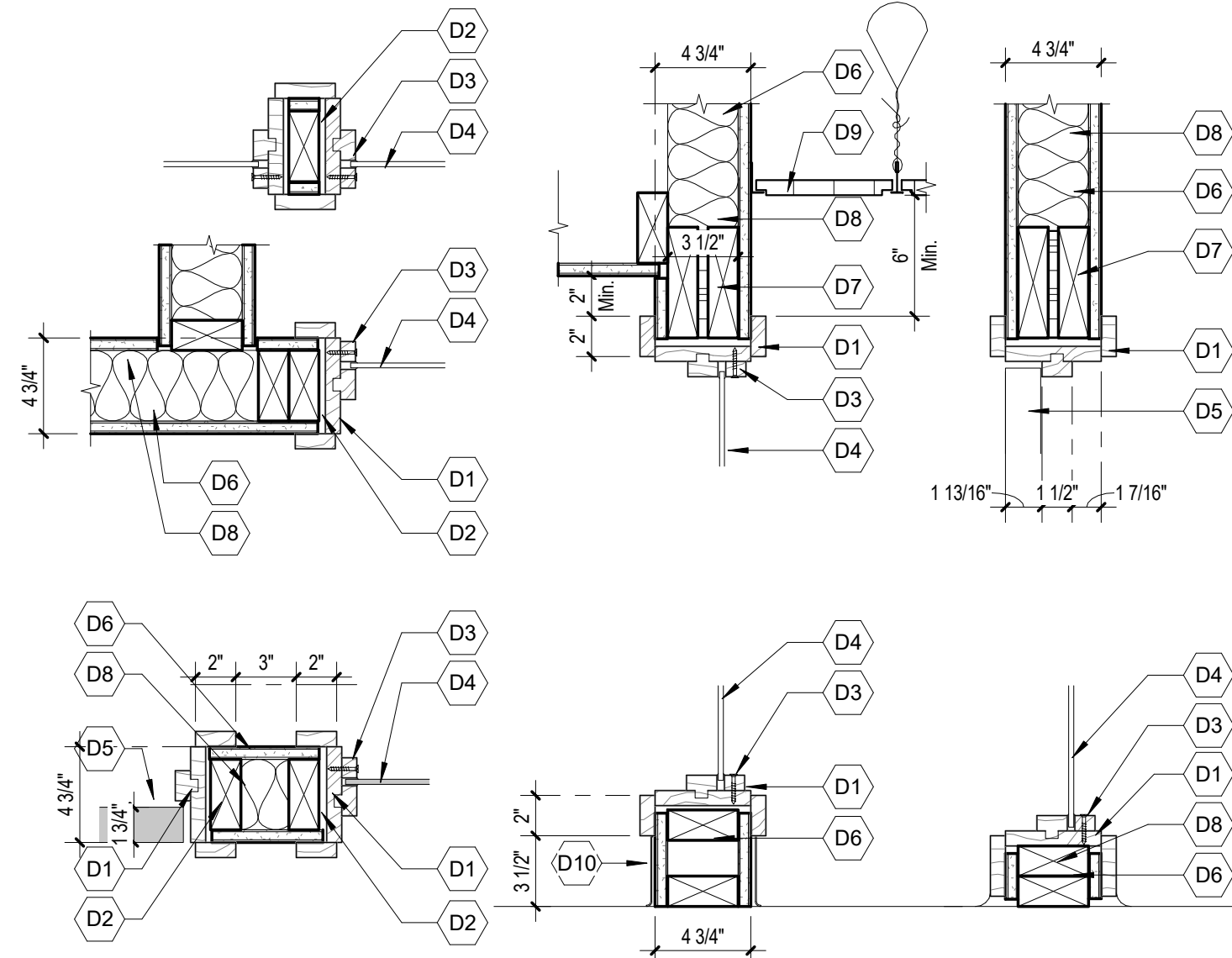
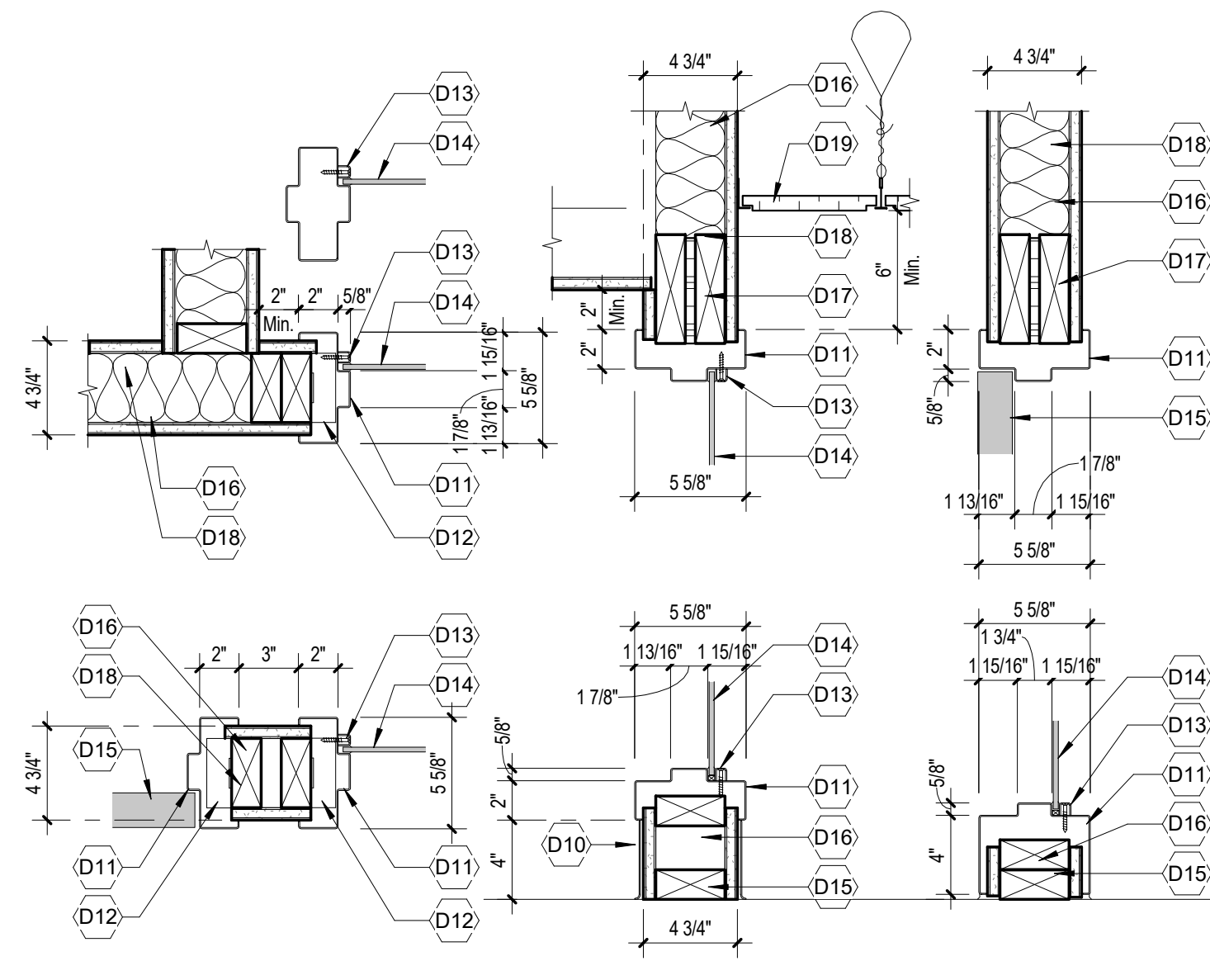
Frame Type Legend

Door and Frame General Notes:

- Overall dimensions shown are rough opening sizes only. manufacturer to allow 3/8" shim space at perimeter.
 - All frames to be 2" nominal frame dimension unless noted otherwise. actual dimension may vary by manufacturer.
 - All aluminum window and door frames to have factory applied finish as selected by owner.
 - All hollow metal frames to be hot dipped galvanized to prevent deterioration. All hollow metal frames to be factory primed and ready for final painting in field.
 - It is the responsibility of the glazing subcontractor to provide safety glass as required by local codes.
- See details for head, jamb and sill conditions unless noted otherwise

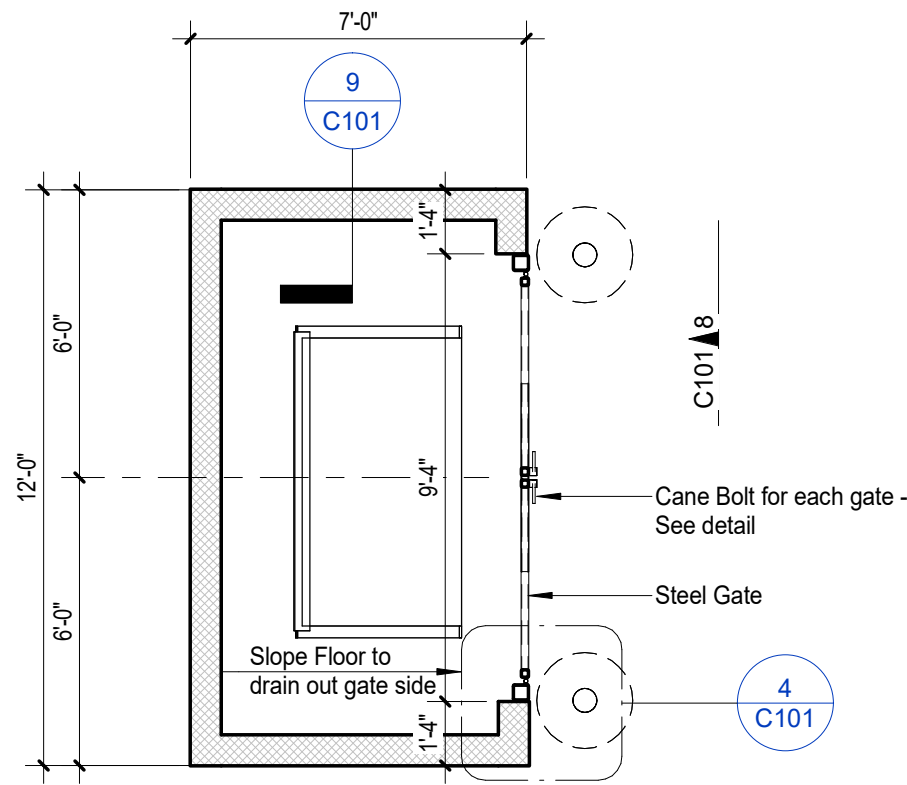
Glazing:

GL-1 Clear, low e, insulated, double pane
GL-2 Clear, low e, insulated, double pane, tempered
GL-3 Clear, single pane, tempered

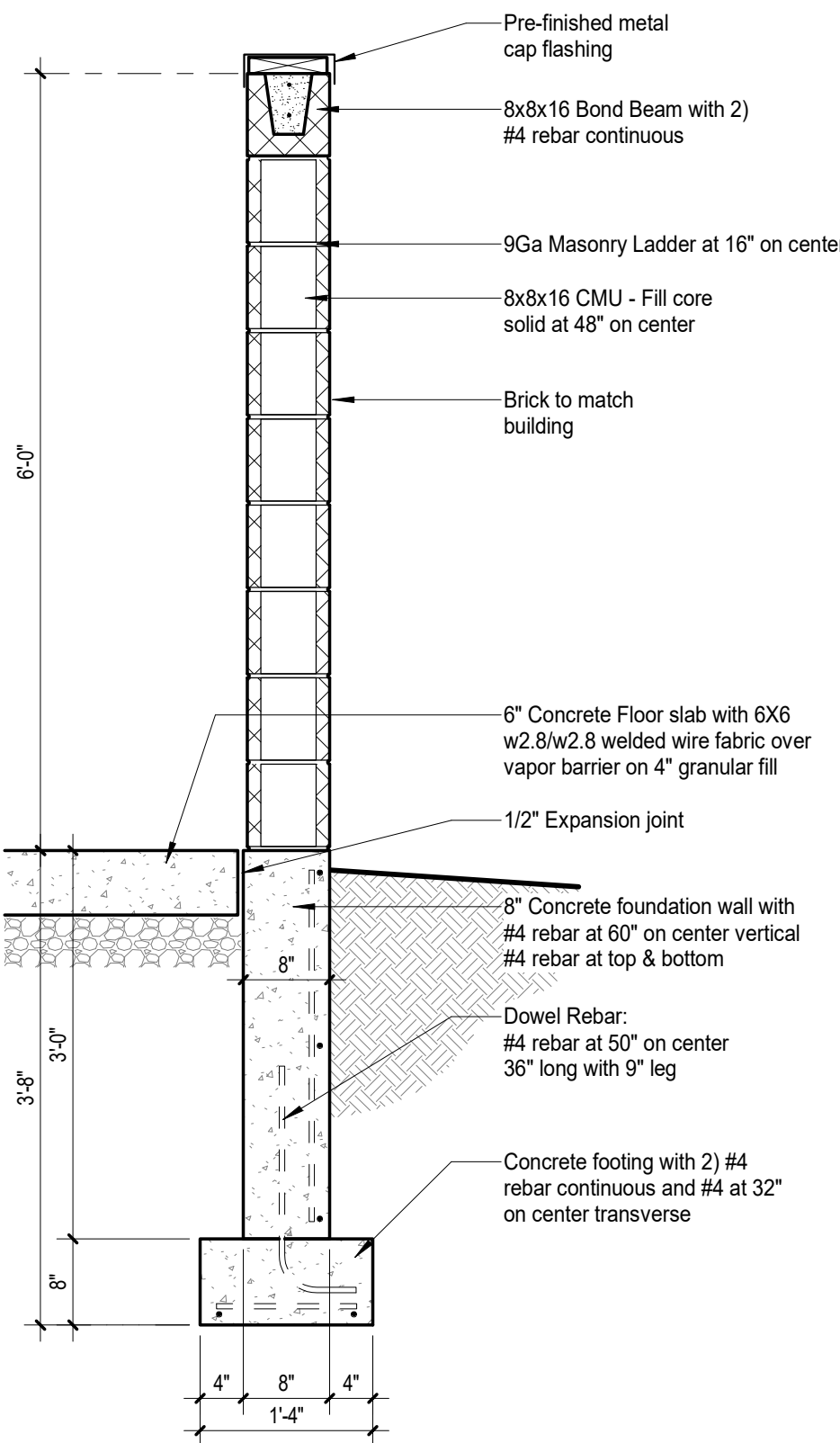


Door Frame Details

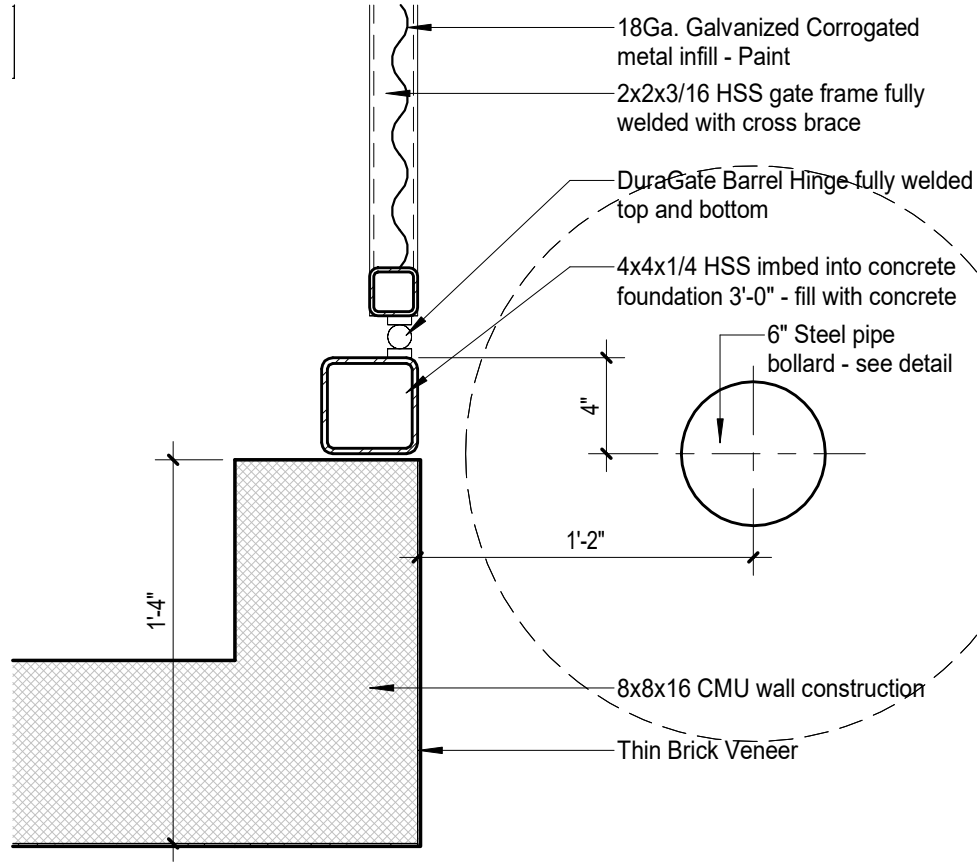
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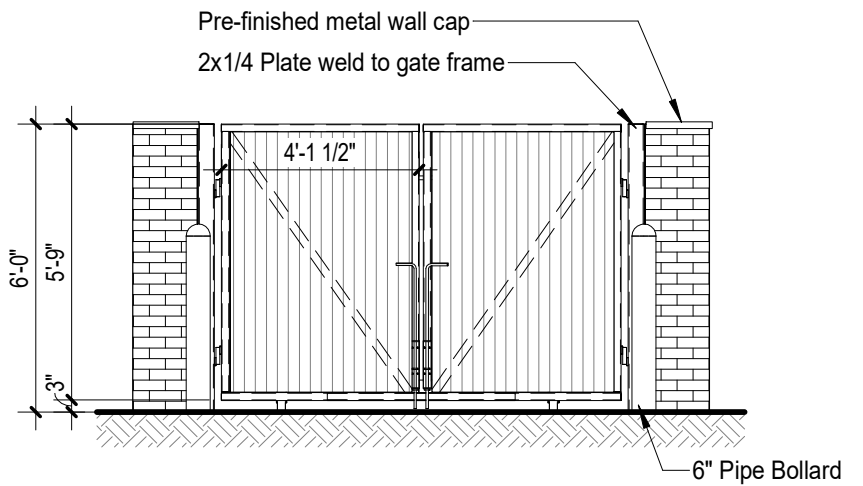
7 Dumpster Enclosure
C101 1/4" = 1'-0"



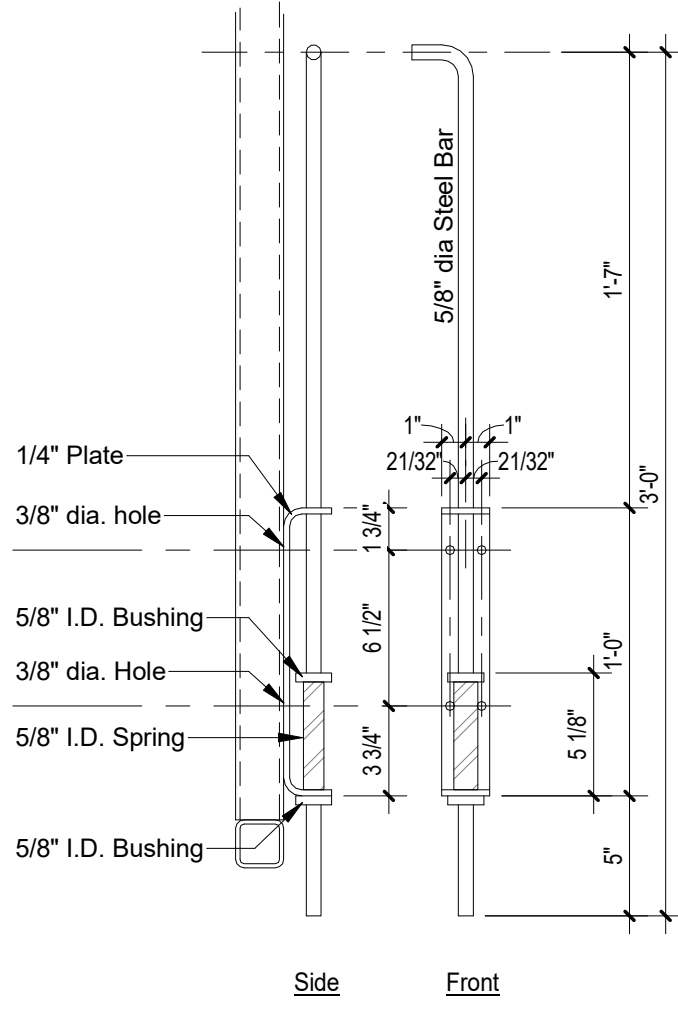
9 Trash Enclosure Section
C101 3/4" = 1'-0"



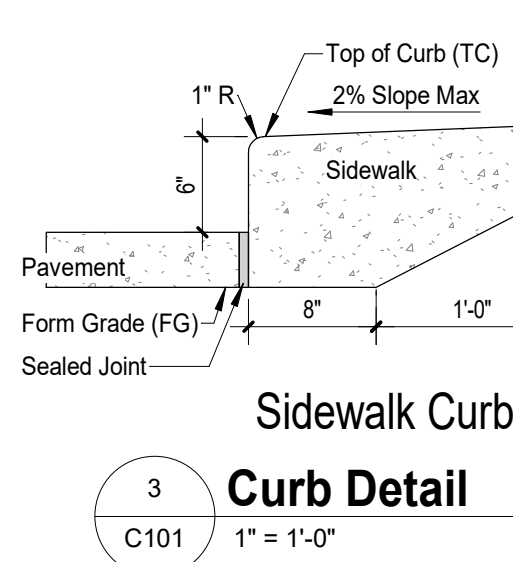
4 Gate Post
C101 1 1/2" = 1'-0"



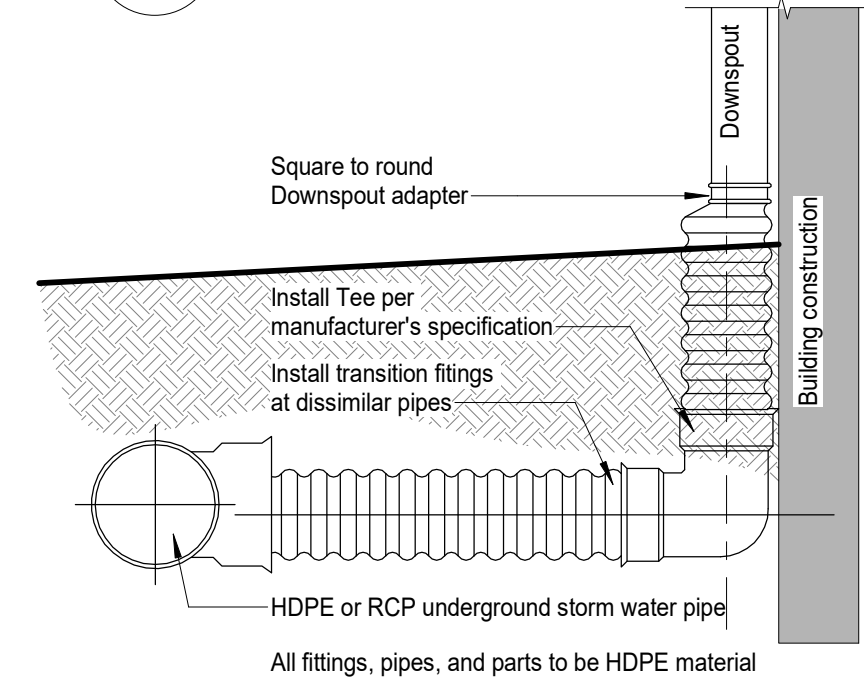
8 North Elevation - Trash Enc.
C101 1/4" = 1'-0"



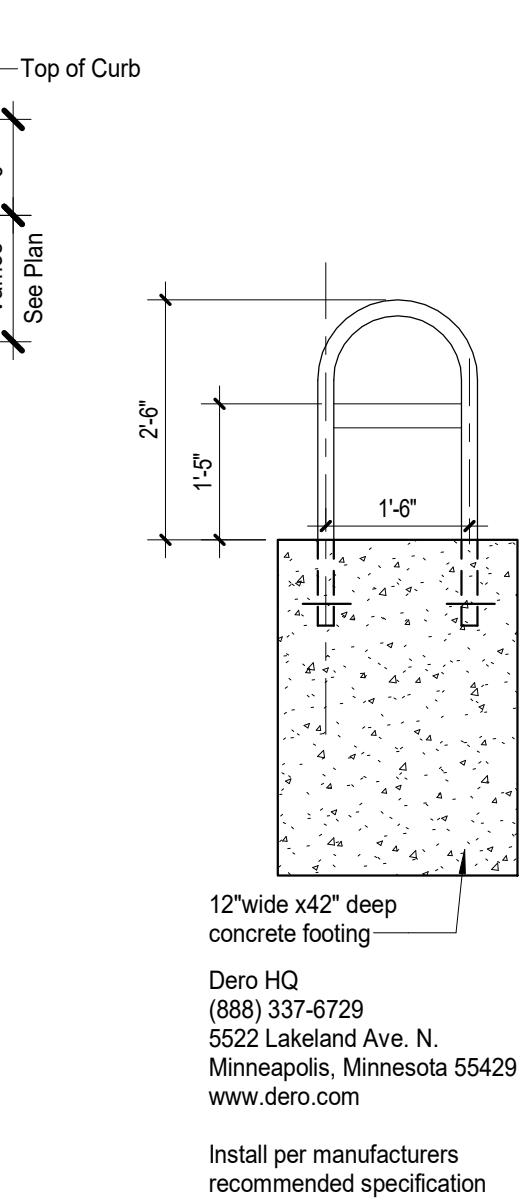
10 Cane Bolt
C101 1 1/2" = 1'-0"



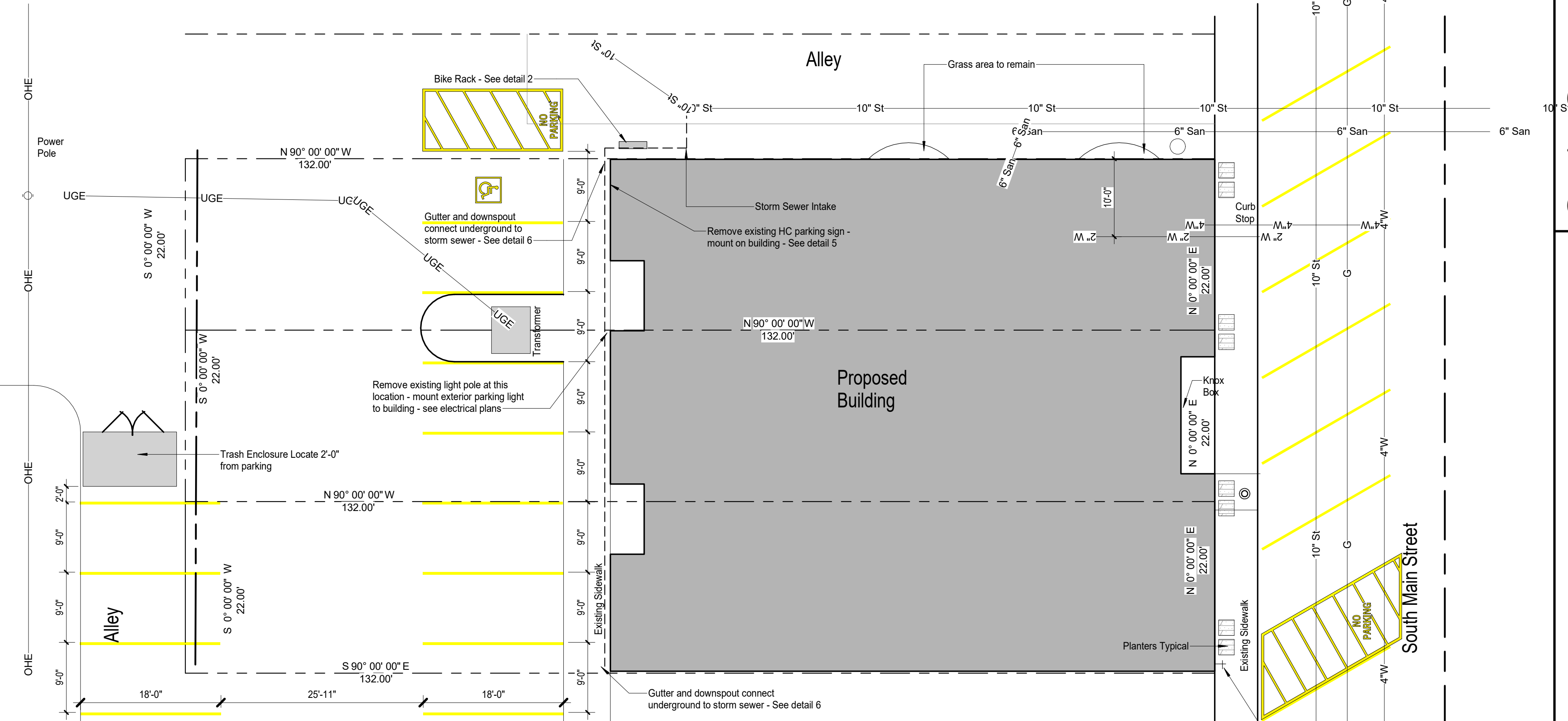
3 Curb Detail
C101 1" = 1'-0"



6 Downspout Connect
C101 1" = 1'-0"



2 Bike Rack
C101 1/2" = 1'-0"



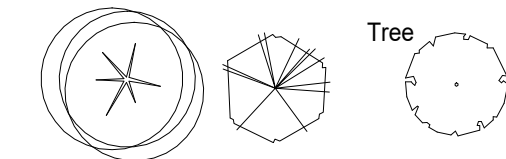
1 Site Plan
C101 1" = 10'-0"

Site Notes

- Any changes or amendments to the project that do not meet what is shown on the plans needs to be approved with the permit and development center prior to installation or construction.
- All work in the city right-of-way shall be done in accordance with SUDAS and the City's General Supplemental Specifications to SUDAS effective at the time of plan approval.
- All work in the city right-of-way requires a right-of-way permit.
- The required landscaping new and existing shall be maintained for the life of the certificate of occupancy or certificate of zoning.
- It is the responsibility of the owner and the contractor to follow all applicable codes and ordinances whether or not contained on these documents.
- All lighting shall consist of low glare cut-off type fixtures to reduce the glare of light pollution on surrounding properties.
- No mechanical or utility equipment over 3' tall allowed in any front yard setback. All utility equipment shall be screened from street view.
- All disturbed areas will be restored by seeding or sodding.
- Locations of elements traced from Polk County, Iowa Assessor's website imagery accessed on November 22, 2021.
- Building Setback dimensions are taken from Chapter 165.27 C-2 Commercial District Building City of Grimes Zoning requirements, accessed on October 20, 2020.
- Snow will be hauled off site.
- Owner will be responsible for damage and repairing alley or sidewalk paving.

Site Legend

W	W	Water Line
SS	SS	Sanitary Sewer Line
---	---	Property Line
---	---	Building Setback Line
---	---	Easement Line
---	---	Road Centerline
---	---	Paving
---	---	Topography



Zoning Setbacks:

0' Front setback
0' Rear setback
0' Side Yard Total

Zoning:

C-1 Commercial District
Governor's District Overlay

Property Owner:

Graystone Co LLC
101 SE Main Street
Grimes Ia 50111

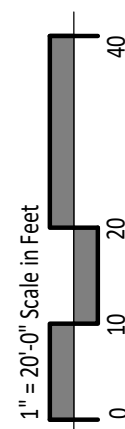
Property Address:

212 SE Main Street
Grimes, Iowa 50111

Legal Description:

Lot 11, 12, 13 Block 7 Town of
Grimes, City of Grimes, Polk
County, Iowa

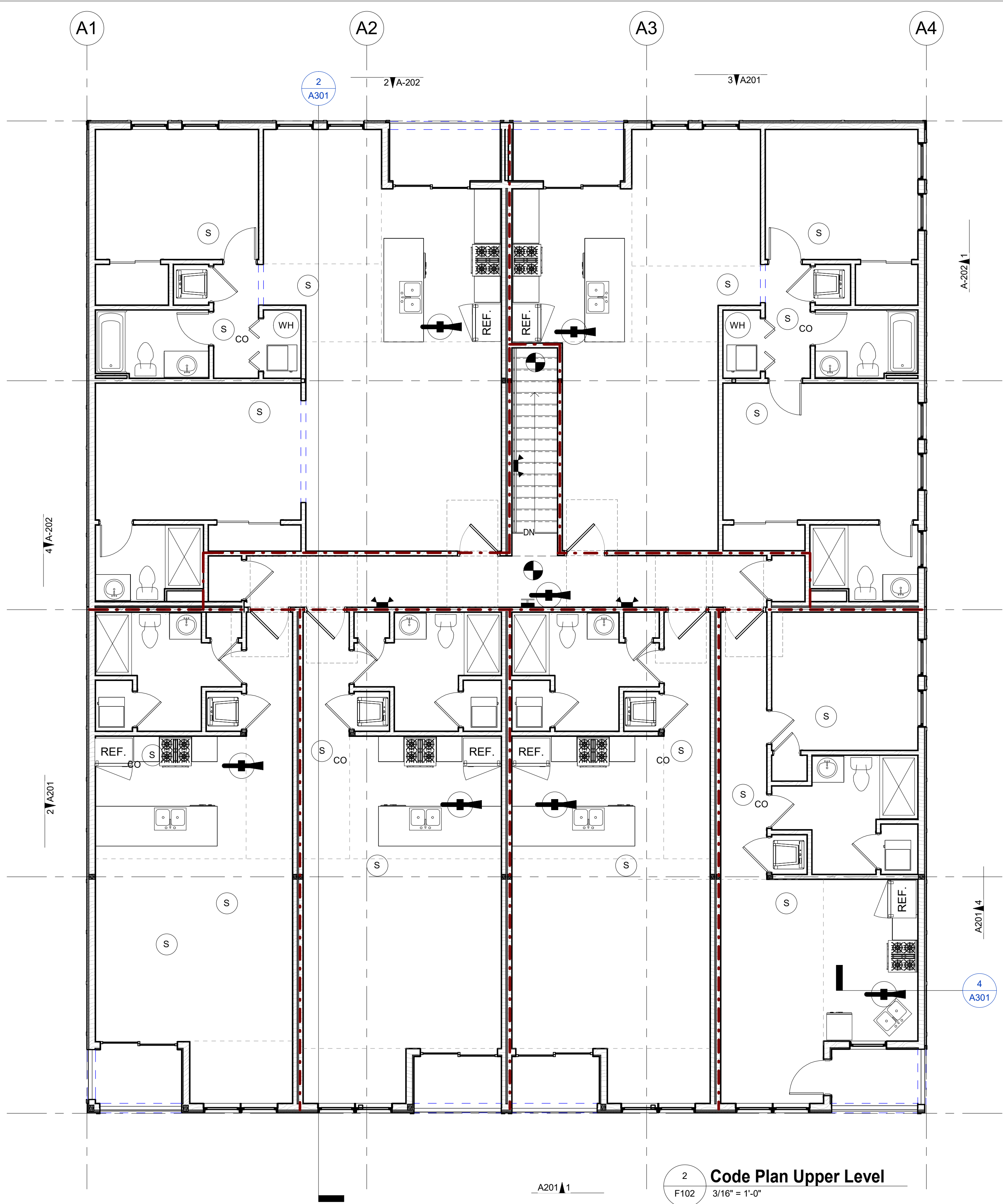
North



#	Date	Description
3	07/09/23	Revision 2
2	04/10/23	Revision 1
1	10/22/22	For Construction

7/9/2023 9:33:02 AM
PROJECT NUMBER
2208B
TITLE
Site Plan

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2 Code Plan Upper Level
F102 3/16" = 1'-0"

Egress Legend

Wall Construction

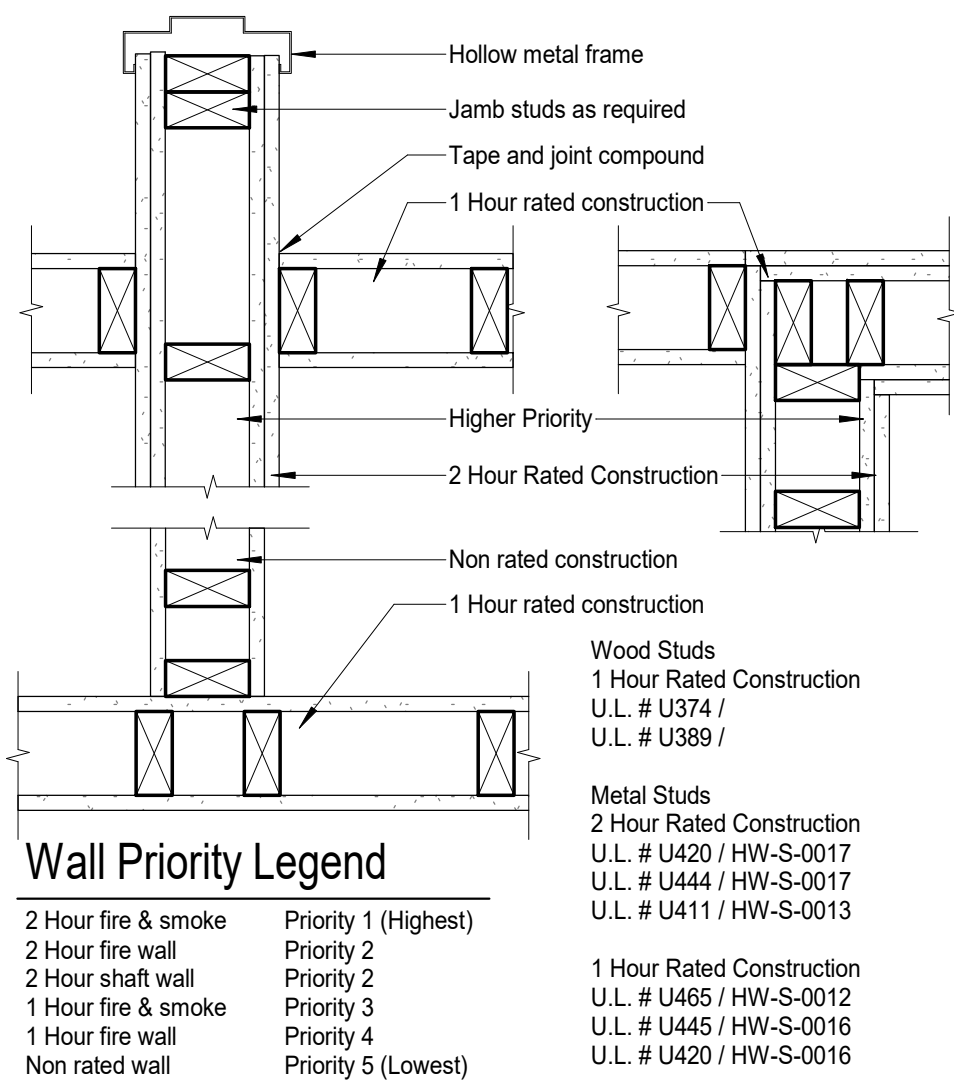
- 1 Hour Rated Construction
- 2 Hour Rated Construction
- 3 Hour Rated Construction
- Smoke Sealed Construction

Travel Path

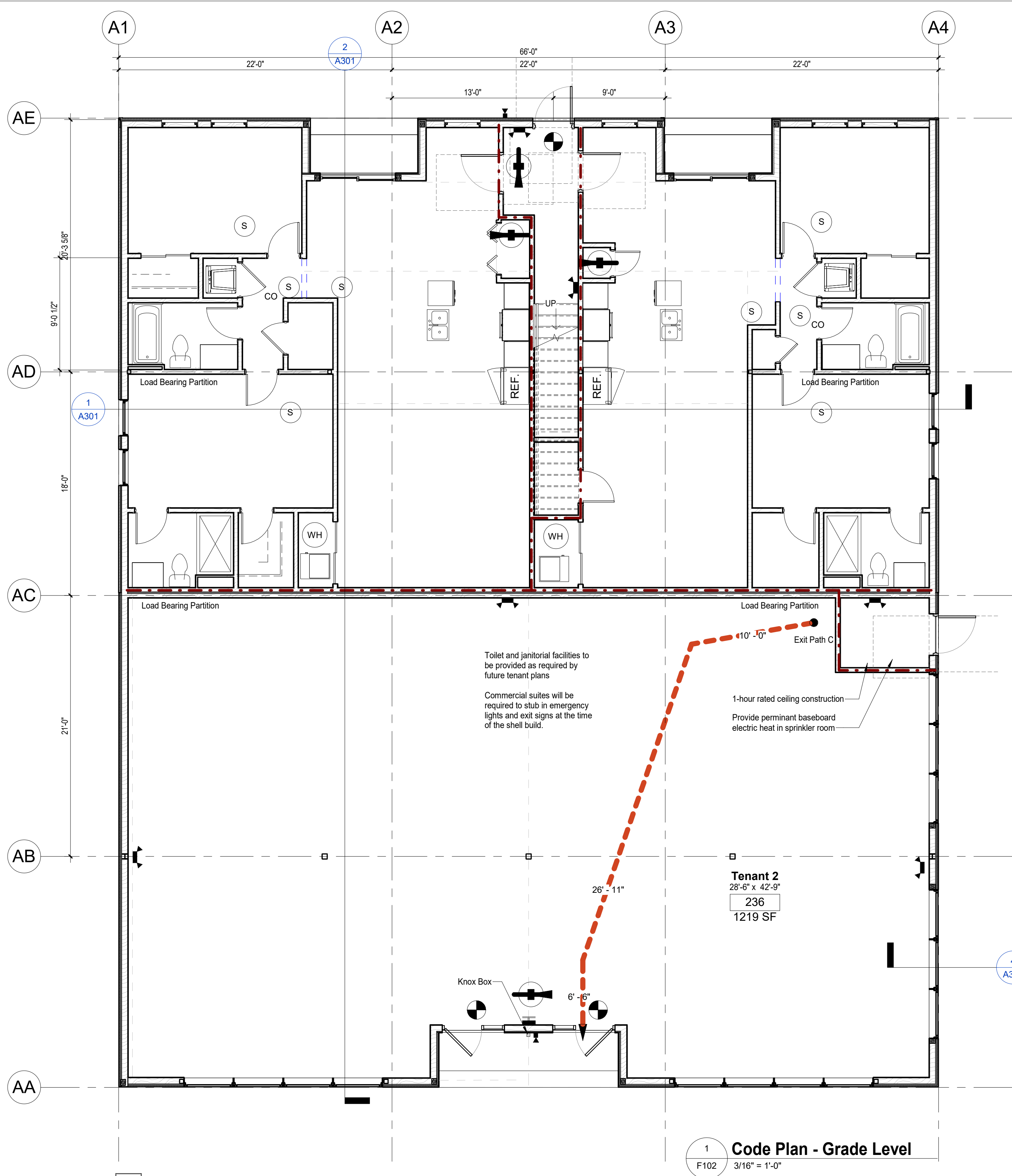
- Path Name / Label
- Start Point
- Segment Length
- Exit Point
- Total Length of Path & Label
- Occupant Capacity of Door
- Actual Opening Width
- Required Opening Width
- Required Occupants

- Sprinklered
- 303.4
- 310.3
- 504.3
- 504.4
- 506.2
- 508.4
- 601
- 601
- 602
- 903.2.8
- 906.1
- 906.3(1)
- 907.2.2
- 1004.5
- 1005.3.1
- 1005.3.2
- 1006.3.3(2)
- 1006.3.3(2)
- 1007.1.1
- 1010.1.2.1
- 1017.2
- 1020.4
- 1020.2

- Occupancy Class
- Occupancy Class
- Maximum Height
- Maximum Stories
- Maximum Floor area
- occupancy separation
- Construction Type
- Fire Rating Requirements
- Exterior separation distance
- Automatic Sprinkler
- Portable Fire Extinguisher
- Extinguisher Class
- Manual Fire Alarm System
- Occupant Load
- Egress Width Stairs
- Egress Width Others
- Common Path of Travel
- Two Means of Egress required at
- Multiple Exit Separation
- Swing in the Direction of Egress
- Maximum Travel Distance
- Dead end Limit
- Minimum width



Fire Wall Types - Wood



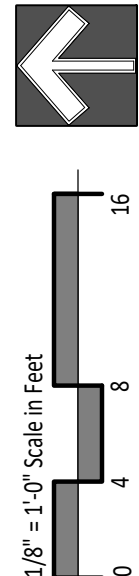
1 Code Plan - Grade Level
F102 3/16" = 1'-0"

City of Grimes Code Information

CODE	DESCRIPTION
2018	International Building Code
--	--
2018	International Mechanical Code Per State of Iowa
2018	Uniform Plumbing Code
2012	International Energy Conservation Code
2020	National Electrical Code
2018	International Fire Code

Life Safety Devices

- Emergency Light
- Exterior Egress Light
- Fire Pull Station
- Strobe
- Horn Strobe
- Exit Sign
- Fire Extinguisher Cabinet
- Fire Extinguisher



Description	Date	For Construction
#	1	7/9/2023 9:33:05 AM
PROJECT NUMBER	2208B	
TITLE	Code Analysis	
SHEET		