

Grimes Planning and Zoning Commission Agenda

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

Mission Statement

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

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

Grimes Planning & Zoning Commission Meeting February 6, 2024 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/87851318617?pwd=4q6YskhXAWkx0XxwfECV8Z0A1icZ6X.1>

Meeting ID: 878 5131 8617

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. Tru Hotel 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, January 2, 2024 at 5:30 P.M.

Roll Call: Present: Scott Almeida, Russ Lickteig, Craig Patterson

Staff: Alex Pfaltzgraff, Evann Martin, Molly Mannel, Rachel Greving

Absent: Courtney Strutt-Todd, Adam Bunge, Council Liaison: Andrew Borcharding

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

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

Roll Call: Ayes-All; Nays-0 Motion passes: 3-0

2. APPROVAL OF THE MINUTES

Motion by Patterson, Second by Lickteig, to approve the minutes from the January 2, 2024 meeting

Roll call: Ayes-All: Nays-0 Motion passes: 3-0

B. PUBLIC AGENDA ITEMS

Hope Plaza Plat 3 Site Plan

Staff member Martin presents the details of the site plan. Located at the southwest corner of NE Gateway Drive and NE Beaverbrook Boulevard, the site plan includes a retail building with a private access drive from NE 12th Street, which will be constructed in the spring. Elevations and landscaping meet requirements. Staff recommends approval.

The Commission discussed the proposal and asked staff and applicant representatives questions pertaining to parking and lighting.

Motion by Patterson, Second by Lickteig to approve Hope Plaza Plat 3 Site Plan

Roll Call: Aye-All Nay-0 **Motion Passes 3-0**

Grimes Public Works Site Plan Amendment

Staff member Martin presents the details of the site plan amendment, which includes removing the existing fence to provide a more friendly entrance, adding landscaping to meet requirements, and adding a second access point to better serve staff. Staff recommends approval.

Motion by Lickteig, Second by Patterson to approve Grimes Public Works Site Plan Amendment
Roll Call: Aye-All Nay-0 **Motion Passes 3-0**

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 February 6, 2024**

Meeting is adjourned at 5:58 p.m.

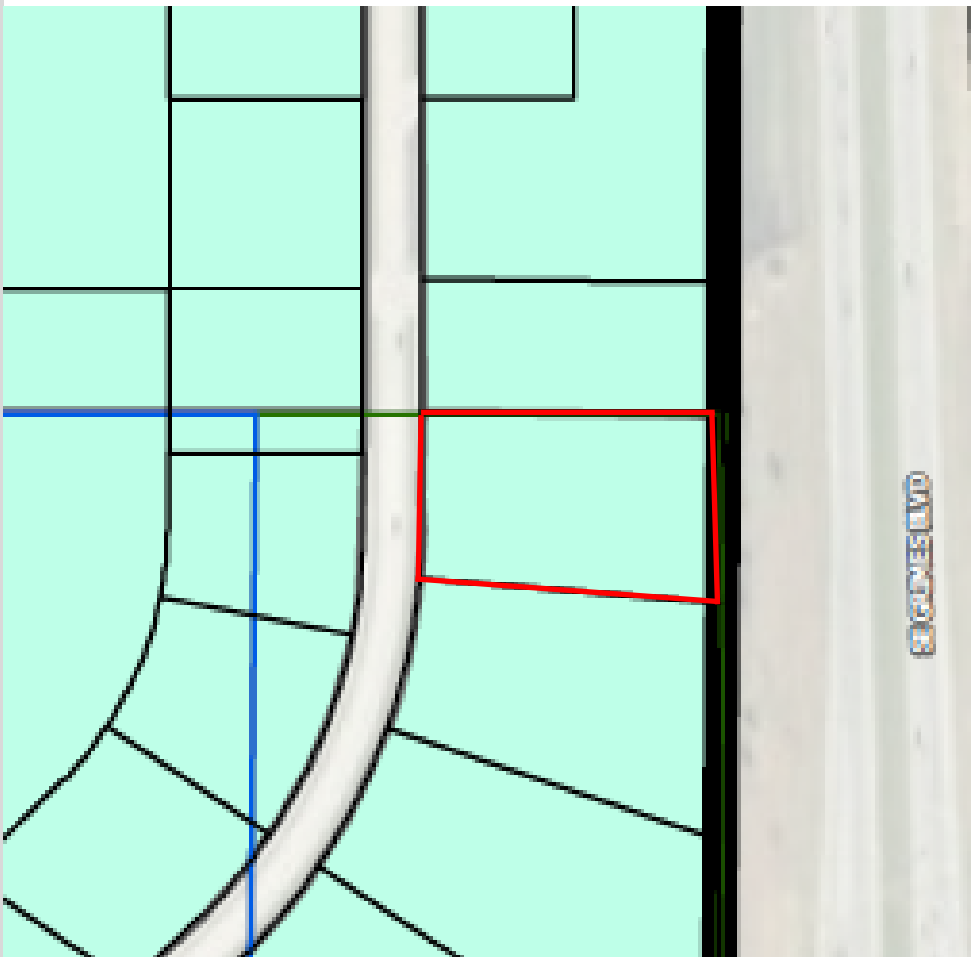
Chairperson Signature

Clerk Signature

Location Map



Zoning Map



DATE

February 6, 2024

PROJECT NAME

Tru Hotel Site Plan

APPLICANT

Hope K Farms

REQUESTED ACTION

Approval of a site plan for a 116-room hotel

LOCATION

701 NE Gateway Drive

ZONING

R-4
Hope Commercial PUD

PLANNER

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

Relation to Comprehensive & Neighborhood Plans

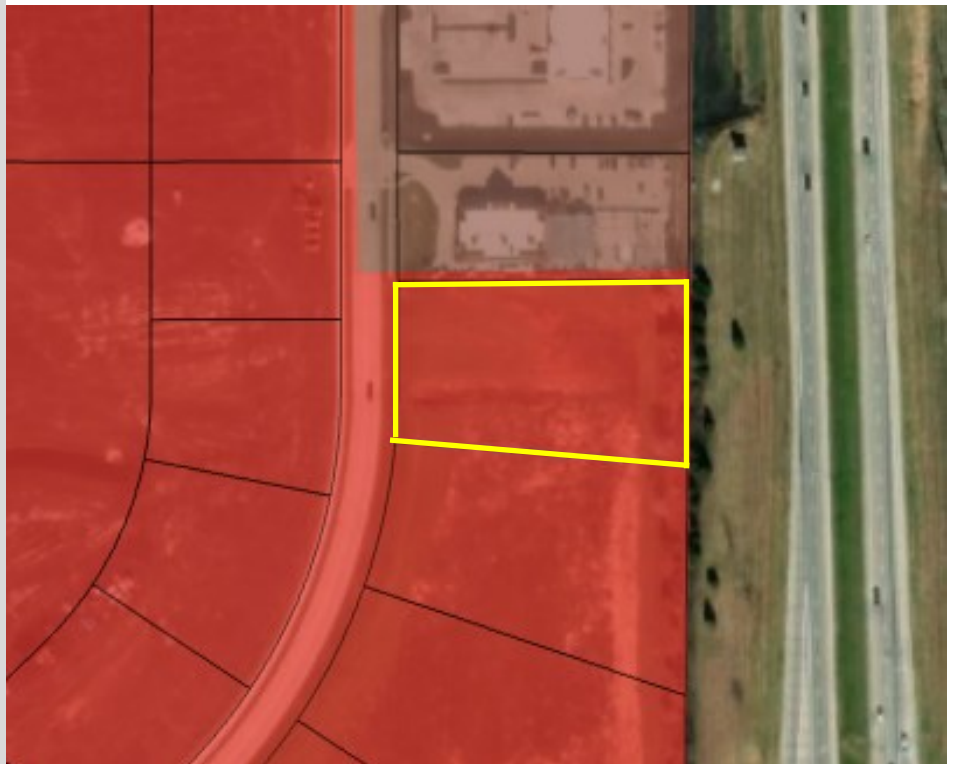
LAND USES & ZONING

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Commercial	R-4
North	Commercial	Mixed-Use 1	R-4
South	Vacant	Commercial	R-4
East	Highway	Highway	R-4
West	Vacant	Commercial	R-4

PARKS

The Parks and Trails Master Plan planned for a trail along NE Gateway Drive. The trail is existing today on the west side of NE Gateway Drive. No other improvements were planned in this area.

Because the Tru Hotel site plan is commercial, no parkland dedication is required.



Future Land Use Map

Relation to Studies & Legal

RELATION TO STUDIES

The City hired Snyder & Associates to complete a traffic study of the Hope Commercial District which identified several roadway improvements throughout the development. The City was able to incorporate some of the improvements into the construction drawings including turn lanes on NE 10th Street and NE Heritage Drive and planning multiple access locations for the Grimes Plex. Staff has started the design process for improvements to the NE Gateway and E 1st Street intersection as identified in the traffic study which includes widening Gateway at the intersection and providing additional turn lanes.

Staff has started working with Snyder & Associates regarding future improvements to the NE Gateway Drive and Beaverbrooke Blvd intersection. A traffic signal, turning radius modifications, and the addition of three turn lanes (north, south and west legs of the intersection) will be constructed in the near future. A temporary traffic signal will be installed in 2024.

No roadway improvements are required for this site plan.



Legal

The site is part of the Hope Commercial PUD and is subject to the development agreement for the PUD.

A private ingress/egress easement will be reserved for the shared driveway upon development of the lot to the south.

Site Layout

ACCESS

The driveway will be a shared access with the lot to the south. Sidewalk will be provided along NE Gateway Drive and a sidewalk connection will be provided from the public sidewalk to the building.

SITE LAYOUT

The front entrance will have an area for vehicles to pull in. No drive-under canopy will be provided.

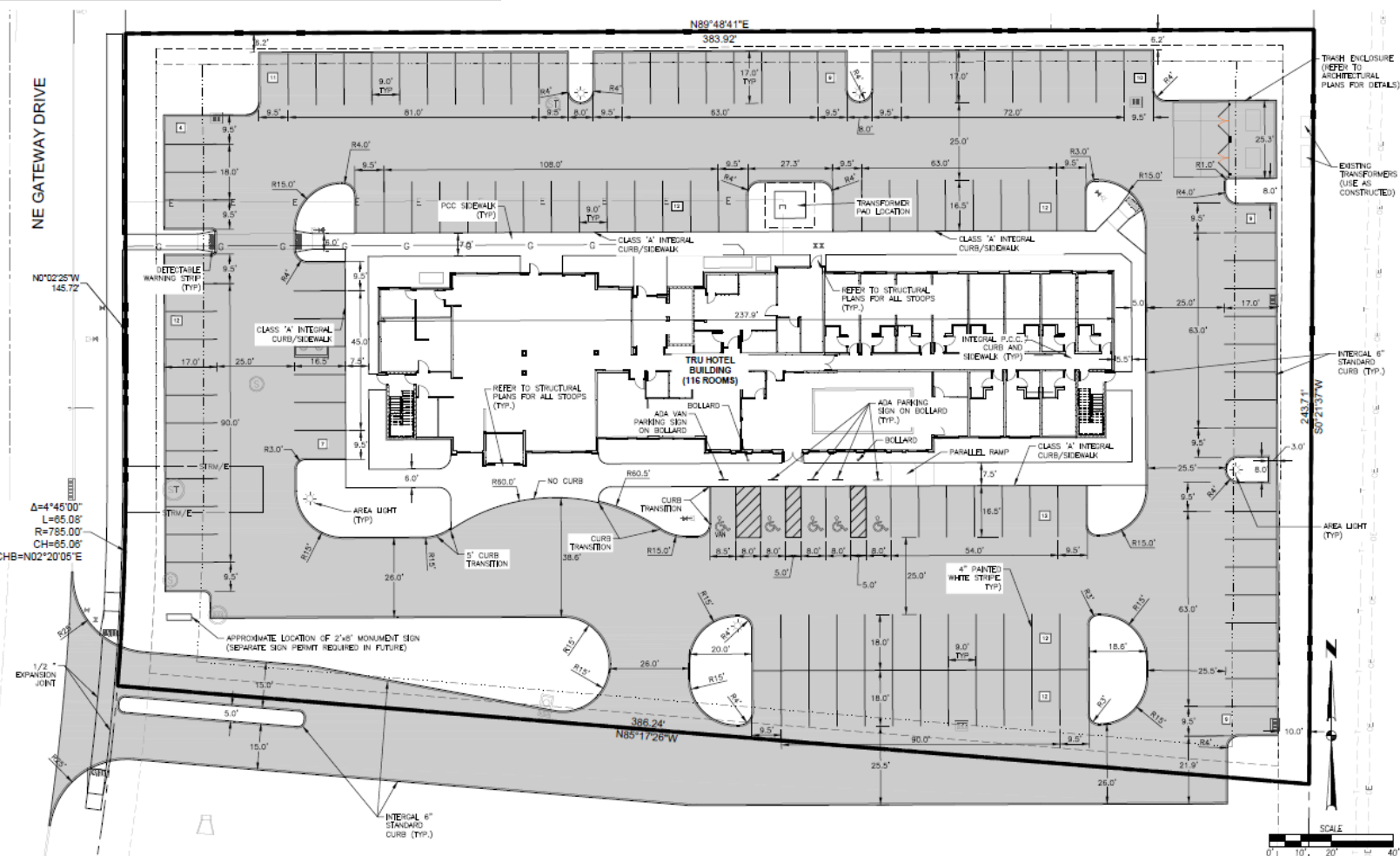
The dumpster enclosure will be located at the northeast corner of the site.

Parking Calculation Table

Required	Proposed
1 space per guest room plus 10 spaces for hotels without accessory uses	130 spaces
126 spaces	

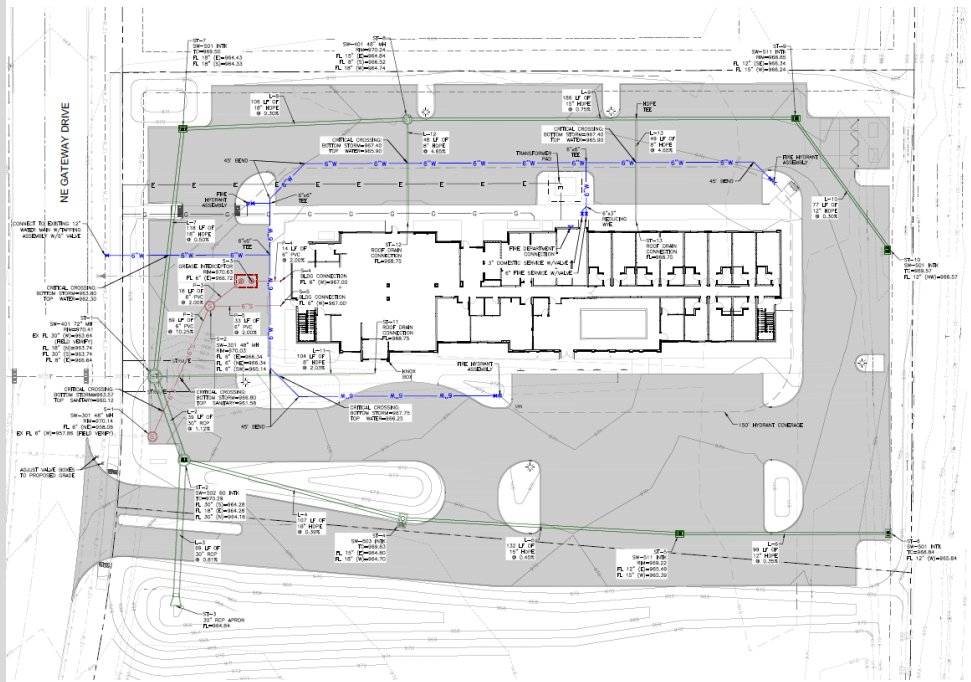
LIGHTING

Parking lot lighting will be provided.

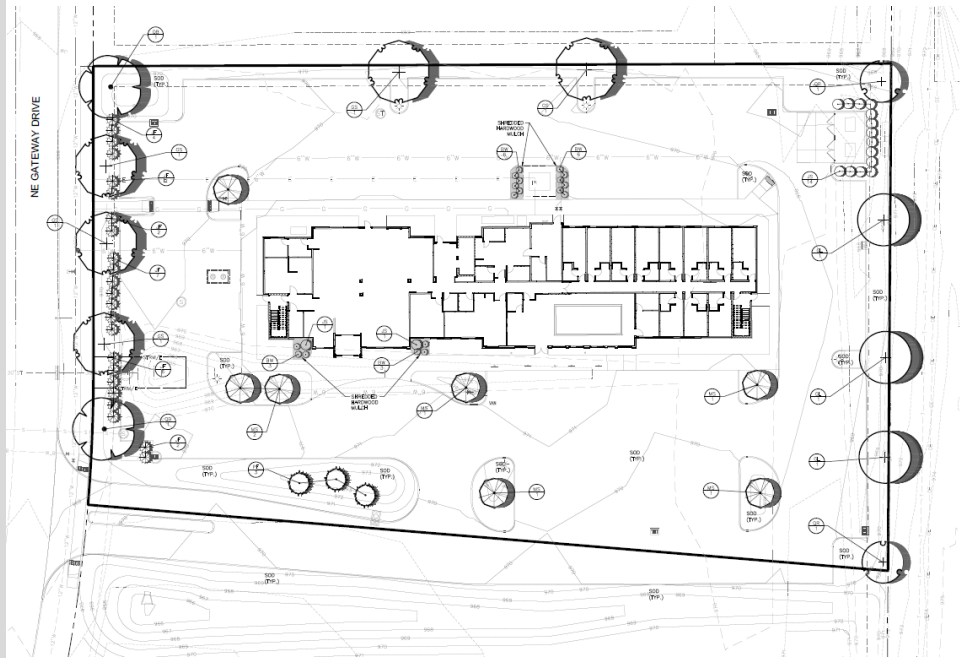


Utilities & Landscaping

Utilities Map



Landscaping Plan



SANITARY

The sanitary service stub is existing to the site and will be extended into the site.

WATER

Water service will be provided from the existing main on the east side of NE Gateway Drive. The building will be fitted with a sprinkler system and appropriate hydrant coverage is provided.

STORM WATER

Stormwater will be detained within the regional detention basin to the west.

LANDSCAPING

Trees are planted along the NE Gateway Drive and Highway 141 frontages. Evergreen shrubs will be provided along NE Gateway Drive to shield vehicle headlights out to the street. The site sits lower than Highway 141 so headlight screening is not necessary along the east side of the parking lot.

Conclusion

STAFF RECOMMENDATION

Staff recommends approval of the Tru Hotel Site Plan.

Conclusion

The applicant is requesting site plan approval for a 116-room Tru Hotel. The building will be constructed principally with stone veneer with EIFS accents.

A private ingress/egress easement will be reserved for the shared driveway upon development of the lot to the south.

All site plan comments have been addressed at this time.

A private ingress/egress easement will be reserved for the shared driveway upon development of the lot to the south.

All site plan comments have been addressed at this time.





Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~December 20, 2023~~

~~January 9, 2024~~

~~January 16, 2024~~

~~January 31, 2024~~

February 2, 2024

Civil Design Advantage

Attn: Josh Trygstad

4121 NW Urbandale Drive

Urbandale, IA 50322

RE: Tru Hotel Site Plan

Dear Mr. Trygstad:

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

General Comments:

- ~~1. Provide lighting cut sheets for parking and building lighting.~~
- ~~2. Staff went out to the site and saw there are two utility boxes along the east side of the property. They are not shown on the site plan. Will the utility boxes remain in place or be moved? Please show the locations on the site plan.~~
- ~~3. Staff would ask to evaluate a 3-lane setup for the exit. In review of the proposed access locations for the Hope Commercial development, through movements will be anticipated. In addition, since there is only one way in and out, the additional lane would help move people in and out.~~
- ~~4. Will ingress/egress easements be provided with the site plan for the shared driveway?~~
- ~~5. Will a monument sign be proposed in the future? Location not shown. The location is not required now since a separate sign permit will be required but it would be good to see the general location to make sure there are no conflicts/concerns.~~
- ~~6. Is the 3" water service size sufficient for 120 keys plus a pool?~~

- ~~7. Please provide truck turning movements. The turning movements appear to cross into parking a bit. Staff has concerns that trucks won't be able to maneuver if vehicles are parked there.~~

Cover Sheet:

- ~~1. Update the building setbacks per the PUD.~~
- ~~2. Add to the City of Grimes Standard Notes: General Notes:
"k. The contractor shall be responsible for locating all newly constructed public and private utilities associated with the project at their expense until the City accepts the project through the Grimes City Council."~~
3. Provide signed application and plan review fees.

C1.1:

- ~~1. Show valve for the 8 inch service to the west.~~

C2.1:

- ~~1. Remove City of Grimes Standard Notes Label.~~
- ~~2. Verify the valve for 8 inch service to the west is out of the proposed curb line.~~
- ~~3. Delineate sidewalk through the driveways with solid lines and label ½" expansion joints on each side of the sidewalk.~~
- ~~4. Where are bollards proposed? Please label.~~

C3.1:

- ~~1. Verify tie in elevation for the public sidewalk to the north.~~
- ~~2. Staff would suggest moving some ADA parking to the north side of the building.~~

C4.1:

- ~~1. Do the quantities for seeding, fertilizing, and mulching include for temporary stabilization measures? The erosion control plan calls for Type 2 seed for final stabilization while the landscaping plan calls for Type 1 or sod. Type 2 should not be used for final stabilization. The final stabilization needs to match the landscape plan.~~

2. ~~— Please provide inlet protection devices and maintenance for intakes adjacent to the site to help capture any track out. Include these devices in the quantities table as well.~~
3. ~~— Ensure matting is installed on all slopes 3:1 or steeper.~~

C5.1:

1. ~~Label all critical crossing locations. Label crossing elevations for P-2 and L-2.~~
2. ~~Callout adjustment of valve boxes within the ROW.~~
3. ~~Staff has concerns with the storm manhole in the sidewalk connection from Gateway Dr. It will be difficult to get it to align due to the sidewalk slope and will likely shift through the seasons. In addition, the manhole is halfway through through the sidewalk which will likely cause the sidewalk to break. Staff suggest moving the sidewalk connection south to avoid the storm sewer while still providing connection to the building.~~

L1.1:

1. ~~Label the ground cover throughout the site. What areas are sod, mulch, rock?~~
2. ~~Revise Landscape Note #5 to note seed or to note sod, not both.~~
3. ~~Staff recommends changing the Colorado Spruce for a different tree. The spruces can get pretty large and will likely block visibility or grow out into the drive aisles.~~
4. ~~Please remove the bush from the parking lot on the north side of the building.~~
5. ~~Staff recommend adding some foundation plantings around the building.~~
6. ~~Please provide shrubs along NE Gateway Drive to provide headlight screening. Staff recommends providing evergreen plantings to provide screening year round.~~

Architecture:

1. ~~Label lighting locations. Is lighting other than emergency lighting proposed on the building? If so, please label locations. What color of lighting is proposed? Will there be any changing colors?~~

2. ~~Provide list/labels demonstrating 5 architectural elements on the building per the list in Section 12-11-1.24.A.1.b. Please update the list to the following:~~
 - a. ~~Canopies~~
 - b. ~~Offset~~
 - c. ~~Popouts (EIFS projected band, popouts at entryways less than 4')~~
 - d. ~~Architectural banding (EIFS cladding #2 band south and west)~~
 - e. ~~Vertical architectural treatment a minimum of 12 inches in width (colored EIFS on south elevation)~~
3. ~~Revise building materials to provide 75% brick, stone, or masonry on all sides of the building, excluding windows, doors and louvers. EIFS can be provided for up to 25% of the building materials.~~
4. ~~Provide building material calculations.~~
5. ~~Provide dumpster enclosure detail. Please revise the enclosure gates. The gates need to be metal framed, opaque gates. Chainlink with slats is not permitted.~~
6. ~~Can some windows be added to the stairway on the east side of the building to help break up the east elevation? Staff would still like to see some windows if possible since the east wall will be visible from Hwy 141 but are pleased with how this building is shaping up.~~
7. ~~Please provide material swatches/photos on the elevation sheets showing the proposed EIFS and stone. What type of stone is proposed? What does the EIFS look like? Where is the Dryvit TerraNeo proposed? Dryvit is not proposed for this building.~~

SWPPP:

1. ~~Include a signed copy of the owner's certification statement.~~
2. **Include a site supervisor contact once known.**
3. **Include a SWPPP monitoring contact once known.**
4. ~~Total disturbed area cannot be greater than total area of the site.~~
5. ~~Page 17, comment 15 consider revising as this permit is for an indivial lot.~~
6. ~~Include notification to City of Grimes in spill reporting.~~

7. ~~Include signature on NOI.~~
8. ~~Include affidavit of publication for public notice~~
9. **Include IDNR letter of authorization once available.**
10. ~~Include signature on City of Grimes SWPPP certification.~~
11. **Provide construction schedule once known.**
12. **Include signed certification statements from all contractors/ subcontractors.**
13. **Include filled out copy of inspector qualifications sheet once known.**
14. **Include filled out stormwater pollution prevention training log once known.**

Stormwater Management Plan (SWMP)

1. ~~Storm Sewer Map: Please show the entire drainage area on the sheet. DA 3 is cutoff. Label contours.~~

Site Plan (SP)

1. ~~C5.1: Provide drop within storm sewer structures.~~
2. ~~C5.1: Provide critical crossing labels and elevations.~~

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

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: December 28, 2024
January 16, 2024
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: February 6, 2024 at 5:30

COUNCIL MEETING: February 27, 2024 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

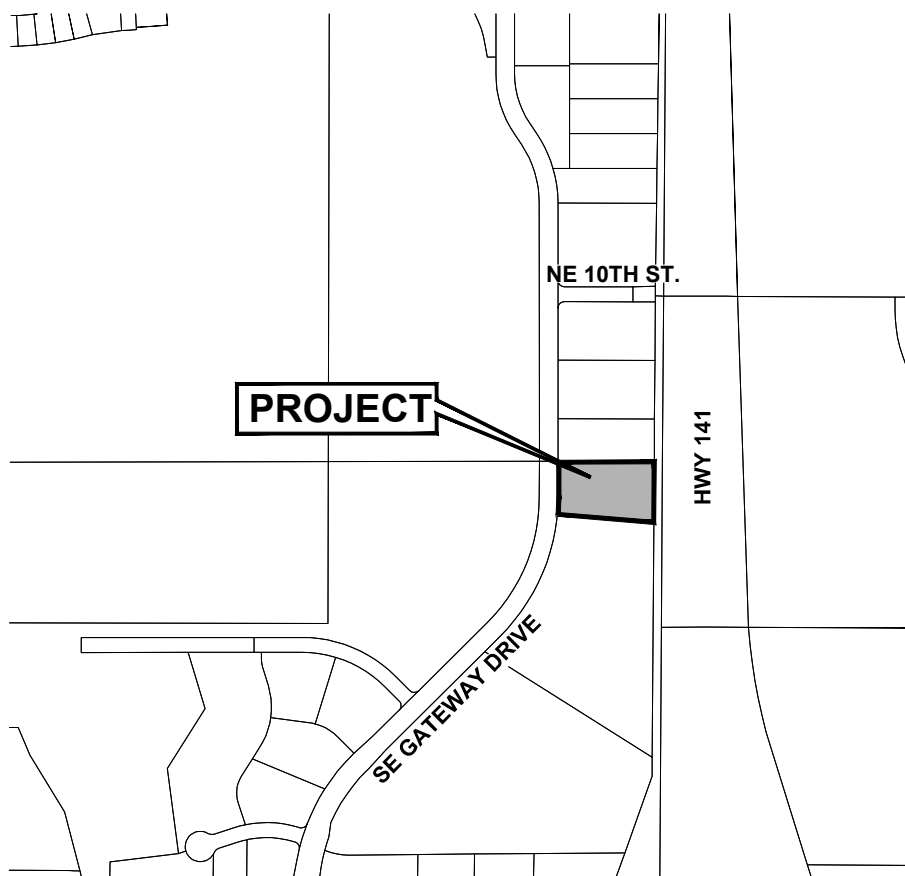
SITE PLAN FOR:

HOPE DISTRICT - TRU HOTEL

701 NE GATEWAY DRIVE GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

OWNER/APPLICANT

HOPE DEVELOPMENT & REALTY
4500 WESTOWN PARKWAY, SUITE 277
WEST DES MOINES, IOWA 50266
CONTACT: ARASH RAZIZADEH
EMAIL: ARASH.RAZIZADEH@EPCMG.COM
PH: (515) 381-3925

ENGINEER/ SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
CONTACT: JOSH TRYGSTAD
EMAIL: JOSHT@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

BENCHMARKS

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

CITY BENCHMARK G6J-012
CAP BOLT ON HYDRANT @ SW CORNER OF 5TH STREET &
NORTH LITTLE BEAVER DRIVE
ELEVATION=926.02

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

ZONING

PUD - COMMERCIAL EAST

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = SPRING 2024
ANTICIPATED FINISH DATE = FALL 2024

SUBMITTAL DATES

FIRST SUBMITTAL: 12/11/2023
SECOND SUBMITTAL: 01/02/2024
THIRD SUBMITTAL: 01/17/2024
FOURTH SUBMITTAL: 02/01/2024

PROPERTY DESCRIPTION

LOT 43 HOPE COMMERCIAL PLAT 4

PROJECT SITE ADDRESS

701 NE GATEWAY DRIVE

LAND USE

EXISTING: UNDEVELOPED
PROPOSED: HOTEL

DEVELOPMENT SUMMARY

AREA: 2.00 ACRES (87,152 SF)

SETBACKS:
FRONT YARD 25'
REAR YARD 25'
SIDE YARD 10'
BUILDING SEPARATION 20'

PRIMARY FRONTAGE COVERAGE:

NE GATEWAY DRIVE
LOT FRONTAGE: 211 FT
HIGHWAY 141
LOT FRONTAGE: 244 FT

OPEN SPACE:
SEE LANDSCAPE PLAN

PARKING
ONE (1) SPACE PER GUEST ROOM PLUS TEN (10) SPACES FOR HOTELS
WITHOUT ACCESSORY USES.

GUEST ROOMS 116

PARKING REQUIRED = 126 SPACES

PARKING PROVIDED = 130 SPACES

INDEX OF SHEETS

NO.	DESCRIPTION
C0.0	COVER SHEET
C1.1	TOPOGRAPHIC SURVEY/DEMOLITION PLAN
C2.1	DIMENSION PLAN
C3.1	GRADING PLAN
C4.1	EROSION AND SEDIMENT CONTROL PLAN
C5.1	UTILITY PLAN
L1.1	LANDSCAPE PLAN

CITY OF GRIMES STANDARD NOTES

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
- A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING. CONTACT THE CITY OF GRIMES BUILDING DIVISION (515.986.4050).
- ALL PERMITS (IDNR, NPDES, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS (AS-BUILTS) OF ALL IMPROVEMENTS AND EASEMENTS AS PER CITY COMMERCIAL AS-BUILT POLICY.
- THE RECORD DRAWINGS SHOULD INCLUDE A CERTIFIED GRADING SHEET AND AS-BUILT PLANS OF ALL STORMWATER MANAGEMENT FACILITIES ON SITE WITH A CERTIFICATION STATEMENT SIGNED BY THE DESIGN ENGINEER INDICATING THAT THE FACILITIES WERE CONSTRUCTED AS DESIGNED.
- RECORD DRAWINGS TO INCLUDE ONE ELECTRONIC FILE IN .DWG AND .PDF FILE EXTENSIONS.
- TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT: SANITARY, WATER, SUMP. MARK THE ENDS OF SERVICES WITH A STEEL FENCE POST AND PAINT GREEN FOR SANITARY, BLUE FOR WATER, AND WHITE FOR SUMP. MARK THE ENDS OF SANITARY AND SUMP WITH A 2 X 4 FROM END OF PIPE TO 2' ABOVE GRADE.
- ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
- PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS (UTILITY, PAVING, SUBGRADE) WITH AN ITEMIZED COST BREAKDOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL NEWLY CONSTRUCTED PUBLIC AND PRIVATE UTILITIES ASSOCIATED WITH THE PROJECT AT THEIR EXPENSE UNTIL THE CITY ACCEPTS THE PROJECT THROUGH THE GRIMES CITY COUNCIL.

SANITARY SEWER NOTES:

- THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REMOVE THE PLUG FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
- SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
- SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
- ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
- ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
- ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B-PCC W/ADJUSTING MECHANISM.
- SANITARY SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISION. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.

WATER MAIN NOTES:

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

STORM SEWER NOTES:

- ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL STORM SEWERS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC UNLESS OTHERWISE DIRECTED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES AND INCLUDE ON RECORD DRAWINGS.
- PUBLIC STORM SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISION. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
- USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATER MAIN PER IDNR REQUIREMENT.

GENERAL LEGEND

PROPOSED

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

TYPE SW-501 STORM INTAKE
TYPE SW-502 STORM INTAKE
TYPE SW-503 STORM INTAKE
TYPE SW-505 STORM INTAKE
TYPE SW-506 STORM INTAKE
TYPE SW-512 STORM INTAKE
TYPE SW-513 STORM INTAKE
TYPE SW-401 STORM MANHOLE
TYPE SW-402 STORM MANHOLE

FLARED END SECTION

TYPE SW-301 SANITARY MANHOLE

STORM/SANITARY CLEANOUT

WATER VALVE

FIRE HYDRANT ASSEMBLY

SIGN

DETECTABLE WARNING PANEL

WATER CURB STOP

SANITARY SEWER

SANITARY SERVICE

STORM SEWER

STORM SERVICE

WATERMAIN WITH SIZE

WATER SERVICE

SAWCUT (FULL DEPTH)

SILT FENCE

USE AS CONSTRUCTED

MINIMUM PROTECTION ELEVATION

EXISTING

EXISTING

SANITARY MANHOLE
WATER VALVE BOX
FIRE HYDRANT
WATER CURB STOP
WELL

STORM SEWER MANHOLE
STORM SEWER SINGLE INTAKE
STORM SEWER DOUBLE INTAKE
FLARED END SECTION
DECIDUOUS TREE
CONIFEROUS TREE
DECIDUOUS SHRUB
CONIFEROUS SHRUB

ELECTRIC POWER POLE
GUY ANCHOR
STREET LIGHT
POWER POLE W/ TRANSFORMER
UTILITY POLE W/ LIGHT
ELECTRIC BOX

ELECTRIC TRANSFORMER
ELECTRIC MANHOLE OR VAULT
TRAFFIC SIGN

TELEPHONE JUNCTION BOX
TELEPHONE MANHOLE/VAULT
TELEPHONE POLE

GAS VALVE BOX
CABLE TV JUNCTION BOX
CABLE TV MANHOLE/VAULT

MAIL BOX

BENCHMARK

SOIL BORING

UNDERGROUND TV CABLE

GAS MAIN

FIBER OPTIC

UNDERGROUND TELEPHONE

OVERHEAD ELECTRIC

UNDERGROUND ELECTRIC

FIELD TILE

SANITARY SEWER W/ SIZE

STORM SEWER W/ SIZE

WATER MAIN W/ SIZE

EXISTING

EXISTING

EXISTING

EXISTING

EXISTING

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CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE, URBANDALE, IA 50322

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

PROJECT NO. 2211.780



1-800-292-8989

www.iowaonecall.com



Call before you dig.



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

JOSHUA TRYGSTAD, P.E. DATE

19228

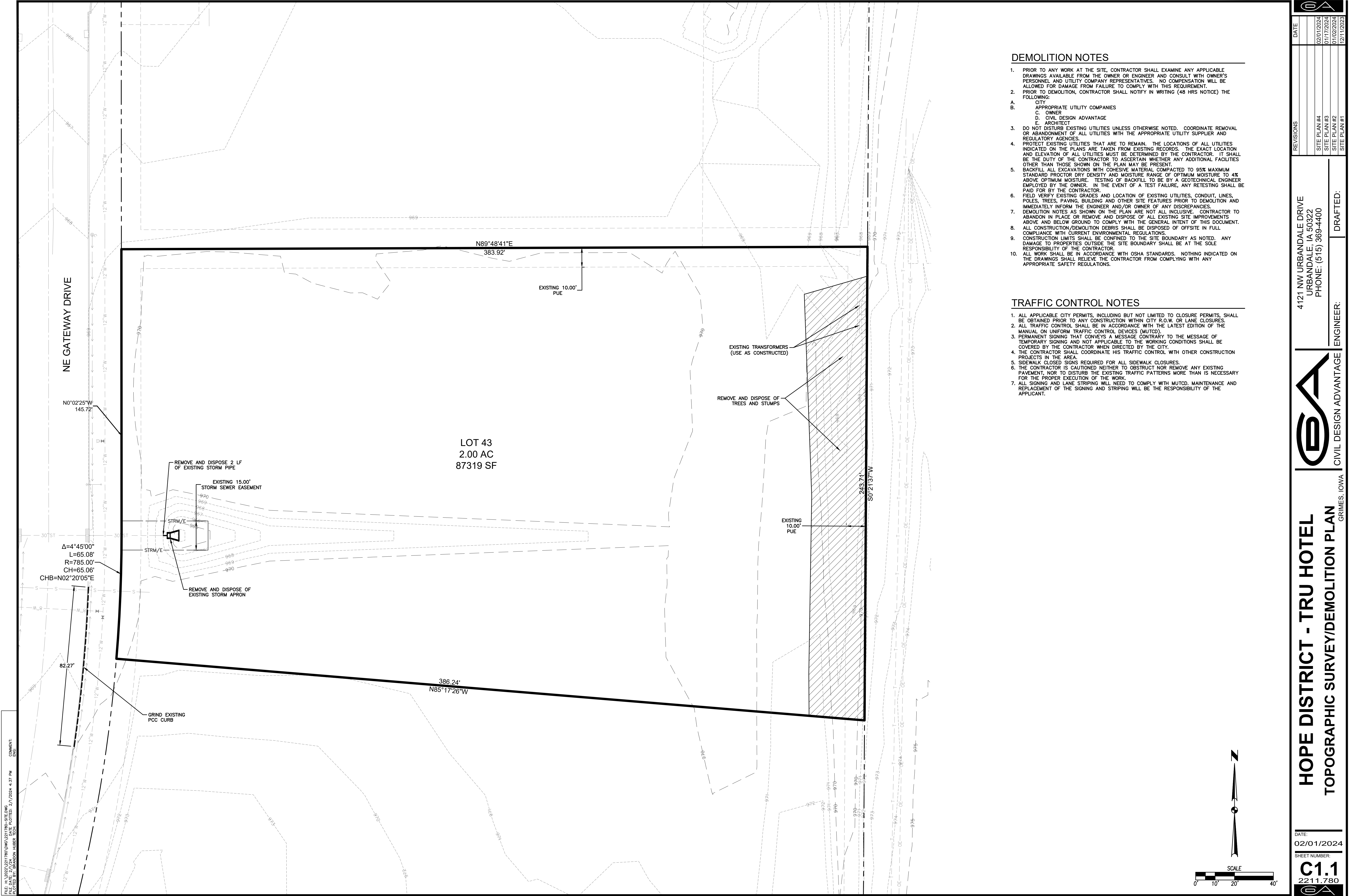
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DATE

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PRELIMINARY
NOT FOR CONSTRUCTION



DEMOLITION NOTES

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

TRAFFIC CONTROL NOTES

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

DATE

02/01/2024

REVISIONS

SITE PLAN #4

SITE PLAN #3

SITE PLAN #2

SITE PLAN #1

4121 NW URBANDALE DRIVE

URBANDALE, IA 50322

PHONE: (515) 369-4400

HOPE DISTRICT - TRU HOTEL

TOPOGRAPHIC SURVEY/DEMOLITION PLAN

GRIMES, IOWA

DATE

02/01/2024

SHEET NUMBER

C1.1

2211.780

ENGINEER:

DRAFTED:

4121 NW URBANDALE DRIVE

URBANDALE, IA 50322

PHONE: (515) 369-4400

HOPE DISTRICT - TRU HOTEL

TOPOGRAPHIC SURVEY/DEMOLITION PLAN

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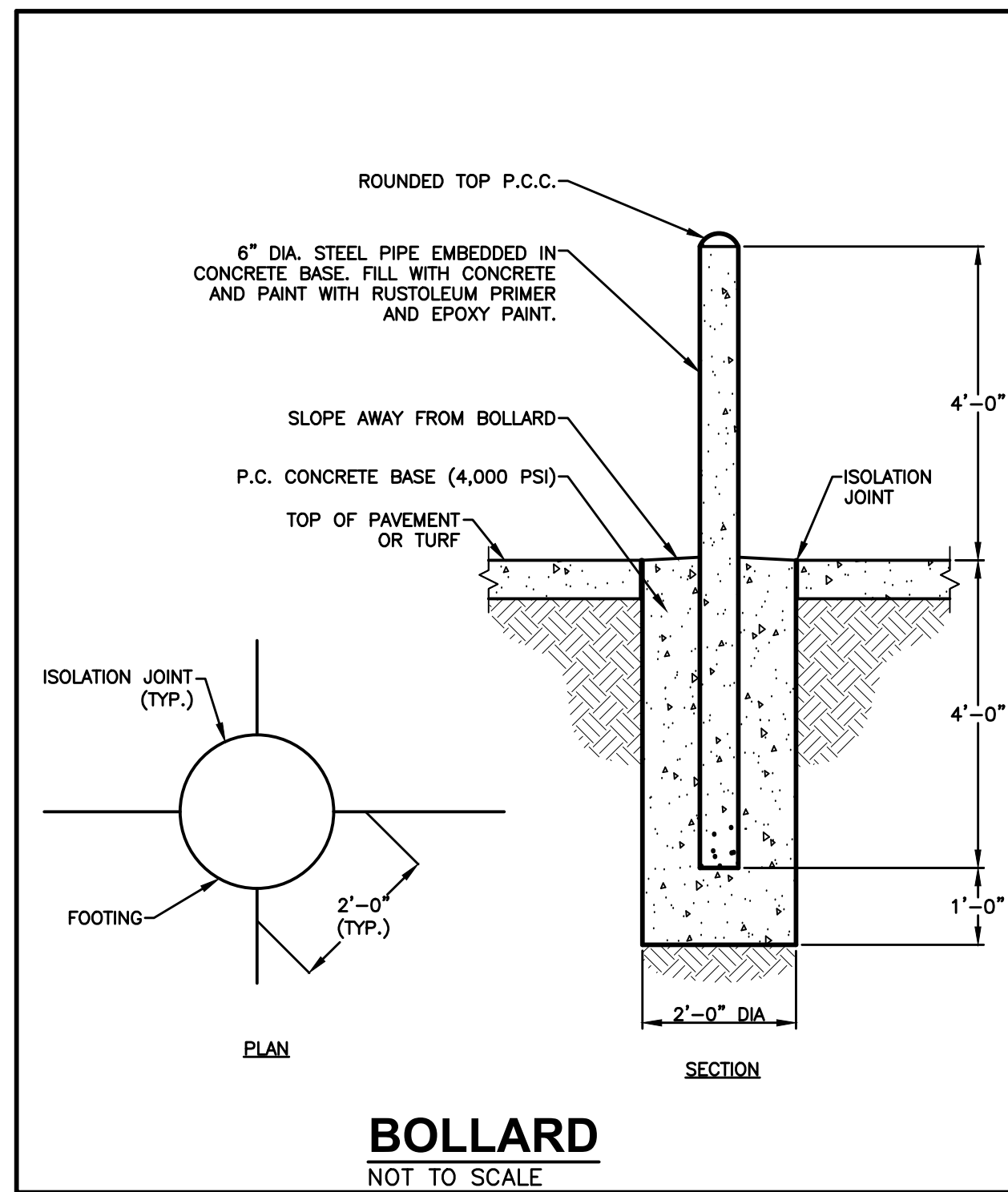
PAVEMENT NOTES

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

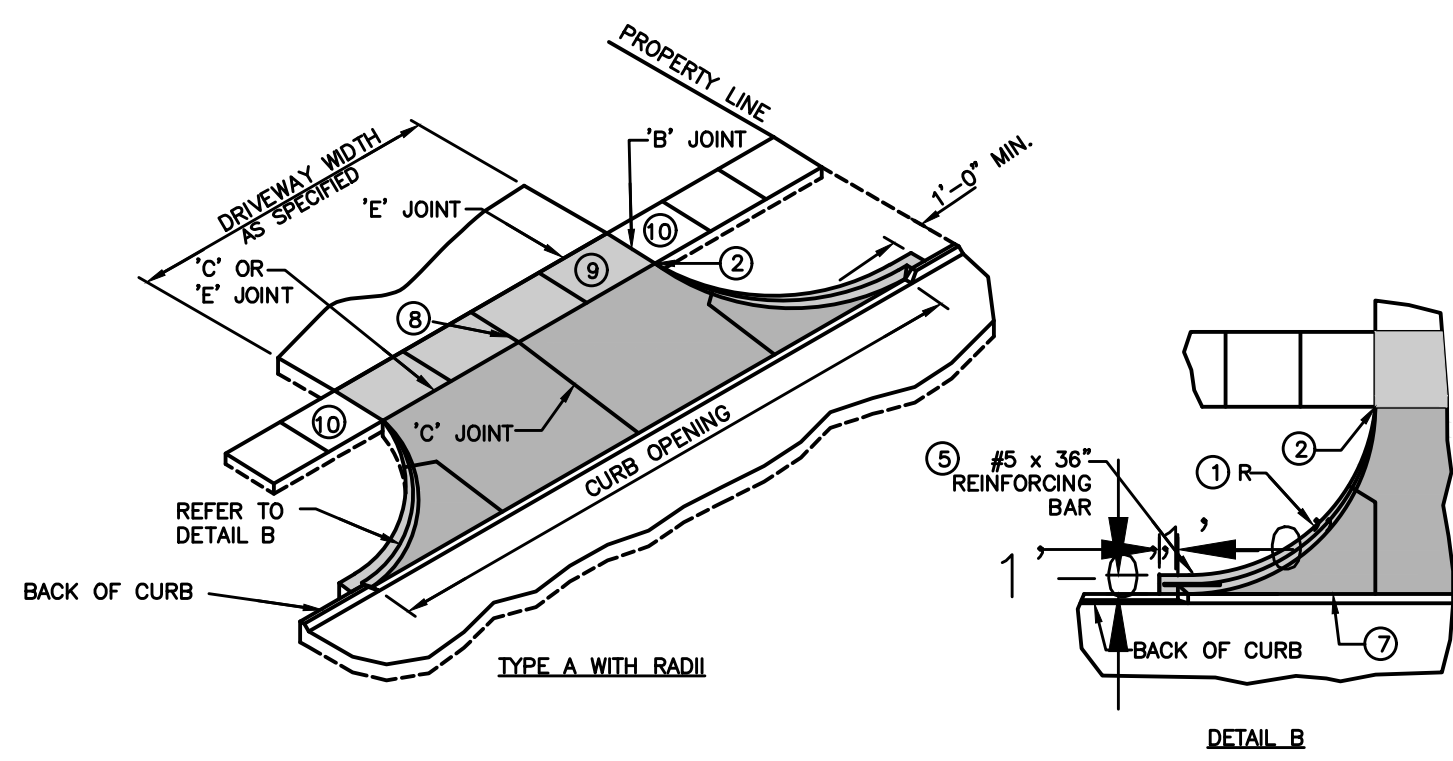
SIDEWALKS	4" P.C.C.
DRIVEWAY/ PARKING	6" P.C.C.
SIDEWALK RAMPS	6" P.C.C.
TRASH ENCLOSURE	8" P.C.C.
PRIVATE DRIVEWAY WITHIN R.O.W	8" P.C.C.

GENERAL NOTES

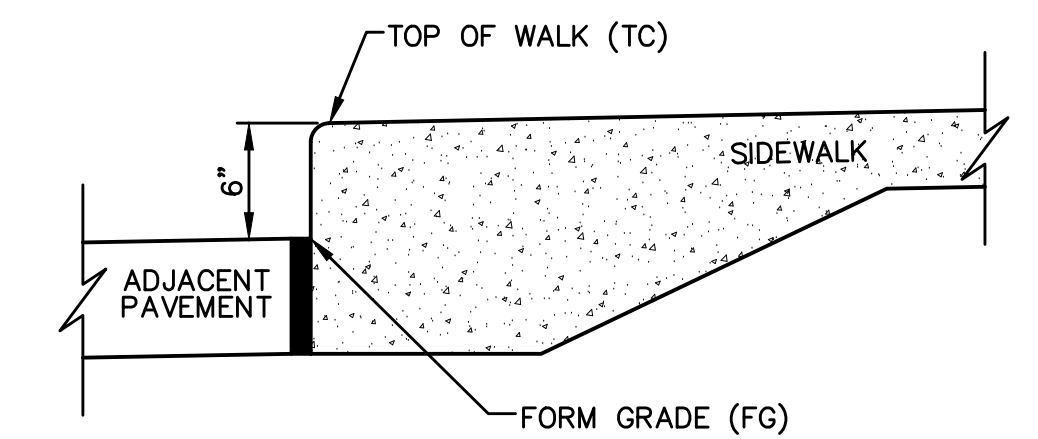
- THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
- ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
- PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
- REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
- ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
- THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
- THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
- CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
- ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
- A SEPARATE SIGN PERMIT IS REQUIRED FOR REVIEW AND APPROVAL.



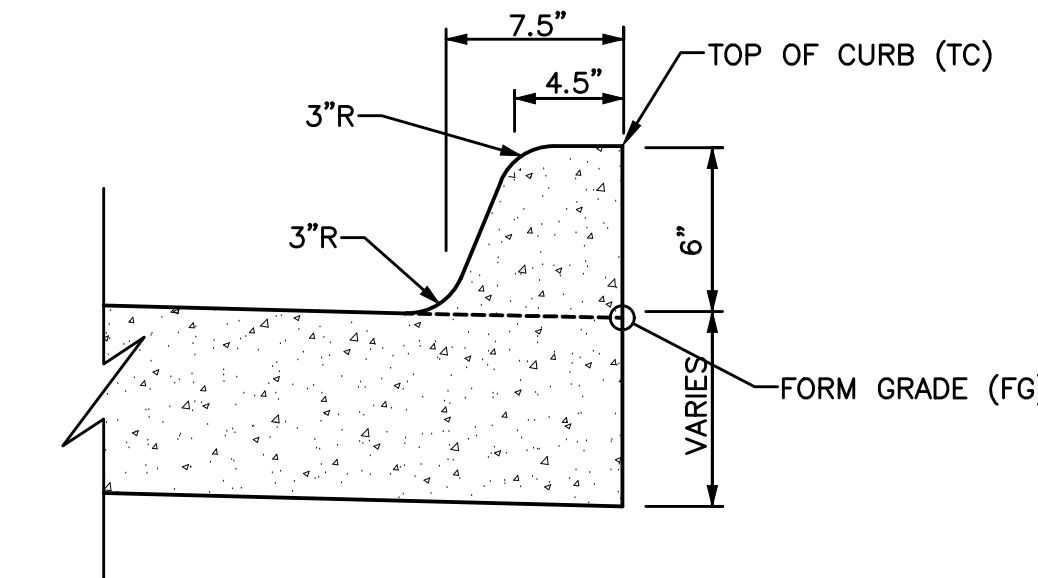
- DRIVEWAY RADIUS (R).
- TRANSITION THE CURB HEIGHT TO 0 INCHES AT END OF TAPER/RADIUS OR AT THE FRONT EDGE OF SIDEWALK. DO NOT EXTEND RAISED CURB ACROSS SIDEWALK.
- PAVEMENT THICKNESS. RESIDENTIAL: 6 INCHES MINIMUM. COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.
- SIDEWALK THICKNESS THROUGH DRIVEWAY TO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



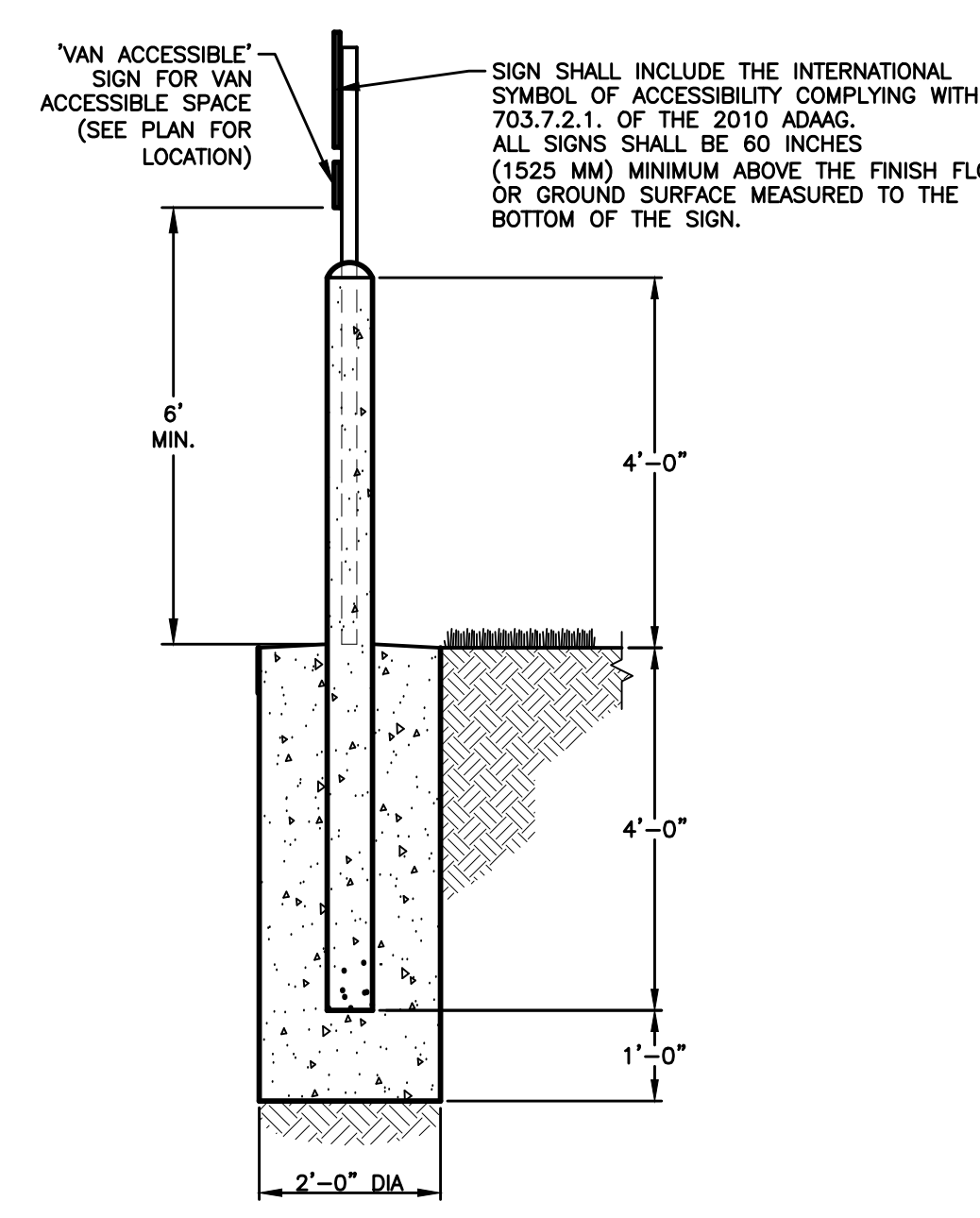
CONCRETE DRIVEWAY TYPE A



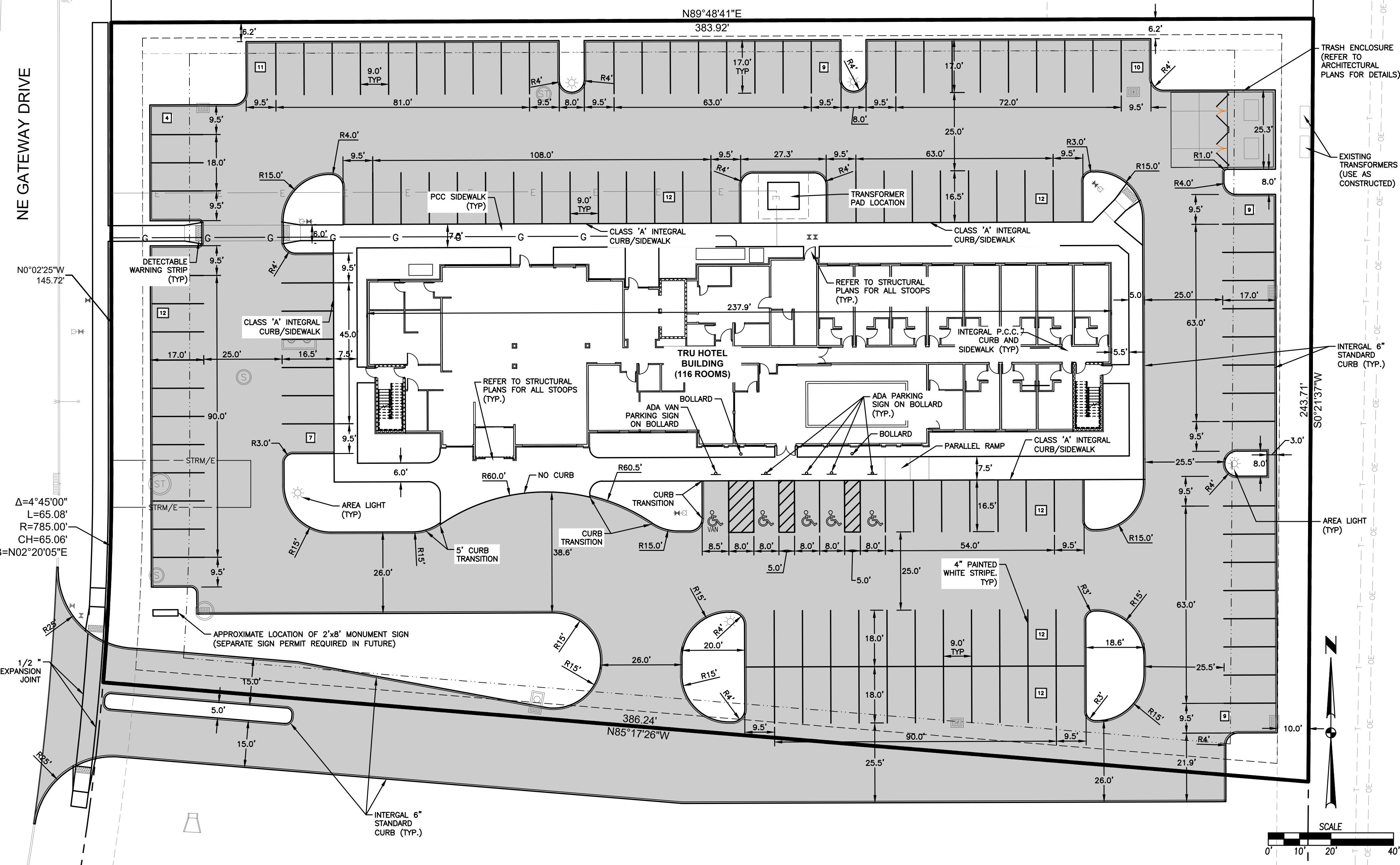
CLASS "A" INTEGRAL CURB AND SIDEWALK



INTEGRAL 6" STANDARD CURB

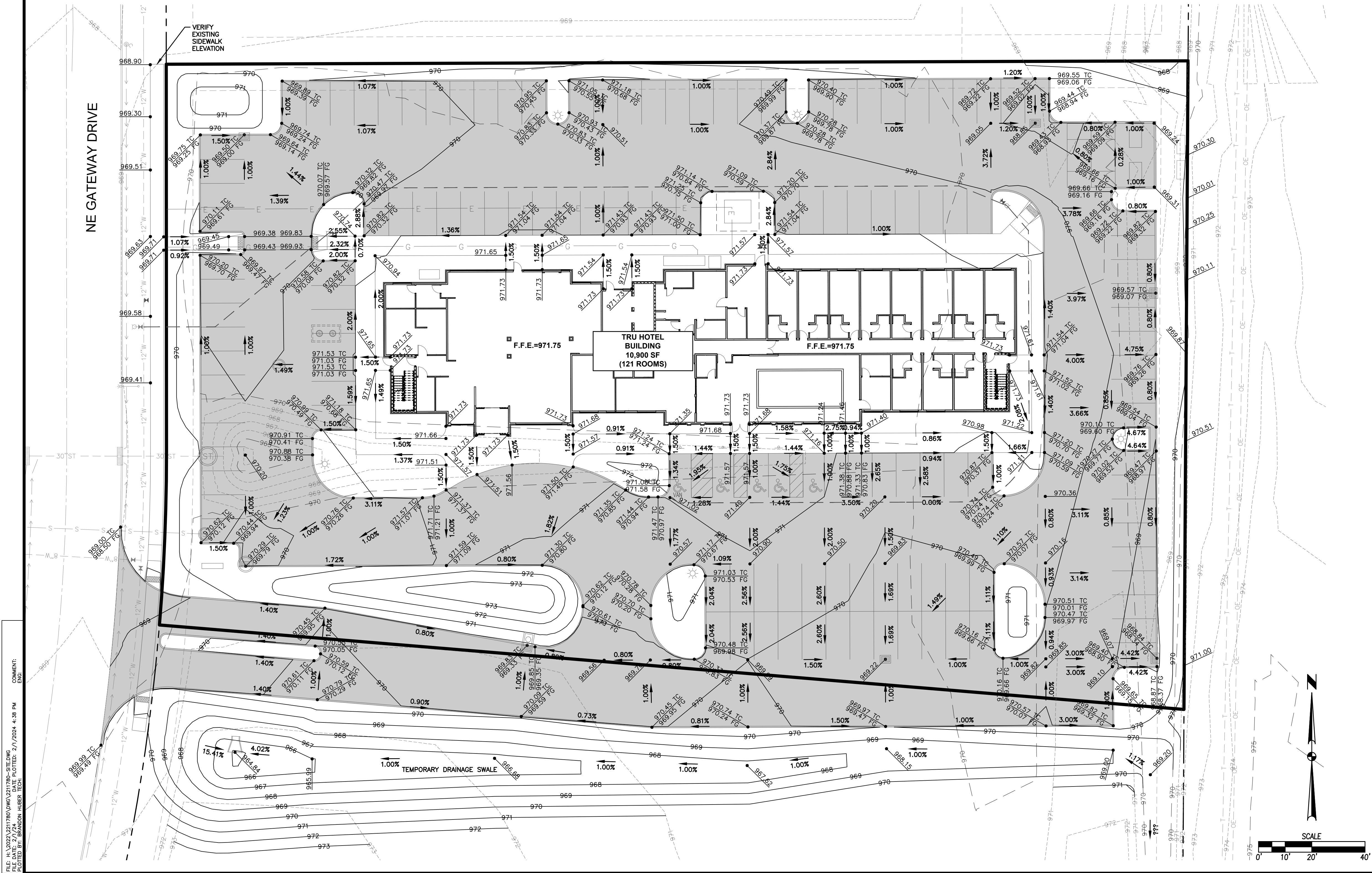
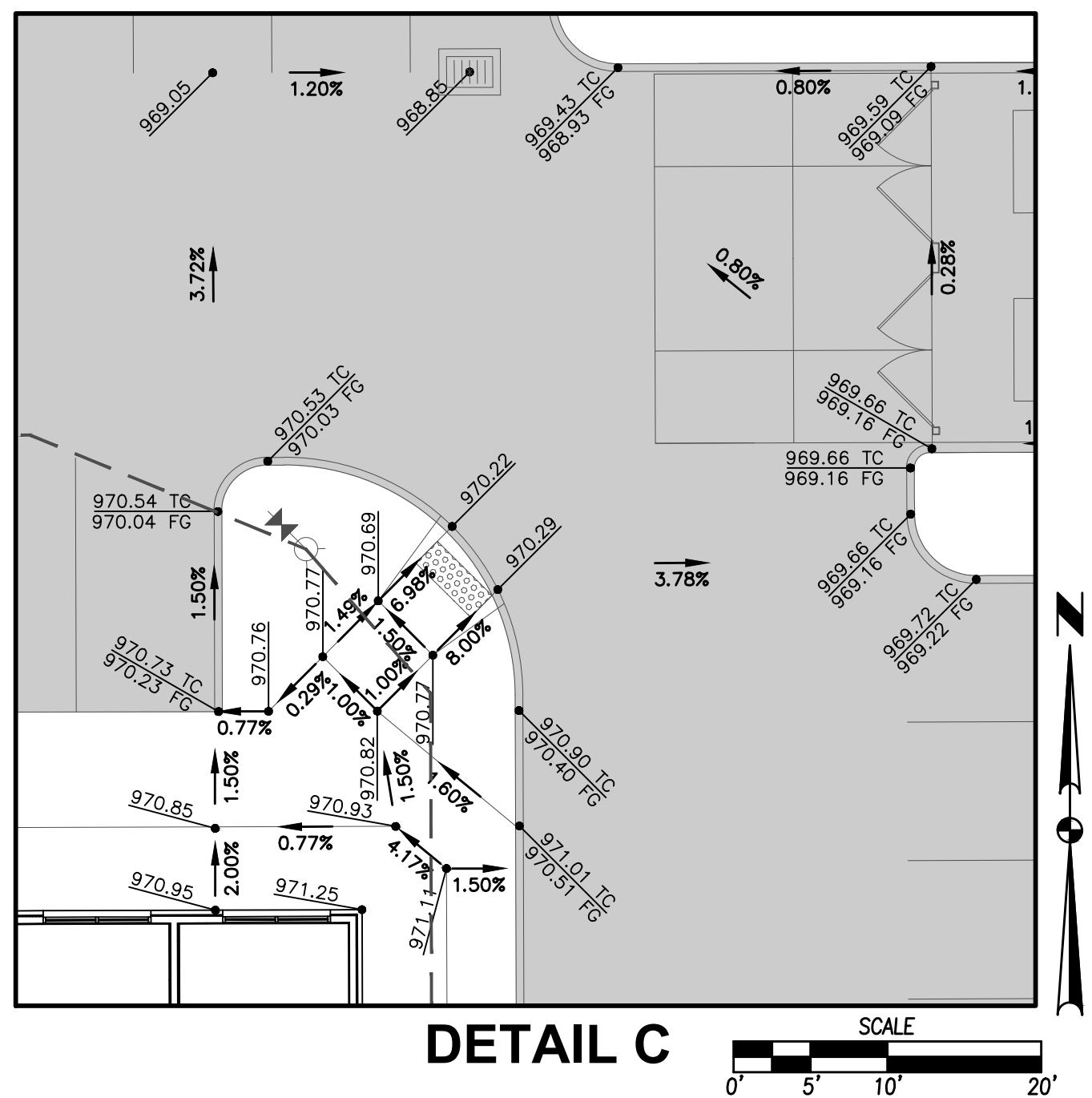
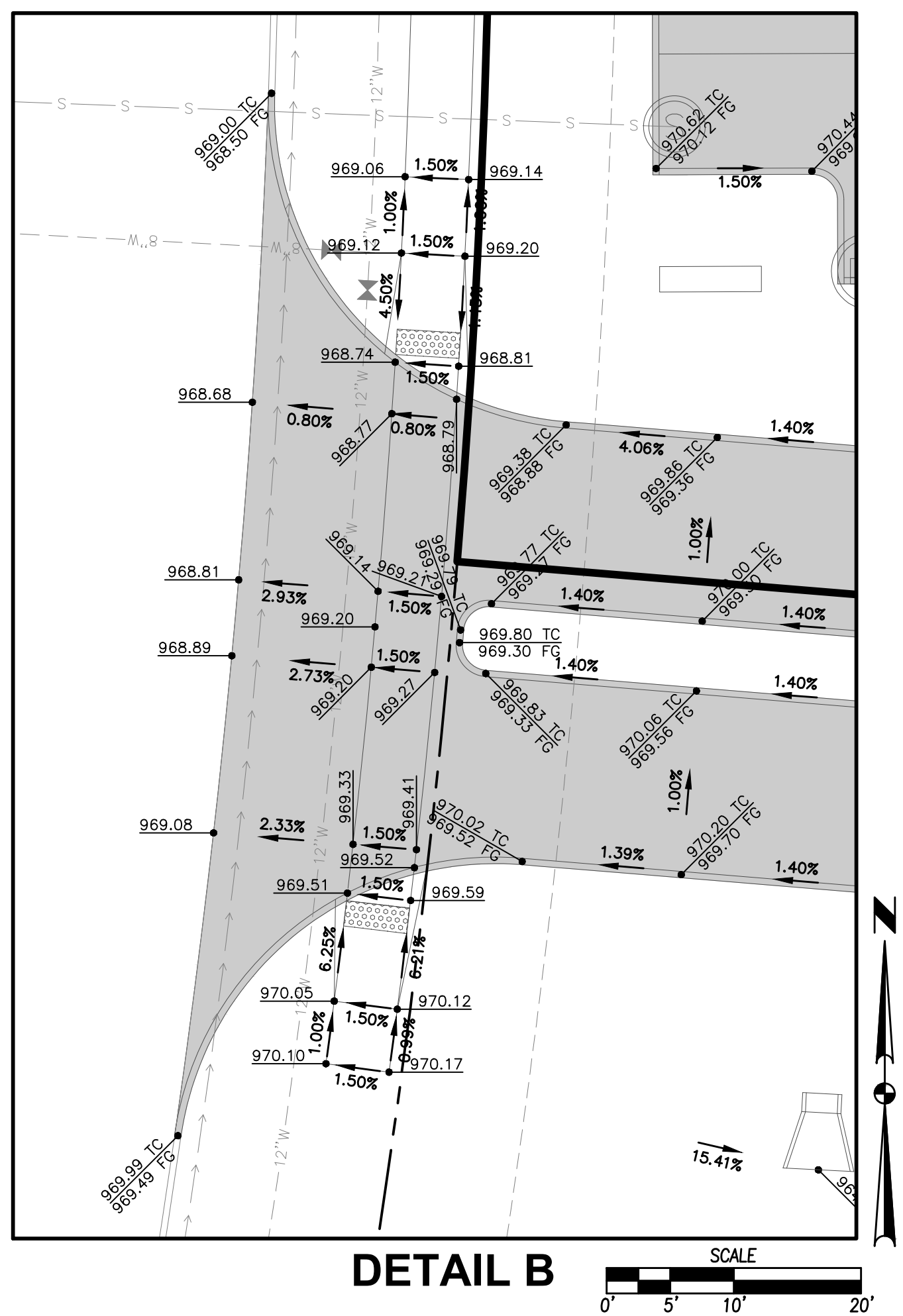
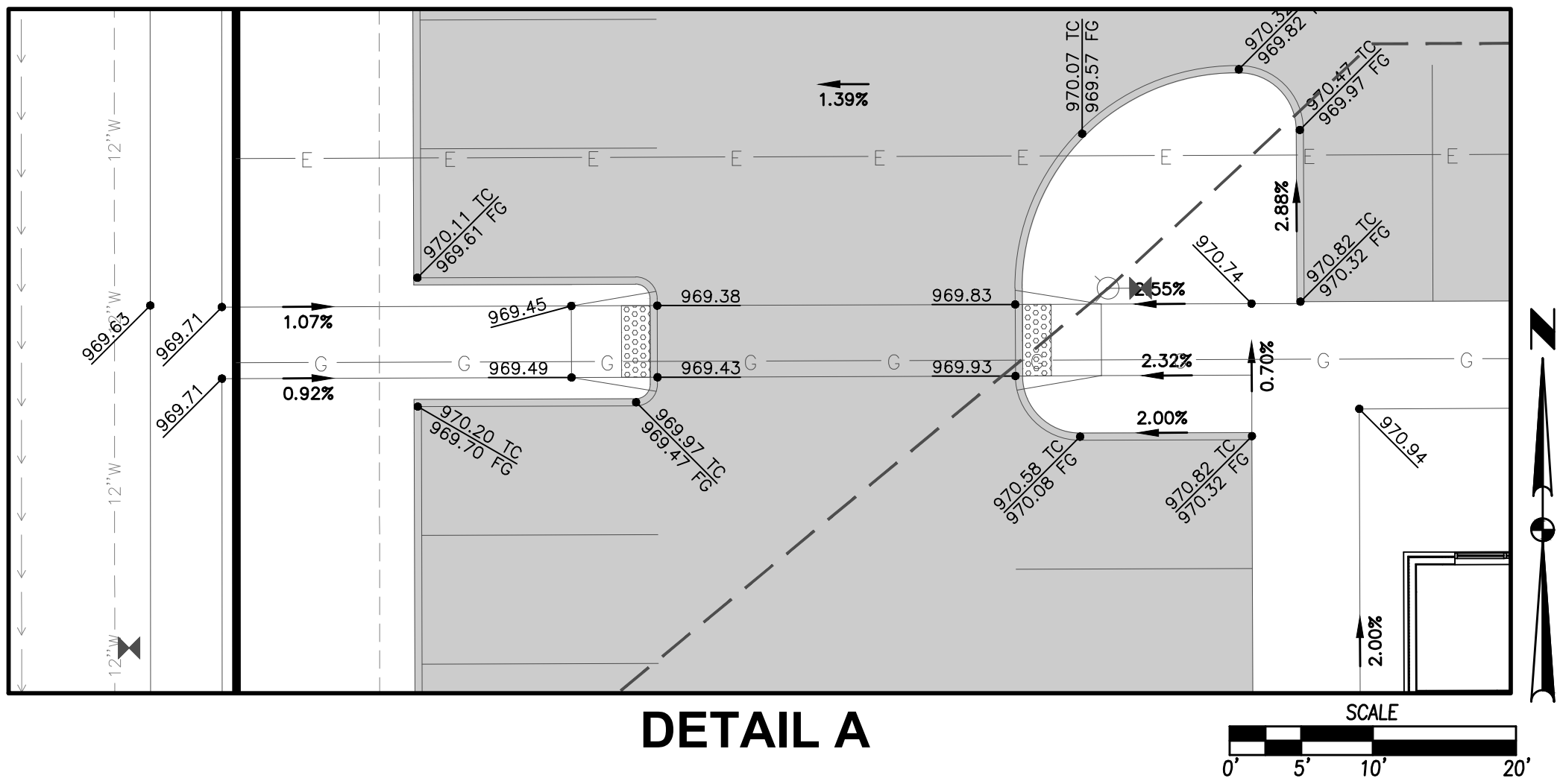
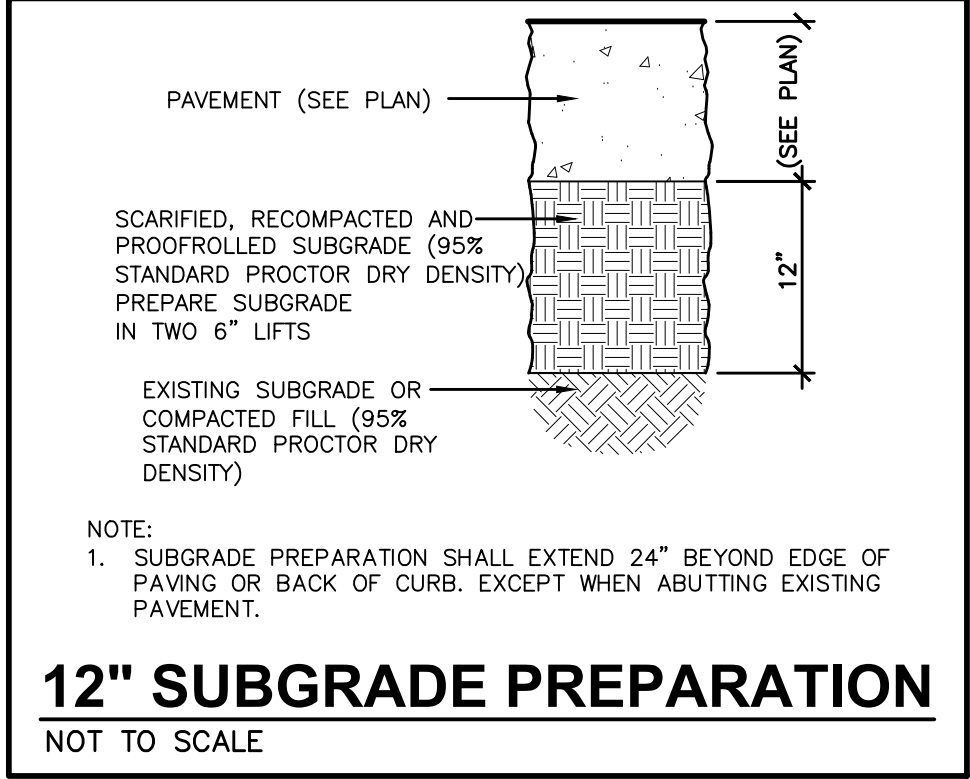


SIGN ON BOLLARD



GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
 - Maintain 1% minimum and 5% maximum longitudinal slopes on all paved walkways.
 - All walks to have 2.0% maximum transverse slope in the direction of natural drainage.
 - Saw cut joints as soon as concrete has set. Saw cuts to be 1/8" to 1/4" wide, depth: longitudinal 1/3, transverse 1/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.



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PLOT DATE: 2/1/2024 4:38 PM
COMMENT: ENG.
PLOT BY: BRANDON WEBER TECH

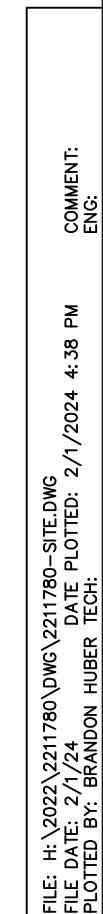
REVISIONS		DATE
		02/01/2024
		01/17/2024
		01/02/2024
		12/11/2023

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

HOPE DISTRICT - TRU HOTEL
GRADING PLAN

DATE: 02/01/2024
SHEET NUMBER: **C3.1**
2211.780

ENGINEER: GRIMES, IOWA
DRAFTED:



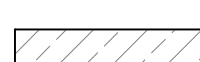
ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,005
2	FILTER SOCK	LF	100
3	SOD	AC	0.55
4	TEMPORARY SEEDING (TYPE 4)	AC	2.58
5	INLET PROTECTION DEVICES	EA	9
6	CONCRETE WASHOUT PIT	EA	1

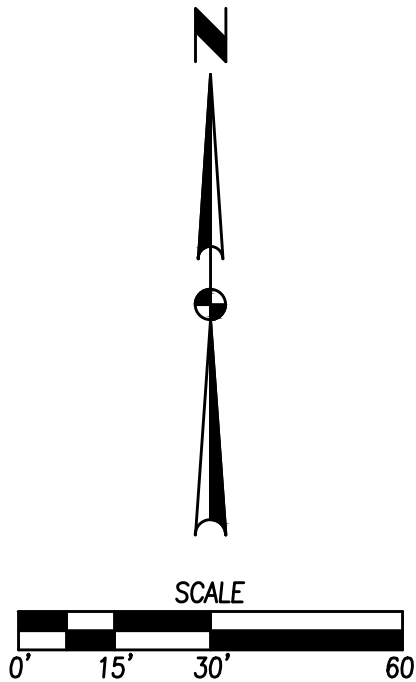
IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.

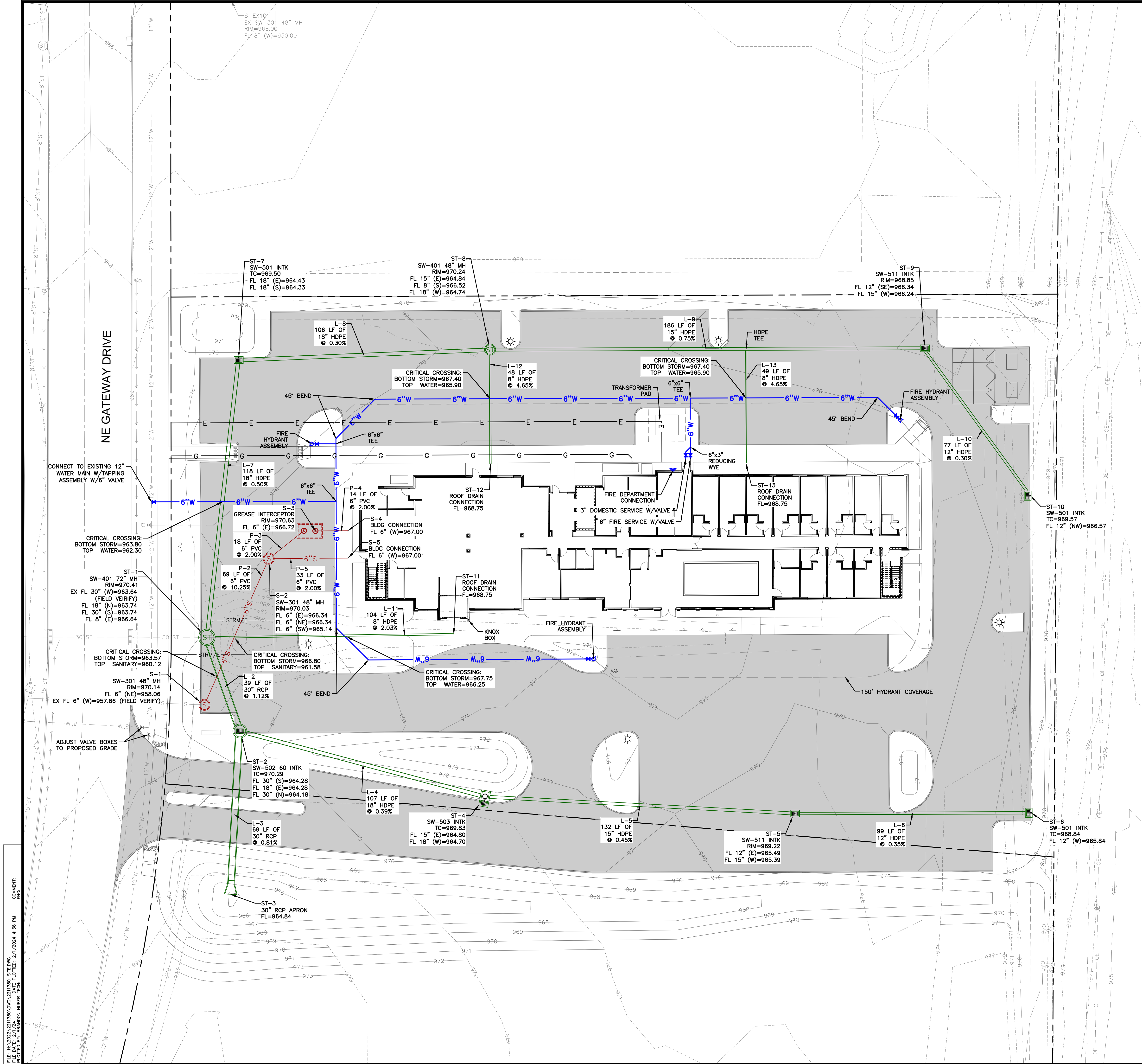
DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.

STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

DISCHARGE POINT #1 AN UNNAMED TRIBUTARY OF LITTLE BEAVER CREEK ±3000 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	2.58 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	9,288 CU FT
VOLUME PROVIDED IN FILTER SOCK (100 LF @ 2.0 CU FT/LF OF SOCK)	200 CU FT
VOLUME PROVIDED IN SILT FENCE (2,025 LF @ 4.5 CU FT/LF OF FENCE)	<u>9,113 CU FT</u>
TOTAL VOLUME PROVIDED	9,313 CU FT

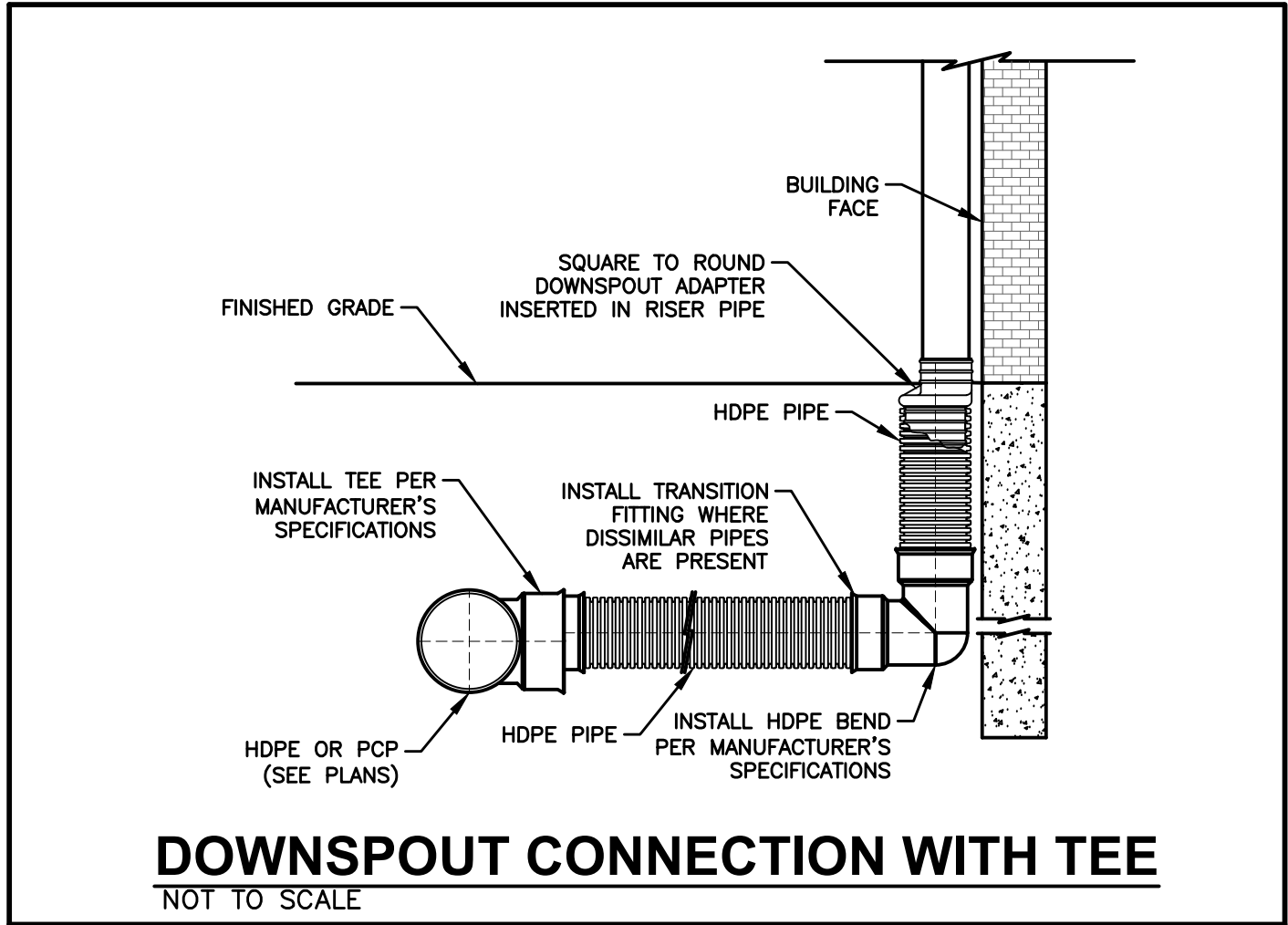
SWPPP LEGEND			
DRAINAGE ARROW		AREA TO BE SEEDED	
EROSION LIMITS		UNDISTURBED AREA	
FILTER SOCK		RIP-RAP	
SILT FENCE		GRAVEL ENTRANCE	
INLET PROTECTION		STAGING AREA	
PORTABLE RESTROOM			
CONCRETE WASHOUT PIT			



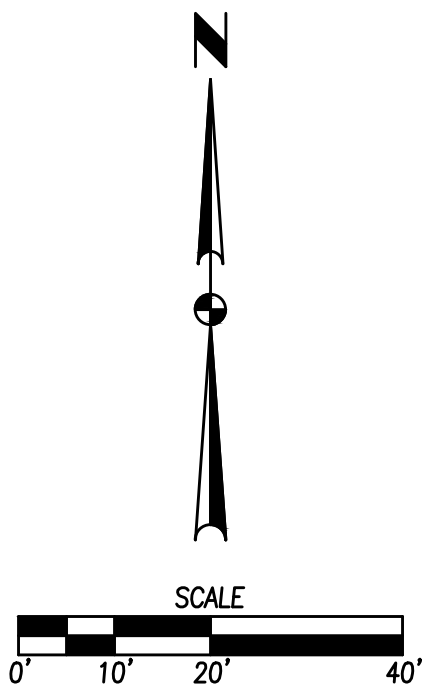


UTILITY NOTES

- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
- FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
- BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
- ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
- ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
- 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES.
- 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
- MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
- WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
- OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
- CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.



FILE: J:\HOPE\201780 HOPE DISTRICT - TRU HOTEL - UTILITY PLAN.dwg
DATE: 2/1/2024
PLOT DATE: 2/1/2024 4:38 PM
PLOT BY: BRANDON HUBER TECH



DATE

02/01/2024

REVISIONS

SITE PLAN #4

SITE PLAN #3

SITE PLAN #2

SITE PLAN #1

1421 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

HOPE DISTRICT - TRU HOTEL

UTILITY PLAN

DATE:

02/01/2024

SHEET NUMBER

C5.1

2211.780

ENGINEER:

DRAFTED:



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

STREET TREES LANDSCAPE REQUIREMENTS

ONE (1) OVERSTORY TREE IS REQUIRED FOR EVERY 50 SF OF LOT FRONTAGE

LOT FRONTAGE

NE GATEWAY DRIVE:	211 SF
REQUIRED TREES;	5 TREES
PROVIDED TREES:	5 TREES
PROVIDED SHRUBS	23 SHRUBS

HIGHWAY 141:	244 SF
REQUIRED TREES:	5 TREES
PROVIDED TREES:	5 TREES

OPEN SPACE LANDSCAPE REQUIREMENTS

SITE:	87,152 SF (2.0 ACRES)
REQUIRED OPEN SPACE:	21,788 SF (25.0%)
PROVIDED OPEN SPACE:	24,451 SF (28.1%)

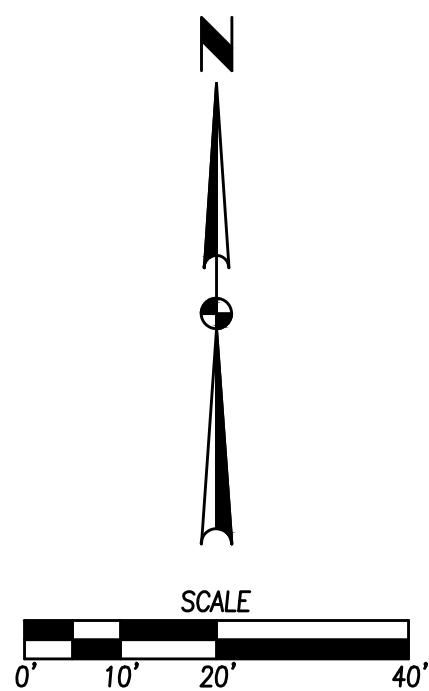
REQUIRED PLANTING
1 TREES PER 1,000 SF OF REQUIRED OPEN SPACE

REQUIRED TREES: 22 TREES

PROVIDED PLANTING

TOTAL PROVIDED TREES:	22 TREES
PROVIDED	20 SHRUBS

PLANT SCHEDULE				
CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EVERGREEN TREES				
PF	3	Pyramidal White Pine	<i>Pinus strobus 'Fastigiata'</i>	B&B, 6" HEIGHT
ORNAMENTAL TREES				
MS	7	Spring Snow Crab Apple	<i>Malus x 'Spring Snow'</i>	B&B, 1.5" CALIPER
OVERSTORY TREES				
GL	3	Greenspire Linden	<i>Tilia cordata 'Greenspire'</i>	B&B, 2" CALIPER
OS	5	Skyline Honey Locust	<i>Gleditsia triacanthos 'Skyline'</i>	B&B, 2" CALIPER
QB	2	Swamp White Oak	<i>Quercus bicolor</i>	B&B, 2" CALIPER
QR	2	Red Oak	<i>Quercus rubra</i>	B&B, 2" CALIPER
SHRUBS				
BW	18	Wintergreen Boxwood	<i>Buxus microphylla 'Wintergreen'</i>	15" HT
JF	25	Sea Green Juniper	<i>Juniperus chinensis 'Sea Green'</i>	24" HT
JS	16	Spartan Juniper	<i>Juniperus chinensis 'Spartan'</i>	36" HT



REVISIONS	DATE
SITE PLAN #4	02/01/2024
SITE PLAN #3	01/17/2024
SITE PLAN #2	01/02/2024
SITE PLAN #1	12/11/2023

4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	DRAFTED
R:	

GRIMES, IOWA

CSA CIVIL DESIGN ADVANTAGE

ENGINEER: _____

41

HOPE DISTRICT - TRU HOTEL
LANDSCAPE PLAN

DATE:
02/01/2024

SHEET NUMBER:
L1.1
2211.780





800-642-6774
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Appleton, WI Columbus, WI
Rapid City, SD Bismarck, ND
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STAMPS

PROPOSED BUILDING FOR:

TRU HOTEL

NE GATEWAY DRIVE - GRIMESG - IOWA

ISSUED FOR REVIEW:

2-1-24

ISSUED FOR BID:

ISSUED FOR PERMIT:

ISSUED FOR CONSTRUCTION:

ISSUED REVISIONS

Revision	Date	Rev. Description
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DRAWN BY:

WAA

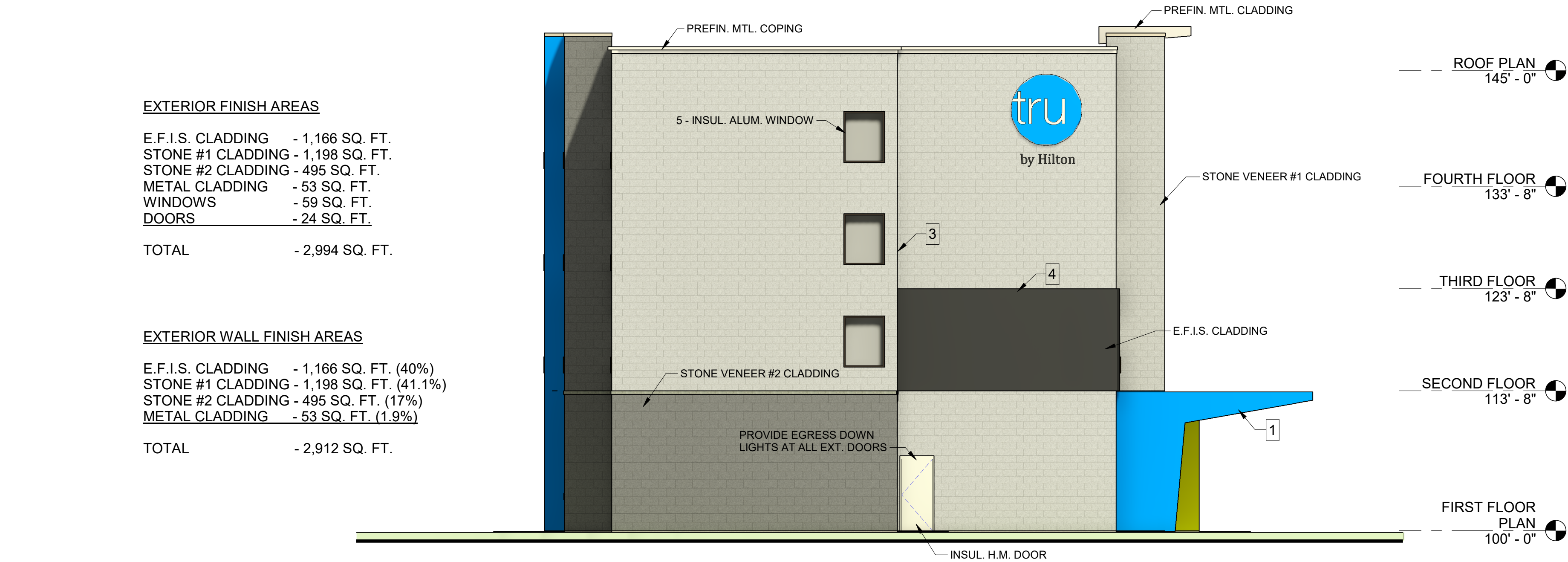
PROJECT #:

0402080

A200

SHEET TITLE

EXTERIOR ELEVATIONS



EXTERIOR FINISH AREAS

E.F.I.S. CLADDING	- 1,166 SQ. FT.
STONE #1 CLADDING	- 1,198 SQ. FT.
STONE #2 CLADDING	- 495 SQ. FT.
METAL CLADDING	- 53 SQ. FT.
WINDOWS	- 59 SQ. FT.
DOORS	- 24 SQ. FT.
TOTAL	- 2,994 SQ. FT.

EXTERIOR WALL FINISH AREAS

E.F.I.S. CLADDING	- 1,166 SQ. FT. (40%)
STONE #1 CLADDING	- 1,198 SQ. FT. (41.1%)
STONE #2 CLADDING	- 495 SQ. FT. (17%)
METAL CLADDING	- 53 SQ. FT. (1.9%)
TOTAL	- 2,912 SQ. FT.

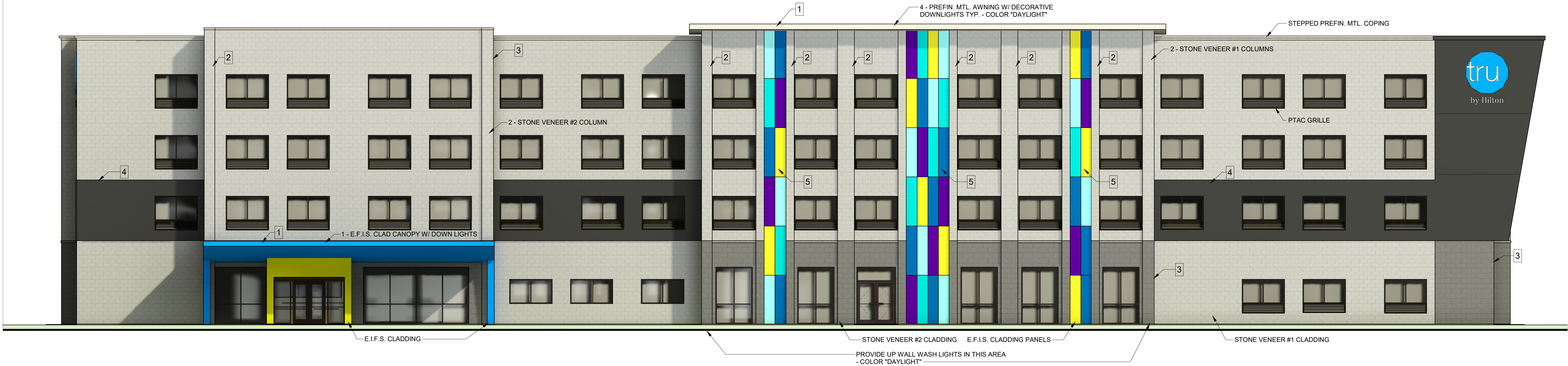
ALL EXTERIOR WALL FINISH AREAS

E.F.I.S. CLADDING	- 5,332 SQ. FT. (22.4%)
STONE CLADDING	- 17,827 SQ.FT. (75.1%)
METAL CLADDING	- 585 SQ. FT. (2.5 %)
TOTAL	- 23,744 SQ. FT.

ALL EXTERIOR ARCHITECTURAL ELEMENTS

1 - CANOPIES
2 - POPOUTS
3 - OFFSET
4 - ARCHITECTURAL BANDING
5 - VERTICAL ATCHITECTURAL TREATMENT

1 WEST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

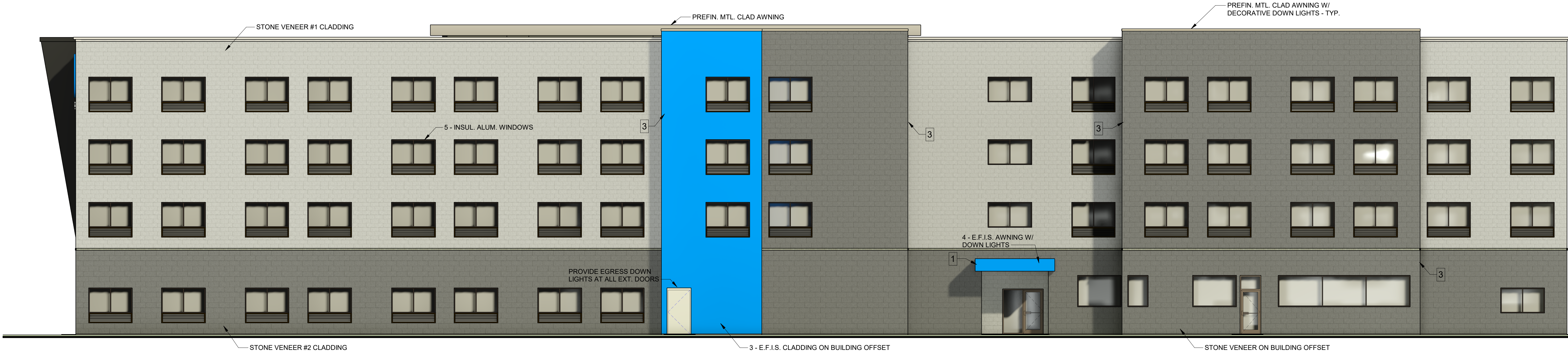
EXTERIOR FINISH AREAS

E.F.I.S. CLADDING	- 2,426 SQ. FT.
STONE #1 CLADDING	- 5,446 SQ. FT.
STONE #2 CLADDING	- 639 SQ. FT.
METAL CLADDING	- 201 SQ. FT.
WINDOWS /PTAC	- 2,850 SQ. FT.
DOORS	- 0 SQ. FT.
SIGNAGE	- 39 SQ. FT.
TOTAL	- 11,601 SQ. FT.

EXTERIOR WALL FINISH AREAS

E.F.I.S. CLADDING	- 2,426 SQ. FT. (27.8%)
STONE #1 CLADDING	- 5,446 SQ. FT. (62.5%)
STONE #2 CLADDING	- 639 SQ. FT. (7.4%)
METAL CLADDING	- 201 SQ. FT. (2.3%)
TOTAL	- 8,712 SQ. FT.

NOTE: PROTOTYPE E.I.F.S. WALL SYSTEM REVEALS ARE NOT YET SHOWN ON THE ELEVATIONS



1 NORTH ELEVATION
1/8" = 1'-0"

ALL EXTERIOR ARCHITECTURAL ELEMENTS

- 1 - CANOPIES
- 2 - POPOUTS
- 3 - OFFSET
- 4 - ARCHITECTURAL BANDING
- 5 - VERTICAL ATCHITECTURAL TREATMENT

EXTERIOR FINISH AREAS

E.F.I.S. CLADDING - 738 SQ. FT.
STONE #1 CLADDING - 3,851 SQ. FT.
STONE #2 CLADDING - 4,331 SQ. FT.
METAL CLADDING - 268 SQ. FT.
WINDOWS /PTAC - 2,389 SQ. FT.
DOORS - 24 SQ. FT.
SIGNAGE - 0 SQ. FT.

TOTAL - 11,601 SQ. FT.

EXTERIOR WALL FINISH AREAS

E.F.I.S. CLADDING - 738 SQ. FT. (8%)
STONE #1 CLADDING - 3,851 SQ. FT. (42%)
STONE #2 CLADDING - 4,331 SQ. FT. (47.1%)
METAL CLADDING - 268 SQ. FT. (2.9%)

TOTAL - 9,188 FT.

EXTERIOR FINISH AREAS

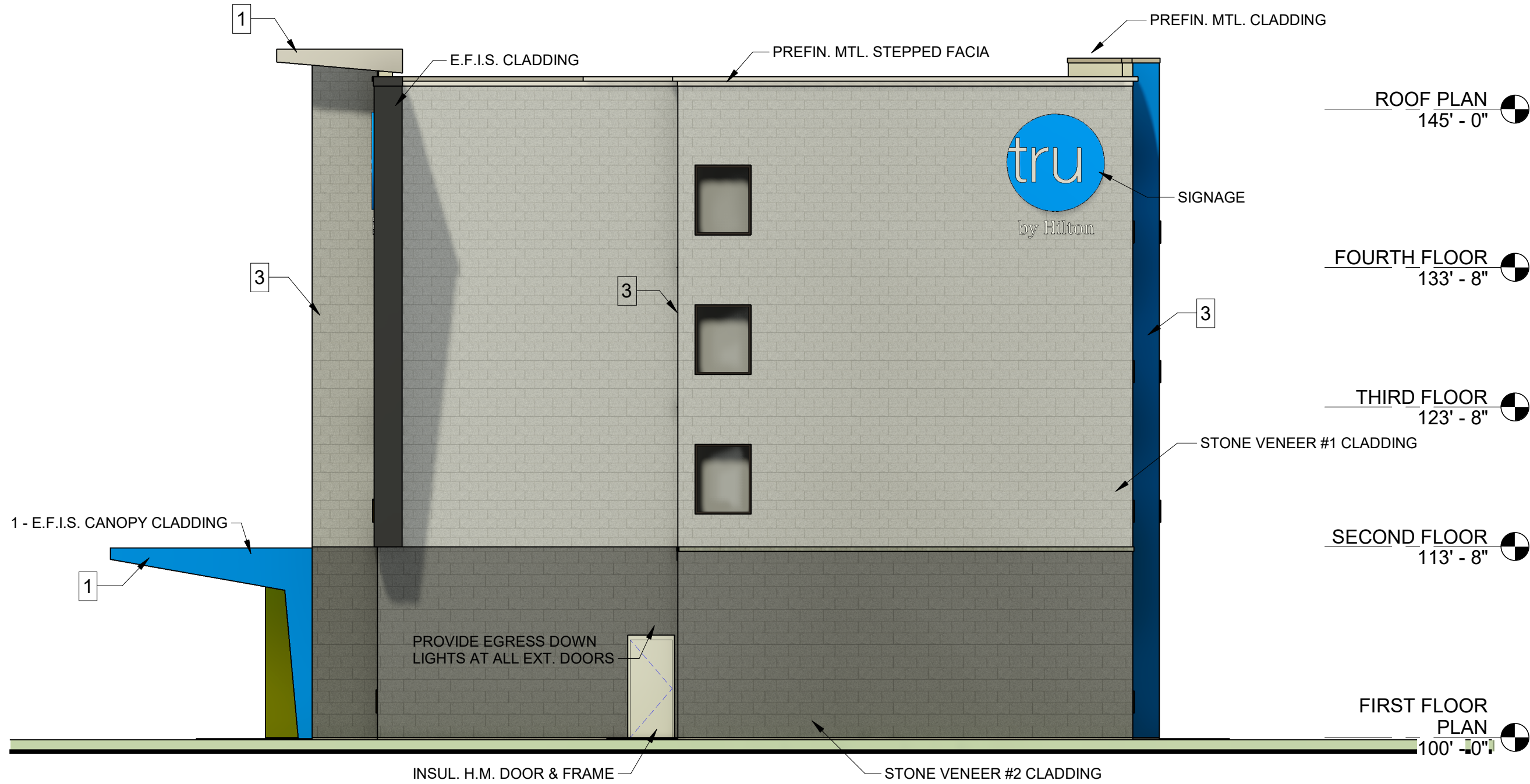
E.F.I.S. CLADDING - 1,002 SQ. FT.
STONE #1 CLADDING - 549 SQ. FT.
STONE #2 CLADDING - 1,318 SQ. FT.
METAL CLADDING - 63 SQ. FT.
WINDOWS /PTAC - 0 SQ. FT.
DOORS - 24 SQ. FT.
SIGNAGE - 39 SQ. FT.

TOTAL - 2,995 SQ. FT.

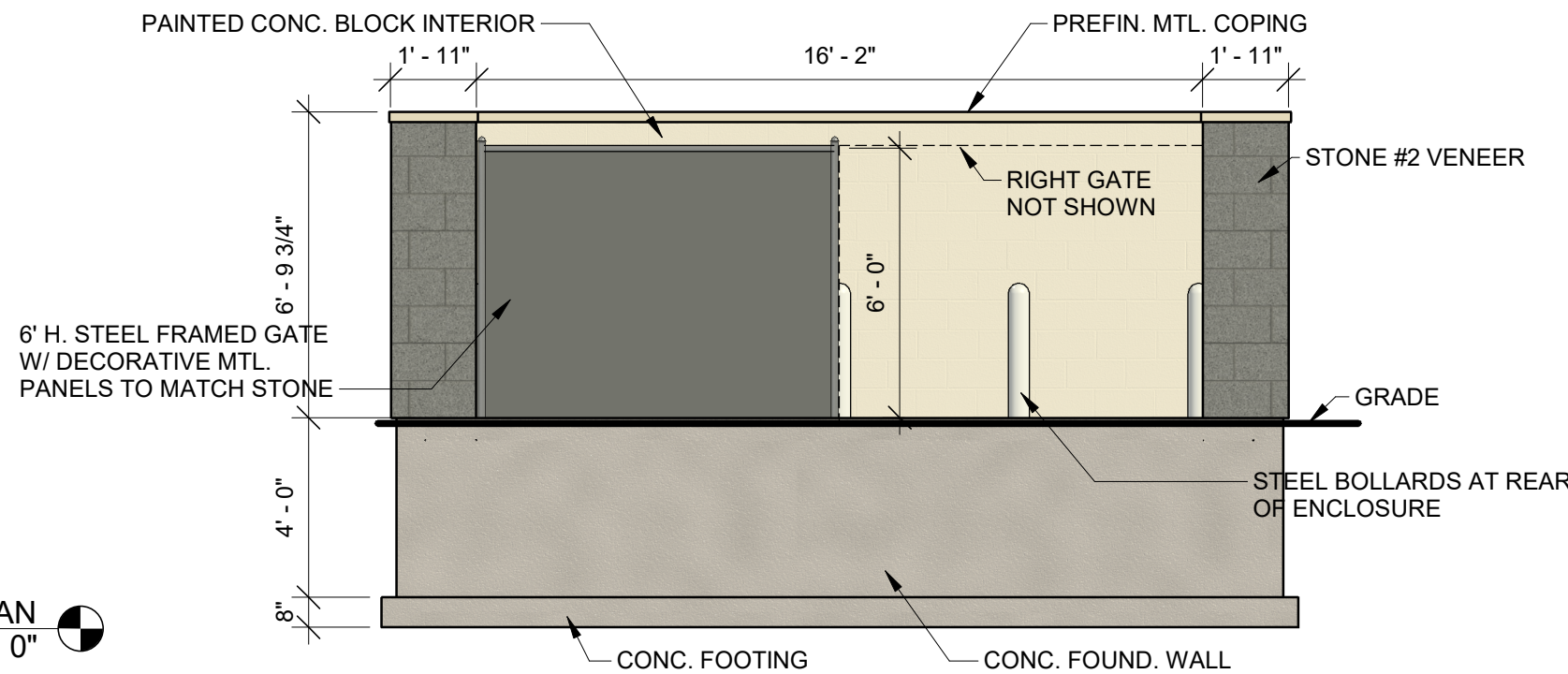
EXTERIOR WALL FINISH AREAS

E.F.I.S. CLADDING - 1,002 SQ. FT. (34.1%)
STONE #1 CLADDING - 549 SQ. FT. (18.7%)
STONE #2 CLADDING - 1,318 SQ. FT. (45%)
METAL CLADDING - 63 SQ. FT. (2.2%)

TOTAL - 2,932 SQ. FT.



2 EAST ELEVATION
1/8" = 1'-0"



ROOF PLAN
145' - 0"

FOURTH FLOOR
133' - 8"

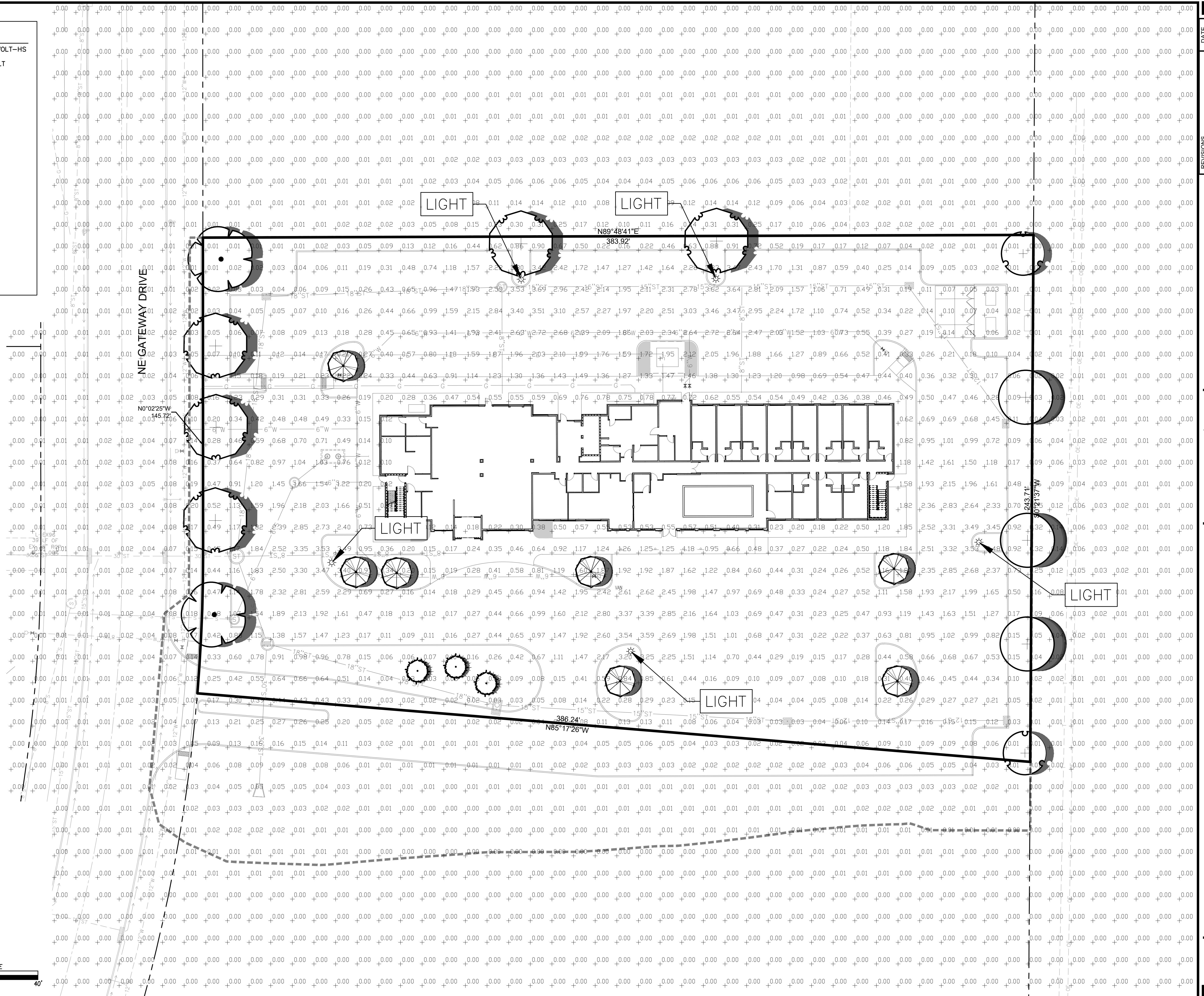
THIRD FLOOR
123' - 8"

SECOND FLOOR
113' - 8"

FIRST FLOOR
PLAN
100' - 40"

DUMPSTER - FRONT ELEVATION
1/4" = 1'-0"

CATALOG #:	DSX1-LED-P6-40K-T4M-MVOLT-HS
DESCRIPTION:	DSX1 LED P6 40K T4M MVOLT WITH HOUSESIDE SHIELD
NUMBER OF LAMPS:	1
LUMENS PER LAMP:	14462
LIGHT LOSS FACTOR:	1
WATTAGE:	163
MOUNTING HEIGHT:	25 FEET (TYP.)



	DATE
REVISIONS	
REVISED	01/17/2024
SITE LIGHTING	12/28/2023

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

R:	TECH:
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ENGINEER:



GRIMES, IOWA

HOPE DISTRICT - TRU HOTEL

SITE LIGHTING

1/1
2211.780
GA