Grimes Planning and Zoning Commission Agenda

Grimes Community Complex
410 SE Main Street, Room 202
Grimes, Iowa 50111
hone | 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 Borcherding

Grimes Grimes Planning & Zoning Commission Meeting September 3, 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.

GENERAL AGENDA ITEMS

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

PUBLIC AGENDA ITEMS

1. Grimes Tree Farm Expansion Site Plan Amendment

ADJOURNMENT

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

This meeting of the Grimes Planning and Zoning Commission was called to order Tuesday, August 6, 2024 at 5:30 P.M.

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

Staff: Alex Pfaltzgraff

Absent: Russ Lickteig

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

Motion by Patterson, Second by Strutt-Todd, to approve the agenda
Roll Call: Ayes-All; Nays-0 Motion passes: 4-0

2. APPROVAL OF THE MINUTES

Motion by Strutt-Todd, Second by Patterson, to approve the minutes from the June 4th, 2024 meeting
Roll call: Ayes-All: Nays-0 Motion passes: 4-0

B. PUBLIC AGENDA ITEMS

Station Crossing Farm Rezone

Staff member Pfaltzgraff explained the development process and stated that the applicant may evaluate the project with other jurisdictions and has asked to remove the project from consideration.

Council Liaison Borcherding explained that the property is privately owned and can be developed at some point whether it is part of Grimes or a different jurisdiction.

No action taken.

Next meeting September 3, 2024

Meeting is adjourned at 5:38 p.m.

_____

Chairperson Signature

_____

Clerk Signature

Planning & Zoning Staff Report

CITY OF GRIMES

DATE

September 3, 2024

PROJECT NAME

Grimes Tree Farm Expansion

APPLICANT

South 44 Farms, LLC

REQUESTED ACTION

Construct a 2,500 sq. ft. building for office and classroom space and parking lot addition

LOCATION

4400 W 1st Street

ZONING

C-2

PLANNER

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

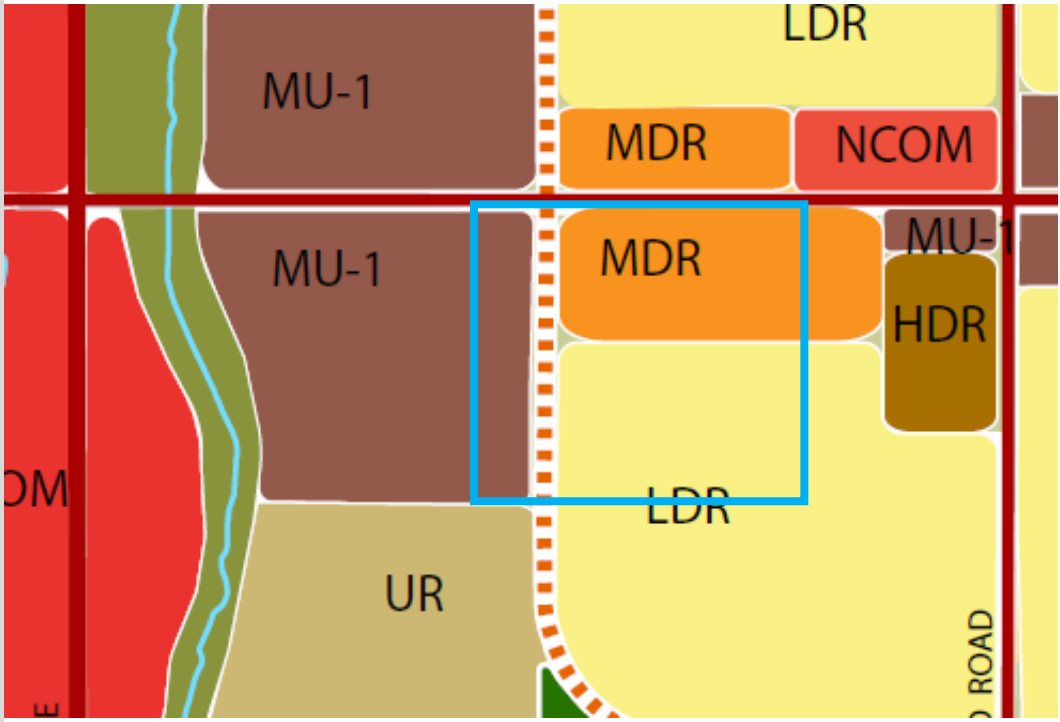
Location Map

Zoning Map

Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Commercial	Low-Density & Medium-Density Residential/Mixed-Use 1	C-2/A-1
North	Agriculture	Medium-Density Residential	A-1
South	Agriculture	Low-Density Residential	Dallas County
East	Agriculture	Mixed-Use 1/High-Density Residential	A-1
West	Agriculture	Mixed-Use 1	Dallas County

Future Land Use Map



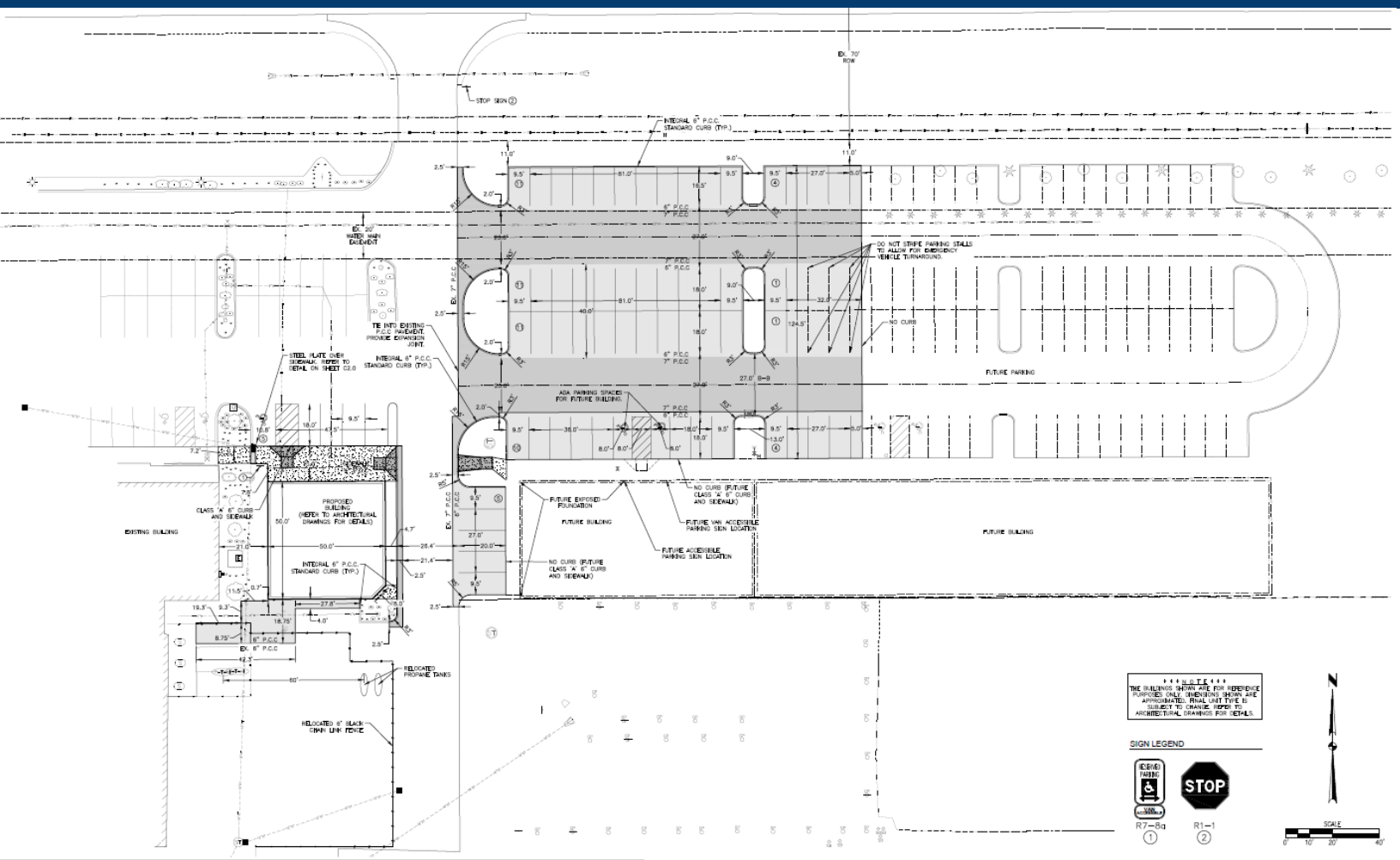
PARKS

The site is commercial, therefore no parkland dedication is required.

LAND USE

The future land use and current zoning are not consistent. However, because the commercial zoning is existing, commercial development can continue to occur until such a time that the commercial uses are removed from the property. The proposal is consistent with the current C-2 zoning district.

Site Layout



ACCESS

Access will be provided via the existing driveway along Highway 44

STORM WATER

Stormwater basins are existing on site and have been modified to accommodate the proposed improvements.

FENCING

Portions of the existing fence will be removed or relocated to accommodate the new building location and new parking layout.

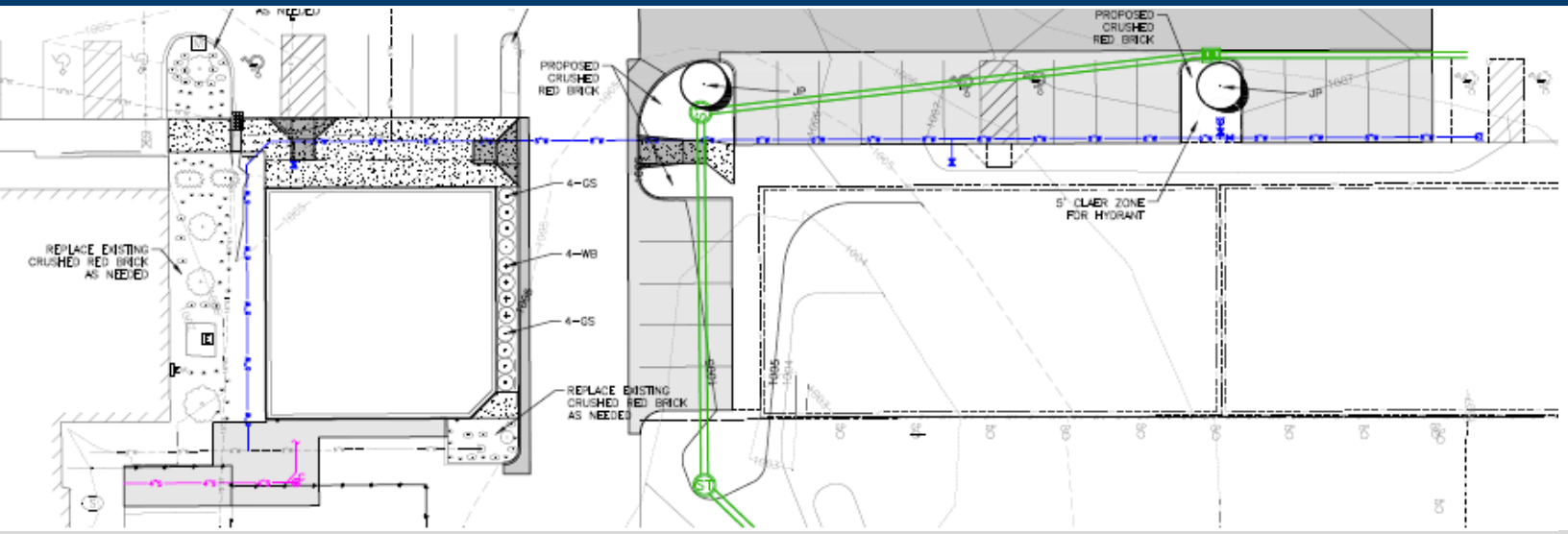
PARKING:

The site exceeds the maximum parking requirements. However, the required additional open space is provided on site. In addition, the applicant has indicated that the additional parking is need to accommodate parking during peak business hours. The existing parking lot does have enough spaces during peak times and results in customers parking elsewhere onsite, sometimes in access aisles. The additional parking will also be utilized for future phases of expansion.

Parking Calculation Table

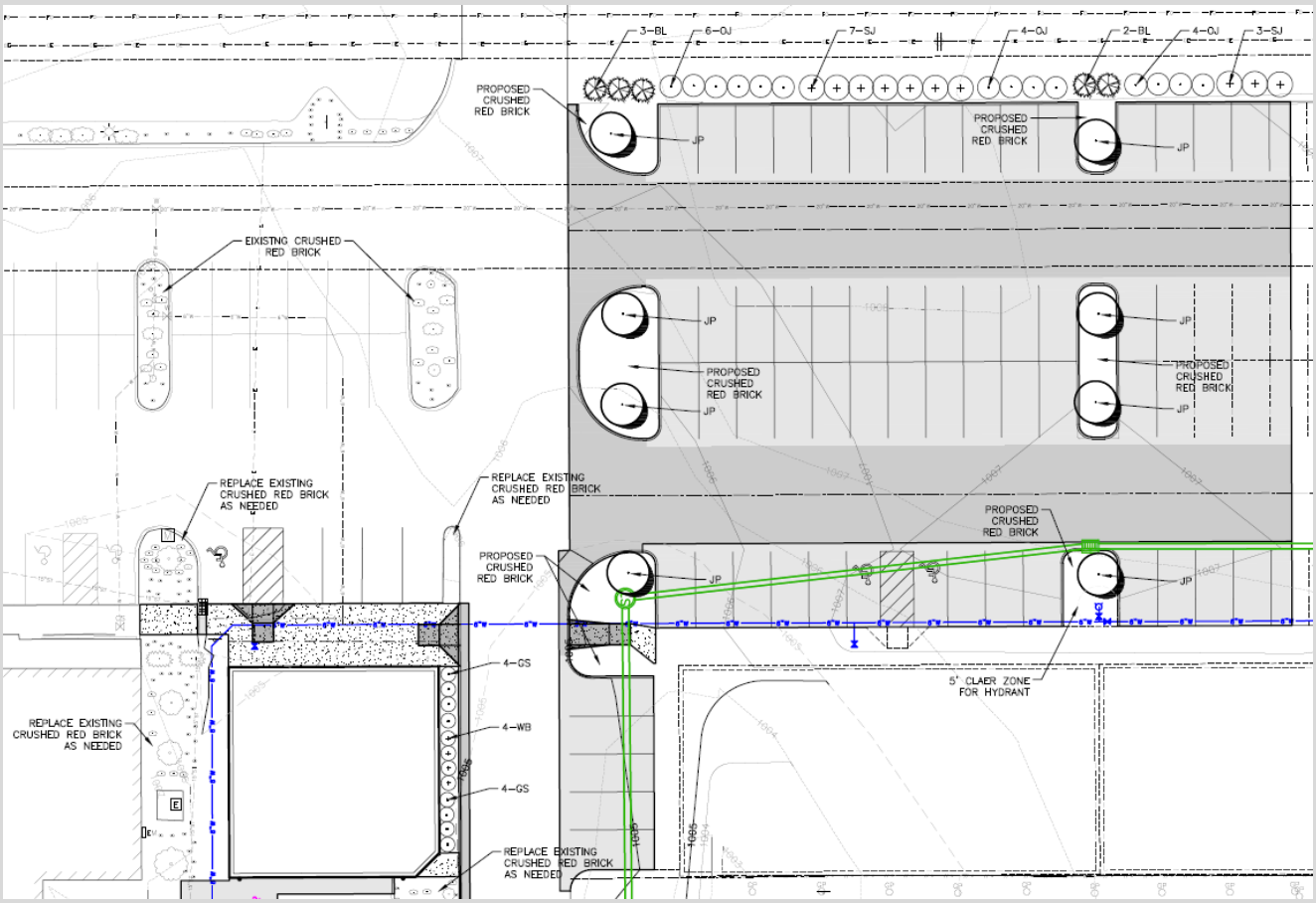
Required	Proposed
72 PARKING SPACES	119 PARKING SPACES (58 NEW PARKING SPACES)

Utilities & Landscaping



SANITARY & WATER

The site is currently on a septic system, which is adequately sized to accommodate the new building. Addition water service lines have been extended to the new building. The existing hydrants and FDC onsite will provide appropriate fire protection for the new building. Water main extension will also be provided to provide hydrant coverage to future development phases to the east.



LANDSCAPING

Foundation plantings will be provided along the building. Evergreen shrubs will screen headlights from the parking lot out to Highway 44 and trees will be provided in the new parking lot islands. The existing trees along the parking expansion will be removed. The trees are not required to be replaced along Highway 44 in accordance with the Transportation Corridor Mixed Use Development Overlay District.

Architecture

BUILDING & ELEVATIONS

The new building will be designed to be similar to the existing building on site. The new building will include a green metal roof canopy consistent with the existing building as well as utilize brick and Hardie board panels with stucco finish to match the existing building.

Because the building is not constructed with 100% masonry, a 4/5 vote of approval will be required by Council.

LIGHTING

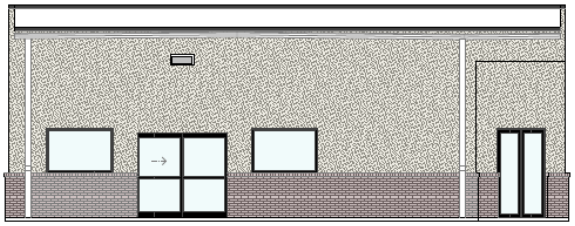
Wall pack lighting will be added to the sides of the building and underneath the canopy at the front entrance.

NEW BUILDING

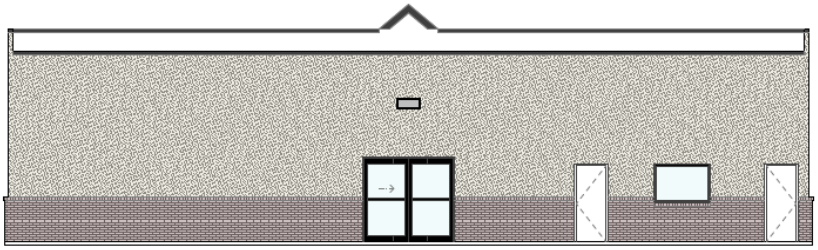
EXISTING BUILDING

NORTH ELEVATION - NEW BUILDING
Scale: 3/16" = 1'-0"

NORTH ELEVATION - EXISTING BUILDING
Scale: 3/16" = 1'-0"



SOUTH ELEVATION - NEW BUILDING
Scale: 3/16" = 1'-0"



SOUTH ELEVATION - EXISTING BUILDING
Scale: 3/16" = 1'-0"

Conclusion

STAFF RECOMMENDATION

Staff recommends approval of the Grimes Tree Farm Expansion.

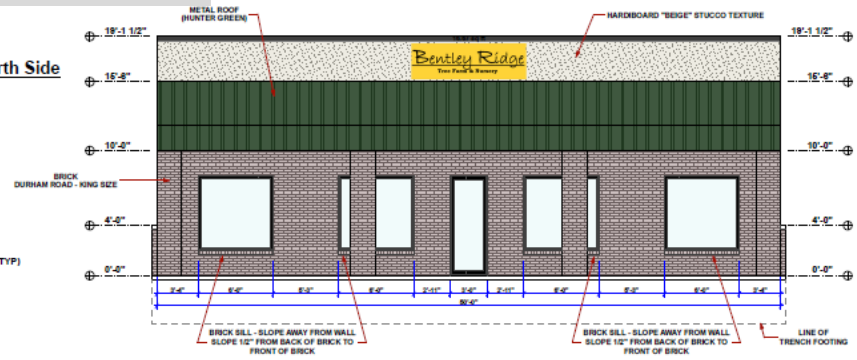
Conclusion

A 2,500 sq. ft. new building is proposed on site for offices and classroom space.

The building is proposed to be designed similar to the existing building in design and materials.

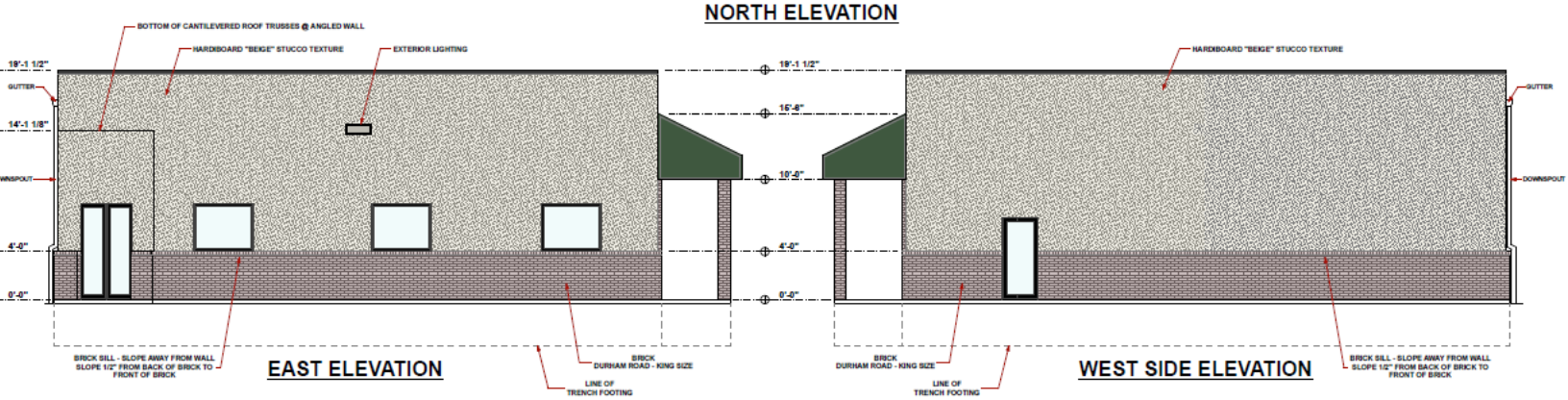
Additional parking will be added onsite exceeding the maximum requirements. However, justification and additional open space is provided to meet requirements.

Brick to Glass Length Ratio - North Side
Brick: 23 Linear Feet / 46%
Glass: 27 Linear Feet / 54%



NORTH ELEVATION

Front Elevation Material Percentages
Overall Area: 956 Sq. Ft.
Brick : 336 Sq. Ft. - 36%
Metal Roof : 275 Sq. Ft. - 28%
Glass : 165 Sq. Ft. - 17%
Stucco : 164 Sq. Ft. - 17%
Metal Cap : 16 Sq. Ft. - 2%

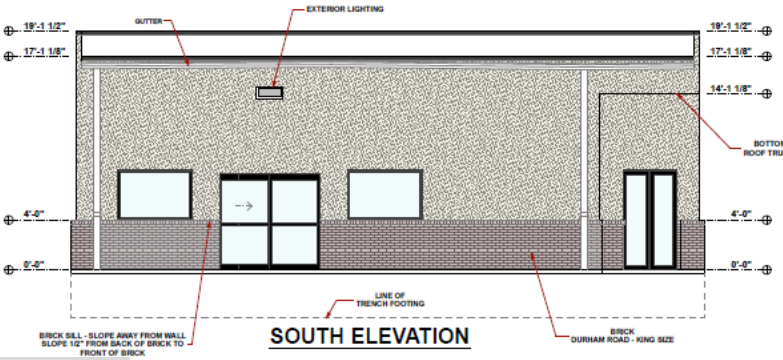


EAST ELEVATION

WEST SIDE ELEVATION

Left Side Elevation Material Percentages
Overall Area: 844 Sq. Ft.
Brick : 168 Sq. Ft. - 20%
Glass : 60 Sq. Ft. - 7%
Stucco : 600 Sq. Ft. - 71%
Metal Cap : 16 Sq. Ft. - 2%

Note: Percentages Do Not Include Angled Wall



SOUTH ELEVATION

Right Side Elevation Material Percentages
Overall Area: 956 Sq. Ft.
Brick : 189 Sq. Ft. - 20%
Glass : 21 Sq. Ft. - 2%
Stucco : 730 Sq. Ft. - 76%
Metal Cap : 16 Sq. Ft. - 2%

Rear Elevation Material Percentages
Overall Area: 903 Sq. Ft.
Brick : 158 Sq. Ft. - 17%
Glass : 150 Sq. Ft. - 17%
Stucco : 579 Sq. Ft. - 64%
Metal Cap : 16 Sq. Ft. - 2%

Note: Percentages Include Angled Wall

Development Services
410 SE Main St, Suite 102
Grimes, IA 50111
(515)986-4050
www.grimesiowa.gov

~~7/26/2024~~
~~8/13/2024~~
8/28/2024

Civil Design Advantage
Attn: Dean Roghair
4121 NW Urbandale Drive
Urbandale, IA 50322

RE: Grimes Tree Farm Expansion Site Plan Amendment

Dear Mr. Roghair:

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

General Comments:

1. ~~Provide signed site plan application.~~

2. ~~Provide site plan review fee ($2850).~~

3. ~~Provide a copy of a SWPPP with a filled out SWPPP Checklist. Checklist is provided.~~

4. Staff will provide observation fee template with final site plan review. Template provided.

5. CAD files will be required with final plan set.

6. ~~Provide lighting plan and lighting spec sheets (building and parking lot lighting). Provide building lighting spec sheets.~~

7. ~~Provide an erosion control plan including the following items:~~

    ~~a. Downslope perimeter controls~~
    ~~b. Intake protection at all intakes (paved, area, flared end, and external)~~
    ~~c. Emergency overflow at pond with scour protection~~
    ~~d. Clearly mark discharge~~
    ~~e. Proposed staging area~~
    ~~f. Proposed concrete washout location~~

~~g. Ensure location is at least 50 ft from any storm structure including ponds~~
~~h. Proposed top soil stock pile location~~
~~i. Erosion Controls including temp stabilization (included in quantities table)~~
~~j. Velocity Controls (Scour protection at outlets and checks in steep swales)~~
~~k. Provide a quantities tab that includes all erosion and sediment control quantities. Be sure to include temporary stabilization in quantities tab~~

Cover Sheet:

~~1. Please provide the proposed use of the new building.~~

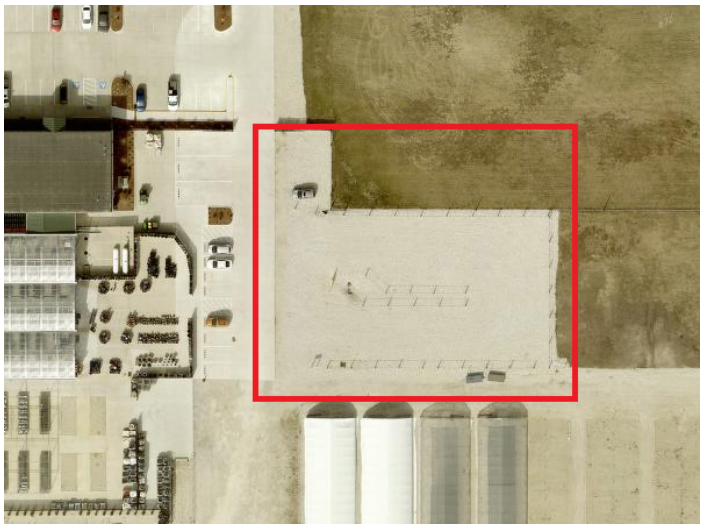
~~2. Note that the ordinance permits up to 25% additional parking beyond the minimum parking requirement. Please provide a parking justification report for additional parking beyond the 25% excess. Please provide justification letter with explanation and parking analysis.~~

Sheet 2.0:

~~1. Please update sheet with revised standard notes. Notes are provided.~~

Sheet 3.0

1. What is GP referring to? There is a note to protect the post but what are the posts for? Why are they in the detention area? This area was changed to gravel since the previous site plan was approved in 2022. Gravel is not permitted. This area will need to be changed back to grass or paved. If removed, please show removal on the site plan. If paved, please show the paving details on the site plan and update the SWMP accordingly.



Sheet 4.0:

1. ~~Staff questions what "field fence" is. Provide detail. Note that fence with security wire is prohibited.~~

2. ~~Label all fencing types. Chainlink with slats is not a permitted fence material.~~

3. ~~Note that the proposed driveway layout and future will require a turnaround (no more than 150-feet without a turn around). As such, staff would suggest designing the future to have a driveway aisle on the eastern end of the parking lot. In the interim, the eastern 2.5 parking spaces should not be stripped, such that emergency vehicles can turn around.~~

4. ~~Staff asks that the handicap ramps for the new parking area be put in with the sidewalk to allow pedestrian travel west to the buildings.~~

5. ~~Label ADA parking sign locations.~~

6. ~~Provide stop sign out to Highway 44. With all new development we have been asking for stop signs where private drives connect to public streets. Looks like this was not requested with the last phase. It is technically not a current requirement but an encouragement. Our thought is that it would be in the property owner's interest to provide a stop sign to reduce liability should a crash occur and a best practice for traffic control.~~

Sheet 5.0:

1. ~~Provide grade details for ADA parking ramps. Provide details for the ramp in front of the new building.~~

2. Staff recommends moving the stockpile further from the drainage area, if possible.

Sheet 6.0:

1. ~~Provide quantities tab for all new utilities.~~

2. ~~Please move the hydrant to the west island by the new building to get it within 100' (this came from the fire department; staff are checking on what this means).~~

3. ~~Please provide septic sizing report to ensure that the existing septic system can handle the additional fixtures.~~

4. ~~Note that the future buildings will require a sprinkler system. As such, it may be worthwhile to plan out where the FDC will go, to ensure there is hydrant access (within 100 feet, no obstructions).~~

5. ~~Why is there going to be a 6" water service for the new building? Is a 2" service sufficient enough to run the plumbing fixtures assuming that the new building will not be sprinkled?~~

6. ~~Please show the water service connecting to the building or within 5'.~~

7. ~~Staff questions if the 6" water services between the buildings should be re-routed in the driveway. With the storm sewer, electric, and building separation, replacement and/or repairs may be difficult in the future. This will also address separation requirements between the storm and water main (10-feet) Per SUDAS, in this situation, the gaskets would need to be impermeable to hydrocarbons. Please provide notes/details accordingly.~~

> 5. **Horizontal Separation of Storm Sewers from Water Mains:** Separate storm sewers and water mains by at least 10 feet measured edge to edge unless it is impossible to do so. When impossible to maintain a 10 feet horizontal separation, maintain a minimum separation of 3 feet and utilize one of the following within 10 feet measured edge-to-edge:
>   a. Construct the water main of ductile iron pipe with gaskets impermeable to hydrocarbons.
>   b. Enclose the water main in a watertight casing pipe with evenly spaced annular gap and watertight end seals.
>   c. Construct storm sewer pipe of water main materials.
>   d. Construct storm sewers of reinforced concrete pipe with gaskets manufactured according to ASTM C 443.

8. ~~The proposed FES pointing directly at the side of the existing FES. Any concern with erosion and washing out around the existing storm sewer? What about removing the existing FES and installing a manhole to connect to with the proposed pipe and stubbing out a pipe and FES for future expansion to the east?~~

9. ~~Where will the roof drains be? Connect to storm sewer if across a parking lot or walking path. Coordinate locations with the architectural plans.~~

Sheet 7.0:

1. ~~Please provide ground cover call out for parking lot islands.~~

2. ~~Please provide ground cover replacement for all disturbed areas.~~

3. ~~Sheet 3 notes that all existing plantings will be relocated. Where will they be relocated to? Show locations.~~

4. ~~There are plantings listed in the legend but not shown on the plan.~~

5. ~~Please provide evergreen shrubs along Highway 44 to screen headlights.~~

6. ~~Minimum 5' of clearance is required around all hydrants.~~

7. ~~Provide foundation planting along the north side of the building. Foundations plantings are required. In lieu of placing them along the front of the building, staff suggests placing them along the east side of the building~~

Elevations

1. ~~Please label material call outs for the elevations with material type, color, etc~~

2. ~~Please provide material percentages for all 4 sides of the proposed building. Minimum 60% masonry is required. The building does not meet the minimum 60% primary material requirements. Please revise.~~

3. The transportation overlay requires 100% brick. Other materials can be approved with 4/5 Council vote. 4/5 vote will be required based on the current design.

4. ~~Minimum 40% of the length of the north elevation is required to have glass/glazing. Please provide calculation.~~

5. ~~Label roof drain locations. Location not shown. Ensure location matches the site plan.~~

6. ~~Label lighting locations.~~

7. ~~Update building elevation labels with cardinal directions.~~

8. ~~Verify the scale of the elevations. It appears some of the overall sf areas do not match when the drawing is scaled.~~

9. Add a note that the hardiboard will have hidden fasteners or decorative reveals.

Stormwater Management Plan (SWMP)

1. ~~Project Description and Storm Water Runoff Analysis: Specify that WQv treatment is being provided by a vegetative filter strip.~~

2. ~~Storm sewer spread sheet: What are is intended to flow to ST-5 in the future? Will it just be a portion of the 0.72 acres that is all flowing to ST-4?~~

~~3. Provide Intake Spread spreadsheet.~~

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:	8/20/2024 @ 12:00 PM **(1 PDF of Site plan with Elevation Plan included)**
PLANNING & ZONING:	9/3/2024 @ 5:30 PM
COUNCIL MEETING:	9/10/2024 @ 5:30 PM

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

Sincerely,

Alex Pfaltzgraff
Development Services Director

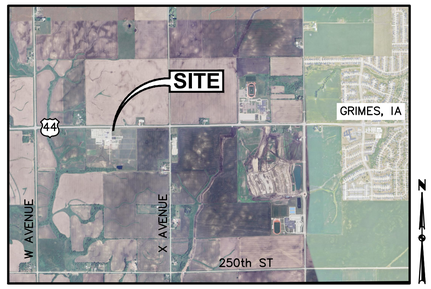
SITE PLAN FOR:

GRIMES TREE FARM EXPANSION

GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

OWNER/APPLICANT

SOUTH 44 FARMS LLC
9500 UNIVERSITY AVE STE 2112
WEST DES MOINES, IA 50266
PH: (515) 327-0800

ENGINEER

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: DEAN ROGHAIR
EMAIL: DEANR@CDA-ENG.COM
PH. (515) 369-4400

SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLIEM@CDA-ENG.COM
PH. (515) 369-4400

CONSTRUCTION SCHEDULE

FALL 2024

BENCHMARKS

1. CAPPED REBAR ON SOUTH SIDE OF HWY 44 @ CENTERLINE DRIVE SOUTH. ELEVATION=1007.85
2. PAINT DOT ON NW CORNER OF CONCRETE SLAB @ NW CORNER OF JAZZWOOD (X AVE) & HWY 44. ELEVATION=1004.68

DATE OF SURVEY

JUNE 21, 2024

SUBMITTAL DATES

SITE PLAN SUBMITTAL TO CITY #1	07/08/2024
SITE PLAN SUBMITTAL TO CITY #2	08/02/2024
SITE PLAN SUBMITTAL TO CITY #3	08/20/2024

SITE PLAN LEGAL DESCRIPTION

THE NORTH 370 FEET OF THE EAST 200 FEET OF THE EAST HALF OF THE NORTHEAST FRACTION QUARTER OF THE NORTHWEST FRACTIONAL QUARTER AND THE NORTH 370 FEET OF THE WEST 357 FEET OF THE NORTHWEST FRACTION QUARTER OF THE NORTHEAST FRACTIONAL QUARTER ALL IN SECTION 2, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, EXCEPT THE IOWA HIGHWAY 44 RIGHT OF WAY.

ADDRESS

4400 W. 1ST STREET

ZONING

C-2 GENERAL AND HIGHWAY SERVICE COMMERCIAL DISTRICT.

PROPERTY IS ALSO WITHIN THE HIGHWAY 44 TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT OVERLAY DISTRICT

EXISTING USE

RETAIL GARDEN CENTER AND SHADED LANDSCAPE AREAS

PROPOSED USE

RETAIL GARDEN CENTER, OFFICES, CLASSROOMS, AND SHADED LANDSCAPE AREAS

DEVELOPMENT SUMMARY

SITE PLAN AREA: 3.81 ACRES (166,136 SF)

SETBACKS:
FRONT: 25'
SIDE: 0'
REAR: 25'

OPEN SPACE CALCULATION:

SITE PLAN AREA:	=	166,136 SF
EX BUILDING	=	3,600 SF
EX GREENHOUSE	=	11,700 SF
EX VEHICLE PAVEMENT	=	60,705 SF
EX SIDEWALKS/ DISPLAY	=	15,622 SF
PROPOSED BUILDING	=	2,500 SF
PROPOSED PARKING	=	20,467 SF
OPEN SPACE PROVIDED	=	51,542 SF (31%)
OPEN SPACE REQUIRED	=	16,614 SF (10%)

PARKING:
1 SPACE PER 250 SF OF GROSS FLOOR AREA
3,600 SF BUILDING (EX) + 11,700 SF GREENHOUSE (EX)
+ 2,500 SF BUILDING (PROP)

TOTAL REQUIRED (EXISTING + PROPOSED) = 72 SPACES
TOTAL PROVIDED (EXISTING) = 56 SPACES
(INCLUDES 10 REMOVED AS PART OF PROPOSED SITE PLAN)
TOTAL PROVIDED (EXISTING + PROPOSED) = 119 SPACES

ACCESSIBLE SPACES REQUIRED = 5 SPACES
ACCESSIBLE SPACES PROVIDED = 5 SPACES

UTILITY WARNING

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

INDEX OF SHEETS

NO.	DESCRIPTION
1.0	COVER SHEET
2.0	NOTES AND DETAILS
3.0	DEMOLITION PLAN
4.0	DIMENSION PLAN
5.0	GRADING, EROSION AND SEDIMENT CONTROL PLAN
6.0	UTILITY PLAN
7.0	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED

PROPERTY BOUNDARY
SECTION LINE
CENTER LINE
RIGHT OF WAY
BUILDING SETBACK
PERMANENT EASEMENT
TEMPORARY EASEMENT
TYPE SW-501 STORM INTAKE
TYPE SW-502 STORM INTAKE
TYPE SW-503 STORM INTAKE
TYPE SW-505 STORM INTAKE
TYPE SW-506 STORM INTAKE
TYPE SW-512 STORM INTAKE
TYPE SW-513 STORM INTAKE
TYPE SW-401 STORM MANHOLE
TYPE SW-402 STORM MANHOLE
FLARED END SECTION
TYPE SW-301 SANITARY MANHOLE
STORM/SANITARY CLEANOUT
WATER VALVE
FIRE HYDRANT ASSEMBLY
SIGN
DETECTABLE WARNING PANEL
WATER CURB STOP
SANITARY SEWER
SANITARY SERVICE
STORM SEWER
STORM SERVICE
WATERMAIN WITH SIZE
WATER SERVICE
SAWCUT (FULL DEPTH)
SILT FENCE
USE AS CONSTRUCTED (UAC)
MINIMUM PROTECTION ELEVATION MPE
FINISHED FLOOR ELEVATION FFE

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

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THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF GRIMES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400

PROJECT NO. 2405.393

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.

R. DEAN ROGHAIR 14229 LICENSED PROFESSIONAL ENGINEER IOWA

R. DEAN ROGHAIR, P.E. DATE

LICENSE NUMBER 14229
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
C1.0-C6.0

PRELIMINARY NOT FOR CONSTRUCTION

FILE: N:\2024\2405393\DWG\2405393-SITE PLAN.DWG
PLOT DATE: 8/20/2024 8:58 AM COMMENT: ENG.
PLOTTED BY: JARED MURRAY TECH:

GENERAL NOTES

1. 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.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR 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.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
20. NO DUMPSTERS / ENCLOSURES ARE PROPOSED AT THIS TIME. TRASH WILL BE INTERNALLY HANDLED.

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS

1. GENERAL NOTES:
   - A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
   - B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING, SIGNING, AND RETURNING THE PRECONSTRUCTION PACKET TO THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
   - C. ALL PERMITS (IDNR, NPDES, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
   - D. PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS (AS-BUILTS) OF ALL IMPROVEMENTS AND EASEMENTS AS PER CITY COMMERCIAL AS-BUILT POLICY.
   - E. 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.
   - F. RECORD DRAWINGS TO INCLUDE ONE ELECTRONIC FILE IN .DWG AND .PDF FILE EXTENSIONS.
   - G. 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.
   - H. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT.
   - I. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
   - J. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS (UTILITY, PAVING, SUBGRADE) WITH AN ITEMIZED COST BREAKDOWN.
   - 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.

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

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

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

5. SIGNAGE NOTES:
   - H. ALL SIGNAGE SHALL BE SUPPLIED AND INSTALLED BY THE DEVELOPER.
   - I. ALL SIGN POSTS SHALL BE TELESPAR 2"X2" SQUARE TUBE GALVANIZED STEEL (14-GAUGE MIN.) WITH 7/16" KNOCK-OUT STYLE PERFORATIONS THAT ARE PRE-PUNCHED.

UTILITY NOTES

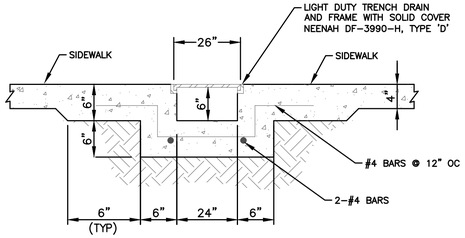
1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. 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 CONTRACTORS 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.
11. 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
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. 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.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. 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.

GRADING NOTES

1. 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.
2. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE,
3. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
4. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
5. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
6. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
7. 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.
8. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
9. REFER TO SHEET C5.0 DETAILS ON EROSION CONTROL.
10. 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.
11. SIDEWALKS:
    MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.

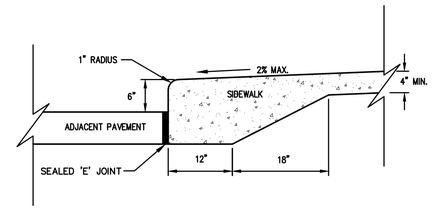
PAVEMENT THICKNESS

1. SIDEWALKS	4" P.C.C.
2. DRIVES	7" P.C.C.
3. PARKING SPACES	6" P.C.C.

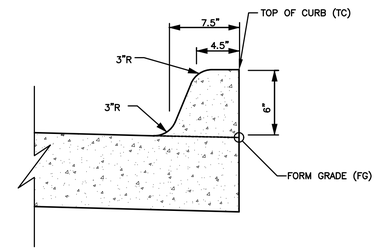


SIDEWALK GRATE DETAIL AT EXISTING INTAKE:

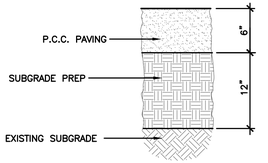
NOT TO SCALE



CLASS 'A' INTEGRAL CURB AND SIDEWALK DETAIL



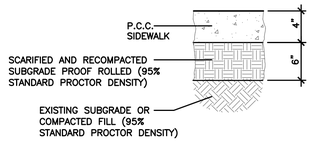
6" PCC INTEGRAL CURB



DRIVE AISLE PCC PAVING

NOTE:
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB.

P.C.C. PAVING



NOTE:
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING.

P.C.C. SIDEWALK

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

ENGINEER: RDR | TECH: JDS

REVISIONS	DATE
SITE PLAN SUBMITTAL #3	08/20/2024
SITE PLAN SUBMITTAL #2	08/02/2024
SITE PLAN SUBMITTAL #1	07/09/2024

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

GRIMES TREE FARM EXPANSION

NOTES AND DETAILS

C2.0

2405.393

R:\E: H:\2024\2405393\DWG\2405393-SITE PLAN.DWG
PLOTTED BY: JARED MURRAY PLOTTED: 8/20/2024 8:58 AM
COMMENT:
ENG:
TECH:

HIGHWAY 44

REMOVE EXISTING LANDSCAPING

EX. 20" WATER MAIN (PROTECT)

EX. 6" WATER SERVICE (PROTECT)

EX. MAILBOX (PROTECT)

REMOVE PAVEMENT MARKINGS

FULL DEPTH SAW-CUT

REMOVE PAVEMENT AND SIDEWALK (TYP.)

PROTECT PLANTINGS IN LANDSCAPE ISLAND

REMOVE EXISTING LANDSCAPING

EX. CHAIN LINK FENCE (REMOVE)

2.5'

REMOVE EXISTING LANDSCAPING

PROTECT EXISTING LANDSCAPING IN THIS AREA

REMOVE PAVEMENT (TYP.)

FULL DEPTH SAW-CUT

EX. ELECTRICAL TRANSFORMER (PROTECT)

REMOVE/REPLACE FENCE TO ALLOW FOR SANITARY SERVICE CONNECTION

REMOVE 67 LF OF EX. 6" WATER SERVICE

FULL DEPTH SAW-CUT

EXISTING BUILDING (PROTECT)

EX. HYDRANT (PROTECT)

REMOVE EXISTING LANDSCAPING

FULL DEPTH SAW-CUT TO NEAREST JOINT

EX. SEPTIC TANKS (PROTECT)

EX. 6" WATER SERVICE (PROTECT)

EX. PARKING LOT PAINT LINES (REMOVE)

EX. PROPANE TANKS (RELOCATE 60' EAST)

EX. FENCE (RELOCATE)

EX. GRAVEL PARKING LOT (REMOVE)

EX. FENCE (REMOVE)

2.5'

REMOVE EX. 2.5' P.C.C. SECTION FOR PROPOSED PARKING LOT TIE-IN

REMOVE POSTS

EX. FENCE (REMOVE)

EX. FENCE (PROTECT)

PROTECT POSTS

REMOVE EXISTING STORM SEWER

N

SCALE
0' 10' 20' 40'

FILE: H:\2024\2405393\DWG\2405393-SITE PLAN.DWG
PLAN SET: 100% SUBMITTAL
PLOTTED: 8/20/2024 8:58 AM
PLOTTED BY: JARED MURRAY
COMMENT:
ENG:

REVISIONS	DATE
SITE PLAN SUBMITTAL #3	08/20/2024
SITE PLAN SUBMITTAL #2	08/02/2024
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URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: RDR | TECH: JDS

CIVIL DESIGN ADVANTAGE

GRIMES TREE FARM EXPANSION

GRIMES, IOWA

DEMOLITION PLAN

C3.0

2405.393

HIGHWAY 44

EX. 70' ROW

STOP SIGN (2)

INTEGRAL 6" P.C.C. STANDARD CURB (TYP.)

EX. 20' WATER MAIN EASEMENT

TIE INTO EXISTING P.C.C PAVEMENT. PROVIDE EXPANSION JOINT.

STEEL PLATE OVER SIDEWALK. REFER TO DETAIL ON SHEET C2.0

DO NOT STRIPE PARKING STALLS TO ALLOW FOR EMERGENCY VEHICLE TURNAROUND.

NO CURB

FUTURE PARKING

27.0' B-B

ADA PARKING SPACES FOR FUTURE BUILDING.

SIDEWALK 4" P.C.C

PROPOSED BUILDING (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS)

CLASS 'A' 6" CURB AND SIDEWALK

EXISTING BUILDING

FUTURE EXPOSED FOUNDATION

FUTURE BUILDING

NO CURB (FUTURE CLASS 'A' 6" CURB AND SIDEWALK)

FUTURE VAN ACCESSIBLE PARKING SIGN LOCATION

FUTURE ACCESSIBLE PARKING SIGN LOCATION

NO CURB (FUTURE CLASS 'A' 6" CURB AND SIDEWALK)

RELOCATED PROPANE TANKS

RELOCATED 6' BLACK CHAIN LINK FENCE

• • • N O T E • • •
THE BUILDINGS SHOWN ARE FOR REFERENCE PURPOSES ONLY. DIMENSIONS SHOWN ARE APPROXIMATED. FINAL UNIT TYPE IS SUBJECT TO CHANGE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.

SIGN LEGEND

RESERVED PARKING / VAN ACCESSIBLE — R7-8a (1)

STOP — R1-1 (2)

SCALE 0' 10' 20' 40'

REVISIONS	DATE
SITE PLAN SUBMITTAL #3	08/20/2024
SITE PLAN SUBMITTAL #2	08/02/2024
SITE PLAN SUBMITTAL #1	07/09/2024

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

ENGINEER: RDR | TECH: JDS

CIVIL DESIGN ADVANTAGE

GRIMES TREE FARM EXPANSION

DIMENSION PLAN

GRIMES, IOWA

C4.0

2405.393

FILE: H:\2024\2405393\DWG\2405393-SITE PLAN.DWG
REF: XREF-ADDENDUM 1.DWG, XREF-OUTBOUND.DWG
PLOTTED BY: JARED MURRAY TECH: COMMENT: ENG:
9/5/2024 8:58 AM

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	535
2	SEEDING, FERTILIZING, AND MULCHING	AC	0.17
3	INLET PROTECTION DEVICES	EA	4
4	CONCRETE WASHOUT PIT	EA	1

DISTURBED AREA = 0.83 AC

HIGHWAY 44

GRAVEL CONSTRUCTION EXIT
3" CRUSHED STONE
@ 6" MINIMUM DEPTH
& 150' MINIMUM LENGTH

CONCRETE WASH PIT

SILT FENCE (TYP.)

GRADING LIMITS (TYP.)

DA #1
0.83 AC

PROPOSED STAGING AREA
(VERIFY EXACT LOCATION WITH CONTRACTOR)

INLET PROTECTION (TYP.)

ADA ROUTE
REFER TO DETAIL 'A'

F.F.E. = 1005.66

F.F.E. = 1007.82 (FUTURE)

POTENTIAL TOPSOIL STOCKPILE LOCATION

STORM SEWER DISCHARGES INTO EXISTING GRAVEL PARKING LOT PROVIDING EROSION CONTROL.

DISCHARGE POINT #1
±3050 FEET TO
WALNUT CREEK

DETAIL 'A'
SCALE: 1"=10'

SCALE
0' 10' 20' 40'

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PLOTTED BY: JARED MURRAY
COMMENT:
ENG.

REVISIONS	DATE
SITE PLAN SUBMITTAL #3	08/20/2024
SITE PLAN SUBMITTAL #2	08/02/2024
SITE PLAN SUBMITTAL #1	07/09/2024

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

ENGINEER: RDR | TECH: JDS

CIVIL DESIGN ADVANTAGE

GRIMES TREE FARM EXPANSION

GRADING, EROSION AND SEDIMENT CONTROL PLAN

GRIMES, IOWA

C5.0

2405.393

HIGHWAY 44

DIRECTIONAL BORE 30 LF OF 6" WATER SERVICE UNDER EXISTING PAVEMENT PER SUDAS SECTION 3020, 3.04 (NO CASING PIPE REQUIRED)

ST-4
SW-501 INTK
TC=1007.14
FL 15" (E)=1002.72
FL 15" (W)=1002.62

L-5
54 LF OF
15" HDPE
@ 0.40%

ST-5
15" PIPE STUB
W/ CAPPED END
FL=1002.94

R=100'
FIRE DEPARTMENT CONNECTION FOR FUTURE BUILDING WILL NEED TO BE WITHIN 100' OF A FIRE HYDRANT.

ST-3
SW-401 48" MH
RIM=1005.59
FL 15" (E)=1002.19
FL 18" (S)=1002.09

L-4
108 LF OF
15" HDPE
@ 0.40%

EX. 6" WATER SERVICE

CONNECT TO EXISTING 6" WATER W/ 6" TEE

45° BEND

INSTALL 62 LF OF 6" DUCTILE IRON PIPE W/ GASKETED JOINTS FOR WATER SERVICE PARALLEL TO STORM SEWER. GASKETS TO BE IMPERMEABLE TO HYDROCARBONS.

1" WATER SERVICE
1" VALVE
RIM=1005.25

6" WATER SERVICE

5.0'

4.0'

F.F.E. = 1005.66

CRITICAL CROSSING:
BOTTOM OF PROPOSED 4" SANITARY=1001.62
TOP OF EX WATER=1000.12 (VERIFY)

DOWNSPOUT LOCATION. CONFIRM WITH ARCHITECTURAL DRAWINGS.

SANITARY SERVICE
FL=1001.76

10 LF OF
4" SANITARY
SERVICE @ 2.0%

DOWNSPOUT LOCATION. CONFIRM WITH ARCHITECTURAL DRAWINGS.

TIE PROPOSED 4" SANITARY SEWER SERVICE INTO EXISTING SEPTIC TANKS.

6" TEE

EX. 6" SERVICE (PROTECT)

EX. HYDRANT ASSEMBLY (PROTECT)

EX. SEPTIC TANKS

SANITARY CLEANOUT
RIM=1005.63
FL=1001.61

6.7'

RELOCATED GAS PROPANE TANKS

CRITICAL CROSSING:
BOTTOM OF PROPOSED 4" SANITARY=1001.18
TOP OF EX STORM SEWER=1000.99 (VERIFY)

37 LF OF
4" SANITARY
SERVICE @ 2.0%

CRITICAL CROSSING:
BOTTOM OF STORM=1002.07
TOP OF WATER=1000.06
(INSTALL GASKETED JOINTS ON STORM SEWER)

5.0'

6" WATER SERVICE
6" VALVE
RIM=1007.05

6" VALVE
RIM=1007.64

HYDRANT ASSEMBLY
FGH=1007.55

TEMPORARY HYDRANT
FGH=1007.20

F.F.E. = 1007.82 (FUTURE)

F.F.E. = 1007.82 (FUTURE)

L-3
77 LF OF
18" HDPE
@ 0.40%

ST-2
SW-401 48" MH
RIM=1005.50
FL 18" (N)=1001.78
FL 18" (SE)=1001.68

L-2
43 LF OF
18" HDPE
@ 0.40%

ST-1
18" CMP APRON
FL=1001.51

R=100'
FIRE DEPARTMENT CONNECTION FOR FUTURE BUILDING WILL NEED TO BE WITHIN 100' OF A FIRE HYDRANT.

ESTIMATED PROJECT QUANTITIES

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
1	SANITARY SEWER GRAVITY SERVICE, 4" DIA	LF	47
2	SANITARY SEWER CLEANOUT	EA	1
3	STORM SEWER, TRENCHED, 15" HDPE	LF	162
4	STORM SEWER, TRENCHED, 18" HDPE	LF	120
5	STORM SEWER, 18" CMP APRON	EA	1
6	WATER SERVICE, TRENCHED, 6" DIA	LF	239
7	WATER SERVICE, TRENCHLESS, 6" DIA	LF	30
8	WATER SERVICE, TRENCHED, 6" DIA (DUCTILE IRON PIPE)	LF	62
9	WATER SERVICE, TRENCHED, 1" DIA	EA	1
10	VALVE, 1" DIA	EA	1
11	WATER SERVICE, TRENCHED, 6" DIA	EA	1
12	VALVE, 6" DIA	EA	1
13	FIRE HYDRANT ASSEMBLY	EA	1
14	TEMPORARY BLOWOFF HYDRANT	EA	1
15	MANHOLE, 48" TYPE SW-401 (STORM SEWER)	EA	2
16	INTAKE, TYPE SW-501	EA	1

N

SCALE
0' 10' 20' 40'

REVISIONS	DATE
SITE PLAN SUBMITTAL #3	08/20/2024
SITE PLAN SUBMITTAL #2	08/02/2024
SITE PLAN SUBMITTAL #1	07/09/2024

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

ENGINEER: RDR | TECH: JDS

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

GRIMES TREE FARM EXPANSION

UTILITY PLAN

C6.0

2405.393

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PLOTTED BY: JARED MURRAY ENG:

LANDSCAPING NOTES

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 AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SEED (TYPE 1) OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
9. ALL EDGING SHALL BE SPADE CUT EDGE.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.
14. IF AND WHEN THE SURROUNDING PROPERTIES ARE ZONED RESIDENTIAL, THE SITE WILL BE REQUIRED TO PROVIDE SCREENING PER THE CURRENT TRANSPORTATION OVERLAY DISTRICT REQUIREMENTS WITHIN 60 DAYS OF THE REZONING AT THE DEVELOPER'S EXPENSE

PARKING LOT SETBACK REQUIREMENT

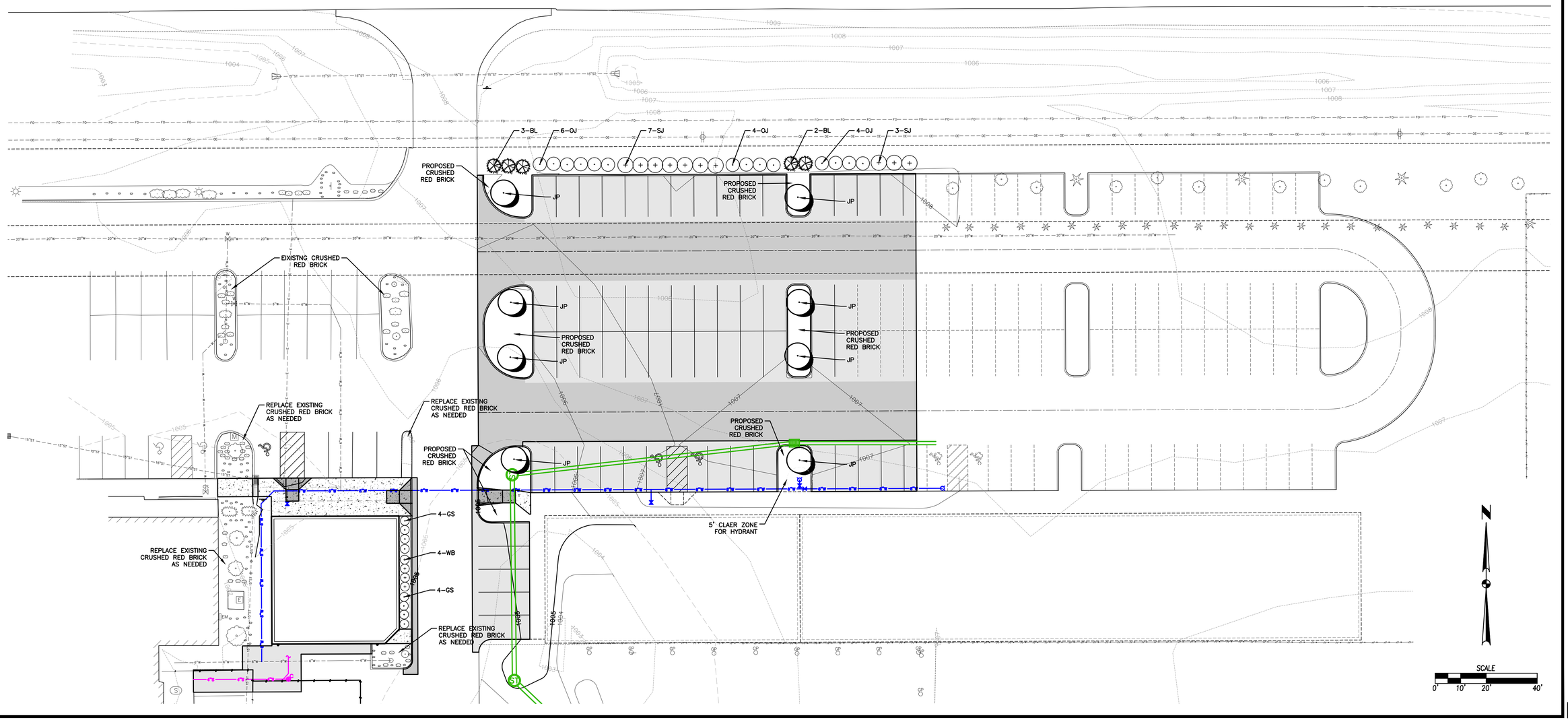
HIGHWAY 44: 160 LF

REQUIRED
A HEDGE, WALL, EARTH BERM, OR OTHER DURABLE LANDSCAPE BARRIER A MINIMUM OF THREE (3) FEET IN HEIGHT.

THE PLANTING OF TREES IS NOT REQUIRED ALONG HIGHWAY 44 IN ORDER TO PRESERVE SIGHT VISIBILITY AND TO AVOID INTERFERENCE WITH STREET LIGHTING.

PROVIDED
SHRUBS: 28 SHRUBS (HEDGE 3+' TALL)

CODE	QTY	PLANT SCHEDULE		SIZE	COND
JP	8	JAVELIN PEAR	PYRUS 'NCPX1'	2" CAL	B&B
BL	5	BLOOMERANG PURP. LILAC	SYRINGA X 'PENDA'	3 GAL	CONT
SJ	10	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	3 GAL	CONT
OJ	14	OLD GOLD JUNIPER	JUNIPERUS PFITZERIANA 'OLD GOLD'	3 GAL	CONT
WB	4	WINTERGREEN BOXWOOD	BUXUS MICROPHYLLA 'WINTERGREEN'	3 GAL	CONT
GS	8	GOLDFLAME SPIREA	SPIREA X BUMALDA 'GOLDFLAME'	3 GAL	CONT



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CIVIL DESIGN ADVANTAGE

GRIMES TREE FARM EXPANSION

GRIMES, IOWA

LANDSCAPE PLAN

C7.0

2405.393

BENTLEY RIDGE TREE FARM

WHOLESALE BUILDING

4400 W. 1st Street

Grimes, IA 50111

IMPORTANT DESIGN DOCUMENT NOTE:

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

IMPORTANT DESIGN BID/BUILD NOTE:

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

PLUMBING FIXTURE REQUIREMENTS

CODE REFERENCED
2018 UNIFORM PLUMBING CODE (UPC)

CLASSIFICATION & USE GROUP
BUSINESS

NUMBER OF OCCUPANTS
17 TOTAL - 9 MALE /9 FEMALE

PLUMBING FIXTURE COUNT
1 TOILETS
1 LAVATORIES
1 DRINKING FOUNTAIN

CODE SUMMARY

PROJECT DESCRIPTION: NEW CONSTRUCTION

CODES REFERENCED: 2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL FIRE CODE (IFC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 UNIFORM PLUMBING CODE (UPC)
2020 NATIONAL ELECTRIC CODE (NEC)

USE & OCCUPANCY CLASSIFICATION - IBC 304.1 / 309.1 BUSINESS

BUILDING ALLOWABLE LIMITS - IBC CHAPTER 5 ALLOWABLE HEIGHT 55 FEET - IBC TABLE 504.3
ALLOWABLE STORIES ABOVE GRADE = 2 - IBC TABLE 504.4 ALLOWABLE AREA = 38,000 SF PER FLOOR - IBC TABLE 506.2

TYPE OF CONSTRUCTION - IBC CHAPTER 6 TYPE V-B NON SPRINKLERED / IBC TABLE 506.2

STRUCTURAL FIRE RATINGS - IBC TABLE 601 STRUCTURAL FRAME - 0 HRS BEARING EXTERIOR WALLS - 0 HRS BEARING INTERIOR WALLS - 0 HRS NON BEARING EXTERIOR WALLS - 0 HRS
NON BEARING INTERIOR WALLS - 0 HRS FLOOR CONSTRUCTION - 0 HRS

FIRE RESISTANCE RATING - IBC TABLE 601 TYPE V-B <5' 1 HR >5' <10' 1 HR >10' <30' 0 HR >30' 0 HR

EXTERIOR OPENING REQUIREMENTS - IBC TABLE 705.8 NO LIMIT

MEANS OF EGRESS - IBC CHAPTER 10 IBC TABLE 1004.1.2
2,468 SF / 150 = 17 OCCUPANTS

EGRESS WIDTH - 17 X 0.2 = 3.4" REQD - 236" PROVIDED - IBC 1005.3.2
EGRESS ILLUMINATION SHALL BE SUPPLIED - IBC 1008
32" CLEAR WIDTH OF EGRESS COMPONENTS PROVIDED - IBC 1013.1
EXIT SIGNS SHALL BE 100' OR VIEWABLE - IBC 1013.1

ACCESSIBILITY - IBC CHAPTER 11
BUILDINGS AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO BE ACCESSIBLE IN ACCORDANCE WITH THE IBC AND ICC/ANSI A117.1

OWNER

South 44 Farms LLC

9500 Universtiy Ave. Suite 2112

WDM, IA 50266

Phone: 515-327-0800

DESIGN PROFESSIONAL

Accurate Development Inc.
9500 University Ave Suite 2112
West Des Moines, IA 50266
Phone: 515-333-5143

JURISDICTION

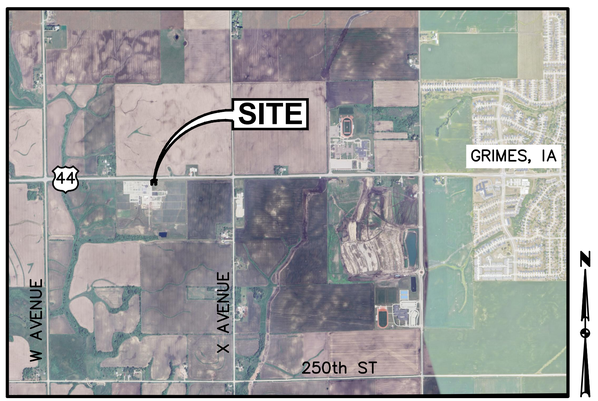
City of Grimes
Building Department
North Harvey Street
Grimes, Iowa 50111

GENERAL CONTRACTOR

Accurate Development Inc.
9500 University Ave Suite 2112
West Des Moines, IA 50266
Phone: 515-333-5143
Chris Palmer
cepalmer@accuratedevelopment.com

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

GEOGRAPHICAL LOCATION

GENERAL NOTES

1. These documents and the design they represent are the property of Accurate Development Inc. No changes to these documents either in whole or in part may be made in anyway without their prior knowledge and written consent.

2. Refer to additional notes and legends on all other documents.

3. Refer to civil, geotechnical, environmental, structural, mechanical, electrical, plumbing, fire and life-safety documents for additional information or requirements. Reference to other disciplines is conceptual for purposes of coordination with architectural design only.

4. Before commencement of any work, contractor shall give all notices and obtain all permits. Contractor shall comply with all applicable codes, laws, ordinances, rules, regulations, requirements of governing agencies and authorities, hazardous material application and disposal requirements, etc.

5. The ADA or ADAAG is a civil rights act and is subject to legal interpretation through the judicial process. Reasonable care was exercised in interpreting the guidelines and all guidelines may not be indicated on these plans: however, failure to identify a guideline does not give this contractor the right to violate them. The contractor must comply with all guidelines as required by the ADAAG.

6. These drawings represent the completed project, at time of substantial completion. The intent of the drawings is to include all items necessary for the proper execution and completion of the work. Unless otherwise noted, they do not represent the means and methods of construction. Sequencing and means and methods of construction shall be the sole responsibility of the general contractor.

7. These drawings do not contain information with regard to construction safety procedures. The contractor is solely responsible for all construction safety and shall perform all work in accordance with governing authorities construction safety guidelines.

8. Provide complete in place all labor, transportation, material, taxes, fees, permits, licenses, insurance, utilities, inspections, equipment, machinery, supervision, and other items necessary to complete the work in strict compliance with the plans, documents and specifications prepared by the architect and approved by the owner.

9. Verify existing conditions prior to fabrication and prior to proceeding with the work, and notify the architect immediately of significant discrepancies which may impact aesthetics, durability, cost and/or schedules.

10. Do not scale drawings in order to determine intended layout or dimensions. If dimensions are in question the contractor shall be responsible for obtaining clarification before continuing with work. Drawings are intended only as a graphically correct representation of work to be accomplished.

11. Remove and replace materials damaged during the course of construction to the satisfaction of the owner. Repair existing public facilities damaged during the course of construction to the satisfaction of the governing authority.

12. All work shall be of good quality and all materials and equipment shall be new and free from defects for a period of one year from the date of substantial completion of work. Any extended warranties obtained from suppliers or subcontractors shall be forwarded to the owner.

13. All requirements not followed, including substitutions not properly approved and authorized, in writing, may be considered defective.

14. Comply with all weather-related construction requirements. Do not build with or on frozen, saturated, contaminated, or inappropriate substrates or conditions.

15. Provide positive drainage of surface water away from and off all buildings without ponding or water adjacent to or on buildings or pavements.

16. By submitting shop drawings, product data and samples, the general contractor and sub-contractor has verified and approved the information contained within. The general contractor's review and approval shall be shown on each submittal prior to the submission to the architect.

INDEX OF DRAWINGS
Architectural

A0.0	Cover Sheet
A-1	Retail Building - Elevations
A-2	Retail Building - Floor Plan
A-3	Retail Building - Sections / ADA Bath Details
A-4	Reflected Ceiling

INDEX OF DRAWINGS
Structural

S-1	Retail Building - Structural Details/Notes
S-2	Retail Building - Foundation Plan

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

Signature Date
Printed or typed name:
License number:
My license renewal date is:

Pages or sheets covered by this seal

A0.0, A-1, A-2, A-3, A-4

Geotechnical
(Refer to Geotechnical Exploration & Engineering findings & recommendations under separate cover)

Civil - Landscaping
(Refer to Civil Engineering, Site Utility, Grading & Landscape site documents submitted under separate cover)

Mechanical (Plumbing) & Electrical
(Refer to Mechanical, Plumbing & Electrical 'Design/Build' documents by sub-contractor under separate cover.)

ACCURATE COMMERCIAL RES

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Bentley Ridge Tree Farm - Wholesale Building
4400 West 1st Street - Grimes, Iowa 50111

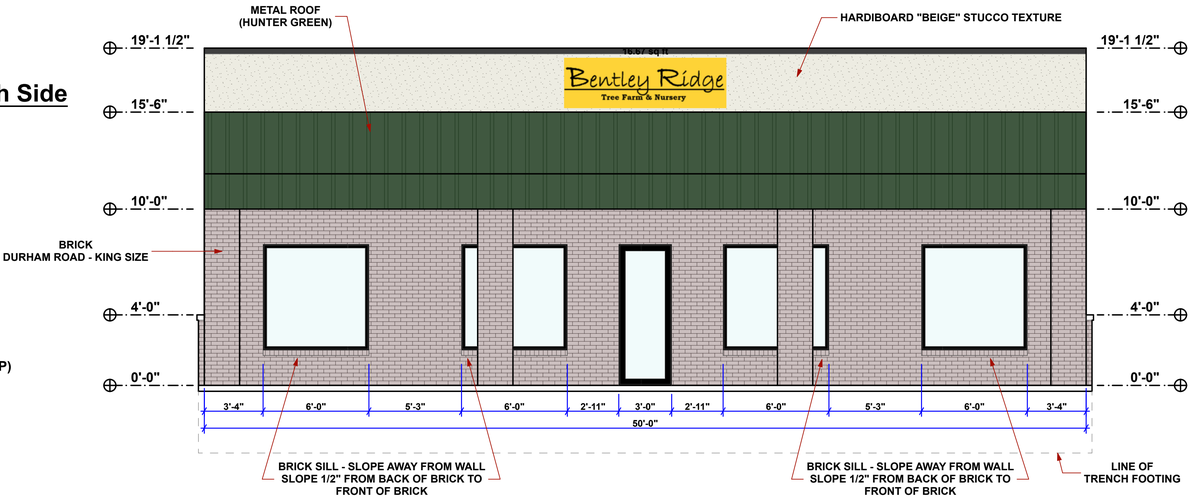
DATE
07-16-24
REVISED
SHEET A-0

Brick to Glass Length Ratio - North Side

Brick: 23 Linear Feet / 46%
Glass: 27 Linear Feet / 54%

NOTE: PROVIDE STEEL LINETEL(S) AT ALL DOOR AND WINDOW LOCATIONS WITH BRICK

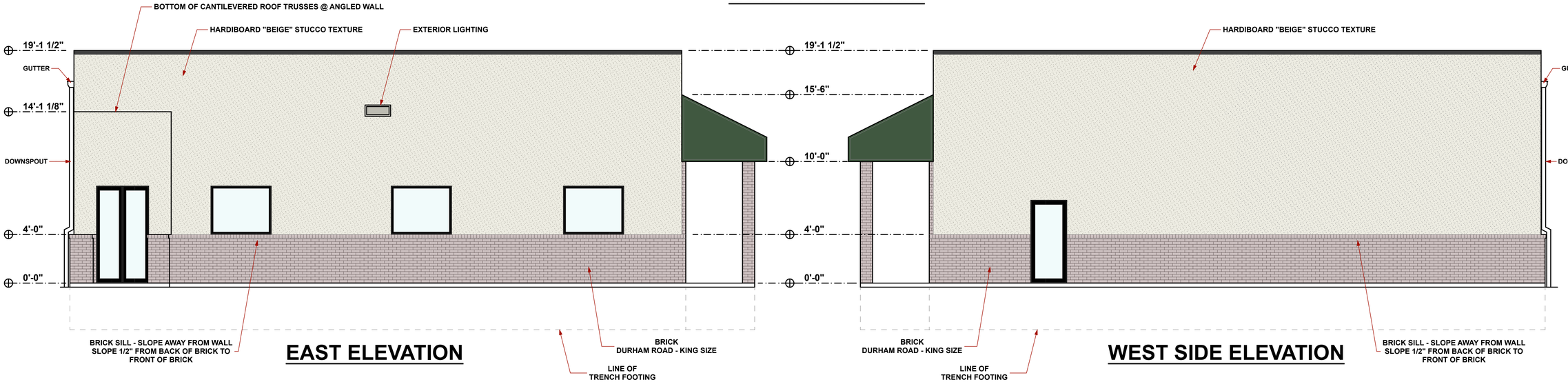
PROVIDE HEAD FLASHINGS AT ALL OPENINGS (TYP)



NORTH ELEVATION

Front Elevation Material Percentages

Overall Area:		956 Sq. Ft.
Brick	:	336 Sq. Ft. - 36%
Metal Roof	:	275 Sq. Ft. - 28%
Glass	:	165 Sq. Ft. - 17%
Stucco	:	164 Sq. Ft. - 17%
Metal Cap	:	16 Sq. Ft. - 2%



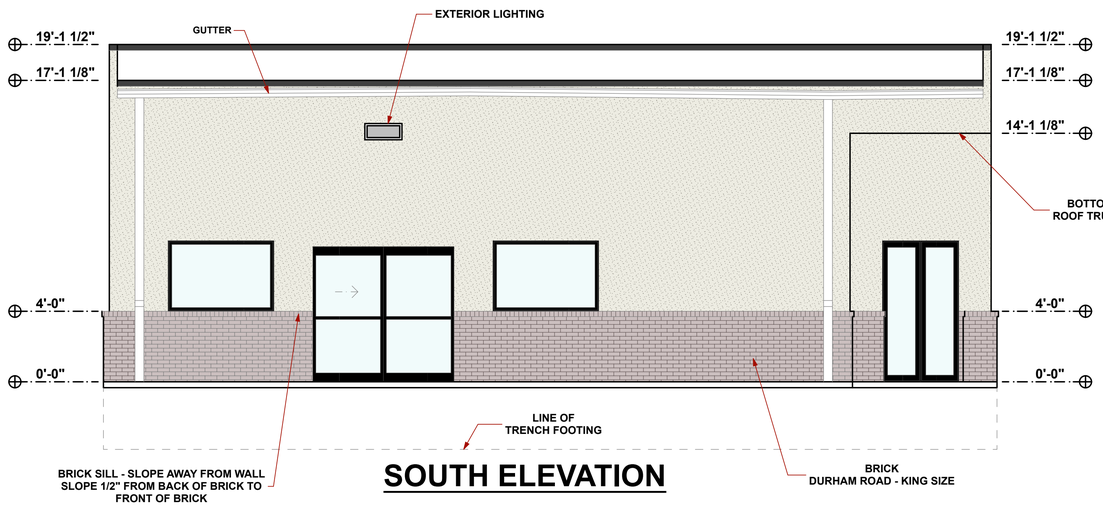
EAST ELEVATION

WEST SIDE ELEVATION

Left Side Elevation Material Percentages

Overall Area:		844 Sq. Ft.
Brick	:	168 Sq. Ft. - 20%
Glass	:	60 Sq. Ft. - 7%
Stucco	:	600 Sq. Ft. - 71%
Metal Cap	:	16 Sq. Ft. - 2%

Note: Percentages Do Not Include Angled Wall



SOUTH ELEVATION

Right Side Elevation Material Percentages

Overall Area:		956 Sq. Ft.
Brick	:	189 Sq. Ft. - 20%
Glass	:	21 Sq. Ft. - 2%
Stucco	:	730 Sq. Ft. - 76%
Metal Cap	:	16 Sq. Ft. - 2%

Rear Elevation Material Percentages

Overall Area:		903 Sq. Ft.
Brick	:	158 Sq. Ft. - 17%
Glass	:	150 Sq. Ft. - 17%
Stucco	:	579 Sq. Ft. - 64%
Metal Cap	:	16 Sq. Ft. - 2%

Note: Percentages Include Angled Wall

ACCURATE COMMERCIAL RES

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Bentley Ridge Tree Farm - Wholesale Building

4400 West 1st Street - Grimes, Iowa 50111

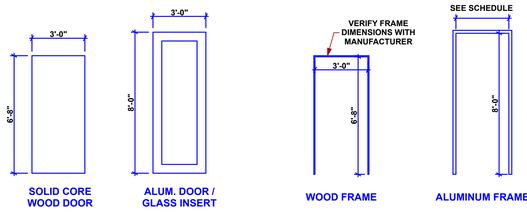
DATE
07-16-24

REVISED

SHEET
A-1

DOOR & FRAME SCHEDULE

DOOR #	ROOM NAME	FRAME								COMMENTS
		WIDTH	HEIGHT	TYPE	MATERIAL	FINISH	TYPE	MATERIAL	LOCK TYPE	
101	ENTRANCE	3'-0"	8'-0"	FG	ALUMINUM	ANOD.	B	ALUM.	PANIC HARDWARE	
102	OPEN OFFICE	-	-	-	-	-	-	-	EMERGENCY PUSH HARDWARE	REFER TO AUTOMATED SLIDING DOOR SPECS
103	OFFICE 103	3'-0"	6'-8"	F	WOOD	PAINT	A	WOOD	PUSH / PULL	
103A	OFFICE 103	6'-0"	8'-0"	FG	ALUMINUM	ANOD.	B	ALUM.	PANIC HARDWARE	
104	OFFICE 104	3'-0"	6'-8"	F	WOOD	PAINT	A	WOOD	PUSH / PULL	
105	OFFICE 105	3'-0"	6'-8"	F	WOOD	PAINT	A	WOOD	PUSH / PULL	
106	BREAK ROOM	3'-0"	6'-8"	F	WOOD	PAINT	A	WOOD	PUSH / PULL	
106A	BREAK ROOM	3'-0"	8'-0"	FG	ALUMINUM	ANOD.	B	ALUM.	PANIC HARDWARE	
107	ADA BATH	3'-0"	6'-8"	F	WOOD	PAINT	A	WOOD	PRIVACY LOCK	
107A	ADA BATH	3'-0"	6'-8"	F	WOOD	PAINT	A	WOOD	PUSH / PULL	



SOLID CORE WOOD DOOR — F

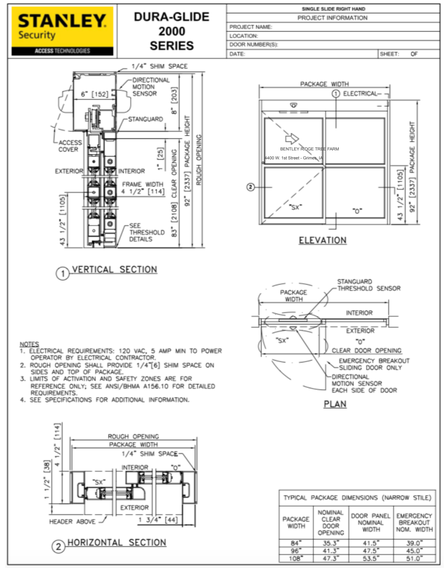
ALUM. DOOR / GLASS INSERT — FG

WOOD FRAME — A

ALUMINUM FRAME — B

ROOM FINISH SCHEDULE

ROOM #	ROOM NAME			WALLS		CEILING
		FLOOR MATERIAL	BASE MATERIAL	MATERIAL	FINISH	MATERIAL
101	ENTRANCE	SEALED CONCRETE	VINYL	GYBSUM BOARD	PAINT	ACCOUSTIC
102	OPEN OFFICE	SEALED CONCRETE	VINYL	GYBSUM BOARD	PAINT	ACCOUSTIC
103	OFFICE 103	SEALED CONCRETE	VINYL	GYBSUM BOARD	PAINT	ACCOUSTIC
104	OFFICE 104	SEALED CONCRETE	VINYL	GYBSUM BOARD	PAINT	ACCOUSTIC
105	OFFICE 105	SEALED CONCRETE	VINYL	GYBSUM BOARD	PAINT	ACCOUSTIC
106	BREAK ROOM	SEALED CONCRETE	VINYL	GYBSUM BOARD	PAINT	ACCOUSTIC
107	ADA BATH	SEALED CONCRETE	VINYL	GYBSUM BOARD	EPOXY PAINT	ACCOUSTIC



AUTOMATED SLIDING DOOR SPECIFICATIONS

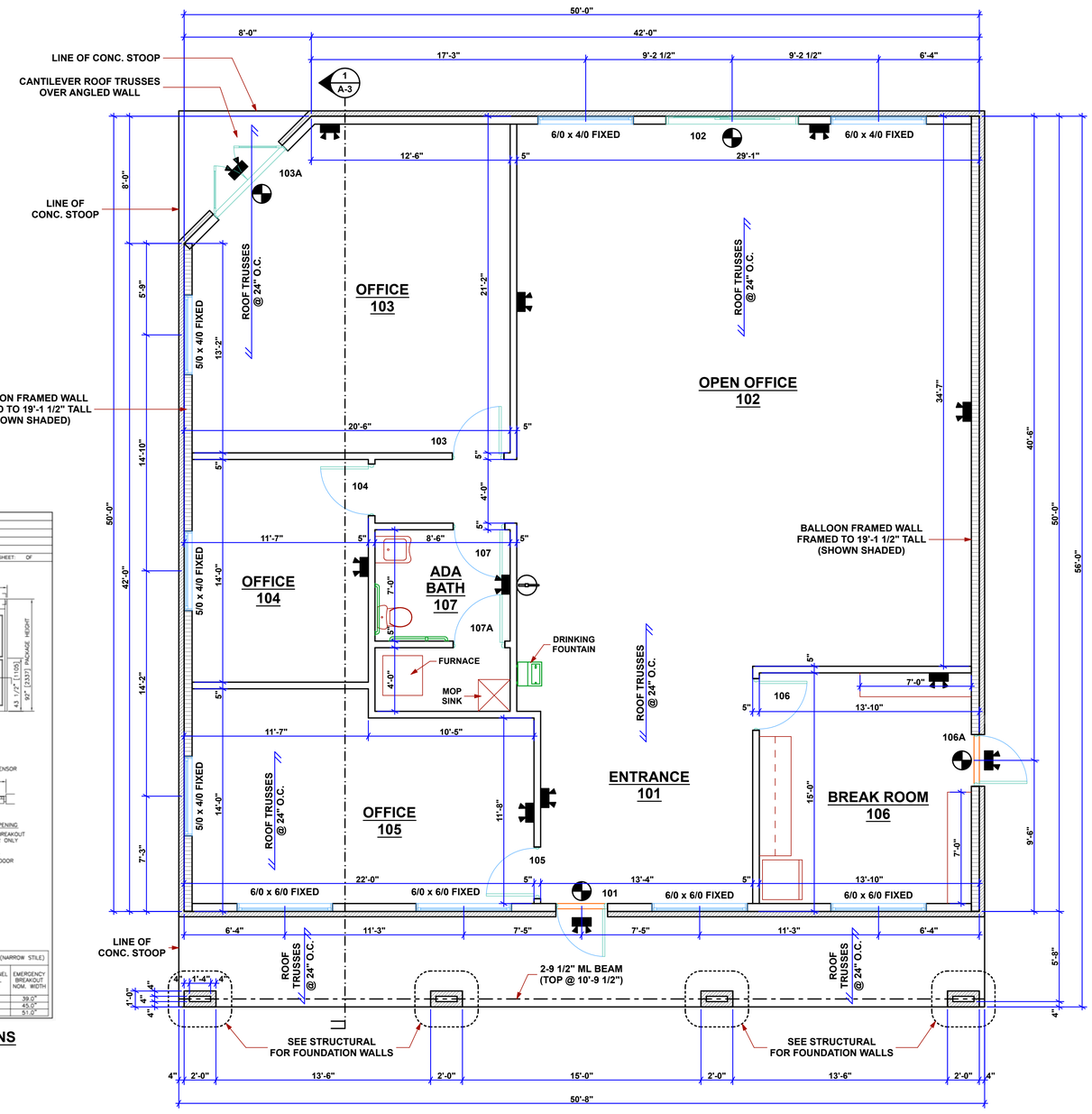
NOTE: 2x6 EXTERIOR STUDS @ 16" O.C. (7/16" OSB SHEATHING)

2x4 INTERIOR STUDS @ 16" O.C. (UNLESS NOTED OTHERWISE)

ALL HEADERS TO BE 2-11 7/8" ML UNLESS NOTED OTHERWISE

SYMBOL LEGEND

- EXIT SIGN
- EMERGENCY LIGHT
- FIRE EXTINGUISHER



WHOLESALE BUILDING - FLOOR PLAN

SCALE: 1/4" = 1'-0" — 2,468 Sq. Ft.

N

NOTE: ALL WALLS FRAMED TO 14'-1 1/8" TALL (UNLESS NOTED OTHERWISE)

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Bentley Ridge Tree Farm - Wholesale Building

4400 West 1st Street - Grimes, Iowa 50111

DATE
07-16-24
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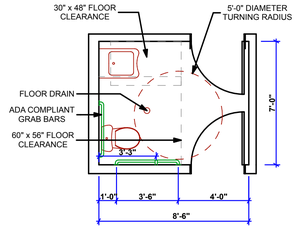
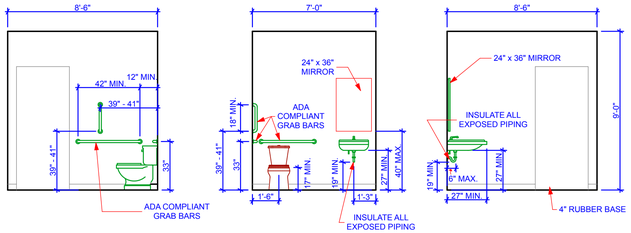
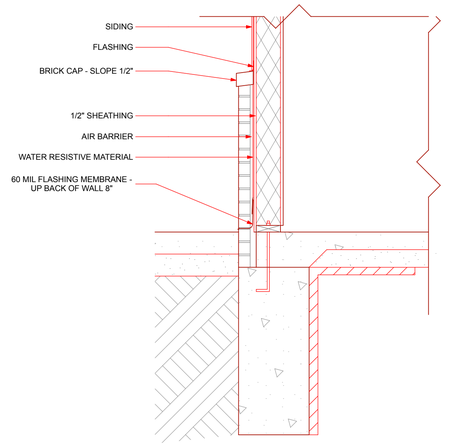
SHEET A-2



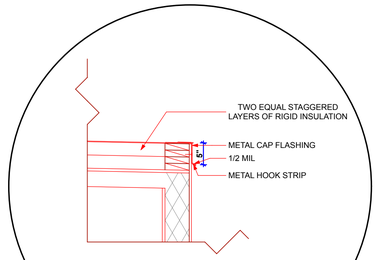
NOTE: BATHROOM DOORS TO HAVE PRIVACY LATCH (TYP)



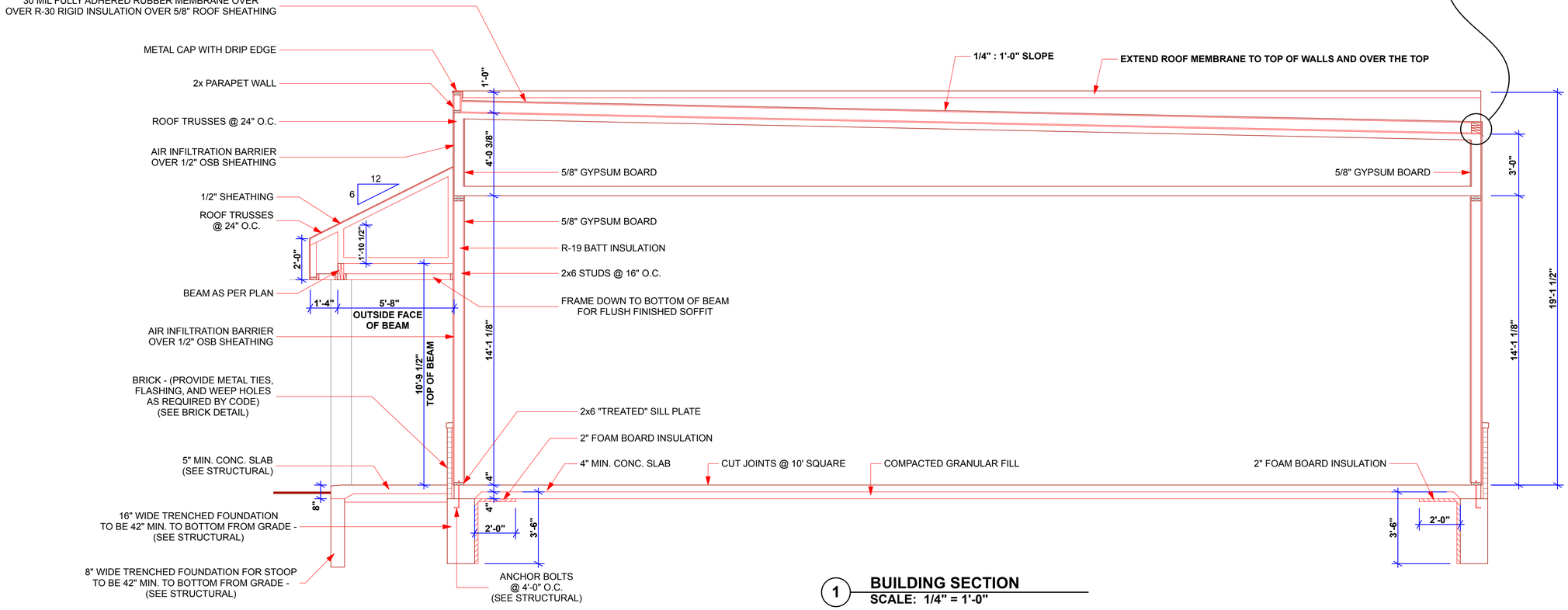
ADA BATHROOM
SCALE: 1/4" = 1'-0"



2 BRICK DETAIL
SCALE: 3/4" = 1'-0"



ROOF FLASHING DETAIL
SCALE: 3/4" = 1'-0"



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

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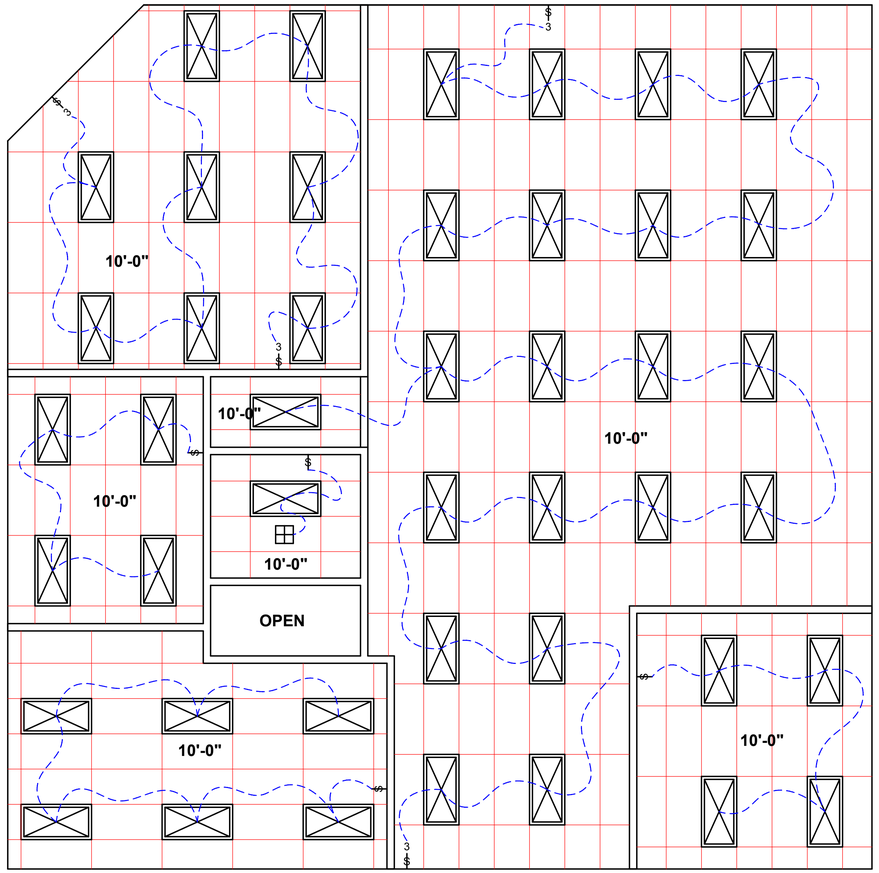

WHOLESALE BUILDING - REFLECTED CEILING

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

SYMBOL LEGEND

- EXHAUST FAN
- LIGHT SWITCH
- 3-WAY LIGHT SWITCH
- 2' x 4' FLUORESCENT LIGHT

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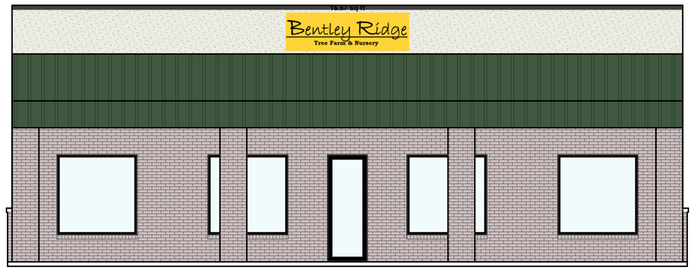
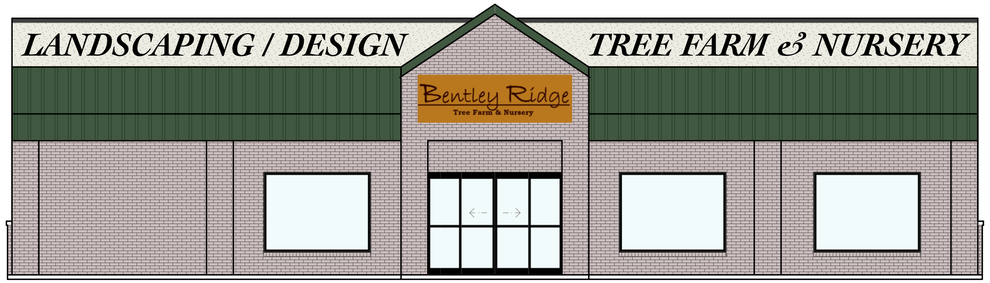
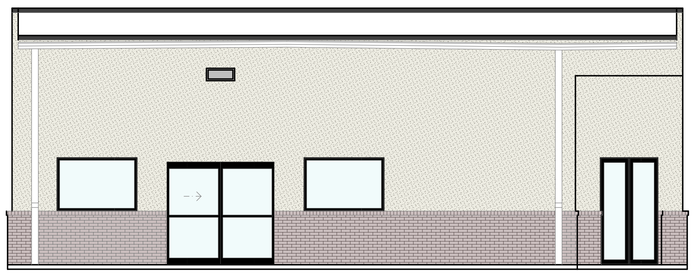


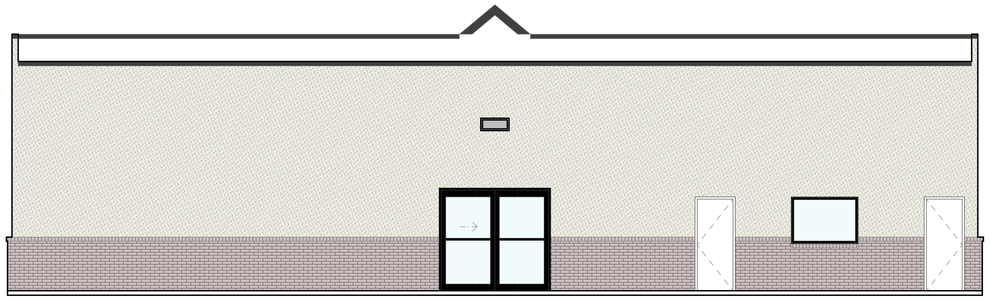
NORTH ELEVATION - NEW BUILDING
Scale: 3/16" = 1'-0"



NORTH ELEVATION - EXISTING BUILDING
Scale: 3/16" = 1'-0"



SOUTH ELEVATION - NEW BUILDING
Scale: 3/16" = 1'-0"



SOUTH ELEVATION - EXISTING BUILDING
Scale: 3/16" = 1'-0"

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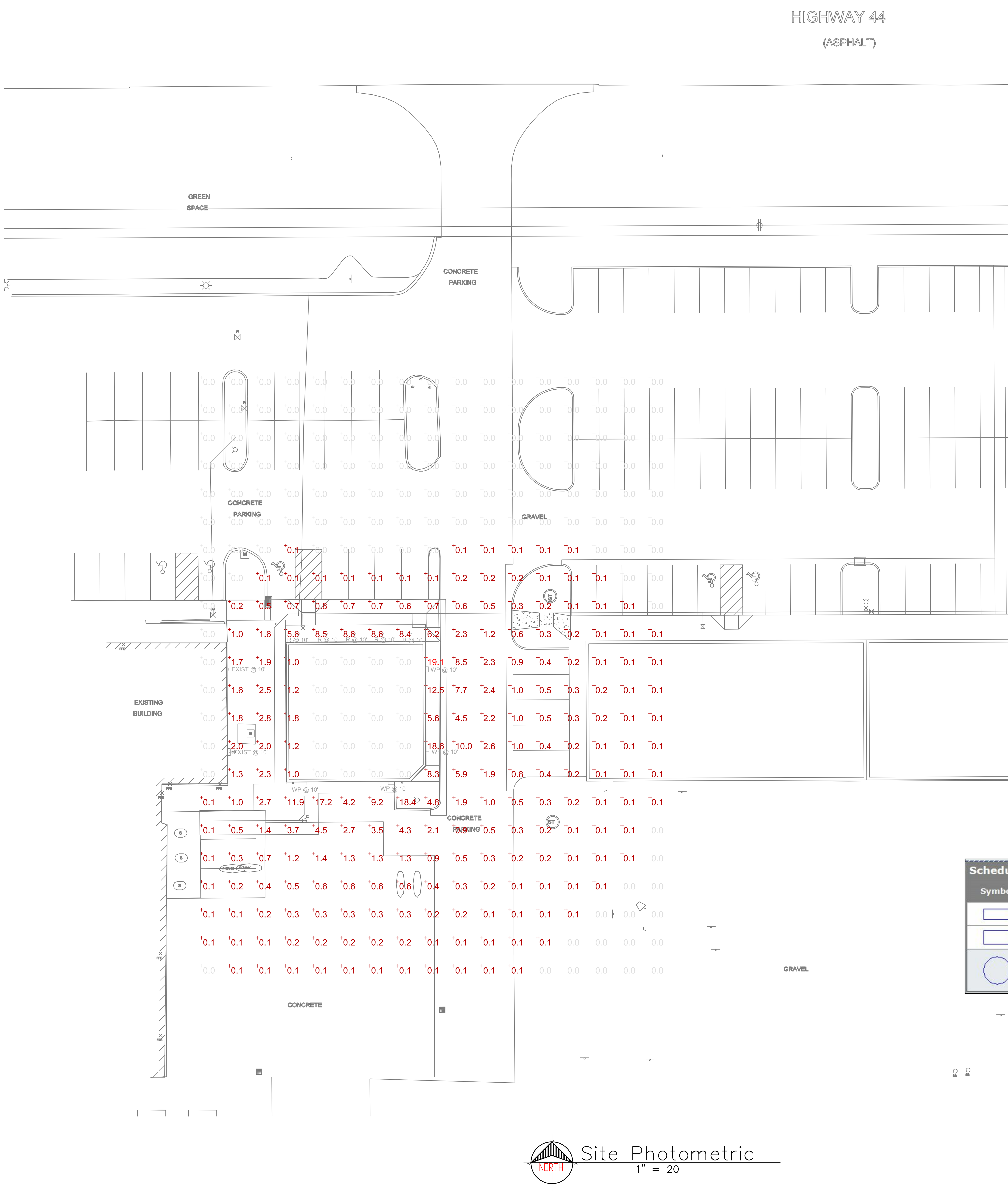

Site Photometric
1" = 20

Notes:

ALL FIXTURES ARE DARK SKY COMPLIANT

ALL WALL MOUNTED FIXTURES ARE DOWNCAST STYLE BUILDING MOUNTED FOR SECURITY

MOUNTING HEIGHTS OF ALL FIXTURES ARE LISTED AT THE FIXTURE LOCATIONS ALONG WITH THE FIXTURE TYPE

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Wattage
▭	EXIST	2	Hubbell Outdoor	LNC-9LU-4K-4	LNC, 9 LED, 4000K, TYPE 4	22.2
▭	WP	4	Hubbell Lighting Inc.	PRL-R-LS-4K(60W)	Full-Cutoff LED Wall-Unit	58.9
○	R	5	ELITE	REL637-950L-DIMTR-120-30K-90-W-WH		14.4776

TESDELL ELECTRIC
1514 NE 69TH PL. - ANKENY, IA 50021
(O) 515-289-4000 | (F) 515-289-2541 | WWW.TESDELL.COM

GRIMES TREE FARM EXP

GRIMES, IOWA

ISSUE / REVISION		
NO.	DESCRIPTION	DATE
1	PERMIT SET	08/19/2024
2		
3		
4		
5		
6		
7		
8		
9		

TE JOB # XXXXXX

ISSUE DATE 08/19/2024

SHEET NAME
PAVED AREAS

SHEET NO.
ES1