

Grimes Board of Adjustment Agenda

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

Chair | Thomas Letsch
Board Members | Matthew Moran, Charles Strutt,
Joshua Stott, Trevor Brown

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.

Grimes Board of Adjustment Meeting July 17, 2024 @ 5:30 PM In Person at Grimes Community Center, 410 SE Main Street

GENERAL AGENDA ITEMS

1. Roll Call
2. Approval of Agenda
3. Approval of Minutes from Previous Meeting

PUBLIC AGENDA ITEMS

1. Variance Request to Modify Design Requirements for a Ground-Mounted Sign - 104 SE Main Street

ADJOURNMENT



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

This meeting of the Grimes Board of Adjustment was called to order Wednesday, May 15, 2024 at 5:30 P.M.

Roll Call: Present: Matthew Moran, Charles Strutt, Trevor Brown, Joshua Stott

Staff: Evann Martin, Molly Mannel, Rachel Greving

Absent: NA

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

Motion by Brown, Second by Strutt, to approve the agenda

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

2. APPROVAL OF THE MINUTES

Motion by Brown, Second by Strutt, to approve the minutes from the April 17, 2024 meeting

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

B. PUBLIC AGENDA ITEMS

Public Hearing Variance request to Reduce Fence Setback at 420 SE 6th Street.

Staff member Martin provided a staff report to the Board of Adjustment. The City was approached by a generous donor to pay for the construction of a new fence for the entrance of Sunny Hill Cemetery. The current fence is damaged in places and is currently located within the setback, but the request includes moving the fence line back two feet. If the fence were moved to the setback of 10 feet from the property line, it would encroach on existing graves. Being that the City is the applicant, Martin presented details to support why this request should be granted the most important being to avoid the disturbing of graves.

The Board discussed the request and agreed with the reasonings provided by Staff.

Motion by Strutt, Second by Brown to approve Variance Request to Reduce Fence Setback at 420 SE 6th Street

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

Aye: Unanimous

1. ADJOURNMENT

Meeting is adjourned at 5:43 p.m.

Chairperson Signature

Clerk Signature

DATE

July 17, 2024

APPLICANT

Amy Anderson

LOCATION

104 SE Main Street

REQUESTED ACTION

Variance request to modify design requirements for a ground mounted sign.

ZONING

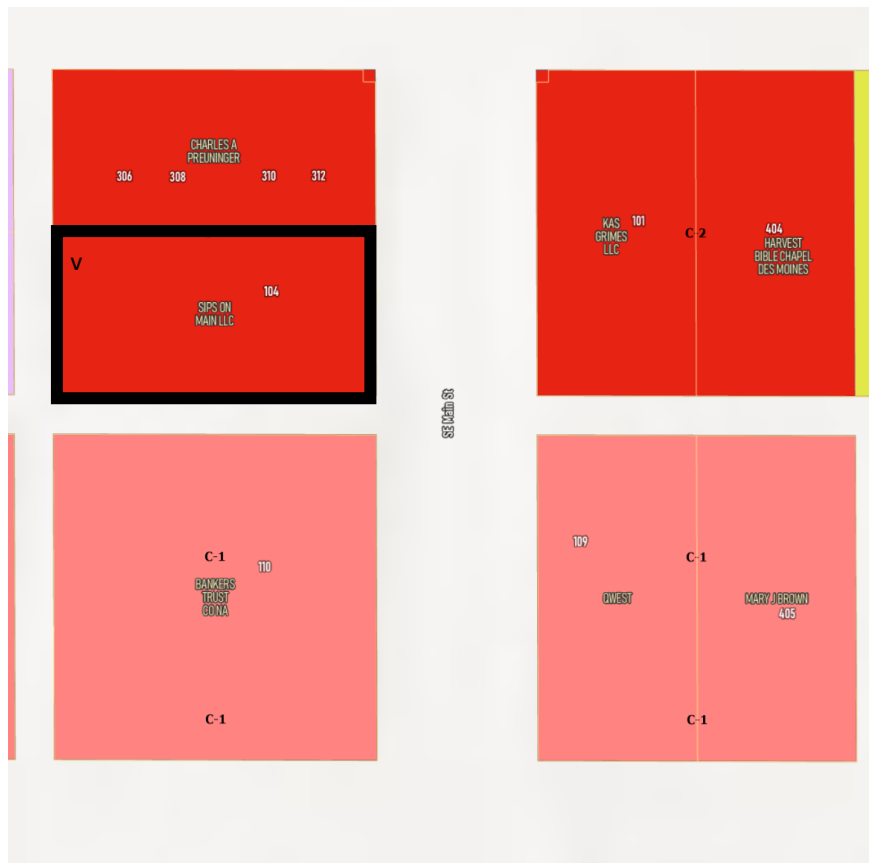
C-2

PLANNER

Alex Pfaltzgraff
apfaltzgraff@grimesiowa.gov
(515)986-4050



Location Map



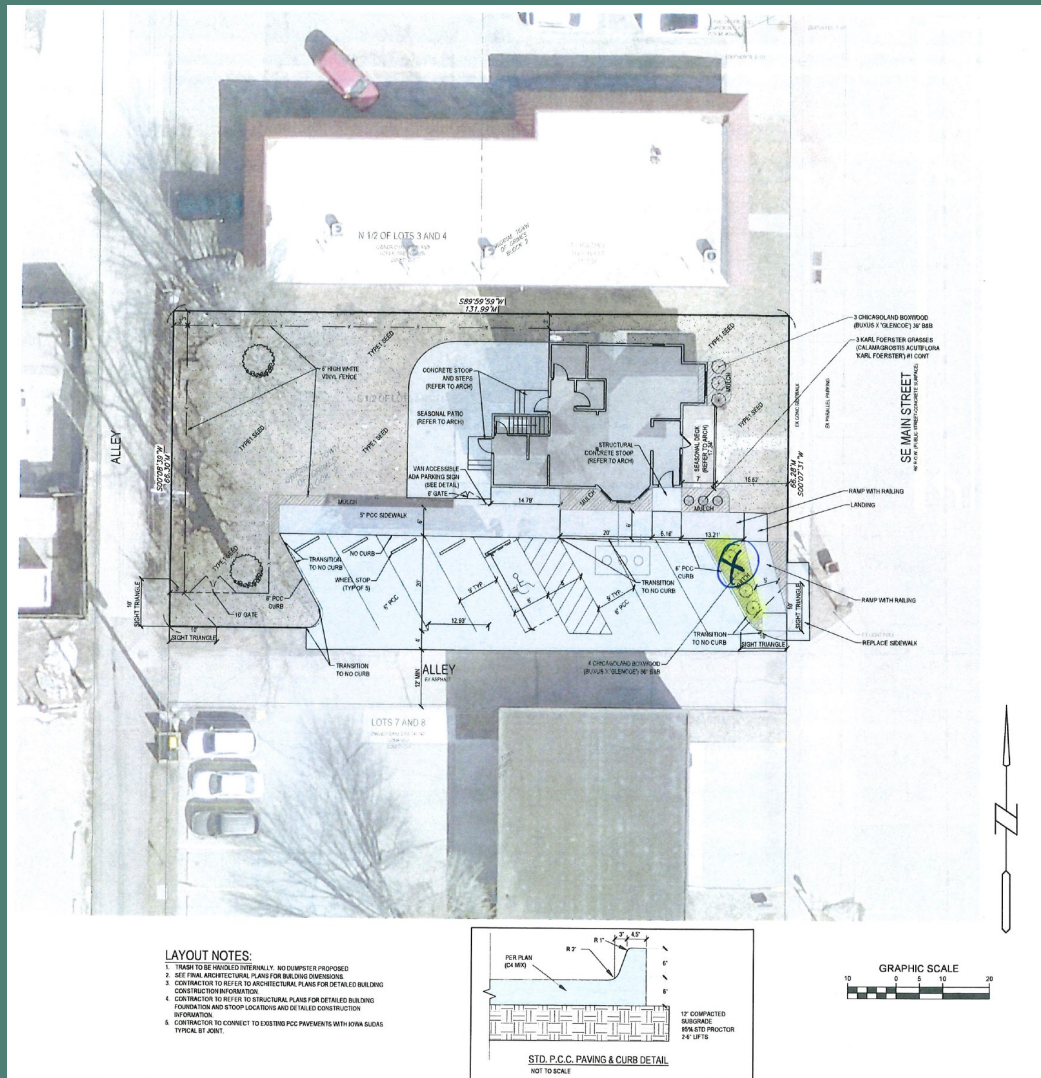
Zoning Map

Background

LAND USES & ZONING

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Commercial	Downtown/Governors District	C-2
North	Commercial	Downtown/Governors District	C-2
South	Commercial	Downtown/Governors District	C-1
East	Commercial	Downtown/Governors District	C-2
West	Light Industrial	Downtown/Governors District	M-1A

The applicant is requesting a variance for a 12'10" ground mounted sign to be permitted 8 feet closer than the required minimum setback. Additionally, the applicant is requesting approval of a ground mounted sign that does not meet the minimum design standards for ground mounted signs.



Background and Previous Case History

Prior to the applicant acquiring the property, the property has been utilized as a single family residential dwelling. This use has been considered permitted non-conforming, as the current zoning designation for the property is C-2 General and Highway Service Commercial where residential uses are not permitted. It appears that the property established the use of a single family residence prior to the City of Grimes having a Zoning Ordinance.

The applicant acquired the property with the intent of discontinuing the permitted non-conforming use, and converting the property to a commercial use, consistent with the Zoning Ordinance. In this specific case, the applicant intends to operate a drinking establishment out of the property.

City staff have reviewed and issued approvals for a minor site plan amendment, bringing the property into conformance with the commercial zoning regulations.

The applicant has now requested approval of a sign permit for the property. Upon review of the sign permit, it was determined that the proposed sign did not meet the minimum requirements within the sign code in the Zoning Ordinance.

The proposed sign has both bulk regulation issues, as well as design issues.

The issues related to the bulk regulations are that the sign would be required to be setback at least 13 feet from the property line, however is proposed to be setback 5 feet from the property line. The issues related to the design are that there is no brick/masonry base and surround provided, and the sign is considered a traditional pole style design which is prohibited. The applicant is requesting variances for both of these issues.

The Board of Adjustment have approved the following prior requests related to this case.

- 2000 – United Rentals – Pole Sign Granted
- 2000 – AmericInn – Pole Sign Granted
- 2001 – First Presbyterian Church – Sign Setback Granted (5 Feet)
- 2002 – Swimming Pool Supply Co – Pole Sign Granted
- 2003 – Iowa for Special Olympics – Pole Sign Granted
- 2003 – Access Storage – Pole Sign Granted
- 2005 – Kum & Go – Sign Height Granted (1 Foot)
- 2005 – Kaman Industrial Technologies – Sign Setback Granted (5 Feet)
- 2014 – Afford It Storage – Sign Setback Granted (0 Feet)
- 2020 – Kramer – Sign Setback Granted (7 Feet)

Analysis

ANALYSIS

Based upon the approved ordinance, the Board of Adjustment may grant a Variance provided the Board can make a finding on the following factors:

1. A showing of good and sufficient cause; and
2. A determination that a literal enforcement of the ordinance would result in a substantial hardship to the applicant; and
3. A determination that the hardship is not self-imposed; and
4. A determination that the granting of the variance will not be contrary to the public interest or neighborhood integrity; and
5. A determination that the granting of a variance is the minimum necessary to afford relief from this Code of Ordinances while preserving the spirit of the zoning ordinance.

Notice of the variance request was mailed to surrounding property owners within a 250-foot radius.

Based on a detailed analysis of the application, staff has the following comments to offer concerning this variance request:

GOOD AND SUFFICIENT CAUSE

The applicant states that due to the structure of the building, there is no reasonable place to install a blade/projecting sign on the building. Blade/projecting signs are permitted in this area of the City.

SUBSTANTIAL HARDSHIP

The applicant states that this was the only area to fit a sign and not detract from the house.

NON SELF-IMPOSED HARDSHIP

The applicant believes that due to how the original house was constructed, that attaching a sign to the building is not practical, therefore the hardship not being self-imposed.

PUBLIC INTEREST

The applicant believes that the installation of the sign will not negatively impact any property values, nor will interfere with any other business's signage along SE Main Street.

PRESERVING SPIRIT OF ORDINANCE

The applicant did indicate that other options were discussed, however they felt that the aesthetics would not match the building and that any building mounted options would not be visible, rendering them not effective.

Conclusion

ALTERNATIVES TO REQUEST

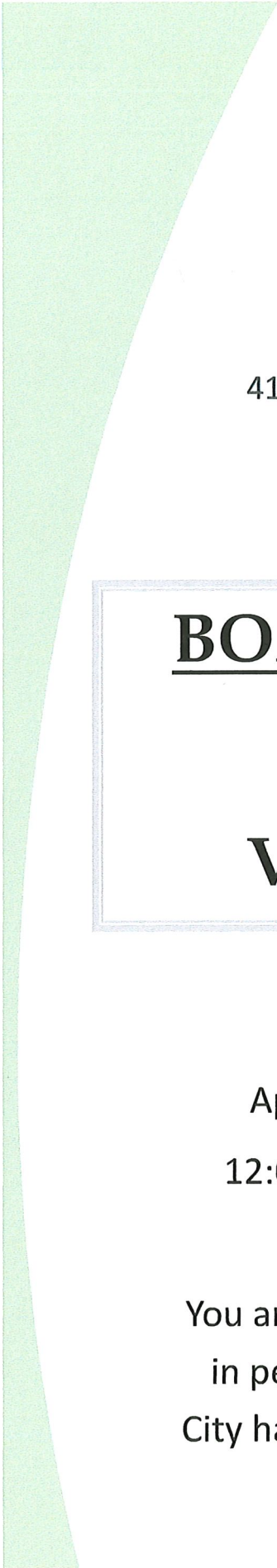
1. The applicant does have the ability to install a sign on the property at the required setback, however it would require a shorter sign.
2. The applicant could design a sign with the required brick base and surround.

SUMMARY

The applicant is requesting a variance for a (1) reduced setback for a ground mounted sign, (2) brick/masonry base and (3) pole sign.

Staff would suggest that if a variance is granted, the following conditions be imposed:

- None



CITY OF GRIMES

DEVELOPMENT SERVICES

410 SE Main Street, Suite 102 , Grimes, Iowa 50111

P: 515.986.4050 | F: 515.986.4480

BOARD OF ADJUSTMENT **APPLICATION FOR** **VARIANCE REQUEST**

Applications are due the first of the month at
12:00 p.m. to be added to the next BOA agenda.

You are required to attend your hearing—by agent or
in person. Please read application thoroughly. The
City has the right to refuse an incomplete application.

INSTRUCTIONS FOR REQUIRED INFORMATION

NO REQUEST FOR VARIANCE CAN BE ACCEPTED FOR FILING UNLESS ALL OF THE REQUIRED INFORMATION IS PRESENTED

1. GENERAL INFORMATION. The Grimes Board of Adjustment (BOA) is empowered by Iowa law and by Ordinance to hear requests for variance(s) and to make decisions on said requests pertaining to the Zoning Ordinance, Chapter 165.37 and for certain exceptions to the district regulations. The BOA is a five-member quasi-judicial body with authority to grant variances in exceptional cases and is limited to such cases that are consistent with the general purpose and spirit of the zoning regulations. The BOA has no authority to allow a variance that would have the effect of establishing a non-conforming use of land or to change district boundaries except as outlined in the Zoning Ordinance.

2. MEETING DATES. The Board of Adjustment meets at 5:30 p.m. on the third Wednesday of each month. Submittal of all the information does not in any way guarantee that the application will be placed on the next available BOA agenda. All BOA meetings are open to the public and are held in the Council Chambers of City Hall, 101 NE Harvey Street, Grimes, Iowa.

3. FILING DEADLINE: The deadline to file an application for variance with the BOA is 12:00 p.m. the first day of the month of the board meeting. All materials must be filed in the Development Services Department office at 410 SE Maine Street Suite 102, Grimes, Iowa.

NOTE: Be sure that you have all required materials at that time. Failure to do so may result in your request for variance being delayed to the next regularly scheduled meeting.

4. FILING FEE: A filing fee is required at the time the materials are filed with the Development Services Department office. The fee covers administrative expenses and legal notification of surrounding property owners within 250 feet of the property in question. No request for variance is to be considered filed until this fee is received. The fee is \$150.00 to request a variance and payment must be submitted with the application. The fee shall be paid at the Development Services Department office, 410 SE Main Street Suite 102. Make all checks payable to the City of Grimes. The fee is nonrefundable.

5. SITE PLAN: The applicant must submit a site plan that clearly shows the variance being requested. The site plan should be drawn to scale, and should be a reproducible, black line drawing or free hand drawing on a sheet of paper no larger than 24" x 36" *{Use of an actual property survey is suggested but not required}*. The applicant may submit the same site plan that was submitted for a building permit. The site plan shall include the following information:

a) Property lines and dimensions

- b) Location and size of all existing and proposed structures (buildings, driveways, parking lots, sidewalks, fences, etc.)
- c) Required setback and buffer location(s)
- d) Any other pertinent information necessary to fully understand the need for a variance (e.g. significant change in topography, location and size of mature trees, etc.)

NOTE: If the request for variance is for a sign, the request must be accompanied by both a fully dimensioned, to-scale elevation drawing of the sign, as well as a fully dimensioned to-scale site plan showing the exact location of the sign whether it is a free standing or a building sign.

6. SUPPORTING INFORMATION FORM: The Board of Adjustment may grant a variance provided that "unnecessary hardship" exists; that the variance is not contrary to the public interest; and that the spirit of the Zoning Ordinance is upheld. The Supporting Information form addresses these issues and asks for responses to each of the "tests" in order to grant a variance. The Supporting Information form must be completely filled out in order to process the application for a variance.

7. ADDITIONAL INFORMATION: If you have questions about this form, or should you require additional information regarding the variance process, please contact the Development Services Department at (515)986-4050.

APPLICATION FOR VARIANCE

All required information must be presented before acceptance of application.
The applicant must complete all sections in bold for review to begin.

Please type or print:

1. **Date:** June 20, 2024

Applicant Name: Amy Anderson

Address: 2953 NW Beechwood Dr.
(Street) (City) (State) (Zip)

Telephone Number: 515-778-4405
(Home) (Work)

E-Mail Address: amy@theandersoncompanies.com

2. **Location of Property**

Street Address: 104 SE Main Street

Legal Description: _____

Zoning Classification: C-2

This request for variance cannot be processed until all required materials are submitted. In addition to this application, the following information is required for submission. On a separate sheet of paper please type or print the following:

3. **Response to the attached supporting information form**

4. **Site plan drawn to scale**

This plan shall be no larger than 24" x 36" and easily reproducible.

5. **Application fee**

An application is not considered filed until filing fee is paid.

The Board of Adjustment may grant a variance provided the BOA can make a finding of unnecessary hardship and can determine that the variance will not be contrary to the public interest and the spirit of the Zoning Ordinance.

The Board of Adjustment may grant a variance provided the BOA can make a finding of unnecessary hardship and can determine that the variance will not be contrary to the public interest and the spirit of the Zoning Ordinance.

This request for variance will not be granted unless sufficient facts are presented in this application and at the BOA hearing to support a positive finding by the BOA. In support of this request, a Supporting Information form shall be completed by the applicant(s).

Approval of this request for variance by the Board of Adjustment in no way absolves the applicant from subsequently obtaining the necessary development approvals, such as site plan, building permits, etc. from the City of Grimes or any other applicable agency.

I (We) certify that I (We) have been denied a Building/Zoning permit and I (We) have submitted all the required information to request for a variance and that such information is factual.

Signed by:  on date: 6/28/2024
(Owner)

Or: _____ on date: _____
(Owners Agent)

SUPPORTING INFORMATION FORM

The Board of Adjustment is authorized to grant a variance provided all the following requirements are satisfied. Use a separate sheet of paper if desired, and address each issue below:

- I. A finding showing of good and sufficient cause. **The applicant must show that there is a reason for applying.**

See Attached.

- II. A determination that a literal enforcement of the ordinance would result in a substantial hardship to the applicant. **The applicant must show that there is a hardship (utilities, parking, etc.).**

- III. The hardship is not self-imposed. **The applicant must show that the proposed hardship is being caused by the strict interpretation of the Zoning Ordinance and not self-imposed by the applicant.**

- IV. The variance will not be contrary to the public interest or neighborhood integrity. **The applicant must present information to indicate that the variance will not result in injury or endangerment to other property or persons nor will it devalue nearby property.**

- V. The granting of a variance is the minimum necessary to afford relief from this Code of Ordinances while preserving the spirit of the zoning ordinance. **The applicant must list other options that have been considered in lieu of granting a variance.**

Supporting Information Response form

Sign Variance

104 SE Main St. Sips on Main LLC

1. Reason for applying: 104 SE Main is a 1930's home. There is no good place to hang a blade sign from the side of the home for visibility of the establishment. The roof pitches would interfere with the sign or it would have to be very small to fit with the siding available on the home out front.
2. I am asking for the ornamental sign to be placed in the flower bed between the parking lot and the ADA sidewalk. This is the only place that would be far enough back and not take away from the front of the home. This sign will also be seen by passing traffic and bring business to the area. This would keep with the nostalgic 1930's original feel for Main street.
3. The city sign code says it has to be attached to the house itself not to the roof. There is very little available space to attach the sign for it to have visibility. The pitch of the roof, front deck and windows don't allow for a visible sign to hang on the structure.
4. This ornamental sign will be placed in the flower bed between the parking and the sidewalk. The sign will be 3'x4' on an ornamental nostalgic bracket and will not be a hazard to those walking by as it is in a mulched area. The sign will not devalue near by property but will bring more business to the area. It is not interfering with any other business signage on the street.
5. Other options that have been discussed.

A monument sign was suggested by the city. With parking available on the city street right in front of the establishment it would not be seen by passing traffic. This also is not the nostalgic experience we are wanting to achieve. This is also per city to have stone or brick around the sign and there is no stone or brick on the establishment so it would not look like it went together.

Putting a Blade sign hanging out on the house. In discussion with Sign company and a few City Officials we could not determine a good place to hang the sign that would be highly visible. The roof pitches, windows and available siding would not provide for a visible sign.

A Roof Sign was discussed above the front deck. The code will not allow for any roof mounted signage.

1601 SE Gateway Dr. #130
Grimes, IA 50111
Lashier.com 515-518-6100

Date: 6-27-24
Customer: Sips on Main
Quote/Sales Order:
Location: 104 SE Main St.
Grimes, IA 50111

Materials:
Metal

Fonts:

Colors:

Notes:

Overall height is approximately
20 inches less than light posts

Pole Bracket Sign

Street View 1

V2



This drawing is the sole and exclusive property of Lashier Graphics & Signs and is protected under the copyright laws of the United States of America. This drawing was created in conjunction with a project proposed by Lashier Graphics & Signs and it is forbidden to copy, transmit, or display this drawing to anyone other than an officer of Lashier Graphics & Signs. To do so will make the customer liable for a design fee to be determined by Lashier Graphics & Signs.

Signature:

page 2

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Colors:

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Pole Bracket Sign

Street View 2

V2



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Page 3

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Materials:
Metal

Fonts:

Colors:

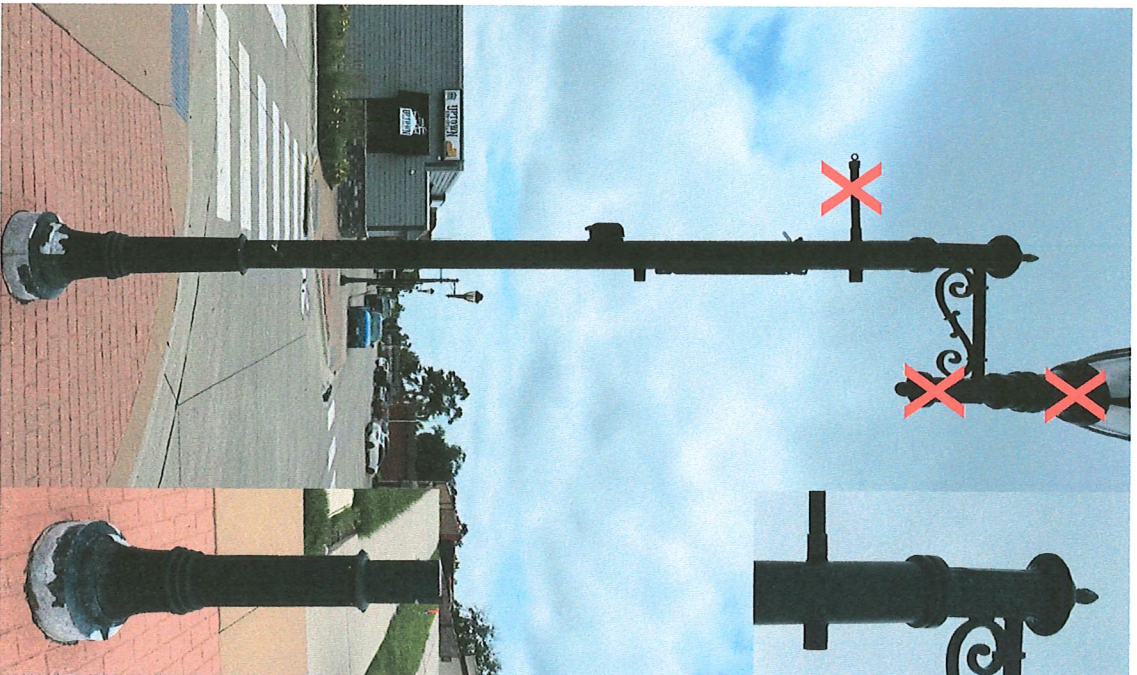
Notes:

Overall height is approximately
20 inches less than light posts

Pole Bracket Sign

Existing Light Poles

V2



**DO NOT NEED
TO MATCH
BOULEVARD
BANNER BRACKET
OR LIGHTING
ELEMENTS**

Signature:

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Materials:
Metal

Fonts:

Colors:

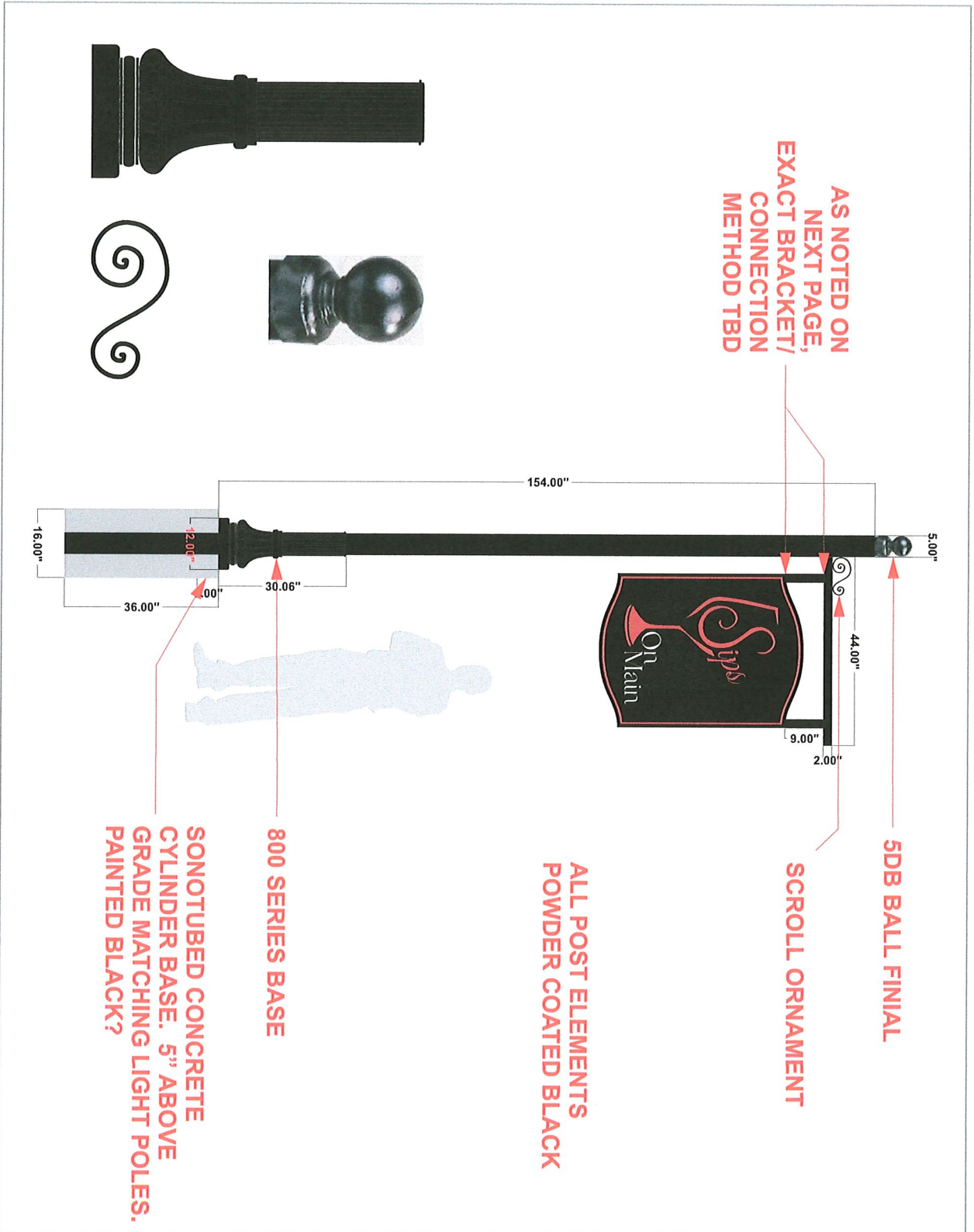
Notes:

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Pole Bracket Sign

Pole Specs

V2



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Signature:




page 5

1601 SE Gateway Dr. #130
Grimes, IA 50111
Lashier.com 515-518-6100

Date: 6-27-24
Customer: Sips on Main
Quote/Sales Order:
Location: 104 SE Main St.
Grimes, IA 50111

Materials:
Metal

Fonts:

Colors:
 Black
 PMS 208
 White

Notes:

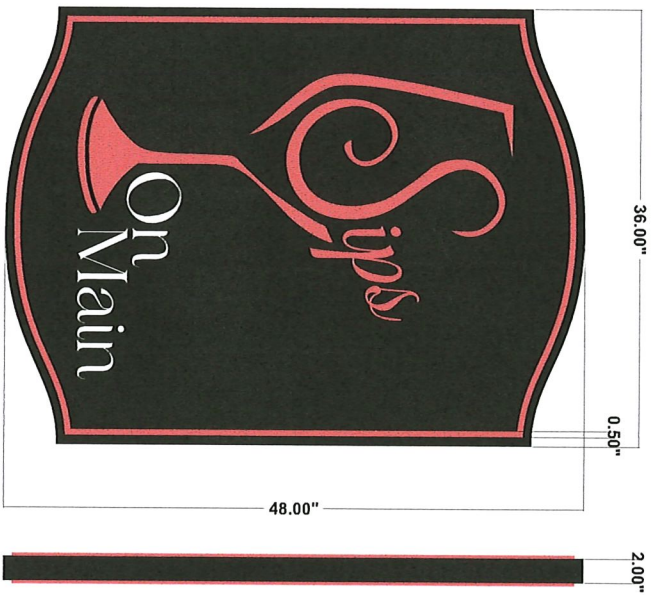
Overall height is approximately
20 inches less than light posts

Pole Bracket Sign

Panel Specs

V2

Use this vector art for production



CUSTOM ALUMINUM CABINET/PANEL,
PAINTED BLACK
 1/4" THICK ALUMINUM, PAINTED AND
PIN MOUNTED FLUSH TO FACES
 RETURNS FOR ALL RAISED ELEMENTS
PAINTED SAME COLOR AS FACES
 FINAL MOUNTING METHOD/BRACKET
SYSTEM CONNECTING TO HANGER BAR TBD



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Signature:

SIPS ON MAIN SITE PLAN

SHEET INDEX:

- C0.1 COVER SHEET
- C1.1 SITE SURVEY AND REMOVALS
- C2.1 LAYOUT AND LANDSCAPE PLAN
- C3.1 GRADING AND UTILITY PLAN

PROPERTY DESCRIPTION:
(WARRANTY DEED BOOK 19846, PAGE 509)
THE SOUTH 1/2 OF LOTS 3 AND 4 IN BLOCK 2 IN
THE TOWN OF GRIMES, POLK COUNTY, IOWA

SUBJECT TO AND TOGETHER WITH ANY AND ALL
EASEMENTS AND RESTRICTIONS OF RECORD.

AREA:
8,750 SQUARE FEET - 0.20 ACRES

ADDRESS:
104 SE MAIN STREET
GRIMES, IOWA 50111

OWNER:
SIPS ON MAIN LLC
4451 NW URBANDALE DRIVE
URBANDALE, IOWA 50322

PREPARED FOR:
ANDERSON PROPERTIES
ATTN: TERRY OSTENDORF
4451 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
515-276-5104

ZONING:
INFORMATION OBTAINED FROM CITY GRIMES
MAPS C-2 (COMMERCIAL)
FOR AN OFFICIAL ZONING REPORT PLEASE CALL
CITY OF GRIMES AT 515-986-4050

IMPERVIOUS AREA:

SITE AREA = 0.20 ACRES (8,750 SF)
EXISTING IMPERVIOUS = 2,263 SF
PROPOSED IMPERVIOUS = 4,748 SF (+2,485 SF)

OPEN SPACE REQUIRED (10%) = 875 SF (10%)
OPEN SPACE PROVIDED = 4,002 SF (46%)

DISTURBED AREA = 5,000 SF

PARKING:

REQUIRED PARKING:
RESTAURANT, TAVERN OR BAR
10 SPACES PER 1,000 SF (1,121 SF) = 10 SPACES

PROPOSED PARKING SPACES = 11 SPACES (8 ONSITE, 3 STREET)

ESTIMATED CONSTRUCTION SCHEDULE:

BEGIN CONSTRUCTION MAY 2024
END CONSTRUCTION AUGUST 2024

SITE CONTROL AND BENCHMARKS:

BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH
BENCHMARK DATUM = NAVD83, GEOID 18

POINT #200, CITY OF GRIMES BENCHMARK G6M-0163 BURY
BOLT ON HYDRANT
NORTHING = 815245.04
EASTING = 1560876.59
ELEVATION = 962.58
DESCRIPTION HYDRANT SW CORNER OF INTERSECTION OF
HIGHWAY 44 (E 1ST STREET) AND SE MAIN STREET

UTILITY NOTE:

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

GENERAL NOTES:

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

UTILITY NOTES:

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
- THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
- MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISIONING OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.

PAVING NOTES:

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

UTILITY CONFLICT NOTES:

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

WETLAND NOTES:

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

SURVEY NOTES:

- SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING. SEE SITE SURVEY AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS:

1. GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING, SIGNING, AND RETURNING THE PRECONSTRUCTION PACKET TO THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
- 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 STORM. MARK THE ENDS OF SANITARY AND SUMP WITH A 2 X 4 FROM END OF PIPE TO 2' ABOVE GRADE.
- A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT.
- 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.

2. SANITARY SEWER NOTES:

- THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE 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 & TELEVISIONING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISIONING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.

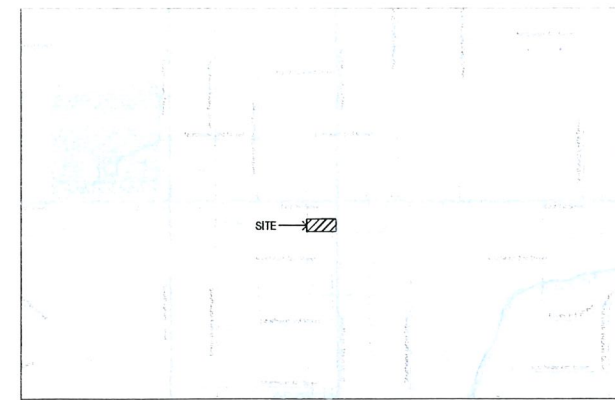
3. WATER MAIN NOTES:

- ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2" BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
- ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
- ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
- WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
- 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.

4. STORM SEWER NOTES:

- ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL 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 & TELEVISIONING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISIONING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
- USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.

LAST UPDATED: 4.23.2024



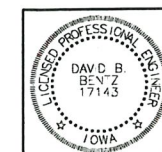
VICINITY MAP
SCALE: 1" = 1,000'

LEGEND:

— SAN —	SANITARY SEWER	⊠	ELECTRIC RISER	
— ST —	STORM SEWER	⊠	ELECTRIC VAULT	
— W —	WATER LINE	⊠	POWER POLE	
— G —	GAS LINE	⊠	TRANSFORMER POLE	
— UE —	UNDERGROUND ELECTRIC	⊠	LIGHT POLE	
— OE —	OVERHEAD ELECTRIC	⊠	ELECTRIC JUNCTION BOX	
— TELE —	TELEPHONE LINE	⊠	ELECTRIC PANEL	
— FIO —	FIBER OPTIC	⊠	TRANSFORMER	
— CATV —	CABLE TV	⊠	GROUND LIGHT	
⊠	STORM MANHOLE	⊠	GUY WIRE	
⊠	CURB INTAKE	⊠	ELECTRIC HANDHOLE	
⊠	SURFACE INTAKE	⊠	GAS METER	
⊠	FLARED END SECTION	⊠	GAS VALVE	
⊠	SANITARY MANHOLE	⊠	AIR CONDITIONING UNIT	
⊠	CLEANOUT	⊠	TELEPHONE RISER	
⊠	SPRINKLER	⊠	TELEPHONE VAULT	
⊠	IRRIGATION CONTROL VALVE	⊠	TELEPHONE MANHOLE	
⊠	WATER MANHOLE	⊠	FIBER OPTIC RISER	
⊠	WELL	⊠	FIBER OPTIC FAULT	
⊠	WATER VALVE	⊠	CABLE TV RISER	
⊠	WATER SHUT OFF	⊠	SIGN	
⊠	YARD HYDRANT	⊠	⊠	DENOTES NUMBER OF PARKING STALLS
⊠	ELECTRIC MANHOLE	⊠	⊠	PROPERTY CORNER - FOUND AS NOTED
⊠	ELECTRIC METER	⊠	⊠	PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
		⊠	⊠	SECTION CORNER - FOUND AS NOTED

ABBREVIATIONS:

AC	ACRES
ASPH	ASPHALT
BK	BOOK
CONC	CONCRETE
D	DEEDED DISTANCE
EX	EXISTING
ENCL	ENCLOSURE
FF	FINISHED FLOOR
FL	FLOWLINE
FRAC	FRACTIONAL
M	MEASURED DISTANCE
MH	MANHOLE
P	PAGE
OPC	ORANGE PLASTIC CAP
PG	PLATTED DISTANCE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRA	PREVIOUSLY RECORDED AS
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
RPC	RED PLASTIC CAP
SF	SQUARE FEET
SAN	SANITARY
TYP	TYPICAL
YPC	YELLOW PLASTIC CAP
N	NORTH
S	SOUTH
E	EAST
W	WEST



HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PERFORMED 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.

SIGNED: _____ DATE: _____
DAVID B. BENTZ, PE, 17143
LICENSE RENEWAL DATE: DEC. 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL: C8.1, C1.1, C2.1, C3.1



SITE PLAN
SIPS ON MAIN
 104 SE MAIN STREET
 GRIMES, IOWA

REFERENCE NUMBER:

DRAWN BY:

REVISION DATE:
04/10/2024 CITY
04/29/2024 CITY

PROJECT NUMBER:
240095

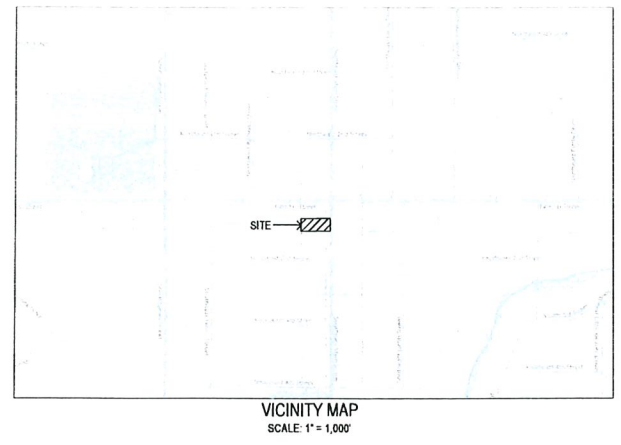
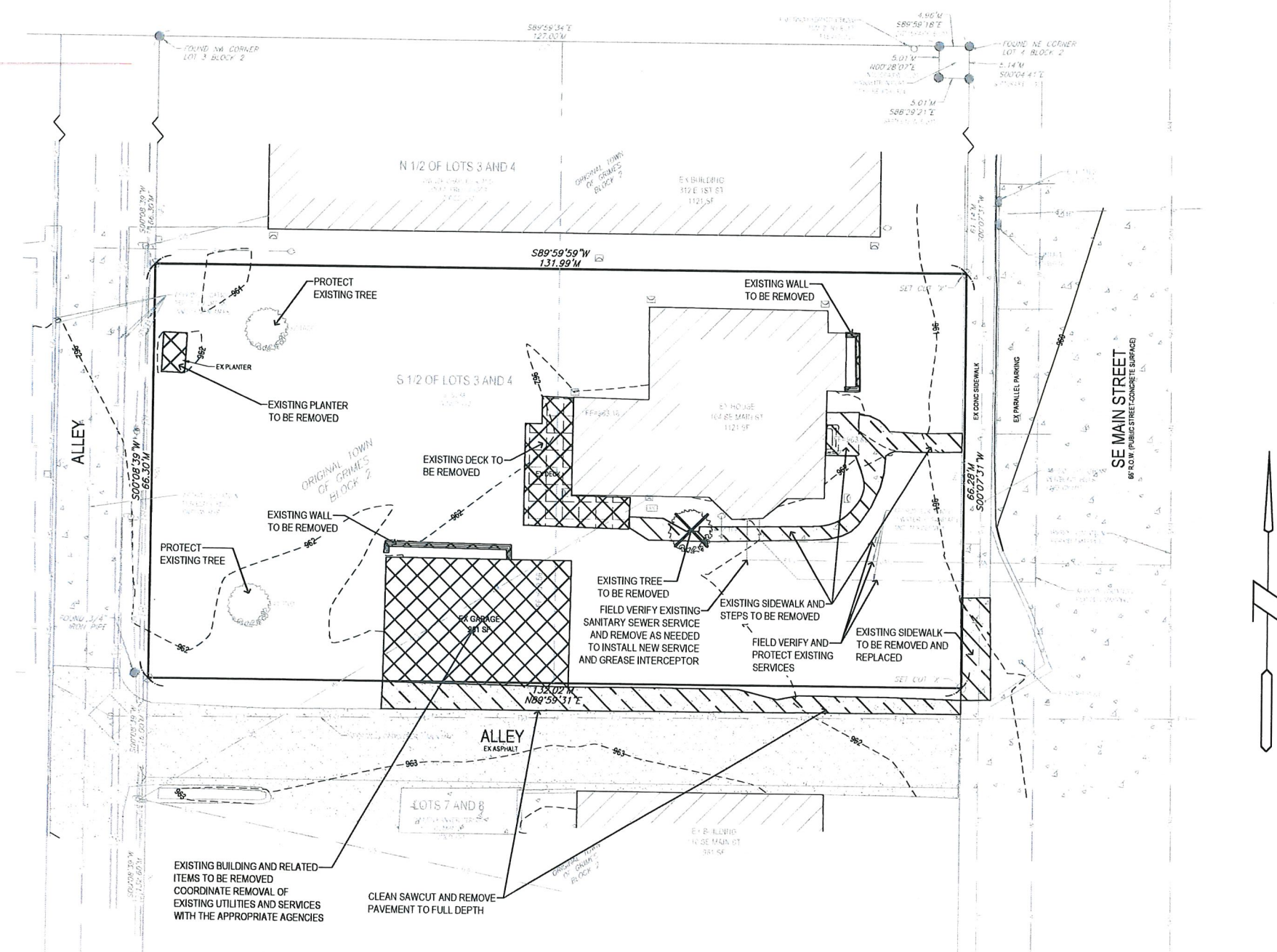
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COVER SHEET

SHEET NUMBER:
C0.1



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

SIPS ON MAIN SITE SURVEY AND REMOVALS



SITE CONTROL AND BENCHMARKS:
BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH
BENCHMARK DATUM = NAVD83, GEOID 18

POINT #200, CITY OF GRIMES BENCHMARK G6M-0163 BURY
BOLT ON HYDRANT
NORTHING = 615245.04
EASTING = 150878.59
ELEVATION = 922.6
DESCRIPTION HYDRANT SW CORNER OF INTERSECTION OF
HIGHWAY 44 (E 1ST STREET) AND SE MAIN STREET

REMOVAL NOTES:

1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
2. CONTRACTOR TO COORDINATE SIGNAGE AND PERMITS WITH THE CITY FOR ANY WORK WITHIN THE ROAD RIGHT-OF-WAY
3. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR ANY DISCONNECT AND REMOVAL OF EXISTING UTILITY SERVICES ASSOCIATED WITH THE BUILDING STRUCTURE DEMOLITION/REMOVAL
4. CONTRACTOR TO PROTECT ALL UTILITIES, PAVEMENTS AND STRUCTURES THAT ARE NOT SCHEDULED FOR REMOVAL. CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DAMAGED UTILITIES, PAVEMENTS AND STRUCTURES NOT SCHEDULED FOR REMOVAL AT THE CONTRACTORS EXPENSE
5. CONTRACTOR TO LOCATE AND VERIFY DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND CONTACT THE OWNER/ENGINEER IF DIFFERENT FROM THE PLANS OR IN CONFLICT WITH PROPOSED IMPROVEMENTS
6. CONTRACTOR TO MAINTAIN THE SITE AND KEEP THE SURROUNDING ROADS AND PARKING AREAS CLEAN FROM CONSTRUCTION DIRT AND DEBRIS

PROPERTY DESCRIPTION:

(WARRANTY DEED BOOK 19886, PAGE 509)
THE SOUTH 1/2 OF LOTS 3 AND 4 IN BLOCK 2 IN THE TOWN OF GRIMES, POLK COUNTY, IOWA

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

AREA:
8,750 SQUARE FEET - 0.20 ACRES

ADDRESS:
104 SE MAIN STREET
GRIMES, IOWA 50111

OWNER:
SIPS ON MAIN LLC
4451 NW URBANDALE DRIVE
URBANDALE, IOWA 50322

PREPARED FOR:
ANDERSON PROPERTIES
ATTN: TERRY OSTENDORF
4451 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
515-270-6104

ZONING:
INFORMATION OBTAINED FROM CITY GRIMES MAPS
C-2 (COMMERCIAL)
FOR AN OFFICIAL ZONING REPORT PLEASE CALL CITY OF GRIMES AT 515-886-4050

ABBREVIATIONS:

- AC ACRES
- ASPH ASPHALT
- BK BOOK
- CONC CONCRETE
- D DEEDED DISTANCE
- EX EXISTING
- ENCL ENCLOSURE
- FF FINISHED FLOOR
- FL FLOW LINE
- FRAC FRACTIONAL
- M MEASURED DISTANCE
- MH MANHOLE
- OPC ORANGE PLASTIC CAP
- P PLATTED DISTANCE
- PG PAGE
- POB POINT OF BEGINNING
- PCC POINT OF COMMENCEMENT
- PRA PREVIOUSLY RECORDED AS
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- RPC RED PLASTIC CAP
- SF SQUARE FEET
- SAN SANITARY
- TYP TYPICAL
- YPC YELLOW PLASTIC CAP
- N NORTH
- S SOUTH
- E EAST
- W WEST

LEGEND

- SAN— SANITARY SEWER
- ST— STORM SEWER
- W— WATER LINE
- G— GAS LINE
- UE— UNDERGROUND ELECTRIC
- OE— OVERHEAD ELECTRIC
- TELE— TELEPHONE LINE
- FO— FIBER OPTIC
- CATV— CABLE TV
- ⊙ STORM MANHOLE
- ⊕ CURB INTAKE
- ⊕ SURFACE INTAKE
- ⊕ FLARED END SECTION
- ⊕ ROOF DRAIN
- ⊕ DOWNSPOUT
- ⊕ SANITARY MANHOLE
- ⊕ CLEANOUT
- ⊕ FIRE HYDRANT
- ⊕ SPRINKLER
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ WATER MANHOLE
- ⊕ WELL
- ⊕ WATER VALVE
- ⊕ WATER SHUT OFF
- ⊕ YARD HYDRANT
- ⊕ FLAGPOLE
- ⊕ ELECTRIC MANHOLE
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC RISER
- ⊕ ELECTRIC VAULT
- ⊕ TRANSFORMER POLE
- ⊕ TRANSFORMER POLE
- ⊕ LIGHT POLE
- ⊕ ELECTRIC JUNCTION BOX
- ⊕ ELECTRIC PANEL
- ⊕ TRANSFORMER
- ⊕ GROUND LIGHT
- ⊕ GUY WIRE
- ⊕ ELECTRIC HANDHOLE
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ AIR CONDITIONING UNIT
- ⊕ TELEPHONE RISER
- ⊕ TELEPHONE VAULT
- ⊕ TELEPHONE MANHOLE
- ⊕ TRAFFIC SIGNAL MANHOLE
- ⊕ FIBER OPTIC MANHOLE
- ⊕ FIBER OPTIC RISER
- ⊕ FIBER OPTIC VAULT
- ⊕ CABLE TV RISER
- ⊕ SIGN
- ⊕ BOLLARDS
- ⊕ DENOTES NUMBER OF PARKING STALLS
- ⊕ PROPERTY CORNER - FOUND CUT 'X' OR AS NOTED
- ⊕ SECTION CORNER - FOUND AS NOTED
- ⊕ SITE CONTROL POINT - MONUMENT AS NOTED

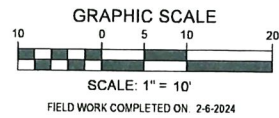
- UTILITY MAPS PROVIDED BY:**
1. ELECTRIC (MID AMERICAN / 515-252-5972)
 2. STORM AND SANITARY (CITY OF GRIMES / 515-886-9635)
 3. FIBER OPTIC (MINDSTREAM / 800-841-3430)
 4. FIBER OPTIC (LUMEN / 918-547-0147)
 5. FIBER OPTIC (AUREON / 515-830-0445)
 6. FIBER OPTIC (UPN / 816-425-3559)
 7. GAS (BLACK HILL ENERGY / 515-363-2037)
 11. WATER (CITY OF GRIMES / 515-886-9635)



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

- NOTES:**
1. ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM POLK COUNTY ASSESSORS WEB PAGE
 2. PARENTHESIS (1) DENOTES PREVIOUSLY RECORDED BEARINGS AND DISTANCES

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SITE SURVEY
SIPS ON MAIN LLC
104 SE MAIN STREET
GRIMES, IOWA

REFERENCE NUMBER:
09-0364

DRAWN BY:
JPN

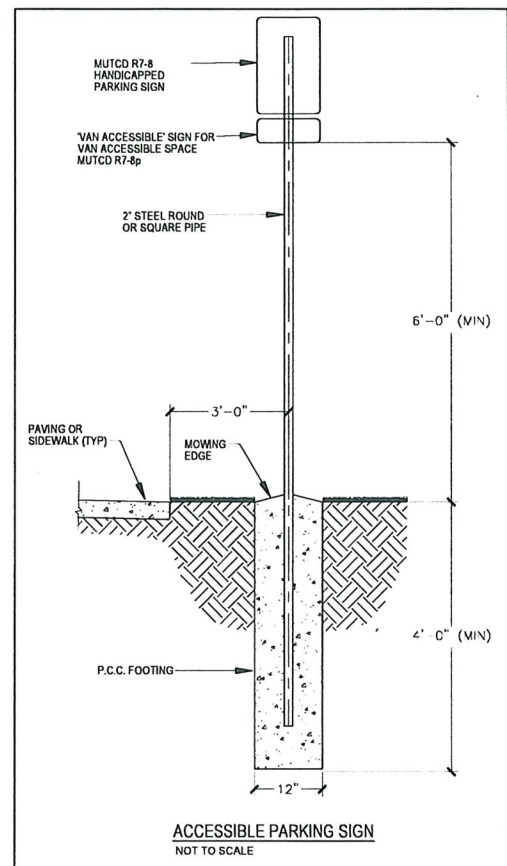
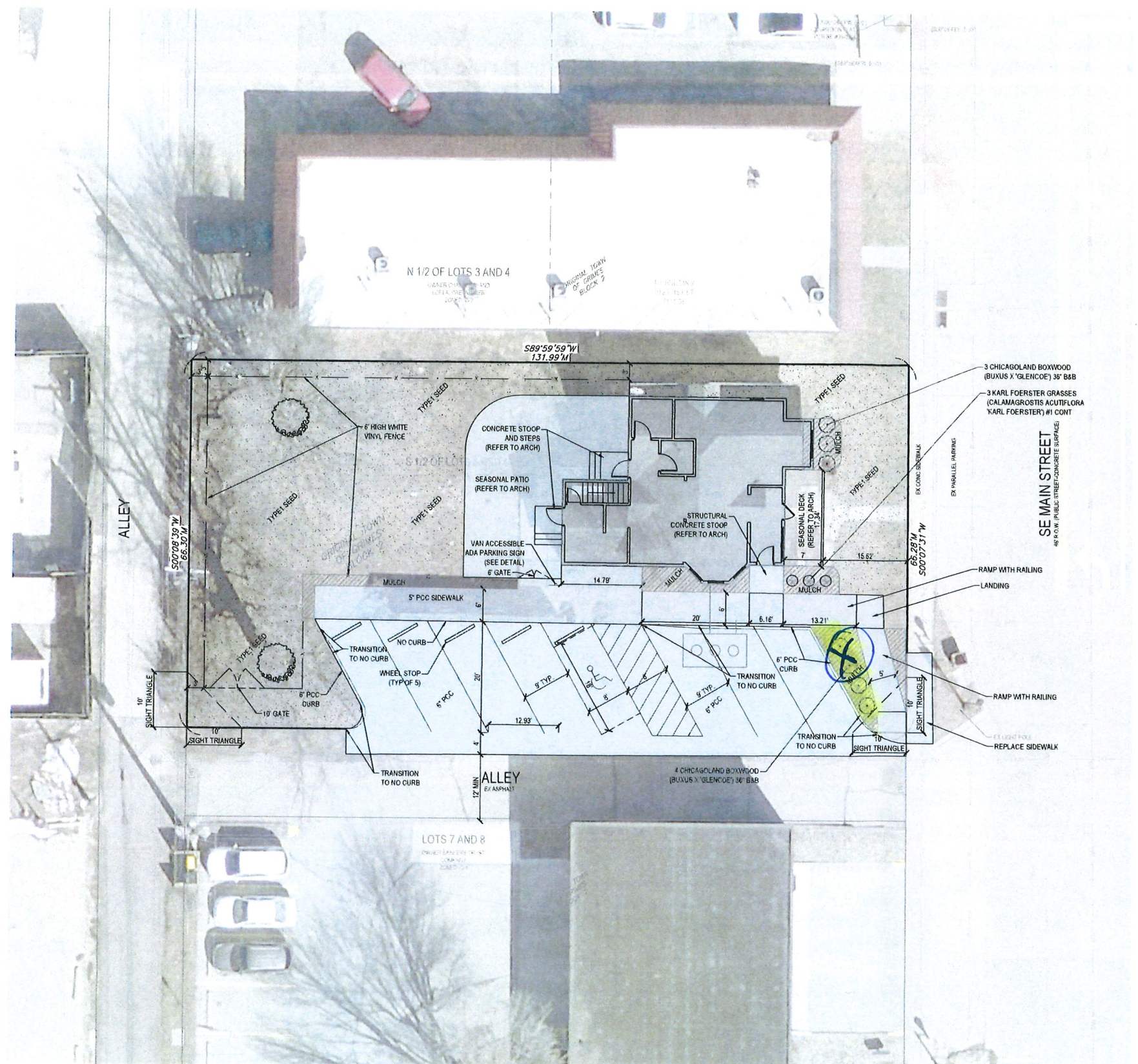
REVISION DATE:

PROJECT NUMBER:
240095

SHEET NAME:
SITE SURVEY AND REMOVALS

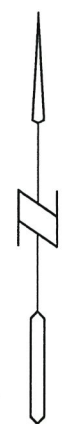
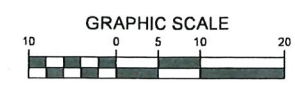
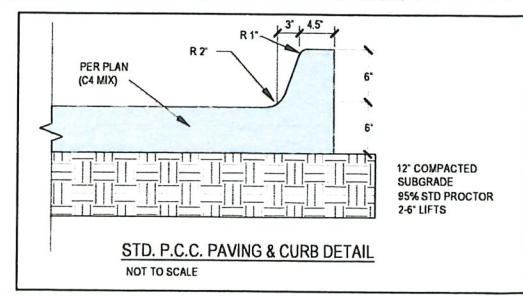
SHEET NUMBER:
C1.1

4/20/2024 3:47:07 PM L:\LAND PROJECTS\2024\040895 104 SE MAIN STREET GRIMES\DWG\C2 LAYOUT.DWG



LAYOUT NOTES:

- TRASH TO BE HANDLED INTERNALLY. NO DUMPSTER PROPOSED
- SEE FINAL ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS
- CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING CONSTRUCTION INFORMATION.
- CONTRACTOR TO REFER TO STRUCTURAL PLANS FOR DETAILED BUILDING FOUNDATION AND STOOP LOCATIONS AND DETAILED CONSTRUCTION INFORMATION.
- CONTRACTOR TO CONNECT TO EXISTING PCC PAVEMENTS WITH IOWA SUDAS TYPICAL BT JOINT.

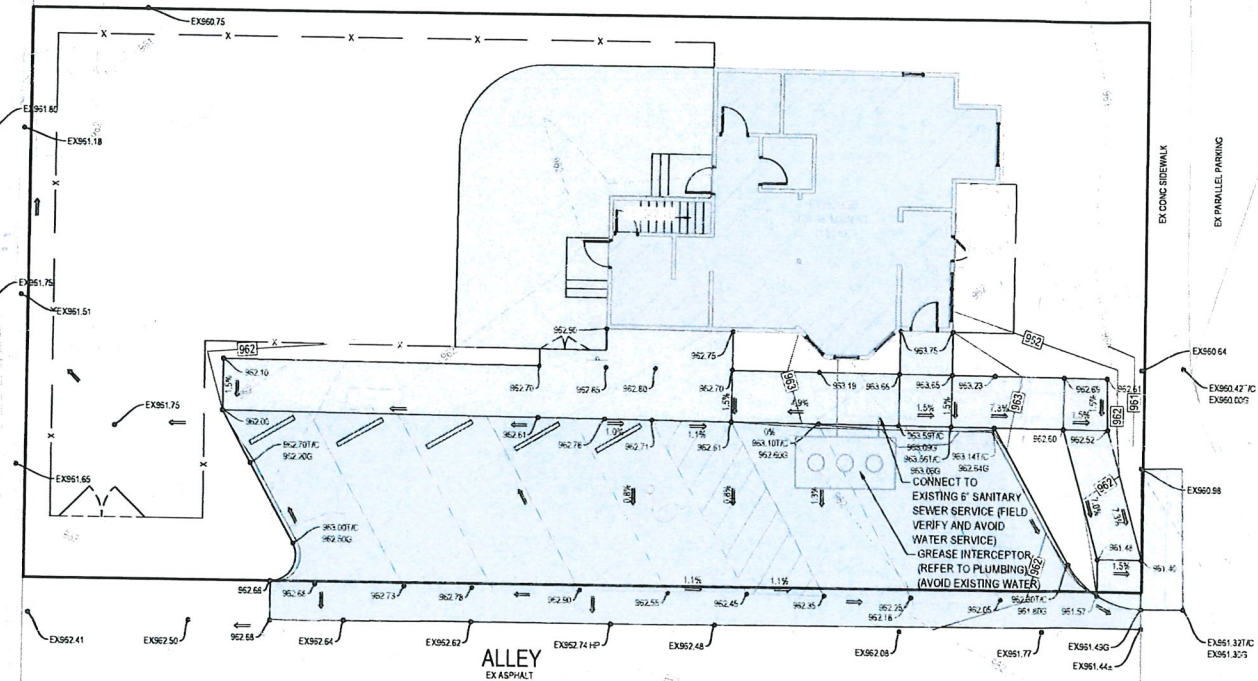


SITE PLAN
SIPS ON MAIN
 104 SE MAIN STREET
 GRIMES, IOWA

REFERENCE NUMBER:	
DRAWN BY:	
REVISION DATE:	04/10/2024 CITY 04/29/2024 CITY
PROJECT NUMBER:	240095
SHEET NAME:	LAYOUT AND LANDSCAPE PLAN
SHEET NUMBER:	C2.1

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ALLEY



SE MAIN STREET
8' FLOW PUBLIC STREET CONCRETE SURFACE

CONNECT TO EXISTING 6" SANITARY SEWER SERVICE (FIELD VERIFY AND AVOID WATER SERVICE) GREASE INTERCEPTOR (REFER TO PLUMBING) (AVOID EXISTING WATER)

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

- GRADING LEGEND:**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - FINISHED GROUND ELEVATION
 - TOP OF CURB ELEVATION
 - GUTTER ELEVATION
 - TOP OF WALL ELEVATION
 - BOTTOM OF WALL ELEVATION
 - EDGE OF WALK ELEVATION
 - TOP OF STAIR ELEVATION
 - BOTTOM OF STAIR ELEVATION
- NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

- UTILITY NOTES:**
1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
 2. GREASE INTERCEPTOR AND ANY VENT LINES ARE SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. REFER TO PLUMBING PLANS FOR DETAILED DRAWINGS AND SPECIFICATIONS. PLUMBING PLANS SHALL TIE INTO SANITARY SERVICE AT LOCATION AND ELEVATION SHOWN ON PLANS.



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SITE PLAN
SIPS ON MAIN
 104 SE MAIN STREET
 GRIMES, IOWA

REFERENCE NUMBER:	
DRAWN BY:	
REVISION DATE:	04/10/2024 CITY 04/29/2024 CITY
PROJECT NUMBER:	240095
SHEET NAME:	GRADING AND UTILITY PLAN
SHEET NUMBER:	C3.1