



Planning and Zoning Commission Agenda

**Grimes Planning and Zoning Commission
March 4, 2025 @ 5:30 PM
Grimes Community Complex, 410 SE Main Street**

Public Comment: If you would like to address the Planning and Zoning Commission during the Public Comment portion of the meeting, please sign up upon entrance to the meeting. Participants must be recognized by the presiding officer and must state their full name and address before addressing the Planning and Zoning Commission. The presiding officer will recognize you for 3 minutes of comment, and your microphone will be turned on. Pursuant to §21.4(2) of the Code of Iowa (2019), the City has the right to amend this agenda up until 24 hours before the posted meeting time. For any additional assistance or questions in attending the meeting, please call 515-986-3036. Meetings will be recorded.

GENERAL AGENDA ITEMS

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of the Previous Minutes

PUBLIC AGENDA ITEMS

1. Merkle Retirement Planning Addition Site Plan Amendment
2. TMJ Roofing Phase 2 Site Plan Amendment
3. Hope Horizon PUD Rezone
4. Code of Ordinances Title 12 Zoning Regulations Amendment Regarding Vehicle Sales and Accessory Buildings
5. 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, February 4, 2025 at 5:30 P.M.

Roll Call: Present: Scott Almeida, Russ Lickteig, Craig Patterson, Ali Reiland, Adam Bunge, Council Liaison: Andrew Borcharding

Staff: Alex Pfaltzgraff, Evann Martin, Alivia Hoodjer, Stephanie Moss

Absent: NA

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

Motion by BUNGE, Second by LICKTEIG, to approve the agenda

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

2. APPROVAL OF THE MINUTES

Motion by LICKTEIG, Second by PATTERSON, to approve the minutes from the JANUARY 07, 2025 meeting

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

B. PUBLIC AGENDA ITEMS

Legacy at James Street Plat 2 Preliminary Plat

Staff member Hoodjer presented the details of the proposed Preliminary Plat located at the SW Corner of S James and SW 28th St. The site was rezoned in May of 2022. The Donovan Marine site plan was approved in July of 2022. August of 2022 the final plat was platted. The lot will be split into one lot and one outlet. Two easements will be proposed. On SW 28th St, there will be a water main on the north side and a storm infrastructure on the south side, both within the Right of Way. Staff recommends approval.

The Commission discussed the proposal and asked questions of staff.

Motion by LICKTEIG, Second by BUNGE to approve Legacy at James Street Plat 2 Preliminary Plat

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

C. PUBLIC AGENDA ITEMS

Legacy at James Street Plat 2 Lot 1 Site Plan

Staff member Hoodjer presented the details of the proposed Site Plan located at 408 SW 28th St. The site will have two access points on SW 28th. One section will be for employee visitor parking and the other for warehouse distribution use for larger equipment. The site has cross docks and trailer parking. Parking stalls, overhead doors, and trailer parking on the site are required to have adequate screening. Landscaping requirements have been satisfied. The elevation fronting SW 28th Street meets the 40% of wall length glazing requirement. A 4/5 council vote is required for the pre-cast concrete that is being proposed. Two proposed shade structures meet the requirements of the code and development agreement. Staff recommends approval.

The Commission discussed the proposal and asked questions of staff.

Motion by PATTERSON, Second by LICKTEIG to approve Legacy at James Street Plat 2 Lot 1 Site Plan

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

D. PUBLIC AGENDA ITEMS

Legacy at James Street Plat 2 Lot 1 Final Plat

Staff member Hoodjer presented the details of the proposed final plat located at the Southwest corner of S James Street and SW 28th Street. Zoning M1-A. This will be splitting off from the Donovan Marine site. There will be one lot, one out lot, and a street lot that will be a part of the 28th St development.

The Commission discussed the proposal and asked questions of staff.

Motion by PATTERSON, Second by BUNGE to approve Legacy at James Street Plat 2 Lot 1 Final Plat

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

E. PUBLIC FORUM – None

F. REPORTS

1. **Department Update – Staff provided an update on development and capital projects around the City.**
2. **Council Liaison Update – N/A**
3. **Old Business – N/A**

4. New Business – N/A

5. Next meeting MARCH 4, 2025

Meeting is adjourned at 5:44 p.m.

Chairperson Signature

Clerk Signature

DATE

March 4, 2025

PROJECT NAME

Merkle Retirement Planning
Addition
Site Plan Amendment

APPLICANT

Merkle Retirement Planning

REQUESTED ACTION

Approval of a 3,695 sf building
addition and parking

LOCATION

1860 SE Princeton Drive

ZONING

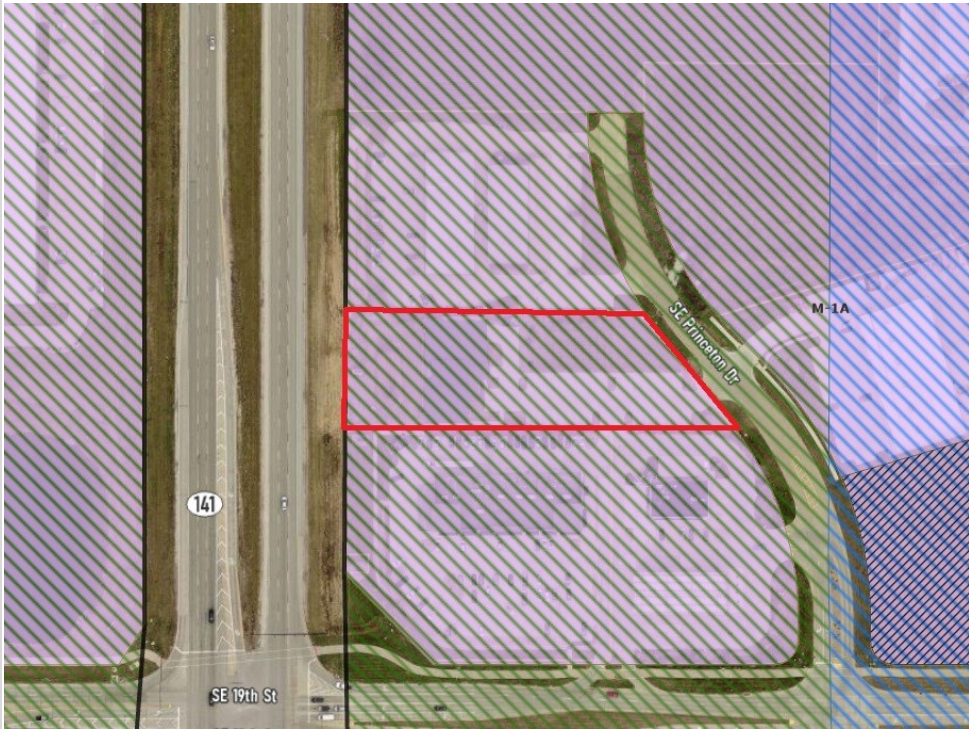
M-1A
Highway 141 Mixed Use
Development Corridor District
Zone 1

PLANNER

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



Location Map



Zoning Map

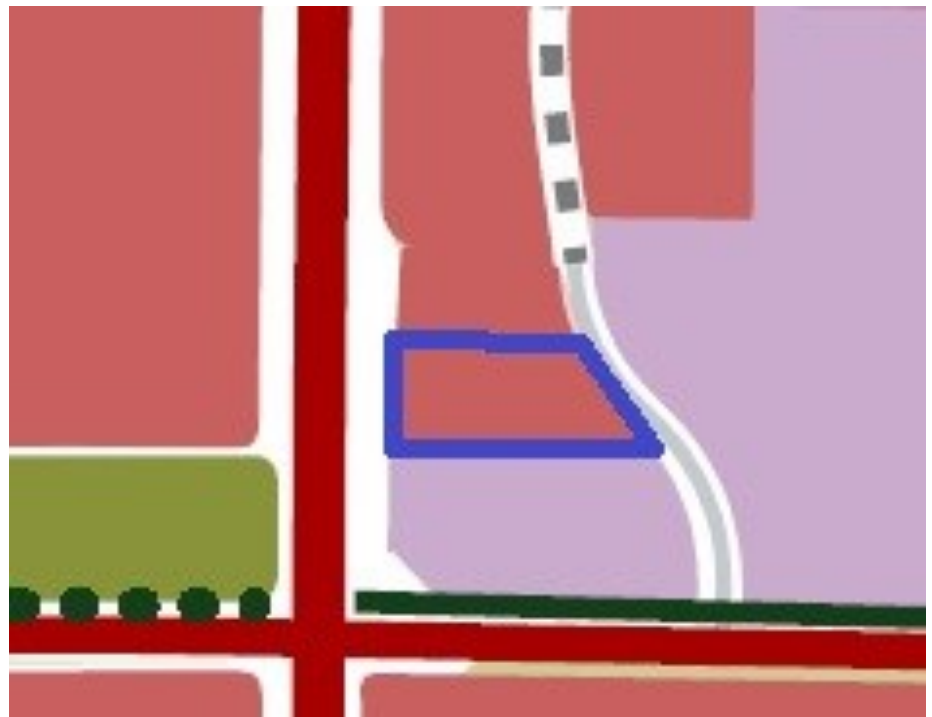
Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING

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

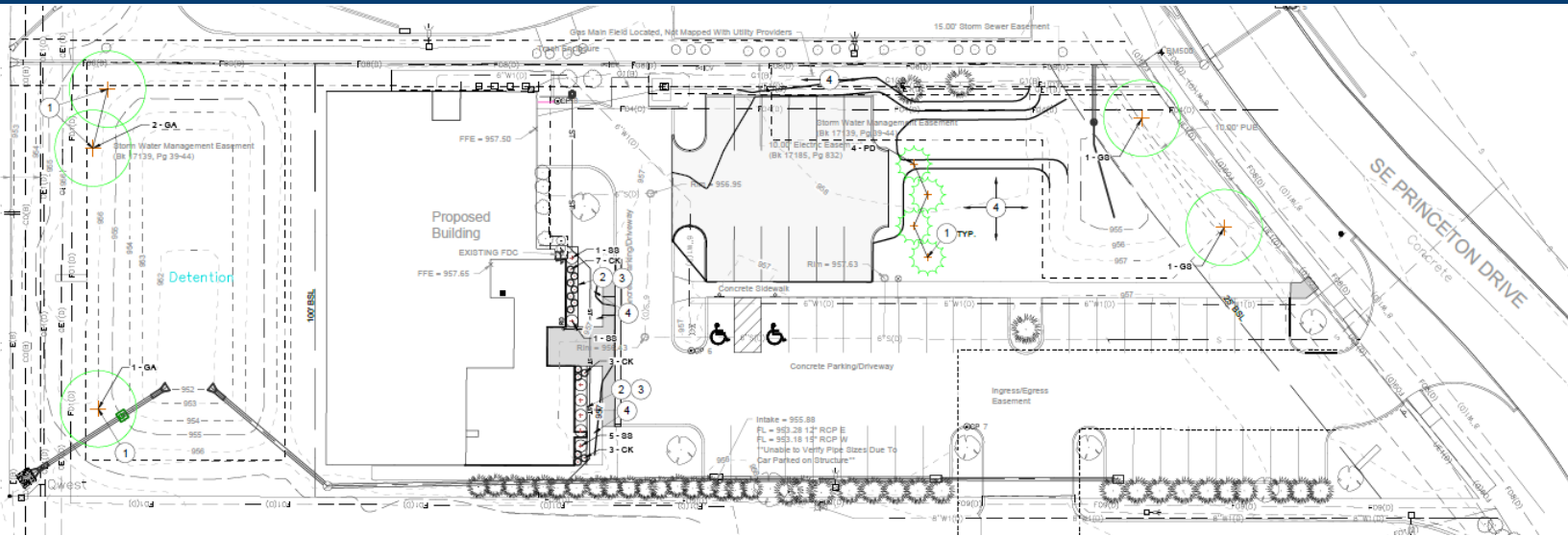
PARKS

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



Future Land Use Map

Site Layout



ACCESS

Existing access is provided off SE Princeton Drive. The existing private sidewalk along the parking lot will be extended to provide pedestrian connectivity to the public sidewalk along SE Princeton Drive.

BUILDING ENTRANCE

To accommodate the building addition, a new entrance sidewalk will be constructed.

SANITARY & WATER

The existing services are provided from SE Princeton Drive and will be unchanged.

STORM WATER

Detention is provided on the west side of the site.

LANDSCAPING

Some of the landscaping from the original site plan is currently missing. The missing plantings will be provided as part of the improvements to meet the landscape requirements.

PARKING

12 parking spaces will be added to the site. The site will provide more than 125% of the minimum parking requirements. However the site is in compliance with the maximum parking requirements to provide justification of parking needs and providing additional open space above the minimum requirements. Due to staffing and large client events, all parking is needed.

Parking Calculation Table

Required	Proposed
32 parking spaces	48 parking spaces
(3 spaces/1000 sf)	(8 spaces more than maximum parking requirements)

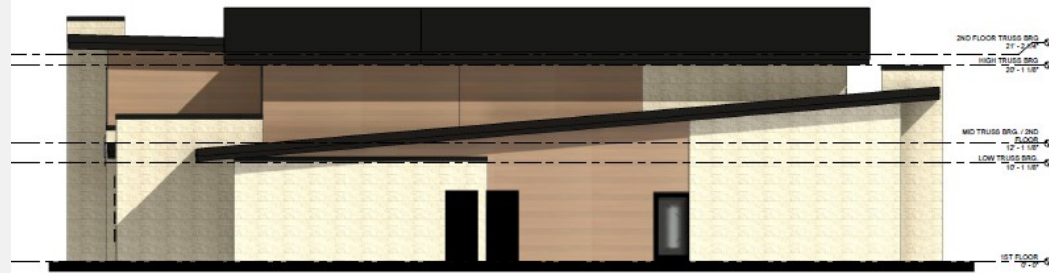
Architecture

BUILDING & ELEVATIONS

The building addition will consist of stone veneer, Nichiha wood-look siding and fiber cement panels consistent with the existing building. The building meets the 75% primary material requirements for Zone 1 of the Highway 141 Corridor.

LIGHTING

Lighting is only proposed under the canopy at the entrance. No additional wall-mounted lighting is proposed.



② NORTH ELEVATION
SCALE: 3/16" = 1'-0"



① SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



① EAST ELEVATION
SCALE: 3/16" = 1'-0"

EAST ELEVATION GLAZING SF	
GLAZING SF	188 SF
TOTAL SF	208 SF
PERCENTAGE	90%



② WEST ELEVATION
SCALE: 3/16" = 1'-0"

Conclusion

STAFF RECOMMENDATION

Staff recommends approval of the Merkle Retirement Planning Addition Site Plan Amendment.

Conclusion

Constructing a 3,695 sf building addition.

Adding 12 parking spaces.

Installing missing landscaping from the original site plan.

Building addition will consist of building materials that match the existing building.



Existing East Building Elevation



Proposed East Building Elevation



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~January 28, 2025~~

~~February 19, 2025~~

~~February 26, 2025~~

February 28, 2025

Snyder & Associates

Attn: Korey Marsh

2727 SW Snyder Blvd

Ankeny, IA 50023

RE: Merkle Retirement Planning Site Plan Amendment

Dear Korey:

The Development Services Department is in receipt of a proposed Site Plan Amendment for Merkle Retirement Planning. Based on the review of the submitted materials, staff have the following comments:

General Comments:

1. Provide \$2000 site plan review fee and \$600 SWMP fee.
2. Staff will provide the preconstruction packet upon receipt of the final site plan.
3. CAD files will be required with the final plan set.
4. ~~Add City standard notes. Notes are provided.~~
5. ~~It appears that the building is a sprinkled building. Please confirm.~~
6. ~~Building plan review will occur with the submittal of the building permit. 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.~~

Sheet C101:

1. ~~Provide City of Grimes utility contact.~~
 - a. ~~Dave Guthrie~~ dguthrie@grimesiowa.gov 515-514-1036
2. ~~I know we discussed the parking calculations awhile back but I think it is best to just use the current parking calculations for the project for the sake of simplicity, and to~~

~~avoid confusion in the future. Please use the 3/1000 sf calculation for the entire building. The project will still meet the minimum parking requirements in this case. The parking proposed is now above the maximum parking requirements. As such please provide a market analysis to demonstrate the need for the additional parking. Please also provide a calculation to demonstrate that the site provides additional open space equal or greater than the additional 13 parking spaces and circulation for the spaces. See 12-15-4.5 for reference. I think the parking space calculation may need to be updated. The plans for the addition show 3695sf of added space and the assessor lists the existing building as 6945sf for a total of 10,640 sf which requires a minimum of 32 spaces. Please provide a calculation to demonstrate that the site provides additional open space equal or greater than the additional 8 parking spaces and associated circulation pavement (the site meets this requirement, just please show the calculation).~~

- ~~3. Please update the proposed parking count to match the plans.~~
- ~~4. Provide estimated construction schedule.~~

Sheet C300:

- ~~1. Provide utility quantities table.~~
- ~~2. Show how the roof drains will tie to the storm sewer. There are notes for #5 A-C but no labels on the plan.~~
- ~~3. Please identify the location of the Fire Department Connection and the location of the hydrant that is required to be within 100' of the FDC.~~
- ~~4. Please label the setbacks of the addition. Depending on the proximity to the property line, there may be limitations on percentage of glazing in the south exterior wall. Please label the setback of the building to the south property line.~~
- ~~5. Suggest connecting the sidewalk along the existing north row of parking to the public sidewalk along SE Princeton Dr.~~
- ~~6. Suggest adding a stop sign out to the public street.~~

C400:

- ~~1. Label slopes and cross slopes of the ADA ramp. Please label the slope percentages.~~

C500:

1. ~~Some trees are missing from the original site plan. Please show the installation of the missing trees.~~
2. ~~Update open space calculation to 20% minimum open space and update the required plantings.~~

PLANTING PLAN REQUIREMENTS

LANDSCAPE REQUIREMENTS AND CALCULATIONS: (AS PER CITY OF GRIMES LANDSCAPING REQUIREMENTS)

OPEN SPACE REQUIREMENTS:

10% OPEN SPACE REQUIRED
60,287 SF (TOTAL LOT)
60,287 SF X 10% = 6,028.7 SF OPEN SPACE REQUIRED
OPEN SPACE PROVIDED = 31,021 SF OR 51.5%

2 TREES PER 1,000 SF OF MINIMUM OPEN SPACE
6,028.7 / 1,000 SF = 6.03 PLANT UNITS
6.03 P.U. X 2 = 12.06 TREES REQUIRED (21 EXISTING TREES
PROVIDED DURING PHASE 1, 4 TREES PROVIDED)

1 SHRUB PER 500 SF OF MINIMUM OPEN SPACE
6,028.7 / 500 = 12.06 PLANT UNITS
12.06 P.U. X 1 = 12.06 SHRUBS REQUIRED (6 EXISTING SHRUBS
PROVIDED DURING PHASE 1, 7 SHRUBS AND 13 GRASSES
PROVIDED)

Architecture:

1. ~~Provide material percentages for the building addition to demonstrate that the addition meets the 75% masonry requirement for Zone 1. The entire east elevation meets the 75% requirement so there are no issues.~~
2. ~~Provide calculations to demonstrate that the east elevation meets the minimum 20% glazing requirement.~~
3. ~~Label all materials on the elevations and provide material descriptions and colors.~~
4. ~~Please label the 5 architectural treatments that are provided on the building from the required list for building in Zone 2. See [12-11-1.24.A.2.b.ii.](#)~~
5. ~~Label lighting locations on the building and provide lighting spec sheets.~~
6. ~~Will there be roof-mounted mechanical units on the addition? If so, the units are required to be screened from right-of-way. Please demonstrate that units will be screened.~~
7. ~~It looks like one of the existing building signs will be removed to construct the building addition. Is the sign planned to be reinstalled on the building? If so, a sign~~

~~permit will be required to reinstall the sign and staff will need to verify that the sign square footage complies with the current sign ordinance. Based on initial review, it appears the square footage meets the current sign code but the depth of the letters may not be in compliance with the current code, which require 1" depth lettering.~~

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: February 26, 2025
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: March 4, 2025 at 5:30

COUNCIL MEETING: March 25, 2025 at 5:30

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

Sincerely,

Evann Martin
Senior Planner

PLAT & CONSTRUCTION PLANS
FOR
MERKLE FINANCIAL BUILDING ADDITION
1860 SE PRINCETON DRIVE
CITY OF GRIMES, POLK COUNTY, IOWA

OWNER

MERKLE REAL ESTATE LLC
1860 SE PRINCETON DRIVE
GRIMES, IA 50111

DEVELOPER

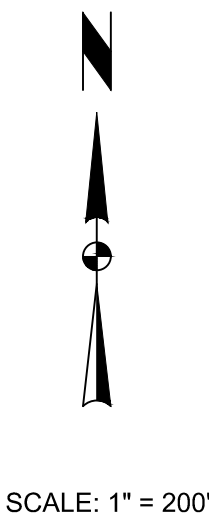
J CORP, LLC
3611 NE OTTER VIEW CIRCLE, STE 43
ANKENY, IA 50021
CONTACT: JEREMY HAVEMAN
PHONE: (515) 597-5457

ENGINEER

SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
CONTACT: KOREY MARSH, PE
PHONE: (515) 964-2020



VICINITY MAP



Sheet List Table

- C100 TITLE SHEET
- C101 PROJECT INFORMATION
- C200 EXISTING CONDITIONS AND DEMOLITION PLAN
- C300 DIMENSION AND UTILITY PLAN
- C400 GRADING AND EROSION CONTROL PLAN
- C500 PLANTING 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 licensed Professional Landscape Architect under the laws of the State of Iowa.

Nicholas L. Huss, PLA
License Number 835
Pages or sheets covered by this seal: C500
License Expires: June 30, 2026

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.

Korey M. Marsh, P.E.
License Number P25347
My License Renewal Date is December 31, 2026
Pages or sheets covered by this seal: C100-C400

MERKLE FINANCIAL BUILDING ADDITION

TITLE SHEET

SNYDER & ASSOCIATES, INC.

GRIMES, IOWA

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 124,1489.01
Sheet C100

3	AS PER CITY COMMENTS	LJM	
2	AS PER CITY COMMENTS	LJM	02-27-25
1	AS PER CITY COMMENTS	LJM	02-07-25
MARK	REVISION	DATE	BY
Engineer: LJM	Checked By: KMM	Scale: 1" = 200'	
Technician: LJM	Date: 01-13-25	T-R-S: TTN-RRW-SS	

Sheet C100

FEATURES

FEATURES

Deciduous Tree \ Shrub

Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Duct Bank
Gas Main with Size
High Pressure Gas Main w
Water Main with Size
Sanitary Sewer with Size
Sanitary Manhole
Storm Sewer with Size
Storm Manhole
Single Storm Sewer Intake
Double Storm Sewer Intake

(*) Denotes the survey quality service level for utilities

- Fire Hydrant
- Fire Hydrant on Building
- Water Main Valve
- Water Service Valve
- Well
- Utility Pole
- Guy Anchor
- Utility Pole with Light
- Utility Pole with Transformer
- Street Light
- Yard Light
- Electric Box
- Electric Transformer
- Traffic Sign
- Communication Pedestal
- Communication Manhole
- Communication Handhole
- Fiber Optic Manhole
- Fiber Optic Handhole
- Gas Valve
- Gas Manhole
- Gas Apparatus
- Fence Post or Guard Post
- Underground Storage Tank
- Above Ground Storage Tank
- Sign
- Satellite Dish
- Mailbox
- Sprinkler Head
- Irrigation Control Valve
- Soil Boring
- Test Hole Location for SUE

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE C I / ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLY ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH

QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL (A) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED THROUGH SURFACE EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

- A. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- B. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO SUDAS 2025 STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE SOILS REPORTS PREPARED BY OTHERS.
- C. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- D. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
- E. NOTIFY OWNER, ENGINEER, AND GRIMES PUBLIC WORKS AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- F. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
- G. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- H. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
- I. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
- J. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- K. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
- L. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- M. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
- N. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
- O. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
- P. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF GRIMES, AND THE OWNER PRIOR TO CONSTRUCTION.
- Q. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.
- R. NO OUTSIDE STORAGE WILL BE ALLOWED ON THE PREMISES.
- S. NO LAWN IRRIGATION IS PLANNED FOR THIS SITE.

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552408064.

F01- FIBER OPTIC	CENTURYLINK SADIE HULL (918)-547-0147 SADIE.HULL@LUMEN.COM
CLEAR PER MAPS	CONSOLIDATED COMMUNICATIONS PHILLIP WILLIAMS JR (515)-867-4769 PHILLIP.WILLIAMS@CONSOLIDATED.COM
W1-WATER MAIN	GRIMES, CITY OF DAVE GUTHRIE (515)-514-1036 DGUTHRIE@GRIMESIOWA.GOV
CLEAR PER MAPS	IOWA COMMUNICATIONS NETWORK DAVE AUGSPURGER (515)-725-4604 ICNOUTSIDEPLANTIOWAONECALL@IOWA.GOV
CLEAR PER MAPS	IOWA DOT TOB FIBER DAVE AUGSPURGER (515)-725-4604 ICNOUTSIDEPLANTIOWAONECALL@IOWA.GOV
F04-FIBER OPTIC	AUREON NETWORK SERVICES JEFF KLOCKO (515)-830-0445 JEFF.KLOCKO@AUREON.COM
UE1-UNDGERGROUND ELECTRIC OE1-OVERHEAD ELECTRIC	MIDAMER-ELEC JAMIE NEER (515)-252-6972 MECDSDDESIGNLOCATES@MIDAMERICAN.COM
F09-FIBER OPTIC	METRO FIBERNET, LLC LORI KEMPER (812)-213-1050 811DESIGN@METRONET.COM
CLEAR PER MAPS	BLACK HILLS ENERGY GRIMES CHUCK WOODS (515)-343-2037 CHUCK.WOODS@BLACKHILLSCORP.COM
NO RESPONSE	MEDIACOM JERRY BROUGHTON (845)-587-2521 JBROUGHTON@MEDIACOMCC.COM
F08-FIBER OPTIC	UNITE PRIVATE NETWORKS, LLC JOE KILZER (816)-425-3556 UPNGIS@UPNFIBER.COM

GENERAL NOTES:

- a. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUODAS) 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 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. 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 SD 26 OR TRUSS (8" TO 15").
- c. SANITARY GRAVITY SERVICE LINE MATERIAL SHALL BE PVC SD 26 OR FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY NOZZLE TO HYDRANT SHOE SHALL BE 2.0'.
- 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-PPC W/ADJUSTING MECHANISM.
- g. SANITARY SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISION. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.

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, AND A 5/8" BURY AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY NOZZLE 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 OF ALL STORM SEWERS SHALL BE TIED TO A 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. ALL PUBLIC STORM SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISION. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
- e. USE O RING GASKETS ON STORM SEWERS CROSSING UNDER WATERMAIN PER IDNR REQUIREMENT.

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (AMES - DES MOINES)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

LOT 2 PRINCETON SUBDIVISION PLAT 1

1860 SE PRINCETON DR
GRIMES, IA 50111

M-1A: COMMERCIAL AND LIMITED LIGHT
INDUSTRIAL DISTRICT WITHIN ZONE 1 OF
HIGHWAY 141 OVERLAY DISTRICT

PROFESSIONAL SERVICES

EXISTING BUILDING:
FLOOR SF= 7,284 SF

ADDITIONAL FLOOR SF= 3,550 SF

LOT AREA: 60,287 SF (1.38 AC)
OPEN SPACE: 31,021 SF (51.5%)
SETBACKS:
FRONT YARD: 25'
SIDE YARD: NONE
REAR YARD (ALONG HWY 141): 100'
MAX BUILDING HEIGHT ALONG HWY 141: 9'

CONSTRUCTION START: SPRING 2025
EARTHWORK: SPRING 2025
UTILITIES: SPRING 2025
PAVING: SUMMER 2025
BUILDING CONSTRUCTION: SUMMER 2025

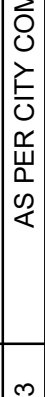
3 SPACES PER 1,000 SF OF GROSS AREA
10,640 / 1,000 x 3 = 32 STALLS REQUIRED

48 TOTAL STALLS PROVIDED
(INCLUDES 2 HANDICAP STALLS)



A. POLLUTION PREVENTION AND EROSION PROTECTION

1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.
- B. STORM WATER DISCHARGE PERMIT**
1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.
2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.
- C. POLLUTION PREVENTION PLAN**
1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
- a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
- b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
- c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
- d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
- e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
- f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
- g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
- h. RESPREAD A MINIMUM OF 8 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
- i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX OR PERMANENT SEED MIX. SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
- k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

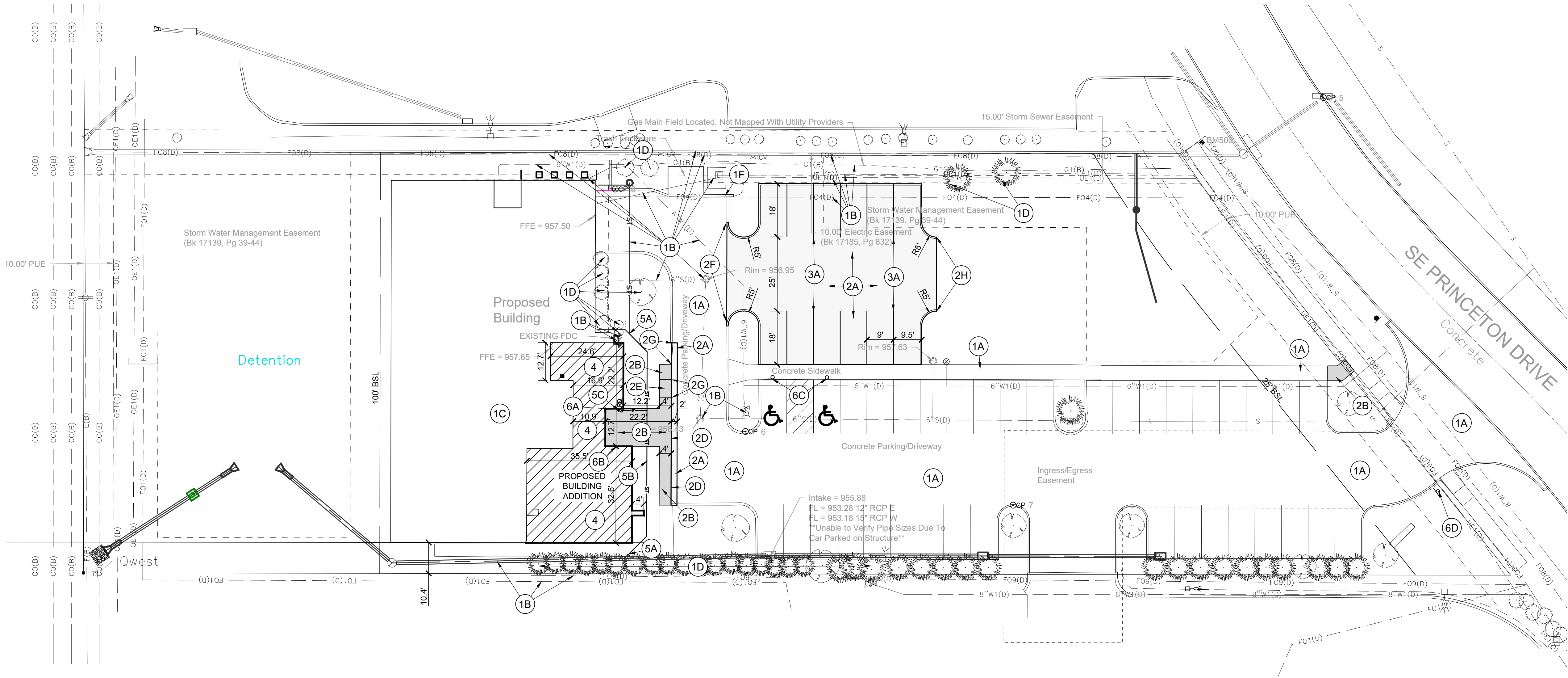
 SNYDER & ASSOCIATES				MERKLE FINANCIAL BUILDING ADDITION			
PROJECT INFORMATION				GRIMES, IOWA			
SNYDER & ASSOCIATES, INC. 				2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com			

Project No:	124.1489.01	Sheet C101
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Engineer:	LMW	Checked By:	KMM	Scale: 1" = NONE
Technician:	LJM	Date:	01-13-25	T-R-S: TTN-RRW-SS

MARK	REVISION	DATE	BY	AS PER CITY COMMENTS
3				AS PER CITY COMMENTS
2				02-27-25 LJM
1				02-07-25 LJM

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DIMENSION AND UTILITY PLAN CONSTRUCTION NOTES

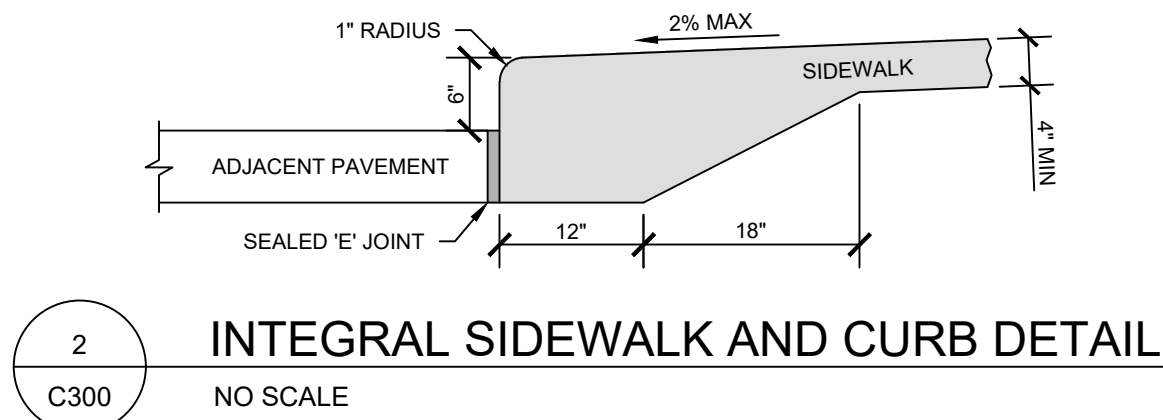
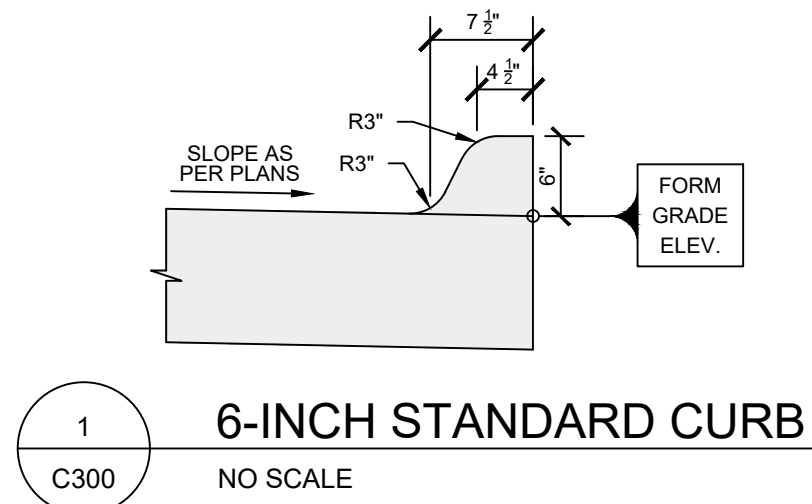
- EXISTING FEATURES, SEE SHEET C200 FOR DEMOLITION DETAILS. PROTECT THE FOLLOWING:
 - PAVEMENTS TO REMAIN. SAW CUT ALL PAVEMENTS TO FULL DEPTH AT REMOVAL LIMIT TO AVOID DAMAGE TO ADJACENT PAVEMENTS. ANY DAMAGE TO PAVEMENT SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
 - PROTECT EXISTING UTILITIES. VERIFY LOCATION PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES DUE TO CONSTRUCTION SHALL BE REPAIRED AT CONTRACTORS EXPENSE. ADJUST EXISTING UTILITIES WHEN REQUIRED TO MATCH PROPOSED GRADE.
 - COORDINATE WITH ARCHITECTURAL PLANS FOR BUILDING PROTECTION AND DEMOLITION.
 - PROTECT EXISTING TREES.
 - PROTECT EXISTING SIGNS.
 - PROTECT EXISTING WALL.
- PAVEMENTS, PROVIDE THE FOLLOWING:
 - PCC PARKING & DRIVES, 6" DEPTH PAVEMENT ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - PCC SIDEWALKS, 4" DEPTH PAVEMENT.
 - 6" STANDARD CURB. SEE DETAIL THIS SHEET.
 - PCC INTEGRAL SIDEWALK AND CURB. SEE DETAIL THIS SHEET.
 - PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33%.
 - CONNECT TO EXISTING PAVEMENT.
 - TAPER TO NO CURB.
 - NO CURB.
- PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
 - 4" WIDE PAINTED PARKING STALL LINES.
- PROPOSED BUILDING ADDITION. SEE ARCHITECTURAL PLANS FOR BUILDING DETAILS.
- SUBDRAIN, PROVIDE THE FOLLOWING:
 - CONNECT TO EXISTING SUBDRAIN.
 - PROPOSED 4" SUBDRAIN.
 - COORDINATE WITH ARCHITECTURAL PLANS FOR ROOF DRAIN LOCATIONS.
- SITE AMENITIES, PROVIDE THE FOLLOWING:
 - RELOCATED KNOX BOX.
 - RELOCATED MAILBOX LOCATION.
 - RELOCATED ACCESSIBLE PARKING SIGNS.
 - STOP SIGN.

LEGEND

- 4" PCC SIDEWALK
- 6" PCC PAVEMENT
- BUILDING ADDITION (3,550 SF)

QUANTITIES

- | | |
|-----------------|----------|
| 4" SUBDRAIN | 90 LF |
| 4" PCC SIDEWALK | 463 SF |
| 6" PCC PAVEMENT | 3,896 SF |



MERKLE FINANCIAL BUILDING ADDITION

DIMENSION AND UTILITY PLAN

GRIMES, IOWA

SNYDER & ASSOCIATES, INC. |



Project No: 124.1489.01

Sheet C300

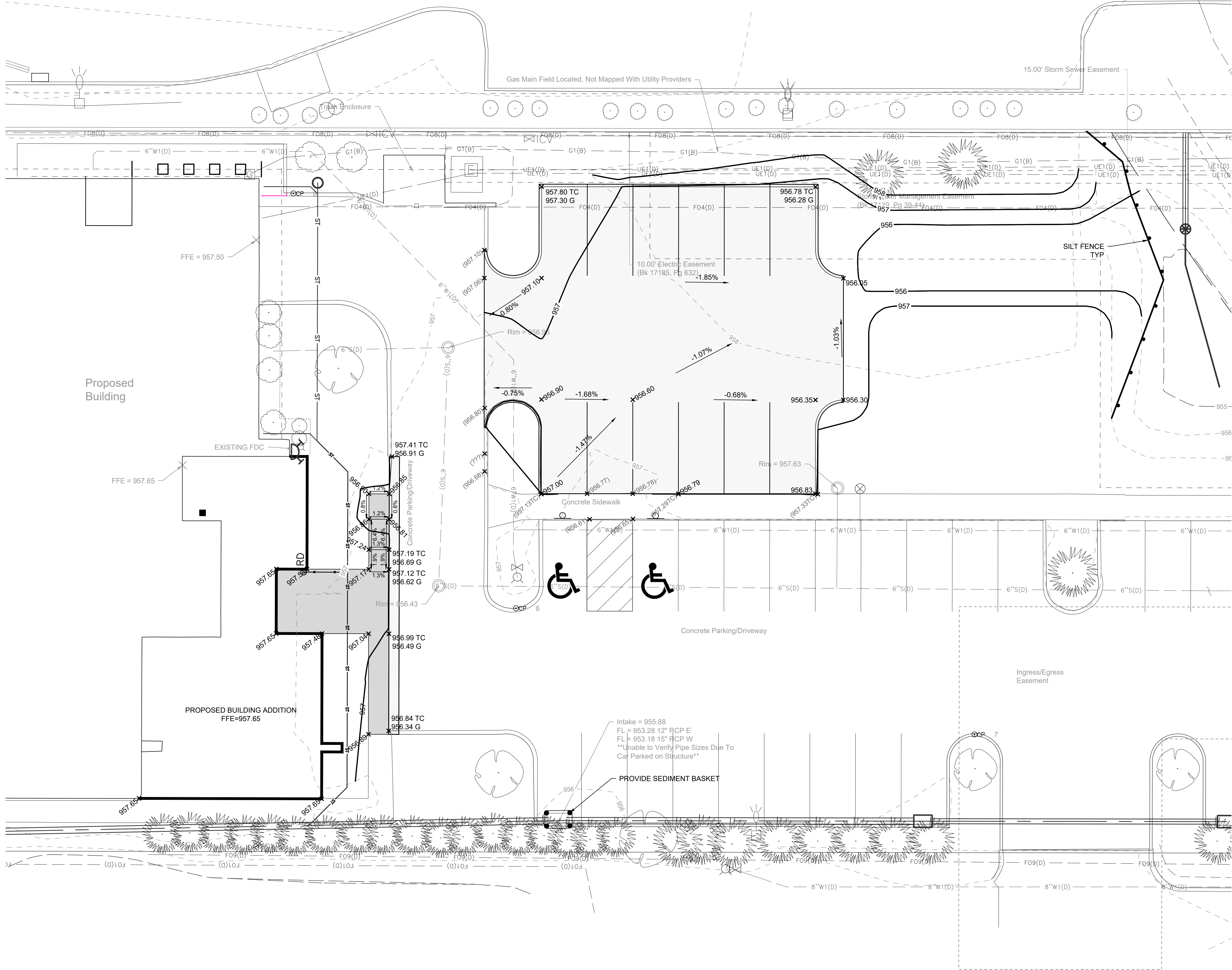
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2	AS PER CITY COMMENTS	02-27-25	LJM
1	AS PER CITY COMMENTS	02-07-25	LJM
Engineer:	LJM	Checked By:	KMM
Technician:	LJM	Date:	01-13-25

Project No: 124.1489.01

Sheet C300

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ANKENY, IOWA 50023
515-364-2020 | www.snyder-associates.com

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GRADING NOTES

1. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
2. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
3. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
4. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.
5. PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.
6. THE VOLUME OF THE DETENTION BASIN WILL NEED TO BE VERIFIED AND PROVIDED TO THE CITY BEFORE A FINAL C.O. IS ISSUED.
7. INSTALL PERIMETER EROSION CONTROL AS NEEDED TO PROTECT SEDIMENT AND CONSTRUCTION MATERIAL FROM LEAVING THE SITE.
8. CONTRACTOR TO ACQUIRE A GRADING PERMIT PRIOR TO COMMENCEMENT OF ANY GRADING ACTIVITIES.

MERKLE FINANCIAL BUILDING ADDITION

GRADING AND EROSION CONTROL PLAN

GRIMES, IOWA

SNYDER & ASSOCIATES, INC.



Project No: 124.1489.01

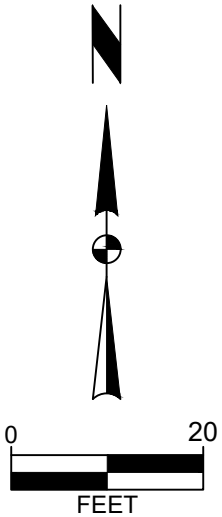
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2	AS PER CITY COMMENTS	02-07-25	LJM
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Engineer:	LJM	Checked By:	KMM
Technician:	LJM	Date:	01-13-25
T-R-S: TTN-RRW-SS		Scale:	1" = 10'

Project No: 124.1489.01

Sheet C400

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1. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH IN A MIN 3-FOOT PERIMETER RING AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
2. PROVIDE 1" - 2" RIVER ROCK TO A DEPTH OF 4-INCHES WITH WEED-BARRIER FABRIC UNDERLAYMENT IN PLANT BED AREAS AS INDICATED ON PLAN.
3. INSTALL SALVAGED STONE EDGING.
4. SOD ALL AREAS DISTURBED BY CONSTRUCTION ON SITE UNLESS NOTED OTHERWISE.

1 TREE REQUIRED / 50 LF
250 LF / 50 = 5 TREES REQUIRED
5 TREES PROVIDED DURING PHASE 1

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
CONIFERS					
PD	4	Picea glauca 'Densata'	Black Hills White Spruce	6' Ht.	B&B
SHADE TREES					
GA	3	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	1.5" Cal.	B&B
GS	2	Gleditsia triacanthos inermis 'Skyline'	Skyline Honey Locust	1.5" Cal.	B&B
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS					
SS	7	Spiraea japonica 'Little Princess'	Little Princess Japanese Spirea	3 gal.	Pot
GRASSES					
CK	13	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot

			LJM
	3	AS PER CITY COMMENTS	
	2	AS PER CITY COMMENTS	09-27-25 LJM
	1	AS PER CITY COMMENTS	02-07-26 LJM
MARK		REVISION	DATE BY
Engineer:	LJMW	Checked By: KMMW	Scale: "1" = 20'
Techinician:	LJM	Date: 01-13-25	T-R-S: TTN-RRW-SS

Project No: 124; 1489; 01

Sheet C500

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MERKLE FINANCIAL BUILDING ADDITION

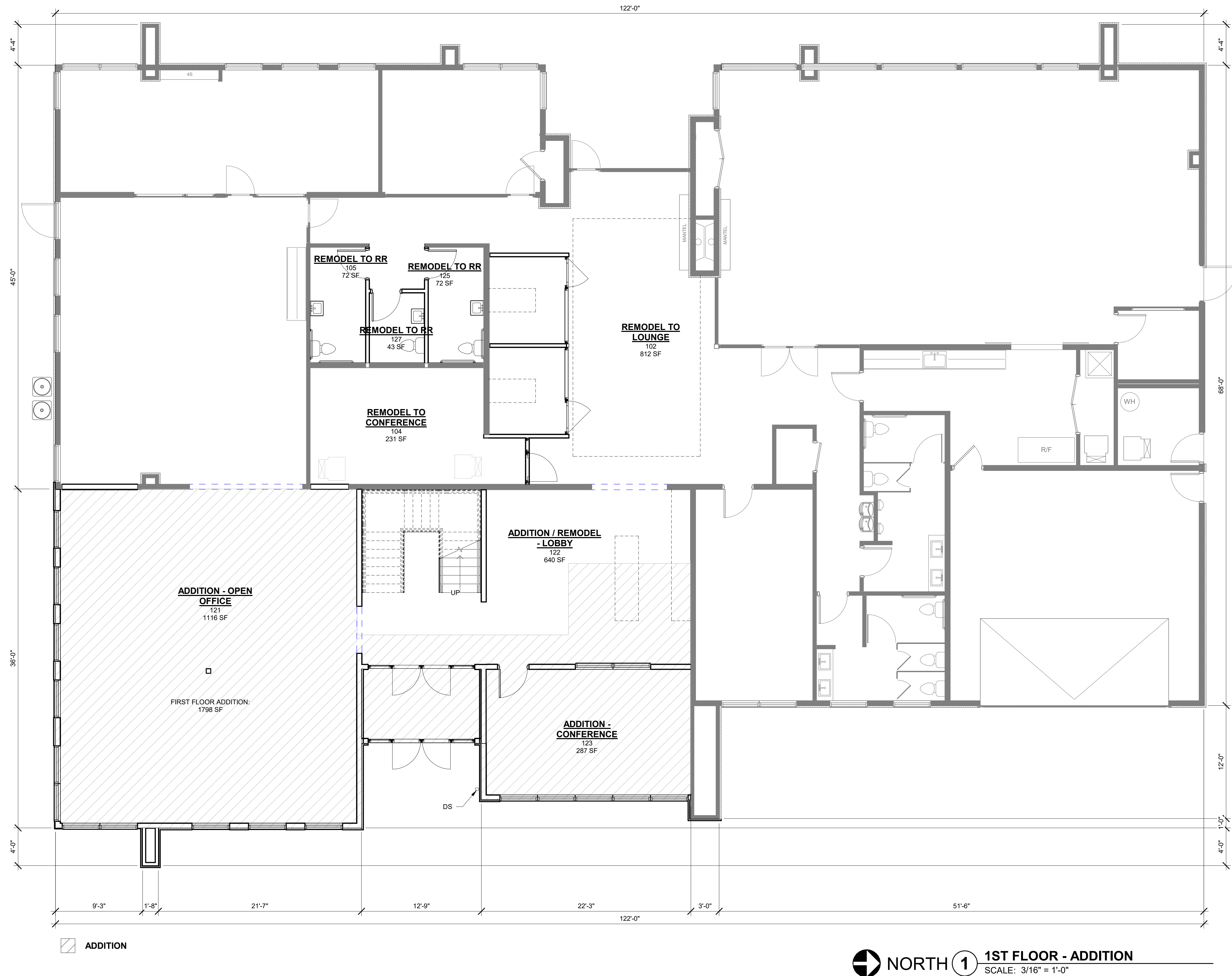
PLANTING PLAN

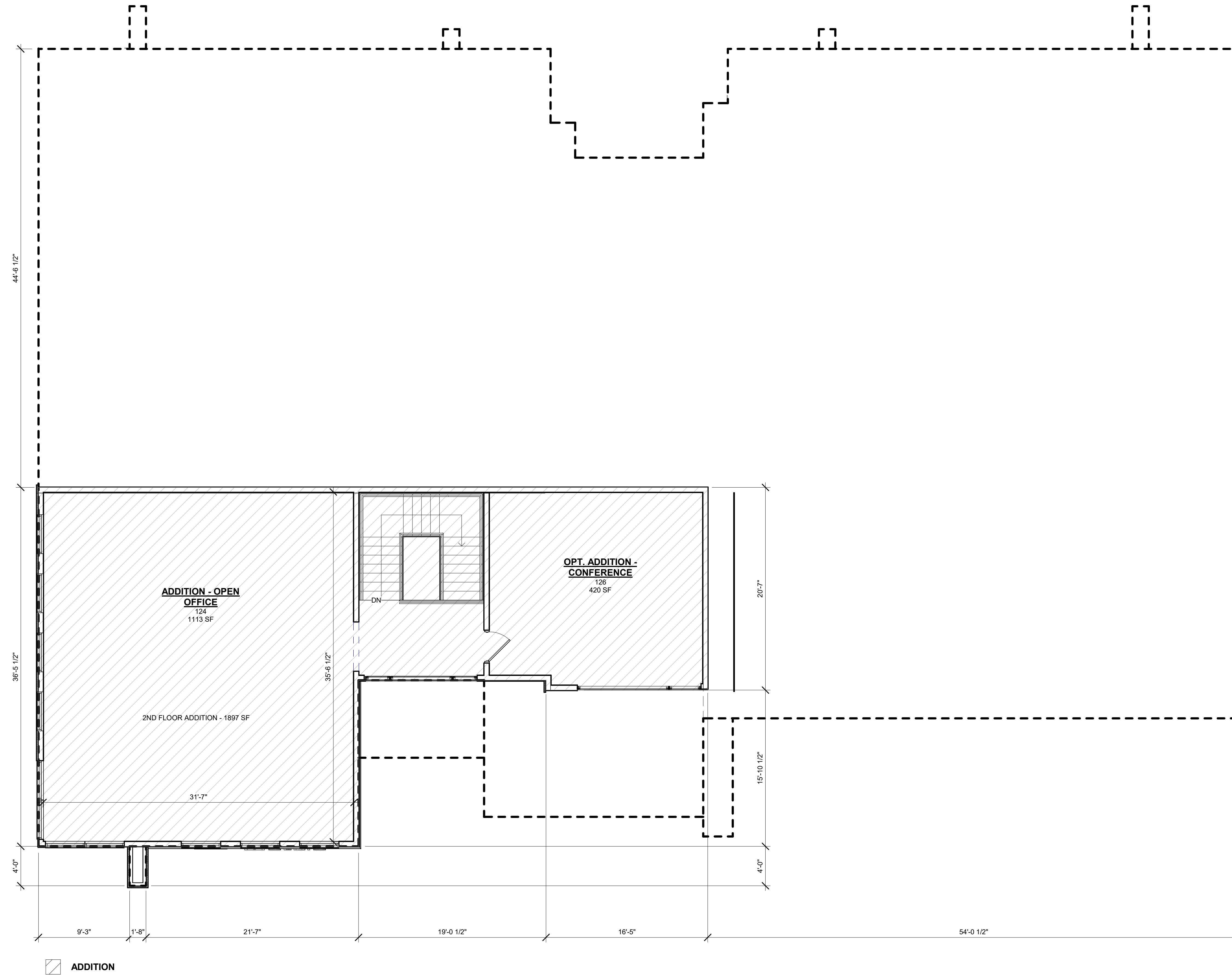
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Project No: 124.1489.01

Sheet C500





 NORTH **1** **2ND FLOOR - ADDITION**
SCALE: 3/16" = 1'-0"

MATERIAL SCHEDULE - ADDITION				
B1	Stone Veneer- NSVI Olympia	1562 SF	62%	New Construction
S1	Fiber Cement Rainscreen Siding - Nichiha Vintage Wood - Cedar	832 SF	33%	New Construction
S2	Fiber Cement Panel Siding - Tricorn Black	119 SF	5%	New Construction
		2513 SF	100%	



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

EAST ELEVATION GLAZING SF	
GLAZING SF	949 SF
TOTAL SF	2038 SF
GLAZING %	47%



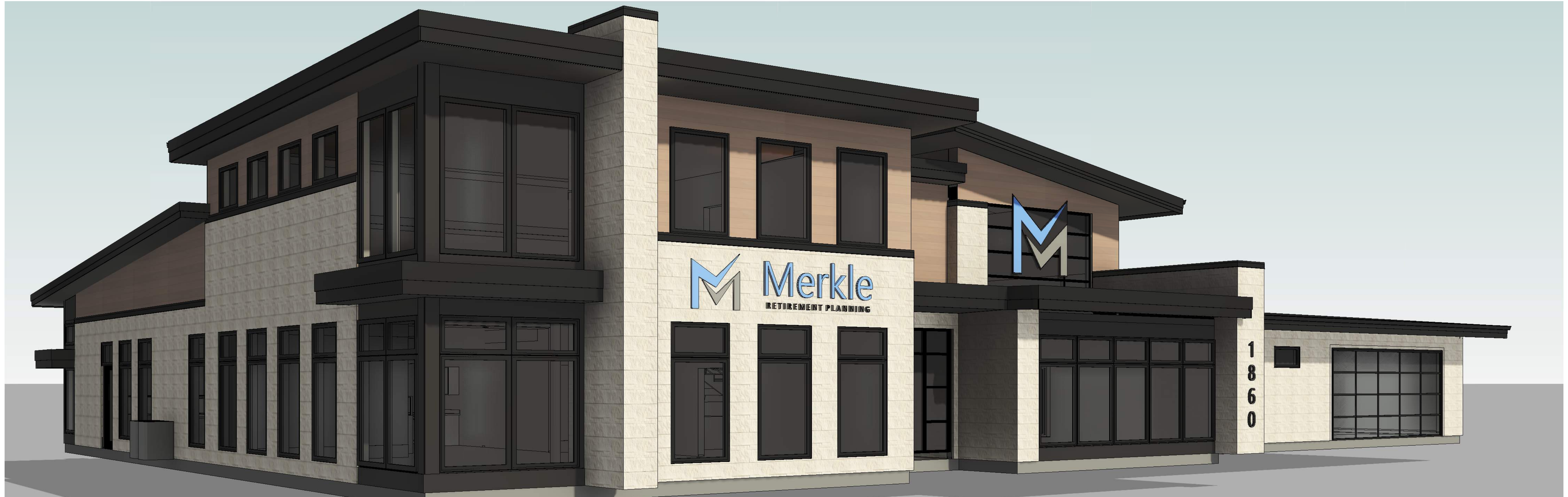
2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



① Addition - Southeast View

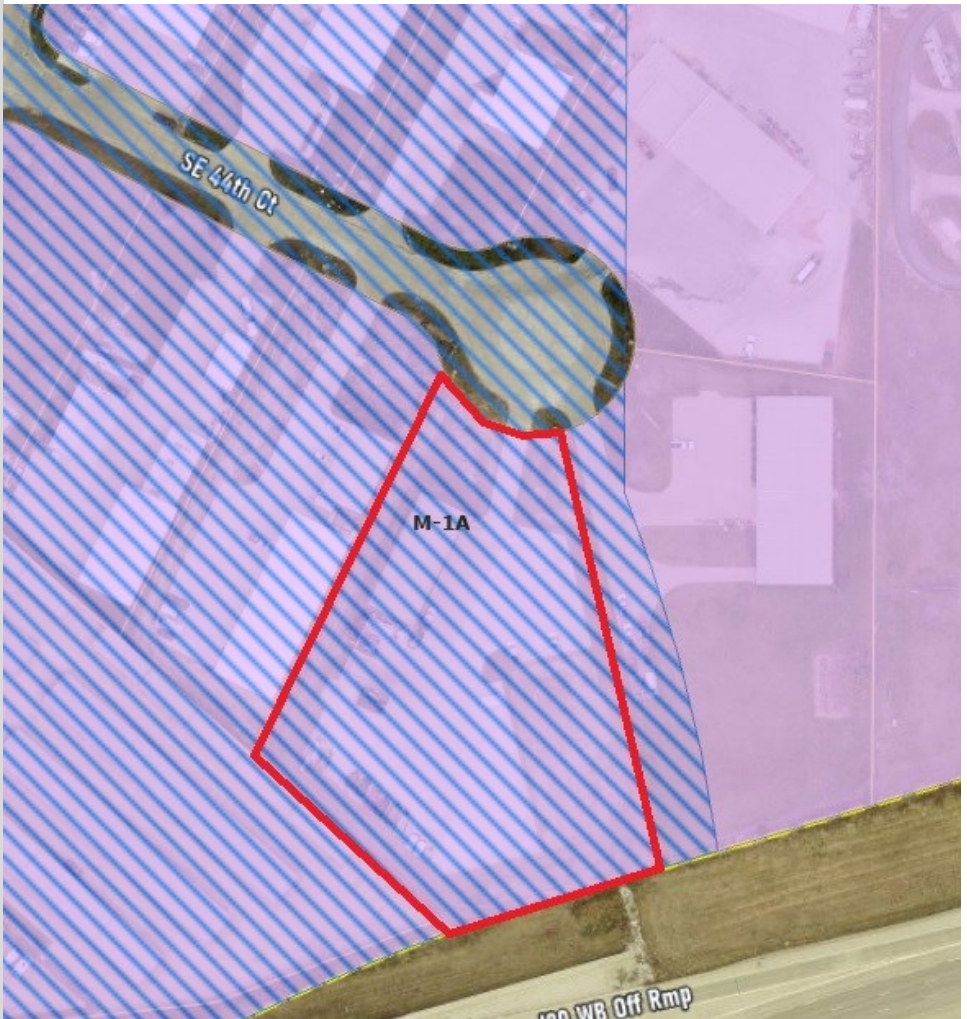


② Addition - Northeast View

Location Map



Zoning Map



DATE

March 4, 2025

PROJECT NAME

TMJ Roofing Phase 2
Site Plan Amendment

APPLICANT

Ryan Ross

REQUESTED ACTION

Approval to construct an 11,400
sf new building for storage

LOCATION

2120 SE 44th Court

ZONING

M-1A
Highway 141 Mixed Use Development
Corridor District Zone 2

PLANNER

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

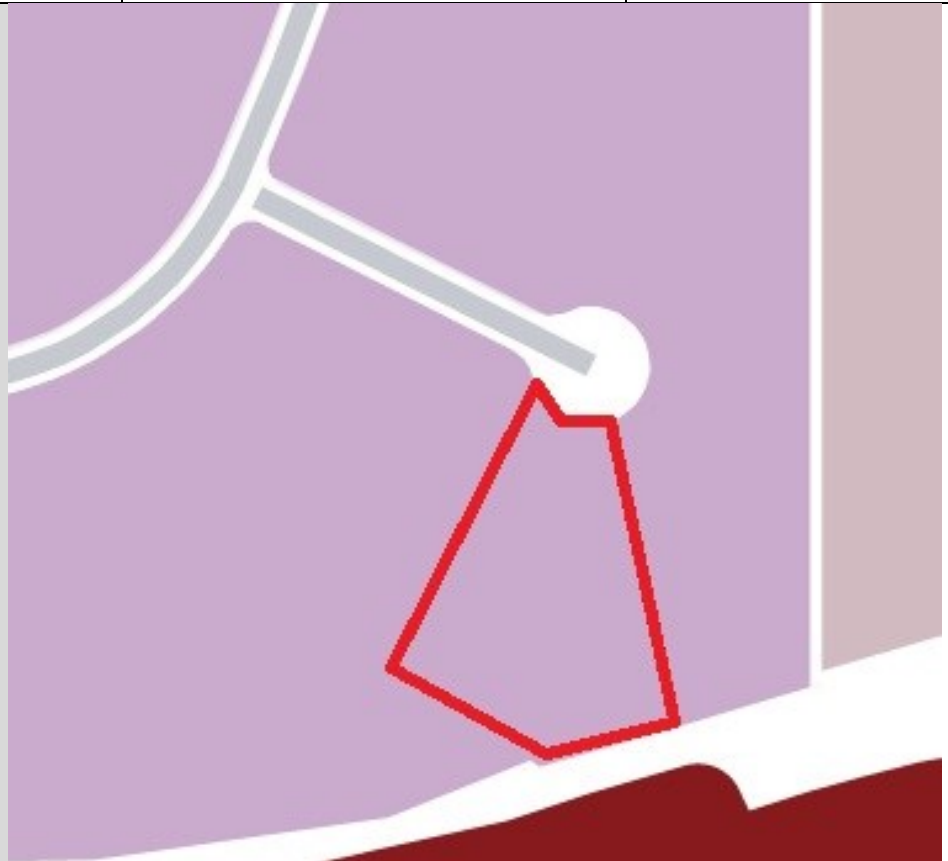
Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Light Industrial	Light Industrial	M-1A
North	Light Industrial	Light Industrial	M-1A
South	I-80	N/ A (outside Grimes)	N/ A (outside Grimes)
East	Light Industrial	Light Industrial	M-1A
West	Light Industrial	Light Industrial	M-1A

PARK

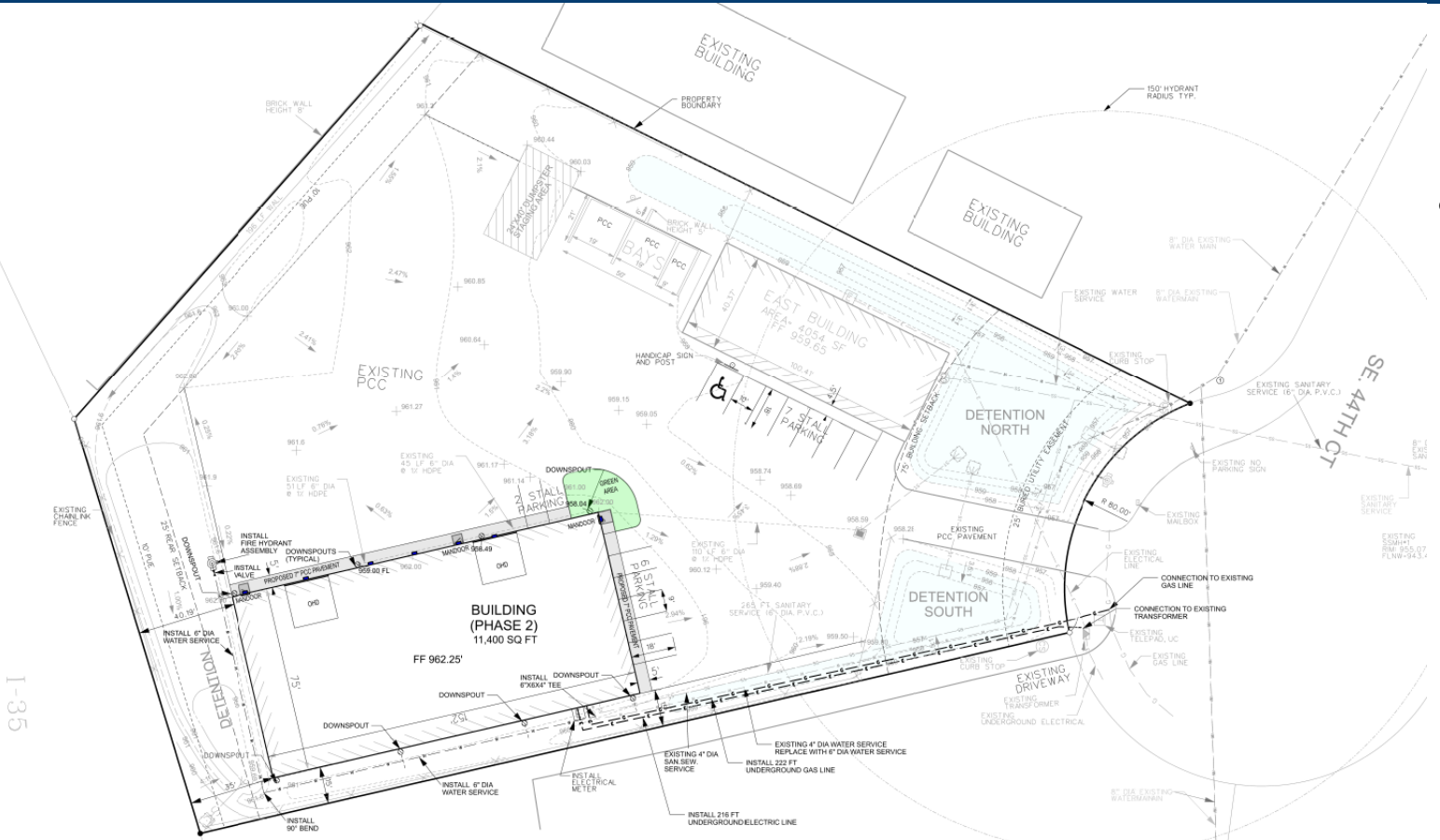
The site is light industrial, therefore no parkland dedication is required.



Future Land Use Map

Site Layout

Site Layout



I-35

ACCESS

Access is existing off SE 44th Ct.

SANITARY & WATER

Sanitary service is already stubbed to the proposed building. A new water service will be installed to accommodate a fire suppression system. Additional hydrant coverage is provided for the new building. An FDC will be required.

STORM WATER

Detention is existing on the north and south sides of the site and is designed to accommodate the proposed building.

PARKING

Eight parking stalls will be added to the site to provide parking for the new building.

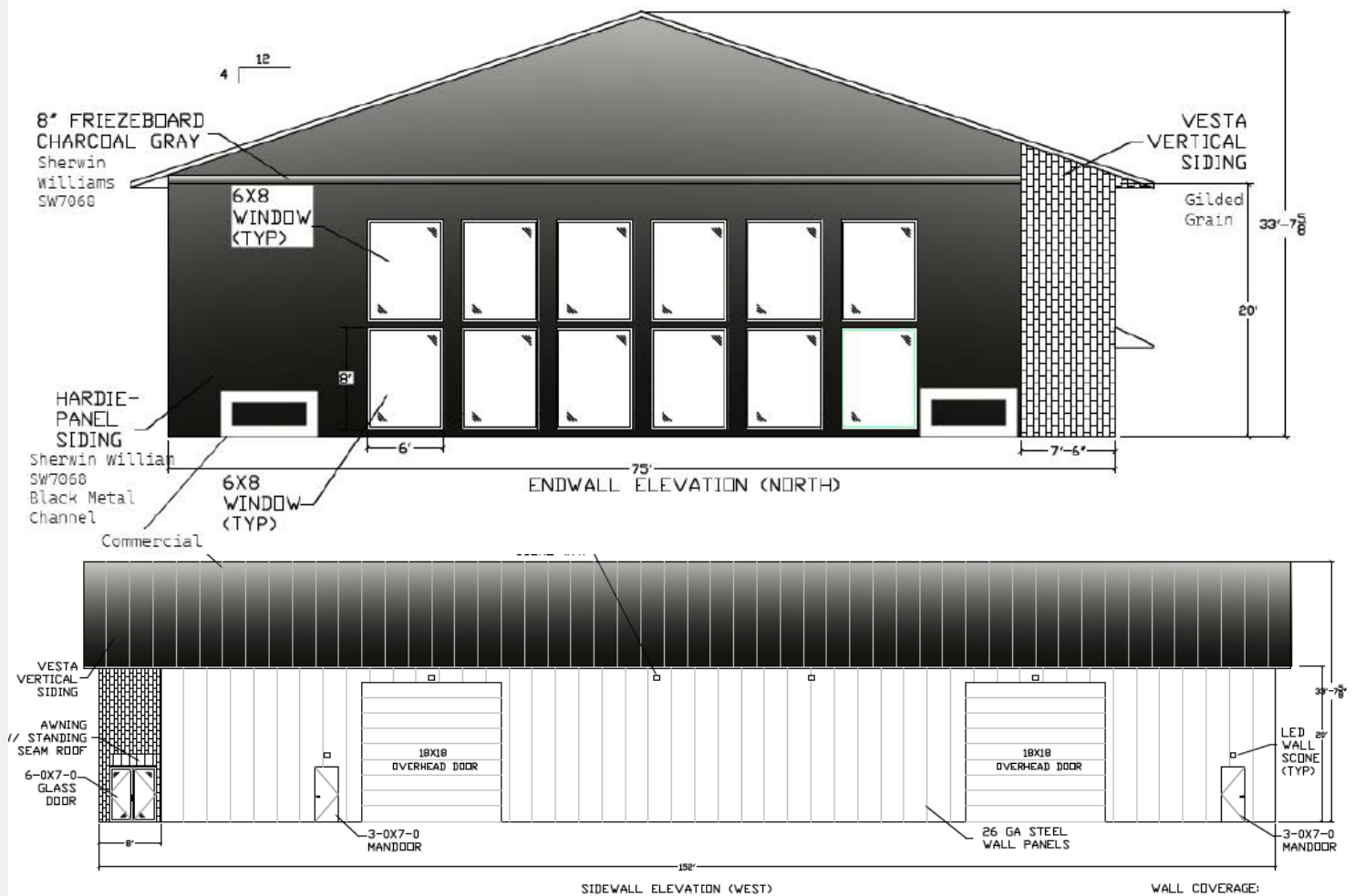
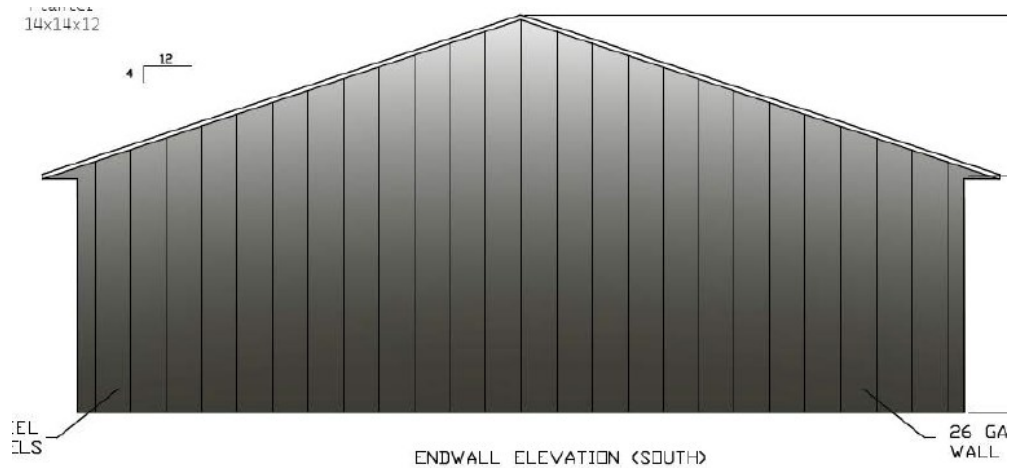
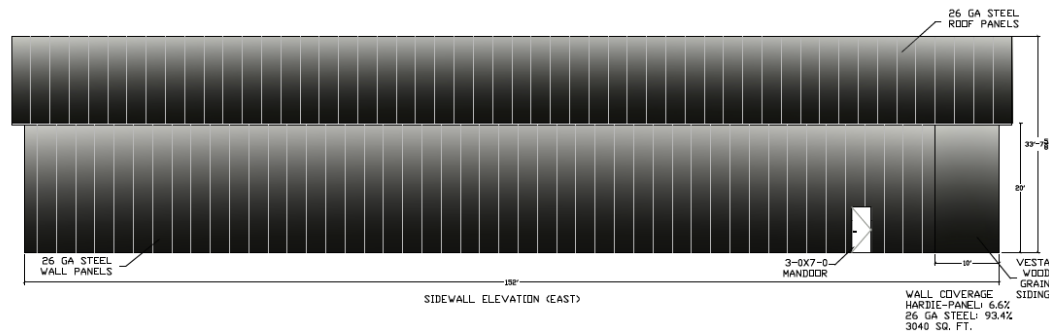
Architecture

BUILDING & ELEVATIONS

The building will consist of Hardie panel systems, architectural vertical siding with wood-look and metal paneling. The front of the building will have large storefront glazing. The west side of the building will have two overhead doors facing internal to the site.

LIGHTING

Wall-mounted lighting will be provided on the west side of the building.



Conclusion

STAFF RECOMMENDATION

Staff recommends approval of the TMJ Roofing Phase 2 Site Plan Amendment, subject to remaining staff comments.

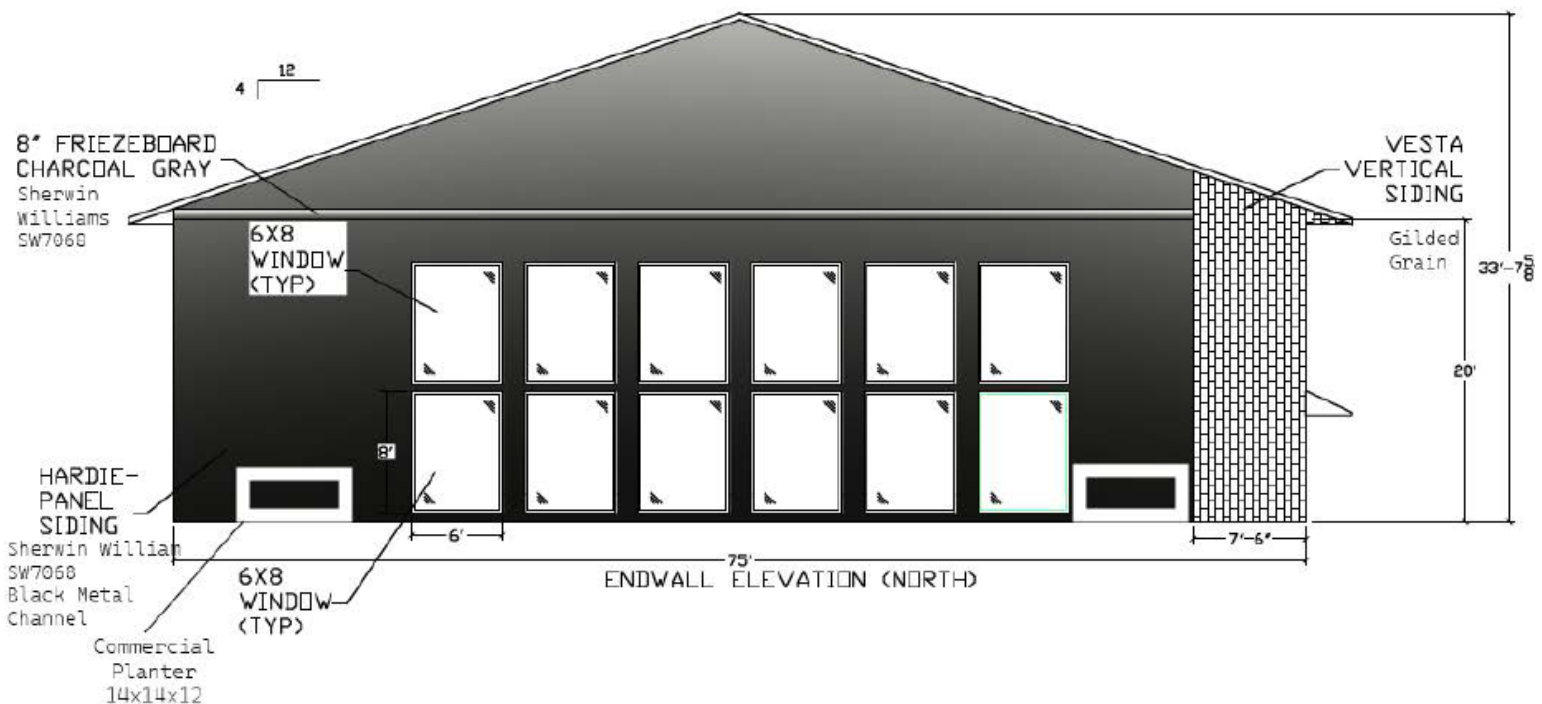
Conclusion

Construct a new 11,400 sf building for storage.

The building will consist of Hardie panel systems, architectural vertical siding with wood-look and metal paneling.

Adding eight parking spaces.

Water service and fire suppression system will be provided.





Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~October 30, 2024~~

~~November 1, 2024~~

~~December 3, 2024~~

~~December 31, 2024~~

~~January 29, 2025~~

~~February 19, 2025~~

~~February 26, 2025~~

~~February 27, 2025~~

TMJ Roofing

Attn: Kirsten Overton

2120 SE 44th Ct

Grimes, IA 50111

RE: TMJ Roofing Building Addition Site Plan Amendment

Dear Kirsten:

The Development Services Department is in receipt of a proposed Site Plan Amendment for the TMJ Roofing Building Addition. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Please provide \$2000 site plan review fee.~~
- ~~2. Please provide signed site plan application.~~
- ~~3. Observation fee template will be provided with the final review comments~~
4. **CAD files to be provided with the final plan set.**
- ~~5. P&Z and Council approval is required for the new building. Below are the tentative meeting dates.~~
- ~~6. A separate building permit submittal is required for the building. The building permit can be reviewed concurrently with the site plan. However, any changes through the site plan review process would need to be reflected on the building permit submittal. The building permit would be issued after Council approval of the site plan.~~
- ~~7. What is the proposed use of the building?~~

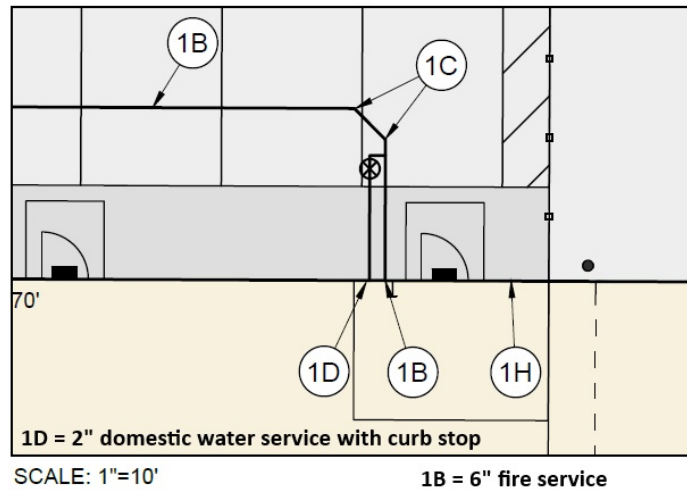
8. ~~The SWPPP will need to be updated with the following:~~

- a. ~~Signed certification statements from the owner and all contractors/sub contractors performing work on site.~~
- b. ~~Update the CN (Runoff coefficient number) because more impervious area is being added to the site.~~
- c. ~~Update the site map to include the footprint of the new building and any additional paving.~~

Site Plan:

- 1. ~~Provide a site plan for the Phase 2 improvements (building, paving, and storm, etc.). Our thought is that the Phase 1 site plan could be altered to show the Phase 2 improvements to be constructed and show the Phase 1 improvements grayed out as existing.~~
- 2. ~~Update the building footprint on the site plan. Update to 152' to match the building design.~~
- 3. ~~Ensure the downspout locations and downspout drain connections are coordinated with the building design. Staff would recommend connecting the downspouts on the west side of the building to storm sewer so water does not freeze in front of the man doors and overhead doors.~~
- 4. ~~Label frost protected stoops at personnel doors. Ensure door locations do not conflict with parking spaces. Provide required clearance from parking.~~
- 5. ~~Provide water and sanitary services to the building. Restrooms are required in the building. Please label on the site plan. Show as new, not existing. The water and sanitary service are shown as existing. Please label the size of both service lines.~~
- 6. ~~Staff is verifying with the fire department any hydrant coverage requirements for the new building. Any comments will be provided asap. A hydrant will be required to be extended into the site to provide hydrant coverage for the new building. Please show the location on the site plan. Please label the length of the new water line.~~
- 7. If a sprinkler system is required, a separate fire service water line and fire department connection (FDC) will be required. Do you know what type of construction is

proposed for the building? Based on the square footage and type V-B construction, a fire suppression system is required. Please provide the fire service line and FDC location on the site plan. FDCs are required to be within 100' of a hydrant. Below is an example detail for the fire and domestic water service split with curb stop. **Please label the location of the FDC.**



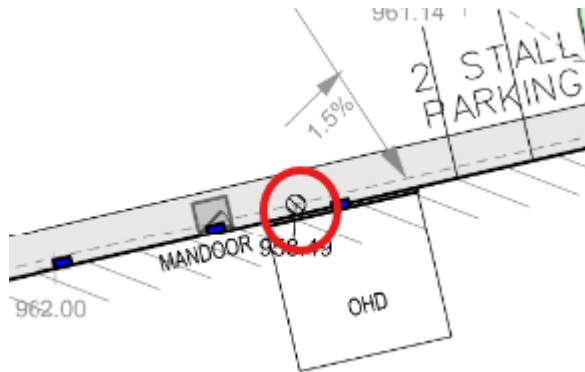
8. ~~Label knox box location on the building.~~
9. Update Note 1 on Sheet C2 to "Tap **6**" diameter service", instead of 4"
10. Update the front entrance man door and stoop to the west side of the building to match the building.
11. Adjust parking and landscape island as needed to accommodate relocated front door location.
12. Provide minimum 5' walkway between the front entrance and the parking stalls on the west side of the building. Relocate downspout away from front entrance.



13. If the pavement in blue remains, provide 5' walkway to the parking lot.



14. Confirm that the new building design and downspout locations are coordinated on the buildings plans and site plan. A downspout is shown in front of the overhead door as well.



Architecture:

1. Please provide color drawing of the proposed building with elevations of all four sides of the building.
2. Label the cardinal direction of each building elevation.
3. Provide material descriptions and specific colors of all exterior building materials. Label color of the metal panel.
4. Provide building material percentages on all four sides of the building. A minimum of 75% of the front building face and 10' along the adjacent sides, excluding glass, are required to consist of primary material. Primary material is considered earthtone-colored brick, architectural concrete panels, textured concrete block, marble or stone panels.
5. For the two sides adjacent to the front building face, a minimum of 25% of the first 30' is required to consist of primary material. Demonstrate that the building meets this requirement by providing a calculation. It appears the design does meet but please provide the calculation to confirm.
6. The proposed steel siding can be provided for the remaining 25% of the front building face and 10' along the adjacent sides, excluding glass. It can also be provided on the remainder of the building (sides and rear).
7. Provide and label 5 design elements demonstrated on the building. See 12-11-1.24.A.2.b.ii. for the list of design elements. Please label and/or list the 5 elements provided on the elevation drawings per Section 12-11-1.24.A.2.b.ii. Five elements must be demonstrated on the building. It appears additional elements are required on

the building. <https://online.encodeplus.com/regs/grimes-ia/doc-viewer.aspx#secid-3260>

8. ~~A minimum of 20% glass/glaze is required along the front facing the public street.~~
9. ~~Are lights proposed on the building faces? Please label locations and provide the lighting specs for the fixtures. Lighting is required to be shaded/hooded to direct light down and hide light sources. Is there an option to add a shade/hood to the proposed lights? If so, would you please provide the spec for the shade/hood? Otherwise, please provide the spec for a different light fixture with a shade/hood. Something similar to the image below.~~



10. ~~Staff would recommend providing some of the wood-look material on the north elevation similar to the first proposal to tie in with the existing building. If the wood-look material is added, please update the material percentages accordingly. Windows and doors do not count toward the material percentage. For example, the current design would be 100% Hardie panel without counting the windows. The rendering provided shows the wood-look material but it is not shown on the building elevation. Is the wood-look material planned to be provided on the building? If so, please update the elevation drawings to include the wood-look material.~~
11. ~~Please provide the updated hand drawn building elevations with details noted in my 2-25-25 email.~~

Building Permit:

Below are initial comments for the building permit submittal.

1. ~~A life safety plan drawn by an architect showing the exit travel distance, fire extinguisher locations, emergency lighting, exit signs, and egress doors is required with the building permit submittal.~~

2. ~~Provide a code ledger showing what building code the building is constructed to, the occupancy classification, the construction type of the building, and the type of use of the building. This is also usually provided by an architect.~~
3. ~~Sprinkler requirements will be determined based on occupancy type and type of construction.~~
4. ~~If there is going to be racking within the building, a racking plan along with a list of commodities would need to be provided with the building permit.~~
5. ~~Will vehicles be stored within the building?~~
6. ~~A restroom will be required within the building.~~
7. ~~Frost protected footings are required for personnel doors.~~
8. ~~Additional comments will be provided through the official building permit review.~~

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:	March 6, 2025 (1 PDF of Site plan with Elevation Plan included)
PLANNING & ZONING:	March 4, 2025 at 5:30
COUNCIL MEETING:	March 4, 2025 at 5:30

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

Sincerely,

Evann Martin
Senior Planner

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. A preconstruction meeting is required prior to the start of construction. The contractor shall be responsible to coordinate this meeting. Contact the City of Grimes Building Division (515.886.4050).
- 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. Use O-ring gaskets on storm sewers crossing over watermain per IDNR requirement.
- e. Use O-ring gaskets on storm sewers crossing over watermain per IDNR requirement.

NOTES:

1. **Utility warning:**
The utilities shown have been located from field survey information and / or Records obtained. The surveyor makes no guarantee that the utilities shown Comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the Exact location indicated. Verify location of all utilities before construction.
2. Length of utilities shown on plans are dimensioned from center of structure To center of structure for sanitary and inside wall to inside wall for storm sewer.
3. All traffic control shall be provided in accordance with requirements Set forth in the manual on uniform traffic control devices (muted) When construction activities obstruct portions of the roadway, flaggers Shall be provided. Flaggers shall conform to the muted in appearance, Equipment and method.
4. Notify engineer and city of grimes at least 48 hours prior to beginning work.
5. Backfill with suitable material and compact to 95% minimum density per sudas.
6. Adjustment of existing utility appurtenances to final grade is considered incidental to the site work.
7. Dimensions, building location, utilities and grading of this site are based on information available at the time of Layout. Deviations may be necessary in the field, any such changes or conflicts between this plan and held Conditions are to be reported to the architect/engineer prior to starting construction.
8. The site contractor shall be responsible for verification of all dimensions prior to starting work.

LEGAL DESCRIPTION (BOOK 19010 PAGE 588-589):

LOT SIX (6) IN CAPITOL CITY PARK PLAT NO. 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA

SITE CONTAINS 1.982 ACRES

PROJECT BENCHMARK:		
	WGS 84 DATUM- GE01D 12A	
	IOWA STATE PLANE SOUTH	
12/16/2024	NEW DIMENSION 152x75	
02/18/2025	BUILDING DETAILS	
02/27/2025	UTILITIES INFORMATION	
DATE	REVISION	BY

TMJ ROOFING - PHASE 2

MINOR SITE PLAN

CITY OF GRIMES

POLK COUNTY, IOWA

PROJECT NO. 23037

INDEX OF PAGES

PAGE NO.	DESCRIPTION
C.1.	COVER SHEET
C.2.	SITE PLAN & GRADING PLAN
C.3.	UTILITIES INFORMATION

Utility Coordination

The Contractor is responsible to coordinate construction with the following utilities known to have services in the area:

Centurylink: Contact Jeremy Leviaen at 515-370-5627

Black Hills Energy: Contact Joe McAreavy at 515-343-2030

MidAmerican Energy (MEC): Contact Dustin Wedlund at 515-262-6565

Water & Sewer: City of Grimes, Contact Kevin Hensly (515)-514-1035

Aureon: Contact Matt Weiser at 515-830-0497

Verizon: Contact Jim Powers at 515-380-2208

Windstream: Contact Dave Harris at 515-297-8391

Thorpe Water: Contact Tom Thorpe at 515-289-2345



ZONING CLASSIFICATION:

- M-1A COMMERCIAL AND LIMITED LIGHT INDUSTRIAL DISTRICT
- HIGHWAY 141 MIXED USE DEVELOPMENT CORRIDOR DISTRICT ZONE 2

BUILDING SETBACKS

FY= 25 FEET
RY= 25 FEET
SY= NONE REQUIRED
MAXIMUM HEIGHT: 50 FEET

ESTIMATED CONSTRUCTION SCHEDULE

PHASE 2 GRADING, PAVING AND BUILDING
APRIL-AUGUST 2025

PROPOSED USE:
WHOLESALE STORAGE AND WAREHOUSE

OPEN SPACE REQUIRED (10%) = 0.1982 ACRES

GREEN AREAS:

EXISTING HARD SURFACE 0.336 (17%)
PROPOSED HARD SURFACE: 1.01(51%)
GREEN SPACE: 0.636 (32%)

PARKING REQUIREMENTS:

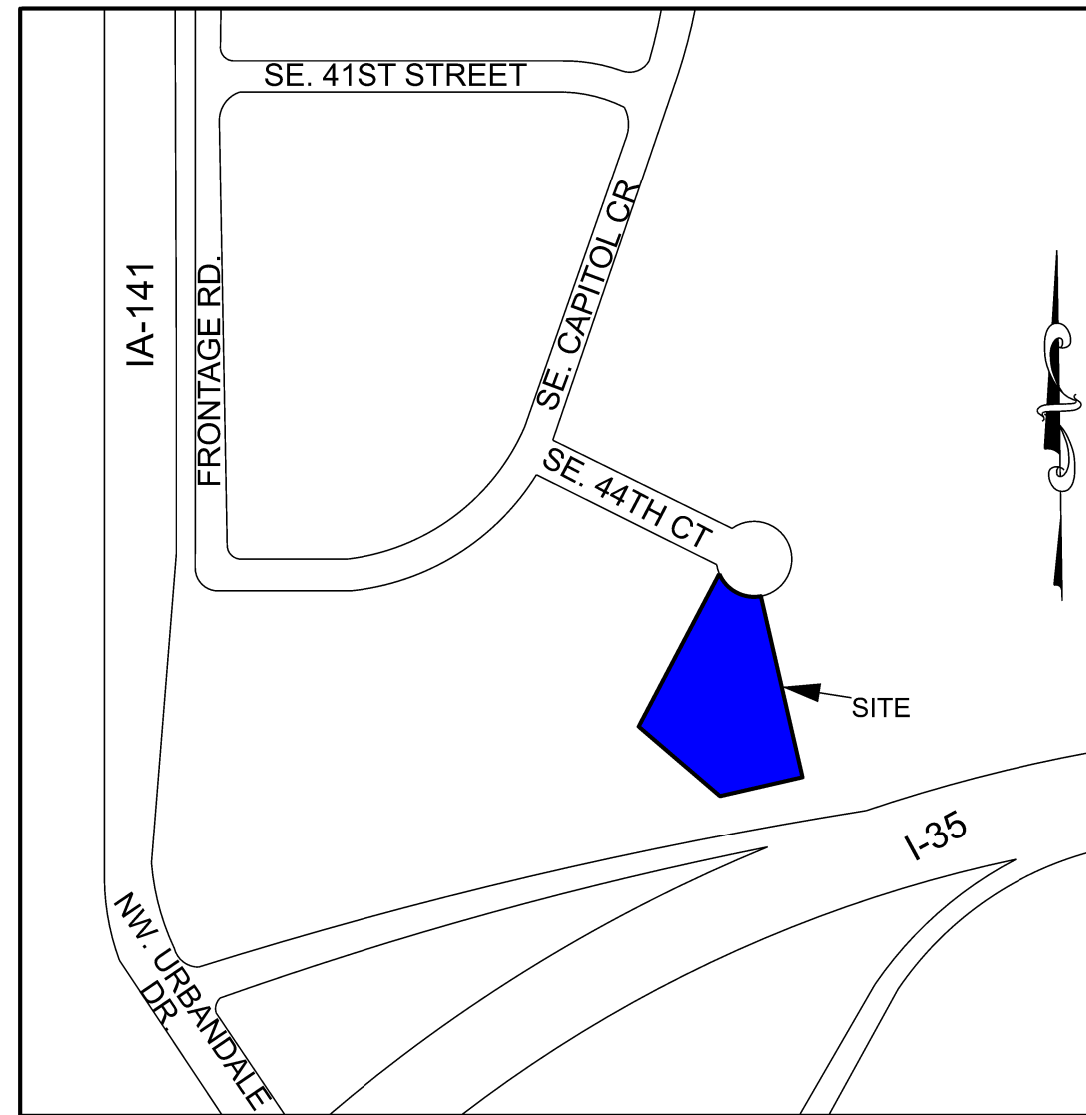
4053 S.F.
OFFICE PARKING
30x40=1200 S.F. OFFICE
REQUIRED PARKING STALLS: 6
WAREHOUSE PARKING
70x40=2800 S.F. WAREHOUSE
REQUIRED PARKING STALLS: 2
12 EMPLOYEES
REQUIRED PARKING STALLS: 6
TOTAL REQUIRED SPACES=6+8+14 SPACES
- PARKING STALLS PROVIDED: 15
- HANDICAP STALLS REQUIRED: 1

APPROVED BY:

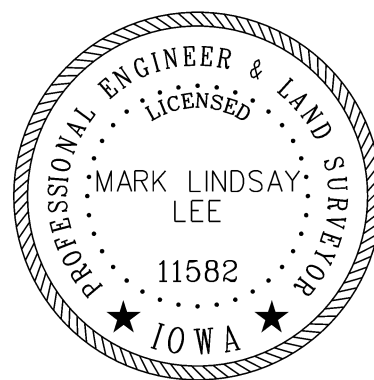
PLANNING & ZONING COMMISSION CHAIRMAN DATE

LEGEND

▲ SECTION CORNER FOUND	● DECIDUOUS TREE (EXISTING)
△ SECTION CORNER SET	● DECIDUOUS TREE (REQUIRED)
● PROPERTY PIN FOUND	★ CONFERIOUS TREE (EXISTING)
○ PROPERTY PIN SET	★ CONFERIOUS TREE (REQUIRED)
○ GPS MONUMENT	● SHRUB (EXISTING)
⊕ BENCHMARK	● SHRUB (REQUIRED)
⊕ MONUMENT	✂ TREE REMOVAL REQUIRED
⊕ SOIL BORING	STUMP
● TEST WELL	PROPOSED PAVEMENT ELEVATION
○ MONITORING WELL	GRADE FLOW ARROW
○ SANITARY SEWER MANHOLE	PIPE FLOW ARROW
○ SANITARY CLEAOUT	EXISTING CONTOURS
○ SEPTIC TANK	PROPOSED CONTOURS
○ CISTERN	PROPERTY LINE
○ LIFT STATION	CENTERLINE OF ROADWAY
○ STORM SEWER MANHOLE	RIGHT-OF-WAY
○ CURB INTAKE	FENCE LINE
○ BEEHIVE INTAKE	CONSTRUCTION LIMITS
○ CATCH BASIN	SS SANITARY SEWER LINE
○ FLARED END SECTION	ST STORM SEWER LINE
○ CULVERT	CP STORM CULVERT PIPE
○ WATER MANHOLE	RCP REINFORCED CONCRETE PIPE
○ FIRE HYDRANT	DI DUCTILE IRON PIPE
○ YARD HYDRANT	W WATER LINE
○ WATER VALVE	OP OVERHEAD ELECTRIC LINE
○ POST INDICATOR VALVE	E UNDERGROUND ELECTRIC LINE
○ VALVE PIT	T UNDERGROUND TELEPHONE LINE
○ WATER METER	FO FIBER OPTICS LINE
○ PUMP	HG HIGH PRESSURE GAS LINE
○ METER STATION	G LOW PRESSURE GAS LINE
○ PUMP STATION	○ STEEL LUMINAIRE
○ WATER TANK	□ WOOD LUMINAIRE
○ WELL	○ SIGN
○ ELECTRIC MANHOLE	○ MAILBOX
○ ELECTRIC BOX	○ BIN
○ TRANSFORMER PAD	○ PROPANE TANK
○ GUY	○ UTILITY POLE
○ FIBER OPTICS MANHOLE	
○ TELEPHONE MANHOLE	
○ TELEPHONE PEDESTAL	
○ TELEPHONE BOOTH	
○ UNKNOWN MANHOLE	
○ UTILITY POLE	



VICINITY SKETCH
1:500



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.

Signature: _____ Date: _____

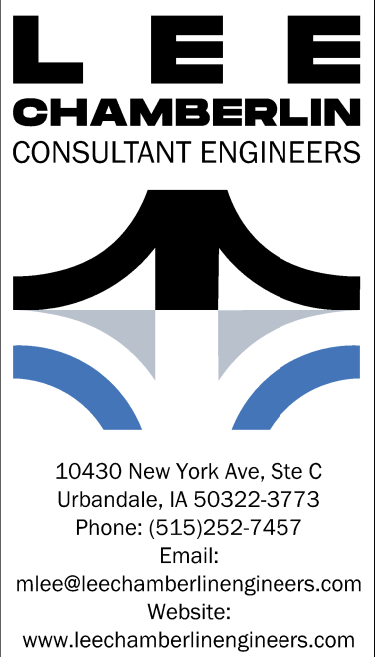
Name: (Printed or typed) MARK L. LEE
License Number 11582
My license renewal date is December 31, 2026.
Pages or sheets covered by this seal: ENTIRE SET

DESIGN START DATE: 10/31/2023
DATE PLOTTED: 06-28-2023
PRELIMINARY FIELD WORK COMPLETED: 06-28-2023
FIELD BOOK NO. 2023-01

TMJ ROOFING - PHASE 2

MINOR SITE PLAN IMPROVEMENTS

GRIMES, POLK COUNTY, IOWA

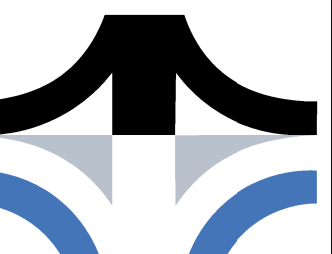


DRAWING TITLE:

COVER SHEET

DRAWN BY: NJB
CHECKED BY: JGF
DATE: 02/27/2025
JOB NO. 23037
SHEET C1

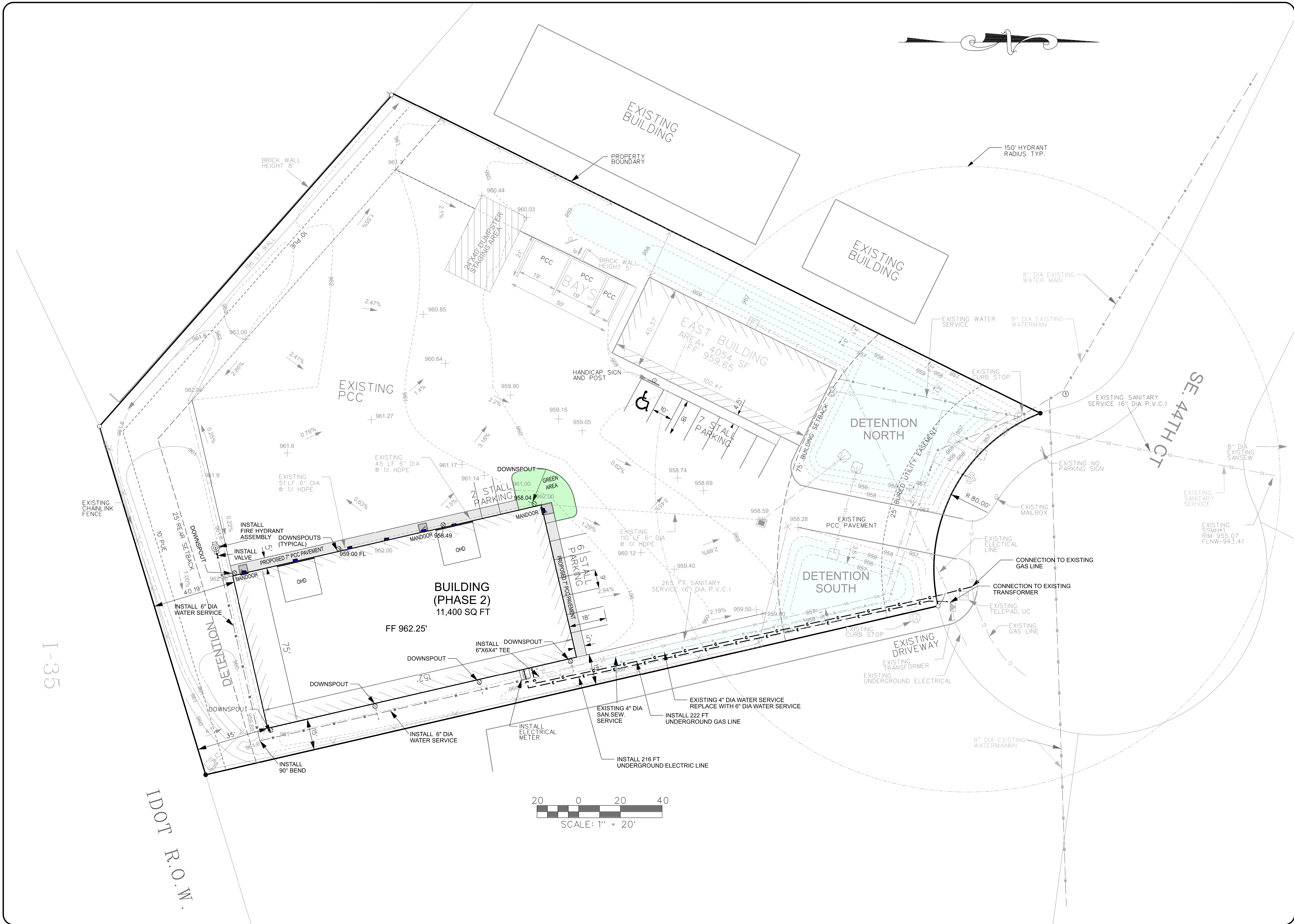
TMJ ROOFING - PHASE 2
MINOR SITE PLAN IMPROVEMENTS
GRIMES, POLK COUNTY, IOWA



SITE & GRADING PLAN

DRAWN BY:
NJB
CHECKED BY:
JGP
DATE:
02/27/2025
JOB NO.
23037
SHEET
C2





DESIGN START DATE:	10/31/2023
DATE PLOTTED:	06-28-2023
PRELIMINARY FIELD WORK COMPLETED:	06-28-2023
FIELD BOOK NO.	2023-01

TMJ ROOFING - PHASE 2

MINOR SITE PLAN IMPROVEMENTS

GRIMES, POLK COUNTY, IOWA

LEE CHAMBERLIN
CONSULTANT ENGINEERS

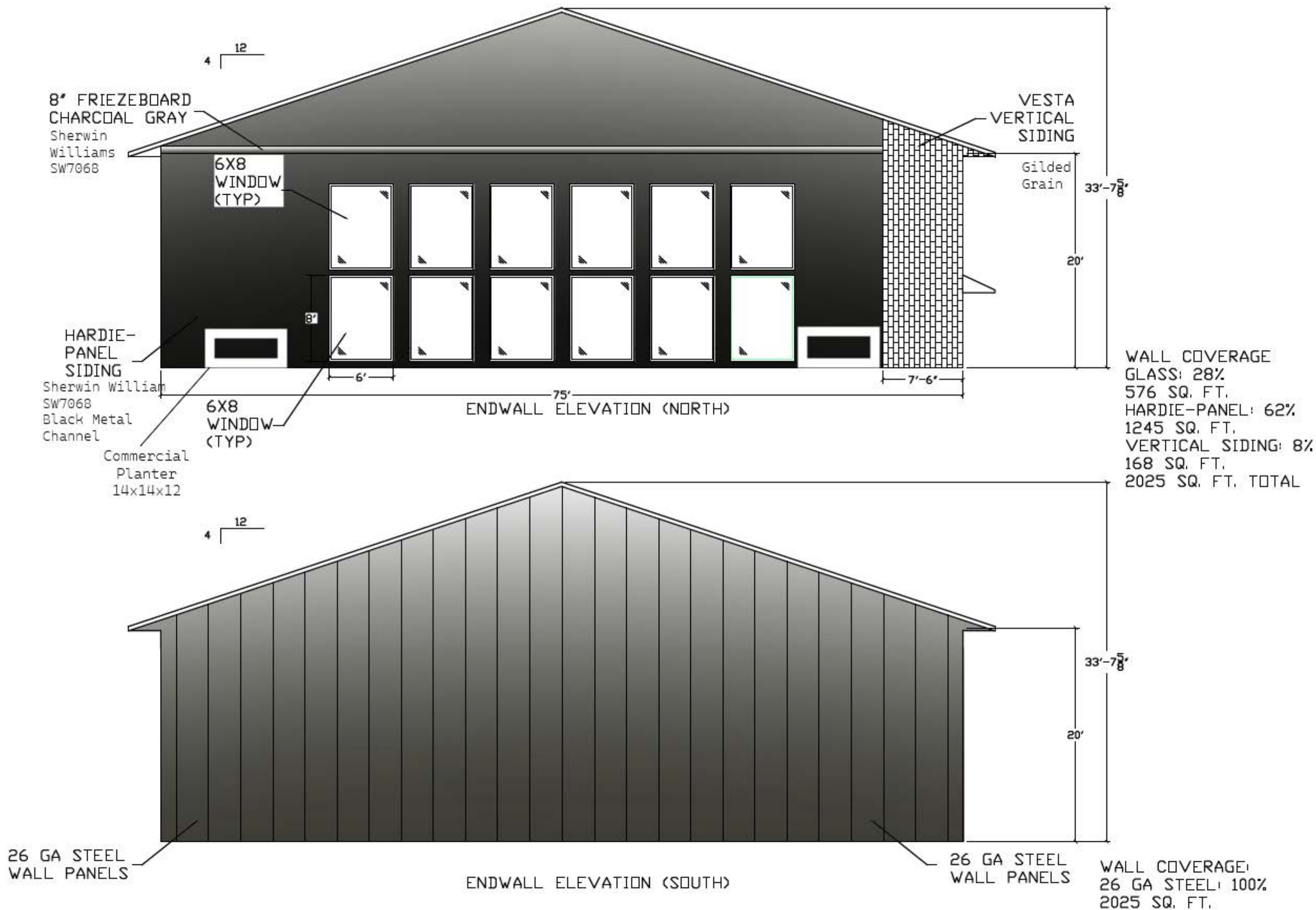


10430 New York Ave, Ste C
Urbandale, IA 50322-3773
Phone: (515) 252-7457
Email: mlee@leechamberlinengineers.com
Website: www.leechamberlinengineers.com

DRAWING TITLE:

UTILITIES INFORMATION

DRAWN BY:	NJB
CHECKED BY:	JCF
DATE:	02/27/2025
JOB NO.	23037
SHEET	C3



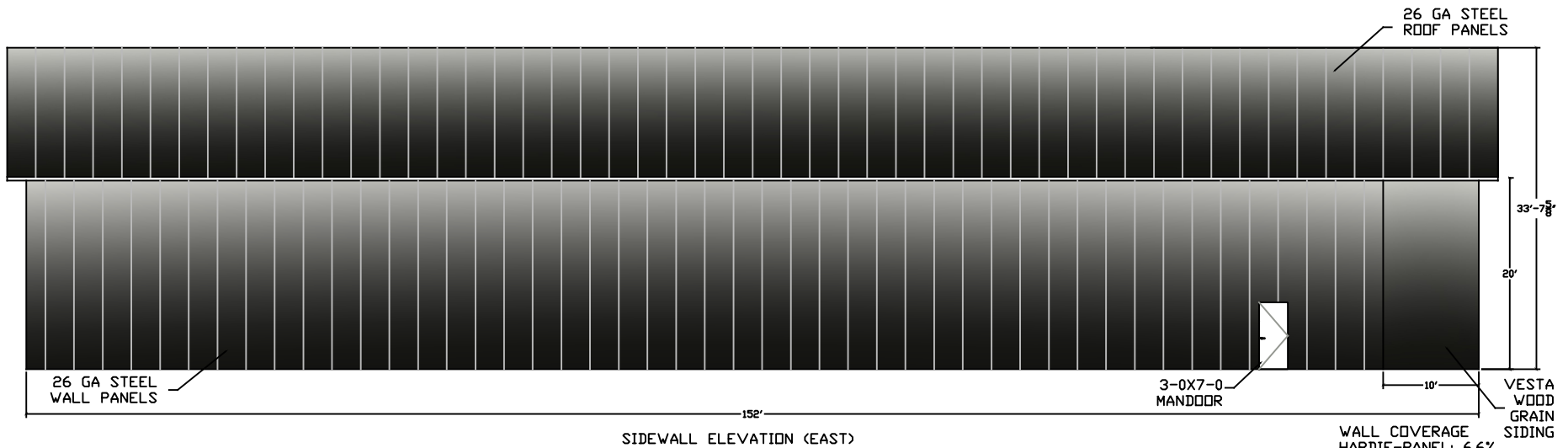
GREINER BUILDINGS INC.
120 EAST MAIN ST. WASHINGTON, IA

JOB NAME: TMJ

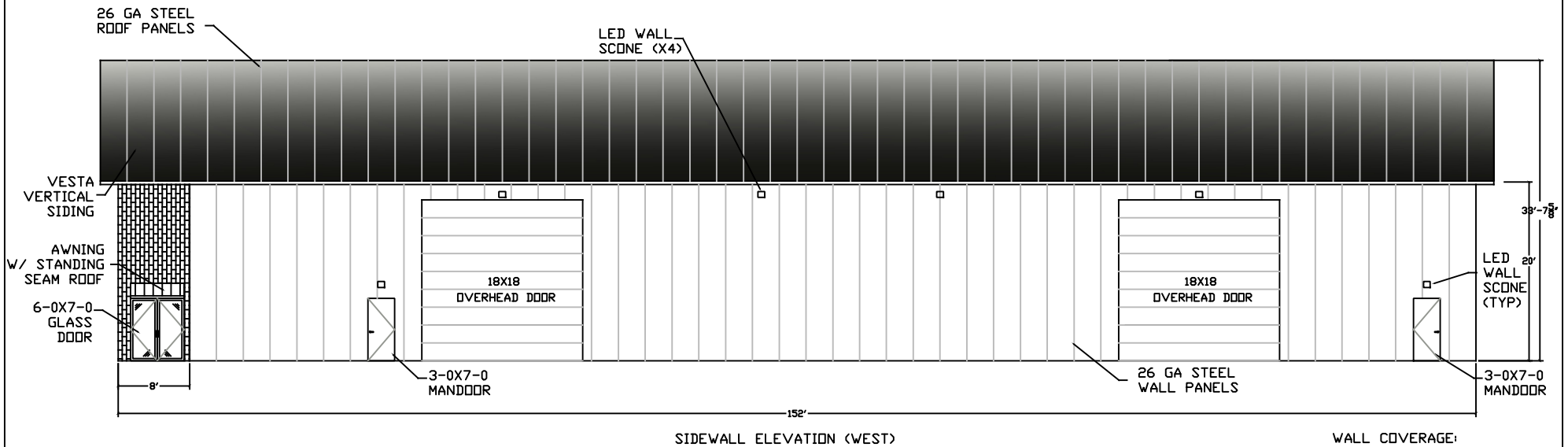
SHEET: 1 OF 2

DRAWN BY: NOLAN GERBER

DATE: 2-25-25



WALL COVERAGE
HARDIE-PANEL: 6.6%
26 GA STEEL: 93.4%
3040 SQ. FT.



WALL COVERAGE:
VESTA VERTICAL: 5.3%
DOORS: 22.7%
26 GA STEEL: 70.7%
3040 SQ. FT.

GREINER BUILDINGS INC.
120 EAST MAIN ST. WASHINGTON, IA

JOB NAME: TMJ

SHEET: 2 OF 2

DRAWN BY: NOLAN GERBER

DATE: 2-25-25

DATE

March 4, 2025

PROJECT NAME

Hope Horizon PUD Rezone

APPLICANT

Hope K Farms, LLC

REQUESTED ACTION

Requesting PUD zoning to allow single-family, medium-density residential, high-density residential, commercial and public park

LOCATION

Generally located at the SW corner of NW County Line Road and SW Beaverbrooke Blvd

ZONING

Current – A-1

Proposed – R-4 (PUD)

PLANNER

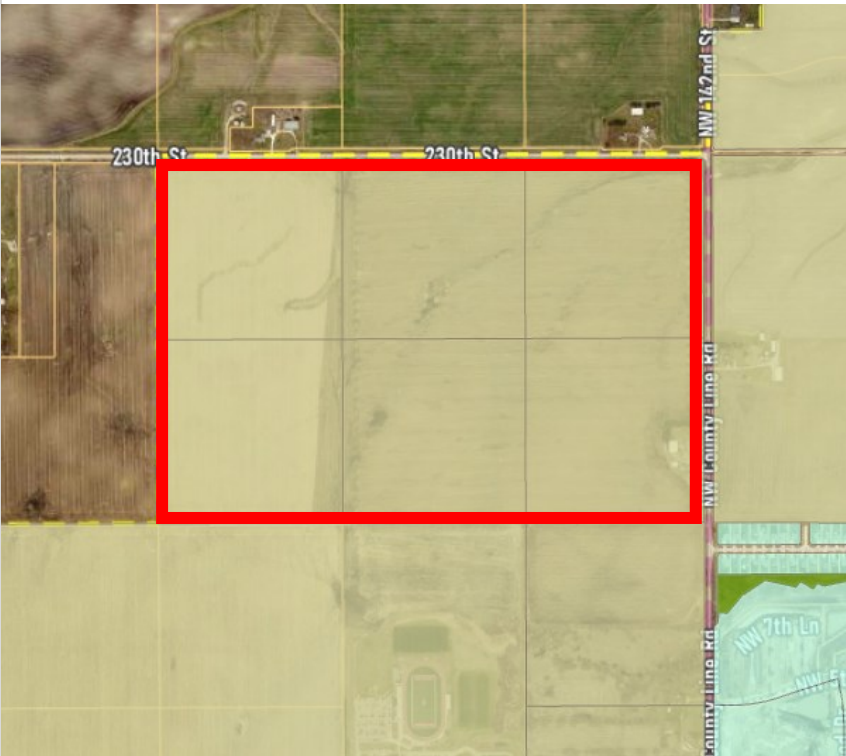
Evann Martin

emartin@grimesiowa.gov

515-986-4050



Location Map



Zoning Map

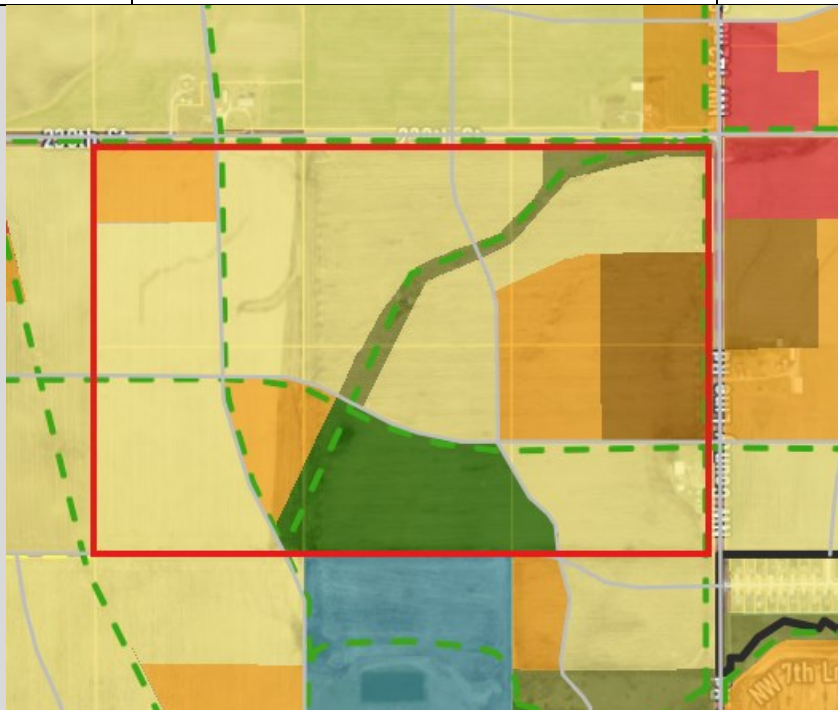
Relation to Comprehensive & Area Plans

LAND USES & ZONING			
Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Medium-Density, High-Density, and Low-Density Residential, Park, Commercial	A-1
North	Vacant/Farm Estate	N/A (Dallas County)	N/A (Dallas County)
South	Vacant/School	Civic, LDR, MDR	A-1
East	Vacant /Farm Estate	LDR, MDR, HDR, Commercial	A-1
West	Vacant	N/A (Dallas County)	N/A (Dallas County)

PARKS

The Parks & Trail Master Plan shows an approximately 20 acre park at the SW corner of the property with proposed trail along future Mustang Road. The rezone proposal is consistent with the Parks and Trails Master, but has shifted the parkland to be more centralized in the development and abutting the DCG High School site. Additional trails throughout the development are proposed which were not originally anticipated in the Parks & Trails Master Plan but is consistent with the area plan land use efforts.

The rezone proposal plans to dedicate 19.54 acres for parkland consistent with the area plan. A majority of the parkland will be located in a 14.7 acre park just north of the DCG High School and approximately 4.84 acres is proposed to be provided as a greenway trail corridor along the WRA sewer from NW 8th Street to NW Beaverbrooke Blvd.

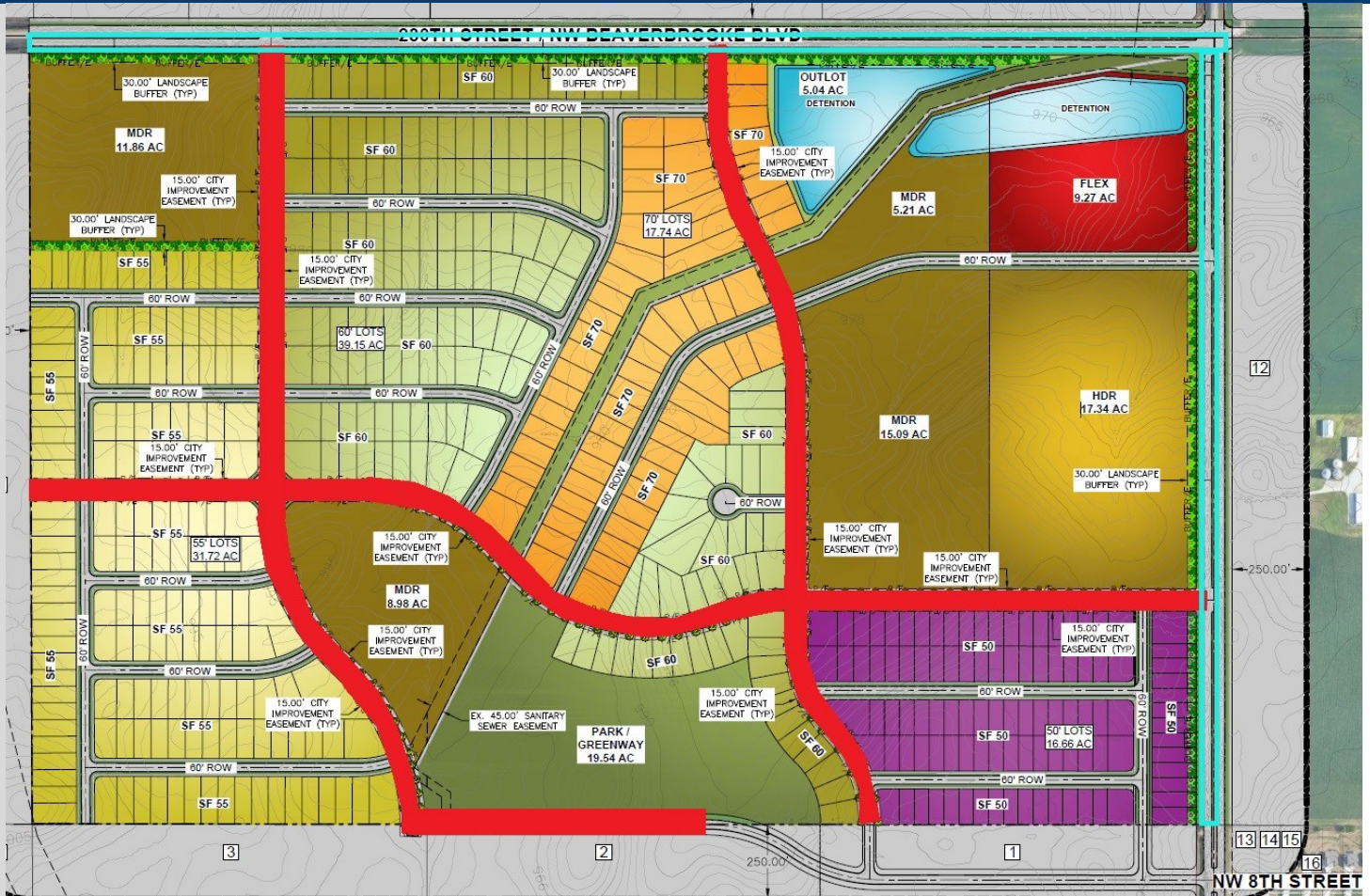


Area Plan Future Land Use

The rezone proposal is consistent with the area plan land use to provide medium-density and high-density residential along NW County Line Road, and single-family for a majority of the balance of the development. Parkland will also be provided consistent with the area plan land use.

The rezone proposal does include an area of flex that could be developed as medium-density residential or commercial along NW County Line Road that is not shown on the land use plan. However, the land use is compatible for the area as it is located near the intersection of NW County Line Road and NW Beaverbrooke Blvd, and does not change the overall character of the development.

Relation to Studies & Legal



RELATION TO STUDIES/PROJECTS

Grimes Street Design Guide

- NW 11th Street Extension
- NW 8th Street Extension
- NW County Line Road and NW Beaverbrooke Blvd
- NW Mustang Road and NW Meadowbrooke Blvd

Water Systems Study

- Water main has been installed along NW County Line Road to provide water for the development

WRA Sanitary

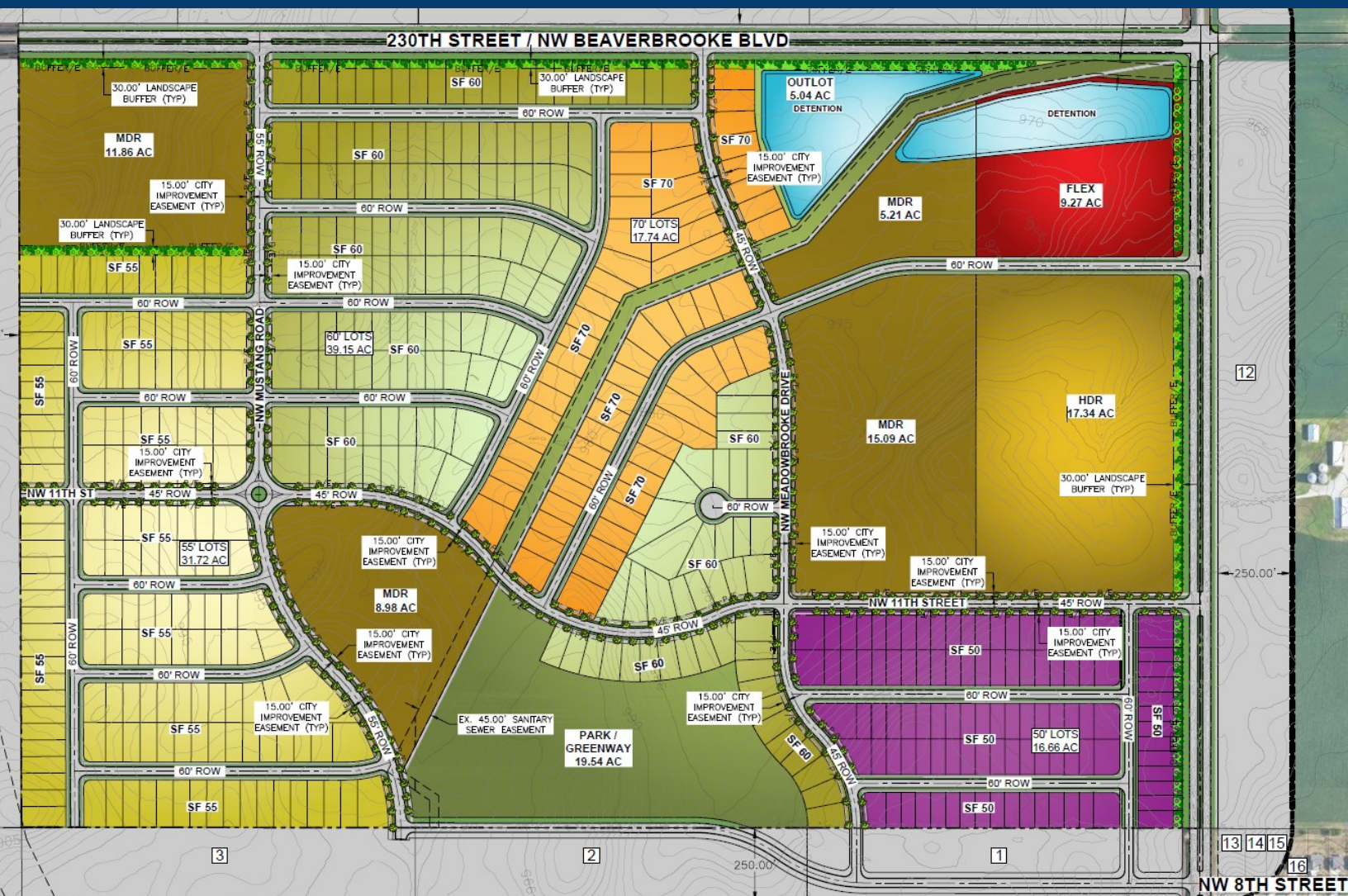
- The WRA Sanitary runs through the development and will provide connection for the development.

Legal

A Zoning Change and Development Agreement will be established as part of the rezoning to outline the zoning standards for the development and responsibilities for public improvements.

Right-of-way will be provided along NW County Line Road and along future NE Beaverbrooke Blvd to provide 60' to road centerline.

Rezone Concept



STREET ACCESS

- There will be multiple access points into the development from SW County Line Road, Brookside Drive, 11th Street, and SW 19th Street.

PEDESTRIAN ACCESS

- 10' trail along NW Mustang Road and the greenway
- 8' trail along NW 11th Street
- 5' sidewalks all other public streets

STORMWATER

- All detention will be private.

LAND USE AREAS

- Flex (Commercial or Medium-Density Residential) — 9.27 acres
- High-Density Residential — 17.34 acres, multi-family and townhomes
- Medium-Density Residential — 41.14 acres, attached and detached townhomes
- Single-Family Residential — 105.27 acres, traditional single-family
- Parkland — 19.54 acres to be dedicated

Development Standards

FLEX (COMMERCIAL)

Permitted Uses – C-2 uses with the following exceptions: Heavy Automotive Body Repair/Vehicle Repair, Any outdoor domesticated animal exercise areas/runs limited to normal business hours, Industrial Warehouse Facilities, Mini Storage/Self Storage Facilities, Used Car Lots, Monument Sales Yards, Retail lumber yards shall be accessory to a retail business.

Setbacks

- Front – 25'
- Rear – 25'
- Side – 10'

Height – 3 stories/45'

Architecture – 60% masonry

Open Space – 20%

Landscaping – 1 tree per 1,000 sf required open space

HIGH-DENSITY

Permitted Uses – multi-family & townhomes

Density – 18 units per acre

Setbacks

- External Property Lines – 30'

Dwelling Size – 400 sf minimum

Height – 4 stories/50'

Architecture – 40% masonry along street, 25% all other sides

Open Space – 40%

Landscaping – 1 tree per 1,000 sf of required open space

MEDIUM-DENSITY

Permitted Uses – attached and detached townhomes

Lot Size – No minimum

Density – 8 units per acre

Setbacks

- External Property Lines – 30'
- Private Drives/Sidewalks – 20'
- Sides along Private Drives/Sidewalks – 10'
- Postage Stamp Lots – 0'

Dwelling Size – 900 sf

Height – 2 stories/35'

Garage – 1-car attached up to 40% of the units, 2-car for the rest

Architecture – 25% masonry on front façade and along public streets

Open Space – 40%

SINGLE-FAMILY

Lot Size – 70' lots at 8,500sf, 60' lots at 7,500sf, 55' lots at 6,600sf, 50' lots at 6,000sf

Dwelling Size – 1,400-1,600sf for 70' lots, 1,200-1,400sf for 60', 55' and 50' lots

Garage – 3-car minimum for 70' lots, all others 2-car minimum

Setbacks

- Front – 30' for 70' and 60' lots, 25' for 55' and 50' lots
- Secondary Front – 30' for 70' and 60' lots, 25' for 55' and 50' lots
- Rear – 25' for all lots
- Side – 7' for 70' and 60' lots, 5' for 55' and 50' lots

Height – 2 stories/35'

Landscaping – 2 trees per lot

Conclusion

DEVELOPMENT STANDARDS CONTINUED

LANDSCAPE BUFFERS

- NW County Line and NW Beaverbrooke – 30' buffer with 4' berm
- Medium-Density along Single-Family – 30' buffer with 3' berm
- High-Density next to Residential – 30' buffer with 3' berm
- Building Rear to Public Streets – 30' buffer with 3' berm when the backs of units face the public streets
- Units Front Public Streets – Berm and buffer is not required. Frontage plantings required at 1 tree per 50'
- Buffer Quantities All Other Buffers – 1 overstory, 3 understory, 1 evergreen per 50 linear feet
- Buffer Quantities All Other Buffers – 1 overstory, 2 understory, 1 evergreen per 50 linear feet

Conclusion

A mix of commercial and residential use areas are proposed within the development, generally consistent with the area plan land use.

Landscape buffers will be provided between land use transitions where necessary and along public streets.

Right-of-way will be dedicated to the City along NW County Line Road and NW Beaverbrooke Blvd.

Approximately 19.54 acres of parkland will be dedicated to the City.

Streets within the development are consistent with the Grimes Street Design Guide and area plan.

A zoning change and development agreement will be established to outline the development standards and responsibilities for public improvements.

Some of the proposed standards, particularly for setbacks and density of the medium-density areas, are still in discussion with the developer and will be finalized prior to City Council.

Staff recommends approval of the Hope Horizon PUD subject to remaining staff comments.



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

August 26, 2024
January 31, 2025
February 28, 2025

Hope K Farms

Attn: Arash Razizadeh
4500 Westown Parkway, Suite 277
West Des Moines, IA 50265

RE: Hope Horizon PUD Rezone

Dear Arash:

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

General Comments:

1. ~~Provide signed rezone application and \$2000 fee.~~
2. Please provide a rezone petition. Form is attached. **Should the owner name be updated to Hope K Farms, LLC? This is what is listed on the assessor site and deed.**
3. **Please provide rezone consent from neighboring properties. Form is attached.**
4. ~~Please confirm that the rezone legal description is to the centerline.~~

Rezone Concept:

5. ~~Please show sidewalks on public streets.~~
6. ~~Please show where general utilities will be provided.~~
7. ~~Please show the transmission line easement on the concept. How will the very western N/S roadway and adjacent lots layout with the transmission line easement?~~
8. ~~Remove references to "maximum 25% of the lots can be greater than 60'" etc.~~
9. Update the standards on the rezone concept to match the development agreement.

- a. Single-Family
 - i. Staff would prefer to remove the side yard setback for 2-3 story homes and use the 5' or 7' setback for all homes. It is easier to have one standard for the side yard setback.
 - ii. Remove underlying R-2 60 and R-2 70 references.
- b. Medium-Density
 - i. Update or remove minimum lot area and lot width. There are no minimum requirements.
 - ii. Remove underlying R-3 Medium reference.
- c. High-Density
 - i. Remove underlying R-3 High reference.

~~10. Update ROW widths per the development agreement.~~

~~11. Update the greenway acreage to only include the trail corridor.~~

~~12. Add buffer on the south side of the medium-density area at the NW corner of the development.~~

~~13. The detention basins will be private.~~

~~14. Staff have concerns with the WRA sewer between the two detention basins for maintenance and infiltration issues. A basins may be required to be setback a certain distance to ensure the water is far enough from the sewer. Further analysis is needed and staff will discuss.~~

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.

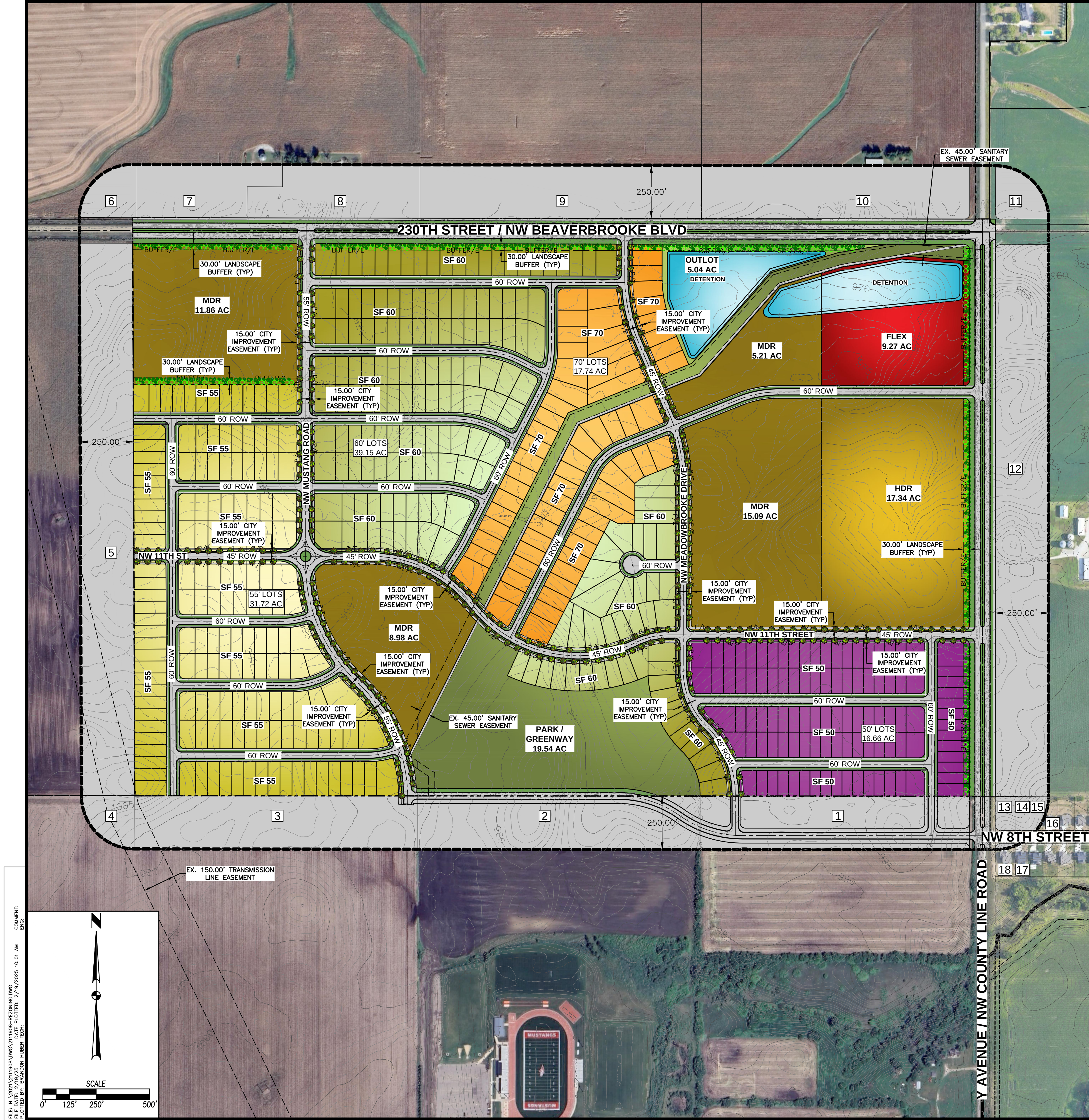
SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	March 7, 2025, 2025 (1 PDF of Rezoning Map and Concept Plan)
PLANNING & ZONING:	March 4, 2025 at 5:30
COUNCIL MEETING:	March 25, 2025 at 5:30

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

Sincerely,

Alex Pfaltzgraff
Development Services Director



ZONING:	
EXISTING:	A-1 (AGRICULTURE DISTRICT)
PROPOSED:	PUD
BULK REGULATIONS:	
SINGLE FAMILY 50' LOTS (SF 50) (UNDERLYING R-2 60 : SINGLE AND TWO-FAMILY RESIDENTIAL DISTRICT)	
MINIMUM LOT AREA	= 6,000 SF
MINIMUM LOT WIDTH	= 50 FT
SETBACKS:	
FRONT YARD	= 25 FT
REAR YARD	= 25 FT
SIDE YARD	
1 STORY	= 5 FT EACH SIDE / 10 FEET TOTAL
2-3 STORIES	= 5 FT EACH SIDE / 10 FEET TOTAL
MAX BUILDING HEIGHT	= 35 FT
MAXIMUM DENSITY	= 6.0 UNITS / ACRE
SINGLE FAMILY 55' LOTS (SF 55) (UNDERLYING R-2 60 : SINGLE AND TWO-FAMILY RESIDENTIAL DISTRICT)	
MINIMUM LOT AREA	= 6,600 SF
MINIMUM LOT WIDTH	= 55 FT
SETBACKS:	
FRONT YARD	= 25 FT
REAR YARD	= 25 FT
SIDE YARD	
1 STORY	= 5 FT EACH SIDE / 10 FEET TOTAL
2-3 STORIES	= 5 FT EACH SIDE / 10 FEET TOTAL
MAX BUILDING HEIGHT	= 35 FT
MAXIMUM DENSITY	= 6.0 UNITS / ACRE
SINGLE FAMILY 60' LOTS (SF 60) (UNDERLYING R-2 60 : SINGLE AND TWO-FAMILY RESIDENTIAL DISTRICT)	
MINIMUM LOT AREA	= 7,500 SF
MINIMUM LOT WIDTH	= 60 FT
SETBACKS:	
FRONT YARD	= 30 FT
REAR YARD	= 25 FT
SIDE YARD	
1 STORY	= 5 FT EACH SIDE / 10 FEET TOTAL
2-3 STORIES	= 5 FT EACH SIDE / 10 FEET TOTAL
MAX BUILDING HEIGHT	= 35 FT
MAXIMUM DENSITY	= 6.0 UNITS / ACRE
SINGLE FAMILY 70' LOTS (SF 70) (UNDERLYING R-2 70 : SINGLE AND TWO-FAMILY RESIDENTIAL DISTRICT)	
MINIMUM LOT AREA	= 8,500 SF
MINIMUM LOT WIDTH	= 70 FT
SETBACKS:	
FRONT YARD	= 30 FT
REAR YARD	= 25 FT
SIDE YARD	
1 STORY	= 7 FT EACH SIDE / 14 FEET TOTAL
2-3 STORIES	= 10 FT EACH SIDE / 20 FEET TOTAL
MAX BUILDING HEIGHT	= 35 FT
MAXIMUM DENSITY	= 5.0 UNITS / ACRE
MEDIUM DENSITY RESIDENTIAL (MDR) (UNDERLYING R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT)	
MINIMUM LOT AREA	= 80,000 SF
MINIMUM LOT WIDTH	= 200 FT
SETBACKS:	
PERIMETER FROM BUFFER OR ROW	= 30 FT
FRONT YARD	= 20 FT FROM STREET BACK OF CURB
SIDE YARD	= 10 FT TOTAL
MAX BUILDING HEIGHT	= 40 FT
BUILDING SEPARATION	= 20 FT (ATTACHED UNITS) = 10 FT (DETACHED UNITS)
MAXIMUM DENSITY	= 8.0 UNITS / ACRE
HIGH DENSITY RESIDENTIAL (HDR) (UNDERLYING R-3 HIGH DENSITY RESIDENTIAL DISTRICT)	
MINIMUM LOT AREA	= 80,000 SF
MINIMUM LOT WIDTH	= 200 FT
SETBACKS:	
FRONT YARD	= 30 FT
REAR YARD	= 30 FT
SIDE YARD	
1 STORY	= 7 FT EACH SIDE / 14 FEET TOTAL
2-3 STORIES	= 20 FT EACH SIDE / 40 FEET TOTAL
MAX BUILDING HEIGHT	= 50 FT
BUILDING SEPARATION	= 20 FT (ATTACHED UNITS) = 10 FT (DETACHED UNITS)
MAXIMUM DENSITY	= 18.0 UNITS / ACRE

VICINITY MAP

OWNER/APPLICANT:

HOPE HORIZON, LLC
CONTACT: ARASH RAZIZADEH
4500 WESTOWN PARKWAY, SUITE #277
WEST DES MOINES, IA 50265
PH: (515) 381-3925
EMAIL: ARASH.RAZIZADEH@EPCMG.COM

ENGINEER / SURVEYOR:

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

LEGAL DESCRIPTION:

THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTY (80) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA.
AND
THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-SIX (36) IN TOWNSHIP EIGHTY (80) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA.

LEGEND:

- PARKLAND/GREENWAY
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- SINGLE FAMILY - 50' LOTS
- SINGLE FAMILY - 55' LOTS
- SINGLE FAMILY - 60' LOTS
- SINGLE FAMILY - 70' LOTS
- FLEX (COMMERCIAL / MDR)

FILE: H:\2021\2111908\2111908-REZONING.DWG
PLOTTER: HP DesignJet T1100
PLOT DATE: 2/19/2025 10:01 AM
COMMENTS: ARASH RAZIZADEH

DATE

02/19/2025

REVISIONS

08/06/2024

THIRD SUBMITTAL

03/08/2024

SECOND SUBMITTAL

FIRST SUBMITTAL

4121 NW URBANDALE DRIVE

URBANDALE, IA 50322

PHONE: (515) 369-4400

TECH:

ENGINEER:

HOPE HORIZON

REZONING MAP

1

2

211.908

Parcel No.	Owner Mailing Address	Area (ac.)	Area (%)	CONSENTING
1	LORRAINE E ELLIS 23831 Y AVE GRIMES, IA 50111	7.25	9.18%	
2	DALLAS CENTER-GRIMES COMMUNITY SCHOOL DISTRICT PO BOX 680 2405 W 1ST STREET GRIMES, IA 50111	7.59	9.62%	
3	PHYLLIS R WISE REVOCABLE TRUST 30049 240TH STREET DALLAS CENTER, IA 50063	7.61	9.64%	
4	PHYLLIS R WISE REVOCABLE TRUST 30049 240TH STREET DALLAS CENTER, IA 50063	1.13	1.43%	
5	DONALD H & COLLEEN M BAUMAN 22043 Y AVENUE GRIMES, IA 50111	14.85	18.82%	
6	BOHROFEN FARMS INC 33931 230TH ST GRIMES, IA 50111	1.21	1.54%	
7	BOHROFEN FARMS INC 33931 230TH ST GRIMES, IA 50111	3.39	4.30%	
8	STEVEN J & LISA E NOBLE 33401 230TH ST GRIMES, IA 50111	4.25	5.38%	
9	BEVERLY JOANN NOBLE, JOANN BOHROFEN NOBLE 33931 230TH GRIMES, IA 50111	7.57	9.59%	
10	BEVERLY JOANN NOBLE, JOANN BOHROFEN NOBLE 33931 230TH GRIMES, IA 50111	7.21	9.14%	
11	HD LLC PO BOX 3784 URBANDALE, IA 50323-0784	1.12	1.42%	
12	J DENNIS BOHROFEN 801 SW JAZZWOOD DR GRIMES, IA 50111-5033	14.84	18.80%	
13	ASHLEY REUTER 1813 NW 8TH ST GRIMES, IA 50111-5229	0.34	0.43%	
14	JUSTIN STRAVERS 1809 NW 8TH ST GRIMES, IA 50111-5229	0.26	0.32%	
15	MEGGIN E BLUE 1805 NW 8TH ST GRIMES, IA 50111-5229	0.22	0.28%	
16	ERIN BRAMBLE 1801 NW 8TH ST GRIMES, IA 50111-5229	0.02	0.03%	
17	KATELYNN COX 1808 NW 8TH ST GRIMES, IA 50111-5229	0.00	0.00%	
18	CHAD CAMPBELL 1812 NW 8TH ST GRIMES, IA 50111-5229	0.05	0.06%	
TOTAL =		78.90	100.00%	0.00%

[illegible]



PLANNING AND ZONING COMMISSION COMMUNICATION

Meeting Date: 3/4/2025

AGENDA ITEM: Code of Ordinances Title 12 Zoning Regulations Amendment Regarding Vehicle Sales and Accessory Buildings

BACKGROUND: Staff have developed an amendment to the Code of Ordinances Title 12 Zoning Regulations regarding Vehicle Sales and Accessory Buildings. A summary of the proposed changes is provided below:

12-4-1 Definitions

Update the outdoor storage definition to consider vehicle sales as outdoor storage in overlay districts and zoning districts other than commercial zoning districts.

12-5-15 Outdoor Areas and Activities

Amend to consider vehicle sales as outdoor storage and clarify pavement requirements for outdoor storage.

12-5-16 Vehicle Sales and Display Lots

Amend to establish screening and site design requirements for vehicle sales and display lots.

12-5-10 Accessory Buildings

Clarify that accessory garages shall have a hard surface leading from an existing driveway or public street to the front face of the garage.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: No

*High-Performing Organization/Exception Professional Services _____

*Great Place to Live/Expanded Quality of Life Amenities _____

*Dynamic Town/Strong Sense of Community _____

*More Beautiful/Vibrant Community __X__

BOARD/COMMISSION ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommend approval of the amendment to Code of Ordinances Title 12 Zoning Regulations Regarding Vehicle Sales and Accessory Buildings.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Evann Martin, Senior Planner, 515-986-4050, emartin@grimesiowa.gov

Prepared by: Evann Martin, Senior Planner

Return to: Evann Martin, Senior Planner

Outdoor storage: The placement of business inventory, equipment, branded business vehicles and trailers, materials, containers, boxes, above ground liquid or gas storage tanks, or supplies utilized by the business for construction, manufacturing, product or material delivery, or for lease or rent in an area on the business property that is not protected by an enclosed building. Vehicle sales lots shall ~~not~~ be considered outdoor storage.

(Ord. # 774, 02/28/2023)

Draft

12-5-15 Outdoor Areas and Activities

1. Outdoor Storage Areas. Outdoor storage areas shall meet the following requirements:
 - A. Outdoor storage areas shall be permitted within industrial zoning districts only.
 - B. Outdoor storage areas, where permitted, shall provide an effective screen, completely obscuring the enclosed material using opaque fencing/walls or berms, [except for vehicles for sale. See 12-5-16 for vehicle sales and display requirements.](#)
 - C. Outdoor storage screening shall consist of an opaque fence/wall or berm of a height sufficient to completely screen the outdoor materials from adjacent properties and public and private right-of-way.
 - D. If a berm is provided for screening, continuous evergreen shrub plantings may be placed on top of the berm to provide additional height to meet screening height requirements. See Figure 12-5G.
 - E. Outdoor storage screening shall be provided to obscure visibility to all adjoining properties and public view.
 - F. For outdoor storage screening provided along public rights-of-way or next to non-industrial uses, landscape plantings shall be provided along the fence/wall or berm. For every one hundred (100) linear feet of screening or fraction thereof, a minimum of two (2) overstory trees and one (1) understory tree shall be required along the exterior of the screening. See Figure 12-5H.
 - G. The landscape planting requirement above shall not apply to outdoor storage screening adjacent to industrial uses or where landscape buffers already exist.
 - H. Outdoor storage screening shall require site plan approval.
 - I. [Outdoor storage areas are required to be paved.](#)

Figure 12-5G Berm with Shrubs to Provide Sufficient Screening Height

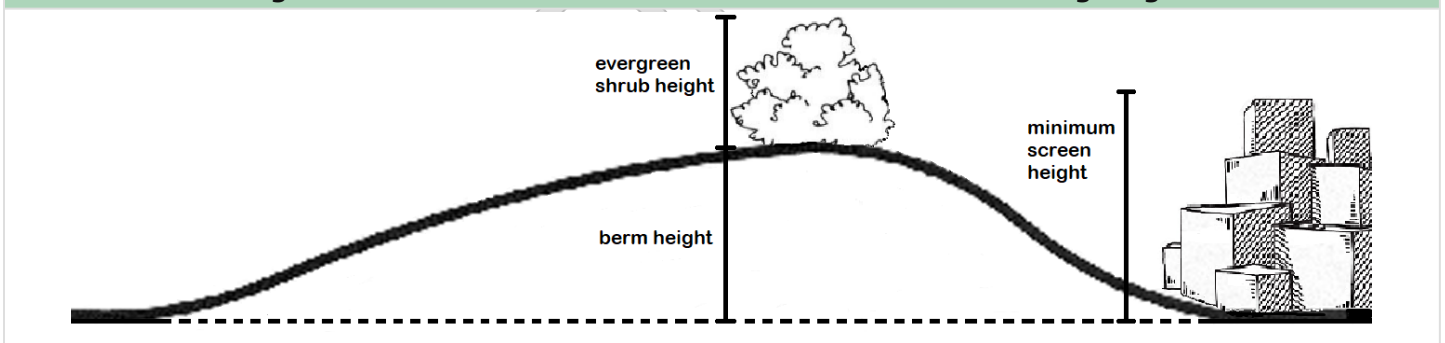
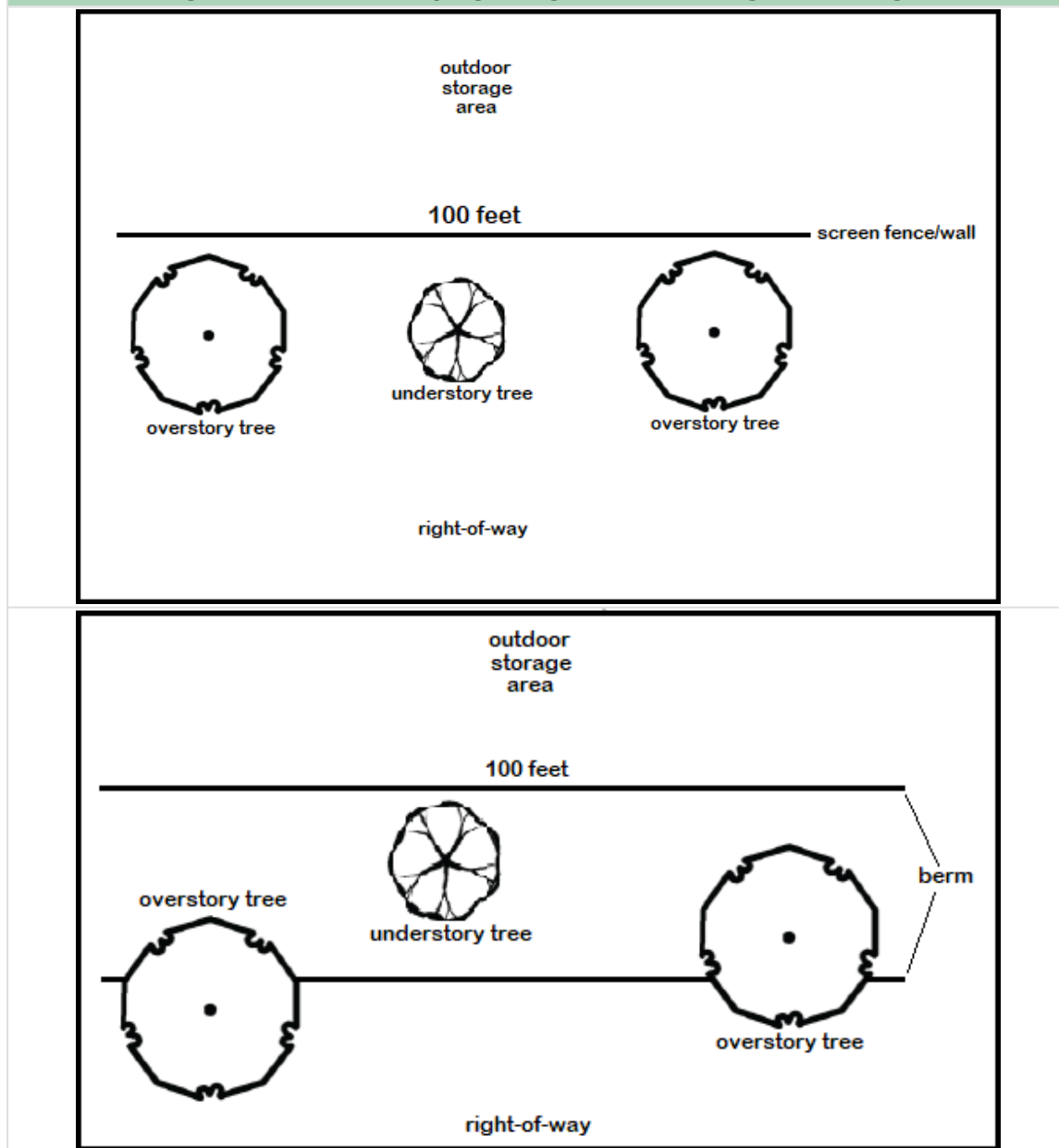


Figure 12-5H Landscaping along Outdoor Storage Screening



2. Outdoor Display and Outdoor Sales. Products or items for display or sale may be placed in outdoor areas with the following criteria:
 - A. Items shall not be placed in any parking stalls or drive lanes;
 - B. Items shall not interfere with site safety, circulation, and visibility;
 - C. Items shall be at least ten (10) feet from all property lines;
 - D. Items shall be on a paved surface adjacent to the building or approved accessory structure. Alternative surfacing for product display may be considered by the Zoning Administrator based on the nature of the product being displayed.
 - E. Minimum sidewalk width;

1. A minimum aisle width of five (5) feet must be maintained if the outdoor product display or sales area is adjacent to a sidewalk.
2. A minimum aisle width of six (6) feet must be maintained if the outdoor product display or sales area is adjacent to a sidewalk that abuts head-in parking stalls.
- F. Outdoor display and outdoor sales areas shall be limited to one percent (1%) of the total site area but in no case more than five thousand (5,000) square feet.
3. Outdoor Service Areas. A restaurant or drinking place may utilize an outdoor service area, provided the following conditions are met and a site plan has been approved:
 - A. Outdoor service areas associated with the serving of food and beverages shall maintain a minimum forty-two (42) inch tall enclosure with code compliant pedestrian ingress and egress. Such enclosure shall be constructed of materials compatible with the principal structure.
 - B. Minimum sidewalk width;
 1. A minimum aisle width of five (5) feet must be maintained if the outdoor service area is adjacent to a sidewalk.
 2. A minimum aisle width of six (6) feet must be maintained if the outdoor service area is adjacent to a sidewalk that abuts head-in parking stalls.
 - C. See Chapter 12-15 for parking requirements related to outdoor service areas.
4. Outdoor Sound Systems. Commercial establishments using an outdoor sound system shall not place the outdoor sound system within three hundred (300) feet of a dwelling or a building that contains a dwelling. The location requirement shall not include equipment utilized for drive-thru transactions. The use of any sound system shall follow the provisions in the Code of Iowa Sec. 723.4.
5. Exceptions.
 - A. Branded business vehicles shall not be considered outdoor storage if they meet the following criteria:
 1. Branded business vehicles are devoted to the principal use on site; and
 2. Branded business vehicles are parked within approved, standard size parking spaces; and
 3. No more than ten percent (10%) of the required parking spaces are used for branded business vehicle parking. If a business has less than ten (10) required parking spaces, a maximum of one (1) parking space may be used for branded business vehicle parking.
 - B. Branded business vehicles parked within dock and loading areas are not considered outdoor storage.

(Ord. # 774, 02/28/2023)

12-5-16 Vehicle Sales and Display Lots

1. Site Plan Approval. Prior to the issuance of a certificate of zoning compliance or building permit for a vehicle sales and display use, a site plan for the property and proposed use shall be approved.
2. Restrictions. In addition to all other requirements of this title, the following additional restrictions for vehicle sales and display uses shall apply and be reviewed during the site plan review process:
 - A. The property shall be a minimum of one (1) acre in size.
 - B. The property shall maintain a minimum of twenty-five percent (25%) open space.
 - C. The property shall maintain a minimum two thousand (2,000) gross square foot building dedicated to the office and service needs of the operations and cannot be located within a multi-tenant building.
 - D. The property shall contain a parking lot capable of displaying a minimum of fifteen (15) vehicles in addition to the required employee/customer parking for the building.
 - E. The vehicle display parking areas shall maintain a fifteen (15) foot setback from all property lines.
 - F. The display of vehicles shall only occur within **approved, striped parking spaces within the parking lot. ~~and other display areas specifically approved on the site plan.~~ No vehicle display and parking shall be permitted within drive aisles, driveways, or other circulation areas.**
 - G. The property shall be compliant with all other provisions of the current zoning ordinance prior to occupancy unless specific deferments are approved during the site plan approval process.
 - H. **Landscape islands shall be provided for every ten (10) parking spaces in a row. Each landscape island shall have one (1) tree and six (6) shrubs.**
 - I. **All rows of vehicle display shall terminate in landscape islands and be planted with one (1) tree and six (6) shrubs.**
 - J. **Evergreen shrubs shall be provided along the edges of all parking areas along the street. One (1) shrub shall be provided for every four (4) feet.**
 - K. **No more than two (2) rows of vehicle display shall be permitted between the street and building.**

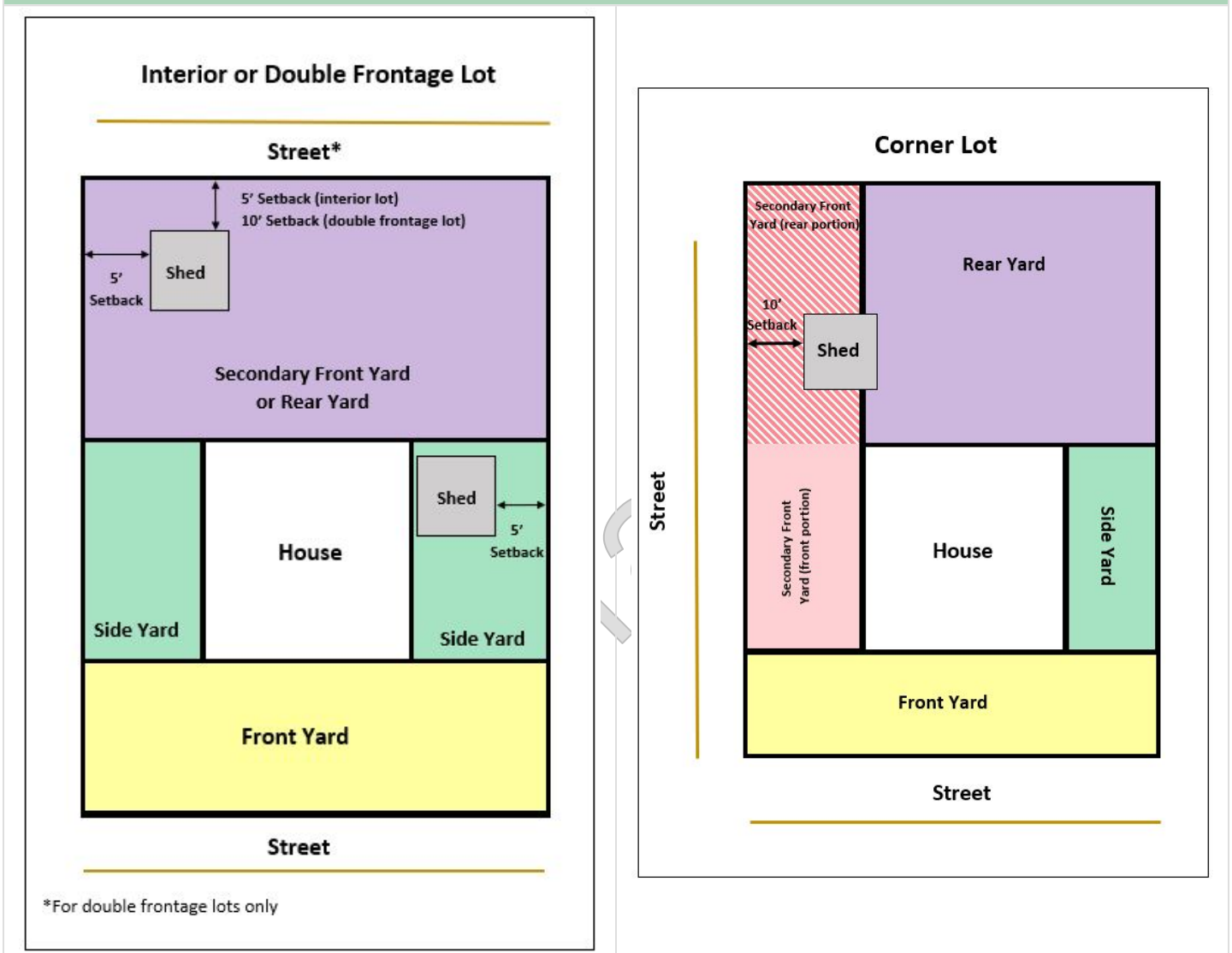
(Ord. # 774, 02/28/2023)

12-5-10 Accessory Buildings

1. Accessory Buildings on Agricultural Zoned Property.
 - A. Accessory buildings shall follow the A-1 setback and height requirements, except the front and rear yard setback shall be thirty-five (35) feet.
 - B. An accessory building shall follow the yard coverage requirements in Section [12-5-9](#).
 - C. Accessory buildings shall be designed with neutral colors, such as black, white, brown, beige, gray, or green, or colors that match the primary building.
 - D. Accessory buildings shall be standard construction or prefabricated buildings. The use of storage or shipping containers shall not be permitted.
 - E. Accessory buildings shall not be located upon any property, unless a permitted principal use of the property is present and in use, or an appropriate lot-tie agreement has been approved.
2. Accessory Buildings on Residential Property.
 - A. This subsection shall apply to the following zoning districts: R-1, R-2, R-2 60, R-2 70, R-5.
 - B. No accessory building shall be erected within a front yard or front portion of the secondary front yard.
 - C. Accessory buildings shall be at least five (5) feet from lot lines of adjoining lots. On corner lots and double frontage lots, accessory buildings shall be at least ten (10) feet from a property line adjacent to a street frontage.
 - D. Accessory buildings shall follow the yard coverage requirements in Section [12-5-9](#).
 - E. Accessory buildings shall not exceed fifteen (15) feet in height.
 - F. The regulations within this section shall not be interpreted to prohibit the construction of a five hundred fifty (550) square foot garage on lots where no attached or detached garage is existing.
 - G. [Accessory garages shall have a paved surface leading from an existing driveway or street to the garage door to allow for vehicular travel to occur on paved surface.](#)
 - H. Accessory buildings shall be designed with neutral colors, such as black, white, brown, beige, gray, or green, or colors that match the primary building.
 - I. Accessory buildings shall be standard construction or prefabricated buildings. The use of storage or shipping containers shall not be permitted.
 - J. Accessory buildings shall not be located upon any property, unless a permitted principal use of the property is present and in use, or an appropriate lot-tie agreement has been approved.
3. Accessory Buildings on Multi-Family, Commercial and Industrial Property.
 - A. This subsection shall apply to the following zoning districts: R-3, C-1, C-2, C-3, M-1A, M-1, M-2, M-3.
 - B. Accessory buildings shall be subject to site plan approval.
 - C. Accessory buildings shall be designed to match the building materials and colors of the primary building. Accessory buildings shall be primarily neutral in color, such as black, white, brown, beige, gray, or green.
 - D. Accessory buildings shall meet any respective overlay requirements in Section [12-11-1](#) or [12-11-2](#).
 - E. Accessory buildings shall not be located upon any property, unless a permitted principal use of the property is present and in use, or an appropriate lot-tie agreement has been approved.
4. Accessory Buildings within Planned Unit Developments (PUD).
 - A. Accessory buildings shall follow the standards established within the PUD documents.

- B. If no specific standards are established within the PUD, accessory buildings shall follow the appropriate accessory building standards established within this section based on the land use type within the PUD and any applicable overlay requirements in Section 12-11-1 or 12-11-2.
- C. Accessory buildings shall not be located upon any property, unless a permitted principal use of the property is present and in use, or an appropriate lot-tie agreement has been approved.

Figure 12-5D Accessory Buildings



(Ord. # 774, 02/28/2023)