Planning and Zoning Commission Agenda

Grimes Planning and Zoning Commission
August 4, 2026 @ 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. DCG Operations Campus Expansion Site Plan Amendment
2. Next Phase Grimes Warehouse Site Plan
3. Willow Hills North Plat 2 Final Plat
4. Blue Creek Village Preliminary Plat and Site Plan
5. Brookside Village North Townhomes Preliminary Plat and Site Plan
6. 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, July 7th, 2026, at 5:30 p.m.

Roll Call: Present: Scott Almeida, Russ Lickteig, Justin Nickel, Abi Reiland, Adam Bunge.

Council Liaison: Council Liaison Jared Lovelady – Not Present

Staff: Alex Pfaltzgraff, Evann Coffey, Alivia Hoodjer, Austin Benton

Absent: NA

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

Motion by Bunge Second by Reiland, to approve the agenda
Roll Call: Ayes-All; Nays-0 Motion passes: 5-0

2. APPROVAL OF THE MINUTES

Motion by Lickteig Second by Almeida, to approve the minutes from the June 2nd, 2026, meeting
Roll call: Ayes-All: Nays-0 Motion passes: 5-0

B. PUBLIC AGENDA ITEMS

1. James Place PUD Amendment

Staff E. Coffey presents. This proposal is to amend the zoning to change the existing high-density residential area to high density residential and commercial uses and to change the existing medium density residential area to mixed medium and high-density residential uses. The proposed PUD amendment is generally consistent with the future land use plan. The amendment proposes additional flexibility in uses across the property; however, the development agreement is drafted to ensure each land use is compatible with the neighboring use and establishes appropriate buffers and design criteria between land use transitions. The amendment proposes to remove the property from the Transportation Overlay. The standards established within the development agreement are equal to or greater than the overlay requirements. Removal from the overlay provides clarity of the zoning standards that apply to the development and eliminates confusion. The board discussed the amendment to the PUD and asked questions of staff.

Motion by Lickteig, Second by Reiland to approve both the Site Plan Amendment and Waiver of Requirements.

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

2. Amendment to Code of Ordinances Title 12 Zoning Regulations Associated with Board of Adjustment, Accessory Dwelling Units, Architecture and Rezoning Consent and Petitions

Staff E. Coffey presents. The State of Iowa has adopted several code requirements related to zoning in 2024, 2025 and 2026 regarding Board of Adjustment, Accessory Dwelling Units, Architecture, and Rezoning Consent and Petitions. The Grimes Code of Ordinances has not yet been updated to reflect the State Code Requirements. However, City staff has adhered to the State requirements since their adoption. This Ordinance proposes updating the City code to be in compliance with State Code requirements. In addition, staff are proposing amendments to the Board of Adjustment regulations to clarify requirements and procedures. The board asked clarifying questions of staff and discussed the changes.

Motion by Reiland, Second by Bunge to approve **Amendment to Code of Ordinances Title 12 Zoning Regulations Associated with Board of Adjustment, Accessory Dwelling Units, Architecture and Rezoning Consent and Petitions**.

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

3. Adjournment

Next meeting August 4th, 2026.

Meeting is adjourned at 6:05 p.m.

_____

Chairperson Signature

_____

Clerk Signature

CITY COUNCIL MEETING

Monday, June 22, 2026

The Meeting was held in-person. The meeting was called to order on June 22, 2026, at 5:30 p.m. at the Grimes Community Complex, 410 SE Main Street, Grimes, Iowa.

Board and Commission Members Present: Ryan Burger, Matthew Strom, Russ Lickteig, Adam Bunge, Trevor Brown, Rachel Dahm, Scott Almeida, Gary Schroeder, Jeff Koistra, Lee Goldsmith, Mark Schulz, Justin Nickel, Charles Strutt.

BUSINESS MEETING AGENDA

1. Boards and Commissions Open Meetings Training

Members from Board of Adjustment, Board of Appeals, Library Board of Trustees, Park and Recreation Advisory Board, Planning and Zoning Commission, and Tree Board met for open meetings training provided by Whitfield and Eddy Law.

The meeting was adjourned at 6:43 p.m.

ATTEST:

_____ _____

Rachel Greving, City Clerk David Gisch, Mayor

Planning & Zoning Staff Report

DATE
August 4, 2026

PROJECT NAME
DCG Operations Campus Expansion Site Plan Amendment

APPLICANT
Dallas Center-Grimes Community Schools

REQUESTED ACTION
Approval of site plan amendment to construct a 11,240 square foot building addition, expand parking lot and drive aisles, and install sidewalk, trash enclosure and utilities.

LOCATION
255 SW Jazzwood Drive

ZONING
C-2 General and Highway Service Commercial

Transportation Corridor Mixed Use Development Corridor District

M1-A Commercial and Limited Light Industrial

PLANNER
Alivia Hoodjer
ahoodjer@grimesiowa.gov
515-220-8822

Location Map

Zoning Map

Overlay
- Highway 141 Mixed Use Development Corridor District Zone 1
- Highway 141 Mixed Use Development Corridor District Zone 2
- Highway 141 Right-of-Way
- Transportation Corridor Mixed Use Development Corridor District

Zoning Districts

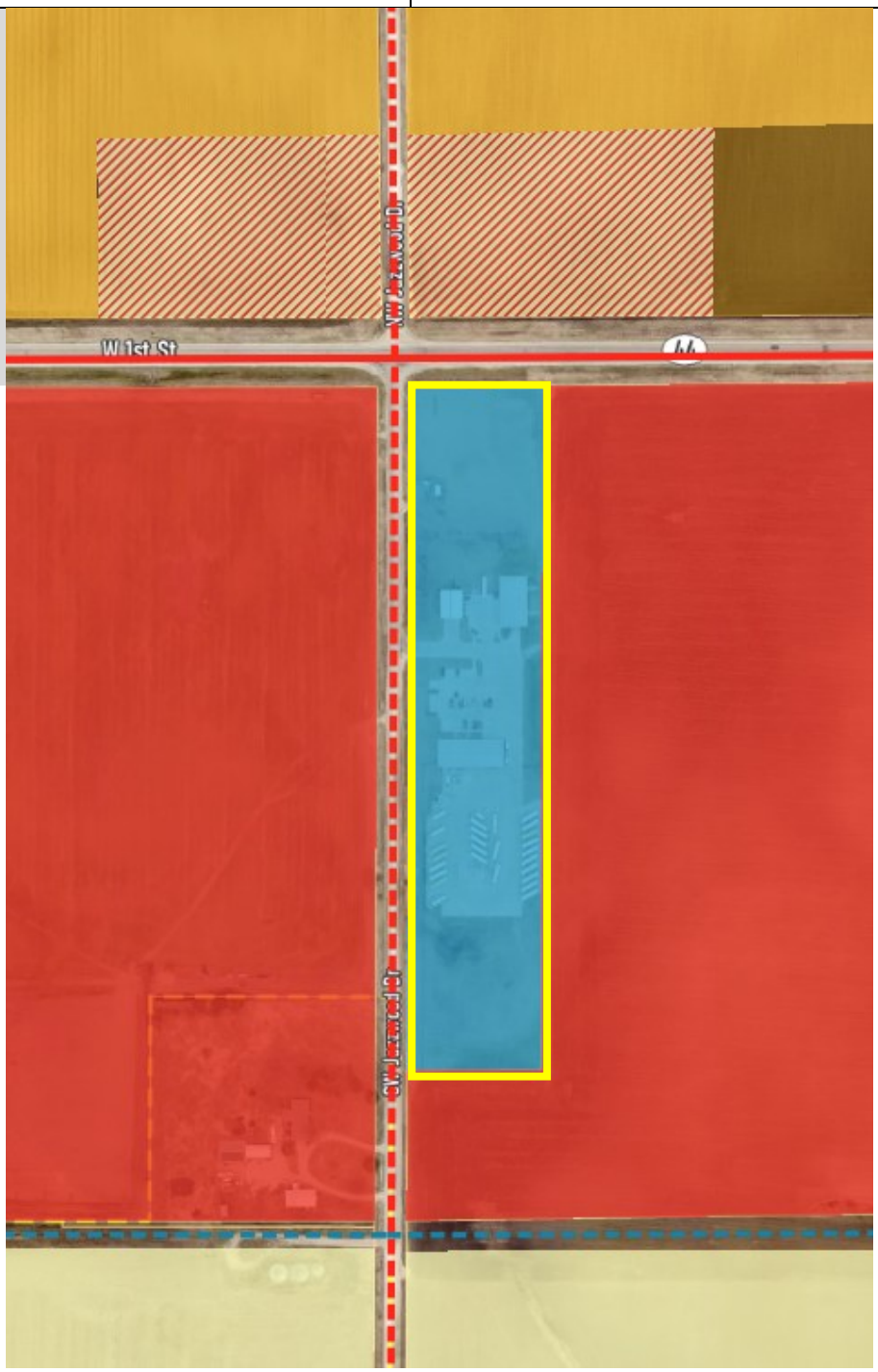
SubType
- A-1 (Agriculture)
- C-1 (General Commerical)
- C-2 (General and Highway Service Commerical)
- C-3 (Planned Commercial Development)
- M-1 (Limited Industrial)
- M-1A (Commercial and Limited Light Industrial)
- M-2 (Light Industrial)
- M-3 (Heavy Industrial)
- R-1 (Single Family Dwelling)
- R-2 (Single and Two Family Dwelling)
- R-2 60 (Single and Two Family Dwelling 60')
- R-2 70 (Single and Two Family Dwelling 70')
- R-3 (Multiple Family Dwelling)
- R-3 MED (Medium Density Two or More Family Dwelling)
- R-3 HIGH (High Density Multiple Family Dwelling)
- R-4 (Planned Residential Development)
- R-5 (Mobile Home Park)
- Park
- Cemetery

Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Public & Semi-Public	Public & Semi-Public	C-2; Transportation Corridor Overlay; M1-A
North	Agriculture	Neighborhood Commercial	A-1; Transportation Corridor Overlay
South	Agriculture	General Commercial	A-1
East	Agriculture	General Commercial	A-1; Transportation Corridor Overlay
West	Agriculture	General Commercial	A-1; Transportation Corridor Overlay

PARKS

No dedication is required as the site is a commercial/industrial use and zoning.



Future Land Use Map

Relation to Public Projects & Legal

RELATION TO PUBLIC PROJECTS

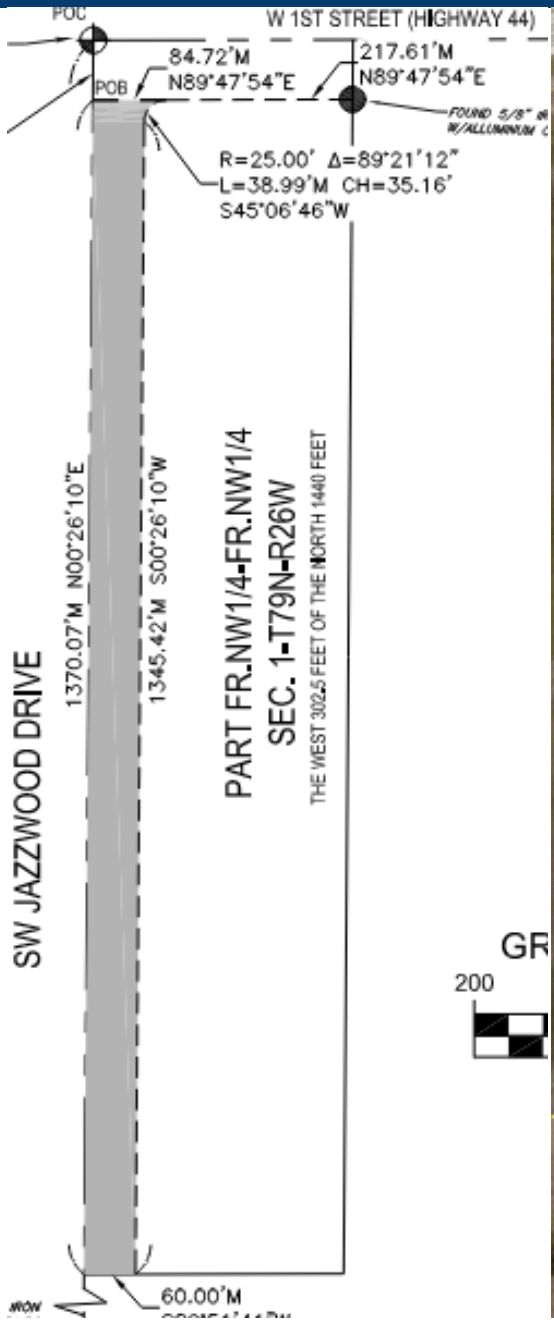
SW Jazzwood Drive

The City recently completed a public asphalt overlay project on SW Jazzwood Drive. The proposed driveways on the property will connect to the improved road.

In the future, the City will reconstruct SW Jazzwood into an urban 5-lane road section.

W 1st Street/Highway 44

The City and the Iowa DOT have entered into a Pre-Design Agreement to start the process of Highway 44 reconstruction planning and design throughout the City of Grimes portion of the highway. The phasing plan for the project does not indicate any improvements adjacent to the site and would occur with a future project.



Legal

The City is acquiring 60 feet of right-of-way (ROW) from the centerline of SW Jazzwood Drive for future road improvements. The ROW acquisition will be presented to Council for consideration of approval at a later date. All major proposed site improvements are outside of the boundaries of the future SW Jazzwood Drive ROW.

The property will have a future sidewalk agreement with the City for the future 5' sidewalk along SW Jazzwood Drive and the private sidewalk connection from the site to the public sidewalk. The sidewalk would be constructed at such time the SW Jazzwood Drive improvements are constructed and the sidewalk would be paid for by the property owner.

Site Layout

ACCESS

Current full access to the site will remain and an addition full access point will be added on the northwest side of the site.

LIGHTING

Parking lot lights will be installed along the new parking and drive aisle areas. Wall pack lighting will be installed near new doors on the building addition.

BUILDING SETBACKS

Front: 25 feet

Side: None

Rear: 25 feet

Parking Calculation Table

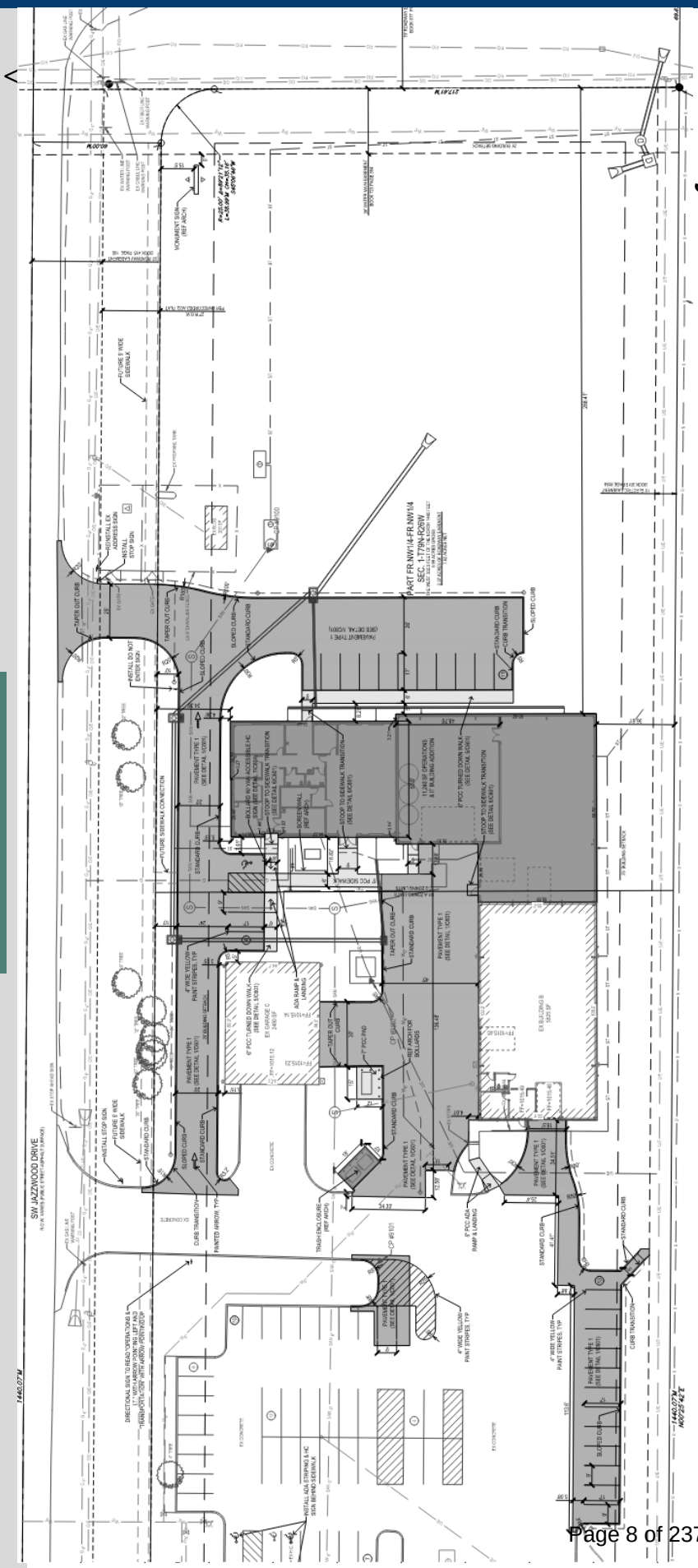
Required	Proposed
31 stalls (inclusive of office and ware-house uses)	69 stalls (including 4 ADA stalls)

PARKING:

Parking setbacks include 10 feet from Highway 44 ROW, 8 feet from all other streets, and 5 feet from all other lot lines. There are no issues with the proposed parking.

Due to the expanded parking, the property has exceeded the maximum parking allowed. Justification has been provided for the parking expansion with the expansion being needed to provide bus driver and employee parking.

The future phases of parking expansion on the south end of the site is not included within the proposed improvements. At such time more parking is proposed, justification will be required to be provided.

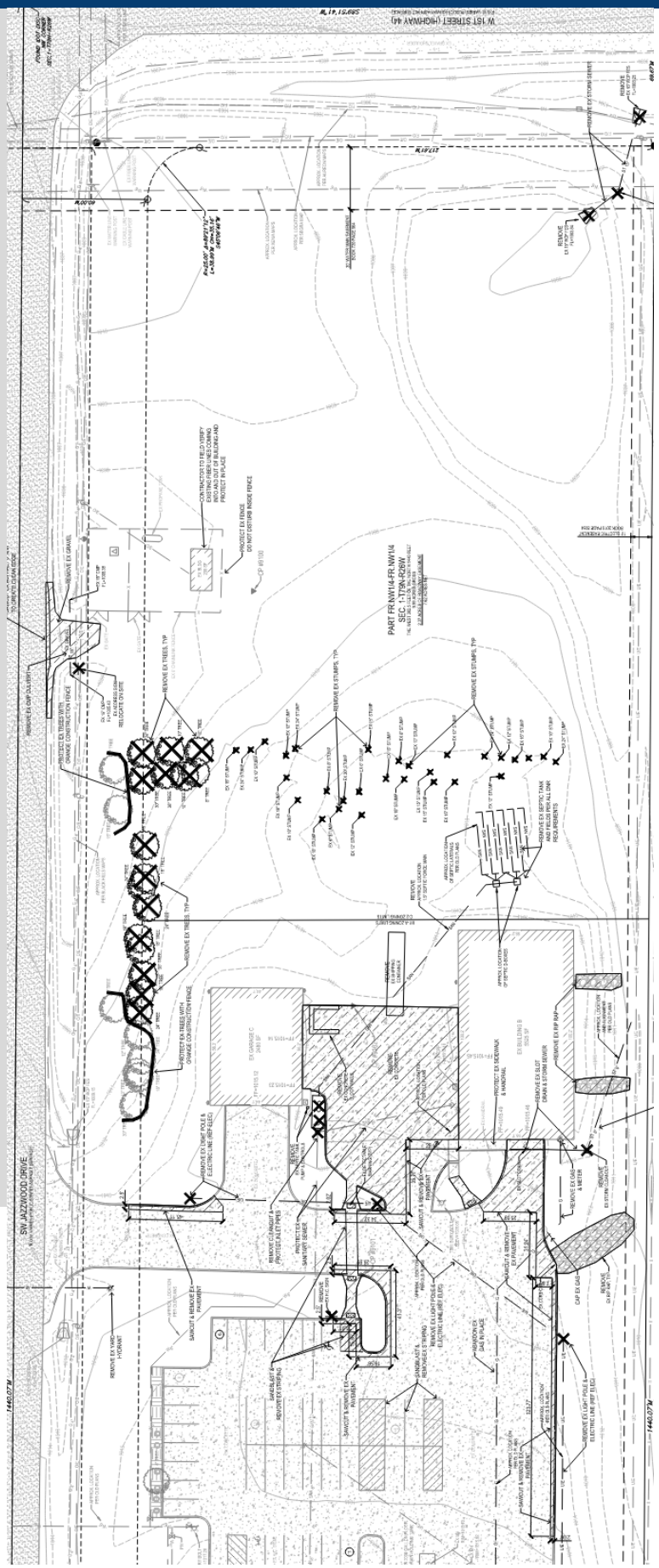


Demo Plan

DEMO PLAN

The proposed demolition on site includes removing pavement between the two existing north buildings, removing various trees on the north side of the existing buildings, removing storm sewer infrastructure, and removing the septic system.

Demo Map



Utilities & Landscaping

SANITARY

New sanitary mains will be installed and connect to existing sanitary mains on site. A new septic system will be installed to replace the existing septic system. Currently, there are no public sanitary sewer connections available for the property. The septic system has been reviewed and approved by Dallas County. The County is responsible for septic system approvals and inspection processes.

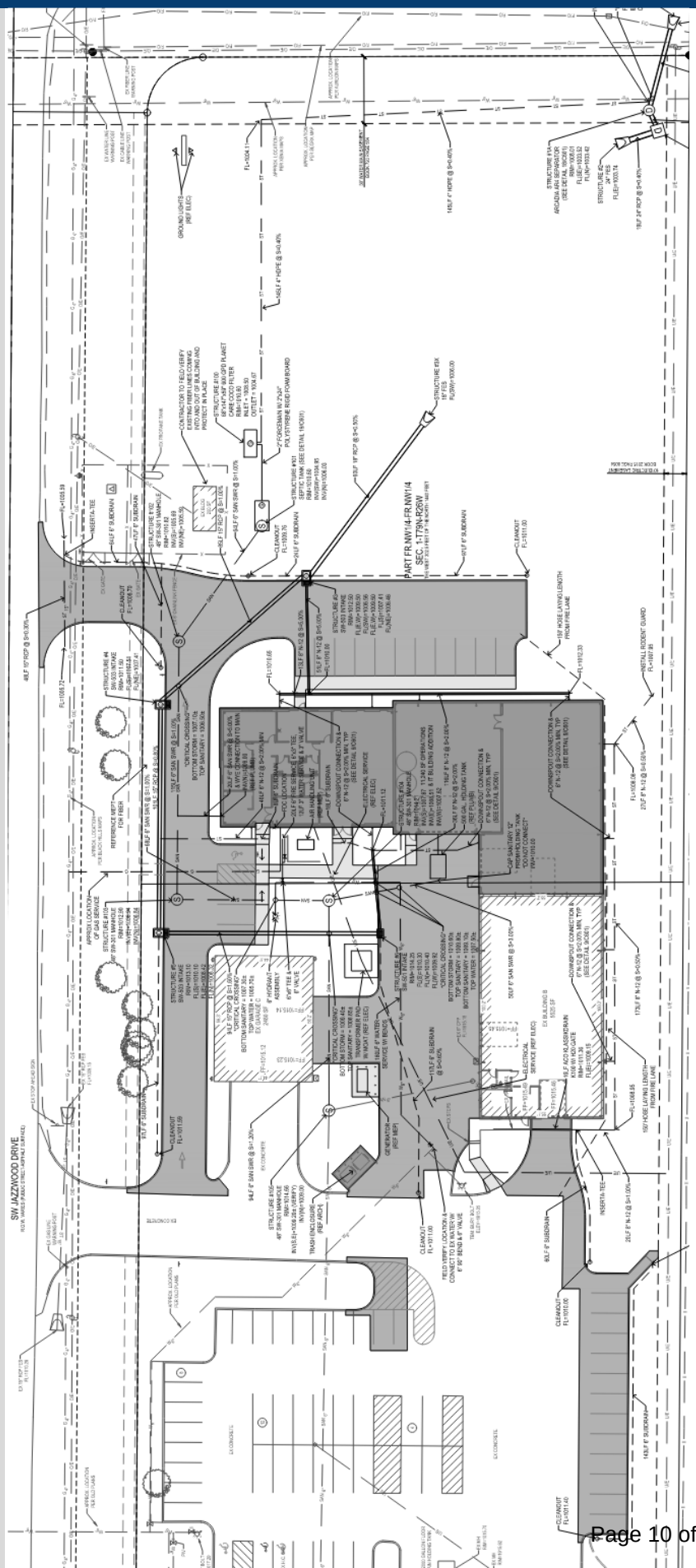
WATER

The property is currently served by Xenia Rural Water District. No new connections will be made from the Xenia water mains. An extension of an existing main on the property is proposed for fire hydrant coverage and water service to the proposed building addition.

STORM WATER

Storm sewer is proposed for the new pavement areas and will connect with existing storm sewer system. The stormwater will discharge to the north end of the site and ultimately discharge into the rural ditch section along W 1st Street/Highway 44.

Utilities Map



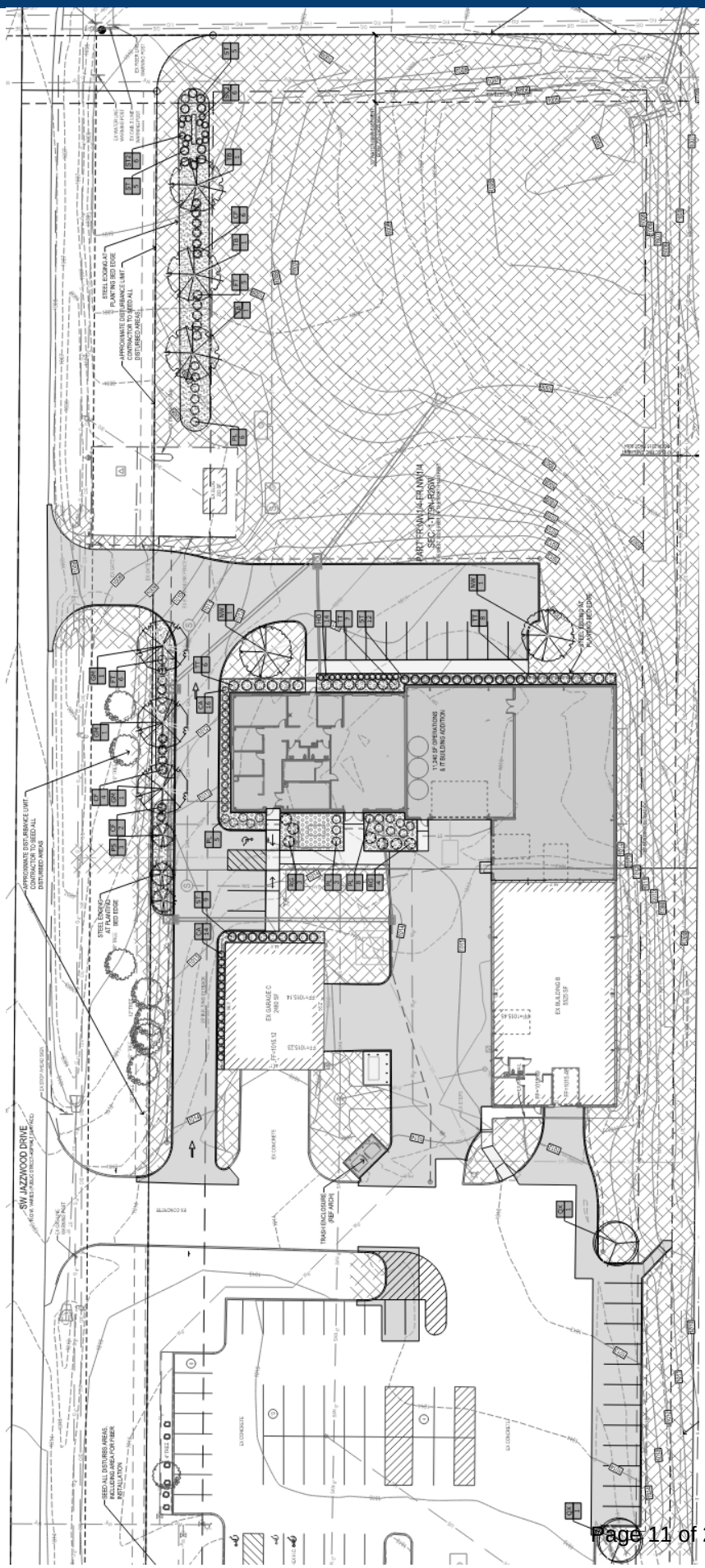
Landscaping

LANDSCAPING

Landscaping provided meets the open green space and landscaping requirements. Landscaping along the parking area is required along SW Jazzwood Drive.

Street Trees (within Transportation Overlay area): 1 tree per 40 lineal feet along SW Jazzwood Drive = 8 trees required
= 8 trees provided

A portion of the existing tree canopy will remain on site along SW Jazzwood Drive. Other trees will be removed with the proposed demo plan due to the location of the proposed improvements.

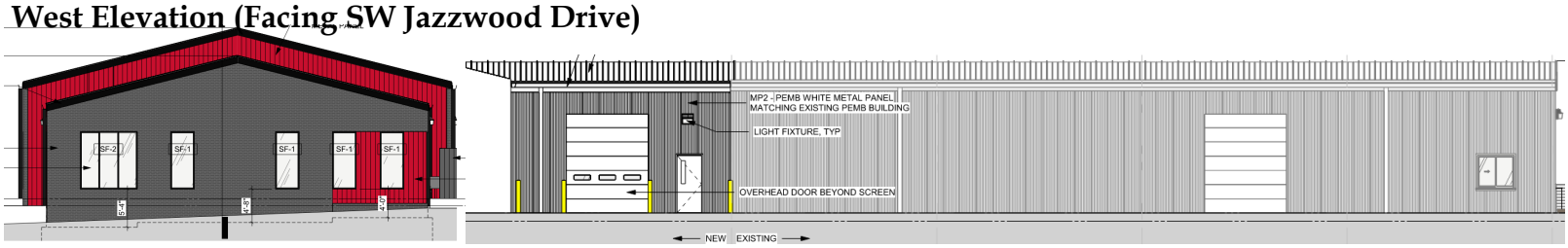


Landscaping Plan

Architecture

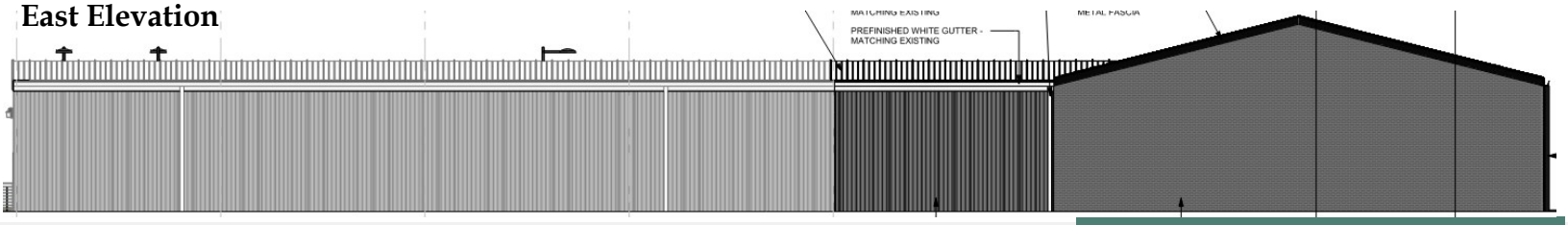
North Elevation (Facing W 1st Street/Highway 44)

West Elevation (Facing SW Jazzwood Drive)



South Elevation

East Elevation



BUILDING & ELEVATIONS

The proposed building addition meets the required architectural requirements of both the C-2 and Transportation Corridor Overlay districts.

The proposed building addition will be mostly constructed of a brick material with red accent metal paneling and white metal paneling where the new addition will meet and match the existing building.

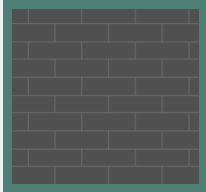
DUMPSTER ENCLOSURE

The enclosure will match the proposed building addition and be constructed of the same brick material and with metal gates.

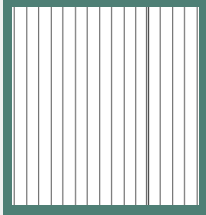
LIGHTING

Wall pack lighting will be installed near each door. Parking lot lighting will be installed along the new parking areas.

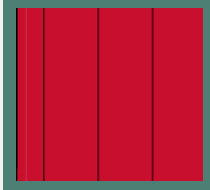
Material Board



Dark gray brick



White metal panel to match existing building



Red accent metal panel

Conclusion

STAFF RECOMMENDATION

Staff recommends approval of the proposed site plan amendment subject to remaining staff comments.

Conclusion

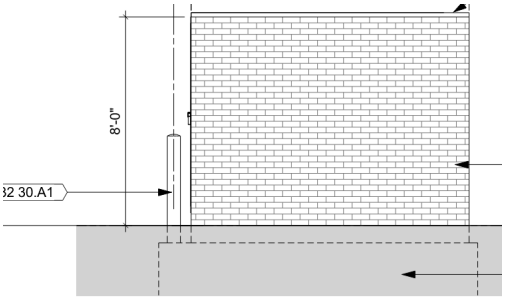
Approval of site plan amendment to construct a 11,240 square foot building addition, expand parking lot and drive aisles, and install sidewalk, trash enclosure and utilities.

The proposed building addition elevations meet the C-2 and Transportation Corridor Overlay architectural requirements.

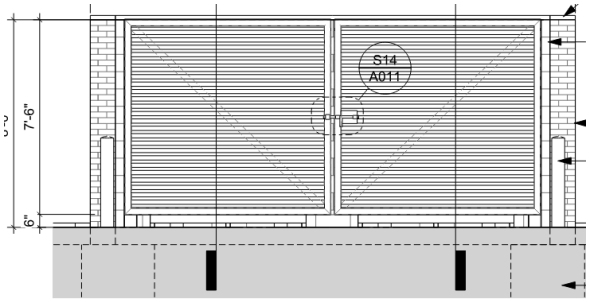
The proposed private sanitary septic system has been reviewed and approved by Dallas County.

The ROW acquisition for SW Jazzwood Drive is shown on the proposed site plan though the acquisition will be going through a separate approval and acceptance process at a later date.

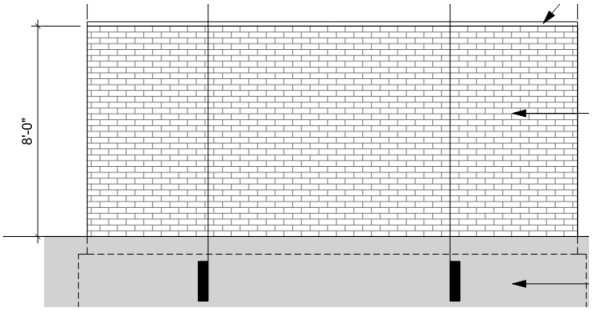
Trash Enclosure Elevations



EXTERIOR ELEVATION - TRASH ENCLOSURE - NE & SW



EXTERIOR ELEVATION - TRASH ENCLOSURE - SE



EXTERIOR ELEVATION - TRASH ENCLOSURE - NW

~~June 26, 2026~~
~~July 15, 2026~~
July 29, 2026

Bishop Engineering
Attn: James Rodemyer
3501 104th Street
Urbandale, IA 50322

RE: DCG Operations Campus Expansion

Dear James Rodemyer:

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

General Comments:

1. Ensure all plan review fees are paid prior to the project being on the Council agenda. Fees include $2,000 (site plan review), $250 (SWPPP), and $1,200 (SWMP).

2. Note that observations fees will be sent after receiving the final signed plan set.

3. Note that a preconstruction packet and contact list is required and will be sent after receiving the final signed plan set.

4. Note that CAD files will be required with the final plans:
    a. All new utilities to be installed and any removed.
    b. Pavement within the project site.
    c. Finished grade surface of grading area (XML file).
    d. All trees that are to be added or removed.
    e. Survey file of existing conditions with any private utilities located.
    f. Sign locations and pavement markings.
    g. Any recorded easements.

5. Note that as-builts are required to be provided after construction is completed.

~~6. How does the site currently receive mail? Is there an existing mailbox onsite?~~

~~7. Provide colored elevation drawings.~~

8. ~~C401: It might be worth potholing the existing utilities at the Basin B outlet (Pipe #1).~~

9. ~~C602: Change multi leader callout on #3 from 12" dia to 11" dia for the outlet pipe.~~

10. C401: If the sanitary effluent is tying into the storm sewer system, UV disinfectant needs to be added to the septic system.

11. C602: Change multi leader callout on #3 from 12" dia to 11" dia for the outlet pipe. Comment response states this work is no longer proposed. Hydrograph report still shows and 11" opening.

12. Provide lighting cutsheets for each light fixture type.

SWMP

1. ~~Pond A: This design is an offline design and most sediment will filter out in the pipe instead of the pond. Is it possible to switch structure #10 with a hydrodynamic separator? That way there's a pit that sediment can collect in. Instead of filling the pipe and clogging the 3" outlet.~~
2. ~~Maps: Please add contour elevation labels.~~
3. ~~Storm Sewer spreadsheets: Pipe #2 is 18" on the plans. Should this be 18" or 24"?~~
4. ~~Please include intake spread calculations for the 10-yr and 100-yr storm events.~~
5. ~~Please provide erosion control calculations for the end of the concrete flume, 8" roof drain outlet and Structure #3X.~~

SWPPP

1. ~~Please sign the SWPPP review checklist~~
2. Keep maps in SWPPP up to date with each plan submittal
3. ~~The total area disturbed cannot be greater than total area of the site~~
4. Include a signed affidavit of publication
5. All contractors/subcontractors must sign certification statement prior to working on site. All certification statements must be kept in SWPPP.
6. Include a signed copy of the owner's certification statement.
7. Include a site supervisor contact once known.
8. Include a swppp monitoring contact once known
9. ~~Include a notification to City of Grimes Public Works in spill reporting~~
10. Include signature on NOI
11. Include affidavit of publication for public notice
12. Include IDNR letter of authorization once available
13. ~~Include signature on City of Grimes SWPPP certification~~
14. Provide construction schedule once known
15. Include filled out copy of inspector qualifications sheet once known
16. Include filled out stormwater pollution prevention training log once known
17. ~~Include blank inspection report from company responsible for SWPPP monitoring~~

Acquisition Plat Comments:

1. Please fill out the warranty deed template ~~that is attached in the email.~~ Noted that deed will be going through the school board approval process.

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 AMENDMENT SUBMITTAL SCHEDULE:

SUBMITTAL DATE: August 5, 2026
(1 PDF of Rezoning Map and Concept Plan)

PLANNING & ZONING: August 4, 2026, at 5:30 PM in the Grimes Council Chambers

COUNCIL MEETING: August 25, 2026, at 5:30 PM in the Grimes Council Chambers

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

Sincerely,

Alivia Hoodjer

Alivia Hoodjer
Assistant Planner

City of Grimes | 410 SE Main Street, Suite 102 | Grimes, IA 50111
(515) 220-8822 | www.grimesiowa.gov

DC-G OPERATIONS CAMPUS EXPANSION
SITE PLAN

SHEET INDEX:

C001	CIVIL COVER SHEET
C100 - C101	DEMO PLAN
C200 - C201	LAYOUT PLAN
C202	JOINTING PLAN
C300 - C301	GRADING PLAN
C400 - C401	UTILITY PLAN
C500 - C501	LANDSCAPE PLAN
C601	DETAILS SHEET
C701	EROSION CONTROL PLAN

PROPERTY DESCRIPTION:
(TRUSTEE WARRANTY DEED BOOK 2008, PAGE 9398)
BEGINNING AT THE NORTHWEST CORNER OF THE NW FR 1/4 OF THE NW FR 1/4OF SECTION 1, TWP. 79N, R 26 W OF THE 5TH P.M. DALLAS COUNTY, IOWA, THENCE SOUTH ON THE WEST LINE OF SAID SECTION 1440 FEET, THENCE EAST 302.5 FEET, THENCE NORTH PARALLELL WITH SAID WEST LINE OF SAID SECTION 1440 FEET TO THE NORTH LINE OF SAID SECTION, THENCE WEST 302.5 FEET TO THE POINT OF BEGINNING, CONTAINING 10 ACRES

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

ADDRESS:
255 SW JAZZWOOD DRIVE
GRIMES, IOWA 50111

OWNER & PREPARED FOR:
DALLAS CENTER-GRIMES SCHOOL DISTRICT
2405 WEST 1ST STREET
GRIMES, IOWA 50111

ZONING:
M1-A COMMERCIAL AND LIMITED LIGHT INDUSTRIAL DISTRICT
SETBACKS:
FRONT = 25 FEET
SIDE = NONE, EXCEPT ADJACENT TO R DISTRICT THEN 25 FEET
REAR = 25 FEET, CAN BE REDUCED IN DIRECT PROPORTION FOR EVERY 1' OF EXTRA FRONT YARD SETBACK, NO LESS THAN 10 FEET
MAX BUILDING HEIGHT = 50 FEET

C-2 GENERAL AND HIGHWAY SERVICE COMMERCIAL DISTRICT
SETBACKS:
FRONT = 25 FEET
SIDE = NONE, EXCEPT ADJACENT TO R DISTRICT THEN 25 FEET
REAR = 25 FEET, CAN BE REDUCED IN DIRECT PROPORTION FOR EVERY 1' OF EXTRA FRONT YARD SETBACK, NO LESS THAN 10 FEET
MAX BUILDING HEIGHT = 45 FEET

TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT CORRIDOR DISTRICT
COVERS C-2 ZONING AREA AS SHOWN ON PLANS
PARKING SETBACKS:
10' FROM HIGHWAY 44 ROW
8' FROM ALL OTHER STREETS
8' FROM PROPERTY LINE WHEN COMMERCIAL ABUTS RESIDENTIAL OR UNDEVELOPED LAND IN RESIDENTIAL ZONE
5' FROM ALL OTHER COMMON LOT LINES

FUTURE LAND USE:
PUBLIC AND SEMI-PUBLIC

PARKING REQUIREMENTS:
PARKING REQUIREMENTS:
OFFICE: 3 SPACES PER 1000SF
WAREHOUSE: 1 SPACE PER 2000SF

PARKING REQUIRED:
TOTAL OFFICE SPACE = 4133 (OPERATIONS/IT BUILDING) + 2877 (TRANSPORTATION) = 7010 SF
OFFICE = 7010x3/1000 = 21 STALLS
TOTAL WAREHOUSE SPACE = 12632 (OPEATIONS/IT BUILDING) + 4425 (TRANSPORTATION) + 2480 (GARAGE) = 19,537 SF
WAREHOUSE = 19537x1/2000 = 10 STALLS
TOTAL PARKING REQUIRED = 31 STALLS

CAR PARKING PROVIDED = 69 STALLS (INCL 4 ADA STALLS)
BUS PARKING PROVIDED = 33 STALLS
ADDITIONAL PARKING PROVIDED ABOVE MAXIMUM TO PROVIDE ADEQUATE PARKING FOR BUS DRIVERS IN CORRELATION WITH BUS STALL PROVIDED

OPEN SPACE REQUIREMENTS:
TOTAL SITE AREA = 332,027 SF
OPEN SPACE REQUIRED = 33,203 SF (10%)

EXISTING IMPERVIOUS SURFACE = 121,300 SF
EXISITNG IMPERVIOUS SURFACE REMOVED = 7,500 SF
PROPOSED IMPERVIOUS SURFACE ADDED = 39,500 SF
NET INCREASE IN IMPERVIOUS SURFACE = 32,000 SF
PROPOSED IMPERVIOUS SURFACE = 153,300 SF (46.2%)
PROPOSED OPEN SPACE PROVIDED = 178,727 SF (53.8%)

BENCHMARK:
BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH
BENCHMARK DATUM = NAVD88, GEOID 18

POINT #9100, 5/8" IRON ROD WITH PINK PLASTIC CAP
NORTHING = 615024.96
EASTING = 1549373.68
ELEVATION = 1,008.70
DESCRIPTION:EAST OF FENCED AREA AROUND DIESEL TANKS NEAR NORTHERN AREA OF SITE.

POINT #9103, CUT 'X' ON CONCRETE CURB
NORTHING =614,431.27
EASTING = 1,549,516.64
ELEVATION = 1,015.58
DESCRIPTION:DUE NORTH OF BUS PARKING ALONG EAST CURB SOUTH OF GATE ENTRY, DUE SOUTHEAST FROM SOUTH BUILDING.

New building addressed 245 SW Jazzwood Dr

UTILITY MAPS PROVIDED BY:
1. ELECTRIC (PROVIDER / CONTACT INFO)
2. STORM AND SANITARY (PROVIDER / CONTACT INFO)
3. FIBER OPTIC (PROVIDER / CONTACT INFO)
4. CABLE (PROVIDER / CONTACT INFO)
5. GAS (PROVIDER / CONTACT INFO)
6. WATER (PROVIDER / CONTACT INFO)
7. OTHERS (PROVIDER / CONTACT INFO)

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

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

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

PAVING NOTES:
1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE RE-ESTABLISHED PER THE LANDSCAPE PLAN AND IN ACCORDANCE WITH CITY OF GRIMES STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
2. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUB BASE PRIOR TO ANY PAVEMENT BEING PLACED.
3. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
4. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

UTILITY NOTES:
1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
3. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
4. ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
5. ALL STRUCTURES CALLED OUT AS "MODIFIED" OR "SPECIAL" SHALL BE ENGINEERED BY THE PRECASTER TO ENSURE STRUCTURE STABILITY. MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE DIAMETERS AND ADDITIONAL WALL WIDTH & BASE DEPTH TO ACCOUNT FOR DEEPER STRUCTURES. ANY AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BID.
6. SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
7. MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISING OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
8. WATERMAINS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
9. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
10. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
11. FIRE HYDRANT ASSEMBLY SHALL INCLUDE TEE, BRANCH, VALVE & HYDRANT.
17. ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENDS, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS.
18. ALL UTILITY CONNECTIONS TO EXISTING UTILITIES SHALL BE COORDINATED WITH THE CITY OF GRIMES ENGINEERING DEPARTMENT.

UTILITY CONFLICT NOTES:
1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION.
3. CONTRACTOR SHALL USE O-RING GASKET JOINTS FOR STORM SEWER AND SANITARY SEWER AT CROSSINGS WITH WATER WHERE STORM OR SANITARY SEWER CROSSES OVER OR LESS THAN 18 INCHES BELOW WATER. O-RING GASKET JOINTS SHALL BE EXTENDED UNTIL WATER AND SEWER ARE AT LEAST 10 FEET APART. ALL O-RING GASKET JOINTS SHALL BE CONSIDERED INCIDENTAL TO BID. IF N-12 PIPE IS USED FOR STORM SEWER, CONTRACTOR SHALL USE WATER-TIGHT N-12 PIPE, CENTERED ON THE CROSSING.
4. FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY BISHOP ENGINEERING PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

PAVEMENT SAWCUT NOTES:
1. CONTRACTOR SHALL FOLLOW JOINTING WHERE JOINTS ARE SHOWN ON PLANS. IF CONTRACTOR WANTS TO DEVIATE FROM JOINTING SHOWN, CONTRACTOR SHALL PROVIDE SAWCUT JOINTING PLAN TO JAMES RODEMYER, BISHOP ENGINEERING (515-276-0467 OR JRODEMYER@BISHOPENGR.COM) PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
2. PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED NOT IN COMPLIANCE WITH JOINTING PLAN.
3. LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE SUDAS TYPE 'L-1' OR 'L-2' JOINTS AND HAVE STEEL. INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND SHALL BE SUDAS TYPE 'B' JOINTS.
4. LONGITUDINAL JOINTS DOWN THE CENTER OF SIDEWALKS SHALL BE PROVIDED WHEN LARGER THAN 10 FEET WIDE, AND SHALL BE A SUDAS TYPE 'L-1' JOINT AND HAVE STEEL.
5. TYPICAL LONGITUDINAL JOINTS SHALL BE PLACED IN THE CENTER OF ALL DRIVE AISLES AND AT THE END OF ALL PARKING STALLS.
6. ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

STAKING NOTES:
1. CONTRACTOR IS REQUIRED TO HAVE ALL STAKING DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER.
2. CONTRACTOR IS REQUIRED TO HAVE ALL STAKING DONE DIRECTLY UNDER THE CONTRACTOR BY A SINGLE COMPANY.
3. STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.

TRAFFIC CONTROL NOTES:
1. ANY AND ALL TRAFFIC CONTROL SHALL BE CONSIDERED INCIDENTAL. NO ADDITIONAL COMPENSATION WILL BE GIVEN FOR TRAFFIC CONTROL MEASURES.
2. IF LANE CLOSURES ARE NECESSARY, CONTRACTOR SHALL PROVIDE FLAGGERS OR TEMPORARY SIGNALS ON BOTH ENDS OF LANE CLOSURE IN ACCORDANCE WITH SUDAS.

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

SURVEY NOTES:
1. SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON 1/25/2026. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

EARTHWORK BALANCE NOTES:
1. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
2. CONTRACTOR RESPONSIBLE FOR MAKING THE SITE EARTHWORK BALANCE.
3. THIS INCLUDES BUT IS NOT LIMITED TO TOPSOIL, POOR SOILS AND STRUCTURAL FILL NECESSARY TO MEET PROJECT PLANS AND SPECIFICATIONS.

SECURITY NOTES:
1. CONTRACTOR RESPONSIBLE FOR SECURITY OF THE SITE.
2. TEMPORARY FENCES OR ANY OTHER SECURITY MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
3. NO SECURITY MEASURES WILL BE ELIGIBLE FOR A CHANGE ORDER AND MUST BE INCLUDED IN THE BASE BID.

SWPPP NOTES:
1. STORM WATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED BY BISHOP ENGINEERING. CONTACT JAMES RODEMYER (515-276-0467) FOR A COPY OF THE SWPPP.
2. NPDES PERMIT AUTHORIZATION NUMBER: TBD
3. THIS PROJECT INCLUDES SAWCUTTING OR CONCRETE GRINDING SO PROTECTION OF STORM SEWERS AND DRAINAGE WAYS WILL NEED TO BE PROVIDED FROM SLURRY FROM THE CONCRETE OPERATIONS. SEE SWPPP SHEET AND NARRATIVE FOR ADDITIONAL DETAILS.

SOILS REPORT:
1. REFERENCE SOILS REPORT FOR ADDITIONAL SOILS INFORMATION INCLUDING BUT NOT LIMITED TO SUBGRADE INFORMATION, FOOTING DESIGN, AND ANY POSSIBLE OVER EXCAVATION DUE TO POOR SOILS. PAVEMENT SECTIONS ON THE PLANS GOVERN OVER PAVEMENT THICKNESS IN THE SOILS REPORT.

SPECIFICATIONS NOTES:
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, THE 2026 SUDAS SPECIFICATIONS AND ANY CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
2. FOR ANY DISCREPANCIES BETWEEN THE PROJECT SPECIFICATIONS AND 2026 SUDAS SPECIFICATIONS, THE PROJECT SPECIFICATIONS SHALL GOVERN UNLESS DIRECTED OTHERWISE BY THE CITY OF GRIMES OR THE PROJECT ENGINEER.
3. FOR ALL SPECIFICATION DISCREPANCIES, PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.

REQUIRED AS-BUILTS:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF AS-BUILT TOPO OF ALL DETENTION PONDS & DETENTION POND STORM SEWER AND PUBLIC IMPROVEMENTS. IF ANYTHING HAS BEEN CONSTRUCTED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED. **CONTRACTOR SHALL PERFORM POND AS-BUILTS AFTER TOPSOIL RESPREAD AND BEFORE SEEDING HAS TAKEN PLACE**

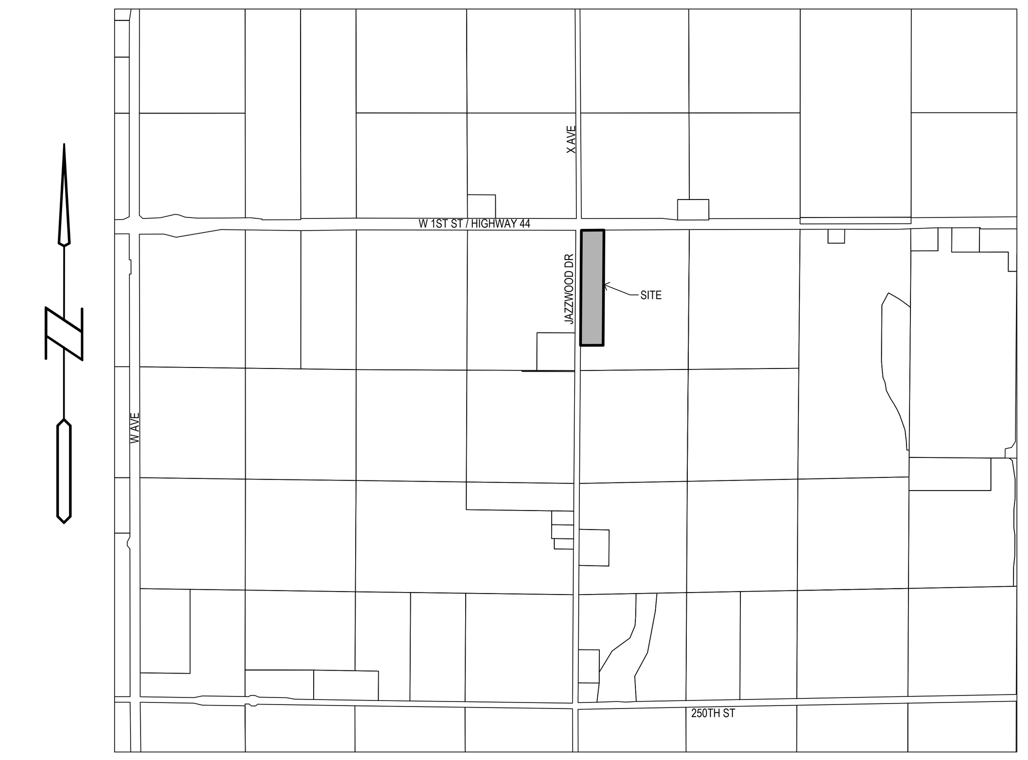
AFTER DETENTION BASINS HAVE BEEN AS-BUILT AND APPROVED, BISHOP ENGINEERING SHALL PROVIDE A SIGNED CERTIFICATION STATEMENT TO THE CITY INDICATING THAT FACILITIES WERE CONSTRUCTED AS DESIGNED.

FINISHED FLOOR ELEVATION NOTES:
1. PER THE SITE SURVEY, THERE ARE SLIGHT VARIATIONS IN FINISHED FLOOR ELEVATIONS IN THE AREA OF THE BUILDING ADDITION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL FINISHED FLOOR ELEVATIONS AT THE BUILDING AND ADJUSTING AS NECESSARY TO MATCH EXISTING ELEVATIONS.

CITY OF GRIMES STANDARD NOTES:
1. GENERAL NOTES:
   - A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
   - B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING, SIGNING, AND RETURNING THE PRECONSTRUCTION PACKET TO THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
   - C. ALL PERMITS (IDNR, NPDES, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
   - D. PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS (AS-BUILTS) OF ALL IMPROVEMENTS AND EASEMENTS AS PER CITY COMMERCIAL AS-BUILT POLICY.
   - E. THE RECORD DRAWINGS SHOULD INCLUDE A CERTIFIED GRADING SHEET AND AS-BUILT PLANS OF ALL STORMWATER MANAGEMENT FACILITIES ON SITE WITH A CERTIFICATION STATEMENT SIGNED BY THE DESIGN ENGINEER INDICATING THAT THE FACILITIES WERE CONSTRUCTED AS DESIGNED.
   - F. RECORD DRAWINGS TO INCLUDE ONE ELECTRONIC FILE IN .DWG AND .PDF FILE EXTENSIONS.
   - G. TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT SANITARY, WATER, SUMP. MARK THE ENDS OF SERVICES WITH A STEEL FENCE POST AND PAINT GREEN FOR SANITARY, BLUE FOR WATER, AND WHITE FOR STORM. MARK THE ENDS OF SANITARY AND SUMP WITH A 2 X 4 FROM END OF PIPE TO 2' ABOVE GRADE. **NOT APPLICABLE TO THIS PROJECT**
   - 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. **NOT APPLICABLE TO THIS PROJECT**
   - K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL NEWLY CONSTRUCTED PUBLIC AND PRIVATE UTILITIES ASSOCIATED WITH THE PROJECT AT THEIR EXPENSE UNTIL THE CITY ACCEPTS THE PROJECT THROUGH THE GRIMES CITY COUNCIL.
2. SANITARY SEWER NOTES:
   - A. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REMOVE THE PLUG FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
   - B. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
   - C. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
   - D. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
   - E. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
   - F. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B:PCC W/ADJUSTING MECHANISM.
   - G. SANITARY SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
3. WATER MAIN NOTES:
   - A. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2' BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
   - B. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
   - C. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
   - D. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
   - E. WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
   - F. THE CITY OF GRIMES SHALL DO THE FILLING OF THE WATER MAIN.
   - G. NEW WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE CONTRACTOR. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE CONTRACTOR AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DIVISION. ALL TESTS AND SAMPLING TO BE WITNESSED BY THE CITY ENGINEERING DIVISION. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
   - H. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.
   - I. ALL DEAD-END WATER MAINS TO HAVE TEMPORARY BLOWOFF HYDRANTS.
4. STORM SEWER NOTES:
   - A. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
   - B. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL STORM SEWERS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC UNLESS OTHERWISE DIRECTED.
   - C. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES AND INCLUDE ON RECORD DRAWINGS.
   - D. PUBLIC STORM SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
   - E. USE O RING GASKETS ON STORM SEWERS CROSSING UNDER WATERMAIN PER IDNR REQUIREMENT.

CONSTRUCTION SCHEDULE:

ESTIMATED START DATE	SEPTEMBER 1, 2026
ESTIMATED COMPLETION DATE	NOVEMBER 1, 2027



VICINITY MAP
SCALE: 1" = 1,500'

Planner Comments Complete

Engineering Comments Completed

Addressing Comments Complete

ABBREVIATIONS:

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

LEGEND

—SAN—	SANITARY SEWER	ELEC	ELECTRIC VAULT
—ST—	STORM SEWER		TRANSFORMER POLE
—W—	WATER LINE		TRANSFORMER POLE
—G—	GAS LINE		LIGHT POLE
—U/E—	UNDERGROUND ELECTRIC	EJ	ELECTRIC JUNCTION BOX
—O/E—	OVERHEAD ELECTRIC	EP	ELECTRIC PANEL
—TELE—	TELEPHONE LINE		TRANSFORMER
—F/O—	FIBER OPTIC		GROUND LIGHT
—CATV—	CABLE TV		GUY WIRE
D	STORM MANHOLE		ELECTRIC HANDHOLE
	CURB INTAKE	GM	GAS METER
	SURFACE INTAKE	GV	GAS VALVE
	FLARED END SECTION	A/C	AIR CONDITIONING UNIT
	ROOF DRAIN	T	TELEPHONE RISER
	DOWNSPOUT	TEL	TELEPHONE VAULT
S	SANITARY MANHOLE	T	TELEPHONE MANHOLE
CO	CLEANOUT	TS	TRAFFIC SIGNAL MANHOLE
	FIRE HYDRANT	F/O	FIBER OPTIC MANHOLE
	SPRINKLER	FO	FIBER OPTIC RISER
	IRRIGATION CONTROL VALVE	F/O	FIBER OPTIC VAULT
W	WATER MANHOLE	TV	CABLE TV RISER
W	WELL		SIGN
WV	WATER VALVE		BOLLARDS
WSO	WATER SHUT OFF	7	DENOTES NUMBER OF PARKING STALLS
	YARD HYDRANT		PROPERTY CORNER - FOUND AS NOTED
	FLAGPOLE		PROPERTY CORNER- PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
E	ELECTRIC MANHOLE		SECTION CORNER - FOUND AS NOTED
EM	ELECTRIC METER		SITE CONTROL POINT - MONUMENT AS NOTED
E	ELECTRIC RISER		

LICENSED PROFESSIONAL ENGINEER
JAMES M. RODEMYER
21939
IOWA

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.

SIGNED: ______________________ DATE: ______________
JAMES M. RODEMYER, P.E. 21939
LICENSE RENEWAL DATE: DEC. 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL: C001 - C701

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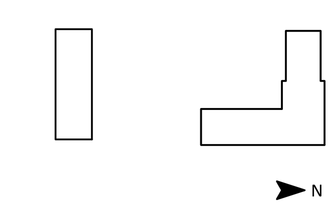
Key Plan



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25841000

Sheet Issue Date
CITY SUBMITTAL **07/22/2026**

Sheet Name
CIVIL COVER SHEET

Sheet Number
C001

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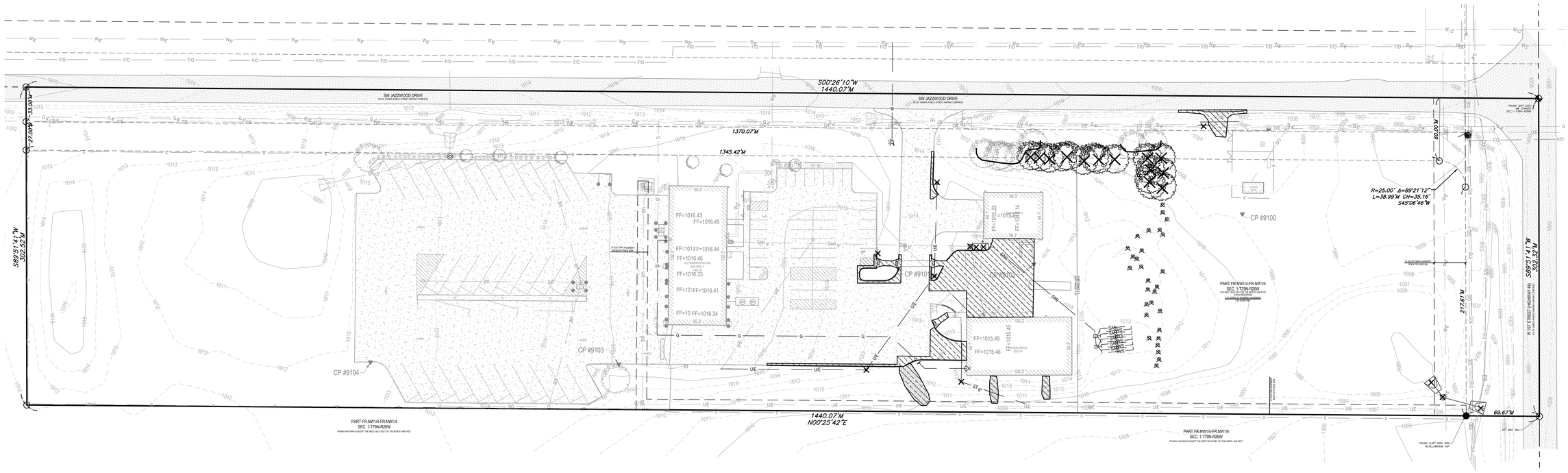
DEMO NOTES:

1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
3. PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS FOR THE REMOVAL AND DISPOSAL OF THE EXISTING SEPTIC TANKS, PUMPS AND LATERALS.



GRAPHIC SCALE
40 0 20 40 80

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Key Plan

N

Revision	Description	Date

OPN Project No.
25841000

Sheet Issue Date
CITY SUBMITTAL **07/22/2026**

Sheet Name
OVERALL DEMO PLAN

Sheet Number
C100

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SW JAZZWOOD DRIVE
R.O.W. VARIES (PUBLIC STREET-ASPHALT SURFACE)

S00°26'10"W
1440.07'M

N00°25'42"E
1440.07'M

W 1ST STREET (HIGHWAY 44)
R.O.W. VARIES (PUBLIC HIGHWAY-ASPHALT SURFACE)

S89°51'41"W
302.32'M

PART FR.NW1/4-FR.NW1/4
SEC. 1-T79N-R26W
THE WEST 302.5 FEET OF THE NORTH 1440 FEET
0.99 ACRES GROSS
2.37 ACRES OF ROADWAY EASEMENT
7.62 ACRES NET

PART FR.NW1/4-FR.NW1/4
SEC. 1-T79N-R26W
FR.NW1/4-FR.NW1/4 EXCEPT THE WEST 302.5 FEET OF THE NORTH 1440 FEET

FIELD VERIFY EXACT LOCATION & REMOVE EX WATER SERVICE AT MAIN PER XENIA REQUIREMENTS. WORK SHALL BE DONE AFTER CROPS AT OUR AND BEFORE PLANTING

ABANDON EX WATER SERVICE IN PLACE

REMOVE EX YARD HYDRANT

SAWCUT & REMOVE EX PAVEMENT

REMOVE EX LIGHT POLE & ELECTRIC LINE (REF ELEC)

SANDBLAST & REMOVE EX STRIPING

REMOVE EX H.C. SIGN

REMOVE CLEANOUT & PROTECT INLET PIPES

PROTECT EX SANITARY SEWER

REMOVE EX SEPTIC TANK PUMP & CONTROLS

REMOVE EX CONCRETE BLOCK WALLS

REMOVE EX CONCRETE

REMOVE EX SHIPPING CONTAINER

REMOVE APPROX. LOCATION 1.5" SEPTIC FORCE MAIN

REMOVE EX SEPTIC TANK AND FIELDS PER ALL DNR REQUIREMENTS

ABANDON EX GAS IN PLACE

PROTECT EX SIDEWALK & HANDRAIL

REMOVE EX SLOT DRAIN & STORM SEWER

REMOVE EX GAS & METER

CAP EX GAS

REMOVE EX RIP RAP, TYP

REMOVE EX STORM CLEANOUT

FIELD VERIFY LOCATION & REMOVE EX STORM SEWER

REMOVE EX CMP CULVERT

SAWCUT EX ASPHALT 6" MIN TO CREATE CLEAN EDGE

REMOVE EX GRAVEL

PROTECT EX TREES WITH ORANGE CONSTRUCTION FENCE

REMOVE EX TREES, TYP

EX 15" CMP FL=1005.43

EX ADDRESS SIGN RELOCATE ON SITE

EX 15" CMP FL=1005.38

REMOVE EX STUMPS, TYP

CONTRACTOR TO FIELD VERIFY EXISTING FIBER LINES COMING INTO AND OUT OF BUILDING AND PROTECT IN PLACE

PROTECT EX FENCE DO NOT DISTURB INSIDE FENCE

REMOVE EX 15" RCP FES FL=1003.84

REMOVE EX STORM SEWER

REMOVE EX 15" RCP FES FL=1003.25

REMOVE EX STORM MH W/ RESTRICTOR PLATE RIM=1007.76 FLIN 15"RCP=1003.66 WATER LINE=1002.96 BTM STRUCT=1001.21 **FULL OF WATER**

FOUND 5/8" IRON ROD W/ALLUMINUM CAP

SET MAG NAIL

EX GARAGE C 2480 SF

EX BUILDING B 5525 SF

EX BLDG 200 SF

EX 2000 GALLON FLOOR DRAIN HOLDING TANK

EX MH RIM=1015.70

EX MH RIM=1015.92

EX 15" RCP FES FL=1010.28

EX 15" RCP FES FL=1009.15

EX GRAVEL DRIVEWAY

EX STOP AHEAD SIGN

EX GAS LINE WARNING POST

EX STOP SIGN

EX WATER LINE WARNING POST

EX CABLE LINE WARNING POST

EX FIBER LINE WARNING POST

EX GATE

EX PROPANE TANK

EX 6' CHAINLINK FENCE

EX GRAVEL SHOULDER

EX CONCRETE

EX H.C. SIGN

EX DETECTABLE WARNING (TYP)

EX CURB CUT

EX SLOT DRAIN

EX HANDRAIL

EX 4' WIRE FENCE

APPROX. LOCATION PER LUMEN MAPS

APPROX. LOCATION PER XENIA MAPS

APPROX. LOCATION PER OLD PLANS

APPROX. LOCATION PER BLACK HILLS MAPS

APPROX. LOCATION PER SEGRA MAP

APPROX. LOCATION PER AURECON MAPS

APPROX. LOCATION OF SEPTIC LATERALS PER OLD PLANS

APPROX. LOCATION OF SEPTIC D-BOXES

TBM: BURY BOLT ELEV=1008.04

TBM: BURY BOLT ELEV=1015.05

FOUND IDOT DISC NW CORNER SEC, 1-T79N-R26W

CP #9100

CP #9101

CP #9102

M1-A ZONING LIMITS
C2 ZONING LIMITS

30' WATER MAIN EASEMENT BOOK 720 PAGE 584

30' ELECTRIC EASEMENT BOOK 2015 PAGE 8004

R=25.00' Δ=89°21'12"
L=38.99'M CH=35.16'
S45°06'46"W

60.00'M

217.61'M

69.67'M

GRAPHIC SCALE
20 0 10 20 40

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Key Plan

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Revision	Description	Date

OPN Project No.
25841000

Sheet Issue Date
CITY SUBMITTAL **07/22/2026**

Sheet Name
DEMO PLAN

Sheet Number
C101

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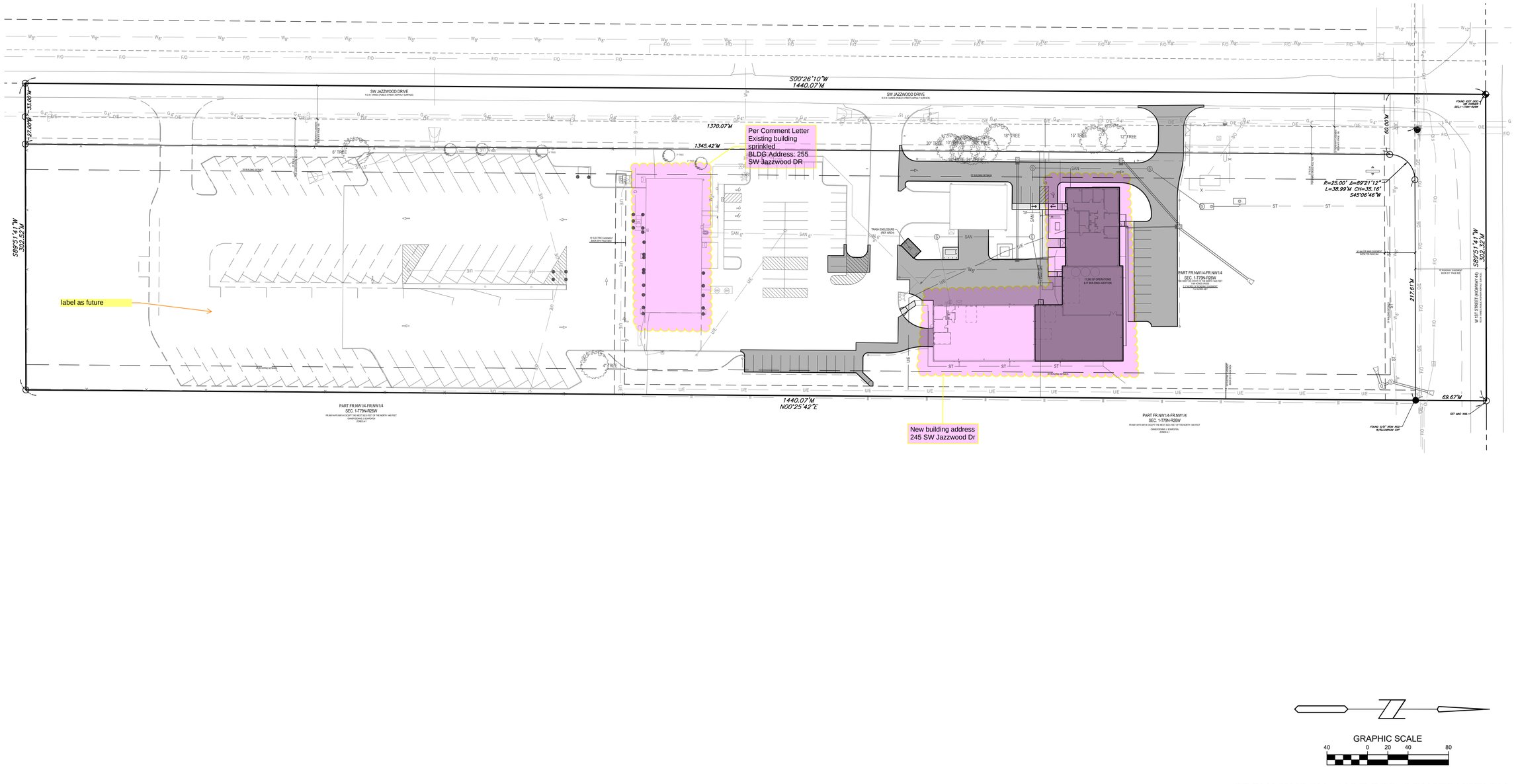

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Revision	Description	Date

OPN Project No.
25841000

Sheet Issue Date
CITY SUBMITTAL **07/22/2026**

Sheet Name
OVERALL LAYOUT PLAN

Sheet Number
C200

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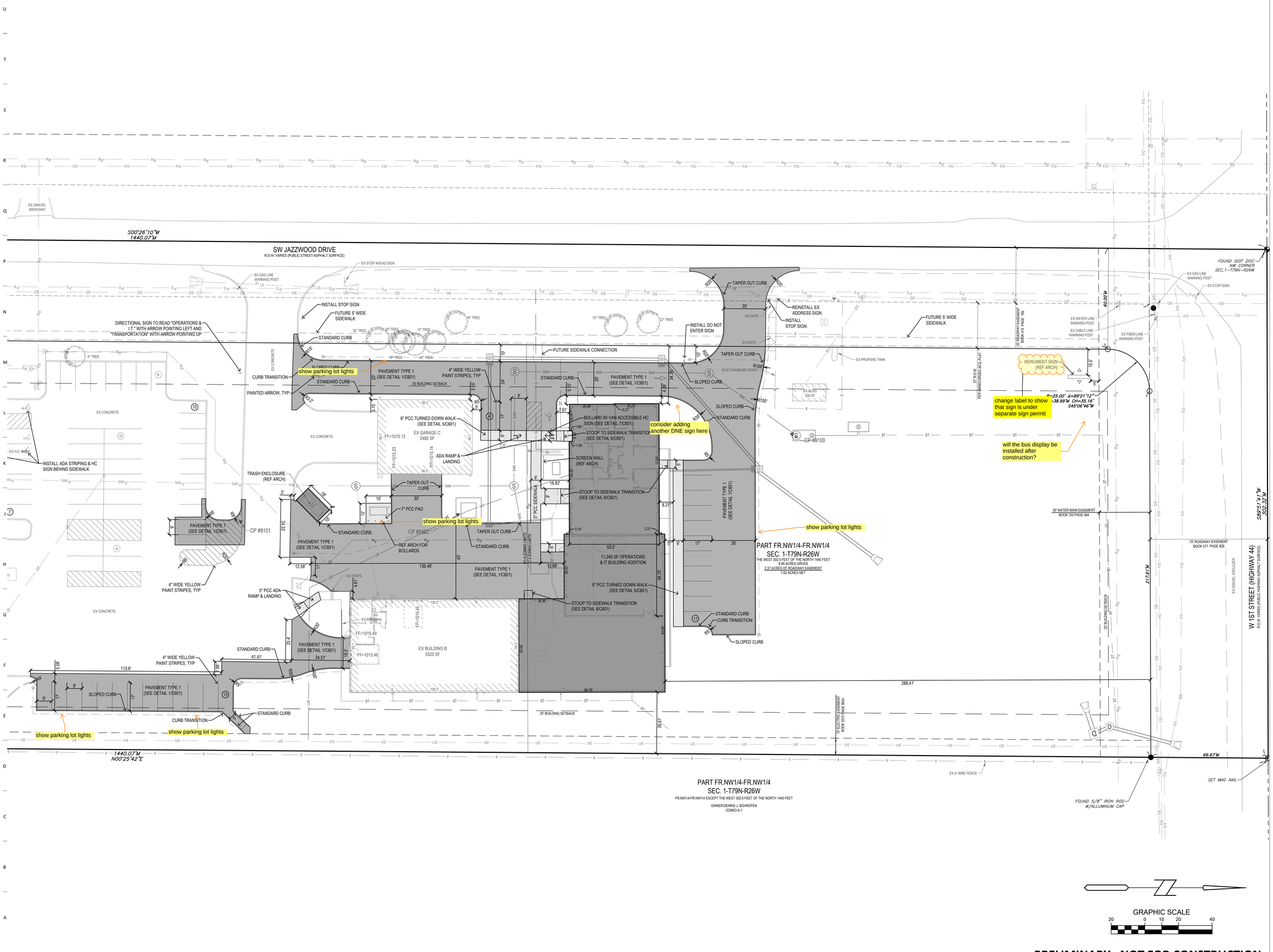

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Revision Description Date

OPN Project No.
25841000

Sheet Issue Date
CITY SUBMITTAL **07/22/2026**

Sheet Name
LAYOUT PLAN

Sheet Number
C201

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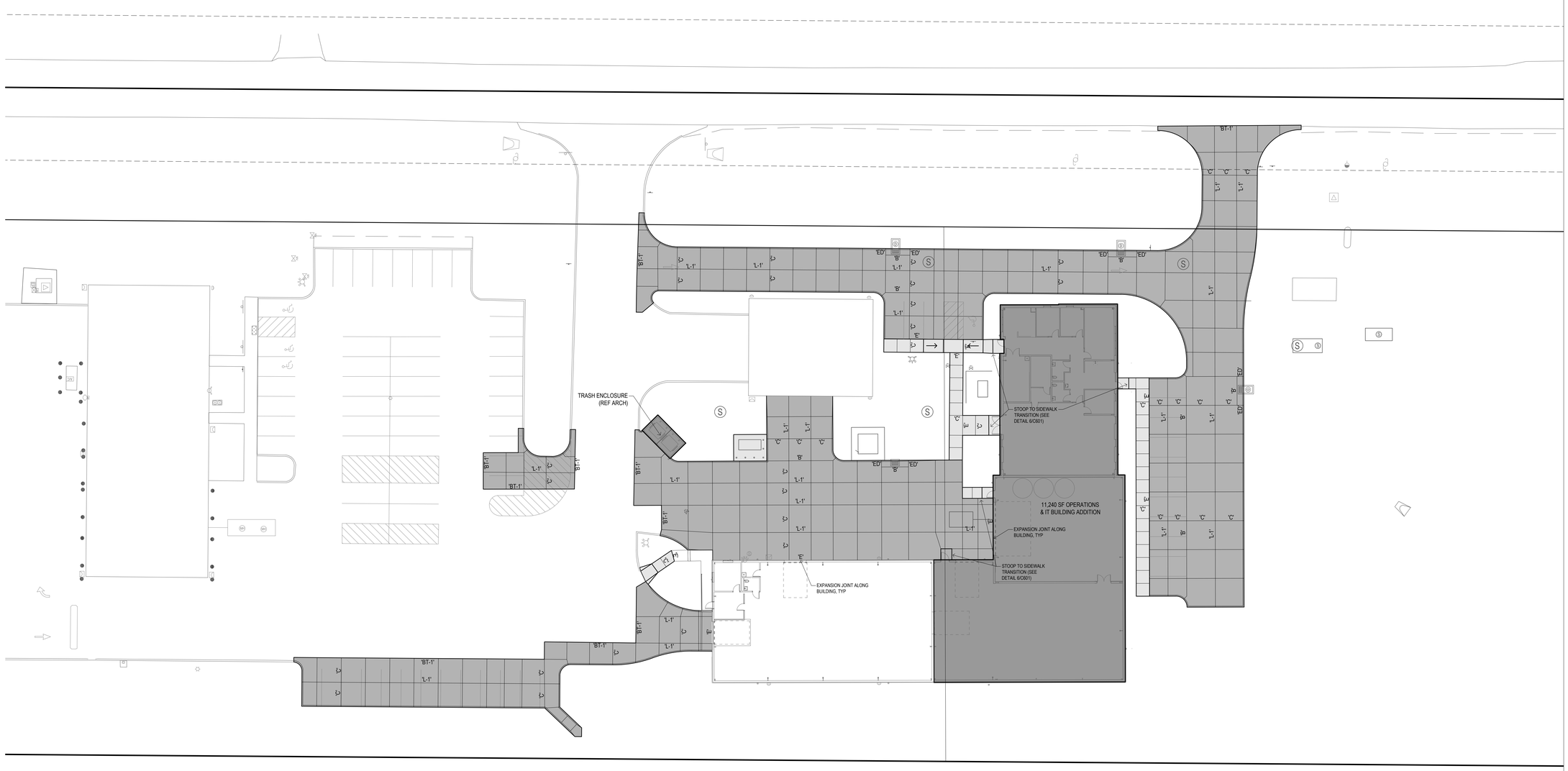

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Key Plan

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Revision	Description	Date

OPN Project No.
25841000

Sheet Issue Date
CITY SUBMITTAL **07/22/2026**

Sheet Name
JOINTING PLAN

Sheet Number
C202

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TOPSOIL NOTES:

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

GRADING LEGEND:

EXISTING CONTOUR	150
PROPOSED CONTOUR	150
FINISHED GROUND ELEVATION	150.50
TOP OF CURB ELEVATION	150.50T/C
GUTTER ELEVATION	150.50G
TOP OF WALL ELEVATION	150.50T/W
BOTTOM OF WALL ELEVATION	150.50B/W
EDGE OF WALK ELEVATION	150.50E/W
TOP OF STAIR ELEVATION	150.50T/S
BOTTOM OF STAIR ELEVATION	150.50B/S

NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

SW JAZZWOOD DRIVE
R.O.W. VARIES (PUBLIC STREET-NOPAVING SURFACE)

W 1ST STREET (HIGHWAY 44)
R.O.W. VARIES (PUBLIC STREET-NOPAVING SURFACE)

PART FR.NW1/4-FR.NW1/4
SEC. 1-T79N-R26W
FR.NW1/4-FR.NW1/4 EXCEPT THE WEST 303.0 FEET OF THE NORTH 940 FEET

PART FR.NW1/4-FR.NW1/4
SEC. 1-T79N-R26W
FR.NW1/4-FR.NW1/4 EXCEPT THE WEST 303.0 FEET OF THE NORTH 940 FEET

PART FR.NW1/4-FR.NW1/4
SEC. 1-T79N-R26W
FR.NW1/4-FR.NW1/4 EXCEPT THE WEST 303.0 FEET OF THE NORTH 940 FEET

11,586 SF OPERATIONS & IT BUILDING ADDITION

TRASH ENCLOSURE (REF ARCH)

30' ELECTRIC EASEMENT (BOOK 2017/1527 RM)

30' WATER MAIN EASEMENT (BOOK 2017/1527 RM)

GRAPHIC SCALE
40 0 20 40 80

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Key Plan

N

Revision	Description	Date

OPN Project No.
25841000

Sheet Issue Date
CITY SUBMITTAL **07/22/2026**

Sheet Name
OVERALL GRADING PLAN

Sheet Number
C300

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SW JAZZWOOD DRIVE
R.O.W. VARIES (PUBLIC STREET-ASPHALT SURFACE)

W 1ST STREET (HIGHWAY 44)
R.O.W. VARIES (PUBLIC HIGHWAY-ASPHALT SURFACE)

PART FR.NW1/4-FR.NW1/4
SEC. 1-T79N-R26W
THE WEST 302.5 FEET OF THE NORTH 1440 FEET

PART FR.NW1/4-FR.NW1/4
SEC. 1-T79N-R26W
FR.NW1/4-FR.NW1/4 EXCEPT THE WEST 302.5 FEET OF THE NORTH 1440 FEET

OPERATIONS & IT ADDITION FF=1014.45

11,240 SF OPERATIONS & IT BUILDING ADDITION

STORAGE & GARAGE ADDITION FF=1015.45±

EX GARAGE C 2480 SF FF=1015.12

EX BUILDING B 5525 SF FF=1015.49 FF=1015.46

EX BLDG 200 SF

EX PROPANE TANK

TRASH ENCLOSURE (REF ARCH)

DETENTION BASIN
BOTTOM ELEV =1003.74
100-YR ELEV = 1006.95

EX GRAVEL DRIVEWAY

EX CONCRETE

EX H.C. SIGN

EX STOP AHEAD SIGN

EX GAS LINE WARNING POST

EX STOP SIGN

EX WATER LINE WARNING POST

EX CABLE LINE WARNING POST

EX FIBER LINE WARNING POST

EX GATE

EX CHAIN LINK FENCE

EX STEPS

EX HANDRAIL

EX GRAVEL SHOULDER

EX 4' WIRE FENCE

30' WATER MAIN EASEMENT BOOK 720 PAGE 664

72' ELECTRIC EASEMENT BOOK 2015 PAGE 8004

25' ELECTRIC EASEMENT OVERHEAD

GRAPHIC SCALE
20 0 10 20 40

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Key Plan

Revision Description Date

OPN Project No.
25841000

Sheet Issue Date
CITY SUBMITTAL **07/22/2026**

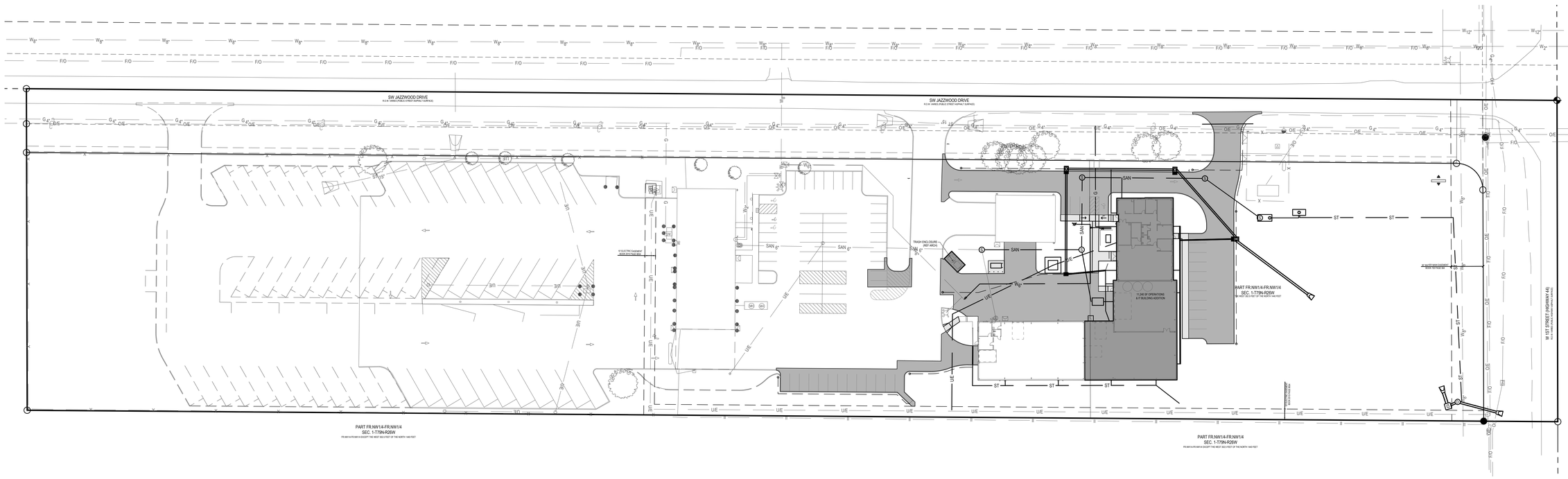
Sheet Name
GRADING PLAN

Sheet Number
C301

PRINTED: 7/22/2026 9:39:33 AM

UTILITY NOTES:

1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5' OF COVER UNLESS NOTED OTHERWISE.
3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH, VALVE AND HYDRANT.
4. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
5. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
6. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
7. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
8. ALL NYLOPLAST BASINS SHALL HAVE CASTINGS SECURELY FASTENED TO THE BASIN BODY, AND ALL GRATES/LIDS SHALL BE BOLTED DOWN TO THE CASTINGS.
9. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.
10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL NECESSARY PERMITS FOR THE INSTALLATION OF THE SEPTIC SYSTEM AND COCO FILTER. INSTALLER SHALL BE CERTIFIED BY THE DALLAS COUNTY BOARD OF HEALTH.



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Key Plan

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Revision	Description	Date

OPN Project No.
25841000

Sheet Issue Date
CITY SUBMITTAL **07/22/2026**

Sheet Name
OVERALL UTILITY PLAN

Sheet Number
C400

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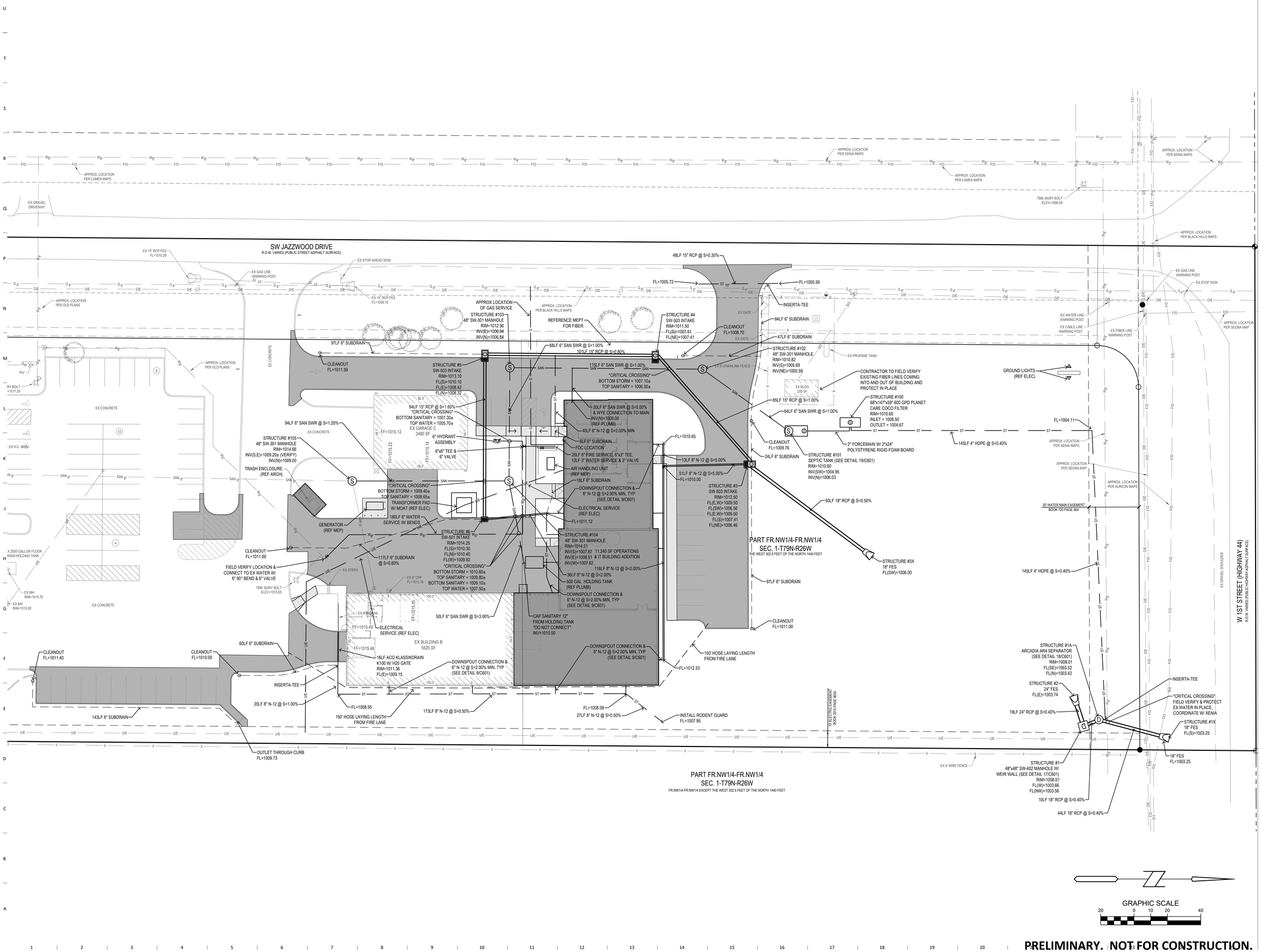

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Key Plan

Revision Description Date

OPN Project No.
25841000

Sheet Issue Date
CITY SUBMITTAL **07/22/2026**

Sheet Name
UTILITY PLAN

Sheet Number
C401

PRINTED: 7/22/2026 9:39:43 AM

LANDSCAPE NOTES:

1. ALL SODDING/SEEDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SOD/SEED ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD/SEED LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. STAKE SOD ON ALL SLOPES 3 : 1 OR GREATER.
4. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
6. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE.
7. FOR WARRANTY PURPOSES, THE DATE OF INITIAL ACCEPTANCE SHALL BE SUBMITTED IN WRITING TO THE OWNER AND/OR OWNER'S REPRESENTATIVE AFTER ALL PLANT MATERIALS HAVE BEEN INSTALLED AND REVIEWED BY OWNER OR OWNER'S REPRESENTATIVE. PLANT MATERIALS WILL ONLY BE ACCEPTED IF THEY ARE IN AN ALIVE AND THRIVING CONDITION.
8. CONDITIONAL ACCEPTANCE OF PLANT MATERIAL MAY BE GIVEN FOR PLANTS INSTALLED IN A DORMANT CONDITION WITH INITIAL ACCEPTANCE OCCURRING THE FOLLOWING SPRING ONCE THEY ARE SHOWN TO BE ALIVE AND THRIVING.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS (INCLUDING SIZING INFORMATION) MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
10. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
11. STAKING AND GUYING OF TREES SHALL BE BASED ON CURRENT ACCEPTED NURSERY STANDARDS. TREES IN LARGE OPEN AREAS SUBJECT TO SIGNIFICANT WIND SHALL BE STAKED USING THE 3 STAKE AND GUYING METHOD. STAKE AND WRAP TREES IMMEDIATELY AFTER PLANTING. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD. REMOVE ALL STAKES AND GUY WIRES NO MORE THAN ONE YEAR AFTER INSTALLATION.
12. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
13. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
14. ALL EDGING SHALL BE DURAEDGE 3/16" STEEL EDGING - COLOR BLACK, OR APPROVED EQUAL.
15. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
16. ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL BE MULCHED WITH 4" THICK SHREDDED HARDWOOD MULCH.
14. ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 4" THICK LAYER OF WASHED RIVER ROCK, FREE OF DEBRIS (1" - 1.5" NOMINAL SIZE).
15. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH/ROCK IS INSTALLED.

GENERAL LANDSCAPE REQUIREMENTS

SEE COVER SHEET FOR ADDITIONAL CALCULATIONS AND PROJECT SITE INFORMATION

FRONT PROPERTY IS LOCATED IN THE 12-11-2 TRANSPORTATION CORRIDOR MIXED-USE DEVELOPMENT OVERLAY DISTRICT

PROPERTY IS ZONED M1-A COMMERCIAL AND LIMITED LIGHT INDUSTRIAL DISTRICT AND C-2 GENERAL AND HIGHWAY SERVICE COMMERCIAL DISTRICT

LANDSCAPE SCREENING
PROPERTY IS NOT ADJACENT TO RESIDENTIAL ZONED PROPERTIES - NO STREET TREES ARE REQUIRED ALONG W. 1ST STREET / HIGHWAY 44

STREET TREE REQUIREMENTS
1 TREE PER 40LF ALONG JAZZWOOD AND 1 SHRUB PER 10 LF BETWEEN STREET TREES (NORTH ZONING OVERLAY AREA ONLY)
345 - 40 / 40LF = 7.6 = 8 TREES REQUIRED = 8 TREES PROVIDED (0 EXISTING TREES, EXISTING TREES RESIDE IN THE ROW)
345 - 40 / 10 LF = 30.5 = 31 SHRUBS REQUIRED = 51 SHRUBS PROVIDED

PARKING PERIMETER REQUIREMENTS
1 TREE PER 50 LF REQUIRED
TOTAL LENGTH OF PARKING PERIMETER ADJACENT TO SW JAZZWOOD DRIVE 241 LF
173.7 / 50 LF = 3.4 = 4 TREES REQUIRED ALONG PARKING; 3 TREES PROVIDED WITH 1 EXISTING TREE WITH A CONTINUOUS ROW OF SHRUBS
3 EXSTING SHRUBS REMOVED FOR UTILITY INSTALLATION, 3 SHRUBS REPLACED SAME AREA

INTERIOR PARKING LOT REQUIREMENTS
ADDITIONAL PARKING STALLS ADDED: 1 ISLAND FOR FIRST 50 STALLS, ADDITIONAL FOR EVERY 25 STALLS.
LANDSCAPE ISLANDS ADDED TO ADDITIONAL PARKING LOT AREA
TREES PROVIDED IN ALL NEW PARKING LOT ISLANDS

BUILDING FOUNDATION PLANTINGS
FOUNDATION PLANTINGS ARE REQUIRED AND PROVIDED ALONG THE FACADE OF THE BUILDING ADDITION WHERE SIDEWALKS AND PAVEMENT ARE NOT PROPOSED.

LEGEND

SEED: MIX TO BE "SUPER TURF II" BY UNITED SEEDS (OR APPROVED EQUAL). SEED AT A RATE OF 440 LBS PER ACRE. SEEDING DATES, SITE PREPARATION, SEEDING INSTALLATION, WATER REQUIREMENTS, FERTILIZING, AND MOWING PER UNITED SEEDS TECH BULLETIN FOR SEED TYPE. OVERSEEDING (IF REQUIRED) TO BE INSTALLED AT 220 LBS PER ACRE.

ROCK MAINTENANCE AREA: INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 4" THICK LAYER OF RIVER ROCK, FREE OF ALL DEBRIS (1"= 1.5" EGG SHAPE NOMINAL SIZE).

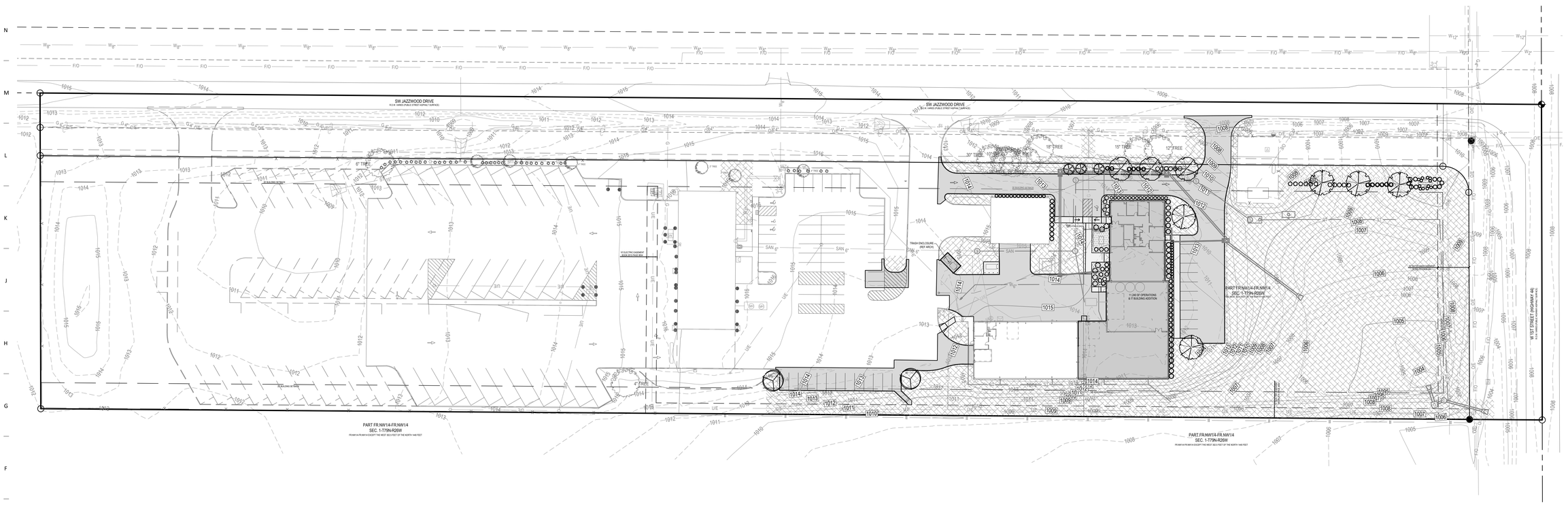
PLANTING BED: INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND SHREDDED HARDWOOD MULCH BED, NATURAL IN COLOR, FREE OF DEBRIS AT 4" DEPTH WITH GRANULAR WEED PREVENTER

ALL EDGING IS TO BE DURAEDGE 3/16" STEEL EDGING - COLOR BLACK, OR APPROVED EQUAL UNLESS OTHERWISE APPROVED. DO NOT INSTALL EDGING BETWEEN PAVED SURFACES AND ROCK MAINTENANCE AREAS.

GROUND COVER QUANTITIES:

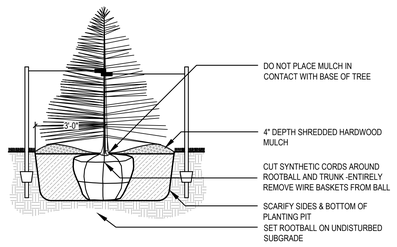
PERMANENT SEEDING	3.0 ACRES
MULCH	4000 SF
ROCK	2800 SF

*NOTE: QUANTITIES ARE PROVIDED FOR CITY REQUIREMENT ONLY AND ARE A ROUGH ESTIMATE. CONTRACTOR SHALL PROVIDE GROUND COVER AS NECESSARY TO MEET SITE CONDITIONS AND ADJUST PER ACTUAL DISTURBED AREA

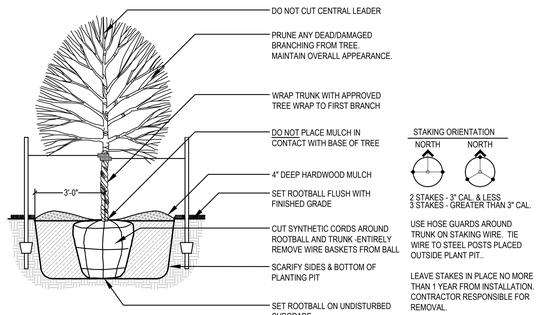


PLANT SCHEDULE

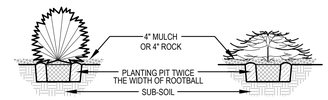
CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	REMARKS
DECIDUOUS TREES					
GM	3	Gymnocladus dioicus 'J.C. McDaniel' / Prairie Titan® Kentucky Coffeetree	2" Cal.	B&B	
NW	2	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo	2" Cal.	B&B	
QX	2	Quercus x 'QRSW18' / Streetwise® Red Oak	2" Cal.	B&B	
TB	3	Tilia americana 'Boulevard' / Boulevard American Linden	2" Cal.	B&B	
EVERGREEN TREES					
PS	3	Pinus sylvestris / Scotch Pine	5` Ht.	B&B	
SHRUBS					
CF	12	Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood	2` Ht.	3 Gal. Pot	
FT	11	Forsythia x intermedia 'Minfor6' / Show Off® Starlet Forsythia	2` Ht.	3 Gal. Pot	
PL	22	Physocarpus opulifolius 'Little Devil' / Little Devil™ Dwarf Ninebark	2` Ht.	3 Gal. Pot	
RG	7	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	1` Ht.	3 Gal. Pot	
ST	31	Spiraea betulifolia 'Tor' / White Frost™ Birchleaf Spirea	2.5` Ht.	3 Gal. Pot	
TT	21	Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew	2.5` Ht.	3 Gal. Pot	
GRASSES					
CA	30	Calamagrostis x acutiflora / Feather Reed Grass	1.5` Ht.	3 Gal. Pot	
ST2	12	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	6" HT	1 Gal Pot	
PERENNIALS					
HO	14	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	6" HT	1 Gal Pot	



EVERGREEN TREE PLANTING (B&B)
SCALE: NOT TO SCALE



DECIDUOUS TREE PLANTING (TYP.)
SCALE: NOT TO SCALE



SHRUB PLANTING (TYP)
SCALE: NOT TO SCALE

GRAPHIC SCALE
40 0 20 40 80

PRELIMINARY. NOT FOR CONSTRUCTION.

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Key Plan

Revision Description Date

OPN Project No.
25841000

Sheet Issue Date
CITY SUBMITTAL 07/22/2026

Sheet Name
OVERALL LANDSCAPE PLAN

Sheet Number
C500

PRINTED: 7/22/2026 9:39:47 AM

SW JAZZWOOD DRIVE
R.O.W. VARIES (PUBLIC STREET-ASPHALT SURFACE)

W 1ST STREET (HIGHWAY 44)
R.O.W. VARIES (PUBLIC HIGHWAY-ASPHALT SURFACE)

APPROXIMATE DISTURBANCE LIMIT. CONTRACTOR TO SEED ALL DISTURBED AREAS

SEED ALL DISTURBS AREAS, INCLUDING AREA FOR FIBER INSTALLATION

STEEL EDGING AT PLANTING BED EDGE

EX STOP AHEAD SIGN

EX GAS LINE WARNING POST

EX STOP SIGN

EX WATER LINE WARNING POST

EX CABLE LINE WARNING POST

EX FIBER LINE WARNING POST

EX GRAVEL DRIVEWAY

EX CONCRETE

EX GARAGE C
2480 SF
FF=1015.12

EX BUILDING B
5525 SF
FF=1015.49
FF=1015.46

11,240 SF OPERATIONS & IT BUILDING ADDITION
FF=1015.23
FF=1015.14
FF=1015.45

TRASH ENCLOSURE (REF ARCH)

EX STEPS

EX HANDRAIL

EX H.C. SIGN

EX BLDG
200 SF

EX PROPANE TANK

EX 6' CHAIN LINK FENCE

EX 4' WIRE FENCE

25' BUILDING SETBACK

30' WATER MAIN EASEMENT
BOOK 720 PAGE 964

15' ELECTRIC EASEMENT
BOOK 2015 PAGE 804

EX GRAVEL SHOULDER

PART FR.NW1/4-FR.NW1/4
SEC. 1-T79N-R26W
THE WEST 302.5 FEET OF THE NORTH 1440 FEET

PART FR.NW1/4-FR.NW1/4
SEC. 1-T79N-R26W
FR.NW1/4-FR.NW1/4 EXCEPT THE WEST 302.5 FEET OF THE NORTH 1440 FEET

CF	4	
GM	1	
PS	3	
CF	2	
GM	1	
GM	1	
FT	6	
CA	14	
ST	9	
PL	5	
CA	16	
TT	6	
NW	1	
RG	3	
PL	3	
PL	8	
RG	4	
HO	14	
TT	7	
ST	12	
TT	8	
NW	1	
QX	1	
QX	1	
PL	6	
TB	1	
FT	5	
TB	1	
CF	6	
TB	1	
ST	5	
ST2	6	
ST2	6	
ST	5	

GRAPHIC SCALE
20 0 10 20 40

PRELIMINARY. NOT FOR CONSTRUCTION.

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Key Plan

Revision Description Date

OPN Project No.
25841000

Sheet Issue Date
CITY SUBMITTAL **07/22/2026**

Sheet Name
LANDSCAPE PLAN

Sheet Number
C501

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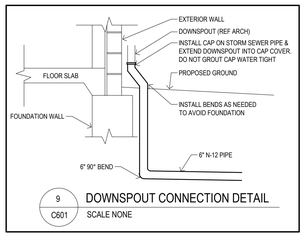
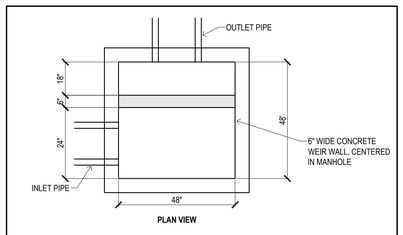
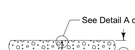


9 / C601 — DOWNSPOUT CONNECTION DETAIL
SCALE NONE

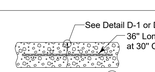


17 / C601 — STRUCTURE #1 RESTRICTION PLATE DETAIL
SCALE NONE

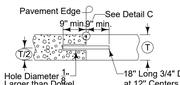
'DW' (1)(2)(3)
DAY'S WORK JOINT (Non-working)



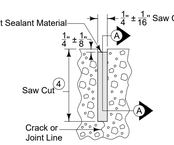
'C'
CONTRACTION JOINT



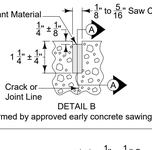
'L-1'
CONTRACTION JOINT



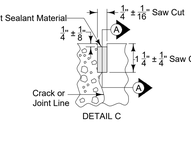
'RD'
ABUTTING PAVEMENT JOINT



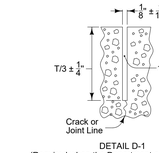
DETAIL A
(Saw cut formed by conventional concrete sawing equipment.)



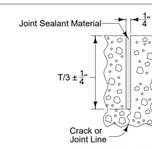
DETAIL B
(Saw cut formed by approved early concrete sawing equipment.)



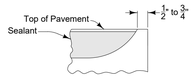
DETAIL C



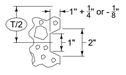
DETAIL D-1
(Required when the Department of Transportation is the Contracting Authority, or when specified in the contract documents.)



DETAIL D-2
(Required when the Department of Transportation is not the Contracting Authority, or when specified in the contract documents)



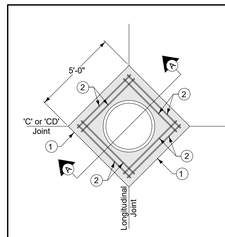
SECTION A-A
(Detail at Edge of Pavement)



DETAIL E

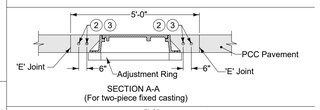
1. Locate 'DW' joint at a mid-panel location between future 'C' or 'CD' joints. Place no closer than 5 feet to a 'C' or 'CD' joint.
2. Place bars within the limits shown under dowel assemblies.
3. 'RT' joint may be used in lieu of 'DW' joint at the end of the days work. Remove any pavement damaged due to the drilling at no additional cost to the Contracting Authority.
4. Saw 'C' joint to a depth of T/3.
5. Bar supports may be necessary for fixed form paving to ensure the bar remains in a horizontal position in the plastic concrete.
6. The following joints are interchangeable, subject to the pouring sequence:
   'BT-1' and 'L-1'
7. Edge with 1/4 inch tool for length of joint indicated if formed; edging not required when cut with diamond blade saw. Remove header block and board when second slab is placed.

10 / C601 — JOINTING DETAILS
SCALE NONE

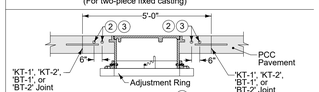


Construct boxout with Class C concrete or match pavement class. Minimum 2 inches clear on reinforcement. Minimum 12 inches of concrete between outside of casting and nearest joint. Center casting within boxout area if possible.

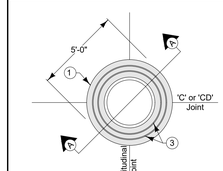
1. 'KT-1', 'KT-2', 'BT-1', or 'BT-2' joint if three-piece floating casting (SW 601 Type B and D or SW-602 Type F) is used. 'E' joint if two-piece fixed casting (SW 601 Type A and C or SW-602 Type E) is used.
2. 4 foot 8 inch (typ.) #4 bar. Place at mid-slab.
3. #4 hoops (variable length). Place at mid-slab.
4. No boxout is required for three-piece floating castings (SW 601 Type B and D or SW-602 Type F). If a boxout is used with a three-piece casting, construct as detailed in Section A-A for three-piece floating casting.
5. If a circular boxout is cut and extracted after PCC construction, a 'B' joint may be substituted for the 'E' joint if approved by the Engineer.



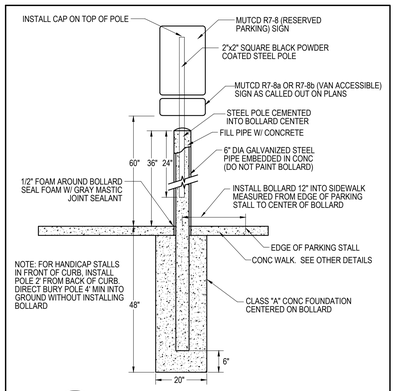
SECTION A-A
(For two-piece fixed casting)



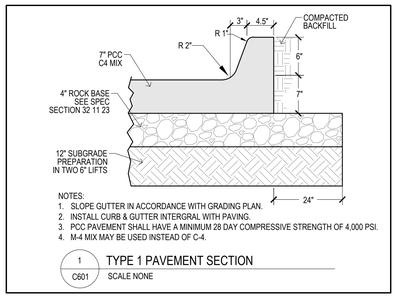
SECTION A-A
(For three-piece floating casting)



11 / C601 — MANHOLE BOXOUTS IN PCC PAVEMENT
SCALE NONE

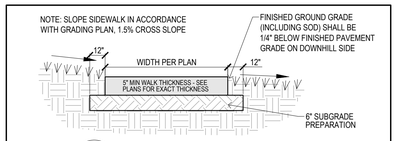


7 / C601 — BOLLARD W/ PARKING SIGN DETAIL
SCALE NONE

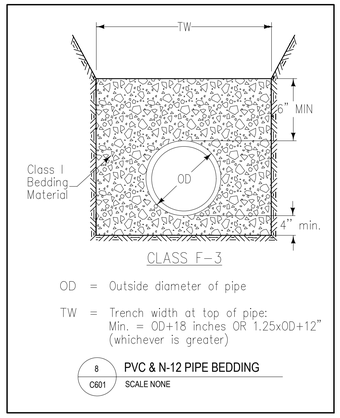


NOTES:
1. SLOPE GUTTER IN ACCORDANCE WITH GRADING PLAN.
2. INSTALL CURB & GUTTER INTERGRAL WITH PAVING.
3. PCC PAVEMENT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
4. M-4 MIX MAY BE USED INSTEAD OF C-4.

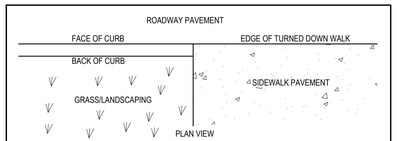
1 / C601 — TYPE 1 PAVEMENT SECTION
SCALE NONE



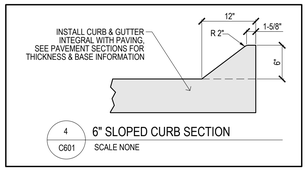
2 / C601 — SIDEWALK DETAIL
SCALE NONE



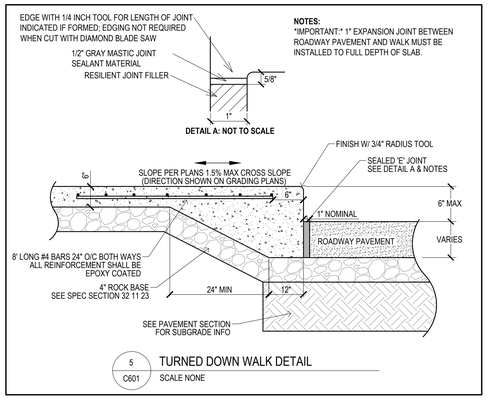
8 / C601 — PVC & N-12 PIPE BEDDING
SCALE NONE



3 / C601 — CURB & GUTTER / TURNED DOWN WALK TRANSITION DETAIL
SCALE NONE

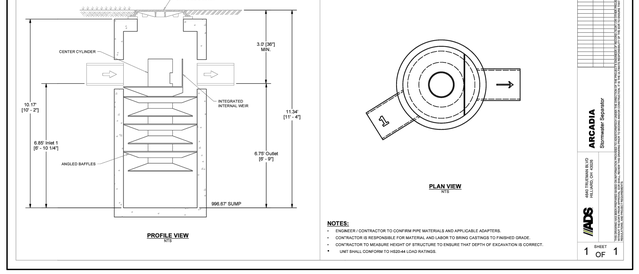


4 / C601 — 6" SLOPED CURB SECTION
SCALE NONE



NOTES:
"IMPORTANT:* 1" EXPANSION JOINT BETWEEN ROADWAY PAVEMENT AND WALK MUST BE INSTALLED TO FULL DEPTH OF SLAB.

5 / C601 — TURNED DOWN WALK DETAIL
SCALE NONE



ARCADIA AR4 — STR-1A

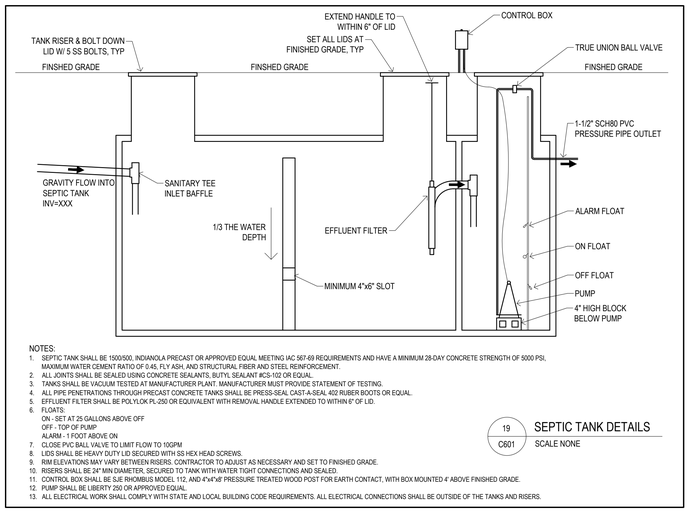
NJDEP MAXIMUM TREATMENT RATE				1.66 CFS
BYPASS RATE	8.66 CFS	RIM ELEVATION		1008.00'
	DIAMETER	ANGLE	TYPE	INVERT
INLET 1	18"	146°	RCP	1005.92'
INLET 2	-	-	-	-
INLET 3	-	-	-	-
OUTLET	18"	0°	RCP	1003.42'
SUMP ELEVATION				996.67'

PRODUCT SPECIFICATIONS
1. THE STORMWATER TREATMENT UNIT SHALL BE AN INLINE UNIT CAPABLE OF CONVEYING 100% OF THE DESIGN PEAK FLOW. IF PEAK FLOW RATES EXCEED MAXIMUM HYDRAULIC RATE, THE UNIT SHALL BE INSTALLED OFFLINE.
2. THE STORMWATER TREATMENT UNIT SHALL BE SIZED TO REMOVE 80% OF THE AVERAGE ANNUAL LOAD OF TOTAL SUSPENDED SOLIDS, AGGREGATE REMOVAL BASIS. SAID REMOVAL SHALL BE BASED ON FULL-SCALE THIRD PARTY VERIFIED TESTING USING OK-110 MEDIA GRADATION OR EQUIVALENT AND 200 MG/L INFLUENT CONCENTRATION. FULL SCALE TESTING SHALL HAVE INCLUDED SEDIMENT CAPTURE BASED ON ACTUAL TOTAL MASS COLLECTED BY THE STORMWATER TREATMENT UNIT.
3. PARTICLE SIZE DISTRIBUTION
THE ARCADIA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF THE 150MU A MEDIA MIX WITH D50=75 MICRON AND 200 MG/L INFLUENT CONCENTRATION PER CURRENT NJDEP/NJCAT HDS PROTOCOL.

18 / C601 — ARCADIA SEPARATOR DETAIL
SCALE NONE

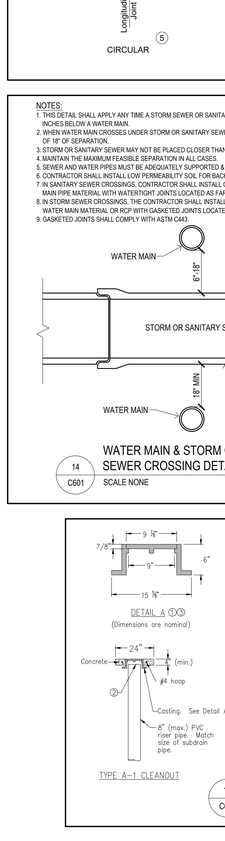
NOTES:
- ENGINEER / CONTRACTOR TO CONFIRM PIPE MATERIALS AND APPLICABLE ADAPTERS.
- CONTRACTOR IS RESPONSIBLE FOR MATERIAL AND LABOR TO BRING CASTINGS TO FINISHED GRADE.
- CONTRACTOR TO MEASURE HEIGHT OF STRUCTURE TO ENSURE THAT DEPTH OF EXCAVATION IS CORRECT.
- UNIT SHALL CONFORM TO HS20-44 LOAD RATINGS.

Operations Campus — Grimes, IA — ARCADIA Stormwater Separator — ADS — SHEET 1 OF 1



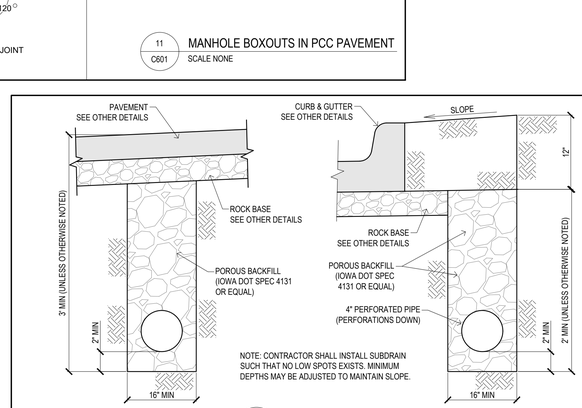
NOTES:
1. SEPTIC TANK SHALL BE 1500/500, INDIANOLA PRECAST OR APPROVED EQUAL MEETING IAC 567-69 REQUIREMENTS AND HAVE A MINIMUM 28-DAY CONCRETE STRENGTH OF 5000 PSI, MAXIMUM WATER CEMENT RATIO OF 0.45, FLY ASH, AND STRUCTURAL FIBER AND STEEL REINFORCEMENT.
2. ALL JOINTS SHALL BE SEALED USING CONCRETE SEALANTS, BUTYL SEALANT #CS-102 OR EQUAL.
3. TANKS SHALL BE VACUUM TESTED AT MANUFACTURER PLANT. MANUFACTURER MUST PROVIDE STATEMENT OF TESTING.
4. ALL PIPE PENETRATIONS THROUGH PRECAST CONCRETE TANKS SHALL BE PRESS-SEAL CAST A-SEAL 402 RUBBER BOOTS OR EQUAL.
5. EFFLUENT FILTER SHALL BE POLYLOK PL-250 OR EQUIVALENT WITH REMOVAL HANDLE EXTENDED TO WITHIN 6" OF LID.
6. FLOATS:
   ON - SET AT 25 GALLONS ABOVE OFF
   OFF - TOP OF PUMP
   ALARM - 1 FOOT ABOVE ON
7. CLOSE PVC BALL VALVE TO LIMIT FLOW TO 10GPM
8. LIDS SHALL BE HEAVY DUTY LID SECURED WITH SS HEX HEAD SCREWS.
9. RIM ELEVATIONS MAY VARY BETWEEN RISERS. CONTRACTOR TO ADJUST AS NECESSARY AND SET TO FINISHED GRADE.
10. RISERS SHALL BE 24" MIN DIAMETER, SECURED TO TANK WITH WATER TIGHT CONNECTIONS AND SEALED.
11. CONTROL BOX SHALL BE SJE RHOMBUS MODEL 112, AND 4"x4"x8' PRESSURE TREATED WOOD POST FOR EARTH CONTACT, WITH BOX MOUNTED 4' ABOVE FINISHED GRADE.
12. PUMP SHALL BE LIBERTY 250 OR APPROVED EQUAL.
13. ALL ELECTRICAL WORK SHALL COMPLY WITH STATE AND LOCAL BUILDING CODE REQUIREMENTS. ALL ELECTRICAL CONNECTIONS SHALL BE OUTSIDE OF THE TANKS AND RISERS.

19 / C601 — SEPTIC TANK DETAILS
SCALE NONE

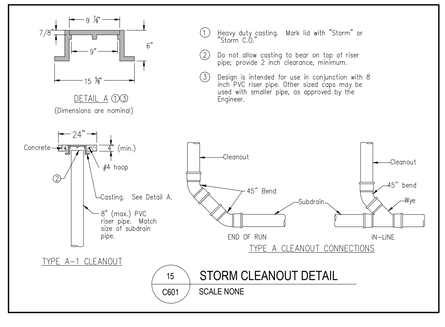


NOTES:
1. THIS DETAIL SHALL APPLY ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18 INCHES BELOW A WATER MAIN.
2. WHEN WATER MAIN CROSSES UNDER STORM OR SANITARY SEWER THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" OF SEPARATION.
3. STORM OR SANITARY SEWER MAY NOT BE PLACED CLOSER THAN 6' BELOW A WATER MAIN.
4. MAINTAIN THE MAXIMUM FEASIBLE SEPARATION IN ALL CASES.
5. SEWER AND WATER PIPES MUST BE ADEQUATELY SUPPORTED & HAVE WATERTIGHT JOINTS.
6. CONTRACTOR SHALL INSTALL LOW PERMEABILITY SOIL FOR BACKFILL MATERIAL WITHIN 10 FEET OF THE CROSSING.
7. IN SANITARY SEWER CROSSINGS, CONTRACTOR SHALL INSTALL ONE FULL LENGTH OF SANITARY SEWER OF WATER MAIN PIPE MATERIAL WITH WATERTIGHT JOINTS LOCATED AS FAR AS POSSIBLE FROM THE CROSSING.
8. IN STORM SEWER CROSSINGS, THE CONTRACTOR SHALL INSTALL ON FULL LENGTH OF STORM SEWER PIPE OF WATER MAIN MATERIAL OR RCP WITH GASKETED JOINTS LOCATED AS FAR AS POSSIBLE FROM THE CROSSING.
9. GASKETED JOINTS SHALL COMPLY WITH ASTM C443.

14 / C601 — WATER MAIN & STORM OR SANITARY SEWER CROSSING DETAIL
SCALE NONE

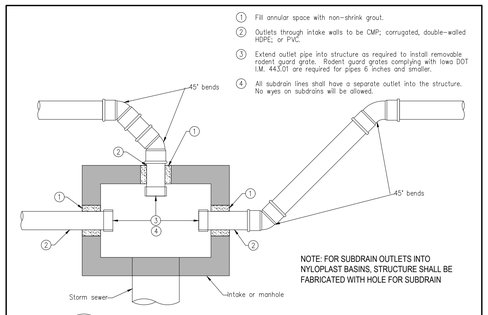


12 / C601 — SUBDRAIN DETAILS
SCALE NONE



① Heavy duty casting. Mark lid with "Storm" or "Storm C.O."
② Do not allow casting to bear on top of riser pipe; provide 2 inch clearance, minimum.
③ Design is intended for use in conjunction with 8 inch PVC riser pipe. Other sized caps may be used with smaller pipe, as approved by the Engineer.

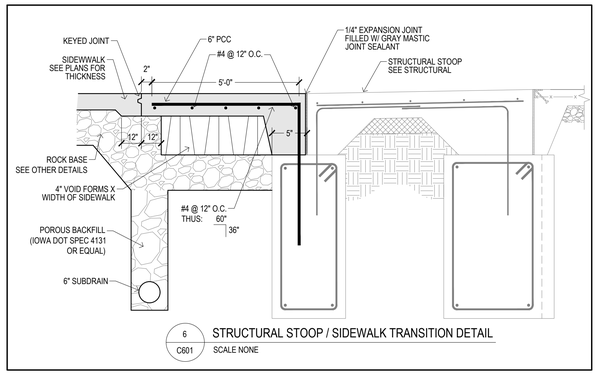
15 / C601 — STORM CLEANOUT DETAIL
SCALE NONE



① Fill annular space with non-shrink grout.
② Outlets through intake walls to be CMP; corrugated, double-walled HDPE; or PVC.
③ Extend outlet pipe into structure as required to install removable rodent guard grate. Rodent guard grates complying with Iowa DOT I.M. 443.01 are required for pipes 6 inches and smaller.
④ All subdrain lines shall have a separate outlet into the structure. No wyes on subdrains will be allowed.

NOTE: FOR SUBDRAIN OUTLETS INTO NYLOPLAST BASINS, STRUCTURE SHALL BE FABRICATED WITH HOLE FOR SUBDRAIN

13 / C601 — SUBDRAIN OUTLET INTO CONCRETE STRUCTURES DETAIL
SCALE NONE



6 / C601 — STRUCTURAL STOOP / SIDEWALK TRANSITION DETAIL
SCALE NONE

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M.E.P.T. Engineer
MODUS Engineering
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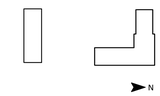
P. 515-251-7280

Key Plan



Revision	Description	Date

OPN Project No.
25841000

Sheet Issue Date
CITY SUBMITTAL **07/22/2026**

Sheet Name
DETAILS SHEET

Sheet Number
C601

PRELIMINARY. NOT FOR CONSTRUCTION.

PRINTED: 7/22/2026 9:39:59 AM

EROSION CONTROL QUANTITIES:

DISTURBED AREA	3.0 ACRES (NPDES PERMIT IS REQUIRED)
SILT FENCE	2,300 LF
INLET PROTECTION	5 EA
SUDAS TYPE 2.D RECP	8,200 SY
FLEXAMAT	640 LF
CONSTRUCTION ENTRANCE	1 EA
CONCRETE WASHOUT	1 EA
PERMANENT SEEDING	2.0 ACRES

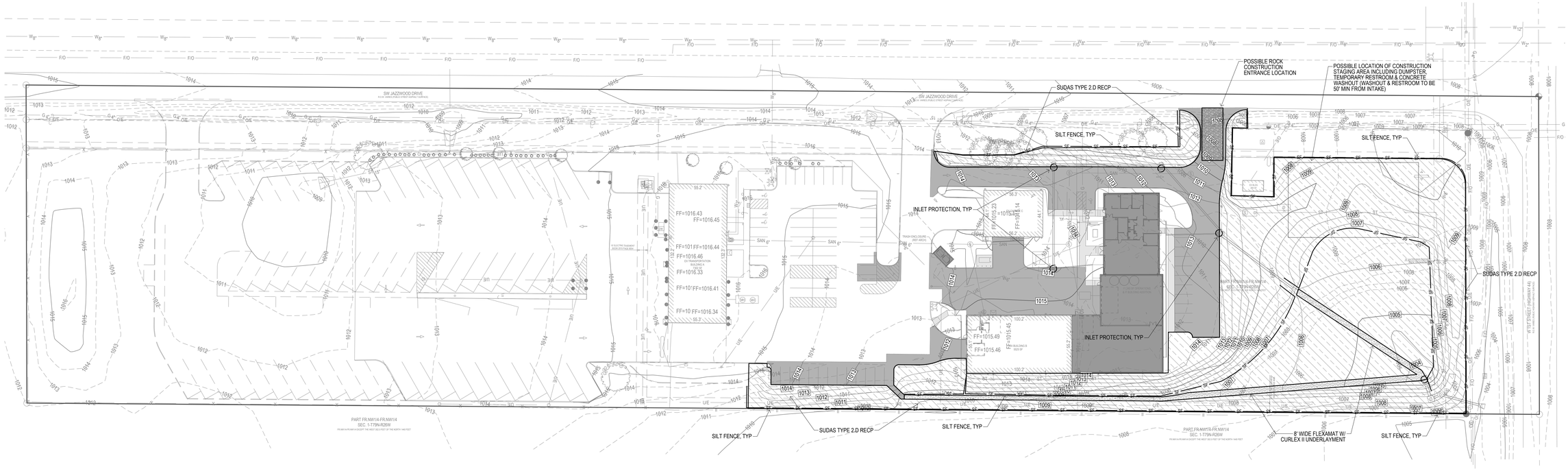
SEE LANDSCAPE PLAN FOR SEEDING/SOD TYPES & LOCATIONS
TEMPORARY SEEDING (SUDAS TYPE 4) AS NECESSARY
*NOTE: EROSION CONTROL QUANTITIES ARE PROVIDED FOR CITY REQUIREMENT ONLY AND ARE A ROUGH ESTIMATE. CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO MEET SITE CONDITIONS.

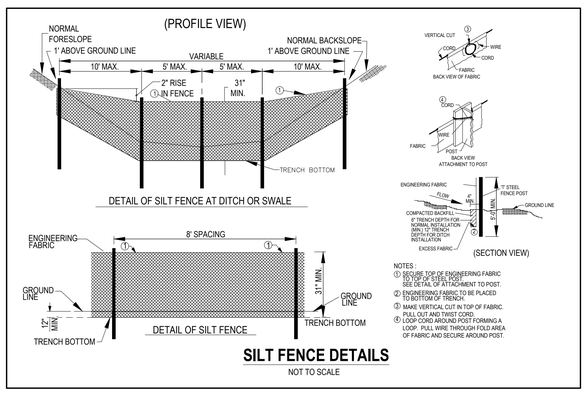
EROSION CONTROL NOTES:

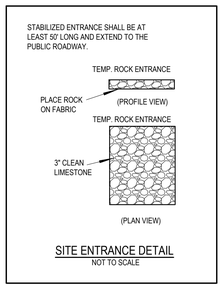
1. SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
2. SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
3. INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
4. INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
5. INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
6. OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK. CONCRETE WASHOUT SHALL MEET SUDAS SPEC 11050.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
10. THIS PROJECT INCLUDES SAWCUTTING OR CONCRETE GRINDING SO PROTECTION OF STORM SEWERS AND DRAINAGE WAYS WILL NEED TO BE PROVIDED FROM SLURRY FROM THE CONCRETE OPERATIONS TO DISCHARGE OFFSITE. SEE SWPPP SHEET AND NARRATIVE FOR ADDITIONAL DETAILS.
11. CONTRACTOR SHALL PROVIDE APPROPRIATE CONTROLS TO PREVENT DISCHARGES FROM ANY AND ALL DEWATERING ACTIVITIES.
12. SEE LANDSCAPE PLAN FOR FINAL STABILIZATION INCLUDING SEEDING AND SODDING AREAS.
13. PER NPDES GENERAL PERMIT NO. 2, IF CONSTRUCTION ACTIVITY IS NOT PLANNED FOR AT LEAST 14 DAYS, ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY BY TEMPORARY EROSION CONTROL MEASURES.
14. THE FOLLOWING DISCHARGES ARE PROHIBITED: WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OIL, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS, FUEL, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE, AND SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING

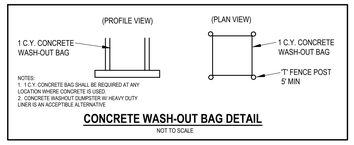
EROSION CONTROL REMOVAL NOTES:

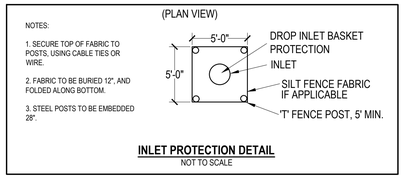
1. AFTER FINAL STABILIZATION HAS OCCURED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.

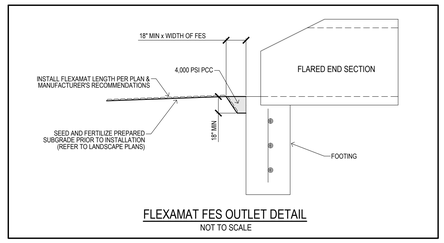












GRAPHIC SCALE
40 0 20 40 80

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Raker Rhodes Engineering
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M.E.P.T. Engineer
MODUS Engineering
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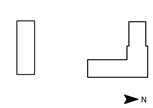
P. 515-251-7280

Key Plan



Revision	Description	Date

OPN Project No.
25841000

Sheet Issue Date
CITY SUBMITTAL **07/22/2026**

Sheet Name
EROSION CONTROL PLAN

Sheet Number
C701

DC-G OPERATIONS CAMPUS EXPANSION
SITE PLAN

SHEET INDEX:

C001	CIVIL COVER SHEET
C100 - C101	DEMO PLAN
C200 - C201	LAYOUT PLAN
C202	JOINTING PLAN
C300 - C301	GRADING PLAN
C400 - C401	UTILITY PLAN
C500 - C501	LANDSCAPE PLAN
C601	DETAILS SHEET
C701	EROSION CONTROL PLAN

PROPERTY DESCRIPTION:
(TRUSTEE WARRANTY DEED BOOK 2008, PAGE 9398)
BEGINNING AT THE NORTHWEST CORNER OF THE NW FR 1/4 OF THE NW FR 1/4OF SECTION 1, TWP. 79N, R 26 W OF THE 5TH P.M. DALLAS COUNTY, IOWA, THENCE SOUTH ON THE WEST LINE OF SAID SECTION 1440 FEET, THENCE EAST 302.5 FEET, THENCE NORTH PARALLELL WITH SAID WEST LINE OF SAID SECTION 1440 FEET TO THE NORTH LINE OF SAID SECTION, THENCE WEST 302.5 FEET TO THE POINT OF BEGINNING, CONTAINING 10 ACRES

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

ADDRESS:
255 SW JAZZWOOD DRIVE
GRIMES, IOWA 50111

OWNER & PREPARED FOR:
DALLAS CENTER-GRIMES SCHOOL DISTRICT
2405 WEST 1ST STREET
GRIMES, IOWA 50111

ZONING:
M1-A COMMERCIAL AND LIMITED LIGHT INDUSTRIAL DISTRICT
SETBACKS:
FRONT = 25 FEET
SIDE = NONE, EXCEPT ADJACENT TO R DISTRICT THEN 25 FEET
REAR = 25 FEET, CAN BE REDUCED IN DIRECT PROPORTION FOR EVERY 1' OF EXTRA FRONT YARD SETBACK, NO LESS THAN 10 FEET
MAX BUILDING HEIGHT = 50 FEET

C-2 GENERAL AND HIGHWAY SERVICE COMMERCIAL DISTRICT
SETBACKS:
FRONT = 25 FEET
SIDE = NONE, EXCEPT ADJACENT TO R DISTRICT THEN 25 FEET
REAR = 25 FEET, CAN BE REDUCED IN DIRECT PROPORTION FOR EVERY 1' OF EXTRA FRONT YARD SETBACK, NO LESS THAN 10 FEET
MAX BUILDING HEIGHT = 45 FEET

TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT CORRIDOR DISTRICT
COVERS C-2 ZONING AREA AS SHOWN ON PLANS
PARKING SETBACKS:
10' FROM HIGHWAY 44 ROW
8' FROM ALL OTHER STREETS
8' FROM PROPERTY LINE WHEN COMMERCIAL ABUTS RESIDENTIAL OR UNDEVELOPED LAND IN RESIDENTIAL ZONE
5' FROM ALL OTHER COMMON LOT LINES

FUTURE LAND USE:
PUBLIC AND SEMI-PUBLIC

PARKING REQUIREMENTS:
PARKING REQUIREMENTS:
OFFICE: 3 SPACES PER 1000SF
WAREHOUSE: 1 SPACE PER 2000SF

PARKING REQUIRED:
TOTAL OFFICE SPACE = 4133 (OPERATIONS/IT BUILDING) + 2877 (TRANSPORTATION) = 7010 SF
OFFICE = 7010x3/1000 = 21 STALLS
TOTAL WAREHOUSE SPACE = 12632 (OPEATIONS/IT BUILDING) + 4425 (TRANSPORTATION) + 2480 (GARAGE) = 19,537 SF
WAREHOUSE = 19537x1/2000 = 10 STALLS
TOTAL PARKING REQUIRED = 31 STALLS

CAR PARKING PROVIDED = 69 STALLS (INCL 4 ADA STALLS)
BUS PARKING PROVIDED = 33 STALLS
ADDITIONAL PARKING PROVIDED ABOVE MAXIMUM TO PROVIDE ADEQUATE PARKING FOR BUS DRIVERS IN CORRELATION WITH BUS STALL PROVIDED

OPEN SPACE REQUIREMENTS:
TOTAL SITE AREA = 332,027 SF
OPEN SPACE REQUIRED = 33,203 SF (10%)

EXISTING IMPERVIOUS SURFACE = 121,300 SF
EXISITNG IMPERVIOUS SURFACE REMOVED = 7,500 SF
PROPOSED IMPERVIOUS SURFACE ADDED = 39,500 SF
NET INCREASE IN IMPERVIOUS SURFACE = 32,000 SF
PROPOSED IMPERVIOUS SURFACE = 153,300 SF (46.2%)
PROPOSED OPEN SPACE PROVIDED = 178,727 SF (53.8%)

BENCHMARK:
BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH
BENCHMARK DATUM = NAVD88, GEOID 18

POINT #9100, 5/8" IRON ROD WITH PINK PLASTIC CAP
NORTHING = 615024.96
EASTING = 1549373.68
ELEVATION = 1,008.70
DESCRIPTION:EAST OF FENCED AREA AROUND DIESEL TANKS NEAR NORTHERN AREA OF SITE.

POINT #9103, CUT 'X' ON CONCRETE CURB
NORTHING =614,431.27
EASTING = 1,549,516.64
ELEVATION = 1,015.58
DESCRIPTION:DUE NORTH OF BUS PARKING ALONG EAST CURB SOUTH OF GATE ENTRY, DUE SOUTHEAST FROM SOUTH BUILDING.

UTILITY MAPS PROVIDED BY:
1. ELECTRIC (PROVIDER / CONTACT INFO)
2. STORM AND SANITARY (PROVIDER / CONTACT INFO)
3. FIBER OPTIC (PROVIDER / CONTACT INFO)
4. CABLE (PROVIDER / CONTACT INFO)
5. GAS (PROVIDER / CONTACT INFO)
6. WATER (PROVIDER / CONTACT INFO)
7. OTHERS (PROVIDER / CONTACT INFO)

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

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

PAVING NOTES:
1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE RE-ESTABLISHED PER THE LANDSCAPE PLAN AND IN ACCORDANCE WITH CITY OF GRIMES STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
2. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUB BASE PRIOR TO ANY PAVEMENT BEING PLACED.
3. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
4. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

UTILITY NOTES:
1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
3. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
4. ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
5. ALL STRUCTURES CALLED OUT AS "MODIFIED" OR "SPECIAL" SHALL BE ENGINEERED BY THE PRECASTER TO ENSURE STRUCTURE STABILITY. MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE DIAMETERS AND ADDITIONAL WALL WIDTH & BASE DEPTH TO ACCOUNT FOR DEEPER STRUCTURES. ANY AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BID.
6. SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
7. MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISING OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
8. WATERMAINS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
9. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
10. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
11. FIRE HYDRANT ASSEMBLY SHALL INCLUDE TEE, BRANCH, VALVE & HYDRANT.
17. ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENDS, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS.
18. ALL UTILITY CONNECTIONS TO EXISTING UTILITIES SHALL BE COORDINATED WITH THE CITY OF GRIMES ENGINEERING DEPARTMENT.

UTILITY CONFLICT NOTES:
1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION.
3. CONTRACTOR SHALL USE O-RING GASKET JOINTS FOR STORM SEWER AND SANITARY SEWER AT CROSSINGS WITH WATER WHERE STORM OR SANITARY SEWER CROSSES OVER OR LESS THAN 18 INCHES BELOW WATER. O-RING GASKET JOINTS SHALL BE EXTENDED UNTIL WATER AND SEWER ARE AT LEAST 10 FEET APART. ALL O-RING GASKET JOINTS SHALL BE CONSIDERED INCIDENTAL TO BID. IF N-12 PIPE IS USED FOR STORM SEWER, CONTRACTOR SHALL USE WATER-TIGHT N-12 PIPE, CENTERED ON THE CROSSING.
4. FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY BISHOP ENGINEERING PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

PAVEMENT SAWCUT NOTES:
1. CONTRACTOR SHALL FOLLOW JOINTING WHERE JOINTS ARE SHOWN ON PLANS. IF CONTRACTOR WANTS TO DEVIATE FROM JOINTING SHOWN, CONTRACTOR SHALL PROVIDE SAWCUT JOINTING PLAN TO JAMES RODEMYER, BISHOP ENGINEERING (515-276-0467 OR JRODEMYER@BISHOPENGR.COM) PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
2. PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED NOT IN COMPLIANCE WITH JOINTING PLAN.
3. LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE SUDAS TYPE 'L-1' OR 'L-2' JOINTS AND HAVE STEEL. INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND SHALL BE SUDAS TYPE 'B' JOINTS.
4. LONGITUDINAL JOINTS DOWN THE CENTER OF SIDEWALKS SHALL BE PROVIDED WHEN LARGER THAN 10 FEET WIDE, AND SHALL BE A SUDAS TYPE 'L-1' JOINT AND HAVE STEEL.
5. TYPICAL LONGITUDINAL JOINTS SHALL BE PLACED IN THE CENTER OF ALL DRIVE AISLES AND AT THE END OF ALL PARKING STALLS.
6. ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

STAKING NOTES:
1. CONTRACTOR IS REQUIRED TO HAVE ALL STAKING DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER.
2. CONTRACTOR IS REQUIRED TO HAVE ALL STAKING DONE DIRECTLY UNDER THE CONTRACTOR BY A SINGLE COMPANY.
3. STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.

TRAFFIC CONTROL NOTES:
1. ANY AND ALL TRAFFIC CONTROL SHALL BE CONSIDERED INCIDENTAL. NO ADDITIONAL COMPENSATION WILL BE GIVEN FOR TRAFFIC CONTROL MEASURES.
2. IF LANE CLOSURES ARE NECESSARY, CONTRACTOR SHALL PROVIDE FLAGGERS OR TEMPORARY SIGNALS ON BOTH ENDS OF LANE CLOSURE IN ACCORDANCE WITH SUDAS.

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

SURVEY NOTES:
1. SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON 1/25/2026. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

EARTHWORK BALANCE NOTES:
1. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
2. CONTRACTOR RESPONSIBLE FOR MAKING THE SITE EARTHWORK BALANCE.
3. THIS INCLUDES BUT IS NOT LIMITED TO TOPSOIL, POOR SOILS AND STRUCTURAL FILL NECESSARY TO MEET PROJECT PLANS AND SPECIFICATIONS.

SECURITY NOTES:
1. CONTRACTOR RESPONSIBLE FOR SECURITY OF THE SITE.
2. TEMPORARY FENCES OR ANY OTHER SECURITY MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
3. NO SECURITY MEASURES WILL BE ELIGIBLE FOR A CHANGE ORDER AND MUST BE INCLUDED IN THE BASE BID.

SWPPP NOTES:
1. STORM WATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED BY BISHOP ENGINEERING. CONTACT JAMES RODEMYER (515-276-0467) FOR A COPY OF THE SWPPP.
2. NPDES PERMIT AUTHORIZATION NUMBER: TBD
3. THIS PROJECT INCLUDES SAWCUTTING OR CONCRETE GRINDING SO PROTECTION OF STORM SEWERS AND DRAINAGE WAYS WILL NEED TO BE PROVIDED FROM SLURRY FROM THE CONCRETE OPERATIONS. SEE SWPPP SHEET AND NARRATIVE FOR ADDITIONAL DETAILS.

SOILS REPORT:
1. REFERENCE SOILS REPORT FOR ADDITIONAL SOILS INFORMATION INCLUDING BUT NOT LIMITED TO SUBGRADE INFORMATION, FOOTING DESIGN, AND ANY POSSIBLE OVER EXCAVATION DUE TO POOR SOILS. PAVEMENT SECTIONS ON THE PLANS GOVERN OVER PAVEMENT THICKNESS IN THE SOILS REPORT.

SPECIFICATIONS NOTES:
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, THE 2026 SUDAS SPECIFICATIONS AND ANY CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
2. FOR ANY DISCREPANCIES BETWEEN THE PROJECT SPECIFICATIONS AND 2026 SUDAS SPECIFICATIONS, THE PROJECT SPECIFICATIONS SHALL GOVERN UNLESS DIRECTED OTHERWISE BY THE CITY OF GRIMES OR THE PROJECT ENGINEER.
3. FOR ALL SPECIFICATION DISCREPANCIES, PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.

REQUIRED AS-BUILTS:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF AS-BUILT TOPO OF ALL DETENTION PONDS & DETENTION POND STORM SEWER AND PUBLIC IMPROVEMENTS. IF ANYTHING HAS BEEN CONSTRUCTED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED. ****CONTRACTOR SHALL PERFORM POND AS-BUILTS AFTER TOPSOIL RESPREAD AND BEFORE SEEDING HAS TAKEN PLACE****

AFTER DETENTION BASINS HAVE BEEN AS-BUILT AND APPROVED, BISHOP ENGINEERING SHALL PROVIDE A SIGNED CERTIFICATION STATEMENT TO THE CITY INDICATING THAT FACILITIES WERE CONSTRUCTED AS DESIGNED.

FINISHED FLOOR ELEVATION NOTES:
1. PER THE SITE SURVEY, THERE ARE SLIGHT VARIATIONS IN FINISHED FLOOR ELEVATIONS IN THE AREA OF THE BUILDING ADDITION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL FINISHED FLOOR ELEVATIONS AT THE BUILDING AND ADJUSTING AS NECESSARY TO MATCH EXISTING ELEVATIONS.

CITY OF GRIMES STANDARD NOTES:
1. GENERAL NOTES:
   A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
   B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING, SIGNING, AND RETURNING THE PRECONSTRUCTION PACKET TO THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
   C. ALL PERMITS (IDNR, NPDES, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
   D. PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS (AS-BUILTS) OF ALL IMPROVEMENTS AND EASEMENTS AS PER CITY COMMERCIAL AS-BUILT POLICY.
   E. THE RECORD DRAWINGS SHOULD INCLUDE A CERTIFIED GRADING SHEET AND AS-BUILT PLANS OF ALL STORMWATER MANAGEMENT FACILITIES ON SITE WITH A CERTIFICATION STATEMENT SIGNED BY THE DESIGN ENGINEER INDICATING THAT THE FACILITIES WERE CONSTRUCTED AS DESIGNED.
   F. RECORD DRAWINGS TO INCLUDE ONE ELECTRONIC FILE IN .DWG AND .PDF FILE EXTENSIONS.
   G. TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT SANITARY, WATER, SUMP. MARK THE ENDS OF SERVICES WITH A STEEL FENCE POST AND PAINT GREEN FOR SANITARY, BLUE FOR WATER, AND WHITE FOR STORM. MARK THE ENDS OF SANITARY AND SUMP WITH A 2 X 4 FROM END OF PIPE TO 2' ABOVE GRADE. **NOT APPLICABLE TO THIS PROJECT**
   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. **NOT APPLICABLE TO THIS PROJECT**
   K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL NEWLY CONSTRUCTED PUBLIC AND PRIVATE UTILITIES ASSOCIATED WITH THE PROJECT AT THEIR EXPENSE UNTIL THE CITY ACCEPTS THE PROJECT THROUGH THE GRIMES CITY COUNCIL.
2. SANITARY SEWER NOTES:
   A. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REMOVE THE PLUG FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
   B. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
   C. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
   D. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
   E. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
   F. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B:PCC W/ADJUSTING MECHANISM.
   G. SANITARY SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
3. WATER MAIN NOTES:
   A. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2' BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
   B. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
   C. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
   D. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
   E. WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
   F. THE CITY OF GRIMES SHALL DO THE FILLING OF THE WATER MAIN.
   G. NEW WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE CONTRACTOR. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE CONTRACTOR AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DIVISION. ALL TESTS AND SAMPLING TO BE WITNESSED BY THE CITY ENGINEERING DIVISION. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
   H. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.
   I. ALL DEAD-END WATER MAINS TO HAVE TEMPORARY BLOWOFF HYDRANTS.
4. STORM SEWER NOTES:
   A. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
   B. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL STORM SEWERS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC UNLESS OTHERWISE DIRECTED.
   C. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES AND INCLUDE ON RECORD DRAWINGS.
   D. PUBLIC STORM SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
   E. USE O RING GASKETS ON STORM SEWERS CROSSING UNDER WATERMAIN PER IDNR REQUIREMENT.

CONSTRUCTION SCHEDULE:

ESTIMATED START DATE	SEPTEMBER 1, 2026
ESTIMATED COMPLETION DATE	NOVEMBER 1, 2027

VICINITY MAP
SCALE: 1" = 1,500'

ABBREVIATIONS:

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

LEGEND

—SAN—	SANITARY SEWER	ELEC	ELECTRIC VAULT
—ST—	STORM SEWER		TRANSFORMER POLE
—W—	WATER LINE		TRANSFORMER POLE
—G—	GAS LINE		LIGHT POLE
—U/E—	UNDERGROUND ELECTRIC	EJ	ELECTRIC JUNCTION BOX
—O/E—	OVERHEAD ELECTRIC	EP	ELECTRIC PANEL
—TELE—	TELEPHONE LINE		TRANSFORMER
—F/O—	FIBER OPTIC		GROUND LIGHT
—CATV—	CABLE TV		GUY WIRE
D	STORM MANHOLE		ELECTRIC HANDHOLE
	CURB INTAKE	GM	GAS METER
	SURFACE INTAKE	GV	GAS VALVE
	FLARED END SECTION	A/C	AIR CONDITIONING UNIT
	ROOF DRAIN	T	TELEPHONE RISER
	DOWNSPOUT	TEL	TELEPHONE VAULT
S	SANITARY MANHOLE	T	TELEPHONE MANHOLE
CO	CLEANOUT	TS	TRAFFIC SIGNAL MANHOLE
	FIRE HYDRANT	F/O	FIBER OPTIC MANHOLE
	SPRINKLER	FO	FIBER OPTIC RISER
ICV	IRRIGATION CONTROL VALVE	F/O	FIBER OPTIC VAULT
W	WATER MANHOLE	TV	CABLE TV RISER
W	WELL		SIGN
WV	WATER VALVE		BOLLARDS
WSO	WATER SHUT OFF	7	DENOTES NUMBER OF PARKING STALLS
	YARD HYDRANT		PROPERTY CORNER - FOUND AS NOTED
	FLAGPOLE		PROPERTY CORNER- PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
E	ELECTRIC MANHOLE		SECTION CORNER - FOUND AS NOTED
EM	ELECTRIC METER		SITE CONTROL POINT - MONUMENT AS NOTED
E	ELECTRIC RISER		

LICENSED PROFESSIONAL ENGINEER
JAMES M. RODEMYER
21939
IOWA

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.

SIGNED: ______________________ DATE: ______________
JAMES M. RODEMYER, P.E. 21939

LICENSE RENEWAL DATE: DEC. 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL: C001 - C701

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GRIMES, IA 50111

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24080 X AVE
GRIMES, IA 50111

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P. 515-244-5043

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P. 515-276-0467

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P. 515-277-0275

M.E.P.T. Engineer
MODUS Engineering
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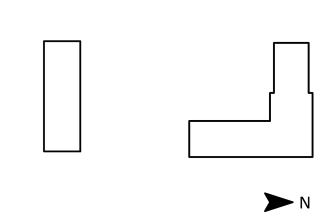
Key Plan



Revision	Description	Date

OPN Project No.
25841000

Sheet Issue Date
CITY SUBMITTAL 07/22/2026

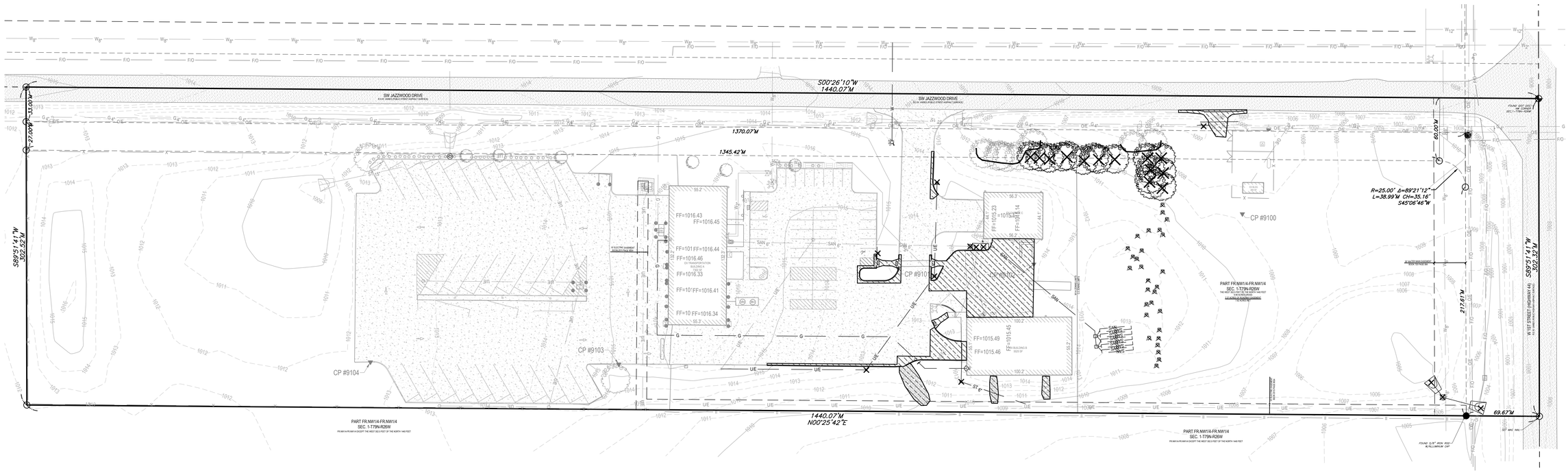
Sheet Name
CIVIL COVER SHEET

Sheet Number
C001

PRINTED: 7/22/2026 9:39:07 AM

DEMO NOTES:

1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
3. PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS FOR THE REMOVAL AND DISPOSAL OF THE EXISTING SEPTIC TANKS, PUMPS AND LATERALS.



GRAPHIC SCALE
40 0 20 40 80

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Key Plan

N

Revision	Description	Date

OPN Project No.
25841000

Sheet Issue Date
CITY SUBMITTAL **07/22/2026**

Sheet Name
OVERALL DEMO PLAN

Sheet Number
C100

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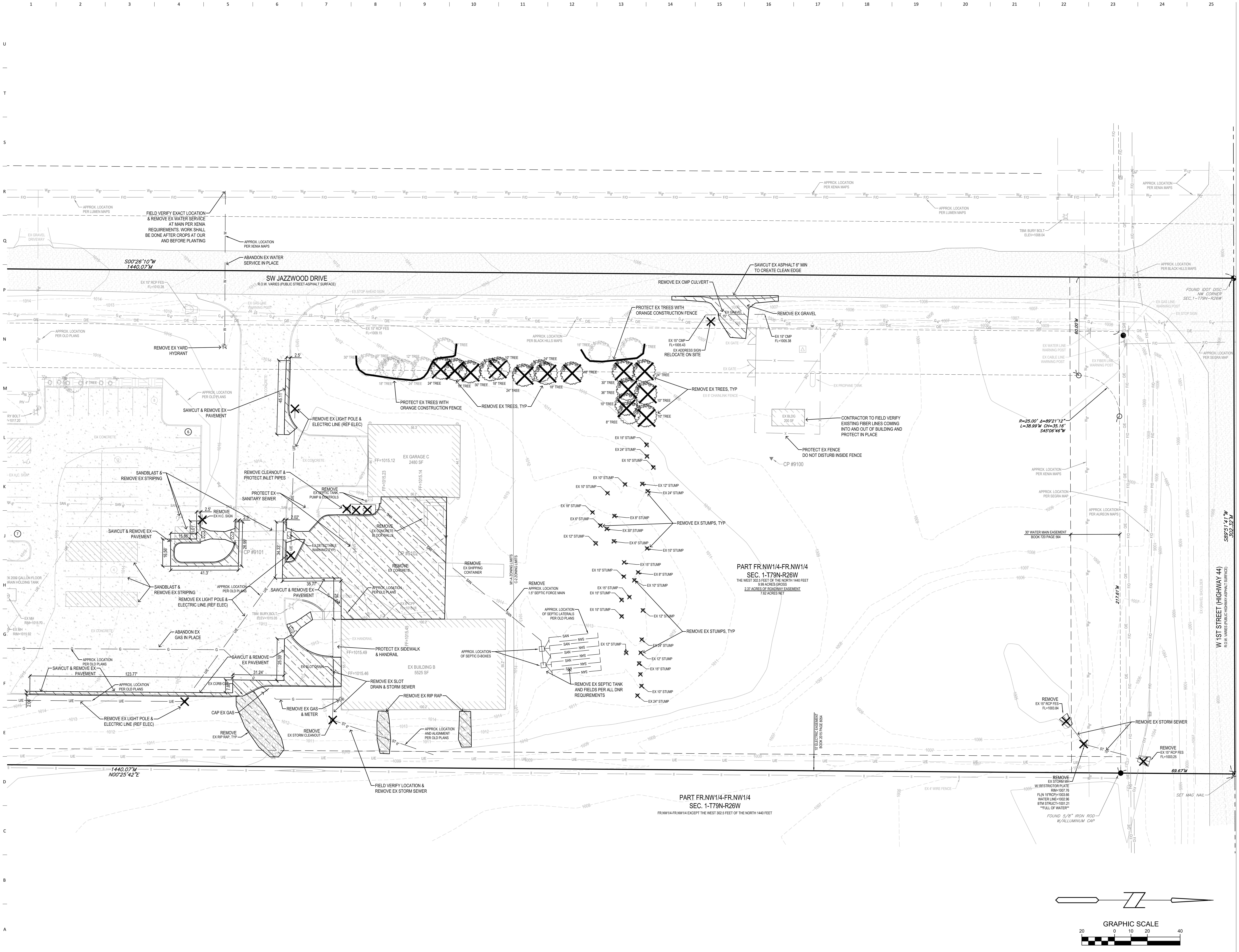

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Revision	Description	Date

OPN Project No.
25841000

Sheet Issue Date
CITY SUBMITTAL **07/22/2026**

Sheet Name
DEMO PLAN

Sheet Number
C101

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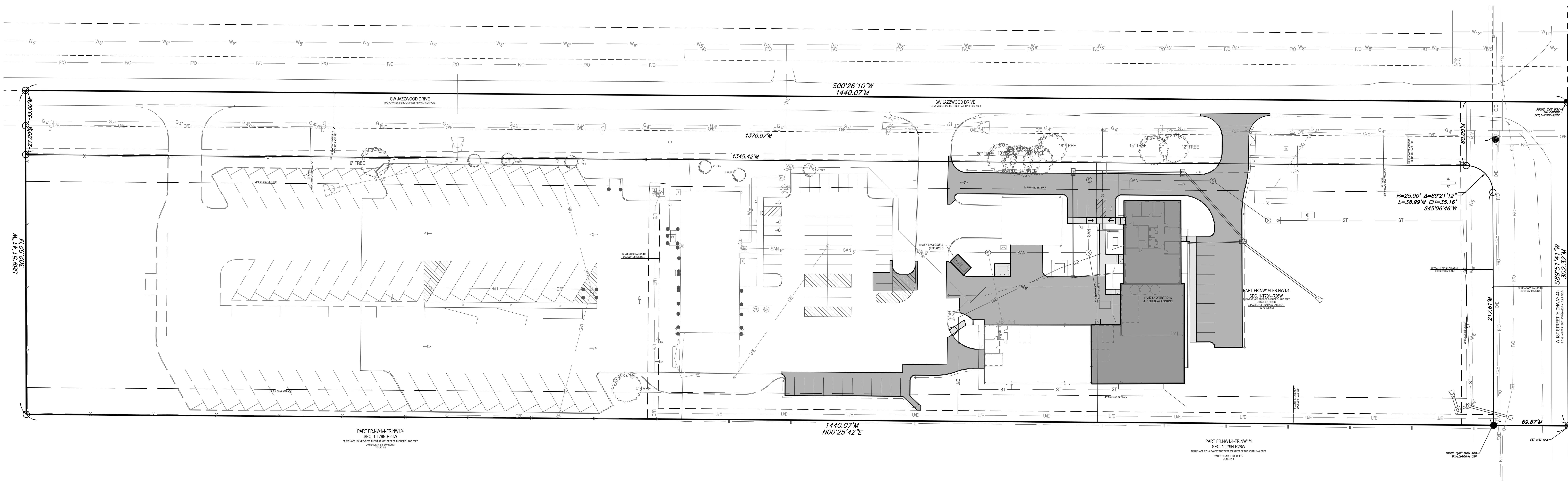

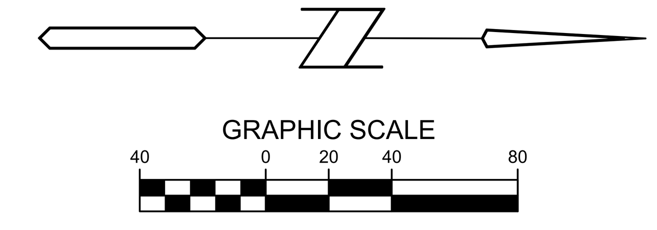

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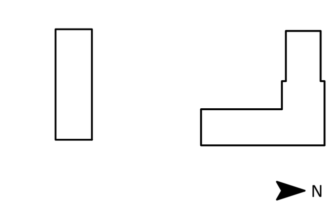

Revision	Description	Date

OPN Project No.
25841000

Sheet Issue Date
CITY SUBMITTAL **07/22/2026**

Sheet Name
OVERALL LAYOUT PLAN

Sheet Number
C200

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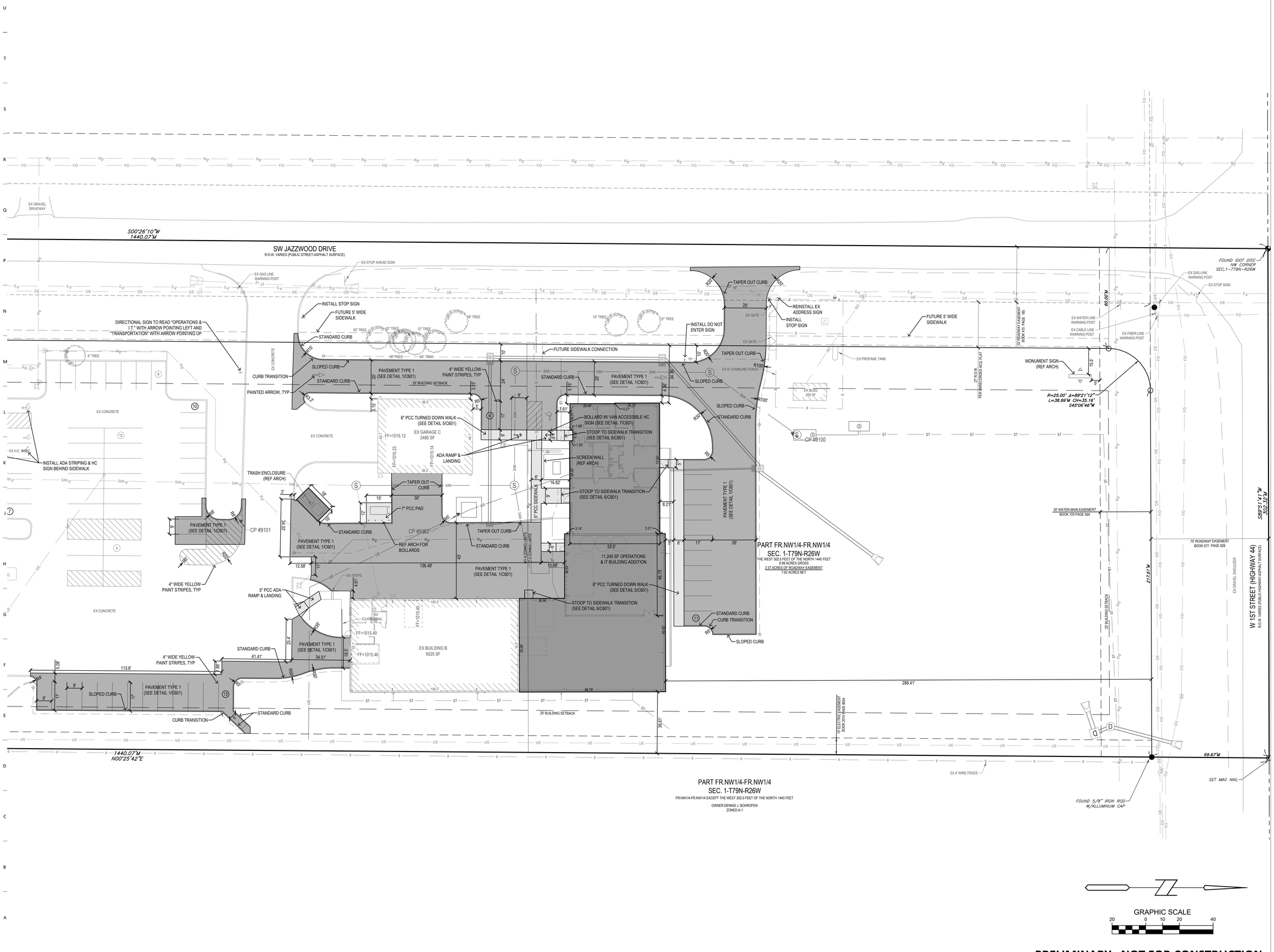

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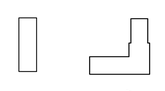

Revision	Description	Date

OPN Project No.
25841000

Sheet Issue Date
CITY SUBMITTAL **07/22/2026**

Sheet Name
LAYOUT PLAN

Sheet Number
C201

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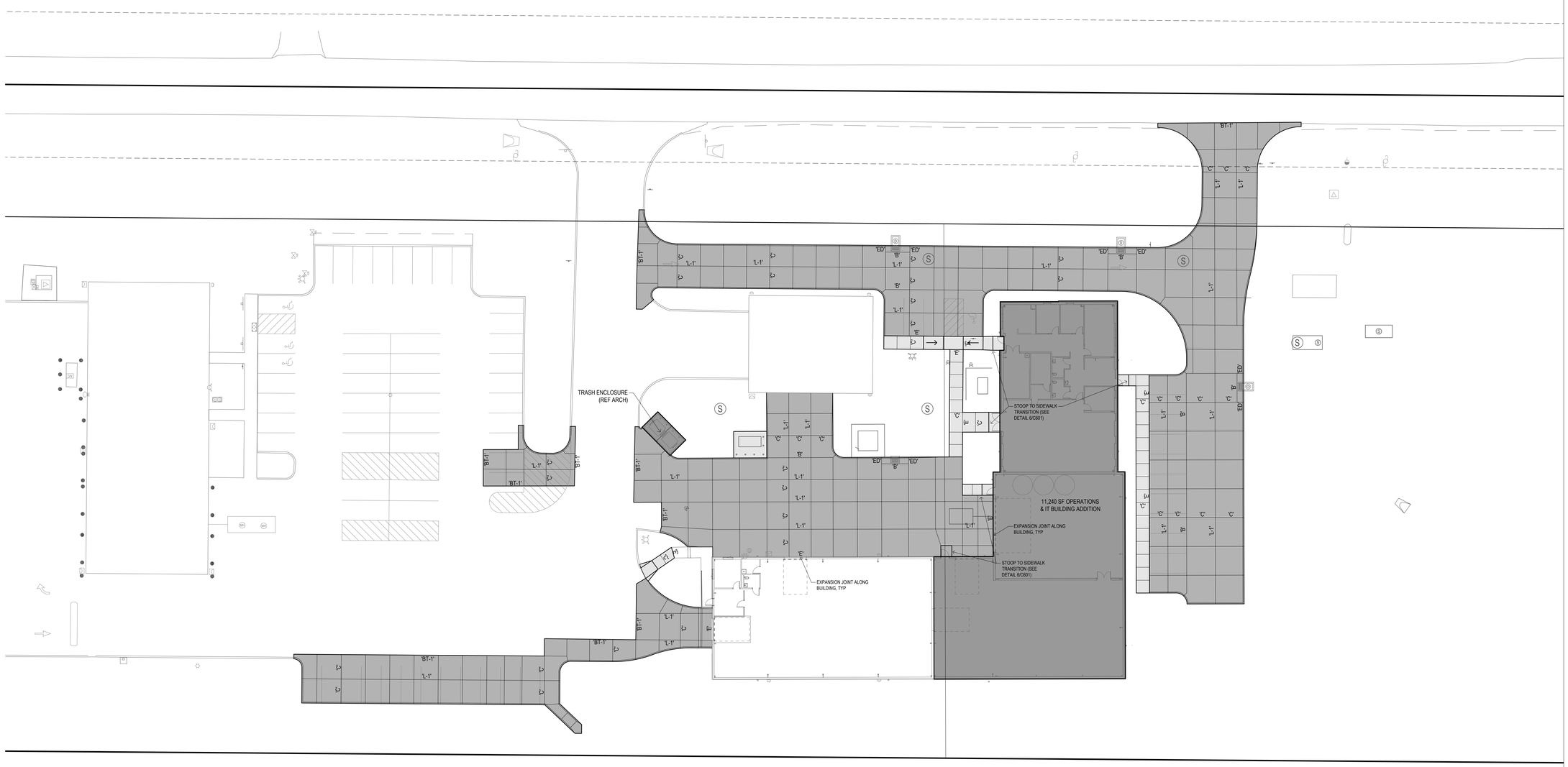

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20 0 10 20 40

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Revision	Description	Date

OPN Project No.
25841000

Sheet Issue Date
CITY SUBMITTAL **07/22/2026**

Sheet Name
JOINTING PLAN

Sheet Number
C202

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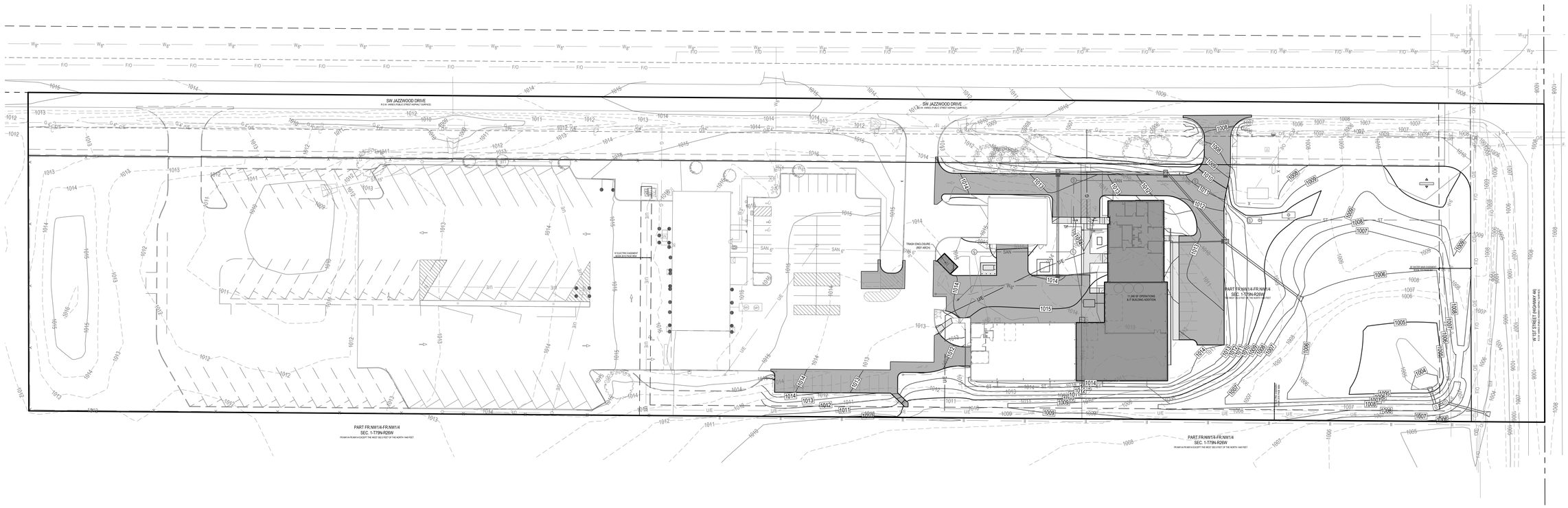
TOPSOIL NOTES:

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

GRADING LEGEND:

EXISTING CONTOUR	150
PROPOSED CONTOUR	150
FINISHED GROUND ELEVATION	150.50
TOP OF CURB ELEVATION	150.50T/C
GUTTER ELEVATION	150.50G
TOP OF WALL ELEVATION	150.50T/W
BOTTOM OF WALL ELEVATION	150.50B/W
EDGE OF WALK ELEVATION	150.50E/W
TOP OF STAIR ELEVATION	150.50T/S
BOTTOM OF STAIR ELEVATION	150.50B/S

NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.



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Key Plan

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Revision	Description	Date

OPN Project No.
25841000

Sheet Issue Date
CITY SUBMITTAL **07/22/2026**

Sheet Name
OVERALL GRADING PLAN

Sheet Number
C300

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SW JAZZWOOD DRIVE
R.O.W. VARIES (PUBLIC STREET-ASPHALT SURFACE)

W 1ST STREET (HIGHWAY 44)
R.O.W. VARIES (PUBLIC HIGHWAY-ASPHALT SURFACE)

PART FR.NW1/4-FR.NW1/4
SEC. 1-T79N-R26W
THE WEST 302.5 FEET OF THE NORTH 1440 FEET

PART FR.NW1/4-FR.NW1/4
SEC. 1-T79N-R26W
FR.NW1/4-FR.NW1/4 EXCEPT THE WEST 302.5 FEET OF THE NORTH 1440 FEET

OPERATIONS & IT ADDITION FF=1014.45

11,240 SF OPERATIONS & IT BUILDING ADDITION

STORAGE & GARAGE ADDITION FF=1015.45±

EX BUILDING B
5525 SF

EX GARAGE C
2480 SF

EX BLDG
200 SF

EX PROPANE TANK

DETENTION BASIN
BOTTOM ELEV =1003.74
100-YR ELEV = 1006.95

TRASH ENCLOSURE
(REF ARCH)

EX GRAVEL DRIVEWAY

EX CONCRETE

EX H.C. SIGN

EX STOP AHEAD SIGN

EX GAS LINE WARNING POST

EX STOP SIGN

EX WATER LINE WARNING POST

EX CABLE LINE WARNING POST

EX FIBER LINE WARNING POST

EX GATE

EX CHAIN LINK FENCE

EX 4' WIRE FENCE

EX STEPS

EX HANDRAIL

EX GRAVEL SHOULDER

30' WATER MAIN EASEMENT
BOOK 720 PAGE 664

72' ELECTRIC EASEMENT
BOOK 2015 PAGE 8004

25' ELECTRIC EASEMENT
BOOK 2015 PAGE 8004

GRAPHIC SCALE
20 0 10 20 40

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Revision Description Date

OPN Project No.
25841000

Sheet Issue Date
CITY SUBMITTAL **07/22/2026**

Sheet Name
GRADING PLAN

Sheet Number
C301

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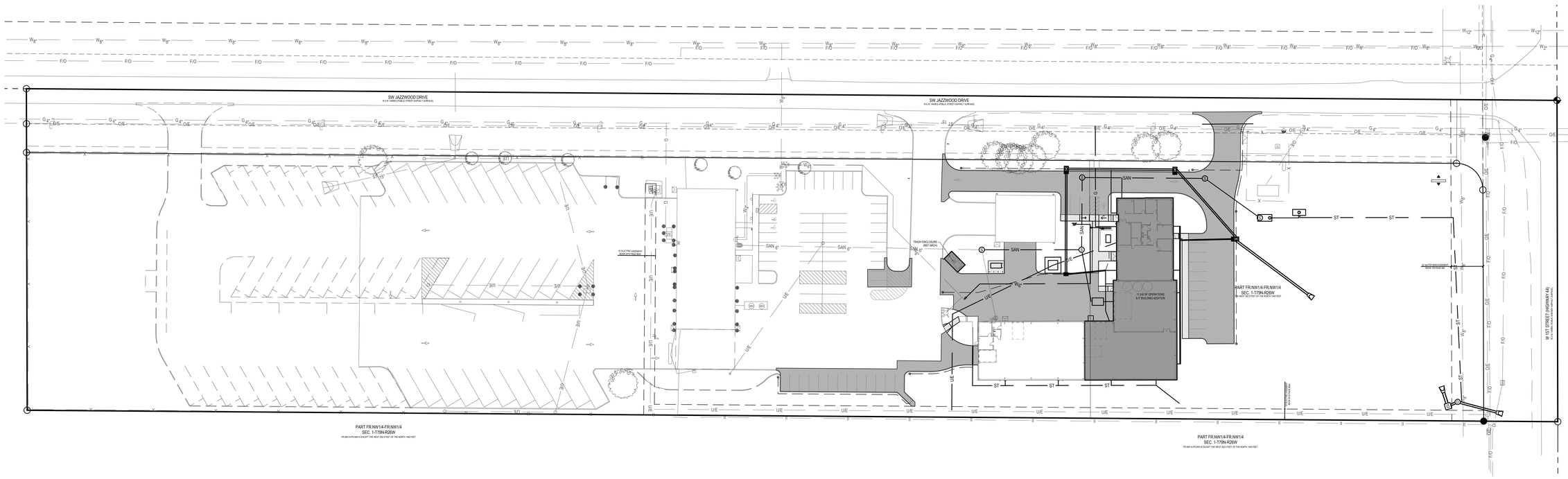
UTILITY NOTES:

1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5' OF COVER UNLESS NOTED OTHERWISE.
3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH, VALVE AND HYDRANT.
4. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
5. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
6. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
7. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
8. ALL NYLOPLAST BASINS SHALL HAVE CASTINGS SECURELY FASTENED TO THE BASIN BODY, AND ALL GRATES/LIDS SHALL BE BOLTED DOWN TO THE CASTINGS.
9. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.
10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL NECESSARY PERMITS FOR THE INSTALLATION OF THE SEPTIC SYSTEM AND COCO FILTER. INSTALLER SHALL BE CERTIFIED BY THE DALLAS COUNTY BOARD OF HEALTH.



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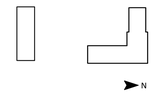

Revision	Description	Date

OPN Project No.
25841000

Sheet Issue Date
CITY SUBMITTAL **07/22/2026**

Sheet Name
OVERALL UTILITY PLAN

Sheet Number
C400

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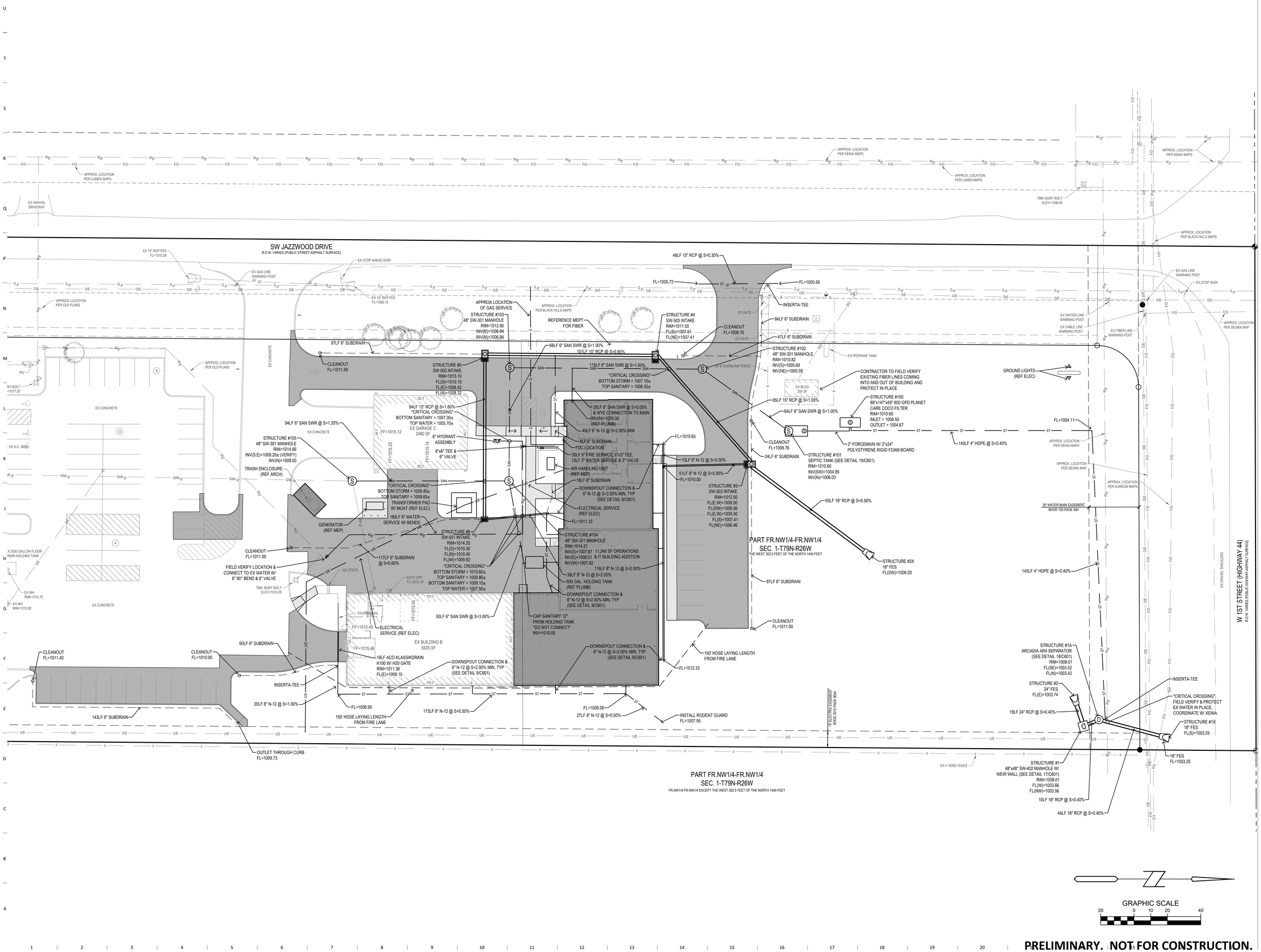

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M.E.P.T. Engineer

MODUS Engineering
130 E 3RD STREET, #300
DES MOINES, IA 50309
P. 515-251-7280

Key Plan

Revision Description Date

OPN Project No.
25841000

Sheet Issue Date
CITY SUBMITTAL **07/22/2026**

Sheet Name
UTILITY PLAN

Sheet Number
C401

PRINTED: 7/22/2026 9:39:43 AM

LANDSCAPE NOTES:

1. ALL SODDING/SEEDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SOD/SEED ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD/SEED LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. STAKE SOD ON ALL SLOPES 3 : 1 OR GREATER.
4. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
6. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE.
7. FOR WARRANTY PURPOSES, THE DATE OF INITIAL ACCEPTANCE SHALL BE SUBMITTED IN WRITING TO THE OWNER AND/OR OWNER'S REPRESENTATIVE AFTER ALL PLANT MATERIALS HAVE BEEN INSTALLED AND REVIEWED BY OWNER OR OWNER'S REPRESENTATIVE. PLANT MATERIALS WILL ONLY BE ACCEPTED IF THEY ARE IN AN ALIVE AND THRIVING CONDITION.
8. CONDITIONAL ACCEPTANCE OF PLANT MATERIAL MAY BE GIVEN FOR PLANTS INSTALLED IN A DORMANT CONDITION WITH INITIAL ACCEPTANCE OCCURRING THE FOLLOWING SPRING ONCE THEY ARE SHOWN TO BE ALIVE AND THRIVING.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS (INCLUDING SIZING INFORMATION) MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
10. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
11. STAKING AND GUYING OF TREES SHALL BE BASED ON CURRENT ACCEPTED NURSERY STANDARDS. TREES IN LARGE OPEN AREAS SUBJECT TO SIGNIFICANT WIND SHALL BE STAKED USING THE 3 STAKE AND GUYING METHOD. STAKE AND WRAP TREES IMMEDIATELY AFTER PLANTING. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD. REMOVE ALL STAKES AND GUY WIRES NO MORE THAN ONE YEAR AFTER INSTALLATION.
12. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
13. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
14. ALL EDGING SHALL BE DURAEDGE 3/16" STEEL EDGING - COLOR BLACK, OR APPROVED EQUAL.
15. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
16. ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL BE MULCHED WITH 4" THICK SHREDDED HARDWOOD MULCH.
14. ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 4" THICK LAYER OF WASHED RIVER ROCK, FREE OF DEBRIS (1" - 1.5" NOMINAL SIZE).
15. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH/ROCK IS INSTALLED.

GENERAL LANDSCAPE REQUIREMENTS

SEE COVER SHEET FOR ADDITIONAL CALCULATIONS AND PROJECT SITE INFORMATION

FRONT PROPERTY IS LOCATED IN THE 12-11-2 TRANSPORTATION CORRIDOR MIXED-USE DEVELOPMENT OVERLAY DISTRICT

PROPERTY IS ZONED M1-A COMMERCIAL AND LIMITED LIGHT INDUSTRIAL DISTRICT AND C-2 GENERAL AND HIGHWAY SERVICE COMMERCIAL DISTRICT

LANDSCAPE SCREENING
PROPERTY IS NOT ADJACENT TO RESIDENTIAL ZONED PROPERTIES - NO STREET TREES ARE REQUIRED ALONG W. 1ST STREET / HIGHWAY 44

STREET TREE REQUIREMENTS
1 TREE PER 40LF ALONG JAZZWOOD AND 1 SHRUB PER 10 LF BETWEEN STREET TREES (NORTH ZONING OVERLAY AREA ONLY)
345 - 40 / 40LF = 7.6 = 8 TREES REQUIRED = 8 TREES PROVIDED (0 EXISTING TREES, EXISTING TREES RESIDE IN THE ROW)
345 - 40 / 10 LF = 30.5 = 31 SHRUBS REQUIRED = 51 SHRUBS PROVIDED

PARKING PERIMETER REQUIREMENTS
1 TREE PER 50 LF REQUIRED
TOTAL LENGTH OF PARKING PERIMETER ADJACENT TO SW JAZZWOOD DRIVE 241 LF
173.7 / 50 LF = 3.4 = 4 TREES REQUIRED ALONG PARKING; 3 TREES PROVIDED WITH 1 EXISTING TREE WITH A CONTINUOUS ROW OF SHRUBS
3 EXSTING SHRUBS REMOVED FOR UTILITY INSTALLATION, 3 SHRUBS REPLACED SAME AREA

INTERIOR PARKING LOT REQUIREMENTS
ADDITIONAL PARKING STALLS ADDED: 1 ISLAND FOR FIRST 50 STALLS, ADDITIONAL FOR EVERY 25 STALLS.
LANDSCAPE ISLANDS ADDED TO ADDITIONAL PARKING LOT AREA
TREES PROVIDED IN ALL NEW PARKING LOT ISLANDS

BUILDING FOUNDATION PLANTINGS
FOUNDATION PLANTINGS ARE REQUIRED AND PROVIDED ALONG THE FACADE OF THE BUILDING ADDITION WHERE SIDEWALKS AND PAVEMENT ARE NOT PROPOSED.

LEGEND

SEED: MIX TO BE "SUPER TURF II" BY UNITED SEEDS (OR APPROVED EQUAL). SEED AT A RATE OF 440 LBS PER ACRE. SEEDING DATES, SITE PREPARATION, SEEDING INSTALLATION, WATER REQUIREMENTS, FERTILIZING, AND MOWING PER UNITED SEEDS TECH BULLETIN FOR SEED TYPE. OVERSEEDING (IF REQUIRED) TO BE INSTALLED AT 220 LBS PER ACRE.

ROCK MAINTENANCE AREA: INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 4" THICK LAYER OF RIVER ROCK, FREE OF ALL DEBRIS (1"= 1.5" EGG SHAPE NOMINAL SIZE).

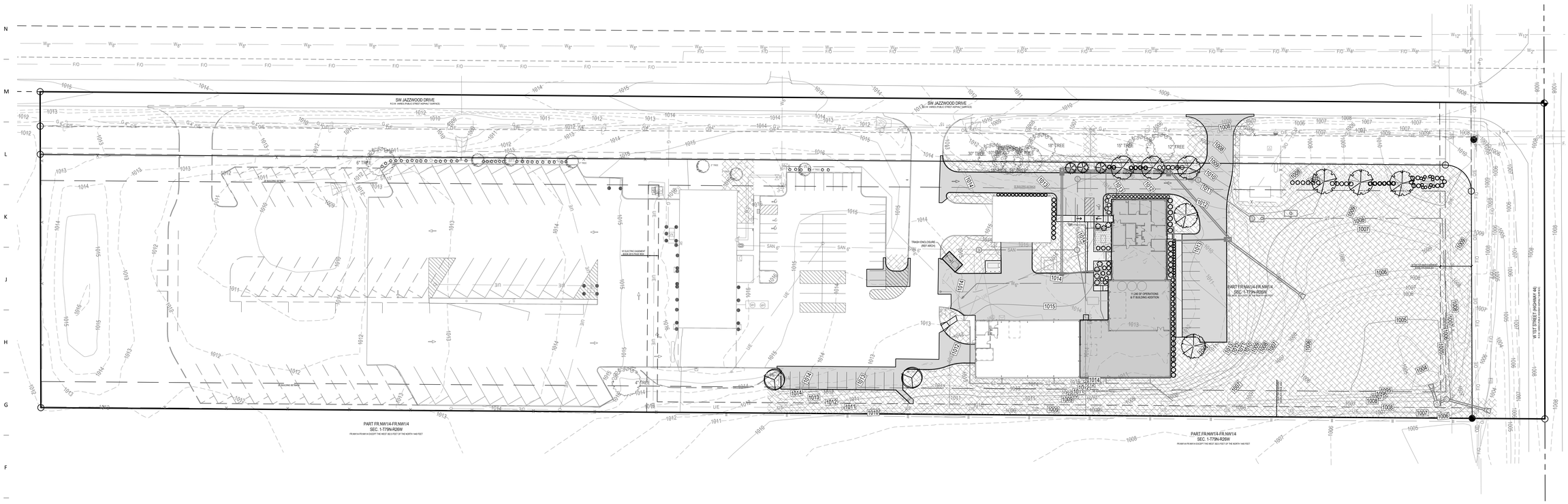
PLANTING BED: INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND SHREDDED HARDWOOD MULCH BED, NATURAL IN COLOR, FREE OF DEBRIS AT 4" DEPTH WITH GRANULAR WEED PREVENTER

ALL EDGING IS TO BE DURAEDGE 3/16" STEEL EDGING - COLOR BLACK, OR APPROVED EQUAL UNLESS OTHERWISE APPROVED. DO NOT INSTALL EDGING BETWEEN PAVED SURFACES AND ROCK MAINTENANCE AREAS.

GROUND COVER QUANTITIES:

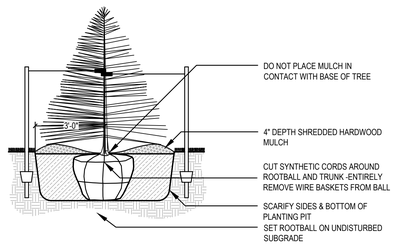
PERMANENT SEEDING	3.0 ACRES
MULCH	4000 SF
ROCK	2800 SF

*NOTE: QUANTITIES ARE PROVIDED FOR CITY REQUIREMENT ONLY AND ARE A ROUGH ESTIMATE. CONTRACTOR SHALL PROVIDE GROUND COVER AS NECESSARY TO MEET SITE CONDITIONS AND ADJUST PER ACTUAL DISTURBED AREA

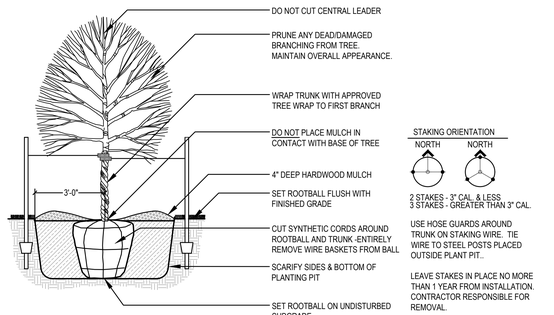


PLANT SCHEDULE

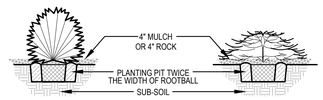
CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	REMARKS
DECIDUOUS TREES					
GM	3	Gymnocladus dioicus 'J.C. McDaniel' / Prairie Titan® Kentucky Coffeetree	2" Cal.	B&B	
NW	2	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo	2" Cal.	B&B	
QX	2	Quercus x 'QRSW1B' / Streetwise® Red Oak	2" Cal.	B&B	
TB	3	Tilia americana 'Boulevard' / Boulevard American Linden	2" Cal.	B&B	
EVERGREEN TREES					
PS	3	Pinus sylvestris / Scotch Pine	5` Ht.	B&B	
SHRUBS					
CF	12	Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood	2` Ht.	3 Gal. Pot	
FT	11	Forsythia x intermedia 'Minfor6' / Show Off® Starlet Forsythia	2` Ht.	3 Gal. Pot	
PL	22	Physocarpus opulifolius 'Little Devil' / Little Devil™ Dwarf Ninebark	2` Ht.	3 Gal. Pot	
RG	7	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	1` Ht.	3 Gal. Pot	
ST	31	Spiraea betulifolia 'Tor' / White Frost™ Birchleaf Spirea	2.5` Ht.	3 Gal. Pot	
TT	21	Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew	2.5` Ht.	3 Gal. Pot	
GRASSES					
CA	30	Calamagrostis x acutiflora / Feather Reed Grass	1.5` Ht.	3 Gal. Pot	
ST2	12	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	6" HT	1 Gal Pot	
PERENNIALS					
HO	14	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	6" HT	1 Gal Pot	



EVERGREEN TREE PLANTING (B&B)
SCALE: NOT TO SCALE



DECIDUOUS TREE PLANTING (TYP.)
SCALE: NOT TO SCALE



SHRUB PLANTING (TYP)
SCALE: NOT TO SCALE

GRAPHIC SCALE
40 0 20 40 80

PRELIMINARY. NOT FOR CONSTRUCTION.

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GRIMES, IA 50111

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Key Plan

Revision Description Date

OPN Project No.
25841000

Sheet Issue Date
CITY SUBMITTAL **07/22/2026**

Sheet Name
OVERALL LANDSCAPE PLAN

Sheet Number
C500

PRINTED: 7/22/2026 9:39:47 AM

SW JAZZWOOD DRIVE
R.O.W. VARIES (PUBLIC STREET-ASPHALT SURFACE)

W 1ST STREET (HIGHWAY 44)
R.O.W. VARIES (PUBLIC HIGHWAY-ASPHALT SURFACE)

APPROXIMATE DISTURBANCE LIMIT. CONTRACTOR TO SEED ALL DISTURBED AREAS

SEED ALL DISTURBS AREAS, INCLUDING AREA FOR FIBER INSTALLATION

STEEL EDGING AT PLANTING BED EDGE

11,240 SF OPERATIONS & IT BUILDING ADDITION

EX BUILDING B
5525 SF

EX GARAGE C
2480 SF

PART FR.NW1/4-FR.NW1/4
SEC. 1-T79N-R26W
THE WEST 302.5 FEET OF THE NORTH 1440 FEET

PART FR.NW1/4-FR.NW1/4
SEC. 1-T79N-R26W
FR.NW1/4-FR.NW1/4 EXCEPT THE WEST 302.5 FEET OF THE NORTH 1440 FEET

TRASH ENCLOSURE (REF ARCH)

EX GRAVEL DRIVEWAY

EX STOP AHEAD SIGN

EX GAS LINE WARNING POST

EX STOP SIGN

EX WATER LINE WARNING POST

EX CABLE LINE WARNING POST

EX FIBER LINE WARNING POST

EX CONCRETE

EX STEPS

EX HANDRAIL

EX GATE

EX 6' CHAIN LINK FENCE

EX 4' WIRE FENCE

EX PROPANE TANK

EX BLDG 200 SF

EX H.C. SIGN

25' BUILDING SETBACK

30' WATER MAIN EASEMENT BOOK 720 PAGE 964

15' ELECTRIC EASEMENT BOOK 2015 PAGE 8004

EX GRAVEL SHOULDER

GRAPHIC SCALE
20 0 10 20 40

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Key Plan

N

Revision	Description	Date

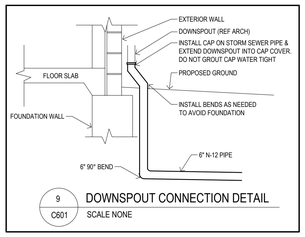
OPN Project No.
25841000

Sheet Issue Date
CITY SUBMITTAL **07/22/2026**

Sheet Name
LANDSCAPE PLAN

Sheet Number
C501

PRINTED: 7/22/2026 9:39:51 AM



9 C601 DOWNSPOUT CONNECTION DETAIL
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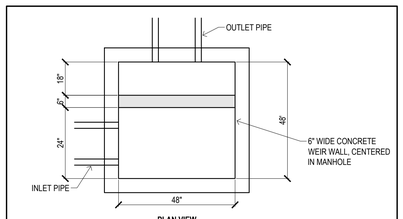

17 C601 STRUCTURE #1 RESTRICTION PLATE DETAIL
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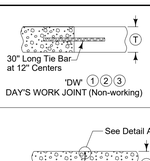
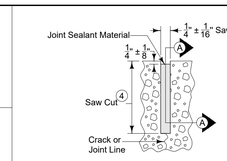
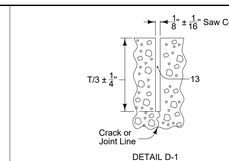
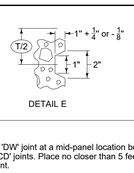


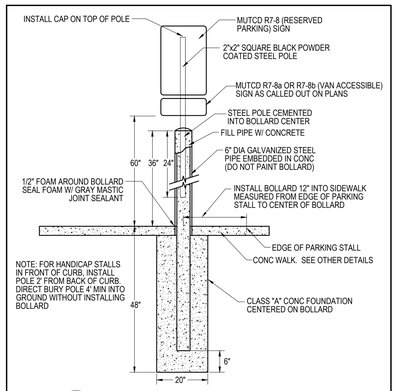




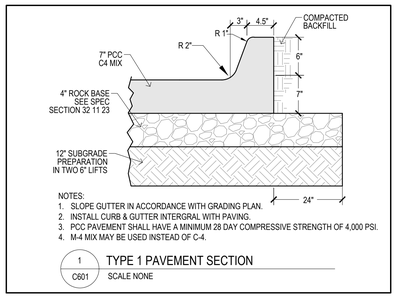


1. Locate 'DW' joint at a mid-panel location between future 'C' or 'CD' joints. Place no closer than 5 feet to a 'C' or 'CD' joint.
2. Place bars within the limits shown under dowel assemblies.
3. 'RT' joint may be used in lieu of 'DW' joint at the end of the days work. Remove any pavement damaged due to the drilling at no additional cost to the Contracting Authority.
4. Saw 'C' joint to a depth of T/3.
5. Bar supports may be necessary for fixed form paving to ensure the bar remains in a horizontal position in the plastic concrete.
6. The following joints are interchangeable, subject to the pouring sequence:
   'BT-1' and 'L-1'
7. Edge with 1/4 inch tool for length of joint indicated if formed; edging not required when cut with diamond blade saw. Remove header block and board when second slab is placed.

10 C601 JOINTING DETAILS
SCALE NONE

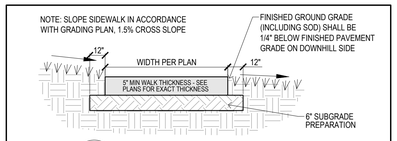


7 C601 BOLLARD W/ PARKING SIGN DETAIL
SCALE NONE

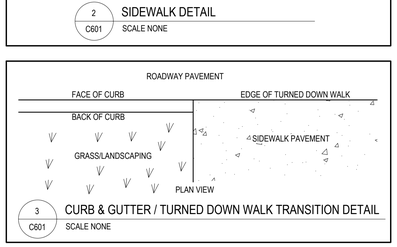


NOTES:
1. SLOPE GUTTER IN ACCORDANCE WITH GRADING PLAN.
2. INSTALL CURB & GUTTER INTERGRAL WITH PAVING.
3. PCC PAVEMENT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
4. M-4 MIX MAY BE USED INSTEAD OF C-4.

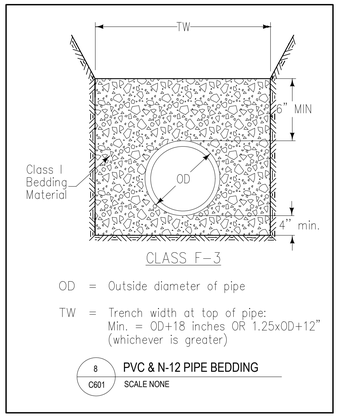
1 C601 TYPE 1 PAVEMENT SECTION
SCALE NONE



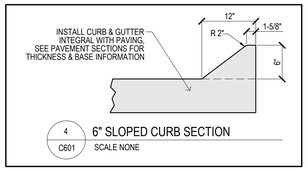
2 C601 SIDEWALK DETAIL
SCALE NONE



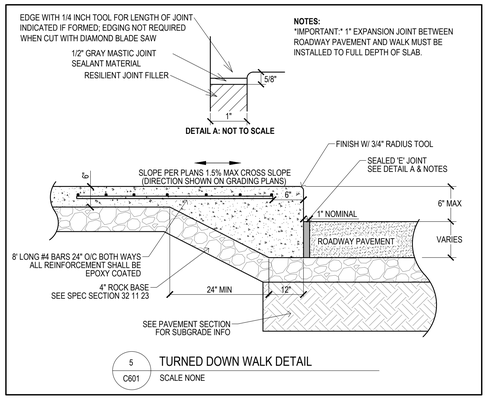
3 C601 CURB & GUTTER / TURNED DOWN WALK TRANSITION DETAIL
SCALE NONE



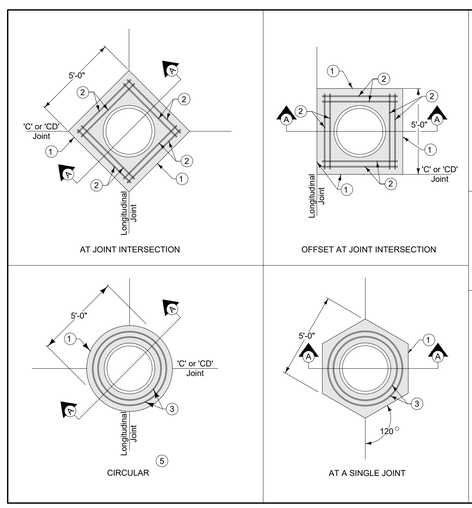
8 C601 PVC & N-12 PIPE BEDDING
SCALE NONE



4 C601 6" SLOPED CURB SECTION
SCALE NONE

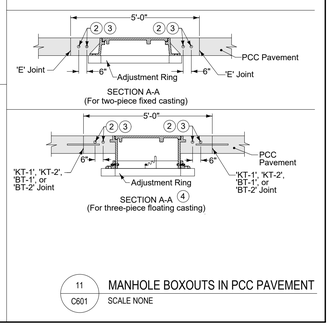


5 C601 TURNED DOWN WALK DETAIL
SCALE NONE

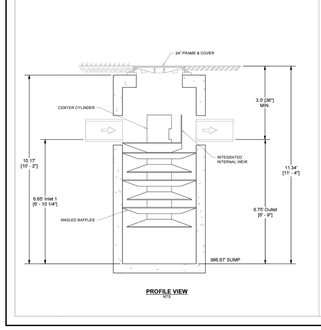


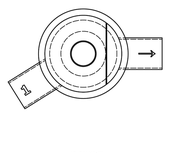
Construct boxout with Class C concrete or match pavement class. Minimum 2 inches clear on reinforcement. Minimum 12 inches of concrete between outside of casting and nearest joint. Center casting within boxout area if possible.

1. 'KT-1', 'KT-2', 'BT-1', or 'BT-2' joint if three-piece floating casting (SW 601 Type B and D or SW-602 Type F) is used. 'E' joint if two-piece fixed casting (SW 601 Type A and C or SW-602 Type E) is used.
2. 4 foot 8 inch (typ.) #4 bar. Place at mid-slab.
3. #4 hoops (variable length). Place at mid-slab.
4. No boxout is required for three-piece floating castings (SW 601 Type B and D or SW-602 Type F). If a boxout is used with a three-piece casting, construct as detailed in Section A-A for three-piece floating casting.
5. If a circular boxout is cut and extracted after PCC construction, a 'B' joint may be substituted for the 'E' joint if approved by the Engineer.



11 C601 MANHOLE BOXOUTS IN PCC PAVEMENT
SCALE NONE



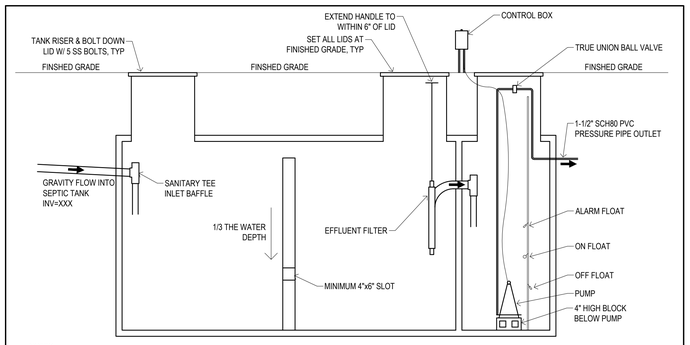


PRODUCT SPECIFICATIONS
1. THE STORMWATER TREATMENT UNIT SHALL BE AN INLINE UNIT CAPABLE OF CONVEYING 100% OF THE DESIGN PEAK FLOW. IF PEAK FLOW RATES EXCEED MAXIMUM HYDRAULIC RATE, THE UNIT SHALL BE INSTALLED OFFLINE.
2. THE STORMWATER TREATMENT UNIT SHALL BE DESIGNED TO REMOVE 80% OF THE AVERAGE ANNUAL AGGREGATE REMOVAL BASIS. SAID REMOVAL SHALL BE BASED ON FULL-SCALE THIRD PARTY VERIFIED TESTING USING OK110 MEDIA GRADATION OR EQUIVALENT AND 200 MG/L INFLUENT CONCENTRATION. FULL SCALE TESTING SHALL HAVE INCLUDED SEDIMENT CAPTURE BASED ON ACTUAL TOTAL MASS COLLECTED BY THE STORMWATER TREATMENT UNIT.
THE ARCADIA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 80% OF TSS USING A MEDIA MIX WITH DSH-PS MORTAR AND 200 MGL INFLUENT CONCENTRATION PER CURRENT NJDEP/NJCAT HDS PROTOCOL.

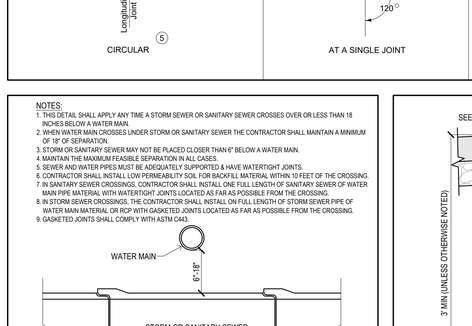
18 C601 ARCADIA SEPARATOR DETAIL
SCALE NONE

NOTES:
- ENGINEER / CONTRACTOR TO CONFIRM PIPE MATERIALS AND APPLICABLE ADAPTERS.
- CONTRACTOR IS RESPONSIBLE FOR MATERIAL AND LABOR TO BRING CASTINGS TO FINISHED GRADE.
- CONTRACTOR TO MEASURE HEIGHT OF STRUCTURE TO ENSURE THAT DEPTH OF EXCAVATION IS CORRECT.
- UNIT SHALL CONFORM TO HS20-44 LOAD RATINGS.

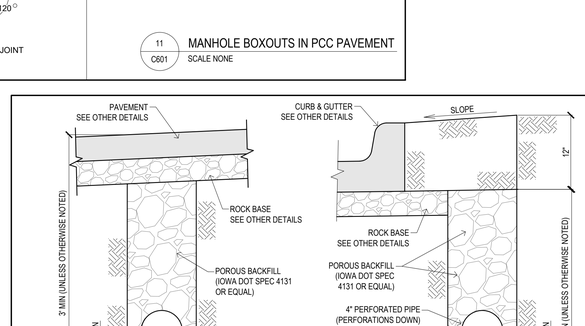
19 C601 SEPTIC TANK DETAILS
SCALE NONE



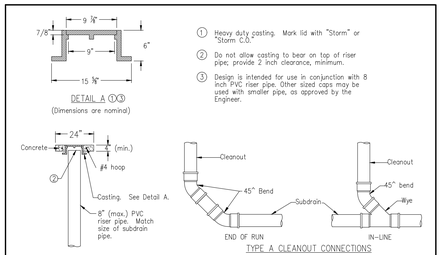
NOTES:
1. SEPTIC TANK SHALL BE 1500/500, INDIANOLA PRECAST OR APPROVED EQUAL MEETING IAC 567-69 REQUIREMENTS AND HAVE A MINIMUM 28-DAY CONCRETE STRENGTH OF 5000 PSI, MAXIMUM WATER CEMENT RATIO OF 0.45, FLY ASH, AND STRUCTURAL FIBER AND STEEL REINFORCEMENT.
2. ALL JOINTS SHALL BE SEALED USING CONCRETE SEALANTS, BUTYL SEALANT #CS-102 OR EQUAL.
3. TANKS SHALL BE VACUUM TESTED AT MANUFACTURER PLANT. MANUFACTURER MUST PROVIDE STATEMENT OF TESTING.
4. ALL PIPE PENETRATIONS THROUGH PRECAST CONCRETE TANKS SHALL BE PRESS-SEAL CAST-A-SEAL 402 RUBBER BOOTS OR EQUAL.
5. EFFLUENT FILTER SHALL BE POLYLOK PL-250 OR EQUIVALENT WITH REMOVAL HANDLE EXTENDED TO WITHIN 6" OF LID.
6. FLOATS:
   ON - SET AT 25 GALLONS ABOVE OFF
   OFF - TOP OF PUMP
   ALARM - 1 FOOT ABOVE ON
7. CLOSE PVC BALL VALVE TO LIMIT FLOW TO 10GPM
8. LIDS SHALL BE HEAVY DUTY LID SECURED WITH SS HEX HEAD SCREWS.
9. RIM ELEVATIONS MAY VARY BETWEEN RISERS. CONTRACTOR TO ADJUST AS NECESSARY AND SET TO FINISHED GRADE.
10. RISERS SHALL BE 24" MIN DIAMETER, SECURED TO TANK WITH WATER TIGHT CONNECTIONS AND SEALED.
11. CONTROL BOX SHALL BE SJE RHOMBUS MODEL 112, AND 4"x4"x8' PRESSURE TREATED WOOD POST FOR EARTH CONTACT, WITH BOX MOUNTED 4' ABOVE FINISHED GRADE.
12. PUMP SHALL BE LIBERTY 250 OR APPROVED EQUAL.
13. ALL ELECTRICAL WORK SHALL COMPLY WITH STATE AND LOCAL BUILDING CODE REQUIREMENTS. ALL ELECTRICAL CONNECTIONS SHALL BE OUTSIDE OF THE TANKS AND RISERS.



14 C601 WATER MAIN & STORM OR SANITARY SEWER CROSSING DETAIL
SCALE NONE

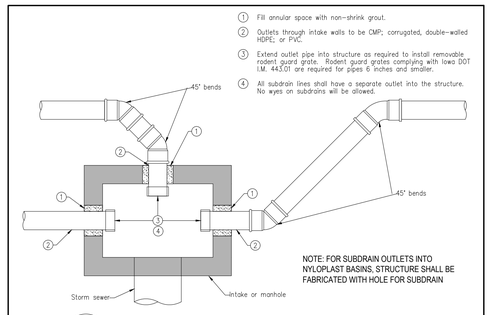


12 C601 SUBDRAIN DETAILS
SCALE NONE



1. Heavy duty casting. Mark lid with "Storm" or "Storm C.O."
2. Do not allow casting to bear on top of riser pipe; provide 2 inch clearance, minimum.
3. Design is intended for use in conjunction with 8 inch PVC riser pipe. Other sized caps may be used with smaller pipe, as approved by the Engineer.

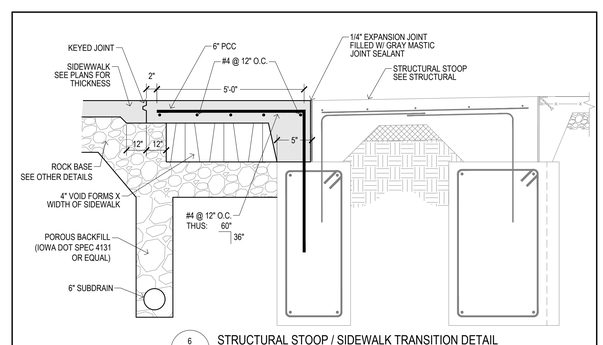
15 C601 STORM CLEANOUT DETAIL
SCALE NONE



1. Fill annular space with non-shrink grout.
2. Outlets through intake walls to be CMP; corrugated, double-walled HDPE; or PVC.
3. Extend outlet pipe into structure as required to install removable rodent guard grate. Rodent guard grates complying with Iowa DOT I.M. 443.01 are required for pipes 6 inches and smaller.
4. All subdrain lines shall have a separate outlet into the structure. No wyes on subdrains will be allowed.

NOTE: FOR SUBDRAIN OUTLETS INTO NYLOPLAST BASINS, STRUCTURE SHALL BE FABRICATED WITH HOLE FOR SUBDRAIN

13 C601 SUBDRAIN OUTLET INTO CONCRETE STRUCTURES DETAIL
SCALE NONE



6 C601 STRUCTURAL STOOP / SIDEWALK TRANSITION DETAIL
SCALE NONE

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M.E.P.T. Engineer
MODUS Engineering
130 E 3RD STREET, #300
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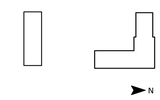
Key Plan



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Revision	Description	Date

OPN Project No.
25841000

Sheet Issue Date
CITY SUBMITTAL **07/22/2026**

Sheet Name
DETAILS SHEET

Sheet Number
C601

PRELIMINARY. NOT FOR CONSTRUCTION.

PRINTED: 7/22/2026 9:39:59 AM

EROSION CONTROL QUANTITIES:

DISTURBED AREA	3.0 ACRES (NPDES PERMIT IS REQUIRED)
SILT FENCE	2,300 LF
INLET PROTECTION	5 EA
SUDAS TYPE 2.D RECP	8,200 SY
FLEXAMAT	640 LF
CONSTRUCTION ENTRANCE	1 EA
CONCRETE WASHOUT	1 EA
PERMANENT SEEDING	2.0 ACRES

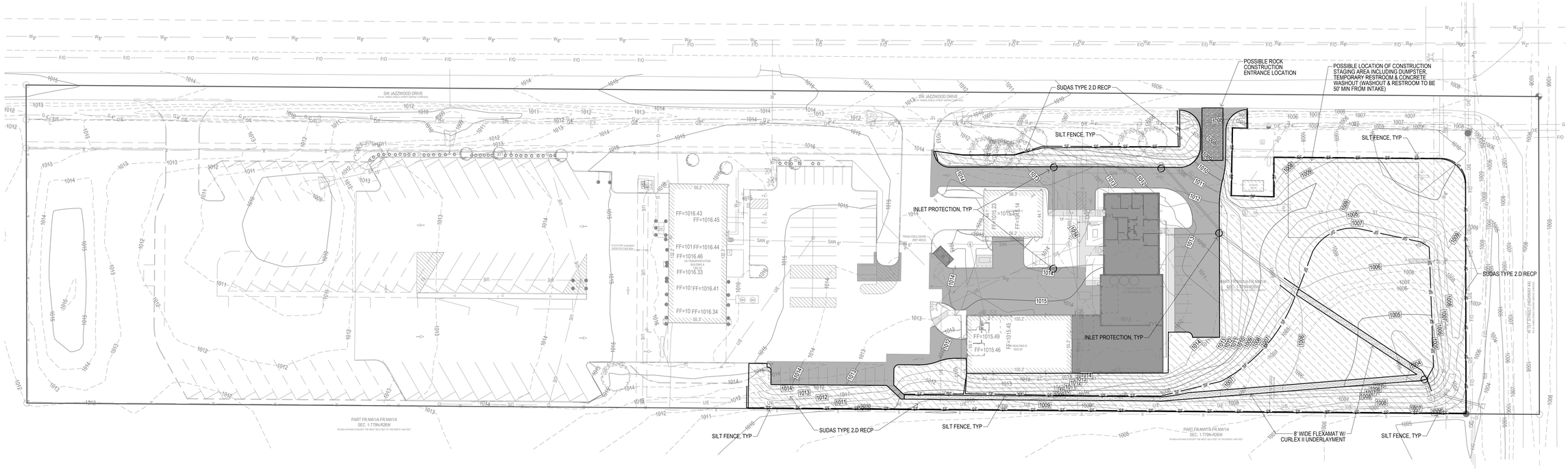
SEE LANDSCAPE PLAN FOR SEEDING/SOD TYPES & LOCATIONS
TEMPORARY SEEDING (SUDAS TYPE 4) AS NECESSARY
*NOTE: EROSION CONTROL QUANTITIES ARE PROVIDED FOR CITY REQUIREMENT ONLY AND ARE A ROUGH ESTIMATE. CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO MEET SITE CONDITIONS.

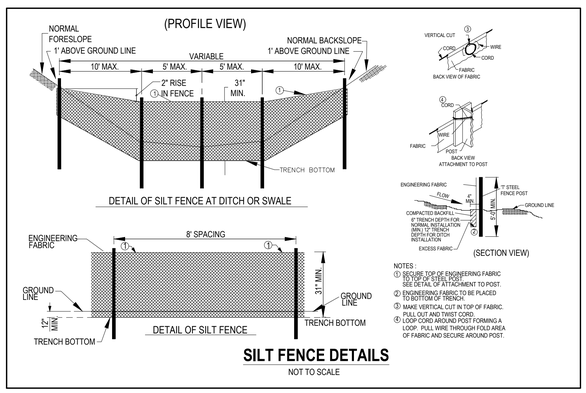
EROSION CONTROL NOTES:

1. SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
2. SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
3. INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
4. INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
5. INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
6. OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK. CONCRETE WASHOUT SHALL MEET SUDAS SPEC 11050.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
10. THIS PROJECT INCLUDES SAWCUTTING OR CONCRETE GRINDING SO PROTECTION OF STORM SEWERS AND DRAINAGE WAYS WILL NEED TO BE PROVIDED FROM SLURRY FROM THE CONCRETE OPERATIONS TO DISCHARGE OFFSITE. SEE SWPPP SHEET AND NARRATIVE FOR ADDITIONAL DETAILS.
11. CONTRACTOR SHALL PROVIDE APPROPRIATE CONTROLS TO PREVENT DISCHARGES FROM ANY AND ALL DEWATERING ACTIVITIES.
12. SEE LANDSCAPE PLAN FOR FINAL STABILIZATION INCLUDING SEEDING AND SODDING AREAS.
13. PER NPDES GENERAL PERMIT NO. 2, IF CONSTRUCTION ACTIVITY IS NOT PLANNED FOR AT LEAST 14 DAYS, ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY BY TEMPORARY EROSION CONTROL MEASURES.
14. THE FOLLOWING DISCHARGES ARE PROHIBITED: WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OIL, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS, FUEL, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE, AND SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING

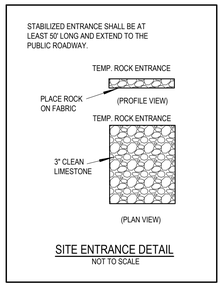
EROSION CONTROL REMOVAL NOTES:

1. AFTER FINAL STABILIZATION HAS OCCURED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.

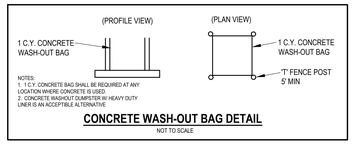




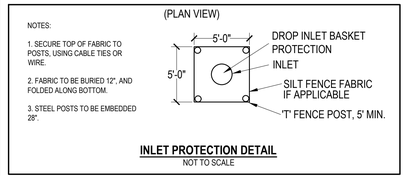
SILT FENCE DETAILS
NOT TO SCALE



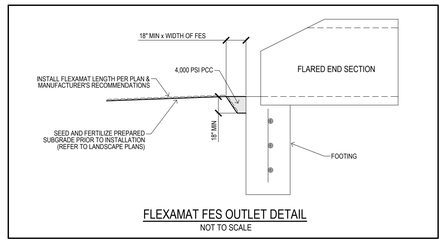
SITE ENTRANCE DETAIL
NOT TO SCALE



CONCRETE WASH-OUT BAG DETAIL
NOT TO SCALE



INLET PROTECTION DETAIL
NOT TO SCALE



FLEXAMAT FES OUTLET DETAIL
NOT TO SCALE

GRAPHIC SCALE
40 0 20 40 80

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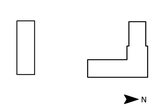
Key Plan



Revision	Description	Date

OPN Project No.
25841000

Sheet Issue Date
CITY SUBMITTAL **07/22/2026**

Sheet Name
EROSION CONTROL PLAN

Sheet Number
C701

July 22, 2026

City of Grimes
Attn: Alivia Hoodjer
410 SE Main Street, Suite 102
Grimes, IA 50111

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322
Ph: 515-276-0467

Re: Dallas Center – Grimes District Operations Parking

Dear Ms. Hoodjer:

As part of the expansion of the operations campus for the Dallas Center – Grimes School District, the district is expanding the parking lot for both current and future needs. The minimum parking requirements based on City code are only 31 parking stalls, since the majority of the facility falls into the "warehouse" category. However, the primary function of the southern portion of the site is a transportation facility that houses the districts buses.

The proposed parking provided as part of the site plan is 69 stalls, which exceeds the minimum parking by more than 25%. There are currently parking spaces for a maximum of 33 buses, which would allow for 33 bus drivers. If the 33 bus drivers are added to the required parking stall, the total required would be 64 stalls. Thus, the additional parking stalls are needed to have enough parking on site.

If you have any questions or require additional information, please do not hesitate to call.

Respectfully Submitted,

James Rodemyer, P.E.
Bishop Engineering

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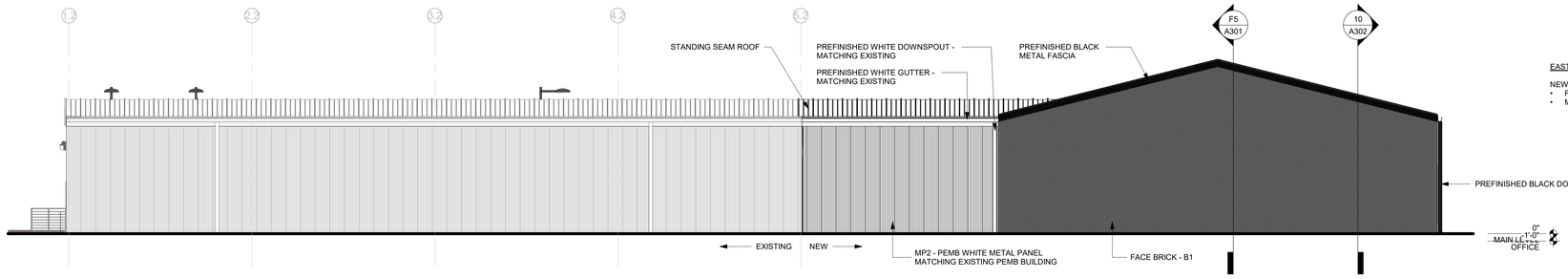
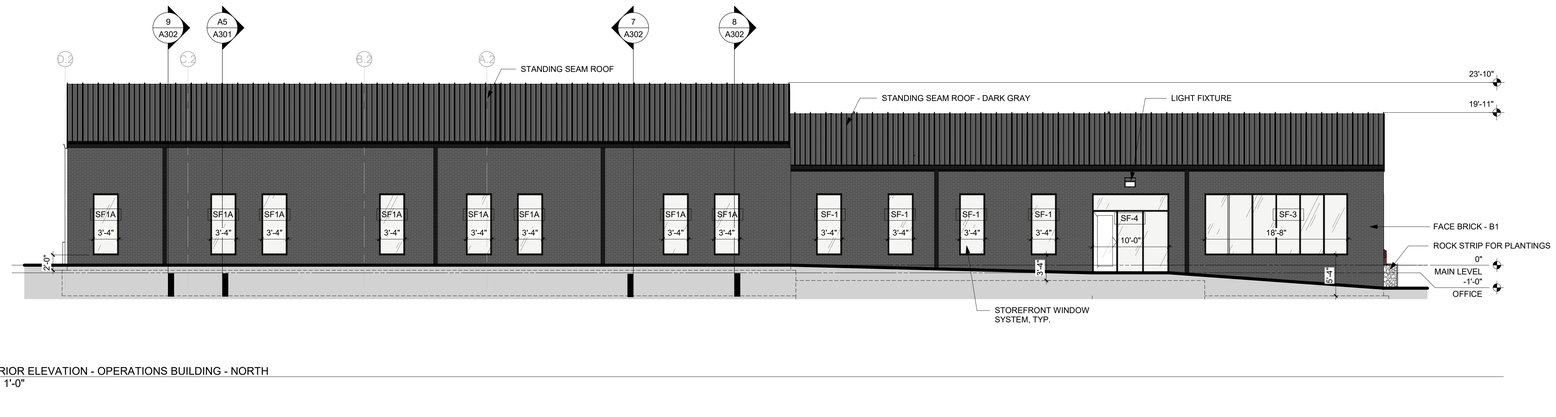


EAST ELEVATION:

NEW: 1567 SF
- FACE BRICK: 1175 SF 75%
- METAL PANELS: 392 SF 25%

Q3 EXTERIOR ELEVATION - OPERATIONS BUILDING - EAST
1/8" = 1'-0"



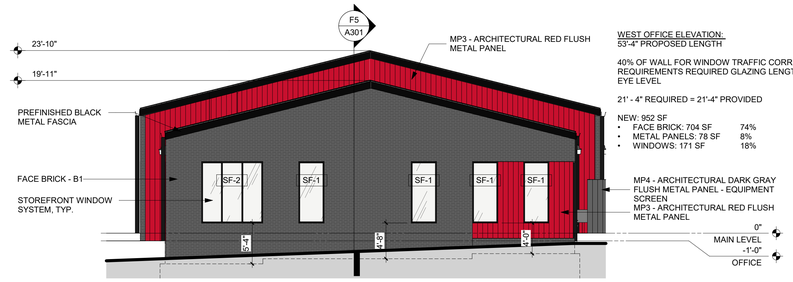
NORTH ELEVATION:
171' - 8" PROPOSED LENGTH

40% OF WALL FOR WINDOW TRAFFIC CORRIDOR REQUIREMENTS REQUIRED GLAZING LENGTH AT EYE LEVEL

68' - 8" REQUIRED = 68'-8" PROVIDED

NEW: 2477 SF
- FACE BRICK: 1904 SF 77%
- STOREFRONT WINDOWS/DOORS: 573 SF 23%

K3 EXTERIOR ELEVATION - OPERATIONS BUILDING - NORTH
1/8" = 1'-0"



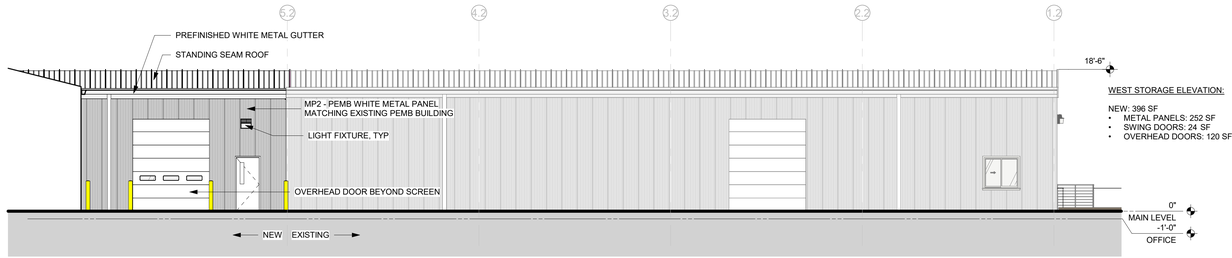
WEST OFFICE ELEVATION:
53'-4" PROPOSED LENGTH

40% OF WALL FOR WINDOW TRAFFIC CORRIDOR REQUIREMENTS REQUIRED GLAZING LENGTH AT EYE LEVEL

21' - 4" REQUIRED = 21'-4" PROVIDED

NEW: 952 SF
- FACE BRICK: 704 SF 74%
- METAL PANELS: 78 SF 8%
- WINDOWS: 171 SF 18%

F3 EXTERIOR ELEVATION - OPERATIONS BUILDING - WEST OFFICE
1/8" = 1'-0"



WEST STORAGE ELEVATION:

NEW: 396 SF
- METAL PANELS: 252 SF 64%
- SWING DOORS: 24 SF 6%
- OVERHEAD DOORS: 120 SF 30%

F12 EXTERIOR ELEVATION - OPERATIONS BUILDING - WEST STORAGE
1/8" = 1'-0"

SOUTH ELEVATION:
NEW: 1597 SF
- FACE BRICK: 920 SF 58%
- METAL PANELS: 77 SF 5%
- STOREFRONT WINDOWS/DOORS: 199 SF 12%
- SWING DOORS: 113 SF 7%
- OVERHEAD DOORS: 288 SF 18%

A3 EXTERIOR ELEVATION - OPERATIONS BUILDING - SOUTH
1/8" = 1'-0"

GENERAL NOTES

1. DIMENSIONS ARE MEASURED FACE-OF-FINISH TO FACE-OF-FINISH OR ROUGH MASONRY OPENING UNLESS NOTED OTHERWISE - TYPICAL FOR ALL DRAWINGS.
2. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS - TYPICAL FOR ALL DRAWINGS.
3. IN THE EVENT OF A DISCREPANCY BETWEEN ARCHITECTURAL AND CONSULTANT DRAWINGS, NOTIFY ARCHITECT IMMEDIATELY PRIOR TO COMMENCING WORK - TYPICAL FOR ALL DRAWINGS.
4. ALL PENETRATIONS IN FIRE RATED FLOORS AND WALLS MUST BE SEALED WITH APPROPRIATE FIRESTOPPING SYSTEM.
5. PATCH AND REPAIR EXISTING FLOOR SLABS AND WALL SURFACES DAMAGED FROM DEMOLITION.
6. ALL WALLS ARE TYPE A1 UNO

KEYNOTE LEGEND

04 21.A1	FACE BRICK - B1
07 42.A2	MP2 - PEMB WHITE METAL PANEL MATCHING EXISTING PEMB BUILDING
07 42.A3	MP3 - ARCHITECTURAL RED FLUSH METAL PANEL
07 42.A4	MP4 - ARCHITECTURAL DARK GRAY FLUSH METAL PANEL - EQUIPMENT SCREEN
21 11.B1	FIRE DEPT CONNECTION, VERIFY HEIGHT WITH LOCAL AHJ
28 31.B1	FIRE ALARM HORN / STROBE - SEE ELECTRICAL

BRICK TYPES

B1	SIOUX CITY BRICK - BLUE IRONSPOT SMOOTH MODULAR

METAL PANEL TYPES

MP1	MORIN EXPOSED PROFILE Y-36 B - COLOR TO BE ZINC GRAY MATCHING KYNAR 500 SLATE GRAY - TRASH ENCLOSURE GATES
MP2	PEMB WHITE METAL PANEL TO MATCH EXISTING BUILDING
MP3	MORIN CONCEALED FASTENER: F-8-0 - .40" ALUMINUM - RED CUSTOM COLOR
MP4	MORIN CONCEALED FASTENER: F-8-0 - .40" ALUMINUM - DARK GRAY FINISH

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Key Plan

Revision	Description	Date

OPN Project No.
25841000

Sheet Issue Date
BID DOCUMENTS **08/04/2026**

Sheet Name
EXTERIOR ELEVATIONS - OPERATIONS BLDG

Sheet Number
A201

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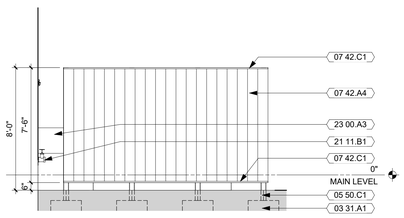
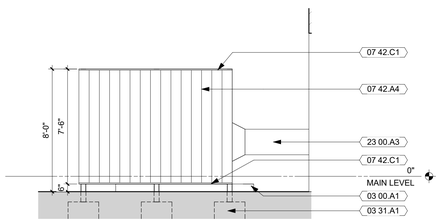
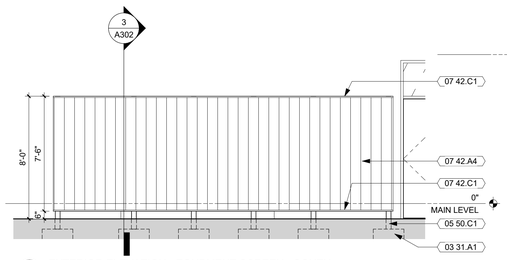


R1 EXTERIOR ELEVATION - EQUPMENT SCREEN - WEST
1/4" = 1'-0"



M1 EXTERIOR ELEVATION - EQUPMENT SCREEN - EAST
1/4" = 1'-0"



J1 EXTERIOR ELEVATION - EQUPMENT SCREEN - SOUTH
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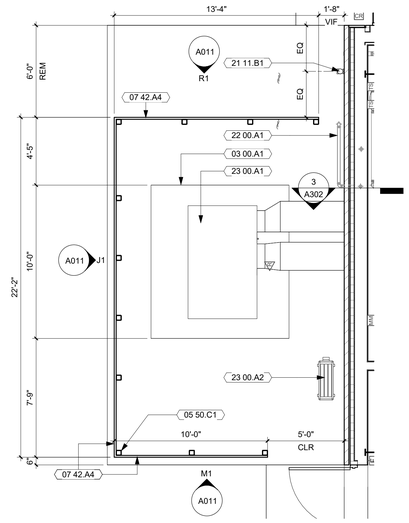
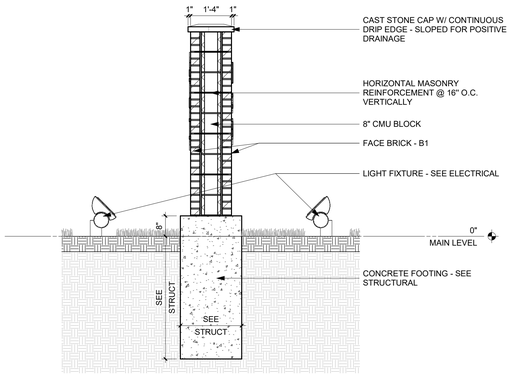
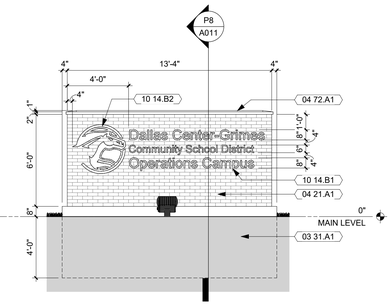


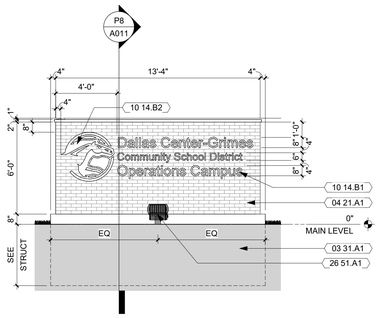
A1 ENLARGED FLOOR PLAN - OPERATIONS BLDG - AHU SCREEN
1/4" = 1'-0"



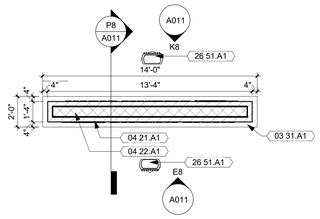
P8 WALL SECTION - MONUMENT SIGN
1/2" = 1'-0"



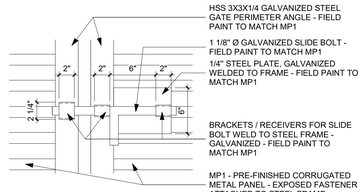
K8 ELEVATION - MONUMENT SIGN - WEST
1/4" = 1'-0"



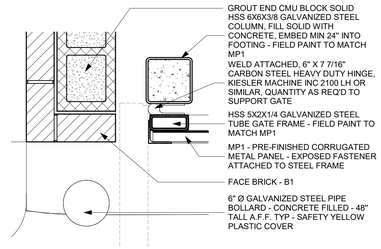
E8 ELEVATION - MONUMENT SIGN - EAST
1/4" = 1'-0"



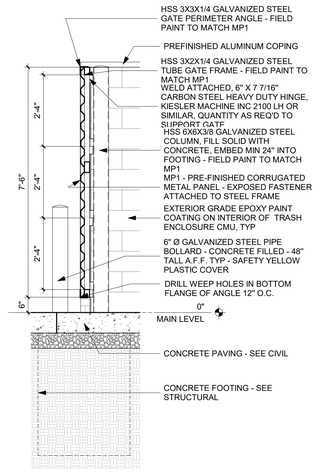
A8 ENLARGED PLAN - MONUMENT SIGN
1/4" = 1'-0"



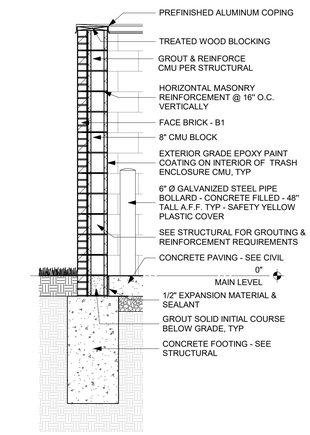
S14 SECTION DETAIL - TRASH ENCLOSURE GATE LATCH
1 1/2" = 1'-0"



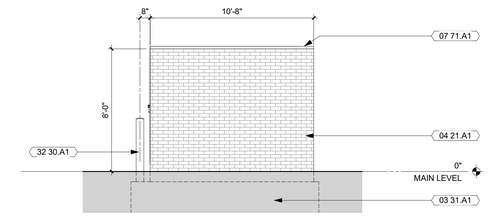
P14 ENLARGED PLAN - TRASH ENCLOSURE GATE HINGE
1 1/2" = 1'-0"



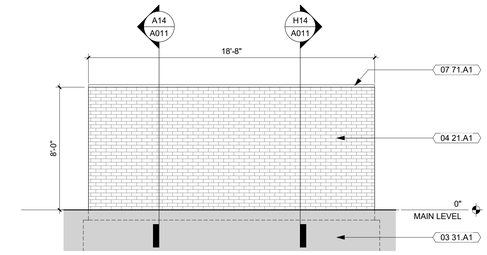
H14 WALL SECTION - TRASH ENCLOSURE GATE
1/2" = 1'-0"



A14 WALL SECTION - TRASH ENCLOSURE
1/2" = 1'-0"



Q18 EXTERIOR ELEVATION - TRASH ENCLOSURE - NE & SW
1/4" = 1'-0"



L18 EXTERIOR ELEVATION - TRASH ENCLOSURE - NW
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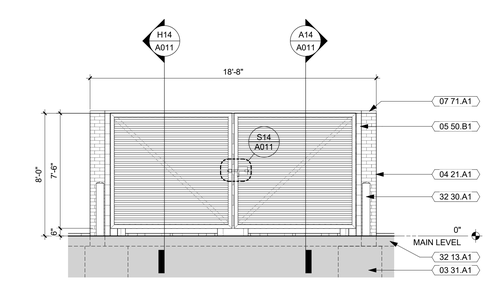
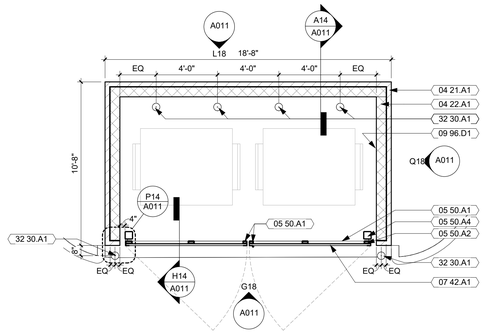


G18 EXTERIOR ELEVATION - TRASH ENCLOSURE - SE
1/4" = 1'-0"



A18 ENLARGED PLAN - TRASH ENCLOSURE
1/4" = 1'-0"

KEYNOTE LEGEND

03 00.A1	EQUIPMENT PAD - SEE STRUCTURAL
03 31.A1	CONCRETE FOOTING - SEE STRUCTURAL
04 00.A2	GROUT SOLID INITIAL COURSE BELOW GRADE, TYP
04 05.B1	SEE STRUCTURAL FOR GROUTING & REINFORCEMENT REQUIREMENTS
04 05.E1	HORIZONTAL MASONRY REINFORCEMENT @ 16" O.C. VERTICALLY
04 21.A1	FACE BRICK - B1
04 22.A1	8" CMU BLOCK
04 72.A1	CAST STONE CAP W/ CONTINUOUS DRIP EDGE - SLOPED FOR POSITIVE DRAINAGE
05 50.A1	HSS 3X2X1/4 GALVANIZED STEEL TUBE GATE FRAME - FIELD PAINT TO MATCH MP1
05 50.A2	HSS 5X2X1/4 GALVANIZED STEEL TUBE GATE FRAME - FIELD PAINT TO MATCH MP1
05 50.A3	HSS 3X3X1/4 GALVANIZED STEEL GATE PERIMETER ANGLE - FIELD PAINT TO MATCH MP1
05 50.A4	HSS 6X6X3/8 GALVANIZED STEEL COLUMN, FILL SOLID WITH CONCRETE, EMBED MIN 24" INTO FOOTING - FIELD PAINT TO MATCH MP1
05 50.B1	WELD ATTACHED, 6" X 7 7/16" CARBON STEEL HEAVY DUTY HINGE, KIESLER MACHINE INC 2100 LH OR SIMILAR, QUANTITY AS REQ'D TO SUPPORT GATE
05 50.B2	1/4" STEEL PLATE, GALVANIZED WELDED TO FRAME - FIELD PAINT TO MATCH MP1
05 50.B3	1 1/8" Ø GALVANIZED SLIDE BOLT - FIELD PAINT TO MATCH MP1
05 50.B4	BRACKETS / RECEIVERS FOR SLIDE BOLT WELD TO STEEL FRAME - GALVANIZED - FIELD PAINT TO MATCH MP1
05 50.C1	STEEL FRAME FOR MECHANICAL YARD SCREENING - PAINTED W/ BLACK HPC, TYP
06 05.B2	TREATED WOOD BLOCKING
07 42.A1	MP1 - PRE-FINISHED CORRUGATED METAL PANEL - EXPOSED FASTENER ATTACHED TO STEEL FRAME
07 42.A4	MP4 - ARCHITECTURAL DARK GRAY FLUSH METAL PANEL - EQUIPMENT SCREEN
07 42.C1	METAL PANEL EDGE TRIM @ TOP AND BOTTOM OF PANELS, TYP
07 71.A1	PREFINISHED ALUMINUM COPING
07 95.B1	1/2" EXPANSION MATERIAL & SEALANT
09 96.D1	EXTERIOR GRADE EPOXY PAINT COATING ON INTERIOR OF TRASH ENCLOSURE CMU, TYP
10 14.B1	1/2" THICK ANODIZED ALUMINUM LETTERING - WHITE POWDER COAT - ALEO BOLD FONT
10 14.B2	1/2" THICK ANODIZED ALUMINUM LOGO - WHITE POWDER COAT
21 11.B1	FIRE DEPT CONNECTION, VERIFY HEIGHT WITH LOCAL AHJ
22 00.A1	NEW GAS METER - SEE PLUMBING
23 00.A1	EXTERIOR AT-GRADE AIR HANDLING UNIT - SEE MECH
23 00.A2	CONDENSING UNIT - SEE MECH
23 00.A3	EXTERIOR DUCTWORK - SEE MECH
26 51.A1	LIGHT FIXTURE - SEE ELECTRICAL
32 13.A1	CONCRETE PAVING - SEE CIVIL
32 30.A1	6" Ø GALVANIZED STEEL PIPE BOLLARD - CONCRETE FILLED - 48" TALL A.F.F. TYP - SAFETY YELLOW PLASTIC COVER

BRICK TYPES

B1	SIOUX CITY BRICK - BLUE IRONSPOT SMOOTH MODULAR

METAL PANEL TYPES

MP1	MORIN EXPOSED PROFILE Y-36 B - COLOR TO BE ZINC GRAY MATCHING KYNAR 500 SLATE GRAY - TRASH ENCLOSURE GATES
MP2	PEMB WHITE METAL PANEL TO MATCH EXISTING BUILDING
MP3	MORIN CONCEALED FASTENER: F-8-0 - .40" ALUMINUM - RED CUSTOM COLOR
MP4	MORIN CONCEALED FASTENER: F-8-0 - .40" ALUMINUM - DARK GRAY FINISH

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P. 515-276-0467

Structural Engineer
Raker Rhodes Engineering
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M.E.P.T. Engineer
MODUS Engineering
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DES MOINES, IA 50309
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Key Plan

Revision	Description	Date

OPN Project No.
25841000

Sheet Issue Date
BID DOCUMENTS **08/04/2026**

Sheet Name
ENLARGED SITE PLANS & ELEVATIONS

Sheet Number
A011

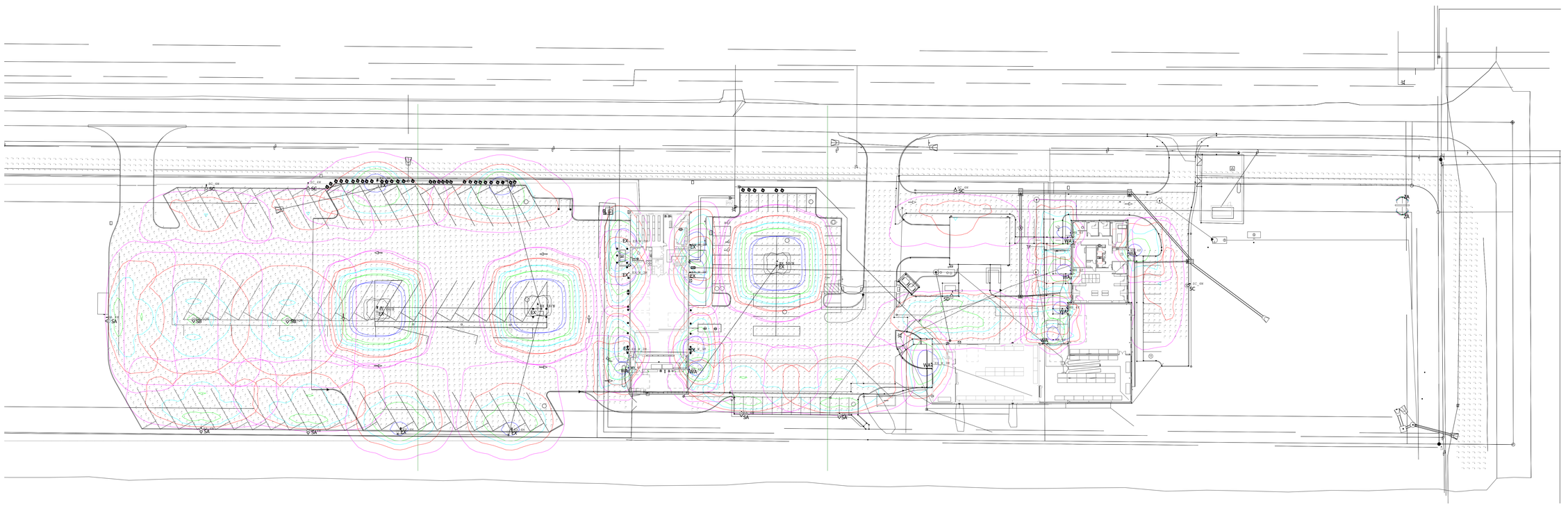
PRELIMINARY. NOT FOR CONSTRUCTION.

PRINTED: 7/22/2026 9:57:12 AM

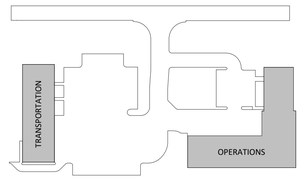
LIGHTING FIXTURE SCHEDULE

TYPE	BOD MANUFACTURER	MODEL NUMBER	DESCRIPTION	LAMP/CCT/CRI	CONTROL	DELIVERED LUMENS	WATTS	VOLTS	EQUALS
SA	BEACON	VP-SS-1-40L-80-4K7-4W-UNV-A-BLT-BC POLE: RSSA-25-40-A-DBT-GFI	FIXTURE HEAD: LED SITE AND AREA VIBER FIXTURE. TYPE 4 WIDE DISTRIBUTION. BACKLIGHT CONTROL AND NETWORK CONTROL OPTIONS XX. PROVIDE WITH BLACK MATTE TEXTURED FINISH. POLE: ROUND STRAIGHT STEEL POLE. 25 FT. HEIGHT. VIBRATION DAMPENER. HANDHOLE WITH GFCI OPTION. MOUNT ON 3' CONCRETE BASE. PROVIDE WITH BLACK MATTE TEXTURED FINISH.	LED/4000K/70	xx	15,091	148	UNV	
SB	BEACON	VP-SS-1-40L-80-4K7-5QM-UNV-A-BLT-BC POLE: RSSA-25-40-A-DBT-GFI	FIXTURE HEAD: LED SITE AND AREA VIBER FIXTURE. TYPE 5 SQUARE DISTRIBUTION. BACKLIGHT CONTROL AND NETWORK CONTROL OPTIONS XX. PROVIDE WITH BLACK MATTE TEXTURED FINISH. POLE: ROUND STRAIGHT STEEL POLE. 25 FT. HEIGHT. VIBRATION DAMPENER. HANDHOLE WITH GFCI OPTION. MOUNT ON 3' CONCRETE BASE. PROVIDE WITH BLACK MATTE TEXTURED FINISH	LED/4000K/70	xx	15,165	149	UNV	
SC	BEACON	VP-SS-1-40L-65-4K7-4W-UNV-A-BLT-MBC POLE: RSSA-25-40-A-DBT-GFI	FIXTURE HEAD: LED SITE AND AREA VIBER FIXTURE. TYPE 4 WIDE DISTRIBUTION. MAX BACKLIGHT CONTROL AND NETWORK CONTROL OPTIONS XX. PROVIDE WITH BLACK MATTE TEXTURED FINISH. POLE: ROUND STRAIGHT STEEL POLE. 25 FT. HEIGHT. VIBRATION DAMPENER. HANDHOLE WITH GFCI OPTION. MOUNT ON 3' CONCRETE BASE. PROVIDE WITH BLACK MATTE TEXTURED FINISH.	LED/4000K/70	xx	9,840	63.3	UNV	
SD	BEACON	VP-SS-1-40L-65-4K7-3-UNV-A-BLT-BC POLE: RSSA-25-40-A-DBT-GFI	FIXTURE HEAD: LED SITE AND AREA VIBER FIXTURE. TYPE 3 DISTRIBUTION. BACKLIGHT CONTROL AND NETWORK CONTROL OPTIONS XX. PROVIDE WITH BLACK MATTE TEXTURED FINISH POLE: ROUND STRAIGHT STEEL POLE. 25 FT. HEIGHT. VIBRATION DAMPENER. HANDHOLE WITH GFCI OPTION. MOUNT ON 3' CONCRETE BASE. PROVIDE WITH BLACK MATTE TEXTURED FINISH	LED/4000K/70	xx	10,073	159	UNV	
WA	BEACON	VPW-2-48L-20-4K7-4F-UNV-BLT	LOW-PROFILE LED WALLPACK. TYPE 4 FORWARD DISTRIBUTION. CONTROL OPTIONS XXXX. PROVIDE WITH BLACK MATTE TEXTURED FINISH	LED/4000K/70	XX	2,915	20.5	UNV	
ZA	LITHONIA	DSXF1-P1-40K-HMF-MVOLT-PF-FV-DBLXD	LED FLOODLIGHT WITH ADJUSTABLE STEM FOR AIMING AFTER INSTALLATION. PROVIDE WITH HORIZANTAL MEDIUM FLOOD (6X4), PHOTOCONTROL, FULL VISOR AND BLACK FINISH. MOUNT ON CONCRETE BASE.	LED/4000K/70	XX	2,575	21	UNV	

CALCULATION AREA	AVERAGE	MAXIMUM	MINIMUM	AVG:MIN	MAX:MIN
BOUNDARY	0.0	0.0	0.0	N/A	N/A
CENTER PARKING_EXISTING & NEW	0.39	2.6	0.1	3.9	26
NORTH PARKING_NEW	0.65	2.6	0.1	6.5	26
SOUTH PARKING_EXISTING	0.12	1.9	0.1	1.2	19
SOUTH PARKING_NEW	0.9	1.6	0.1	9	16



N 1 MEPT SITE PLAN - PHOTOMETRICS
1" = 40'-0"



KEY PLAN

25-187 DCG DISTRICT OPERATIONS CENTER

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Structural Engineer
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M.E.P.T Engineer
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MODUS
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130 EAST 3RD ST DES MOINES, IOWA (515)251-7280
119 EAST COLLEGE ST. IOWA CITY, IOWA (319)248-4600

Key Plan

Revision	Description	Date

PRELIMINARY NOT FOR CONSTRUCTION
MODUS
DATE

OPN Project No.
25841000

Sheet Issue Date
DESIGN DEVELOPMENT **07/22/26**

Sheet Name
ELECTRICAL SITE PHOTOMETRICS

Sheet Number
E001

Planning & Zoning Staff Report

DATE

August 4, 2026

PROJECT NAME

Next Phase Grimes Warehouse Site Plan

APPLICANT

Reid Tamisiea

REQUESTED ACTION

Approval of site plan to construct an approximately 43,350 sf building for the use of warehouse and office, and to construct parking lot, detention area, and site utilities.

LOCATION

355 SW 37th Street

ZONING

M1-A Commercial and Limited Light Industrial

Transportation Corridor Mixed Use Development Corridor District

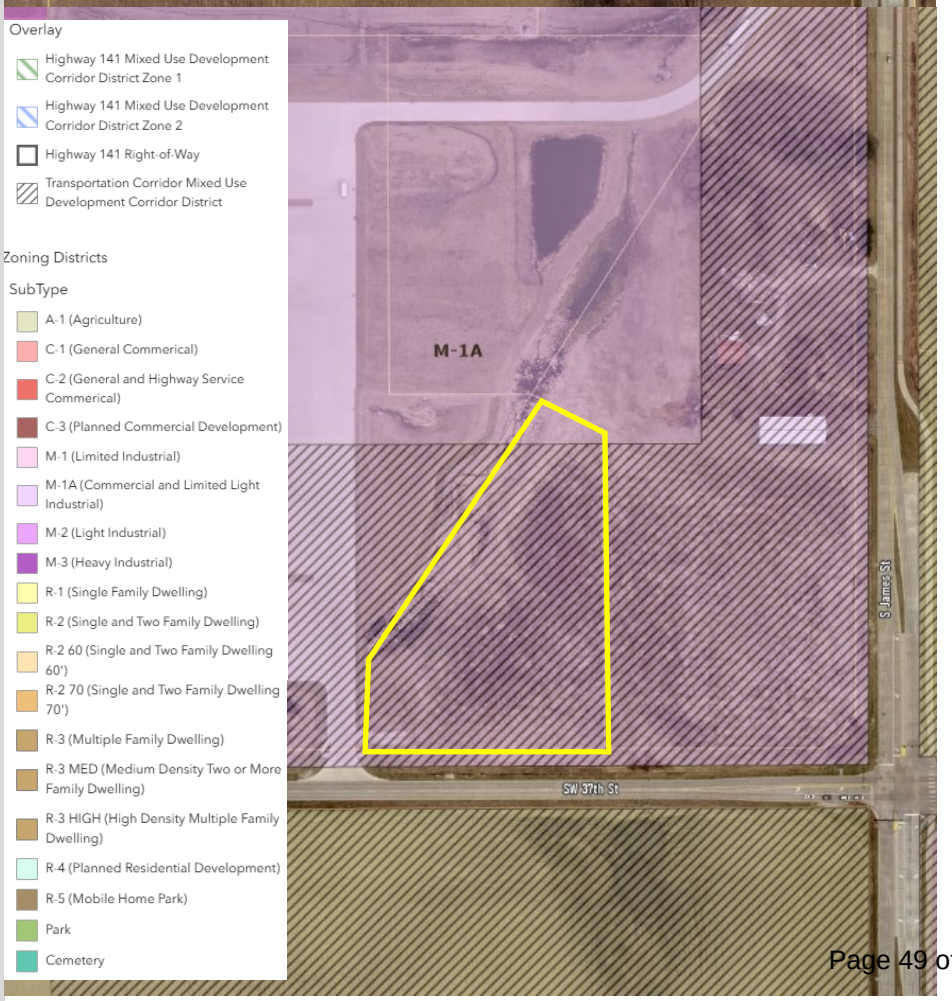
Legacy at Hames Street Zoning Change and Development Agreement

PLANNER

Alivia Hoodjer
ahoodjer@grimesiowa.gov
515-220-8822

Location Map

Zoning Map



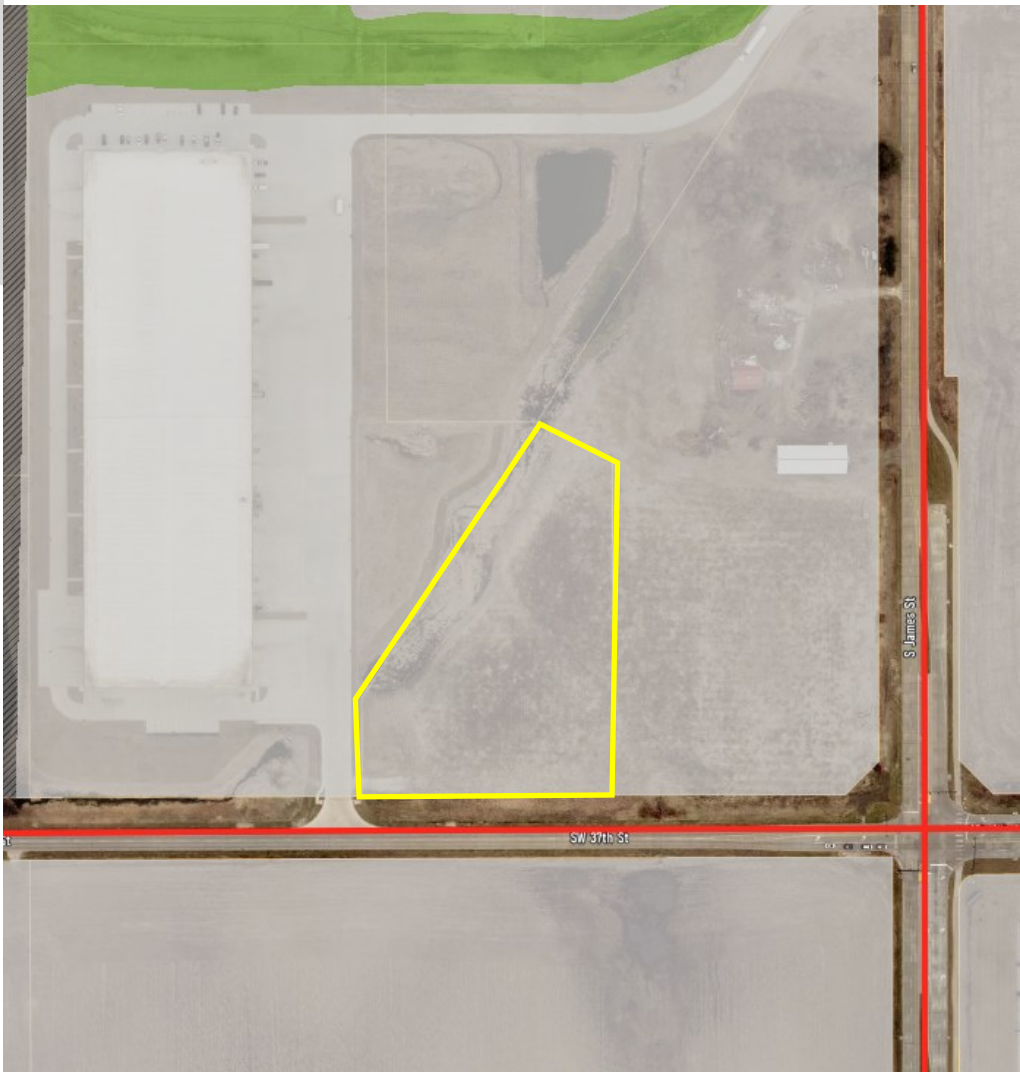
Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Undeveloped	Business Park & Light Industrial	M1-A; Transportation Corridor Overlay
North	Undeveloped	Business Park & Light Industrial	M1-A
South	Agriculture/ Undeveloped	Business Park & Light Industrial	A-1; Transportation Corridor Overlay
East	Undeveloped	Business Park & Light Industrial	M1-A; Transportation Corridor Overlay
West	Light Industrial	Business Park & Light Industrial	M1-A; Transportation Corridor Overlay

PARKS

No dedication is required as the site is a commercial/industrial use and zoning.

Future Land Use Map



Relation to Public Projects & Legal

RELATION TO PUBLIC PROJECTS

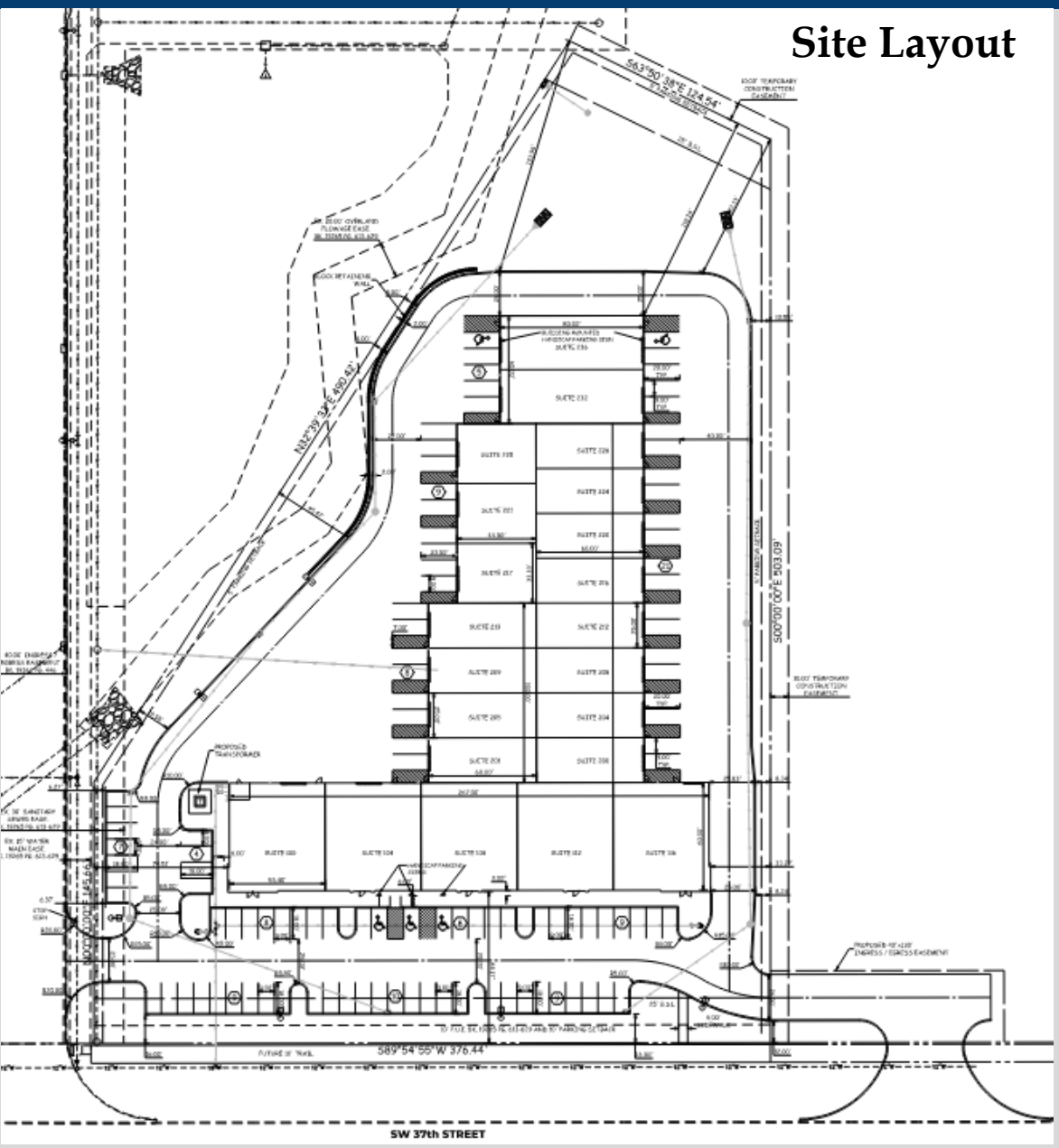
SW 37th Street

In the future, the City will reconstruct SW 37th Street. At such time, the a public trail will be installed with the road project and the proposed driveway access will be a right-in, right-out access point.

Legal

Due to the access spacing control along SW 37th Street, a shared driveway is necessary between the site and the property to the east. The property owner will have a private ingress/egress easement for the driveway to access their site.

Site Layout



ACCESS

Access to the site will be from an existing access drive off of SW 37th Street through an existing ingress/egress easement. The proposed shared access will be a full access when constructed and then reduced to a right-in, right-out access after SW 37th Street reconstruction. A private ingress/egress easement is needed for the construction of the second access driveway.

LIGHTING

Parking lot lights will be installed along the parking areas. Wall pack lighting will be installed on the building.

BUILDING SETBACKS

Front: 25 feet

Side: None

Rear: 25 feet

PARKING:

Parking setbacks include 10 feet from SW 37th Street, 5 feet from all other lot lines. There are no issues with the proposed parking.

The parking provided will serve the tenants for each suite bay as well as guests in the south parking lot area.

Parking Calculation Table

Required	Proposed
Warehouse: 14 stalls Office/Retail: 51 stalls	Warehouse: 43 stalls (including 2 ADA stalls) Office/Retail: 64 stalls (including 3 ADA stalls)

Utilities & Landscaping

SANITARY

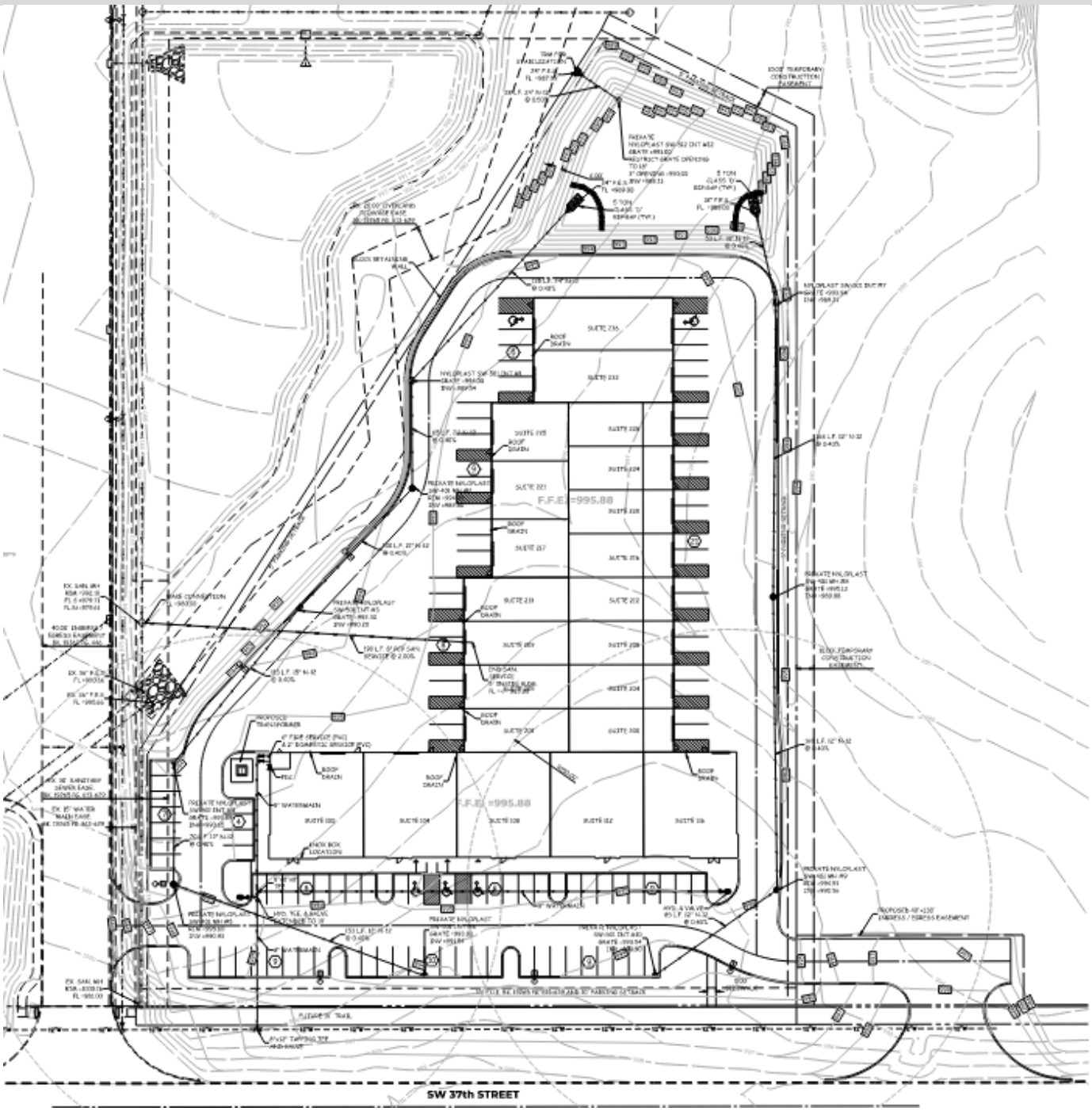
Sanitary service to the building will be connected onto an existing public main on the west side of the site.

WATER

Water service for the site will be tapped from the existing 12" water main along the north side of SW 37th Street. Hydrant coverage and water service to the building will be provided.

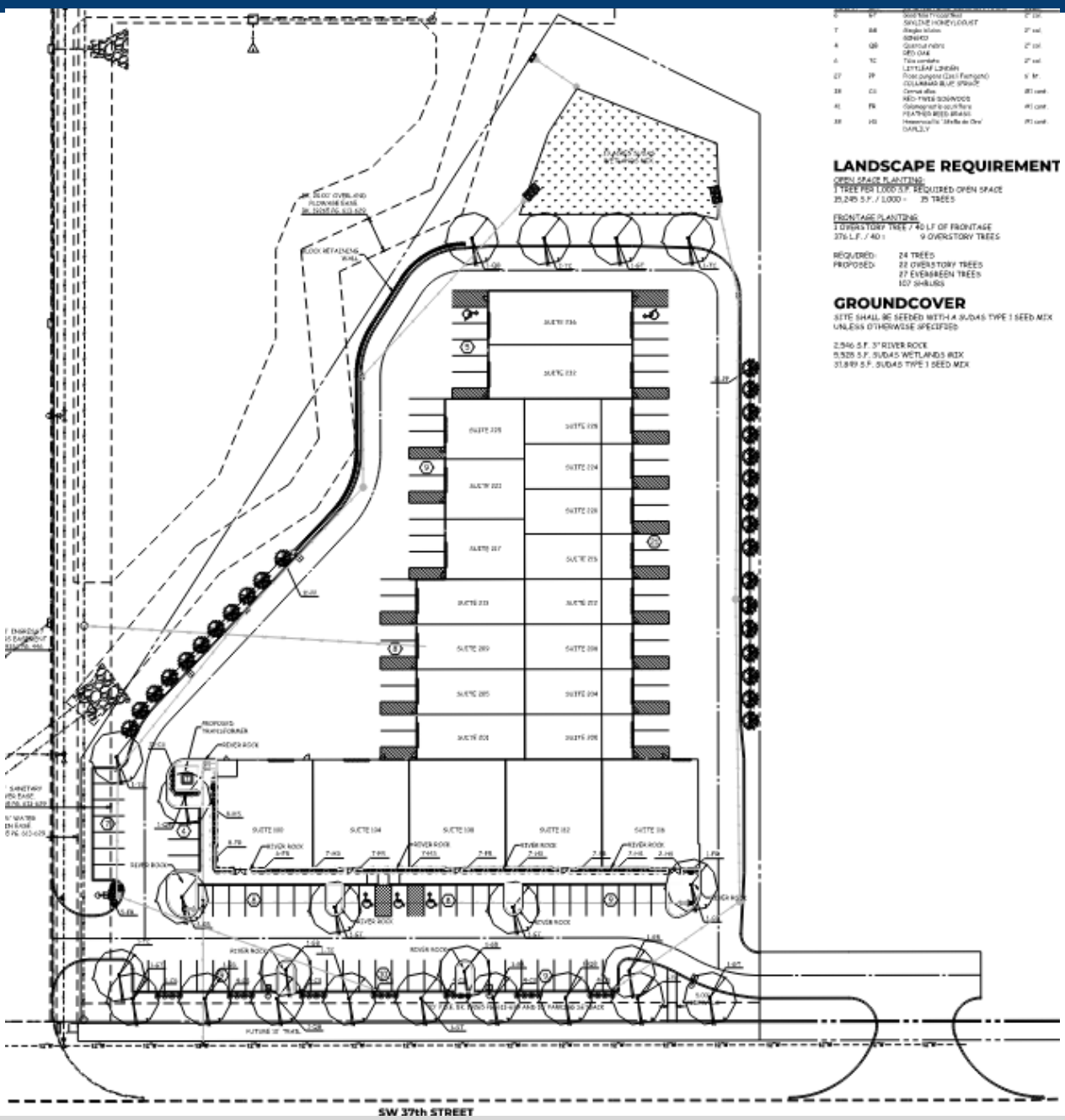
STORM WATER

Storm sewer is proposed throughout the site to carry stormwater to the north end of the property. The detention area will store stormwater and the water will ultimately discharge to the creek area west of the property.



Utilities Map

Landscaping



Landscaping Plan

LANDSCAPING

Landscaping provided meets the open green space and landscaping requirements. Landscaping along the parking area is required along SW 37th Street and required to screen the tenant bay parking from public view.

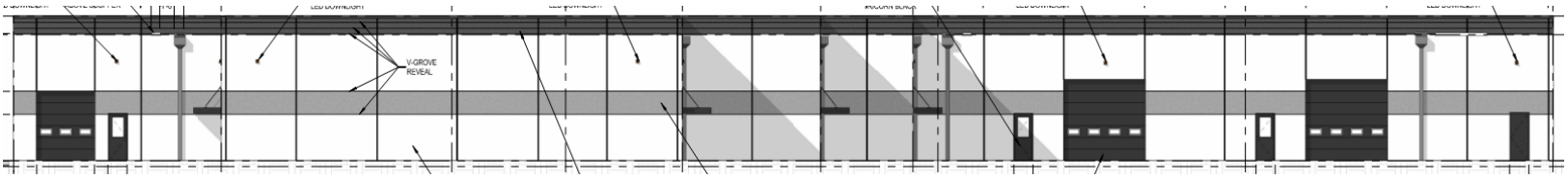
Street Trees: 1 overstory tree per 40 lineal feet along SW 37th Street = 9 trees required
= 9 trees provided

Open Space Trees: 1 overstory tree per 1000 sf of open space = 15 trees required

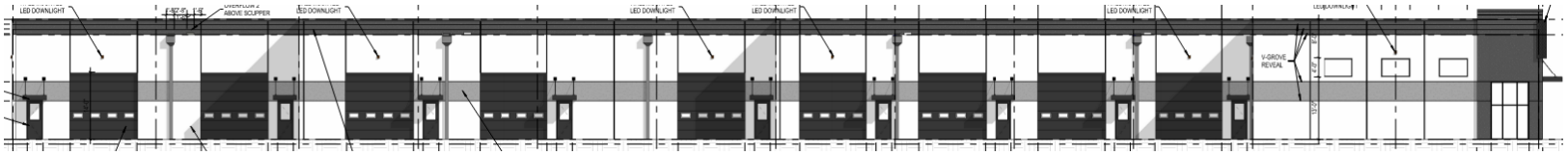
Proposed: 22 overstory trees, 27 evergreen trees, 107 shrubs

Architecture

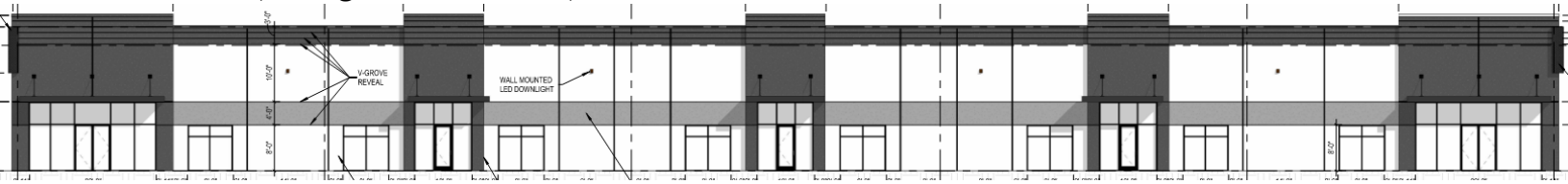
North Elevation



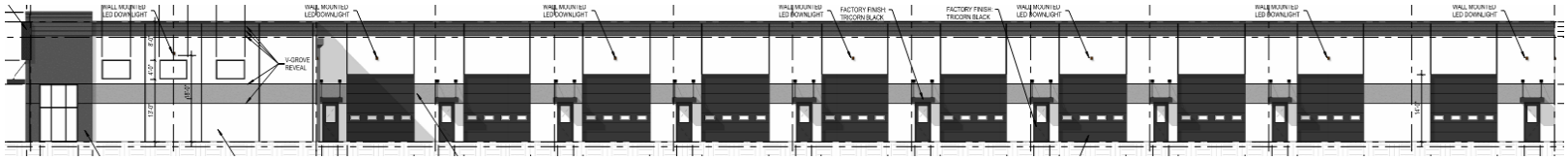
West Elevation



South Elevation (Facing SW 37th Street)



East Elevation



BUILDING & ELEVATIONS

The proposed building addition meets the required architectural requirements for the Transportation Corridor Overlay District

The proposed building addition will be constructed out of colored precast concrete panels with glazing and overhead doors.

DUMPSTER ENCLOSURE

No dumpster enclosure is proposed on site. Trash will be stored within the building and rolled out to be collected on garbage days.

LIGHTING

Parking lot lights will be installed along the parking areas. Wall pack lighting will be installed on the building.

Material Board

Colored precast concrete

Conclusion

STAFF RECOMMENDATION

Staff recommends approval of the proposed site plan amendment subject to remaining staff comments.

Conclusion

Approval of site plan to construct an approximately 43,350 sf building for the use of warehouse and office, and to construct parking lot, detention area, and site utilities.

The proposed building addition elevations meet the M1-A and Transportation Corridor Overlay architectural requirements.

A private ingress/egress easement is required to construct and use the proposed access drive.

~~June 23, 2026~~
~~July 15, 2026~~
July 29, 2026

Cooper Crawford & Associates
Attn: Brad Overturf
475 S. 50th Street, Suite 800
West Des Moines, IA 50265

RE: Next Phase Grimes Warehouse Site Plan

Dear Brad:

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

General Comments:

1. Ensure all plan review fees are paid prior to the project being on the Council agenda. Fees include $1,200 (SWMP) and $250 (SWPPP).

2. Ensure all SW 37th Street fees are paid prior to the project being on the Council agenda. Fee includes $120 per linear foot based upon the linear feet of the respective site along SW 37th Street to contribute to the cost of future widening improvements to SW 37th Street.

3. Note that observation fees will be sent after receiving the final signed plan set.

4. Note that a preconstruction packet and contact list is required and will be sent after receiving the final signed plan set.

5. Note that CAD files will be required with the final plans.
    a. All new utilities to be installed and any removed.
    b. Pavement within the project site.
    c. Finished grade surface of grading area (XML file).
    d. All trees that are to be added or removed.
    e. Survey file of existing conditions with any private utilities located.
    f. Sign locations and pavement markings.
    g. Any recorded easements.

6. Note that as-builts are required to be provided after construction is completed.

7. ~~Note that the site plan is under the Legacy at James Street Zoning Change and Development Agreement.~~

8. ~~Provide Demo/existing conditions plan sheet. Include grades, any vegetation and any vegetation being removed, etc~~.

9. ~~Sheet #2: provide perimeter slope labels on basin.~~

10. Sheet #2: provide emergency overflow location for the basin.

11. ~~Sheet #2: provide dam crest width dimension. ISWMM states width should be at least 6' wide.~~

12. ~~Sheet #3: Provide detail for basin outlet structure.~~

13. Please provide turning movements for largest fire truck. Please reach out if you need the fire truck specs to do the modeling.

14. ~~Provide cutsheets for photometric plan. Please provide cutsheets for the parking lot lights.~~

15. Sheet #4: SWMP states storm sewer between INT #7 and FES should be 18".

16. ~~Provide updated photometric plan to address Submittal 1 comments.~~

17. Please provide updated elevations.

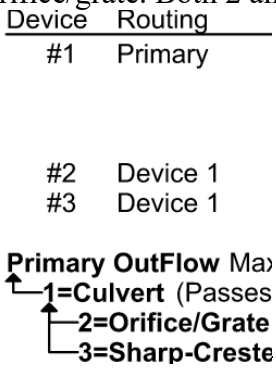
SWPPP

1. ~~Please sign the SWPPP review checklist. Checklist is attached via email with 2nd Submittal comments.~~
2. Keep maps in SWPPP up to date with each plan submittal
3. ~~The total area disturbed cannot be greater than total area of the site~~
4. ~~Include a signed affidavit of publication~~
5. All contractors/subcontractors must sign certification statement prior to working on site. All certification statements must be kept in SWPPP.
6. ~~Include a signed copy of the owner's certification statement.~~
7. Include a site supervisor contact once known.
8. Include a swppp monitoring contact once known
9. ~~Include a notification to City of Grimes Public Works in spill reporting~~
10. ~~Include signature on NOI~~
11. ~~Include affidavit of publication for public notice~~
12. ~~Include IDNR letter of authorization once available~~
13. ~~Include signature on City of Grimes SWPPP certification~~

14. ~~Provide construction schedule once known~~
15. Include filled out copy of inspector qualifications sheet once known
16. Include filled out stormwater pollution prevention training log once known
17. ~~Include blank inspection report from company responsible for SWPPP monitoring~~
18. ~~Include GP#2 in the Part 5 section.~~
19. Does Part 9 still need to be completed?
20. Switch the contractor to whomever is going to be the SWPPP contractor on Page 31.

SWMP Comments:

1. ~~Provide WQv design and calculations as per ISWMM and specify what practice is being used.~~
2. ~~Hydrograph Report: Detention basin should be modeled with the 24" outlet pipe as the primary outlet #1. The 3" vert. orifice should be device 1 and the 19.1" horiz. Orifice should be device 1 as well. In the flow diagram it should list 1=culvert, 2=orifice/grate, 3=orifice/grate. Both 2 and 3 will tie directly into 1. Should look similar to this:~~



3. ~~Please provide storm sewer and intake sizing spreadsheets for the 5-yr and 100-yr events.~~
4. ~~Provide erosion protection calculations at the ends of all FESs.~~
5. ~~Please include intake spread calculations for the 10-yr and 100-yr storm events.~~
6. ~~Provide existing and proposed drainage area maps contour elevation labels.~~
7. If a shallow wetland is being designed, provide constructed stormwater wetlands excel checklist from ISWMM.
8. Review hydrograph. It appears that there might be an issue with the surface area value at the 991.00' elevations. If there is, update all hydrograph reports and summaries.
9. Intake #3: Stormwater overtops the curb during the 100-yr event. Consider replacing with a double grate intake instead.

Please provide a letter addressing all comments on this comment letter and reply to all comments noted on the attached plan review markup.

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: August 5, 2026

PLANNING & ZONING: August 4, 2026, at 5:30 PM in the Grimes Council Chambers

COUNCIL MEETING: August 25, 2026, at 5:30 PM in the Grimes Council Chambers

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

Sincerely,

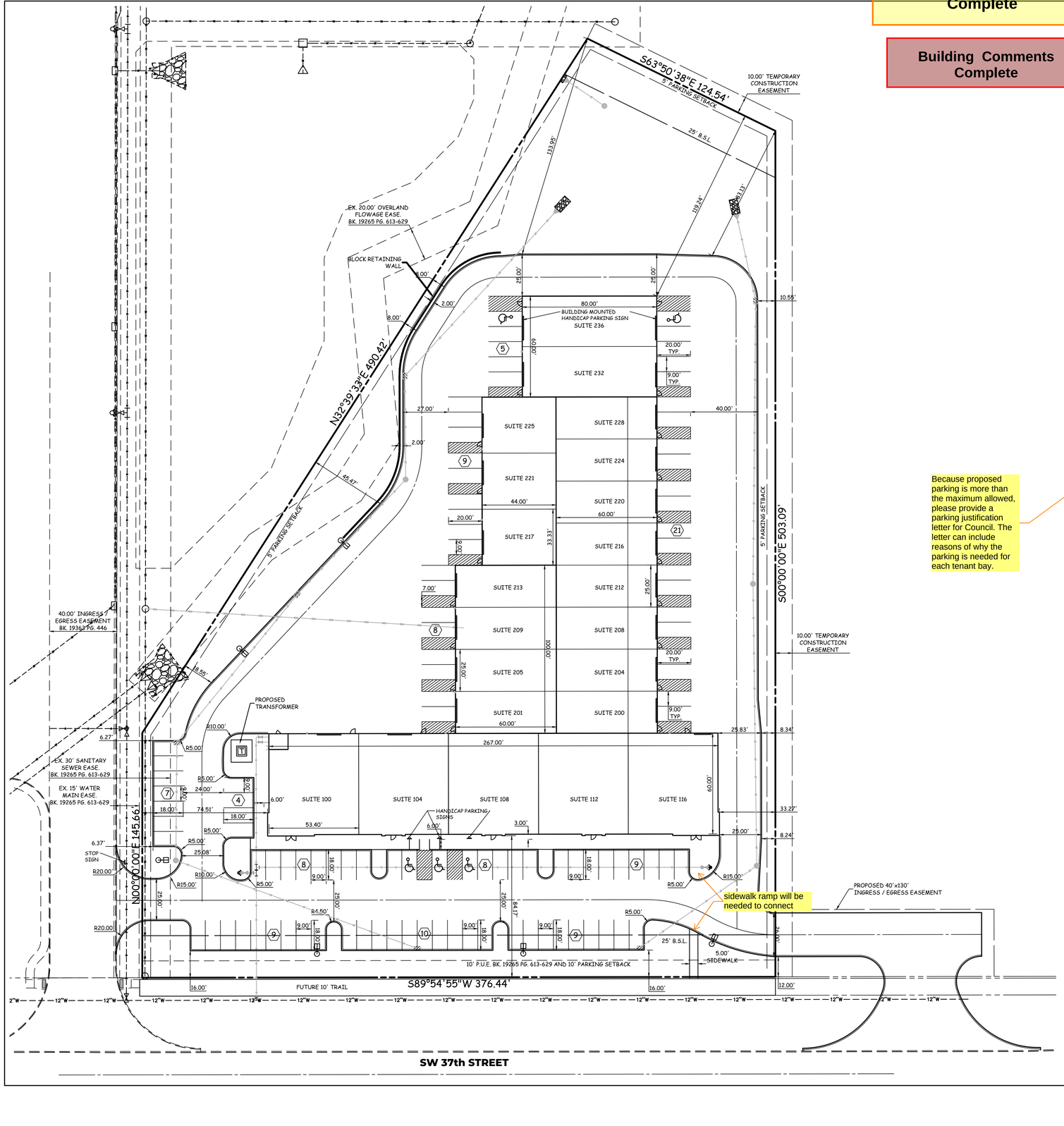
Alivia Hoodjer
Assistant Planner

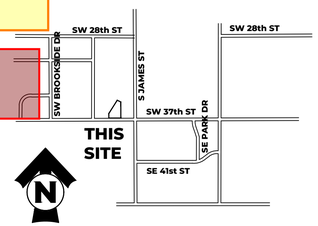
Planner Comments Complete

Engineering Comments Completed

Addressing Comments Complete

Building Comments Complete





VICINITY SKETCH
NO SCALE

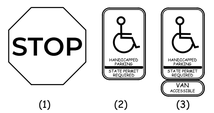
GENERAL NOTES:
A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING, SIGNING, AND RETURNING THE PRECONSTRUCTION PACKET TO THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
C. ALL PERMITS (IDNR, NPDES, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
D. PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS (AS-BUILTS) OF ALL IMPROVEMENTS AND EASEMENTS AS PER CITY COMMERCIAL AS-BUILT POLICY.
E. THE RECORD DRAWINGS SHOULD INCLUDE A CERTIFIED GRADING SHEET AND AS-BUILT PLANS OF ALL STORMWATER MANAGEMENT FACILITIES ON SITE WITH A CERTIFICATION STATEMENT SIGNED BY THE DESIGN ENGINEER INDICATING THAT THE FACILITIES WERE CONSTRUCTED AS DESIGNED.
F. RECORD DRAWINGS TO INCLUDE ONE ELECTRONIC FILE IN .DWG AND .PDF FILE EXTENSIONS.
G. TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT SANITARY, WATER, SUMP. MARK THE ENDS OF SERVICES WITH A STEEL FENCE POST AND PAINT GREEN FOR SANITARY, BLUE FOR WATER, AND WHITE FOR STORM. MARK THE ENDS OF SANITARY AND SUMP WITH A 2 X 4 FROM END OF PIPE TO 2' ABOVE GRADE.
H. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT.
I. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
J. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS (UTILITY, PAVING, SUBGRADE) WITH AN ITEMIZED COST BREAKDOWN.
K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL NEWLY CONSTRUCTED PUBLIC AND PRIVATE UTILITIES ASSOCIATED WITH THE PROJECT AT THEIR EXPENSE UNTIL THE CITY ACCEPTS THE PROJECT THROUGH THE GRIMES CITY COUNCIL.
L. TRASH WILL BE STORED INSIDE EACH INDIVIDUAL UNIT. THERE WILL BE NO EXTERIOR DUMPSTER ON SITE.

PARKING CALCULATIONS
1 SPACE / 2,000 S.F. WAREHOUSE
27282 / 2,000 =14
14 SPACES REQUIRED
43 SPACES PROVIDED INCLUDING 2 HANDICAP SPACES

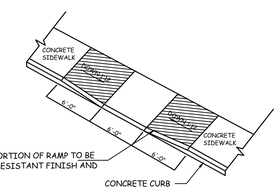
3 SPACE / 1,000 S.F. OFFICE / RETAIL
16064 S.F. / 1,000 =17 * 3 =51
51 SPACES REQUIRED
64 TOTAL SPACES PROVIDED INCLUDING 3 HANDICAP SPACES

Because proposed parking is more than the maximum allowed, please provide a parking justification letter for Council. The letter can include reasons of why the parking is needed for each tenant bay.

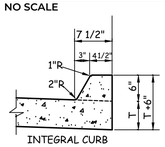
CONSTRUCTION SCHEDULE
ANTICIPATED START DATE - SUMMER 2026
ANTICIPATED FINISH DATE - SPRING 2027

SIGN LEGEND


(1) (2) (3)



CURB RAMP DETAIL
NO SCALE



CURB DETAIL
NO SCALE

SHEET INDEX

1 DIMENSION PLAN
2 EXISTING CONDITIONS
3 EROSION CONTROL PLAN
4 GRADING PLAN
5 UTILITY PLAN
6 LANDSCAP PLAN

IOWA ONE CALL 811

SITE PLAN
NEXT PHASE GRIMES WAREHOUSE
355 SW 37th STREET, GRIMES

APPLICANT
NEXT PHASE DEVELOPMENT LLC
REID TAMISIEA
1690 ALL STATE COURT #120
WDM, IA 50265
PH. 515-721-9115

OWNER
ANDERSON FOUR LLC
4451 NW URBANDALE DR
URBANDALE, IA 50322

ZONING
EXISTING: M1-A
TRANSPORATION MIXED USE DEVELOPMENT OVERLAY DISTRICT
PROPERTY IS SUBJECT TO LEGACY AT JAMES STREET ZONING CHANGE AND DEVELOPMENT AGREEMENT BK. 19185 PG. 581-591
FUTURE LAND USE: BUSINESS PARK & LIGHT INDUSTRIAL

SETBACKS
FRONT -25'
SIDE - 0'
REAR -25'

PARKING SETBACKS
FRONT -10'
REAR & SIDE - 5'

BUILDING USE
WAREHOUSE & OFFICE

BUILDING TYPE
WORKSHOP / WAREHOUSE

BUILDING HEIGHT
1 STORY 42' HEIGHT (MAX. HEIGHT ALLOWED =50')

LEGAL DESCRIPTION
LOT 2 LEGACY AT JAMES STREET PLAT 1, AN OFFICIAL PLAT, CITY OF GRIMES, POLK COUNTY, IOWA.

SAID TRACT OF LAND CONTAINS 3.50 ACRES MORE OR LESS.

SAID TRACT OF LAND SUBJECT ALL EASEMENTS OF RECORD.

SITE AREAS

BUILDINGS	43,346 S.F.	28.4%
PAVING	67,251 S.F.	44.1%
SIDEWALK	1,911 S.F.	1.3%
OPEN SPACE	39,923 S.F.	26.2%
TOTAL	152,449 S.F.	100%

TOTAL IMPERVIOUS AREA (BUILDINGS, PAVING, & WALKS) 112,508 S.F. 73.8%
REQUIRED OPEN SPACE = 15,245 S.F. (152,449 * 10%)
ESTIMATED DISTURBED AREA =152,449 S.F.

LEGEND
EXISTING/PROPOSED
PROPERTY BOUNDARY
W 8" WATER MAIN & SIZE
SAN 8" SANITARY SEWER & SIZE
ST 8" STORM SEWER & SIZE
UGE UNDERGROUND ELECTRIC CABLE
UGT UNDERGROUND TELEPHONE CABLE
CTV UNDERGROUND CABLE TV
G 4 GAS MAIN & SIZE
MANHOLE
INTAKE
HYDRANT
PP/LP POWER POLE/LIGHT POLE
UTILITY BOX/TELEPHONE RISER
990 EXISTING CONTOURS
990 PROPOSED CONTOURS
SILT FENCE OR APPROVED FILTRATION SOCK
TREES

LICENSED PROFESSIONAL ENGINEER
KEVEN J. CRAWFORD
13156
I O W A

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.

KEVEN J. CRAWFORD, P.E. IOWA LICENSE NO. 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-4

COOPER CRAWFORD & Associates
Civil Engineers & Land Surveyors
BRAD OVERTURF@COOPER-CRAWFORD.COM
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

SCALE: 1"=30'

DATE: 6-8-2026
REVISIONS: 7-2-2026
7-21-2026

AS-BUILT: (X-X-XXXX)

JOB NUMBER
CC 3170

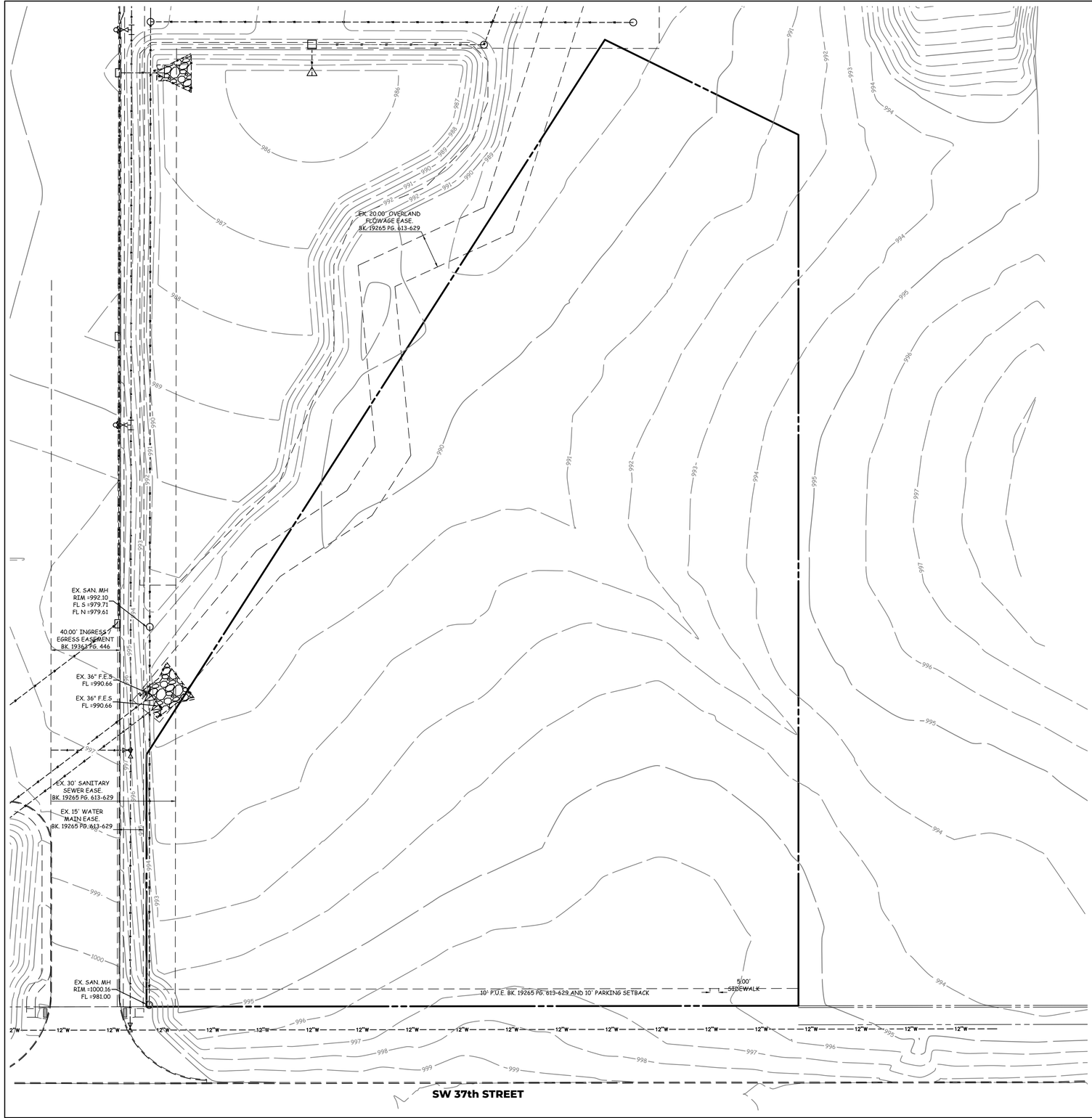
DIMENSION PLAN
NEXT PHASE GRIMES WAREHOUSE

SHEET 1 OF 6

SITE PLAN

NEXT PHASE
GRIMES WAREHOUSE

355 SW 37th STREET, GRIMES



LEGEND

EXISTING/PROPOSED

- PROPERTY BOUNDARY
- 8" W — WATER MAIN & SIZE
- 8" SAN — SANITARY SEWER & SIZE
- 8" ST — STORM SEWER & SIZE
- UGE — UNDERGROUND ELECTRIC CABLE
- UGT — UNDERGROUND TELEPHONE CABLE
- CTV — UNDERGROUND CABLE TV
- 4 G — GAS MAIN & SIZE
- MANHOLE
- INTAKE
- HYDRANT
- PP/LP — POWER POLE/LIGHT POLE
- UTILITY BOX/TELEPHONE RISER
- 990 — EXISTING CONTOURS
- 990 — PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK
- TREES

IOWA ONE CALL

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EXISTING CONDITIONS
NEXT PHASE GRIMES WAREHOUSE

SHEET 2 OF 6

SITE PLAN

NEXT PHASE GRIMES WAREHOUSE

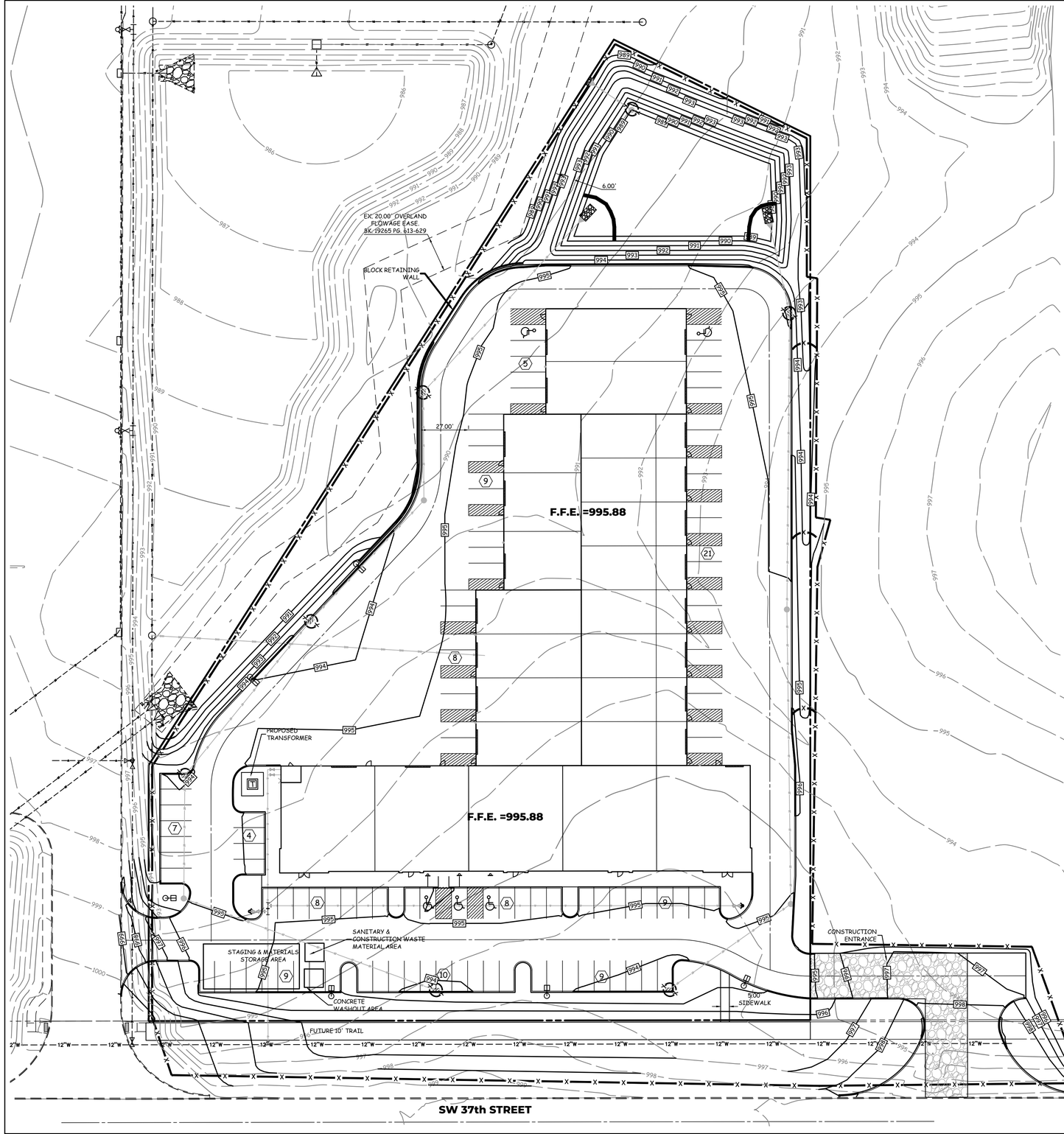
355 SW 37th STREET, GRIMES

EROSION & POLLUTION CONTROL NOTES

1. THE SUBCONTRACTOR RESPONSIBLE FOR EROSION AND POLLUTION CONTROL SHALL CARRY OUT THE MEASURES DETAILED ON THIS PLAN.
2. CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.
3. THE SUBCONTRACTOR SHALL INSPECT THE SITE AT MINIMUM ONCE EVERY 7 DAYS. ALL DISTURBED AREAS OF THE SITE, AREAS OF MATERIAL STORAGE, LOCATIONS WHERE VEHICLES ENTER/EXIT THE SITE. ALL OF THE EROSION AND SEDIMENT CONTROLS THAT ARE IDENTIFIED AS PART OF THIS PLAN AND ACCESSIBLE DISCHARGE LOCATIONS MUST BE INSPECTED.
4. THE SUBCONTRACTOR IS TO TAKE NECESSARY ACTIONS TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN 7 DAYS AFTER THE INSPECTION IN WHICH THE DEFICIENCY WAS FOUND.
5. THE SUBCONTRACTOR SHALL KEEP LOG AND PREPARE WEEKLY REPORTS DETAILING THE INSPECTIONS AND MEASURES TAKEN TO CORRECT ANY AND ALL DEFICIENCIES FOUND IN THE EROSION AND POLLUTION CONTROL MEASURES. THE REPORTS SHALL CONFORM TO THE STANDARDS SET BY THE IOWA DEPARTMENT OF NATURAL RESOURCES. COPIES OF THESE REPORTS SHALL BE FORWARDED TO THE DEVELOPER AND TO COOPER CRAWFORD & ASSOCIATES, L.L.C.
6. AFTER INITIAL GRADING PRIOR TO UTILITY CONSTRUCTION - ALL DISTURBED AREAS OUTSIDE OF THE PROPOSED R.O.W.'S ARE TO HAVE TEMPORARY SEEDING AND MULCHING. CONTRACTOR AND SUBS ARE TO TRY TO MINIMIZE DISTURBANCE TO THESE SEEDED AREAS THROUGH THE USE OF SPECIFIC ACCESS ROUTES WITHIN THE SITE.
7. DURING CONSTRUCTION, IF IT BECOMES EVIDENT THAT A DISTURBED AREA WILL NOT BE DISTURBED FOR 14 DAYS, IT SHALL BE SEEDED IMMEDIATELY.
8. PERMANENT SEEDING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
9. ANY FAILED AREAS OF SEEDING/MULCHING SHALL BE REAPPLIED.
10. ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ONTO ADJOINING RIGHT-OF-WAYS AND PROPERTY WILL BE CLEANED UP BY THE OWNER/CONTRACTOR BEFORE THE END OF THE WORK DAY OR BEFORE SEDIMENT ENTERS PUBLIC STORM SEWER OR WATERS OF THE STATE.
11. SILT FENCING TO BE INSPECTED ONCE A WEEK, LOOK FOR UNDERCUTTING AND FAILURES IN FABRIC. REPLACE/REPAIR AS NECESSARY.
12. ADDITIONAL SILT FENCING (TO THAT SHOWN ON THIS PLAN) MAY BE REQUIRED BY THE CITY OF GRIMES IN AREAS WHERE EROSION IS EVIDENT.
13. SILT FENCING TO BE CLEANED UP WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
14. ALL INTAKES SHALL HAVE SILT FENCING PRIOR TO PAVING AND INLET FILTERS AFTER PAVING. THESE FILTERS REMAIN IN PLACE UNTIL THE SITE HAS A PERMANENT PERENNIAL GROUND COVER.
15. ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN THE STORM SEWER.
16. IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS WILL BE MULCHED.
17. NO BORROW/SPOILS SITES ARE ANTICIPATED.

QUANTITIES

2,037 L.F.	SILT FENCE
3,700 S.F.	GRAVEL CONSTRUCITON ENTRANCE



LEGEND

EXISTING/PROPOSED

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IOWA 811 ONE CALL

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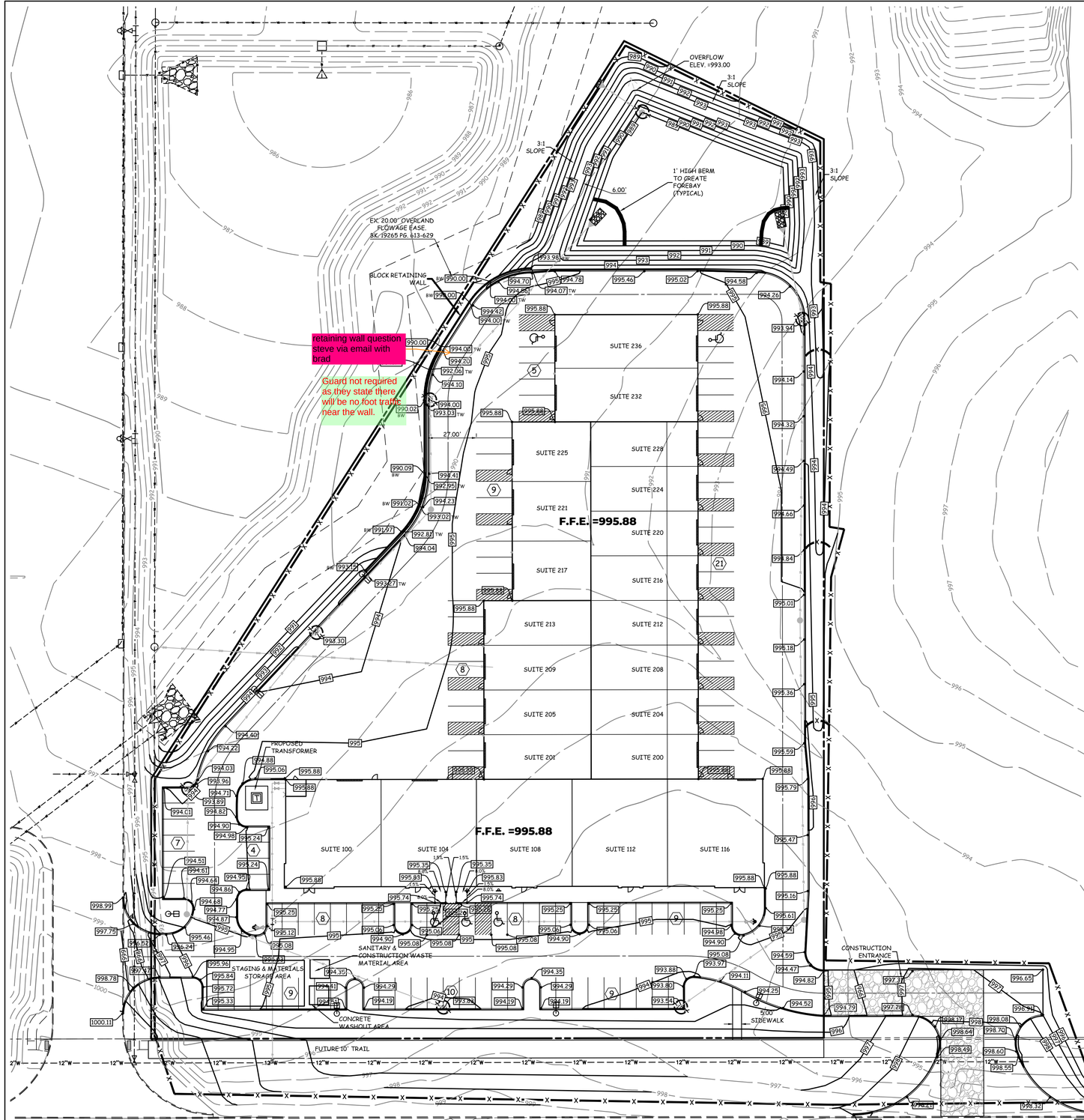
EROSION CONTROL PLAN
NEXT PHASE GRIMES WAREHOUSE

SHEET 3 OF 6



GRADING NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
3. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
4. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT.
5. STOCKPILE SUFFICIENT TOPSOIL TO RESPREAD A MINIMUM OF 4-INCHES ON UNPAVED AREAS.
6. ALL AREAS TO RECIEVE FILL TO BE BENCHED.
7. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES.
8. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
9. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL NOT DEVIATE FROM OPTIMUM BY MORE THAN 2%.
10. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
11. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
12. A MINIMUM OF ONE FOOT OF COMPACTED COHESIVE SUBGRADE SHALL BE PROVIDED BENEATH ALL PAVEMENTS.
13. EXISTING TREES WILL BE SAVED TO THE EXTENT POSSIBLE TO ACCOMMODATE GRADING, UTILITY AND STREET CONSTRUCTION.
14. NO DRAINAGE SHALL FLOW OVER ANY SIDEWALKS.
15. PAVEMENT SHALL BE 6-INCH P.C.C.

QUANTITIES

2,037 L.F. SILT FENCE
3,700 S.F. GRAVEL CONSTRUCITON ENTRANCE

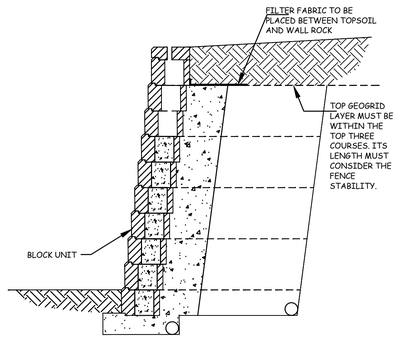
SITE PLAN

NEXT PHASE GRIMES WAREHOUSE

355 SW 37th STREET, GRIMES

EROSION & POLLUTION CONTROL NOTES

1. THE SUBCONTRACTOR RESPONSIBLE FOR EROSION AND POLLUTION CONTROL SHALL CARRY OUT THE MEASURES DETAILED ON THIS PLAN.
2. CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.
3. THE SUBCONTRACTOR SHALL INSPECT THE SITE AT MINIMUM ONCE EVERY 7 DAYS. ALL DISTURBED AREAS OF THE SITE, AREAS OF MATERIAL STORAGE, LOCATIONS WHERE VEHICLES ENTER/EXIT THE SITE. ALL OF THE EROSION AND SEDIMENT CONTROLS THAT ARE IDENTIFIED AS PART OF THIS PLAN AND ACCESSIBLE DISCHARGE LOCATIONS MUST BE INSPECTED.
4. THE SUBCONTRACTOR IS TO TAKE NECESSARY ACTIONS TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN 7 DAYS AFTER THE INSPECTION IN WHICH THE DEFICIENCY WAS FOUND.
5. THE SUBCONTRACTOR SHALL KEEP LOG AND PREPARE WEEKLY REPORTS DETAILING THE INSPECTIONS AND MEASURES TAKEN TO CORRECT ANY AND ALL DEFICIENCIES FOUND IN THE EROSION AND POLLUTION CONTROL MEASURES. THE REPORTS SHALL CONFORM TO THE STANDARDS SET BY THE IOWA DEPARTMENT OF NATURAL RESOURCES. COPIES OF THESE REPORTS SHALL BE FORWARDED TO THE DEVELOPER AND TO COOPER CRAWFORD & ASSOCIATES, L.L.C.
6. AFTER INITIAL GRADING PRIOR TO UTILITY CONSTRUCTION - ALL DISTURBED AREAS OUTSIDE OF THE PROPOSED R.O.W.'S ARE TO HAVE TEMPORARY SEEDING AND MULCHING. CONTRACTOR AND SUBS ARE TO TRY TO MINIMIZE DISTURBANCE TO THESE SEEDED AREAS THROUGH THE USE OF SPECIFIC ACCESS ROUTES WITHIN THE SITE.
7. DURING CONSTRUCTION, IF IT BECOMES EVIDENT THAT A DISTURBED AREA WILL NOT BE DISTURBED FOR 14 DAYS, IT SHALL BE SEEDED IMMEDIATELY.
8. PERMANENT SEEDING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
9. ANY FAILED AREAS OF SEEDING/MULCHING SHALL BE REAPPLIED.
10. ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ONTO ADJOINING RIGHT-OF-WAYS AND PROPERTY WILL BE CLEANED UP BY THE OWNER/CONTRACTOR BEFORE THE END OF THE WORK DAY OR BEFORE SEDIMENT ENTERS PUBLIC STORM SEWER OR WATERS OF THE STATE.
11. SILT FENCING TO BE INSPECTED ONCE A WEEK, LOOK FOR UNDERCUTTING AND FAILURES IN FABRIC. REPLACE/REPAIR AS NECESSARY.
12. ADDITIONAL SILT FENCING (TO THAT SHOWN ON THIS PLAN) MAY BE REQUIRED BY THE CITY OF GRIMES IN AREAS WHERE EROSION IS EVIDENT.
13. SILT FENCING TO BE CLEANED UP WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
14. ALL INTAKES SHALL HAVE SILT FENCING PRIOR TO PAVING AND INLET FILTERS AFTER PAVING. THESE FILTERS REMAIN IN PLACE UNTIL THE SITE HAS A PERMANENT PERENNIAL GROUND COVER.
15. ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN THE STORM SEWER.
16. IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS WILL BE MULCHED.
17. NO BORROW/SPOILS SITES ARE ANTICIPATED.



BLOCK RETAINING WALL DETAIL

NO SCALE

LEGEND

EXISTING/PROPOSED

- PROPERTY BOUNDARY
- W 8" WATER MAIN & SIZE
- SAN 8" SANITARY SEWER & SIZE
- ST 8" STORM SEWER & SIZE
- UGE UNDERGROUND ELECTRIC CABLE
- UGT UNDERGROUND TELEPHONE CABLE
- CTV UNDERGROUND CABLE TV
- G 4 GAS MAIN & SIZE
- MANHOLE
- INTAKE
- HYDRANT
- PP/LP POWER POLE/LIGHT POLE
- UTILITY BOX/TELEPHONE RISER
- 990 EXISTING CONTOURS
- 990 PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK
- TREES

IOWA 811 ONE CALL

COOPER CRAWFORD & Associates
Civil Engineers & Land Surveyors
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 6-8-2026
REVISIONS: 7-2-2026
7-21-2026

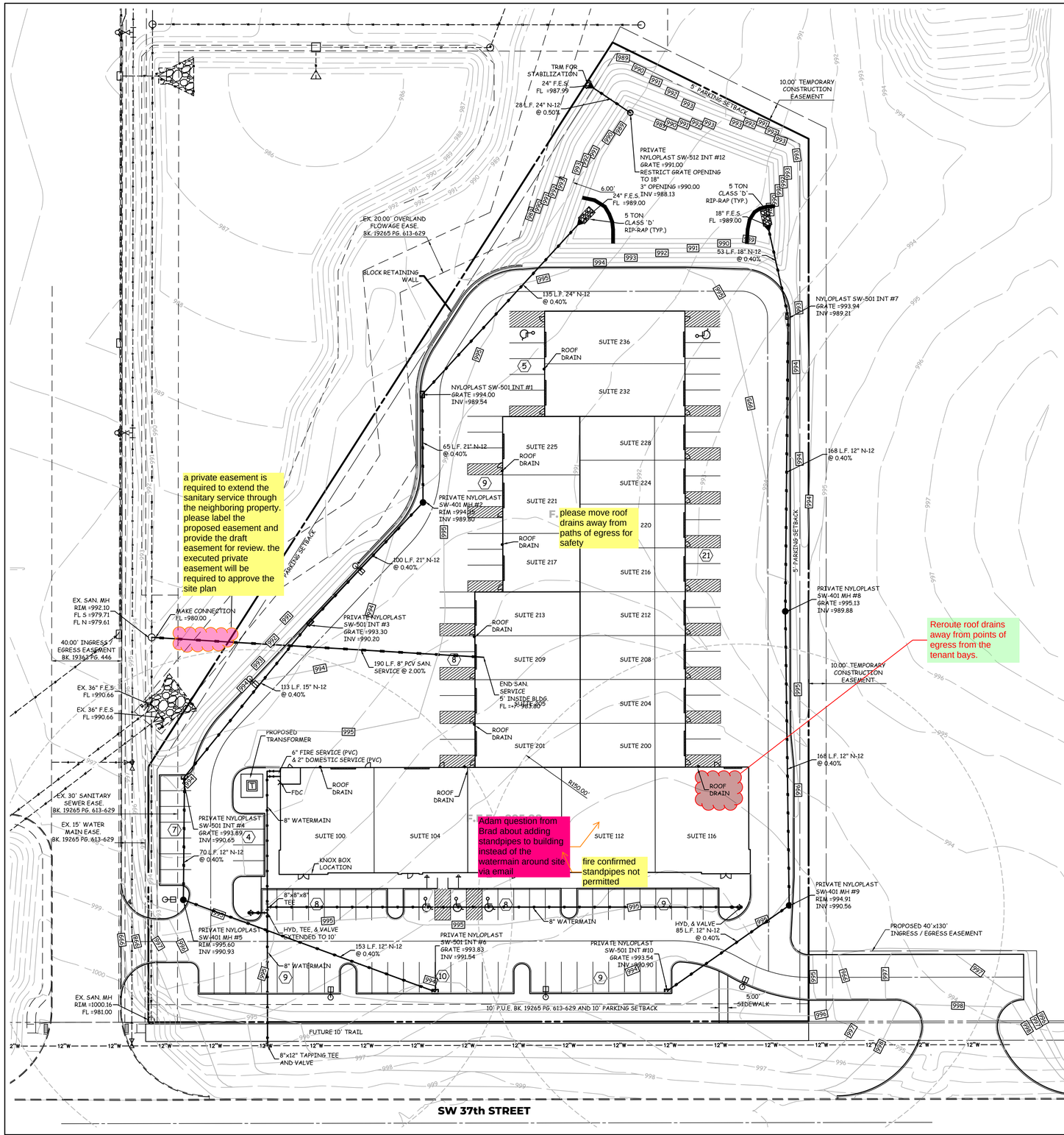
SCALE: 1"=30'

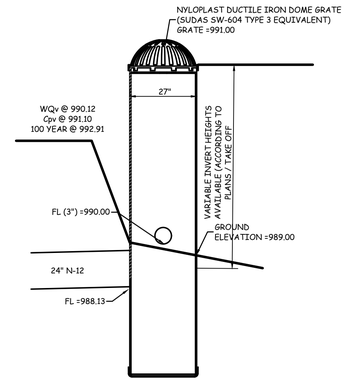
AS-BUILT: (X-X-XXXX)

JOB NUMBER CC 3170

GRADING PLAN
NEXT PHASE GRIMES WAREHOUSE

SHEET 4 OF 6





NYLOPLAST SW-512 INTAKE BASIN OUTLET STRUCTURE DETAIL

NO SCALE

QUANTITIES

STORM SEWER

315 L.F.	12-INCH N-12 SUBDRAIN
311 L.F.	12-INCH N-12
48 L.F.	18-INCH N-12
113 L.F.	15-INCH N-12
65 L.F.	21-INCH N-12
163 L.F.	24-INCH N-12
5 EA.	NYLOPLAST 'SW-501' INTAKE
2 EA.	NYLOPLAST 'SW-512' INTAKE
1 EA.	NYLOPLAST 'SW-512' 27" INTAKE
3 EA.	NYLOPOLAST 'SW-401' MANHOLE
1 EA.	18-INCH F.E.S.
2 EA.	24-INCH F.E.S.

SANITARY SEWER

190 L.F.	8-INCH SANITARY SEWER SERVICE

WATER MAIN

2 EA.	HYDRANT, TEE, & VALVE
2 EA.	HYDRANT ONLY
1 EA.	6-INCH 45° BEND
1 EA.	8-INCH 45° BEND
1 EA.	22.5° BEND
2 EA.	REDUCER
1 EA.	8"x12" TAPPING TEE AND VALVE
1 EA.	8"x8"x8" TEE
442 L.F.	8-INCH WATER MAIN
305 L.F.	6-INCH WATER MAIN

SITE PLAN

NEXT PHASE GRIMES WAREHOUSE

355 SW 37th STREET, GRIMES

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.

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.

STORM SEWER NOTES:

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

SIGNAGE NOTES:

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

LEGEND

EXISTING/PROPOSED

- PROPERTY BOUNDARY
- W — WATER MAIN & SIZE
- SAN — SANITARY SEWER & SIZE
- ST — STORM SEWER & SIZE
- UGE — UNDERGROUND ELECTRIC CABLE
- UGT — UNDERGROUND TELEPHONE CABLE
- CTV — UNDERGROUND CABLE TV
- G — GAS MAIN & SIZE
- MANHOLE
- INTAKE
- HYDRANT
- PP/LP — POWER POLE/LIGHT POLE
- UTILITY BOX/TELEPHONE RISER
- 990 — EXISTING CONTOURS
- 990 — PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK
- TREES

IOWA ONE CALL

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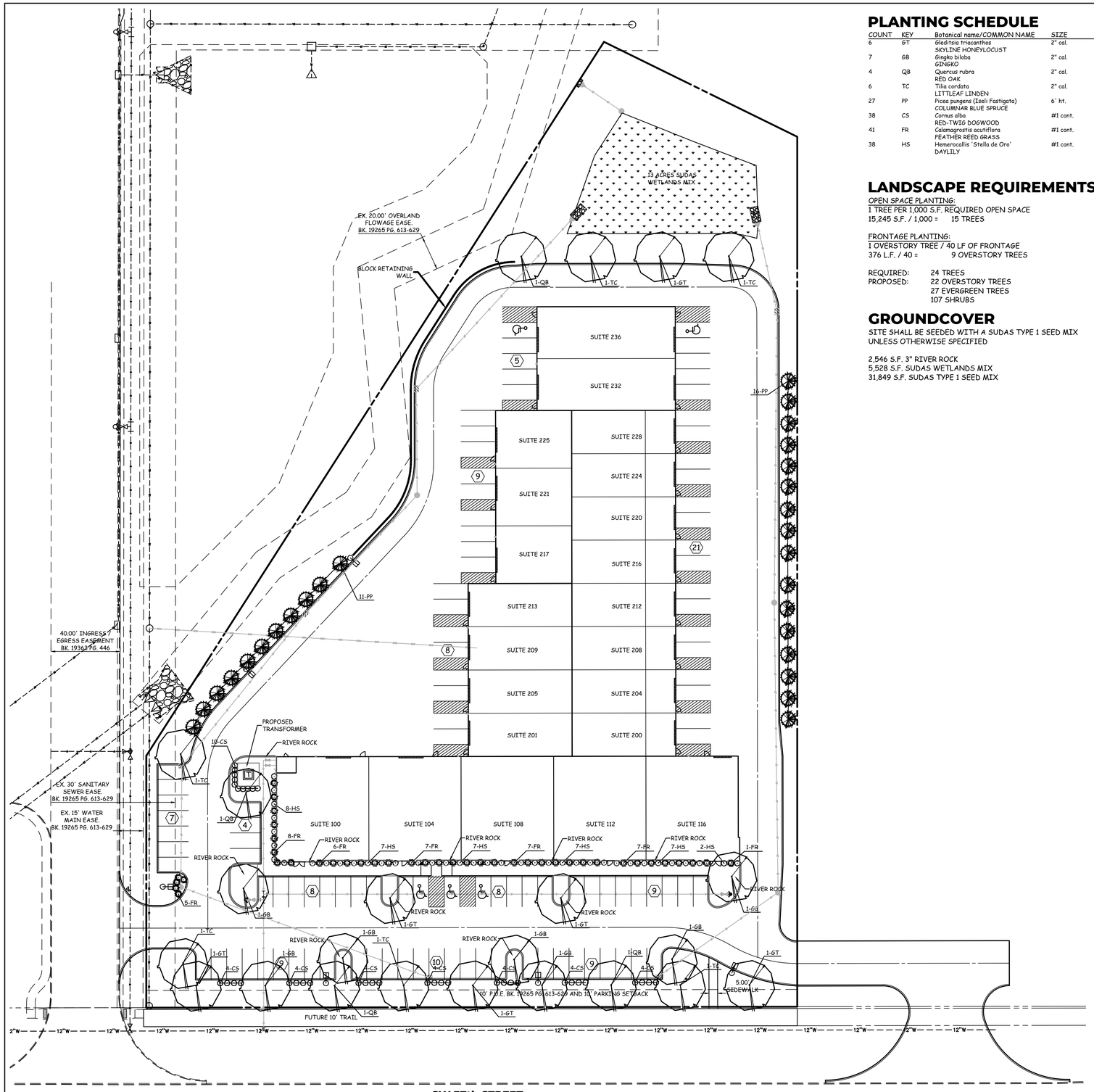
UTILITY PLAN
NEXT PHASE GRIMES WAREHOUSE

SHEET 5 OF 6



PLANTING SCHEDULE

COUNT	KEY	Botanical name/COMMON NAME	SIZE	CONDITION	REMARKS
6	GT	Gleditsia triacanthos SKYLINE HONEYLOCUST	2" cal.	TS / B&B	SEE PLAN
7	GB	Ginqko biloba GINGKO	2" cal.	TS / B&B	MALE ONLY
4	QB	Quercus rubra RED OAK	2" cal.	TS / B&B	SEE PLAN
6	TC	Tilia cordata LITTLEAF LINDEN	2" cal.	TS / B&B	SEE PLAN
27	PP	Picea pungens (Iseli Fastigata) COLUMNAR BLUE SPRUCE	6' ht.	TS /BB	SEE PLAN
38	CS	Cornus alba RED-TWIG DOGWOOD	#1 cont.	CONT.	SEE PLAN
41	FR	Calamagrostis acutiflora FEATHER REED GRASS	#1 cont.	CONT.	SEE PLAN
38	HS	Hemerocallis 'Stella de Oro' DAYLILY	#1 cont.	CONT.	SEE PLAN

LANDSCAPE REQUIREMENTS

OPEN SPACE PLANTING:
1 TREE PER 1,000 S.F. REQUIRED OPEN SPACE
15,245 S.F. / 1,000 = 15 TREES

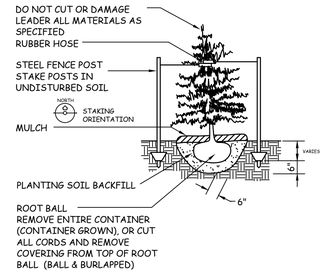
FRONTAGE PLANTING:
1 OVERSTORY TREE / 40 LF OF FRONTAGE
376 L.F. / 40 = 9 OVERSTORY TREES

REQUIRED: 24 TREES
PROPOSED: 22 OVERSTORY TREES
27 EVERGREEN TREES
107 SHRUBS

GROUNDCOVER

SITE SHALL BE SEEDED WITH A SUDAS TYPE 1 SEED MIX UNLESS OTHERWISE SPECIFIED

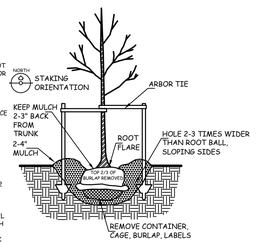
2,546 S.F. 3" RIVER ROCK
5,528 S.F. SUDAS WETLANDS MIX
31,849 S.F. SUDAS TYPE 1 SEED MIX



EVERGREEN TREE PLANTING & STAKING DETAIL

NO SCALE

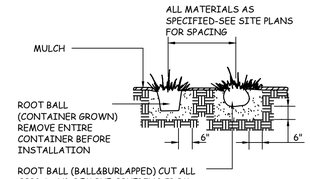
TREE PLANTING STEPS:
1. PEEL BACK ROPE/BURLAP/CAGE AND REMOVE SUFFICIENT SOIL TO EXPOSE ROOT FLARE.
2. MEASURE FROM ROOT FLARE TO BOTTOM OF ROOT BALL.
3. DIG HOLE TO DEPTH WHERE TOPMOST ROOTS ARE BURIED 1-2 INCHES AND THE ROOT FLARE SITS SLIGHTLY ABOVE THE GROUND LEVEL. DIG A HOLE 2-3 TIMES WIDER THAN THE DIAMETER OF THE ROOT BALL WITH SLOPING SIDES TO ALLOW FOR PROPER ROOT GROWTH
4. REMOVE LOWER 1/3 OF WIRE CAGE.
5. SET TREE IN PLANTING HOLE. SUPPORT WITH SOME SOIL. ENSURE THAT IT'S STRAIGHT, THEN REMOVE ENTIRE BALANCE OF WIRE CAGE AND TOP 2/3 OF BURLAP.
6. BACKFILL 2/3 OF LOOSE NATIVE SOIL (UNLESS IT'S ALL CLAY) AND USE WATER TO SETTLE. DO NOT TAMP OR STEP ON SOIL.
7. BACKFILL BALANCE AND WATER AGAIN. EXCESS SOIL MAY BE USED TO CREATE A BERM / SAUCER OUTSIDE OF ROOT BALL.
8. ADD 2-4" OF WOOD MULCH, LEAVING A 1-2 INCH CLEARANCE BETWEEN THE MULCH AND THE TRUNK.
9. WATER A FINAL TIME.
10. IF NECESSARY, PLACE TO OPPOSING STEEL T-STAKES OUTSIDE THE ROOT BALL WITH ARBOR TIE SECURING TREE. TIES PREFERRED ON LOWER HALF OF OF TRUNK TO ALLOW MOVEMENT.



NOTE:
- DO NOT SET TOP OF ROOT BALL AT FINISHED GRADE. IT IS ESSENTIAL THAT THE ROOT FLARE BE EXPOSED BEFORE PLANTING, SO THE TREE CAN BE SET TO SHOW ROOT FLARE AT FINISHED GRADE

DECIDUOUS TREE PLANTING & STAKING DETAIL

NO SCALE



SHRUB PLANTING DETAIL

NO SCALE

IOWA 811 ONE CALL

SITE PLAN

NEXT PHASE GRIMES WAREHOUSE

355 SW 37th STREET, GRIMES

LANDSCAPE NOTES

1. ALL SITEWORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH SUDAS.
2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
3. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
4. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-1990).
5. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION.
6. THE CONTRACTOR SHALL REMOVE THE TREE STAKES ONE YEAR AFTER INSTALLATION.
7. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
8. ALL TREES, SHRUBS, BEDS AND GROUND COVERS SHALL BE MULCHED WITH AT LEAST 3-INCHES SHREDDED BARK MULCH.
9. ONE WEEK PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT.
10. THE CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
11. ALL DECIDUOUS TREES SHALL BE PLANTED AT LEAST 5 FEET FROM R.O.W. AND CONIFEROUS TREES AT LEAST 10 FEET FROM R.O.W.
12. ALL LANDSCAPING SHALL BE INSTALLED WITH THIS CONTRACT.
13. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL BUFFER PARK AND OPEN SPACE LANDSCAPING.
14. ALL AREAS SHALL BE TURF OR PLANTINGS UNLESS OTHERWISE INDICATED.
15. ALL BUFFER AND OPEN SPACE LANDSCAPING SHALL BE INSTALLED PRIOR TO FINAL OCCUPANCY.
16. CONTACT THE MUNICIPAL FORESTRY DIVISION PRIOR TO PLANTING IN THE PUBLIC R.O.W. AT 515-283-4950
17. ALL WIRE, TWINE, AND BURLAP SHALL BE REMOVED FROM THE ROOT BALL OF THE STREET TREES PRIOR TO PLANTING.
18. SITE TO BE HYDRO SEEDED.
19. THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
20. ALL PLANING BEDS SHALL INCLUDE NON-LIVING PERMEABLE MATERIALS SUCH AS MULCH, AND NOT INCLUDING ROCK.

LEGEND

EXISTING/PROPOSED

- PROPERTY BOUNDARY
- W 8" WATER MAIN & SIZE
- SAN 8" SANITARY SEWER & SIZE
- ST 8" STORM SEWER & SIZE
- UGE UNDERGROUND ELECTRIC CABLE
- UGT UNDERGROUND TELEPHONE CABLE
- CTV UNDERGROUND CABLE TV
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LANDSCAPE PLAN
NEXT PHASE GRIMES WAREHOUSE

SHEET 6 OF 6

Planner Comments Complete

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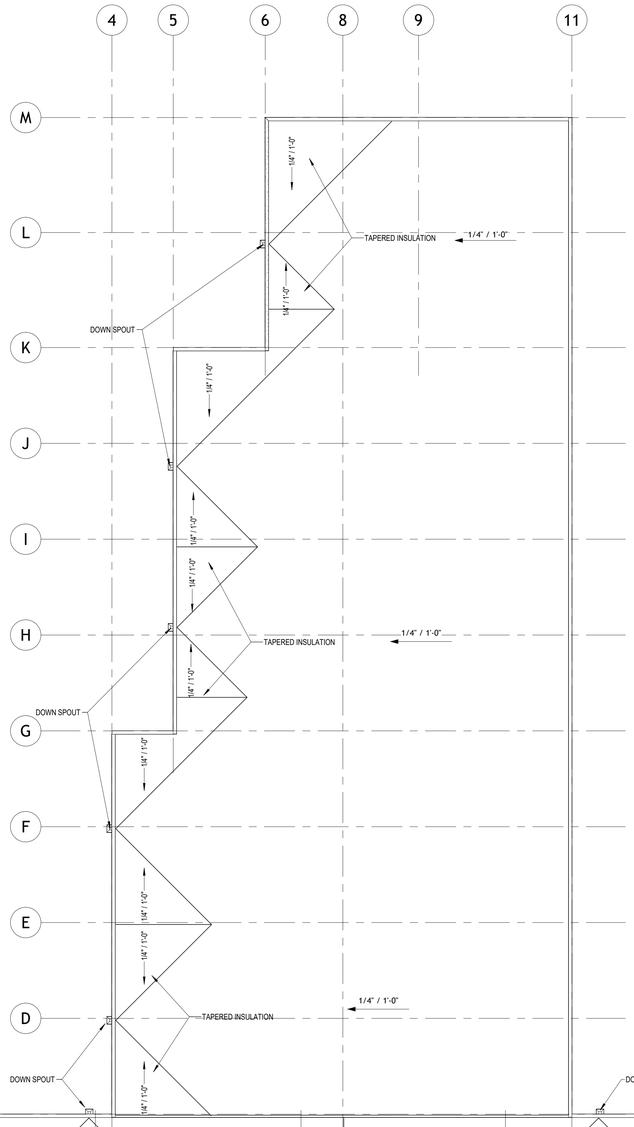
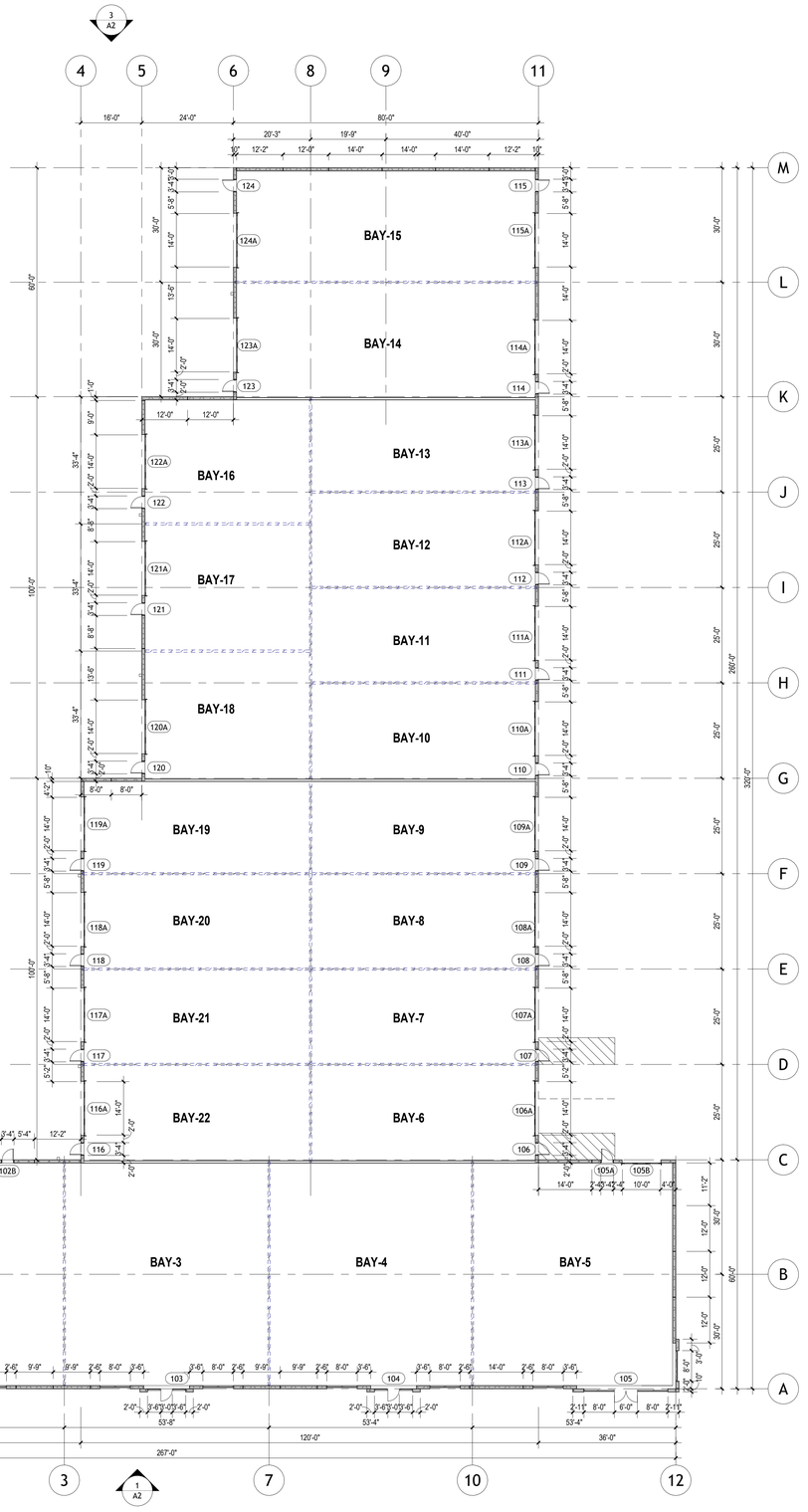
RAINS | ARCHITECTURE
8797 NW 54TH AVE #100, JOHNSTON, IA 50131
515-259-8320 rainsarch.com

DESIGN NOTES

1. ALL CONDUITS, PIPES, WIRING, ROUGH-IN, ETC. SHOULD BE HELD AS TIGHT AS POSSIBLE TO THE ROOF OR FLOOR DECK OR SHOULD BE KEPT WITHIN INTERIOR WALL CAVITIES. NOTHING SHALL PREVENT A SMOOTH CONTINUOUS FINISHED WALL OR CEILING AS NOTED ON THE DRAWINGS AND NO PLUMBING RUN IN EXTERIOR WALLS UNLESS PRE-APPROVED THE ARCHITECT OR OWNER. PLACEMENT COORDINATION BETWEEN TRADES IS REQUIRED.
2. CAULK & SEAL ALL CONTROL-EXPANSION, SAW-CUT JOINS AT ALL INTERIOR CONCRETE.
3. PROVIDE DEEP LEG TOP TRACK NOT FASTENED TO STUDS TO ALLOW FOR VERTICAL DEFLECTION OF ROOF STRUCTURE.
4. ALL GYPSUM BOARD SURFACES TO BE SANDED SMOOTH, PRIMED AND FINISH PAINTED WITH HIGH QUALITY LATEX PAINT. PROVIDE INTEGRAL METAL REINFORCED G.W.B CORNERS, TYP. PROVIDE MOISTURE RESISTANT DRYWALL AT ALL WET WALL LOCATIONS AND ENTIRE RESTROOM, TYP.
5. PROVIDE VERTICAL & HORIZONTAL EXPANSION JOINTS AS REQUIRED TO PREVENT CRACKS IN WALLS. TRY TO LOCATE AT STRESS POINTS AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO ELIMINATE STRESS CRACKING.
6. PROVIDE ADEQUATE BLOCKING FOR MILLWORK, FIXTURES, EQUIPMENT, PLUMBING FIXTURES AND ACCESSORIES, ELECTRIC PANELS, ROOF ACCESS LADDER, FUTURE OR BY OWNER ITEMS, ETC.
7. ALL PENETRATIONS THRU DEMISING WALL MUST BE PROTECTED BY APPROVED FIRE RATED ASSEMBLIES AND FIRE STOPPING MATERIALS.
8. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT FREEZING.
9. FE = FIRE EXTINGUISHER ON BRACKETS
10. FEC = FIRE EXTINGUISHER CABINET, SEMI-RECESSED



3 ROOF PLAN
1/16" = 1'-0"



1 LEVEL-1
1/16" = 1'-0"

OFFICE-WAREHOUSE

NEXT PHASE DEVELOPMENT
355 SW 37TH STREET
GRIMES, IOWA

Revisions	

ISSUE DATE: --- PROJECT #: 226010

FLOOR PLAN

A1

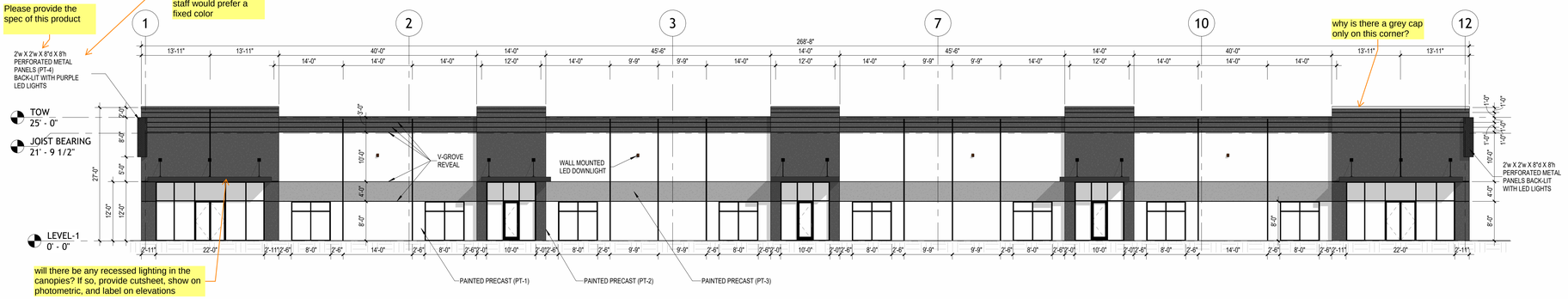
2026-07-02 -- ARCH -- FOR REVIEW

is the panel able to change lighting colors? Or is it a fixed color (purple). No color flashing is allowed, staff would prefer a fixed color

Please provide the spec of this product

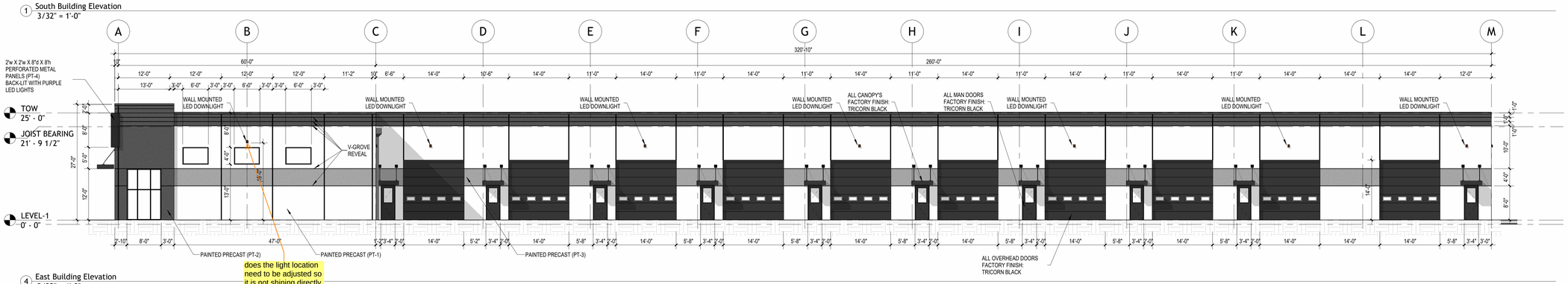
why is there a grey cap only on this corner?

will there be any RTUs? If yes, they will need to be screened fully by parapet from ROW and property lines



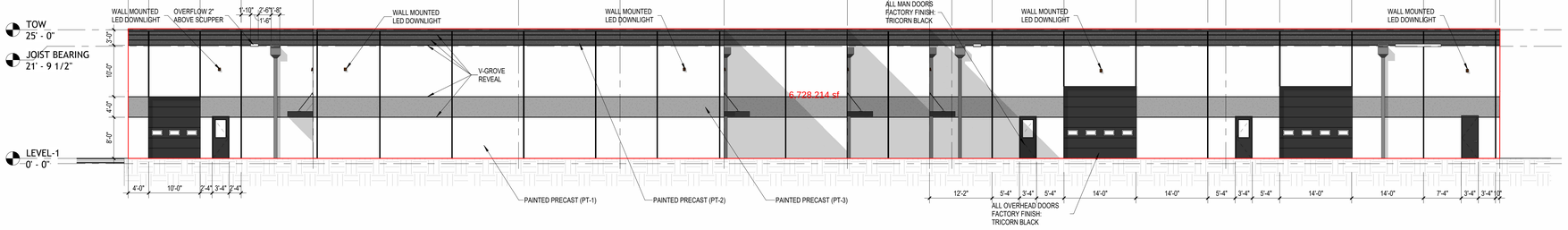
will there be any recessed lighting in the canopies? If so, provide cutsheet, show on photometric, and label on elevations

1 South Building Elevation
3/32" = 1'-0"

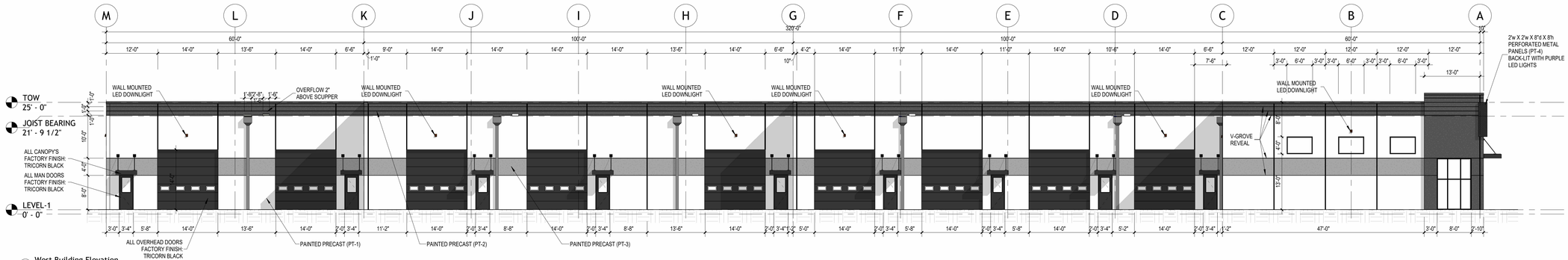


does the light location need to be adjusted so it is not shining directly onto a window?

4 East Building Elevation
3/32" = 1'-0"



3 North Building Elevation
3/32" = 1'-0"



2 West Building Elevation
3/32" = 1'-0"

EXTERIOR MATERIALS		SOUTH		WEST		NORTH		EAST		TOTAL (ALL SIDES)	
		AREA	%	AREA	%	AREA	%	AREA	%	AREA	%
FACADE MATERIALS	STOREFRONT/GLAZING	1401	20%	168	2%	0	0%	168	2%	1737	6%
	PAINTED PRECAST	5516	80%	5961	74%	6117	91%	5741	71%	23335	78%
OPENINGS	DOORS (OPAQUE)	0	0%	1980	24%	608	9%	2200	27%	4788	16%
TOTAL WALL AREA		6917		8109		6725		8109		29860	

EXTERIOR PAINT COLORS

PT-1	SHERWIN WILLIAMS - SW 7067 CITYSCAPE	
PT-2	SHERWIN WILLIAMS - SW 7069 IRON ORE	
PT-3	SHERWIN WILLIAMS - SW 7068 GRIZZLE GRAY	
PT-4	SHERWIN WILLIAMS - SW 6258 TRICORN BLACK	

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RAINS | ARCHITECTURE
8797 NW 54TH AVE #100, JOHNSTON, IA 50131
515-259-8320 rainsarch.com

OFFICE-WAREHOUSE

NEXT PHASE DEVELOPMENT
355 SW 37TH STREET
GRIMES, IOWA

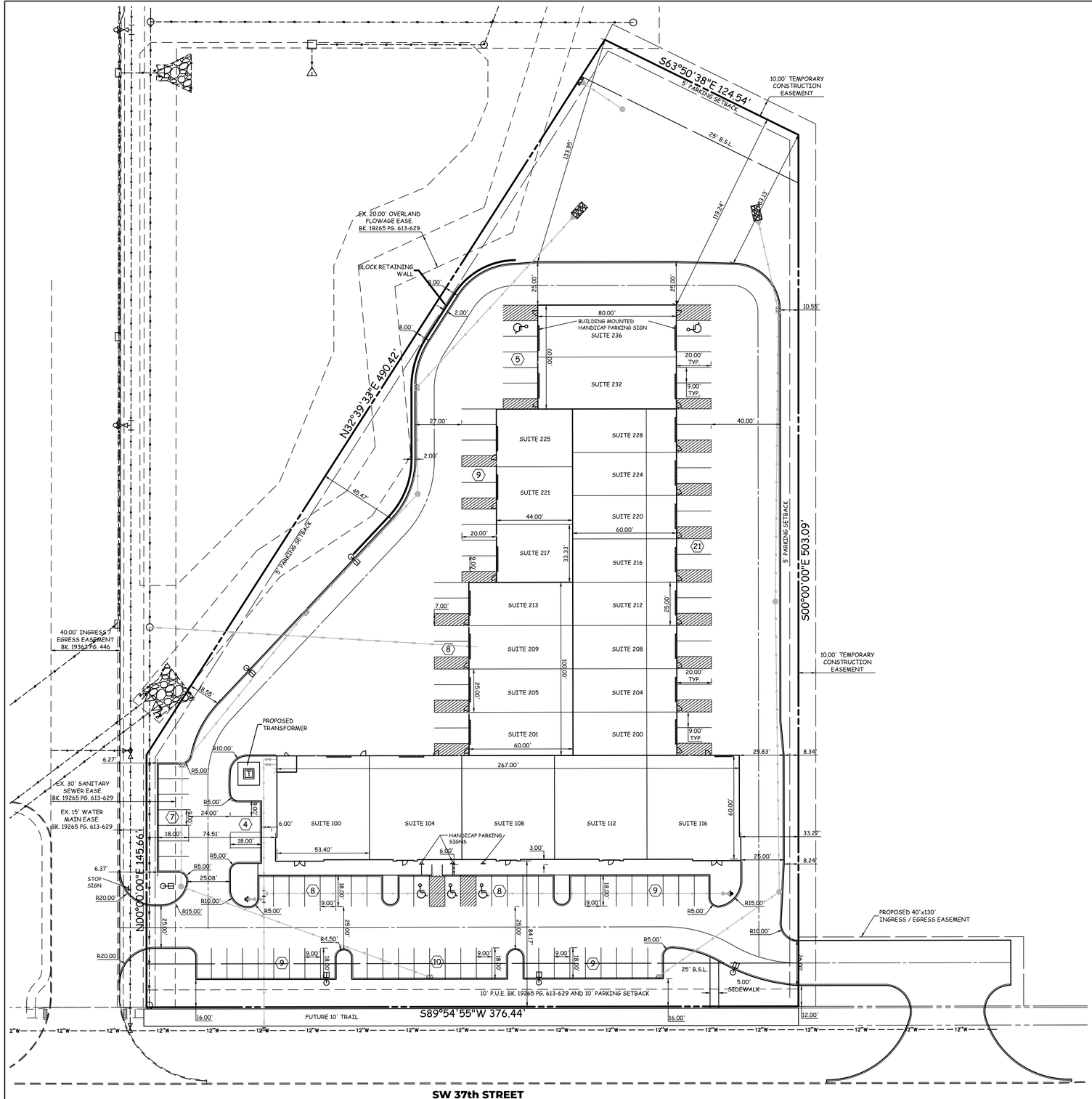
Revisions

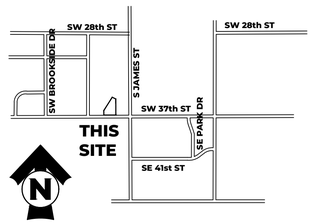
ISSUE DATE: --- PROJECT #: 226010

ELEVATIONS

2026-07-02 -- ARCH -- FOR REVIEW

A2





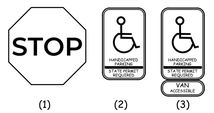
VICINITY SKETCH
NO SCALE

GENERAL NOTES:
A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING, SIGNING, AND RETURNING THE PRECONSTRUCTION PACKET TO THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
C. ALL PERMITS (IDNR, NPDES, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
D. PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS (AS-BUILTS) OF ALL IMPROVEMENTS AND EASEMENTS AS PER CITY COMMERCIAL AS-BUILT POLICY.
E. THE RECORD DRAWINGS SHOULD INCLUDE A CERTIFIED GRADING SHEET AND AS-BUILT PLANS OF ALL STORMWATER MANAGEMENT FACILITIES ON SITE WITH A CERTIFICATION STATEMENT SIGNED BY THE DESIGN ENGINEER INDICATING THAT THE FACILITIES WERE CONSTRUCTED AS DESIGNED.
F. RECORD DRAWINGS TO INCLUDE ONE ELECTRONIC FILE IN .DWG AND .PDF FILE EXTENSIONS.
G. TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT SANITARY, WATER, SUMP. MARK THE ENDS OF SERVICES WITH A STEEL FENCE POST AND PAINT GREEN FOR SANITARY, BLUE FOR WATER, AND WHITE FOR STORM. MARK THE ENDS OF SANITARY AND SUMP WITH A 2 X 4 FROM END OF PIPE TO 2' ABOVE GRADE.
H. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT.
I. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
J. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS (UTILITY, PAVING, SUBGRADE) WITH AN ITEMIZED COST BREAKDOWN.
K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL NEWLY CONSTRUCTED PUBLIC AND PRIVATE UTILITIES ASSOCIATED WITH THE PROJECT AT THEIR EXPENSE UNTIL THE CITY ACCEPTS THE PROJECT THROUGH THE GRIMES CITY COUNCIL.
L. TRASH WILL BE STORED INSIDE EACH INDIVIDUAL UNIT. THERE WILL BE NO EXTERIOR DUMPSTER ON SITE.

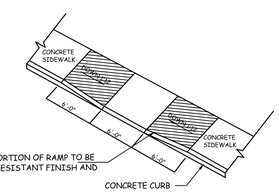
PARKING CALCULATIONS
1 SPACE / 2,000 S.F. WAREHOUSE
27282 / 2,000 =14
14 SPACES REQUIRED
43 SPACES PROVIDED INCLUDING 2 HANDICAP SPACES

3 SPACE / 1,000 S.F. OFFICE / RETAIL
16064 S.F. / 1,000 =17 * 3 =51
51 SPACES REQUIRED
64 TOTAL SPACES PROVIDED INCLUDING 3 HANDICAP SPACES

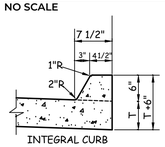
CONSTRUCTION SCHEDULE
ANTICIPATED START DATE - SUMMER 2026
ANTICIPATED FINISH DATE - SPRING 2027

SIGN LEGEND


(1) (2) (3)



CURB RAMP DETAIL
NO SCALE



CURB DETAIL
NO SCALE

SHEET INDEX

1 DIMENSION PLAN
2 EXISTING CONDITIONS
3 EROSION CONTROL PLAN
4 GRADING PLAN
5 UTILITY PLAN
6 LANDSCAP PLAN

IOWA 811 ONE CALL

SITE PLAN
NEXT PHASE GRIMES WAREHOUSE
355 SW 37th STREET, GRIMES

APPLICANT
NEXT PHASE DEVELOPMENT LLC
REID TAMISIEA
1690 ALL STATE COURT #120
WDM, IA 50265
PH. 515-721-9115

OWNER
ANDERSON FOUR LLC
4451 NW URBANDALE DR
URBANDALE, IA 50322

ZONING
EXISTING: M1-A
TRANSPORATION MIXED USE DEVELOPMENT OVERLAY DISTRICT
PROPERTY IS SUBJECT TO LEGACY AT JAMES STREET ZONING CHANGE AND DEVELOPMENT AGREEMENT BK. 19185 PG. 581-591
FUTURE LAND USE: BUSINESS PARK & LIGHT INDUSTRIAL

SETBACKS
FRONT -25'
SIDE - 0'
REAR -25'

PARKING SETBACKS
FRONT -10'
REAR & SIDE - 5'

BUILDING USE
WAREHOUSE & OFFICE

BUILDING TYPE
WORKSHOP / WAREHOUSE

BUILDING HEIGHT
1 STORY 42' HEIGHT (MAX. HEIGHT ALLOWED =50')

LEGAL DESCRIPTION
LOT 2 LEGACY AT JAMES STREET PLAT 1, AN OFFICIAL PLAT, CITY OF GRIMES, POLK COUNTY, IOWA.

SAID TRACT OF LAND CONTAINS 3.50 ACRES MORE OR LESS.

SAID TRACT OF LAND SUBJECT ALL EASEMENTS OF RECORD.

SITE AREAS

BUILDINGS	43,346 S.F.	28.4%
PAVING	67,251 S.F.	44.1%
SIDEWALK	1,911 S.F.	1.3%
OPEN SPACE	39,923 S.F.	26.2%
TOTAL	152,449 S.F.	100%

TOTAL IMPERVIOUS AREA (BUILDINGS, PAVING, & WALKS) 112,508 S.F. 73.8%
REQUIRED OPEN SPACE = 15,245 S.F. (152,449 * 10%)
ESTIMATED DISTURBED AREA =152,449 S.F.

LEGEND
EXISTING/PROPOSED
PROPERTY BOUNDARY
W 8" WATER MAIN & SIZE
SAN 8" SANITARY SEWER & SIZE
ST 8" STORM SEWER & SIZE
UGE UNDERGROUND ELECTRIC CABLE
UGT UNDERGROUND TELEPHONE CABLE
CTV UNDERGROUND CABLE TV
G 4 GAS MAIN & SIZE
MANHOLE
INTAKE
HYDRANT
PP/LP POWER POLE/LIGHT POLE
UTILITY BOX/TELEPHONE RISER
990 EXISTING CONTOURS
990 PROPOSED CONTOURS
SILT FENCE OR APPROVED FILTRATION SOCK
TREES

LICENSED PROFESSIONAL ENGINEER
KEVEN J. CRAWFORD
13156
IOWA

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.

KEVEN J. CRAWFORD, P.E. IOWA LICENSE NO. 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-4

COOPER CRAWFORD & Associates
Civil Engineers & Land Surveyors
BRAD OVERTURF@COOPER-CRAWFORD.COM
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

SCALE: 1"=30'
DATE: 6-8-2026
REVISIONS: 7-2-2026
7-21-2026
AS-BUILT: (X-X-XXXX)

JOB NUMBER CC 3170

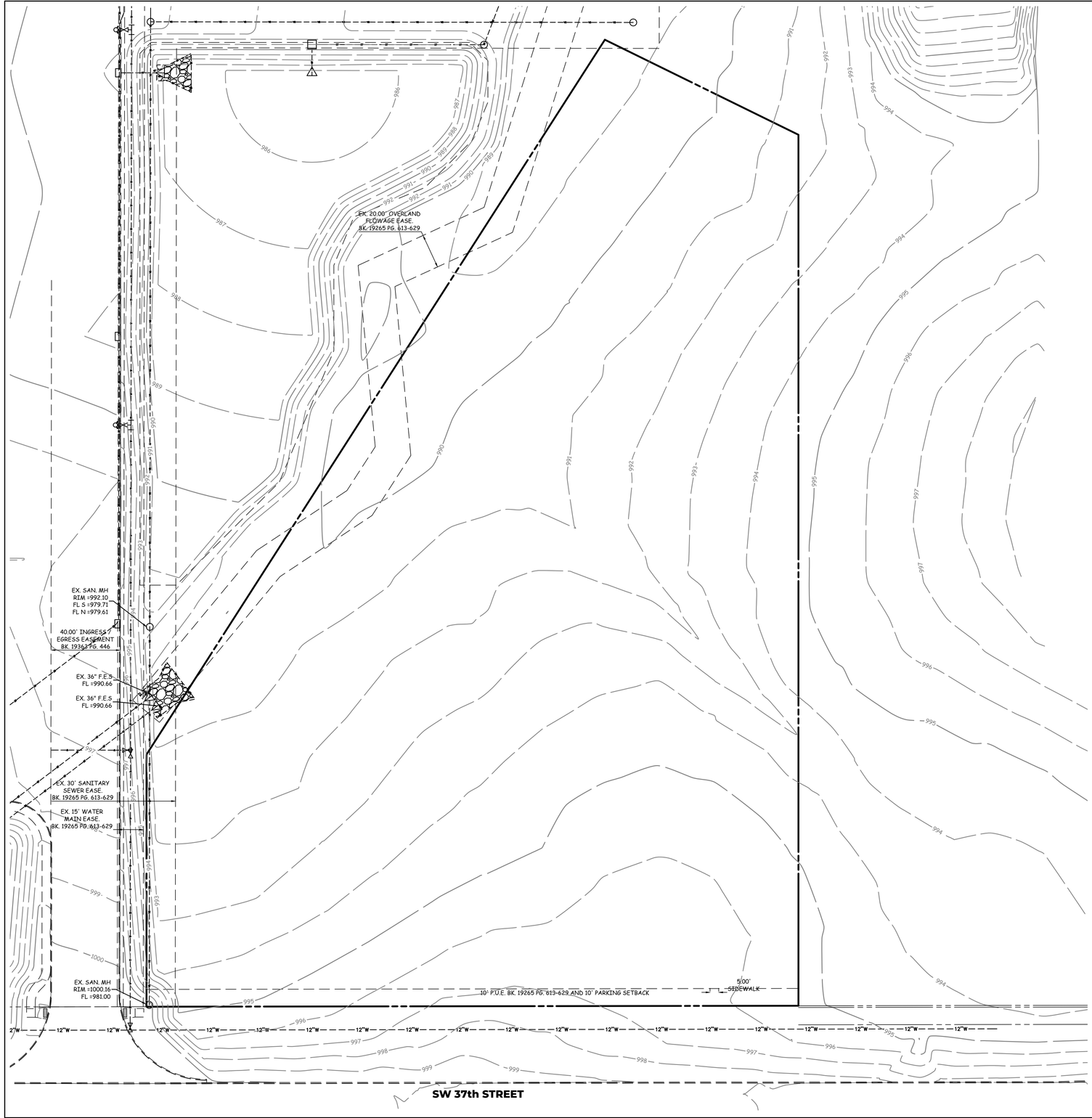
DIMENSION PLAN
NEXT PHASE GRIMES WAREHOUSE

SHEET 1 OF 6

SITE PLAN

NEXT PHASE
GRIMES WAREHOUSE

355 SW 37th STREET, GRIMES



LEGEND

EXISTING/PROPOSED

- PROPERTY BOUNDARY
- W — 8" — WATER MAIN & SIZE
- SAN — 8" — SANITARY SEWER & SIZE
- ST — 8" — STORM SEWER & SIZE
- UGE — UNDERGROUND ELECTRIC CABLE
- UGT — UNDERGROUND TELEPHONE CABLE
- CTV — UNDERGROUND CABLE TV
- G — 4 — GAS MAIN & SIZE
- MANHOLE
- INTAKE
- HYDRANT
- PP/LP — POWER POLE/LIGHT POLE
- UTILITY BOX/TELEPHONE RISER
- 990 — EXISTING CONTOURS
- 990 — PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK
- TREES

IOWA one call

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EXISTING CONDITIONS
NEXT PHASE GRIMES WAREHOUSE

SHEET 2 OF 6

SITE PLAN

NEXT PHASE GRIMES WAREHOUSE

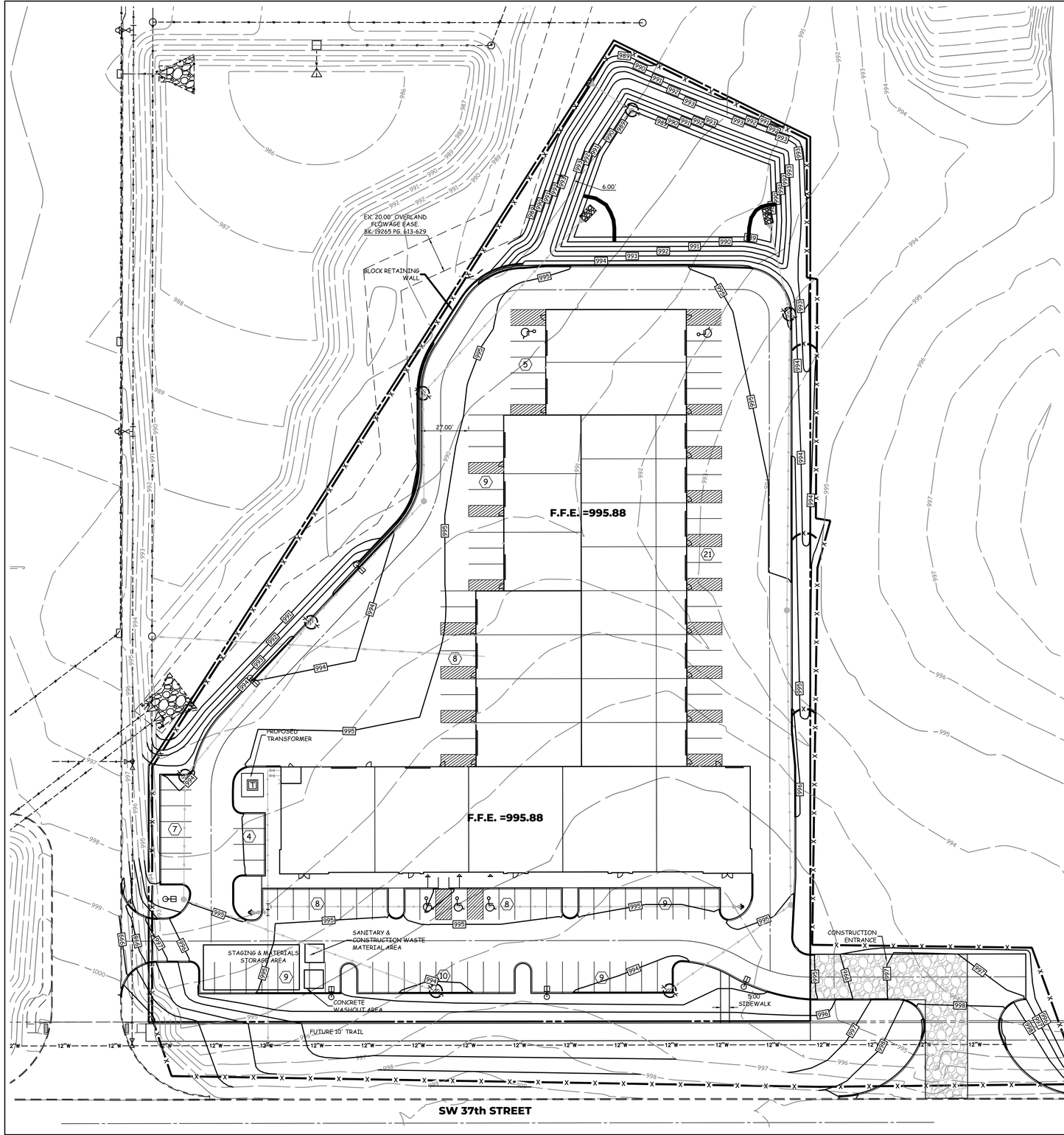
355 SW 37th STREET, GRIMES

EROSION & POLLUTION CONTROL NOTES

1. THE SUBCONTRACTOR RESPONSIBLE FOR EROSION AND POLLUTION CONTROL SHALL CARRY OUT THE MEASURES DETAILED ON THIS PLAN.
2. CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.
3. THE SUBCONTRACTOR SHALL INSPECT THE SITE AT MINIMUM ONCE EVERY 7 DAYS. ALL DISTURBED AREAS OF THE SITE, AREAS OF MATERIAL STORAGE, LOCATIONS WHERE VEHICLES ENTER/EXIT THE SITE. ALL OF THE EROSION AND SEDIMENT CONTROLS THAT ARE IDENTIFIED AS PART OF THIS PLAN AND ACCESSIBLE DISCHARGE LOCATIONS MUST BE INSPECTED.
4. THE SUBCONTRACTOR IS TO TAKE NECESSARY ACTIONS TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN 7 DAYS AFTER THE INSPECTION IN WHICH THE DEFICIENCY WAS FOUND.
5. THE SUBCONTRACTOR SHALL KEEP LOG AND PREPARE WEEKLY REPORTS DETAILING THE INSPECTIONS AND MEASURES TAKEN TO CORRECT ANY AND ALL DEFICIENCIES FOUND IN THE EROSION AND POLLUTION CONTROL MEASURES. THE REPORTS SHALL CONFORM TO THE STANDARDS SET BY THE IOWA DEPARTMENT OF NATURAL RESOURCES. COPIES OF THESE REPORTS SHALL BE FORWARDED TO THE DEVELOPER AND TO COOPER CRAWFORD & ASSOCIATES, L.L.C.
6. AFTER INITIAL GRADING PRIOR TO UTILITY CONSTRUCTION - ALL DISTURBED AREAS OUTSIDE OF THE PROPOSED R.O.W.'S ARE TO HAVE TEMPORARY SEEDING AND MULCHING. CONTRACTOR AND SUBS ARE TO TRY TO MINIMIZE DISTURBANCE TO THESE SEEDED AREAS THROUGH THE USE OF SPECIFIC ACCESS ROUTES WITHIN THE SITE.
7. DURING CONSTRUCTION, IF IT BECOMES EVIDENT THAT A DISTURBED AREA WILL NOT BE DISTURBED FOR 14 DAYS, IT SHALL BE SEEDED IMMEDIATELY.
8. PERMANENT SEEDING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
9. ANY FAILED AREAS OF SEEDING/MULCHING SHALL BE REAPPLIED.
10. ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ONTO ADJOINING RIGHT-OF-WAYS AND PROPERTY WILL BE CLEANED UP BY THE OWNER/CONTRACTOR BEFORE THE END OF THE WORK DAY OR BEFORE SEDIMENT ENTERS PUBLIC STORM SEWER OR WATERS OF THE STATE.
11. SILT FENCING TO BE INSPECTED ONCE A WEEK, LOOK FOR UNDERCUTTING AND FAILURES IN FABRIC. REPLACE/REPAIR AS NECESSARY.
12. ADDITIONAL SILT FENCING (TO THAT SHOWN ON THIS PLAN) MAY BE REQUIRED BY THE CITY OF GRIMES IN AREAS WHERE EROSION IS EVIDENT.
13. SILT FENCING TO BE CLEANED UP WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
14. ALL INTAKES SHALL HAVE SILT FENCING PRIOR TO PAVING AND INLET FILTERS AFTER PAVING. THESE FILTERS REMAIN IN PLACE UNTIL THE SITE HAS A PERMANENT PERENNIAL GROUND COVER.
15. ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN THE STORM SEWER.
16. IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS WILL BE MULCHED.
17. NO BORROW/SPOILS SITES ARE ANTICIPATED.

QUANTITIES

2,037 L.F.	SILT FENCE
3,700 S.F.	GRAVEL CONSTRUCITON ENTRANCE



LEGEND

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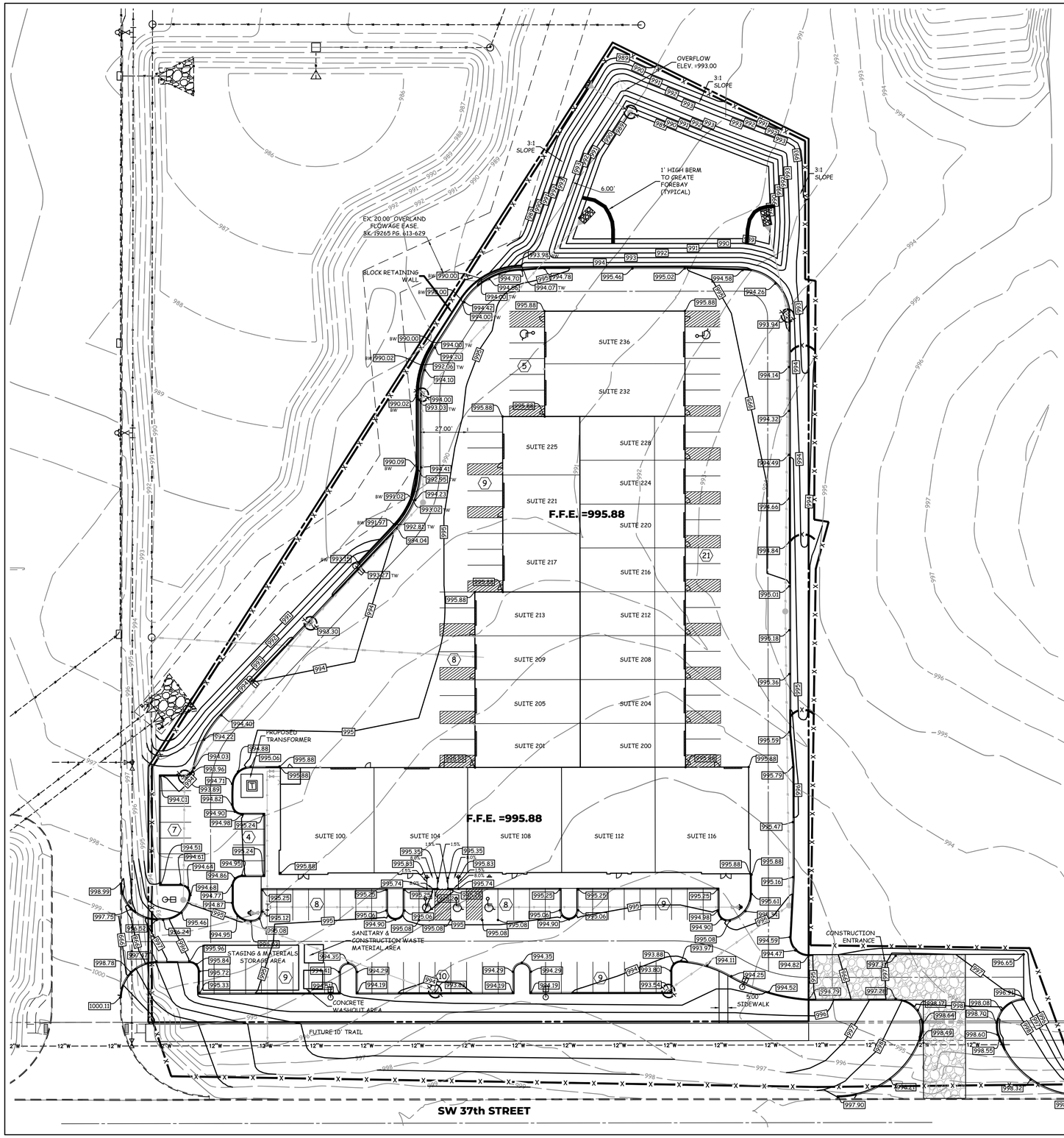
JOB NUMBER CC 3170

IOWA 811 ONE CALL

EROSION CONTROL PLAN
NEXT PHASE GRIMES WAREHOUSE

SHEET 3 OF 6



GRADING NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
3. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
4. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT.
5. STOCKPILE SUFFICIENT TOPSOIL TO RESPREAD A MINIMUM OF 4-INCHES ON UNPAVED AREAS.
6. ALL AREAS TO RECIEVE FILL TO BE BENCHED.
7. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES.
8. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
9. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL NOT DEVIATE FROM OPTIMUM BY MORE THAN 2%.
10. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
11. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
12. A MINIMUM OF ONE FOOT OF COMPACTED COHESIVE SUBGRADE SHALL BE PROVIDED BENEATH ALL PAVEMENTS.
13. EXISTING TREES WILL BE SAVED TO THE EXTENT POSSIBLE TO ACCOMMODATE GRADING, UTILITY AND STREET CONSTRUCTION.
14. NO DRAINAGE SHALL FLOW OVER ANY SIDEWALKS.
15. PAVEMENT SHALL BE 6-INCH P.C.C.

QUANTITIES

2,037 L.F. SILT FENCE
3,700 S.F. GRAVEL CONSTRUCTION ENTRANCE

SITE PLAN

NEXT PHASE GRIMES WAREHOUSE

355 SW 37th STREET, GRIMES

EROSION & POLLUTION CONTROL NOTES

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7. DURING CONSTRUCTION, IF IT BECOMES EVIDENT THAT A DISTURBED AREA WILL NOT BE DISTURBED FOR 14 DAYS, IT SHALL BE SEEDED IMMEDIATELY.
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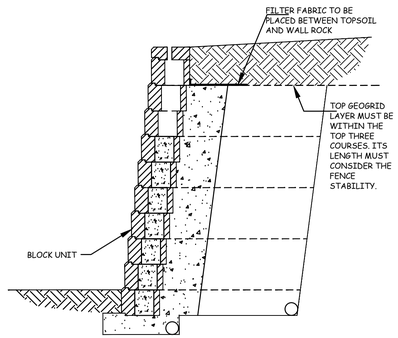
16. IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS WILL BE MULCHED.
17. NO BORROW/SPOILS SITES ARE ANTICIPATED.



BLOCK RETAINING WALL DETAIL
NO SCALE

LEGEND

EXISTING/PROPOSED

- PROPERTY BOUNDARY
- W — WATER MAIN & SIZE
- SAN — SANITARY SEWER & SIZE
- ST — STORM SEWER & SIZE
- UGE — UNDERGROUND ELECTRIC CABLE
- UGT — UNDERGROUND TELEPHONE CABLE
- CTV — UNDERGROUND CABLE TV
- G — GAS MAIN & SIZE
- MANHOLE
- INTAKE
- HYDRANT
- PP/LP POWER POLE/LIGHT POLE
- UTILITY BOX/TELEPHONE RISER
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK
- TREES

IOWA 811 ONE CALL

COOPER CRAWFORD & Associates
Civil Engineers & Land Surveyors
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 6-8-2026
REVISIONS: 7-2-2026
7-21-2026

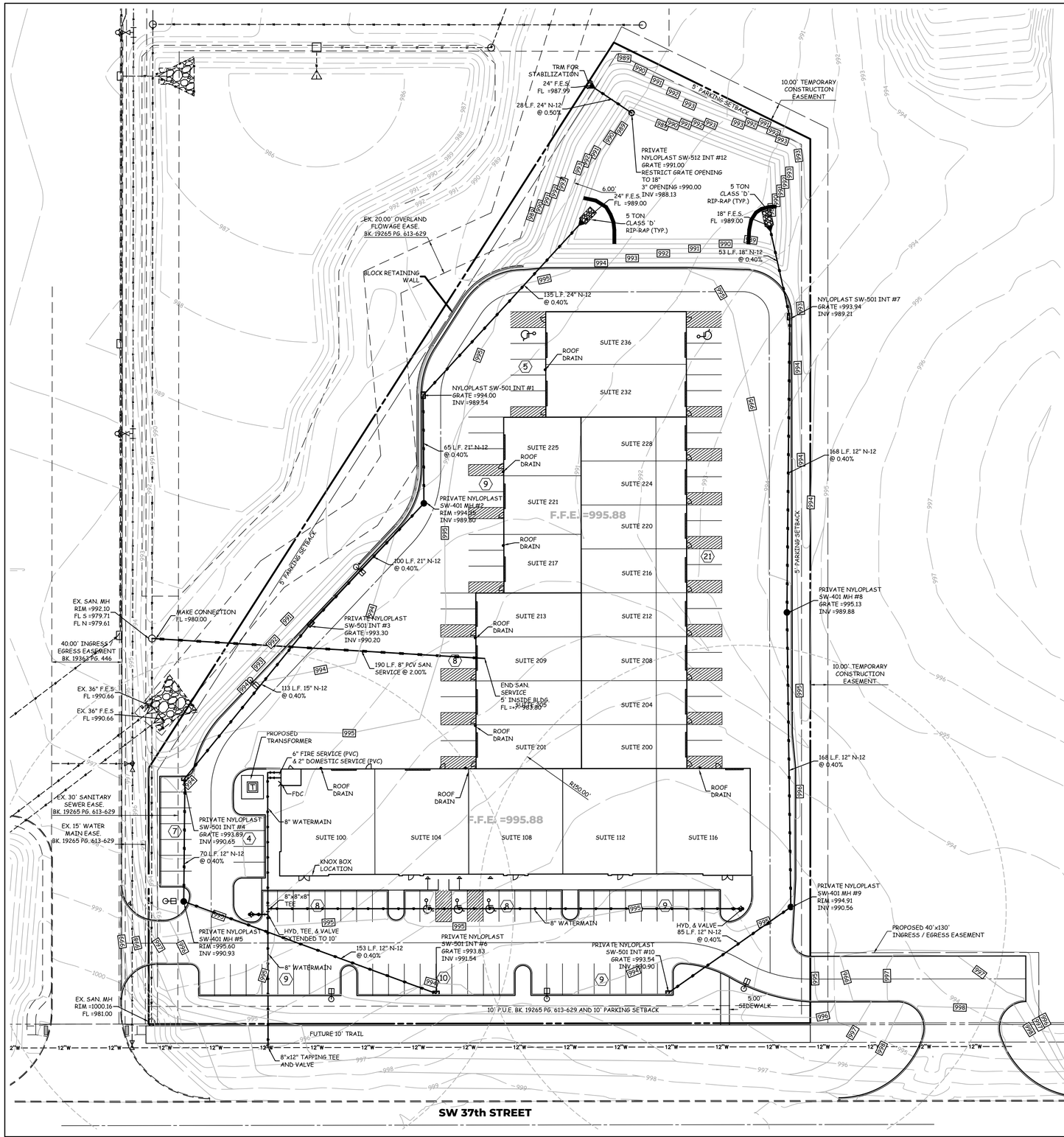
SCALE: 1"=30'

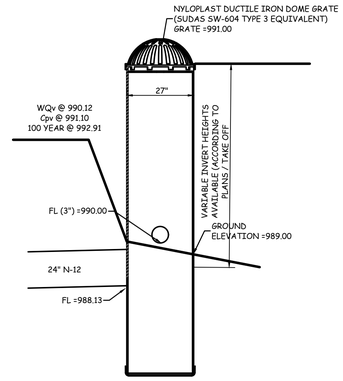
JOB NUMBER CC 3170

AS-BUILT: (X-X-XXXX)

GRADING PLAN
NEXT PHASE GRIMES WAREHOUSE

SHEET 4 OF 6





NYLOPLAST SW-512 INTAKE BASIN OUTLET STRUCTURE DETAIL

NO SCALE

QUANTITIES

STORM SEWER

315 L.F.	12-INCH N-12 SUBDRAIN
311 L.F.	12-INCH N-12
48 L.F.	18-INCH N-12
113 L.F.	15-INCH N-12
65 L.F.	21-INCH N-12
163 L.F.	24-INCH N-12
5 EA.	NYLOPLAST 'SW-501' INTAKE
2 EA.	NYLOPLAST 'SW-512' INTAKE
1 EA.	NYLOPLAST 'SW-512' 27" INTAKE
3 EA.	NYLOPOLAST 'SW-401' MANHOLE
1 EA.	18-INCH F.E.S.
2 EA.	24-INCH F.E.S.

SANITARY SEWER

190 L.F.	8-INCH SANITARY SEWER SERVICE

WATER MAIN

2 EA.	HYDRANT, TEE, & VALVE
2 EA.	HYDRANT ONLY
1 EA.	6-INCH 45° BEND
1 EA.	8-INCH 45° BEND
1 EA.	22.5° BEND
2 EA.	REDUCER
1 EA.	8"x12" TAPPING TEE AND VALVE
1 EA.	8"x8"x8" TEE
442 L.F.	8-INCH WATER MAIN
305 L.F.	6-INCH WATER MAIN

SITE PLAN

NEXT PHASE GRIMES WAREHOUSE

355 SW 37th STREET, GRIMES

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.

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.

STORM SEWER NOTES:

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

SIGNAGE NOTES:

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

LEGEND

EXISTING/PROPOSED

- PROPERTY BOUNDARY
- W 8" — WATER MAIN & SIZE
- SAN 8" — SANITARY SEWER & SIZE
- ST 8" — STORM SEWER & SIZE
- UGE — UNDERGROUND ELECTRIC CABLE
- UGT — UNDERGROUND TELEPHONE CABLE
- CTV — UNDERGROUND CABLE TV
- G 4 — GAS MAIN & SIZE
- MANHOLE
- INTAKE
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- PP/LP — POWER POLE/LIGHT POLE
- PP/LP — UTILITY BOX/TELEPHONE RISER
- 990 — EXISTING CONTOURS
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- SILT FENCE OR APPROVED FILTRATION SOCK
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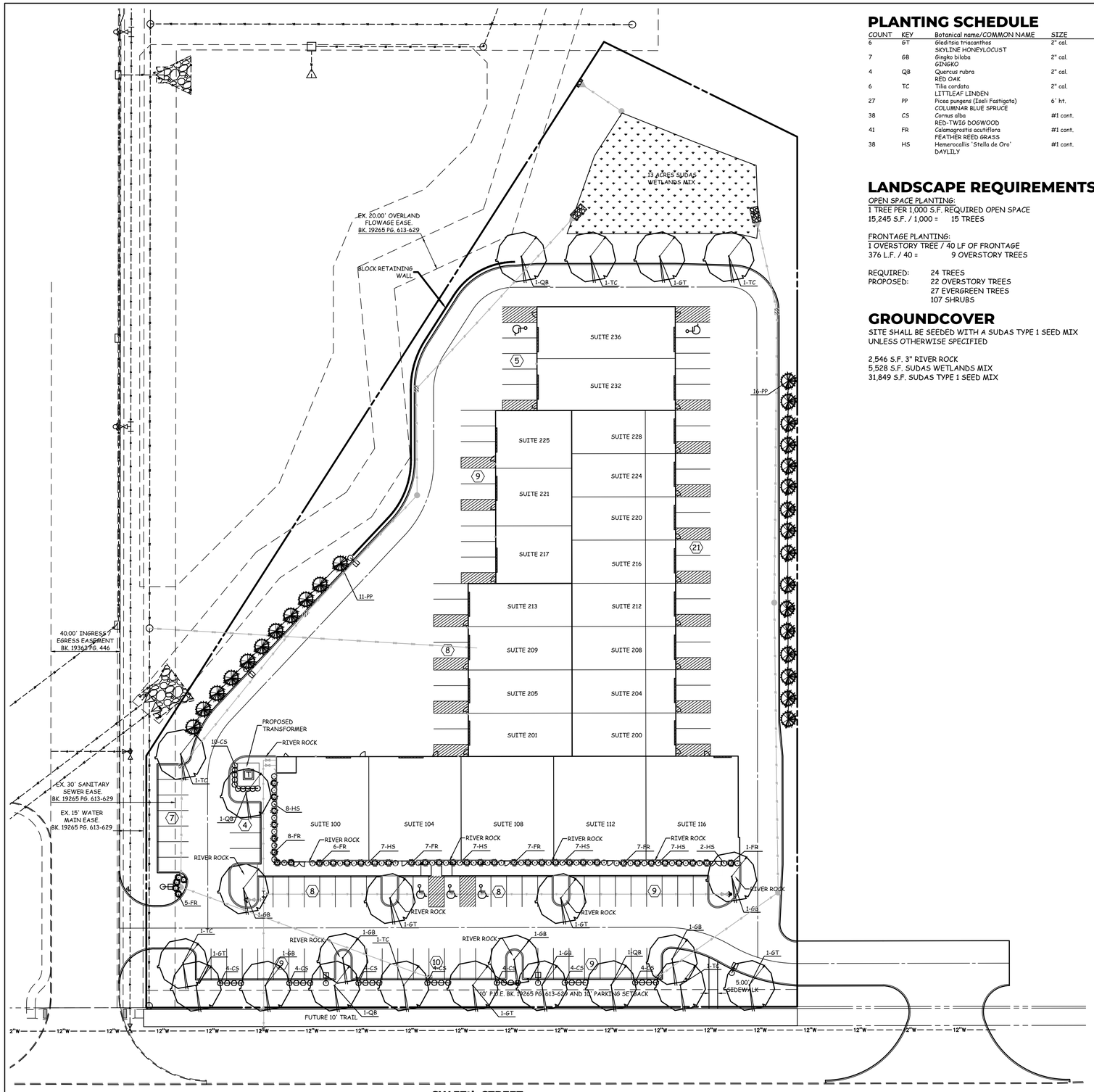
JOB NUMBER CC 3170

UTILITY PLAN
NEXT PHASE GRIMES WAREHOUSE

SHEET 5 OF 6

IOWA ONE CALL 811



PLANTING SCHEDULE

COUNT	KEY	Botanical name/COMMON NAME	SIZE	CONDITION	REMARKS
6	GT	Gleditsia triacanthos SKYLINE HONEYLOCUST	2" cal.	TS / B&B	SEE PLAN
7	GB	Ginqko biloba GINGKO	2" cal.	TS / B&B	MALE ONLY
4	QB	Quercus rubra RED OAK	2" cal.	TS / B&B	SEE PLAN
6	TC	Tilia cordata LITTLEAF LINDEN	2" cal.	TS / B&B	SEE PLAN
27	PP	Picea pungens (Iseli Fastigata) COLUMNAR BLUE SPRUCE	6' ht.	TS /BB	SEE PLAN
38	CS	Cornus alba RED-TWIG DOGWOOD	#1 cont.	CONT.	SEE PLAN
41	FR	Calamagrostis acutiflora FEATHER REED GRASS	#1 cont.	CONT.	SEE PLAN
38	HS	Hemerocallis 'Stella de Oro' DAYLILY	#1 cont.	CONT.	SEE PLAN

LANDSCAPE REQUIREMENTS

OPEN SPACE PLANTING:
1 TREE PER 1,000 S.F. REQUIRED OPEN SPACE
15,245 S.F. / 1,000 = 15 TREES

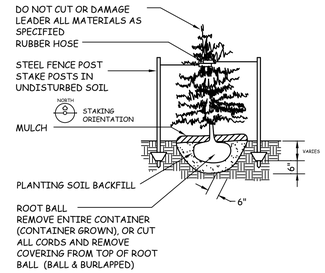
FRONTAGE PLANTING:
1 OVERSTORY TREE / 40 LF OF FRONTAGE
376 L.F. / 40 = 9 OVERSTORY TREES

REQUIRED: 24 TREES
PROPOSED: 22 OVERSTORY TREES
27 EVERGREEN TREES
107 SHRUBS

GROUNDCOVER

SITE SHALL BE SEEDED WITH A SUDAS TYPE 1 SEED MIX UNLESS OTHERWISE SPECIFIED

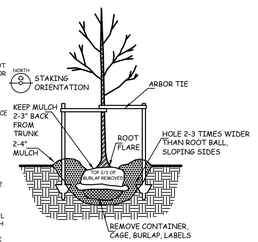
2,546 S.F. 3" RIVER ROCK
5,528 S.F. SUDAS WETLANDS MIX
31,849 S.F. SUDAS TYPE 1 SEED MIX



EVERGREEN TREE PLANTING & STAKING DETAIL

NO SCALE

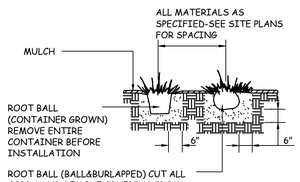
TREE PLANTING STEPS:
1. PEEL BACK ROPE/BURLAP/CAGE AND REMOVE SUFFICIENT SOIL TO EXPOSE ROOT FLARE.
2. MEASURE FROM ROOT FLARE TO BOTTOM OF ROOT BALL.
3. DIG HOLE TO DEPTH WHERE TOPMOST ROOTS ARE BURIED 1-2 INCHES AND THE ROOT FLARE SITS SLIGHTLY ABOVE THE GROUND LEVEL. DIG A HOLE 2-3 TIMES WIDER THAN THE DIAMETER OF THE ROOT BALL WITH SLOPING SIDES TO ALLOW FOR PROPER ROOT GROWTH
4. REMOVE LOWER 1/3 OF WIRE CAGE.
5. SET TREE IN PLANTING HOLE. SUPPORT WITH SOME SOIL. ENSURE THAT IT'S STRAIGHT, THEN REMOVE ENTIRE BALANCE OF WIRE CAGE AND TOP 2/3 OF BURLAP.
6. BACKFILL 2/3 OF LOOSE NATIVE SOIL (UNLESS IT'S ALL CLAY) AND USE WATER TO SETTLE. DO NOT TAMP OR STEP ON SOIL.
7. BACKFILL BALANCE AND WATER AGAIN. EXCESS SOIL MAY BE USED TO CREATE A BERM / SAUCER OUTSIDE OF ROOT BALL.
8. ADD 2-4" OF WOOD MULCH, LEAVING A 1-2 INCH CLEARANCE BETWEEN THE MULCH AND THE TRUNK.
9. WATER A FINAL TIME.
10. IF NECESSARY, PLACE TO OPPOSING STEEL T-STAKES OUTSIDE THE ROOT BALL WITH ARBOR TIE SECURING TREE. TIES PREFERRED ON LOWER HALF OF OF TRUNK TO ALLOW MOVEMENT.



NOTE:
- DO NOT SET TOP OF ROOT BALL AT FINISHED GRADE. IT IS ESSENTIAL THAT THE ROOT FLARE BE EXPOSED BEFORE PLANTING, SO THE TREE CAN BE SET TO SHOW ROOT FLARE AT FINISHED GRADE

DECIDUOUS TREE PLANTING & STAKING DETAIL

NO SCALE



SHRUB PLANTING DETAIL

NO SCALE

IOWA ONE CALL 811

SITE PLAN

NEXT PHASE GRIMES WAREHOUSE

355 SW 37th STREET, GRIMES

LANDSCAPE NOTES

1. ALL SITEWORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH SUDAS.
2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
3. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
4. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-1990).
5. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION.
6. THE CONTRACTOR SHALL REMOVE THE TREE STAKES ONE YEAR AFTER INSTALLATION.
7. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
8. ALL TREES, SHRUBS, BEDS AND GROUND COVERS SHALL BE MULCHED WITH AT LEAST 3-INCHES SHREDDED BARK MULCH.
9. ONE WEEK PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT.
10. THE CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
11. ALL DECIDUOUS TREES SHALL BE PLANTED AT LEAST 5 FEET FROM R.O.W. AND CONIFEROUS TREES AT LEAST 10 FEET FROM R.O.W.
12. ALL LANDSCAPING SHALL BE INSTALLED WITH THIS CONTRACT.
13. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL BUFFER PARK AND OPEN SPACE LANDSCAPING.
14. ALL AREAS SHALL BE TURF OR PLANTINGS UNLESS OTHERWISE INDICATED.
15. ALL BUFFER AND OPEN SPACE LANDSCAPING SHALL BE INSTALLED PRIOR TO FINAL OCCUPANCY.
16. CONTACT THE MUNICIPAL FORESTRY DIVISION PRIOR TO PLANTING IN THE PUBLIC R.O.W. AT 515-283-4950
17. ALL WIRE, TWINE, AND BURLAP SHALL BE REMOVED FROM THE ROOT BALL OF THE STREET TREES PRIOR TO PLANTING.
18. SITE TO BE HYDRO SEEDED.
19. THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
20. ALL PLANING BEDS SHALL INCLUDE NON-LIVING PERMEABLE MATERIALS SUCH AS MULCH, AND NOT INCLUDING ROCK.

LEGEND

EXISTING/PROPOSED

- PROPERTY BOUNDARY
- W 8" WATER MAIN & SIZE
- SAN 8" SANITARY SEWER & SIZE
- ST 8" STORM SEWER & SIZE
- UGE UNDERGROUND ELECTRIC CABLE
- UGT UNDERGROUND TELEPHONE CABLE
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CC 3170

LANDSCAPE PLAN
NEXT PHASE GRIMES WAREHOUSE

SHEET 6 OF 6

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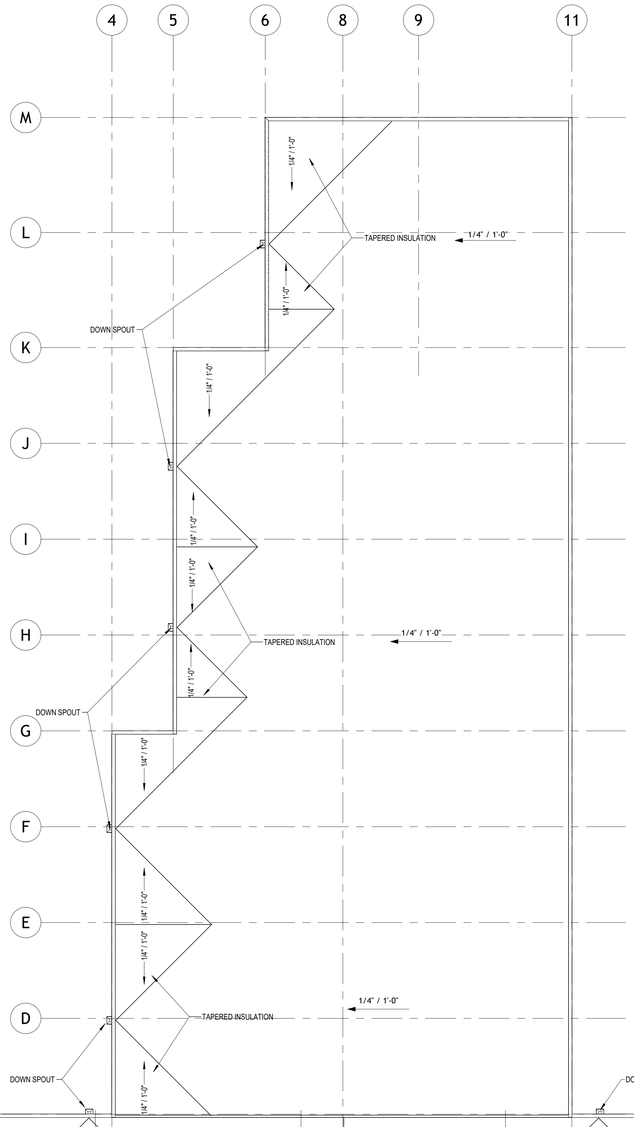
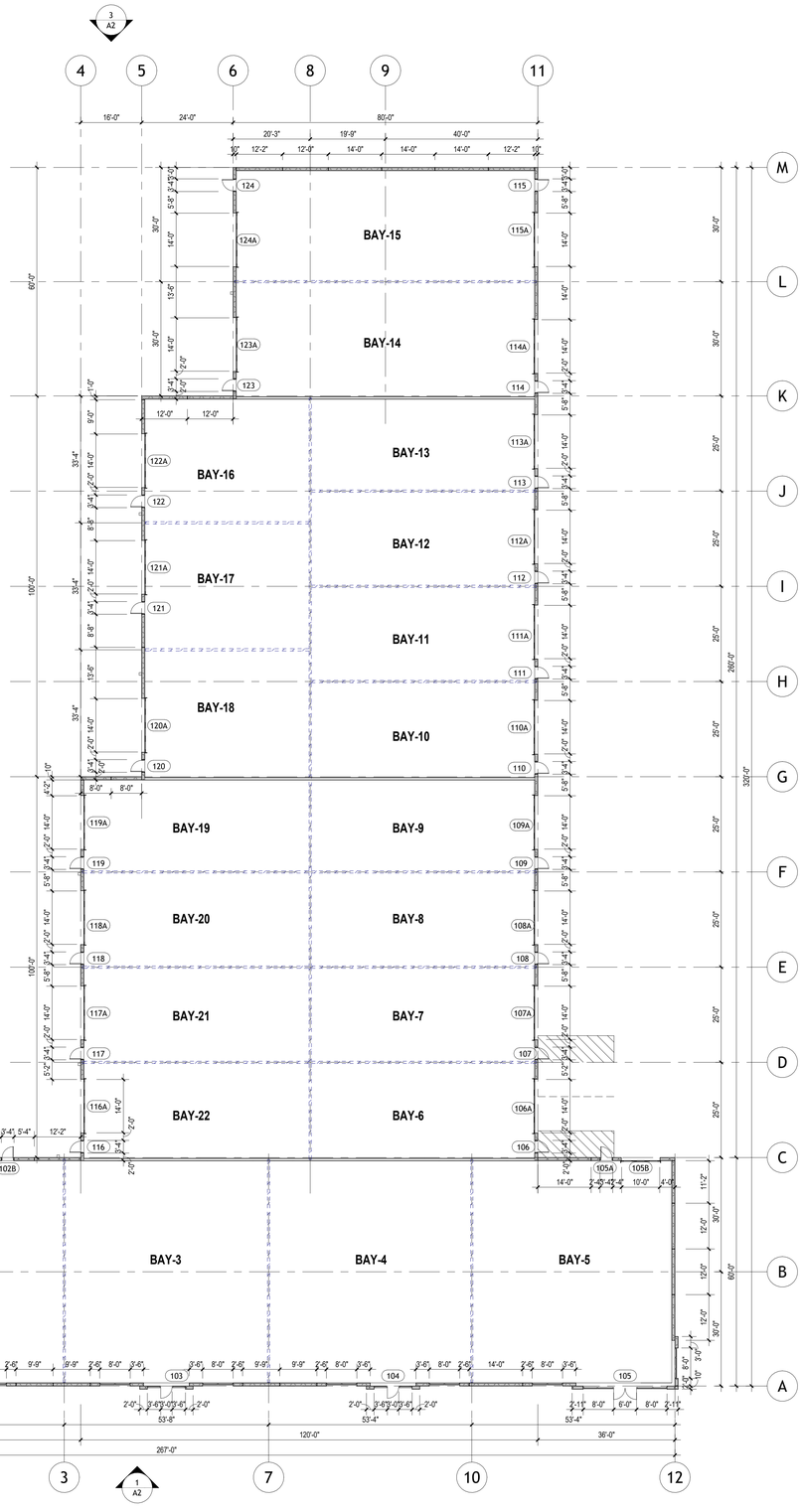
RAINS | ARCHITECTURE
8797 NW 54TH AVE #100, JOHNSTON, IA 50131
515-259-8320 rainsarch.com

DESIGN NOTES

1. ALL CONDUITS, PIPES, WIRING, ROUGH-IN, ETC. SHOULD BE HELD AS TIGHT AS POSSIBLE TO THE ROOF OR FLOOR DECK OR SHOULD BE KEPT WITHIN INTERIOR WALL CAVITIES. NOTHING SHALL PREVENT A SMOOTH CONTINUOUS FINISHED WALL OR CEILING AS NOTED ON THE DRAWINGS AND NO PLUMBING RUN IN EXTERIOR WALLS UNLESS PRE-APPROVED THE ARCHITECT OR OWNER. PLACEMENT COORDINATION BETWEEN TRADES IS REQUIRED.
2. CAULK & SEAL ALL CONTROL-EXPANSION, SAW-CUT JOINS AT ALL INTERIOR CONCRETE.
3. PROVIDE DEEP LEG TOP TRACK NOT FASTENED TO STUDS TO ALLOW FOR VERTICAL DEFLECTION OF ROOF STRUCTURE.
4. ALL GYPSUM BOARD SURFACES TO BE SANDED SMOOTH, PRIMED AND FINISH PAINTED WITH HIGH QUALITY LATEX PAINT. PROVIDE INTEGRAL METAL REINFORCED G.W.B CORNERS, TYP. PROVIDE MOISTURE RESISTANT DRYWALL AT ALL WET WALL LOCATIONS AND ENTIRE RESTROOM, TYP.
5. PROVIDE VERTICAL & HORIZONTAL EXPANSION JOINTS AS REQUIRED TO PREVENT CRACKS IN WALLS. TRY TO LOCATE AT STRESS POINTS AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO ELIMINATE STRESS CRACKING.
6. PROVIDE ADEQUATE BLOCKING FOR MILLWORK, FIXTURES, EQUIPMENT, PLUMBING FIXTURES AND ACCESSORIES, ELECTRIC PANELS, ROOF ACCESS LADDER, FUTURE OR BY OWNER ITEMS, ETC.
7. ALL PENETRATIONS THRU DEMISING WALL MUST BE PROTECTED BY APPROVED FIRE RATED ASSEMBLIES AND FIRE STOPPING MATERIALS.
8. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT FREEZING.
9. FE = FIRE EXTINGUISHER ON BRACKETS
10. FEC = FIRE EXTINGUISHER CABINET, SEMI-RECESSED



3 ROOF PLAN
1/16" = 1'-0"



1 LEVEL-1
1/16" = 1'-0"

OFFICE-WAREHOUSE

NEXT PHASE DEVELOPMENT
355 SW 37TH STREET
GRIMES, IOWA

Revisions

ISSUE DATE: --- PROJECT #: 226010

FLOOR PLAN

2026-07-02 -- ARCH -- FOR REVIEW

A1

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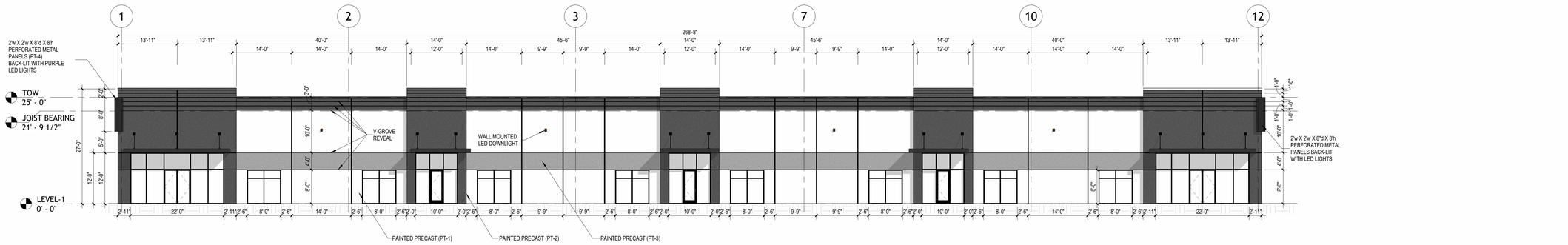
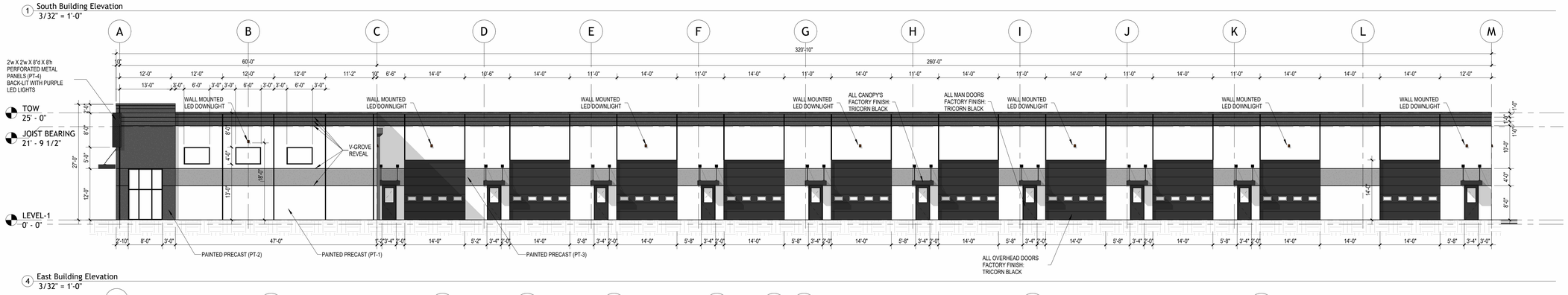
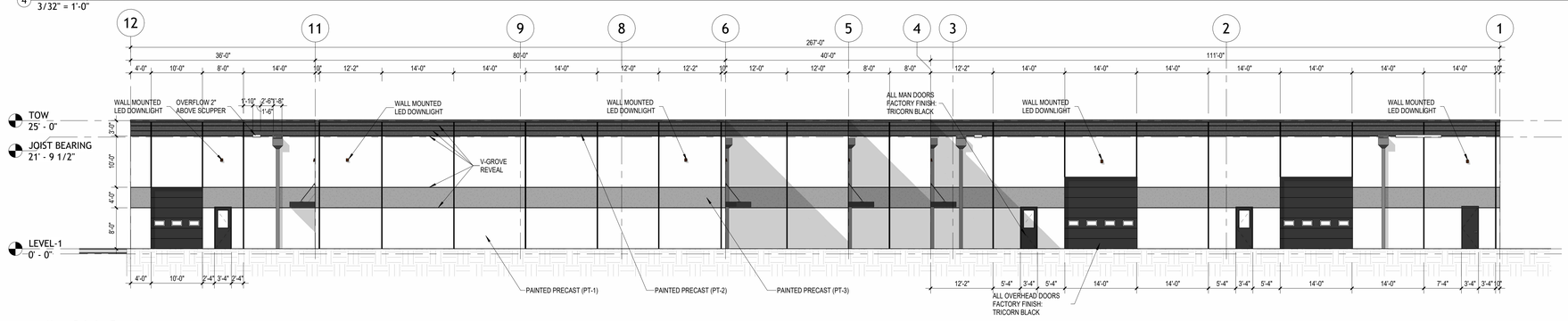


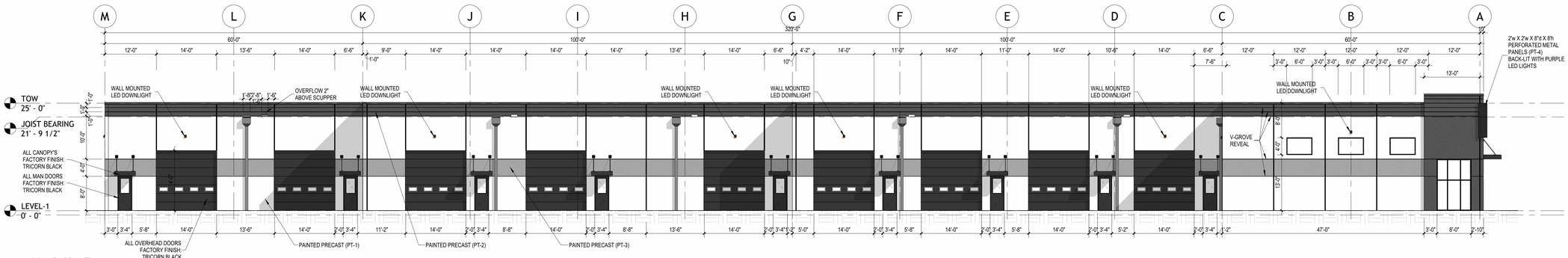
1 South Building Elevation
3/32" = 1'-0"



4 East Building Elevation
3/32" = 1'-0"



3 North Building Elevation
3/32" = 1'-0"



2 West Building Elevation
3/32" = 1'-0"

EXTERIOR MATERIALS		SOUTH		WEST		NORTH		EAST		TOTAL (ALL SIDES)	
		AREA	%	AREA	%	AREA	%	AREA	%	AREA	%
FACADE MATERIALS	STOREFRONT/GLAZING	1401	20%	168	2%	0	0%	168	2%	1737	6%
	PAINTED PRECAST	5516	80%	5961	74%	6117	91%	5741	71%	23335	78%
OPENINGS	DOORS (OPAQUE)	0	0%	1980	24%	608	9%	2200	27%	4788	16%
TOTAL WALL AREA		6917		8109		6725		8109		29860	

EXTERIOR PAINT COLORS

PT-1	SHERWIN WILLIAMS - SW 7067 CITYSCAPE
PT-2	SHERWIN WILLIAMS - SW 7069 IRON ORE
PT-3	SHERWIN WILLIAMS - SW 7068 GRIZZLE GRAY
PT-4	SHERWIN WILLIAMS - SW 6258 TRICORN BLACK

OFFICE-WAREHOUSE

NEXT PHASE DEVELOPMENT
355 SW 37TH STREET
GRIMES, IOWA

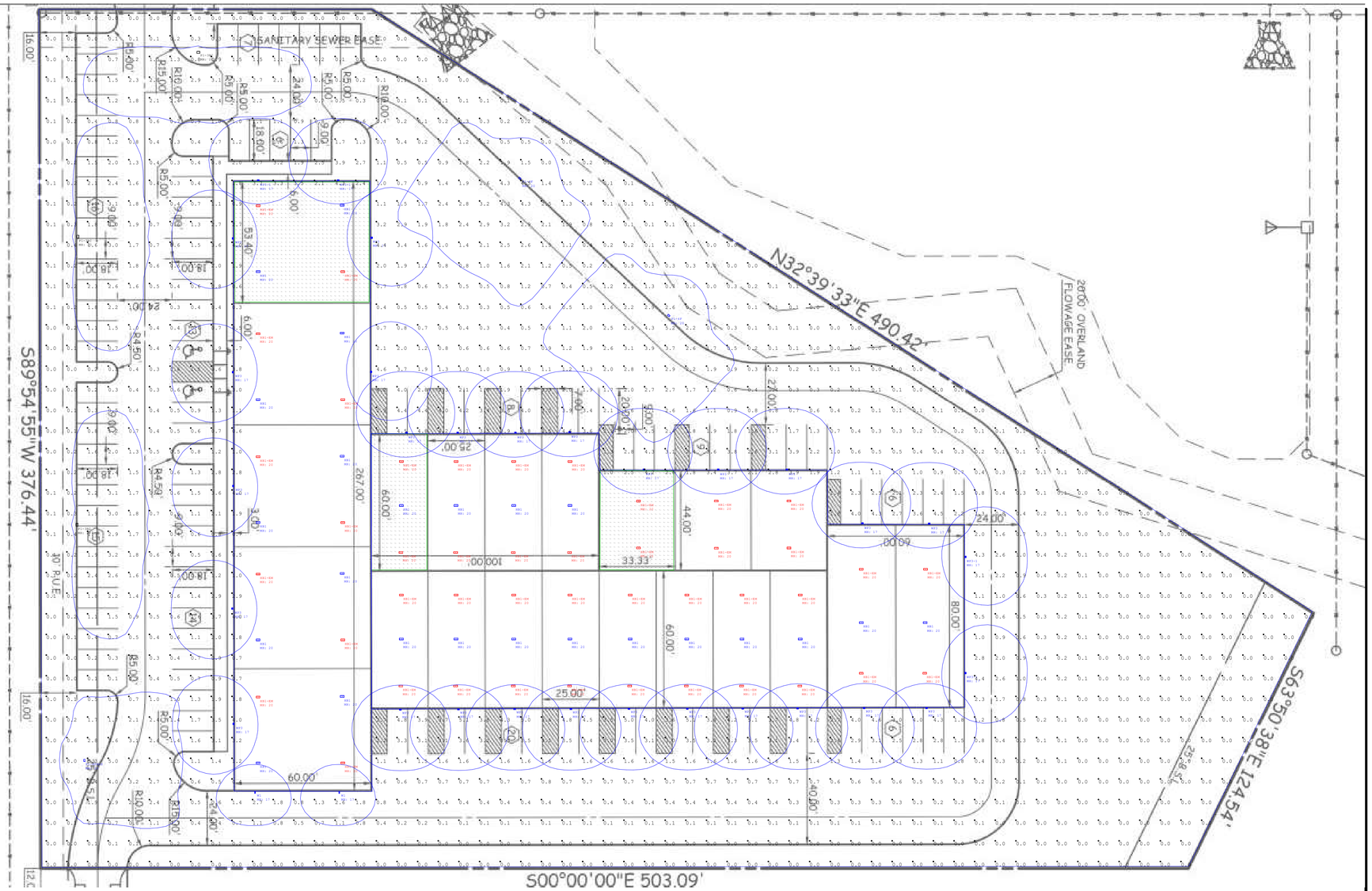
Revisions	

ISSUE DATE: --- PROJECT #: 226010

ELEVATIONS

A2

2026-07-02 -- ARCH -- FOR REVIEW



Luminaire Schedule

Symbol	Qty	Description	LLF	Tag	Luminaire Watts
	1	VP-1-160L-100-4K7-4F-HSS-270-BSS	0.900	P1-4FHSS	92
	3	VP-1-160L-100-4K7-3-BC	0.900	P1-3BC	92
	2	AXCS1A	0.800	W1	11.3
	4	AXCS3A	0.900	WP3-1	26.8
	24	PELA-740-L18-B-XXX	0.900	HB1	114
	44	PELA-740-L18-B-XXX	0.900	HB1-EM	114
	2	VP-1-160L-100-3K7-4F	0.900	P1-4F	92
	26	AXCS3A-CBP	0.900	WP3	26.8

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BIG ROOM_Workplane	Illuminance	Fc	18.17	30.6	9.8	1.85	3.12
MEDIUM ROOM_Workplane	Illuminance	Fc	30.06	42.6	10.6	2.84	4.02
SITE_Planar	Illuminance	Fc	1.01	5.3	0.0	N.A.	N.A.
SMALL ROOM_Workplane	Illuminance	Fc	29.23	42.5	14.5	2.02	2.93

Not to Scale

This drawing and the related fixture schedule are the intellectual property of 3E. All documents and the information contained within are intended for the purpose of dealing with 3E and its agents. Any use for any other purpose is strictly prohibited and may result in charges for design services.

Steve Rigolle
953 73rd Street
Windsor Heights, IA 50324
Phone: (515) 273-0100
Fax: (515) 273-0108
Steve.Rigolle@3e-co.com

ELECTRICAL ENGINEERING & EQUIPMENT COMPANY

#	Date	Comments
1		

Revisions

Drawn By: Steve Rigolle
Checked By:
Date: 7/20/2026
Scale:

Planning & Zoning Staff Report

DATE

August 4, 2026

PROJECT NAME

Willow Hills North Plat 2

Final Plat

APPLICANT

Willow Hills North, LLC

REQUESTED ACTION

Approval of the final plat for the subdivision of the 23.87 acres into 42 single-family lots, one public street lot, and two lots for public park.

LOCATION

North of the Willow Hills subdivision located north of NW 27th Street and west of NW Brookside Drive

ZONING

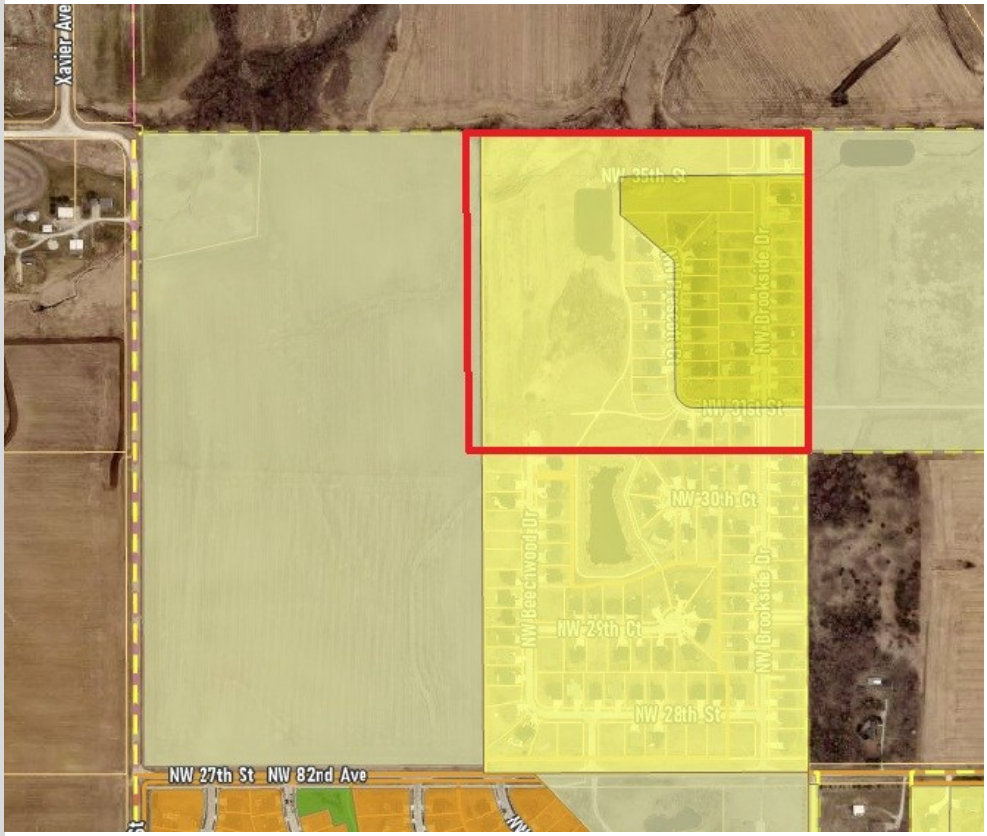
R-1, R-2 & A-1

PLANNER

Evann Coffey
ecoffey@grimesiowa.gov
(515) 986-4050

Location Map

Zoning Map

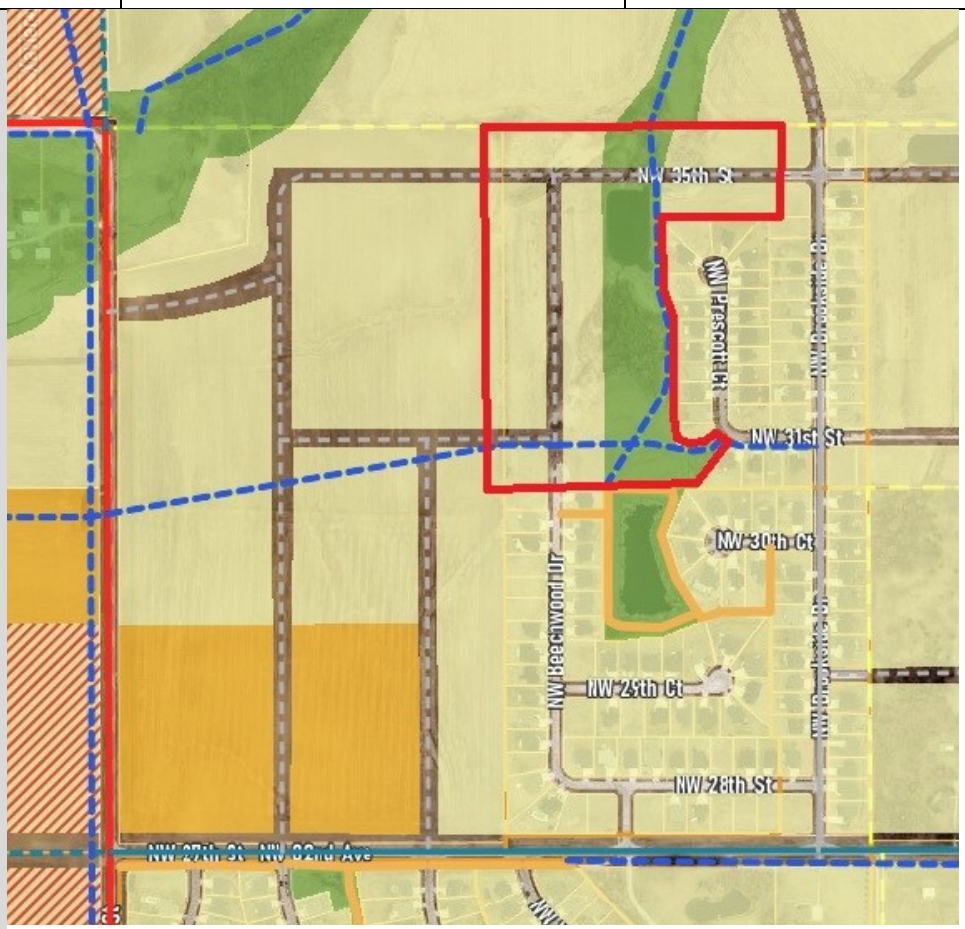


Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Vacant	Low-Density Residential, Parks & Recreation	R-1, R-2, A-1
North	Agriculture/Vacant	Low-Density Residential	Agricultural District (Polk County)
South	Single-Family	Low-Density Residential, Parks & Recreation	R-1
East	Single-Family	Low-Density Residential	R-1, R-2
West	Agriculture/Vacant	Low-Density Residential	A-1

PARKS

The required parkland dedication for the Willow Hills North development will be dedicated to the City with the final plat. The parkland will consist of a greenway with trails. The City will plan to provide some additional park amenities to serve the residents in the next few years. The trail north/south trail will connect to Willow Hills to the south and extend north to the Brenton Slough with future development. The east/west trail will extend to the west to NW County Line Road with future development. There will be two lots dedicated to the City for parkland. The northern parcel will allow the trail to be extended to the north. This parcel will remain vacant until such time the property to the north is developed.



Future Land Use Map

The final plat is consistent with the preliminary plat. A few changes were made to include one additional single-family lot, shift the alignment of NW 31st St slightly north to accommodate the extra lot, and include the trail extension to the west to continue into future development. The plat boundary has also extended 60′ to the west. The developer purchased a portion of the neighboring property to accommodate drainage from the western property through the plat. As a result, the western lots in the plat are now 60′ deeper than previously planned.

Plat Layout

PLAT LAYOUT

The plat will consist of 42 single-family lots. Six lots will follow the R-2 zoning requirements and the remainder will follow the R-1 zoning requirements. All required easements for utilities, drainage and trails will be provided.

ACCESS

Access to the plat will be provided from NW Beechwood Drive and NW 35th Street.

5′ sidewalks will be provided on both sides of the public streets. An 8′ trail is provided through the greenway. As the trail extends to the west, the trail will be 10′ wide.

R-1 SETBACKS

Front: 35′

Side: 7′ single-story dwellings, 10′ two-story or more

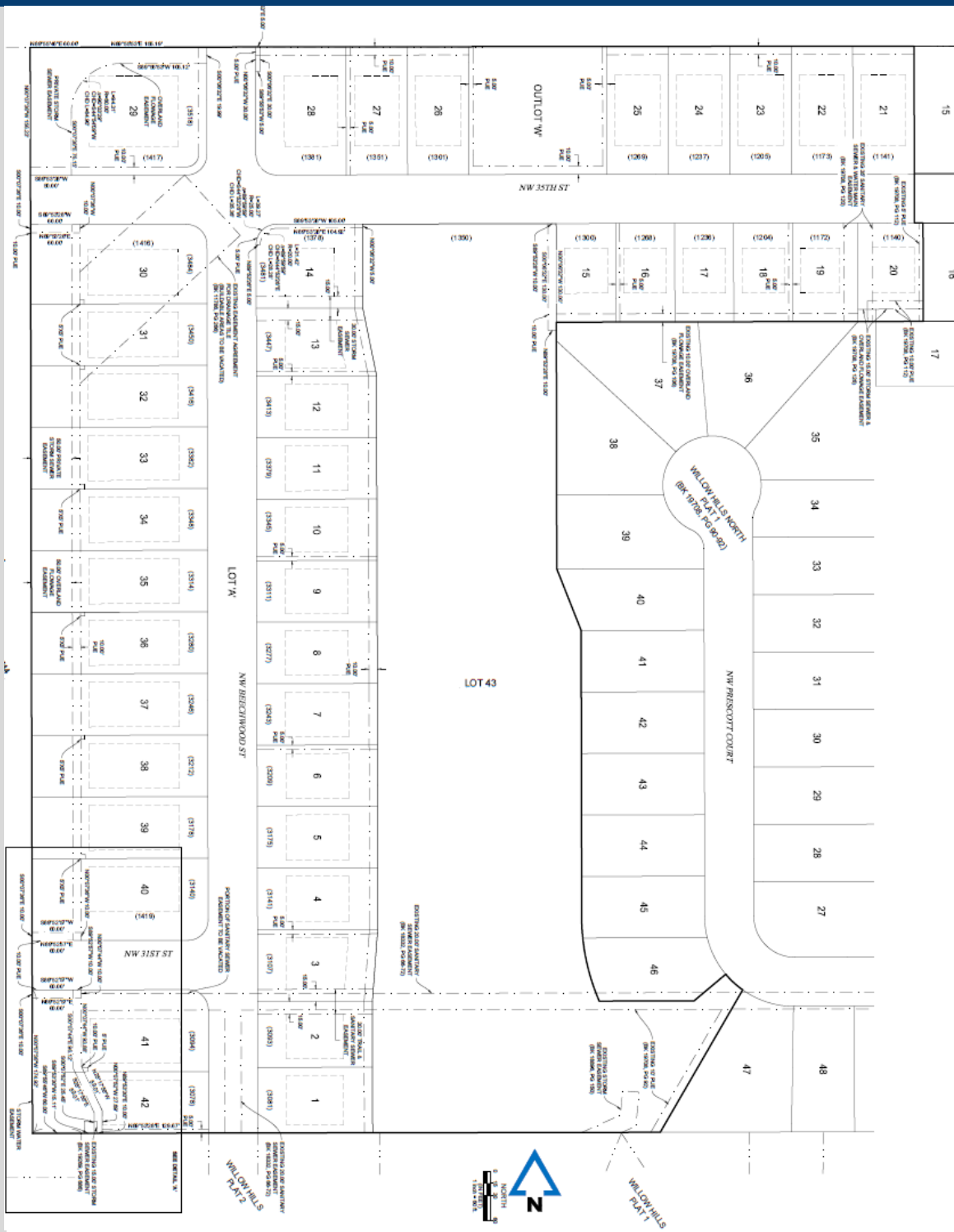
Rear: 35′

R-2 SETBACKS

Front: 30′

Side: 7′ single-story dwellings, 10′ two-story or more

Rear: 25′



Relation to Studies & Legal

RELATION TO CITY PROJECTS

The City completed a project to install a lift station and sanitary sewer to serve the Northwest Territory, which includes the Willow Hills North development. The development is within the Northwest Territory Lift Station and Trunk Sewer connection fee districts. The connection fees are due prior to recording the final plat.

Legal

The site is subject to the Willow Hills North Zoning Change and Development Agreement. The plat is in compliance with the agreement.

Right-of-way for NW 35th St, NW 31st St and NW Beechwood Dr will be dedicated to the City.

Two parkland lots will be dedicated to the City.

The public improvements in the plat are currently under construction and expected to be complete this fall. The improvements will be required to be complete prior to recording the final plat, otherwise the developer will be required to provide a bond until the improvements are complete.

The public streets, trail and utilities within the plat will not be constructed to the western property line through the 60' area that was added to the plat boundary. This is due to the drainage coming from the property to the west. These improvements will be constructed with future development to the west to ensure storm sewer improvements are designed based on the development to the west. The developer will provide the cost of the street, trail and utility extensions to the City. The future developer to the west will use the funds to construct the extensions to the west property line.

The 60' parcel added to the plat is currently zoned A-1. This area will be required to be rezoned to R-1 prior to recording the plat. The western lots are currently designed to follow the R-1 zoning standards and will be compliant upon the completion of the rezone. The plat will include a note that the current A-1 area is to be rezoned to R-1.

Conclusion

CONCLUSION

The applicant is planning to subdivide the property into 42 single-family lots.

Right-of-way for the public streets and two parkland lots will be dedicated to the City.

Parkland will consist of a greenway with trails. Future amenities will be provided with a City project.

Trail from the greenway will extend to the north and west with future development.

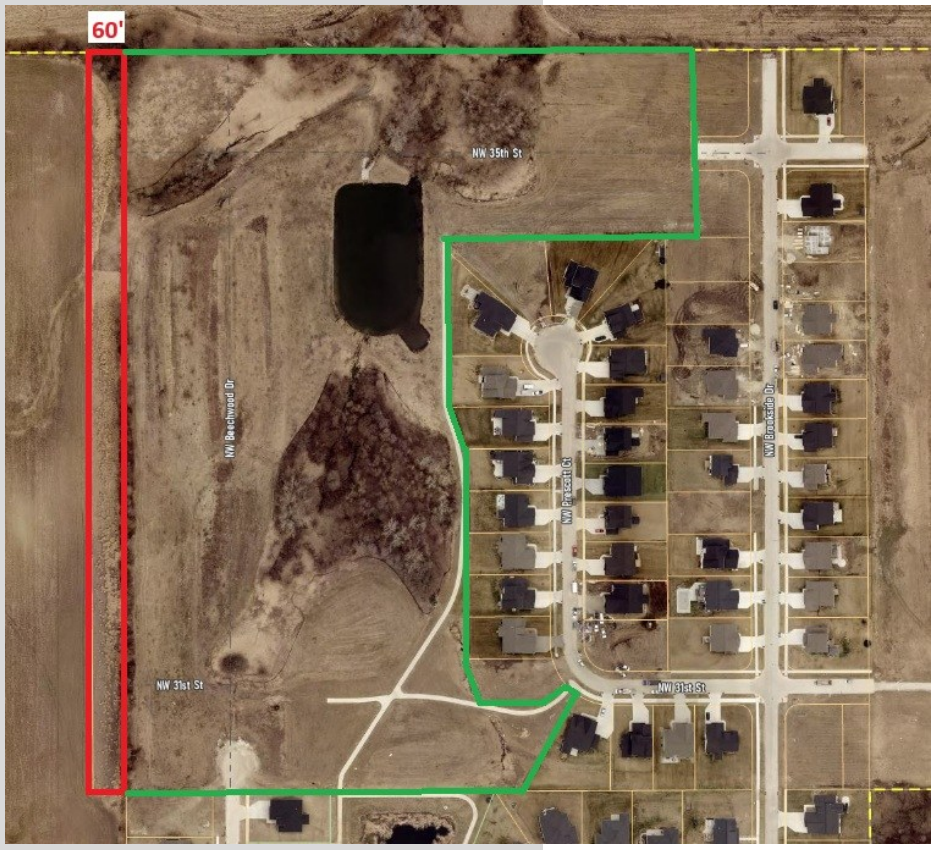
There have been a few changes from the preliminary plat to add one extra lot, provide trail connection to the west, and extend the plat boundary 60′ to the west.

The 60′ area added to the plat boundary will be required to be rezoned prior to recording the final plat.

All legal documents for the plat will be required to be submitted for review and approval prior to recording the plat.

STAFF RECOMMENDATION

Staff recommend approval of the Willow Hills North Plat 2 final plat subject to any remaining staff comments and legal document review.



Original development boundary

60′ extension of plat boundary

~~July 10, 2026~~
July 29, 2026

McClure Engineering
Attn: Tom Smith
11031 Strang Line Rd
Lenexa, KS 66215

RE: Willow Hills North Plat 2 Final Plat

Dear Tom:

The Development Services Department is in receipt of a proposed Final Plat for the Willow Hills North Plat 2. Based on the review of the submittal materials provided, staff have the following comments:

General Comments:

1. Provide signed final plat application.

2. Provide final plat review fee ($2000).

3. Update easement descriptions based on plat comments. Comments are provided

4. Provide a cost estimate for the road, trail, sidewalk and utility extensions to the west property line of the plat for review. Once the cost estimate is approved, provide the cost to the City.

5. The remaining sanitary and lift station fees are due with the final plat.

    a. Lift Station - $1513 per acre (23.87 ac * 1513 = $36,115.31)
    b. Sanitary Sewer - $2442 per acre (23.87 ac * 2442 = $58,290.54)
    c. Total - $94,405.85

Legal Comments: Provide all legal documents for review at least two weeks prior to the desired Council meeting date.

1. A title opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of

mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances.

2. A certificate by the owner(s) that the subdivision is with their free consent and is in accordance with the desire of the owner(s). This certificate must be signed and acknowledged by the owner(s) before a notary.

3. A statement from the mortgage holders or lienholders, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before a notary.

4. A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Iowa Code Chapter 354.

5. Approval of the subdivision name from the County.

6. A resolution and certificate for approval by the Council and signatures of the Mayor and Clerk. City staff will provide.

7. Any easement documents and their legal descriptions, and mortgage holder consent, if applicable. Templates are provided for the public easements.

    a. Public Utility Easement
    b. Overland Flowage Easement
    c. Trail & Sanitary Sewer Easement
    d. Storm Sewer & Overland Flowage Easement
    e. Private Storm Sewer Easement
    f. Trail Easement

8. Declaration and Covenants, Restrictions, and Easements.

9. Warranty deeds for property intended to be dedicated for public use, and mortgage release, if applicable.

10. A list of the minimum protection elevations (MPEs) for each lot within the plat. This document shall be certified by a licensed engineer. MPE’s shall not be referenced on the final plat.

11. Agreement to Complete Public Improvements with performance bond or letter of credit for incomplete public improvements, if applicable. All public improvements are required to be complete and inspected by the City

12. Four (4) year maintenance bonds for public improvements. Must be provided prior to City acceptance of the public improvements.

13. Executed electric and gas distribution agreements.

14. Signed paper copies of the final draft of the plat as required by Polk County – 3 - 24" x 36" copies with original signature.

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.

FINAL PLAT SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	August 6, 2026 **(1 PDF of Final Plat and Legal Documents)**
PLANNING & ZONING:	August 4, 2026, at 5:30 PM in the Grimes Council Chambers
COUNCIL MEETING:	August 25, 2026, at 5:30 PM in the Grimes Council Chambers

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

Sincerely,

Evann Coffey
Senior Planner

WILLOW HILLS NORTH PLAT 2
FINAL PLAT

INDEX LEGEND
CITY: GRIMES
COUNTY: POLK COUNTY
TRS: SEC. 30-T80N-R25W
ALIQUOT PART: NE1/4 NW1/4
PROPRIETOR: WILLOW HILLS NORTH LLC
REQUESTED BY: WILLOW HILLS NORTH LLC
SURVEYOR: ALEC FULLER
COMPANY: MCCLURE
PREPARED BY & RETURN TO: ALEC FULLER 2229 E GRANTVIEW LANE, SUITE 2 CORALVILLE, IOWA 52241 / 319-626-9090

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

ENGINEER:
MCCLURE
1360 NW 121ST STREET
CLIVE, IA 50325
(515) 964-1229
PKULLBERG@MCCLUREVISION.COM
ATTN: PAT KULLBERG

ZONING SETBACK SUMMARY:

R-1 ZONING: LOTS 1-14 & 21-42
FRONT SETBACK = 35' MINIMUM
SIDE SETBACK = 1.5 STORIES (7' ONE SIDE 14' TOTAL)
2-3 STORIES (10' ONE SIDE 20' TOTAL)
REAR SETBACK = 35' MINIMUM
LOT WIDTH = 75' MINIMUM
LOT AREA = 11,000 SF MINIMUM

R-2 ZONING: LOTS 15-20
FRONT SETBACK = 30' MINIMUM
SIDE SETBACK = 1.5 STORIES (7' ONE SIDE 14' TOTAL)
2-3 STORIES (10' ONE SIDE 20' TOTAL)
REAR SETBACK = 25' MINIMUM
LOT WIDTH = 70' MINIMUM
LOT AREA = 8,500 SF MINIMUM

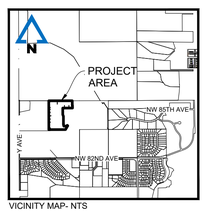
NOTES:
1) THE PROPERTY WAS REZONED FROM A-1 TO R-1 AND R-2 PER THE ZONING CHANGE AND DEVELOPMENT AGREEMENT RECORDED IN BOOK 19021, PAGE 797
2) LOT 'A' TO BE DEDICATED TO THE CITY OF GRIMES FOR PUBLIC RIGHT-OF-WAY PURPOSES.
3) OUTLOT W TO BE DEDICATED TO THE CITY OF GRIMES
4) LOT 43 TO BE DEDICATED TO THE CITY OF GRIMES AS A PARK.
5) MONUMENTS WILL BE PLACED AS SHOWN WITHIN 1 YEAR OF RECORDING OF THIS PLAT.

outlot W is park as well

add a note that the western 60' will be rezoned from A-1 to R-1 with Ordinance #____(actual ord number will be provided by staff once determined)

LEGAL DESCRIPTION:
ALL OF OUTLOT X, WILLOW HILLS NORTH PLAT 1, AN OFFICIAL PLAT, AS RECORDED AT BOOK 19708, PAGE 90, IN THE CITY OF GRIMES, POLK COUNTY, STATE OF IOWA, AND ALL OF PARCEL 2025-86 BEING A A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BEING A PART OF THE CITY OF GRIMES, POLK COUNTY, STATE OF IOWA AS RECORDED AT BOOK 20180, PAGE 942.

DESCRIBED AREA CONTAINS 23.87 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



VICINITY MAP- NTS

SE1/4 SW1/4 SEC. 19-80-25

PARCEL A BK 6545, PG 928 BRENTON BROTHERS INC

S89°55'53"W 1018.22'

S89°53'28"W 865.53'

NW 35TH ST

S89°53'28"W 245.13'

NW 31ST ST S86°52'57"W 244.84'

N89°53'28"E 447.50'(M&R)

N89°53 30"E 705.64'

S89°55'46"W 60.00'(M&R)

N89°55'46"E 60.00'(M&R)

N00°07'36"W 1323.81'(M&R)

NE CORNER NW1/4, NW1/4 SEC. 30-80-25 FOUND 5/8" REBAR W/DAMAGED CAP

1/2" REBAR W/RPC #24477

NW CORNER LOT 23, WILLOW HILLS PLAT 2 FOUND 1/2" REBAR W/YPC #19710

1/2" REBAR W/RPC #24477

NW PRESCOTT COURT

NW BEECHWOOD DRIVE

WILLOW HILLS NORTH PLAT 1 (BK 19708, PG 90-92)

WILLOW HILLS PLAT 1

WILLOW HILLS PLAT 2

S89°53'28"W 10.50'(M&R)
N00°06'32"W 215.48'(M&R)
N00°06'32"W 120.00'(M&R)

L=28.19'(M&R)
R=110.00'(M&R)
Δ=14°41'04"(M&R)
CHD=N47°20'45"W(M&R)
CHD L=28.11'(M&R)

N30°05'46"E 200.59'(M&R)
S49°59'47"W 50.59'(M&R)
S89°53'28"W 115.52'(M&R)
N00°06'32"W 348.88'(M&R)
N21°34'49"W 80.59'(M&R)
N00°06'32"W 300.74'(M&R)

L=105.90'
R=260.00'
Δ=23°20'17"
CHD=N11°46'41"W
CHD L=105.17'

LOT 43
290,312 SF

LOT 'A'
154,206 SF

OUTLOT W
26,179 SF

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD B	CHD L
C1	39.27'	25.00'	89°59'59"	S44°53'26"W	35.36'
C2	39.27'	25.00'	90°00'00"	S45°06'32"E	35.36'
C2	39.27'	25.00'	90°00'00"	S45°06'32"E	35.36'
C3	39.27'	25.00'	90°00'00"	N44°53'28"E	35.36'
C4	39.27'	25.00'	90°00'00"	N45°06'32"W	35.36'
C5	39.27'	25.00'	90°00'00"	N44°53'12"E	35.35'
C6	39.27'	25.00'	90°00'31"	N45°06'48"W	35.36'

GENERAL LEGEND
- SURVEY BOUNDARY
- PROPOSED LOT
- EXIST PROPERTY LINE
- SECTION LINE
- SETBACK LINE
- PROPOSED EASEMENT
- EXIST EASEMENT

MONUMENTS FOUND:
- ▲ SECTION CORNER (TYPE AS NOTED)
- ● 1/2" REBAR W/RPC #26776 (UNLESS NOTED OTHERWISE)

MONUMENTS SET:
- ○ 1/2" REBAR W/RPC #24477
- ⌑ CUT X

FND FOUND
BK, PG BOOK AND PAGE
(M), (R) MEASURED, RECORDED
R.O.W. RIGHT-OF-WAY
P.U.E. PUBLIC UTILITY EASEMENT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT

NORTH
0 15 30 60
(IN FEET)
1 inch = 60 ft.

NW1/4 NW1/4 SEC. 30-80-25

PARCEL 202514 BK 20041, PG 855 BAUMAN CREEK INVESTMENTS

PROFESSIONAL LAND SURVEYOR PATRICK SHELQUIST 24477 IOWA

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

PATRICK SHELQUIST DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 & 2
DATE SURVEYED: XXXX

WILLOW HILLS NORTH PLAT 2
FINAL PLAT

ENGINEER	DRAWN BY	REVISIONS	GRIMES, IOWA
P. KULLBERG	K. HART	7/14/2026	POLK COUNTY
SURVEYOR	CREW CHIEF	-	SEC. 30-T80N-R25W
P. SHELQUIST	-	-	210851-040
SHEET NO.		-	3/18/2026
01/02		-	

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Coralville, Iowa 52241
319-626-9090

DRAWING PATH: P:\210851\06\Drawings\Survey\210851-040-FP01085-040-FP2.dwg PLOT DATE: 07/20/2026 3:00 PM PLOTTED BY: KATHRYN BOERMAN HART

SE1/4 SW1/4
SEC. 19-80-25

PARCEL A
BK 6545, PG 928
BRENTON
BROTHERS INC

NW 35TH ST

OUTLOT 'W'

WILLOW HILLS NORTH
PLAT 1
(BK 19708, PG 90-92)

NW PRESCOTT COURT

EXISTING 5' PUE
(BK 19708, PG 112)

EXISTING 10.00' PUE
(BK 19708, PG 112)

EXISTING 35' SANITARY
SEWER & WATER MAIN
EASEMENT
(BK 19708, PG 120)

EXISTING 15.00' STORM SEWER &
OVERLAND FLOWAGE EASEMENT
(BK 19708, PG 126)

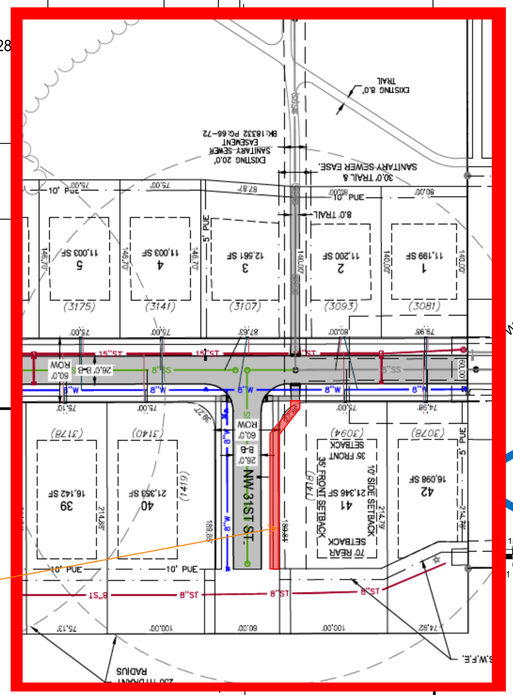
EXISTING 10.00' OVERLAND
FLOWAGE EASEMENT
(BK 19708, PG 106)

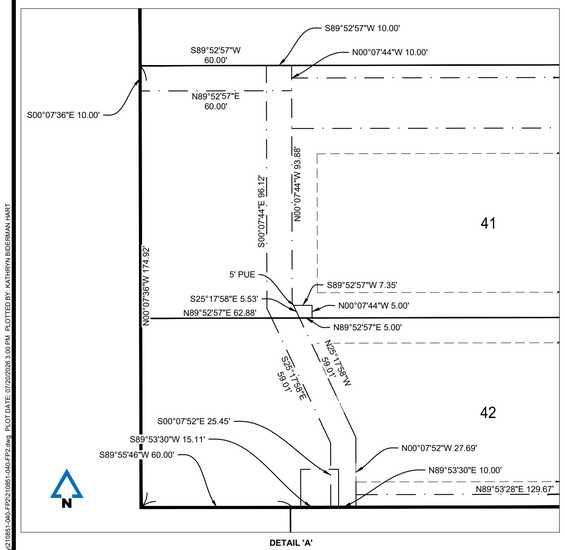
N00°06'32"W 130.00'
S00°06'32"E 130.00'
S89°53'28"W 10.00'
N89°53'28"E 10.00'
10.00' PUE

LOT 43

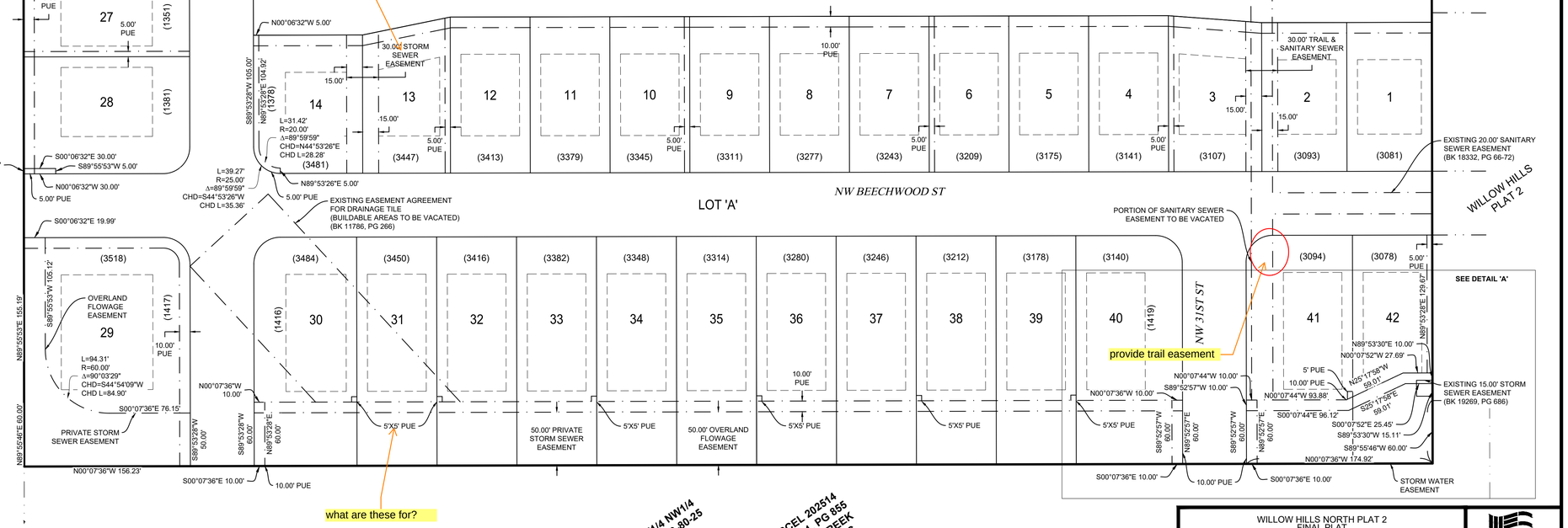
The comp plan shows this trail connecting through to County Line Rd. WHN Plat 2 CDs did not plan for the trail along Lot 41. The 10' trail ramp would need to be added to the west side of NW 35th St. The construction plans would need to be updated and provided to the contractors to ensure the trail is incorporated in the design. Please see example of the desired alignment. This would require a trail easement to be shown on Lot 41

this should actually be storm sewer and overland flowage easement





DETAIL 'A'



what are these for?

NW1/4 NW1/4
SEC. 30-80-25

PARCEL 202514
BK 20041, PG 855
BAUMAN CREEK
INVESTMENTS

WILLOW HILLS NORTH PLAT 2
FINAL PLAT

ENGINEER	DRAWN BY	REVISIONS	GRIMES, IOWA
P. KULLBERG	K. HART	7/14/2026	POLK COUNTY
SURVEYOR	CREW CHIEF	-	SEC. 30-T80N-R25W
P. SHELQUIST	-	-	210851-040
SHEET NO.		-	3/18/2026
02/02			

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Coralville, Iowa 52241
319-626-9090

DRAWING PATH: P:\210851\08-Drawings\Survey\210851-040-FP2\210851-040-FP2.dwg PLOT DATE: 07/20/2026 3:00 PM PLOTTED BY: KATHRYN BIEBRUAN HART

WILLOW HILLS NORTH PLAT 2
FINAL PLAT

INDEX LEGEND
CITY: GRIMES
COUNTY: POLK COUNTY
TRS: SEC. 30-T80N-R25W
ALIQUOT PART: NE1/4 NW1/4
PROPRIETOR: WILLOW HILLS NORTH LLC
REQUESTED BY: WILLOW HILLS NORTH LLC
SURVEYOR: ALEC FULLER
COMPANY: MCCLURE
PREPARED BY & RETURN TO: ALEC FULLER 2229 E GRANTVIEW LANE, SUITE 2 CORALVILLE, IOWA 52241 / 319-626-9090

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

ENGINEER:
MCCLURE
1360 NW 121ST STREET
CLIVE, IA 50325
(515) 964-1229
PKULLBERG@MCCLUREVISION.COM
ATTN: PAT KULLBERG

ZONING SETBACK SUMMARY:

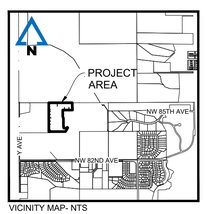
R-1 ZONING: LOTS 1-14 & 21-42
FRONT SETBACK = 35' MINIMUM
SIDE SETBACK = 1.5 STORIES (7' ONE SIDE 14' TOTAL)
2-3 STORIES (10' ONE SIDE 20' TOTAL)
REAR SETBACK = 35' MINIMUM
LOT WIDTH = 75' MINIMUM
LOT AREA = 11,000 SF MINIMUM

R-2 ZONING: LOTS 15-20
FRONT SETBACK = 30' MINIMUM
SIDE SETBACK = 1.5 STORIES (7' ONE SIDE 14' TOTAL)
2-3 STORIES (10' ONE SIDE 20' TOTAL)
REAR SETBACK = 25' MINIMUM
LOT WIDTH = 70' MINIMUM
LOT AREA = 8,500 SF MINIMUM

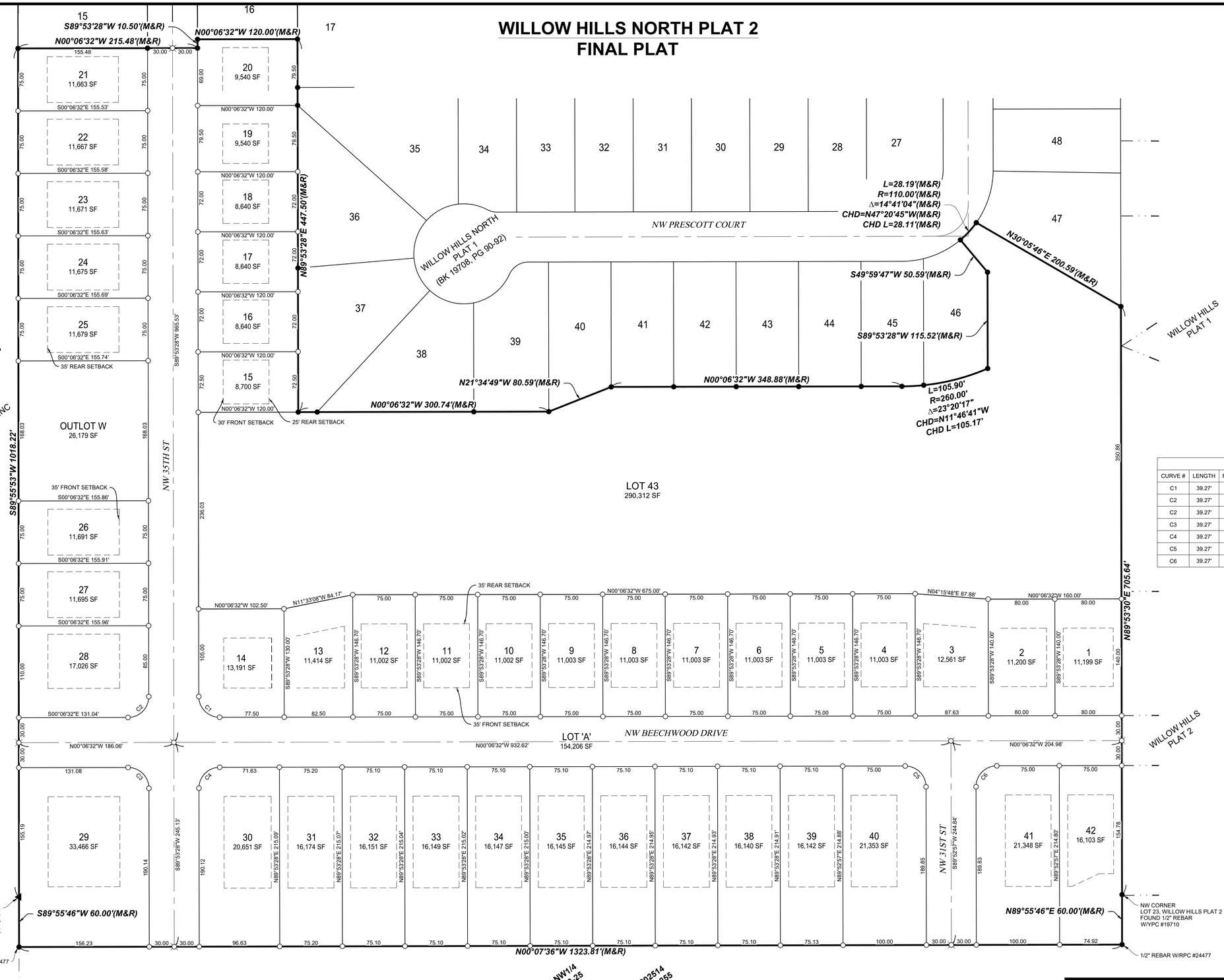
NOTES:
1) THE PROPERTY WAS REZONED FROM A-1 TO R-1 AND R-2 PER THE ZONING CHANGE AND DEVELOPMENT AGREEMENT RECORDED IN BOOK 19021, PAGE 797
2) LOT 'A' TO BE DEDICATED TO THE CITY OF GRIMES FOR PUBLIC RIGHT-OF-WAY PURPOSES.
3) OUTLOT W TO BE DEDICATED TO THE CITY OF GRIMES.
4) LOT 43 TO BE DEDICATED TO THE CITY OF GRIMES AS A PARK.
5) MONUMENTS WILL BE PLACED AS SHOWN WITHIN 1 YEAR OF RECORDING OF THIS PLAT.

LEGAL DESCRIPTION:
ALL OF OUTLOT X, WILLOW HILLS NORTH PLAT 1, AN OFFICIAL PLAT, AS RECORDED AT BOOK 19708, PAGE 90, IN THE CITY OF GRIMES, POLK COUNTY, STATE OF IOWA, AND ALL OF PARCEL 2025-86 BEING A A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BEING A PART OF THE CITY OF GRIMES, POLK COUNTY, STATE OF IOWA AS RECORDED AT BOOK 20180, PAGE 942.

DESCRIBED AREA CONTAINS 23.87 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



VICINITY MAP- NTS



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD B	CHD L
C1	39.27'	25.00'	89°59'59"	S44°53'26"W	35.36'
C2	39.27'	25.00'	90°00'00"	S45°06'32"E	35.36'
C2	39.27'	25.00'	90°00'00"	S45°06'32"E	35.36'
C3	39.27'	25.00'	90°00'00"	N44°53'28"E	35.36'
C4	39.27'	25.00'	90°00'00"	N45°06'32"W	35.36'
C5	39.27'	25.00'	90°00'00"	N44°53'12"E	35.35'
C6	39.27'	25.00'	90°00'31"	N45°06'48"W	35.36'

GENERAL LEGEND
- SURVEY BOUNDARY
- PROPOSED LOT
- EXIST PROPERTY LINE
- SECTION LINE
- SETBACK LINE
- PROPOSED EASEMENT
- EXIST EASEMENT

MONUMENTS FOUND:
- ▲ SECTION CORNER (TYPE AS NOTED)
- ● 1/2" REBAR W/RPC #26776 (UNLESS NOTED OTHERWISE)

MONUMENTS SET:
- ○ 1/2" REBAR W/RPC #24477
- ⌑ CUT X

FND	FOUND
BK, PG	BOOK AND PAGE
(M), (R)	MEASURED, RECORDED
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

NORTH
0 15 30 60
(IN FEET)
1 inch = 60 ft.

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

PATRICK SHELQUIST 24477 PROFESSIONAL LAND SURVEYOR IOWA

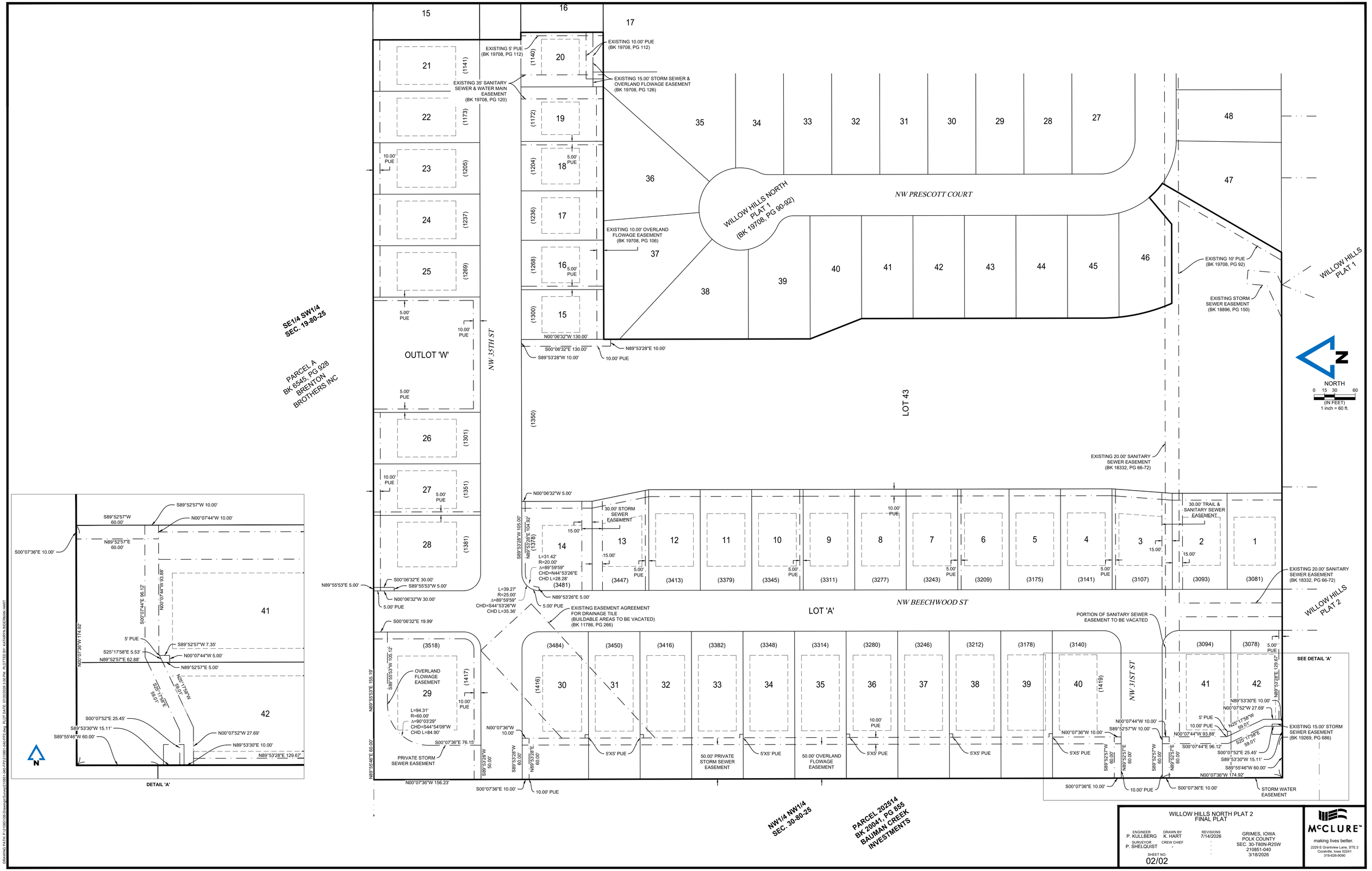
PATRICK SHELQUIST DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 & 2
DATE SURVEYED: XXXX

WILLOW HILLS NORTH PLAT 2
FINAL PLAT

ENGINEER	DRAWN BY	REVISIONS	GRIMES, IOWA
P. KULLBERG	K. HART	7/14/2026	POLK COUNTY
SURVEYOR	CREW CHIEF	-	SEC. 30-T80N-R25W
P. SHELQUIST	-	-	210851-040
SHEET NO.		-	3/18/2026
01/02		-	

McCLURE
making lives better.
2229 E Granview Lane, STE 2
Coralville, Iowa 52241
319-626-9090

DRAWING PATH: P:\210851\06\Drawings\Survey\210851-040-FP01085-040-FP01085.dwg PLOT DATE: 07/20/2026 3:00 PM PLOTTED BY: KATHRYN BOERMAN HART



DRAWING PATH: P:\2185100\Drawings\Survey\210851-040-FP201085-040-FP2.dwg PLOT DATE: 07/20/2026 3:00 PM PLOTTED BY: KATHRYN BEERMAN HART

WILLOW HILLS NORTH PLAT 2
FINAL PLAT

ENGINEER	DRAWN BY	REVISIONS	GRIMES, IOWA
P. KULLBERG	K. HART	7/14/2026	POLK COUNTY
SURVEYOR	CREW CHIEF	-	SEC. 30-T80N-R25W
P. SHELQUIST	-	-	210851-040
SHEET NO.		-	3/18/2026
02/02			

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PLANNING AND ZONING COMMISSION COMMUNICATION
Meeting Date: 8/4/2026

AGENDA ITEM: Blue Creek Village Preliminary Plat and Site Plan

BACKGROUND: The preliminary plat and site plan were previously approved by Planning & Zoning Commission and City Council in March 2026. Since that time, the plans for the clubhouse have significantly changed and additional amenities have been proposed around the clubhouse. The site plan has been amended to show the new clubhouse layout and the addition of a pool house, covered mailbox kiosk, grill and fire pit area, hammock park, and putting green. The revised building elevations for the clubhouse consist of vertical vinyl siding and stone veneer similar to the previous clubhouse and matching the townhome buildings. Architectural designs have been provided for the newly proposed pool house and covered mailbox kiosk structure. Both structures will include the same building materials as the clubhouse. The only other change to the site plan was to add the water and sanitary sewer connections to the pool house. No other changes are proposed to the preliminary plat and site plan.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:
Prioritized:No

BOARD/COMMISION ACTIONS: Previous Preliminary Plat & Site Plan - Planning and Zoning Commission recommendation of approval - 03/04/2026
Previous Preliminary Plat & Site Plan - City Council approval - 03/24/2026

STAFF RECOMMENDATION: Staff recommend approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Evann Coffey, Senior Planner, 515-986-4050, ecoffey@grimesiowa.gov

Prepared by:	Evann Coffey, Senior Planner
Return to:	Evann Coffey, Senior Planner

Planning & Zoning Staff Report

CITY OF GRIMES

DATE

August 4, 2026

PROJECT NAME

Blue Creek Village

Preliminary Plat & Site Plan

APPLICANT

CA Five, LLC

REQUESTED ACTION

Approval of a preliminary plat and site plan for 164 range-style townhomes and clubhouse with private recreation amenities

LOCATION

South of SW 11th Street and west of Oak View Middle School

ZONING

R-3 Medium

PLANNER

Evann Coffey

ecoffey@grimesiowa.gov

(515) 986-4050

Location Map

Zoning Map

Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Vacant	Medium-Density Residential	R-3 Medium
North	Single-Family	Low-Density Residential/Park	R-4
South	Vacant	Low-Density Residential	A-1
East	Civic	Civic	A-1
West	Vacant	Low-Density Residential	R-2

PARKS

A 10' trail will be installed along the south side of SW 11th Street.

This plat is part of the Hope Meadows Phase 2 rezone. The development agreement established the parkland requirements, which divided the parkland between the R-2 and R-3 Medium areas. The Blue Creek Village development is located within the R-3 Medium area and is required to provide fee in lieu of land dedication. The funds will be used for improvements to Meadows Park to the north. The R-2 single-family area will provide fee in lieu of land dedication as well as dedication of the two greenways that run through the development. The greenways will be dedicated to the City with future development phases.

In addition, Blue Creek Village will provide private recreation opportunities onsite for their residents.

The Parks and Recreation Advisory Board reviewed the rezone for Hope Meadows Phase 2 and recommended approval of the parkland proposal.

Future Land Use Map

The preliminary plat and site plan are consistent with the City of Grimes future land use plan and the Hope Meadows Phase 2 Zoning Change and Development Agreement.

Site Layout

ACCESS

Two driveways will be provided off SW 11th Street. A temporary access will be provided to the west until such time the future development to the west has a second access point out to SW Mustang Road. The temporary access is necessary to provide proper fire access for the development to the west. All internal streets will be private.

CLUBHOUSE

The development will have a clubhouse with private amenities, including pool, pool house, pickle ball court, dog park, grills, fire pits, hammocks, and putting green.

LIGHTING

Street lighting is proposed along the private streets.

PARKING

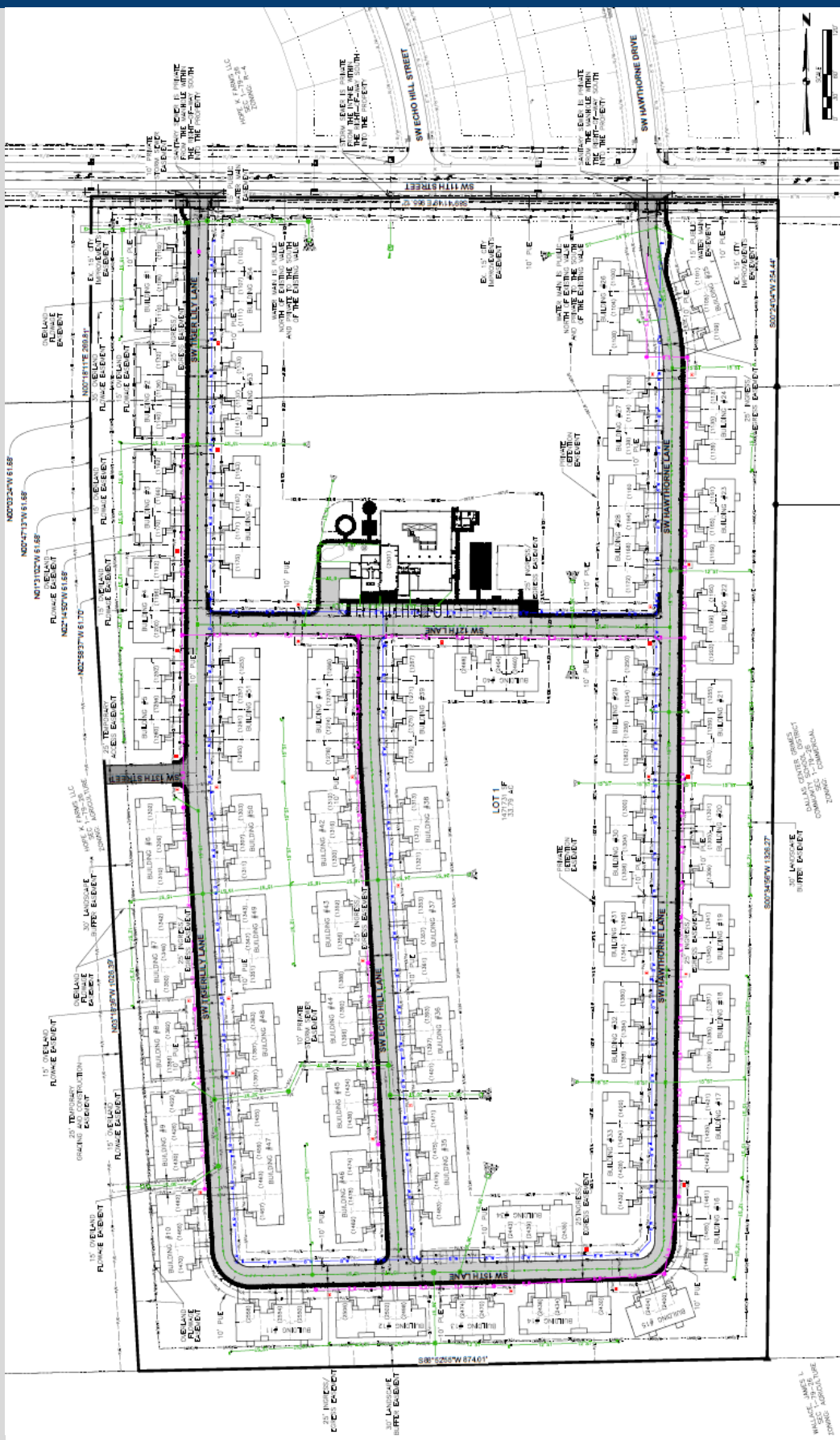
Each unit has two garage stalls and two driveway spaces. Visitor parking is available on the south end of the development and at the clubhouse.

WASTE COLLECTION

Each unit and the clubhouse will have their own totes for waste collection. The totes for the clubhouse will be stored in the maintenance garage.

UTILITIES

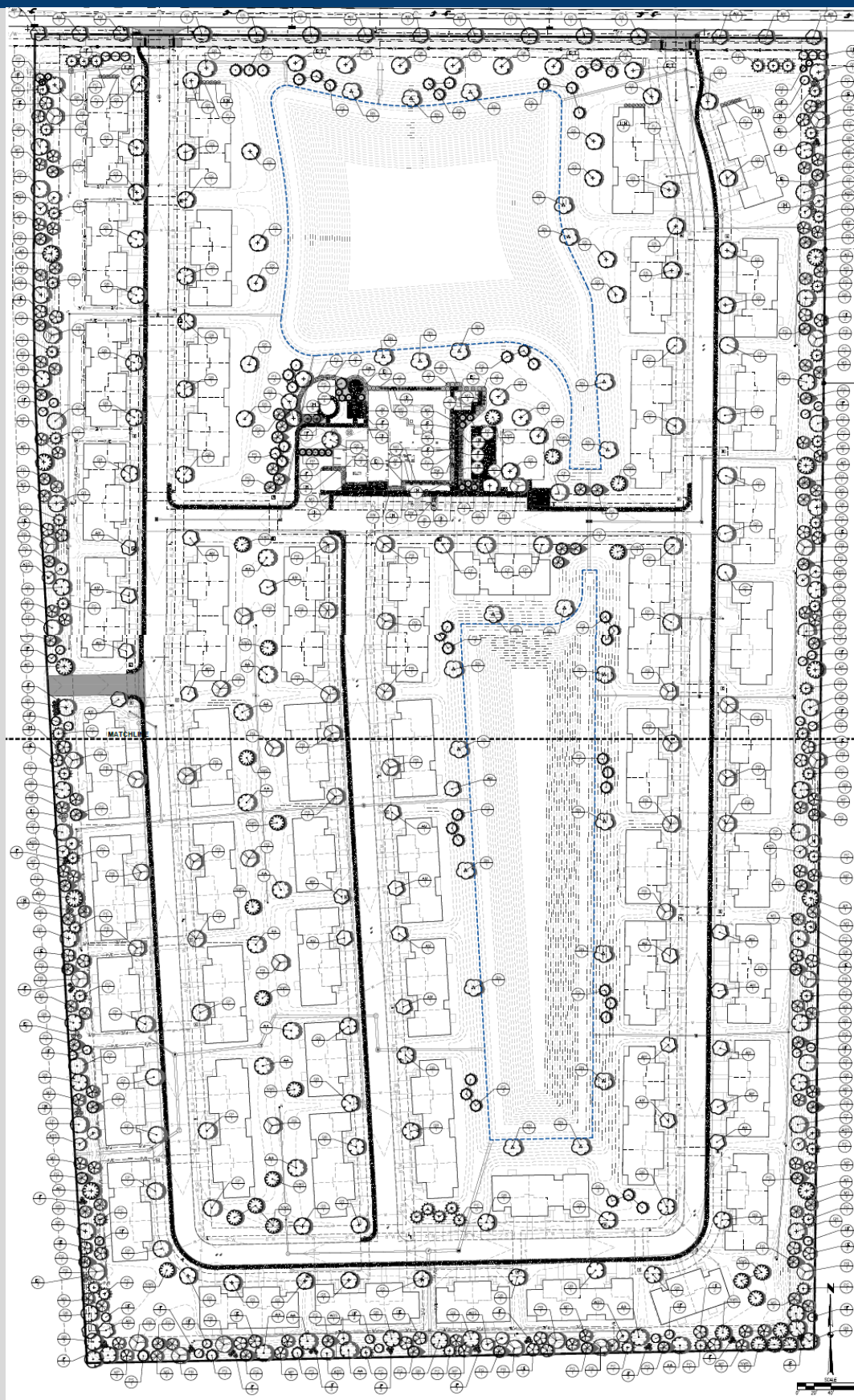
Water and sanitary sewer within the development will be private and extend from the existing stubs from SW 11th Street. Two private detention basins will provide the required stormwater management.



Landscaping

LANDSCAPING

A 30’ landscape buffer with 3’ berm will be provided along the east, west, and south property lines. Street frontage trees will be provided every 50’ along SW 11th Street. Additional landscaping is proposed throughout the site, including in front of the townhome buildings and around the clubhouse and detention basins.



Architecture

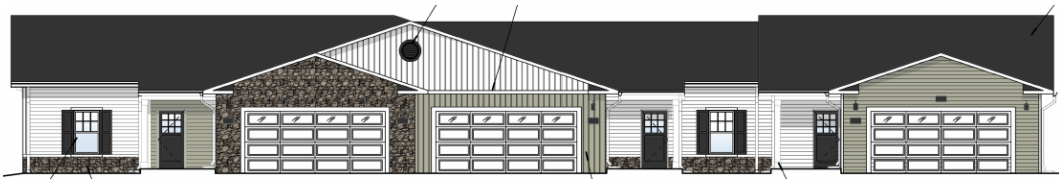
TOWNHOME ELEVATIONS

There are five building types for the townhomes with varying facades designs, colors, and unit counts ranging from two to four units. The buildings will consist of horizontal and vertical vinyl siding and stone veneer with pitched asphalt shingle roofs. Each building type will be scattered throughout the site to avoid repetition along the street.

The units that abut SW 11th Street will have covered porches and windows with shutters to provide a street-oriented design along the development's frontage.

LIGHTING

Decorative coach lighting will be provided on the units.



Architecture

CLUBHOUSE ELEVATIONS

The clubhouse will consist of vertical vinyl siding and stone veneer with pitched asphalt shingle roof. There is an overhead door on the west side of the building that will be used for the maintenance operations of the development. The pool side of the building will include a covered walkway with columns. The pool house will match the clubhouse with vinyl siding and stone veneer. The mail box kiosk will have a pitch asphalt shingle roof and vinyl wrapped wood posts and frame.

LIGHTING

Decorative fixtures are proposed on all sides of the clubhouse and under-canopy lights are proposed at the front entrance and pool area. A few lights will be provided on the pool house.

Preliminary Plat, Legal & Conclusion

PRELIMINARY PLAT

Bulk Regulations
Minimum Lot Size—80,000sf, 200′ width, Postage stamps lots permitted

Setbacks—
Front & Rear Yard (external property line) - 30′
Side Yard (external property lines)—15′

The proposed lot meets the minimum lot size and setback requirements.

Easements
The necessary easements for ingress-egress, utilities, detention, and landscape buffer are shown on the plat.

Utilities
All required utilities are provided to serve the development.

Legal

The property is subject to the Hope Meadows Phase 2 Zoning Change and Development Agreement.

Right– of-way for SW 11th Street was previously dedicated to the City with Hope Meadows Plat 4.

Conclusion

The applicant is requesting approval of a preliminary plat and site plan for 164 range-style townhome units and clubhouse.

The preliminary plat and site plan is consistent with the future land use plan and the Hope Meadows Phase 2 Zoning Change and Development Agreement.

Fee in lieu of parkland dedication will be provided to be used for improvements to Meadows Park. The clubhouse will include private recreation amenities for the residents.

Internal streets, utilities, and detention will be private.

Landscaping buffers will be provided along the external boundaries of the site.

The townhome buildings range from two to four units and will vary in design and color, with five different designs. Units along SW 11th Street will include covered porches to provide street-oriented design along the corridor. The clubhouse and pool house designs will compliment the townhome buildings.

Staff recommend approval of the preliminary plat and site plan for Blue Creek Village.

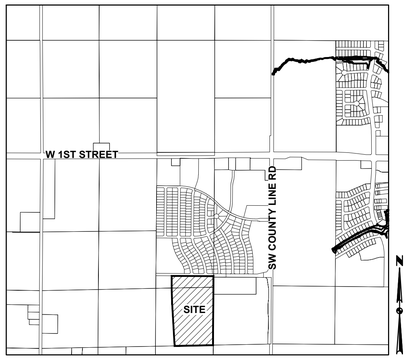
PRELIMINARY PLAT / SITE PLAN FOR:

BLUE CREEK VILLAGE

GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

OWNER/APPLICANT

CA FIVE, LLC
CONTACT: JASON KULIK
629 EUCLID AVE, SUITE 1300
CLEVELAND, OHIO 44114
PH: (330) 283-8187
EMAIL: JKULIK@STARKENTERPRISES.COM

ENGINEER/SURVEYOR

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

ARCHITECT

STARK ENTERPRISES
CONTACT: JULIANNE GRECO
629 EUCLID AVENUE, SUITE 1300
CLEVELAND, OHIO 44114
PH: (216) 292-0432
EMAIL: JGRECO@STARKENTERPRISES.COM

BENCHMARKS

DALLAS COUNTY GPS MONUMENT #136
NW COR OF THE INTERSECTION OF Y AVENUE WITH 240TH STREET (HWY. 44) AT THE WEST COUNTY LINE
5/8" ALUM. ROD W/CAP #G136
ELEVATION=999.673

CITY OF GRIMES BENCHMARK F7B-001
BURY BOLT ON HYDRANT LOCATED ON THE SW CORNER OF 1ST. ST. (HWY #44) AND SW BROOKSIDE DRIVE INTERSECTION.
ELEVATIO=986.82

DATE OF SURVEY

JULY 2, 2025

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = SPRING 2026
ANTICIPATED FINISH DATE = SPRING 2029

SUBMITTAL DATES

FIRST SUBMITTAL:	12/08/2025
SECOND SUBMITTAL:	01/21/2026
THIRD SUBMITTAL:	02/18/2026
FOURTH SUBMITTAL:	03/09/2026
FIFTH SUBMITTAL:	06/15/2026
SIXTH SUBMITTAL:	07/10/2026
FINAL SUBMITTAL:	07/21/2026

ZONING

R-3: MED (MULTIPLE-FAMILY DISTRICT)

DEVELOPMENT AGREEMENT: BK. 2026, PG. 01528

FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL

DEVELOPMENT SUMMARY

BULK REGULATIONS:
R-3: MED (MULTIPLE-FAMILY DISTRICT)

MINIMUM LOT AREA
NO MINIMUM LOT DIMENSIONS APPLY. POSTAGE STAMP LOT DEVELOPMENT IS PERMITTED

MINIMUM LOT WIDTH	= 200 FT
SETBACKS:	
FRONT YARD	= 30 FT
REAR YARD	= 30 FT
SIDE YARD	
1-1½ STORY	= 7 FT EACH SIDE / 14 FEET TOTAL
2-3 STORIES	= 15 FT EACH SIDE / 30 FEET TOTAL
MAX BUILDING HEIGHT	= 3 STORIES (40 FT)
BUILDING SEPARATION	= 16 FT
DENSITY	= 164 UNITS/33.79 AC = 4.85 UNITS/AC (5.0 UNITS/AC MAX)

OPEN SPACE:	
TOTAL AREA	= 33.79 ACRES (1,471,731 SF)
OPEN SPACE REQUIRED	= 588,692 SF (40%)
OPEN SPACE PROVIDED	= 821,943 SF (56%)
PARKING REQUIRED:	
2 SPACES/UNIT +	= 328 SPACES
1 GUEST SPACE/5 UNITS	= 33 SPACES
TOTAL REQUIRED	= 361 SPACES
PARKING PROVIDED:	= 689 SPACES

LEGAL DESCRIPTION

PARCEL '25-86' AS SHOWN ON THE PLAT SURVEY RECORDED IN INSTRUMENT NUMBER 2025-16330 IN GRIMES, DALLAS COUNTY, IOWA.

INDEX OF SHEETS

NO.	DESCRIPTION
1.0	COVER SHEET
2.0-2.1	DETAILS
3.0	PRELIMINARY PLAT
4.0	SITE LAYOUT / HYDRANT COVERAGE / SIGNAGE / PHASING PLAN
5.0-5.2	DIMENSION PLAN
6.0-6.10	GRADING PLAN
7.0-7.1	EROSION AND SEDIMENT CONTROL PLAN
8.0-8.9	UTILITY PLAN
9.0-9.2	LANDSCAPE PLAN

UTILITY WARNING

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

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400
PROJECT NO. 2506.564

GENERAL LEGEND

PROPOSED		EXISTING	
PROPERTY BOUNDARY		SANITARY MANHOLE	S
SECTION LINE		WATER VALVE BOX	W
CENTER LINE		FIRE HYDRANT	
RIGHT OF WAY	R/W	WATER CURB STOP	CS
BUILDING SETBACK		WELL	WELL
PERMANENT EASEMENT	P/E	STORM SEWER MANHOLE	ST
TEMPORARY EASEMENT	T/E	STORM SEWER SINGLE INTAKE	
TYPE SW-501 STORM INTAKE		STORM SEWER DOUBLE INTAKE	
TYPE SW-502 STORM INTAKE		FLARED END SECTION	
TYPE SW-503 STORM INTAKE		DECIDUOUS TREE	
TYPE SW-505 STORM INTAKE		CONIFEROUS TREE	
TYPE SW-506 STORM INTAKE		DECIDUOUS SHRUB	
TYPE SW-512 STORM INTAKE	ST	CONIFEROUS SHRUB	
TYPE SW-513 STORM INTAKE	ST	ELECTRIC POWER POLE	
TYPE SW-401 STORM MANHOLE	ST	GUY ANCHOR	
TYPE SW-402 STORM MANHOLE	ST	STREET LIGHT	
FLARED END SECTION		POWER POLE W/ TRANSFORMER	
TYPE SW-301 SANITARY MANHOLE	S	UTILITY POLE W/ LIGHT	
STORM/SANITARY CLEANOUT		ELECTRIC BOX	E
WATER VALVE		ELECTRIC TRANSFORMER	E
FIRE HYDRANT ASSEMBLY		ELECTRIC MANHOLE OR VAULT	E
SIGN		TRAFFIC SIGN	
DETECTABLE WARNING PANEL		TELEPHONE JUNCTION BOX	T
WATER CURB STOP		TELEPHONE MANHOLE/VAULT	T
SANITARY SEWER		TELEPHONE POLE	
SANITARY SERVICE	S	GAS VALVE BOX	G
STORM SEWER		CABLE TV JUNCTION BOX	TV
STORM SERVICE	ST	CABLE TV MANHOLE/VAULT	TV
WATERMAIN WITH SIZE	8"W	MAIL BOX	M
WATER SERVICE	W	BENCHMARK	BM
SAWCUT (FULL DEPTH)		SOIL BORING	SB
SILT FENCE		UNDERGROUND TV CABLE	TV
USE AS CONSTRUCTED	(UAC)	GAS MAIN	G
FINISH FLOOR ELEVATION	FFE	FIBER OPTIC	FO
GARAGE FLOOR ELEVATION	GFE	UNDERGROUND TELEPHONE	T
		OVERHEAD ELECTRIC	OE
		UNDERGROUND ELECTRIC	E
		FIELD TILE	TILE
		SANITARY SEWER W/ SIZE	8"S
		STORM SEWER W/ SIZE	15"ST
		WATER MAIN W/ SIZE	8"W

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

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

THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

LICENSED PROFESSIONAL ENGINEER
JARED M. MURRAY
23496
IOWA

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.

JARED M. MURRAY, P.E. — 07/21/2026 DATE

LICENSE NUMBER 23496
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS

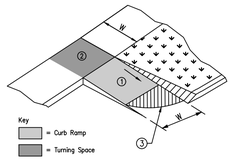
FILE: M:\2025\2506564\CMP\SITE PLAN\2506564-CDN-SHT-1.MTD.DWG
FILE DATE: 7/21/26
PLOTTED BY: JARED MURRAY
DATE PLOTTED: 7/21/2026 9:34 AM
TECH:
COMMENT:
ENG:

① Perpendicular Curb Ramp: Target running sloped of 6.25% with a maximum running slope of the 8.3%.

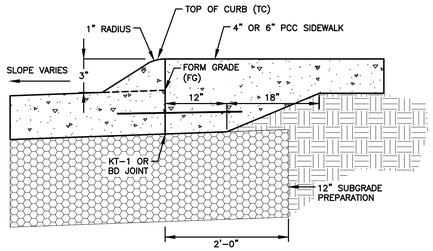
② Turning Space: Target slope of 1.5% with a maximum slope perpendicular to the travel directions of 2.0%. At mid-block crossings, cross slope of landing may exceed 2.0% to match the roadway grade. Min. 5'x5'.

③ Provide an area of special shaping at the bottom of the ramp to provide a smooth transition to the gutterline. 2% maximum slope in any direction.

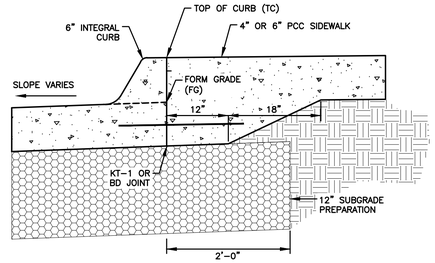
④ The minimum pavement depth for ramps and landings shall be 6-inches.



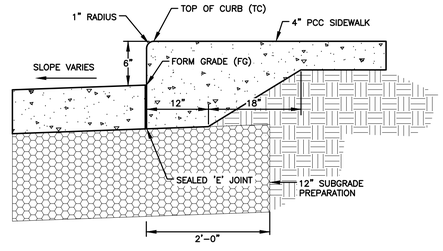
PERPENDICULAR CURB RAMP @ CLASS 'A' INTEGRAL CURB
NOT TO SCALE



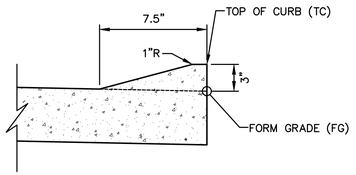
3" ROLLED CURB AND SIDEWALK
NOT TO SCALE



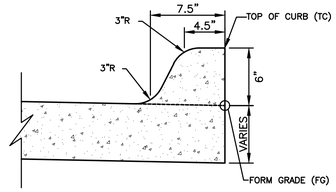
6" INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



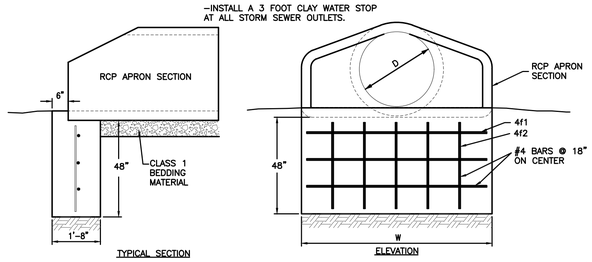
CLASS 'A' 6" INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



INTEGRAL 3" ROLLED CURB
NOT TO SCALE



6" PCC INTEGRAL CURB
NOT TO SCALE

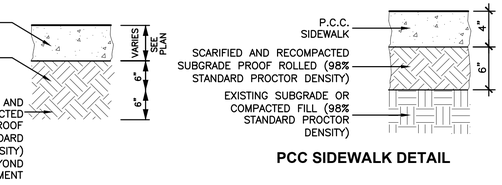


REINFORCING BAR LIST

D	W	Mark	Size	Length	Count
12"	2'-4"	4f1	4	2'-0"	3
		4f2	4	3'-8"	2
15"	2'-10"	4f1	4	2'-6"	3
		4f2	4	3'-8"	2
18"	3'-5"	4f1	4	3'-1"	3
		4f2	4	3'-8"	3
24"	4'-6"	4f1	4	4'-2"	3
		4f2	4	3'-8"	3
30"	5'-7"	4f1	4	5'-3"	3
		4f2	4	3'-8"	4
36"	6'-8"	4f1	4	6'-4"	3
		4f2	4	3'-8"	5
42"	7'-3"	4f1	4	6'-11"	3
		4f2	4	3'-8"	5

D	W	Mark	Size	Length	Count
48"	7'-10"	4f1	4	7'-6"	3
		4f2	4	3'-8"	6
54"	8'-5"	4f1	4	8'-1"	3
		4f2	4	3'-8"	6
60"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	6
66"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	6
72"	10'-0"	4f1	4	9'-8"	3
		4f2	4	3'-8"	7
78"	10'-7"	4f1	4	10'-3"	3
		4f2	4	3'-8"	7
84"	11'-1"	4f1	4	10'-9"	3
		4f2	4	3'-8"	8

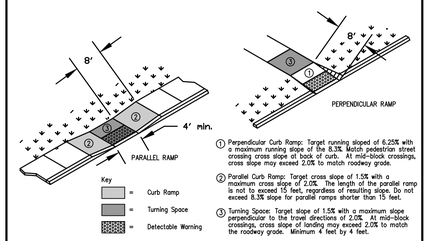
RCP APRON FOOTING DETAIL
NOT TO SCALE



PCC PAVEMENT DETAIL

PCC SIDEWALK DETAIL

PCC PAVEMENT AND SIDEWALK
NOT TO SCALE

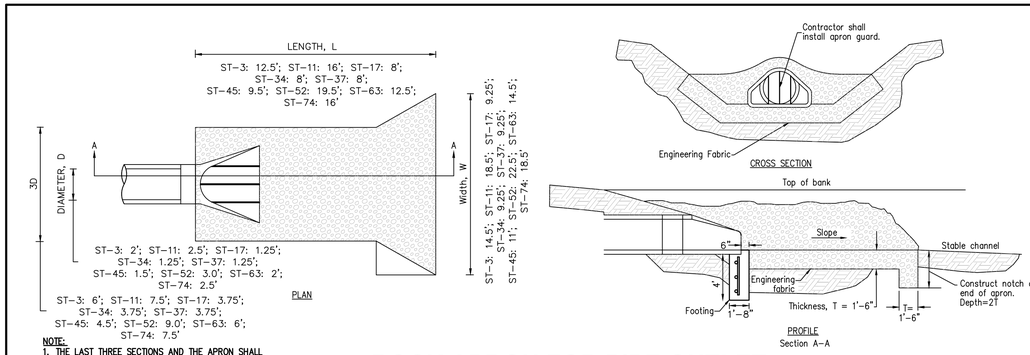


① Perpendicular Curb Ramp: Target running sloped of 6.25% with a maximum running slope of the 8.3%. Match pedestrian street crossing cross slope at back of curb. At mid-block crossings, cross slope may exceed 2.0% to match roadway grade.

② Parallel Curb Ramp: Target cross slope of 1.5% with a maximum cross slope of 2.0%. The length of the parallel ramp is not to exceed 15 feet, regardless of resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.

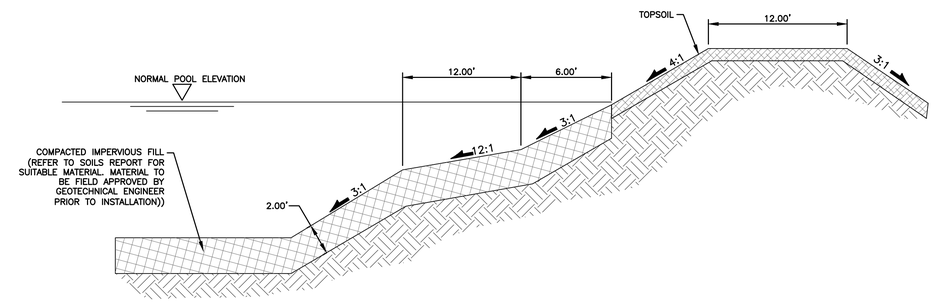
③ Turning Space: Target slope of 1.5% with a maximum slope perpendicular to the travel directions of 2.0%. At mid-block crossings, cross slope of landing may exceed 2.0% to match the roadway grade. Minimum 4 feet by 4 feet.

CURB RAMPS
NOT TO SCALE

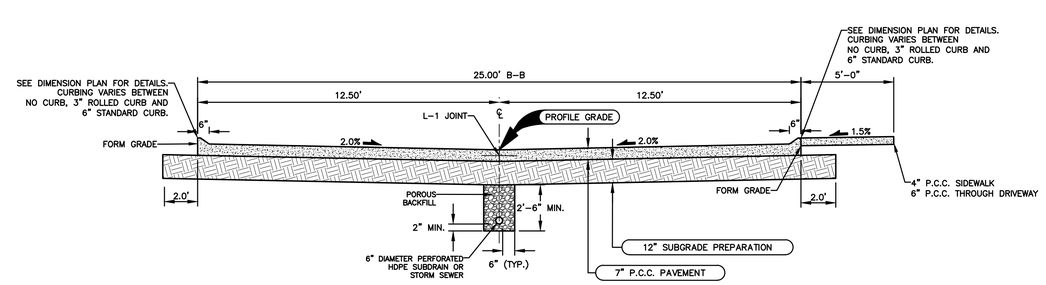


NOTE:
1. THE LAST THREE SECTIONS AND THE APRON SHALL BE CONNECTED WITH PIPE CONNECTIONS PER SECTION 4030.302C OF SUDAS.
2. INSTALL A 3' CLAY WATERSTOP AT ALL STORM SEWER OUTLETS.

ROCK APRON FOR PIPE OUTLET
NOT TO SCALE



TYPICAL WET BOTTOM POND SECTION
NOT TO SCALE



TYPICAL SECTION - 25' B/B P.C.C. ROADWAY
NOT TO SCALE

NOTE:
1. 12" SUBGRADE PREPARATION TO BE PREPARED IN 2 – 6" LIFTS.

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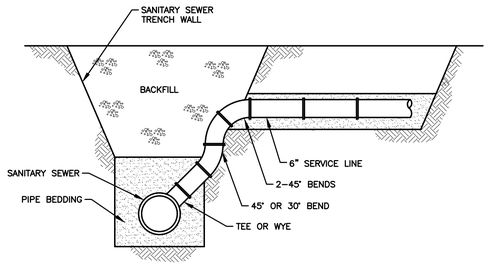
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JMM | TECH: JDS/CWO
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BLUE CREEK VILLAGE
DETAILS

2.0

2506.564

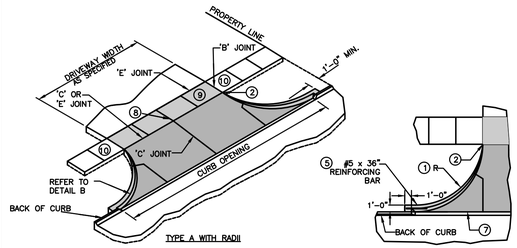
FILE: I:\A-2025\2506564\DWG\SITE_PLAN\2506564-DSV-DET-HYD.DWG
FILE DATE: 7/21/26
PLOTTED BY: JAMES MURRAY
DATE PLOTTED: 7/21/2026 9:34 AM
TECH:
COMMENT:
DSC:



SANITARY SEWER SERVICE RISER DETAIL

NOT TO SCALE

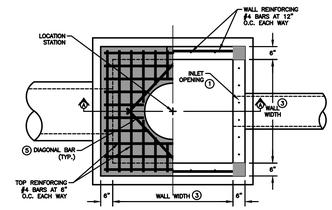
1. DRIVEWAY RADIUS (R).
2. TRANSITION THE CURB HEIGHT TO 0 INCHES AT END OF TAPER/RADIUS OR AT THE FRONT EDGE OF SIDEWALK. DO NOT EXTEND RAISED CURB ACROSS SIDEWALK.
3. PAVEMENT THICKNESS. RESIDENTIAL: 6 INCHES MINIMUM. COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.
4. SIDEWALK THICKNESS THROUGH DRIVEWAY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



CONCRETE DRIVEWAY TYPE A

SUDAS TYPE A DRIVEWAY DETAIL

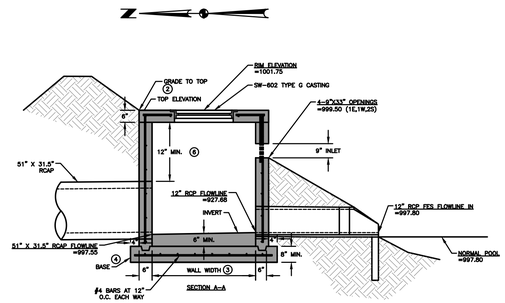
NOT TO SCALE



STRUCTURE MAY BE BUILT WITH OPENINGS ON ANY OR ALL SIDES.
PROVIDE OPENINGS AND ORIENTATION AS SPECIFIED IN THE CONTRACT DOCUMENTS.

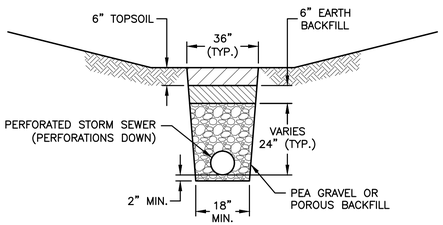
ADJACENT WALLS MAY HAVE DIFFERENT WIDTHS BASED UPON PIPE CONFIGURATION, BUT STRUCTURE MUST BE RECTANGULAR.

1. CONSTRUCT INLET OPENINGS WITH 15-INCH #4 EPOXY-COATED BARS AT 8 INCHES ON CENTER. EMBED BARS A MINIMUM OF 3 INCHES INTO WALLS AND TOP AT ALL OPENINGS.
2. GRADE TO TOP ELEVATION ON CLOSED SIDES.
3. WALL WIDTHS VARY WITH PIPE DIAMETER. PROVIDE 6 INCHES OF WALL WIDTH (MINIMUM) EACH SIDE OF PIPE OPENING. MINIMUM WALL WIDTH IS 36 INCHES. MAXIMUM WALL WIDTH IS 72 INCHES.
4. CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
5. INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.
6. 12" MINIMUM WALL HEIGHT ABOVE ALL PIPES.



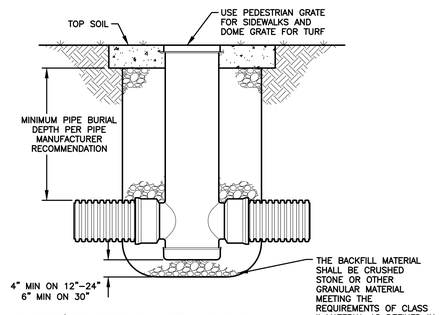
6'X6' SW-513 INTAKE (ST-1)

NOT TO SCALE



SWALE & PERFORATED STORM SEWER DETAIL

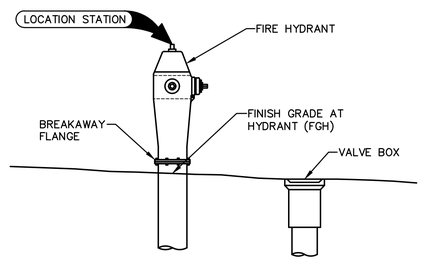
NOT TO SCALE



1. GRATES/SOLID COVERS SHALL MEET H-20 LOAD RATING FOR 30" PEDESTRIAN & 12" - 30" STANDARD & SOLID

HDPE INTAKE

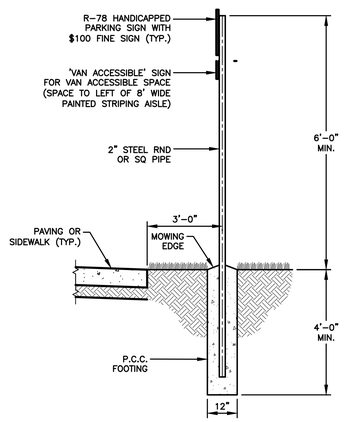
NOT TO SCALE



EXAMPLE: STA 10+00, 42' LT
HYDRANT ASSEMBLY
FGH = 987.6

HYDRANT ASSEMBLY SPOT ELEVATION REFERENCE DETAIL

NOT TO SCALE



ACCESSIBLE PARKING SIGN

NOT TO SCALE

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4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JMM | TECH: JDS/CWO
CIVIL DESIGN ADVANTAGE

BLUE CREEK VILLAGE

DETAILS

GRIMES, IOWA

2.1

2506.564

FILE: H:\2025\2506564\MWO\SITE_P-MW\2506564-CDV-DET-HYD.DWG
FILE DATE: 7/21/26 DATE PLOTTED: 7/21/2026 9:34 AM COMMENT: DWG
PLOTTED BY: DAVID MUNOZ TECH:

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

ENGINEER: JMM | TECH: JDS/CWO

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BLUE CREEK VILLAGE

PRELIMINARY PLAT

3.0

2506.564

FILE: H:\2025\2506564\DWG\SITE PLAN\2506564-CIVIL-SET-HYD.DWG
FILE DATE: 7/21/26
PLOTTED BY: JARED MURRAY
DATE PLOTTED: 7/21/2026 9:34 AM
COMMENT:
TECH:

SCALE
0' 30' 60' 120'

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS

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

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

3. WATER MAIN NOTES:
   - A. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6"MJ SHOE, 2-1/2"HOSE NOZZLE, 4-1/2"STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2' BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
   - B. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
   - C. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
   - D. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
   - E. WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
   - F. THE CITY OF GRIMES SHALL DO THE FILLING OF THE WATER MAIN.
   - G. NEW WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE CONTRACTOR. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE CONTRACTOR AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DIVISION. ALL TESTS AND SAMPLING TO BE WITNESSED BY THE CITY ENGINEERING DIVISION. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
   - H. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.
   - I. ALL DEAD-END WATER MAINS TO HAVE TEMPORARY BLOWOFF HYDRANTS.

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

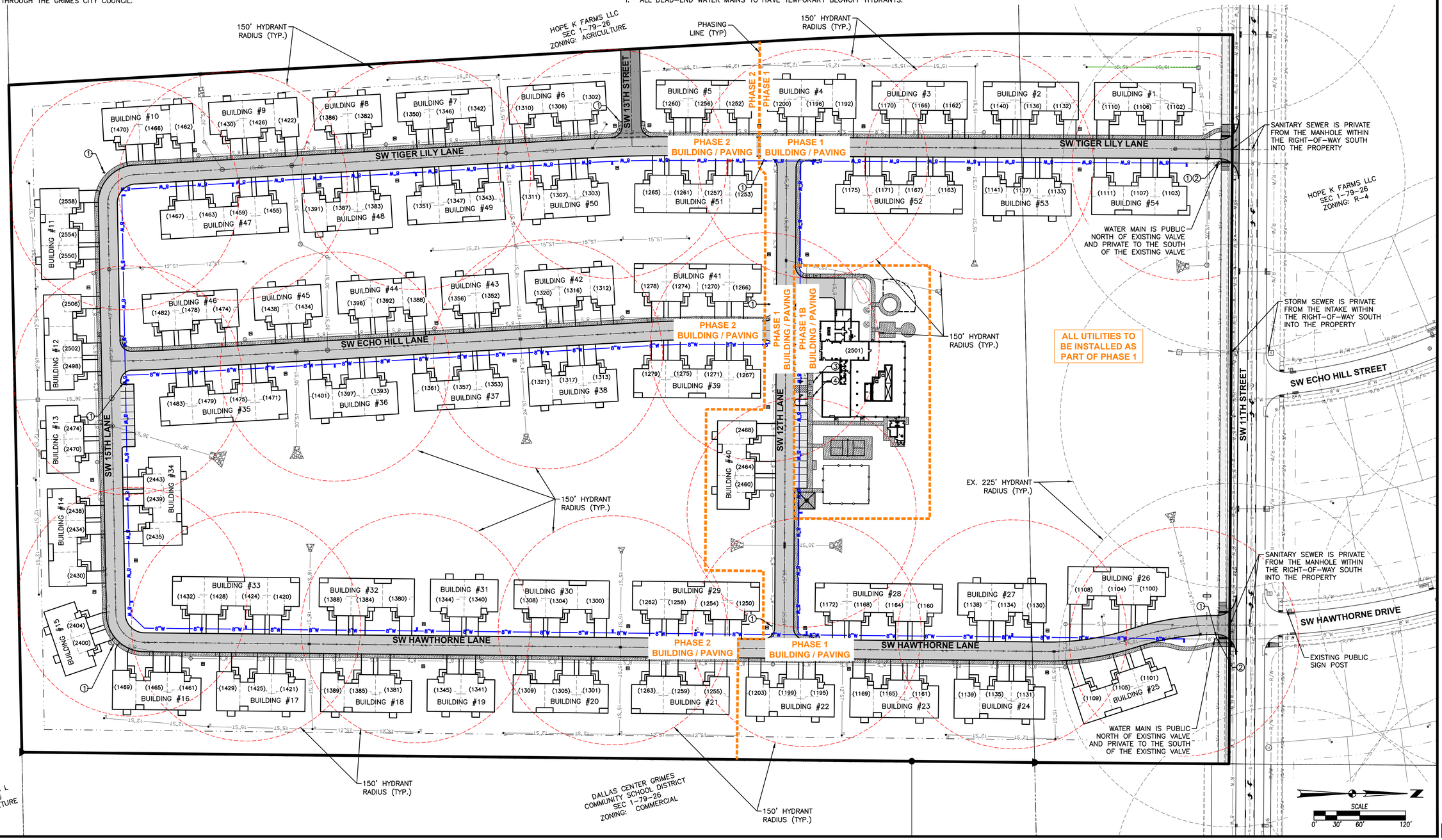
5. SIGNAGE NOTES:
   - H. ALL SIGNAGE SHALL BE SUPPLIED AND INSTALLED BY THE DEVELOPER.
   - I. ALL SIGN POSTS SHALL BE TELESPAR 2"X2"SQUARE TUBE GALVANIZED STEEL (14-GAUGE MIN.) WITH 7/16"KNOCK-OUT STYLE PERFORATIONS THAT ARE PRE-PUNCHED.

SIGN LEGEND

STREET NAME — 24" (MIN.) — 8" — ① — STOP — R1-1 ②

RESERVED PARKING / VAN ACCESSIBLE — R7-8a ③

RESERVED PARKING — R7-8 ④



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PHONE: (515) 369-4400
ENGINEER: JMM | TECH: JDS/CWO
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BLUE CREEK VILLAGE
SITE LAYOUT, HYDRANT COVERAGE, SIGNAGE AND PHASING PLAN

4.0

2506.564

FILE: H:\2025\2506564\DWG\SITE PLAN\2506564-CSV-SET-HYD.DWG
FILE DATE: 7/21/26
PLOTTED BY: JAMES WARNER
DATE PLOTTED: 7/21/2026 9:34 AM
TECH:
COMMENT:
DWG:

GENERAL NOTES

1. THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES AND FAIR HOUSING ACT FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, EXTERIOR OF BUILDING OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. NO PARKING IS ALLOWED WITHIN THE 24 FOOT DRIVE AISLES. PARKING IS ONLY ALLOWED IN DESIGNATED PARKING AREAS.

TRAFFIC CONTROL NOTES

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

PAVEMENT THICKNESS

1. SIDEWALKS	4" P.C.C.
2. DRIVEWAYS	5" P.C.C.
3. SIDEWALK RAMPS	6" P.C.C.
4. SIDEWALKS WITHIN DRIVEWAYS	6" P.C.C.
5. PARKING STALLS	6" P.C.C.
6. PRIVATE ROADS	7" P.C.C.
7. PAVEMENT WITHIN RIGHT-OF-WAY	8" P.C.C.

CURB LEGEND

- NO CURB
- 3" ROLLED CURB
- 6" STANDARD CURB

* * * N O T E * * *
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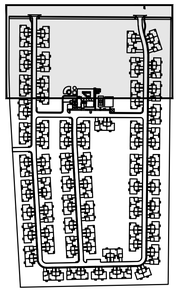

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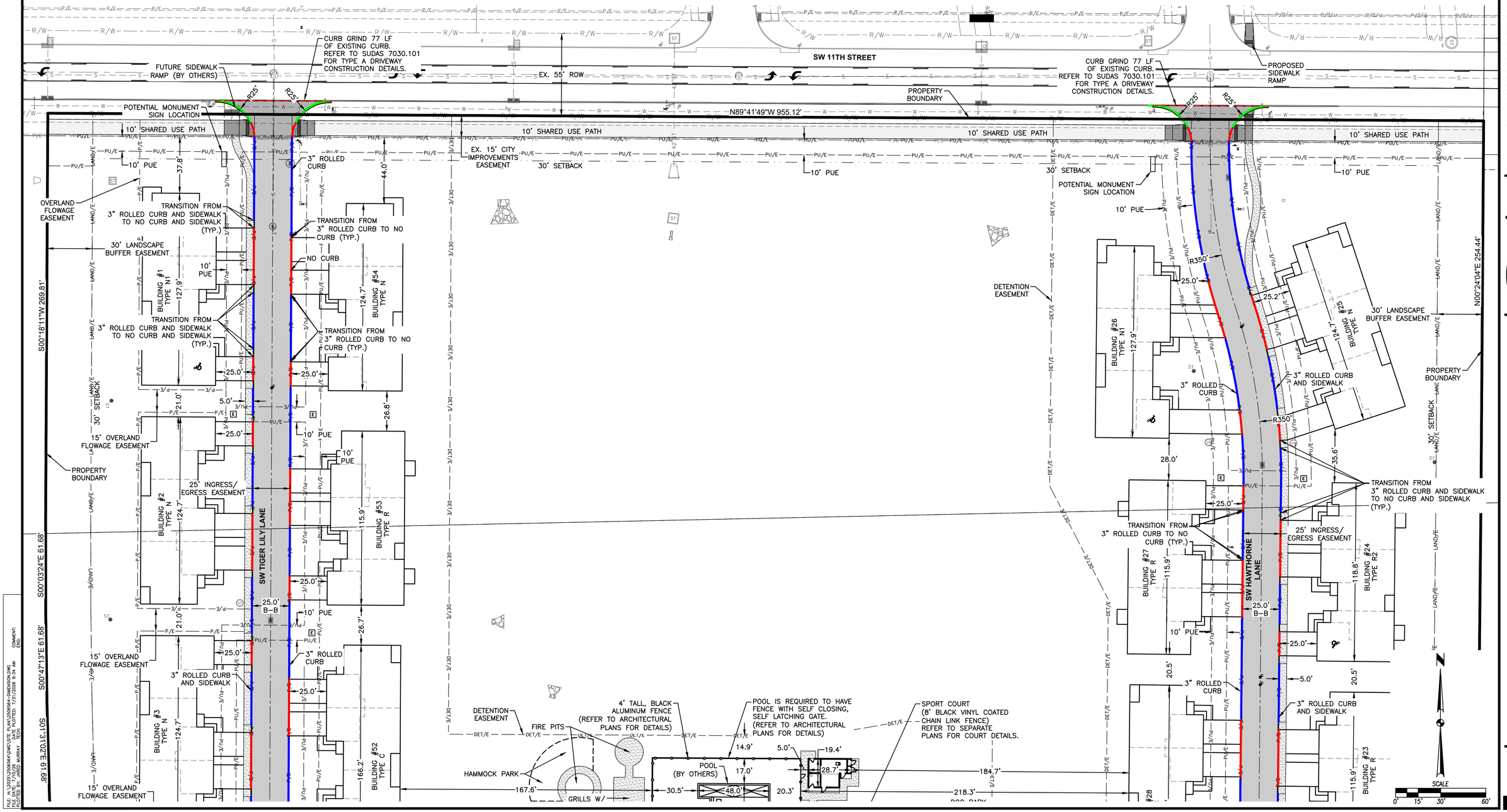

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4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JMM | TECH: JDS/CWO
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BLUE CREEK VILLAGE
DIMENSION PLAN

5.0

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COMMENT: ENG

DETENTION EASEMENT
FIRE PITS
4' TALL, BLACK ALUMINUM FENCE (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
POOL IS REQUIRED TO HAVE FENCE WITH SELF CLOSING, SELF LATCHING GATE. (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
SPORT COURT (8' BLACK VINYL COATED CHAIN LINK FENCE) REFER TO SEPARATE PLANS FOR COURT DETAILS.
HAMMOCK PARK
POOL (BY OTHERS)
GRILLS W/ SEATING
PUTTING GREEN
CLUBHOUSE
DOG PARK (4' BLACK VINYL COATED CHAIN LINK FENCE)
GATE (TYP.)
CLASS 'A' 6" INTEGRAL CURB AND SIDEWALK
BIKE RACK
MAILBOX PAVILLION
6" INTEGRAL CURB AND SIDEWALK
NO CURB
10' PUE
15' OVERLAND FLOWAGE EASEMENT
OVERLAND FLOWAGE EASEMENT
30' SETBACK
25' INGRESS/ EGRESS EASEMENT
6" INTEGRAL CURB
3" ROLLED CURB AND SIDEWALK
30' LANDSCAPE BUFFER EASEMENT
25' TEMP ACCESS EASEMENT
OWNER TO COORDINATE TEMPORARY ACCESS REMOVAL OR MODIFICATION WITH FUTURE DEVELOPMENT TO THE WEST. ACCESS WILL BE MAINTAINED UNTIL ADEQUATE SECONDARY EMERGENCY ACCESS IS PROVIDED.
TRANSITION FROM 3" ROLLED CURB AND SIDEWALK TO NO CURB AND SIDEWALK (TYP.)
TRANSITION FROM 3" ROLLED CURB TO NO CURB (TYP.)
PROPERTY BOUNDARY
SW 12TH LANE
SW 13TH STREET
SW TIGER LILY LANE
SW ECHO HILL LANE
SW HAWTHORNE LANE
BUILDING #3 TYPE N
BUILDING #4 TYPE R
BUILDING #5 TYPE N
BUILDING #6 TYPE N1
BUILDING #7 TYPE N
BUILDING #52 TYPE C
BUILDING #51 TYPE C
BUILDING #41 TYPE C
BUILDING #42 TYPE R
BUILDING #43 TYPE A
BUILDING #50 TYPE R
BUILDING #49 TYPE N1
BUILDING #40 TYPE R
BUILDING #39 TYPE C
BUILDING #38 TYPE R
BUILDING #37 TYPE N
BUILDING #28 TYPE C
BUILDING #23 TYPE R
BUILDING #22 TYPE R
BUILDING #29 TYPE C
BUILDING #30 TYPE N
BUILDING #31 TYPE A
BUILDING #21 TYPE N1
BUILDING #20 TYPE N
BUILDING #19 TYPE A
S01°13'02"E 61.68'
S02°14'50"E 61.68'
S02°58'37"E 61.70'
S03°16'36"E 202.39'

* * * N O T E * * *
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CURB LEGEND
- NO CURB
- 3" ROLLED CURB
- 6" STANDARD CURB

SHEET INDEX

SCALE 0' 15' 30' 60'

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BLUE CREEK VILLAGE
DIMENSION PLAN

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BLUE CREEK VILLAGE

DIMENSION PLAN

GRIMES, IOWA

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SW TIGER LILY LANE
SW ECHO HILL LANE
SW HAWTHORNE LANE
SW 15TH LANE

S03°18'36"E 1026.39'
N88°52'55"E 874.01'

PROPERTY BOUNDARY
OVERLAND FLOWAGE EASEMENT
30' LANDSCAPE BUFFER EASEMENT
DETENTION EASEMENT
30' SETBACK

BUILDING #7 TYPE N
BUILDING #8 TYPE A
BUILDING #9 TYPE R
BUILDING #10 TYPE R1
BUILDING #11 TYPE R2
BUILDING #12 TYPE N
BUILDING #13 TYPE A
BUILDING #14 TYPE N1
BUILDING #15 TYPE A
BUILDING #16 TYPE R
BUILDING #17 TYPE R
BUILDING #18 TYPE R1
BUILDING #19 TYPE A
BUILDING #31 TYPE A
BUILDING #32 TYPE N
BUILDING #33 TYPE C
BUILDING #34 TYPE R
BUILDING #35 TYPE C
BUILDING #36 TYPE R
BUILDING #37 TYPE N
BUILDING #43 TYPE A
BUILDING #44 TYPE R
BUILDING #45 TYPE A
BUILDING #46 TYPE N
BUILDING #47 TYPE C
BUILDING #48 TYPE R
BUILDING #49 TYPE N1

25' INGRESS/ EGRESS EASEMENT
15' OVERLAND FLOWAGE EASEMENT
10' PUE
10.0' PUE
5.0'
25.0' B–B
3" ROLLED CURB
3" ROLLED CURB AND SIDEWALK
6" INTEGRAL CURB
TRANSITION FROM 3" ROLLED TO NO CURB (TYP.)
TRANSITION FROM 3" ROLLED CURB AND SIDEWALK TO NO CURB AND SIDEWALK (TYP.)
TRANSITION FROM 6" INTEGRAL CURB TO 3" ROLLED CURB
TRANSITION FROM 6" INTEGRAL CURB TO 3" ROLLED CURB

CURB LEGEND
NO CURB
3" ROLLED CURB
6" STANDARD CURB

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SCALE 0' 15' 30' 60'

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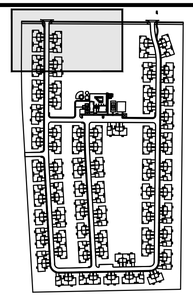
GRADING NOTES

1. THE COMPLETION AND APPROVAL OF THE COSESCO PERMIT SHALL BE PROVIDED TO THE CITY OF GRIMES BUILDING DIVISION AND STORM WATER DEPARTMENT PRIOR TO ANY GRADING ACTIVITIES.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES STANDARD NOTES, IF APPLICABLE,
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
    MAINTAIN 1.0% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), INSTALLATION OF THE ORIFICE PLATE AND INSTALLATION OF THE TEMPORARY STAND PIPE SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS POSSIBLE.
14. A CERTIFIED AS-BUILT GRADING PLAN OF THE DETENTION BASIN AND DRAINAGE SWALES SHALL BE SUBMITTED TO THE CITY OF GRIMES UPON COMPLETION OF THE SITE IMPROVEMENTS FOR EACH PHASE OF CONSTRUCTION PRIOR TO FINAL ACCEPTANCE.
15. CONSTRUCTION OPERATIONS SHALL PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.

* * * NOTE * * *

G.F.E. = FINISHED FLOOR ELEVATION AT THE FRONT OF THE GARAGE DOOR. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON SLOPE THROUGH GARAGE.



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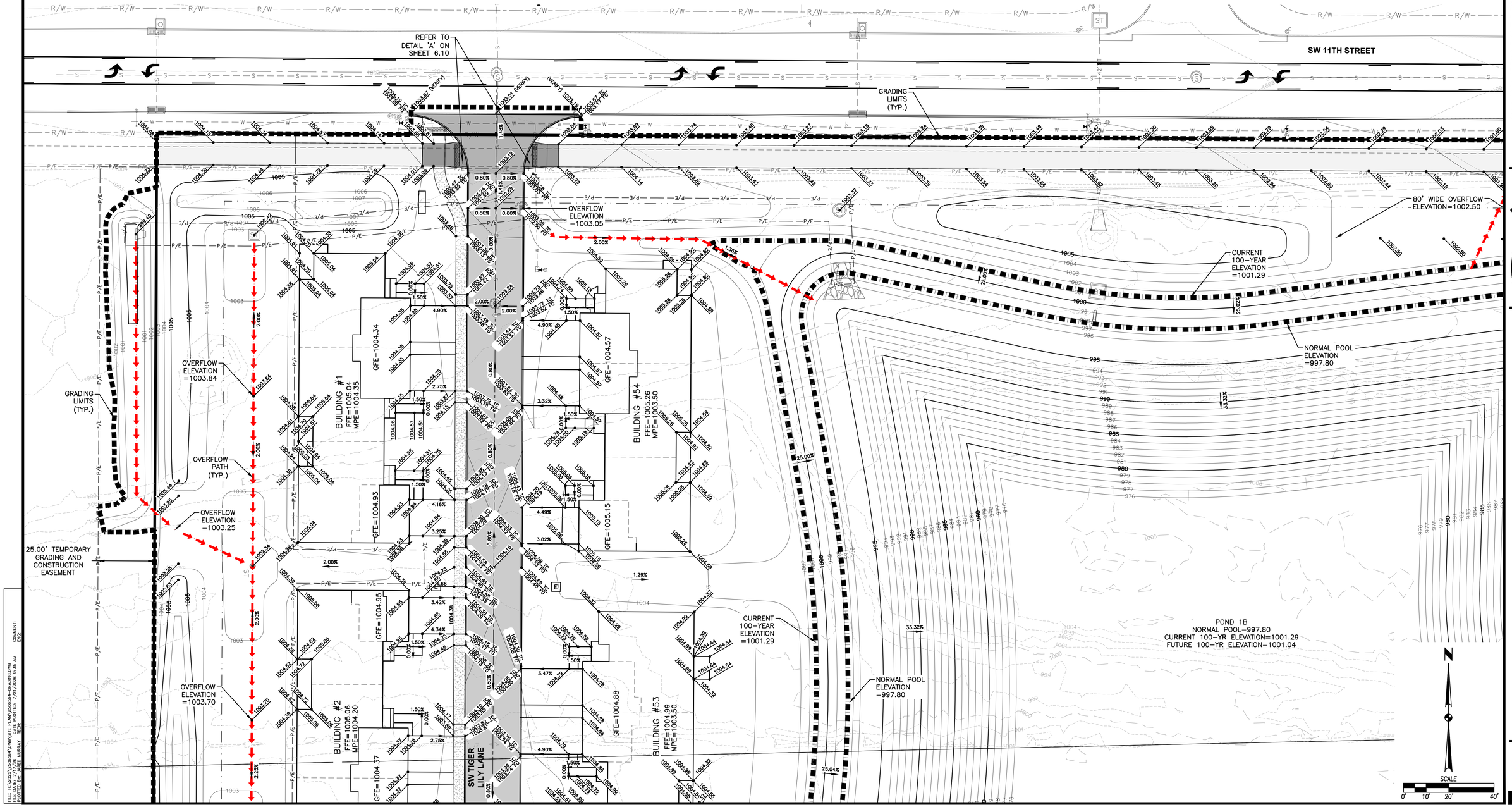

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PHONE: (515) 369-4400
TECH: JDS/CWO
ENGINEER: JMM
CIVIL DESIGN ADVANTAGE

BLUE CREEK VILLAGE

GRADING PLAN

GRIMES, IOWA

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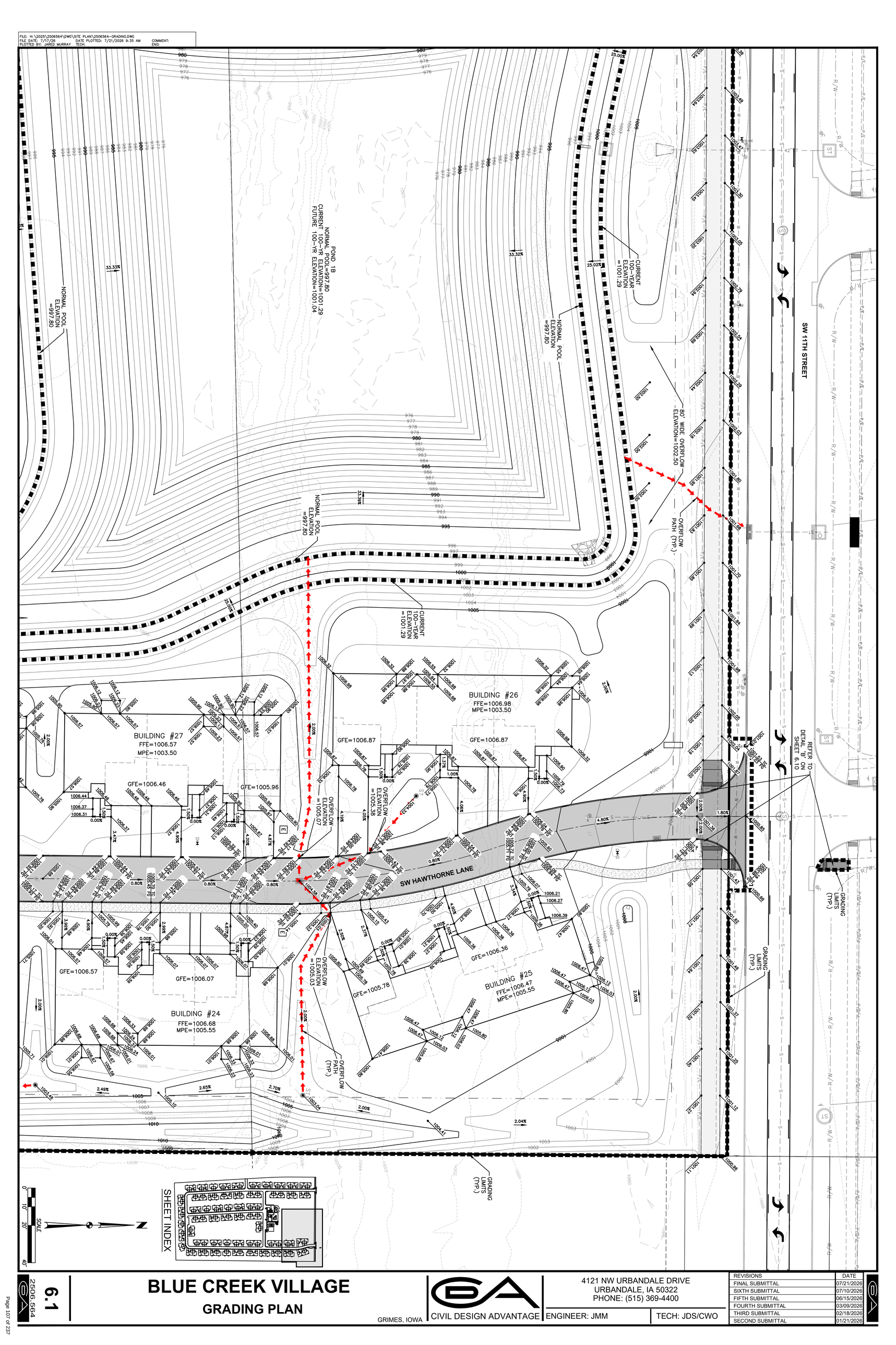

BLUE CREEK VILLAGE

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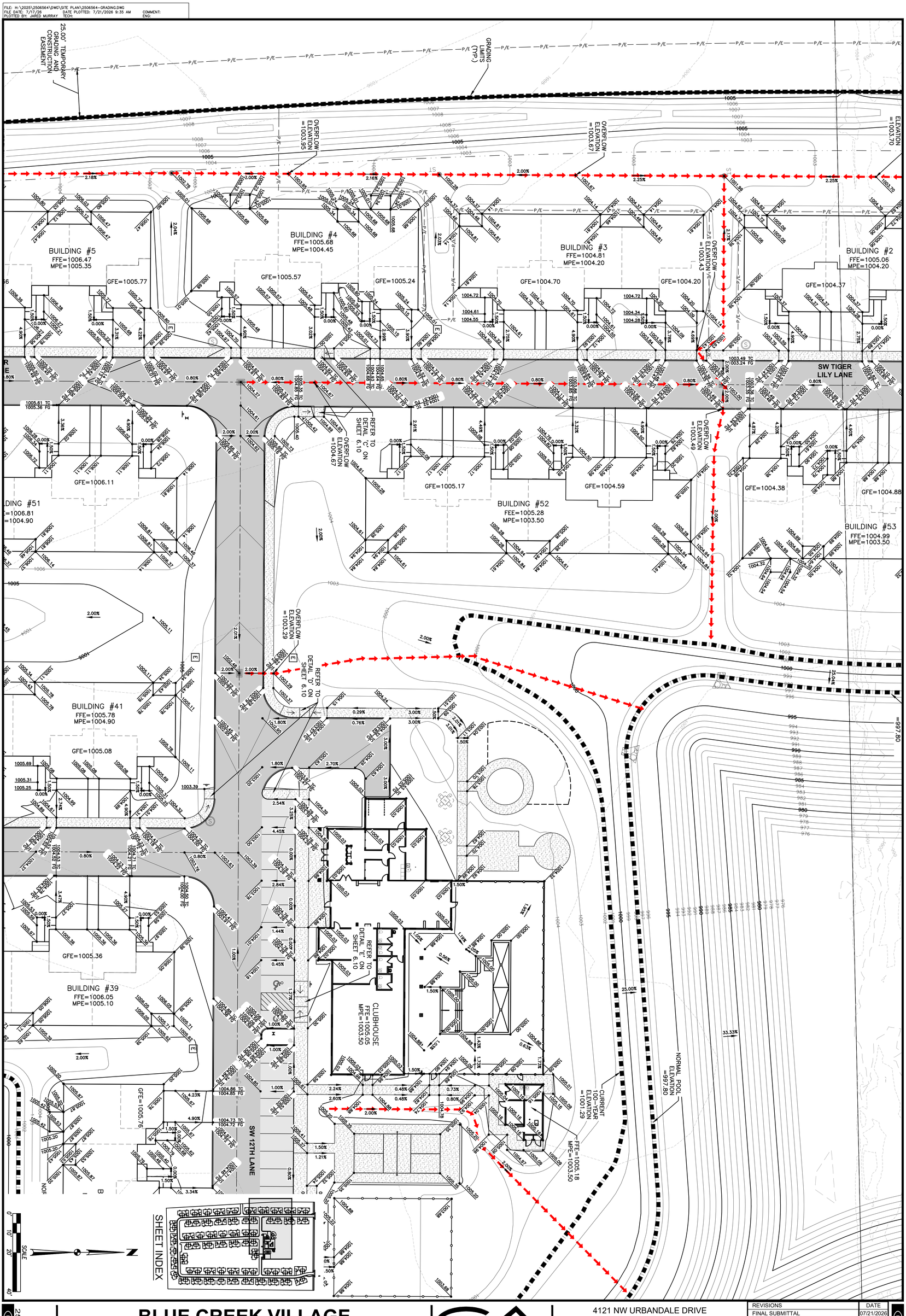

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GRADING PLAN

GRIMES, IOWA

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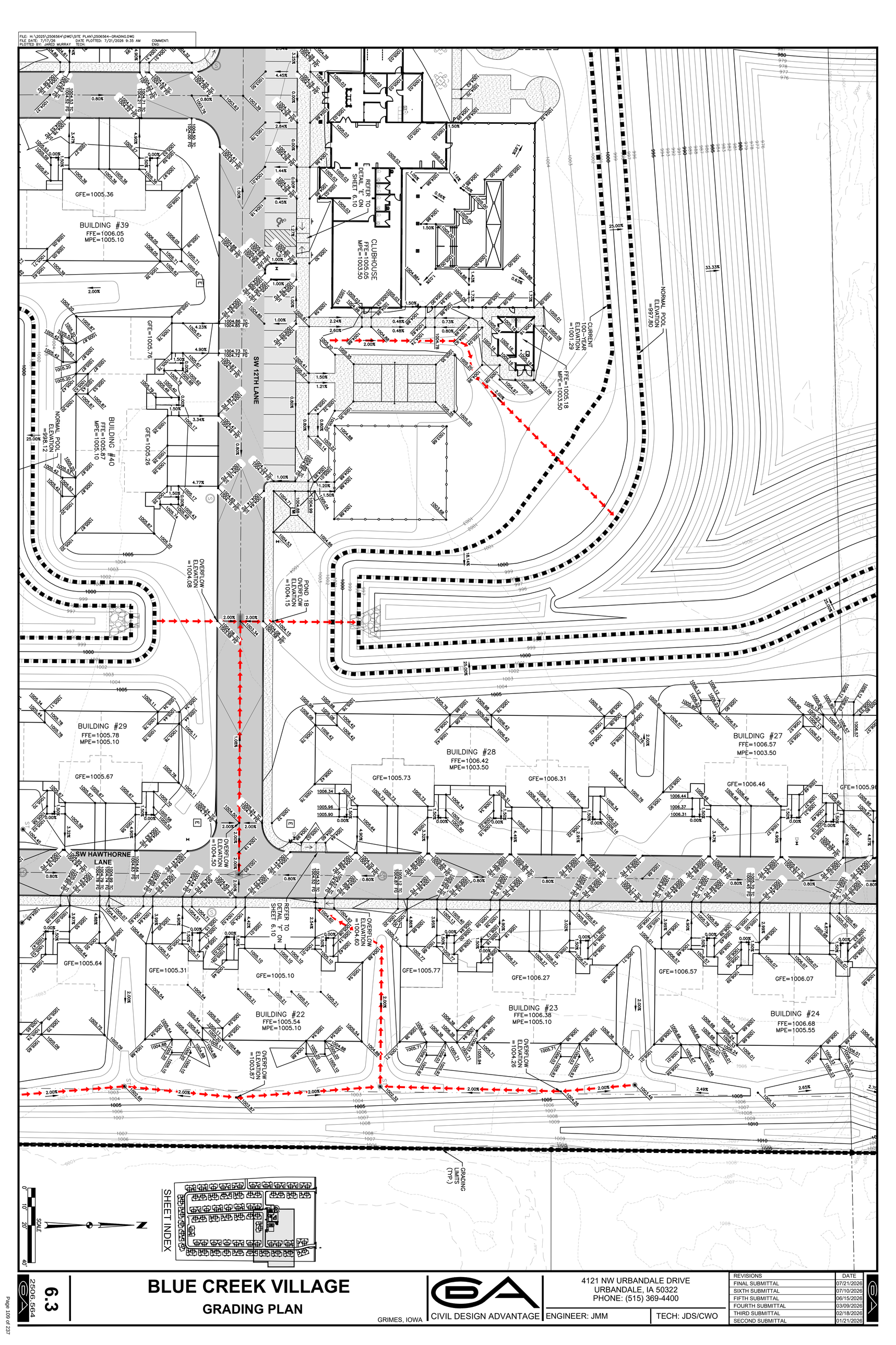

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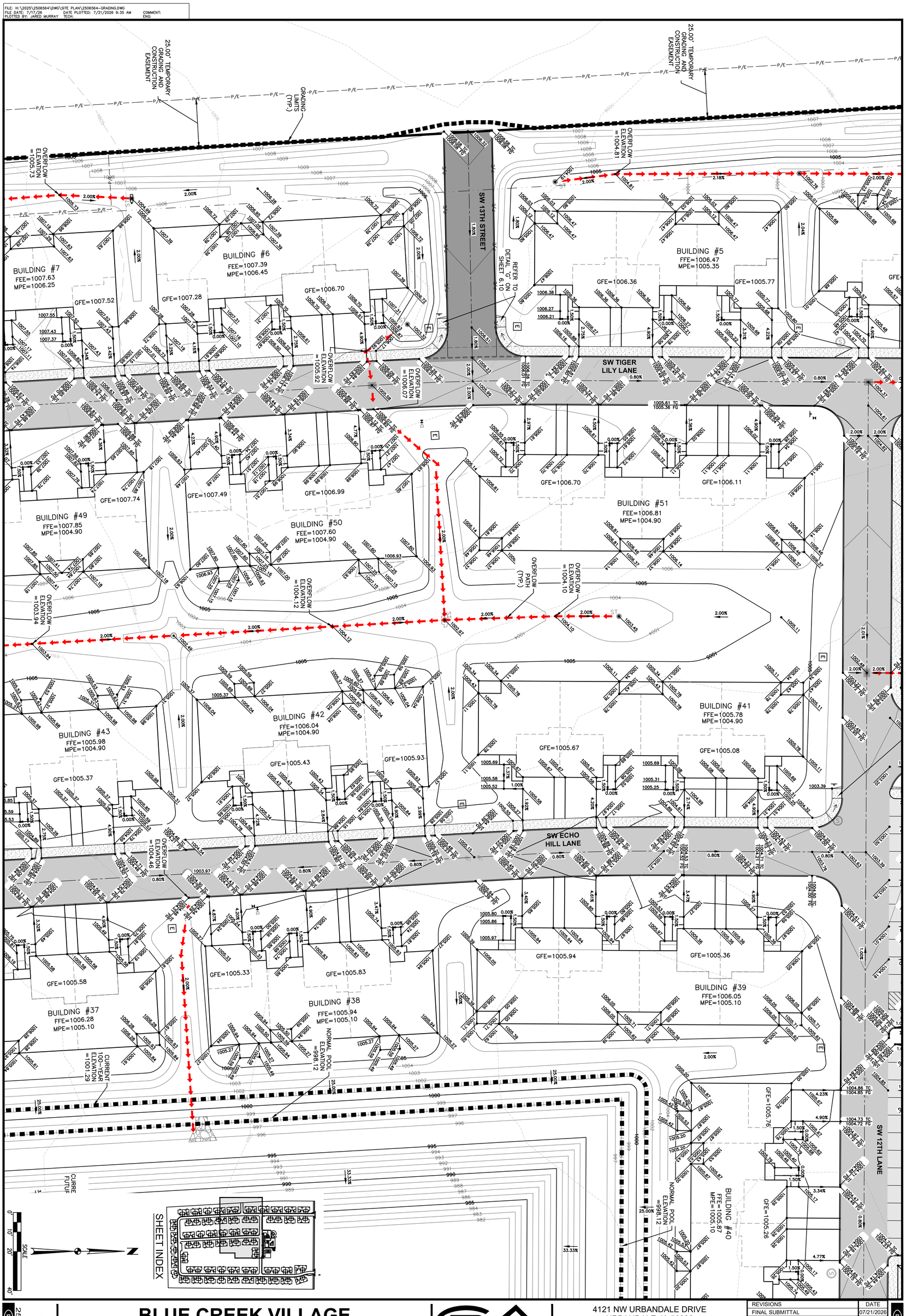

BLUE CREEK VILLAGE

GRADING PLAN

GRIMES, IOWA

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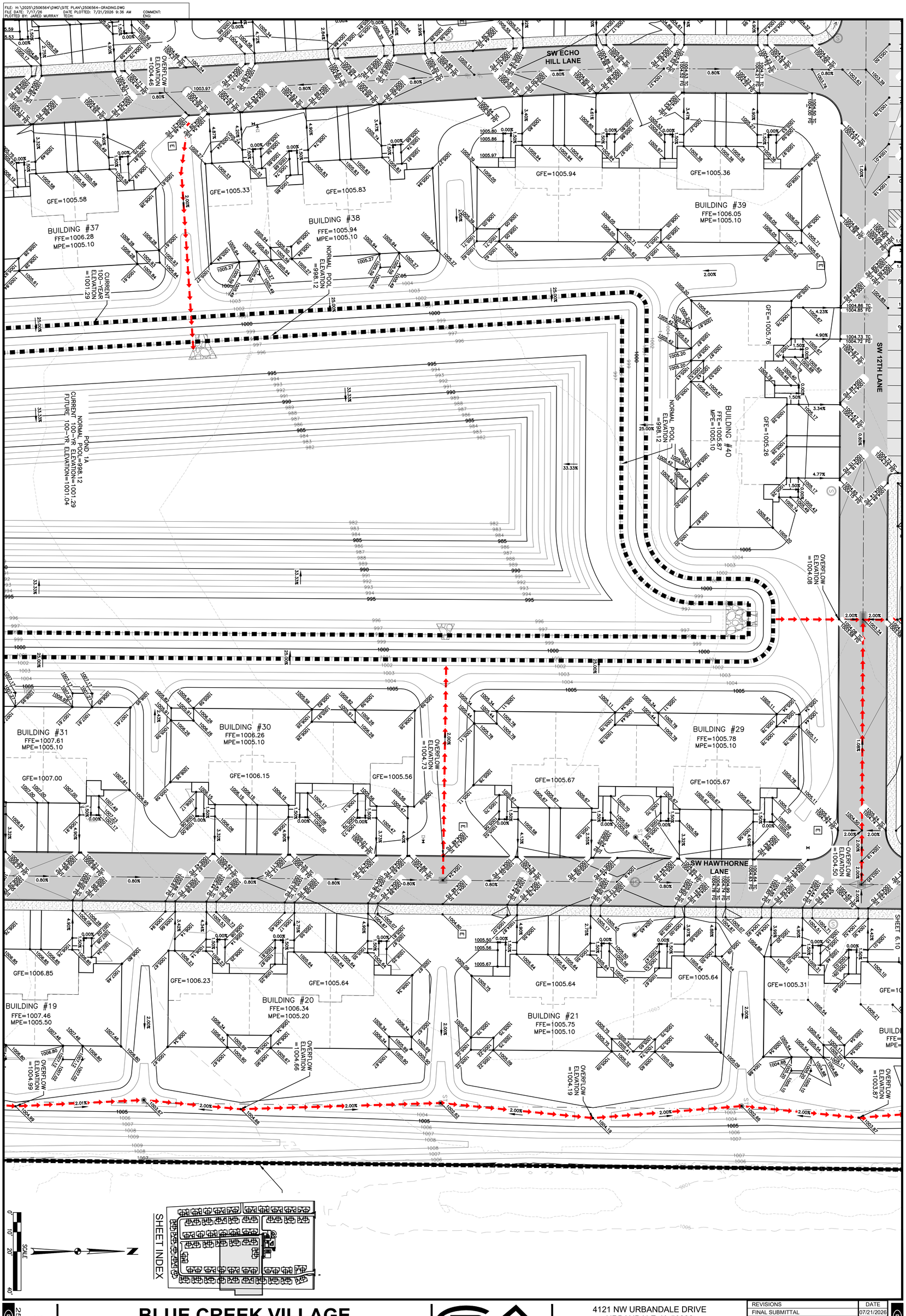

BLUE CREEK VILLAGE

GRADING PLAN

GRIMES, IOWA

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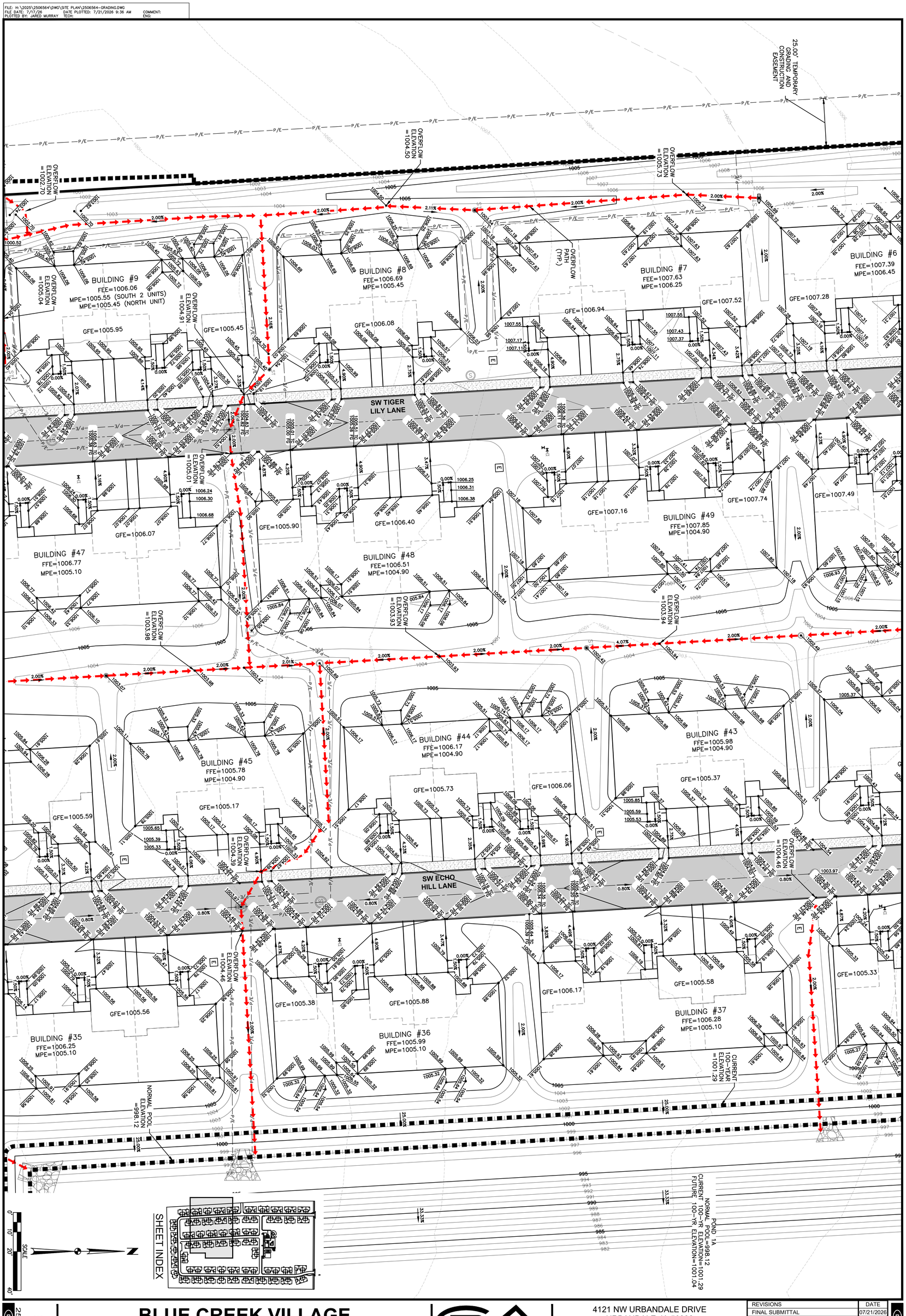

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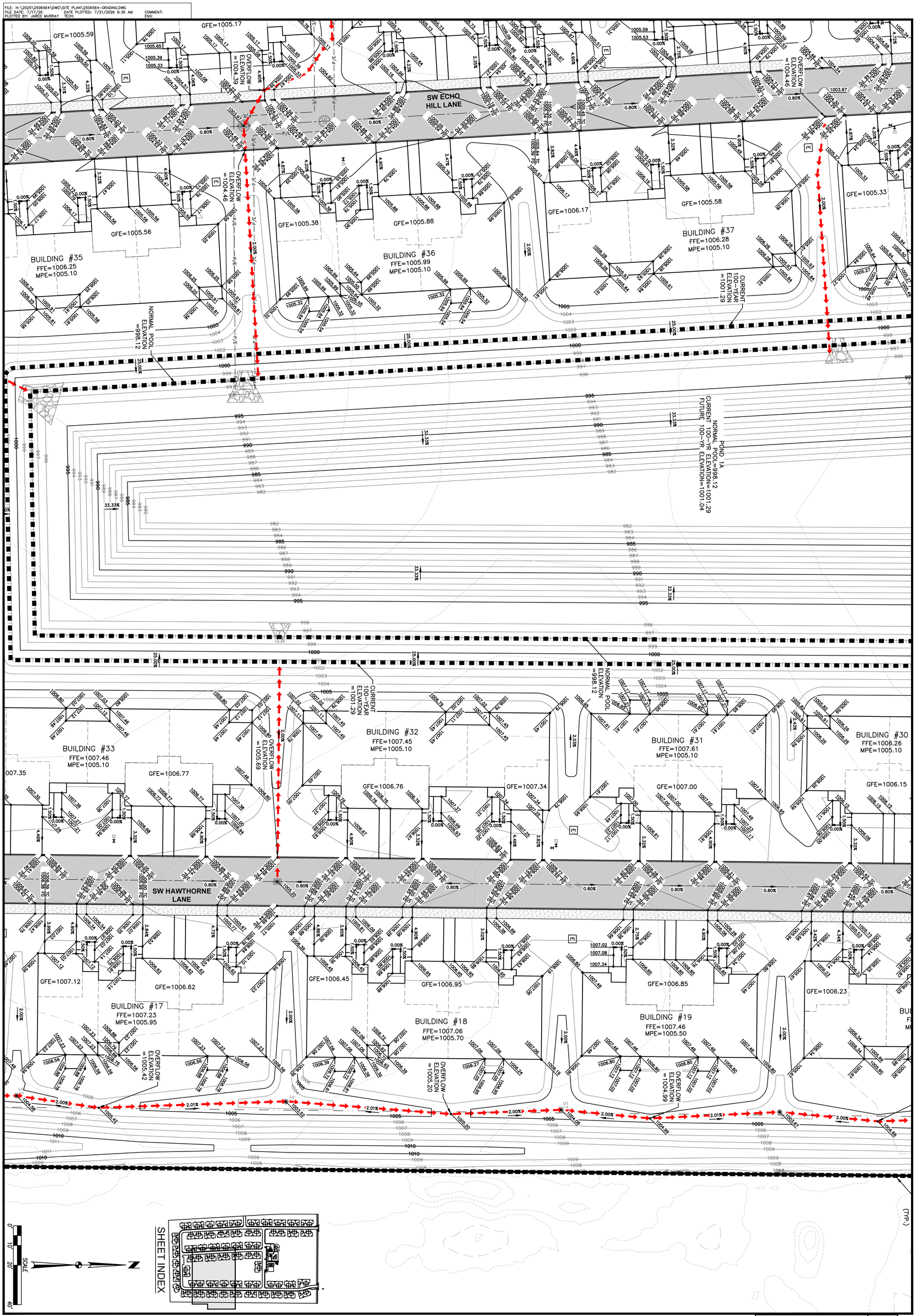

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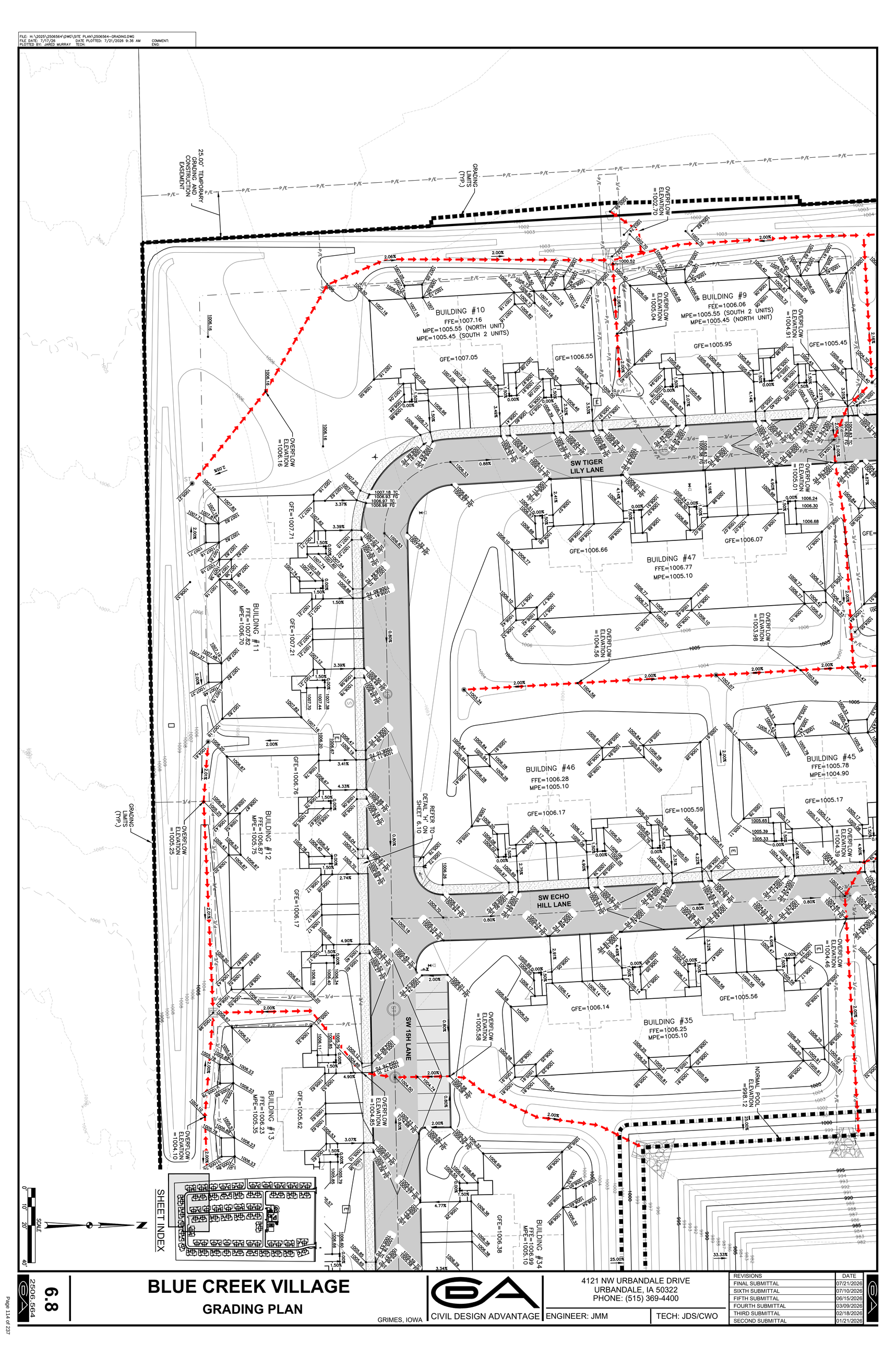

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SECOND SUBMITTAL	01/21/2026

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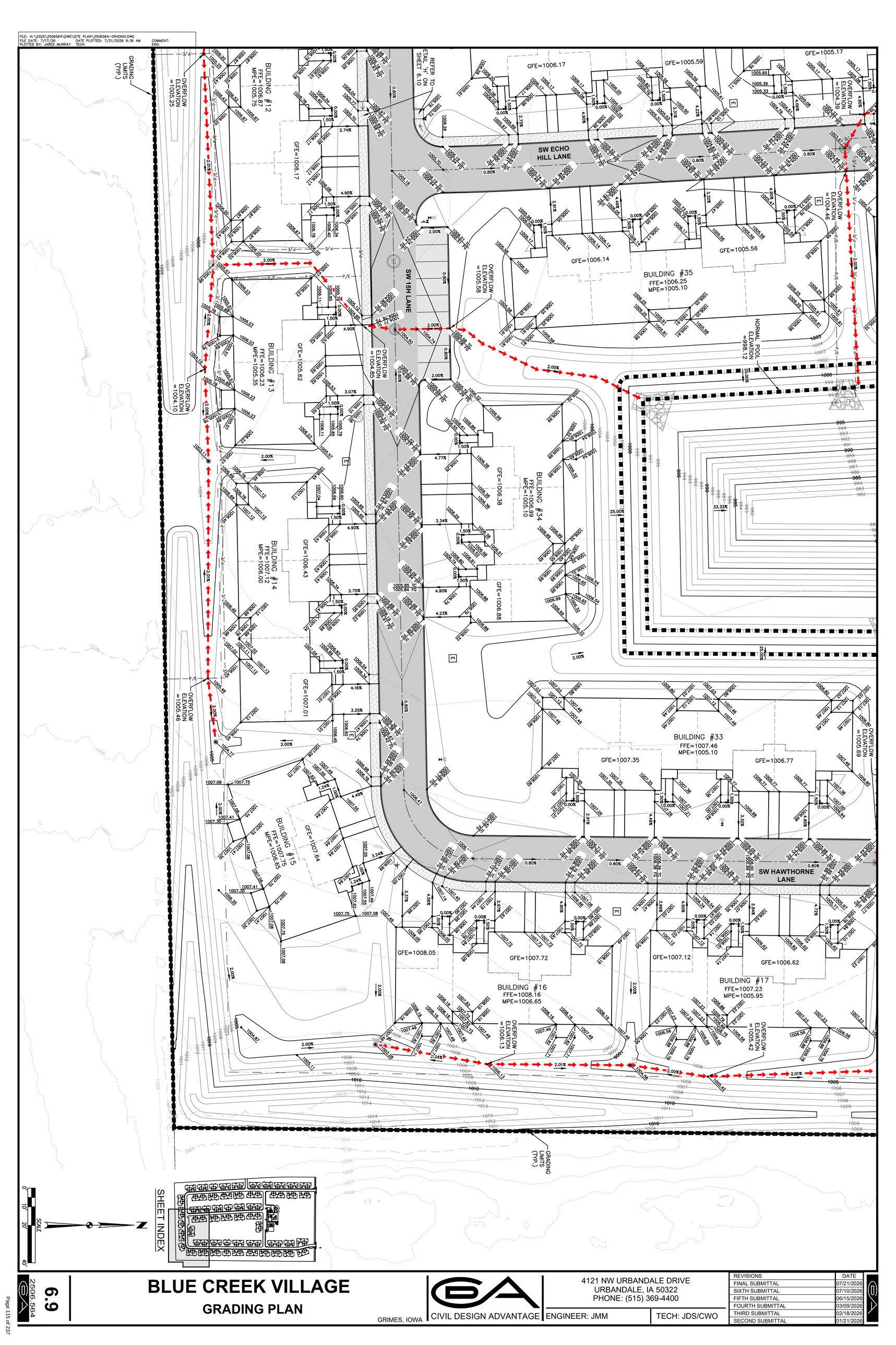

BLUE CREEK VILLAGE

GRADING PLAN

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

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

ENGINEER: JMM

TECH: JDS/CWO

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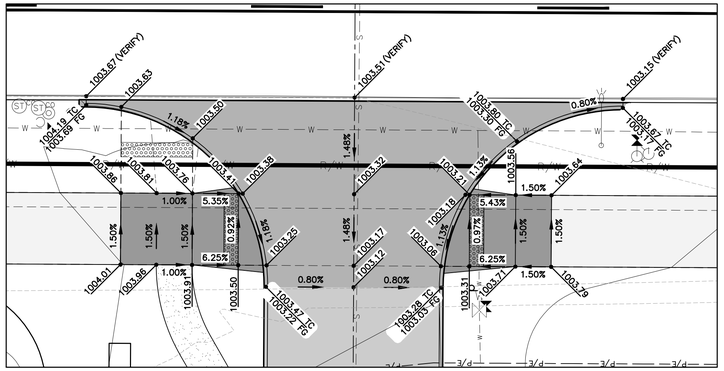

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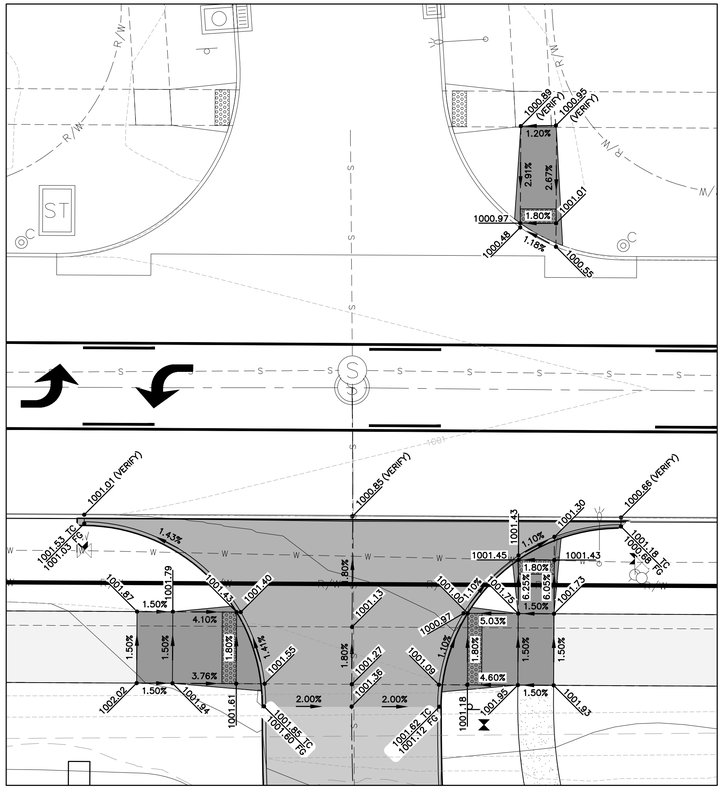

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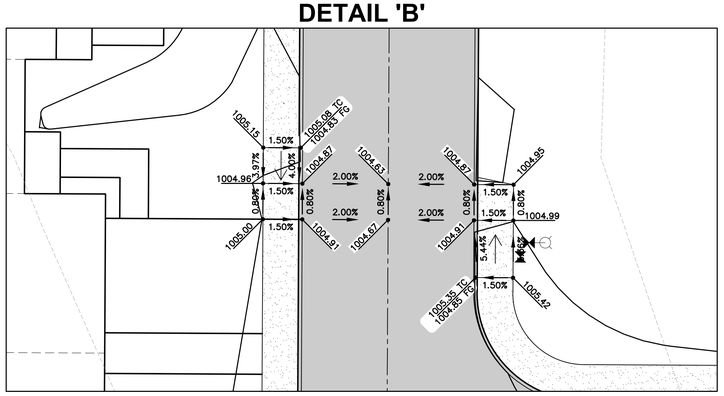

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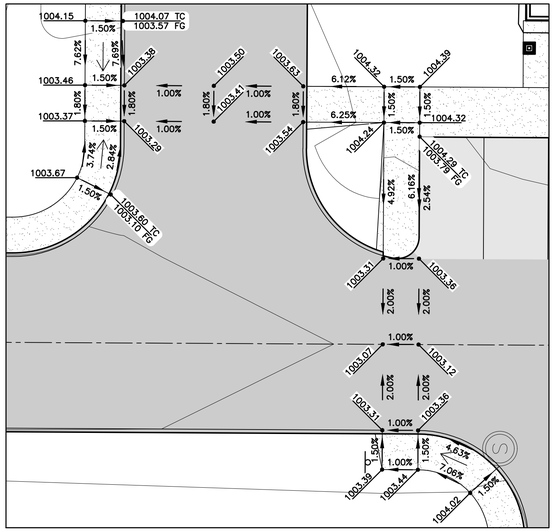

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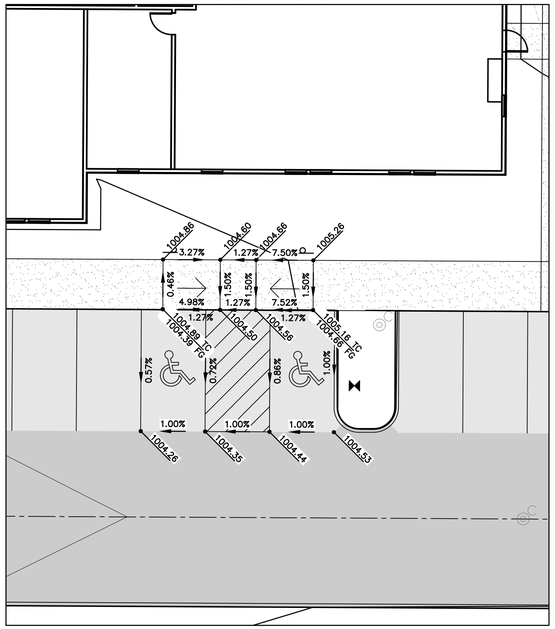

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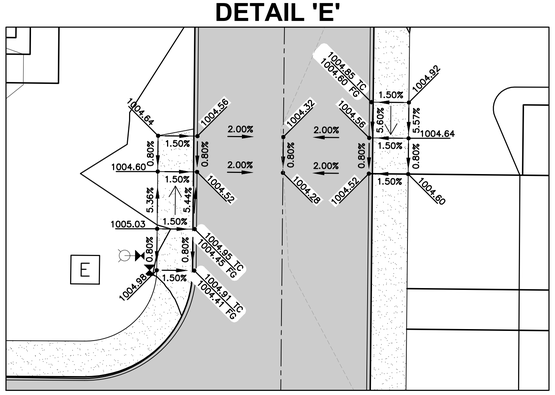

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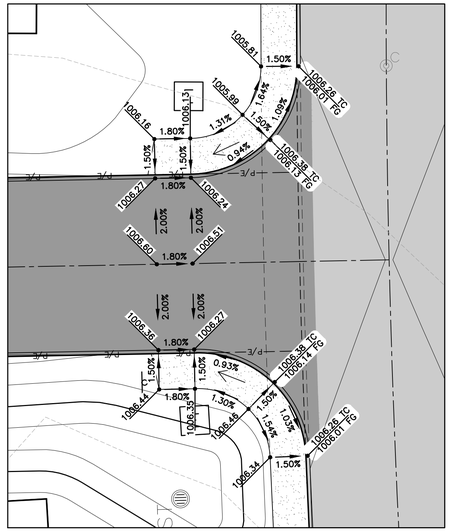

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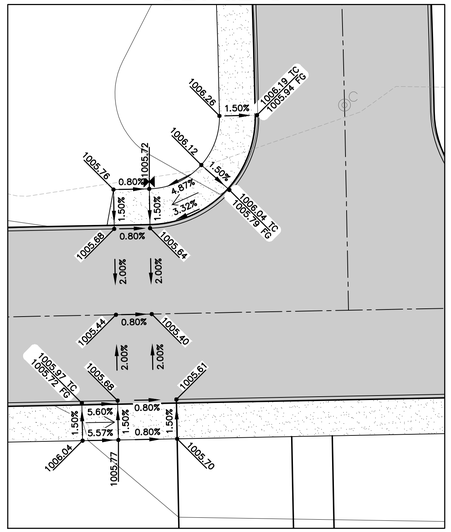

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CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

BLUE CREEK VILLAGE

GRADING PLAN

SCALE
0' 5' 10' 20'

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PLOTTED BY: JARED MURRAY
DATE PLOTTED: 7/21/2026 9:45 AM
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COMMENT:
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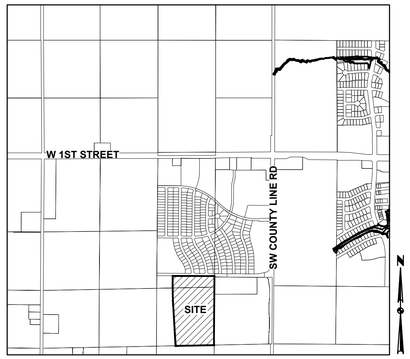
BLUE CREEK VILLAGE

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

NOTES:

1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
2. DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
3. STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.
4. DEBRIS SPILLED ONTO THE STREET MUST BE PICKED UP BY THE END OF THE WORK DAY AND PRIOR TO ANY RAIN EVENT.

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	9,970
2	FILTER SOCK	LF	76
3	SEEDING, FERTILIZING, AND MULCHING	AC	16.19
4	INLET PROTECTION DEVICES	EA	15
5	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

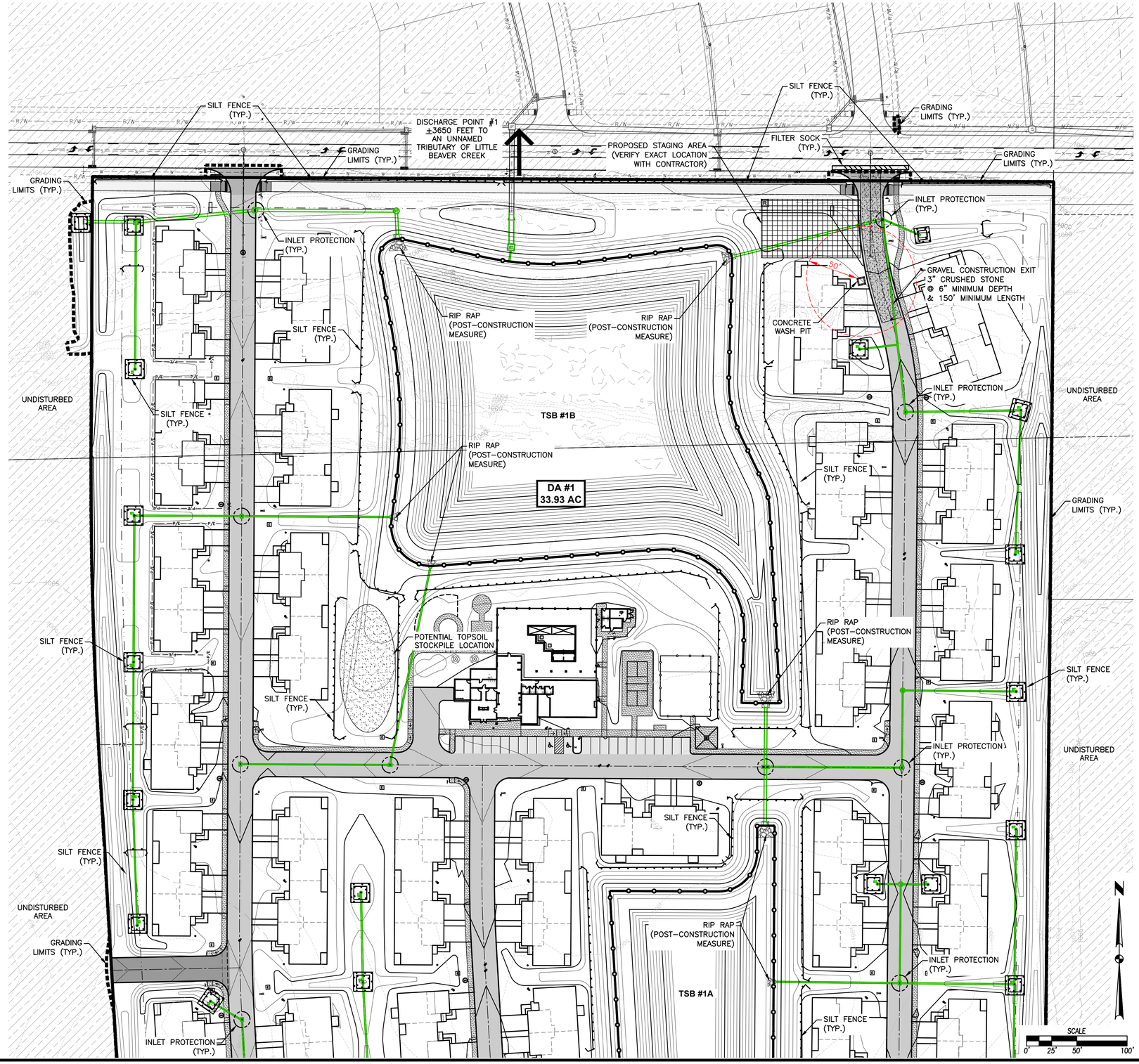
DISCHARGE POINT #1 TO LITTLE BEAVER CREEK ±3650 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	33.93 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	122,148 CU FT
VOLUME PROVIDED IN SILT FENCE (9,970 LF @ 4.5 CU FT/LF OF FENCE)	44,865 CU FT
VOLUME PROVIDED IN FILTER SOCK (76 LF @ 2.0 CU FT/LF OF SOCK)	152 CU FT
VOLUME PROVIDED IN TSB #1A & TSB #1B COMBINED	1,001,345 CU FT
TOTAL VOLUME PROVIDED	1,046,362 CU FT

SWPPP LEGEND

DRAINAGE ARROW — X.XX %
GRADING LIMITS
FILTER SOCK
SILT FENCE
DITCH CHECK
INLET PROTECTION
PORTABLE RESTROOM — R
TEMPORARY STANDPIPE
CONCRETE WASHOUT PIT

AREA TO BE SEEDED
STRAW MAT
UNDISTURBED AREA
RIP-RAP
GRAVEL ENTRANCE
STAGING AREA
TEMPORARY SEDIMENT BASIN — TSB #



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CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BLUE CREEK VILLAGE
EROSION AND SEDIMENT CONTROL PLAN

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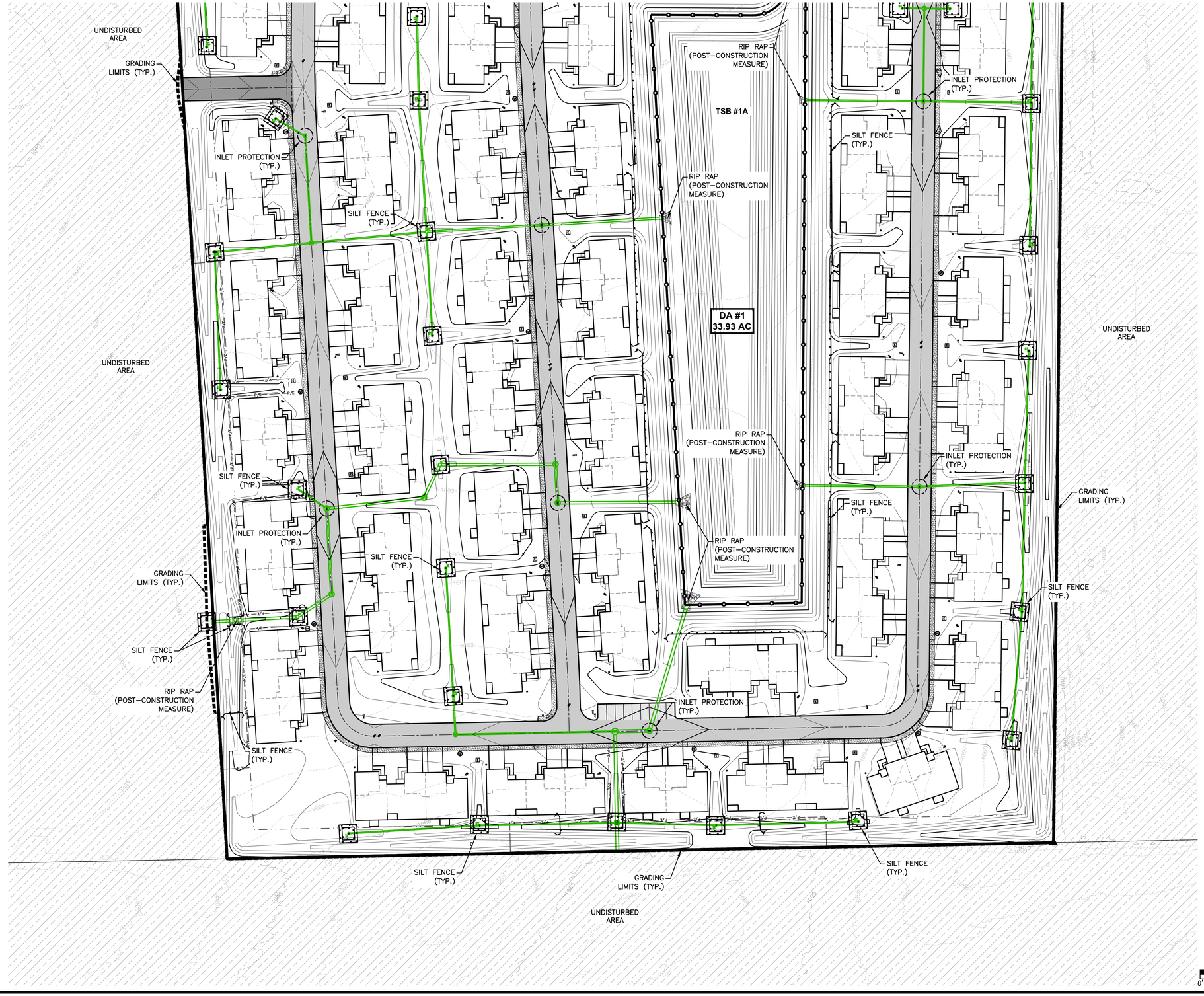
BLUE CREEK VILLAGE

EROSION AND SEDIMENT CONTROL PLAN



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BLUE CREEK VILLAGE

EROSION AND SEDIMENT CONTROL PLAN

GRIMES, IOWA

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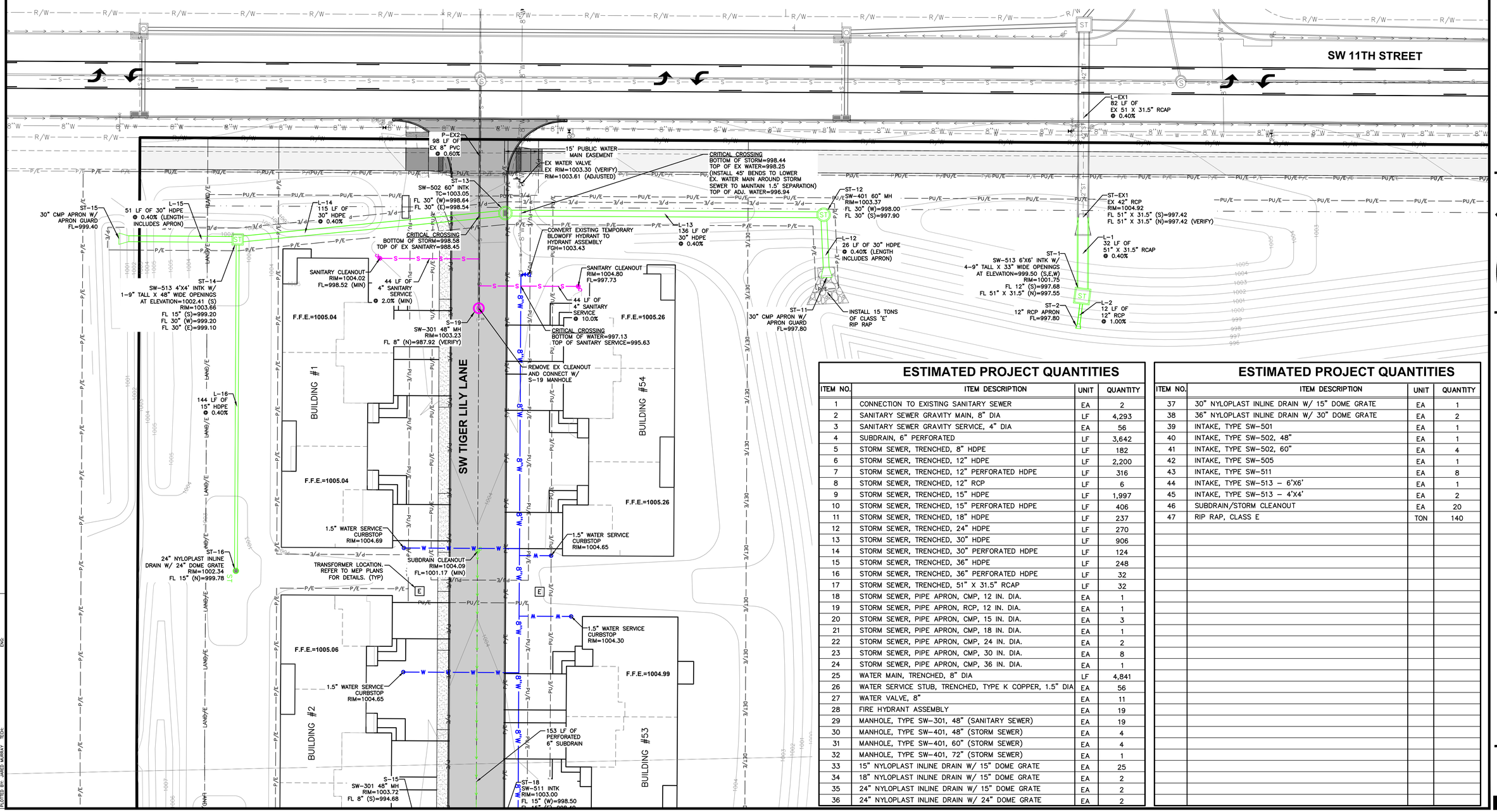
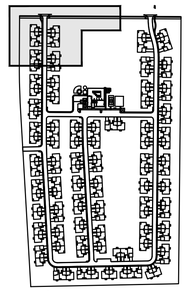
UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE CITY OF GRIMES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
5. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
6. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO ARCHITECTURAL PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
7. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
8. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF GRIMES PLUMBING CODE.
9. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
10. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
11. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
12. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRIMES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
14. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF GRIMES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2003 INTERNATIONAL PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
15. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE DETENTION FACILITIES AND PRIVATE STORM SEWER.
16. 4" WATER METERS WILL BE REQUIRED FOR ALL BUILDINGS.
17. ALL VALVES IN PAVEMENT SHALL BE SLIDE TYPE.
18. ALL CURB STOPS IN PAVEMENT SHALL HAVE A TWO-PIECE PENTAGON NUT STYLE CAP.





ESTIMATED PROJECT QUANTITIES

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
1	CONNECTION TO EXISTING SANITARY SEWER	EA	2
2	SANITARY SEWER GRAVITY MAIN, 8" DIA	LF	4,293
3	SANITARY SEWER GRAVITY SERVICE, 4" DIA	EA	56
4	SUBDRAIN, 6" PERFORATED	LF	3,642
5	STORM SEWER, TRENCHED, 8" HDPE	LF	182
6	STORM SEWER, TRENCHED, 12" HDPE	LF	2,200
7	STORM SEWER, TRENCHED, 12" PERFORATED HDPE	LF	316
8	STORM SEWER, TRENCHED, 12" RCP	LF	6
9	STORM SEWER, TRENCHED, 15" HDPE	LF	1,997
10	STORM SEWER, TRENCHED, 15" PERFORATED HDPE	LF	406
11	STORM SEWER, TRENCHED, 18" HDPE	LF	237
12	STORM SEWER, TRENCHED, 24" HDPE	LF	270
13	STORM SEWER, TRENCHED, 30" HDPE	LF	906
14	STORM SEWER, TRENCHED, 30" PERFORATED HDPE	LF	124
15	STORM SEWER, TRENCHED, 36" HDPE	LF	248
16	STORM SEWER, TRENCHED, 36" PERFORATED HDPE	LF	32
17	STORM SEWER, TRENCHED, 51" X 31.5" RCAP	LF	32
18	STORM SEWER, PIPE APRON, CMP, 12 IN. DIA.	EA	1
19	STORM SEWER, PIPE APRON, RCP, 12 IN. DIA.	EA	1
20	STORM SEWER, PIPE APRON, CMP, 15 IN. DIA.	EA	3
21	STORM SEWER, PIPE APRON, CMP, 18 IN. DIA.	EA	1
22	STORM SEWER, PIPE APRON, CMP, 24 IN. DIA.	EA	2
23	STORM SEWER, PIPE APRON, CMP, 30 IN. DIA.	EA	8
24	STORM SEWER, PIPE APRON, CMP, 36 IN. DIA.	EA	1
25	WATER MAIN, TRENCHED, 8" DIA	LF	4,841
26	WATER SERVICE STUB, TRENCHED, TYPE K COPPER, 1.5" DIA	EA	56
27	WATER VALVE, 8"	EA	11
28	FIRE HYDRANT ASSEMBLY	EA	19
29	MANHOLE, TYPE SW-301, 48" (SANITARY SEWER)	EA	19
30	MANHOLE, TYPE SW-401, 48" (STORM SEWER)	EA	4
31	MANHOLE, TYPE SW-401, 60" (STORM SEWER)	EA	4
32	MANHOLE, TYPE SW-401, 72" (STORM SEWER)	EA	1
33	15" NYLOPLAST INLINE DRAIN W/ 15" DOME GRATE	EA	25
34	18" NYLOPLAST INLINE DRAIN W/ 15" DOME GRATE	EA	2
35	24" NYLOPLAST INLINE DRAIN W/ 15" DOME GRATE	EA	2
36	24" NYLOPLAST INLINE DRAIN W/ 24" DOME GRATE	EA	2

ESTIMATED PROJECT QUANTITIES

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
37	30" NYLOPLAST INLINE DRAIN W/ 15" DOME GRATE	EA	1
38	36" NYLOPLAST INLINE DRAIN W/ 30" DOME GRATE	EA	2
39	INTAKE, TYPE SW-501	EA	1
40	INTAKE, TYPE SW-502, 48"	EA	1
41	INTAKE, TYPE SW-502, 60"	EA	4
42	INTAKE, TYPE SW-505	EA	1
43	INTAKE, TYPE SW-511	EA	8
44	INTAKE, TYPE SW-513 - 6'X6'	EA	1
45	INTAKE, TYPE SW-513 - 4'X4'	EA	2
46	SUBDRAIN/STORM CLEANOUT	EA	20
47	RIP RAP, CLASS E	TON	140

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BLUE CREEK VILLAGE

UTILITY PLAN

GRIMES, IOWA

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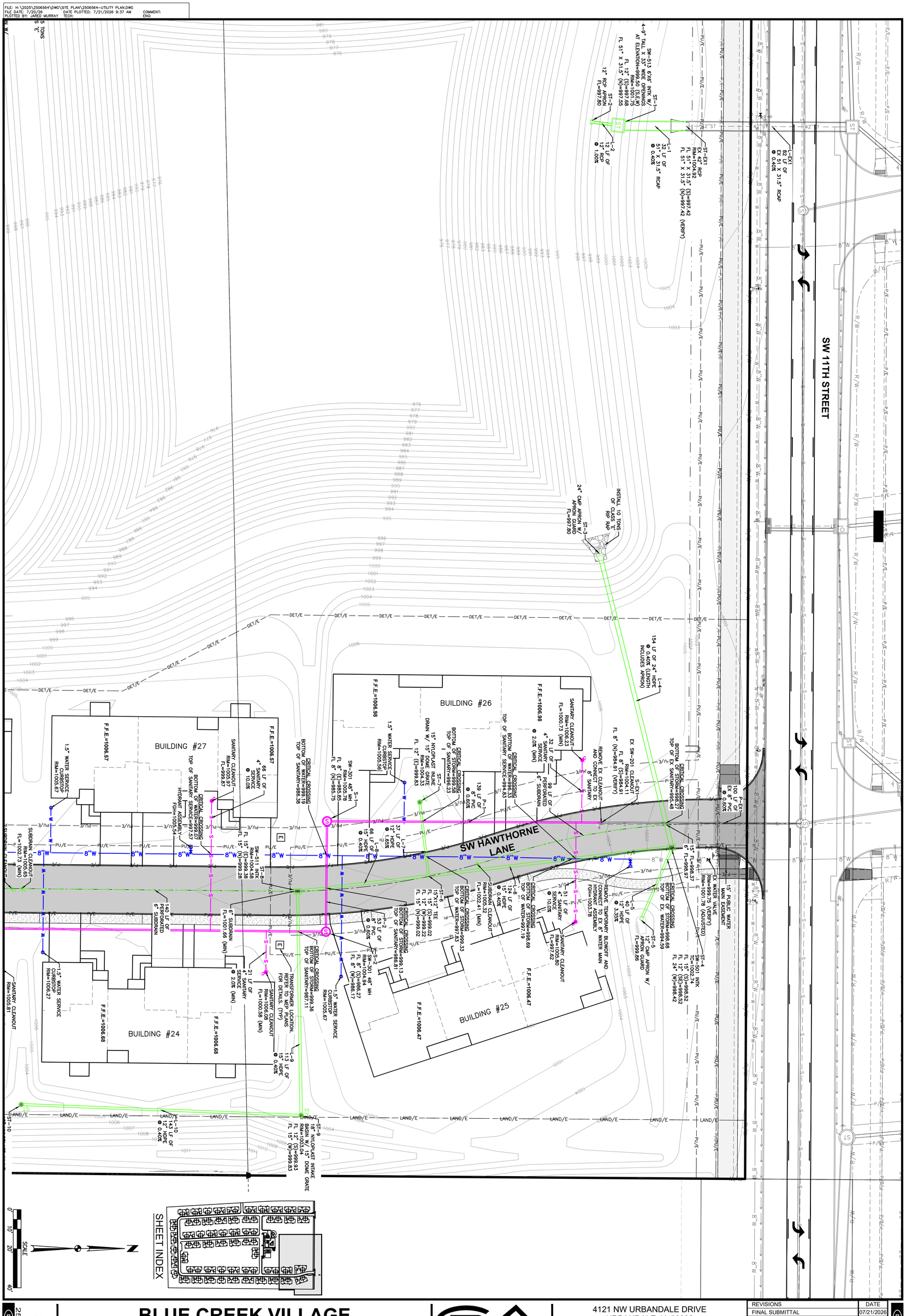

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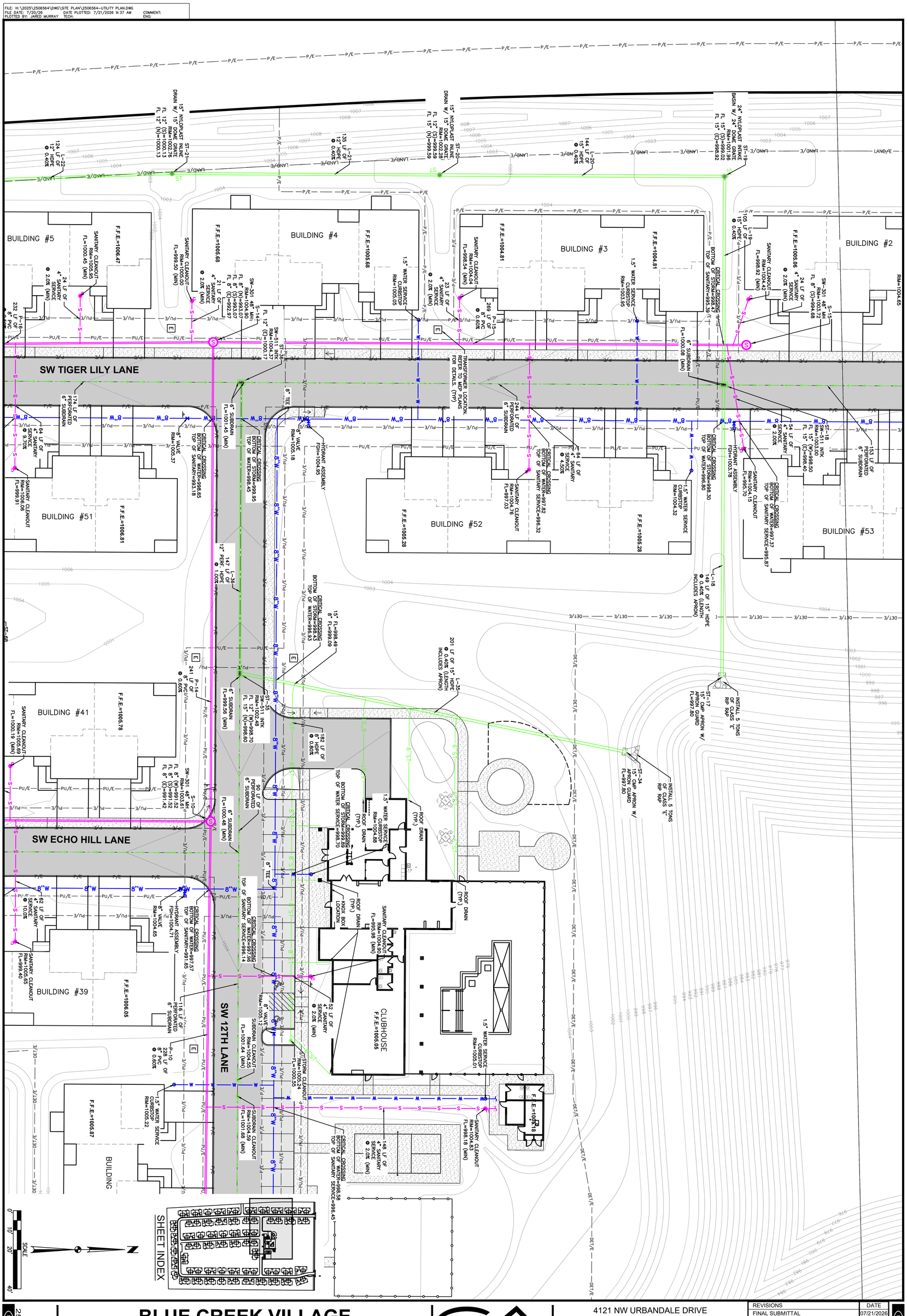

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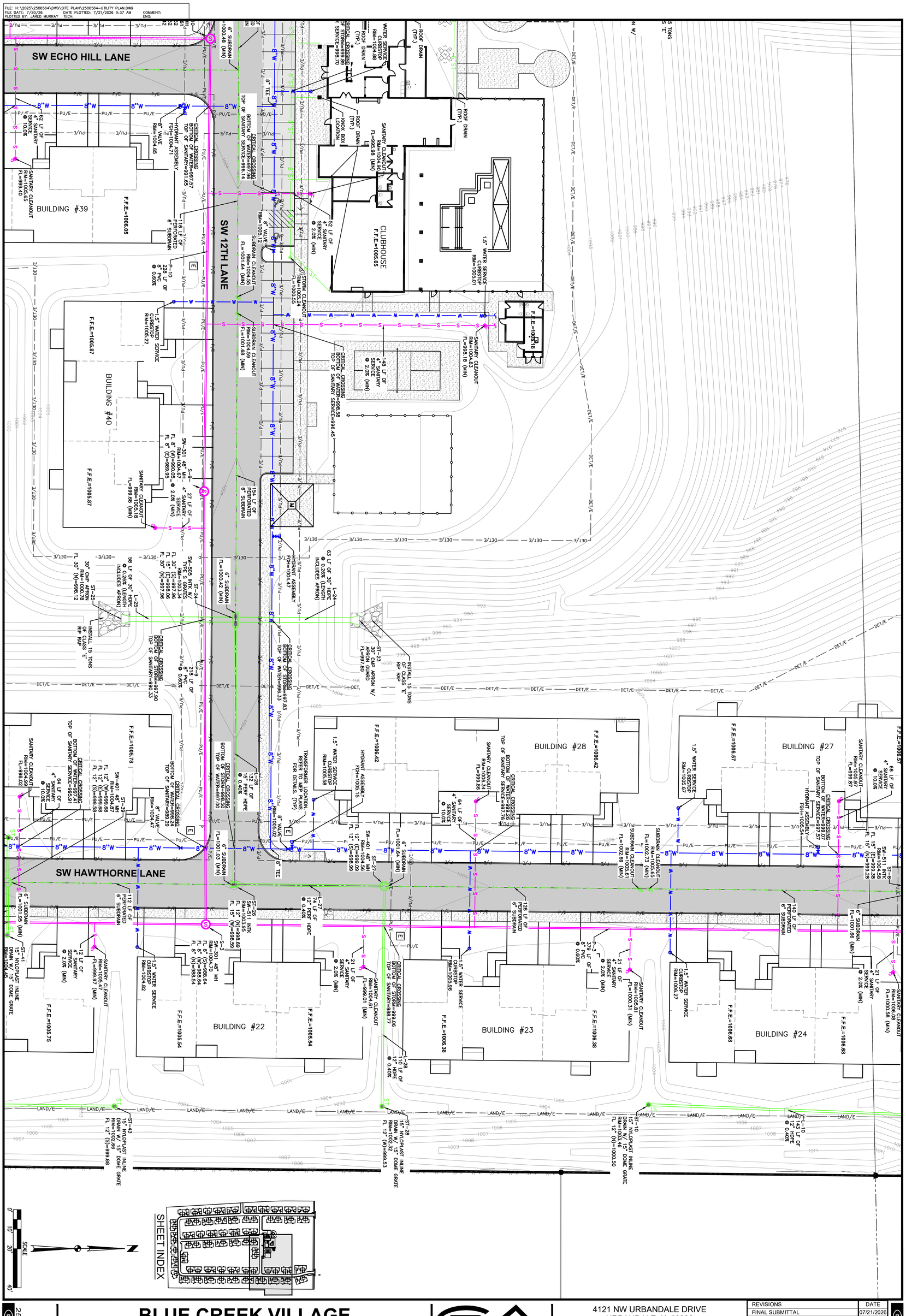

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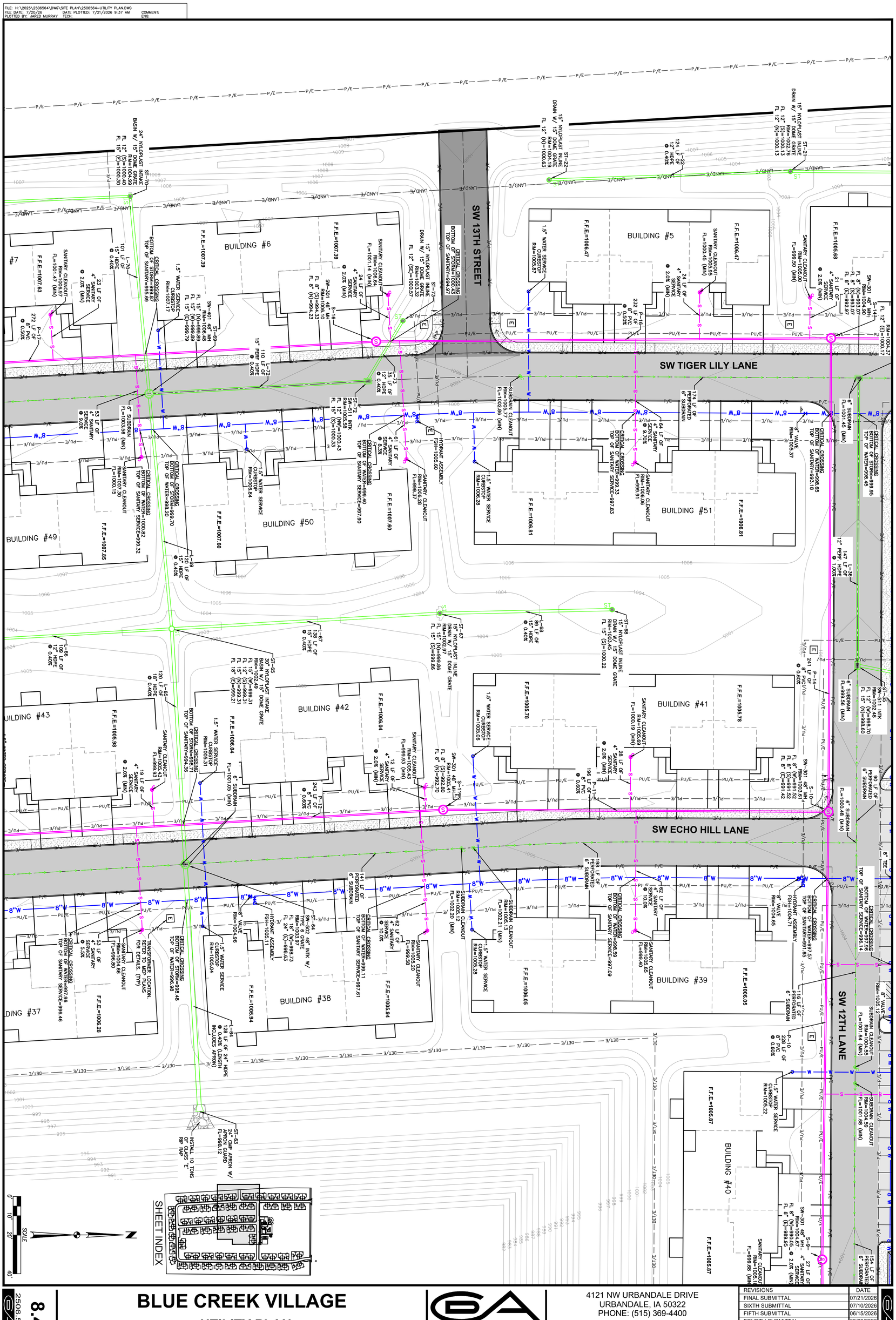

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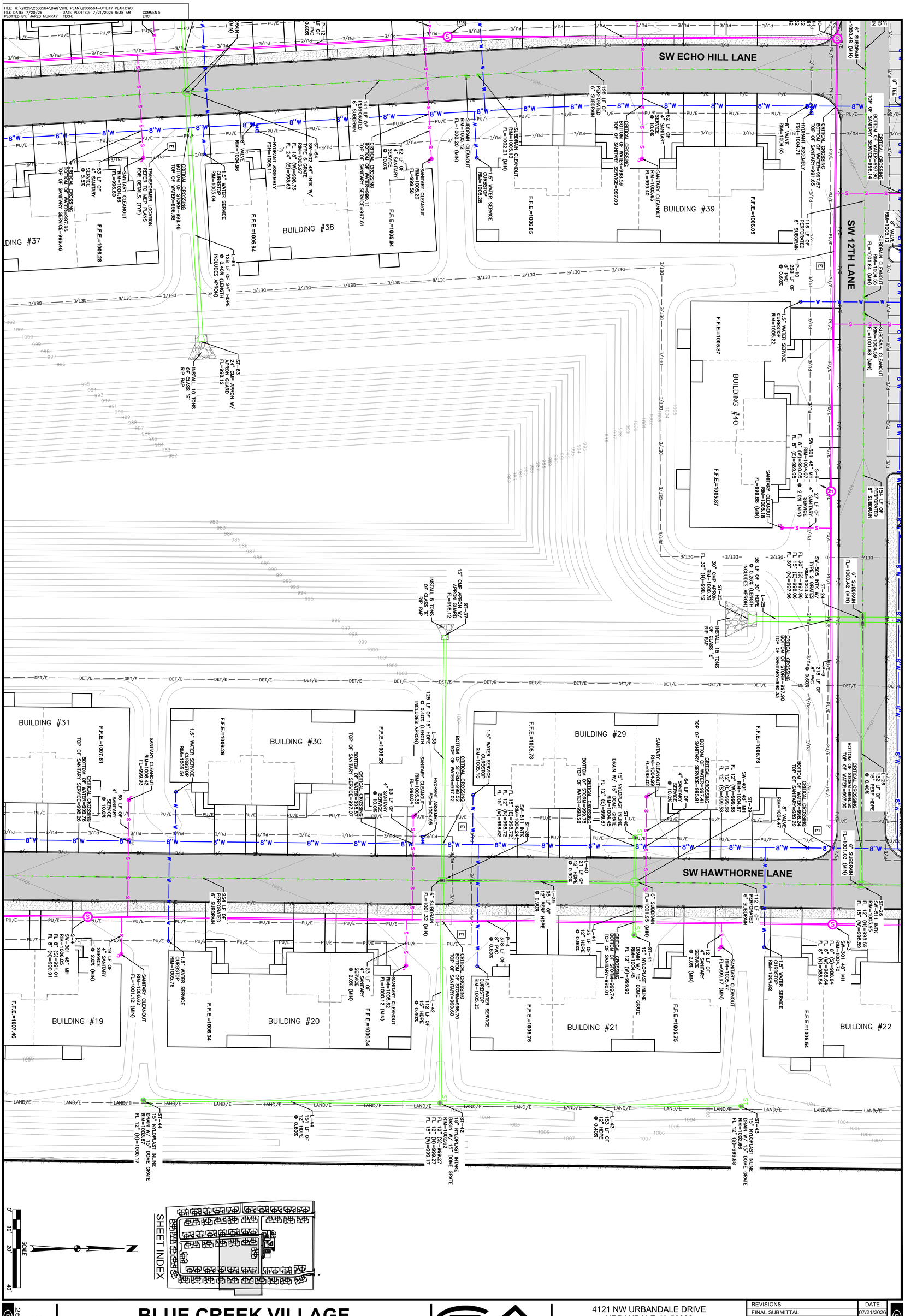

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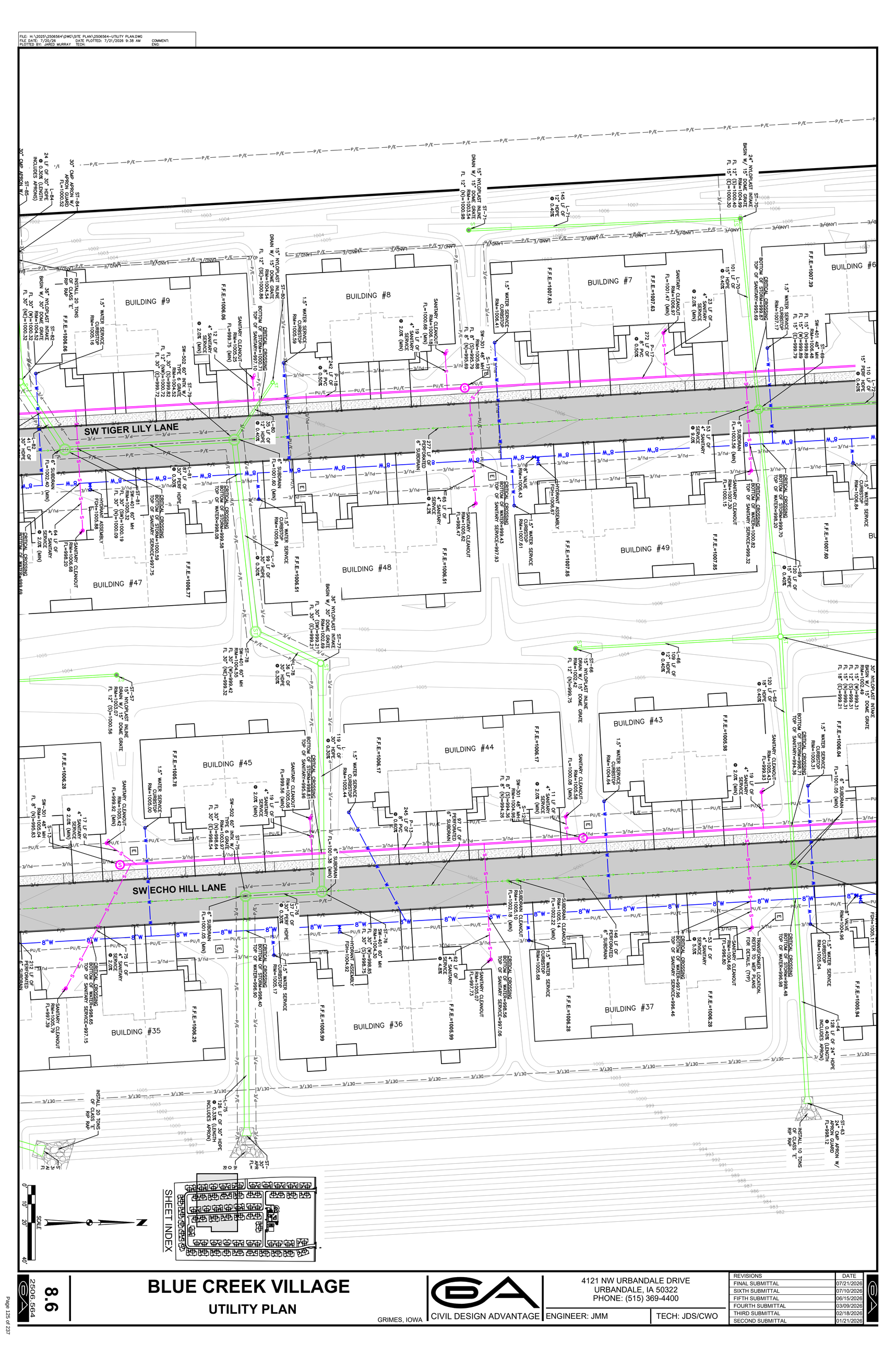

BLUE CREEK VILLAGE

UTILITY PLAN

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

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

ENGINEER: JMM | TECH: JDS/CWO

REVISIONS	DATE
FINAL SUBMITTAL	07/21/2026
SIXTH SUBMITTAL	07/10/2026
FIFTH SUBMITTAL	06/15/2026
FOURTH SUBMITTAL	03/09/2026
THIRD SUBMITTAL	02/18/2026
SECOND SUBMITTAL	01/21/2026

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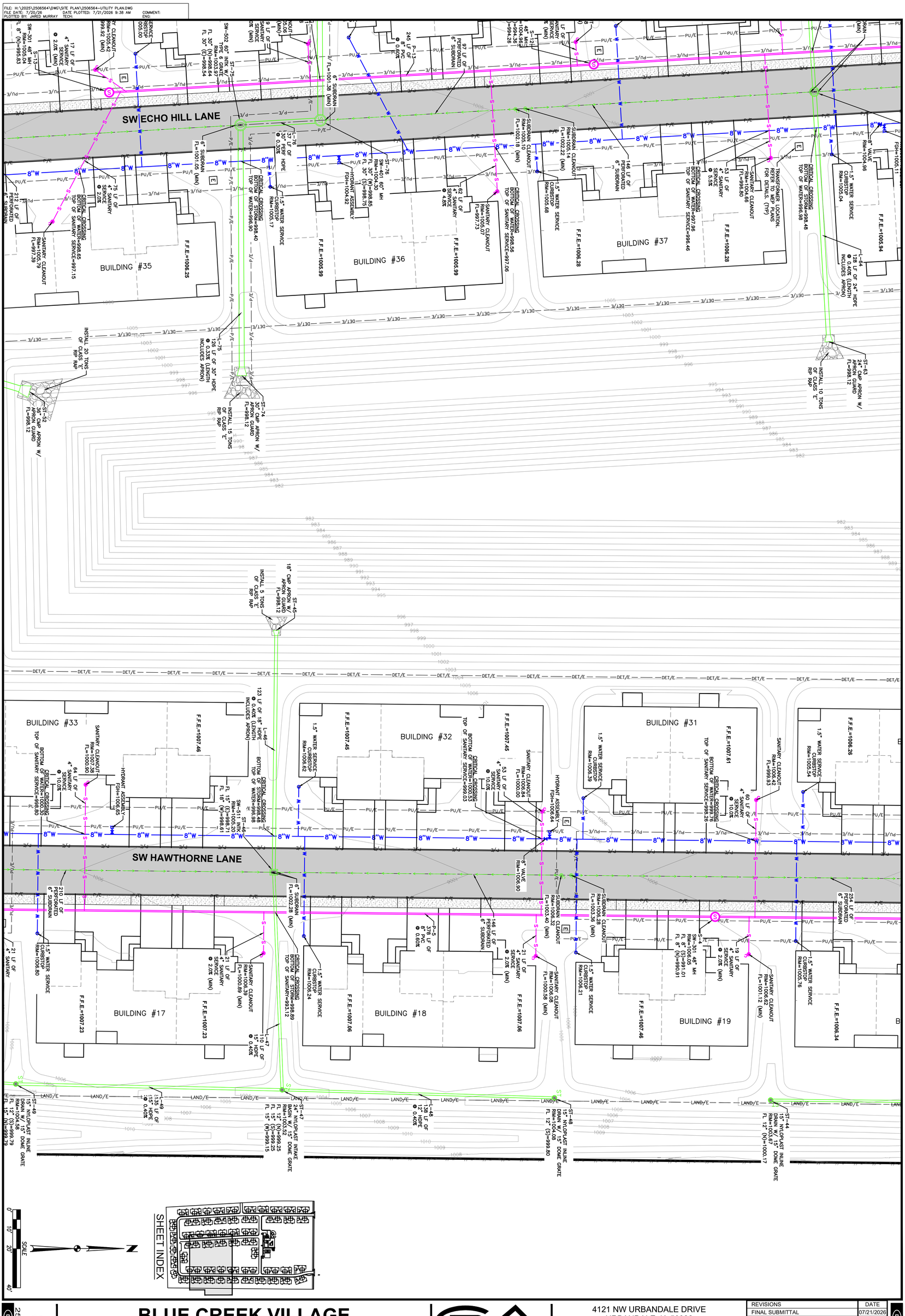

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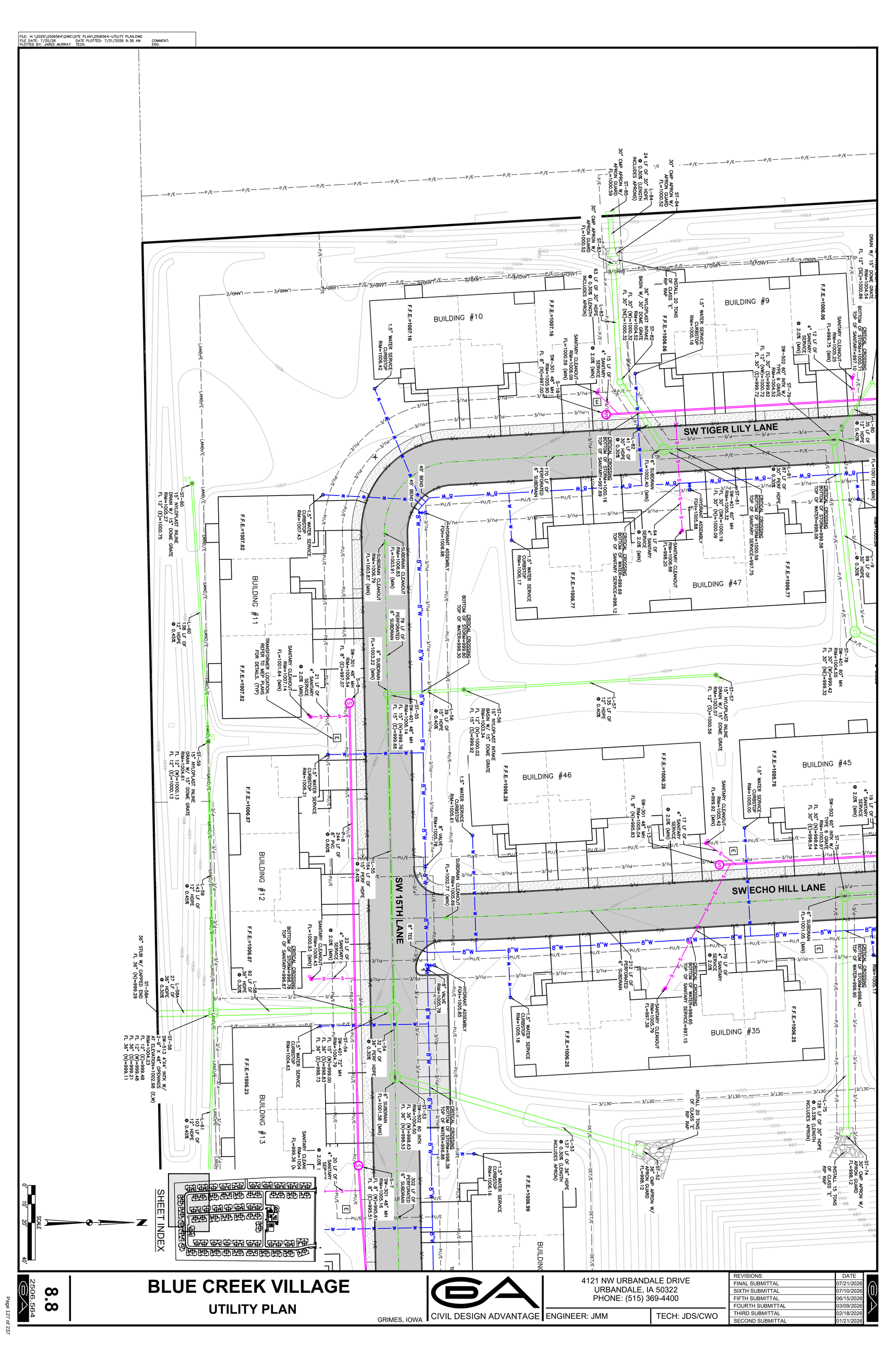

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SW ECHO HILL LANE

SW 15TH LANE

SW HAWTHORNE LANE

BUILDING #35

BUILDING #34

BUILDING #33

BUILDING #17

BUILDING #16

BUILDING #15

BUILDING #14

BUILDING #13

BUILDING #12

F.F.E.=1006.25

F.F.E.=1006.99

F.F.E.=1007.46

F.F.E.=1007.23

F.F.E.=1008.16

F.F.E.=1007.75

F.F.E.=1007.12

F.F.E.=1006.23

F.F.E.=1006.87

CRITICAL CROSSING
BOTTOM OF STORM=998.40
TOP OF WATER=996.90

CRITICAL CROSSING
BOTTOM OF WATER=998.65
TOP OF SANITARY SERVICE=997.15

CRITICAL CROSSING
BOTTOM OF STORM=998.78
TOP OF SANITARY=996.87

CRITICAL CROSSING
BOTTOM OF STORM=998.38
TOP OF WATER=996.88

CRITICAL CROSSING
BOTTOM OF WATER=999.60
TOP OF SANITARY SERVICE=998.10

CRITICAL CROSSING
BOTTOM OF STORM=998.48
TOP OF WATER=996.98

CRITICAL CROSSING
BOTTOM OF WATER=1000.30
TOP OF SANITARY SERVICE=998.80

ST-74
30" CMP APRON W/ APRON GUARD
FL=998.12

ST-52
36" CMP APRON W/ APRON GUARD
FL=998.12

INSTALL 15 TONS OF CLASS 'E' RIP RAP

INSTALL 5 TONS OF CLASS 'E' RIP RAP

INSTALL 20 TONS OF CLASS 'E' RIP RAP

ST-75
SW-502 60" INTK W/ TYPE 6 GRATE
RIM=1003.97
FL 30" (N)=998.64
FL 30" (E)=998.54

ST-53
SW-502 60 INTK
RIM=1004.50
FL 36" (W)=998.63
FL 36" (N)=998.53

ST-46
SW-511 INTK
RIM=1005.20
FL 15" (E)=998.71
FL 18" (W)=998.61

ST-54
SW-401 72" MH
RIM=1004.79
FL 15" (W)=999.00
FL 36" (S)=998.83
FL 36" (E)=998.73

S-13
SW-301 48" MH
RIM=1005.04
FL 8" (N)=995.83

S-5
SW-301 48" MH
RIM=1006.88
FL 8" (S)=993.38
FL 8" (N)=993.28

S-6
SW-301 48" MH
RIM=1007.15
FL 8" (W)=994.10
FL 8" (N)=994.00

S-7
SW-301 48" MH
RIM=1005.16
FL 8" (W)=995.61
FL 8" (E)=995.51

ST-58
SW-513 4'X4' INTK W/ 2-9" X 48" OPENINGS
AT ELEVATION=1002.98 (E,W)
RIM=1004.23
FL 12" (E)=999.48
FL 12" (W)=999.48
FL 36" (S)=999.21
FL 36" (N)=999.11

ST-58A
36" STUB W/ CAPPED END
FL 36" (N)=999.29

ST-61
15" NYLOPLAST INLINE DRAIN W/ 15" DOME GRATE
RIM=1003.11
FL 12" (E)=999.90
FL 12" (W)=999.90

ST-62
15" NYLOPLAST INLINE DRAIN W/ 15" DOME GRATE
RIM=1004.77
FL 12" (W)=1000.50

ST-49
15" NYLOPLAST INLINE DRAIN W/ 15" DOME GRATE
RIM=1004.58
FL 12" (S)=999.79
FL 15" (N)=999.79

ST-50
15" NYLOPLAST INLINE DRAIN W/ 15" DOME GRATE
RIM=1003.28
FL 12" (N)=1000.33

L-46
123 LF OF 18" HDPE
@ 0.40% (LENGTH INCLUDES APRON)

L-75
126 LF OF 30" HDPE
@ 0.33% (LENGTH INCLUDES APRON)

L-47
110 LF OF 15" HDPE
@ 0.40%

L-49
135 LF OF 15" HDPE
@ 0.40%

L-50
136 LF OF 12" HDPE
@ 0.40%

L-53
137 LF OF 36" HDPE
@ 0.30% (LENGTH INCLUDES APRON)

L-54
32 LF OF 36" PERF HDPE
@ 0.30%

L-55
164 LF OF 15" PERF HDPE
@ 0.40%

L-58
92 LF OF 36" HDPE
@ 0.30%

L-58A
27 LF OF 36" HDPE
@ 0.30%

L-59
143 LF OF 12" HDPE
@ 0.45%

L-61
103 LF OF 12" HDPE
@ 0.40%

L-62
150 LF OF 12" HDPE
@ 0.40%

P-6
104 LF OF 8" PVC
@ 0.60%

P-7
234 LF OF 8" PVC
@ 0.60%

P-8
244 LF OF 8" PVC
@ 0.60%

6" SUBDRAIN
FL=1001.05 (MIN)

6" SUBDRAIN
FL=1001.58 (MIN)

75 LF OF 4" SANITARY SERVICE
@ 2.0%

17 LF OF 4" SANITARY SERVICE
@ 2.0% (MIN)

23 LF OF 4" SANITARY SERVICE
@ 2.0% (MIN)

20 LF OF 4" SANITARY SERVICE
@ 2.0% (MIN)

64 LF OF 4" SANITARY SERVICE
@ 10.0%

21 LF OF 4" SANITARY SERVICE
@ 2.0%

21 LF OF 4" SANITARY SERVICE
@ 2.0% (MIN)

47 LF OF 4" SANITARY SERVICE
@ 8.2%

21 LF OF 4" SANITARY SERVICE
@ 2.0% (MIN)

35 LF OF 4" SANITARY SERVICE
@ 2.0% (MIN)

212 LF OF PERFORATED 6" SUBDRAIN

302 LF OF PERFORATED 6" SUBDRAIN

210 LF OF PERFORATED 6" SUBDRAIN

SANITARY CLEANOUT
RIM=1005.79
FL=997.39

SANITARY CLEANOUT
RIM=1007.38
FL=1000.90

SANITARY CLEANOUT
RIM=1006.43
FL=1000.93 (MIN)

SANITARY CLEANOUT
RIM=1004.86
FL=999.36 (MIN)

SANITARY CLEANOUT
RIM=1006.68
FL= 1001.18 (MIN)

SANITARY CLEANOUT
RIM=1006.39
FL=1000.89 (MIN)

SANITARY CLEANOUT
RIM=1007.59
FL=1002.09 (MIN)

SANITARY CLEANOUT
RIM=1006.92
FL=1001.42 (MIN)

SUBDRAIN CLEANOUT
RIM=1005.69
FL=1002.77 (MIN)

SUBDRAIN CLEANOUT
RIM=1006.89
FL=1003.97 (MIN)

SUBDRAIN CLEANOUT
RIM=1006.93
FL=1004.01 (MIN)

1.5" WATER SERVICE CURBSTOP
RIM=1005.18

1.5" WATER SERVICE CURBSTOP
RIM=1006.16

1.5" WATER SERVICE CURBSTOP
RIM=1004.63

1.5" WATER SERVICE CURBSTOP
RIM=1006.27

1.5" WATER SERVICE CURBSTOP
RIM=1006.66

1.5" WATER SERVICE CURBSTOP
RIM=1006.70

1.5" WATER SERVICE CURBSTOP
RIM=1007.63

HYDRANT ASSEMBLY
FGH=1005.85

HYDRANT ASSEMBLY
FGH=1006.65

HYDRANT ASSEMBLY
FGH=1006.00

8" VALVE
RIM=1005.78

8" TEE

45° BEND

TRANSFORMER LOCATION. REFER TO MEP PLANS FOR DETAILS. (TYP)

SHEET INDEX

SCALE
0' 10' 20' 40'

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GRIMES, IOWA

BLUE CREEK VILLAGE

UTILITY PLAN

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DATE PLOTTED: 7/21/2026 9:38 AM
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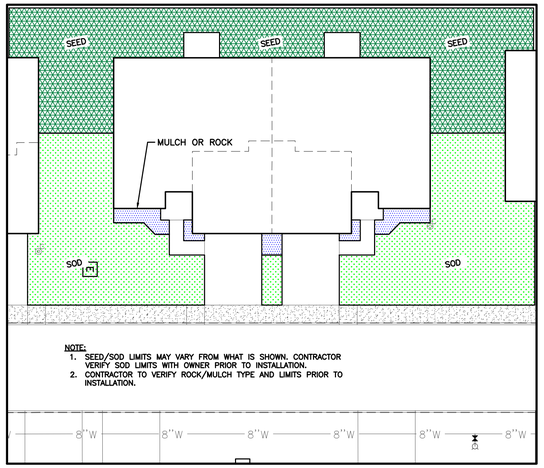


NOTE:
1. SEED/SOD LIMITS MAY VARY FROM WHAT IS SHOWN. CONTRACTOR VERIFY SOD LIMITS WITH OWNER PRIOR TO INSTALLATION.
2. CONTRACTOR TO VERIFY ROCK/MULCH TYPE AND LIMITS PRIOR TO INSTALLATION.

TYPICAL GROUND COVER DETAIL

PLANT SCHEDULE STREET TREES

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
AM	9	Armstrong Red Maple	Acer rubrum 'Armstrong'	B&B, 1.5" CALIPER
GS	6	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B&B, 1.5" CALIPER
	15	SUBTOTAL:		

PLANT SCHEDULE STREET FRONTAGE

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
EPT	3	Exclamation!™London Plane Tree	Platanus x acerifolia 'Morton Circle'	B&B, 1.5" CALIPER
GS	1	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B&B, 1.5" CALIPER
QR	5	Red Oak	Quercus rubra	B&B, 1.5" CALIPER
	9	SUBTOTAL:		
EVERGREEN TREES				
PC	6	Blue Spruce	Picea pungens 'Colorado Green'	B&B, 6' HEIGHT
PS	6	White Pine	Pinus strobus	B&B, 6' HEIGHT
	12	SUBTOTAL:		
ORNAMENTAL TREES				
BF	3	Dakota Pinnacle®Asian White Birch	Betula platyphylla 'Fargo'	B&B, 6' HEIGHT
	3	SUBTOTAL:		
SHRUBS				
ICH	12	Incrediball®Hydrangea	Hydrangea arborescens 'Abetwo'	CONT. 3 GAL,18"–24" HIGH x 15"–18" WIDE
PJ	12	PJM Compact Rhododendron	Rhododendron x 'P.J.M. Compact'	CONT, 3 GAL
	24	SUBTOTAL:		

PLANT SCHEDULE EAST BUFFER

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
AR	5	Red Maple	Acer rubrum	B&B, 1.5" CALIPER
CP	6	Prairie Pride Hackberry	Celtis occidentalis 'Prairie Pride'	B&B, 1.5" CALIPER
PB	6	Bloodgood London Plane Tree	Platanus x acerifolia 'Bloodgood'	B&B, 1.5" CALIPER
QB	9	Swamp White Oak	Quercus bicolor	B&B, 1.5" CALIPER
QR	6	Red Oak	Quercus rubra	B&B, 1.5" CALIPER
	32	SUBTOTAL:		
EVERGREEN TREES				
PC	17	Blue Spruce	Picea pungens 'Colorado Green'	B&B, 6' HEIGHT
PG	14	Colorado Blue Spruce	Picea pungens 'Glauca'	B&B, 6' HEIGHT
PP	2	Baker Colorado Spruce	Picea pungens 'Bakeri'	B&B, 6' HEIGHT
	33	SUBTOTAL:		
ORNAMENTAL TREES				
ABS	8	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	B&B, 6' HEIGHT
BF	14	Dakota Pinnacle®Asian White Birch	Betula platyphylla 'Fargo'	B&B, 6' HEIGHT
CE	12	Eastern Redbud Multi-trunk	Cercis canadensis	B&B, 6' HEIGHT, MULTI-STEM
MP	16	Prairifire Crab Apple	Malus x 'Prairifire'	B&B, 6' HEIGHT
MS	14	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 6' HEIGHT
	64	SUBTOTAL:		
SHRUBS				
CH	6	Ivory Halo®Tatarian Dogwood	Cornus alba 'Bailhalo'	CONT, 3 GAL
EC	6	Compact Burning Bush	Euonymus alatus 'Compactus'	CONT, 3 GAL
JF	6	Sea Green Juniper	Juniperus chinensis 'Sea Green'	CONT, 3 GAL
	18	SUBTOTAL:		

PLANT SCHEDULE WEST BUFFER

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
AM	2	Armstrong Red Maple	Acer rubrum 'Armstrong'	B&B, 1.5" CALIPER
AR	5	Red Maple	Acer rubrum	B&B, 1.5" CALIPER
CP	6	Prairie Pride Hackberry	Celtis occidentalis 'Prairie Pride'	B&B, 1.5" CALIPER
PB	6	Bloodgood London Plane Tree	Platanus x acerifolia 'Bloodgood'	B&B, 1.5" CALIPER
QB	7	Swamp White Oak	Quercus bicolor	B&B, 1.5" CALIPER
QR	6	Red Oak	Quercus rubra	B&B, 1.5" CALIPER
	32	SUBTOTAL:		
EVERGREEN TREES				
PC	16	Blue Spruce	Picea pungens 'Colorado Green'	B&B, 6' HEIGHT
PG	14	Colorado Blue Spruce	Picea pungens 'Glauca'	B&B, 6' HEIGHT
PP	2	Baker Colorado Spruce	Picea pungens 'Bakeri'	B&B, 6' HEIGHT
	32	SUBTOTAL:		
ORNAMENTAL TREES				
ABS	8	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	B&B, 6' HEIGHT
BF	11	Dakota Pinnacle®Asian White Birch	Betula platyphylla 'Fargo'	B&B, 6' HEIGHT
CE	12	Eastern Redbud Multi-trunk	Cercis canadensis	B&B, 6' HEIGHT, MULTI-STEM
MP	16	Prairifire Crab Apple	Malus x 'Prairifire'	B&B, 6' HEIGHT
MS	14	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 6' HEIGHT
	61	SUBTOTAL:		
SHRUBS				
CH	19	Ivory Halo®Tatarian Dogwood	Cornus alba 'Bailhalo'	CONT, 3 GAL
EC	9	Compact Burning Bush	Euonymus alatus 'Compactus'	CONT, 3 GAL
JF	17	Sea Green Juniper	Juniperus chinensis 'Sea Green'	CONT, 3 GAL
	35	SUBTOTAL:		

PLANT SCHEDULE SOUTH BUFFER

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
AA	5	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	B&B, 1.5" CALIPER
PB	6	Bloodgood London Plane Tree	Platanus x acerifolia 'Bloodgood'	B&B, 1.5" CALIPER
QB	6	Swamp White Oak	Quercus bicolor	B&B, 1.5" CALIPER
	17	SUBTOTAL:		
EVERGREEN TREES				
NWS	5	Norway Spruce	Picea abies	B&B, 6' HEIGHT
PC	4	Blue Spruce	Picea pungens 'Colorado Green'	B&B, 6' HEIGHT
PG	7	Colorado Blue Spruce	Picea pungens 'Glauca'	B&B, 6' HEIGHT
PS	3	White Pine	Pinus strobus	B&B, 6' HEIGHT
	19	SUBTOTAL:		
ORNAMENTAL TREES				
ABS	6	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	B&B, 6' HEIGHT
BF	6	Dakota Pinnacle®Asian White Birch	Betula platyphylla 'Fargo'	B&B, 6' HEIGHT
CE	9	Eastern Redbud Multi-trunk	Cercis canadensis	B&B, 6' HEIGHT, MULTI-STEM
MP	11	Prairifire Crab Apple	Malus x 'Prairifire'	B&B, 6' HEIGHT
MS	2	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 6' HEIGHT
	34	SUBTOTAL:		
SHRUBS				
JF	27	Sea Green Juniper	Juniperus chinensis 'Sea Green'	CONT, 3 GAL
	27	SUBTOTAL:		

PLANT SCHEDULE OPEN SPACE

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
AA	9	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	B&B, 1.5" CALIPER
AM	22	Armstrong Red Maple	Acer rubrum 'Armstrong'	B&B, 1.5" CALIPER
BN	22	River Birch Multi-trunk	Betula nigra	B&B, 1.5" CALIPER, MULTI-STEM
CP	21	Prairie Pride Hackberry	Celtis occidentalis 'Prairie Pride'	B&B, 1.5" CALIPER
GS	35	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B&B, 1.5" CALIPER
PB	29	Bloodgood London Plane Tree	Platanus x acerifolia 'Bloodgood'	B&B, 1.5" CALIPER
QB	22	Swamp White Oak	Quercus bicolor	B&B, 1.5" CALIPER
QR	2	Red Oak	Quercus rubra	B&B, 1.5" CALIPER
	162	SUBTOTAL:		
EVERGREEN TREES				
NWS	119	Norway Spruce	Picea abies	B&B, 6' HEIGHT
PC	5	Blue Spruce	Picea pungens 'Colorado Green'	B&B, 6' HEIGHT
PF	2	Pyramidal White Pine	Pinus strobus 'Fastigiata'	B&B, 6' HEIGHT
PG	11	Colorado Blue Spruce	Picea pungens 'Glauca'	B&B, 6' HEIGHT
PP	15	Baker Colorado Spruce	Picea pungens 'Bakeri'	B&B, 6' HEIGHT
PS	40	White Pine	Pinus strobus	B&B, 6' HEIGHT
	92	SUBTOTAL:		
SHRUBS				
BA	7	Japanese Barberry	Berberis thunbergii 'Aurea'	CONT, 3 GAL
BW	15	Wintergreen Boxwood	Buxus microphylla 'Wintergreen'	CONT, 3 GAL
CH	16	Ivory Halo®Tatarian Dogwood	Cornus alba 'Bailhalo'	CONT, 3 GAL
EC	8	Compact Burning Bush	Euonymus alatus 'Compactus'	CONT, 3 GAL

LANDSCAPE REQUIREMENTS

TOTAL AREA = 33.79 ACRES (1,471,731 SF)
OPEN SPACE REQUIRED = 588,692 SF (40%)

OPEN SPACE REQUIREMENTS
1 TREE PER 1,000 SF OF REQ. OPENSPACE = 590 TREES
TREES PROVIDED = 602 TREES

* FRONTAGE TREES AND BUFFER TREES COUNT TOWARD THE OPEN SPACE TREE REQUIREMENT.

** FOUNDATION PLANTINGS SHALL BE PROVIDED ALONG FACADES FACING THE PUBLIC STREET WHEN BERMS ARE NOT PROVIDED.

STREET FRONTAGE REQUIREMENT
1 TREE PER 50 LF OF STREET FRONTAGE = 20 TREES (956 LF)
TREES PROVIDED = 20 TREES

STREET TREE REQUIREMENT
2 OVERSTORY TREES EVERY 125 LF = 15 TREES (905 LF)
TREES PROVIDED = 15 TREES

BUFFER REQUIREMENTS

BUFFER REQUIREMENT
1 OVERSTORY, 2 UNDERSTORY & 1 EVERGREEN TREE TREE PER 50 LF

EAST (1,589 LF)

REQUIRED:
OVERSTORY TREES = 32
UNDERSTORY TREES = 64
EVERGREEN TREES = 32

PROVIDED:
OVERSTORY TREES = 32
UNDERSTORY TREES = 64
EVERGREEN TREES = 33

WEST (1,603 LF)

REQUIRED:
OVERSTORY TREES = 32
UNDERSTORY TREES = 64
EVERGREEN TREES = 32

PROVIDED:
OVERSTORY TREES = 32
UNDERSTORY TREES = 64
EVERGREEN TREES = 32

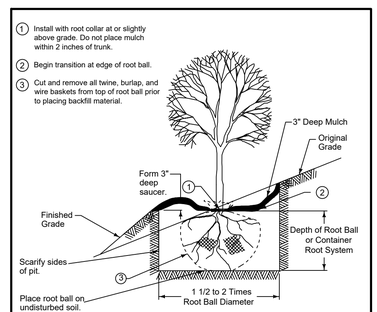
SOUTH (816 LF)

REQUIRED:
OVERSTORY TREES = 17
UNDERSTORY TREES = 34
EVERGREEN TREES = 17

PROVIDED:
OVERSTORY TREES = 17
UNDERSTORY TREES = 34
EVERGREEN TREES = 19

LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SEED (TYPE 1) OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
9. ALL EDGING SHALL BE SPADE CUT EDGE.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.



PLANTING PIT DETAIL

PLANT SCHEDULE TOTALS

CODE	QTY	EAST BUFFER	OPEN SPACE	SOUTH BUFFER	STREET FRONTAGE	STREET TREES	WEST BUFFER	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES										
AA	14		9	5				Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	B&B, 1.5" CALIPER
AM	33		22			9	2	Armstrong Red Maple	Acer rubrum 'Armstrong'	B&B, 1.5" CALIPER
AR	10	5					5	Red Maple	Acer rubrum	B&B, 1.5" CALIPER
BN	22		22					River Birch Multi-Trunk	Betula nigra	B&B, 1.5" CALIPER, MULTI-STEM
CP	33	6	21				6	Prairie Pride Hackberry	Celtis occidentalis 'Prairie Pride'	B&B, 1.5" CALIPER
EPT	3				3			Exclamation!™ London Plane Tree	Platanus x acerifolia 'Morton Circle'	B&B, 1.5" CALIPER
GS	42		35		1	6		Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B&B, 1.5" CALIPER
PB	47	6	29	6			6	Bloodgood London Plane Tree	Platanus x acerifolia 'Bloodgood'	B&B, 1.5" CALIPER
QB	44	9	22	6			7	Swamp White Oak	Quercus bicolor	B&B, 1.5" CALIPER
QR	19	6	2		5		6	Red Oak	Quercus rubra	B&B, 1.5" CALIPER
	267	32	162	17	9	15	32	SUBTOTAL:		
EVERGREEN TREES										
NWS	24		19	5				Norway Spruce	Picea abies	B&B, 6' HEIGHT
PC	48	17	5	4	6		16	Blue Spruce	Picea pungens 'Colorado Green'	B&B, 6' HEIGHT
PF	2		2					Pyramidal White Pine	Pinus strobus 'Fastigiata'	B&B, 6' HEIGHT
PG	46	14	11	7			14	Colorado Blue Spruce	Picea pungens 'Glauca'	B&B, 6' HEIGHT
PP	19	2	15				2	Baker Colorado Spruce	Picea pungens 'Bakeri'	B&B, 6' HEIGHT
PS	49		40	3	6			White Pine	Pinus strobus	B&B, 6' HEIGHT
	188	33	92	19	12		32	SUBTOTAL:		
ORNAMENTAL TREES										
ABS	22	8		6			8	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	B&B, 6' HEIGHT
BF	34	14		6	3		11	Dakota Pinnacle®Asian White Birch	Betula platyphylla 'Fargo'	B&B, 6' HEIGHT
CE	33	12		9			12	Eastern Redbud Multi-trunk	Cercis canadensis	B&B, 6' HEIGHT, MULTI-STEM
MP	43	16		11			16	Prairifire Crab Apple	Malus x 'Prairifire'	B&B, 6' HEIGHT
MS	30	14		2			14	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 6' HEIGHT
	162	64		34	3		61	SUBTOTAL:		
SHRUBS										
BA	7		7					Japanese Barberry	Berberis thunbergii 'Aurea'	CONT, 3 GAL
BW	15		15					Wintergreen Boxwood	Buxus microphylla 'Wintergreen'	CONT, 3 GAL
CH	31	6	16				9	Ivory Halo®Tatarian Dogwood	Cornus alba 'Bailhalo'	CONT, 3 GAL
EC	33	6	8				9	Compact Burning Bush	Euonymus alatus 'Compactus'	CONT, 3 GAL
ICH	12				12			Incrediball®Hydrangea	Hydrangea arborescens 'Abetwo'	CONT, 3 GAL,18"–24" HIGH x 15"–18"
JB	4		4					Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	CONT, 3 GAL
JF	66	6	16	27			17	Sea Green Juniper	Juniperus chinensis 'Sea Green'	CONT, 3 GAL
JM	14		14					Medora Juniper	Juniperus scopulorum 'Medora'	CONT, 3 GAL
JS	14		14					Spartan Juniper	Juniperus chinensis 'Spartan'	CONT, 3 GAL
JZ	3		3					Golden Carpet Juniper	Juniperus horizontalis 'Golden Carpet'	CONT, 3 GAL
PJ	23		11		12			PJM Compact Rhododendron	Rhododendron x 'P.J.M. Compact'	CONT, 3 GAL
	212	18	108	27	24		35	SUBTOTAL:		
GRASSES										
CK	30		30					Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	CONT, 1 GAL
MG	42		42					Eulalia Grass	Miscanthus sinensis 'Gracillimus'	CONT, 3 GAL
	72		72					SUBTOTAL:		

REVISIONS	DATE
FINAL SUBMITTAL	07/21/2026
SIXTH SUBMITTAL	07/10/2026
FIFTH SUBMITTAL	06/15/2026
FOURTH SUBMITTAL	03/09/2026
THIRD SUBMITTAL	02/18/2026
SECOND SUBMITTAL	01/21/2026

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
TECH: JDS/CWO
ENGINEER: JMM
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BLUE CREEK VILLAGE
LANDSCAPE PLAN

9.0

2506.564

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FILE DATE: 7/10/26 DATE PLOTTED: 7/21/2026 9:38 AM
PLOTTED BY: JARED MORAN TECH: COMMENT: ENG:

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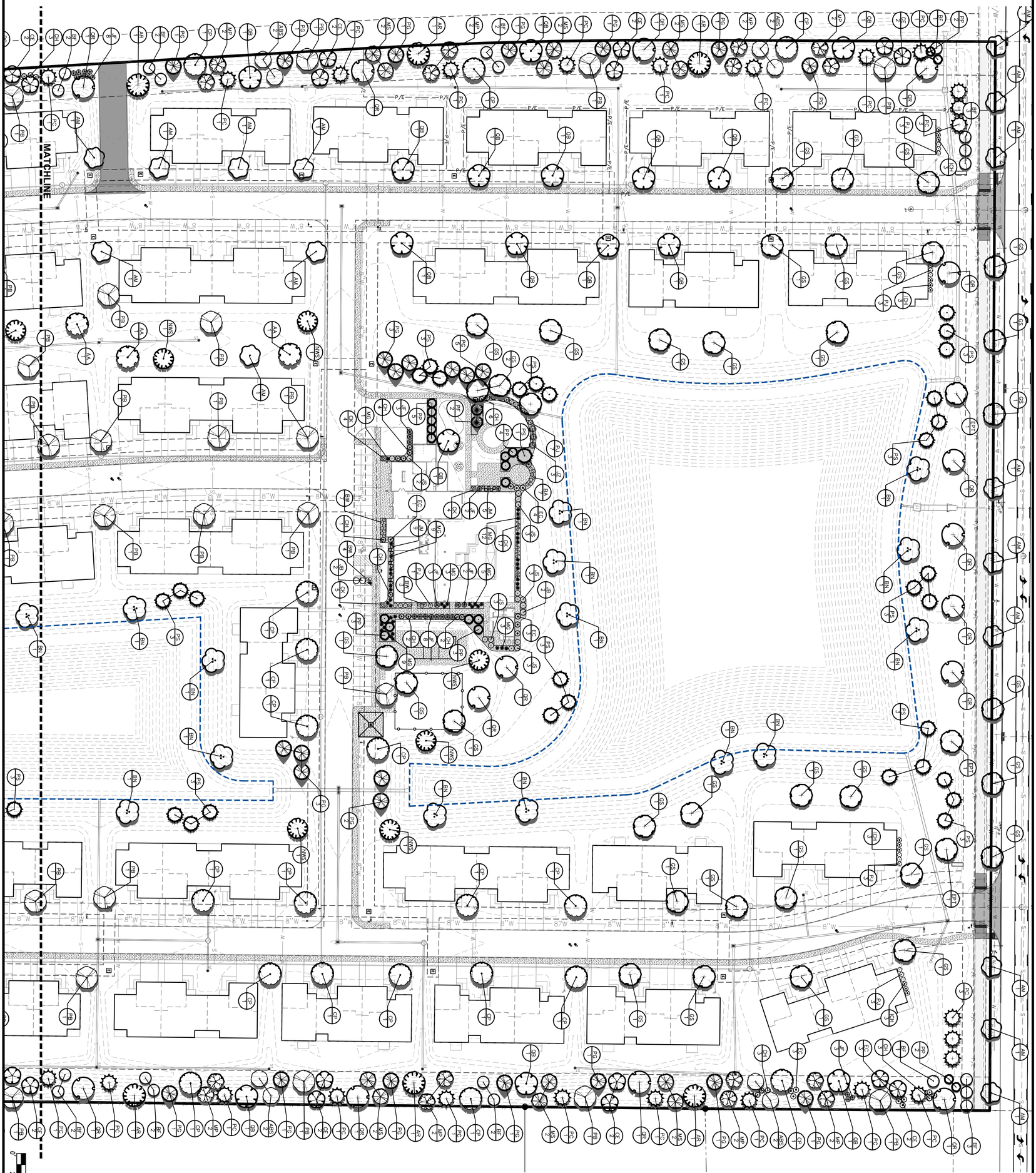

BLUE CREEK VILLAGE

LANDSCAPE PLAN

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JMM
TECH: JDS/CWO

REVISIONS	DATE
FINAL SUBMITTAL	07/21/2026
SIXTH SUBMITTAL	07/10/2026
FIFTH SUBMITTAL	06/15/2026
FOURTH SUBMITTAL	03/09/2026
THIRD SUBMITTAL	02/18/2026
SECOND SUBMITTAL	01/21/2026

2506.564

9.1

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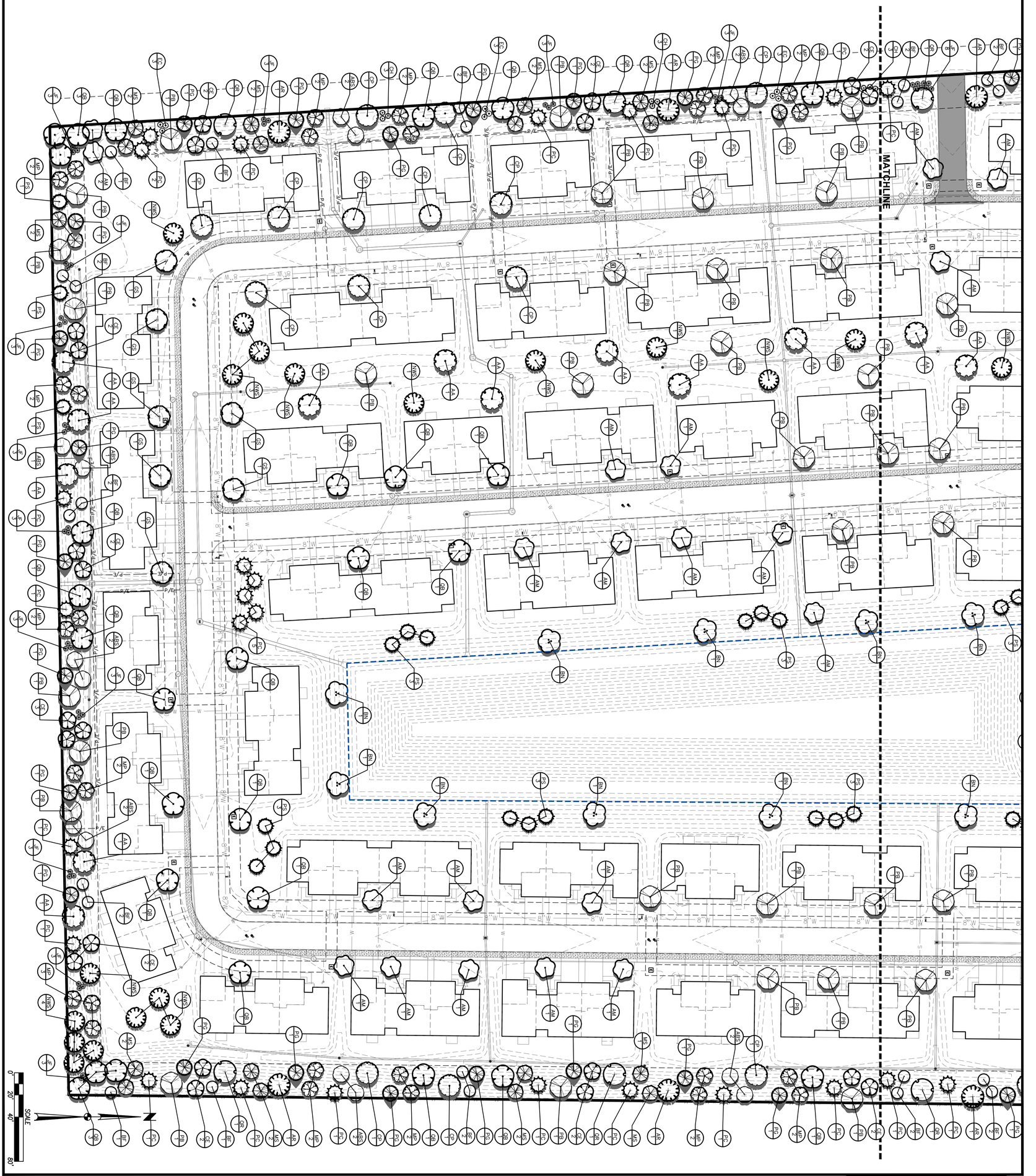


BLUE CREEK VILLAGE

LANDSCAPE PLAN

GRIMES, IOWA

2506.564

9.2

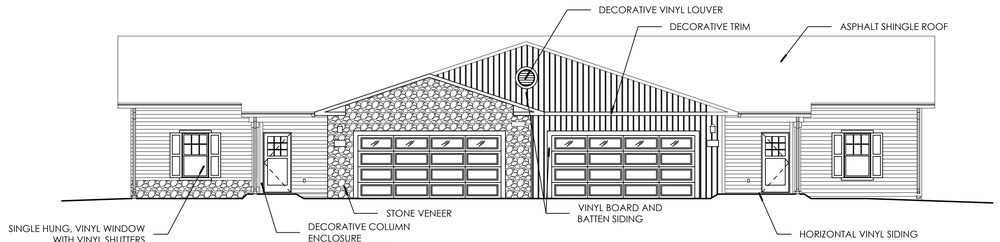
CIVIL DESIGN ADVANTAGE

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

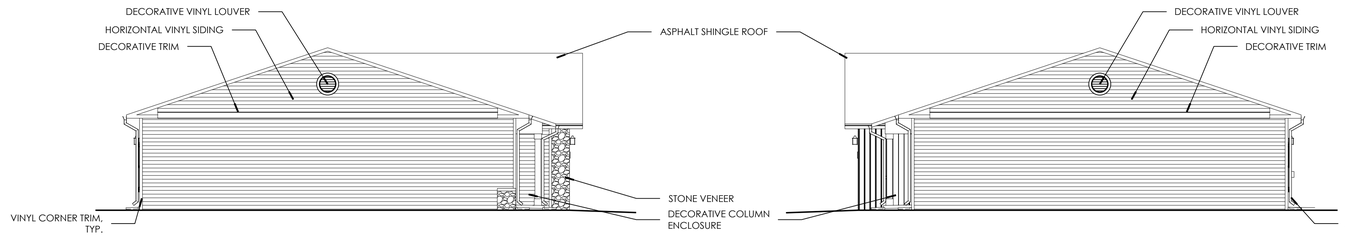
ENGINEER: JMM

TECH: JDS/CWO

REVISIONS	DATE
FINAL SUBMITTAL	07/21/2026
SIXTH SUBMITTAL	07/10/2026
FIFTH SUBMITTAL	06/15/2026
FOURTH SUBMITTAL	03/09/2026
THIRD SUBMITTAL	02/18/2026
SECOND SUBMITTAL	01/21/2026

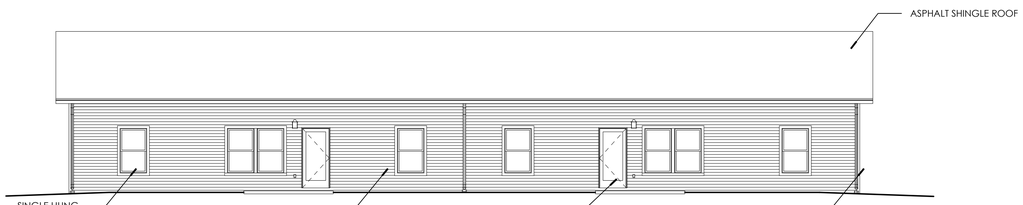


1 EL-A BUILDING A FRONT ELEVATION
1/8" = 1'-0"



2 EL-A BUILDING A SIDE ELEVATION
1/8" = 1'-0"

3 EL-A BUILDING A SIDE ELEVATION
1/8" = 1'-0"



4 EL-A BUILDING A BACK ELEVATION
1/8" = 1'-0"

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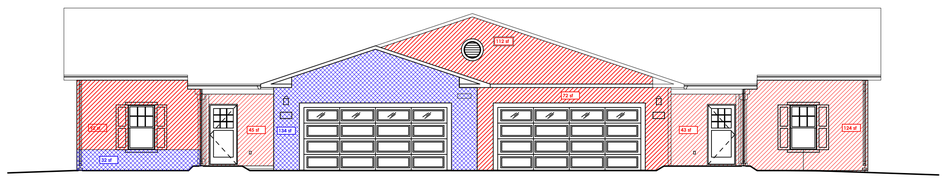
GRIMES, IA

GRIMES, IA

EL-A

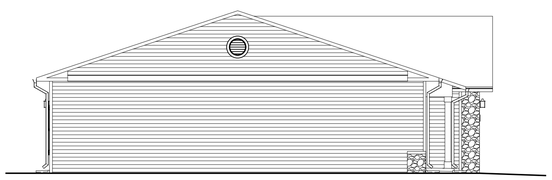


SIDING AREA : 488 SF
STONE AREA : 166 SF
654 SF

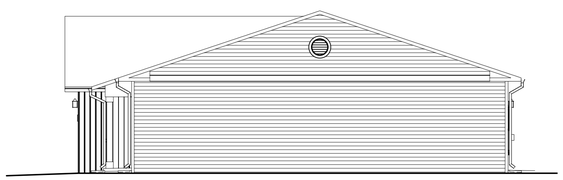
166/654 = 25% STONE

1 EL-A BUILDING A FRONT ELEVATION
1/8" = 1'-0"

SIDE ELEVATION: NA

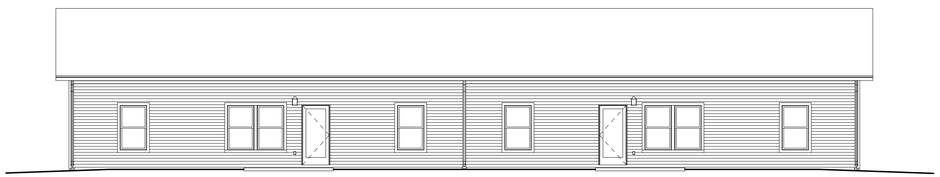


2 EL-A BUILDING A SIDE ELEVATION
1/8" = 1'-0"



3 EL-A BUILDING A SIDE ELEVATION
1/8" = 1'-0"

SIDE ELEVATION: NA



4 EL-A BUILDING A BACK ELEVATION
1/8" = 1'-0"

BACK ELEVATION: NA

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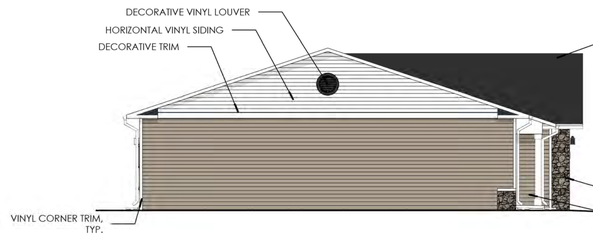
GRIMES, IA

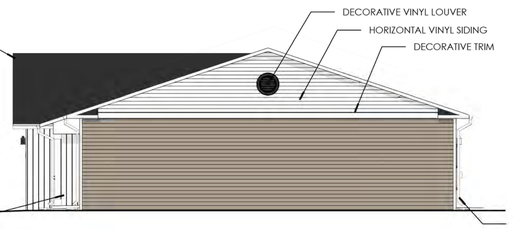
GRIMES, IA

EL-A

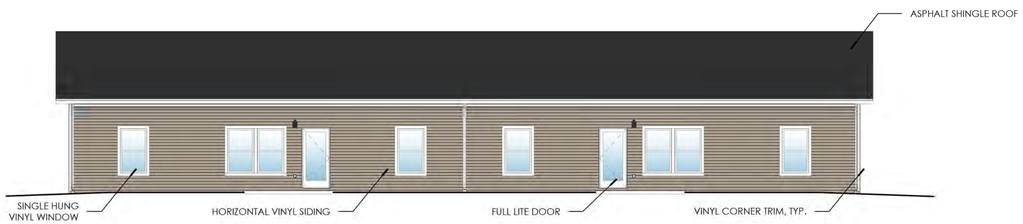
1 EL-A BUILDING A FRONT ELEVATION
1/8" = 1'-0"



2 EL-A BUILDING A SIDE ELEVATION
1/8" = 1'-0"



3 EL-A BUILDING A SIDE ELEVATION
1/8" = 1'-0"



4 EL-A BUILDING A BACK ELEVATION
1/8" = 1'-0"

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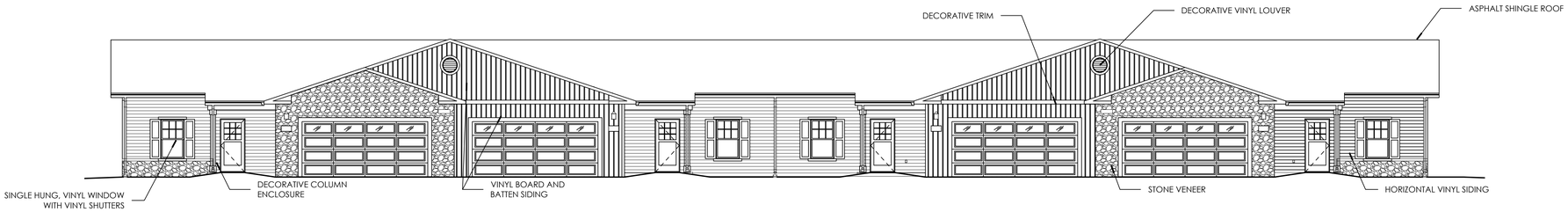
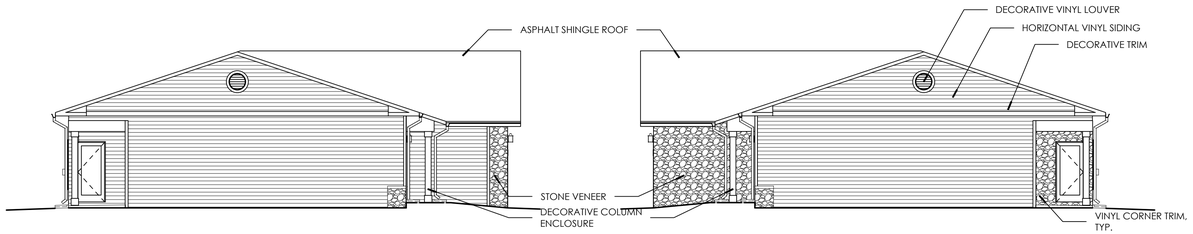
GRIMES, IA

GRIMES, IA

EL-A



1 EL-C BUILDING C FRONT ELEVATION
1/8" = 1'-0"



2 EL-C BUILDING C SIDE ELEVATION
1/8" = 1'-0"

ELEVATION WHEN SIDE ELEVATION IS NOT ADJACENT TO PRIVATE STREET

3 EL-C BUILDING C SIDE ELEVATION
1/8" = 1'-0"

ONLY OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PRIVATE STREET

4 EL-C BUILDING C BACK ELEVATION
1/8" = 1'-0"

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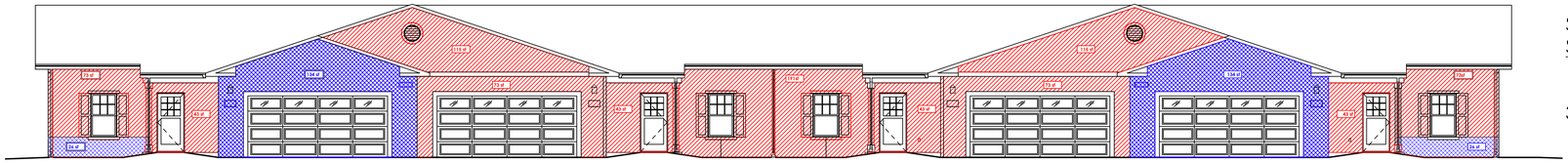
GRIMES, IA

GRIMES, IA

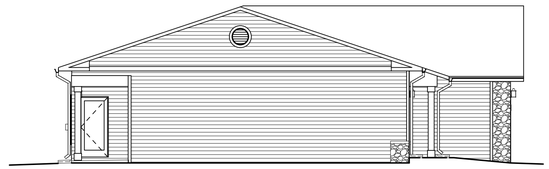
EL-C



SIDING AREA: 885 SF
STONE AREA : 320 SF
1,205 SF

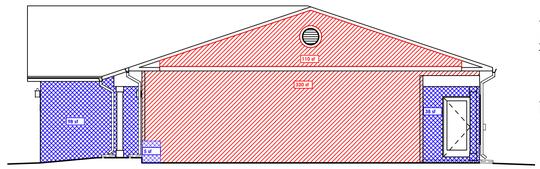
320/1205 = 26% STONE

1 EL-C BUILDING C FRONT ELEVATION
1/8" = 1'-0"



2 EL-C BUILDING C SIDE ELEVATION
1/8" = 1'-0"

ELEVATION WHEN SIDE ELEVATION IS NOT ADJACENT TO PRIVATE STREET

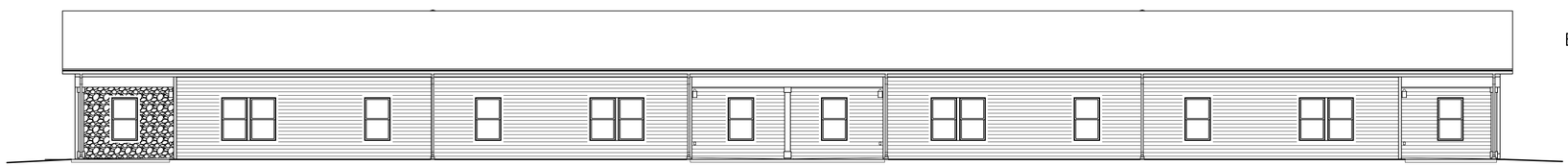


3 EL-C BUILDING C SIDE ELEVATION
1/8" = 1'-0"

ONLY OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PRIVATE STREET

SIDING AREA: 430 SF
STONE AREA : 141 SF
571 SF

141/571= 25% STONE



BACK ELEVATION: NA

4 EL-C BUILDING C BACK ELEVATION
1/8" = 1'-0"

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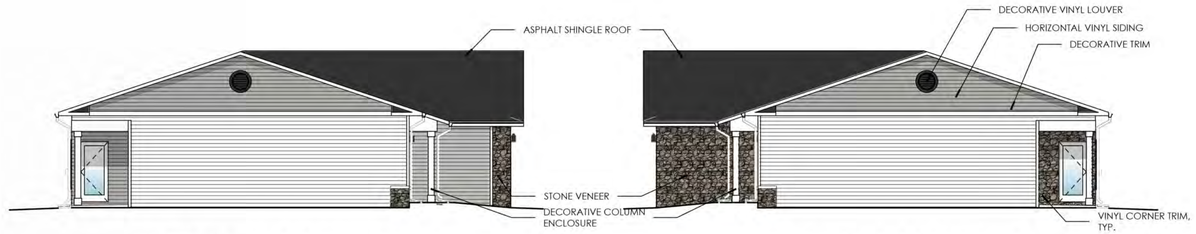
GRIMES, IA

GRIMES, IA

EL-C

1 EL-C BUILDING C FRONT ELEVATION
1/8" = 1'-0"



2 EL-C BUILDING C SIDE ELEVATION
1/8" = 1'-0"

ELEVATION WHEN SIDE ELEVATION IS NOT ADJACENT TO PRIVATE STREET

3 EL-C BUILDING C SIDE ELEVATION
1/8" = 1'-0"

ONLY OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PRIVATE STREET

4 EL-C BUILDING C BACK ELEVATION
1/8" = 1'-0"

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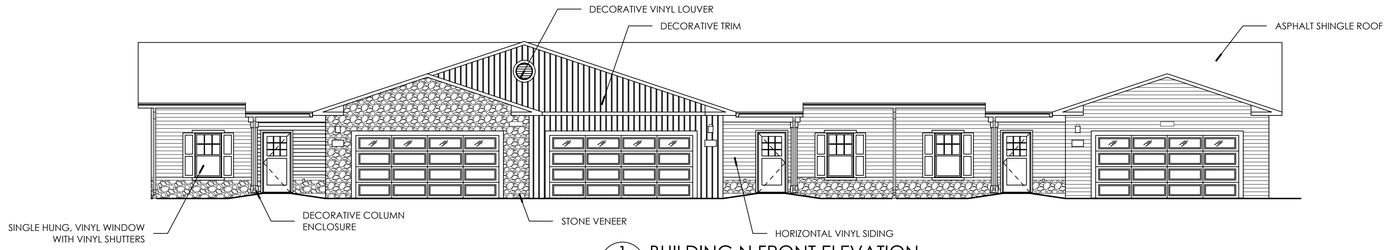
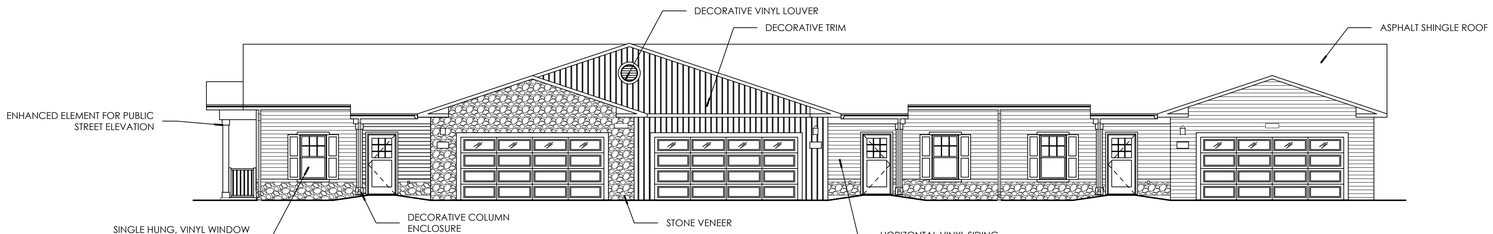
GRIMES, IA

GRIMES, IA

EL-C

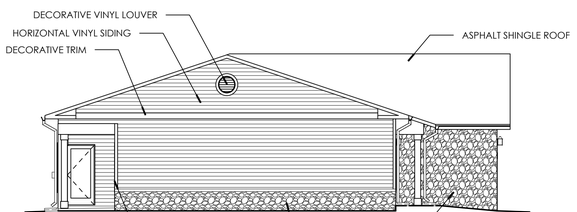


1 EL-N BUILDING N FRONT ELEVATION
1/8" = 1'-0"



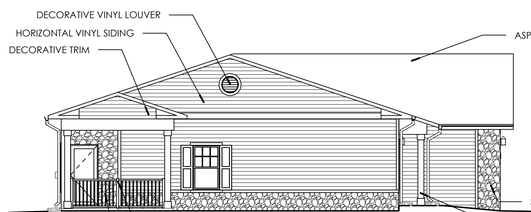
2 EL-N BUILDING N FRONT ELEVATION
1/8" = 1'-0"

ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PUBLIC STREET



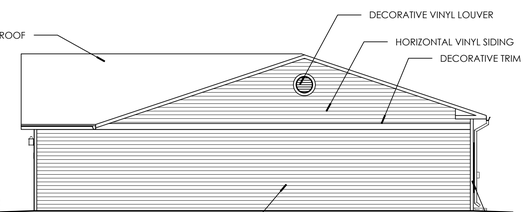
3 EL-N BUILDING N SIDE ELEVATION
1/8" = 1'-0"

ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PRIVATE STREET



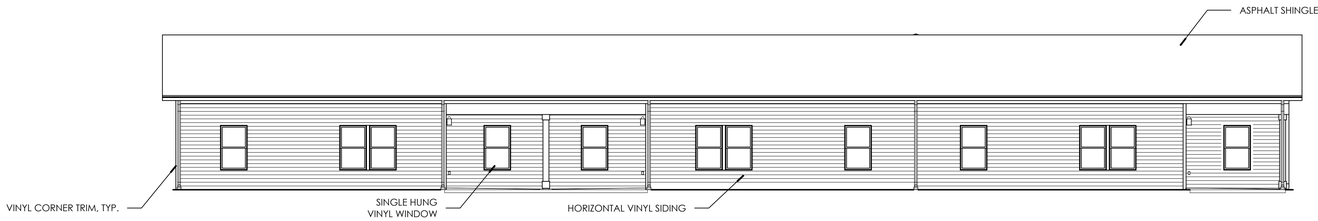
4 EL-N BUILDING N SIDE ELEVATION
1/8" = 1'-0"

ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PUBLIC STREET

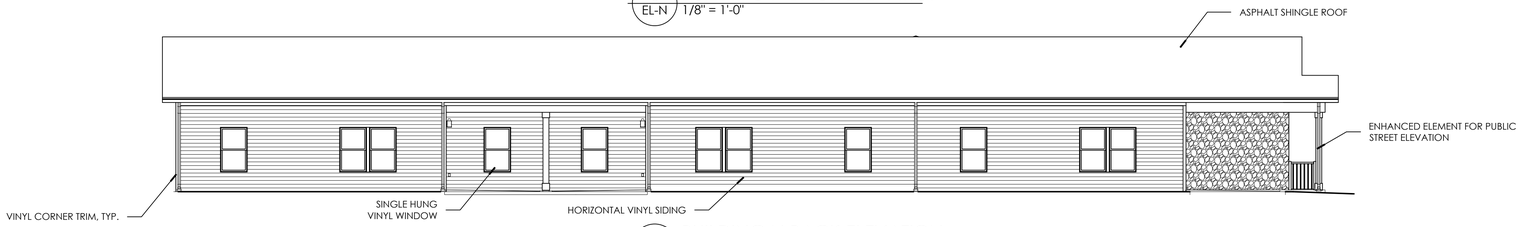


5 EL-N BUILDING N SIDE ELEVATION
1/8" = 1'-0"

ELEVATION DOES IS NEVER ADJACENT TO PUBLIC OR PRIVATE STREET. 25% STONE NOT REQUIRED.



6 EL-N BUILDING N BACK ELEVATION
1/8" = 1'-0"



7 EL-N BUILDING N BACK ELEVATION
1/8" = 1'-0"

ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PUBLIC STREET

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GRIMES, IA

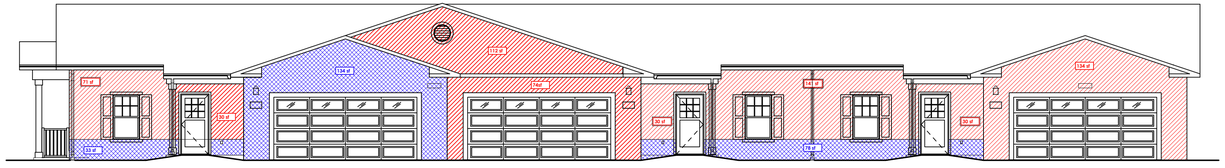
GRIMES, IA

EL-N

1 EL-N BUILDING N FRONT ELEVATION
1/8" = 1'-0"

SIDING AREA : 622 SF
STONE AREA : 245 SF
867 SF

245/867 = 28% STONE



2 EL-N BUILDING N FRONT ELEVATION
1/8" = 1'-0"

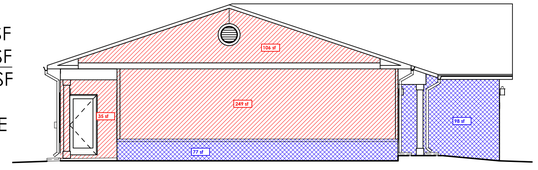
SIDING AREA : 622 SF
STONE AREA : 245 SF
867 SF

245/867 = 28% STONE

ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PUBLIC STREET

SIDING AREA : 390 SF
STONE AREA : 175 SF
565 SF

175/565= 30% STONE

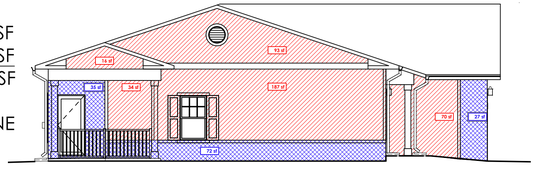


3 EL-N BUILDING N SIDE ELEVATION
1/8" = 1'-0"

ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PRIVATE STREET

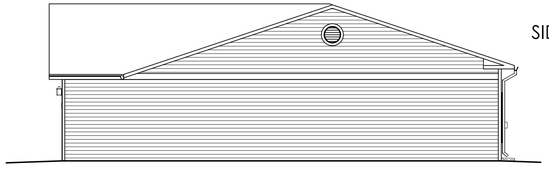
SIDING AREA : 400 SF
STONE AREA : 134 SF
534 SF

134/534 = 25% STONE



4 EL-N BUILDING N SIDE ELEVATION
1/8" = 1'-0"

ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PUBLIC STREET



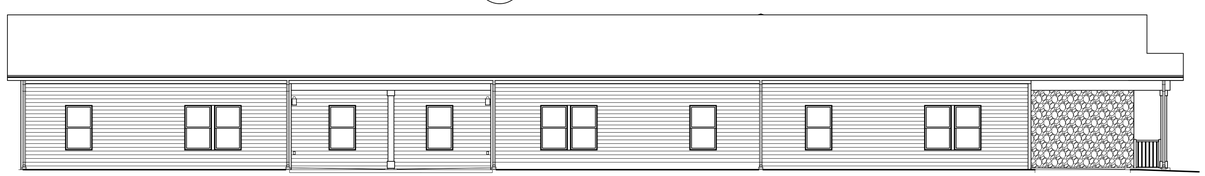
5 EL-N BUILDING N SIDE ELEVATION
1/8" = 1'-0"

SIDE ELEVATION: NA

ELEVATION DOES IS NEVER ADJACENT TO PUBLIC OR PRIVATE STREET. 25% STONE NOT REQUIRED.

6 EL-N BUILDING N BACK ELEVATION
1/8" = 1'-0"

BACK ELEVATION: NA



7 EL-N BUILDING N BACK ELEVATION
1/8" = 1'-0"

BACK ELEVATION: NA

ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PUBLIC STREET

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GRIMES, IA

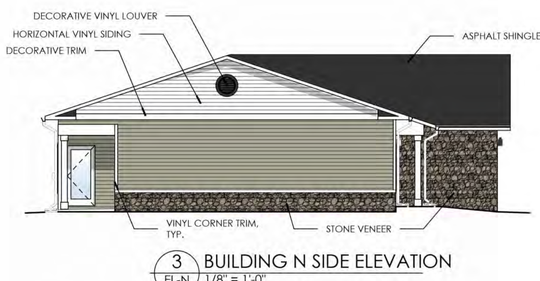
GRIMES, IA

EL-N

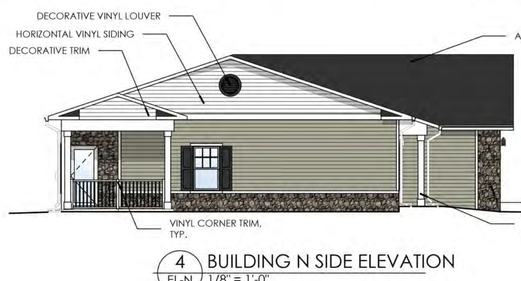
1 EL-N BUILDING N FRONT ELEVATION
1/8" = 1'-0"

2 EL-N BUILDING N FRONT ELEVATION
1/8" = 1'-0"

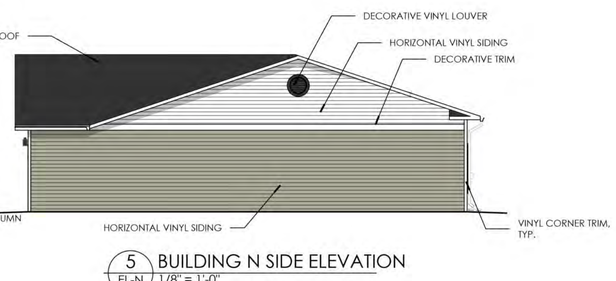
ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PUBLIC STREET



3 EL-N BUILDING N SIDE ELEVATION
1/8" = 1'-0"



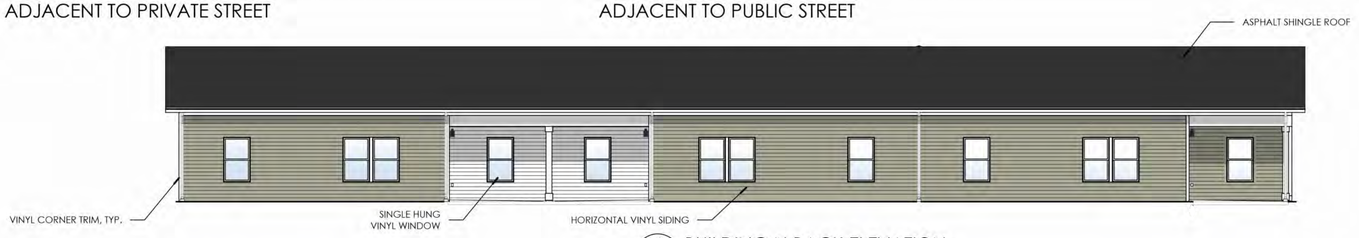
4 EL-N BUILDING N SIDE ELEVATION
1/8" = 1'-0"



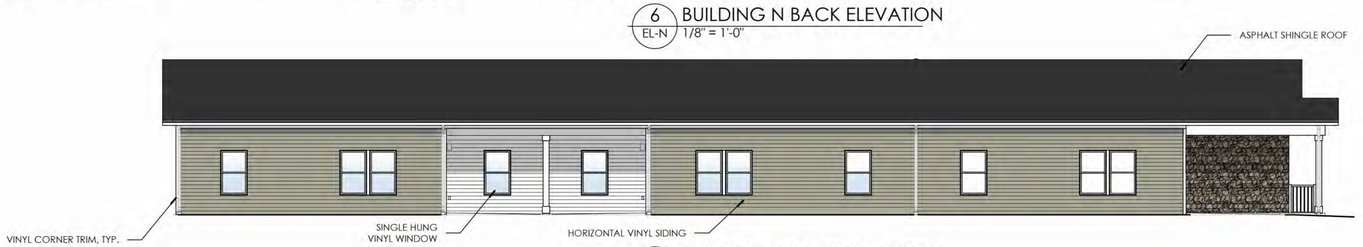
5 EL-N BUILDING N SIDE ELEVATION
1/8" = 1'-0"

ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PRIVATE STREET

ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PUBLIC STREET



6 EL-N BUILDING N BACK ELEVATION
1/8" = 1'-0"



7 EL-N BUILDING N BACK ELEVATION
1/8" = 1'-0"

ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PUBLIC STREET

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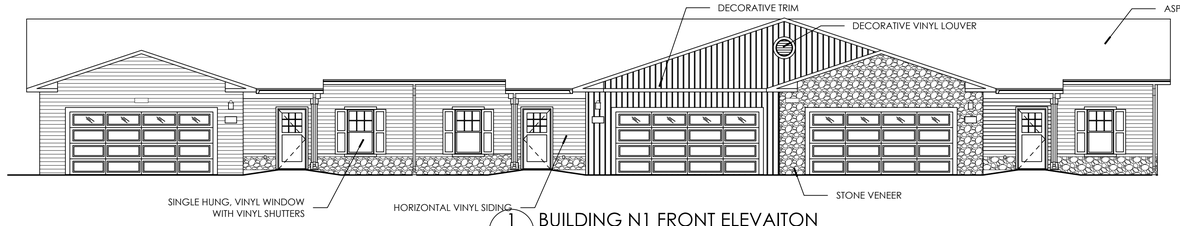
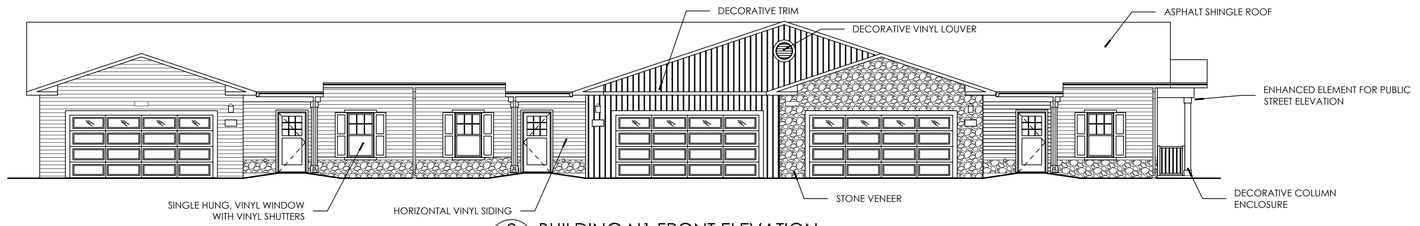
GRIMES, IA

GRIMES, IA

EL-N

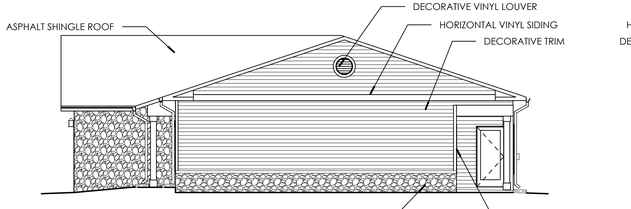


1 EL-N1 BUILDING N1 FRONT ELEVAITON
1/8" = 1'-0"

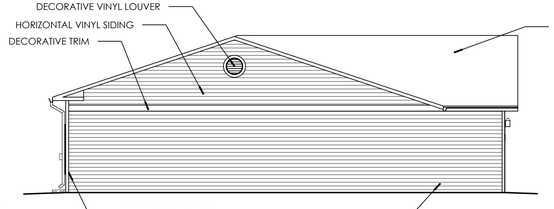


2 EL-N1 BUILDING N1 FRONT ELEVATION
1/8" = 1'-0"

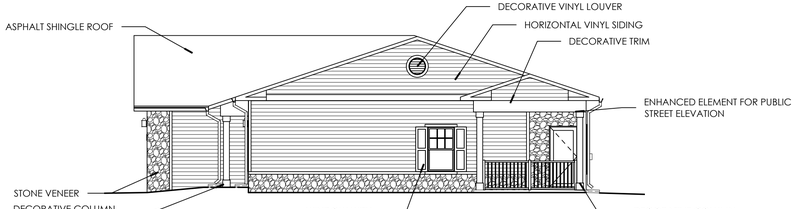
ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PUBLIC STREET



3 EL-N1 BUILDING N1 SIDE ELEVATION
1/8" = 1'-0"



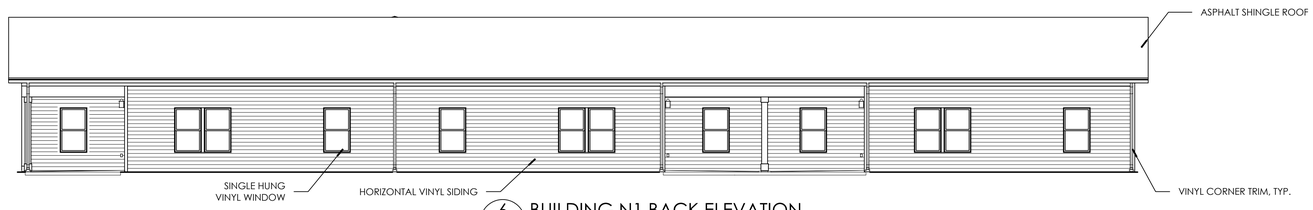
4 EL-N1 BUILDING N1 SIDE ELEVATION
1/8" = 1'-0"



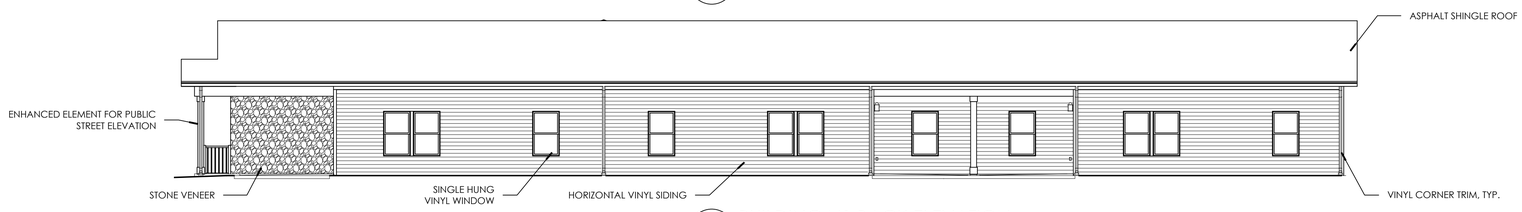
5 EL-N1 BUILDING N1 SIDE ELEVATION
1/8" = 1'-0"

ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PRIVATE STREET

ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PUBLIC STREET



6 EL-N1 BUILDING N1 BACK ELEVATION
1/8" = 1'-0"



7 EL-N1 BUILDING N1 BACK ELEVATION
1/8" = 1'-0"

ELEVATION OCCURS WHEN SIDE ELEVATIONS IS ADJACENT TO PUBLIC STREET

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GRIMES, IA

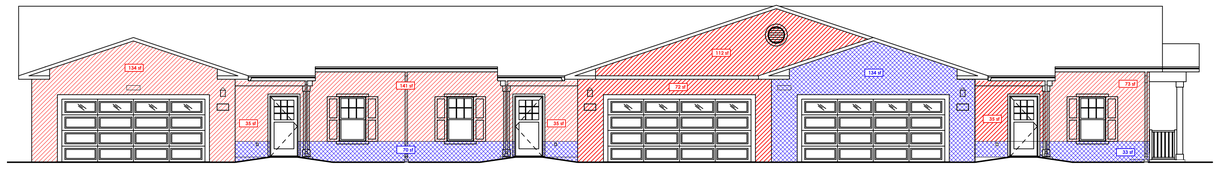
GRIMES, IA

EL-N1

SIDING AREA : 637 SF
STONE AREA : 237 SF
874 SF

237/874 = 27% STONE

1 EL-N1 BUILDING N1 FRONT ELEVAITON
1/8" = 1'-0"



SIDING AREA : 637 SF
STONE AREA : 237 SF
874 SF

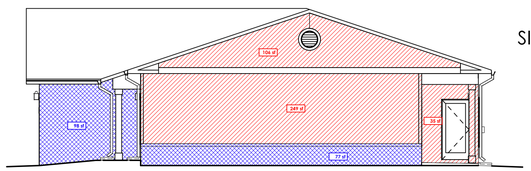
237/874 = 27% STONE

2 EL-N1 BUILDING N1 FRONT ELEVATION
1/8" = 1'-0"

ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PUBLIC STREET

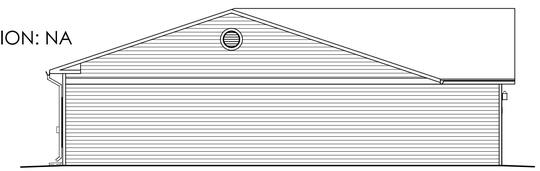
SIDING AREA : 390 SF
STONE AREA : 175 SF
565 SF

175/565 = 30% STONE

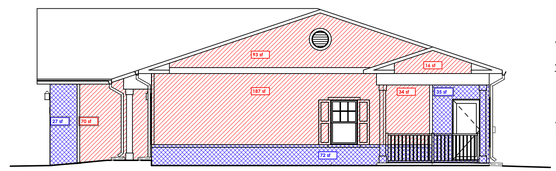


3 EL-N1 BUILDING N1 SIDE ELEVATION
1/8" = 1'-0"

SIDE ELEVATION: NA



4 EL-N1 BUILDING N1 SIDE ELEVATION
1/8" = 1'-0"



SIDING AREA : 400 SF
STONE AREA : 134 SF
534 SF

134/534 = 25% STONE

5 EL-N1 BUILDING N1 SIDE ELEVATION
1/8" = 1'-0"

ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PRIVATE STREET

ELEVATION OCCURS WHEN SIDE ELEVATION IS ADJACENT TO PUBLIC STREET

BACK ELEVATION: NA

6 EL-N1 BUILDING N1 BACK ELEVATION
1/8" = 1'-0"

BACK ELEVATION: NA

7 EL-N1 BUILDING N1 BACK ELEVATION
1/8" = 1'-0"

ELEVATION OCCURS WHEN SIDE ELEVATIONS IS ADJACENT TO PUBLIC STREET

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GRIMES, IA

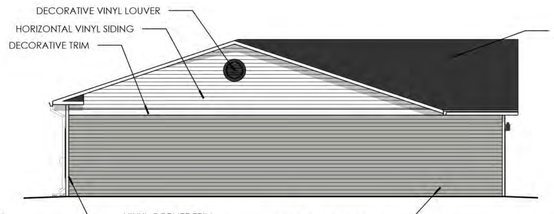
GRIMES, IA

EL-N1

1 EL-N1 BUILDING N1 FRONT ELEVAITON
1/8" = 1'-0"

2 EL-N1 BUILDING N1 FRONT ELEVATION
1/8" = 1'-0"

3 EL-N1 BUILDING N1 SIDE ELEVATION
1/8" = 1'-0"



4 EL-N1 BUILDING N1 SIDE ELEVATION
1/8" = 1'-0"

5 EL-N1 BUILDING N1 SIDE ELEVATION
1/8" = 1'-0"

6 EL-N1 BUILDING N1 BACK ELEVATION
1/8" = 1'-0"

7 EL-N1 BUILDING N1 BACK ELEVATION
1/8" = 1'-0"

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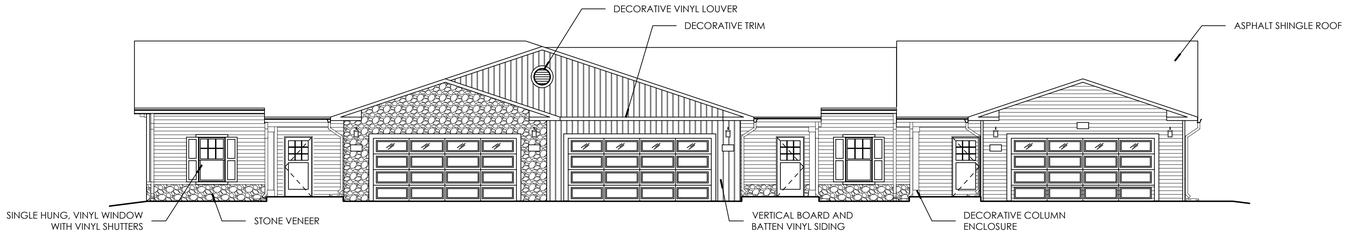
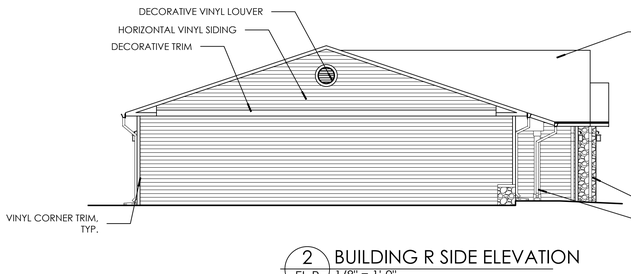
GRIMES, IA

GRIMES, IA

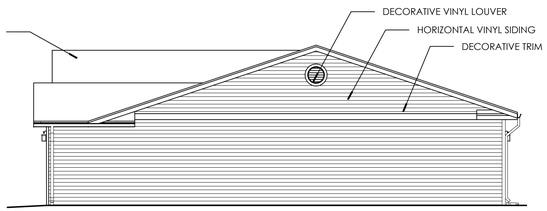
EL-N1



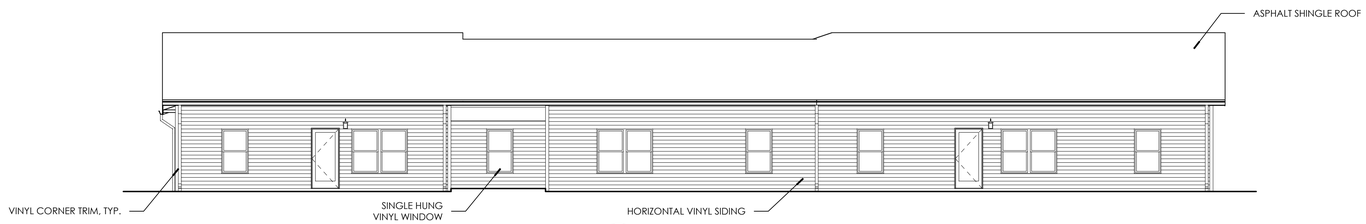
1 EL-R BUILDING R FRONT ELEVATION
1/8" = 1'-0"



2 EL-R BUILDING R SIDE ELEVATION
1/8" = 1'-0"



3 EL-R BUILDING R SIDE ELEVATION
1/8" = 1'-0"



4 EL-R BUILDING R BACK ELEVATION
1/8" = 1'-0"

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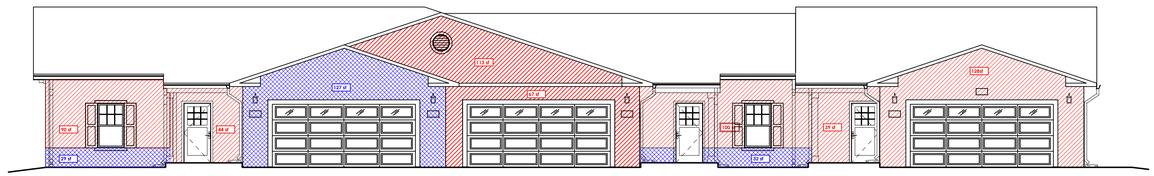
GRIMES, IA

GRIMES, IA

EL-R

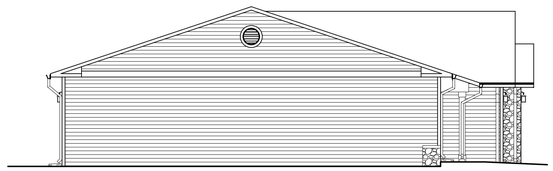


1 EL-R BUILDING R FRONT ELEVATION
1/8" = 1'-0"

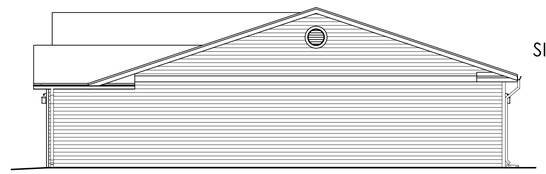
SIDING AREA : 581 SF
STONE AREA : 188 SF
769 SF

188/769 = 25% STONE

SIDE ELEVATION: NA



2 EL-R BUILDING R SIDE ELEVATION
1/8" = 1'-0"



3 EL-R BUILDING R SIDE ELEVATION
1/8" = 1'-0"

SIDE ELEVATION: NA

4 EL-R BUILDING R BACK ELEVATION
1/8" = 1'-0"

BACK ELEVATION: NA

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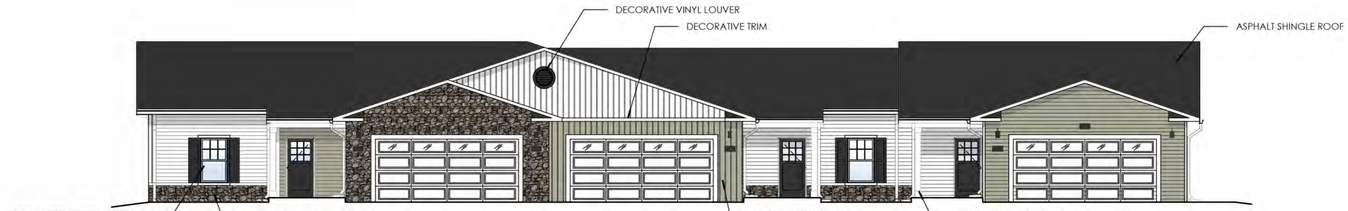
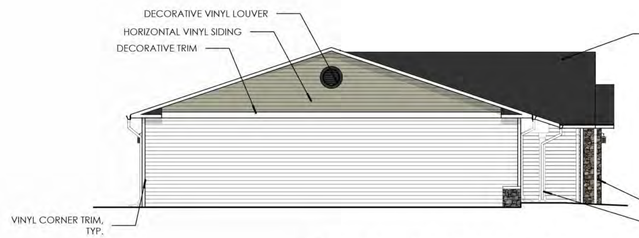
GRIMES, IA

GRIMES, IA

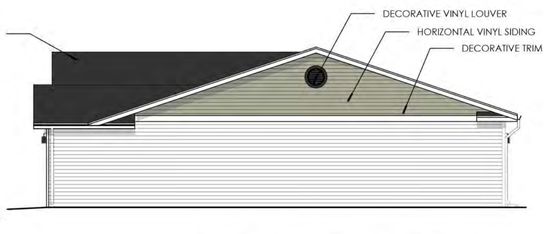
EL-R



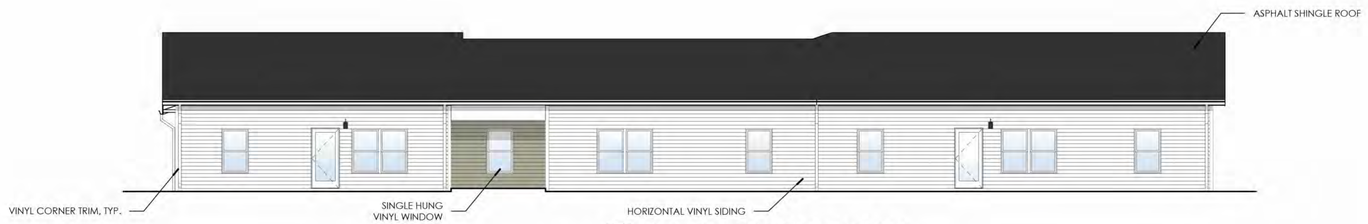
1 EL-R BUILDING R FRONT ELEVATION
1/8" = 1'-0"



2 EL-R BUILDING R SIDE ELEVATION
1/8" = 1'-0"



3 EL-R BUILDING R SIDE ELEVATION
1/8" = 1'-0"



4 EL-R BUILDING R BACK ELEVATION
1/8" = 1'-0"

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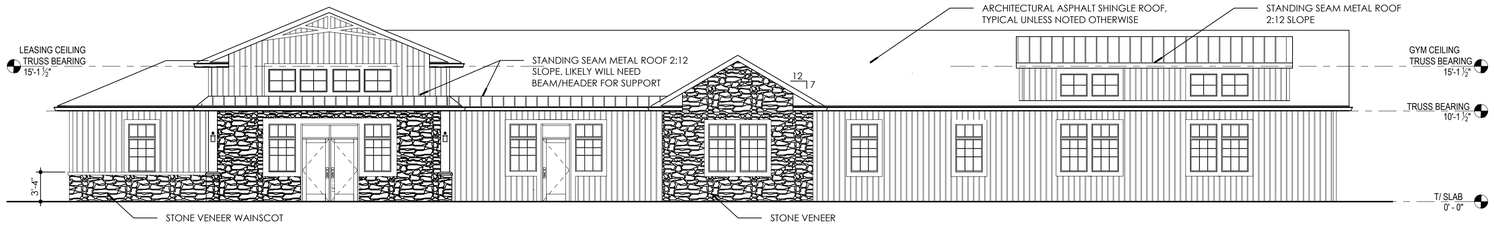
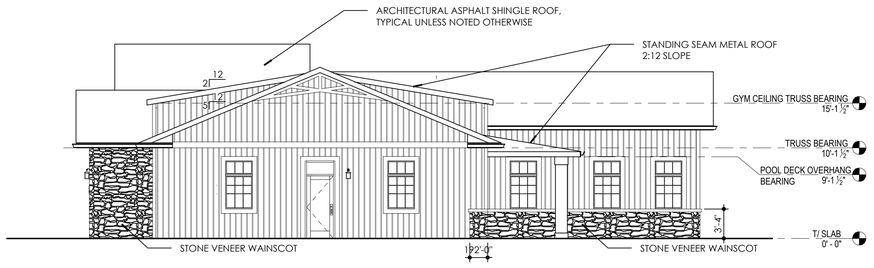
GRIMES, IA

GRIMES, IA

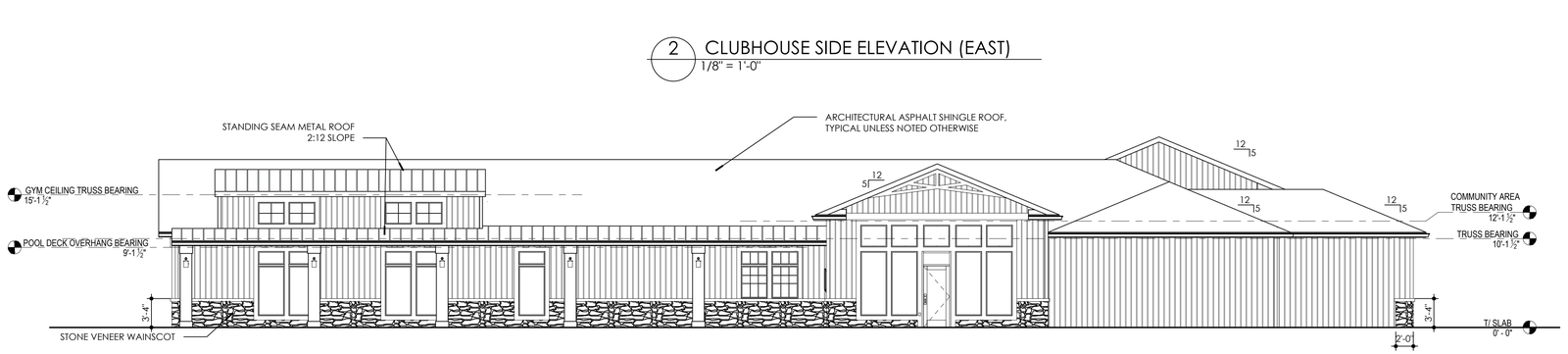
EL-R



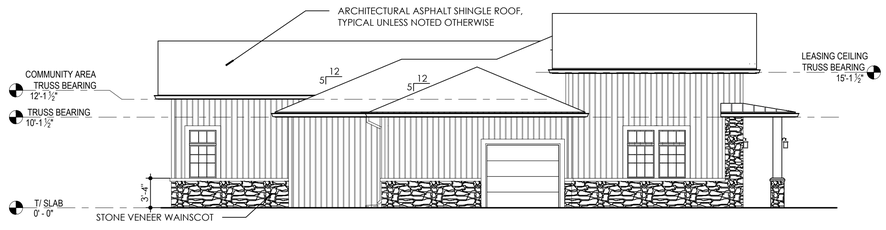
1 CLUBHOUSE FRONT ELEVATION (SOUTH)
1/8" = 1'-0"



2 CLUBHOUSE SIDE ELEVATION (EAST)
1/8" = 1'-0"

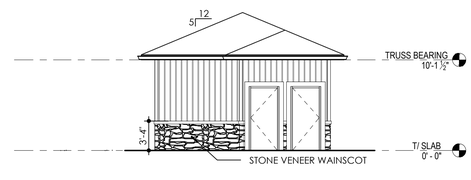


3 CLUBHOUSE REAR ELEVATION (NORTH)
1/8" = 1'-0"

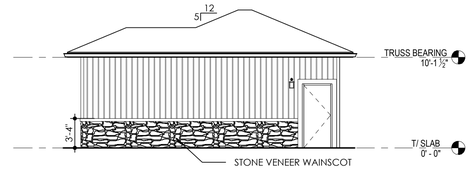


4 CLUBHOUSE SIDE ELEVATION (WEST)
1/8" = 1'-0"

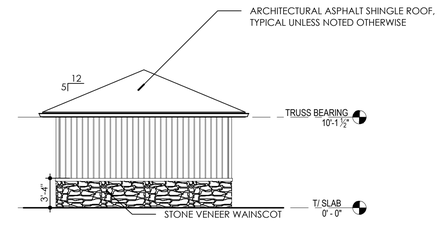
5 POOL BUILDING FRONT ELEVATION (SOUTH)
1/8" = 1'-0"



6 POOL BUILDING SIDE ELEVATION (EAST)
1/8" = 1'-0"



7 POOL BUILDING REAR ELEVATION (NORTH)
1/8" = 1'-0"



8 POOL BUILDING SIDE ELEVATION (WEST)
1/8" = 1'-0"

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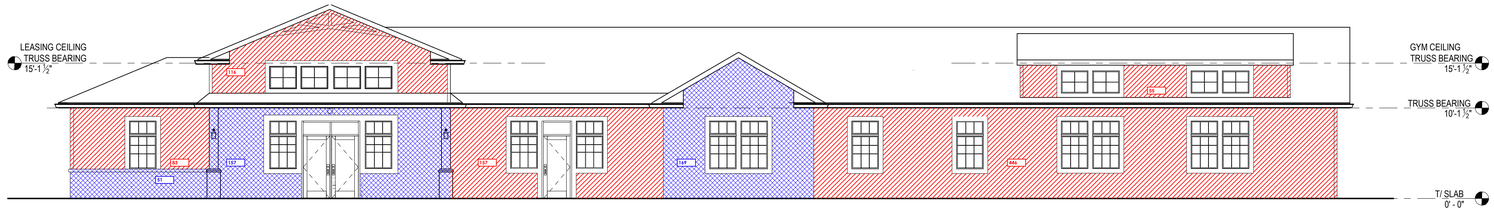
BLUE CREEK VILLAGE

GRIMES, IA

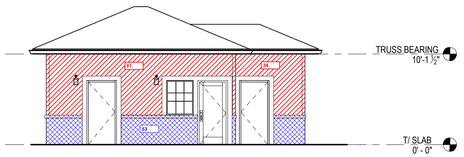
AMENITY

07-09-2026



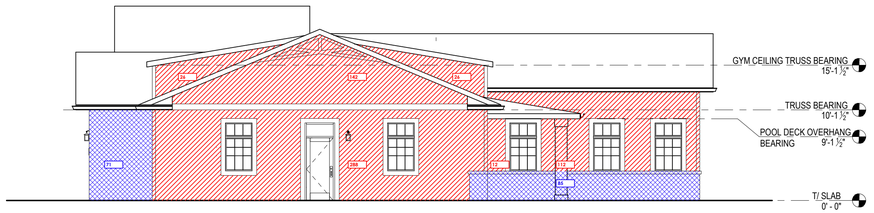
SIDING AREA : 857 SF
STONE AREA : 377 SF
1,234 SF
377 / 1,234 = 30% STONE

1 CLUBHOUSE FRONT ELEVATION (SOUTH)
1/8" = 1'-0"



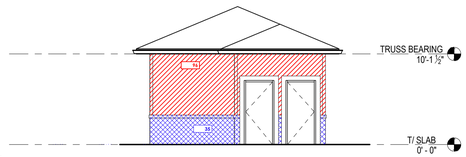
SIDING AREA : 125 SF
STONE AREA : 53 SF
178 SF
53 / 178 = 30% STONE

5 POOL BUILDING FRONT ELEVATION (SOUTH)
1/8" = 1'-0"



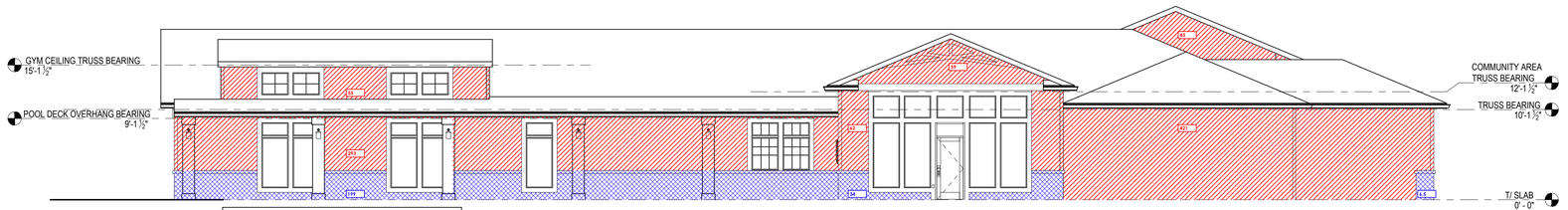
SIDING AREA : 606 SF
STONE AREA : 156 SF
762 SF
156 / 762= 21% STONE

2 CLUBHOUSE SIDE ELEVATION (EAST)
1/8" = 1'-0"



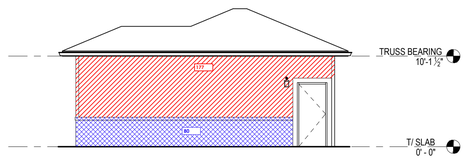
SIDING AREA : 96SF
STONE AREA : 35 SF
131SF
35 / 131 = 26% STONE

6 POOL BUILDING SIDE ELEVATION (EAST)
1/8" = 1'-0"



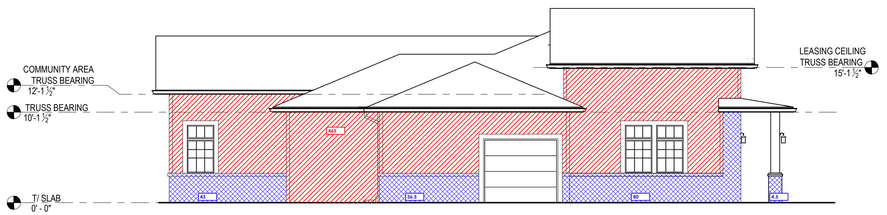
SIDING AREA : 933 SF
STONE AREA : 240 SF
1,173 SF
240 / 1,173 = 20% STONE

3 CLUBHOUSE REAR ELEVATION (NORTH)
1/8" = 1'-0"



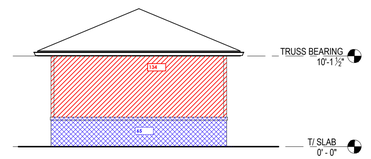
SIDING AREA :177 SF
STONE AREA : 80 SF
257 SF
80 / 257 = 31% STONE

7 POOL BUILDING REAR ELEVATION (NORTH)
1/8" = 1'-0"



SIDING AREA : 465 SF
STONE AREA : 164 SF
629 SF
164 / 629 = 26% STONE

4 CLUBHOUSE SIDE ELEVATION (WEST)
1/8" = 1'-0"



SIDING AREA : 134 SF
STONE AREA : 65 SF
199 SF
65 / 199 = 32% STONE

8 POOL BUILDING SIDE ELEVATION (WEST)
1/8" = 1'-0"

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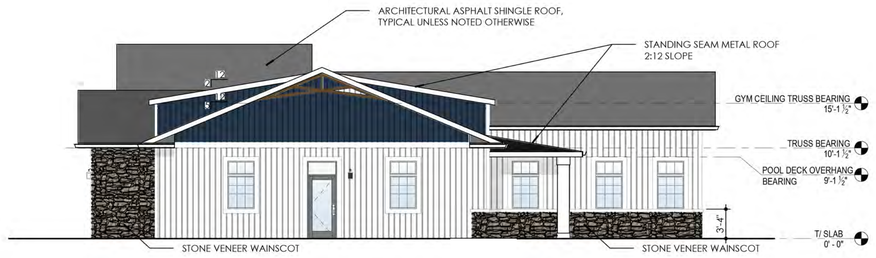
AMENITY

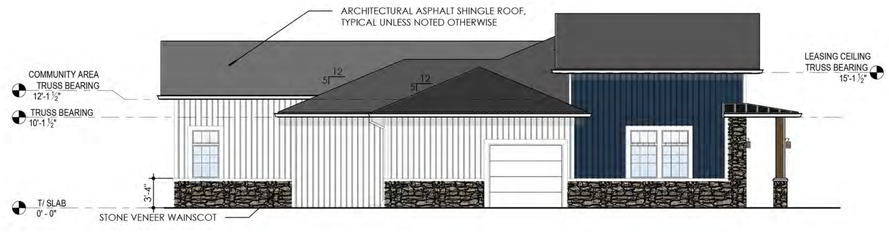
07-09-2026

1 CLUBHOUSE FRONT ELEVATION (SOUTH)
1/8" = 1'-0"



2 CLUBHOUSE SIDE ELEVATION (EAST)
1/8" = 1'-0"

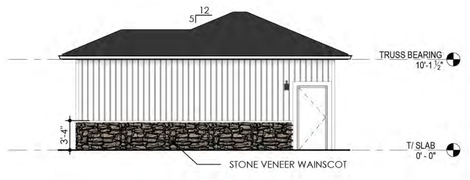
3 CLUBHOUSE REAR ELEVATION (NORTH)
1/8" = 1'-0"



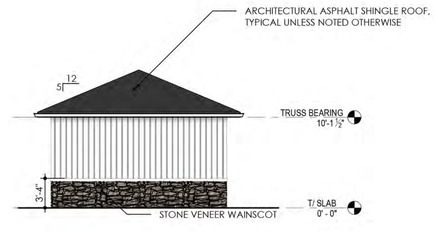
4 CLUBHOUSE SIDE ELEVATION (WEST)
1/8" = 1'-0"

5 POOL BUILDING FRONT ELEVATION (SOUTH)
1/8" = 1'-0"

6 POOL BUILDING SIDE ELEVATION (EAST)
1/8" = 1'-0"



7 POOL BUILDING REAR ELEVATION (NORTH)
1/8" = 1'-0"



8 POOL BUILDING SIDE ELEVATION (WEST)
1/8" = 1'-0"

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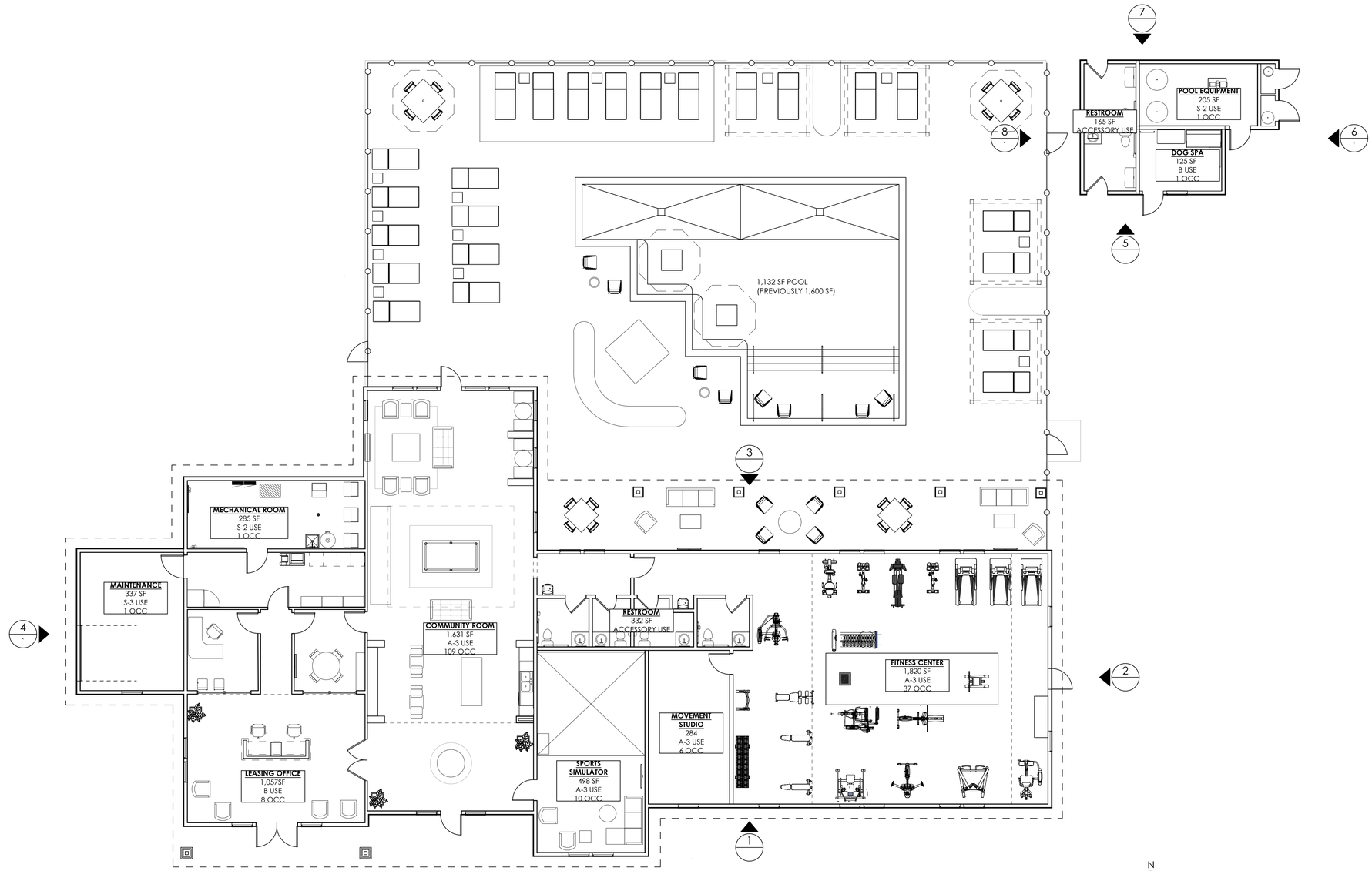
AMENITY

07-09-2026

Primary Occupancy Classiciation(s) IBC Chapter 3					
	Occupancy	Space	Square Footage	Occ. Load Factor	Total occupant Load
Accessory Occupancy Classica	A-3 Assembly	Community Room	1,631	15	109
		Sports Simulator	498	50	10
		Fitness Center	1,820	50	37
		Movement Studio	284	50	6
	B Business	Leasing office	1,057	150	8
		Dog Spa	125	150	1
	Accessory	Mechanical	285	500	1
		Maintenance	337	500	1
		Restrooms - Clubhouse	332	N/A	N/A
		Restrooms - Pool	165	N/A	N/A
		Pool equipment	205	500	1
				Total Building	173



1 AMENITY FLOOR PLAN - CLUBHOUSE AND POOL BUILDING
1/8" = 1'-0"

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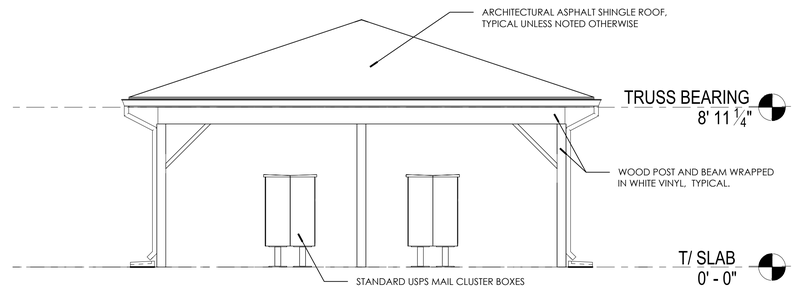
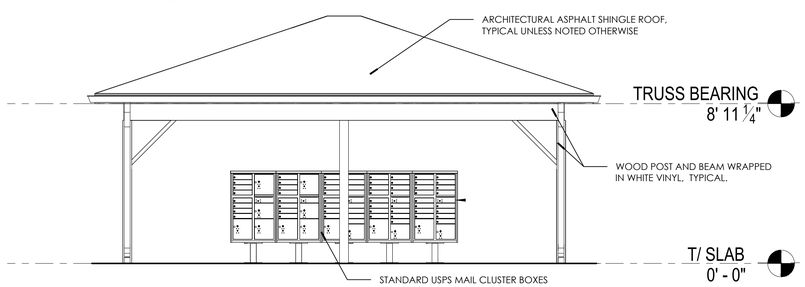
AMENITY

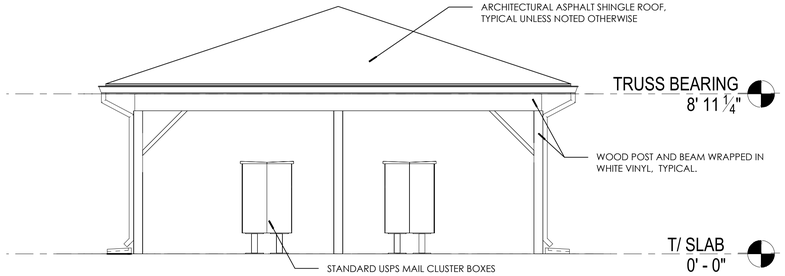
07-09-2026



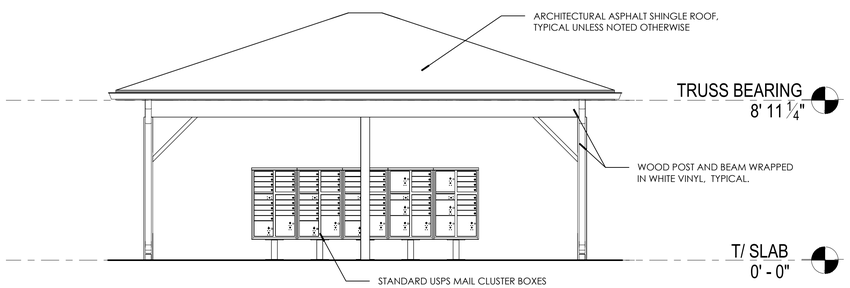
1 MAIL KISOK FRONT ELEVATION (SOUTH)
1/4" = 1'-0"



2 MAIL KIOSK SIDE ELEVATION (EAST)
1/4" = 1'-0"



3 MAIL KIOSK REAR ELEVATION (NORTH)
1/4" = 1'-0"



4 MAIL KIOSK SIDE ELEVATION (WEST)
1/4" = 1'-0"

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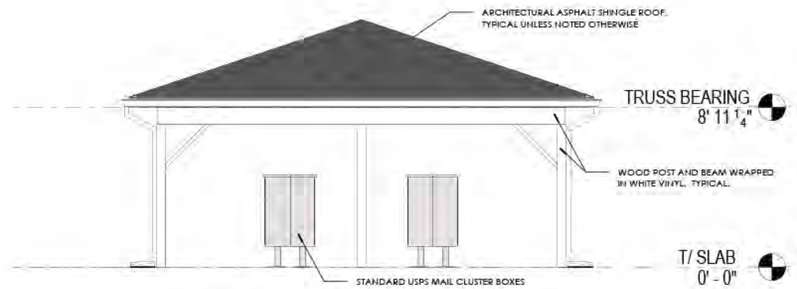
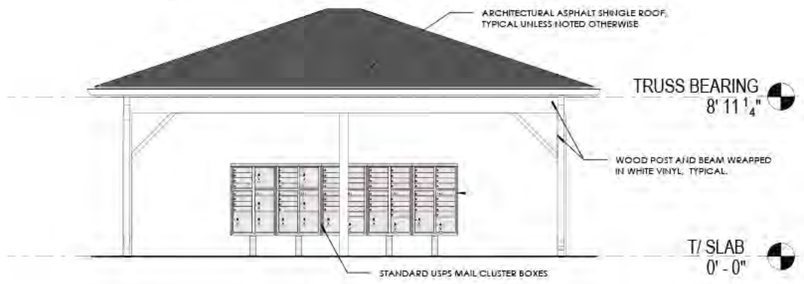
MAIL KIOSK

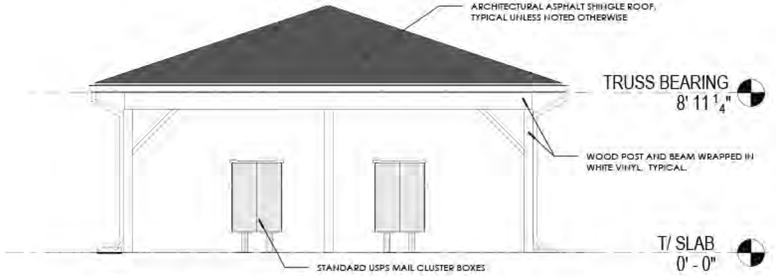
07-21-2026



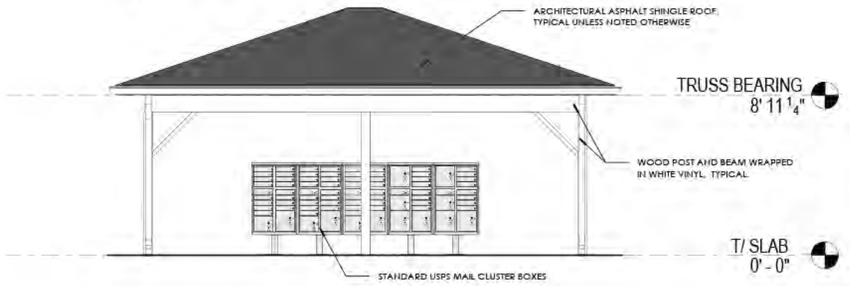
1 MAIL KISOK FRONT ELEVATION (SOUTH)
1/4" = 1'-0"



2 MAIL KIOSK SIDE ELEVATION (EAST)
1/4" = 1'-0"



3 MAIL KIOSK REAR ELEVATION (NORTH)
1/4" = 1'-0"



4 MAIL KIOSK SIDE ELEVATION (WEST)
1/4" = 1'-0"

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BLUE CREEK VILLAGE

GRIMES, IA

MAIL KIOSK

07-21-2026

Planning & Zoning Staff Report

DATE

August 4, 2026

PROJECT NAME

Brookside Village North Townhomes Preliminary Plat and Site Plan

APPLICANT

Brookside North, LLC

REQUESTED ACTION

Approval of a preliminary for future subdivision of two development lots and one public street lot and approval of a site plan for 63 townhomes

LOCATION

Southeast corner of Highway 141 and NE 18th Street

ZONING

R-4 (Brookside Village North PUD)

PLANNER

Evann Coffey
ecoffey@grimesiowa.gov
515-986-4050

Location Map

Zoning Map

Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Vacant	Mixed-Use/Medium-Density Residential	R-4
North	Agriculture/Vacant	Urban Fringe Overlay (Polk County)	Low-Density Residential (Polk County)
South	Vacant/High-Density Residential	Commercial/High-Density Residential	C-2/R-4
East	Medium-Density Residential	Medium-Density Residential	R-3
West	Highway 141	N/A Highway 141	N/A Highway 141

PARKS

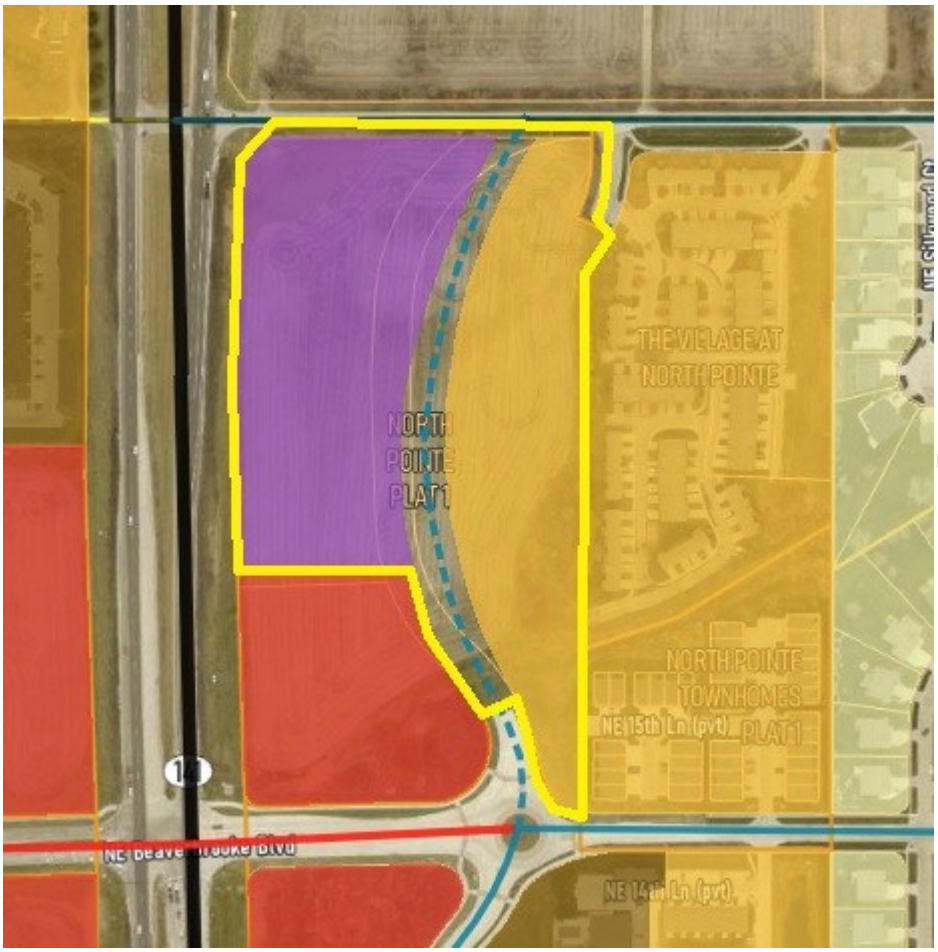
The Parks and Trails Master Plan does not anticipate a park or trail improvements through the property.

The future land use plan does not anticipate a park on the property. However, parkland dedication is required. Therefore, the developer has opted to provide fee in lieu of land dedication to be used for future improvements to North Pointe Park. The fees for the proposed townhome site plan will be provided with the final plat.

The trails plan in the comprehensive plan identifies a trail through the property along NE Destination Drive to connect to the existing trail along NE 18th Street and Destination Drive to the south.

The Parks and Recreation Advisory Board recommended approval.

Future Land Use Map



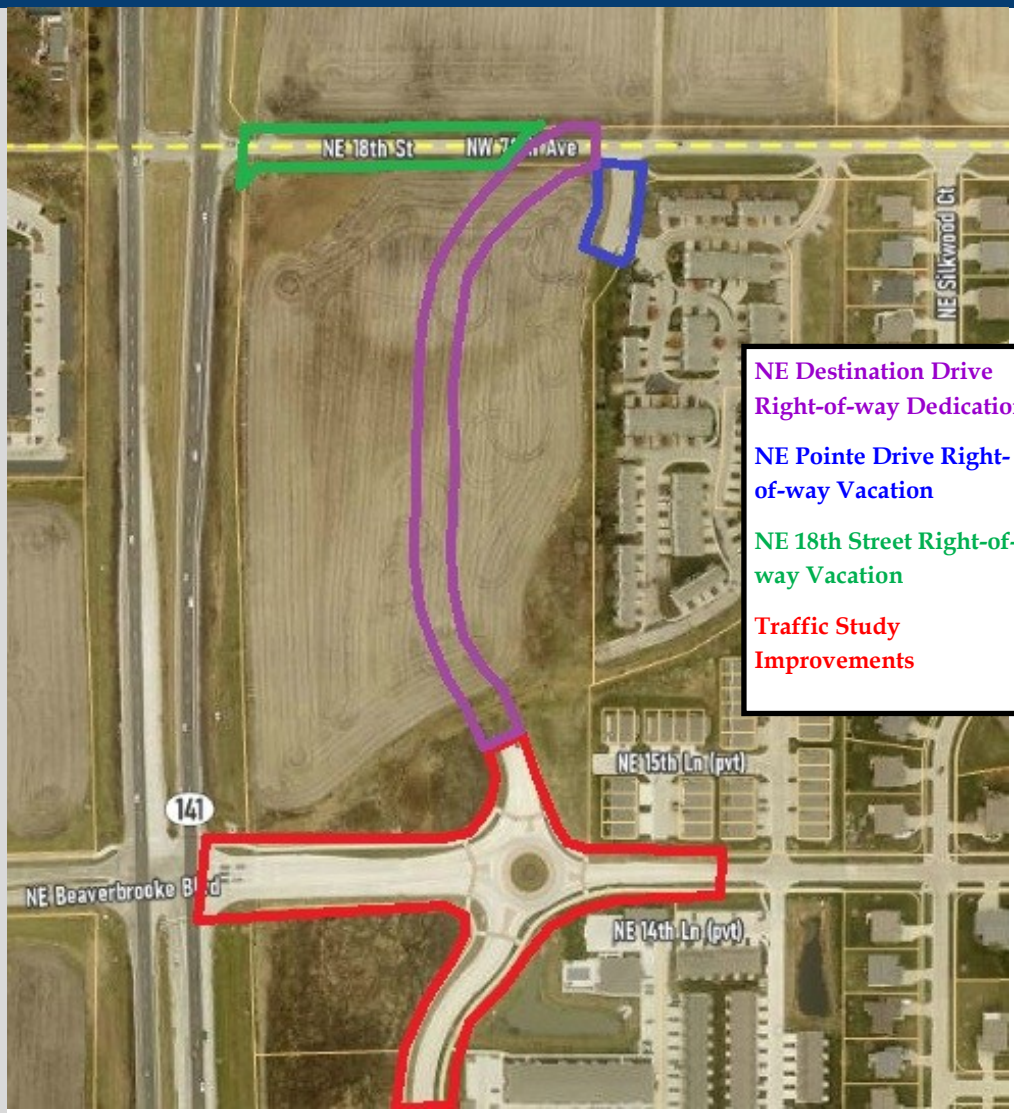
The proposed townhome site plan is consistent with the future land use plan and the approved zoning for the area east of NE Destination Drive.

Relation to Studies & Legal

RELATION TO STUDIES

A traffic study was completed for the intersections of NE Beaverbrooke Blvd and Highway 141, and NE Beaverbrooke Blvd and NE Destination Drive. The roundabout and Highway 141 intersection improvements were constructed in compliance with the traffic study and will accommodate the proposed multi-family and townhome development.

Access spacing and locations along NE Destination Drive will follow the Grimes Street Design Guide. A shared access will be provided for the multi-family site and future commercial development to the south due to access limitations along NE Beaverbrooke Blvd and to meet spacing requirements from the roundabout.



Legal

- The site is subject to the Brookside Village North Zoning Change and Development Agreement.
- Right-of-way for NE Destination Drive will be required through the development and dedicated to the City with the final plat.
- NE 18th Street will be routed south and will be closed by the DOT at Highway 141. As such, a portion of the right-of-way easement along NE 18th Street will be vacated.
- The right-of-way stub for NE Pointe Drive will be vacated because of the NE 18th Street and NE Destination Drive alignment. Half of the right-of-way will be dedicated to Brookside North, LLC and the other half dedicated to the neighboring townhome development.
- A Consent Agreement will be required to allow the south basin to be constructed over the sanitary sewer easement. Should the City replace the sanitary sewer in the future, all costs associated with reconstructing the basin will be the responsibility of the property owner.

Site Layout

ACCESS

Access to the townhomes development will be provided off NE Destination Dr and NE 18th St. A 10′ trail will be provided along NE Destination Dr and will provide connection to North Pointe Park. Private 5′ sidewalks will be provided internal to the development.

LIGHTING

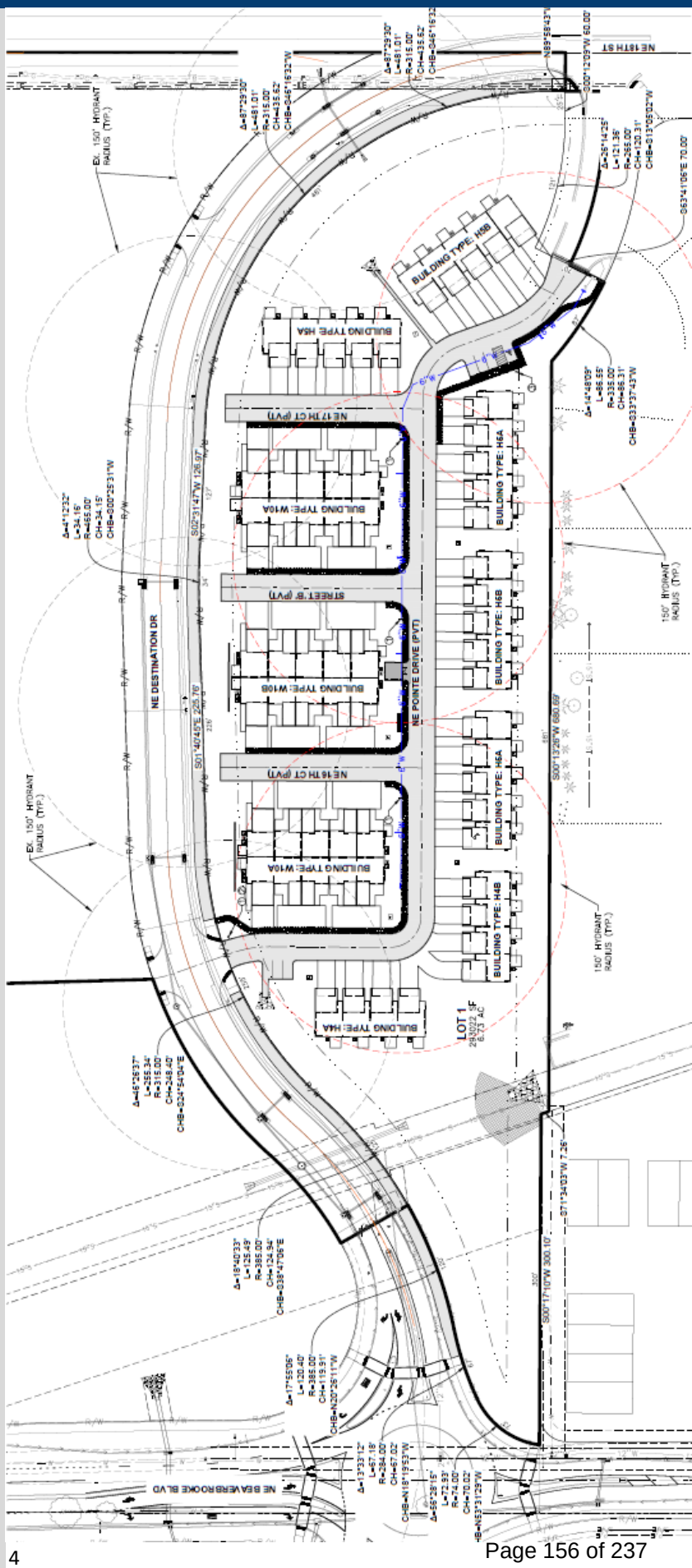
Private street lighting will be provided.

PARKING

Each unit will have a one or two car attached garage with driveways. Visitor parking is provided throughout the development.

DUMPSTER

Residents will use the shared dumpster enclosure for waste collection. Trash and recycling is required to be provided.



Utilities & Landscaping

SANITARY

Sanitary sewer service to the development will be private and connect to the public sewer on the south side of the development.

WATER

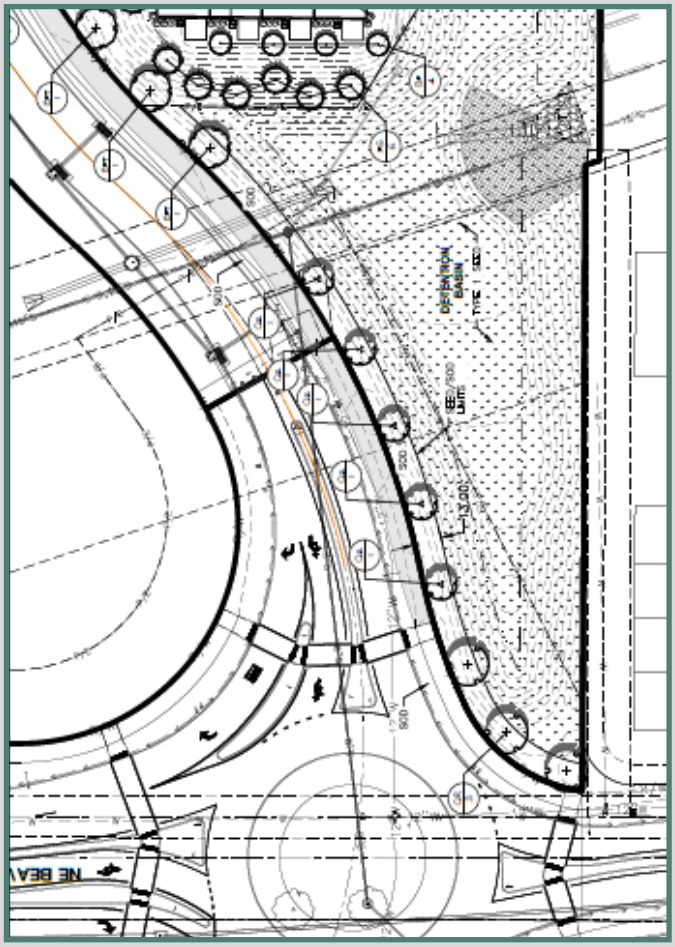
Private water main will serve the development and connect to the public main in current public portion of NE Pointe Dr. When NE Pointe Dr right-of-way is vacated, the existing water main within the current public right-of-way will remain public.

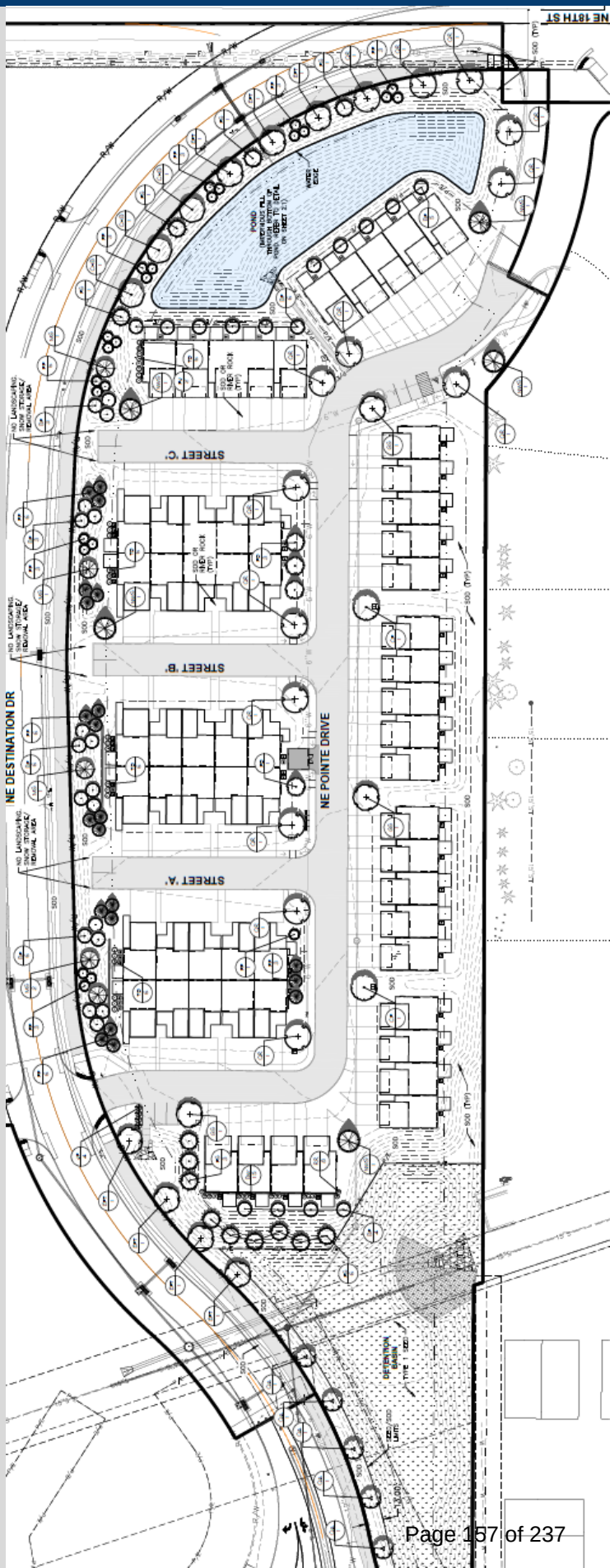
STORM WATER

Two private detention basins will be provided onsite. The north basin will be wet and the south basin will be dry.

LANDSCAPING

A 3′ berm with landscaping will be provided along NE Destination Dr to screen the sides and rears of the buildings from public view. Street frontage trees will be provided along the southern detention basin.





Architecture

BUILDING & ELEVATIONS

The townhome development will provide 10-unit, 5-unit, and 4-unit buildings. The 10-unit buildings will be clustered back to back while the 5 and 4-unit buildings will be rowhome style. Each building type will provide two color options to provide variety throughout the development. The buildings will consist of lap siding, shake siding, textured Nichiha panels, and stone.

DUMPSTER ENCLOSURE

The dumpster enclosure will be located internal to the development and consist of CMU block with vinyl gate.

LIGHTING

Decorative residential lighting will be provided on the front of each unit on the garages.

Conclusion

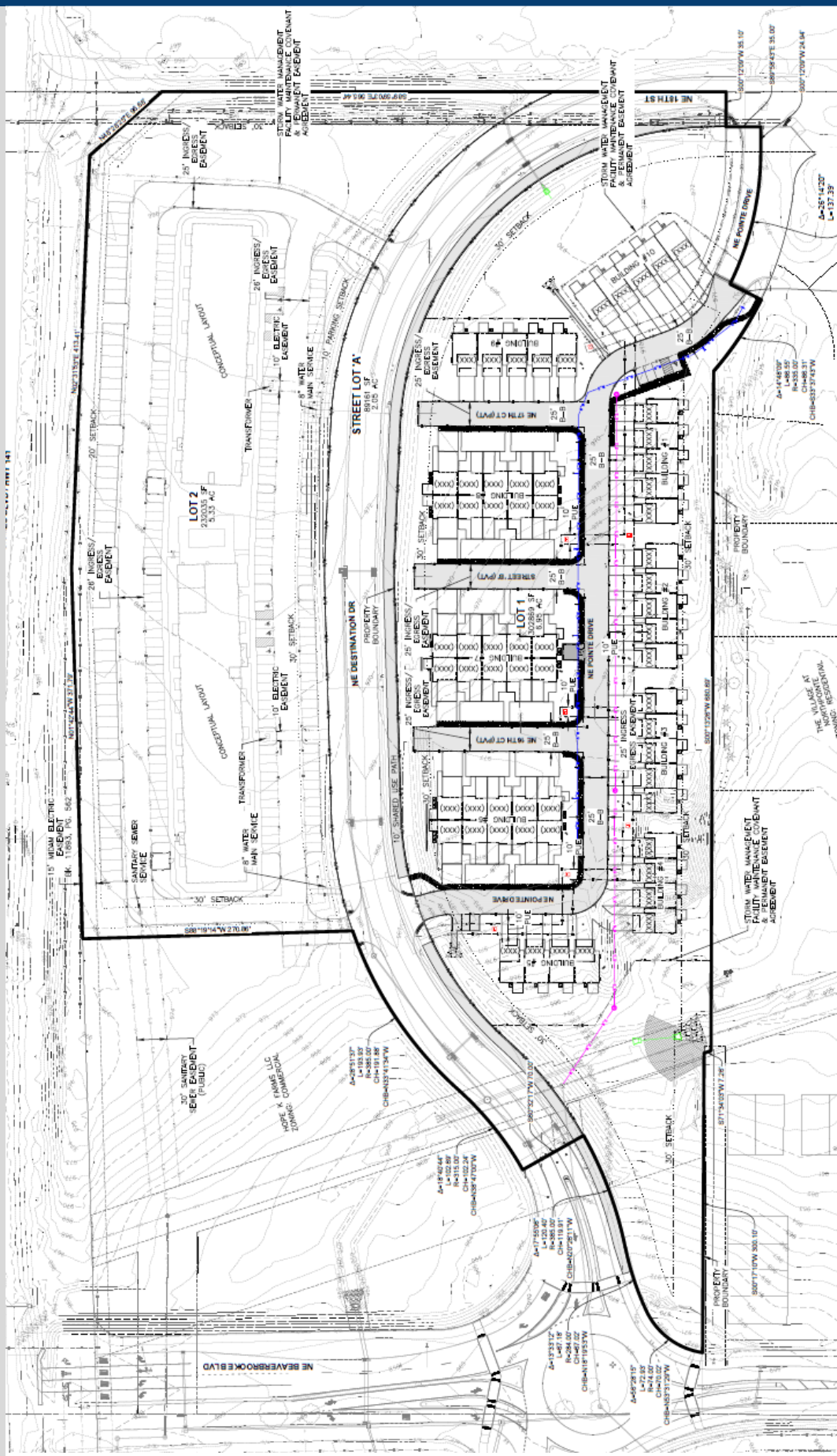
PRELIMINARY PLAT

The preliminary consists of two development lots: one for townhomes and one for future multi-family along Highway 141. NE Destination Dr will connect from the roundabout at NE Beaverbrooke Blvd and extend north to curve into NE 18th St. This section of Destination Dr is currently under construction and expected to be complete in 2026.

Access for the multi-family and townhome site are in alignment along NE Destination Dr. The multi-family access will be shared with future commercial development to the south due to the proximity to the roundabout.

Sanitary sewer is available to the south to serve both lots and water is available along NE Destination Dr and NE Pointe Dr.

A concept is provided for the multi-family site to demonstrate how the site could develop in relation to the neighboring properties. The layout and details for the site will be finalized with the site plan.



Conclusion

CONCLUSION

The applicant is requesting approval of a preliminary plat and site plan.

The preliminary plat consists of two development lots and one public street lot for NE Destination Dr.

The site plan will consist of 63 attached townhome units in 10-, 5-, and 4-unit buildings. All improvements within the site plan will be private.

Landscape berm and buffer will be provided along NE Destination Dr to screen the sides and rears of the townhomes buildings from public view.

The southern detention basin will be constructed over the public sanitary sewer easement. Due to the drainage and depth of the sewer in this area, the basin is permitted to located over the sewer. The property owner will enter into an agreement with the City. Should the City reconstruct the sewer in the future, the property owner will be responsible for all costs associated with reinstallation of the basin.

The existing NE Pointe Dr public right-of-way will be vacated by the City and dedicated to Brookside North, LLC and the neighboring townhome development. The access point will become private and maintained by both townhome developments.

STAFF RECOMMENDATION

Staff recommend approval of the Brookside Village North Townhomes preliminary plat and site plan subject to remaining staff comments.

~~June 11, 2026~~
~~June 30, 2026~~
July 29, 2026

Civil Design Advantage
Attn: Jared Murray
4121 NW Urbandale Drive
Urbandale, Iowa 50322

RE: Brookside Village North Townhomes Preliminary Plat & Site Plan

Dear Jared:

The Development Services Department is in receipt of a proposed Preliminary Plat & Site Plan for the Brookside Village North Townhomes. Based on the review of the submittal materials provided, staff have the following comments:

General Comments:

1. ~~Provide $5450 plan review fee ($2000 site plan, $1200 SWMP, $250 SWPPP, $2000 preliminary plat).~~

2. The observation fee template will be sent with the final plan review comments.

3. Note that a preconstruction packet and contact list is required and will be sent after receiving the final signed plan set.

4. Note that CAD/XML files will be required with the final plans.
    a. All new utilities to be installed and any removed.
    b. Pavement within the project site.
    c. Finished grade surface of grading area (XML file).
    d. All trees that are to be added or removed.
    e. Survey file of existing conditions with any private utilities located.
    f. Sign locations and pavement markings.
    g. Any recorded easements.

5. ~~Note that as-builts are required to be provided after construction is completed.~~

~~6. The required fee in lieu of parkland dedication will be due with the final plat but can be provided with the site plan ($41,000 for townhome project).~~

~~7. The final plat will be required to be approved and recorded prior to issuing COs for the townhome buildings.~~

~~8. Staff will provide the addresses with the next submittal.~~

~~9. Provide photometric plan and lighting spec sheets.~~

~~10. Provide dumpster enclosure design.~~

11. Staff are working on coordinating the ROW vacation and will provide the process details asap. Staff are working on these items

    a. NE Pointe Drive - Village at North Pointe wants to split the ROW with Brookside Village North. Two acquisition plats (one for each half of the ROW) would be required. The City can pay for the acquisition plats. The City is interested in hiring CDA to complete the work. A private easement would be required over the shared access. The terms of the agreement will be worked out between both townhome projects, however staff will assist with the private easement process. He private easement will need to be finalized prior to moving forward with the ROW vacation. The City would prepare a Resolution and Quit Claim Deeds for the ROW to be dedicated to each townhome development. The ROW vacation will require setting a public hearing at Council and then holding a public hearing at Council. ROW Vacation is required to be complete before approving the final plat.

    b. NE 18th Street – The street ROW is within a ROW easement, not ROW deeded to the City. The City will vacate the south half of the ROW easement and reserve/maintain easement for existing utilities in the ROW easement. The ROW vacation will require setting a public hearing at Council and then holding a public hearing at Council. Staff will prepare the documents for Council. Staff are confirming the last details regarding existing utilities and can provide any additional information should it change the proposed process outlined here.

12. Provide signed and notarized agreement to complete for the basin in the sanitary easement.

Stormwater Management Plan (SWMP) Staff will provide 3rd Submittal SWMP comments next week

~~1. Project Description: Include a summary on the offsite drainage areas.~~

2. ~~Summary - Soil Management Plan Section: Section mentions no soil quality restoration is proposed but Pond 2 WQv states soil quality restoration is proposed. Please rectify.~~

3. ~~Pond 2 shows a significant amount of water going over the overflow, how is the overflow being protected?~~

4. ~~Assumptions: Soil hydrograph map shows predominately type B soils. Type B soils should be used for the on-site existing conditions, not Type C.~~

5. ~~Hydrographs: Please provide future analysis based on development of DB Off 1.1, 1.2A, 1.2C.2, and 1.2C.4.~~

6. ~~Please provide gutter spread and depth calculations at the inlet of each flume for the 5-yr and 100-yr storm events.~~

7. ~~Please add contour elevation labels to maps.~~

8. ~~Provide outlet and flume protection designs.~~

9. Please show calculations for TRM to show that the TRM is adequate. North American Green has an erosion control materials design software that you can use to test the TRM.

10. If you are using a time of concentration of 15 mins for proposed conditions, you cannot use a lower time of concentration for existing conditions.

11. Hydrographs: Please provide future analysis based on development of DB Off 1.1, 1.2A, 1.2C.2, and 1.2C.4. You can assume a detention by limiting the release rate of those areas to the existing 5-yr storm event. This is to check that you are not exceeding the allowable release rates once the 3 upstream offsite areas have been developed.

12. Please provide gutter spread and depth calculations at the inlet of each flume for the 5-yr and 100-yr storm events. Calculations were not included.

Site Plan (SP)

1. ~~If SQR is being used to treat the WQv within DB 2, provide SQR design as per Iowa Stormwater Management Manual C5-S6 and designate areas that will receive SQR.~~

2. ~~Sheets 6.0-6.2, Pond 1, Pond 2, and most slopes within greenspaces are extremely steep (Pond 1 is steeper than 1:1). These should be designed at 4:1. If 4:1 cannot be accomplished, how are the slopes being protected?~~

3. ~~Sheet 8.1: Connection to existing storm sewer callout says the elevation is 965.70' Should this be 967.50'? Should the TC elevation be the rim elevation on ST-1? Remove TC callout on ST-2.~~

4. If SQR is being used to treat the WQv within DB 2, provide SQR design as per Iowa Stormwater Management Manual C5-S6 and designate areas that will receive SQR. Include design within the site plan as well.

5. Sheets 6.0-6.2, Pond 1, Pond 2, and most slopes within greenspaces are extremely steep (Pond 1 is steeper than 1:1). These should be designed at 4:1. If 4:1 cannot be accomplished, how are the slopes being protected? UPDATE: 2:1 slopes are not stable below the permanent pool elevation. These areas will slough.

SWPPP

1. Keep maps in SWPPP up to date with each plan submittal
2. All contractors/subcontractors must sign certification statement prior to working on site. All certification statements must be kept in SWPPP.
3. ~~Include a site supervisor contact once known.~~
4. ~~Include a swppp monitoring contact once known~~
5. ~~Include a notification to City of Grimes Public Works in spill reporting~~
6. ~~Include affidavit of publication for public notice~~
7. ~~Include IDNR letter of authorization once available~~
8. Provide construction schedule once known
9. Include filled out copy of inspector qualifications sheet once known
10. Include filled out stormwater pollution prevention training log once known
11. ~~Include blank inspection report from company responsible for SWPPP monitoring~~

Fire

1. ~~Each building will require a knox box. A knox box is required on all buildings~~

2. ~~The fire protection engineer designing the fire suppression system would need to size the water service line to accommodate the fire suppression systems. Label fire service lines on the plans.~~

3. ~~All buildings with a fire suppression system (type 13 or 13R) are required to have an FDC. Please label locations and ensure FDC are within 100' of a hydrant.~~

4. ~~Fire sprinkler riser rooms are required.~~

Please provide a letter addressing all comments on this comment letter and reply to all comments noted on the attached plan review markup.

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	August 10, 2026
PLANNING & ZONING:	**Dependent upon status of addressing comments** July 7 or August 4, 2026 at 5:30 PM in the Grimes Council Chambers
COUNCIL MEETING:	**Dependent upon status of addressing comments** July 28 or August 25, 2026 at 5:30 PM in the Grimes Council Chambers

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

Sincerely,

Evann Coffey
Senior Planner

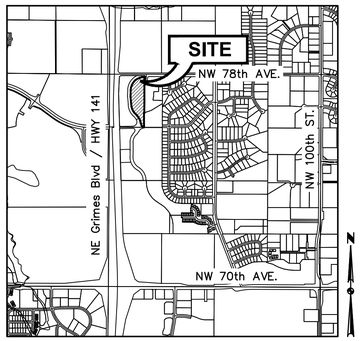
PRELIMINARY PLAT / SITE PLAN FOR:

BROOKSIDE VILLAGE NORTH TOWNHOMES

GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

OWNER/APPLICANT

BROOKSIDE NORTH, LLC
CONTACT: BRIAN ATWOOD
6700 E ARROWHEAD PARKWAY
SIOUX FALLS, SOUTH DAKOTA 57100
PH: (515) 630-6043
EMAIL: BRIAN@SIGNATURECOMPANIESLLC.COM

ENGINEER/SURVEYOR

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

ARCHITECT

SIGNATURE COMPANIES, LLC
CONTACT: TJ OLSON
3430 SE DESTINATION DR, STE 400
GRIMES, IOWA 50111
PH: (605) 275-5888
EMAIL: TJ@SIGNATURECOMPANIESLLC.COM

BENCHMARKS

POLK CITY EXIT OFF 141 INLET HEADWALL BETWEEN EXIT & 141 BRASS PLUG
ELEVATION=859.45

PK IN CURB NORTH END OF DESTINATION DRIVE ROUND ABOUT.
N=803087.314
E=743866.306
ELEVATION=967.81

DATE OF SURVEY

04/09/2026

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = FALL 2026
ANTICIPATED FINISH DATE = FALL 2029

SUBMITTAL DATES

FIRST SUBMITTAL:	05/22/2026
SECOND SUBMITTAL:	06/19/2026
THIRD SUBMITTAL:	07/21/2026

ZONING

PUD (MEDIUM-DENSITY RESIDENTIAL AREA)

DEVELOPMENT SUMMARY

BULK REGULATIONS:
PUD W/ UNDERLYING R-3 MED

LOT AREA	= 293,022 SF (6.73 ACRES)
SETBACKS:	
PERIMETER	= 30 FT
GARAGE AND PRIVATE STREET	= 20 FT
MAX BUILDING HEIGHT	= 35 FT
BUILDING SEPARATION (2 FT PROJECTION OF NON-HABITABLE SPACE IS PERMITTED, AS LONG AS PROJECTION MEET FIRE/BUILDING CODES)	= 16 FT
OPEN SPACE:	
TOTAL AREA	= 293,022 SF (6.73 ACRES)
OPEN SPACE REQUIRED	= 117,209 SF (40%)
OPEN SPACE PROVIDED	= 131,567 SF (45%)
PARKING REQUIRED:	
2 SPACES/UNIT +	= 126 SPACES
1 VISITOR SPACE/5 UNITS	= 12.6 SPACES
TOTAL REQUIRED	= 139 SPACES
PARKING PROVIDED	
GARAGES	= 96 SPACES
DRIVEWAY	= 96 SPACES
STANDARD SPACES	= 13 SPACES
TOTAL PROVIDED	= 205 SPACES

PARKLAND DEDICATION

REQUIRED	
63 TOWNHOME UNITS	
X 2 RESIDENTS/UNIT	
X 0.0065 ACRES/INDIVIDUAL	= 0.82 ACRES
TOTAL REQUIRED	= 0.82 ACRES

LEGAL DESCRIPTION

PARCEL '2025-37' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 20139, PAGE 228, BEING A PART OF OUTLOT 'X', NORTH POINTE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

UTILITY WARNING

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

INDEX OF SHEETS

NO.	DESCRIPTION
1.0	COVER SHEET
2.0-2.1	DETAILS
3.0	PRELIMINARY PLAT
4.0	SITE LAYOUT/HYDRANT COVERAGE/SIGNAGE PLAN
5.0-5.1	DIMENSION PLAN
6.0-6.4	GRADING PLAN
7.0	EROSION AND SEDIMENT CONTROL PLAN
8.0-8.1	UTILITY PLAN
9.0	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED

- PROPERTY BOUNDARY
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY (R/W)
- BUILDING SETBACK
- PERMANENT EASEMENT (P/E)
- TEMPORARY EASEMENT (T/E)
- TYPE SW-501 STORM INTAKE
- TYPE SW-502 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-512 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- FLARED END SECTION
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- WATER CURB STOP
- SANITARY SEWER
- SANITARY SERVICE (S)
- STORM SEWER
- STORM SERVICE (ST)
- WATERMAIN WITH SIZE (8"W)
- WATER SERVICE (W)
- SAWCUT (FULL DEPTH)
- SILT FENCE
- USE AS CONSTRUCTED (UAC)
- GARAGE FLOOR ELEVATION (GFE)

EXISTING

- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ELECTRIC POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POWER POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE OR VAULT
- TRAFFIC SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE/VAULT
- TELEPHONE POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- MAIL BOX
- BENCHMARK
- SOIL BORING
- UNDERGROUND TV CABLE (TV)
- GAS MAIN (G)
- FIBER OPTIC (FO)
- UNDERGROUND TELEPHONE (T)
- OVERHEAD ELECTRIC (OE)
- UNDERGROUND ELECTRIC (E)
- FIELD TILE (TILE)
- SANITARY SEWER W/ SIZE (8"S)
- STORM SEWER W/ SIZE (15"ST)
- WATER MAIN W/ SIZE (8"W)

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400
PROJECT NO. 2502.077

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

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

THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

JARED M. MURRAY 23496 LICENSED PROFESSIONAL ENGINEER IOWA

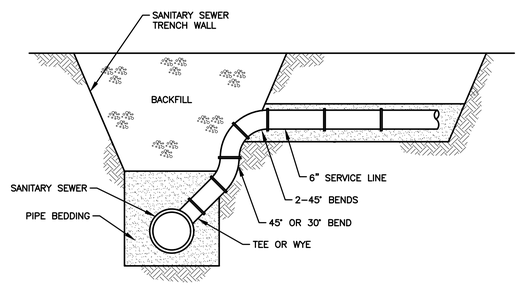
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JARED M. MURRAY, P.E. — DATE

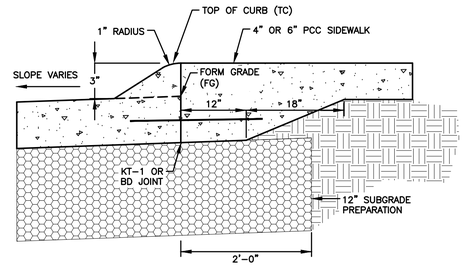
LICENSE NUMBER 23496
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:
1.0-8.1

PRELIMINARY NOT FOR CONSTRUCTION

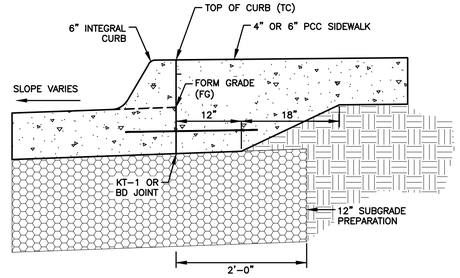
FILE: H:\2025\2502077\DWG\TOWNHOMES\2502077-COV-SHT-HYDRANT THIS.DWG
PLOT DATE: 7/21/2026 12:18 PM
PLOTTED BY: JARED MURRAY
TECH:
COMMENT:
ENG:



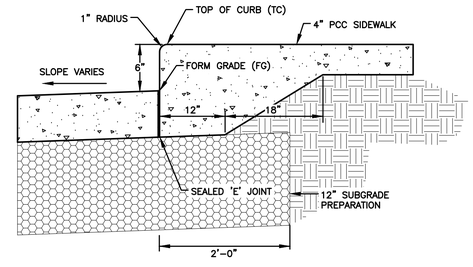
SANITARY SEWER SERVICE RISER DETAIL
NOT TO SCALE



3" ROLLED CURB AND SIDEWALK
NOT TO SCALE



6" INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



CLASS 'A' 6" INTEGRAL CURB AND SIDEWALK
NOT TO SCALE

INTEGRAL 3" ROLLED CURB
NOT TO SCALE

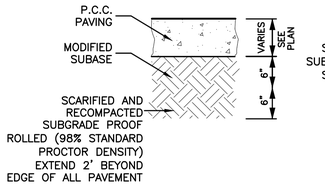
6" PCC INTEGRAL CURB
NOT TO SCALE

REINFORCING BAR LIST

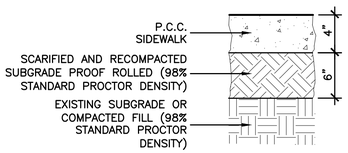
D	W	Mark	Size	Length	Count
12"	2'-4"	4f1	4	2'-0"	3
		4f2	4	3'-8"	2
15"	2'-10"	4f1	4	2'-6"	3
		4f2	4	3'-8"	2
18"	3'-5"	4f1	4	3'-1"	3
		4f2	4	3'-8"	3
24"	4'-6"	4f1	4	4'-2"	3
		4f2	4	3'-8"	3
30"	5'-7"	4f1	4	5'-3"	3
		4f2	4	3'-8"	4
36"	6'-8"	4f1	4	6'-4"	3
		4f2	4	3'-8"	5
42"	7'-3"	4f1	4	6'-11"	3
		4f2	4	3'-8"	5

D	W	Mark	Size	Length	Count
48"	7'-10"	4f1	4	7'-6"	3
		4f2	4	3'-8"	6
54"	8'-5"	4f1	4	8'-1"	3
		4f2	4	3'-8"	6
60"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	6
66"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	6
72"	10'-0"	4f1	4	9'-8"	3
		4f2	4	3'-8"	7
78"	10'-7"	4f1	4	10'-3"	3
		4f2	4	3'-8"	7
84"	11'-1"	4f1	4	10'-9"	3
		4f2	4	3'-8"	8

RCP APRON FOOTING DETAIL
NOT TO SCALE

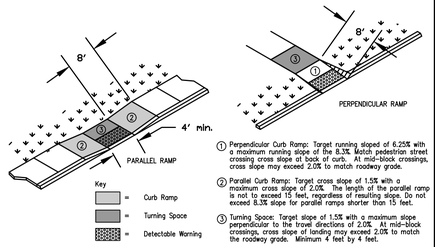


PCC PAVEMENT DETAIL



PCC SIDEWALK DETAIL

PCC PAVEMENT AND SIDEWALK
NOT TO SCALE

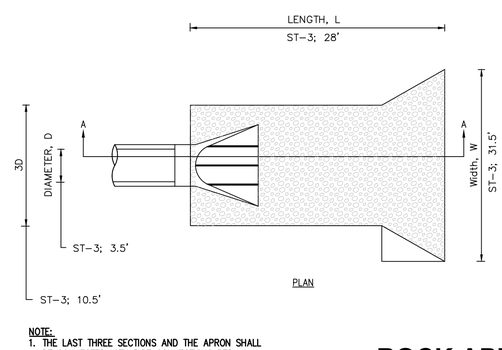


① Perpendicular Curb Ramps: Target running slopeof 6.25% with a maximum running slope of the 8.3% Match pedestrian street crossing cross slope at back of curb. At mid-block crossings, cross slope may exceed 2.0% to match roadway grade.

② Parallel Curb Ramps: Target cross slope of 1.5% with a maximum cross slope of 2.0% The length of the parallel ramp is not to exceed 15 feet, regardless of resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.

③ Turning Spaces: Target slope of 1.5% with a maximum slope perpendicular to the trowel directions of 2.0% At mid-block crossings, cross slope of landing may exceed 2.0% to match the roadway grade. Minimum 4 feet by 4 feet.

CURB RAMPS
NOT TO SCALE



NOTE:
1. THE LAST THREE SECTIONS AND THE APRON SHALL BE CONNECTED WITH PIPE CONNECTIONS PER SECTION 4030.302C OF SUDAS.
2. INSTALL A 3' CLAY WATERSTOP AT ALL STORM SEWER OUTLETS.

ROCK APRON FOR PIPE OUTLET
NOT TO SCALE

REVISIONS	DATE
THIRD SUBMITTAL	07/21/2026
SECOND SUBMITTAL	06/19/2026
FIRST SUBMITTAL	05/22/2026

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
TECH: CWO/JDS
ENGINEER: JMM

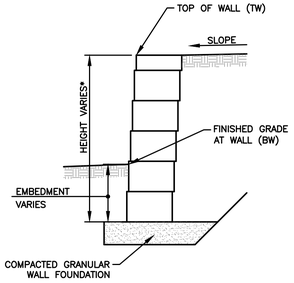
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BROOKSIDE VILLAGE NORTH TOWNHOMES
DETAILS

2.0

2502.077

FILE: H:\2025\2502077\DWG\TOWNHOMES\2502077-CDV-DET-HYDRANT THISDWG
PLOT DATE/TIME: 7/23/2026 12:18 PM PLOTTED BY: JAMES MURRAY
PLOT SCALE: 1:1 TECH:
CONSULT ENG:

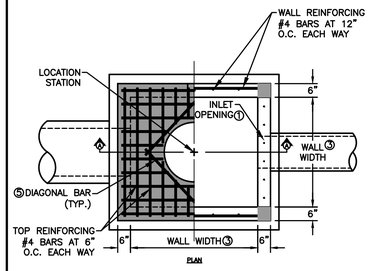


WALL SECTION

* REFER TO BLOCK WALL SUPPLIER SHOP DRAWINGS FOR FULL HEIGHT DIMENSION(S) OF MODULAR BLOCK WALL.

MODULAR BLOCK RETAINING WALL SPOT ELEVATOIN REFERENCE

NOT TO SCALE



STRUCTURE MAY BE BUILT WITH OPENINGS ON ANY OR ALL SIDES. PROVIDE OPENINGS AND ORIENTATION AS SPECIFIED IN THE CONTRACT DOCUMENTS.

ADJACENT WALLS MAY HAVE DIFFERENT WIDTHS BASED UPON PIPE CONFIGURATION, BUT STRUCTURE MUST BE RECTANGULAR.

① CONSTRUCT INLET OPENINGS WITH 15-INCH #4 EPOXY-COATED BARS AT 8 INCHES ON CENTER. EMBED BARS A MINIMUM OF 3 INCHES INTO WALLS AND TOP AT ALL OPENINGS.

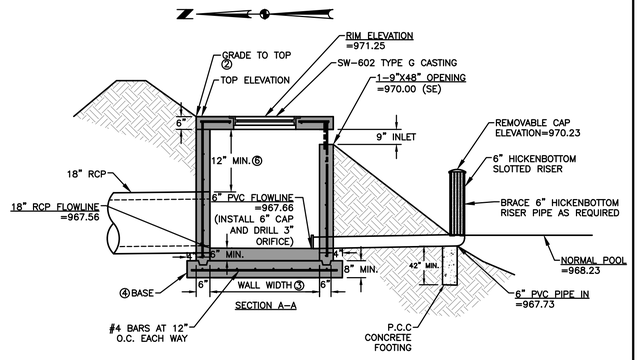
② GRADE TO TOP ELEVATION ON CLOSED SIDES.

③ WALL WIDTHS VARY WITH PIPE DIAMETER. PROVIDE 6 INCHES OF WALL WIDTH (MINIMUM) EACH SIDE OF PIPE OPENING. MINIMUM WALL WIDTH IS 36 INCHES. MAXIMUM WALL WIDTH IS 72 INCHES.

④ CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.

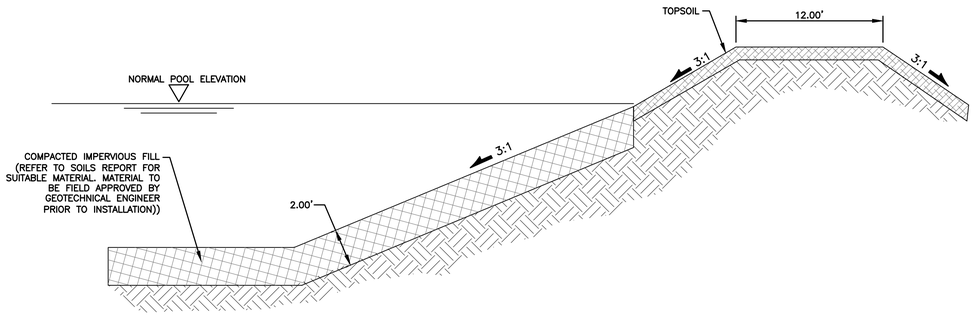
⑤ INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.

⑥ 12" MINIMUM WALL HEIGHT ABOVE ALL PIPES.



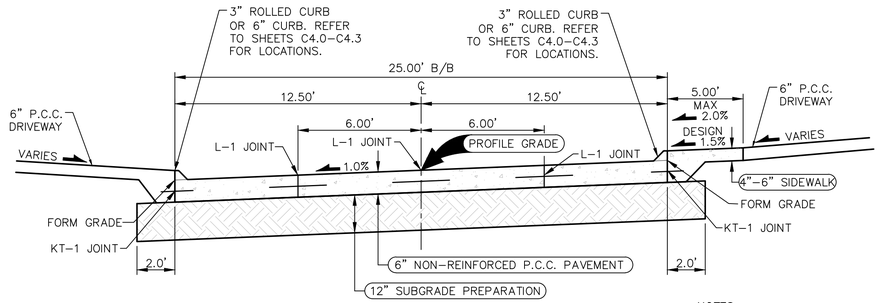
4'X4' SW-513 INTAKE (ST-1)

NOT TO SCALE



TYPICAL WET BOTTOM POND SECTION

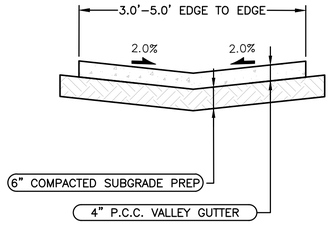
NOT TO SCALE



NOTES:
1. PREPARE SUBGRADE IN 2-6" LIFTS.
2. TYPICAL C JOINT SPACING IS 15'.

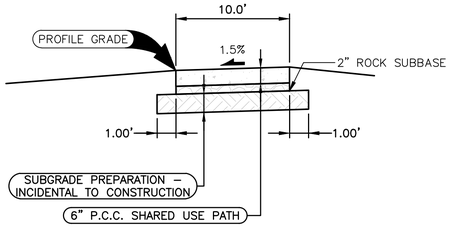
TYPICAL SECTION - 25' B/B P.C.C. ROADWAY

NOT TO SCALE



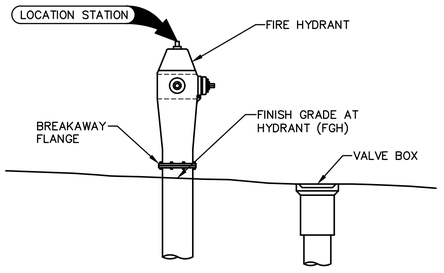
VALLEY GUTTER DETAIL

NOT TO SCALE



TYPICAL SECTION - 10' P.C.C. SHARED USE PATH

NOT TO SCALE

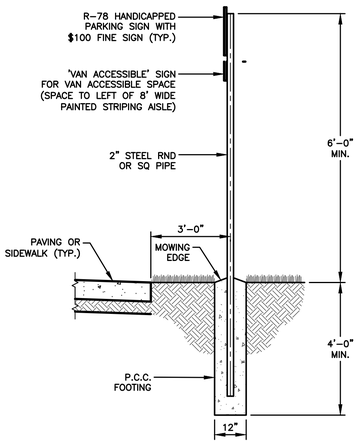


EXAMPLE: STA 10+00, 42' LT
HYDRANT ASSEMBLY
FGH = 987.6

HYDRANT ASSEMBLY

SPOT ELEVATION REFERENCE DETAIL

NOT TO SCALE



ACCESSIBLE PARKING SIGN

NOT TO SCALE

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JMM | TECH: CWO/JDS

REVISIONS	DATE
THIRD SUBMITTAL	07/21/2026
SECOND SUBMITTAL	06/19/2026
FIRST SUBMITTAL	05/22/2026

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

BROOKSIDE VILLAGE NORTH TOWNHOMES DETAILS

2.1

2502.077

FILE: H:\2025\2502077\DWG\TOWNHOMES\2502077-CDV-DET-HYDRANT THISDWG
REF. XREF:
PLOTTED BY: JAGED MURRAY PLOT DATE: 7/23/2026 10:18 AM DWGUNIT:
TECH: ENG:

NE GRIMES BLVD / HWY 141

15' MIDAM ELECTRIC EASEMENT BK. 11893, PG. 562

N01°42'44"W 371.79'

N02°31'53"E 413.41'

N48°29'25"E 86.68'

S89°59'03"E 565.44'

26' INGRESS/ EGRESS EASEMENT

20' SETBACK

SANITARY SEWER SERVICE

30' SANITARY SEWER EASEMENT (PUBLIC)

NE BEAVERBROOKE BLVD

S88°19'47"W 270.86'

30' SETBACK

CONCEPTUAL LAYOUT

LOT 2
232035 SF
5.33 AC

25' INGRESS/ EGRESS EASEMENT

30' SETBACK

8" WATER MAIN SERVICE

TRANSFORMER

10' ELECTRIC EASEMENT

30' SETBACK

HOPE K FARMS LLC
ZONING: COMMERCIAL

STORM WATER MANAGEMENT FACILITY MAINTENANCE COVENANT & PERMANENT EASEMENT AGREEMENT

10' PARKING SETBACK

NE DESTINATION DR

PROPERTY BOUNDARY

does the developer have a preferred name for this street?

staff will verify it is not used within other neighboring cities

STREET LOT 'A'
89161 SF
2.05 AC

10' SHARED USE PATH

Δ=28°51'37"
L=193.93'
R=385.00'
CH=191.88'
CHB=N33°41'34"W

Δ=18°40'44"
L=102.69'
R=315.00'
CH=102.24'
CHB=N38°47'00"W

Δ=17°55'06"
L=120.40'
R=385.00'
CH=119.91'
CHB=N20°26'11"W

Δ=13°33'12"
L=67.18'
R=284.00'
CH=67.02'
CHB=N18°19'53"W

S60°32'17"W 70.00'

30' SETBACK

25' INGRESS/ EGRESS EASEMENT

25' INGRESS/ EGRESS EASEMENT

30' SETBACK

25' INGRESS/ EGRESS EASEMENT

NE POINTE DRIVE

NE 16TH CT (PVT)

STREET 'B' (PVT)

NE 17TH CT (PVT)

BUILDING #5

BUILDING #6

BUILDING #7

BUILDING #8

BUILDING #9

10' PUE

LOT 1
302869 SF
6.95 AC

25' B–B

NE POINTE DRIVE add (PVT)

25' INGRESS EGRESS EASEMENT

BUILDING #4

BUILDING #3

BUILDING #2

BUILDING #1

30' SETBACK

Δ=56°28'15"
L=72.93'
R=74.00'
CH=70.02'
CHB=N53°31'29"W

30' SETBACK

S00°13'26"W 680.69'

PROPERTY BOUNDARY

S71°34'03"W 7.26'

S00°17'10"W 300.10'

STORM WATER MANAGEMENT FACILITY MAINTENANCE COVENANT & PERMANENT EASEMENT AGREEMENT

THE VILLAGE AT NORTHPOINTE
ZONING: RESIDENTAIL

PROPERTY BOUNDARY

STORM WATER MANAGEMENT FACILITY MAINTENANCE COVENANT & PERMANENT EASEMENT AGREEMENT

BUILDING #10

NE 18TH ST

NE POINTE DRIVE

S00°12'09"W 35.10'

S89°58'43"E 35.00'

S00°12'09"W 24.94'

Δ=14°48'09"
L=86.55'
R=335.00'
CH=86.31'
CHB=S33°37'43"W

Δ=26°14'20"
L=137.39'
R=300.00'
CH=136.19'
CHB=S13°05'51"W

S63°41'06"E 35.00'

SCALE
0' 25' 50' 100'

REVISIONS	DATE
THIRD SUBMITTAL	07/21/2026
SECOND SUBMITTAL	06/19/2026
FIRST SUBMITTAL	05/22/2026

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

ENGINEER: JMM | TECH: CWO/JDS

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BROOKSIDE VILLAGE NORTH TOWNHOMES PRELIMINARY PLAT

3.0

2502.077

FILE: H:\2025\2502077\DWG\TOWNHOMES\2502077-PREPLAT THIS.DWG
PLOTTED BY: JARED MURRAY | DATE PLOTTED: 7/24/2026 12:18 PM
TECH: | COMMENT: ENG:

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS

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

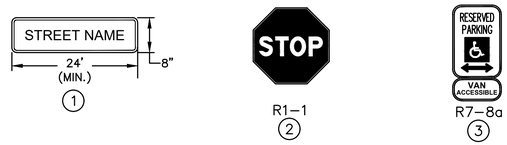
2. SANITARY SEWER NOTES:
   - A. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REMOVE THE PLUG FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
   - B. SANITARY GRAVITY PIPE MATERIAL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

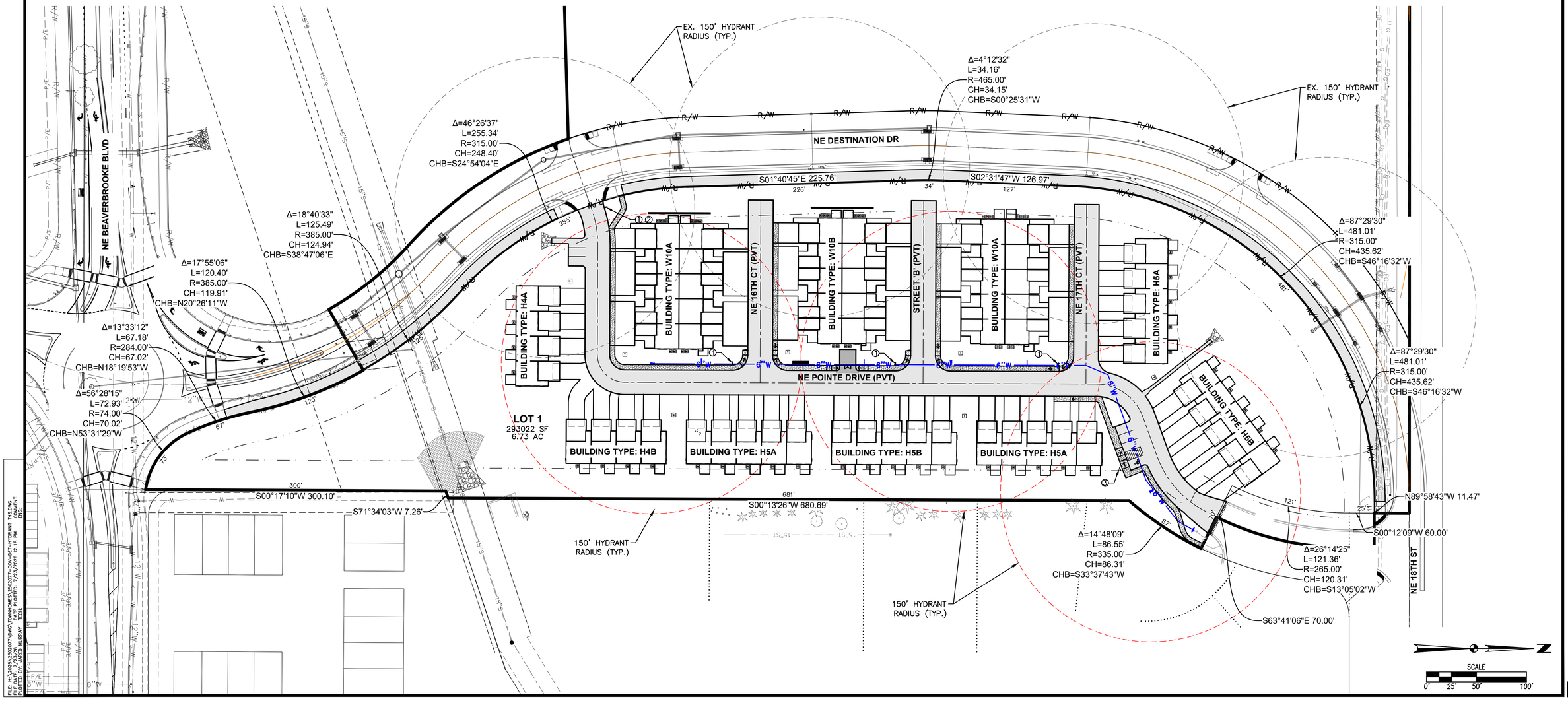
3. WATER MAIN NOTES:
   - A. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2' BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
   - B. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
   - C. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
   - D. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
   - E. WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
   - F. THE CITY OF GRIMES SHALL DO THE FILLING OF THE WATER MAIN.
   - G. NEW WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE CONTRACTOR. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE CONTRACTOR AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DIVISION. ALL TESTS AND SAMPLING TO BE WITNESSED BY THE CITY ENGINEERING DIVISION. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
   - H. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.
   - I. ALL DEAD-END WATER MAINS TO HAVE TEMPORARY BLOWOFF HYDRANTS.

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

5. SIGNAGE NOTES:
   - H. ALL SIGNAGE SHALL BE SUPPLIED AND INSTALLED BY THE DEVELOPER. PRIVATE STREET NAME SIGNS SHALL FOLLOW THE DESIGN STANDARDS ESTABLISHED BY GRIMES PUBLIC WORKS (BLACK SIGN WITH WHITE LETTERING AND "PVT" NOTED AT THE END OF THE STREET NAME).
   - I. ALL SIGN POSTS SHALL BE TELESPAR 2"X2" SQUARE TUBE GALVANIZED STEEL (14-GAUGE MIN.) WITH 7/16" KNOCK-OUT STYLE PERFORATIONS THAT ARE PRE-PUNCHED.

SIGN LEGEND





FILE: R:\2025\2502077\DWG\TOWNHOMES\2502077-CDV-SET-HYDRANT THSDWG
PLOT DATE: 7/22/2026 2:16 PM
PLOTTED BY: JARED MURRAY
XREF'S ATTACHED:
TECH:
CONSTRUCTION ENG.

REVISIONS	DATE
THIRD SUBMITTAL	07/21/2026
SECOND SUBMITTAL	06/19/2026
FIRST SUBMITTAL	05/22/2026

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JMM | TECH: CWO/JDS

CIVIL DESIGN ADVANTAGE

BROOKSIDE VILLAGE NORTH TOWNHOMES

SITE LAYOUT / HYDRANT COVERAGE / SIGNAGE PLAN

GRIMES, IOWA

4.0

2502.077

GENERAL NOTES

1. THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES AND FAIR HOUSING ACT FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, EXTERIOR OF BUILDING OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. NO PARKING IS ALLOWED WITHIN THE 25 FOOT DRIVE AISLES. PARKING IS ONLY ALLOWED IN DESIGNATED PARKING AREAS.

TRAFFIC CONTROL NOTES

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

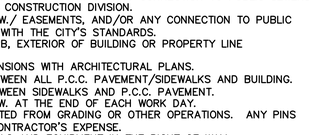
PAVEMENT THICKNESS

1. SIDEWALKS	4" P.C.C.
2. 10' SHARED USE PATH	6" P.C.C. W/ 2" CRUSHED ROCK
3. DRIVEWAYS	6" P.C.C.
4. SIDEWALK RAMPS	6" P.C.C.
5. SIDEWALKS WITHIN DRIVEWAYS	6" P.C.C.
6. PARKING STALLS	6" P.C.C.
7. PRIVATE ROADS	6" P.C.C.
8. DUMPSTER ENCLOSURE	8" P.C.C.

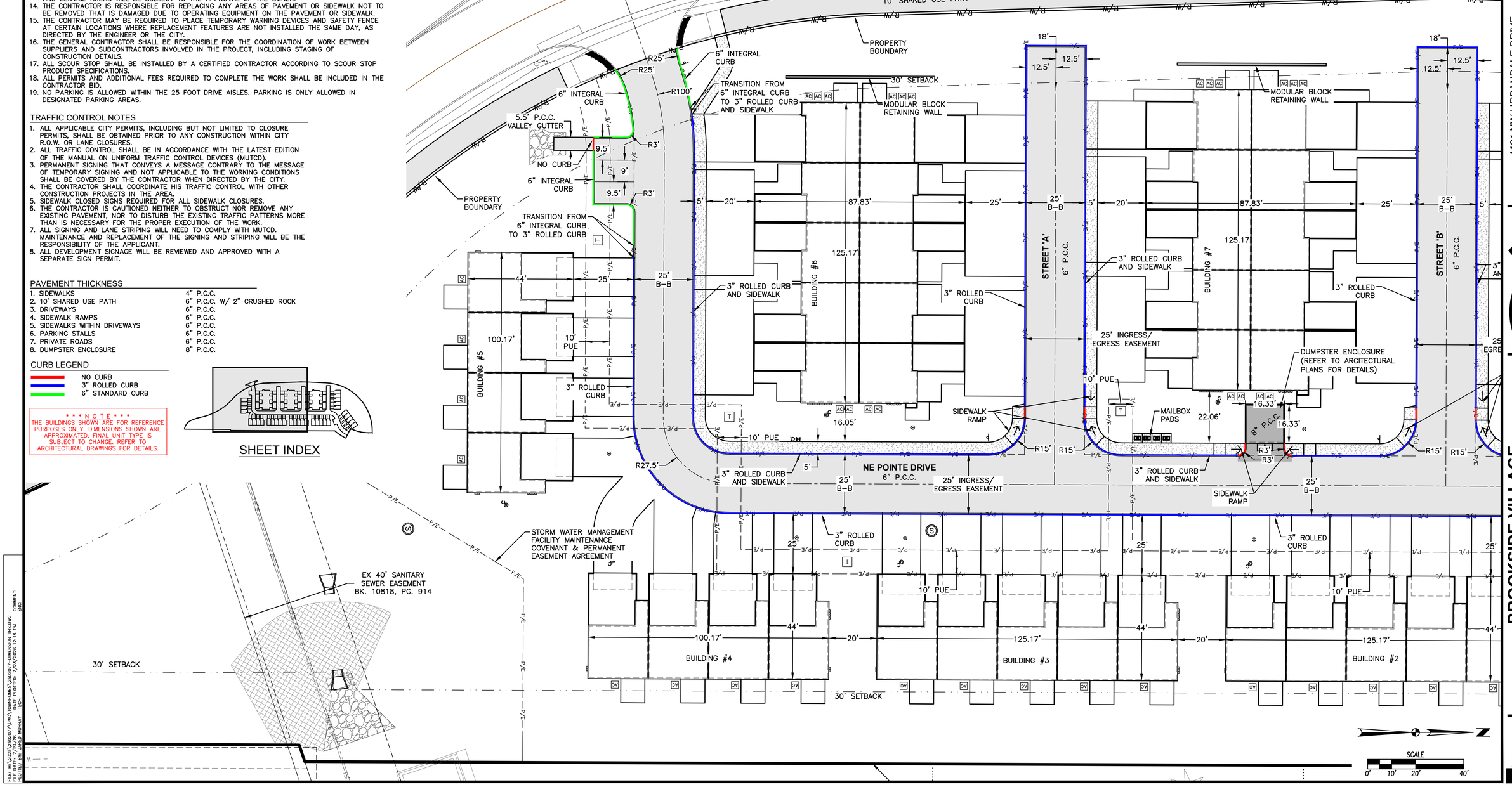
CURB LEGEND

- NO CURB
- 3" ROLLED CURB
- 6" STANDARD CURB

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



SHEET INDEX



REVISIONS	DATE
THIRD SUBMITTAL	07/21/2026
SECOND SUBMITTAL	06/19/2026
FIRST SUBMITTAL	05/22/2026

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JMM | TECH: CWO/JDS
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BROOKSIDE VILLAGE NORTH TOWNHOMES DIMENSION PLAN

5.0

2502.077

FILE: N:\2025\2502077\DWG\TOWNHOMES\2502077-DIMENSION THS.DWG
PLOTTED: 7/22/2026 12:16 PM BY: JARED MURRAY
COMMENT:
ENG:
TECH:

NE DESTINATION DR

10' SHARED USE PATH

PROPERTY BOUNDARY

18'

12.5' 12.5'

30' SETBACK

STREET 'B'

6" P.C.C.

25' B-B

5'

20'

87.83'

BUILDING #8

125.17'

3" ROLLED CURB AND SIDEWALK

25' INGRESS/ EGRESS EASEMENT

SIDEWALK RAMPS

10' PUE

26.78'

R15'

NE POINTE DRIVE

25' INGRESS/ EGRESS EASEMENT

TRANSITION FROM NO CURB TO 3" ROLLED CURB

3" ROLLED CURB

NO CURB THROUGH DRIVEWAY

25' R3'

10' PUE

44'

BUILDING #2

20'

125.17'

BUILDING #1

6" CLASS 'A' CURB AND SIDEWALK

30' SETBACK

STREET 'C'

3" ROLLED CURB

44'

BUILDING #9

3' P.C.C. VALLEY GUTTER

TRANSITION FROM 6" INTEGRAL CURB TO 3" ROLLED CURB

R50'

5' CURB CUT

27.26'

BUILDING #10

9.5'

18'

17'

9.0'

7.5'

R3'

6" INTEGRAL CURB AND SIDEWALK

R100'

R117'

R20'

R16'

2'

REMOVE 2.0' CURB AND GUTTER SECTION. PROVIDE FULL SAW CUT.

TRANSITION FROM 4' SIDEWALK TO 5' SIDEWALK THROUGH RADII

TIE INTO EXISTING 4' SIDEWALK

TRANSITION FROM EXISTING 6" INTEGRAL CURB TO 3" ROLLED CURB

NE DESTINATION DR

10' SHARED USE PATH

30' SETBACK

PROPERTY BOUNDARY

NE POINTE DRIVE

SHEET INDEX

CURB LEGEND

NO CURB
3" ROLLED CURB
6" STANDARD CURB

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

SCALE 0' 10' 20' 40'

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PHONE: (515) 369-4400

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CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BROOKSIDE VILLAGE NORTH TOWNHOMES DIMENSION PLAN

5.1

2502.077

FILE: H:\2025\2502077\DWG\TOWNHOMES\2502077-DIMENSION.TIS.DWG
PLOT DATE: 7/23/2026 10:18 PM
PLOTTED BY: JARED MURRAY
COMMENT:
ENG:

GRADING NOTES

1. THE COMPLETION AND APPROVAL OF THE COSESCO PERMIT SHALL BE PROVIDED TO THE CITY OF GRIMES BUILDING DIVISION AND STORM WATER DEPARTMENT PRIOR TO ANY GRADING ACTIVITIES.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 8" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES STANDARD NOTES, IF APPLICABLE,
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
    MAINTAIN 1.0% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), INSTALLATION OF THE ORIFICE PLATE AND INSTALLATION OF THE TEMPORARY STAND PIPE SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS POSSIBLE.
14. A CERTIFIED AS–BUILT GRADING PLAN OF THE DETENTION BASIN AND DRAINAGE SWALES SHALL BE SUBMITTED TO THE CITY OF GRIMES UPON COMPLETION OF THE SITE IMPROVEMENTS FOR EACH PHASE OF CONSTRUCTION PRIOR TO FINAL ACCEPTANCE.
15. CONSTRUCTION OPERATIONS SHALL PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.

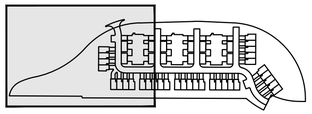
SOIL QUALITY RESTORATION

METHOD 4 SHALL BE UTILIZED FOR THIS SITE. REFER TO IOWA STORM WATER MANAGEMENT MANUAL C5–S6 FOR ADDITIONAL INFORMATION.

1. 8" OF TOPSOIL SHALL BE STRIPPED AND STOCKPILED IN AN APPROVED LOCATION IDENTIFIED ON THE EROSION CONTROL PLAN. STRIPPING AND STOCKPILING SHOULD OCCUR BEFORE OTHER SITE GRADING OR CONSTRUCTION ACTIVITIES ARE INITIATED TO KEEP TOPSOIL SEPARATE FROM LOWER HORIZON SOILS.
2. TOPSOIL STOCKPILES SHOULD BE PROTECTED BY APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES, IDENTIFIED WITHIN THE SWPPP.
3. RESPREAD TOPSOIL AFTER ALL GRADING AND TRENCHING ACTIVITIES IN THE AREA HAVE BEEN COMPLETED.
4. REMOVE LARGE CLODS, ROOTS, LITTER, STONES BIGGER THAN 1 INCH AND OTHER UNDESIRABLE MATERIAL. AFTER RESPREAD, AVOID FILL MATERIAL OR HEAVY EQUIPMENT ON THE RESTORED AREA.
5. PERFORM TILLAGE AS NECESSARY TO ADDRESS EXCESSIVE COMPACTION. DO NOT TILL WET SOILS.

* * * NOTE * * *

G.F.E. = FINISHED FLOOR ELEVATION AT THE FRONT OF THE GARAGE DOOR. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON SLOPE THROUGH GARAGE.



SHEET INDEX

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PHONE: (515) 369-4400

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CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

BROOKSIDE VILLAGE NORTH TOWNHOMES GRADING PLAN

6.0

2502.077

FILE: H:\2025\2502077\DWG\TOWNHOMES\2502077-GRADING.TWDWG
REFERENCE FILES: ATTACHED 7/21/2026 12:13 PM
PLOTTED BY: JARED MURRAY TECH:
COMMENT:
ENG:

NE DESTINATION DR

NE DESTINATION DR

GRADING LIMITS (TYP)

can these elevation labels be adjusted so the grade lines in this area are more visible?

can these elevation labels be adjusted so the grade lines in this area are more visible?

STREET 'A'

STREET 'B'

BUILDING #5
G.F.E.=972.47

BUILDING #6
G.F.E.=972.50
G.F.E.=974.50

2.0' FOUNDATION STEP THROUGH GARAGE/FRONT STOOP

BUILDING #7
G.F.E.=975.16

BUILDING #8
G.F.E.=974.89

NE POINTE DRIVE

NE POINTE DRIVE

REFER TO DETAIL 'E' ON SHEET 6.3

REFER TO DETAIL 'D' ON SHEET 6.3

REFER TO DETAIL 'C' ON SHEET 6.3

BUILDING #4
G.F.E.=973.05

BUILDING #3
G.F.E.=974.18

BUILDING #2
G.F.E.=975.60

BUILDING #1
G.F.E.=973.93

TOP OF BERM ELEVATION =963.30

DECKS

DECKS OR RAILINGS MAY BE NEEDED IF GRADE CHANGE EXCEEDS 30" AT 36" AWAY FROM PATIO.

GRADING LIMITS (TYP)

SHEET INDEX

SCALE
0' 10' 20' 40'

REVISIONS	DATE
FIRST SUBMITTAL	05/22/2026
SECOND SUBMITTAL	06/19/2026
THIRD SUBMITTAL	07/21/2026

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

ENGINEER: JMM | TECH: CWO/JDS

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BROOKSIDE VILLAGE NORTH TOWNHOMES GRADING PLAN

6.1

2502.077

FILE: H:\2025\2502077\DWG\TOWNHOMES\2502077-GRADING_THS.DWG
PLOT DATE: 7/21/2026 11:18:19 AM PLOTTED BY: JARED MURRAY
COMMENT: ENG
TECH:

BUILDING #7
F.F.E.=975.16

BUILDING #8
G.F.E.=974.89

BUILDING #9
G.F.E.=973.00

BUILDING #10
G.F.E.=973.00

BUILDING #2
G.F.E.=975.60

BUILDING #1
G.F.E.=973.93

STREET 'B'

STREET 'C'

NE POINTE DRIVE

NE DESTINATION DR

POND 1

TOP OF BERM ELEVATION =973.32

NORMAL POOL ELEVATION =968.23

100-YEAR ELEVATION =970.33

OVERFLOW ELEVATION =971.82

OVERFLOW PATH (TYP)

TOP OF BERM ELEVATION =973.32

GRADING LIMITS (TYP)

REFER TO DETAIL 'C' ON SHEET 6.3

REFER TO DETAIL 'D' ON SHEET 6.3

REFER TO DETAIL 'B' ON SHEET 6.3

REFER TO DETAIL 'A' ON SHEET 6.3

EXISTING OVERFLOW ELEVATION =971.82

SHEET INDEX

SCALE
0' 10' 20' 40'

REVISIONS	DATE
THIRD SUBMITTAL	07/21/2026
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4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: JMM | TECH: CWO/JDS

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BROOKSIDE VILLAGE NORTH TOWNHOMES GRADING PLAN

6.2

2502.077

FILE: H:\2025\2502077\DWG\TOWNHOMES\2502077-GRADING THSI.DWG
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PLOTTED BY: JARED MURRAY

COMMENT:
ENG:

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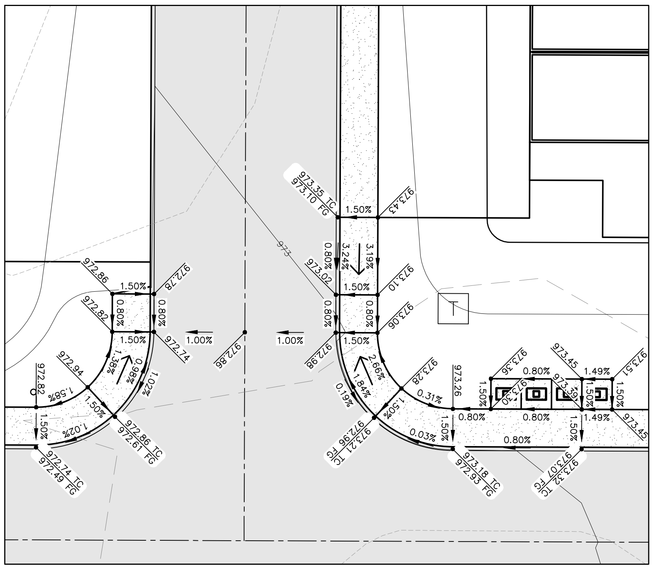
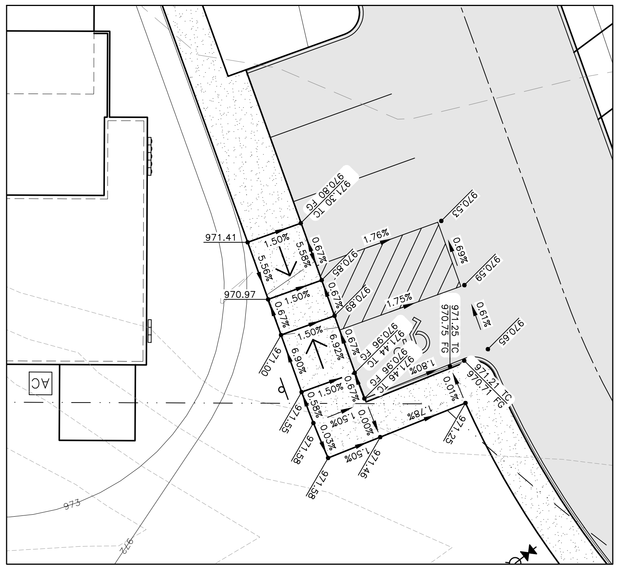
FILE DATE: 7/22/26 DATE PLOTTED: 7/23/2026 12:19 PM COMMENT:
PLOTTED BY: JARED MURRAY TECH: ENG:

DETAIL 'E'



DETAIL 'A'



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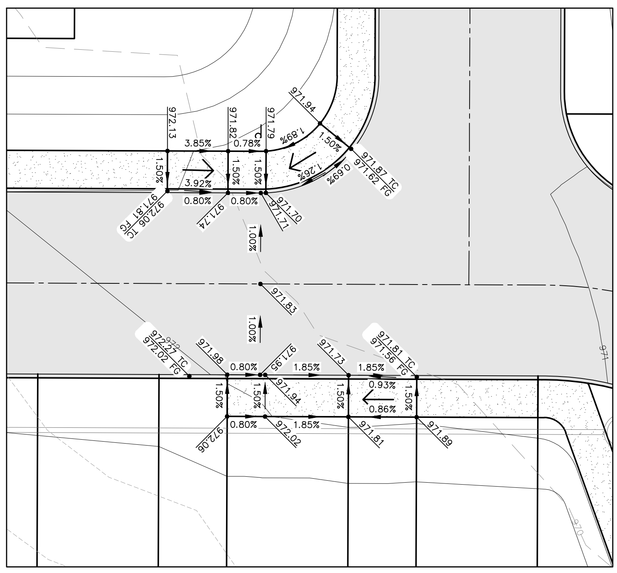
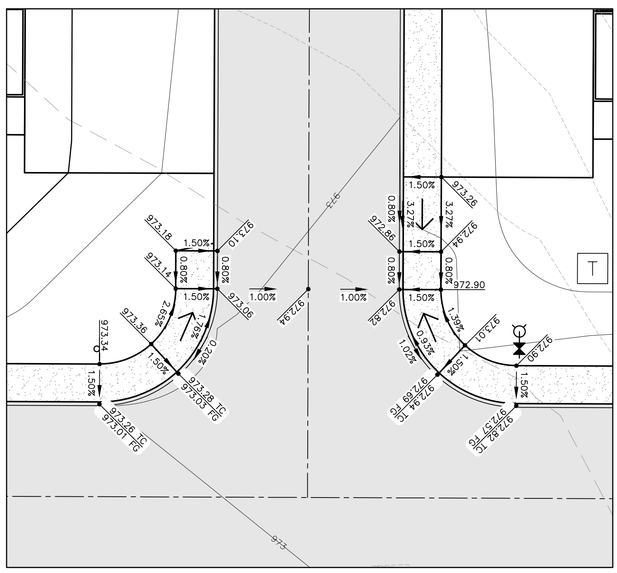
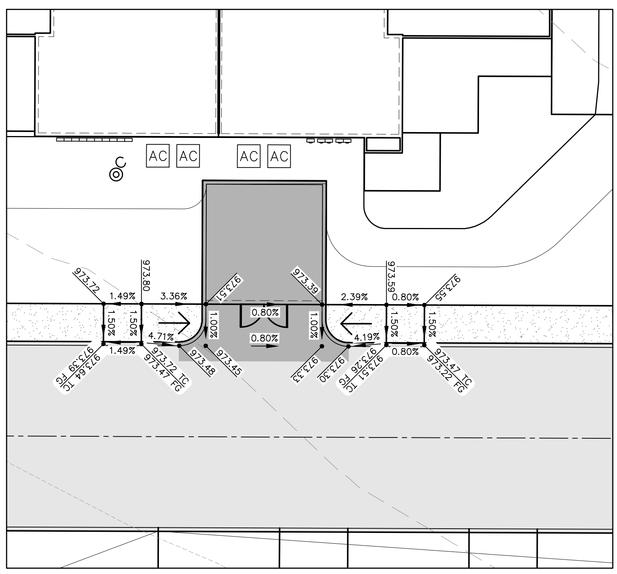


DETAIL 'C'



DETAIL 'D'



SCALE 0' 5' 10' 20'

N

BROOKSIDE VILLAGE NORTH TOWNHOMES GRADING PLAN

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

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

ENGINEER: JMM | TECH: CWO/JDS

REVISIONS	DATE
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FIRST SUBMITTAL	05/22/2026

2502.077

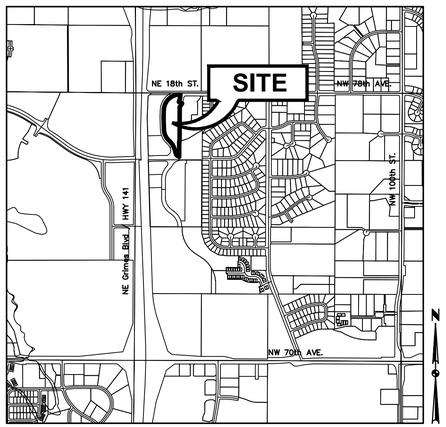
6.3

BROOKSIDE VILLAGE NORTH TOWNHOMES

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,960
2	FILTER SOCK	LF	114
3	INLET PROTECTION DEVICE	EA	7
4	SEEDING, FERTILIZING, AND MULCHING	AC	3.22
5	CONCRETE WASHOUT PIT	EA	1
6	36" PVC TEMPORARY STANDPIPE	EA	1

NOTES:

1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
2. DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
3. STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO BEAVER CREEK ±1,800 FT

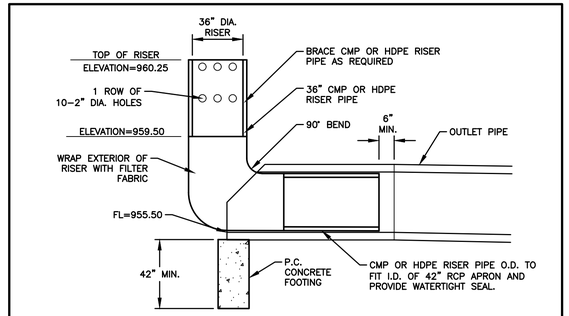
TOTAL AREA DISTURBED TO DISCHARGE POINT	3.73 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	13,428 CU FT
VOLUME PROVIDED IN FILTER SOCK (38 LF @ 2.0 CU FT/LF OF SOCK)	76 CU FT
VOLUME PROVIDED IN SILT FENCE (1,435 LF @ 4.5 CU FT/LF OF FENCE)	6,458 CU FT
VOLUME PROVIDED IN TSB #1	66,151 CU FT
TOTAL VOLUME PROVIDED	72,685 CU FT

DISCHARGE POINT #2 DIRECTLY INTO A TRIBUTARY OF BEAVER CREEK

TOTAL AREA DISTURBED TO DISCHARGE POINT	3.40 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	12,240 CU FT
VOLUME PROVIDED IN FILTER SOCK (76 LF @ 2.0 CU FT/LF OF SOCK)	152 CU FT
VOLUME PROVIDED IN SILT FENCE (1,525 LF @ 4.5 CU FT/LF OF FENCE)	6,863 CU FT
VOLUME PROVIDED IN TSB #2 (OVEREXCAVATE 2' @ 3:1)	37,826 CU FT
TOTAL VOLUME PROVIDED	44,841 CU FT

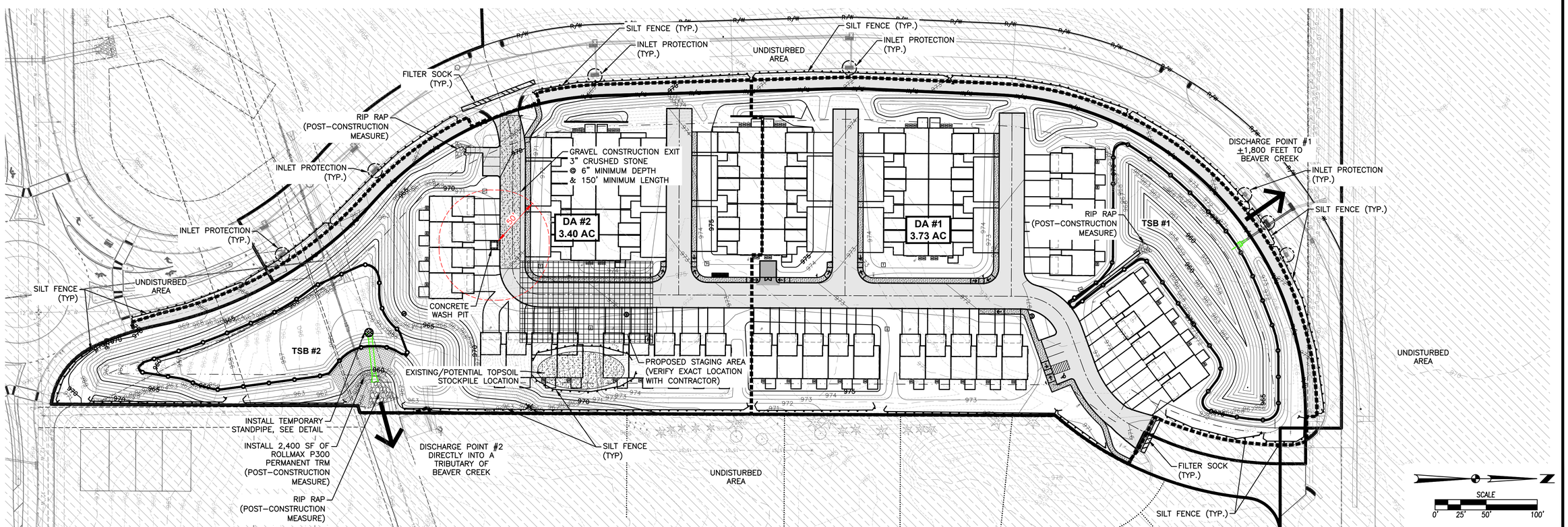
SWPPP LEGEND

DRAINAGE ARROW (X.XX %)
GRADING LIMITS
FILTER SOCK
SILT FENCE
DITCH CHECK
INLET PROTECTION
PORTABLE RESTROOM (R)
TEMPORARY STANDPIPE
CONCRETE WASHOUT PIT
AREA TO BE SEEDED
STRAW MAT
UNDISTURBED AREA
RIP–RAP
GRAVEL ENTRANCE
STAGING AREA
TEMPORARY SEDIMENT BASIN (TSB #)



SEDIMENT BASIN OUTLET STRUCTURE (ST-4)

NOT TO SCALE



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PLOTTED BY: JARED MURRAY
COMMENT:
ENG:

DATE	REVISIONS
07/21/2026	THIRD SUBMITTAL
06/19/2026	SECOND SUBMITTAL
05/22/2026	FIRST SUBMITTAL

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

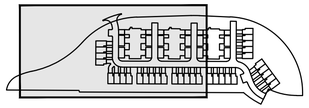
BROOKSIDE VILLAGE NORTH TOWNHOMES
EROSION AND SEDIMENT CONTROL PLAN
GRIMES, IOWA

7.0

2502.077

UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE CITY OF GRIMES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
5. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
6. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO ARCHITECTURAL PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
7. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
8. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF GRIMES PLUMBING CODE.
9. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
10. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
11. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
12. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRIMES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
14. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF GRIMES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2003 INTERNATIONAL PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
15. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE DETENTION FACILITIES AND PRIVATE STORM SEWER.
16. ALL PROPOSED WATERMAIN AND SANITARY SEWER WILL BE PRIVATE, 4" WATER METERS WILL BE REQUIRED FOR ALL BUILDINGS.
17. ALL VALVES IN PAVEMENT SHALL BE SLIDE TYPE.
18. ALL CURB STOPS IN PAVEMENT SHALL HAVE A TWO-PIECE PENTAGON NUT STYLE CAP.



SHEET INDEX

BUILDING #6
G.F.E.=972.50
G.F.E.=974.50
G.F.E.=972.50
G.F.E.=974.50
2.0' FOUNDATION STEP THROUGH GARAGE/FRONT STOOP
BUILDING #7
G.F.E.=975.16
BUILDING #5
G.F.E.=972.47
G.F.E.=972.50
G.F.E.=974.50
BUILDING #4
G.F.E.=973.05
BUILDING #3
G.F.E.=974.18
BUILDING #2
G.F.E.=975.60
NE 16TH CT (PVT)
STREET 'B' (PVT)
NE POINTE DRIVE
INSTALL 15 TONS OF CLASS 'E' RIP RAP
TRANSFORMER LOCATION. CONFIRM LOCATION W/ MIDAMERICAN DESIGN
APPROXIMATE LOCATION OF KNOX BOX. REFER TO ARCHITECTURAL PLANS.
10' PUE
INTERNAL DROP CONNECTION. REFER TO SUDAS FIG. 6010.308 FOR DETAILS. CORE DRILL OPENING AND INSTALL LINK-SEAL OR APPROVED EQUAL. BOTTOM FL=939.25
CONTRACTOR TO COORDINATE SANITARY SEWER CONSTRUCTION W/ CITY'S STORM SEWER PROJECT.
verifying with engineering this is okay
ST-EX2
EX SW-301 48" MH
RIM=959.27
FL 15" (E)=937.25
FL 8" (NE)=949.30
FL 15" (W)=937.36
FL 8" (S)=952.57
P-1
90 LF OF
8" PVC @ 1.50%
(CONTRACTOR MAY CONSIDER TRENCHLESS CONSTRUCTION TO AVOID CONFLICT WITH EX. STORM SEWER AND DRAINAGE WAY)
1.5" WATER SERVICE CURBSTOP RIM=971.92
SANITARY CLEANOUT RIM=971.54 FL=964.67 (MIN.)
10 LF OF 6" SANITARY SERVICE @ 2.00% (MIN)
S-1
SW-301 48" MH
RIM=965.53
FL 8" (N)=950.75
FL 8" (SW)=950.65
P-2
214 LF OF
8" PVC @ 4.00%
ST-4
42" RCP APRON W/ FOOTING AND APRON GUARD
FL=955.50
L-4
48 LF OF 42" RCP @ 0.55% (LENGTH INCLUDES APRONS)
INSTALL 45 TONS OF CLASS 'E' RIP RAP
ST-3
42" RCP APRON W/ FOOTING AND APRON GUARD
FL=955.24
13 LF OF 6" SANITARY SERVICE @ 2.00% (MIN)
APPROXIMATE LOCATION OF KNOX BOX. REFER TO ARCHITECTURAL PLANS.
SANITARY CLEANOUT RIM=972.96 FL=964.94 (MIN.)
HYDRANT ASSEMBLY FGH=972.37
SANITARY CLEANOUT RIM=973.30 FL=966.18 (MIN.)
APPROXIMATE KNOX BOX AND FIRE DEPARTMENT CONNECTION LOCATION. REFER TO ARCHITECTURAL PLANS.
2" WATER SERVICE CURBSTOP RIM=973.98
RISER ROOM
PROPOSED 6" WATER MAIN
verify water service size for 10-unit buildings with hydraulic calculations
2" water service is likely not adequate to provide the required water flow rates
48 LF OF 6" SANITARY SERVICE @ 2.00% (MIN)
1.5" WATER SERVICE CURBSTOP RIM=972.39
1.5" WATER SERVICE CURBSTOP RIM=973.20
13 LF OF 6" SANITARY SERVICE @ 2.00% (MIN)
SANITARY CLEANOUT RIM=974.08 FL=965.64 (MIN.)
APPROXIMATE LOCATION OF KNOX BOX. REFER TO ARCHITECTURAL PLANS.
SANITARY CLEANOUT RIM=974.31 FL=966.98 (MIN.)
APPROXIMATE KNOX BOX AND FIRE DEPARTMENT CONNECTION LOCATION. REFER TO ARCHITECTURAL PLANS.
2" WATER SERVICE CURBSTOP RIM=974.19
54 LF OF 6" SANITARY SERVICE @ 2.00% (MIN)
1.5" WATER SERVICE CURBSTOP RIM=974.70
SANITARY CLEANOUT RIM=975.50 FL=967.00 (MIN.)
P-3
393 LF OF
8" PVC @ 0.60%
SCALE
0' 10' 20' 40'

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4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JMM | TECH: CWO/JDS

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

BROOKSIDE VILLAGE NORTH TOWNHOMES UTILITY PLAN

8.0

2502.077

FILE: H:\2025\2502077\DWG\TOWNHOMES\2502077-UTILITY PLAN.DWG
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PLOTTED BY: JARED MURRAY TECH:
COMMENT:
ENG:

ESTIMATED PROJECT QUANTITIES

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
1	CONNECTION TO EXISTING SANITARY SEWER	EA	1
2	EXTERNAL SANITARY SEWER DROP CONNECTION	EA	1
3	SANITARY SEWER GRAVITY MAIN, TRENCHED, 8" PVC	LF	639
4	SANITARY SEWER GRAVITY SERVICE, TRENCHED, 6" PVC	LF	351
5	STORM SEWER, TRENCHED, 6" PVC	LF	7
6	STORM SEWER, TRENCHED, 18" RCP	LF	7
7	STORM SEWER, TRENCHED, 42" RCP	LF	32
8	STORM SEWER, PIPE APRON, RCP, 42 IN. DIA.	EA	2
9	WATER MAIN, TRENCHED, 6" DIA	LF	654
10	WATER SERVICE STUB, TRENCHED, TYPE K COPPER, 1.5" DIA	EA	7
11	WATER SERVICE STUB, TRENCHED, TYPE K COPPER, 2" DIA	EA	3
12	WATER VALVE, 6"	EA	3
13	WATER MAIN REDUCER, 8"X6"	EA	1
14	WATER MAIN BEND, 22.5°	EA	3
15	WATER MAIN BEND, 45°	EA	1
16	FIRE HYDRANT ASSEMBLY	EA	3
17	MANHOLE, TYPE SW-301, 48" (SANITARY SEWER)	EA	3
18	INTAKE, TYPE SW-513 – 4'X4' (STORM SEWER)	EA	1
19	RIP RAP, CLASS E	TON	75

BUILDING #8
G.F.E.=974.89

BUILDING #9
G.F.E.=973.00

BUILDING #10
G.F.E.=973.00

BUILDING #1
G.F.E.=973.93

STREET 'B' (PVT)

NE 17TH CT (PVT)

NE POINTE DRIVE

ST-EX1
EX SW-505 INTK
TC=971.33
FL 18" (SE)=967.29
FL 18" (NW)=967.19

L-EX2
25 LF OF
EX 18" RCP @ 0.84%

L-1
7 LF OF
18" RCP @ 0.84%

ST-1
SW-513 4'X4' INTK
W/ 1-9" TALL X 48" WIDE OPENING
AT ELEVATION=970.00 (SE)
RIM=971.25
FL 6" (SE)=967.66
FL 18" (NW)=967.56

CONNECT TO EX STORM SEWER
FL=967.50 (VERIFY)

REMOVE EX. APRON

L-2
7 LF OF
6" PVC @ 1.00%

ST-2
6" PVC PIPE
FL=967.73

INSTALL 15 TONS
OF CLASS 'E'
RIP RAP

APPROXIMATE KNOX BOX AND
FIRE DEPARTMENT CONNECTION LOCATION.
REFER TO ARCHITECTURAL PLANS.

54 LF OF
6" SANITARY
SERVICE
@ 2.00% (MIN)

SANITARY CLEANOUT
RIM=974.23
FL=966.61 (MIN.)

2" WATER SERVICE
CURBSTOP
RIM=973.24

TRANSFORMER LOCATION.
CONFIRM LOCATION W/
MIDAMERICAN DESIGN

HYDRANT ASSEMBLY
FGH=973.22

RISER
ROOM

PROPOSED
6" WATER MAIN

22.5° BEND

10'
PUE

APPROXIMATE LOCATION
OF KNOX BOX. REFER
TO ARCHITECTURAL PLANS.

SANITARY CLEANOUT
RIM=972.02
FL=964.73 (MIN.)

1.5" WATER SERVICE
CURBSTOP
RIM=971.80

58 LF OF
6" SANITARY
SERVICE
@ 2.00% (MIN)

45° BEND

TRANSFORMER LOCATION.
CONFIRM LOCATION W/
MIDAMERICAN DESIGN

75 LF OF
6" SANITARY
SERVICE
@ 2.00% (MIN)

SANITARY CLEANOUT
RIM=972.09
FL=964.30 (MIN.)

1.5" WATER SERVICE
CURBSTOP
RIM=970.27

P-3
393 LF OF
8" PVC @ 0.60%

1.5" WATER SERVICE
CURBSTOP
RIM=973.30

13 LF OF
6" SANITARY
SERVICE
@ 2.00% (MIN)

TRANSFORMER LOCATION.
CONFIRM LOCATION W/
MIDAMERICAN DESIGN

APPROXIMATE LOCATION
OF KNOX BOX. REFER
TO ARCHITECTURAL PLANS.

SANITARY CLEANOUT
RIM=973.84
FL=965.39 (MIN.)

S-3
SW-301 48" MH
RIM=971.42
FL 8" (S)=961.77

10' PUE

22.5° BEND

HYDRANT ASSEMBLY
FGH=971.27

PROPOSED
6" WATER MAIN

22.5° BEND

8"X6" REDUCER

EX 8" WATER VALVE
RIM=971.65
CONNECT TO EXISTING
8" WATER MAIN

APPROXIMATE LOCATION
OF KNOX BOX. REFER
TO ARCHITECTURAL PLANS.

SHEET INDEX

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0' 10' 20' 40'

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GRIMES, IOWA

BROOKSIDE VILLAGE NORTH TOWNHOMES UTILITY PLAN

8.1

2502.077

FILE: H:\2025\2502077\DWG\TOWNHOMES\2502077-UTILITY PLAN.THSLDWG
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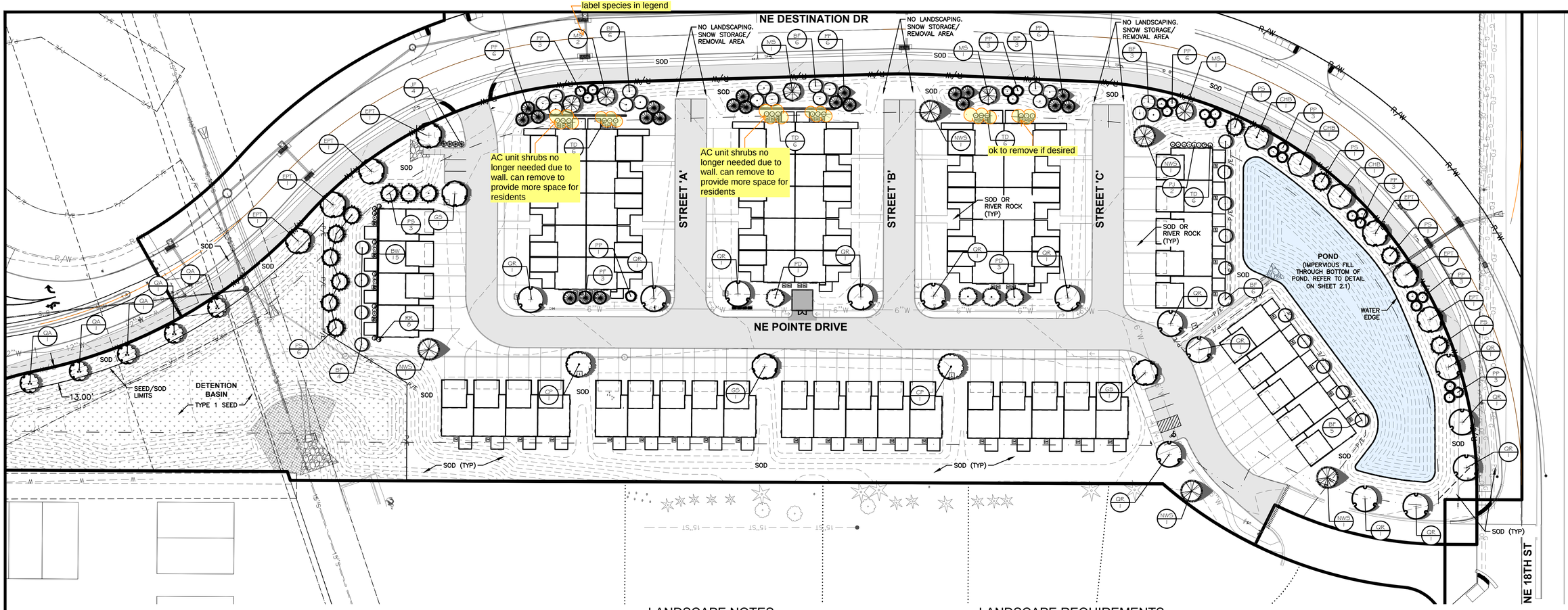
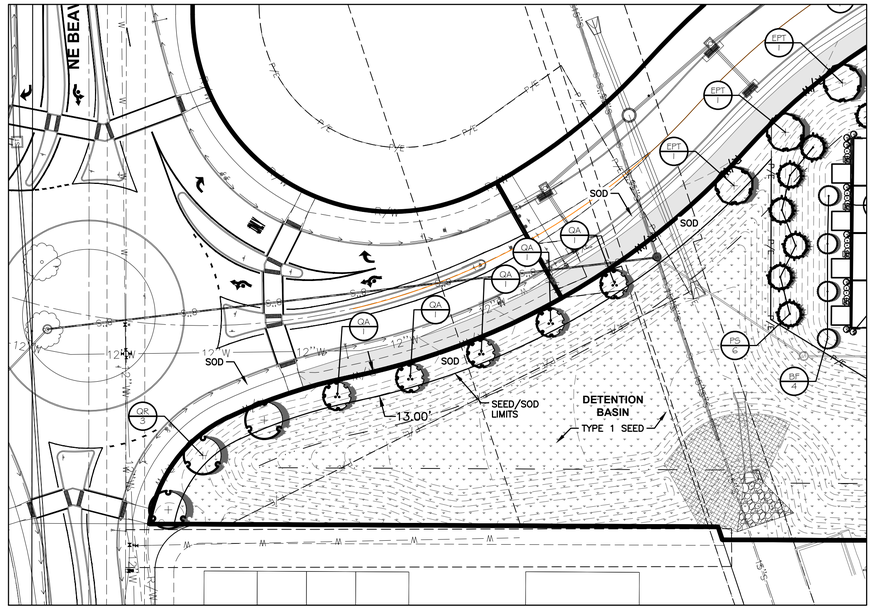
PLOTTED BY: JARED MURRAY TECH: ENG:





SCALE
0' 20' 40' 80'

LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SOD ALL AREAS UNLESS NOTED ON PLAN.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS TO A (MIN) DEPTH OF 3".
9. BUILDING FOUNDATION PLANTING BEDS SHALL BE 2" RIVER ROCK, 3" MIN. DEPTH., WITH WEED BARRIER FABRIC.
10. ALL EDGING SHALL BE METAL EDGE.
11. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
12. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
13. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
14. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

BUFFER REQUIREMENTS (WEST)

WEST BUFFER (533 LF)

REQUIRED (WITHOUT 3' BERM):
3 EVERGREEN TREES AND 2 ORNAMENTAL TREES PER 50 LF.

EVERGREEN TREES	= 32
ORNAMENTAL TREES	= 22

PROVIDED

EVERGREEN TREES	= 32
ORNAMENTAL TREES	= 23

LANDSCAPE REQUIREMENTS

OPEN SPACE:

TOTAL AREA	= 302,869 SF (6.95 ACRES)
OPEN SPACE REQUIRED	= 121,148 SF (40%)
OPEN SPACE PROVIDED	= SEE COVER SHEET

OPEN SPACE REQUIREMENTS

1 TREE PER 1,000 SF OF REQ. OPENSPACE	= 121 TREES
TREES PROVIDED	= 123 TREES

* FRONTAGE TREES AND BUFFER TREES COUNT TOWARD THE OPEN SPACE TREE REQUIREMENT.

** FOUNDATION PLANTINGS SHALL BE PROVIDED ALONG FACADES FACING THE PUBLIC STREET WHEN BERMS & BUFFERS ARE NOT PROVIDED.

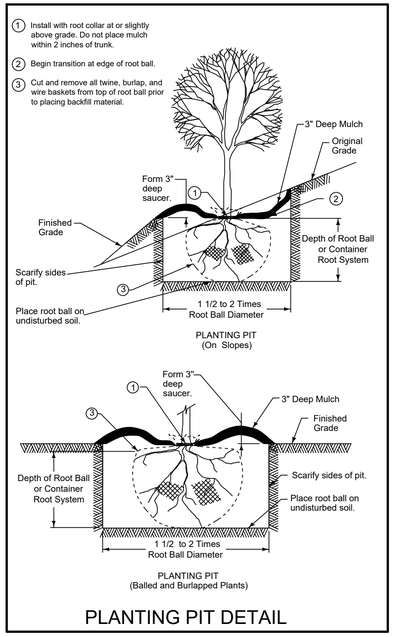
STREET FRONTAGE REQUIREMENT

1 TREE PER 50 LF OF STREET FRONTAGE	= 30 TREES (1,496 LF)
TREES PROVIDED	= 32 TREES

PARKING LOTS
THE PERIMETER OF ALL PARKING LOTS LOCATED ALONG INTERIOR SIDE AND REAR LOT LINES SHALL BE PLANTED WITH EVERGREEN SHRUBS TO SCREEN HEADLIGHTS FROM NEIGHBORING PROPERTIES.

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
AA	5	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	B&B, 1.5" CALIPER
CHB	3	Common Hackberry	Celtis occidentalis	B&B, 1.5" CALIPER
CP	2	Prairie Pride Hackberry	Celtis occidentalis 'Prairie Pride'	B&B, 1.5" CALIPER
EPT	7	Exclamation!™ London Plane Tree	Platanus x acerifolia 'Morton Circle'	B&B, 1.5" CALIPER
GS	3	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B&B, 1.5" CALIPER
QA	5	Quaking Aspen	Populus tremuloides	B&B, 1.5" CALIPER
QB	3	Swamp White Oak	Quercus bicolor	B&B, 1.5" CALIPER
QR	20	Red Oak	Quercus rubra	B&B, 1.5" CALIPER
	48	SUBTOTAL:		
EVERGREEN TREES				
NWS	14	Norway Spruce	Picea abies	B&B, 6' HEIGHT
PD	4	Black Hills White Spruce	Picea glauca 'Densata'	B&B, 6' HEIGHT
PF	21	Pyramidal White Pine	Pinus strobus 'Fastigiata'	B&B, 6' HEIGHT
PP	13	Baker Colorado Spruce	Picea pungens 'Bakeri'	B&B, 6' HEIGHT
PS	18	White Pine	Pinus strobus	B&B, 6' HEIGHT
	60	SUBTOTAL:		
ORNAMENTAL TREES				
BF	15	Dakota Pinnacle® Asian White Birch	Betula platyphylla 'Fargo'	B&B, 6' HEIGHT
	15	SUBTOTAL:		
SHRUBS				
BW	15	Wintergreen Boxwood	Buxus microphylla 'Wintergreen'	CONT, 3 GAL
JF	4	Sea Green Juniper	Juniperus chinensis 'Sea Green'	CONT, 3 GAL
PJ	2	PJM Compact Rhododendron	Rhododendron x 'P.J.M. Compact'	CONT, 3 GAL
RR	8	Fine Line Buckthorn	Rhamnus frangula 'Fine Line'	CONT, 3 GAL
TD	24	Dense Yew	Taxus x media	CONT, 3 GAL
	53	SUBTOTAL:		



PLANTING PIT DETAIL

REVISIONS	DATE
THIRD SUBMITTAL	07/21/2026
SECOND SUBMITTAL	06/19/2026
FIRST SUBMITTAL	05/22/2026

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JMM | TECH: CWO/JDS

BROOKSIDE VILLAGE NORTH TOWNHOMES
LANDSCAPE PLAN

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

L1.0

2502.077

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LAYOUT: L1.0
PLOTTED BY: JARED MURRAY
PLOTTED: 7/23/2026 12:19 PM
TECH:
COMMENT:
ENG:

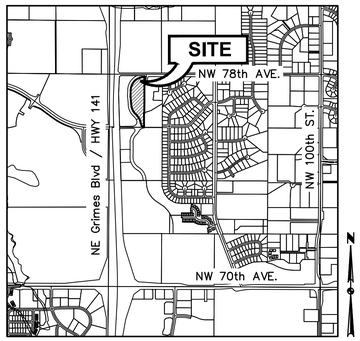
PRELIMINARY PLAT / SITE PLAN FOR:

BROOKSIDE VILLAGE NORTH TOWNHOMES

GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

OWNER/APPLICANT

BROOKSIDE NORTH, LLC
CONTACT: BRIAN ATWOOD
6700 E ARROWHEAD PARKWAY
SIOUX FALLS, SOUTH DAKOTA 57100
PH: (515) 630-6043
EMAIL: BRIAN@SIGNATURECOMPANIESLLC.COM

ENGINEER/SURVEYOR

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

ARCHITECT

SIGNATURE COMPANIES, LLC
CONTACT: TJ OLSON
3430 SE DESTINATION DR, STE 400
GRIMES, IOWA 50111
PH: (605) 275-5888
EMAIL: TJ@SIGNATURECOMPANIESLLC.COM

BENCHMARKS

POLK CITY EXIT OFF 141 INLET HEADWALL BETWEEN EXIT & 141 BRASS PLUG
ELEVATION=859.45

PK IN CURB NORTH END OF DESTINATION DRIVE ROUND ABOUT.
N=803087.314
E=743866.306
ELEVATION=967.81

DATE OF SURVEY

04/09/2026

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = FALL 2026
ANTICIPATED FINISH DATE = FALL 2029

SUBMITTAL DATES

FIRST SUBMITTAL:	05/22/2026
SECOND SUBMITTAL:	06/19/2026
THIRD SUBMITTAL:	07/21/2026

ZONING

PUD (MEDIUM-DENSITY RESIDENTIAL AREA)

DEVELOPMENT SUMMARY

BULK REGULATIONS:
PUD W/ UNDERLYING R-3 MED

LOT AREA	= 293,022 SF (6.73 ACRES)
SETBACKS:	
PERIMETER	= 30 FT
GARAGE AND PRIVATE STREET	= 20 FT
MAX BUILDING HEIGHT	= 35 FT
BUILDING SEPARATION (2 FT PROJECTION OF NON-HABITABLE SPACE IS PERMITTED, AS LONG AS PROJECTION MEET FIRE/BUILDING CODES)	= 16 FT
OPEN SPACE:	
TOTAL AREA	= 293,022 SF (6.73 ACRES)
OPEN SPACE REQUIRED	= 117,209 SF (40%)
OPEN SPACE PROVIDED	= 131,567 SF (45%)
PARKING REQUIRED:	
2 SPACES/UNIT +	= 126 SPACES
1 VISITOR SPACE/5 UNITS	= 12.6 SPACES
TOTAL REQUIRED	= 139 SPACES
PARKING PROVIDED	
GARAGES	= 96 SPACES
DRIVEWAY	= 96 SPACES
STANDARD SPACES	= 13 SPACES
TOTAL PROVIDED	= 205 SPACES

PARKLAND DEDICATION

REQUIRED	
63 TOWNHOME UNITS	
X 2 RESIDENTS/UNIT	
X 0.0065 ACRES/INDIVIDUAL	= 0.82 ACRES
TOTAL REQUIRED	= 0.82 ACRES

LEGAL DESCRIPTION

PARCEL '2025-37' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 20139, PAGE 228, BEING A PART OF OUTLOT 'X', NORTH POINTE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

UTILITY WARNING

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

INDEX OF SHEETS

NO.	DESCRIPTION
1.0	COVER SHEET
2.0-2.1	DETAILS
3.0	PRELIMINARY PLAT
4.0	SITE LAYOUT/HYDRANT COVERAGE/SIGNAGE PLAN
5.0-5.1	DIMENSION PLAN
6.0-6.4	GRADING PLAN
7.0	EROSION AND SEDIMENT CONTROL PLAN
8.0-8.1	UTILITY PLAN
9.0	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED

- PROPERTY BOUNDARY
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY (R/W)
- BUILDING SETBACK
- PERMANENT EASEMENT (P/E)
- TEMPORARY EASEMENT (T/E)
- TYPE SW-501 STORM INTAKE
- TYPE SW-502 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-512 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- FLARED END SECTION
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- WATER CURB STOP
- SANITARY SEWER
- SANITARY SERVICE (S)
- STORM SEWER
- STORM SERVICE (ST)
- WATERMAIN WITH SIZE (8"W)
- WATER SERVICE (W)
- SAWCUT (FULL DEPTH)
- SILT FENCE
- USE AS CONSTRUCTED (UAC)
- GARAGE FLOOR ELEVATION (GFE)

EXISTING

- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ELECTRIC POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POWER POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE OR VAULT
- TRAFFIC SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE/VAULT
- TELEPHONE POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- MAIL BOX
- BENCHMARK
- SOIL BORING
- UNDERGROUND TV CABLE (TV)
- GAS MAIN (G)
- FIBER OPTIC (FO)
- UNDERGROUND TELEPHONE (T)
- OVERHEAD ELECTRIC (OE)
- UNDERGROUND ELECTRIC (E)
- FIELD TILE (TILE)
- SANITARY SEWER W/ SIZE (8"S)
- STORM SEWER W/ SIZE (15"ST)
- WATER MAIN W/ SIZE (8"W)

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400
PROJECT NO. 2502.077

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

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

THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

JARED M. MURRAY — 23496 — LICENSED PROFESSIONAL ENGINEER — IOWA

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.

JARED M. MURRAY, P.E. — DATE

LICENSE NUMBER 23496
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:
1.0-8.1

PRELIMINARY NOT FOR CONSTRUCTION

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PLOTTED BY: JARED MURRAY
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COMMENT:
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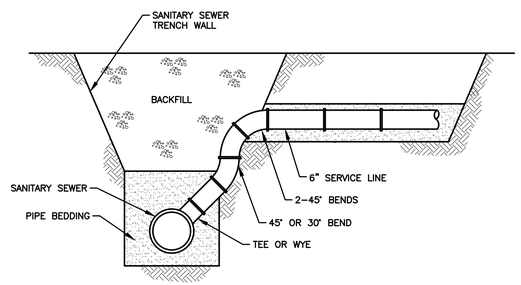

SANITARY SEWER SERVICE RISER DETAIL
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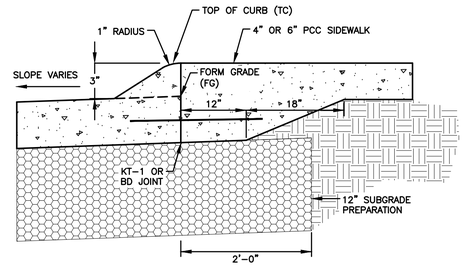
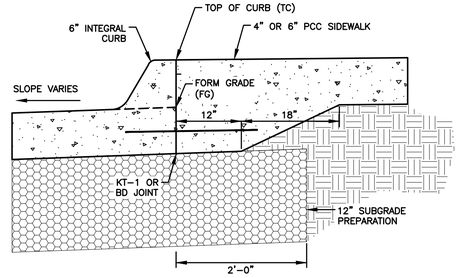
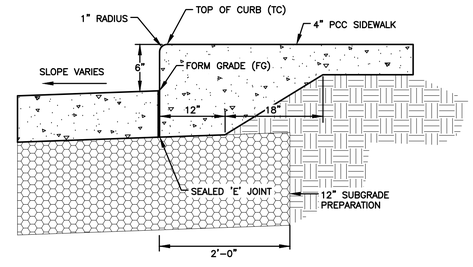


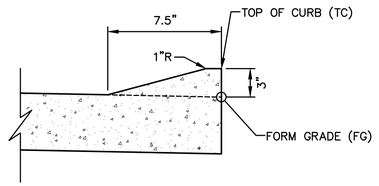
3" ROLLED CURB AND SIDEWALK
NOT TO SCALE



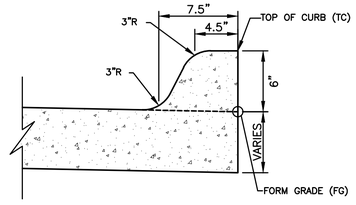
6" INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



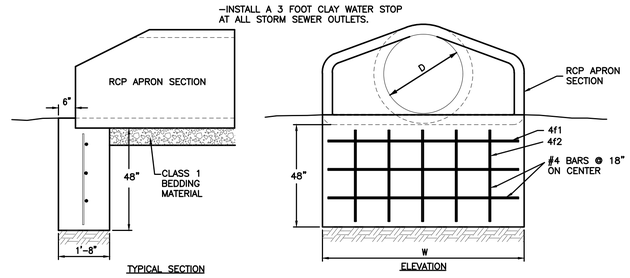
CLASS 'A' 6" INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



INTEGRAL 3" ROLLED CURB
NOT TO SCALE



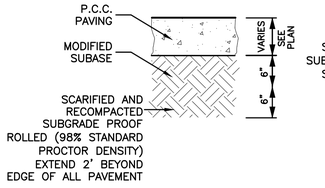
6" PCC INTEGRAL CURB
NOT TO SCALE



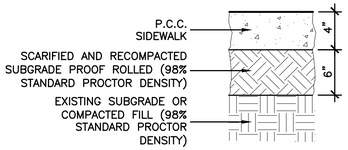
REINFORCING BAR LIST

D	W	Mark	Size	Length	Count
12"	2'-4"	4f1	4	2'-0"	3
		4f2	4	3'-8"	2
15"	2'-10"	4f1	4	2'-6"	3
		4f2	4	3'-8"	2
18"	3'-5"	4f1	4	3'-1"	3
		4f2	4	3'-8"	3
24"	4'-6"	4f1	4	4'-2"	3
		4f2	4	3'-8"	3
30"	5'-7"	4f1	4	5'-3"	3
		4f2	4	3'-8"	4
36"	6'-8"	4f1	4	6'-4"	3
		4f2	4	3'-8"	5
42"	7'-3"	4f1	4	6'-11"	3
		4f2	4	3'-8"	5
48"	7'-10"	4f1	4	7'-6"	3
		4f2	4	3'-8"	6
54"	8'-5"	4f1	4	8'-1"	3
		4f2	4	3'-8"	6
60"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	6
66"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	6
72"	10'-0"	4f1	4	9'-8"	3
		4f2	4	3'-8"	7
78"	10'-7"	4f1	4	10'-3"	3
		4f2	4	3'-8"	7
84"	11'-1"	4f1	4	10'-9"	3
		4f2	4	3'-8"	8

RCP APRON FOOTING DETAIL
NOT TO SCALE

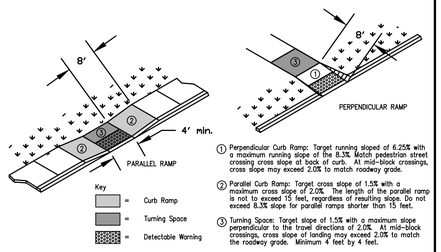


PCC PAVEMENT DETAIL



PCC SIDEWALK DETAIL

PCC PAVEMENT AND SIDEWALK
NOT TO SCALE

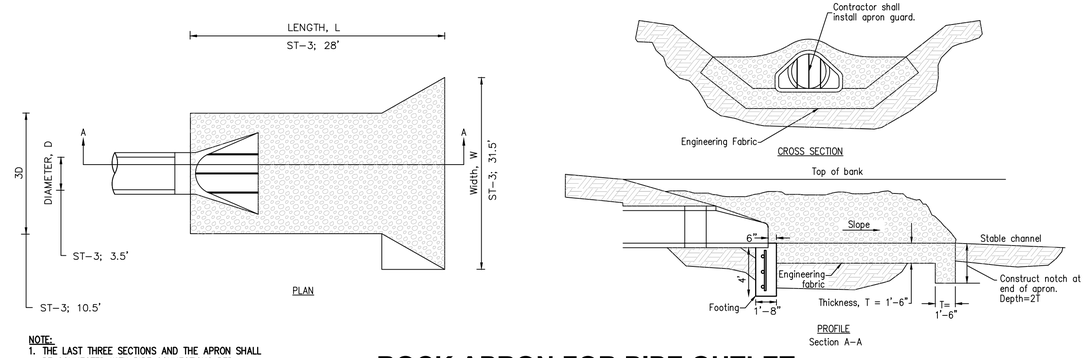


① Perpendicular Curb Ramps: Target running slopeof 6.25% with a maximum running slope of the 8.3% Match pedestrian street crossing cross slope at back of curb. At mid-block crossings, cross slope may exceed 2.0% to match roadway grade.

② Parallel Curb Ramps: Target cross slope of 1.5% with a maximum cross slope of 2.0% The length of the parallel ramp is not to exceed 15 feet, regardless of resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.

③ Turning Spaces: Target slope of 1.5% with a maximum slope perpendicular to the trowel directions of 2.0% At mid-block crossings, cross slope of landing may exceed 2.0% to match the roadway grade. Minimum 4 feet by 4 feet.

CURB RAMPS
NOT TO SCALE



NOTE:
1. THE LAST THREE SECTIONS AND THE APRON SHALL BE CONNECTED WITH PIPE CONNECTIONS PER SECTION 4030.302C OF SUDAS.
2. INSTALL A 3' CLAY WATERSTOP AT ALL STORM SEWER OUTLETS.

ROCK APRON FOR PIPE OUTLET
NOT TO SCALE

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
TECH: CWO/JDS
ENGINEER: JMM

REVISIONS	DATE
THIRD SUBMITTAL	07/21/2026
SECOND SUBMITTAL	06/19/2026
FIRST SUBMITTAL	05/22/2026

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BROOKSIDE VILLAGE NORTH TOWNHOMES
DETAILS

2.0
2502.077

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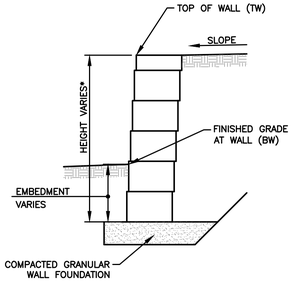
PLOT SCALE: 1:1 PAPER SIZE: ARCH D
CONSULTANT:
TECH:
END:

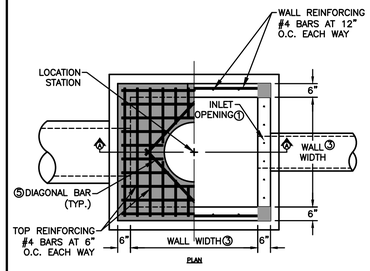


WALL SECTION

* REFER TO BLOCK WALL SUPPLIER SHOP DRAWINGS FOR FULL HEIGHT DIMENSION(S) OF MODULAR BLOCK WALL.

MODULAR BLOCK RETAINING WALL SPOT ELEVATOIN REFERENCE

NOT TO SCALE



STRUCTURE MAY BE BUILT WITH OPENINGS ON ANY OR ALL SIDES. PROVIDE OPENINGS AND ORIENTATION AS SPECIFIED IN THE CONTRACT DOCUMENTS.

ADJACENT WALLS MAY HAVE DIFFERENT WIDTHS BASED UPON PIPE CONFIGURATION, BUT STRUCTURE MUST BE RECTANGULAR.

① CONSTRUCT INLET OPENINGS WITH 15-INCH #4 EPOXY-COATED BARS AT 8 INCHES ON CENTER. EMBED BARS A MINIMUM OF 3 INCHES INTO WALLS AND TOP AT ALL OPENINGS.

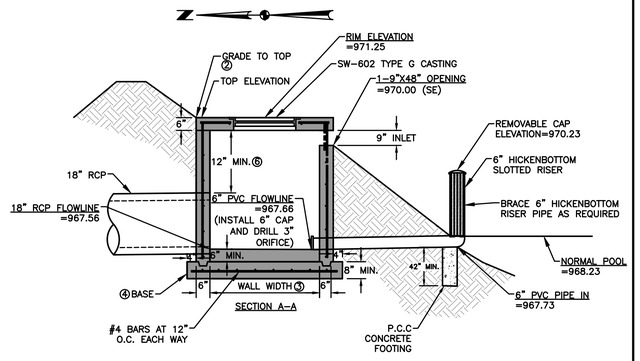
② GRADE TO TOP ELEVATION ON CLOSED SIDES.

③ WALL WIDTHS VARY WITH PIPE DIAMETER. PROVIDE 6 INCHES OF WALL WIDTH (MINIMUM) EACH SIDE OF PIPE OPENING. MINIMUM WALL WIDTH IS 36 INCHES. MAXIMUM WALL WIDTH IS 72 INCHES.

④ CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.

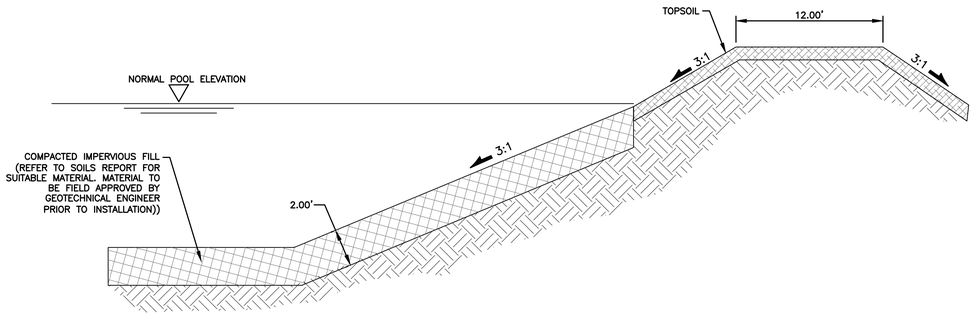
⑤ INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.

⑥ 12" MINIMUM WALL HEIGHT ABOVE ALL PIPES.



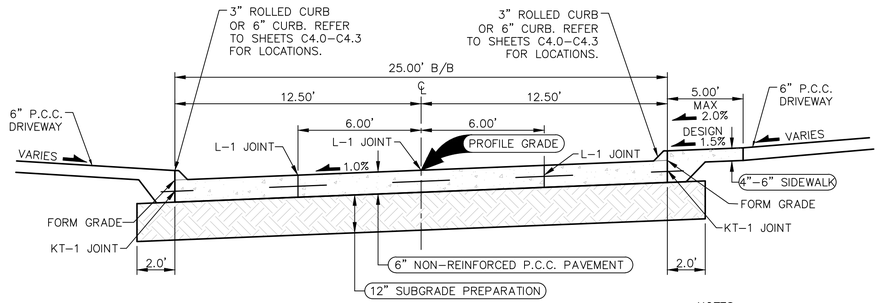
4'X4' SW-513 INTAKE (ST-1)

NOT TO SCALE



TYPICAL WET BOTTOM POND SECTION

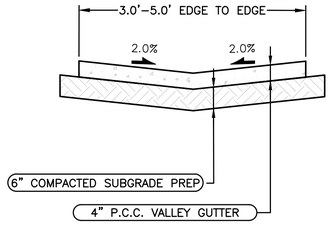
NOT TO SCALE



NOTES:
1. PREPARE SUBGRADE IN 2-6" LIFTS.
2. TYPICAL C JOINT SPACING IS 15'.

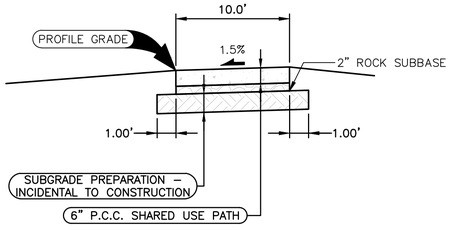
TYPICAL SECTION - 25' B/B P.C.C. ROADWAY

NOT TO SCALE



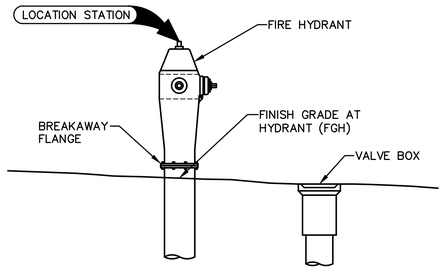
VALLEY GUTTER DETAIL

NOT TO SCALE



TYPICAL SECTION - 10' P.C.C. SHARED USE PATH

NOT TO SCALE

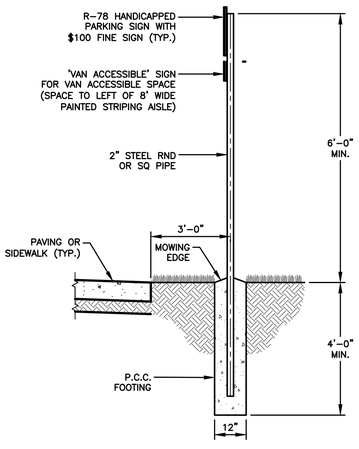


EXAMPLE: STA 10+00, 42' LT
HYDRANT ASSEMBLY
FGH = 987.6

HYDRANT ASSEMBLY

SPOT ELEVATION REFERENCE DETAIL

NOT TO SCALE



ACCESSIBLE PARKING SIGN

NOT TO SCALE

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JMM | TECH: CWO/JDS

REVISIONS	DATE
THIRD SUBMITTAL	07/21/2026
SECOND SUBMITTAL	06/19/2026
FIRST SUBMITTAL	05/22/2026

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BROOKSIDE VILLAGE NORTH TOWNHOMES DETAILS

2.1

2502.077

FILE: H:\2025\2502077\DWG\TOWNHOMES\2502077-CDV-DET-HYDRANT THISDWG
RE: ADD HYDRANT DETAIL CUTSHEET
PLOTTED BY: JAGED MURRAY TECH: DWGNAME:
7/31/2026 10:18 AM ENG:

NE GRIMES BLVD / HWY 141

15' MIDAM ELECTRIC EASEMENT BK. 11893, PG. 562

N01°42'44"W 371.79'

N02°31'53"E 413.41'

N48°29'25"E 86.68'

26' INGRESS/ EGRESS EASEMENT

20' SETBACK

SANITARY SEWER SERVICE

30' SANITARY SEWER EASEMENT (PUBLIC)

S88°19'47"W 270.86'

30' SETBACK

CONCEPTUAL LAYOUT

LOT 2
232035 SF
5.33 AC

CONCEPTUAL LAYOUT

25' INGRESS/ EGRESS EASEMENT

30' SETBACK

8" WATER MAIN SERVICE

TRANSFORMER

10' ELECTRIC EASEMENT

30' SETBACK

TRANSFORMER

10' ELECTRIC EASEMENT

26' INGRESS/ EGRESS EASEMENT

8" WATER MAIN SERVICE

STORM WATER MANAGEMENT FACILITY MAINTENANCE COVENANT & PERMANENT EASEMENT AGREEMENT

10' PARKING SETBACK

NE BEAVERBROOKE BLVD

HOPE K FARMS LLC
ZONING: COMMERCIAL

NE DESTINATION DR

PROPERTY BOUNDARY

STREET LOT 'A'
89161 SF
2.05 AC

10' SHARED USE PATH

Δ=28°51'37"
L=193.93'
R=385.00'
CH=191.88'
CHB=N33°41'34"W

Δ=18°40'44"
L=102.69'
R=315.00'
CH=102.24'
CHB=N38°47'00"W

Δ=17°55'06"
L=120.40'
R=385.00'
CH=119.91'
CHB=N20°26'11"W

Δ=13°33'12"
L=67.18'
R=284.00'
CH=67.02'
CHB=N18°19'53"W

S60°32'17"W 70.00'

30' SETBACK

25' INGRESS/ EGRESS EASEMENT

25' INGRESS/ EGRESS EASEMENT

30' SETBACK

30' SETBACK

25' INGRESS/ EGRESS EASEMENT

10' PUE

NE POINTE DRIVE

BUILDING #5

BUILDING #6

NE 16TH CT (PVT)

LOT 1
302869 SF
6.95 AC

STREET 'B' (PVT)

BUILDING #7

BUILDING #8

NE 17TH CT (PVT)

BUILDING #9

25' B–B

10' PUE

25' B–B

10' PUE

25' B–B

NE POINTE DRIVE

10' PUE

25' INGRESS EGRESS EASEMENT

BUILDING #4

BUILDING #3

BUILDING #2

BUILDING #1

30' SETBACK

30' SETBACK

25' B–B

BUILDING #10

STORM WATER MANAGEMENT FACILITY MAINTENANCE COVENANT & PERMANENT EASEMENT AGREEMENT

NE 18TH ST

S00°13'26"W 680.69'

PROPERTY BOUNDARY

S71°34'03"W 7.26'

S00°17'10"W 300.10'

STORM WATER MANAGEMENT FACILITY MAINTENANCE COVENANT & PERMANENT EASEMENT AGREEMENT

PROPERTY BOUNDARY

THE VILLAGE AT NORTHPOINTE
ZONING: RESIDENTAIL

S00°12'09"W 35.10'

S89°58'43"E 35.00'

S00°12'09"W 24.94'

Δ=14°48'09"
L=86.55'
R=335.00'
CH=86.31'
CHB=S33°37'43"W

Δ=26°14'20"
L=137.39'
R=300.00'
CH=136.19'
CHB=S13°05'51"W

S63°41'06"E 35.00'

S89°59'03"E 565.44'

SCALE
0' 25' 50' 100'

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SECOND SUBMITTAL	06/19/2026
FIRST SUBMITTAL	05/22/2026

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

ENGINEER: JMM | TECH: CWO/JDS

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

BROOKSIDE VILLAGE NORTH TOWNHOMES PRELIMINARY PLAT

3.0

2502.077

FILE: H:\2025\2502077\DWG\TOWNHOMES\2502077-PREPLAT THIS.DWG
LAST EDITED: 7/24/2026 12:18 PM
PLOTTED BY: JARED MURRAY
TECH:
COMMENT:
ENG:

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS

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

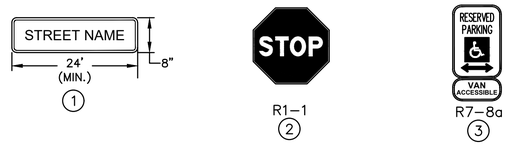
2. SANITARY SEWER NOTES:
   - A. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REMOVE THE PLUG FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
   - B. SANITARY GRAVITY PIPE MATERIAL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

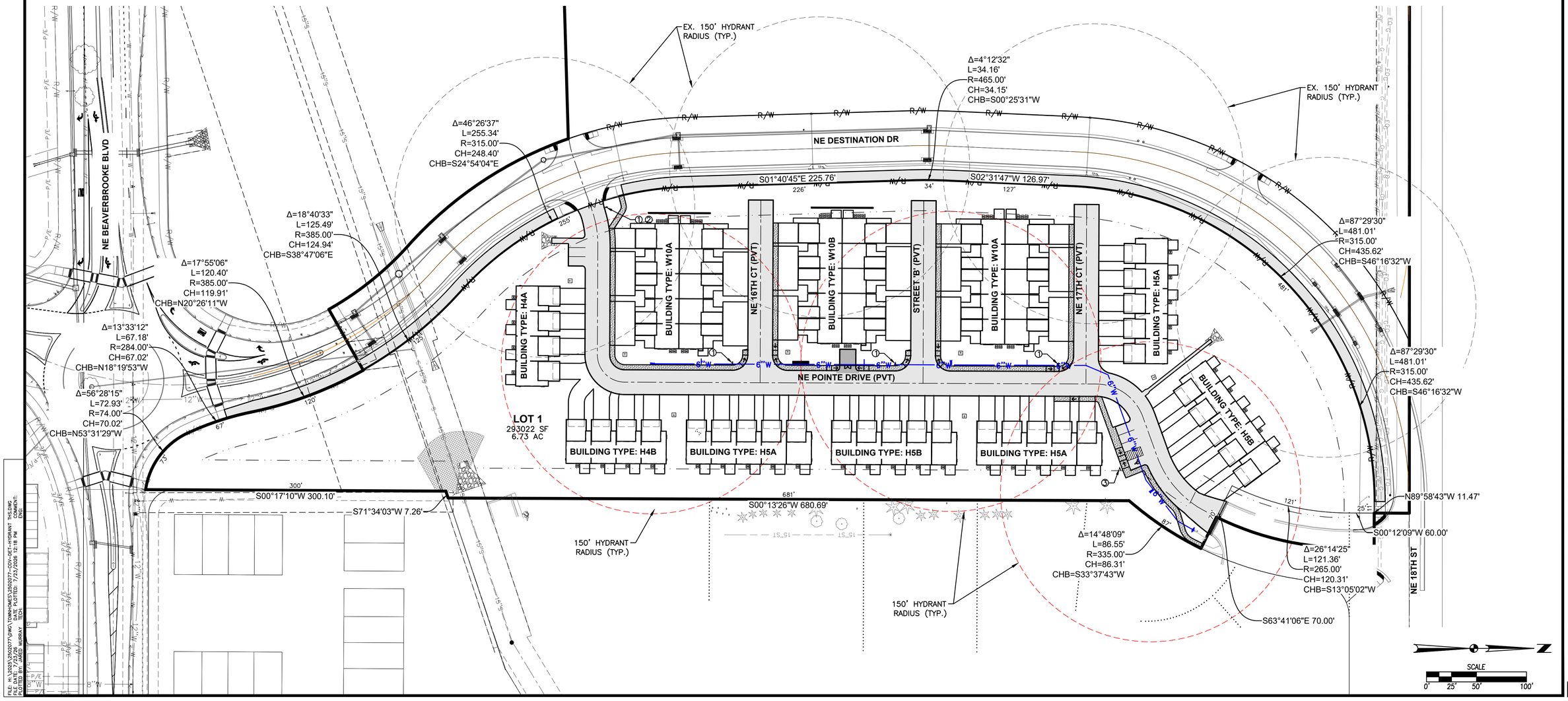
3. WATER MAIN NOTES:
   - A. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2' BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
   - B. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
   - C. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
   - D. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
   - E. WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
   - F. THE CITY OF GRIMES SHALL DO THE FILLING OF THE WATER MAIN.
   - G. NEW WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE CONTRACTOR. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE CONTRACTOR AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DIVISION. ALL TESTS AND SAMPLING TO BE WITNESSED BY THE CITY ENGINEERING DIVISION. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
   - H. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.
   - I. ALL DEAD-END WATER MAINS TO HAVE TEMPORARY BLOWOFF HYDRANTS.

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

5. SIGNAGE NOTES:
   - H. ALL SIGNAGE SHALL BE SUPPLIED AND INSTALLED BY THE DEVELOPER. PRIVATE STREET NAME SIGNS SHALL FOLLOW THE DESIGN STANDARDS ESTABLISHED BY GRIMES PUBLIC WORKS (BLACK SIGN WITH WHITE LETTERING AND "PVT" NOTED AT THE END OF THE STREET NAME).
   - I. ALL SIGN POSTS SHALL BE TELESPAR 2"X2" SQUARE TUBE GALVANIZED STEEL (14-GAUGE MIN.) WITH 7/16" KNOCK-OUT STYLE PERFORATIONS THAT ARE PRE-PUNCHED.

SIGN LEGEND





FILE: R:\2025\2502077\DWG\TOWNHOMES\2502077-CDV-SET-HYDRANT THSDWG
PLOT DATE: 7/21/2026 2:16 PM
PLOTTED BY: JARED MURRAY
XREF'S ATTACHED:
TECH:
DOMESTIC:
ENG:

REVISIONS	DATE
THIRD SUBMITTAL	07/21/2026
SECOND SUBMITTAL	06/19/2026
FIRST SUBMITTAL	05/22/2026

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

ENGINEER: JMM | TECH: CWO/JDS

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BROOKSIDE VILLAGE NORTH TOWNHOMES

SITE LAYOUT / HYDRANT COVERAGE / SIGNAGE PLAN

4.0

2502.077

GENERAL NOTES

1. THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES AND FAIR HOUSING ACT FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, EXTERIOR OF BUILDING OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. NO PARKING IS ALLOWED WITHIN THE 25 FOOT DRIVE AISLES. PARKING IS ONLY ALLOWED IN DESIGNATED PARKING AREAS.

TRAFFIC CONTROL NOTES

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

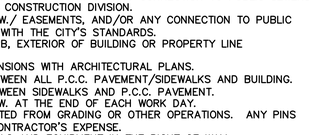
PAVEMENT THICKNESS

1. SIDEWALKS	4" P.C.C.
2. 10' SHARED USE PATH	6" P.C.C. W/ 2" CRUSHED ROCK
3. DRIVEWAYS	6" P.C.C.
4. SIDEWALK RAMPS	6" P.C.C.
5. SIDEWALKS WITHIN DRIVEWAYS	6" P.C.C.
6. PARKING STALLS	6" P.C.C.
7. PRIVATE ROADS	6" P.C.C.
8. DUMPSTER ENCLOSURE	8" P.C.C.

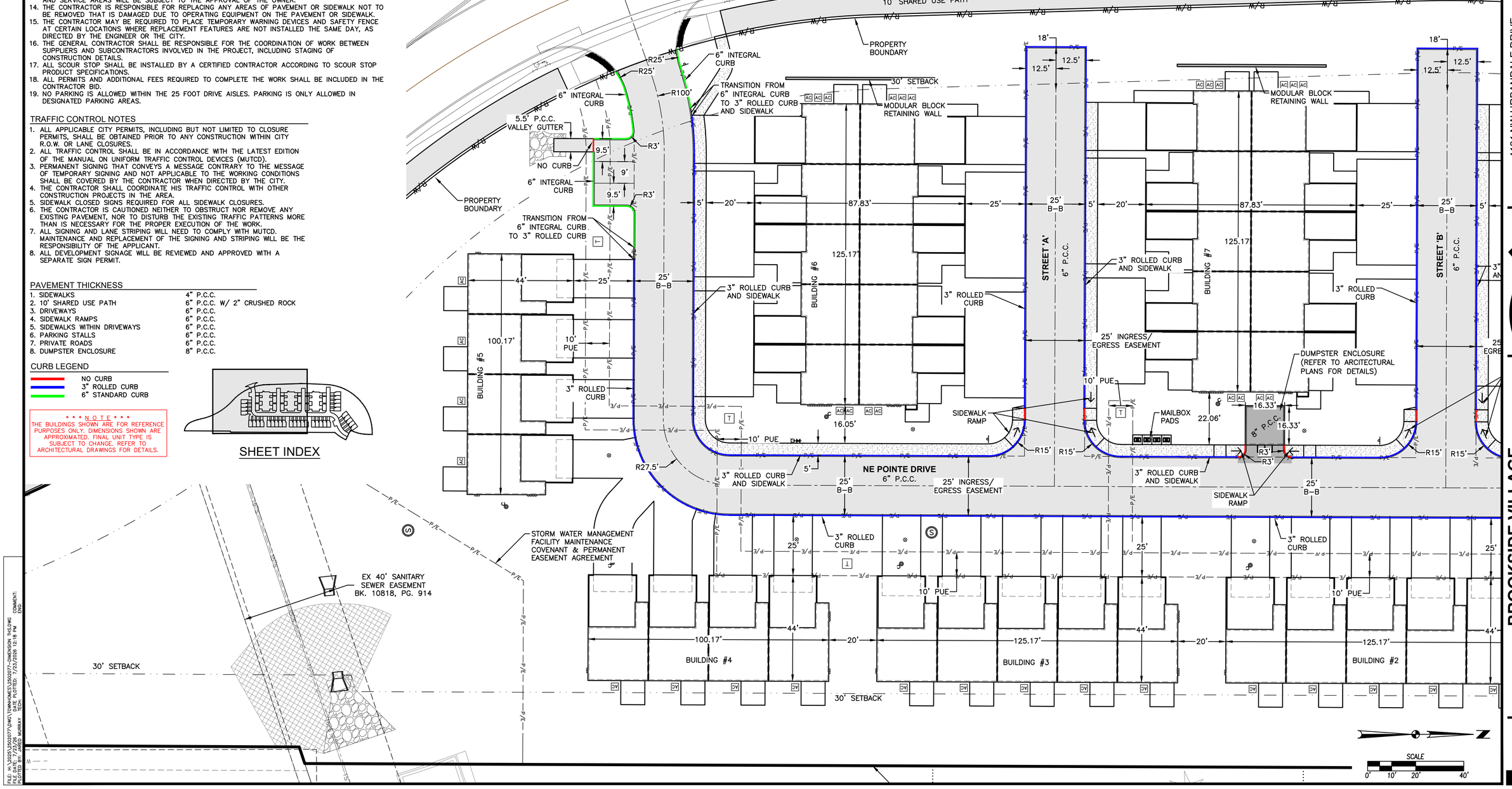
CURB LEGEND

- NO CURB
- 3" ROLLED CURB
- 6" STANDARD CURB

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



SHEET INDEX



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URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JMM | TECH: CWO/JDS
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BROOKSIDE VILLAGE NORTH TOWNHOMES DIMENSION PLAN

5.0

2502.077

FILE: N:\2025\2502077\DWG\TOWNHOMES\2502077-DIMENSION THIS.DWG
PLOTTED: 7/23/2026 12:16 PM BY: JARED MURRAY
COMMENT:
ENG:
TECH:

NE DESTINATION DR

10' SHARED USE PATH

PROPERTY BOUNDARY

18'

12.5' 12.5'

30' SETBACK

STREET 'B'

6" P.C.C.

25' B-B

5'

20'

87.83'

BUILDING #8

125.17'

3" ROLLED CURB AND SIDEWALK

25' INGRESS/ EGRESS EASEMENT

SIDEWALK RAMPS

10' PUE

26.78'

R15'

NE POINTE DRIVE

STREET 'C'

6" P.C.C.

3" ROLLED CURB

25'

44'

BUILDING #9

125.17'

3" P.C.C. VALLEY GUTTER

TRANSITION FROM 6" INTEGRAL CURB TO 3" ROLLED CURB

R50'

5' CURB CUT

27.26'

BUILDING #10

125.17'

10' PUE

R3'

9.5'

18'

17'

9.0'

7.5'

TRANSITION FROM NO CURB TO 3" ROLLED CURB

NO CURB THROUGH DRIVEWAY

3" ROLLED CURB

6" CLASS 'A' CURB AND SIDEWALK

BUILDING #1

125.17'

20'

44'

30' SETBACK

6" INTEGRAL CURB AND SIDEWALK

R100'

R117'

R20'

R16'

2'

TRANSITION FROM EXISTING 6" INTEGRAL CURB TO 3" ROLLED CURB

REMOVE 2.0' CURB AND GUTTER SECTION. PROVIDE FULL SAW CUT.

TIE INTO EXISTING 4' SIDEWALK

TRANSITION FROM 4' SIDEWALK TO 5' SIDEWALK THROUGH RADII

PROPERTY BOUNDARY

NE DESTINATION DR

10' SHARED USE PATH

30' SETBACK

PROPERTY BOUNDARY

NE POINTE DRIVE

SHEET INDEX

CURB LEGEND

- NO CURB
- 3" ROLLED CURB
- 6" STANDARD CURB

* * * N O T E * * *

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

SCALE 0' 10' 20' 40'

REVISIONS	DATE
THIRD SUBMITTAL	07/21/2026
SECOND SUBMITTAL	06/19/2026
FIRST SUBMITTAL	05/22/2026

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

ENGINEER: JMM | TECH: CWO/JDS

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

BROOKSIDE VILLAGE NORTH TOWNHOMES DIMENSION PLAN

5.1

2502.077

FILE: H:\2025\2502077\DWG\TOWNHOMES\2502077-DIMENSION.TIS.DWG
PLOT DATE: 7/21/2026 10:18 PM
PLOTTED BY: JARED MURRAY
COMMENT:
ENG:
TECH:

GRADING NOTES

1. THE COMPLETION AND APPROVAL OF THE COSESCO PERMIT SHALL BE PROVIDED TO THE CITY OF GRIMES BUILDING DIVISION AND STORM WATER DEPARTMENT PRIOR TO ANY GRADING ACTIVITIES.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 8" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES STANDARD NOTES, IF APPLICABLE,
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
    MAINTAIN 1.0% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), INSTALLATION OF THE ORIFICE PLATE AND INSTALLATION OF THE TEMPORARY STAND PIPE SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS POSSIBLE.
14. A CERTIFIED AS–BUILT GRADING PLAN OF THE DETENTION BASIN AND DRAINAGE SWALES SHALL BE SUBMITTED TO THE CITY OF GRIMES UPON COMPLETION OF THE SITE IMPROVEMENTS FOR EACH PHASE OF CONSTRUCTION PRIOR TO FINAL ACCEPTANCE.
15. CONSTRUCTION OPERATIONS SHALL PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.

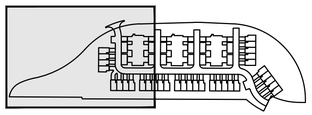
SOIL QUALITY RESTORATION

METHOD 4 SHALL BE UTILIZED FOR THIS SITE. REFER TO IOWA STORM WATER MANAGEMENT MANUAL C5–S6 FOR ADDITIONAL INFORMATION.

1. 8" OF TOPSOIL SHALL BE STRIPPED AND STOCKPILED IN AN APPROVED LOCATION IDENTIFIED ON THE EROSION CONTROL PLAN. STRIPPING AND STOCKPILING SHOULD OCCUR BEFORE OTHER SITE GRADING OR CONSTRUCTION ACTIVITIES ARE INITIATED TO KEEP TOPSOIL SEPARATE FROM LOWER HORIZON SOILS.
2. TOPSOIL STOCKPILES SHOULD BE PROTECTED BY APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES, IDENTIFIED WITHIN THE SWPPP.
3. RESPREAD TOPSOIL AFTER ALL GRADING AND TRENCHING ACTIVITIES IN THE AREA HAVE BEEN COMPLETED.
4. REMOVE LARGE CLODS, ROOTS, LITTER, STONES BIGGER THAN 1 INCH AND OTHER UNDESIRABLE MATERIAL. AFTER RESPREAD, AVOID FILL MATERIAL OR HEAVY EQUIPMENT ON THE RESTORED AREA.
5. PERFORM TILLAGE AS NECESSARY TO ADDRESS EXCESSIVE COMPACTION. DO NOT TILL WET SOILS.

* * * NOTE * * *

G.F.E. = FINISHED FLOOR ELEVATION AT THE FRONT OF THE GARAGE DOOR. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON SLOPE THROUGH GARAGE.



SHEET INDEX

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07/21/2026	THIRD SUBMITTAL
06/19/2026	SECOND SUBMITTAL
05/22/2026	FIRST SUBMITTAL

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

ENGINEER: JMM | TECH: CWO/JDS

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BROOKSIDE VILLAGE NORTH TOWNHOMES GRADING PLAN

6.0

2502.077

FILE: H:\2025\2502077\DWG\TOWNHOMES\2502077-GRADING.TWDWG
LAST PLOTTED: 7/21/2026 12:19 PM
PLOTTED BY: JARED MURRAY
COMMENT:
TECH:
ENG:

NE DESTINATION DR

NE DESTINATION DR

GRADING LIMITS (TYP)

STREET 'A'

STREET 'B'

NE POINTE DRIVE

NE POINTE DRIVE

BUILDING #5
G.F.E.=972.47

BUILDING #6

BUILDING #7
G.F.E.=975.16

BUILDING #8
G.F.E.=974.89

BUILDING #4
G.F.E.=973.05

BUILDING #3
G.F.E.=974.18

BUILDING #2
G.F.E.=975.60

BUILDING #1
G.F.E.=973.93

G.F.E.=972.50

G.F.E.=974.50

2.0' FOUNDATION STEP THROUGH GARAGE/FRONT STOOP

REFER TO DETAIL 'E' ON SHEET 6.3

REFER TO DETAIL 'D' ON SHEET 6.3

REFER TO DETAIL 'C' ON SHEET 6.3

DECKS OR RAILINGS MAY BE NEEDED IF GRADE CHANGE EXCEEDS 30" AT 36" AWAY FROM PATIO.

TOP OF BERM ELEVATION =963.30

DECKS

GRADING LIMITS (TYP)

SHEET INDEX

SCALE
0' 10' 20' 40'

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CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BROOKSIDE VILLAGE NORTH TOWNHOMES GRADING PLAN

6.1

2502.077

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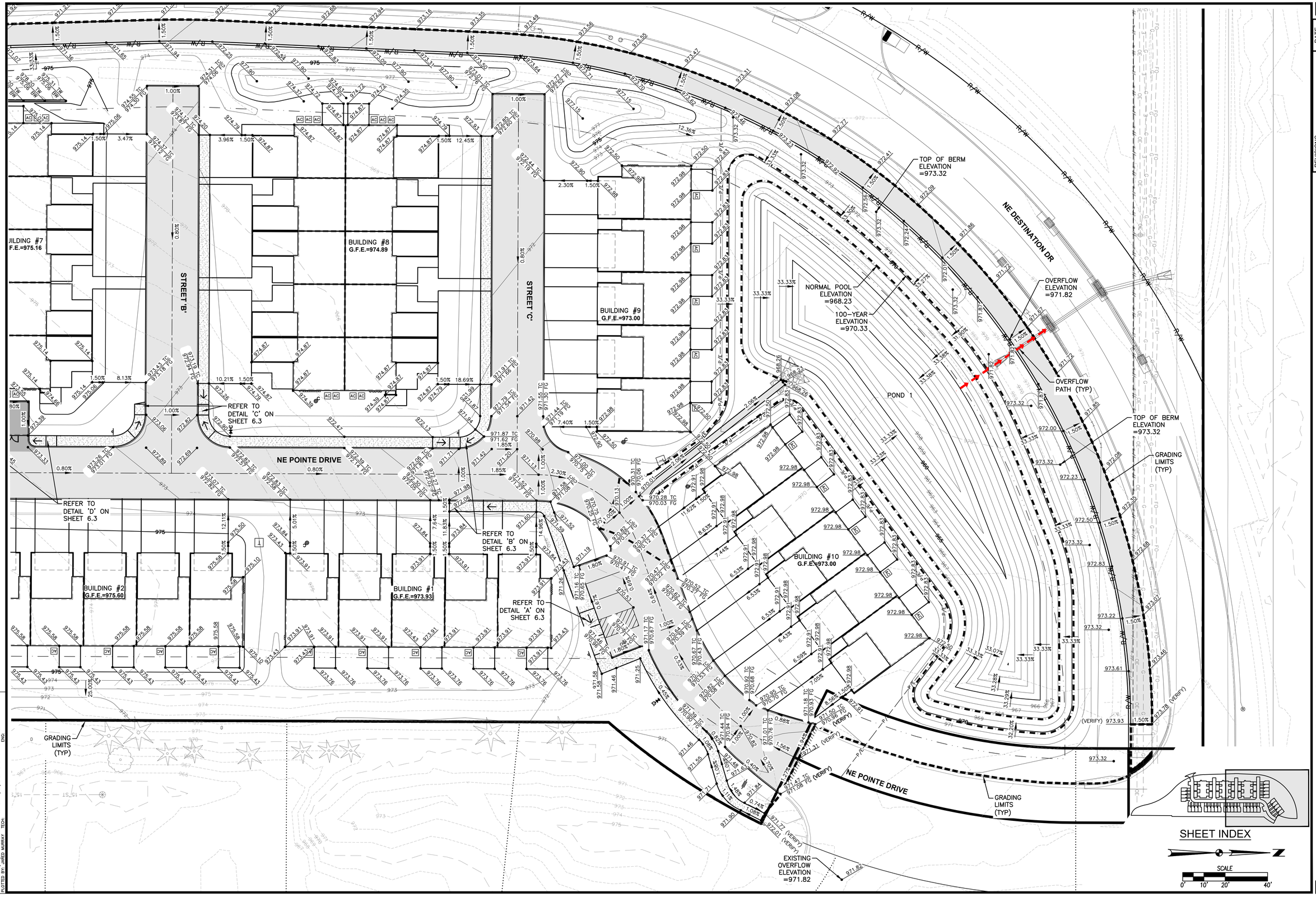

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CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

BROOKSIDE VILLAGE NORTH TOWNHOMES GRADING PLAN

6.2

2502.077

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COMMENT:
ENG:
TECH:

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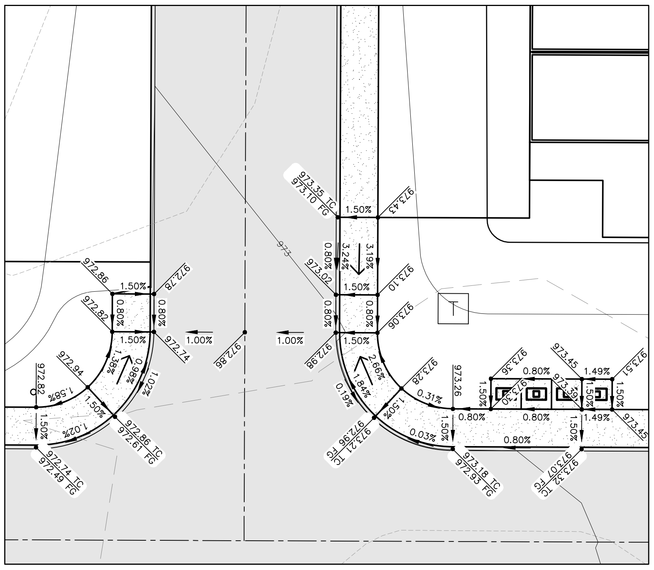
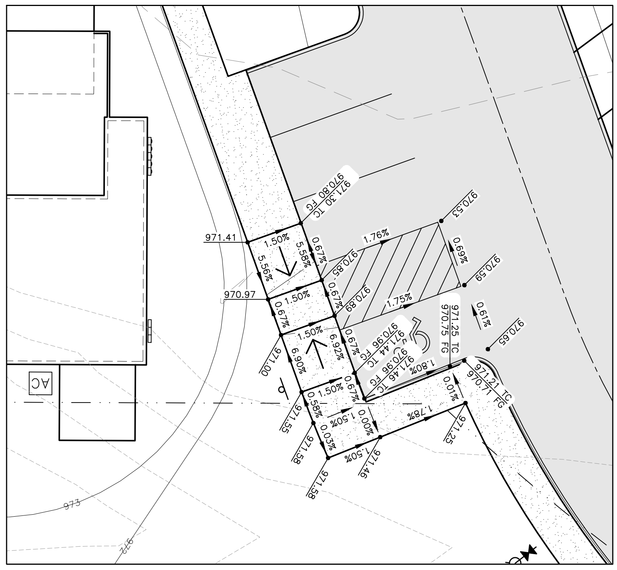
PLOTTED BY: JARED MURRAY TECH: ENG:

DETAIL 'E'



DETAIL 'A'



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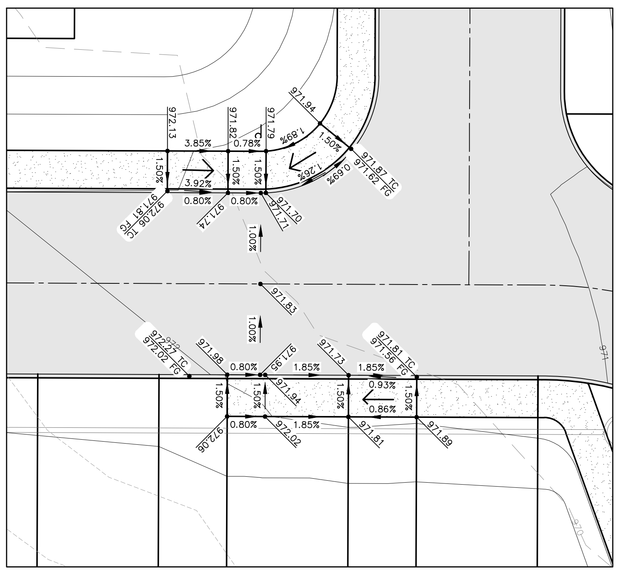
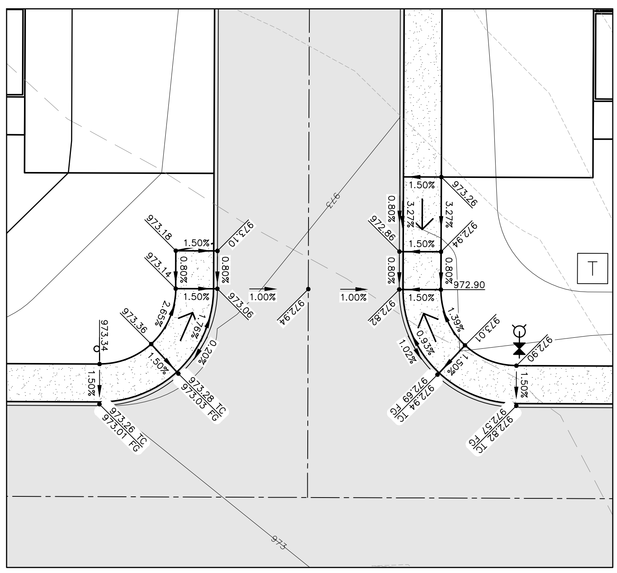
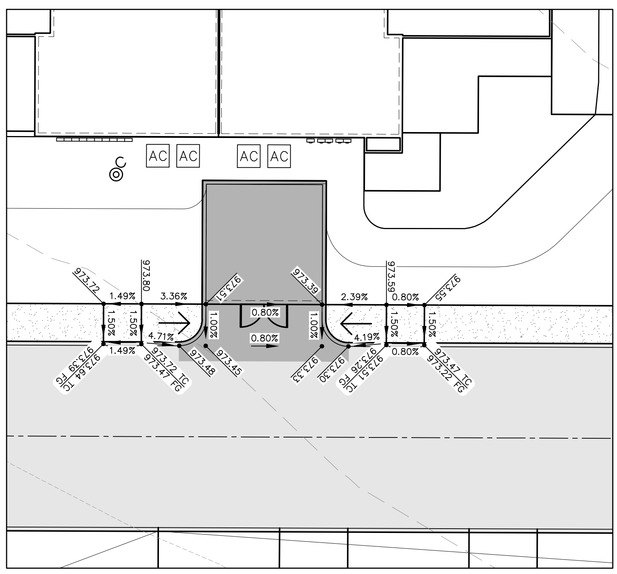


DETAIL 'C'



DETAIL 'D'



SCALE 0' 5' 10' 20'

N

BROOKSIDE VILLAGE NORTH TOWNHOMES GRADING PLAN

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

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

ENGINEER: JMM | TECH: CWO/JDS

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2502.077

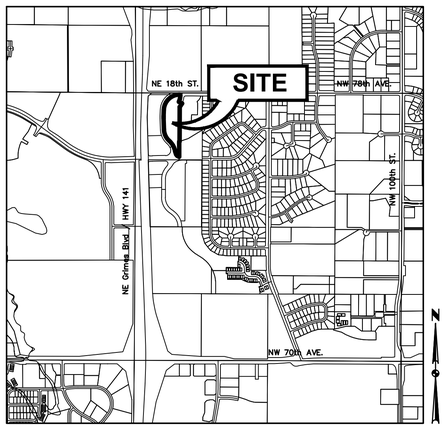
6.3

BROOKSIDE VILLAGE NORTH TOWNHOMES

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,960
2	FILTER SOCK	LF	114
3	INLET PROTECTION DEVICE	EA	7
4	SEEDING, FERTILIZING, AND MULCHING	AC	3.22
5	CONCRETE WASHOUT PIT	EA	1
6	36" PVC TEMPORARY STANDPIPE	EA	1

NOTES:

1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
2. DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
3. STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO BEAVER CREEK ±1,800 FT

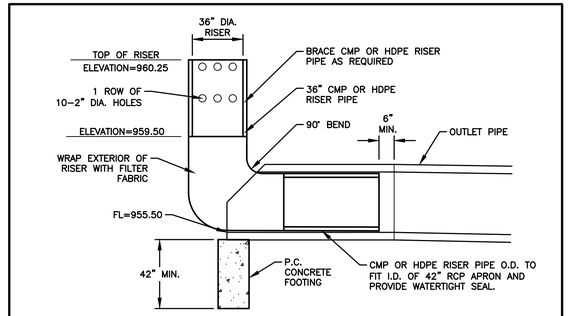
TOTAL AREA DISTURBED TO DISCHARGE POINT	3.73 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	13,428 CU FT
VOLUME PROVIDED IN FILTER SOCK (38 LF @ 2.0 CU FT/LF OF SOCK)	76 CU FT
VOLUME PROVIDED IN SILT FENCE (1,435 LF @ 4.5 CU FT/LF OF FENCE)	6,458 CU FT
VOLUME PROVIDED IN TSB #1	66,151 CU FT
TOTAL VOLUME PROVIDED	72,685 CU FT

DISCHARGE POINT #2 DIRECTLY INTO A TRIBUTARY OF BEAVER CREEK

TOTAL AREA DISTURBED TO DISCHARGE POINT	3.40 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	12,240 CU FT
VOLUME PROVIDED IN FILTER SOCK (76 LF @ 2.0 CU FT/LF OF SOCK)	152 CU FT
VOLUME PROVIDED IN SILT FENCE (1,525 LF @ 4.5 CU FT/LF OF FENCE)	6,863 CU FT
VOLUME PROVIDED IN TSB #2 (OVEREXCAVATE 2' @ 3:1)	37,826 CU FT
TOTAL VOLUME PROVIDED	44,841 CU FT

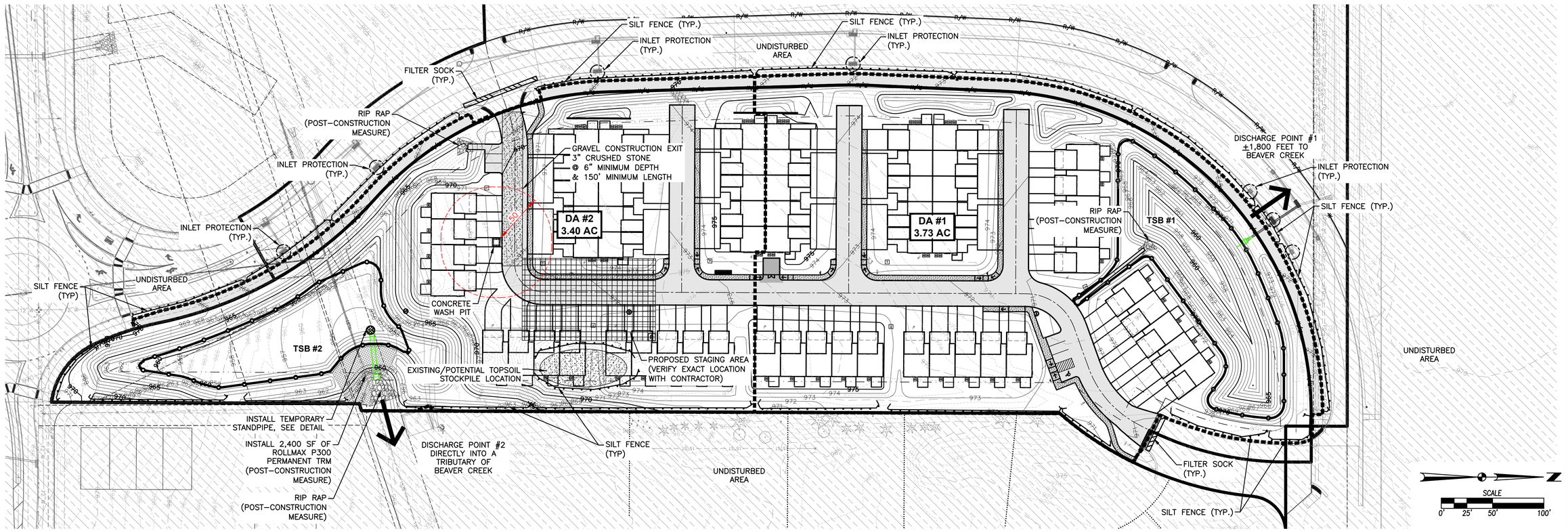
SWPPP LEGEND

DRAINAGE ARROW X.XX %
GRADING LIMITS
FILTER SOCK
SILT FENCE
DITCH CHECK
INLET PROTECTION
PORTABLE RESTROOM (R)
TEMPORARY STANDPIPE
CONCRETE WASHOUT PIT
AREA TO BE SEEDED
STRAW MAT
UNDISTURBED AREA
RIP–RAP
GRAVEL ENTRANCE
STAGING AREA
TEMPORARY SEDIMENT BASIN (TSB #)



SEDIMENT BASIN OUTLET STRUCTURE (ST-4)

NOT TO SCALE



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PLOTTED BY: JARED MURRAY TECH:
COMMENT:
ENG:

DATE	REVISIONS
07/21/2026	THIRD SUBMITTAL
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CIVIL DESIGN ADVANTAGE

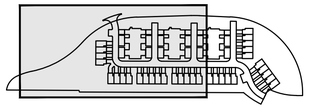
BROOKSIDE VILLAGE NORTH TOWNHOMES
EROSION AND SEDIMENT CONTROL PLAN
GRIMES, IOWA

7.0

2502.077

UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE CITY OF GRIMES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
5. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
6. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO ARCHITECTURAL PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
7. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
8. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF GRIMES PLUMBING CODE.
9. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
10. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
11. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
12. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRIMES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
14. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF GRIMES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2003 INTERNATIONAL PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
15. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE DETENTION FACILITIES AND PRIVATE STORM SEWER.
16. ALL PROPOSED WATERMAIN AND SANITARY SEWER WILL BE PRIVATE, 4" WATER METERS WILL BE REQUIRED FOR ALL BUILDINGS.
17. ALL VALVES IN PAVEMENT SHALL BE SLIDE TYPE.
18. ALL CURB STOPS IN PAVEMENT SHALL HAVE A TWO-PIECE PENTAGON NUT STYLE CAP.



SHEET INDEX

BUILDING #6
G.F.E.=972.50
G.F.E.=974.50
G.F.E.=972.50
G.F.E.=974.50
G.F.E.=972.50
G.F.E.=974.50
BUILDING #7
G.F.E.=975.16
BUILDING #5
G.F.E.=972.47
BUILDING #4
G.F.E.=973.05
BUILDING #3
G.F.E.=974.18
BUILDING #2
G.F.E.=975.60

NE 16TH CT (PVT)
STREET 'B' (PVT)
NE POINTE DRIVE
NE POINTE DRIVE

INSTALL 15 TONS OF CLASS 'E' RIP RAP
TRANSFORMER LOCATION. CONFIRM LOCATION W/ MIDAMERICAN DESIGN
APPROXIMATE LOCATION OF KNOX BOX. REFER TO ARCHITECTURAL PLANS.
10' PUE
INTERNAL DROP CONNECTION. REFER TO SUDAS FIG. 6010.308 FOR DETAILS. CORE DRILL OPENING AND INSTALL LINK-SEAL OR APPROVED EQUAL. BOTTOM FL=939.25
CONTRACTOR TO COORDINATE SANITARY SEWER CONSTRUCTION W/ CITY'S STORM SEWER PROJECT.
ST-EX2
EX SW-301 48" MH
RIM=959.27
FL 15" (E)=937.25
FL 8" (NE)=949.30
FL 15" (W)=937.36
FL 8" (S)=952.57
P-1
90 LF OF
8" PVC @ 1.50%
(CONTRACTOR MAY CONSIDER TRENCHLESS CONSTRUCTION TO AVOID CONFLICT WITH EX. STORM SEWER AND DRAINAGE WAY)
1.5" WATER SERVICE CURBSTOP RIM=971.92
SANITARY CLEANOUT RIM=971.54 FL=964.67 (MIN.)
10 LF OF 6" SANITARY SERVICE @ 2.00% (MIN)
P-2
214 LF OF
8" PVC @ 4.00%
S-1
SW-301 48" MH
RIM=965.53
FL 8" (N)=950.75
FL 8" (SW)=950.65
ST-4
42" RCP APRON W/ FOOTING AND APRON GUARD
FL=955.50
L-4
48 LF OF 42" RCP @ 0.55% (LENGTH INCLUDES APRONS)
INSTALL 45 TONS OF CLASS 'E' RIP RAP
ST-3
42" RCP APRON W/ FOOTING AND APRON GUARD
FL=955.24
HYDRANT ASSEMBLY FGH=972.37
SANITARY CLEANOUT RIM=973.30 FL=966.18 (MIN.)
APPROXIMATE KNOX BOX AND FIRE DEPARTMENT CONNECTION LOCATION. REFER TO ARCHITECTURAL PLANS.
2" WATER SERVICE CURBSTOP RIM=973.98
RISER ROOM
PROPOSED 6" WATER MAIN
48 LF OF 6" SANITARY SERVICE @ 2.00% (MIN)
S-2
SW-301 48" MH
RIM=972.99
FL 8" (N)=959.41
FL 8" (S)=959.31
1.5" WATER SERVICE CURBSTOP RIM=972.39
1.5" WATER SERVICE CURBSTOP RIM=973.20
13 LF OF 6" SANITARY SERVICE @ 2.00% (MIN)
SANITARY CLEANOUT RIM=974.08 FL=965.64 (MIN.)
APPROXIMATE LOCATION OF KNOX BOX. REFER TO ARCHITECTURAL PLANS.
SANITARY CLEANOUT RIM=972.96 FL=964.94 (MIN.)
APPROXIMATE LOCATION OF KNOX BOX. REFER TO ARCHITECTURAL PLANS.
TRANSFORMER LOCATION. CONFIRM LOCATION W/ MIDAMERICAN DESIGN
54 LF OF 6" SANITARY SERVICE @ 2.00% (MIN)
SANITARY CLEANOUT RIM=974.31 FL=966.98 (MIN.)
APPROXIMATE KNOX BOX AND FIRE DEPARTMENT CONNECTION LOCATION. REFER TO ARCHITECTURAL PLANS.
2" WATER SERVICE CURBSTOP RIM=974.19
HYDRANT ASSEMBLY FGH=973.22
1.5" WATER SERVICE CURBSTOP RIM=974.70
13 LF OF 6" SANITARY SERVICE @ 2.00% (MIN)
SANITARY CLEANOUT RIM=975.50 FL=967.00 (MIN.)
APPROXIMATE LOCATION OF KNOX BOX. REFER TO ARCHITECTURAL PLANS.
P-3
393 LF OF
8" PVC @ 0.60%
54'
86'

SCALE
0' 10' 20' 40'

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

ENGINEER: JMM | TECH: CWO/JDS

REVISIONS	DATE
THIRD SUBMITTAL	07/21/2026
SECOND SUBMITTAL	06/19/2026
FIRST SUBMITTAL	05/22/2026

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BROOKSIDE VILLAGE NORTH TOWNHOMES
UTILITY PLAN

8.0
2502.077

FILE: H:\2025\2502077\DWG\TOWNHOMES\2502077-UTILITY PLAN.THSLOWD
XREF: ALTA.dwg, 2502077-SITE.dwg, 2502077-SITE UTILITIES.dwg
PLOTTED BY: JARED MURRAY TECH: 7/23/2026 12:19 PM COMMENT: ENG:

ESTIMATED PROJECT QUANTITIES

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
1	CONNECTION TO EXISTING SANITARY SEWER	EA	1
2	EXTERNAL SANITARY SEWER DROP CONNECTION	EA	1
3	SANITARY SEWER GRAVITY MAIN, TRENCHED, 8" PVC	LF	639
4	SANITARY SEWER GRAVITY SERVICE, TRENCHED, 6" PVC	LF	351
5	STORM SEWER, TRENCHED, 6" PVC	LF	7
6	STORM SEWER, TRENCHED, 18" RCP	LF	7
7	STORM SEWER, TRENCHED, 42" RCP	LF	32
8	STORM SEWER, PIPE APRON, RCP, 42 IN. DIA.	EA	2
9	WATER MAIN, TRENCHED, 6" DIA	LF	654
10	WATER SERVICE STUB, TRENCHED, TYPE K COPPER, 1.5" DIA	EA	7
11	WATER SERVICE STUB, TRENCHED, TYPE K COPPER, 2" DIA	EA	3
12	WATER VALVE, 6"	EA	3
13	WATER MAIN REDUCER, 8"X6"	EA	1
14	WATER MAIN BEND, 22.5°	EA	3
15	WATER MAIN BEND, 45°	EA	1
16	FIRE HYDRANT ASSEMBLY	EA	3
17	MANHOLE, TYPE SW-301, 48" (SANITARY SEWER)	EA	3
18	INTAKE, TYPE SW-513 – 4'X4' (STORM SEWER)	EA	1
19	RIP RAP, CLASS E	TON	75

BUILDING #8
G.F.E.=974.89

BUILDING #9
G.F.E.=973.00

BUILDING #10
G.F.E.=973.00

BUILDING #1
G.F.E.=973.93

STREET 'B' (PVT)

NE 17TH CT (PVT)

NE POINTE DRIVE

ST-EX1
EX SW-505 INTK
TC=971.33
FL 18" (SE)=967.29
FL 18" (NW)=967.19

L-EX2
25 LF OF
EX 18" RCP @ 0.84%

L-1
7 LF OF
18" RCP @ 0.84%

ST-1
SW-513 4'X4' INTK
W/ 1-9" TALL X 48" WIDE OPENING
AT ELEVATION=970.00 (SE)
RIM=971.25
FL 6" (SE)=967.66
FL 18" (NW)=967.56

CONNECT TO EX STORM SEWER
FL=967.50 (VERIFY)

REMOVE EX. APRON

L-2
7 LF OF
6" PVC @ 1.00%

ST-2
6" PVC PIPE
FL=967.73

INSTALL 15 TONS
OF CLASS 'E'
RIP RAP

APPROXIMATE KNOX BOX AND
FIRE DEPARTMENT CONNECTION LOCATION.
REFER TO ARCHITECTURAL PLANS.

54 LF OF
6" SANITARY
SERVICE
@ 2.00% (MIN)

SANITARY CLEANOUT
RIM=974.23
FL=966.61 (MIN.)

2" WATER SERVICE
CURBSTOP
RIM=973.24

TRANSFORMER LOCATION.
CONFIRM LOCATION W/
MIDAMERICAN DESIGN

HYDRANT ASSEMBLY
FGH=973.22

RISER
ROOM

PROPOSED
6" WATER MAIN

22.5° BEND

10'
PUE

APPROXIMATE LOCATION
OF KNOX BOX. REFER
TO ARCHITECTURAL PLANS.

SANITARY CLEANOUT
RIM=972.02
FL=964.73 (MIN.)

1.5" WATER SERVICE
CURBSTOP
RIM=971.80

58 LF OF
6" SANITARY
SERVICE
@ 2.00% (MIN)

45° BEND

P-3
393 LF OF
8" PVC @ 0.60%

1.5" WATER SERVICE
CURBSTOP
RIM=973.30

13 LF OF
6" SANITARY
SERVICE
@ 2.00% (MIN)

SANITARY CLEANOUT
RIM=973.84
FL=965.39 (MIN.)

S-3
SW-301 48" MH
RIM=971.42
FL 8" (S)=961.77

TRANSFORMER LOCATION.
CONFIRM LOCATION W/
MIDAMERICAN DESIGN

75 LF OF
6" SANITARY
SERVICE
@ 2.00% (MIN)

SANITARY CLEANOUT
RIM=972.09
FL=964.30 (MIN.)

1.5" WATER SERVICE
CURBSTOP
RIM=970.27

APPROXIMATE LOCATION
OF KNOX BOX. REFER
TO ARCHITECTURAL PLANS.

22.5° BEND

HYDRANT ASSEMBLY
FGH=971.27

PROPOSED
6" WATER MAIN

22.5° BEND

8"X6" REDUCER

EX 8" WATER VALVE
RIM=971.65
CONNECT TO EXISTING
8" WATER MAIN

SHEET INDEX

SCALE
0' 10' 20' 40'

FILE: H:\2025\2502077\DWG\TOWNHOMES\2502077-UTILITY PLAN.THS.DWG
PLOT DATE: 7/21/2026 12:19 PM
PLOTTED BY: JARED MURRAY
TECH:
ENG:
COMMENT:

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

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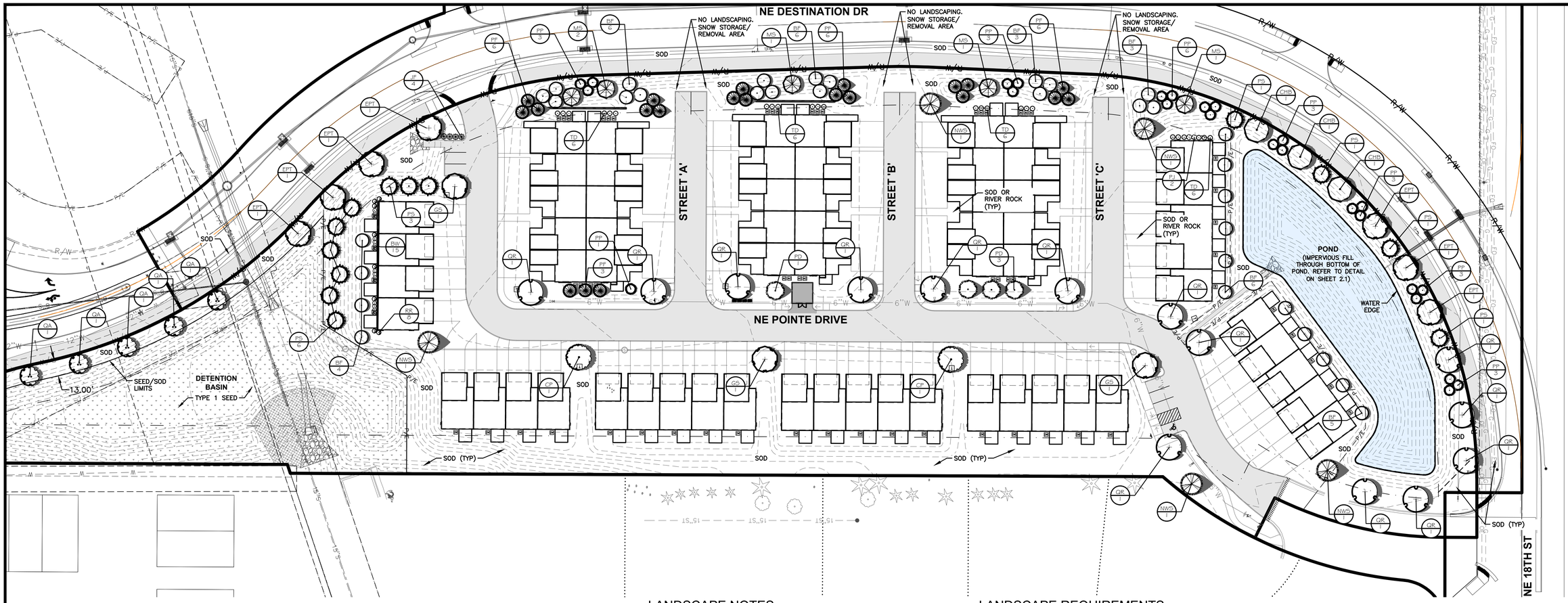
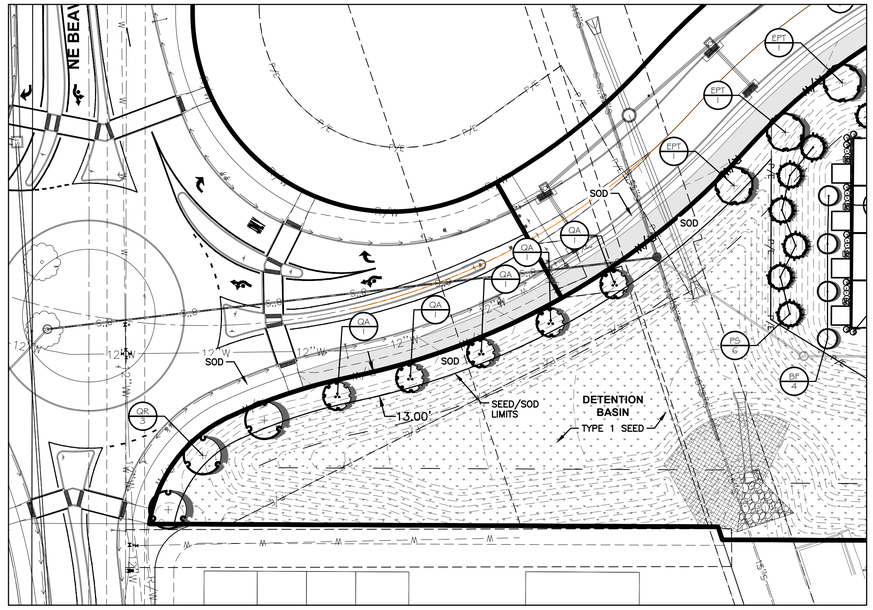
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BROOKSIDE VILLAGE NORTH TOWNHOMES UTILITY PLAN

8.1
2502.077





LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SOD ALL AREAS UNLESS NOTED ON PLAN.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS TO A (MIN) DEPTH OF 3".
9. BUILDING FOUNDATION PLANTING BEDS SHALL BE 2" RIVER ROCK, 3" MIN. DEPTH., WITH WEED BARRIER FABRIC.
10. ALL EDGING SHALL BE METAL EDGE.
11. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
12. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
13. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
14. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

BUFFER REQUIREMENTS (WEST)

WEST BUFFER (533 LF)

REQUIRED (WITHOUT 3' BERM):
3 EVERGREEN TREES AND 2 ORNAMENTAL TREES PER 50 LF.

EVERGREEN TREES = 32
ORNAMENTAL TREES = 22

PROVIDED

EVERGREEN TREES = 32
ORNAMENTAL TREES = 23

LANDSCAPE REQUIREMENTS

OPEN SPACE:
TOTAL AREA = 302,869 SF (6.95 ACRES)
OPEN SPACE REQUIRED = 121,148 SF (40%)
OPEN SPACE PROVIDED = SEE COVER SHEET

OPEN SPACE REQUIREMENTS
1 TREE PER 1,000 SF OF REQ. OPENSPACE = 121 TREES
TREES PROVIDED = 123 TREES

* FRONTAGE TREES AND BUFFER TREES COUNT TOWARD THE OPEN SPACE TREE REQUIREMENT.

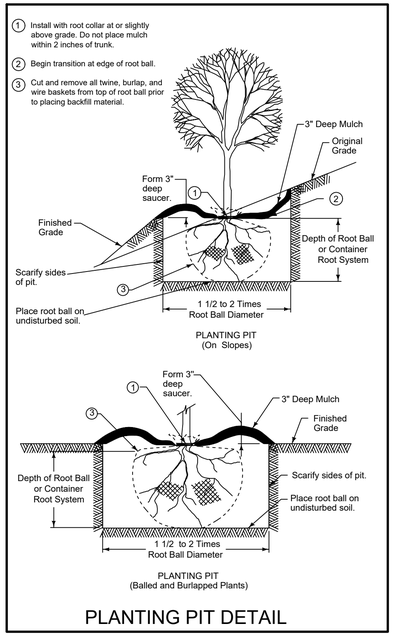
** FOUNDATION PLANTINGS SHALL BE PROVIDED ALONG FACADES FACING THE PUBLIC STREET WHEN BERMS & BUFFERS ARE NOT PROVIDED.

STREET FRONTAGE REQUIREMENT
1 TREE PER 50 LF OF STREET FRONTAGE = 30 TREES (1,496 LF)
TREES PROVIDED = 32 TREES

PARKING LOTS
THE PERIMETER OF ALL PARKING LOTS LOCATED ALONG INTERIOR SIDE AND REAR LOT LINES SHALL BE PLANTED WITH EVERGREEN SHRUBS TO SCREEN HEADLIGHTS FROM NEIGHBORING PROPERTIES.

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
AA	5	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	B&B, 1.5" CALIPER
CHB	3	Common Hackberry	Celtis occidentalis	B&B, 1.5" CALIPER
CP	2	Prairie Pride Hackberry	Celtis occidentalis 'Prairie Pride'	B&B, 1.5" CALIPER
EPT	7	Exclamation!™ London Plane Tree	Platanus x acerifolia 'Morton Circle'	B&B, 1.5" CALIPER
GS	3	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B&B, 1.5" CALIPER
QA	5	Quaking Aspen	Populus tremuloides	B&B, 1.5" CALIPER
QB	3	Swamp White Oak	Quercus bicolor	B&B, 1.5" CALIPER
QR	20	Red Oak	Quercus rubra	B&B, 1.5" CALIPER
	48	SUBTOTAL:		
EVERGREEN TREES				
NWS	14	Norway Spruce	Picea abies	B&B, 6' HEIGHT
PD	4	Black Hills White Spruce	Picea glauca 'Densata'	B&B, 6' HEIGHT
PF	21	Pyramidal White Pine	Pinus strobus 'Fastigiata'	B&B, 6' HEIGHT
PP	13	Baker Colorado Spruce	Picea pungens 'Bakeri'	B&B, 6' HEIGHT
PS	18	White Pine	Pinus strobus	B&B, 6' HEIGHT
	60	SUBTOTAL:		
ORNAMENTAL TREES				
BF	15	Dakota Pinnacle® Asian White Birch	Betula platyphylla 'Fargo'	B&B, 6' HEIGHT
	15	SUBTOTAL:		
SHRUBS				
BW	15	Wintergreen Boxwood	Buxus microphylla 'Wintergreen'	CONT, 3 GAL
JF	4	Sea Green Juniper	Juniperus chinensis 'Sea Green'	CONT, 3 GAL
PJ	2	PJM Compact Rhododendron	Rhododendron x 'P.J.M. Compact'	CONT, 3 GAL
RR	8	Fine Line Buckthorn	Rhamnus frangula 'Fine Line'	CONT, 3 GAL
TD	24	Dense Yew	Taxus x media	CONT, 3 GAL
	53	SUBTOTAL:		



PLANTING PIT DETAIL

REVISIONS	DATE
THIRD SUBMITTAL	07/21/2026
SECOND SUBMITTAL	06/19/2026
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PHONE: (515) 369-4400
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CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

BROOKSIDE VILLAGE NORTH TOWNHOMES

LANDSCAPE PLAN

L1.0

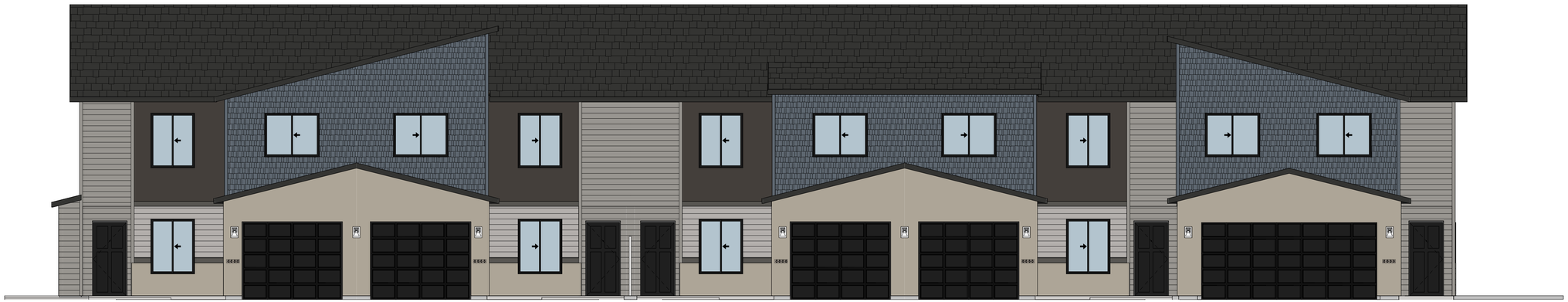
2502.077

FILE: H:\2025\2502077\DWG\TOWNHOMES\2502077-LANDSCAPE.DWG
LAYOUT: L1.0
PLOTTED: 7/23/2026 12:19 PM
PLOTTED BY: JARED MURRAY
COMMENT:
ENG:
TECH:

BROOKSIDE NORTH

WHITFIELD SINGLE 10

7/9/2026



SHEET LIST	
Sheet Name	Sheet Number
CODE REVIEW / LIFE SAFETY	A0.1
ELEVATIONS	A1.1
COLORED ELEVATIONS - OPT A	A1.2A
FOUNDATION	A2.0
FIRST FLOOR PLAN	A2.1
SECOND FLOOR PLAN	A2.2
UNIT PLANS	A3.1
SECTION / DETIALS	A4.1
DESIGN TREATMENT	A4.2

VERIFY ALL DIMENSIONS ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR ION STANDARD APPLICATIONS. THE COMPANY ASSUMES NO RESPONSIBILITY FOR USES, FACTS & ASSUMPTIONS NOT SHOWN ON THESE PLANS. ANY MODIFICATIONS MADE BY BUILDER OR OTHERS ARE THEIR RESPONSIBILITY AND ACCEPTED BY THEIR APPLICATION OR WHEN YOU ARE ASSURE

100 CD | 7/9/26

MNB | #2001

SIGNATURE COMPANIES LLC

WHITFIELD W10

Grimes, IA

COVER

A0.0

3/16" = 1'-0"

CODE REVIEW	
Brookside North - W10	
SITE AREA:	293,022 SF (6.73 acres)
APPLICABLE CODE:	2024 IBC
AHJ:	AGENCY HAVING JURISDICTION
ZONE:	PUD w/ UNDERLYING R-3 MED
PERMITTED Y/N:	
BUILDING SIZE:	14,692 SF
	REQUIRED/AHJ
SETBACKS REQ	Zoning Form
FRONT	30 ft
REAR	25 ft
SIDE	10 ft
HEIGHT	35 ft
LOT FRONTAGE	25 ft
BUILDING HEIGHTS & AREAS	
BUILDING HEIGHT	25'-0" Feet
STORIES ABOVE GRADE PLANE	2 Stories
AREA	14,692 SF Total
SEPARATION OF UNITS	One Hour Rated Walls (U305 Assembly)
PARAPETS	N/A
FIRE & SMOKE PROTECTION	
BUILDING ON THE SAME LOT	YES
BUILDING SEPARATION	20' Minimum
FIRE WALLS REQUIRED	NO
SEPARATION BETWEEN BUILDINGS	N/A
FIRE PROTECTION SYSTEMS	REVIEW INTERNATIONAL FIRE CODE (IFC)
AUTOMATIC SPRINKLER SYSTEM	YES 13R

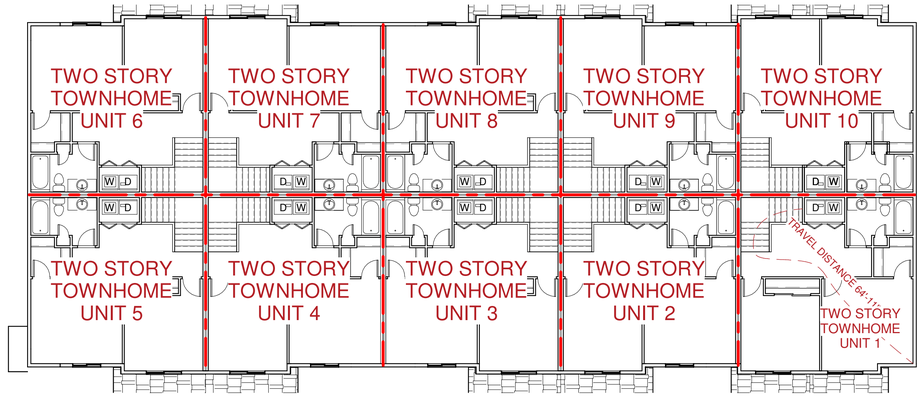
CODE PLAN LEGEND

1/2 HR RATED WALL

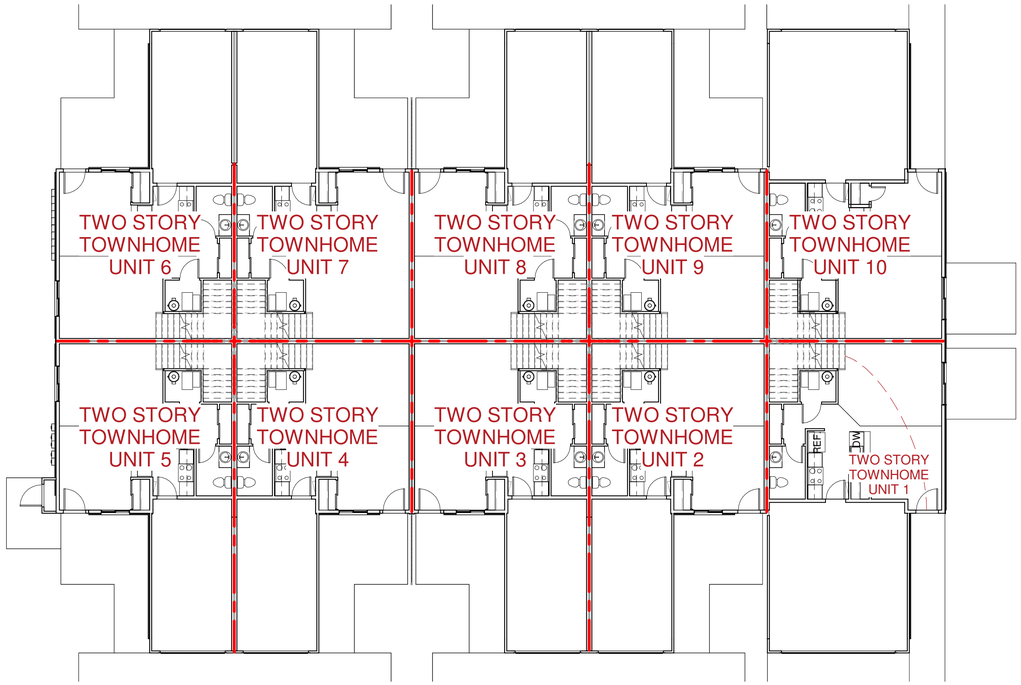
1 HR RATED WALL

LONGEST EXIT ACCESS PATH (EAP)

*TRAVEL DISTANCE TO FIRE EXTINGUISHERS NOT TO EXCEED 75'-0"
*PROVIDE ONE FIRE EXTINGUISHER PER UNIT PER AHJ



C4 SECOND FLOOR - LIFE SAFETY
3/32" = 1'-0"



A4 FIRST FLOOR - LIFE SAFETY
3/32" = 1'-0"

VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS ESTAB. CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR ON-SITE APPLICATIONS. THE COMPANY ASSUMES NO RESPONSIBILITY FOR USES, PRACTICES AND/OR CONSTRUCTION NOT APPROVED BY OUR ENGINEERS. CONSULT LOCAL BUILDING CODES FOR ADDITIONAL REQUIREMENTS. ANY APPLICATION OF WHICH YOU ARE UNSURE.

TJO

100 CD

6/17/26

#2001

WHITFIELD W10

Grimes, IA

SIGNATURE COMPANIES LLC

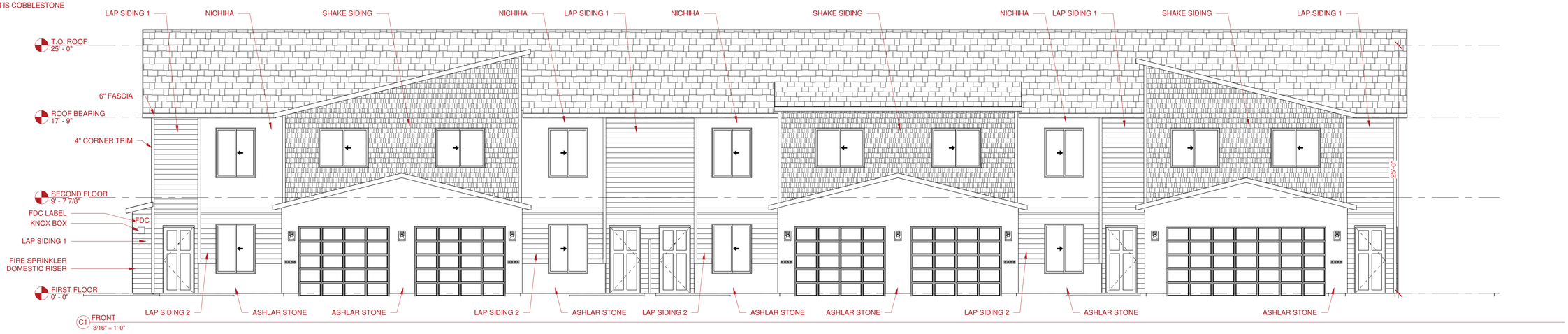
CODE REVIEW / LIFE SAFETY

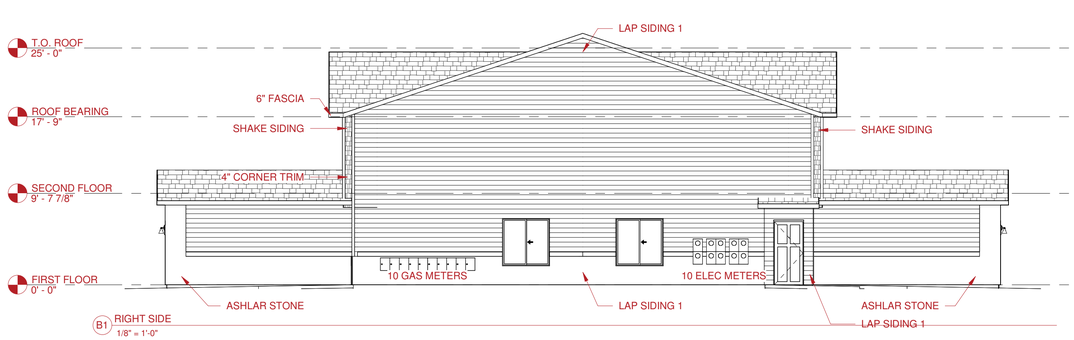
A0.1

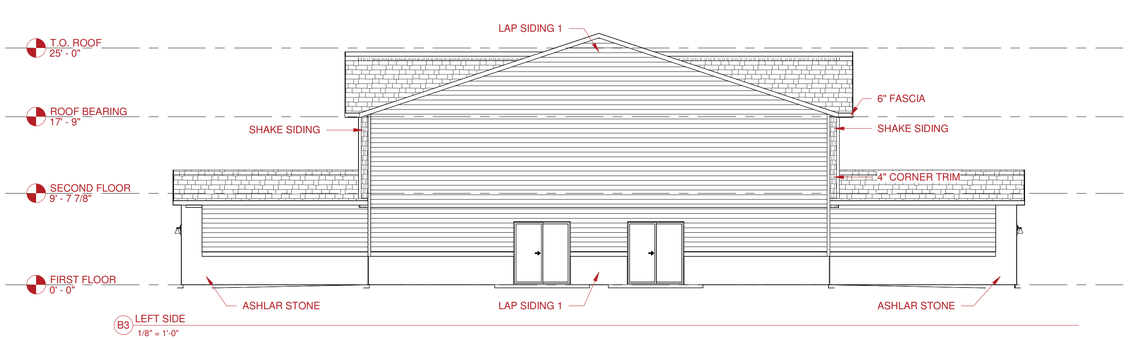
As indicated

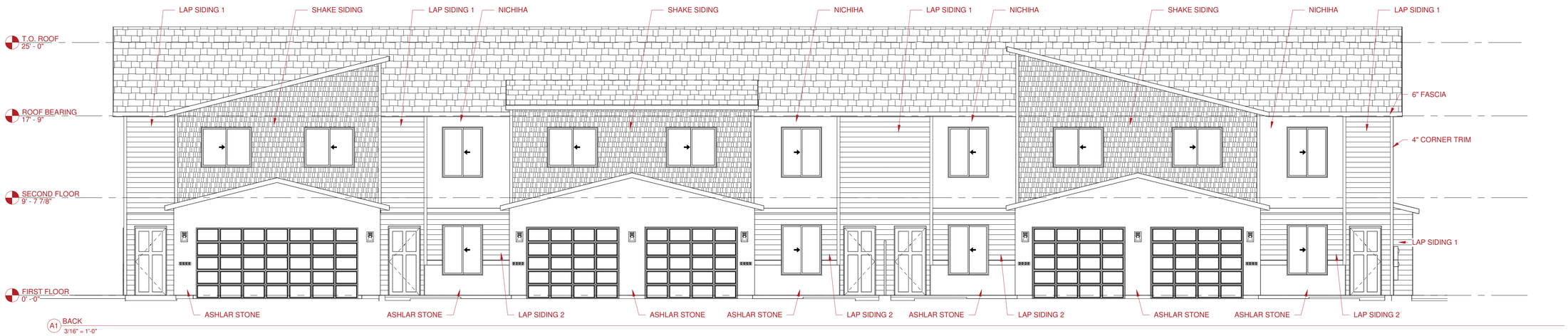
OPTION A

PLAN NOTES:
- 4" CORNER BOARDS THROUGHOUT
- 16" EVES, 12" GABEL ENDS
- ALL SHED ROOFS TO BE 3/12, ALL GABLE ROOFS TO BE 5/12 UNLESS NOTED OTHERWISE NOTED
- ALL TRIM IS COBBLESTONE









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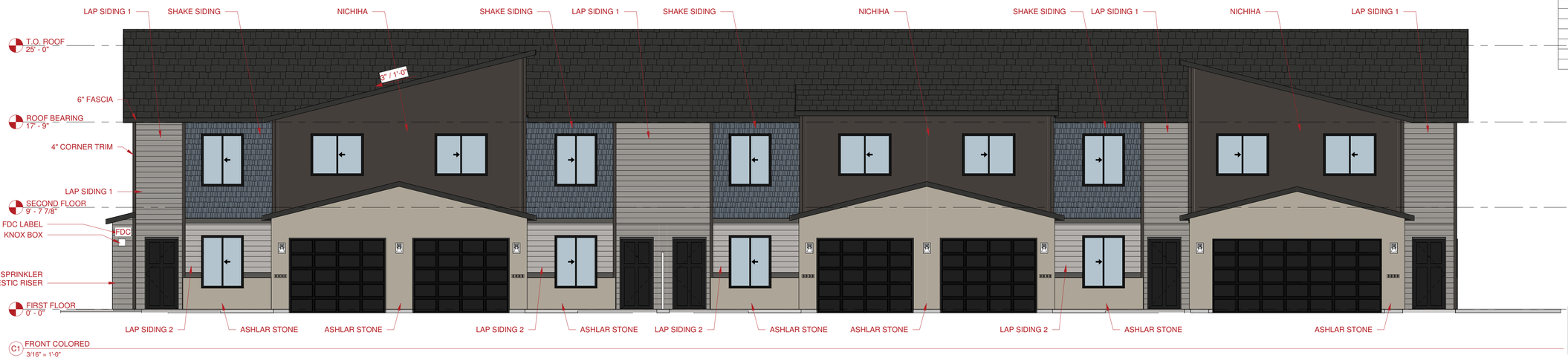
THESE PLANS ESTAL CONNECTIONS A SPECIFIC STRUCTURAL NUMBERS FOR ON STANDARD APPLICATIONS. THE COMPANY ASSUMES NO RESPONSIBILITY FOR USES UNDER DIFFERENT CONDITIONS. ANY CONSTRUCTION ALTERATIONS OR CHANGES MADE BY ANYONE OTHER THAN THE COMPANY ARE NOT RESPONSIBLE FOR USES UNDER DIFFERENT CONDITIONS. ANY APPLICATION OF WHICH YOU ARE UNSURE

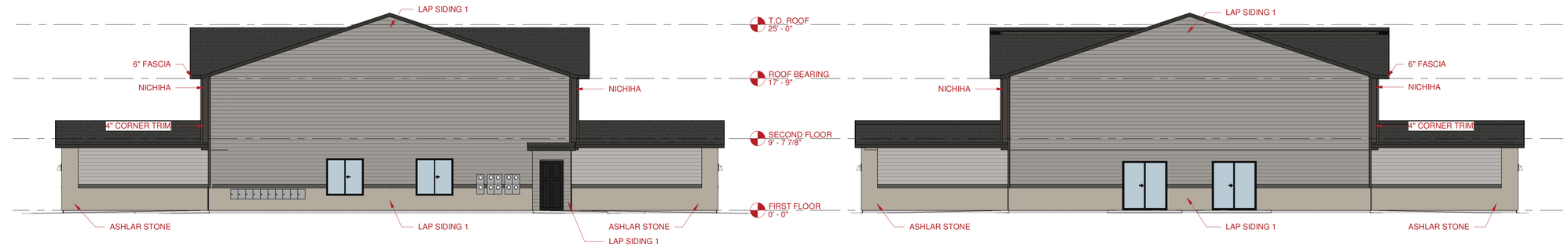
Author | #2001
100 CD | 7/9/26

SIGNATURE COMPANIES LLC
WHITFIELD W10
Grimes, IA

ELEVATIONS | As indicated
A1.1

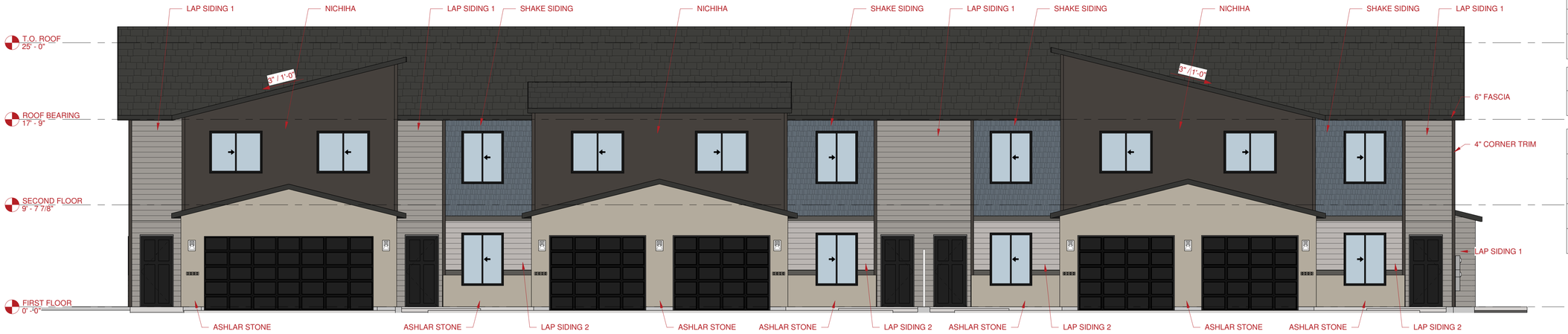


C1 FRONT COLORED
3/16" = 1'-0"



B1 RIGHT SIDE COLORED
1/8" = 1'-0"

B3 LEFT SIDE COLORED
1/8" = 1'-0"



A1 BACK COLORED
3/16" = 1'-0"

No.	Description	Date	Revision Sequence Number

PLAN NOTES:
- 4" CORNER BOARDS THROUGHOUT
- 12" EAVES, 8" GABEL ENDS
- ALL SHED ROOFS TO BE 3/12, ALL GABLE ROOFS TO BE 5/12 UNLESS NOTED OTHERWISE NOTED
- ALL TRIM IS TO MATCH COLORED ELEVATIONS

PROVIA VINYL SIDING GRANITE

PROVIA VINYL SIDING PEWTER

PROVIA NICHIHA NAUTICA

SHAKE SIDING FIRBER CEMENT PANEL ROUGHSAWN ESPRESSO

CULTURED STONE WHITE OAK LEDGESTONE

Significant Material Percentage - Front		
Material: Name	Material: Area	%
Exterior - Lap Siding Vinyl - Light Gray	240 SF	6%
Exterior - Lap Siding Vinyl - Medium Gray	649 SF	16%
Exterior - Nichiha Panel - Vintage Wood Bark	1551 SF	38%
Exterior - Shake Vinyl - Blue Gray	532 SF	13%
Exterior - Stone - Eldrado Echo Ridge	1088 SF	27%

Significant Material Percentage - Left Side		
Material: Name	Material: Area	%
Exterior - Lap Siding Vinyl - Light Gray	213 SF	16%
Exterior - Lap Siding Vinyl - Medium Gray	909 SF	68%
Exterior - Stone - Eldrado Echo Ridge	212 SF	16%

Significant Material Percentage - Right Side		
Material: Name	Material: Area	%
Exterior - Lap Siding Vinyl - Light Gray	213 SF	17%
Exterior - Lap Siding Vinyl - Medium Gray	827 SF	65%
Exterior - Stone - Eldrado Echo Ridge	231 SF	18%

Significant Material Percentage - Entire Building		
Material: Name	Material: Area	%
Exterior - Lap Siding Vinyl - Light Gray	1965 SF	23%
Exterior - Lap Siding Vinyl - Medium Gray	2440 SF	29%
Exterior - Nichiha Panel - Vintage Wood Bark	1931 SF	23%
Exterior - Shake Vinyl - Blue Gray	549 SF	7%
Exterior - Stone - Eldrado Echo Ridge	1532 SF	18%

VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR NON-STANDARD APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL STANDARD CONSTRUCTION DETAILS AND CODE COMPLIANCE. SIGNATURE COMPANIES IS NOT RESPONSIBLE FOR LOSS, DAMAGE OR EXPENSE INCURRED BY ANY APPLICATION OF WHICH YOU ARE UNSURE.

Author | Checker
100 CD | 7/9/26

SIGNATURE COMPANIES LLC
WHITFIELD W10
Grimes, IA

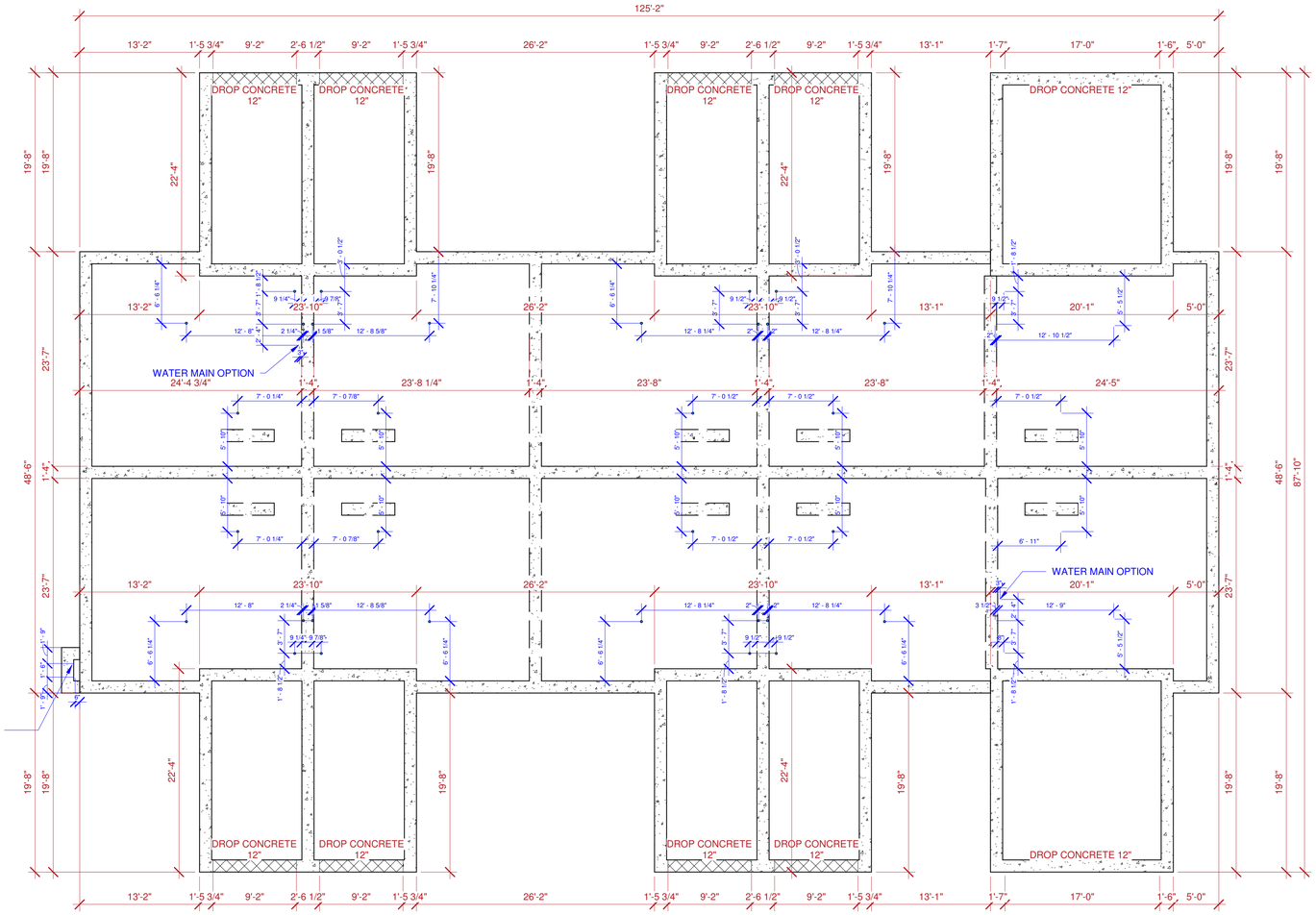
COLORED ELEVATIONS - OPT B
A1.2B | As indicated

FLOORING SCHEDULE	
Type	Area
1/4" Carpet Flooring	6720 SF
1/8" Vinyl Flooring	4256 SF
3/4" Plywood Floor	6190 SF
4" Concrete Slab Driveway	4771 SF
4" Concrete Slab Entry Sidewalk	320 SF
4" Concrete Slab Front Stoop	1387 SF
4" Concrete Slab Garage	3334 SF
4" Concrete Slab Main Slab	5490 SF
4" Concrete Slab Patio	200 SF

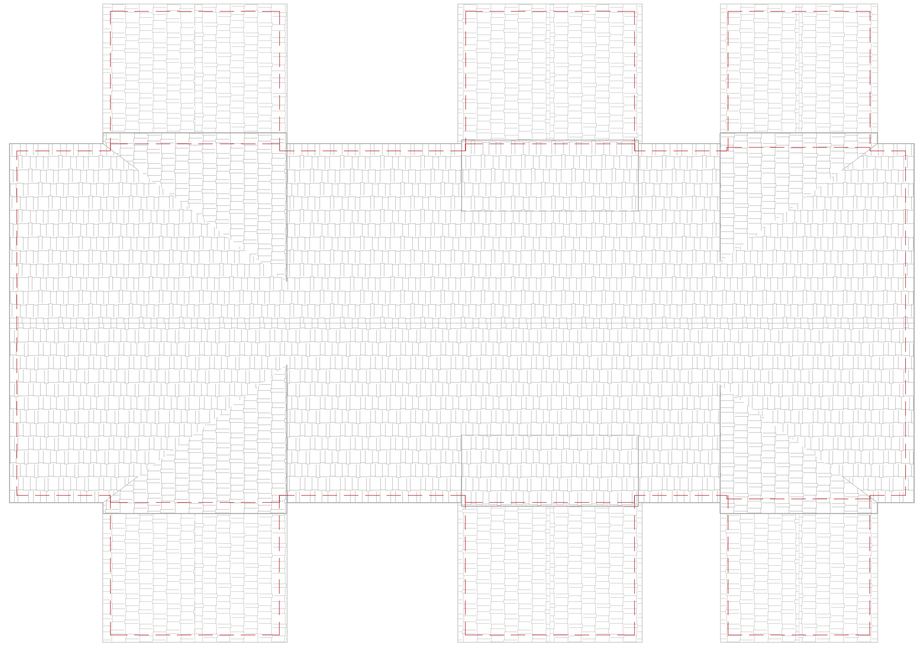
CONCRETE SQFT	
Type	Length
Footing - Deepened Footing	194'
Foundation - 16" Concrete 4'	937'

PLAN NOTES:

- 16" EVES, 12" GABEL ENDS
- ALL SHED ROOFS TO BE 3/12, ALL GABLE ROOFS TO BE 5/12 UNLESS NOTED OTHERWISE NOTED



B1 FOUNDATION
1/8" = 1'-0"



C4 ROOF BEARING
3/32" = 1'-0"

VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS ESTABLISH CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR ON-SITE FABRICATION. THE COMPONENTS SUPPLIED BY SIGNATURE COMPANIES LLC ARE ENGINEERED AS SHOWN ON THESE PLANS. COMPONENTS FABRICATED OFF-SITE BY OTHERS ARE NOT SUPPLIED BY SIGNATURE COMPANIES LLC AND ARE NOT RESPONSIBLE FOR USING THESE PLANS FOR FABRICATION OF ANY COMPONENTS. ANY MODIFICATIONS OR CHANGES TO THESE PLANS MUST BE APPROVED BY SIGNATURE COMPANIES LLC BEFORE APPLICATION OR WORK YOU ARE LIABLE.

Author | 100 CD | 6/17/26 | #2001

SIGNATURE COMPANIES LLC

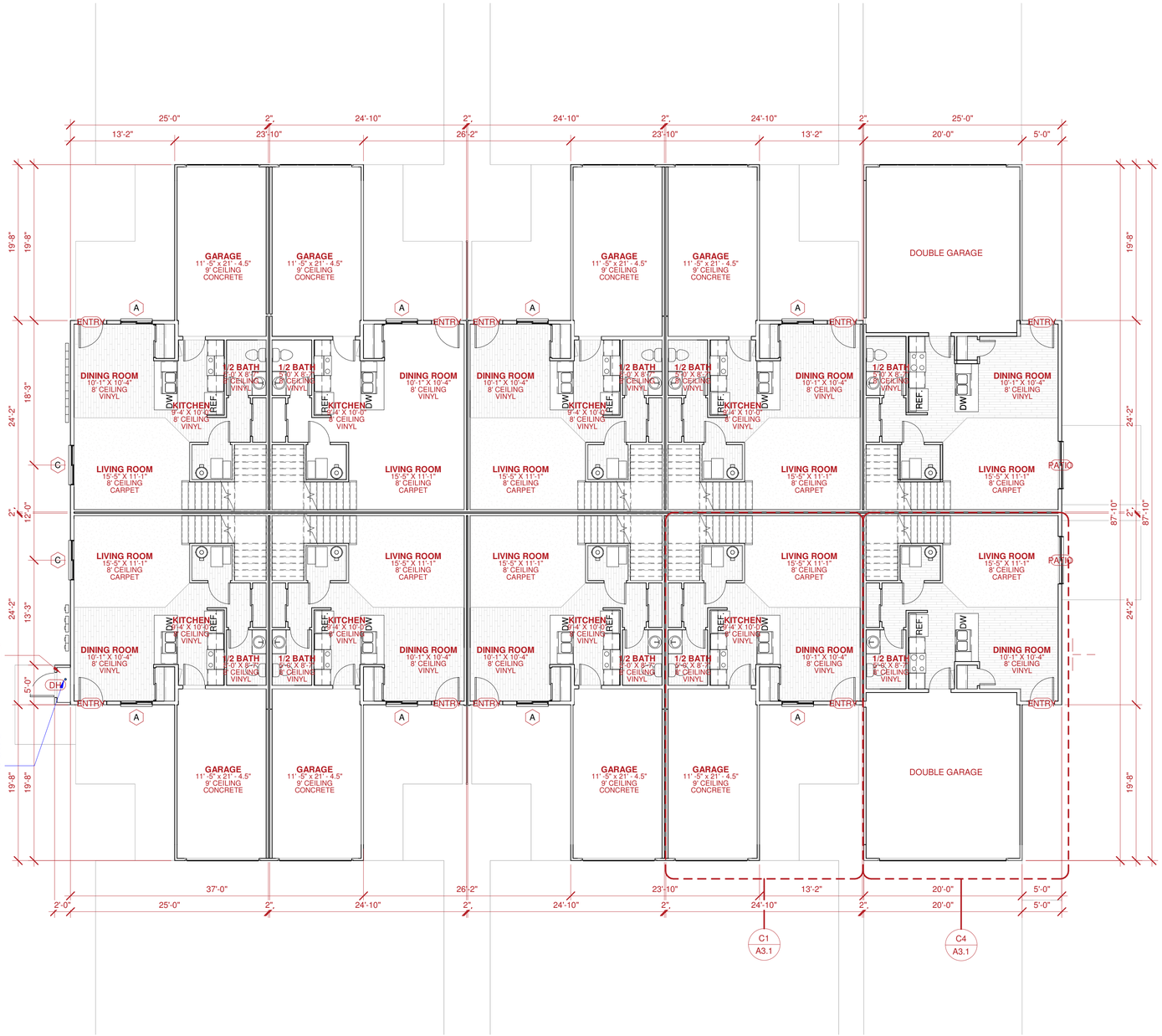
WHITFIELD W10
Grimes, IA

FOUNDATION

A2.0 | As indicated

PLAN NOTES:

FIRST FLOOR EXTERIOR WALL HEIGHT = 8'-1 1/8" UNLESS OTHERWISE NOTED



A1 FIRST FLOOR
1/8" = 1'-0"

VERIFY ALL DIMENSIONS AT THE JOB SITE. EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR ION STANDARD APPLICATIONS. THE COMPANY DOES NOT ASSUME RESPONSIBILITY FOR USES, LOADS, SPANS OR APPLICATIONS OTHER THAN THOSE SHOWN. THE ARCHITECT IS NOT RESPONSIBLE FOR USES, LOADS, SPANS & APPLICATIONS NOT SHOWN. ANY MODIFICATIONS OR CHANGES MADE TO THESE PLANS MUST BE APPROVED BY THE ARCHITECT OR ENGINEER OF RECORD. ANY APPLICATION OR USE NOT SHOWN IS THE RESPONSIBILITY OF THE BUILDER TO HAVE ENGINEERED FOR THEIR SPECIFIC APPLICATION OR USE.

Author

100 CD

6/17/26

#2001

WHITFIELD W10

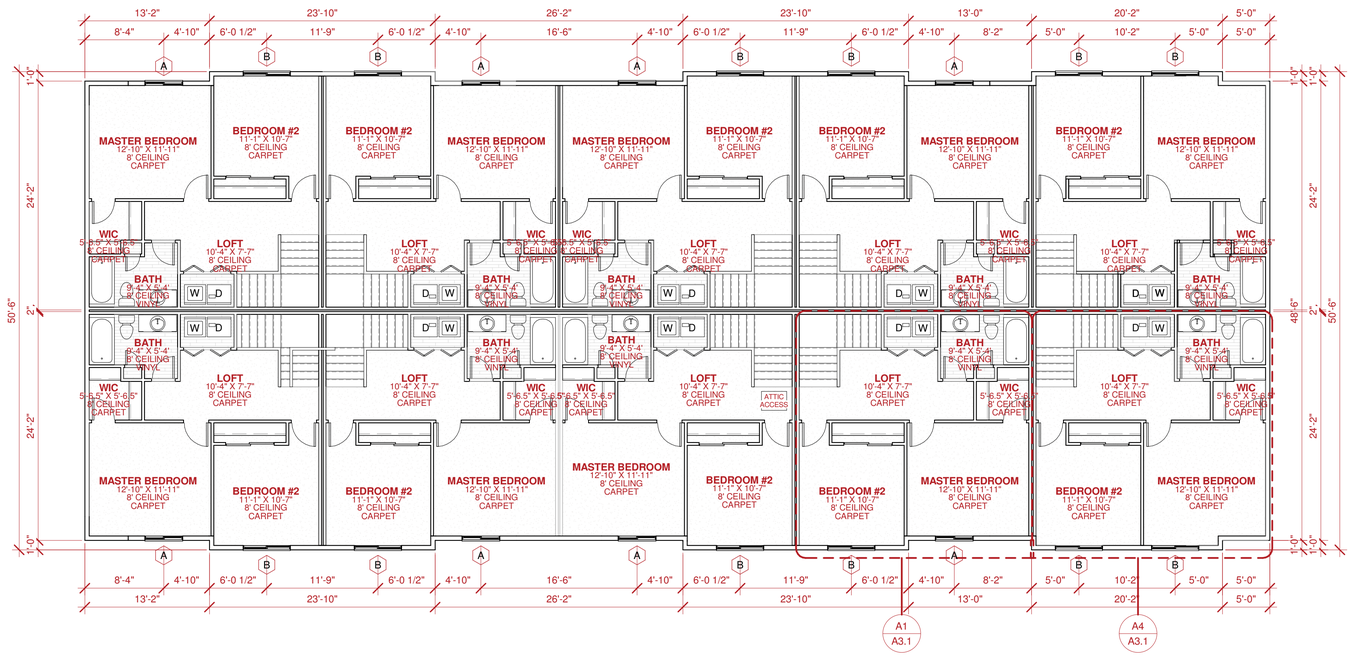
Grimes, IA

SIGNATURE COMPANIES LLC

FIRST FLOOR PLAN

1/8" = 1'-0"

A2.1



C1 SECOND FLOOR
1/8" = 1'-0"

PLAN NOTES:

SECOND FLOOR EXTERIOR WALL HEIGHT = 8'-1 1/8" UNLESS OTHERWISE NOTED

VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR NON-STANDARD APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL STANDARD CONSTRUCTION METHODS AND MATERIALS. SIGNATURE COMPANIES, LLC IS NOT RESPONSIBLE FOR LOSS, DAMAGE OR INJURY DUE TO IMPROPER CONSTRUCTION. SEEK ANY APPLICABLE PERMITS PRIOR TO CONSTRUCTION.

100 CD | Author | 04/13/2026 | #2001

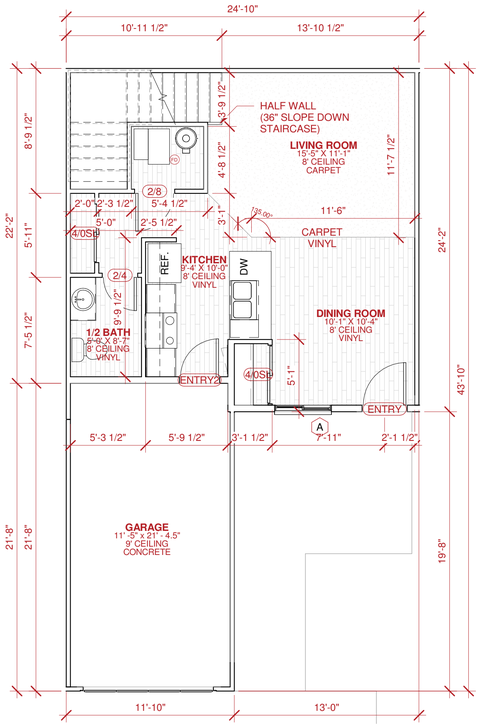
SIGNATURE COMPANIES LLC

WHITFIELD W10
Grimes, IA

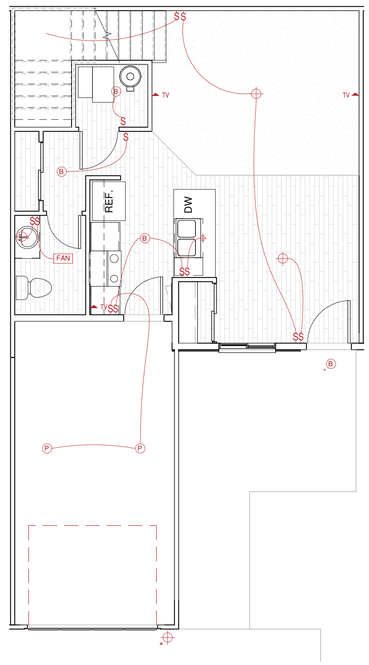
SECOND FLOOR PLAN

A2.2

1/8" = 1'-0"



C1 FIRST FLOOR - UNIT A - 550 SF
3/16" = 1'-0"



C2 FIRST FLOOR - UNIT A - ELECTRICAL
3/16" = 1'-0"

SURFACE MOUNTED INCANDESCENT LIGHT

ON PHOTO EYE SWITCH

110 V DUPLEX OUTLET

P PORCLIN

B BRIO

S SINGLE SWITCH

S3 THREE WAY SWITCH

PHONE TELEPHONE CONNECTION

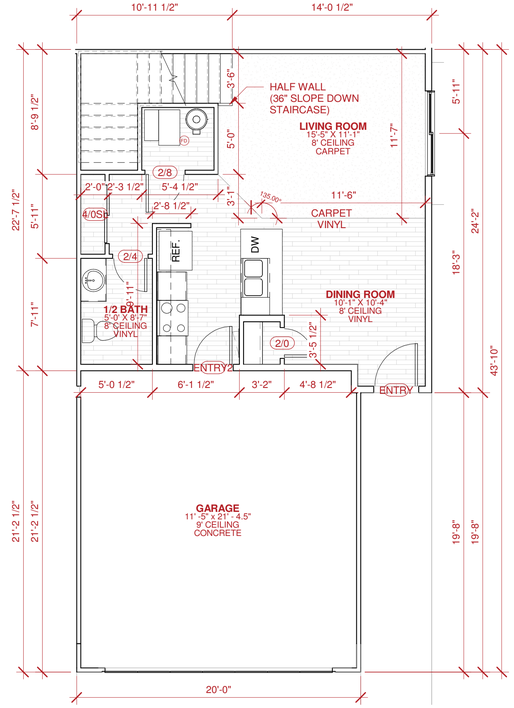
TV CABLE CONNECTION

FAN EXHAUST FAN

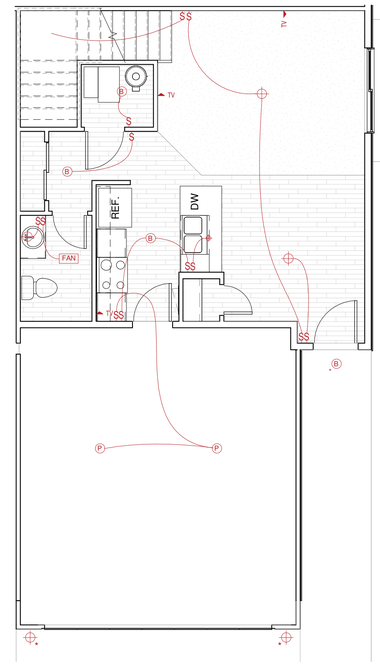
UNIT SF: 1,113 SF

FIRST FLOOR: 550 SF

SECOND FLOOR: 563 SF



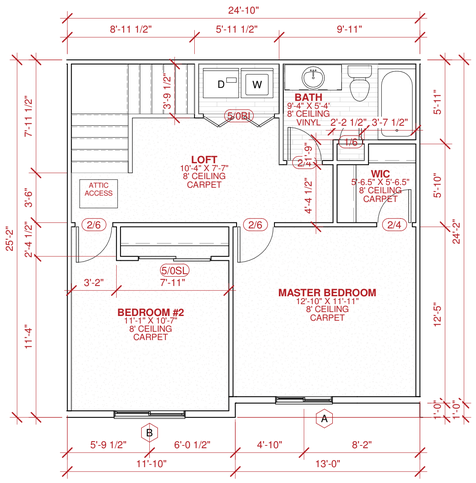
C4 FIRST FLOOR - UNIT B - 550 SF
3/16" = 1'-0"



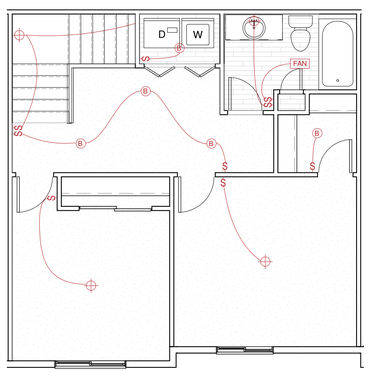
C5 FIRST FLOOR - UNIT B - ELECTRICAL
3/16" = 1'-0"

PLAN NOTES:

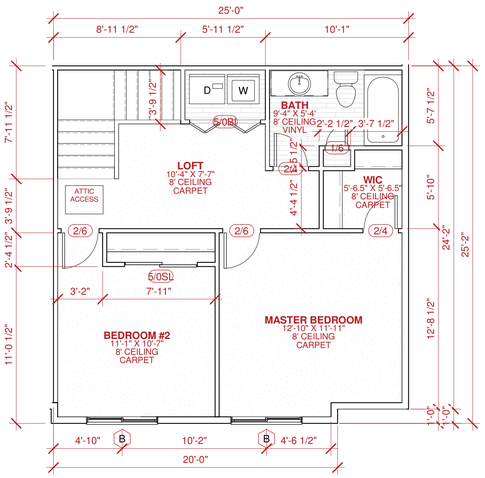
- FIRST FLOOR EXTERIOR WALLS HEIGHT = 9'-1 1/8" UNLESS OTHERWISE NOTED
- SECOND FLOOR EXTERIOR WALLS HEIGHT = 8'-1 1/8" UNLESS OTHERWISE NOTED
- HEADER SIZE = (2) 2X10'S ABOVE WALL OTHERWISE NOTED



A1 SECOND FLOOR - UNIT A - 563 SF
3/16" = 1'-0"



A2 SECOND FLOOR - UNIT ELECTRICAL
3/16" = 1'-0"



A4 SECOND FLOOR - UNIT B - 563 SF
3/16" = 1'-0"

VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTION A SPECIFIC STRUCTURAL NUMBERS FOR NON-STAGNED APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE STRUCTURAL CONNECTIONS SHOWN ON THESE PLANS ARE ADEQUATE FOR EACH JOB APPLICATION. SIGNATURE COMPANIES LLC IS NOT RESPONSIBLE FOR USE OF THESE PLANS WITHOUT APPROPRIATE CONNECTIONS. ANY CONNECTIONS SHOWN ARE FOR REFERENCE ONLY AND ARE NOT TO BE CONSTRUED AS A GUARANTEE OF SUITABILITY FOR ANY SPECIFIC APPLICATION FOR WHICH YOU ARE LIABLE.

Author | #2001
100 CD | 04/13/2026

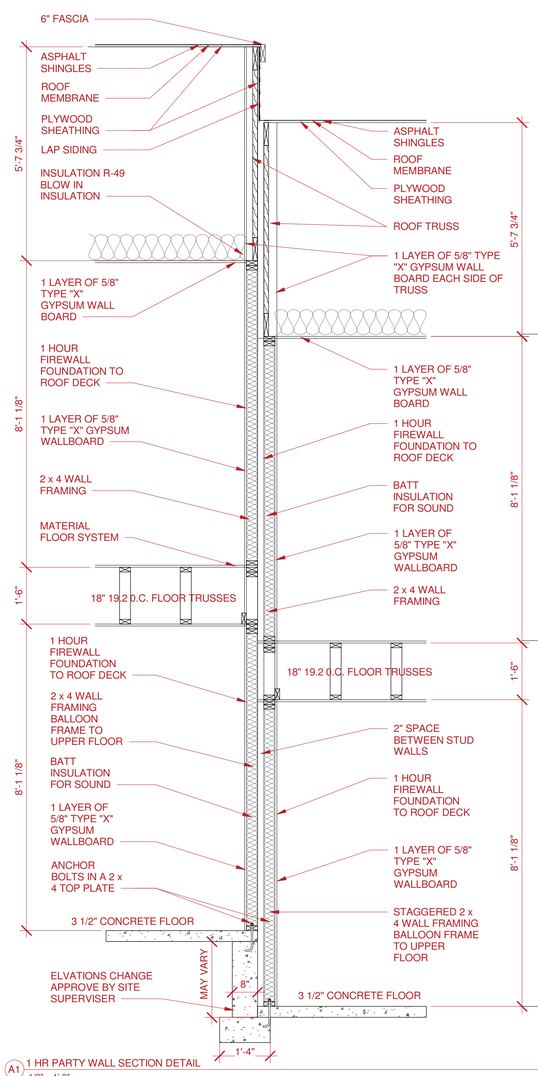
SIGNATURE COMPANIES LLC

WHITFIELD W10
Grimes, IA

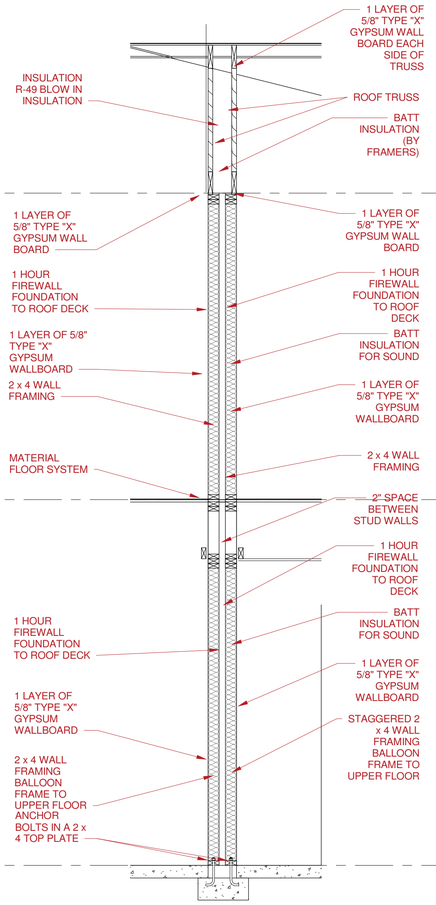
UNIT PLANS | As indicated
A3.1

DOOR SCHEDULE							
Mark	Count	Brand	Model	Rough Width.	Rough Height.	Color	Tempered_
1/6	11	BAYER BUILT	HDG 1/6	1' - 8"	6' - 10"	ALMOND	NO
2/0	3	BAYER BUILT		2' - 0"	6' - 10"	TBD	NO
2/4	33	BAYER BUILT	HDG 2/4	2' - 6"	6' - 10"	ALMOND	NO
2/6	22	BAYER BUILT	HDG 2/6	2' - 8"	6' - 10"	ALMOND	NO
2/8	11	BAYER BUILT	HDG 2/8	2' - 10"	6' - 10"	ALMOND	NO
4/0SL	19	BAYER BUILT	HDG 4/0-SL	4' - 1"	6' - 10"	ALMOND	NO
5/0BI	11	BAYER BUILT	HDG 5/0-BI-FOLD	5' - 2"	6' - 11"	ALMOND	NO
5/0SL	11	BAYER BUILT	HDG 5/0-SL	5' - 1"	6' - 11"	ALMOND	NO
DH	1	BAYER BUILT	HDG 3/0 W/ PEEP HOLE	3' - 1.5"	6' - 10.5"	BLACK	NO
ENTRY	10	BAYER BUILT	HDG 3/0 W/ PEEP HOLE	3' - 1.5"	6' - 10.5"	BLACK	NO
ENTRY2	11	BAYER BUILT	HDG 3/0	2' - 10.5"	6' - 10.5"	BLACK	NO
PATIO	2	VECTOR		6' - 0"	6' - 8"	BLACK	YES

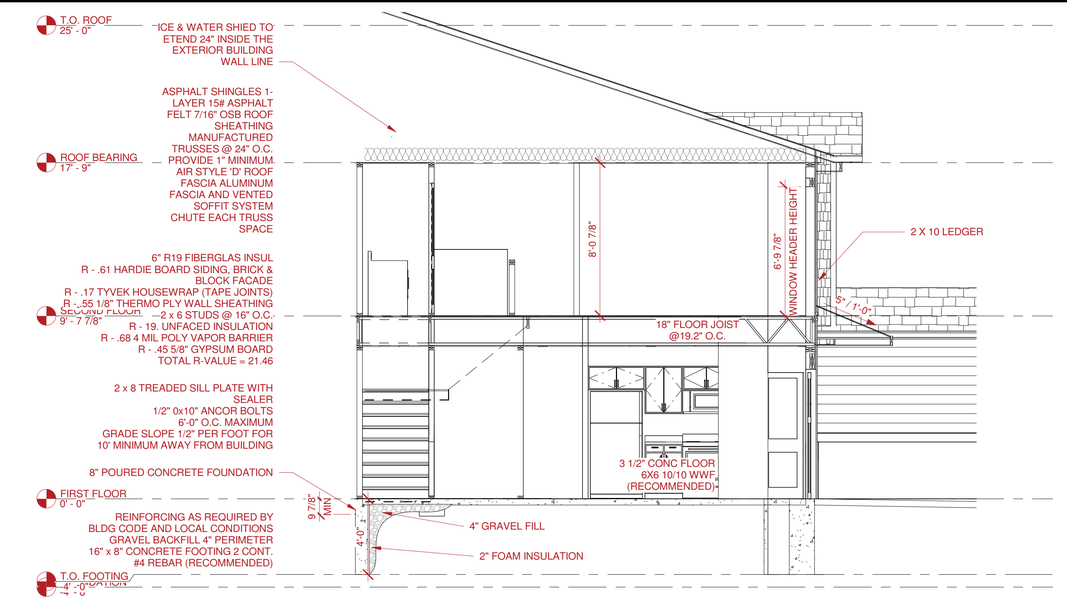
WINDOW SCHEDULE							
Mark	Count	Brand Name	Model #	Rough Width	Rough Height	Color	Tempered
A	16	VECTOR	NVG 4050E	5' - 0"	5' - 0"	BLACK	NO
B	12	VECTOR	NVG 5040E	5' - 0"	4' - 0"	BLACK	NO
C	2	VECTOR	NVG 5050E	5' - 0"	5' - 0"	BLACK	NO



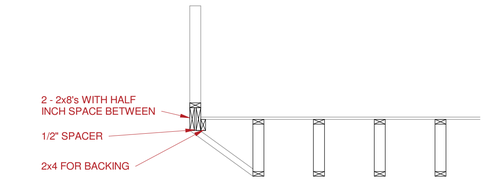
A1 1 HR PARTY WALL SECTION DETAIL
1/2" = 1'-0"



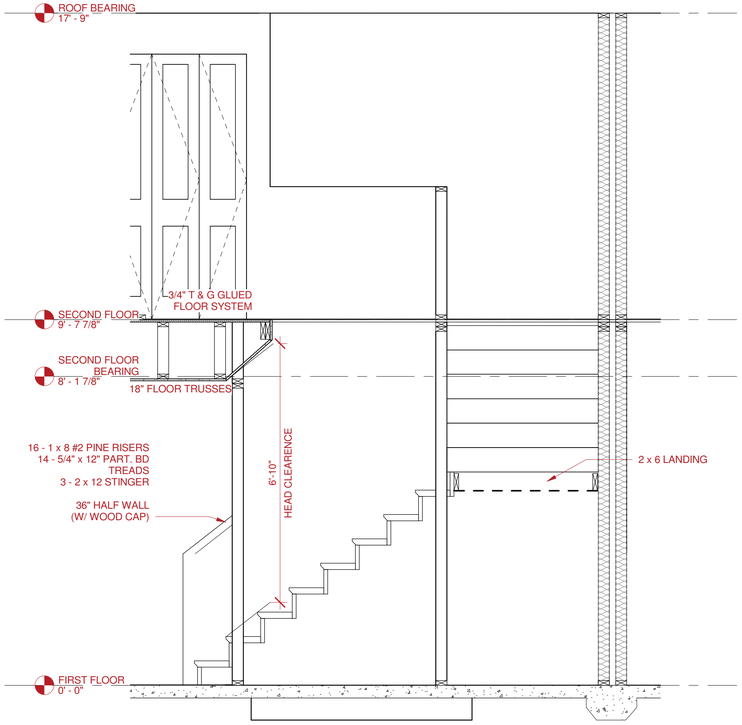
A2 1 HR PARTY WALL SECTION DETAIL
1/2" = 1'-0"



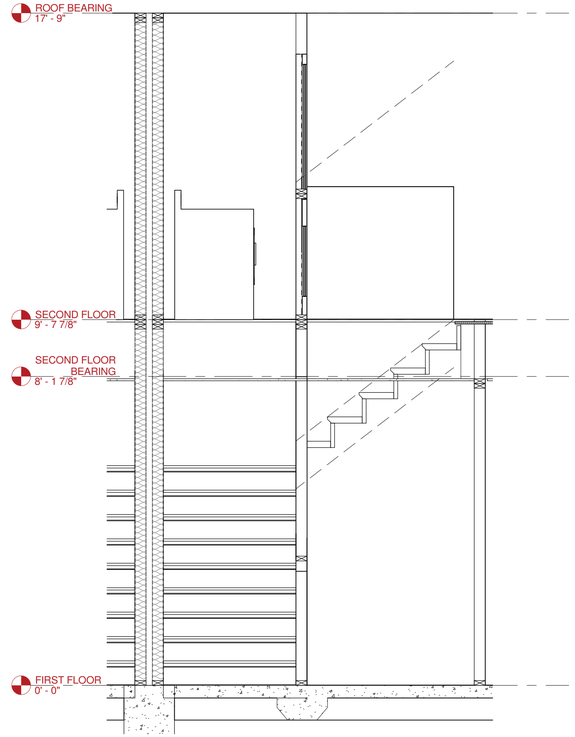
D4 TYP. WALL SECTION DETAIL
1/4" = 1'-0"



C5 STAIR SECTION ENLARGED SECTION
1/2" = 1'-0"



A3 STAIR SECTION
1/2" = 1'-0"



A5 STAIR SECTION 2
1/2" = 1'-0"

VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

Author

100 CD | 04/13/2026 | #2001

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR NON-STANDARD APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL STANDARD CONSTRUCTION DETAILS. SIGNATURE COMPANIES LLC DOES NOT ASSUME RESPONSIBILITY FOR LOSS, DAMAGE OR INJURY CAUSED BY ANY DEVIATION FROM THESE PLANS OR FAILURE TO FOLLOW ACCEPTED CONSTRUCTION PRACTICES. ANY UNAUTHORIZED USE OF THESE PLANS IS PROHIBITED BY LAW AND SUBJECT TO LEGAL ACTION. SIGNATURE COMPANIES LLC RETAINS ALL COMMON LAW, STATUTORY AND OTHER RIGHTS, INCLUDING COPYRIGHT, IN THE PLANS. ANY UNAUTHORIZED USE OF THESE PLANS WITHOUT THE EXPRESS WRITTEN PERMISSION OF SIGNATURE COMPANIES LLC IS STRICTLY PROHIBITED. SIGNATURE COMPANIES LLC RESERVES THE RIGHT TO ENFORCE ITS RIGHTS IN THE PLANS TO THE FULLEST EXTENT OF THE LAW. EMPLOYMENT OR OTHER USE OF THE PLANS BY ANY PARTY FOR ANY UNAUTHORIZED PURPOSE CONSTITUTES ASSENT BY SUCH PARTY TO THE FOREGOING RESTRICTIONS. ANY UNAUTHORIZED USE OF THESE PLANS SHALL BE AT THE RECIPIENT'S SOLE RISK AND WITHOUT LIABILITY TO SIGNATURE COMPANIES LLC. THE RECIPIENT AGREES TO INDEMNIFY AND HOLD HARMLESS SIGNATURE COMPANIES LLC FROM ANY DAMAGES, LOSSES OR EXPENSES ARISING OUT OF OR RESULTING THEREFROM. SIGNATURE COMPANIES LLC SHALL BE ENTITLED TO RECOVER ATTORNEY'S FEES AND COSTS IN ANY LEGAL ACTION BROUGHT TO ENFORCE ITS RIGHTS IN THE PLANS.

WHITFIELD W10
Grimes, IA

SIGNATURE COMPANIES LLC

SECTION / DETIALS

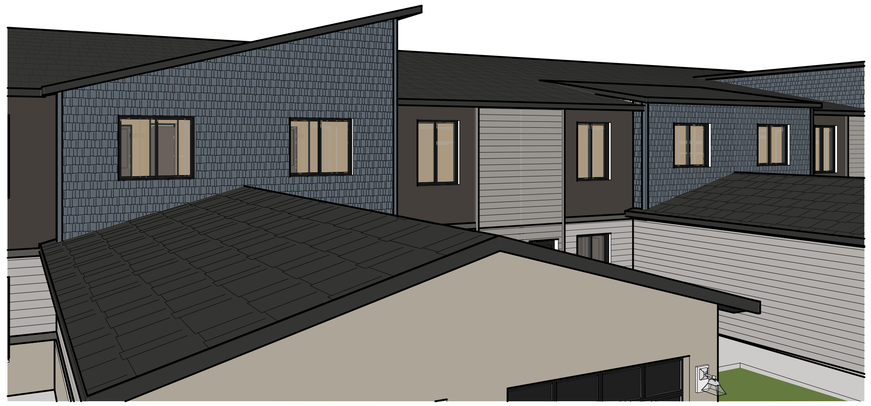
As indicated

A4.1

D1 ARCHITECTURAL DESIGN TREATMENT #1

D2 ARCHITECTURAL DESIGN TREATMENT #2

C1 ARCHITECTURAL DESIGN TREATMENT #3



C3 ARCHITECTURAL DESIGN TREATMENT #4

A1 ARCHITECTURAL DESIGN TREATMENT #5

No.	Description	Date	Revision Sequence Number

ARCHITECTURAL DESIGN TREATMENT

1. POP-OUTS
2. COLOR, TEXTURE OR MATERIAL CHANGE
3. ARCHITECTURAL BANDING
4. VARIATIONS IN ROOF FORMS
5. VERTICAL ARCHITECTURAL TREATMENT MIN OF 12" WIDTH

VERIFY ALL DIMENSIONS! ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR NON-STANDARD APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL STANDARD CONSTRUCTION METHODS AND DETAILS NOT SHOWN. SIGNATURE COMPANIES ASSUMES NO RESPONSIBILITY FOR LOSS, CLAIMS, OR DAMAGES ARISING FROM THE USE OF THESE PLANS BY ANY APPLICATION FOR WHICH YOU ARE LIABLE.

100 CD | 04/13/2026 | Author | Checker

SIGNATURE COMPANIES LLC

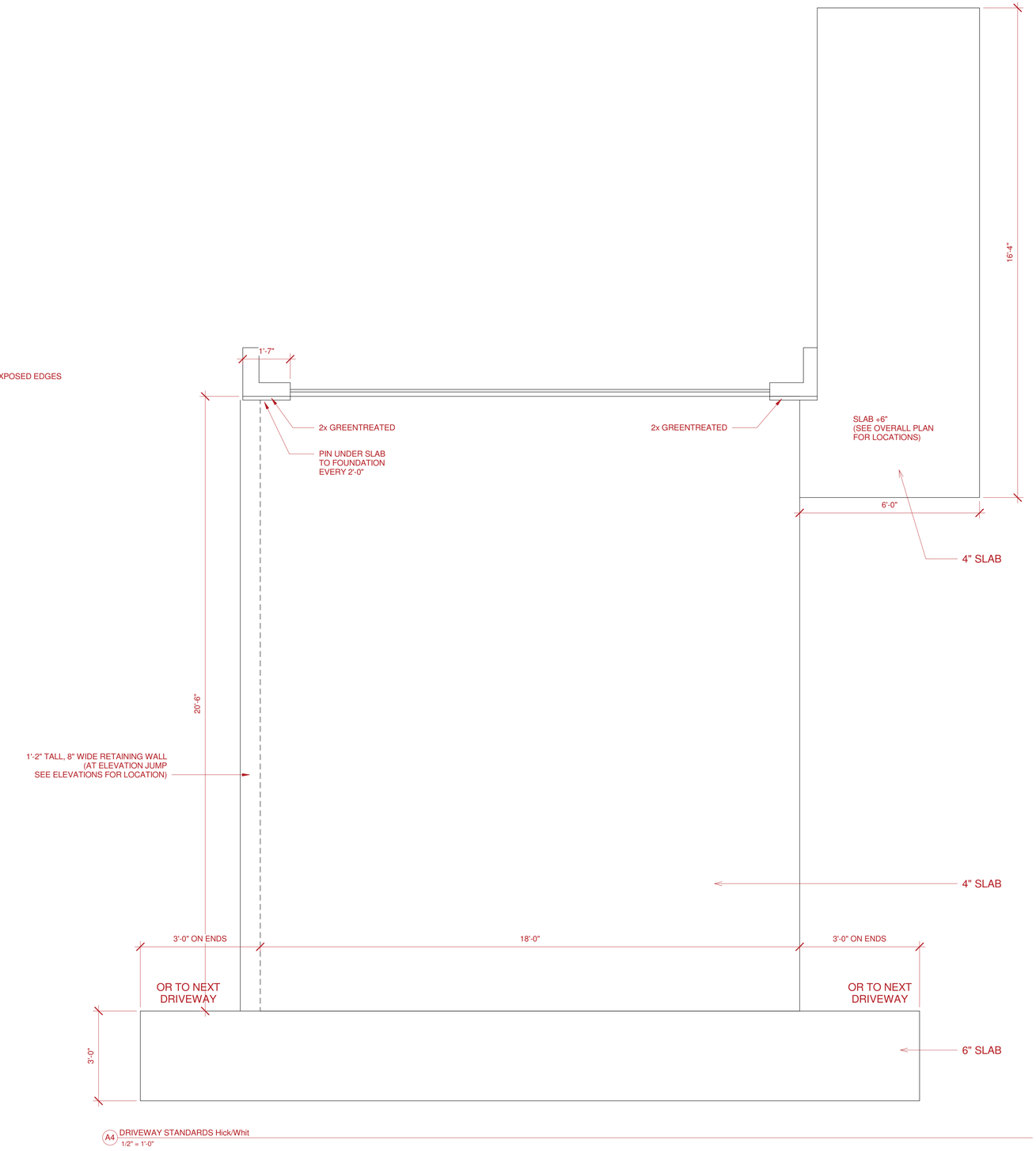
WHITFIELD W10

Grimes, IA

DESIGN TREATMENT

A4.2

**FINISH EXPOSED EDGES

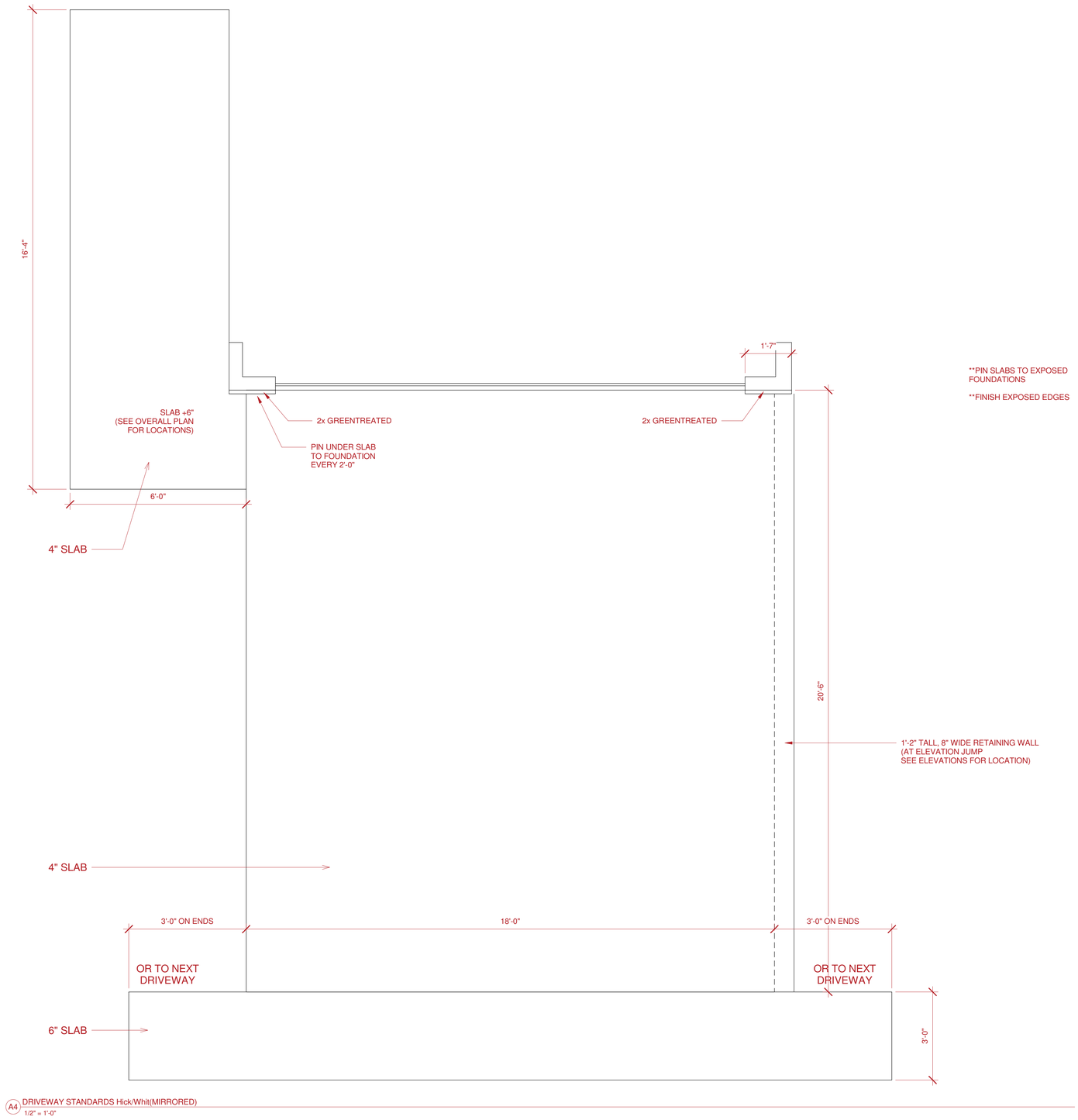


A4 DRIVEWAY STANDARDS Hick/Whit
1/2" = 1'-0"

VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR DRAWING APPLICATIONS. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR USING THESE PLANS AS A GUIDE TO DESIGN AND CONSTRUCT THE COMMON ROOF/DECK ASSEMBLY THAT MEETS ALL APPLICABLE CODES. THE ARCHITECT IS NOT RESPONSIBLE FOR USES, FROM THESE PLANS, BY ANY PERSON OR ENTITY OTHER THAN THE ARCHITECT OR THOSE PERSONS UNDER THE ARCHITECT'S DIRECT SUPERVISION. ANY MODIFICATIONS TO THESE PLANS SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR THE PLANS AND SHALL INDEMNIFY THE ARCHITECT FROM ANY LIABILITY RESULTING FROM SUCH MODIFICATIONS. ANY APPLICATION OF WHICH YOU ARE UNSURE

DRIVEWAY STANDARDS	100 CD	Author	STANDARDS,DRIVEWAY,WALKWAY,DECK,SIGNAGE
A7.3A	7/22/25	#101	TEMPLATE
1/2" = 1'-0"			SIGNATURE COMPANIES LLC



A4 DRIVEWAY STANDARDS Hick/Whit(MIRRORED)
1/2" = 1'-0"

VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR DETAILED APPLICATIONS. THE COMPANY ASSUMES NO RESPONSIBILITY FOR USES OTHER THAN THOSE SPECIFICALLY DESCRIBED AND ILLUSTRATED HEREIN. LABOR IS RESPONSIBLE FOR USING PROPER & ACCEPTED CONSTRUCTION PRACTICES. ANY MODIFICATIONS OR VARIATIONS FROM THESE PLANS MUST BE APPROVED BY AN ENGINEER PRIOR TO APPLICATION FOR WHICH YOU ARE LIABLE.

DRIVEWAY,DECK,SIGNAGE	100 CD	Author	#101
	7/22/25		

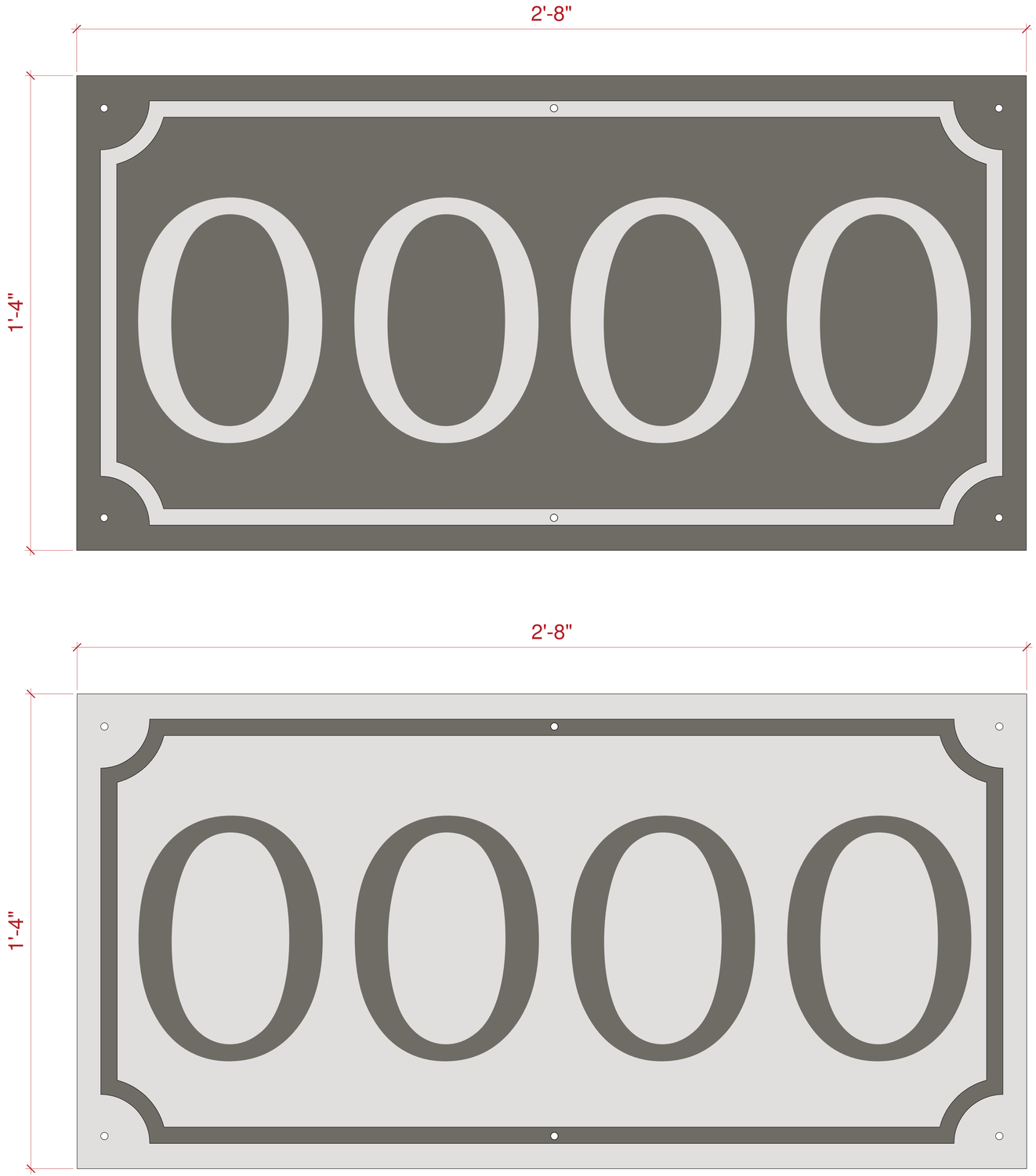
SIGNATURE COMPANIES LLC

STANDARDS,DRIVE TEMPLATE

DRIVEWAY STANDARDS

1/2" = 1'-0"

A7.4A



1 EA ADDRESS SIGN .125"
POLYMETAL PANEL VINYL
OVERLAY - HP DOVE GREY
91, BEIGE 49, BLACK 6 EA
3/16" MOUNTING HOLES

VERIFY ALL DIMENSIONS! ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR STANDARD APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR USING THESE PLANS AND ACCEPTED CONNECTIONS FOR HIS/HER SPECIFIC APPLICATION. SIGNATURE COMPANIES LLC ASSUMES NO RESPONSIBILITY FOR USES OTHER THAN THOSE SPECIFICALLY DETAILED. ANY APPLICATION FOR WHICH YOU ARE UNSURE

100 CD	Author	STANDARDS,DRIVEWAY,DECK,SIGNAGE
7/22/25	#101	TEMPLATE
6" = 1'-0"		TOWNHOME SIGNAGE
A3.0		

SIGNATURE COMPANIES LLC

No.	Description	Date

BROOKSIDE VILLAGE

HICKORY 4 (H4)

7/9/2026

SHEET LIST	
Sheet Name	Sheet Number
CODE REVIEW - LIFE SAFETY	A0.1
ELEVATIONS	A1.1 A
COLORED ELEVATIONS	A1.2 A
FOUNDATION	A2.0
FIRST & SECOND FLOOR	A2.1
UNIT PLANS	A3.1
SECTION AND DETAILS	A4.1
DESIGN TREATMENT	A4.2 A

VERIFY ALL DIMENSIONS! ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR NON-STAGARD APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ENGINEERING ALL STRUCTURAL CONNECTIONS NOT SHOWN OR DETAILED TO COMPLY WITH ALL APPLICABLE CODES. SIGNATURE COMPANIES, LLC ASSUMES NO RESPONSIBILITY FOR ANY STRUCTURAL CONNECTIONS NOT SHOWN OR DETAILED. PLEASE CONTACT SIGNATURE COMPANIES, LLC ABOUT ANY APPLICATION FOR WHICH YOU ARE UNSURE.

100 CD | MB | Checker | 7/9/26

SIGNATURE COMPANIES, LLC

Hickory H4 | Grimes, IA

COVER | A0.0 | 3/16" = 1'-0"

CODE REVIEW	
Brookside North - H4	
SITE AREA:	293,022 SF (6.73 acres)
APPLICABLE CODE:	2024 IRC
AHJ:	AGENCY HAVING JURISDICTION
ZONE:	PUD w/ UNDERLYING R-3 MED
PERMITTED Y/N:	
BUILDING SIZE:	7,244 SF
	REQUIRED/AHJ
SETBACKS REQ	Zoning Form
FRONT	30 ft
REAR	25 ft
SIDE	10 ft
HEIGHT	35 ft
LOT FRONTAGE	25 ft
BUILDING HEIGHTS & AREAS	
BUILDING HEIGHT	25'-0" Feet
STORIES ABOVE GRADE PLANE	2 Stories
AREA	7,244 SF Total
SEPARATION OF UNITS	One Hour Rated Walls (U305 Assembly)
PARAPETS	N/A
FIRE & SMOKE PROTECTION	
BUILDING ON THE SAME LOT	YES
BUILDING SEPARATION	20' Minimum
FIRE WALLS REQUIRED	NO
SEPARATION BETWEEN BUILDINGS	N/A
FIRE PROTECTION SYSTEMS	REVIEW INTERNATIONAL FIRE CODE (IFC)
AUTOMATIC SPRINKLER SYSTEM	NO

No.	Description	Date

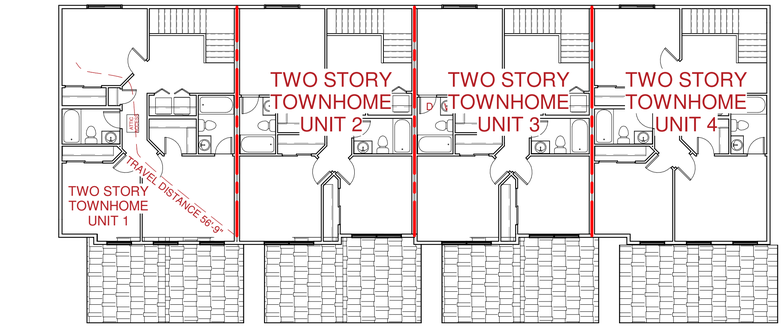
CODE PLAN LEGEND

1/2 HR RATED WALL

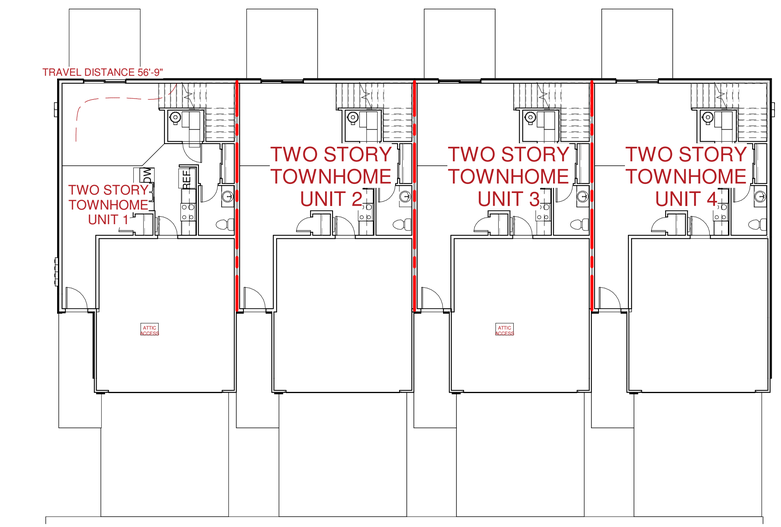
1 HR RATED WALL

LONGEST EXIT ACCESS PATH (EAP)

*TRAVEL DISTANCE TO FIRE EXTINGUISHERS NOT TO EXCEED 75'-0"
*PROVIDE ONE FIRE EXTINGUISHER PER UNIT PER AHJ



C3 SECOND FLOOR - LIFE SAFETY
3/32" = 1'-0"



A3 FIRST FLOOR - LIFE SAFETY
3/32" = 1'-0"

VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS ESTABLISH CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR DESIGN STANDARD APPLICATIONS. THE CONTRACTOR SHALL REVIEW AND APPROVE ALL CONSTRUCTION DRAWINGS PRIOR TO FABRICATION. COMPANY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ANY CHANGES MADE TO THESE PLANS AND/OR FOR USES, OTHER THAN THOSE INTENDED, FOR WHICH THEY WERE PREPARED AND ISSUED. ANY MODIFICATIONS MUST BE REVIEWED AND APPROVED BY A LICENSED PROFESSIONAL ENGINEER. ANY APPLICATION OF WHICH YOU ARE UNSURE.

MB | Checker

100 CD | 6/17/26

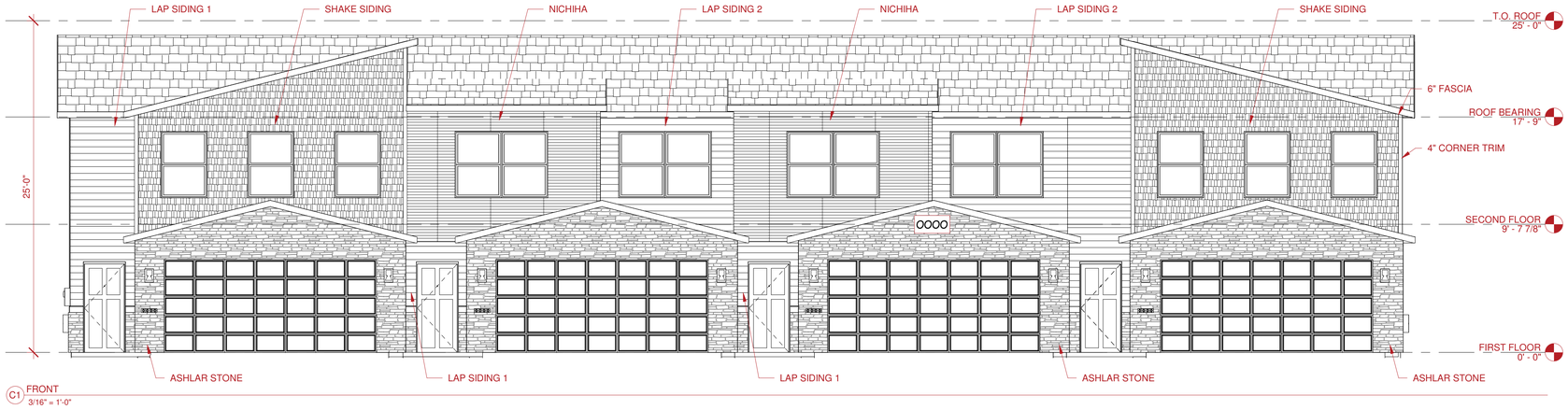
Hickory H4
Grimes, IA

SIGNATURE COMPANIES LLC

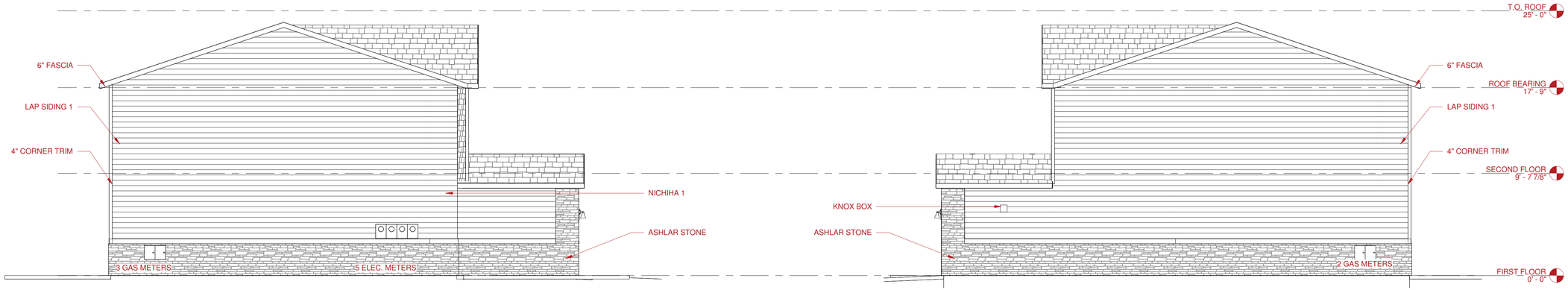
CODE REVIEW - LIFE SAFETY

As indicated

A0.1

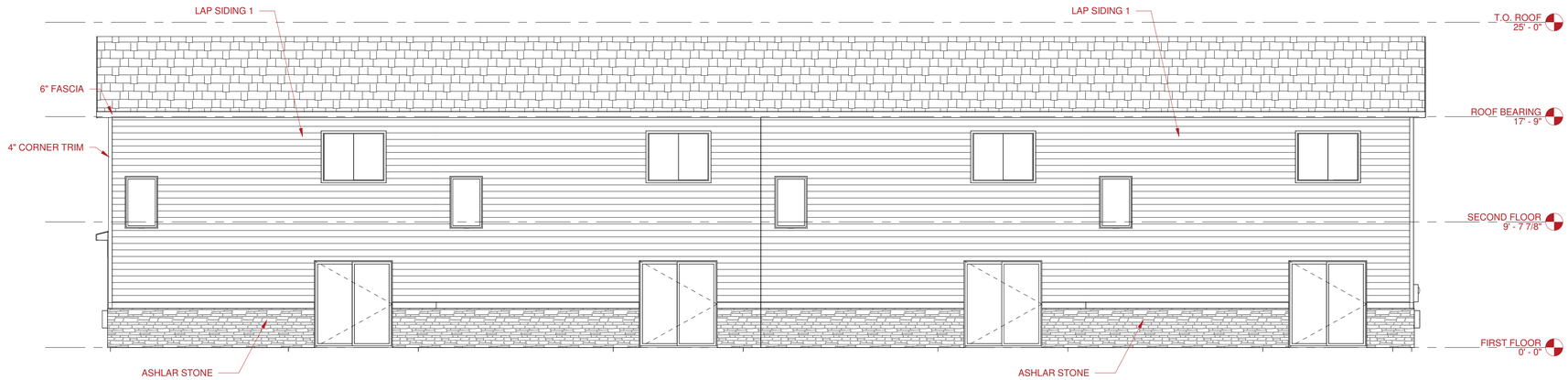


C1 FRONT
3/16" = 1'-0"



B1 LEFT SIDE
3/16" = 1'-0"

B3 RIGHT SIDE
3/16" = 1'-0"



A1 BACK
3/16" = 1'-0"

No.	Description	Date

PLAN NOTES:
- 4" CORNER BOARDS THROUGHOUT
- 12" EAVES, 8" GABEL ENDS
- ALL SHED ROOFS TO BE 3/12, ALL GABLE ROOFS TO BE 5:12 UNLESS NOTED OTHERWISE NOTED
- ALL TRIM IS TO MATCH COLORED ELEVATIONS

EXTERIOR SIDING	
Material: Area	Material: Name
769 SF	Exterior - Lap Siding Vinyl - Light Gray
2650 SF	Exterior - Lap Siding Vinyl - Medium Gray
269 SF	Exterior - Nichiha Panel - Vintage Wood Bark
584 SF	Exterior - Shake Vinyl - Blue Gray
999 SF	Exterior - Stone - Eldrado Echo Ridge

VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL NUMBERS FOR CONVENTIONAL STANDARD APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR USING THESE NUMBERS FOR LOCAL CODE AND ACCEPTED CONSTRUCTION. ANY APPLICATION OF WHICH YOU ARE UNSURE

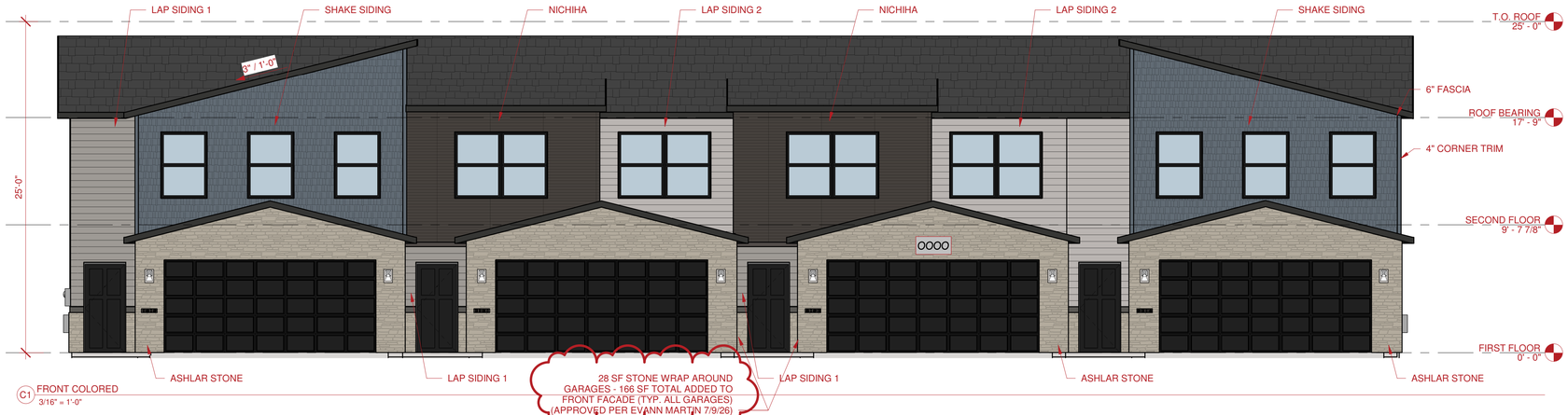
MB
100 CD
Checker
6/17/26

SIGNATURE COMPANIES LLC
Hickory H4
Grimes, IA

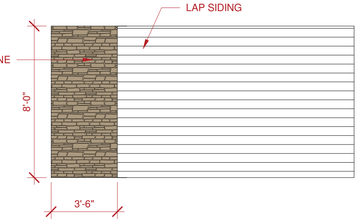
ELEVATIONS
A1.1 A
3/16" = 1'-0"

No.	Description	Date
1	CITY COMMENTS	6/10/25

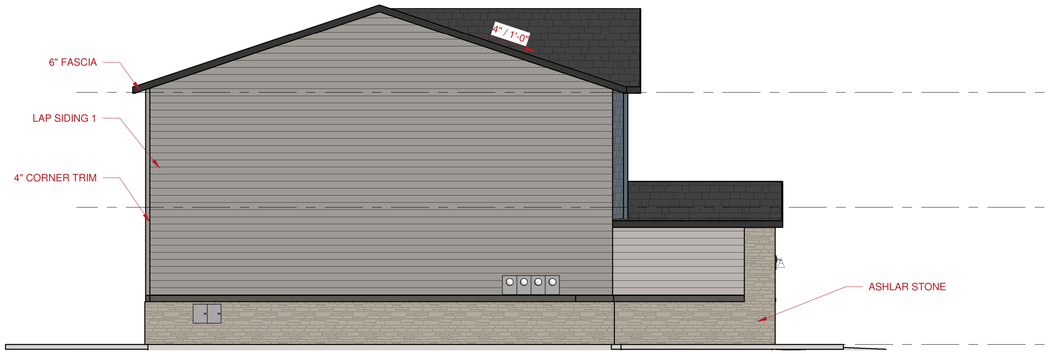
PLAN NOTES:
- 4" CORNER BOARDS THROUGHOUT
- 12" EAVES, 8" GABEL ENDS
- ALL SHED ROOFS TO BE 3/12, ALL GABLE ROOFS TO BE 5/12 UNLESS NOTED OTHERWISE NOTED
- ALL TRIM IS TO MATCH COLORED ELEVATIONS



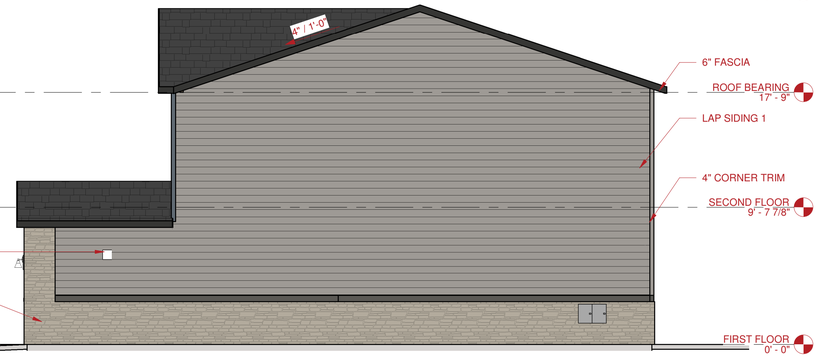
C1 FRONT COLORED
3/16" = 1'-0"



C6 MASONRY GARAGE WRAP
1/4" = 1'-0"



B1 LEFT SIDE COLORED
3/16" = 1'-0"



B3 RIGHT SIDE COLORED
3/16" = 1'-0"

A1 BACK COLORED
3/16" = 1'-0"

PROVIA VINYL SIDING GRANITE
PROVIA VINYL SIDING PEWTER
PROVIA SHAKE SIDING NAUTICA
NICHIHA FIRBER CEMENT PANEL ROUGHSAWN ESPRESSO
CULTURED STONE WHITE OAK LEDGESTONE

Significant Material Percentage - Entire Building		
Material: Name	Material: Area	%
Exterior - Lap Siding Vinyl - Light Gray	721 SF	14%
Exterior - Lap Siding Vinyl - Medium Gray	2491 SF	47%
Exterior - Nichiha Panel - Vintage Wood Bark	253 SF	5%
Exterior - Shake Vinyl - Blue Gray	549 SF	10%
Exterior - Stone - Eldrado Echo Ridge	1317 SF	25%

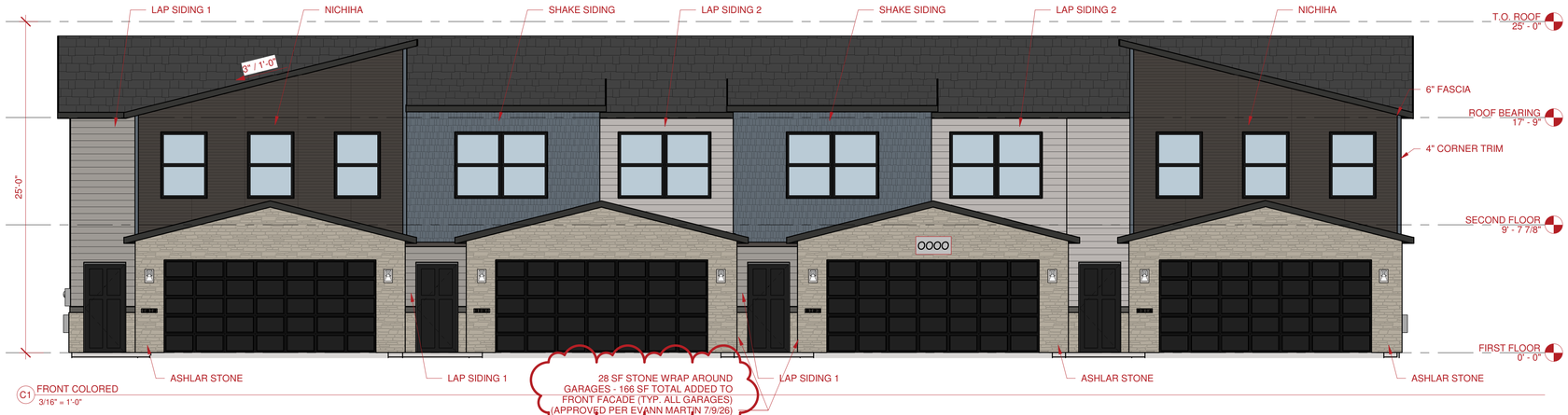
VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR NON-STANDARD APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL STANDARD CONSTRUCTION PRACTICES. SIGNATURE COMPANIES IS NOT RESPONSIBLE FOR LOSS, DAMAGE OR EXPENSE INCURRED AS A RESULT OF THE APPLICATION OF INFORMATION CONTAINED ON THESE PLANS. THESE PLANS ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH YOU ARE ENGAGE.

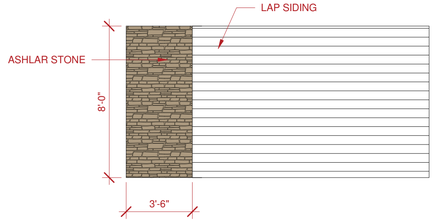
MB | Checker
100 CD | 6/17/26
Hickory H4 | Grimes, IA
SIGNATURE COMPANIES LLC
COLORED ELEVATIONS
A1.2 A | As indicated

No.	Description	Date
1	CITY COMMENTS	6/10/25

PLAN NOTES:
- 4" CORNER BOARDS THROUGHOUT
- 12" EAVES, 8" GABEL ENDS
- ALL SHED ROOFS TO BE 3/12, ALL GABLE ROOFS TO BE 5/12 UNLESS NOTED OTHERWISE NOTED
- ALL TRIM IS TO MATCH COLORED ELEVATIONS



C1 FRONT COLORED
3/16" = 1'-0"



C6 MASONRY GARAGE WRAP
1/4" = 1'-0"

B1 LEFT SIDE COLORED
3/16" = 1'-0"

B3 RIGHT SIDE COLORED
3/16" = 1'-0"

A1 BACK COLORED
3/16" = 1'-0"

PROVIA VINYL SIDING GRANITE
PROVIA VINYL SIDING PEWTER
PROVIA NICHIHA NAUTICA
SHAKE SIDING FIRBER CEMENT PANEL ROUGHSAWN ESPRESSO
CULTURED STONE WHITE OAK LEDGESTONE

Significant Material Percentage - Entire Building		
Material: Name	Material: Area	%
Exterior - Lap Siding Vinyl - Light Gray	721 SF	14%
Exterior - Lap Siding Vinyl - Medium Gray	2491 SF	47%
Exterior - Nichiha Panel - Vintage Wood Bark	253 SF	11%
Exterior - Shake Vinyl - Blue Gray	549 SF	10%
Exterior - Stone - Eldrado Echo Ridge	1317 SF	25%

VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

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MB | 100 CD | 7/9/26 Checker

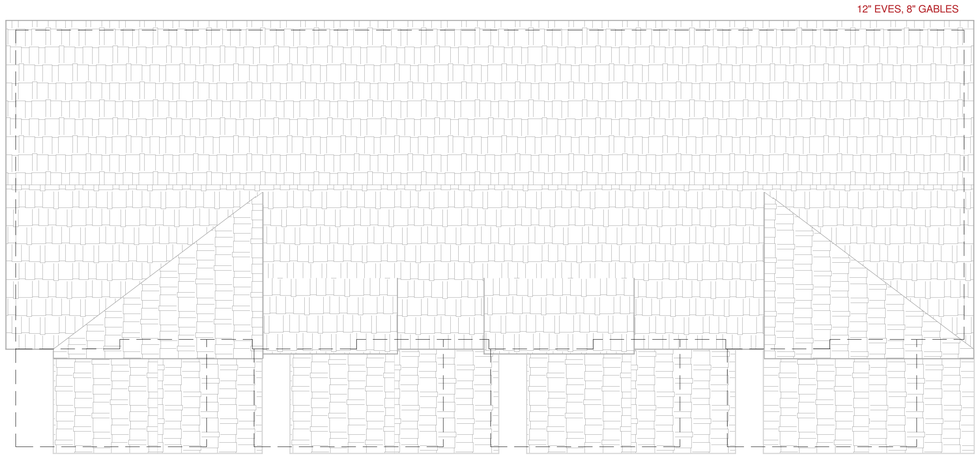
SIGNATURE COMPANIES LLC

Hickory H4
Grimes, IA

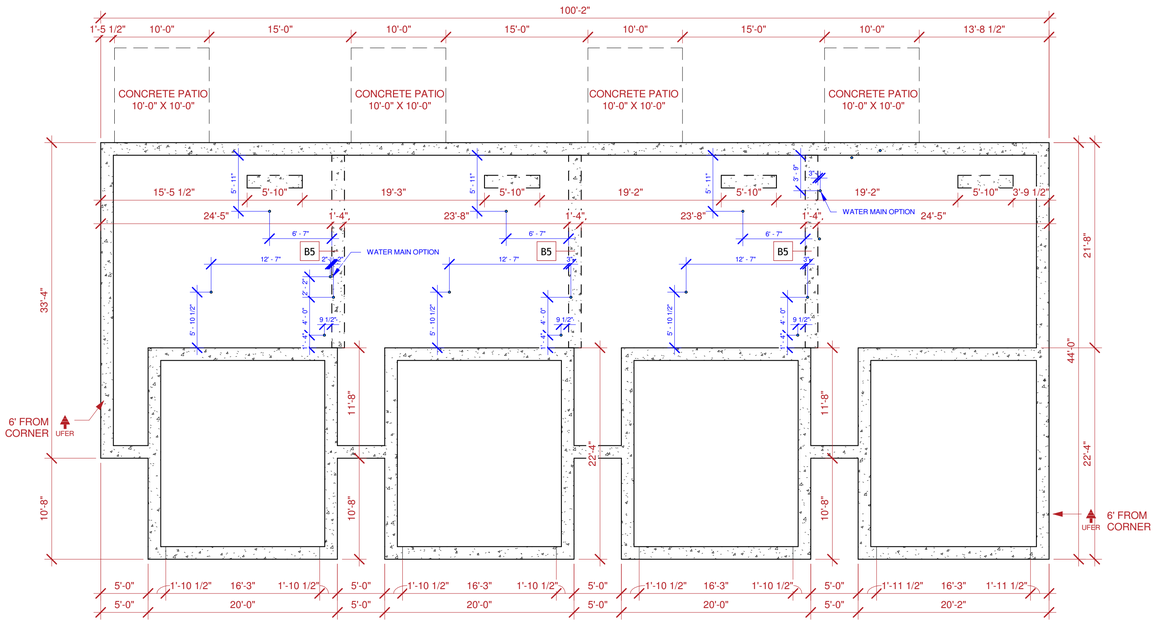
COLORED ELEVATIONS - OPT B

A1.2 B | As indicated

No.	Description	Date



D1 ROOF BEARING
1/8" = 1'-0"



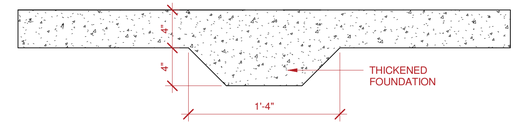
B1 FOUNDATION
1/8" = 1'-0"

FLAT WORK	
Type	Area
4" Concrete Slab Main	2408 SF
4" Concrete Slab Garage	1706 SF
4" Concrete Slab Entry Sidewalk	347 SF
4" Concrete Slab Patio	400 SF
4" Concrete Slab Driveway	1261 SF
6" Concrete Slab Driveway	303 SF

FOUNDATION	
Type	Length
Foundation - 16" Concrete 4'	494'
16" Concrete Footing	84'

PLAN NOTES:

- SHED ROOF TO BE 3/12 UNLESS OTHERWISE NOTED
- GABLE ROOF TO BE 5/12 UNLESS OTHERWISE NOTED
- 2X6 BRICK LEDGE ON INTERIOR FOUNDATION WALL
- GARAGE SLAB TO BE PINNED 2' O.C.
- ALL FOUNDATION WALL TO BE 4.0 IN HEIGHT U.O.N.



B5 DEEPENED FOOTING SECTION
1 1/2" = 1'-0"

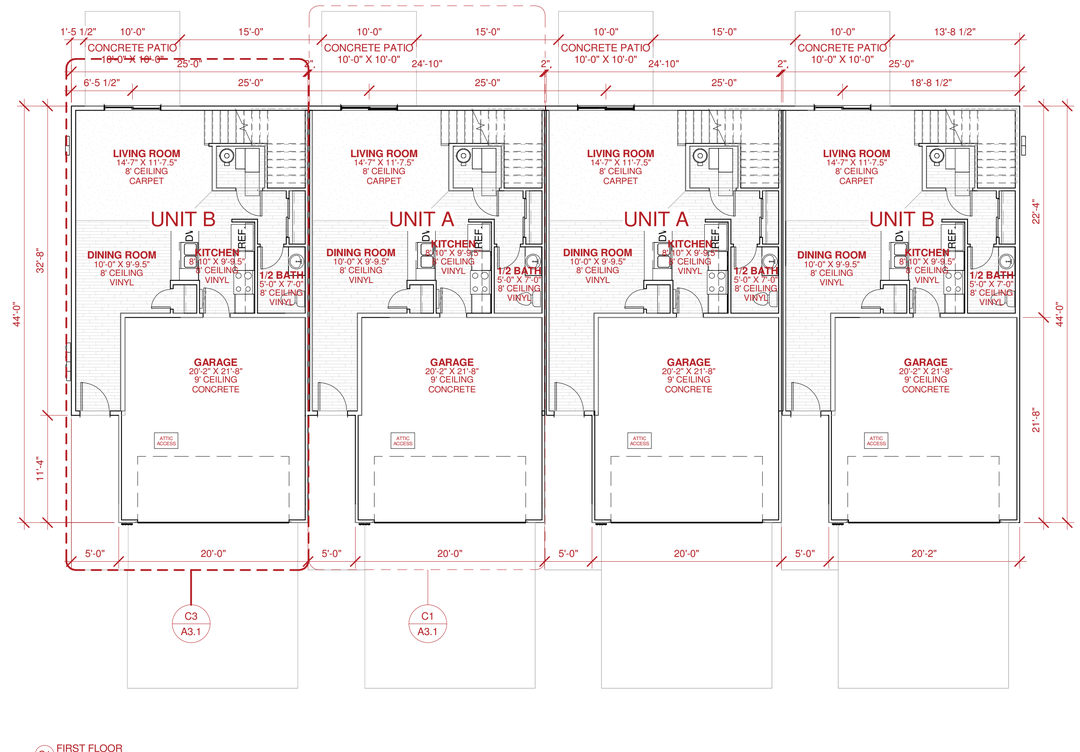
VERIFY ALL DIMENSIONS! ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR NON-STANDARD APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL STANDARD CONSTRUCTION DETAILS AND MUST COMPLY WITH ALL LOCAL CODES. SIGNATURE COMPANIES IS NOT RESPONSIBLE FOR LOSS, DAMAGE, OR EXPENSE INCURRED BY ANY CONTRACTOR OR SUBCONTRACTOR WHO FAILS TO FOLLOW ALL APPLICABLE CODES. SIGNATURE COMPANIES IS NOT RESPONSIBLE FOR ANY CONSTRUCTION PERFORMED WITHOUT APPROVED PERMITS AND INSPECTIONS.

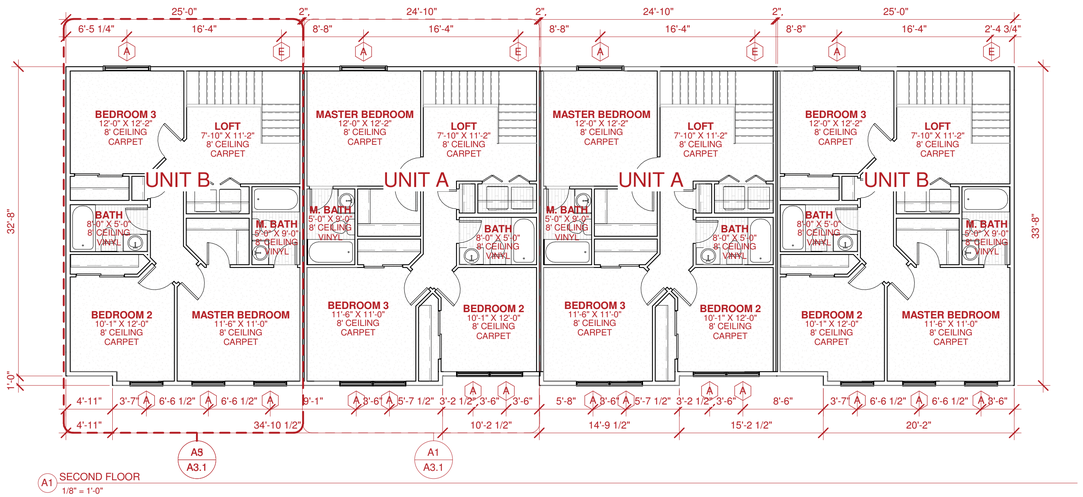
100 CD | 04/13/2026 | MB Checker

SIGNATURE COMPANIES LLC | Hickory H4 | Grimes, IA

FOUNDATION | A2.0 | As indicated



C1 FIRST FLOOR
1/8" = 1'-0"



A1 SECOND FLOOR
1/8" = 1'-0"

No.	Description	Date

PLAN NOTES:

FIRST FLOOR EXTERIOR WALL HEIGHT =
8'-1 1/8" UNLESS OTHERWISE NOTED

PLAN NOTES:

SECOND FLOOR EXTERIOR WALL HEIGHT =
8'-1 1/8" UNLESS OTHERWISE NOTED

VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR NON-STANDARD APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL STANDARD CONSTRUCTION METHODS AND MATERIALS NOT COVERED IN THESE PLANS. SIGNATURE COMPANIES, LLC IS NOT RESPONSIBLE FOR LOSS, DAMAGE OR INJURY RESULTING FROM THE USE OF THESE PLANS BY ANY CONTRACTOR OR SUBCONTRACTOR. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS APPROVED FOR PERMIT BY YOUR AHJ.

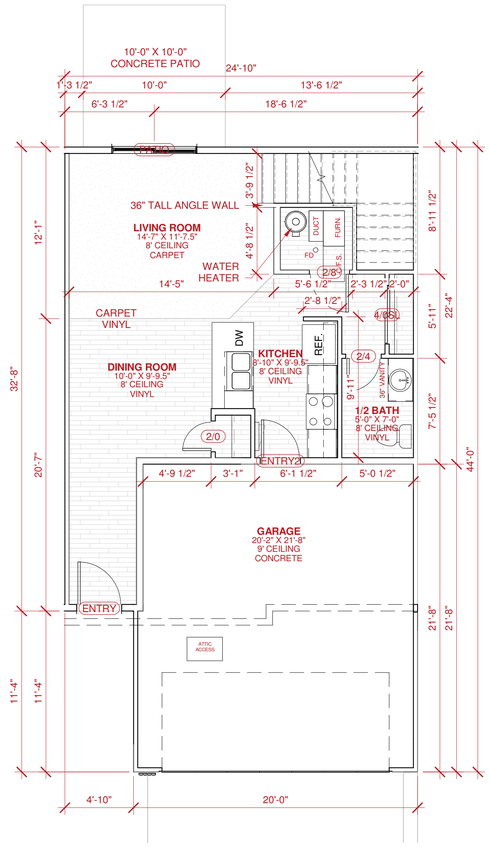
100 CD	MB	04/13/2026 Checker

SIGNATURE COMPANIES LLC

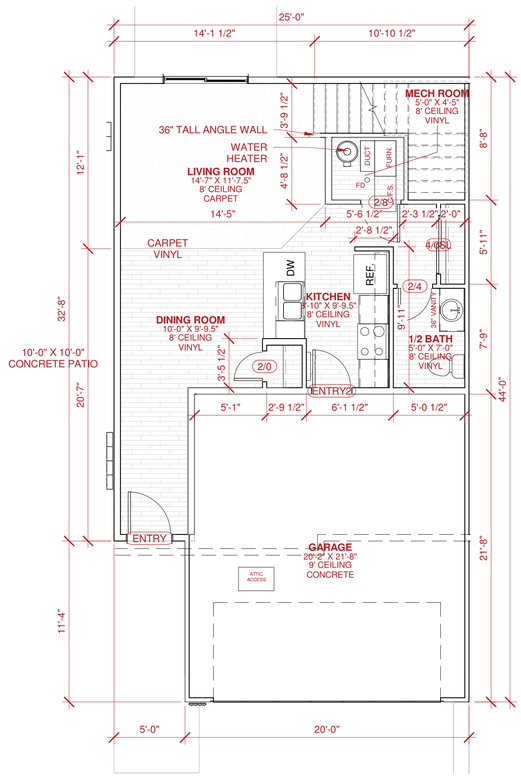
Hickory H4
Grimes, IA

FIRST & SECOND FLOOR

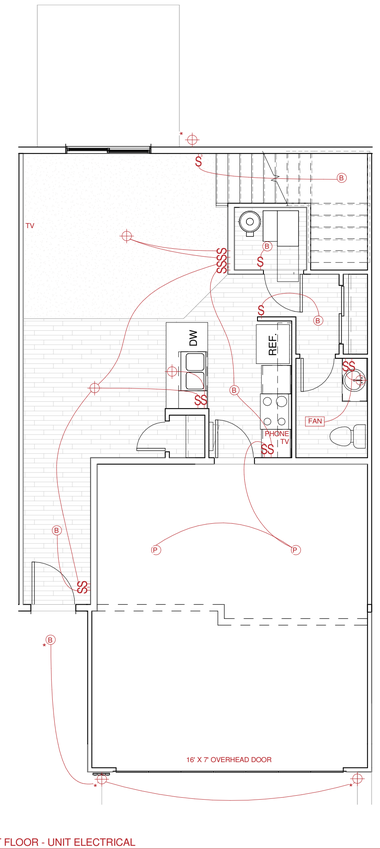
A2.1 | 1/8" = 1'-0"



C1 FIRST FLOOR - UNIT A - 550 SF
3/16" = 1'-0"



C3 FIRST FLOOR - UNIT B - 550 SF
3/16" = 1'-0"



C4 FIRST FLOOR - UNIT ELECTRICAL
3/16" = 1'-0"

SURFACE MOUNTED INCANDESCENT LIGHT

ON PHOTO EYE SWITCH

110 V DUPLEX OUTLET

P PORCLIN

B BRIO

S SINGLE SWITCH

S3 THREE WAY SWITCH

PHONE TELEPHONE CONNECTION

TV CABLE CONNECTION

FAN EXHAUST FAN

No.	Description	Date

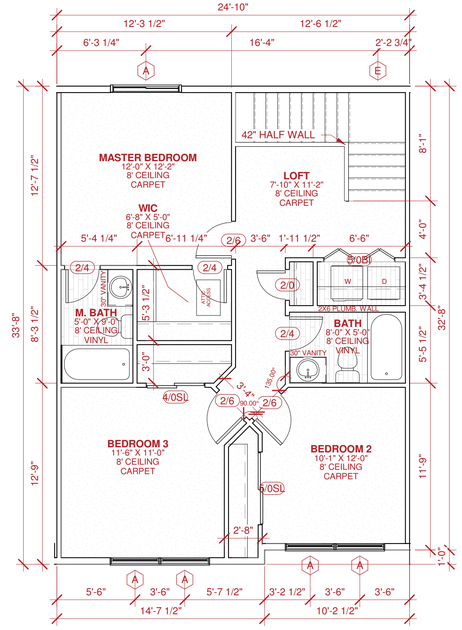
PLAN NOTES:

- FIRST FLOOR EXTERIOR WALLS HEIGHT = 8'-1 1/8" UNLESS OTHERWISE NOTED
- SECOND FLOOR EXTERIOR WALLS HEIGHT = 8'-1 1/8" UNLESS OTHERWISE NOTED
- HEADER SIZE = (2) 2X10'S ABOVE WALL UNLESS OTHERWISE NOTED
- CHANGE STUD LAYOUT AT SHOWER VALVE TO 8" AND 24"
- ALL BIFOLD, BIPASS, AND WINDOWS TO BE DRYWALL WRAPPED ON TOP AND SIDES
- ATTIC ACCESS R.O. 20" x 30"
- 5/8" GYP BOARD ON GARAGE CEILING, GARAGE WALL 1/2" GYP BOARD

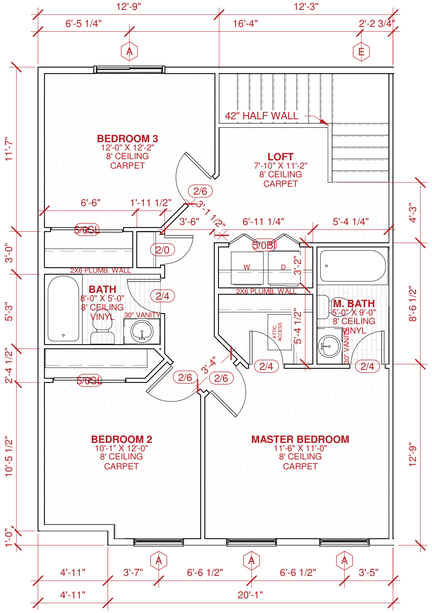
UNIT SF: 1,322 SF

FIRST FLOOR: 550 SF

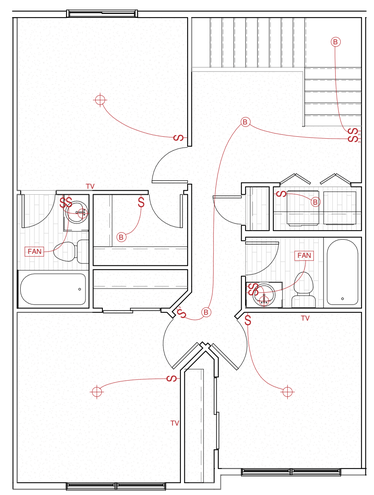
SECOND FLOOR: 772 SF



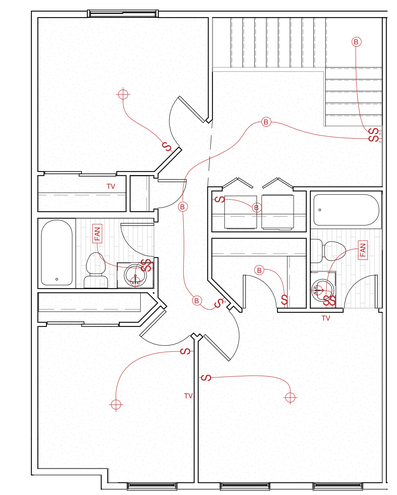
A1 SECOND FLOOR - UNIT A - 772 SF
3/16" = 1'-0"



A3 SECOND FLOOR - UNIT B - 772 SF
3/16" = 1'-0"



A4 SECOND FLOOR - UNIT ELECTRICAL
3/16" = 1'-0"



A5 SECOND FLOOR - UNIT B ELECTRICAL
3/16" = 1'-0"

VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR NON-STAGGARD APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ENGINEERING ALL STRUCTURAL CONNECTIONS & MEMBERS NOT SHOWN. SIGNATURE COMPANIES LLC IS NOT RESPONSIBLE FOR ANY LOSS, DAMAGE OR INJURY RESULTING FROM IMPROPER CONSTRUCTION. SIGNATURE COMPANIES LLC IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THESE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK ALL PLANS FOR ACCURACY PRIOR TO CONSTRUCTION. ANY APPLICATION FOR WHICH YOU ARE UNSURE.

100 CD | MB | 04/13/2026 Checker

SIGNATURE COMPANIES LLC

Hickory H4
Grimes, IA

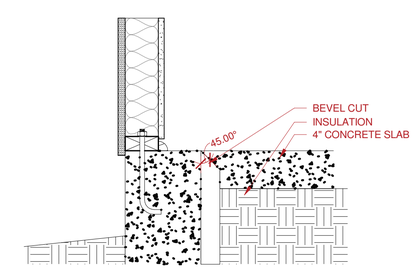
UNIT PLANS

A3.1 | As indicated

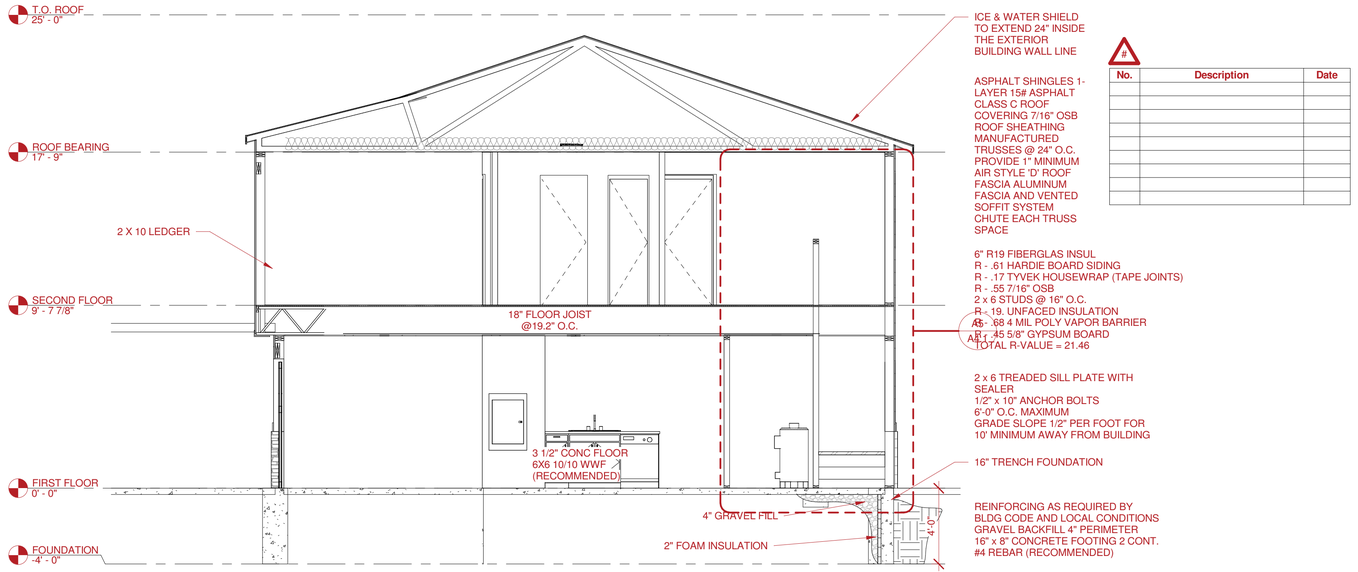
DOOR SCHEDULE								
Size	Count	Brand	Model	Rough Width.	Rough Height.	Color	Temp Glass	Note
2/0	8	BAYER BUILT	HDG 2/0	2' - 2"	6' - 11"	TBD	NO	
2/4	16	BAYER BUILT	HDG 2/4	2' - 6"	6' - 11"	TBD	NO	
2/6	12	BAYER BUILT	HDG 2/6	2' - 8"	6' - 11"	TBD	NO	
2/8	4	BAYER BUILT	HDG 2/8	2' - 10"	6' - 11"	TBD	NO	
4/0SL	6	BAYER BUILT	HDG 4/0 -SL	4' - 1"	6' - 11"	TBD	NO	
5/0BI	4	BAYER BUILT	HDG 5/0 -BI-FOLD	5' - 1.5"	6' - 10.5"	TBD	NO	
5/0SL	6	BAYER BUILT	HDG 5/0 -SL	5' - 1"	6' - 11"	TBD	NO	
ENTRY	5	BAYER BUILT	HDG 3/0 W/ PEEP HOLE	3' - 2.5"	6' - 10.5"	WHITE	NO	UNIT ENTRY
ENTRY 2	4	BAYER BUILT	HDG 2/8	2' - 10.5"	6' - 10.5"	WHITE	NO	GARAGE ENTRY 20 MIN
PATIO	6	VECTOR	6068 OX	6' - 0"	6' - 8"	BLACK	YES	

SEE ROUGH OPENING SCHEDULE SUPPLEMENT

WINDOW SCHEDULE							
Mark	Count	Brand Name	Model	Rough Width	Rough Height	Color	Tempered
A	14	VECTOR	NVH 3650E	3' - 6"	5' - 0"	BLACK	NO
B	4	VECTOR	NVG 5040E	5' - 0"	4' - 0"	BLACK	NO
C	4	VECTOR	NVPW 2640	5' - 0"	2' - 0"	BLACK	NO



D3 FOUNDATION INSULATION DETAIL
1 1/2" = 1'-0"



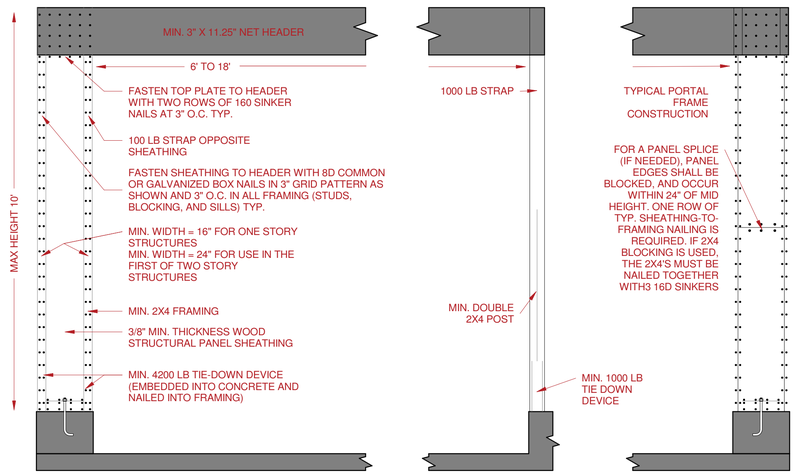
D4 TYP. WALL SECTION DETAIL
1/4" = 1'-0"

No.	Description	Date

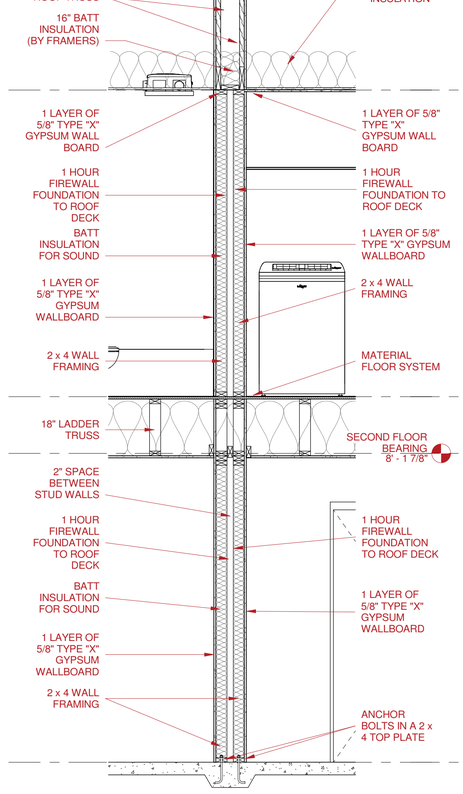
VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR NON-STANDARD APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL STANDARD CONSTRUCTION METHODS. SIGNATURE COMPANIES IS NOT RESPONSIBLE FOR LOSS, DAMAGE, OR INJURY THAT RESULTS FROM THE USE OF THESE PLANS. ANY MODIFICATIONS MADE TO THESE PLANS MUST BE APPROVED BY SIGNATURE COMPANIES. ANY APPLICATION OF THESE PLANS YOU ARE LIABLE FOR.

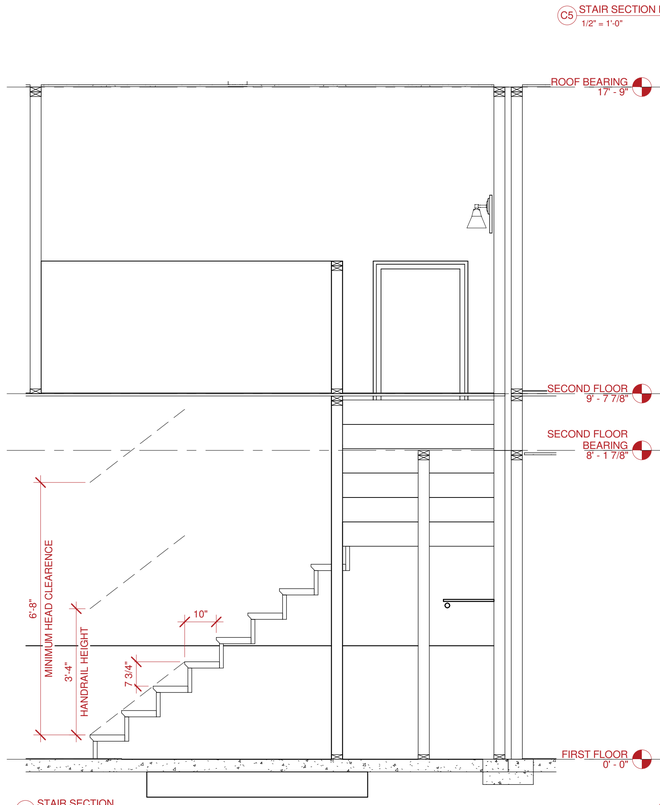
MB
100 CD
04/13/2026 Checker



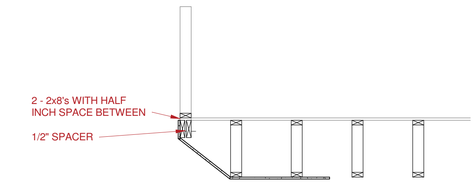
A1 PORTAL FRAMING DETAIL
1 : 18



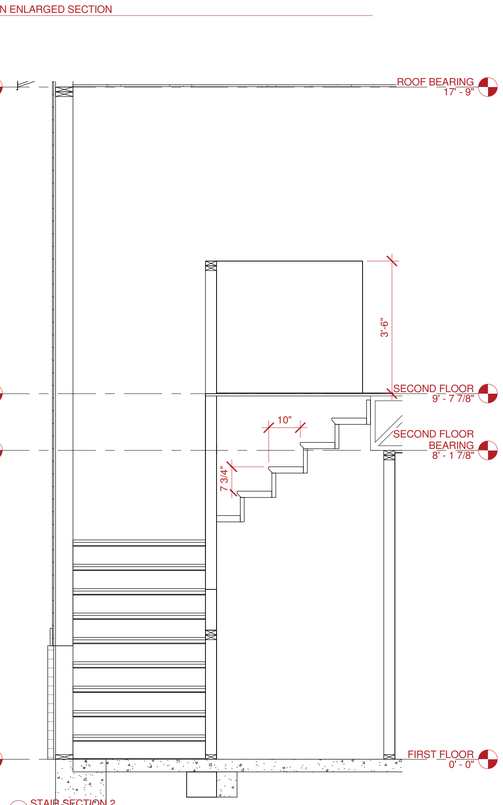
A3 1-HR PARTY WALL SECTION DETAIL
1/2" = 1'-0"



A4 STAIR SECTION
1/2" = 1'-0"



C5 STAIR SECTION ENLARGED SECTION
1/2" = 1'-0"



A5 STAIR SECTION 2
1/2" = 1'-0"

SIGNATURE COMPANIES LLC
Hickory H4
Grimes, IA

SECTION AND DETAILS
As indicated
A4.1

No.	Description	Date

ARCHITECTURAL DESIGN TREATMENT

1. POP-OUTS
2. COLOR, TEXTURE OR MATERIAL CHANGE
3. ARCHITECTURAL BANDING
4. VARIATIONS IN ROOF FORMS
5. VERTICAL ARCHITECTURAL TREATMENT MIN OF 12" WIDTH

D1 ARCHITECTURAL DESIGN TREATMENT #1

D2 ARCHITECTURAL DESIGN TREATMENT #2

C1 ARCHITECTURAL DESIGN TREATMENT #3

A1 ARCHITECTURAL DESIGN TREATMENT #4

A3 ARCHITECTURAL DESIGN TREATMENT #5

VERIFY ALL DIMENSIONS! ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

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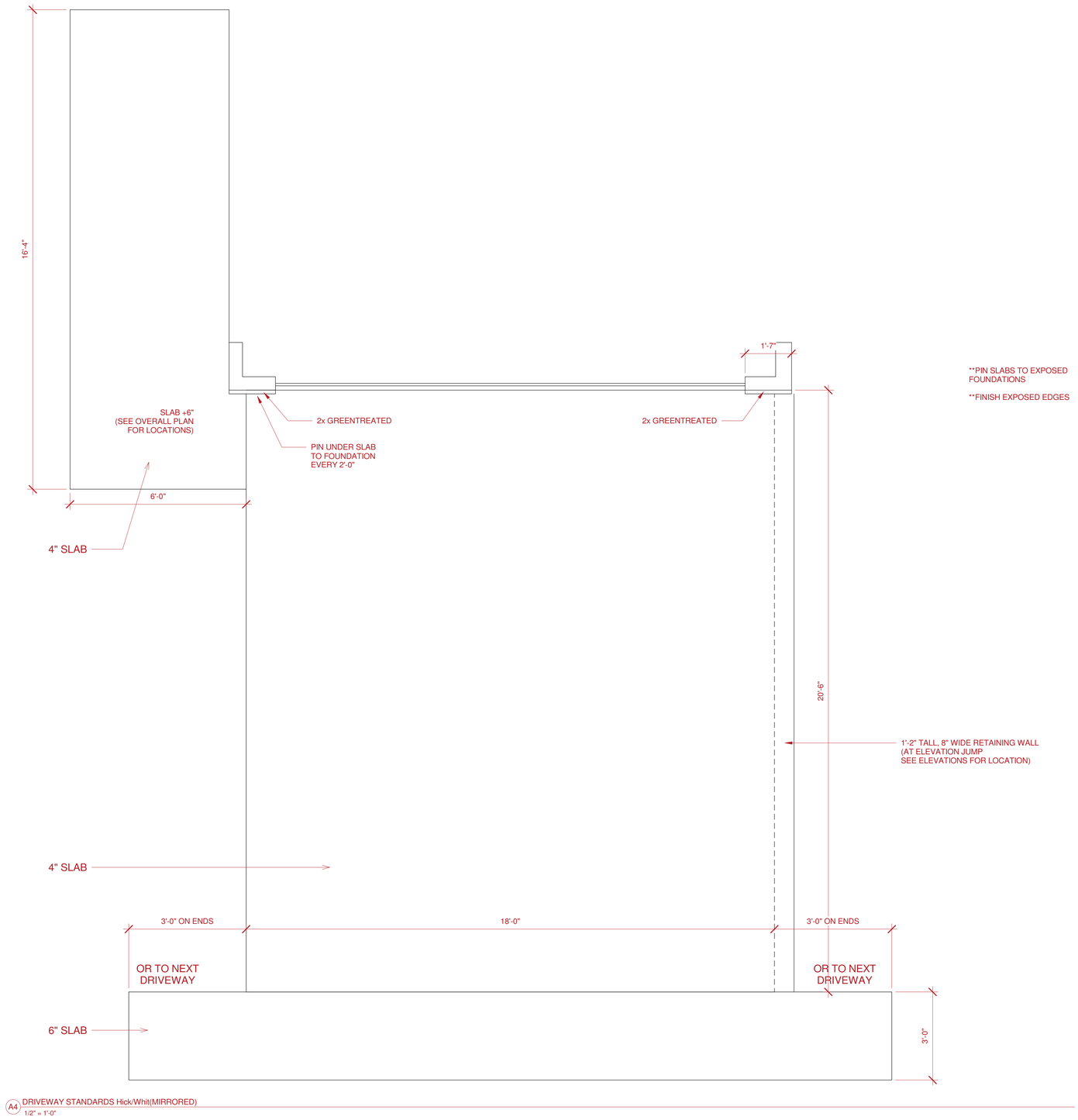
Hickory H4
Grimes, IA

SIGNATURE COMPANIES LLC

DESIGN TREATMENT

A4.2 A



A4 DRIVEWAY STANDARDS Hick/Whit(MIRRORED)
1/2" = 1'-0"

VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR DETAILED APPLICATIONS. THE COMPANY ASSUMES NO RESPONSIBILITY FOR USES OTHER THAN THOSE SPECIFICALLY DESCRIBED AND ILLUSTRATED HEREIN. THE AUTHOR IS NOT RESPONSIBLE FOR USES, PRACTICES AND ACTS OF CONSTRUCTION. ANY APPLICATION OF WHICH YOU ARE UNSURE.

DRIVEWAY,DECK,SIGNAGE | 100 CD | Author | #101

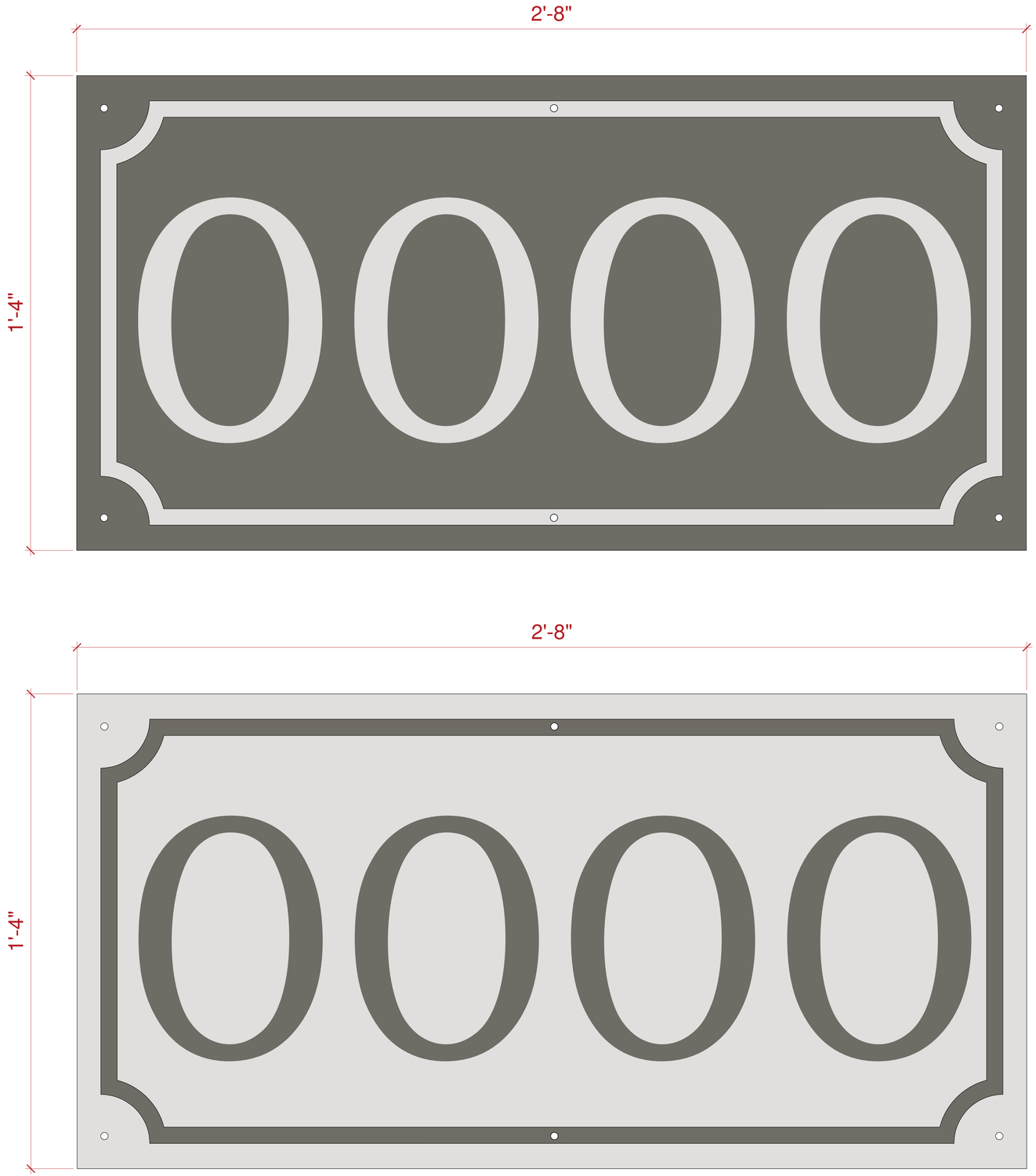
7/22/25

STANDARDS,DRIVE | TEMPLATE

SIGNATURE COMPANIES LLC

DRIVEWAY STANDARDS | 1/2" = 1'-0"

A7.4A



1 EA ADDRESS SIGN .125"
POLYMETAL PANEL VINYL
OVERLAY - HP DOVE GREY
91, BEIGE 49, BLACK 6 EA
3/16" MOUNTING HOLES

VERIFY ALL DIMENSIONS! ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

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TOWNHOME SIGNAGE	100 CD	Author
STANDARDS,DRIVEWAY,DECK,SIGNAGE	7/22/25	#101
TEMPLATE	6" = 1'-0"	
A9.0		

SIGNATURE COMPANIES LLC

No.	Description	Date

BROOKSIDE NORTH

HICKORY 5 (H5)

7/9/2026

SHEET LIST	
Sheet Name	Sheet Number
CODE REVIEW - LIFE SAFETY	A0.1
ELEVATIONS	A1.1
COLORED ELEVATIONS - OPT A	A1.2A
FOUNDATION	A2.0
FIRST & SECOND FLOOR	A2.1
UNIT PLANS	A3.1
UNIT PLANS	A3.2
SECTION AND DETAILS	A4.1
DESIGN TREATMENT	A4.2

VERIFY ALL DIMENSIONS! ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

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MB | Checker

100 CD | 7/9/26

SIGNATURE COMPANIES, LLC

HICKORY 5 (H5)
Grimes, IA

COVER | A0.0 | 3/16" = 1'-0"

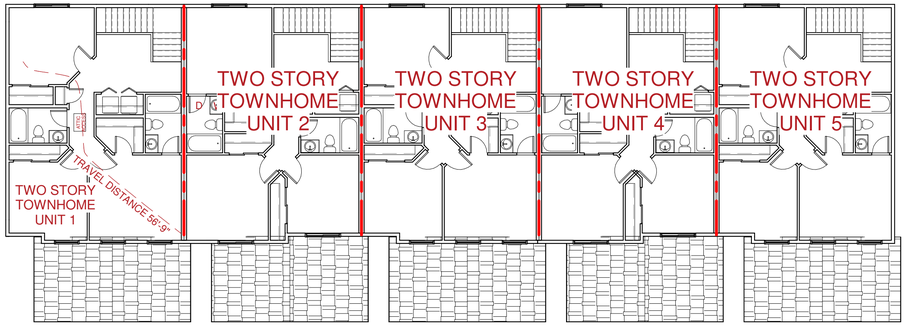
CODE REVIEW	
Brookside North - H5	
SITE AREA:	293,022 SF (6.73 acres)
APPLICABLE CODE:	2024 IRC
AHJ:	AGENCY HAVING JURISDICTION
ZONE:	PUD w/ UNDERLYING R-3 MED
PERMITTED Y/N:	
BUILDING SIZE:	9,055 SF
	REQUIRED/AHJ
SETBACKS REQ	Zoning Form
FRONT	30 ft
REAR	25 ft
SIDE	10 ft
HEIGHT	35 ft
LOT FRONTAGE	25 ft
BUILDING HEIGHTS & AREAS	
BUILDING HEIGHT	25'-0" Feet
STORIES ABOVE GRADE PLANE	2 Stories
AREA	9,055 SF Total
SEPARATION OF UNITS	One Hour Rated Walls (U305 Assembly)
PARAPETS	N/A
FIRE & SMOKE PROTECTION	
BUILDING ON THE SAME LOT	YES
BUILDING SEPARATION	20' Minimum
FIRE WALLS REQUIRED	NO
SEPARATION BETWEEN BUILDINGS	N/A
FIRE PROTECTION SYSTEMS	REVIEW INTERNATIONAL FIRE CODE (IFC)
AUTOMATIC SPRINKLER SYSTEM	NO

No.	Description	Date

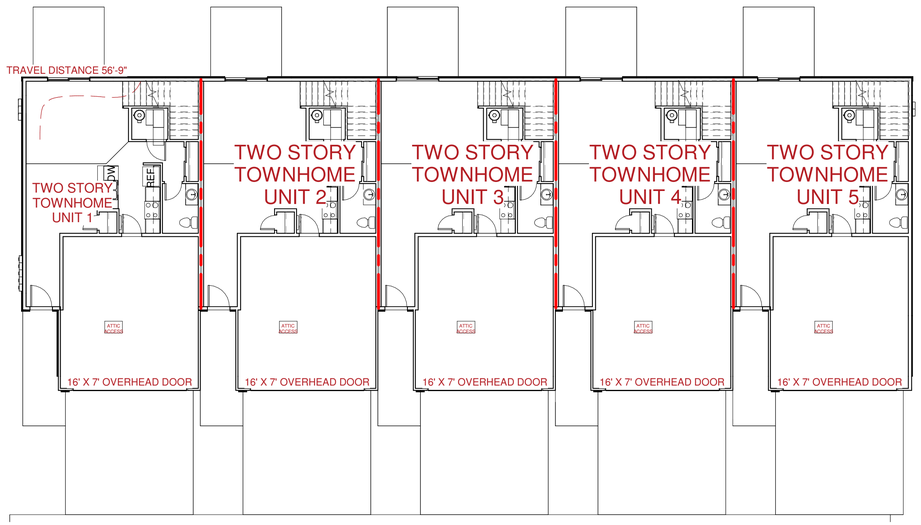
CODE PLAN LEGEND

- 1/2 HR RATED WALL
- 1 HR RATED WALL
- 2 HR RATED WALL - FIRE BARRIER
- LONGEST EXIT ACCESS PATH (EAP)

*TRAVEL DISTANCE TO FIRE EXTINGUISHERS NOT TO EXCEED 75'-0"
*PROVIDE ONE FIRE EXTINGUISHER PER UNIT PER AHJ



C3 SECOND FLOOR - LIFE SAFETY
3/32" = 1'-0"



A3 FIRST FLOOR - LIFE SAFETY
3/32" = 1'-0"

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MB | 100 CD | 06/16/2026 Checker

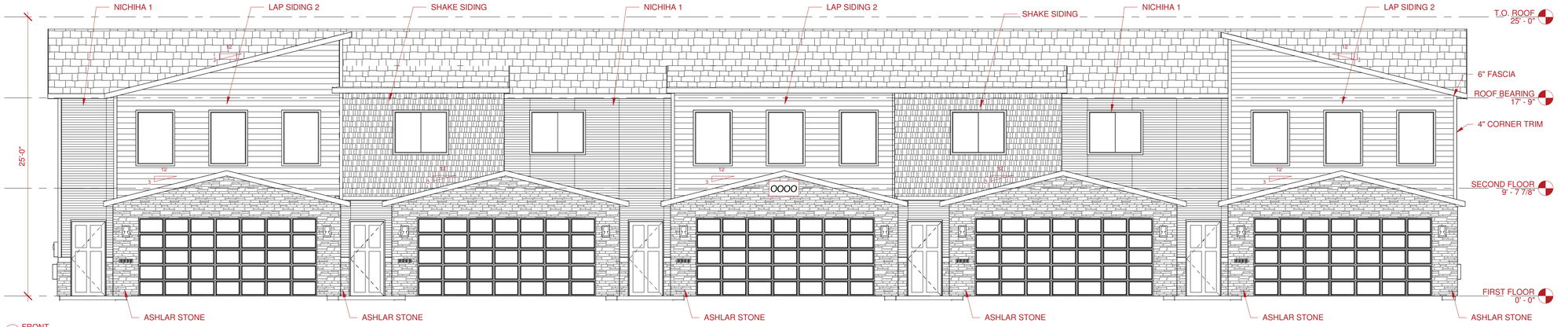
SIGNATURE COMPANIES LLC

HICKORY 5 (H5)
Grimes, IA

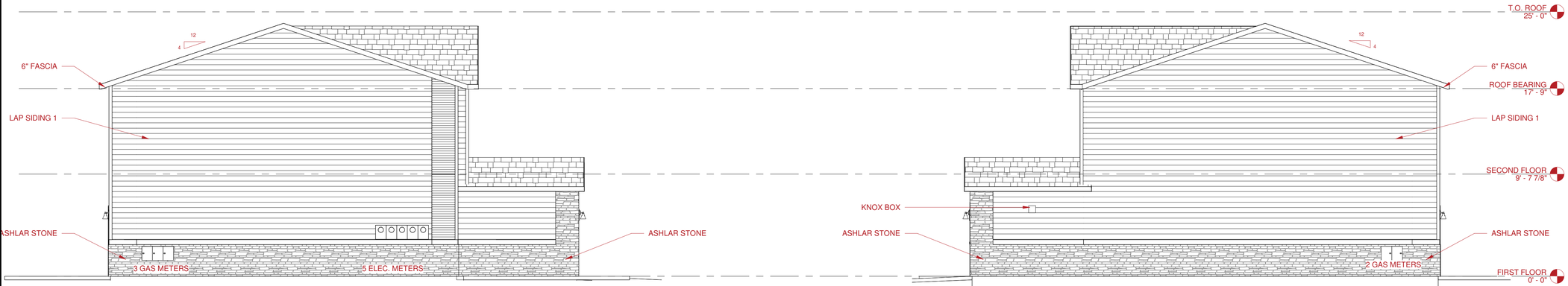
CODE REVIEW - LIFE SAFETY

As indicated

A0.1



C1 FRONT
3/16" = 1'-0"



B1 LEFT SIDE
3/16" = 1'-0"

B3 RIGHT SIDE
3/16" = 1'-0"

A1 BACK
3/16" = 1'-0"

No.	Description	Date

PLAN NOTES:
- 4" CORNER BOARDS THROUGHOUT
- 12" EAVES, 8" GABEL ENDS
- ALL SHED ROOFS TO BE 3/12, ALL GABLE ROOFS TO BE 5/12 UNLESS NOTED OTHERWISE NOTED
- ALL TRIM IS TO MATCH COLORED ELEVATIONS

EXTERIOR SIDING	
Material: Area	Material: Name

767 SF	Exterior - Lap Siding Vinyl - Light Gray
3579 SF	Exterior - Lap Siding Vinyl - Medium Gray
423 SF	Exterior - Nichiha Panel - Vintage Wood Bark
272 SF	Exterior - Shake Vinyl - Blue Gray
1158 SF	Exterior - Stone - Eldrado Echo Ridge

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SIGNATURE COMPANIES LLC

HICKORY 5 (H5)

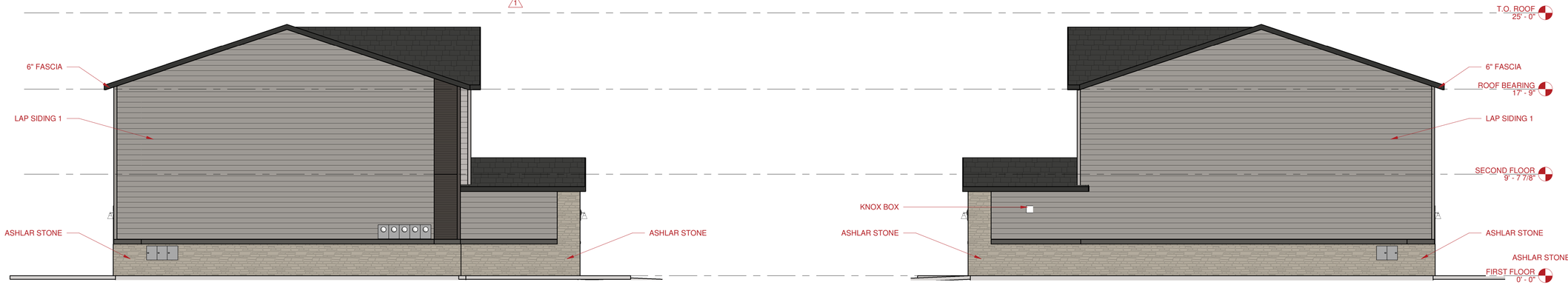
Grimes, IA

ELEVATIONS

A1.1

3/16" = 1'-0"

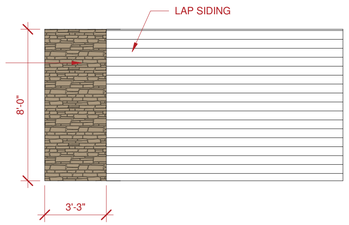
C1 FRONT COLORED
3/16" = 1'-0"



B1 LEFT SIDE COLORED
3/16" = 1'-0"

B3 RIGHT SIDE COLORED
3/16" = 1'-0"

A1 BACK COLORED
3/16" = 1'-0"



B6 MASONRY GARAGE WRAP
1/4" = 1'-0"

No.	Description	Date
1	CITY COMMENTS	7/9/26

PLAN NOTES:
- 4" CORNER BOARDS THROUGHOUT
- 12" EAVES, 8" GABEL ENDS
- ALL SHED ROOFS TO BE 3/12, ALL GABLE ROOFS TO BE 5/12 UNLESS NOTED OTHERWISE NOTED
- ALL TRIM IS TO MATCH COLORED ELEVATIONS

PROVIA VINYL SIDING GRANITE

PROVIA VINYL SIDING PEWTER

PROVIA SHAKE SIDING NAUTICA

NICHIHA FIRBER CEMENT PANEL ROUGHSAWN ESPRESSO

CULTURED STONE WHITE OAK LEDGESTONE

Brick Percentage - Entire Building		
Material: Name	Material: Area	%
Exterior - Lap Siding Vinyl - Light Gray	720 SF	12%
Exterior - Lap Siding Vinyl - Medium Gray	3352 SF	54%
Exterior - Nichiha Panel - Vintage Wood Bark	396 SF	6%
Exterior - Shake Vinyl - Blue Gray	256 SF	4%
Exterior - Stone - Eldrado Echo Ridge	1550 SF	25%

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MB | Checker
100 CD | 7/9/26

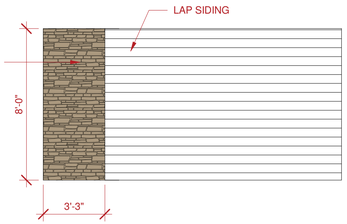
SIGNATURE COMPANIES LLC
HICKORY 5 (H5)
Grimes, IA

COLORED ELEVATIONS - OPT A
A1.2A | As indicated

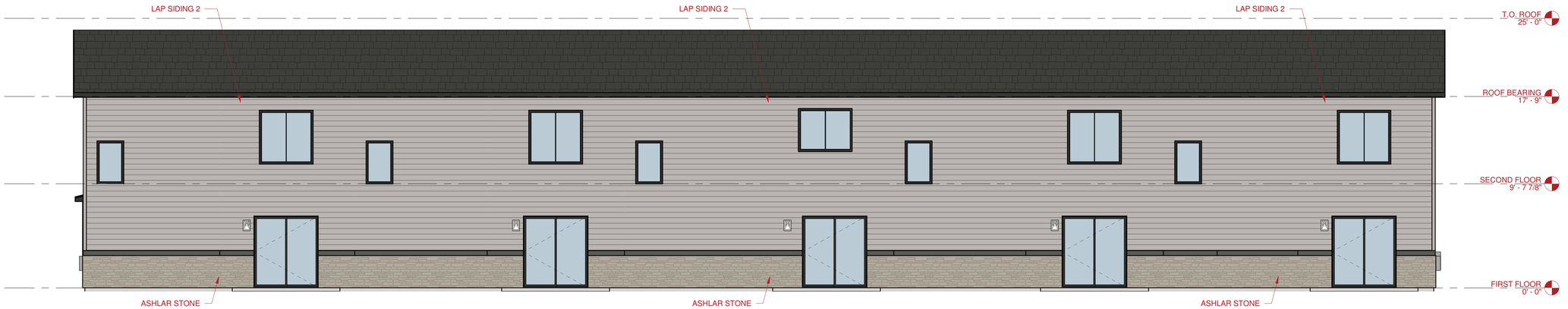
C1 FRONT COLORED
3/16" = 1'-0"

B1 LEFT SIDE COLORED
3/16" = 1'-0"

B3 RIGHT SIDE COLORED
3/16" = 1'-0"



B6 MASONRY GARAGE WRAP
1/4" = 1'-0"



A1 BACK COLORED
3/16" = 1'-0"

No.	Description	Date
1	CITY COMMENTS	6/10/25

PLAN NOTES:
- 4" CORNER BOARDS THROUGHOUT
- 12" EAVES, 8" GABEL ENDS
- ALL SHED ROOFS TO BE 3/12, ALL GABLE ROOFS TO BE 5/12 UNLESS NOTED OTHERWISE NOTED
- ALL TRIM IS TO MATCH COLORED ELEVATIONS

PROVIA VINYL SIDING
GRANITE

PROVIA VINYL SIDING
PEWTER

PROVIA SHAKE SIDING
NAUTICA

NICHIHA FIRBER CEMENT PANEL ROUGHSAWN ESPRESSO

CULTURED STONE
WHITE OAK LEDGESTONE

Brick Percentage - Entire Building		
Material: Name	Material: Area	%
Exterior - Lap Siding Vinyl - Light Gray	3734 SF	60%
Exterior - Nichiha Panel - Vintage Wood Bark	737 SF	12%
Exterior - Shake Vinyl - Blue Gray	249 SF	4%
Exterior - Stone - Eldrado Echo Ridge	1548 SF	25%

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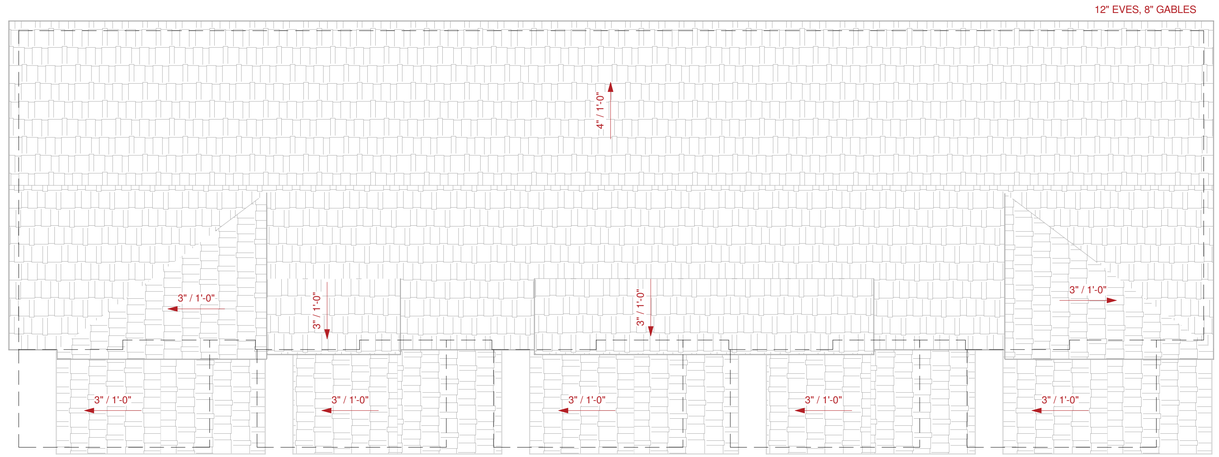
SIGNATURE COMPANIES LLC

HICKORY 5 (H5B)
Grimes, IA

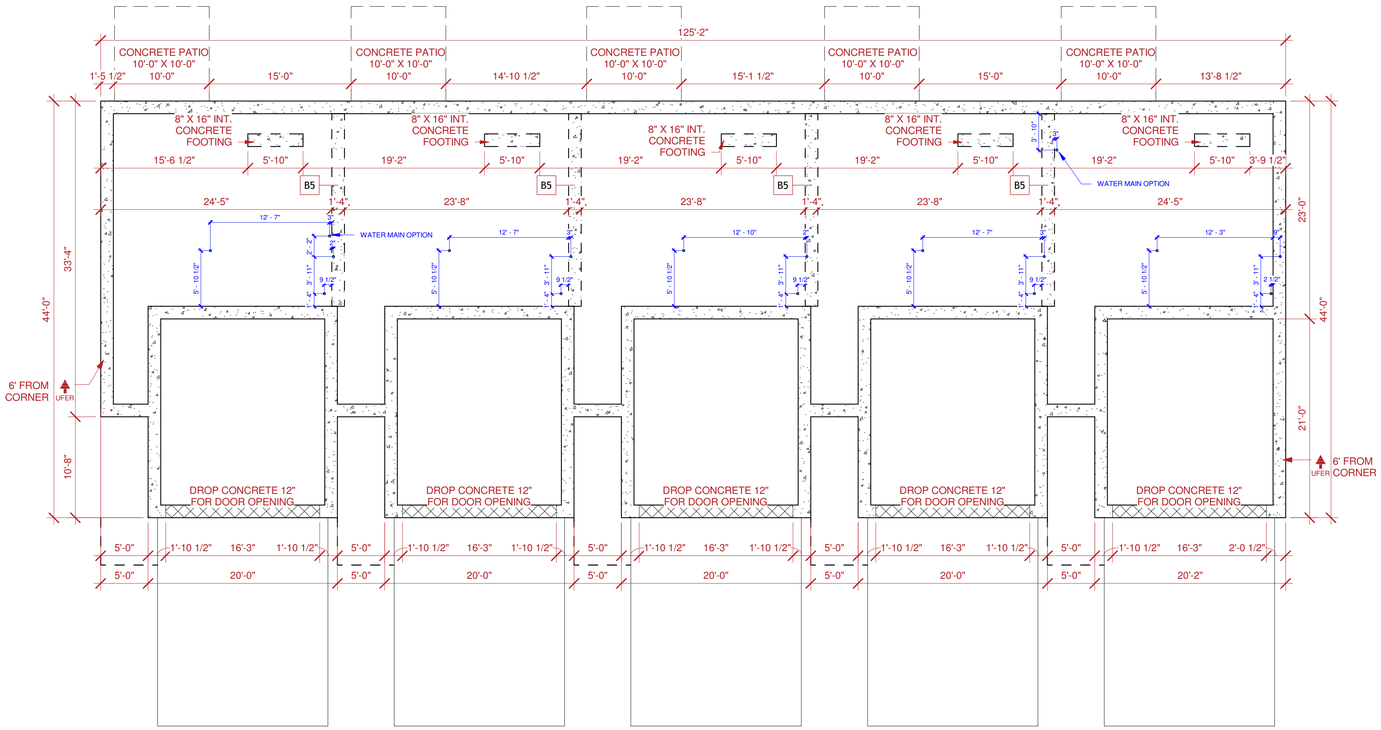
COLORED ELEVATIONS - OPT B

As indicated

A1.2 B



D1 ROOF BEARING
1/8" = 1'-0"



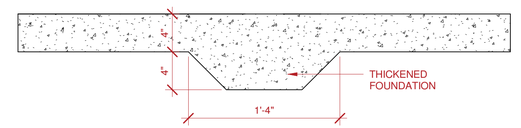
B1 FOUNDATION
1/8" = 1'-0"

FLAT WORK	
Type	Area
4" Concrete Slab Main	3010 SF
4" Concrete Slab Garage	2132 SF
4" Concrete Slab Entry Sidewalk	433 SF
4" Concrete Slab Patio	500 SF
4" Concrete Slab Driveway	1576 SF
6" Concrete Slab Driveway	372 SF

FOUNDATION	
Type	Length
Foundation - 16" Concrete 4'	605'
16" Concrete Footing	111'

PLAN NOTES:

- SHED ROOF TO BE 3/12 UNLESS OTHERWISE NOTED
- GABLE ROOF TO BE 5/12 UNLESS OTHERWISE NOTED
- 2X6 BRICK LEDGE ON INTERIOR FOUNDATION WALL
- GARAGE SLAB TO BE PINNED 2' O.C.
- ALL FOUNDATION WALL TO BE 4.0 IN HEIGHT U.O.N.



B5 DEEPENED FOOTING SECTION
1 1/2" = 1'-0"

No.	Description	Date

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100 CD | MB | 04/13/2026 | Checker

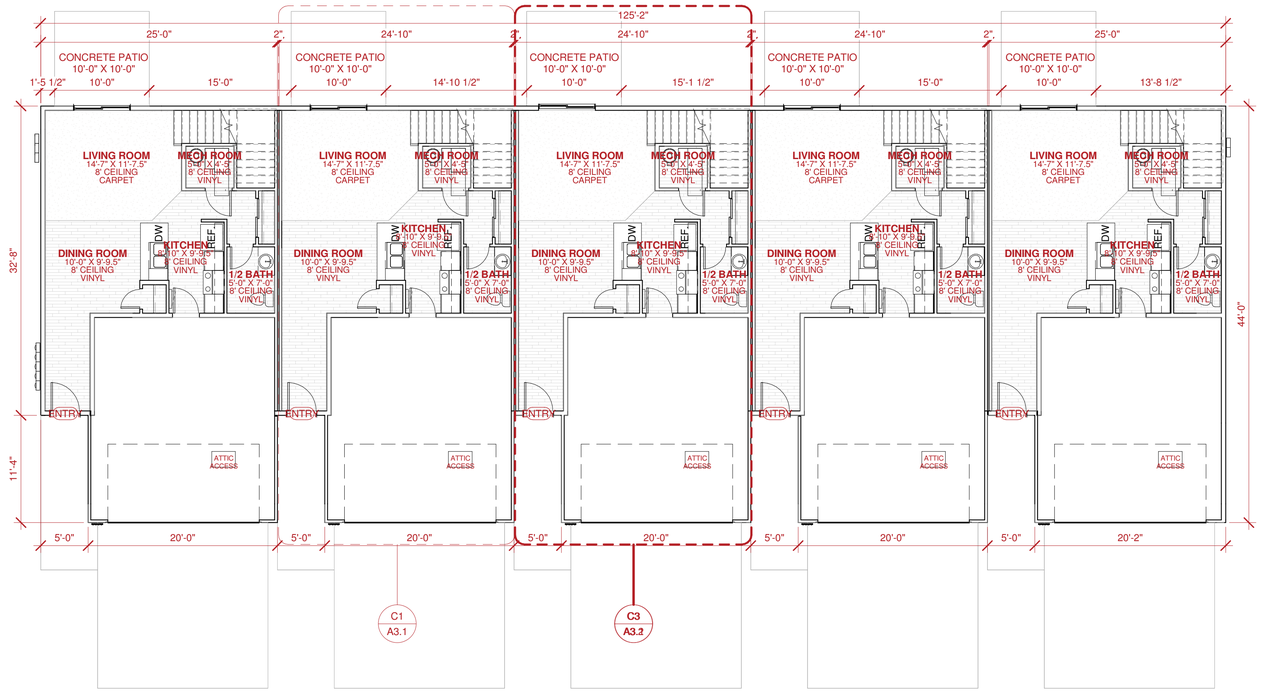
SIGNATURE COMPANIES LLC

HICKORY 5 (H5)
Grimes, IA

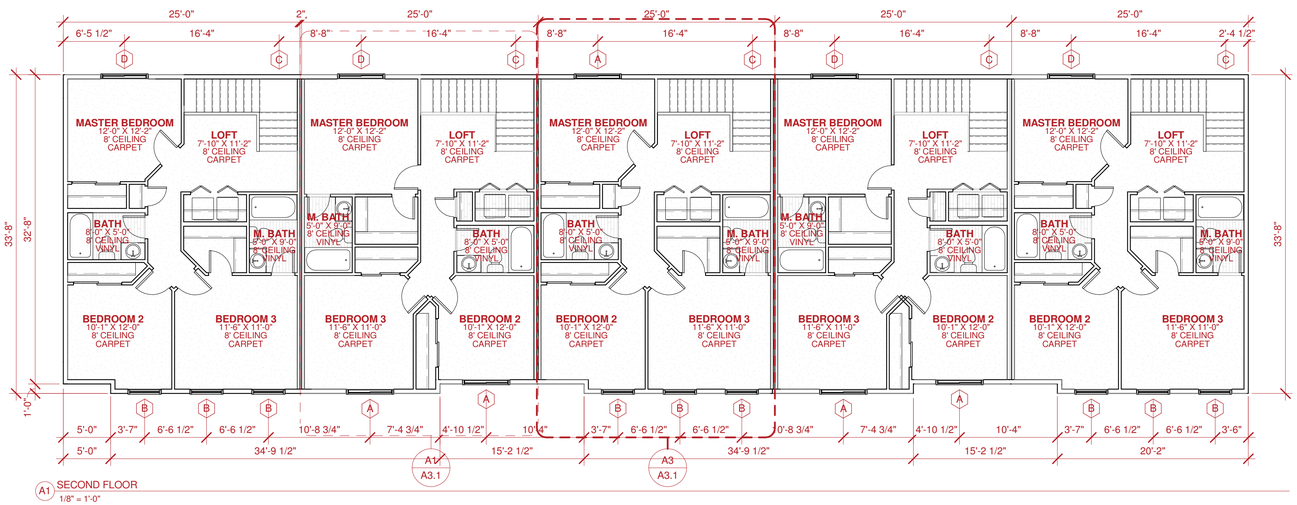
FOUNDATION

As indicated

A2.0



D1 FIRST FLOOR
1/8" = 1'-0"



A1 SECOND FLOOR
1/8" = 1'-0"

No.	Description	Date

PLAN NOTES:

FIRST FLOOR EXTERIOR WALL HEIGHT = 8'-1 1/8" UNLESS OTHERWISE NOTED

PLAN NOTES:

SECOND FLOOR EXTERIOR WALL HEIGHT = 8'-1 1/8" UNLESS OTHERWISE NOTED

VERIFY ALL DIMENSIONS! - ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR NON-STANDARD APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL STANDARD CONSTRUCTION METHODS AND DETAILS NOT COVERED HEREIN. SIGNATURE COMPANIES, LLC IS NOT RESPONSIBLE FOR LOSS, DAMAGE OR INJURY DUE TO IMPROPER CONSTRUCTION METHODS. SIGNATURE COMPANIES, LLC IS NOT RESPONSIBLE FOR ANY APPLICATION OF PRODUCTS OR ANY DEVIATION FROM THE PLANS.

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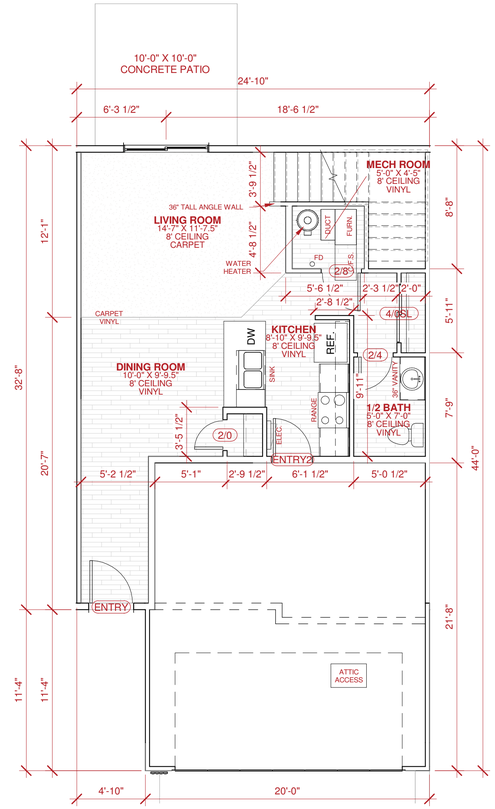
HICKORY 5 (H5)
Grimes, IA

SIGNATURE COMPANIES LLC

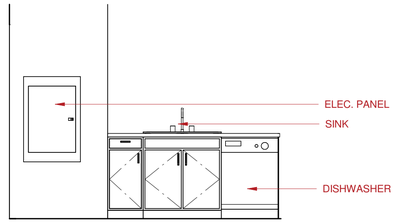
FIRST & SECOND FLOOR

1/8" = 1'-0"

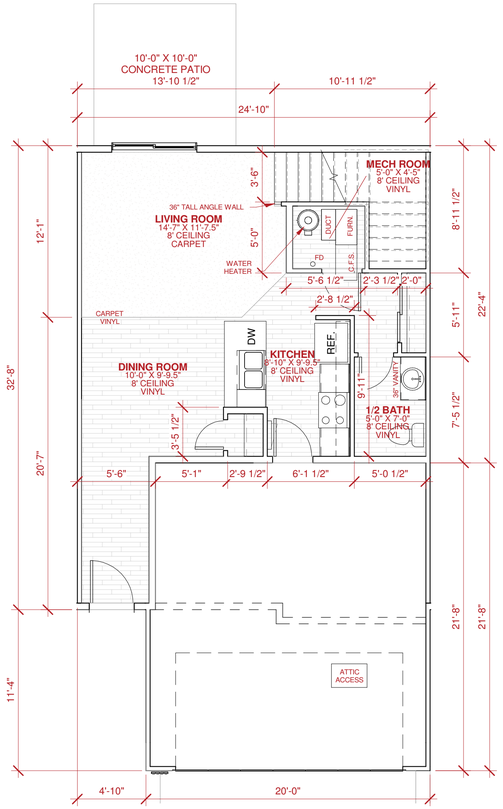
A2.1



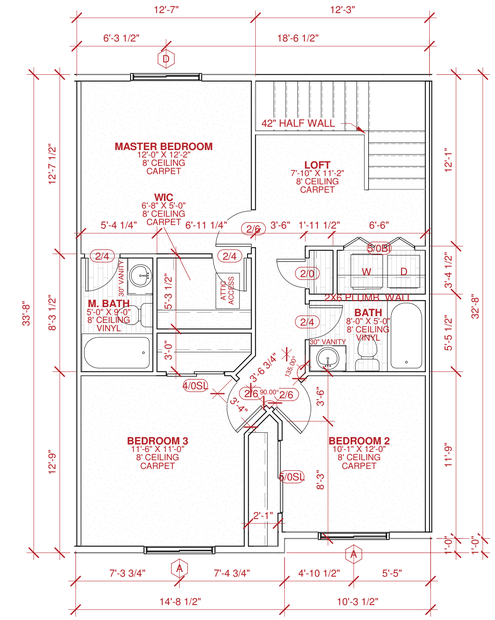
C1 FIRST FLOOR - UNIT A - 550 SF
3/16" = 1'-0"



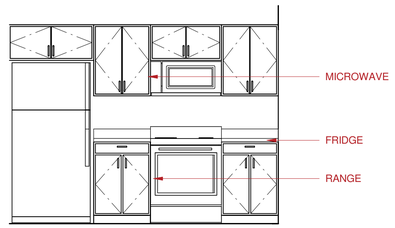
C2 KITCHEN ELEVATION 1
3/8" = 1'-0"



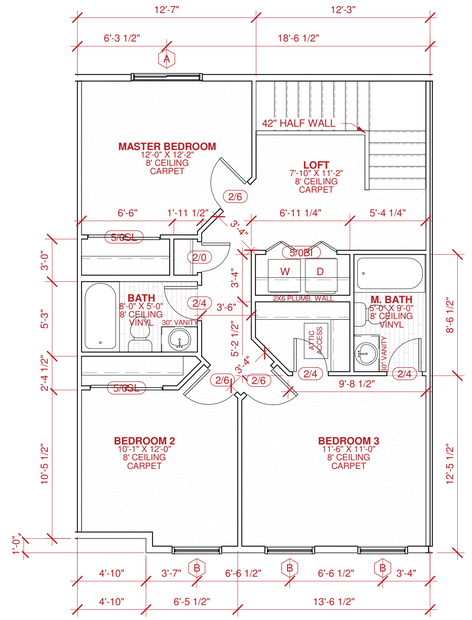
C3 FIRST FLOOR - UNIT B - 550 SF
3/16" = 1'-0"



A1 SECOND FLOOR - UNIT A - 772 SF
3/16" = 1'-0"



B2 KITCHEN ELEVATION 2
3/8" = 1'-0"



A3 SECOND FLOOR - UNIT B - 772 SF
3/16" = 1'-0"

No.	Description	Date

PLAN NOTES:

- FIRST FLOOR EXTERIOR WALLS HEIGHT = 8'-1 1/8" UNLESS OTHERWISE NOTED
- SECOND FLOOR EXTERIOR WALLS HEIGHT = 8'-1 1/8" UNLESS OTHERWISE NOTED
- HEADER SIZE = (2) 2X10'S ABOVE WALL UNLESS OTHERWISE NOTED
- CHANGE STUD LAYOUT AT SHOWER VALVE TO 8" AND 24"
- ALL BIFOLD, BIPASS, AND WINDOWS TO BE DRYWALL WRAPPED ON TOP AND SIDES
- ATTIC ACCESS R.O. 20" x 30"
- 5/8" GYP BOARD ON GARAGE CEILING, GARAGE WALL 1/2" GYP BOARD

UNIT SF: 1,322 SF

FIRST FLOOR: 550 SF

SECOND FLOOR: 772 SF

VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

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100 CD	
04/13/2026	
MB	Checker

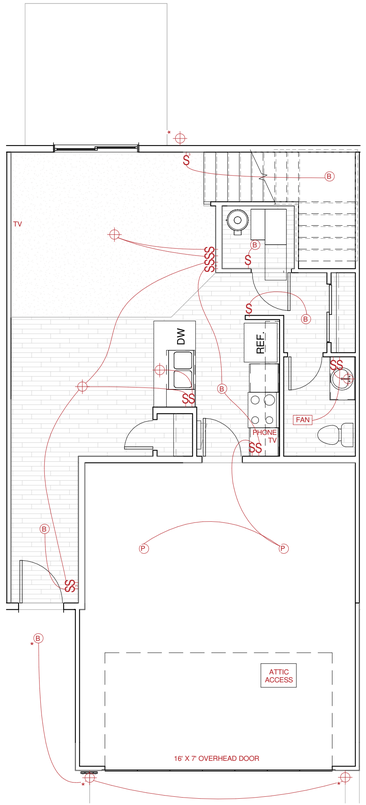
SIGNATURE COMPANIES LLC

HICKORY 5 (H5)
Grimes, IA

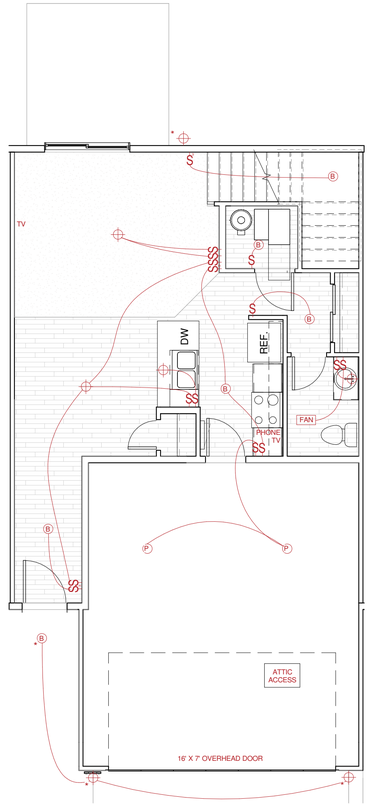
UNIT PLANS

A3.1

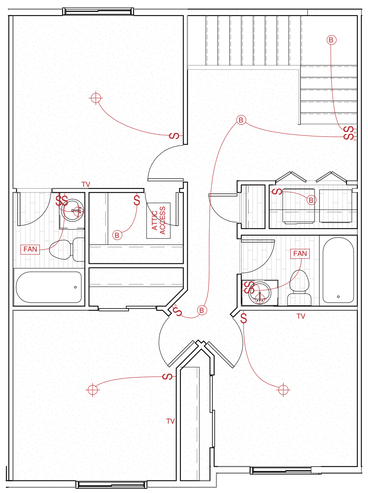
As indicated



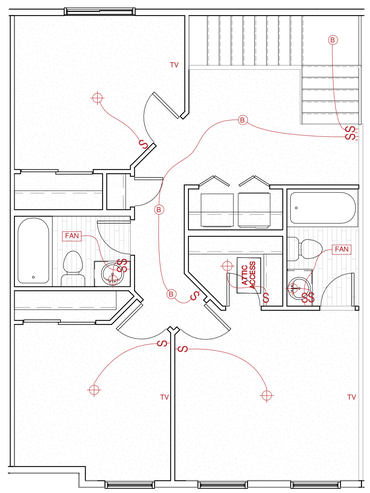
C1 FIRST FLOOR - UNIT A - ELECTRICAL
3/16" = 1'-0"



C3 FIRST FLOOR - UNIT B - ELECTRICAL
3/16" = 1'-0"



A1 SECOND FLOOR - UNIT A - ELECTRICAL
3/16" = 1'-0"



A3 SECOND FLOOR - UNIT B - ELECTRICAL
3/16" = 1'-0"

No.	Description	Date

PLAN NOTES:

- FIRST FLOOR EXTERIOR WALLS HEIGHT = 8'-1 1/8" UNLESS OTHERWISE NOTED
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- 5/8" GYP BOARD ON GARAGE CEILING, GARAGE WALL 1/2" GYP BOARD

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SIGNATURE COMPANIES LLC

HICKORY 5 (H5)
Grimes, IA

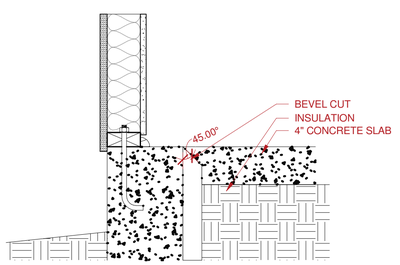
UNIT PLANS

A3.2 | 3/16" = 1'-0"

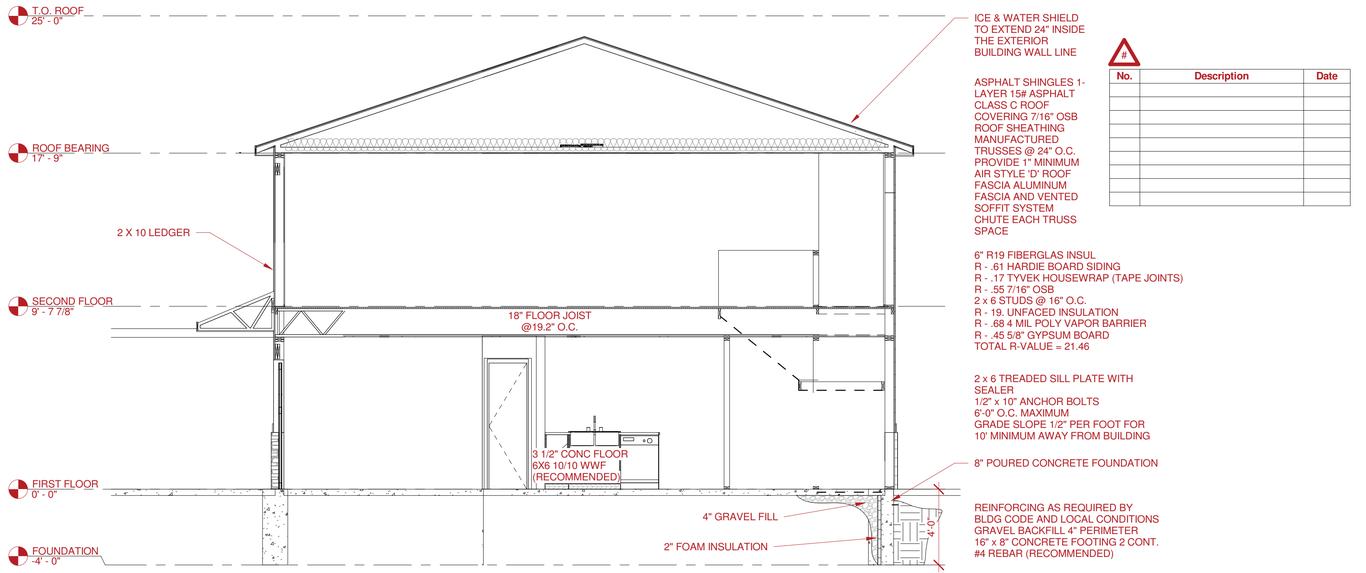
DOOR SCHEDULE								
Size	Count	Brand	Model	Rough Width.	Rough Height.	Color	Temp Glass	Note
2/0	10	BAYER BUILT	HDG 2/0	2' - 2"	6' - 11"	TBD	NO	
2/4	20	BAYER BUILT	HDG 2/4	2' - 6"	6' - 11"	TBD	NO	
2/6	15	BAYER BUILT	HDG 2/6	2' - 8"	6' - 11"	TBD	NO	
2/8	5	BAYER BUILT	HDG 2/8	2' - 10"	6' - 11"	TBD	NO	
4/0SL	7	BAYER BUILT	HDG 4/0 -SL	4' - 1"	6' - 11"	TBD	NO	
5/0BI	5	BAYER BUILT	HDG 5/0 -BI-FOLD	5' - 1.5"	6' - 8"	TBD	NO	
5/0SL	8	BAYER BUILT	HDG 5/0 -SL	5' - 1"	6' - 11"	TBD	NO	
ENTRY	7	BAYER BUILT	HDG 3/0 W/ PEEP HOLE	3' - 2.5"	6' - 10.5"	WHITE	NO	UNIT ENTRY
ENTRY 2	5	BAYER BUILT	HDG 2/8	2' - 10.5"	6' - 10.5"	WHITE	NO	GARAGE ENTRY 20 MIN
PATIO	5	VECTOR	6068 OX	6' - 0"	6' - 8"	WHITE	YES	

SEE ROUGH OPENING SCHEDULE SUPPLEMENT

WINDOW SCHEDULE							
Mark	Count	Brand Name	Model	Rough Width	Rough Height	Color	Tempered
A	5	VECTOR	NVG 5040E	5' - 0"	4' - 0"	WHITE	NO
B	9	VECTOR	NVC 3050E	3' - 0"	5' - 0"	WHITE	NO
C	5	VECTOR	NVWP 2640	2' - 6"	4' - 0"	WHITE	NO
D	4	VECTOR	NVG 5050E	5' - 0"	5' - 0"	WHITE	NO



D2 FOUNDATION INSULATION DETAIL
1 1/2" = 1'-0"



D4 TYP. WALL SECTION DETAIL
1/4" = 1'-0"

No.	Description	Date

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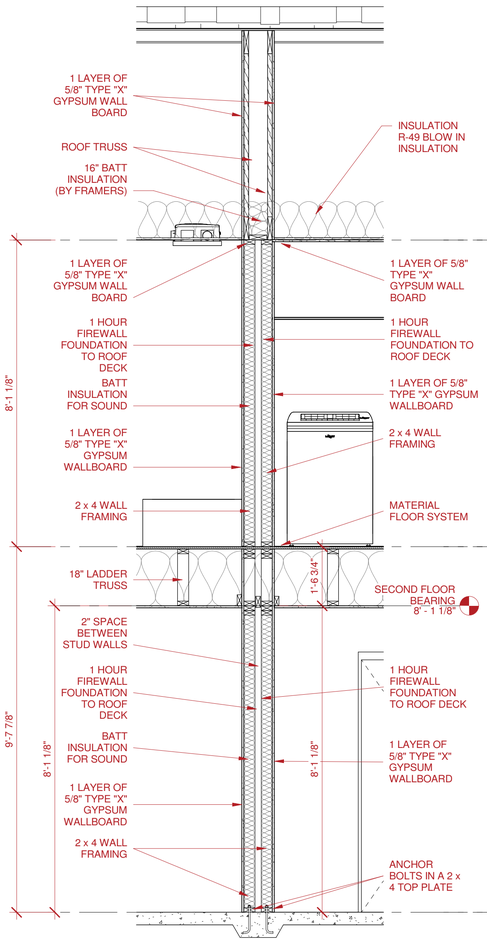
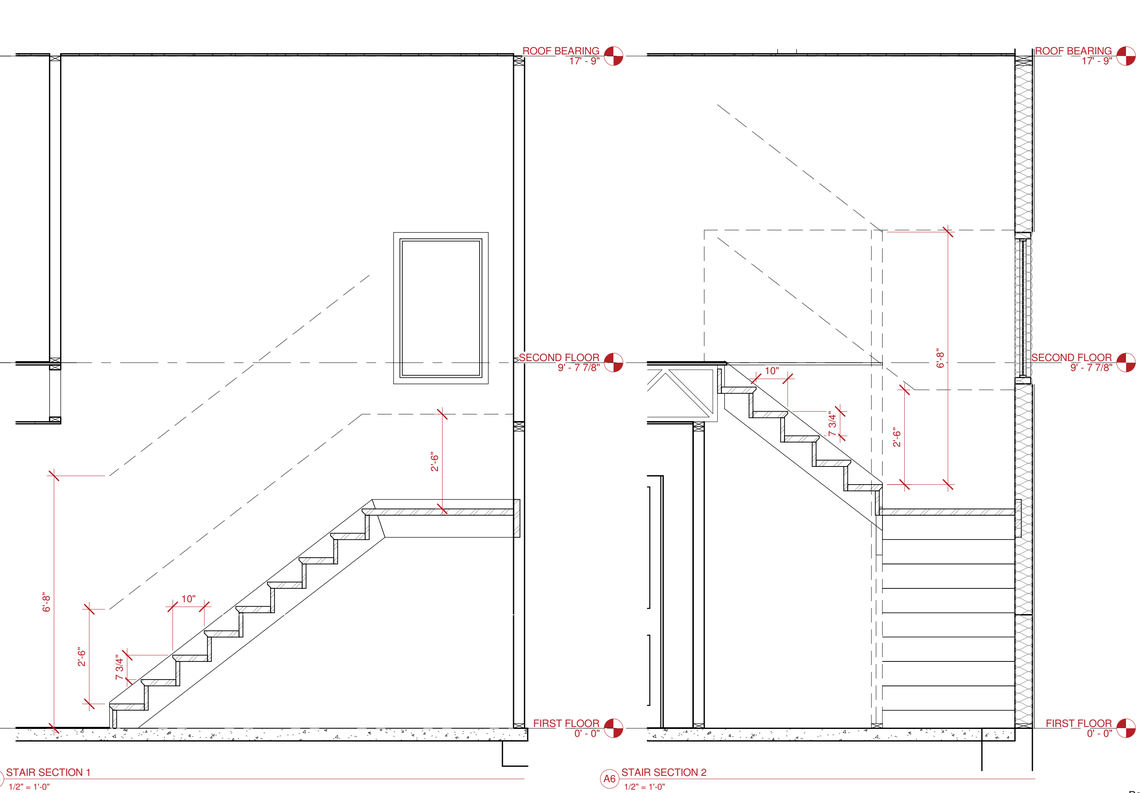
MB

100 CD

04/13/2026 Checker

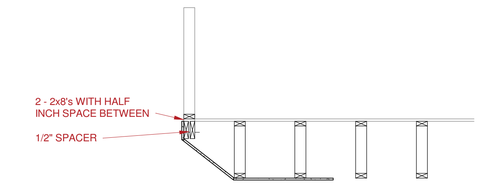


A3 1-HR PARTY WALL SECTION DETAIL
1/2" = 1'-0"

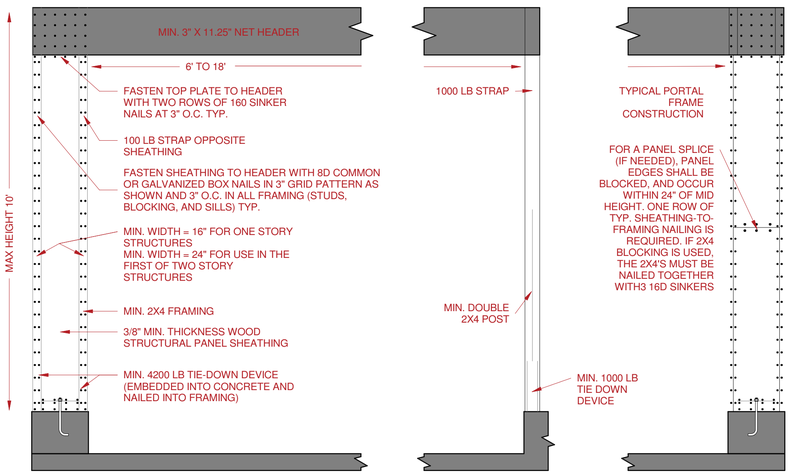


A5 STAIR SECTION 1
1/2" = 1'-0"

A6 STAIR SECTION 2
1/2" = 1'-0"



C6 STAIR SECTION ENLARGED SECTION
1/2" = 1'-0"



A1 PORTAL FRAMING DETAIL
1 : 18

SIGNATURE COMPANIES LLC

HICKORY 5 (H5)

Grimes, IA

SECTION AND DETAILS

As indicated

A4.1

(C1) ARCHITECTURAL DESIGN TREATMENT #1

(C3) ARCHITECTURAL DESIGN TREATMENT #2

No.	Description	Date

ARCHITECTURAL DESIGN TREATMENT

1. POP-OUTS
2. COLOR, TEXTURE OR MATERIAL CHANGE
3. ARCHITECTURAL BANDING
4. VARIATIONS IN ROOF FORMS
5. VERTICAL ARCHITECTURAL TREATMENT MIN OF 12" WIDTH

(B1) ARCHITECTURAL DESIGN TREATMENT #3

(A1) ARCHITECTURAL DESIGN TREATMENT #4

(A3) ARCHITECTURAL DESIGN TREATMENT #5

VERIFY ALL DIMENSIONS! ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

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MB

Checker

100 CD

04/13/2026

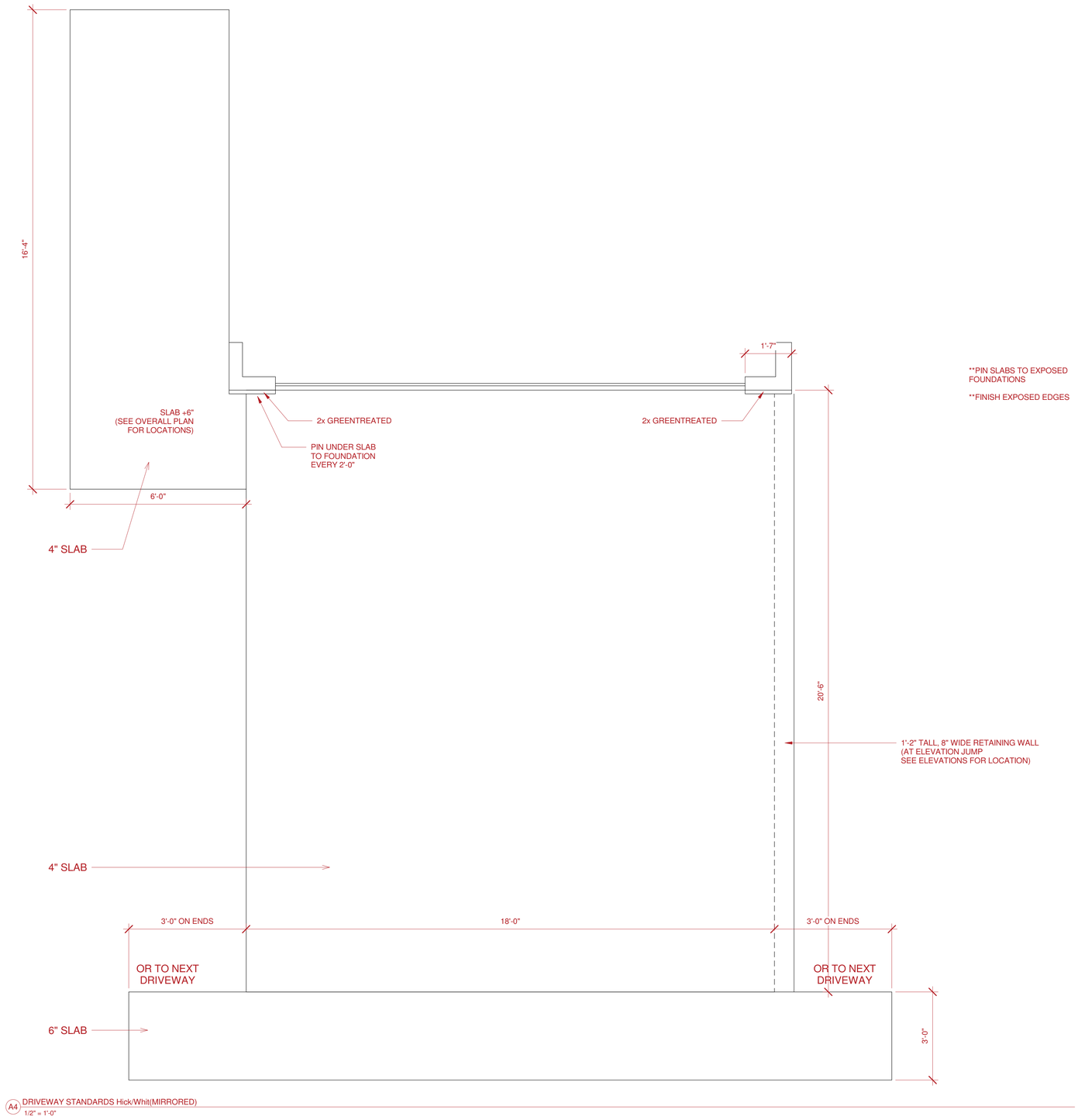
HICKORY 5 (H5)

Grimes, IA

SIGNATURE COMPANIES LLC

DESIGN TREATMENT

A4.2



A4 DRIVEWAY STANDARDS Hick/Whit(MIRRORED)
1/2" = 1'-0"

VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR ON-SITE AND/OR COMMON BUILDING ASSEMBLY. THE CONTRACTOR IS RESPONSIBLE FOR USING THESE PLANS AS A GUIDE TO CONSTRUCTION. ANY MODIFICATIONS MADE BY THE CONTRACTOR ARE THE RESPONSIBILITY OF THE CONTRACTOR AND NOT THE DESIGNER OF RECORD. THE DESIGNER OF RECORD IS NOT RESPONSIBLE FOR USES OTHER THAN THE INTENDED APPLICATION FOR WHICH YOU ARE LISTED.

DRIVEWAY,DECK,SIGNAGE | 100 CD | Author

7/22/25 | #101

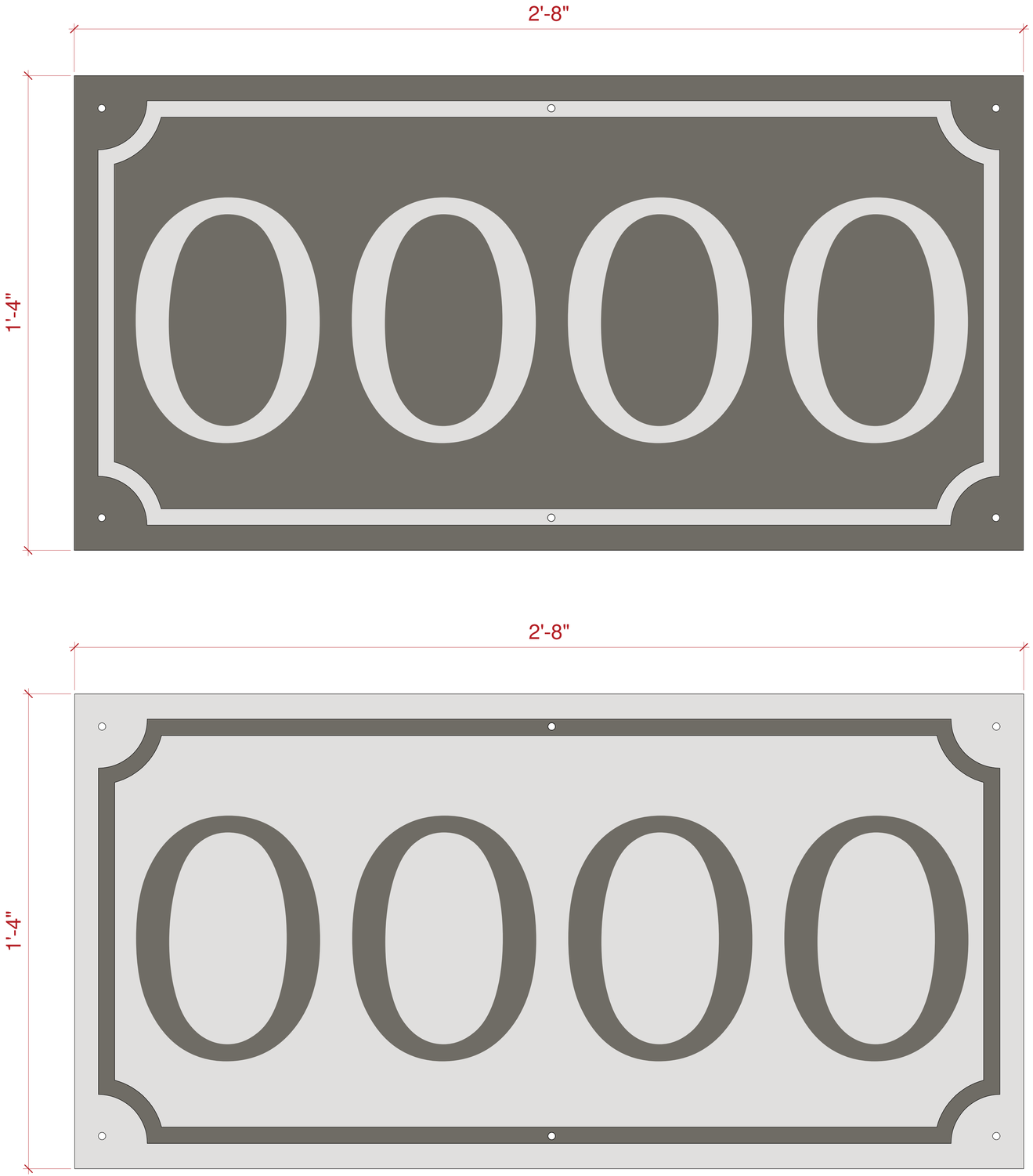
STANDARDS,DRIVE

TEMPLATE

SIGNATURE COMPANIES LLC

DRIVEWAY STANDARDS | 1/2" = 1'-0"

A7.4A



1 EA ADDRESS SIGN .125"
POLYMETAL PANEL VINYL
OVERLAY - HP DOVE GREY
91, BEIGE 49, BLACK 6 EA
3/16" MOUNTING HOLES

VERIFY ALL DIMENSIONS! ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR STANDARD APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR USING THESE PLANS AND ACCEPTED CONNECTIONS FOR HIS/HER SPECIFIC APPLICATION. SIGNATURE COMPANIES LLC ASSUMES NO RESPONSIBILITY FOR USE OF THESE PLANS FOR ANY APPLICATION FOR WHICH YOU ARE LIABLE.

100 CD	Author	
7/22/25	#101	
6" = 1'-0"	A3.0	

STANDARDS,DRIVEWAY,DECK,SIGNAGE

TEMPLATE

SIGNATURE COMPANIES LLC

TOWNHOME SIGNAGE

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS

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

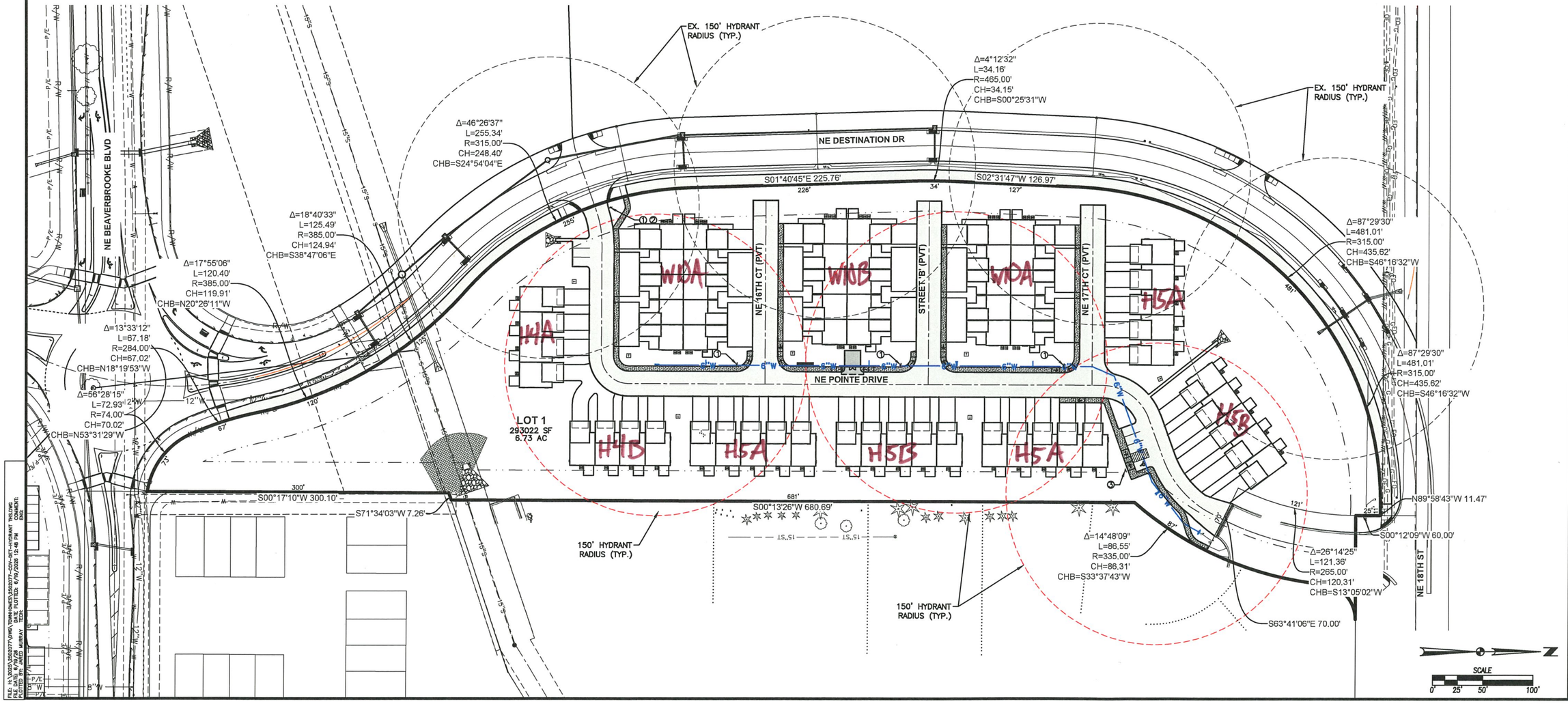
2. SANITARY SEWER NOTES:
   - A. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REMOVE THE PLUG FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
   - B. SANITARY GRAVITY PIPE MATERIAL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

3. WATER MAIN NOTES:
   - A. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2' BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
   - B. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
   - C. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
   - D. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
   - E. WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
   - F. THE CITY OF GRIMES SHALL DO THE FILLING OF THE WATER MAIN.
   - G. NEW WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE CONTRACTOR. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE CONTRACTOR AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DIVISION. ALL TESTS AND SAMPLING TO BE WITNESSED BY THE CITY ENGINEERING DIVISION. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
   - H. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.
   - I. ALL DEAD-END WATER MAINS TO HAVE TEMPORARY BLOWOFF HYDRANTS.

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

5. SIGNAGE NOTES:
   - H. ALL SIGNAGE SHALL BE SUPPLIED AND INSTALLED BY THE DEVELOPER. PRIVATE STREET NAME SIGNS SHALL FOLLOW THE DESIGN STANDARDS ESTABLISHED BY GRIMES PUBLIC WORKS (BLACK SIGN WITH WHITE LETTERING AND "PVT" NOTED AT THE END OF THE STREET NAME).
   - I. ALL SIGN POSTS SHALL BE TELESPAR 2"X2" SQUARE TUBE GALVANIZED STEEL (14-GAUGE MIN.) WITH 7/16" KNOCK-OUT STYLE PERFORATIONS THAT ARE PRE-PUNCHED.

SIGN LEGEND



4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JMM | TECH: CWO/JDS

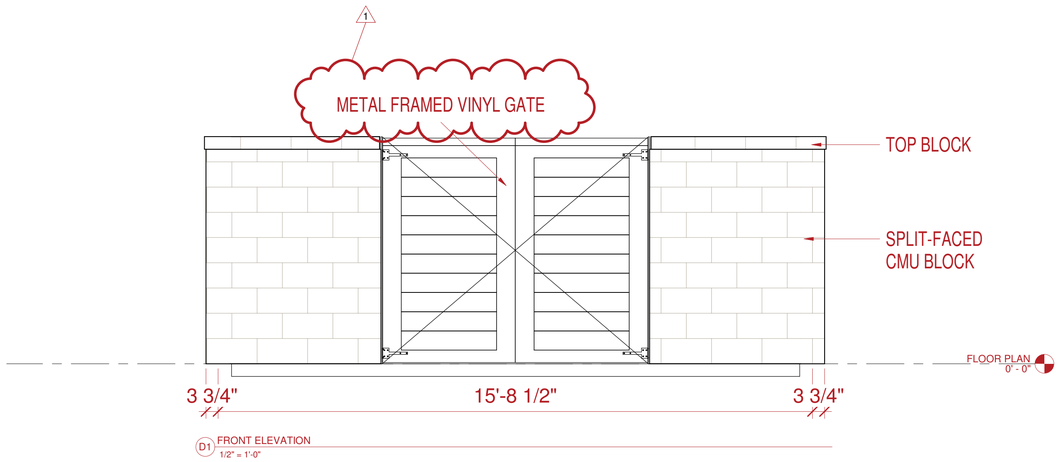
REVISIONS	DATE
FIRST SUBMITTAL	05/22/2026
SECOND SUBMITTAL	06/19/2026

CIVIL DESIGN ADVANTAGE

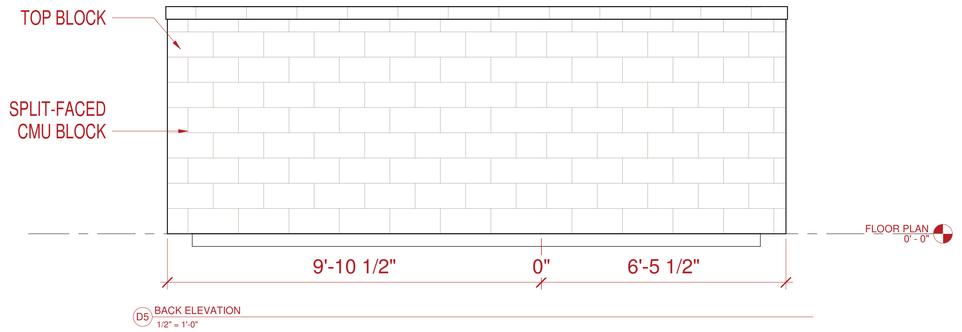
BROOKSIDE VILLAGE
NORTH TOWNHOMES
SITE LAYOUT / HYDRANT COVERAGE / SIGNAGE PLAN
GRIMES, IOWA

4.0
2502.077

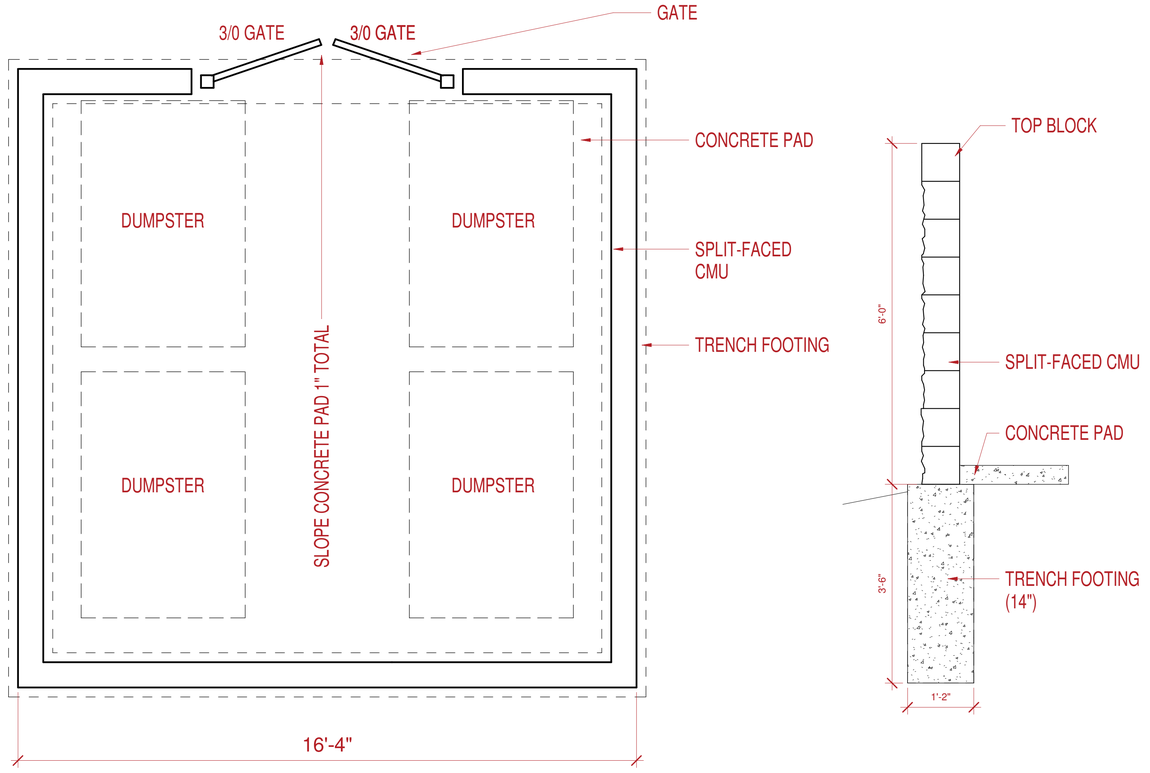
FILE: H:\2025\2502077\DWG\TOWNHOMES\2502077-COV-DET-HYDRANT THSLWG
FILE DATE: 6/19/26
DATE PLOTTED: 6/19/2026 12:48 PM
PLOTTED BY: MURRAY
DWG:
COMMENT:



D1 FRONT ELEVATION
1/2" = 1'-0"



D5 BACK ELEVATION
1/2" = 1'-0"



A3 FLOOR PLAN - 4 DUMPSTER
1/2" = 1'-0"

A5 FENCE WALL
3/4" = 1'-0"

No.	Description	Date
1	CITY COMMENTS	7/9/26

VERIFY ALL DIMENSIONS! ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL NUMBERS FOR NON-STADARD APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. SIGNATURE COMPANIES IS NOT RESPONSIBLE FOR ANY LOSS, DELAY, OR INJURY DUE TO ANY UNAUTHORIZED CHANGES MADE TO THESE PLANS WITHOUT EXPRESS WRITTEN APPROVAL FROM SIGNATURE COMPANIES. ANY UNAUTHORIZED CHANGES MADE TO THESE PLANS WITHOUT EXPRESS WRITTEN APPROVAL FROM SIGNATURE COMPANIES ARE DONE SO AT THE SOLE RISK OF THE PARTY MAKING THE CHANGES. SIGNATURE COMPANIES ASSUMES NO RESPONSIBILITY FOR ANY CONSTRUCTION PERFORMED FROM ALTERED PLANS. BY USING THESE PLANS FOR CONSTRUCTION, YOU ARE AGREEING TO THE TERMS AND CONDITIONS STATED ABOVE. IF YOU DO NOT AGREE WITH THESE TERMS AND CONDITIONS, DO NOT USE THESE PLANS FOR CONSTRUCTION AND RETURN THEM TO SIGNATURE COMPANIES IMMEDIATELY. USE OF THESE PLANS FOR CONSTRUCTION IMPLIES ACCEPTANCE OF THESE TERMS AND CONDITIONS.

TJO | Checker

7/9/26

TYPICAL GARBAGE ENCLOSURE

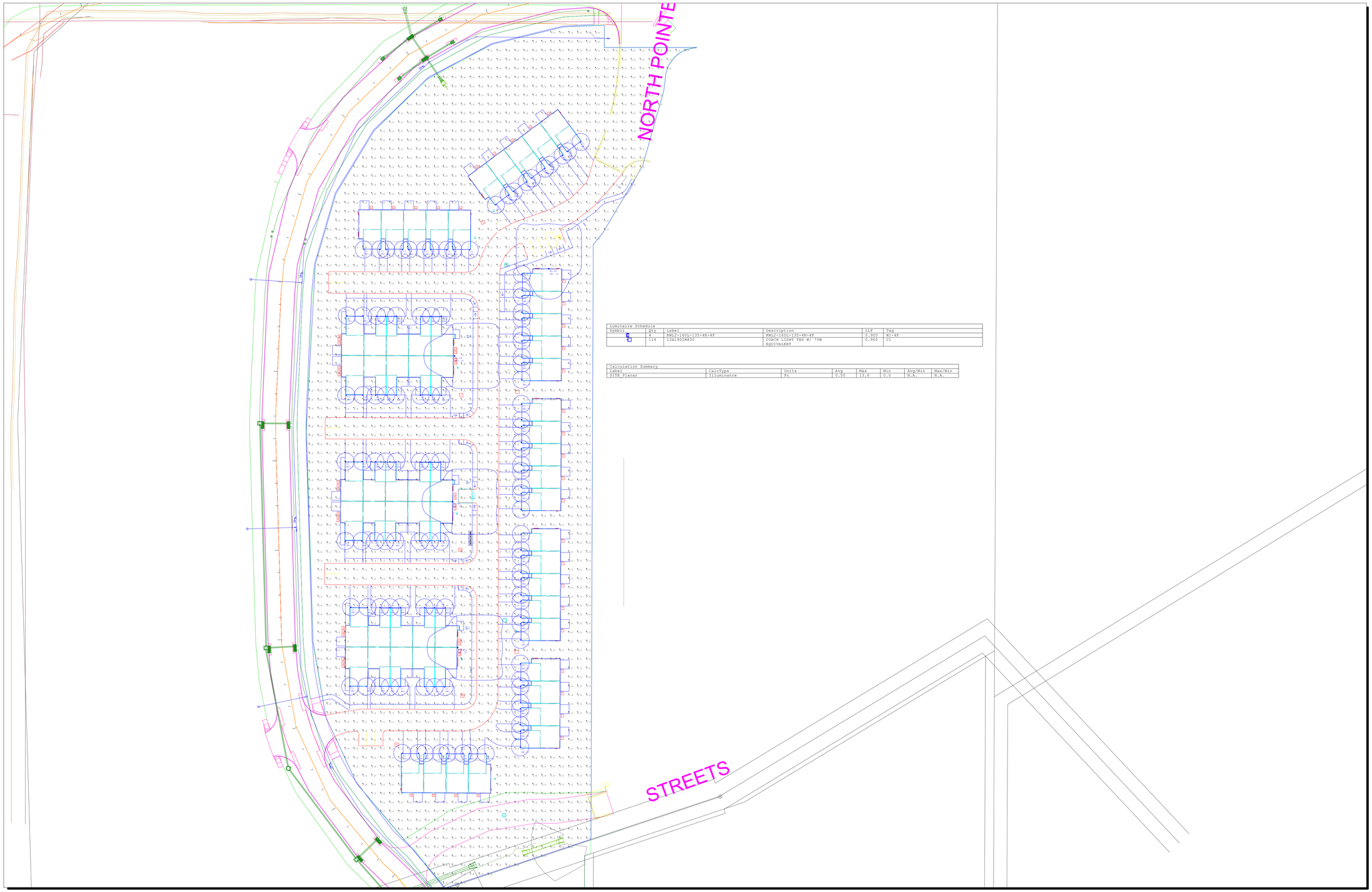
SIGNATURE COMPANIES LLC

GRIMES, IA

GARBAGE ENCLOSURE 15'x15'

As indicated

C8.1



Luminaire Schedule

Symbol	Qty	Label	Description	LLF	Tag
	4	RWL2-16SL-135-4K-4F	RWL2-16SL-135-4K-4F	0.900	W1-4F
	114	12A19D3M830	COACH LIGHT TBD W/ 75W EQUIVALENT	0.900	C1

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE Planar	Illuminance	Fc	0.50	13.6	0.0	N.A.	N.A.

Scale: 1 inch= 50.00 Ft.

This drawing and the related fixture schedule are the intellectual property of 3E. All documents and the information contained within are intended for the purpose of dealing with 3E and its agents. Any use for any other purpose is strictly prohibited and may result in charges for design services.

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Windsor Heights, IA 50324
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Fax: (515) 273-0108
Steve.Rigolle@3e-co.com
ELECTRICAL ENGINEERING & EQUIPMENT COMPANY

#	Date	Comments
1		

Revisions

Drawn By: Steve Rigolle
Checked By:
Date:6/18/2026
Scale: