

1. Agenda

Documents:

[012820 CC AGENDA3.PDF](#)

2. Meeting Materials

Documents:

[012820 CC PACKET.PDF](#)

Grimes City Council Agenda

Grimes City Hall
101 NE Harvey Street
Grimes, Iowa 50111
Phone | 515.986.3036
www.grimesiowa.gov

Mayor | Scott Mikkelsen
City Council | Jill Altringer, Eric Johansen,
Andy Borcharding, David Gisch, Ryan Burger

Mission Statement

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

AGENDA ITEMS FOR JANUARY 28, 2020 AT 5:30 PM AT GRIMES CITY HALL

1. Call to Order
Pledge of Allegiance
2. Roll Call
3. Approval of the Agenda
4. Approval of the Consent Agenda (**Discussion is not allowed unless the Mayor or a City Council Member ask for an item to be removed and placed under Council actions for consideration**)
 - A. Minutes from previous meeting
 - B. Grimes Chamber & Economic Development \$6,127.25
 - C. Grimes Chamber & Economic Development \$2,624.15
 - D. Resolution 01-0320 Setting a Public Hearing for February 25, 2020 at 5:30 pm for Consideration of a Voluntary Annexation at 13376 NW 82nd Avenue
 - E. Resolution 01-0420 Approving Personnel Transactions
 - F. City of Johnston –
 - a. Fire Marshall and Fire Chief wages Jan-June 2020 \$49,648.79
 - b. Part Time wage Reimbursement for Fire Department \$5,382.65
 - c. Supplies Reimbursement \$16,694.39
 - G. Menards - \$10,000 reimbursement of bond
 - H. Replacement of Light Fixtures a City Hall and Public Works Office Area with LED Lighting from Superior Lamp
 - I. Replacement of Light Bulbs with LED Lighting from Armor Electric
 - J. RDG Planning and Design Professional Services \$40,485.41
 - a. ADA Accessible Playground- Shelter \$1,750.00
 - b. Lions Park \$10,557.88
 - c. South Sports Complex \$2,000.00
 - d. Shawver Park \$5,403.41
 - e. Multipurpose Building \$3,640.00
 - f. North Sports Complex \$8,767.86
 - g. South Sports Complex \$2,500.47
 - h. Lions Park \$5,865.79
 - K Consulting Services Agreement with Christensen Development 1, LLC
 - L. Resolution 01-0520 Setting a Date of Meeting a Which it is Proposed to Approve a Development Agreement with Golden Rule, Inc. Including Annual Appropriation Tax Increment Payments
 - M. Resolution 01-0620 Setting a Date for Public Hearing on a Urban Renewal Plan Amendment
 - N. Pay Requests:

- a. Pay Request #17 Concrete Technologies Inc for the SE 37th Street @ Highway 141 \$264,451.21
- b. Pay Request #1 to Shank Constructors, Inc for the City of Grimes Reverse Osmosis Water Treatment Plant Phase 1 \$1,211,556.85
- c. Pay Request #6 to CB&I for the 1.5 MG Elevated Water Storage Tank \$110,987.00
- O. Alcohol License Renewals
 - a. Renewal El Huapango Mexican Restaurant Class C Liquor License with Sunday Sales
 - b. Yesway Store #1037 Class E Liquor License with Sunday Sales
- P. Approval of Change Order #6 to All Terrain Seeding for the Little Beaver and Prairie Creek Channel Improvements
- Q. Approval of Pay Request #10 to All Terrain Seeding for the Little Beaver and Prairie Creek Channel Improvements
- R. Claims

PUBLIC FORUM

“People wishing to address the Council need to sign up on the sheet which has been provided on the table near the door. Each person will be allowed three minutes from the podium and may address no more than two issues per Grimes Rules of Procedure for Conduct of City Business – May 2005.”

PUBLIC AND COUNCIL AGENDA ITEMS

Council may consider and potentially act on the following Public Agenda items

- A. 44 West Site Plan
 - a. 44 West Preliminary Plat Approval
 - b. 44 West Site Plan Approval
- B. Destination Market Plat 3 Site Plan Approval
- C. Project Viking - Site Plan Approval
- D. Resolution 01-0720 Approving a Professional Service Agreement with Civil Design Advantage –WRA Route Planning

COUNCIL DISCUSSIONS

- 1. Mayor’s Report
- 2. City Staff’s Report
- 3. Council Reports

ADJOURNMENT

CITY COUNCIL MEETING
Tuesday January 14, 2020
Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order on Tuesday January 14, 2020 at 5:30 P.M. at the Grimes City Hall. The Pledge of Allegiance was led by Mayor Pro Tem Altringer
Roll Call: Present: Gisch, Borcharding, Johansen, Burger, Altringer

Mayor Pro Tem Altringer introduced and welcomed Andrew Borcharding to the Council. She stated that the Council looked forward to working with him.

AGENDA ITEMS

Approval of the Agenda

Mayor Pro Tem Altringer asked for approval of the agenda.
Moved by Johansen, Second by Gisch, to approve the agenda
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

CONSENT AGENDA

A. Minutes from previous meeting, B. Finance Report for November 2019 and December 2019
C. Catch Des Moines – July-Sept 2019 Hotel/Motel Tax \$5,822.92 D. Royal Flooring \$6,310.27 flooring at Grimes Community Complex E. Iowa Communities Assurance Pool Membership for 2020 \$171,507.87 F. Denman & Company, LLP – professional services \$8,649.00 G. OPG-3 Inc – document management software \$41,655.00, \$6,475.00 and \$2,775.00 H. BRAVO Greater Des Moines \$5,822.92 I. City of West Des Moines Metro Home Improvement Program Annual Contribution \$7,737.00 J. Municipal Supply, Inc. for water meters \$9,163.50 and \$7,357.25 K. Invision – Architect for Grimes Public Library \$60,023.00 L. Grimes Industrial Park 5 - Assignment of Development Agreement M. Utility Refunds \$1,011.64 N. Fox Engineering – Professional Fees \$53,935.84 O. Whitfield & Eddy Law – Professional Fees \$8,525.00 P. PFM Financial Advisors – Professional Fees \$33,092.80 Q. Veenstra & Kimm Professional Fees for Engineering Services for WRA \$4,855.90 R. Veenstra & Kimm Professional Services for Inspections \$4,875.00 S. Veenstra and Kimm, Inc for Professional Services for Inspections for November \$11,155.00 T. Resolution 01-0220 Resolution Approving Personnel Transactions U. Iowa Signal Inc \$5,069.00 – repairs to signal at High School (reimbursed by insurance) V. Kohles & Bach Inc. \$10,100.00 furnace at Grimes Community Complex W. Polk County Emergency Management Agency \$5,711.50 –funding of emergency management administration per 28E Agreement X. Alcohol License Renewals: 1. The Radish Class C Liquor License with catering privilege and Sunday sales 2. Mustang Grill Class C Liquor License with outdoor services and Sunday sales 3. Pancheros Mexican Grill Class B Beer with Outdoor Services and Sunday Sales 4. New License for Pour Choices Neighborhood Bar Class C Liquor License with outdoor and Sunday sales 5. Dollar General Class C Beer Permit with Sunday Sales 6. Americinn of Grimes Special Class C Liquor License with Sunday Sales Pay Requests and Change Orders Y. Pay Request #3 to McClure Engineering for the Reverse Osmosis Water Treatment Plant – Phase 1 - \$87,335.85 1. Pay Request #2 to McClure Engineering Company for the New 1.5 MG Elevated Storage Tower – Construction Phase \$50,943.10 2. Pay Request # 3 to Concrete Technologies for SW County Line Road Improvements \$623,648.16 3. Pay Request # 9 to Grosch Irrigation Company for the New Jordan Well \$92,006.54 4. Change Order # 4 to Grosch Irrigation Company for the New Jordan Well increasing the contract \$1,810.26 5. Pay Request #16 to Concrete Technologies for SE 37th at Hwy 141 Reconstruction 6. \$562,406.65 7. Pay Request #2 to HR Green for the SE 37th @ Highway 141 Reconstruction \$107,048.88 8. Pay Request #1 to Bolton

& Menk, Inc for the Hwy 44 & SW County Line Road Intersection Improvements \$1,730.00 9. Pay Request # 3 to Bolton & Menk for the SW County Line Road Improvements Construction Services \$8,435.50 10. Pay Request #3 to Bolton & Menk for the Hope Commercial Plat 1 Public Improvements Construction Services \$9,772.50 11. Pay Request to Lee Chamberlin Consultant Engineers for the 2020 Drainage Improvements – Trailridge and Little Beaver \$4,400.00 12. Pay Request to Lee Chamberlin Consultant Engineers for the GIS Program \$17,900.00 13. Pay Request to Lee Chamberlin Consultant Engineers for SW County Line and SW 19th Street \$10,320.50 14. Pay Request to Lee Chamberlin Consultant Engineers for Lions Park Survey \$4,127.00 15. Change Order #5 to All Terrain Seeding for the Little Beaver & Prairie Creek Channel Improvements increasing the contract \$2,200.00 16. Pay Request #6 to Progressive Structures, LLC for the Grimes 16 inch RAW Water Main \$8,707.39 17. Pay Request #3 to McAninch Corporation for Hope Commercial Plat 1 \$170,189.68 Z. Claims Report for January 14, 2020 in the amount of \$3,674,726.28 and December 20, 2019 in the amount of \$707,510.94 Moved by Johansen, Second by Burger, to approve the Consent Agenda.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0

PUBLIC FORUM

Ammon Taylor, Waste Management Des Moines, addressed the Council to extend an invitation to consider Waste Management's services for the waste contract for the City.

PUBLIC AND COUNCIL AGENDA ITEMS

A. James Street Villas Final

Development Services Director Alex Pfaltzgraff addressed the Council stating that this represents a Resolution for Approval of the Final Plat for James Street Villas. Pfaltzgraff said that this project has proceeded thru the appropriate processes and has been constructed in accordance with the approved drawings. He added that this request was originally brought forward in late 2019 while there were still some outstanding punch list items that needed to be addressed. Pfaltzgraff said that the Council requested that all punch list items be complete prior to approval. He stated that the regulatory floodway reports have been completed, reviewed and it was determined that no adverse impact to the regulatory floodway would be caused by this project. Pfaltzgraff said that the DNR has submitted those reports to FEMA. Pfaltzgraff said that this completes all of the outstanding items the Council had wanted to see completed and that he now recommends final approval for this project. Johansen added the warning that he was aware of issues with the job site previously, and he hopes the builder will take great care with the work site going forward and would be a good neighbor to the surrounding residences.
Motion by Burger, Second by Gisch, to approve the James Street Villas Final Plat per the Development Services memo dated January 14, 2020.

Roll Call: Ayes: All, Nays: None Motion passes: 5 to 0

B. Golden Rule Site Plan

Development Services Director Pfaltzgraff stated the site plan before them is for Golden Rule Plumbing, Heating and Cooling which is currently operating from 804 NE Main as well as renting additional space across the street. Pfaltzgraff stated they have acquired land directly north of the current main location and wish to develop that ground for expanded office and warehouse headquarters. He noted this site has two access points off of NE Main, and will have both gates and fencing and that there will not be any outdoor storage. Pfaltzgraff added that this site has a dry basin storm water detention pond on the north portion of the plan and backs along an existing trail. Pfaltzgraff said Golden Rule does not propose

using the entire 22,000 square foot building, but will have a section on the south side of the building for either a possible tenant or future expansion of Golden Rule. Pfaltzgraff stated that Planning and Zoning recommended approval subject to increased aesthetics along the façade facing NE Main. Pfaltzgraff said Golden Rule has submitted updated renderings to include additional windows, a store front entry, and foundation plantings with flowers and grasses are shown along the front façade to address those concerns. City Administrator Anderson informed the Council that there was a draft of a developer agreement included with this submittal. Council Member Altringer asked if this land would be rezoned. Anderson noted that rezoning had not been addressed in that draft, but would be addressed at a future hearing that would combine both the developer agreement as well as the possible rezoning of the land. Council Member Gisch said that he had been approached by a nearby resident that wanted to know if an environment impact study had been performed with this project, Gisch noted that Pfaltzgraff had responded with information that the location of this site was not subject to that requirement. Gisch also thanked the builder in their timely response with adding additional aesthetics to meet Planning and Zonings concerns.

Motion by Burger, Second by Gisch to approve the Golden Rule Site Plan per the Council Memo dated January 14, 2020.

Roll Call: Ayes: All, Nays: None, Motion passes: 5 to 0

C. Resolution 01-0120 to Enter Into a Fundraising Consultant Contract for Professional Services Regarding Public Library Improvements Between Grimes Public Library and Renaissance Group, Inc

Library Director Cheryl Heid addressed the Council stating that the library was requesting approval to enter into an agreement with a fundraising consultant to help obtain funds to go towards the building of a new library for Grimes. Heid said they had reviewed 15 different firms to provide this service and they recommended a contract with Renaissance Group. She added that this contract has been reviewed by legal counsel, who did not have any issues with the document. Council Members Gisch and Johansen expressed concern with the base costs involved in addition to potential expenses in the contract and wanted to ensure grants and gifts were part of the focus as part of this fund raising project. City Attorney Henderson added that the expenses to be reimbursed would be limited to gas, mileage and meals and as such would be relatively minor. Henderson added that the month to month contract renewal status would also ensure that if costs were not deemed acceptable for the return, this contract could be terminated.

Motion by Gisch, Second by Johansen, to approve Resolution 01-0120 to Enter Into a Fundraising Consultant Contract for Professional Services Regarding Public Library Improvements between Grimes Public Library and Renaissance Group, Inc.

Roll Call: Ayes: All, Nays: None, Motion passes: 5 to 0

D. Change Order # 3 to OMG Midwest, dba Des Moines Asphalt and Paving Company for the 2019 SW County Line and SW 19th Street Paving Improvements \$132,735.30

Public Works Director Weston Wunder stated that staff recommended a change order in the amount of \$132,735.30 to provide longevity to the project. Wunder added that this is a heavily trafficked road and will become a major access point to the new middle school. The increased material will allow for additional granular subbase to assure a 6 inch depth, and additional HMA pavement will ensure 19th Street Improvements would last.

Motion by Burger, Second by Borcharding, to approve Change Order # 3 to OMG Midwest dba Des Moines Asphalt and Paving Company for the 2019 SW County Line and SW 19th Street

Paving Improvements \$132,735.30.

Roll Call: Ayes: All, Nays: None, Motion passes: 5 to 0

E. Pay Request #2 to OMG Midwest, dba Des Moines Asphalt and Paving Company for 2019 SW County Line and SW 19th Street Paving Improvements \$1,090,793.97

Public Works Director Weston Wunder noted that he was impressed by the quality and timeliness of the project, however, there were a few outstanding items, and so the pay request before them represented the final bill, minus potential liquidated damages of \$75,000 that may, or may not, be deemed payable once those final items have been completed in the spring.

Motion by Johansen, Second by Borcharding, to approve Pay Request # 2 to OMG Midwest, dba Des Moines Asphalt and Paving Company for 2019 SW County Line and SW 19th Street Paving Improvements in the amount of \$1,090,793.97.

Roll Call: Ayes: All, Nays: None, Motion passes: 5 to 0

COUNCIL DISCUSSIONS

1. Mayor's Report

a. Appointments to Boards and Commissions

Mayor Pro Tem Altringer stated that she had the Mayor Mikkelsen's list of appointments for numerous City Boards. Altringer stated that for Planning and Zoning Board, Scott Almeida re-appointed for a 5 year term. Park and Recreation Board, Ross Junge and Darla Eastman both reappointed for a three year term. For the Tree Board, Sally Worley reappointed for a 4 year term. Library Board of Trustees: Jeremy Hamp, Erin Leifker, and Charles Strutt for new 6 year terms. Polk County Emergency Management Board: Ron Schipper, Polk County E-911 Board: Chief Clark and Alternate: Ron Schipper, Dallas County 911 Board: Primary: Chief Clark, and Alternate: Ron Schipper.

Motion by Gisch, Second by Johansen to approve appointees as stated.

Roll Call: Ayes: All, Nays: None, Motion passes: 5 to 0

Mayor Pro Tem Altringer proceeded with the appointments from Mayor Mikkelsen for the Council Liaisons for 2020 to the Boards. Mayor Pro Tem: Jill Altringer, Planning and Zoning Board: Andrew Borcharding, Park and Recreation Board: Ryan Burger, Library Board of Trustees: Eric Johansen, Public Health and Safety Board: Ryan Burger, Metro Waste Authority Board: David Gisch, Economic Development: Andrew Borcharding, Metro Advisory Committee: Eric Johansen, DART Board: Jill Altringer, Des Moines MPO: Primary Mayor Scott Mikkelsen, Alternate: Jake Anderson

Motion by Gisch, Second by Borcharding to approve appointees as stated.

Roll Call: Ayes: All, Nays: None, Motion passes: 5 to 0

2. City Staff's Report

City Administrator Anderson advised the Council that the Wastewater Reclamation Authority (WRA) Technical Committee met earlier that day and had a recommendation to bring to the City Council for an membership agreement with the WRA. Anderson said they would be sending over the agreement next week for the Council to consider at the next Council meeting on January 28th. Anderson also offered a reminder that the annual Partnership Dinner was going to take place on January 15th and there was still time to register for it.

Public Works Director Weston Wunder addressed the Council with an update on the Little Beaver and Prairie Creek Channel Improvement. Wunder provided Council with an overview of the project and what parts of the project still needed to be completed.

ADJOURNMENT

Motion by Gisch, Second by Borcharding to Adjourn at 6:28 PM
Roll Call: Ayes: All, Nays: None, Motion passes: 5 to 0

ATTEST:

Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor

404 SE 2nd Street
Suite 200
Grimes, IA 50111

Date	Invoice #
1/15/2020	883

City of Grimes
101 NE Harvey Street
Grimes, IA 50111

(515) 986-5770

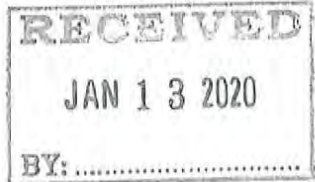
www.grimesiowa.com

Grimes Chamber & Economic Development

404 SE 2nd Street
Suite 200
Grimes, IA 50111

Invoice

Date	Invoice #
12/31/2019	882

**Bill To**

City of Grimes
101 NE Harvey Street
Grimes, IA 50111

Item	Description	Amount
Economic Development (... Tourism	Reimbursement Request for Economic Development Related Expenses Reimbursement Request for Tourism Related Expenses	2,089.75 534.40
<i>December 2019 Expenses</i>		
<i>001-520-6413</i>		
Total		\$2,624.15
Balance Due		\$2,624.15

PAID

[Signature]

(515) 986-5770

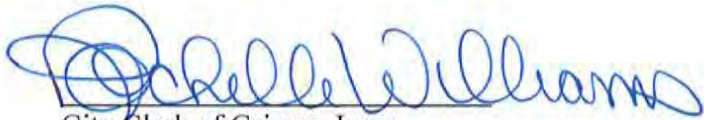
www.grimesiowa.com

ACCEPTANCE BY CITY

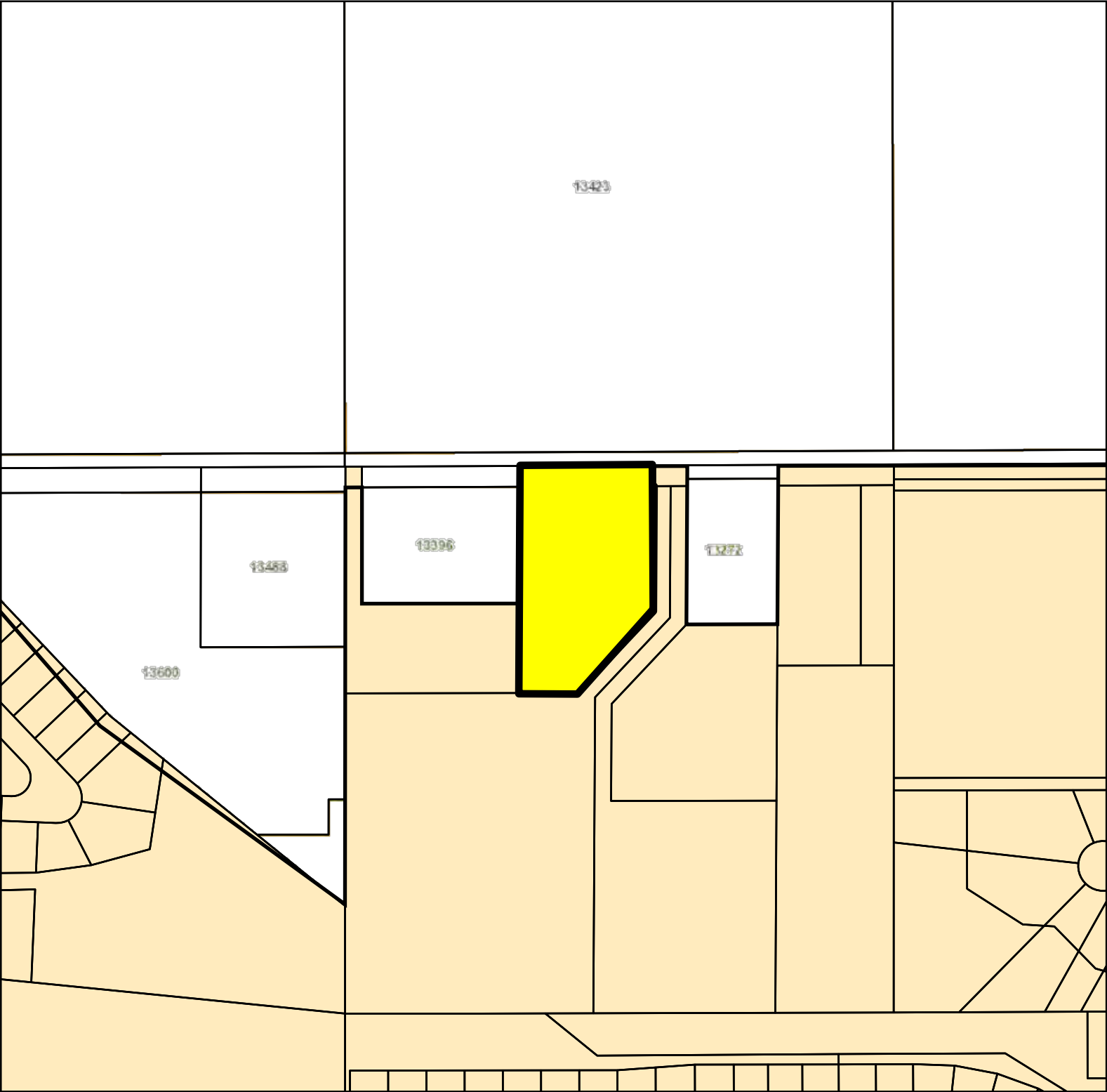
STATE OF IOWA)
)SS
COUNTY OF POLK)

I, Rochelle Williams, City Clerk of the City of Grimes, Iowa, do hereby certify that the within and foregoing Easement was duly approved and accepted by the City Council of said City of Grimes by Resolution No. motion, passed on the 11 day of July, 2017, and this certificate is made pursuant to authority contained in said Resolution.

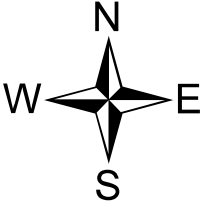
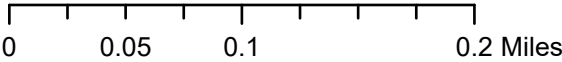
Signed this 23 day of Jan, 2020.


City Clerk of Grimes, Iowa

Annexation Area



- Parcels - Grimes
- Parcels - Polk County
- Corp Limits - Grimes
- Annexation Area



Resolution #01-0420 "A Resolution Approving Personnel Transactions"

WHEREAS, the City Administrator recommends the following additions and/or amendments to the payroll.

NOW THEREFORE, be it resolved by the City Council of the City of Grimes, Iowa that:

Section 1. Pursuant to the pay range and job description proposed by the Human Resources Director and adopted by the City Council, Benjamin Anderson was hired as head of circulation at a yearly salary of \$57,000, with a start date of March 3, 2020.

PASSED AND APPROVED this 28th day of January, 2020.

Mayor Scott Mikkelsen

ATTEST:

Rochelle Williams, City Clerk

CITY OF JOHNSTON ACCOUNTS RECEIVABLE INVOICE

PO BOX 410
JOHNSTON, IA 50131-0410
PHONE (515) 278-2344

CITY OF GRIMES
101 N HARVEY STREET
GRIMES IA 50111

CUSTOMER#: 10-102
INVOICE#: 202001100783
INVOICE DATE: 1/10/2020
DUE DATE : 2/09/2020
P.O. # :

===== CHARGE DETAIL =====

ITEM DESCRIPTION	UNITS	TYPE	PRICE	AMOUNT
JAN-JUNE2020 FM & CHIEF WAGES	0.00		0.00	24,824.39
JAN-JUNE2020 FM & CHIEF WAGES	0.00		0.00	24,824.40

CITY OF GRIMES

10-102

INVOICE#: 202001100783

TOTAL DUE : \$ 49,648.79

PLEASE REMIT BOTTOM PORTION WITH YOUR PAYMENT

THANK YOU

CITY OF JOHNSTON ACCOUNTS RECEIVABLE INVOICE

PO BOX 410
JOHNSTON, IA 50131-0410
PHONE (515) 278-2344

CITY OF GRIMES
101 N HARVEY STREET
GRIMES IA 50111

CUSTOMER#: 10-102
INVOICE#: 202001100784
INVOICE DATE: 1/10/2020
DUE DATE : 2/09/2020
P.O. # :

===== CHARGE DETAIL =====

ITEM DESCRIPTION	UNITS	TYPE	PRICE	AMOUNT
P/T WAGES REIMB-2ND QTR FY20	0.00		0.00	2,691.32
P/T WAGES REIMB-2ND QTR FY20	0.00		0.00	2,691.33

CITY OF GRIMES

10-102

INVOICE#: 202001100784

TOTAL DUE : \$ 5,382.65

PLEASE REMIT BOTTOM PORTION WITH YOUR PAYMENT

THANK YOU

CITY OF JOHNSTON ACCOUNTS RECEIVABLE INVOICE

PO BOX 410
JOHNSTON, IA 50131-0410
PHONE (515) 278-2344

CITY OF GRIMES
101 N HARVEY STREET
GRIMES IA 50111

CUSTOMER#: 10-102
INVOICE#: 202001100785
INVOICE DATE: 1/10/2020
DUE DATE : 2/09/2020
P.O. # :

===== CHARGE DETAIL =====

ITEM DESCRIPTION	UNITS	TYPE	PRICE	AMOUNT
OCT-DEC 2019 SUPPLIES REIMB	0.00	1	0.00	72.83
OCT-DEC 2019 SUPPLIES REIMB	0.00	1	0.00	17.50
OCT-DEC 2019 SUPPLIES REIMB	0.00	1	0.00	412.85
FIRE SUPPLIES REIMBURSEMENT	0.00	1	0.00	374.19
OCT-DEC 2019 SUPPLIES REIMB	0.00	1	0.00	541.50
OCT-DEC 2019 SUPPLIES REIMB	0.00	1	0.00	525.16
OCT-DEC 2019 SUPPLIES REIMB	0.00	1	0.00	2,025.33
OCT-DEC 2019 SUPPLIES REIMB	0.00	1	0.00	332.50
OCT-DEC 2019 SUPPLIES REIMB	0.00	1	0.00	168.41
OCT-DEC 2019 SUPPLIES REIMB	0.00	1	0.00	267.64

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CITY OF JOHNSTON ACCOUNTS RECEIVABLE INVOICE

PO BOX 410
JOHNSTON, IA 50131-0410
PHONE (515) 278-2344

CITY OF GRIMES
101 N HARVEY STREET
GRIMES IA 50111

CUSTOMER#: 10-102
INVOICE#: 202001100785
INVOICE DATE: 1/10/2020
DUE DATE : 2/09/2020
P.O. # :

===== CHARGE DETAIL =====

ITEM DESCRIPTION	UNITS	TYPE	PRICE	AMOUNT
OCT-DEC 2019 SUPPLIES REIMB	0.00	1	0.00	72.55
OCT-DEC 2019 SUPPLIES REIMB	0.00	1	0.00	124.79
OCT-DEC 2019 SUPPLIES REIMB	0.00	1	0.00	744.28
OCT-DEC 2019 SUPPLIES REIMB	0.00	1	0.00	551.38
OCT-DEC 2019 SUPPLIES REIMB	0.00	1	0.00	596.02
OCT-DEC 2019 SUPPLIES REIMB	0.00	1	0.00	72.83
OCT-DEC 2019 SUPPLIES REIMB	0.00	1	0.00	248.56
OCT-DEC 2019 SUPPLIES REIMB	0.00	1	0.00	906.62
OCT-DEC 2019 SUPPLIES REIMB	0.00	1	0.00	541.50
OCT-DEC 2019 SUPPLIES REIMB	0.00	1	0.00	525.17

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CITY OF JOHNSTON ACCOUNTS RECEIVABLE INVOICE

PO BOX 410
JOHNSTON, IA 50131-0410
PHONE (515) 278-2344

CITY OF GRIMES
101 N HARVEY STREET
GRIMES IA 50111

CUSTOMER#: 10-102
INVOICE#: 202001100785
INVOICE DATE: 1/10/2020
DUE DATE : 2/09/2020
P.O. # :

===== CHARGE DETAIL =====

ITEM DESCRIPTION	UNITS	TYPE	PRICE	AMOUNT
OCT-DEC 2019 SUPPLIES REIMB	0.00	1	0.00	566.88
OCT-DEC 2019 SUPPLIES REIMB	0.00	1	0.00	405.86
OCT-DEC 2019 SUPPLIES REIMB	0.00	1	0.00	168.40
OCT-DEC 2019 SUPPLIES REIMB	0.00	1	0.00	267.63
OCT-DEC 2019 SUPPLIES REIMB	0.00	1	0.00	72.56
OCT-DEC 2019 SUPPLIES REIMB	0.00	1	0.00	36.87
OCT-DEC 2019 SUPPLIES REIMB	0.00	1	0.00	1,425.98
OCT-DEC 2019 SUPPLIES REIMB	0.00	1	0.00	4,093.23
OCT-DEC 2019 SUPPLIES REIMB	0.00	1	0.00	535.37

CITY OF GRIMES

10-102

INVOICE#: 202001100785

TOTAL DUE : \$ 16,694.39

PLEASE REMIT BOTTOM PORTION WITH YOUR PAYMENT

THANK YOU

MENARD, INC.

5101 MENARD DRIVE
EAU CLAIRE, WI 54703

No. 6194435
Check Date: 11/21/2018
Vendor No. GRIME009

GRIMES CITY OF, 101 NE HARVEY ST, GRIMES, IA 50111

INVOICE #	UNIT	GROSS AMOUNT	DISCOUNT AMOUNT	NET AMOUNT PAID
112318	1001	10,000.00	0.00	10,000.00

INVOICE #	UNIT	GROSS AMOUNT	DISCOUNT AMOUNT	NET AMOUNT PAID
</				



*101 NE Hawkey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

Item No. X
For Meeting of 1/14/2020

AGENDA HEADING: Replace Light Fixtures at City Hall and Public Works Office Area

SYNOPSIS: The Public Works Department is requesting that all the light fixtures at City Hall and the light fixtures located in the office area at the Public Works Building be replaced with LED lighting. This will allow for better lighting, increase efficiency, and reduce maintenance costs. ROI on the transition over to LED lighting is typically 3 years.

FISCAL IMPACT: 3 bids were obtained for the replacement project:

Superior Lamp (MEBulbs) - \$11,435.22 (\$8,375.22 Net Cost After Rebate)

Van Meter/Armor Electric - \$10,456.68 (\$8641.35 Net Cost After Rebate)

Eco Logix - \$10,916.72 (\$8261.72 Net Cost After Rebate)

Funding for the Project will have to come out of each facility's respective Building and Grounds Line Item.

PREVIOUS COUNCIL ACTION(S):

BOARD/COMMISSION ACTION(S):

STAFF/COMMITTEE RECOMMENDATION: Staff recommends that Superior Lamp be selected as the vendor for the replacement LED lighting. They are a local business that has worked diligently to try and get the best price for such a project. The vendor has tried numerous times to gain the City's business and always comes up a little high. Staff believes it would be prudent to give the business locally versus an outside vendor. Fiscal policy states that local vendors should be used whenever possible and the bids were close enough to use Superior Lighting.



PREMIUM QUALITY LIGHTING®

4820 23rd Ave S Ste 200 PO Box 2123 Fargo ND 58107-2123 1-800-437-4794 credit@mebulbs.com

FED ID# 77-0523318

REVISED INVOICE

DECEMBER 30 2019

SHIP TO:

ATTN: DAVE GUTHRIE
CITY OF GRIMES
1700 SE DESTINATION DR
GRIMES IA 50111-6622

BILL TO:

DAVE GUTHRIE
CITY OF GRIMES
1700 SE DESTINATION DR
GRIMES IA 50111-6622

INVOICE # 4133633

CUSTOMER # 490713 M

PO #

PAYABLE ONLY TO
MEBULBS or
P.Q.L., Inc.

TOTAL AMOUNT DUE
\$ 11435.22

RETURN TOP PORTION WITH PAYMENT

\$ To pay online click on the PAY INVOICE button on www.mebulbs.com \$

If paid via credit card your charge will appear as P.Q.L., Inc.

ORD	B/ORD	SHIP	CODE	DESCRIPTION	PRICE	ITEM TOTAL	INVOICE TOTAL
INVOICE-01 96 6		96 6	DATED 12-16-2019 LF3555 LF3545	SHIPPED 12-13-2019 LED 2X4 PANEL 50W 5K LED 2X2 PANEL 40W 5K TAX/FREIGHT/HANDLING INVOICE TOTAL	115.00 65.87	11040.00 395.22 686.11	12121.33
ADJUSTMENT			DATED 12-30-2019	TAX/FREIGHT/HANDLING CREDITED			686.11-

IMPORTANT: ALL CLAIMS FOR MERCHANDISE DAMAGED IN TRANSIT MUST BE FILED WITH CARRIER WITHIN TWO WEEKS OF RECEIPT OF SHIPMENT. PLEASE VERIFY IF THERE HAS BEEN ANY DAMAGE TO THE MERCHANDISE COVERED BY THIS INVOICE. IF SO, IMMEDIATELY SECURE AN INSPECTION REPORT FROM THE CARRIER COVERING THE DAMAGE SO THAT OUR CLAIM MAY BE HONORED.

CONDITIONS: ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS, OR OTHER CAUSES BEYOND OUR CONTROL. NO RETURNS SHALL BE MADE WITHOUT PRIOR APPROVAL AND RECEIPT OF AUTHORIZED RETURN PERMIT LABELS FROM SELLER. CREDIT FOR RETURNS WILL NOT BE ISSUED WITHOUT PRIOR WRITTEN APPROVAL. ALL AUTHORIZED RETURNS SUBJECT TO A 15% RESTOCKING CHARGE. ALL UNAUTHORIZED RETURNS SHALL BECOME THE PROPERTY OF SELLER.

SALES PROMOTION POLICY: ORDERS FOR THE SELLER'S PRODUCTS ARE SOLICITED BY SALES REPRESENTATIVES ACTING AS INDEPENDENT CONTRACTORS WHO MAY, FROM TIME TO TIME, OFFER TO THE PURCHASER OR ITS REPRESENTATIVES SALES PROMOTION ITEMS AND OTHER TYPES OF SALES PROMOTIONS IN CONNECTION WITH THEIR MARKETING EFFORTS. THE SELLER'S POLICY RELATING TO THE USE OF SALES PROMOTIONAL ITEMS IS AS FOLLOWS: SALES PROMOTIONAL ITEMS (For example, lighting products or other useful business and personal items) MAY BE GIVEN TO THE PURCHASER OR TO REPRESENTATIVES OF THE PURCHASER AUTHORIZED TO RECEIVE SUCH ITEMS.

FREIGHT NOT DEDUCTIBLE

FED ID# 77-0523318

TOTAL DUE 11435.22

MAKE CHECK PAYABLE TO: MEBULBS or P.Q.L., Inc.

PO BOX 2123 FARGO ND 58107-2123
1-800-437-4794 CREDIT@MEBULBS.COM

P.O. No. _____

26624

CITY OF GRIMES

101 N. Harvey, Grimes, IA 50111 phone: 515-986-3036 fax: 515-986-3846

PURCHASE REQUEST/PURCHASE ORDER

Source/Supplier ME Bulbs
Name
Address 4820 23rd Ave S Ste 200 PO Box 2123 Fargo, ND
58107-2123
Phone Number/Fax Number 1-800-437-4794

ITEMS	QTY	UNIT PRICE	TOTAL
2x4 LED Light Fixture	96	115 ⁰⁰	11040 ⁰⁰
2x2 LED Light Fixture	6	65 ⁸⁷	395 ²²
Inv # 4133633			11,435 ²²

PURCHASE JUSTIFICATION: Improve lighting and utility costs and City Hall and Public Works Building

DEPARTMENT: CH Bldg 001-650-6310 (25%) \$2858.81
LINE ITEM: PW Bldg 001-210-6310 (75%) \$8576.41

BEGINNING BUDGET BALANCE: _____

ENDING BUDGET BALANCE: _____

PURCHASE REQUESTED BY: Weston Wunder / tj DATE: 1-9-20
PURCHASE ORDER APPROVAL AND ASSIGNMENT

City Administrator

Date

Council Approval date: (if over \$5,000)

☐ Purchaser's Copy

☐ Vendor's Copy

☐ File Copy

Rochelle Williams

From: Daniel Waller <theodysseyfit@gmail.com>
Sent: Wednesday, January 08, 2020 11:01 AM
To: Rochelle Williams
Subject: Re: Event in Grimes

Ma'am,

Thank you so much for taking the time to speak with me. The event I am proposing is a public WOD (workout of the day). We are still building the workout itself but it will consist of several different exercises as well as a 1 mile run. We would partner with a CrossFit gym to get the equipment we need to conduct the event. We are seeking a space to do it (a parking lot, street, really anywhere!) as well as police to block off the route for the run. We would start the event at about 9:00 AM and should be completed by 12:30PM. This time would include the introduction, workout, and announcement of awards.

The workout itself would be dedicated to a fallen soldier from Grimes and begin with a moment of silence in remembrance.

The money collected from the participants (as well as any additional private donations) would first be used to pay any debt to the city of Grimes for use of the police force and any permits necessary, all remaining funds would be donated to the FitOps foundation, a charity organization dedicated to helping veterans transitioning into civilian careers as personal trainers.

We would contact vendors who want to host booths or food trucks at the event for participants and spectators.

The cost would be \$25 per athlete (minimum teams of 2) for participants and \$5 for spectators.

Thank you so much for your time and help with all of this! Please feel free to contact me any time with questions! I look forward to doing this event with you!

Respectfully,
Daniel Waller
"Coach Spade"
Owner/Operator Odyssey Fit
515-777-8510
Theodysseyfit@gmail.com

Sent from my iPhone

On Jan 8, 2020, at 10:05 AM, Rochelle Williams <rwilliams@grimesiowa.gov> wrote:

Rochelle Williams
City Clerk
City of Grimes
101 NE Harvey Street
Grimes, Iowa 50111



*101 NE Hawley, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

Item No. X
For Meeting of 1/28/2020

AGENDA HEADING: Replace Light Bulbs at the GCC

SYNOPSIS: The Public Works Department is requesting that all the light bulbs at the Grimes Community Complex be replaced with LED ballast bypass bulbs. This would reduce utility and maintenance costs for the facility. Past experience at the Public Works Building shows that energy costs are almost cut in half by switching to LED Lighting. ROI on the transition over to LED lighting is typically 3 years.

FISCAL IMPACT: 3 bids were obtained for the replacement project:

Van Meter/Armor Electric - \$10,450.00

Eco Logix - \$12,499.73

Superior Lamp - \$15,727.40

Funding for the Project will have to come out of the facility's Building and Grounds Line Item.

PREVIOUS COUNCIL ACTION(S):

BOARD/COMMISSION ACTION(S):

STAFF/COMMITTEE RECOMMENDATION: Staff recommends that Armor Electric be selected as the vendor for this project. They are good standing member of the Grimes Chamber of Commerce and Economic Development and were the lowest bid by a significant amount.

Armor Electric, LLC

6900 NE 14th St. Ste 28

Ankeny, IA 50023 US

515-963-3355

drew@armorelectriccompany.com

www.ArmorElectricCompany.com

Estimate**ARMOR ELECTRIC**
COMPANY**ADDRESS**

Dave Guthrie

ESTIMATE #	DATE
1091	12/16/2019

JOB ADDRESS

Community Center lamps

DESCRIPTION	QTY
Phillips LED T8 120v Direct Drive LED Bulbs. Provide bulbs to site for installation by others.	1,100

TOTAL**\$10,450.00**

Accepted By

Accepted Date

November 22, 2019

Mr. Wes Wunder
Public Works Director, City of Grimes
101 NE Harvey Street
Grimes, IA 50111

Mr. Wunder,

Thank you for allowing me the opportunity to talk with you about City Hall, the Public Works offices, the Community Center and the possibilities of new LED lighting there. I have toured the City Hall offices with Jeff Macke and was able to get a count of the fixtures that would be retro-fitted with LED. I have also toured the Public Works offices and the Community Center. There are several options to convert to LED which I have outlined below. I have also separated the installation costs if you want to install them yourselves.

CITY HALL

Option 1 : Replace current T-8 32 Watt Fluorescent tubes with T-8 18.5 Watt Ballast By-Pass LED tubes. There are 37 fixtures with 4 tubes per fixture for a Total of 148 tubes and 6 2' X 2' fixtures with 2 U-Bends each.

148 LED tubes @ \$18.95 each	\$2,804.60
12 Direct-Install LED U-Bends @ \$30.20 ea.	\$ 362.40
MidAmerican Energy rebate @ \$3.00/tube	\$ (480.00)

Total Cost Materials	<u>\$2,687.00</u>
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Installation	\$1,885.00
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Total Cost	<u>-----</u> \$ 4572.00
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Option 2: Replace 148 T-8 w/Direct Install T-8 LED Add \$ 296.00

Option 3: Replace 37 4-Tube T-8 Fixtures with 2' X 4' 50 Watt Flat panels and 6 2' X 2' U-bend Fixtures with 2' X 2' 40 Watt Flat Panels

37 2' X 4' 50 Watt Flat Panels @ 119.88 ea.	\$4,435.56
6 2' X 2' 40 Watt Flat Panels @ 65.87 ea.	\$ 392.22
MidAmerican Energy rebate @ \$30 per fixture	(\$1,290.00)

Total Materials Cost	\$3,537.78
Installation (Option 3)	\$2,870.00
Total Cost (Option 3)	\$ 6,407.78

PUBLIC WORKS OFFICES

Option 1 : Replace 236 T-8 Fluorescent tubes with LED T8 Ballast By-Pass tubes.

236 T8 LED tubes @ \$18.95 ea.	\$4,472.20
MidAmerican Rebate @ \$3 per tube	(\$ 708.00)
Materials Cost	\$ 3,764.20
Installation	\$ 2,810.00
Total Cost (Option 1)	\$6,574.20

Option 2 : Replace with Direct Install T-8 Tubes add \$ 472.00

Option 3: Replace 59 2' X 4' fixtures with 50 Watt Flat Panels

59 50 Watt LED flat panels @ \$119.98 ea.	\$ 7,078.82
MidAmerican Energy rebate @\$30 per fixture	(\$ 1,770.00)
Total Materials	\$5,308.82
Installation	\$3,750.00
Total Cost (Option 3)	\$9,058.82

COMMUNITY CENTER

The Community Center has 249 4-tube fixtures in the building, including the gym. Using 18.5 Watt LED Ballast By-Pass tubes, we get:

249 x 4 = 1,052 @ \$17.95 ea.	\$ 18,883.40
MidAmerican Energy rebate @ \$3 per tube	(\$ 3,156.00)

Total Cost Materials	\$ 15,727.40
Installation Costs	\$ 10,885.00
Total Cost	<u>\$ 26,612.40</u>

Option for the gym; replace 15 6-tube T8 fixtures with 9 240 Watt LED Compass High Bays

9 240 Watt Compass High Bays @ \$360.00	\$3,240.00
MidAmerican Energy rebate @\$180 ea	(\$1,620.00)
90 T-8 tubes @\$14.95 ea.	(\$1,345.00)

Cost to convert to Compass fixtures	<u>\$275.00</u>
-------------------------------------	-----------------

Option 1: Replace 249 2' X 4' 4-tube fixtures with 234 50 Watt 2' X 4' LED Flat Panels.

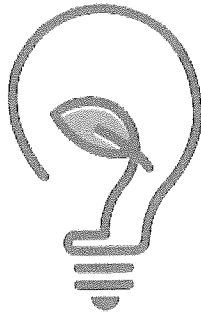
234 50 Watt Flat Panels @ \$109.88 Ea.	\$25,711.92
MidAmerican Energy rebate @\$30 ea.	(\$ 7,020.00)
Installation costs	\$15,942.00

Total Cost—Flat Panels	<u>\$34,633.92</u>
------------------------	--------------------

The LED T-8 tubes would be guaranteed for 9 years and the Flat Panels would be guaranteed for 5 years. All products are 5000K and DLC listed. I have attached spec sheets for all products quoted. If you have any questions, please contact me. Thank you, again, for allowing me to quote on this project.

Jeff Nelson

Superior Lamp/MEBulbs, Div. of PQL, Inc.
712-249-2686 Cell
jnsuperior@mchsi.com



ECOLOGIX

LIGHTING PROPOSAL

Prepared For:

Grimes Community Center- (Bulbs Only) No Install

410 SE Main St
Grimes, IA 50111

Presented By:

Frank Thomas

(515)313-8757

Email: Fthomas@EcoLogix.Biz

Proposal Date: December 17, 2019





ABOUT US

Unlike the many companies who were forced to consider green practices to remain viable in today's marketplace, EcoLogix was founded on ecology driven principles. Since the beginning, we realized that eco technologies would serve as the primary resource of the future. That knowledge provided a significant lead in research and development that has placed our company at the forefront of the green industry.

Today, as consumers become more educated about safer and sustainable energy alternatives, they prefer dealing with concentrated green technology companies. Having an investigative and implemental jump on new technologies and practices ensures that we can deliver products and services that are not only green but cost-effective. Green is not just a trend or a wave of the future—it is the future.

OBJECTIVES & BENEFITS

Objectives

1. Maximize savings while improving lighting output
2. Provide uniform light that maintains output over time
3. Justify the improvement with reasonable payback

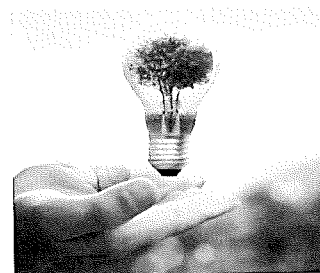
Benefits

- Consumes **80% less energy** than incandescent and **50% less energy** than fluorescent
- **Lower maintenance costs** - most fixture applications rated for **50,000 hours (15+ years)**
- **No harmful mercury** and low heat emission = **Lower Cooling Cost**
- **Color rendering** and consistency is **near perfect**
- Emits few greenhouse gases and almost all components are **100% recyclable**

Up to 10 year warranty Available

LED Lamp

The light-emitting diode (LED) is one of today's most energy-efficient and rapidly-developing lighting technologies. Quality LED light bulbs last longer, are more durable, and offer comparable or better light quality than other types of lighting. The high efficiency and directional nature of LEDs makes them ideal for many industrial uses.





Crossover Analysis

Use existing capital to create cash flow. With this option you can turn the savings into immediate cash flow. The requirement for this option is an initial cash outlay, which gives you 100% monthly savings.

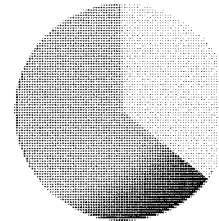
Current Lighting Expense



\$18,780.47

■ Current Lighting

New Lighting Expense



\$6,749.23

\$12,031.24

■ New Lighting ■ Identified Savings

Chart Data

Energy and Savings

Current Lighting Expense	\$18,780.47
New Lighting Expense	\$6,749.23
Annual Savings	\$12,031.24
Current kWh Use	187,805
New kWh Use	67,492
Annual kWh Savings	120,312
kWh Load Reduction	64.06%
Annual Maintenance/AC Savings	\$3,066.48

Return

Total Monthly Savings	\$1,258.14
Total Return Over 1 Year	\$18,397.71
Total Return Over 5 Years	\$78,788.57
Total Return Over 10 Years	\$154,277.14
Total Return Over 20 Years	\$305,254.28

Rebates and Incentives

Estimated Utility Rebate	\$3,300.00
Estimated Tax Incentive (Consult your tax advisor.)	\$0.00

Payback Period in Years Before Rebates and Incentives	1.05
Payback Period in Years After Rebates and Incentives	0.83



ECOLOGIX

CUSTOMER ACKNOWLEDGMENTS

- Pricing Valid for 30 days
- Figures or percentages indicated in this proposal are considered to be generated on the best efforts basis, based on certain stipulated conditions concerning blended kWh electricity rate; hours of operation; existing lighting system data, and proposed lighting system data. **All calculations or figures are estimates or based on estimated information.**
- HVAC operating hours source: Controlling Energy Consumption In Single Buildings, U.S. Department of the Navy, Naval Civil Engineering Lab, CR82.028, 1982
- HVAC savings calculated using formulas created by Rundquist Associates, using data from ASHRAE, validated by DOE-2 Computer modeling. Available at <http://www.lightsearch.com/resources/lightguides/hvac.html>

PROPOSAL ACCEPTANCE

Grimes Community Center- (Bulbs Only) No Install

Investments

Product, Shipping and Applicable Taxes	\$15,799.73
Estimated Installation	TBD
Total Proposed Amount	\$15,799.73
Estimated Rebate	\$3,300.00
Estimated Net Cost	\$12,499.73

EcoLogix proposes hereby to furnish materials and services as specified herein:

Cash

- ☐ Standard cash payment is due with approval and customer purchase order. With regard to miscellaneous project costs and change orders (if any), a final invoice will be issued and due on receipt of invoice. All major credit cards accepted.

Finance

- ☐ Customer will approve and sign off on payment being made by Finance Company to EcoLogix upon availability of funds.

☐ ***Acceptance of proposal:** The prices, specifications and terms contained herein are satisfactory and are hereby accepted. **I accept and agree to the items selected above and understand that best effort practices were used in the evaluation of my property. I accept that if some product was missed in the initial review and count of my property, I will be expected to pay for any additional product I choose to add during the installation process.** EcoLogix is authorized to proceed with the project and to provide the products and services as specified. Payments will be made as outlined above. I have read and agree to the terms, conditions, and statements contained herein. EcoLogix is not affiliated with, nor represents, any utility company. Any and all presented rebate programs and rebate amounts are estimated and solely based on information given to EcoLogix from the utility company. **All rebate matters are handled directly between the customer and the utility company.**

Payment Notes:

CC#

Exp

CVV/CVC

Zip

Customer Signature:

Date:

Name:

Email:

Title:

Purchase Order#:

EcoLogix Signature:

Name:

Date:

Frank Thomas

Grimes Community Center- (Bulbs Only) No Install



ECOLOGIX

CUSTOMER

Consultant: Frank Thomas

Grimes Community Center- (Bulbs Only) No Install
410 SE Main
Grimes, IA

Dave Guthrie & Jeff Macke
(515)330-9438
dguthrie@grimesiowa.gov

PRODUCT SUMMARY

<i>Location</i>	<i>Item Description</i>	<i>Quantity</i>
Halls	LED Hybrid 5K	328
Offices	LED Hybrid 5K	88
2L-Rooms	LED Hybrid 5K	36
Locker Rooms	LED Hybrid 5K	40
Batting Cages	LED Hybrid 5K	60
Gym	LED Hybrid 5K	104
4L-Rooms	LED Hybrid 5K	444
Msc.	A19 4K	
Exits	LED Exit Signs	
Recycling	Lamps Fixtures	1100



REC'D DEC 09 2019

November 30, 2019
Project No: R3003.709.00
Invoice No: 46577

Weston Wunder
Public Works Director
City of Grimes
101 North Harvey Street
Grimes, IA 50111

Project R3003.709.00 Grimes, City of - ADA-Accessible Playground-Shelter
Professional Services through November 30, 2019
Fee

Billing Phase	Fee	Billed %	Earned	Prior Fee	Current Fee
Fee	25,000.00	7.00	1,750.00	0.00	1,750.00
Total Fee	25,000.00		1,750.00	0.00	1,750.00
			Total Fee		1,750.00
				Total this Invoice	\$1,750.00





REC'D DEC 09 2019

November 30, 2019

Project No: R3003.707.00

Invoice No: 46576

Weston Wunder
Public Works Director
City of Grimes
101 North Harvey Street
Grimes, IA 50111

Project R3003.707.00 Grimes, City of - Lions Park

Professional Services through November 30, 2019**Fee**

Billing Phase	Fee	Billed %	Earned	Prior Fee	Current Fee	
Schematic Design	117,300.00	13.9807	16,399.41	5,865.00	10,534.41	
Design Development	112,700.00	0.00	0.00	0.00	0.00	
Total Fee	230,000.00		16,399.41	5,865.00	10,534.41	
Total Fee						10,534.41

Reimbursable Expenses

Printing					23.47	
Total Reimbursables					23.47	23.47

Total this Invoice \$10,557.88**Outstanding Invoices**

Number	Date	Balance
46415	10/31/2019	5,865.79
Total		5,865.79





REC'D DEC 09 2019

November 30, 2019

Project No: R3003.706.00

Invoice No: 46575

Weston Wunder
Public Works Director
City of Grimes
101 North Harvey Street
Grimes, IA 50111

Project R3003.706.00 Grimes, City of - South Sports Complex

Professional Services through November 30, 2019

Fee

Billing Phase	Fee	Billed %	Earned	Prior Fee	Current Fee	
Fee	25,000.00	18.00	4,500.00	2,500.00	2,000.00	
Total Fee	25,000.00		4,500.00	2,500.00	2,000.00	
Total Fee						2,000.00
Total this Invoice						\$2,000.00

Outstanding Invoices

Number	Date	Balance
46414	10/31/2019	2,500.47
Total		2,500.47





REC'D DEC 09 2019

November 30, 2019

Project No: R3003.705.00

Invoice No: 46574

Weston Wunder
Public Works Director
City of Grimes
101 North Harvey Street
Grimes, IA 50111

Project R3003.705.00 Grimes, City of - Shawver Park

Professional Services through November 30, 2019

Fee

Billing Phase	Fee	Billed %	Earned	Prior Fee	Current Fee	
Fee	6,000.00	90.00	5,400.00	0.00	5,400.00	
Total Fee	6,000.00		5,400.00	0.00	5,400.00	
			Total Fee			5,400.00

Reimbursable Expenses

Printing					3.41	
Total Reimbursables					3.41	3.41
				Total this Invoice		\$5,403.41





REC'D DEC 09 2019

November 30, 2019

Project No: R3003.704.00

Invoice No: 46573

Weston Wunder
Public Works Director
City of Grimes
101 North Harvey Street
Grimes, IA 50111

Project R3003.704.00 Grimes, City of - Multipurpose Building

Professional Services through November 30, 2019

Fee

Billing Phase	Fee	Billed %	Earned	Prior Fee	Current Fee
Fee	95,000.00	3.8316	3,640.00	0.00	3,640.00
Total Fee	95,000.00		3,640.00	0.00	3,640.00
		Total Fee			3,640.00
			Total this Invoice		\$3,640.00 ✓





REC'D DEC 09 2019

November 30, 2019

Project No: R3003.702.00

Invoice No: 46572

Weston Wunder
Public Works Director
City of Grimes
101 North Harvey Street
Grimes, IA 50111

Project R3003.702.00 Grimes, City of - North Sports Complex

Professional Services through November 30, 2019

Fee

Billing Phase	Fee	Billed %	Earned	Prior Fee	Current Fee	
Schematic Design	12,500.00	70.00	8,750.00	0.00	8,750.00	
Design Development	12,500.00	0.00	0.00	0.00	0.00	
Total Fee	25,000.00		8,750.00	0.00	8,750.00	
Total Fee						8,750.00

Reimbursable Expenses

Printing					17.86	
Total Reimbursables					17.86	17.86

Total this Invoice **\$8,767.86** ✓



REC'D NOV 12 2019



October 31, 2019

Project No: R3003.706.00

Invoice No: 46414

Weston Wunder
Public Works Director
City of Grimes
101 North Harvey Street
Grimes, IA 50111

Project R3003.706.00 Grimes, City of - South Sports Complex

Professional Services through October 31, 2019

Fee

Billing Phase	Fee	Billed %	Earned	Prior Fee	Current Fee	
Fee	25,000.00	10.00	2,500.00	0.00	2,500.00	
Total Fee	25,000.00		2,500.00	0.00	2,500.00	
Total Fee						2,500.00

Reimbursable Expenses

Printing					.47	
Total Reimbursables					.47	.47

Total this Invoice \$2,500.47





October 31, 2019

Project No: R3003.707.00

Invoice No: 46415

Weston Wunder
Public Works Director
City of Grimes
101 North Harvey Street
Grimes, IA 50111

Project R3003.707.00 Grimes, City of - Lions Park

Professional Services through October 31, 2019

Fee

Billing Phase	Fee	Billed %	Earned	Prior Fee	Current Fee
Schematic Design	117,300.00	5.00	5,865.00	0.00	5,865.00
Design Development	112,700.00	0.00	0.00	0.00	0.00
Total Fee	230,000.00		5,865.00	0.00	5,865.00
			Total Fee		5,865.00

Reimbursable Expenses

Printing					.79
Total Reimbursables					.79

Total this Invoice \$5,865.79





Consulting Services Agreement

This Consulting Services Agreement ("Agreement") is entered into between Christensen Development 1, LLC ("Consultant"), an independent contractor having its principal place of business at 215 East 3rd Street, Suite 300, Des Moines, IA 50309 and City of Grimes ("Client"), 101 NE Harvey Street., Grimes, IA 50111 Consultant and Client may be referred to individually as a "Party" and collectively as the "Parties."

WHEREAS, Client desires to engage Consultant to provide consulting services as outlined in the attached Statement(s) of Work; and

WHEREAS, Consultant desires to provide these services as outlined in the attached Statement(s) of Work;

NOW THEREFORE, in consideration of the promises and mutual agreements herein, the receipt and sufficiency of which are hereby acknowledged, Client and Consultant agree as follows:

1. Statement of Work: The services to be offered are described in a Statement of Work attached to this Agreement and any additional Statements of Work referencing this Agreement, signed and executed by both Parties. In the event of conflict between any Statement of Work and this Agreement, the Agreement shall be controlling. Consultant will undertake and provide services in accordance to standards acceptable to Client.
2. Independent Contractor: The Parties recognize and agree that Consultant will act as an independent contractor and will have sole responsibility for income taxes, social security taxes, and worker's compensation or disability benefits. Nothing in this Agreement shall create an employee-employer relationship or change the preexisting legal status of either Party.
3. Power to Act on Behalf of Client: Consultant will have no authority to create any obligation, express or implied, or make any representation on behalf of Client except as expressly authorized from time to time by Client.
4. Warranty: Consultant warrants that Consultant will perform the required services in a commercially reasonable manner, pursuant to Client's direction and specification.
5. Invoices/Payment: Client shall pay Consultant for Consultant's undisputed services as set forth in the applicable Statement of Work.
6. Compliance with Laws and Regulations: Consultant agrees that it shall use best efforts to comply with all applicable state and federal laws and regulations, including those that provide for the protection of health, financial or personal information.
7. Compliance with Client Policies and Procedures: Consultant agrees it will use best efforts to comply at all times with all applicable Client policies, procedures, and ethical standards.

8. Work Product Rights/Access: All confidential and proprietary information originated by or peculiarly within the knowledge of Client and as disclosed to Consultant on a restricted basis shall be and remain the property of Client. Consultant agrees that it acquires no title or rights to confidential or proprietary information, including any de-identified information created from the confidential or proprietary information. Consultant further agrees to waive any and all rights in the work product (excluding Consultant's proprietary tools and methodologies which shall remain the sole property of Consultant) delivered pursuant to this Agreement. If Client requests Consultant to perform work on software, Client represents and warrants that it has the right to do so and agrees to protect, defend, hold harmless, and indemnify Consultant from all infringement claims and resulting damages but only to the extent permitted under Iowa Code Chapter 669 and that Consultant's work on that software was within the scope of the Statement of Work and this Agreement.

9. Conflict of Interest: During the term of this Agreement, Consultant shall promptly disclose to Client any actual or apparent conflicts of interest that may arise through the work of Consultant or any of Consultant's employees or independent contractors. In the instance where a conflict of interest is disclosed, Client and Consultant shall use good faith efforts to resolve the conflict. At the time the conflict is disclosed and until the conflict is resolved, Consultant shall cease all work under and Statements of Work, unless Client directs otherwise. If resolution cannot be reached, Client may, in its sole discretion, immediately terminate the Agreement, notwithstanding other termination provisions herein. If it is revealed that an actual conflict of interest occurred that was not promptly disclosed to Client, Consultant shall fully refund any compensation paid by Client to Consultant during the period in which the conflict existed, regardless of whether Client suffered any actual harm as a result of the conflict.

10. Term and Termination: This Agreement shall remain in effect until November 01, 2021, but may be extended by mutual written consent of both parties. Either Party may terminate this Agreement or an assignment hereunder upon thirty (30) days written notice to the other Party without cause, reason or penalty.

11. Return or Destruction of Confidential or Proprietary Information: At termination of this Agreement, Consultant hereby agrees to return or destroy all confidential or proprietary information received from, or created or received by Consultant on behalf of Client. Consultant agrees not to retain any copies of the confidential or proprietary information after termination of this Agreement. If return or destruction of the confidential or proprietary information is not feasible, Consultant agrees to extend the protections of this Agreement, the Confidentiality and Non-disclosure Agreement, and the Business Associate – Confidentiality Agreement for as long as necessary to protect the confidential and proprietary information and to limit any further use or disclosure. Consultant shall produce such information for the Client's audit upon request, if retained. If Consultant elects to destroy the confidential or proprietary information, it shall clarify to Client that the information has been destroyed.

12. Indemnification: To the extent not otherwise limited by Iowa Code Chapter 669, a Party ("Indemnifying Party") shall defend, indemnify and hold harmless the other Party ("Indemnified Party") from and against any and all actions, claims, damages, expenses, losses, or liability paid, including reasonable attorney's fees, courts costs and all other costs or expenses of litigation or enforcement, suffered and incurred as the result of any breach of this Agreement or Statement of Work by Indemnifying Party or Indemnifying Party's agents, employees, directors, or officers.

13. Limitations of Disputes: No dispute arising out of the transactions under this Agreement may be brought by either Party more than five (5) years after termination of the Statement of Work that is the subject of the dispute.

14. Choice of Law and Venue: This Agreement shall be governed and interpreted in accordance with the laws of the State of Iowa. Any action under this Agreement shall be venued in Polk County, Iowa.

15. Binding Nature of Assignment: This Agreement shall be binding on the Parties hereto and their successors and assigns, but neither Party may assign this Agreement without the prior written consent of the other. Consultant may not subcontract for any services to be performed under any Statement of Work without the prior written approval of Client.

16. Waiver: Failure of either Party to enforce any of the provisions of this Agreement, to enforce any rights with respect thereto, or to exercise any election provided herein, shall in no way be considered a waiver of such provisions, rights, or elections, or in any way affect the validity of this Agreement.

17. Severability: If any term or provision of this Agreement is found by a court of competent jurisdiction to be invalid, illegal, or otherwise unenforceable, the same shall not affect the other terms or provisions hereof or the whole of this Agreement.

City of Grimes

By:

Print Name:

Title:

Date:

Christensen Development

By:



Print Name: Jake Christensen

Title: President

Date: 01/15/2020

STATEMENT OF WORK #1 TO
CONSULTING SERVICES AGREEMENT BETWEEN
CITY OF GRIMES
("CLIENT") AND CHRISTENSEN DEVELOPMENT 1, LLC ("CONSULTANT")

I. STATEMENT OF WORK

This document comprises Statement of Work #1 ("Statement of Work"), effective as of January 15, 2020 ("Effective Date") under the Consulting Services Agreement (the "Agreement") made as of January 15, 2020 between Consultant and Client.

This Statement of Work establishes the working boundaries for the engagement, subject to the terms and conditions of the Agreement and the Confidentiality and Non-disclosure Agreement entered into by the Parties. This Statement of Work shall incorporate the terms of the Agreement by reference, and is an addendum to, and governed by, the Agreement.

The Parties agree that executing this Statement of Work is necessary to commit the Client to compensate Consultant for work referenced herein and to commit Consultant to perform the work according to its written description, for an amount not to exceed the fee provided in the Statement of Work.

II. ENGAGEMENT INFORMATION

- Term/Termination: The Statement of Work shall begin January 15, 2020 and shall terminate no later than November 1, 2021, unless otherwise agreed to in writing by the Parties. This Statement of Work may be terminated with 30 (thirty) days written notice by either party and for any reason.
- Expenses: No Consultant expenses shall be reimbursed unless they are extraordinary and are pre-approved by Client in writing. If pre-approved, reimbursement of expenses will be in accordance with the Client's guidelines for reimbursement of expenses for its own employees. These guidelines may be provided to Consultant as deemed appropriate by the Client upon Consultant's request.

Fee Structure: Christensen Development will perform services as provided in this Statement of Work. Billing for services shall be provided monthly based on a fixed contract amount of 230,000. The scope of the project will be based on City of Grimes input. The goal is to achieve the best value for the citizens of Grimes. This fee does not include any Construction Administration as that should be done by the architect. Client shall pay Consultant under the terms provided in the Agreement. In the event that the project timeline is extended, the Agreement will continue month to month at the same monthly rate.

Consultant's services shall be provided by Angie Pfannkuch or Jake Christensen.
Compensation rates for services shall be as follows:

Billing: Consultant shall be paid as follows:

Design and Construction Period- 1/20th of the Fee each month with remaining lump sum total billed at certificate of occupancy. Billing will start once council has approved our agreement.

Acceptance: Any services, items, and/or deliverables which the Consultant must deliver to Client, as noted in the Statement of Work, shall be delivered to the Client Relationship Manager. Client shall have the right to object to any services, items, and/or deliverables that do not meet the Client's standards, and at Client's request, Consultant shall re-perform at no additional cost to Client.

Change in Scope: If Parties determine a change in scope of the Statement of Work is necessary, Parties shall revise this Statement of Work in an amendment executed by both Parties. Consultant shall not be authorized to do any work and Client shall not be obligated to pay any costs unless the revised statement of work has been authorized by Client.

Client Responsibilities: Client shall provide Consultant with reasonable access to information required by Consultant that is necessary to fulfill Consultant's requirements under the Agreement, including reasonable access to administrative services as needed to fulfill Consultant's requirements under the Agreement. Client agrees to work with Consultant in good faith to meet project deadlines and goals.

III. SCOPE OF SERVICES

The purpose of this engagement is for the Consultant to provide Client with Consultant's experience and expertise as set forth below. Consultant agrees to work with Client in good faith to meet project deadlines and goals in providing services in relation to any of the following areas:

Duties will include:

Development/ Pre-Construction

- Manage to the owner's goals
- Lead Grimes Library internal committee
- Lead a project team of professional consultants to ensure effective project delivery
- Review Development Team Financial projections
- Help refine and further develop scope of project as design continues
- Prepare and present cost/Benefit Review
- With the architect and design team, provide three (3) cost estimates (SD, DD, 75% CD) prepared by a qualified third, scope would remain in InVision's contract.
- Review FF&E packages and cost alongside furniture vendor
- Assist owner with construction design decisions and issues
- Review drawings, specifications and bidding requirements/regulations
- Review project budget and schedule and provide recommendations based upon owner goals
- Attend design and construction meetings
- Work with team to identify design conflicts and provide resolutions
- Present project committee options with solutions for project challenges
- Recommend and procure any owner provided services, paid for by the city, including but not limited to construction testing, surveying and geo-technical service

Construction

- Review monthly pay applications with the architect and design team
- Weekly onsite meetings and walk thru's
- Main point of contact for the City with the contractor, architect and other consultants
- Review and respond to Requests For Information (RFI's) with the architect and design team
- Review and respond to Architects Supplemental Information (ASI's) with the architect and design team
- Change order management/cost control
- Report on schedule, budget
- Additional insight as team sees fit

Monthly updates to Council/Library Board
Owner's Representative General Scope of Work

I. PRE-CONSTRUCTION PHASE

A. Establish and Document Project Requirements

- Meet with project team members to establish and document Project Requirements to facilitate an understanding of the Owner's short and long-term project objectives.
 - a) Help establish key schedule milestones, constraints and delivery strategy
 - b) Document key site and project logistics
 - c) Help establish quality and sustainability requirements
 - d) Review and comment on established budget
- Coordinate/Facilitate project team meetings as required by project phase and circumstances.

B. Design Team Management and Construction Team Selection/Management

- Review schematic design and provide recommendations and feedback to the Owner and Architect as appropriate to each phase of design development and construction documents. Discuss design alternatives with Architect and specialty consultants/contractors.
- Coordinate review of the construction cost estimate at phases as required by the Owner. Provide value enhancement and cost reduction recommendations to the Owner and Architect as appropriate.
- Coordinate review of interior design options and evaluation of potential actions related to the procurement process for building furniture and equipment.
- Assist Architect with developing bidding process and requirements.
- Assist Owner in the bidding process and contractor selection

C. Project Management and Controls

- Establish and implement the appropriate financial and administrative controls for the project.

- Monitor the design process and verify proper incorporation of program requirements into the design.
- Attend meetings with public agencies and assist in obtaining permits, approvals, and other authorizations necessary for the development, construction and operation of the project.
- Work with Architect to refine Preliminary Project Schedule, incorporating pre-construction and proposed construction activities and coordination with Owner's business operations. Project schedule will provide enough detail to show:
 - a) Design process major deliverables
 - b) Approval timing for government agencies
 - c) Long lead materials and equipment
 - d) Bidding process
 - e) Major construction activities
 - f) Occupancy and Closeout
- Ensure the General Contractor updates project schedule on a regular basis as required by the Project and Owner.
- Ensure the General Contractor regularly updates master schedule due to design changes, field conditions, results of investigations and other related impacts.
- Manage the project cost/value by:
 - a) Assisting the Owner in evaluation of variations in the design
 - b) Facilitating regular project meetings to discuss ideas and suggestions
 - d) Investigating market trends and capabilities
 - e) Providing regular feedback to project team
- Assist the Architect with contractor RFI's/ASI's.
- Assist the Owner with community involvement such as project updates to the neighborhood and coordination with neighboring commercial property owners.

D. Project Budget

- Review project budget during design including design, building construction, FFE (furniture, technology, security and administration), contingency and other related costs.
- Modify and update the overall Budget as required by the Owner or Project phase learning.

II. CONSTRUCTION PHASE

A. Owner's Representation During Construction

- Schedule, as required, Project Meetings at which Owner, Contractor and key Project Team members are present. Meetings to review and discuss such matters as procedure, progress, scheduling, phasing and coordination and other issues relevant to the successful completion of the work. Review meeting summaries and issues log provided by Contractor.
- Ensure the preparation of a detailed schedule for the operations of Contractor on the project, including activity sequences and durations, allocation of labor, procurement of scope, processing of shop drawings and samples and delivery of long lead time procurement.
- Provide regular monitoring of the schedule and identify potential variances between scheduled and probable completion dates. Review schedule for work not started or incomplete and recommend to Owner and Contractor adjustments in the schedule.
- Recommend courses of action to Owner when requirements of any contracts are not being fulfilled.
- Coordinate the periodic site review by the Architect and other necessary consultants.
- Collaborate with the Architect to establish and implement procedures for tracking and expediting the processing and approval of shop drawings and samples.
- Submit regular written progress reports to Owner, including information pertaining to the work progress, the percentage of completion, change order log review and budget status. This will be in conjunction with the monthly project update required of the General Contractor.
- Assist the Owner with execution of interior design and the procurement of furniture and equipment for the facility in coordination with the Architect.

B. Budget Tracking & Reporting

- Manage the Project Budget developed during Pre-Construction and monitor the Contractor's anticipated cost ensuring that all project related costs are tracked in a timely and accurate manner and reported in regular updates.

- Provide approval of the monthly pay application, identify any areas of concern before the application is processed.
- Revise and refine the anticipated final construction cost, incorporating pending and approved changes, and potential exposures as they occur.
- Develop, implement and manage a system for Owner review and approval of change orders.
- Recommend necessary or desirable changes to Owner and the Architect, review requests for changes, submit recommendations to Owner and the Architect, and assist in negotiating change orders.
- Assist Architect and Owner with review of pay applications and final payment requests by contractors.

III. PROJECT CLOSEOUT

A. Substantial Completion

- Work with Owner, Architect and Contractor to determine requirements of "substantial completion" for the project or designated portions thereof and direct the Architect's preparation of a "punch list" of incomplete, unsatisfactory or non-confirming items.
- After the Architect certifies the "substantial completion", facilitate and monitor the contractor's completion of and the architect's review and approval of all punch list work.
- Coordinate with Owner's maintenance personnel and monitor the review of utilities, operating systems and equipment for readiness and assist in commissioning, initial start-up, testing and scheduling of owner training.

B. Final Completion

- Coordinate transfer to Owner, all keys, manuals, record drawings and operations manuals. Assist Owner's obtaining temporary certificates of occupancy and permanent certificates of occupancy for the improvements, filing notices of completion, coordinating final payment and securing final conditional lien waivers and any other activities which may be required to occupy the project.

IV. ACKNOWLEDGMENT

The signatures below indicate review and agreement of the terms set forth in this Statement of Work as of the Effective Date. This Statement of Work may be executed in counterparts, each of

which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.

City of Grimes

By:

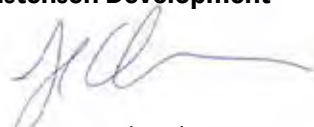
Print Name:

Title:

Date:

Christensen Development

By:

A handwritten signature in blue ink, appearing to read 'J. Christensen', written over a light blue horizontal line.

Print Name: Jake Christensen

Title: President

Date: January 15, 2020

SET DATE FOR HEARING ON
DEVELOPMENT AGREEMENT AND
TAX INCREMENT PAYMENTS

(Golden Rule, Inc.)

419952-75

Grimes, Iowa

January 28, 2020

A meeting of the City Council of the City of Grimes, Iowa, was held at _____ o'clock
____.m., on January 28, 2020, at the _____, Grimes, Iowa, pursuant to the
rules of the Council.

The Mayor presided and the roll was called, showing members present and absent as
follows:

Present: _____

Absent: _____.

Council Member _____ introduced the resolution next hereinafter
set out and moved its adoption, seconded by Council Member _____; and
after due consideration thereof by the City Council, the Mayor put the question upon the
adoption of said resolution, and the roll being called, the following named Council Members
voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared said resolution duly adopted, as follows:

RESOLUTION NO. 01-0520

Resolution Setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with Golden Rule, Inc., Including Annual Appropriation Tax Increment Payments

WHEREAS, the City of Grimes, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Grimes Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, this City Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa, which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal of and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City now proposes to enter into a certain development agreement (the “Development Agreement”) with Golden Rule, Inc. (the “Company”) in connection with the construction of a new commercial facility for use in the Company’s business operations in the Urban Renewal Area; and

WHEREAS, the Development Agreement would provide financial incentives to the Company in connection with the Project in the form of annual appropriation incremental property tax payments in an amount not to exceed \$90,000 under the authority of Section 403.9(1) of the Code of Iowa; and

WHEREAS, it is necessary to set a date for a public hearing on the Development Agreement, pursuant to Section 403.9 of the Code of Iowa;

NOW THEREFORE, IT IS RESOLVED by the City Council of the City of Grimes, Iowa, as follows:

Section 1. This City Council shall meet on February 25, 2020, at _____ o’clock _____m., at the _____, in the City, at which time and place proceedings will be instituted and action taken to approve the Development Agreement and to authorize the annual appropriation incremental property tax payments.

Section 2. The City Clerk is hereby directed to give notice of the proposed action, the time when and place where said meeting will be held, by publication at least once not less than four days and not more than twenty days before the date of said meeting in a legal newspaper of general circulation in the City. Said notice shall be in substantially the following form:

NOTICE OF MEETING FOR APPROVAL OF DEVELOPMENT
AGREEMENT WITH GOLDEN RULE, INC. AND AUTHORIZATION OF
ANNUAL APPROPRIATION TAX INCREMENT PAYMENTS

The City Council of the City of Grimes, Iowa, will meet at the Grimes City Hall, 101 NE Harvey Street, on February 25, 2020, at 5:30 o'clock p.m., at which time and place proceedings will be instituted and action taken to approve a Development Agreement between the City and Golden Rule, Inc. (the "Company") in connection with the construction of a new commercial facility for use in the Company's business operations in the Grimes Urban Renewal Area, which Agreement provides for certain financial incentives in the form of incremental property tax payments to the Company in a total amount not exceeding \$90,000 as authorized by Section 403.9 of the Code of Iowa.

The Agreement to make incremental property tax payments to the Company will not be a general obligation of the City, but will be payable solely and only from incremental property tax revenues generated within the Grimes Urban Renewal Area. Some or all of the payments under the Development Agreement may be made subject to annual appropriation by the City Council.

At the meeting, the City Council will receive oral or written objections from any resident or property owner of the City. Thereafter, the City Council may, at the meeting or at an adjournment thereof, take additional action to approve the Development Agreement or may abandon the proposal.

This notice is given by order of the City Council of Grimes, Iowa, in accordance with Section 403.9 of the Code of Iowa.

Rochelle Williams
City Clerk

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Section 4. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved January 28, 2020.

Mayor Scott Mikkelsen

Attest:

City Clerk Rochelle Williams

• • • •

On motion and vote the meeting adjourned.

Mayor Scott Mikkelsen

Attest:

City Clerk Rochelle Williams

STATE OF IOWA
COUNTIES OF DALLAS AND POLK SS:
CITY OF GRIMES

I, the undersigned, City Clerk of the City of Grimes, hereby certify that the foregoing is a true and correct copy of the minutes of the Council of the City relating to the adoption of a resolution to fix a date of meeting at which it is proposed to take action to approve a Development Agreement.

I do further certify that the notice of hearing, to which the printed slip attached to the publisher's original affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this ____ day of _____, 2020.

City Clerk Rochelle Williams

(Attach here the publisher's original affidavit with clipping of the notice as published.)

(PLEASE NOTE: Do not sign and date this certificate until you have checked a copy of the published notice and have verified that it was published on the date indicated in the publisher's affidavit.)



January 23, 2020

Via Email

Jake Anderson
City Administrator/City Hall
Grimes, IA

Re: Development Agreement (Golden Rule, Inc. Project)
Our File No. 419952-75

Dear Jake:

Attached please find proceedings to enable the City Council to act on January 28, 2020 to set February 25, 2020 as the date for a public hearing on the proposed Development Agreement with Golden Rule, Inc., including the proposal for tax increment payments.

The notice of public hearing on the Agreement must be published once, not less than four (4) and not more than twenty (20) days prior to the City Council meeting at which the hearing will be held. The last date on which the notice can effectively be published is February 21, 2020. Please print an extra copy of the notice for delivery to the newspaper. Please insert the time and place of the hearing in both the resolution and the notice, and please email a copy of the published notice to orngard.severie@dorsey.com.

We will prepare and forward to you in time for the February 25, 2020 meeting the necessary proceedings to approve the Agreement.

We would appreciate receiving one fully executed copy of these proceedings as soon as they are available.

Please contact John Danos or me if you have any questions.

Kind regards,

Amy Bjork

Attachments

cc: Rochelle Williams

SET DATE FOR HEARING ON URBAN
RENEWAL PLAN AMENDMENT

419952-75

Grimes, Iowa

January 28, 2020

The City Council of the City of Grimes, Iowa, met on January 28, 2020, at 5:30 o'clock, p.m., at the Grimes City Hall, 101 NE Harvey Street, in the City, for the purpose of setting a date for a public hearing on a proposed urban renewal plan amendment. The Mayor presided and the roll being called, the following members of the Council were present and absent:

Present: _____

Absent: _____.

The Mayor announced that an amendment to the urban renewal plan for the Grimes Urban Renewal Area had been prepared, and that it was now necessary to set a date for a public hearing on the proposed amendment to the urban renewal plan. Accordingly, Council Member _____ moved the adoption of the following resolution entitled "Resolution Setting Date for a Public Hearing on Urban Renewal Plan Amendment," and the motion was seconded by Council Member _____. Following due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO.01-0620

Resolution Setting Date for Public Hearing on Urban Renewal Plan Amendment

WHEREAS, the City Council of the City of Grimes, Iowa (the “City”) by resolution previously established the Grimes Urban Renewal Area (the “Urban Renewal Area”) and adopted an urban renewal plan (the “Plan”) for the governance of initiatives and projects therein; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which would facilitate the undertaking of a new urban renewal project in the Urban Renewal Area consisting of providing tax increment financing support to Golden Rule, Inc. (the “Company”) in connection with the construction of a new commercial facility for use in the Company’s business operations in the Urban Renewal Area, and it is now necessary that a date be set for a public hearing on that plan amendment;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Grimes, Iowa, as follows:

Section 1. This City Council will meet at the Grimes City Hall, 101 NE Harvey Street Grimes, Iowa, on February 25, 2020, at 5:30 o’clock p.m., at which time and place it will hold a public hearing on the proposed Amendment.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached hereto, which publication shall be made in a legal newspaper of general circulation in the City, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Administrator is hereby designated as the City’s representative in connection with the consultation process which is required under that section of the urban renewal law.

Passed and approved this January 28, 2020.

Mayor Scott Mikkelsen

Attest:

City Clerk Rochelle Williams

NOTICE OF PUBLIC HEARING ON PROPOSED URBAN RENEWAL PLAN
AMENDMENT

Notice Is Hereby Given: That at 5:30 o'clock p.m., at the Grimes City Hall, 101 NE Harvey Street, Grimes, Iowa, on February 25, 2020, the City Council of the City of Grimes, Iowa, will hold a public hearing on the question of amending the urban renewal plan for the Grimes Urban Renewal Area (the "Urban Renewal Area") to facilitate the undertaking of a new urban renewal project in the Urban Renewal Area consisting of providing tax increment financing support to Golden Rule, Inc. (the "Company") in connection with the construction of a new commercial facility for use in the Company's business operations in the Urban Renewal Area. A copy of the amendment is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Rochelle Williams
City Clerk

• • • • •

On motion and vote the meeting adjourned.

Mayor Scott Mikkelsen

Attest:

City Clerk Rochelle Williams

STATE OF IOWA
COUNTIES OF DALLAS AND POLK SS:
CITY OF GRIMES

I, the undersigned, City Clerk of the aforementioned City do hereby certify that pursuant to the resolution of its City Council fixing a date of public hearing on a proposed urban renewal plan amendment, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City, and copies were sent to the county and school district.

WITNESS my hand this ____ day of _____, 2020.

City Clerk Rochelle Williams

(Attach here publisher's affidavit of publication of notice.)

(PLEASE NOTE: This certificate must not be dated until the publication has been made and you have reviewed it to be sure that the notice was published on the date indicated in the attached affidavit.)

STATE OF IOWA
COUNTIES OF DALLAS AND POLK SS:
CITY OF GRIMES

I, the undersigned, City Clerk of the aforementioned City, do hereby certify that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with the aforesaid records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with setting a date for public hearing on an urban renewal plan amendment.

WITNESS my hand this ____ day of _____, 2020.

City Clerk Rochelle Williams



January 23, 2020

VIA E-MAIL

Jake Anderson
City Administrator/City Hall
Grimes, IA

Re: Grimes Urban Renewal Area (2020 Amendment)
Our File No. 419952-75

Dear Jake:

We have prepared the attached materials which will enable your City Council to set a date for a public hearing on the amendment to the existing urban renewal plan for the Area.

The notice which is included in the attached resolution must be published once, not less than four (4) and not more than twenty (20) days prior to the date selected for the hearing. The last date on which the notice can be published effectively is February 21, 2020. Please print an extra copy of the notice for delivery to the newspaper for publication. Please email a copy of the published notice to orngard.severie@dorsey.com.

Also, a “consultation session” must be set up with the local county and school district. Please refer to my separate letter enclosed for further details.

Please provide one fully executed set of proceedings, once all the actions have been taken, and contact John Danos or me if you have any questions.

Kind regards,

Amy Bjork

Enclosures

cc: Rochelle Williams



January 23, 2020

VIA E-MAIL

Jake Anderson
City Administrator/City Hall
Grimes, Iowa

Re: Grimes Urban Renewal Area Amendment/Consultation Session
Our File Number: 419952-75

Dear Jake:

The Iowa Urban Renewal Law requires that a city provide information concerning a proposed urban renewal plan or amendment to any other governmental bodies which might be affected by the use of tax increment financing within your urban renewal area. Specifically, the City must send a copy of the urban renewal plan amendment and an invitation to attend a meeting to discuss the urban renewal plan amendment to any county or school district whose jurisdiction covers any property which is within the urban renewal area. This consultation must be held at least two weeks prior to the public hearing on February 25, 2020.

It is our understanding that the property within your urban renewal area would affect Polk County and the Dallas Center-Grimes Community School District.

Attached is a draft letter which you may use in order to provide notification to these governmental entities of the date, time and place of a meeting at which they may discuss your urban renewal plan amendment. The law does not require that this be a meeting of the City Council, and you may use your discretion about who represents the City at the meeting.

Along with the letter, you should send a copy of the urban renewal plan amendment and a copy of the notice of the public hearing on the urban renewal plan amendment.

According to our records, here are the mailing addresses for the individuals who should receive the notification letter and the enclosures:

Board of Supervisors
c/o Polk County Auditor
Polk County Administration Building
111 Court Avenue, Room 230
Des Moines, Iowa 50309

Superintendent
Dallas Center-Grimes Community School District
1414 Walnut Street, Ste. 200
PO Box 512
Dallas Center, Iowa 50063

Please call John Danos or me if you have questions.

Kind regards,

Amy Bjork

cc: Rochelle Williams

[City letterhead]

DATE: _____

TO: Board of Supervisors, Polk County
Superintendent, Dallas Center-Grimes Community School District

FROM: City Council
City of Grimes, Iowa

RE: Grimes Urban Renewal Plan Amendment

The City of Grimes is in the process of amending the urban renewal plan for the Grimes Urban Renewal Area, and, pursuant to Section 403.5 of the Code of Iowa, the City is sending you the enclosed copy of its urban renewal plan amendment and scheduling a meeting at which you will have the opportunity to discuss this amendment.

The meeting to discuss our urban renewal plan amendment has been set for _____, 2020, at _____ o'clock ____m. at the _____ in Grimes. If you are unable to send a representative to the meeting, we invite your written comments. In addition, Section 403.5 gives your designated representative the right to make written recommendations concerning the urban renewal plan amendment no later than seven days following the date of the meeting.

The City will also hold a public hearing on this urban renewal plan amendment at _____ o'clock ____m. on February 25, 2020, and a copy of the notice of hearing is enclosed for your information.

Please call our City Administrator at (515) 986-3036 if you have questions.

Enclosure



Iowa Department of Transportation

Construction Pay Estimate Report

SE 37th Street @ Highway 141

1/21/2020 7:18 AM

FieldManager 5.3c

Contract: _77-3125-614, PCC Pavement- Grade and Replace

Estimate No.	Estimate Date	Entered By	Estimate Type	Managing Office
17	1/21/2020	Chris Wion	Semi-Monthly	HR Green- Des Moines
All Contract Work Completed	Construction Started Date 4/22/2019	Prime Contractor Concrete Technologies Inc 1001 SE 37th Street Grimes IA 50111		
Comments 4 days over contract working days allowed				

Item Usage Summary

Project: 77-3125-614, SE 37th Street

Category: 1, participating

Item Description	Unit	Item Code	Prop. Ln.	Project Line No.	Item Type	Mod. No.	Quantity	Item Price	Dollar Amount
('CUBIC YARDS' ITEM) Cold Weather Paving Protection Hot Water for PCC Mixing	CY	2599-9999003	0840	0445	SA	004	1,115.000	7.50	\$8,362.50
MOBILIZATION, EROSION CONTROL	EACH	2602-0010010	0790	0400	00	000	1.000	500.00	\$500.00
MODIFIED SUBBASE	CY	2115-0100000	0060	0030	00	000	327.111	62.50	\$20,444.44
MULCH, WOOD CELLULOSE FIBER	ACRE	2601-2634150	0700	0355	00	000	3.730	2,750.00	\$10,257.50
STD/S-F PCC PAV'T, CL C CL 3, 8"	SY	2301-1033080	0110	0055	00	000	1,421.014	95.00	\$134,996.33
TEMPORARY PAV'T	SY	2304-0101000	0200	0100	00	000	613.699	65.00	\$39,890.44
TRAFFIC CONTROL	LS	2528-8445110	0570	0290	00	000	0.250	200,000.00	\$50,000.00
Subtotal for Category 1:									\$264,451.21
Subtotal for Project 77-3125-614:									\$264,451.21
Total Estimated Item Payment:									\$264,451.21

Time Charges

Site	Site Description	Site Method	Days Charged	Liq. Damages
00	Overall Contract Site	Working Days	0	\$0
Total Liquidated Damages:				\$0

Pre-Voucher Summary

Project	Voucher No.	Item Payment	Stockpile Adjustment	Dollar Amount
77-3125-614, SE 37th Street	0008	\$264,451.21	\$0.00	\$264,451.21
Voucher Total:				\$264,451.21

Contract ID: _77-3125-614

Estimate: 17

Page 1 of 2



Construction Pay Estimate Report

Summary

Current Voucher Total:	\$264,451.21	Earnings to date:	\$4,510,001.15
-Current Retainage:	\$0.00	- Retainage to date:	\$30,000.00
-Current Liquidated Damages:	\$0.00	- Liquidated Damages to date:	\$8,000.00
-Current Adjustments:	\$0.00	- Adjustments to date:	\$0.00
Total Estimated Payment:	\$264,451.21	Net Earnings to date:	\$4,472,001.15
		- Payments to date:	\$4,207,549.94
		Net Earnings this period:	\$264,451.21

Estimate Certification

The work items shown herein are just and unpaid, and the requirements of the Iowa Department of Transportation specifications for this project, including all requirements as to maximum hours of labor and minimum wages have been complied with.

Concrete Technologies Inc

1-21-2020

(Date)

Casey Patton, P.E., HR Green

1-21-2020

(Date)

Matt Ahrens, P.E., City of Grimes

(Date)



Construction Pay Estimate Amount Balance Report

Estimate: 17

1/21/2020 7:18 AM

Iowa Department of Transportation

FitchManager 5.30

Contract: 77-3125-614, PCC Pavement- Grade and Replace

Project: 77-3125-614, SE 37th Street

Category: 1, participating

Prop. Line	Item Description	Item Code	Authorized Qty.	Unit	Quantity This Estimate	Qty. Paid To Date	Total Qty. Placed	% Cpt	Unit Price	Dollar Amt. Paid To Date
0010	CLEAR+GRUBB	2101-0050002	27.000	UNIT		0.000			300.00000	
0020	EXCAVATION, CL 10, RDWY+BORROW	2102-2710070	8,637.000	CY		8,238.000	8,238.000	93%	18.76000	\$154,481.28
0030	TOPSOIL, STRIP, SALVAGE+SPREAD	2105-8426015	5,187.000	CY		330.770	330.770	6%	18.76000	\$6,201.94
0040	SPECIAL COMPACTION OF SUBGRADE	2109-0225100	47.000	STA		27.780	27.780	58%	1,500.00000	\$41,685.00
0050	GRANULAR MAT'L	2110-3025010	600.000	TON		347.300	347.300	58%	30.00000	\$10,420.80
0060	MODIFIED SUBBASE	2115-0100000	4,882.000	CY	327.111	3,601.859	3,601.859	72%	62.50000	\$225,116.20
0070	GRANULAR SHLD, TYPE A	2121-7425010	261.800	TON		107.850	107.850	41%	37.60000	\$4,044.38
0080	SHLD FINISH, EARTH	2123-7450020	73.200	STA		15.810	15.810	22%	225.00000	\$3,557.25
0090	RELOCATION OF MAIL BOX	2213-7100400	6.000	EACH		5.000	5.000	83%	600.00000	\$3,000.00
0100	PAVT, SCARIFICATION	2214-5145100	441.000	SY		417.223	417.223	95%	10.50000	\$4,380.84
0110	STD/S-F PCC PAVT, CL C CL 3, 6"	2301-1033080	1,131.000	SY	1,421.014	3,078.330	3,078.330	272%	95.00000	\$292,441.35
0120	STD/S-F PCC PAVT, CL C CL 3, 9.5"	2301-1033095	26,699.000	SY		21,786.482	21,786.482	81%	89.60000	\$1,914,160.92
0130	MEDIAN, PCC, 6"	2301-4875008	451.800	SY		28.000	28.000	6%	100.00000	\$2,800.00
0140	PCC PAVT SAMPLE	2301-0911722	1.000	LS		0.000			6,000.00000	
0160	HMA HT BASE, 3/4"	2303-1041750	295.300	TON		262.930	262.930	89%	120.00000	\$31,551.60
0160	HMA HT INTERMEDIATE, 1/2"	2303-1042500	154.400	TON		0.000			120.00000	
0170	HMA HT SURF, 1/2", NO FRIC	2303-1043500	443.900	TON		0.000			105.00000	
0180	ASPH BINDER, PG 58-26S	2303-1258263	12.000	TON		13.240	13.240	110%	650.00000	\$8,606.00
0190	ASPH BINDER, PG 58-28H	2303-1258284	38.800	TON		0.000			725.00000	
0200	TEMPORARY PAVT	2304-0101000	1,076.000	SY	613.998	2,458.930	2,458.930	228%	65.00000	\$159,830.40
0210	RMVL OF EXIST STRUCT	2401-0745050	1.000	LS		0.200	0.200	20%	10,000.00000	\$2,000.00
0220	RMVL OF SIGN	2401-0745910	6.000	EACH		2.000	2.000	33%	68.00000	\$136.00
0230	APRON, CONC, 15"	2416-0100016	2.000	EACH		2.000	2.000	100%	1,500.00000	\$3,000.00
0240	APRON, CONC, 24"	2416-0100024	1.000	EACH		1.000	1.000	100%	2,000.00000	\$2,000.00
0250	SEGMENTAL BLOCK RETAIN WALL	2431-0000100	3,685.000	SF		2,350.000	2,350.000	64%	45.26000	\$106,337.50
0260	INTAKE, SW-501	2435-0250100	3.000	EACH		3.000	3.000	100%	6,250.00000	\$18,750.00
0270	INTAKE, SW-505	2435-0250500	15.000	EACH		13.000	13.000	87%	6,900.00000	\$89,700.00
0280	INTAKE, SW-506	2435-0250600	2.000	EACH		2.000	2.000	100%	11,300.00000	\$22,600.00

Contract: 77-3125-614

Estimate: 17

Page 1 of 4



Construction Pay Estimate Amount Balance Report

Estimate: 17

Iowa Department of Transportation

1/21/2020 7:18 AM

FieldManager 5.3c

Project: 77-3125-614, SE 37th Street

Category: 1, participating

Prop. Line	Item Description	Item Code	Authorized Qty.	Unit	Quantity This Estimate	Qty. Paid To Date	Total Qty. Placed	% Cpl	Unit Price	Dollar Amt. Paid To Date
0530	PAINTED SYMBOL-LEGEND, WATERBORNE/SOLVNT	2527-0263137	13.000	EACH		3.000	2.000	15%	108.00000	\$216.00
0540	PAVT MARK RMVD	2527-0263183	13.100	STA		38.510	38.510	279%	89.00000	\$2,519.10
0550	GROOVE CUT - PAVT MARK	2527-0270111	127.400	STA		0.000			49.00000	
0560	GROOVE CUT - SYMBOL+LEGEND	2527-0270120	12.000	EACH		0.000			125.00000	
0570	TRAFFIC CONTROL	2528-8445110	1.000	LS	0.250	0.750	0.750	75%	200,000.00000	\$150,000.00
0580	FLAGGER	2528-8445113	10.000	EACH		83.000	83.000	830%	480.00000	\$39,840.00
0590	PORTABLE DYNAMIC MESSAGE SIGN (POMS)	2528-9290050	15.000	CDAY		22.000	22.000	147%	125.00000	\$2,750.00
0600	MOBILIZATION	2533-1080005	1.000	LS		1.000	1.000	100%	473,000.00000	\$473,000.00
0610	TRENCH FOUNDATION	2552-0000210	100.000	TON		0.000			50.00000	
0620	REPLACEMENT OF UNSUITABLE BACKFILL MAT'L	2552-0000220	200.000	CY		0.000			15.00000	
0630	TRENCH COMPACTION TESTING	2552-0000300	1.000	LS		0.000			17,500.00000	
0640	VALVE BOX EXTENSION	2554-0212020	12.000	EACH		5.000	5.000	42%	250.00000	\$1,250.00
0650	(EACH ITEM) HYDRANT RELOCATION	2599-9999005	1.000	EACH		0.000			4,600.00000	
0660	(EACH ITEM) PROTECT TREE	2599-9999005	8.000	EACH		0.000			900.00000	
0670	(LINEAR FEET ITEM) SUBDRAIN TRENCHED 16IN DIA	2599-9999009	2,628.000	LF		2,228.000	2,228.000	85%	100.00000	\$222,800.00
0680	(LINEAR FEET ITEM) SUBDRAIN TRENCHED 16IN DIA	2599-9999009	284.000	LF		254.000	254.000	100%	145.00000	\$36,830.00
0690	(LINEAR FEET ITEM) SUBDRAIN TRENCHED 24IN DIA	2599-9999009	41.000	LF		43.000	43.000	105%	200.00000	\$8,600.00
0700	MULCH, WOOD CELLULOSE FIBER	2601-2634150	2.700	ACRE	3.730	3.730	9.730	139%	2,750.00000	\$10,257.50
0710	SEED+FERTILIZE (URBAN)	2601-2636044	5.400	ACRE		0.300	0.300	7%	1,190.00000	\$464.10
0720	SLOPE PROTECTION, WOOD EXCELSIOR	2601-2636352	34.000	SQ		0.000			25.00000	
0730	SILT FENCE	2602-0000020	3,180.000	LF		685.000	685.000	22%	1.90000	\$1,301.50
0740	RMVL OF SILT FENCE/SILT FENCE-DITCH CHECK	2602-0000071	3,180.000	LF		0.000			0.25000	
0750	MAINT OF SILT FENCE/SILT FENCE-DITCH CHECK	2602-0000101	3,180.000	LF		0.000			0.25000	
0760	STAB CONSTR ENTRANCE, EC-303	2602-0000150	144.000	LF		0.000			65.00000	

Contract: 77-3125-614

Estimate: 17

Page 3 of 4

Contract ID: 77-3125-614

Filter: <Show All>

Project: 77-3125-614 SE 37th Street

Category: 1 participating

Contractor: <All>

Item Description	Units	Item Code	Prop. Line	Quantity Placed	Quantity Paid	Authorized Quantity	Initial Quantity	Pending Changes	Unit Price	Auth. Amount	% Cont. Amt. (awrd)	Item Cpt	Item Type
CLEAR+GRUBB	UNIT	2101-0850002	0010	0.000	0.000	27.600	27.600	0.000	\$300.00000	\$8,280.00	0.2%	No	ORIGINAL ITEM
EXCAVATION, CL 10, RDWY+BORROW	CY	2102-2710070	0020	8,239.000	8,239.000	8,837.000	8,837.000	0.000	\$18.75000	\$155,693.75	3.1%	No	ORIGINAL ITEM
TOPSOIL, STRIP, SALVAGE+SPREAD	CY	2105-8425015	0030	330.770	330.770	5,197.000	5,197.000	0.000	\$18.75000	\$97,443.75	1.8%	No	ORIGINAL ITEM
SPECIAL COMPACTION OF SUBGRADE	STA	2109-8225100	0040	27.790	27.790	47.600	47.600	0.000	\$1,500.00000	\$71,400.00	1.4%	No	ORIGINAL ITEM
GRANULAR MAT'L	TON	2110-3825010	0050	347.360	347.360	500.000	500.000	0.000	\$30.00000	\$15,000.00	0.3%	No	ORIGINAL ITEM
MODIFIED SUBBASE	CY	2115-0100000	0060	3,601.859	3,601.859	4,982.000	4,982.000	0.000	\$62.50000	\$311,375.00	5.8%	No	ORIGINAL ITEM
GRANULAR SHLD, TYPE A	TON	2121-7425010	0070	107.850	107.850	261.800	261.800	0.000	\$37.50000	\$9,817.50	0.2%	No	ORIGINAL ITEM
SHLD FINISH, EARTH	STA	2123-7450020	0080	15.810	15.810	73.200	73.200	0.000	\$225.00000	\$16,470.00	0.3%	No	ORIGINAL ITEM
RELOCATION OF MAIL BOX	EACH	2213-7100400	0090	5.000	5.000	6.000	6.000	0.000	\$900.00000	\$3,600.00	0.1%	No	ORIGINAL ITEM
PAVT, SCARIFICATION	SY	2214-5145150	0100	417.223	417.223	441.000	441.000	0.000	\$10.50000	\$4,630.50	0.1%	No	ORIGINAL ITEM
STD/S-F PCC PAVT, CL C CL 3, 8"	SY	2301-1033080	0110	3,078.330	3,078.330	1,131.000	1,131.000	0.000	\$95.00000	\$107,445.00	2.0%	No	ORIGINAL ITEM
STD/S-F PCC PAVT, CL C CL 3, 9.5"	SY	2301-1033095	0120	21,786.482	21,786.482	28,899.000	28,851.000	0.000	\$69.50000	\$869,480.50	35.5%	No	ORIGINAL ITEM
MEDIAN, PCC, 6"	SY	2301-4875006	0130	26.000	26.000	451.800	451.800	0.000	\$100.00000	\$45,180.00	0.9%	No	ORIGINAL ITEM
PCC PAVT SAMPLE	LS	2301-6911722	0140	0.000	0.000	1.000	1.000	0.000	\$5,000.00000	\$5,000.00	0.1%	No	ORIGINAL ITEM
HMA HT BASE, 3/4"	TON	2303-1041750	0150	262.930	262.930	295.300	295.300	0.000	\$120.00000	\$35,436.00	0.7%	No	ORIGINAL ITEM
HMA HT INTERMEDIATE, 1/2"	TON	2303-1042500	0160	0.000	0.000	154.400	154.400	0.000	\$120.00000	\$18,528.00	0.4%	No	ORIGINAL ITEM
HMA HT SURF, 1/2", NO FRIC	TON	2303-1043500	0170	0.000	0.000	443.900	443.900	0.000	\$105.00000	\$46,609.50	0.8%	No	ORIGINAL ITEM
ASPH BINDER, PG 58-28S	TON	2303-1258283	0180	13.240	13.240	12.000	12.000	0.000	\$650.00000	\$7,800.00	0.1%	No	ORIGINAL ITEM
ASPH BINDER, PG 58-28H	TON	2303-1258284	0190	0.000	0.000	38.800	38.800	0.000	\$725.00000	\$28,130.00	0.5%	No	ORIGINAL ITEM
TEMPORARY PAVT	SY	2304-0101000	0200	2,458.930	2,458.930	1,076.000	1,076.000	0.000	\$85.00000	\$89,940.00	1.3%	No	ORIGINAL ITEM
RMVL OF EXIST STRUCT	LS	2401-6745650	0210	0.200	0.200	1.000	1.000	0.000	\$15,000.00000	\$15,000.00	0.3%	No	ORIGINAL ITEM
RMVL OF SIGN	EACH	2401-6745910	0220	2.000	2.000	6.000	6.000	0.000	\$65.00000	\$390.00	0.0%	No	ORIGINAL ITEM
APRON, CONC, 15"	EACH	2416-0100015	0230	2.000	2.000	2.000	2.000	0.000	\$1,500.00000	\$3,000.00	0.1%	No	ORIGINAL ITEM
APRON, CONC, 24"	EACH	2416-0100024	0240	1.000	1.000	1.000	1.000	0.000	\$2,000.00000	\$2,000.00	0.0%	No	ORIGINAL ITEM
SEGMENTAL BLOCK RETAIN WALL	SF	2431-0000100	0250	2,350.000	2,350.000	3,585.000	3,585.000	0.000	\$45.25000	\$162,221.25	3.1%	No	ORIGINAL ITEM
INTAKE, SW-501	EACH	2435-0250100	0260	3.000	3.000	3.000	3.000	0.000	\$6,250.00000	\$18,750.00	0.4%	No	ORIGINAL ITEM
INTAKE, SW-505	EACH	2435-0250500	0270	13.000	13.000	15.000	15.000	0.000	\$6,900.00000	\$103,500.00	2.0%	No	ORIGINAL ITEM
INTAKE, SW-506	EACH	2435-0250600	0280	2.000	2.000	2.000	2.000	0.000	\$11,300.00000	\$22,600.00	0.4%	No	ORIGINAL ITEM
INTAKE, SW-507	EACH	2435-0250700	0290	1.000	1.000	1.000	1.000	0.000	\$5,000.00000	\$5,000.00	0.1%	No	ORIGINAL ITEM
INTAKE, SW-509	EACH	2435-0250900	0300	5.000	5.000	5.000	5.000	0.000	\$9,375.00000	\$46,875.00	0.9%	No	ORIGINAL ITEM
INTAKE, SW-512, 24"	EACH	2435-0251224	0310	1.000	1.000	1.000	1.000	0.000	\$2,875.00000	\$2,875.00	0.1%	No	ORIGINAL ITEM
MANHOLE ADJUSTMENT, MINOR	EACH	2435-0600010	0320	5.000	5.000	6.000	6.000	0.000	\$1,250.00000	\$7,500.00	0.1%	No	ORIGINAL ITEM
SUBDRAIN, PERFORATED PLASTIC PIPE, LF	LF	2502-8212204	0330	1,269.000	1,269.000	2,022.000	2,022.000	0.000	\$18.75000	\$37,912.50	0.7%	No	ORIGINAL ITEM
SUBDRAIN, PERFORATED PLASTIC PIPE, LF	LF	2502-8212208	0340	0.000	0.000	315.000	315.000	0.000	\$22.50000	\$7,087.50	0.1%	No	ORIGINAL ITEM
SUBDRAIN RISER, 6"	EACH	2502-8221006	0350	0.000	0.000	6.000	6.000	0.000	\$690.00000	\$4,140.00	0.1%	No	ORIGINAL ITEM
SUBDRAIN OUTLET, DR-303	EACH	2502-8221303	0360	1.000	1.000	8.000	8.000	0.000	\$250.00000	\$2,000.00	0.0%	No	ORIGINAL ITEM
SUBDRAIN OUTLET, 500-10	EACH	2502-8225010	0370	2.000	2.000	2.000	2.000	0.000	\$470.00000	\$940.00	0.0%	No	ORIGINAL ITEM
STORM SWR G-MAIN, TRENCHED, RCP 20 LF	LF	2503-0114212	0380	2.000	2.000	2.000	2.000	0.000	\$563.00000	\$1,126.00	0.0%	No	ORIGINAL ITEM
STORM SWR G-MAIN, TRENCHED, RCP 20 LF	LF	2503-0114215	0390	241.000	241.000	285.000	285.000	0.000	\$100.00000	\$28,500.00	0.5%	No	ORIGINAL ITEM
STORM SWR G-MAIN, TRENCHED, RCP 20 LF	LF	2503-0114218	0400	192.000	192.000	184.000	184.000	0.000	\$108.50000	\$19,596.00	0.4%	No	ORIGINAL ITEM
STORM SWR G-MAIN, TRENCHED, RCP 20 LF	LF	2503-0114224	0410	242.000	242.000	242.000	242.000	0.000	\$120.00000	\$29,040.00	0.6%	No	ORIGINAL ITEM
RMV STORM SWR PIPE LE 36"	LF	2503-0200036	0420	820.000	820.000	1,074.000	1,074.000	0.000	\$37.50000	\$40,275.00	0.8%	No	ORIGINAL ITEM
ENGINEER FABRIC	SY	2507-3250005	0430	77.778	77.778	112.000	112.000	0.000	\$6.25000	\$700.00	0.0%	No	ORIGINAL ITEM
EROSION STONE	TON	2507-8029000	0440	108.730	108.730	22.000	22.000	0.000	\$75.00000	\$1,650.00	0.0%	No	ORIGINAL ITEM
RMVL OF PAVT	SY	2510-6745850	0450	11,684.580	11,684.580	13,604.000	13,604.000	0.000	\$11.75000	\$159,847.00	3.0%	No	ORIGINAL ITEM
RMVL OF SIDEWALK	SY	2511-6745900	0460	0.000	0.000	23.000	23.000	0.000	\$10.00000	\$230.00	0.0%	No	ORIGINAL ITEM

Contractor's Application for Payment No.

1 (One)

Application Period:

12/3/2019

to

12/31/2019

Application Date:

1/17/2020

To (Owner):	City of Grimes, IA 101 NE Harvey Street, Grimes, Iowa 50111	From (Contractor):	Shank Constructors, Inc. 3501 85th Avenue North, Brooklyn Park, MN 55443	Via (Engineer):	McClure Engineering Co. 1360 NW 121st St, Clive, IA 50325
Owner's DWSRF Number:	FS-77-18-DWSRF-016	Contractor's Contract Number:	1300	Engineer's Project Number:	190904
Project:	City of Grimes, IA - Reverse Osmosis Water Treatment Plant - Phase 1		Contract:	Grimes RO WTP - Phase 1	

Application For Payment - Change Order Summary

Approved Change Orders

Number	Additions	Deductions
Totals:	\$ -	\$ -
Net Change by Change Order:	\$ -	\$ -

1. Original Contract Price.....	\$	17,951,200.00
2. Net change by Change Orders.....	\$	-
3. Current Contract Price (Line 1 ± 2).....	\$	17,951,200.00
4. Total Completed and Stored to Date (Column F on Progress Estimate).....	\$	1,275,323.00
5. Retainage		
a. 5.0% X \$ 1,275,323.00 Work Completed.....	\$	63,766.15
b. 5.0% X \$ - Stored Material.....	\$	-
c. Early Release of Retainage.....	\$	-
d. Total Retainage (Line 5a + Line 5b - Line 5c).....	\$	63,766.15
6. Amount Eligible to Date (Line 4 - Line 5d).....	\$	1,211,556.85
7. Less Previous Payments (Line 6 from prior Application).....	\$	-
8. Amount Due This Application.....	\$	1,211,556.85
9. Balance to Finish, Plus Retainage (Column G on Progress Estimate + Line 5 above).....	\$	16,739,643.15

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

- (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
- (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
- (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By:

Date:

1/17/2020

Payment of:

\$1,211,556.85

(Line 8 or other - attach explanation of the other amount)

is recommended by:

Matthew Wahl

(Engineer)

1-17-2020

(Date)

Payment of:

(Line 8 or other - attach explanation of the other amount)

is approved by:

(Owner)

(Date)

Approved by:

Funding Agency (if applicable)

(Date)

Progress Estimate - Lump Sum Work

Contractor's Application

For (Contract): Grimes RO WTP - Phase 1					Application Number:	1 (One)		
Application Period:	12/3/2019	to	12/31/2019		Application Date:	1/17/2020		
A		B	Work Completed		E	F		G
			C	D				
Specification Section Number	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F/B)	Balance to Finish (B - F)
Division 01 - General Requirements								
01.01	Bonds & Insurance	\$ 269,268.00	\$ -	\$ 269,268.00		\$ 269,268.00	100.00%	\$ -
01.02	General / Mobilization	\$ 88,000.00	\$ -	\$ 25,000.00		\$ 25,000.00	28.41%	\$ 63,000.00
01.03	Furnishings / Appliance / AV Equipment Allowance	\$ 80,000.00	\$ -	\$ -		\$ -	0.00%	\$ 80,000.00
01.04	Submittal Software Allowance	\$ 18,000.00	\$ -	\$ -		\$ -	0.00%	\$ 18,000.00
Division 02 - Existing Conditions								
02.01	Demolition - Process	\$ 75,624.00	\$ -	\$ -		\$ -	0.00%	\$ 75,624.00
02.02	Demolition - Existing Site Fence	\$ 7,800.00	\$ -	\$ 3,000.00		\$ 3,000.00	38.46%	\$ 4,800.00
Division 03 - Concrete								
03.01	Cast In Place Concrete / Reinforcement	\$ 1,712,576.00	\$ -	\$ -		\$ -	0.00%	\$ 1,712,576.00
03.02	Precast Concrete	\$ 645,000.00	\$ -	\$ -		\$ -	0.00%	\$ 645,000.00
Division 04 - Masonry								
04.01	Masonry	\$ 85,908.00	\$ -	\$ -		\$ -	0.00%	\$ 85,908.00
Division 05 - Metals								
05.01	Structural Steel & Misc Metal / Steel Joist - Decking / Stairs - Railings - Grating	\$ 422,040.00	\$ -	\$ -		\$ -	0.00%	\$ 422,040.00
05.02	Metals & Precast Erection	\$ 270,711.00	\$ -	\$ -		\$ -	0.00%	\$ 270,711.00
Division 06 - Wood, Plastics, and Composites								
06.01	Rough Carpentry	\$ 2,500.00	\$ -	\$ -		\$ -	0.00%	\$ 2,500.00
Division 07 - Thermal and Moisture Protection								
07.01	Damp Proofing - Insulation	\$ 17,245.00	\$ -	\$ -		\$ -	0.00%	\$ 17,245.00
07.02	Roofing / Roofing Accessories	\$ 281,900.00	\$ -	\$ -		\$ -	0.00%	\$ 281,900.00
07.03	Sealants	\$ 19,195.00	\$ -	\$ -		\$ -	0.00%	\$ 19,195.00
Division 08 - Openings								
08.01	Doors / Frames / Hardware / Hatches	\$ 67,000.00	\$ -	\$ -		\$ -	0.00%	\$ 67,000.00
08.02	Overhead Coiling Doors	\$ 52,000.00	\$ -	\$ -		\$ -	0.00%	\$ 52,000.00
08.03	Aluminum Entrance & Storefronts	\$ 46,798.00	\$ -	\$ -		\$ -	0.00%	\$ 46,798.00
08.04	Architectural Louvers	\$ 46,521.00	\$ -	\$ -		\$ -	0.00%	\$ 46,521.00
Division 09 - Finishes								

A		B	Work Completed		E	F		G
			C	D				
Specification Section Number	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F/B)	Balance to Finish (B - F)
09.01	Gypsum Board / Framing / Ceilings	\$ 79,904.00	\$ -	\$ -		\$ -	0.00%	\$ 79,904.00
09.02	Floor Coverings	\$ 30,600.00	\$ -	\$ -		\$ -	0.00%	\$ 30,600.00
09.03	Resinous Flooring	\$ 102,050.00	\$ -	\$ -		\$ -	0.00%	\$ 102,050.00
09.04	Painting	\$ 284,354.00	\$ -	\$ -		\$ -	0.00%	\$ 284,354.00
Division 10 - Specialties								
10.01	Signage	\$ 10,776.00	\$ -	\$ -		\$ -	0.00%	\$ 10,776.00
10.02	Toilet Compartments & Accessories	\$ 2,710.00	\$ -	\$ -		\$ -	0.00%	\$ 2,710.00
10.03	Shower Accessories	\$ 2,580.00	\$ -	\$ -		\$ -	0.00%	\$ 2,580.00
10.04	Fire Extinguishers	\$ 1,540.00	\$ -	\$ -		\$ -	0.00%	\$ 1,540.00
10.05	Lockers	\$ 3,275.00	\$ -	\$ -		\$ -	0.00%	\$ 3,275.00
Division 12 - Furnishings								
12.01	Sunshades	\$ 16,572.00	\$ -	\$ -		\$ -	0.00%	\$ 16,572.00
12.02	Window Shades	\$ 2,555.00	\$ -	\$ -		\$ -	0.00%	\$ 2,555.00
12.03	Institutional Casework	\$ 11,848.00	\$ -	\$ -		\$ -	0.00%	\$ 11,848.00
12.04	Lab Casework	\$ 21,840.00	\$ -	\$ -		\$ -	0.00%	\$ 21,840.00
Division 21 - Fire Suppression								
21.01	Fire Protection	\$ 143,575.00	\$ -	\$ -		\$ -	0.00%	\$ 143,575.00
Division 22 - Plumbing								
22.01	Plumbing & Heating Piping / Plumbing Fixtures / Plumbing Equipment	\$ 544,323.00	\$ -	\$ -		\$ -	0.00%	\$ 544,323.00
Division 23 - Heating, Ventilating, and Air Conditioning (HVAC)								
23.01	HVAC	\$ 829,672.00	\$ -	\$ -		\$ -	0.00%	\$ 829,672.00
23.02	Geothermal System	\$ 196,069.00	\$ -	\$ -		\$ -	0.00%	\$ 196,069.00
Division 25 - Integrated Automation								
25.01	Approved Design Submittals	\$ 25,000.00	\$ -	\$ -		\$ -	0.00%	\$ 25,000.00
25.02	Control Panels	\$ 225,000.00	\$ -	\$ -		\$ -	0.00%	\$ 225,000.00
25.03	Computer Equipment and Software	\$ 160,000.00	\$ -	\$ -		\$ -	0.00%	\$ 160,000.00
25.04	System Programming	\$ 35,000.00	\$ -	\$ -		\$ -	0.00%	\$ 35,000.00
25.05	Instrumentation	\$ 14,500.00	\$ -	\$ -		\$ -	0.00%	\$ 14,500.00
25.06	On Site Start Up/Training	\$ 21,000.00	\$ -	\$ -		\$ -	0.00%	\$ 21,000.00
Division 26 - Electrical								
26.01	Electrical	\$ 1,188,553.00	\$ -	\$ -		\$ -	0.00%	\$ 1,188,553.00
26.02	Electrical Gear - MCC's, Etc.	\$ 528,000.00	\$ -	\$ -		\$ -	0.00%	\$ 528,000.00
26.03	Generator	\$ 1,277,947.00	\$ -	\$ -		\$ -	0.00%	\$ 1,277,947.00
Division 27 - Communications								
27.01	Communication	\$ 37,100.00	\$ -	\$ -		\$ -	0.00%	\$ 37,100.00

A		B	Work Completed		E	F		G
			C	D				
Specification Section Number	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F/B)	Balance to Finish (B - F)
Division 28 - Electronic Safety and Security								
28.01	Electronic Safety and Security	\$ 66,700.00	\$ -	\$ -		\$ -	0.00%	\$ 66,700.00
Division 31- Earthwork								
31.01	Mobilization	\$ 40,000.00	\$ -	\$ 20,000.00		\$ 20,000.00	50.00%	\$ 20,000.00
31.02	Construction Entrance	\$ 2,250.00	\$ -	\$ -		\$ -	0.00%	\$ 2,250.00
31.03	Strip, Stockpile & Respread Topsoil	\$ 65,000.00	\$ -	\$ 26,000.00		\$ 26,000.00	40.00%	\$ 39,000.00
31.04	Site Excavating & Gracing, Cut to Fill	\$ 85,000.00	\$ -	\$ 34,000.00		\$ 34,000.00	40.00%	\$ 51,000.00
31.05	Over Excavation, Replace & Re-Compact of Building Pad Area 1	\$ 329,000.00	\$ -	\$ 280,000.00		\$ 280,000.00	85.11%	\$ 49,000.00
31.06	Over Excavation & Replacement with Suitable Fill for Building Pad Area 2	\$ 595,000.00	\$ -	\$ 595,000.00		\$ 595,000.00	100.00%	\$ -
31.07	Excavation of Pipe Gallery, Trench to Treatment Room & Trench in Treatment Room	\$ 55,000.00	\$ -	\$ -		\$ -	0.00%	\$ 55,000.00
31.08	Granular Backfill of Pipe Gallery, Trench to Treatment Room & Trench in Treatment Room	\$ 200,000.00	\$ -	\$ -		\$ -	0.00%	\$ 200,000.00
31.09	Provide & Place Granular Subbase for Building Pad	\$ 54,179.00	\$ -	\$ -		\$ -	0.00%	\$ 54,179.00
31.10	Silt Fence	\$ 3,055.00	\$ -	\$ 3,055.00		\$ 3,055.00	100.00%	\$ -
31.11	Inlet Protection	\$ 540.00	\$ -	\$ -		\$ -	0.00%	\$ 540.00
Division 32- Exterior Improvements								
32.01	Seeding	\$ 19,351.00	\$ -	\$ -		\$ -	0.00%	\$ 19,351.00
32.02	Plantings	\$ 11,200.00	\$ -	\$ -		\$ -	0.00%	\$ 11,200.00
32.03	Sidewalks - Grading & Subgrade Prep	\$ 3,310.00	\$ -	\$ -		\$ -	0.00%	\$ 3,310.00
32.04	Subgrade Prep for PCC Paving	\$ 30,690.00	\$ -	\$ -		\$ -	0.00%	\$ 30,690.00
32.05	PCC Subbase - 6"including fabric	\$ 102,300.00	\$ -	\$ -		\$ -	0.00%	\$ 102,300.00
32.06	Site PCC Paving	\$ 347,540.00	\$ -	\$ -		\$ -	0.00%	\$ 347,540.00
32.07	Gravel Shoulders	\$ 2,660.00	\$ -	\$ -		\$ -	0.00%	\$ 2,660.00
32.08	Gravel Drives including Fabric	\$ 33,660.00	\$ -	\$ -		\$ -	0.00%	\$ 33,660.00
32.09	Install Vinyl Coated Fence	\$ 45,800.00	\$ -	\$ 20,000.00		\$ 20,000.00	43.67%	\$ 25,800.00
32.10	Install Slide Gate & Operator	\$ 21,300.00	\$ -	\$ -		\$ -	0.00%	\$ 21,300.00
Division 33 - Utilities								
33.01	Site Utilities / Water - Sewer - Storm	\$ 1,928,475.00	\$ -	\$ -		\$ -	0.00%	\$ 1,928,475.00
Division 40 - Process Interconnections								
40.01	Process Piping	\$ 788,732.00	\$ -	\$ -		\$ -	0.00%	\$ 788,732.00

A		B	Work Completed		E	F		G
			C	D				
Specification Section Number	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F/B)	Balance to Finish (B - F)
40.02	Process Valves	\$ 300,000.00	\$ -	\$ -		\$ -	0.00%	\$ 300,000.00
40.03	Process Controls	\$ 38,500.00	\$ -	\$ -		\$ -	0.00%	\$ 38,500.00
40.04	WTP Disinfection	\$ 10,000.00	\$ -	\$ -		\$ -	0.00%	\$ 10,000.00
Division 41 - Material Processing and Handling Equipment								
41.01	Monorail Hoist	\$ 44,284.00	\$ -	\$ -		\$ -	0.00%	\$ 44,284.00
Division 43 - Process Gas and Liquid Handling, Purification and Storage Equipment								
43.01	End Suction Pumps	\$ 22,000.00	\$ -	\$ -		\$ -	0.00%	\$ 22,000.00
43.02	Vertical Turbine Pumps	\$ 285,000.00	\$ -	\$ -		\$ -	0.00%	\$ 285,000.00
Division 46 - Water and Wastewater Equipment								
46.01	Chemical Feed / Valves / Mixers	\$ 407,871.00	\$ -	\$ -		\$ -	0.00%	\$ 407,871.00
46.02	Lime Feed Equipment	\$ 442,500.00	\$ -	\$ -		\$ -	0.00%	\$ 442,500.00
46.03	Aerators	\$ 77,629.00	\$ -	\$ -		\$ -	0.00%	\$ 77,629.00
46.04	Harn RO System Assigned Contract Allowance	\$ 1,327,752.00	\$ -	\$ -		\$ -	0.00%	\$ 1,327,752.00
46.05	Equipment Install	\$ 160,493.00	\$ -	\$ -		\$ -	0.00%	\$ 160,493.00
Approved Project Change Orders								
	Total	\$ 17,951,200.00	\$ -	\$ 1,275,323.00	\$ -	\$ 1,275,323.00	7.10%	\$ 16,675,877.00

Stored Material Summary

Contractor's Application

[illegible]

Contractor's Application

For (Contract):	City of Grimes, IA - Reverse Osmosis Water Treatment Plant - Phase 1 Grimes RO WTP - Phase 1					Application Number:	1 (One)
						Application Date:	1/17/2020
Application Period:	From:	12/3/2019	To:	12/31/2019	Contractor:	Shank Constructors, Inc. 3501 85th Avenue North, Brooklyn Park, MN 55443	

Original Contract Amount:	\$	17,951,200.00
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Approved Change Orders:

[illegible]

Revised Contract Amount: \$ 17,951,200.00

Pay Estimates Paid-to-Date

[illegible]

Total Estimates Paid to Date: \$ -

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Total Construction Cost: \$

Contractor's Application for Payment No.

6

Application Period: 10/27/2019 through 12/28/2019		Application Date: 1/7/2020	
To City of Grimes 101 NE Harvey St. Grimes, IA 50111	From (Contractor): CB&I PO Box 846217 Dallas, TX 75284-6217	Via (Engineer): McClure Engineering Co. 1360 NW 121st St. Clive, IA 50325	
(Owner): Project: New 1.5 MG Elevated Water Storage Tank	Contract:		
Owner's Contract No.: FS-77-18-DWSRF-016	Contractor's Project No.: 374231044	Engineer's Project No.: I91105-000	

Application For Payment Change Order Summary

Approved Change Orders				
Number	Additions	Deductions		
			1. ORIGINAL CONTRACT PRICE.....	\$ \$2,947,680.00
			2. Net change by Change Orders.....	\$ \$0.00
			3. Current Contract Price (Line 1 + 2).....	\$ \$2,947,680.00
			4. TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate).....	\$ \$1,024,609.00
			5. RETAINAGE:	
			a. 5% X \$1,024,609.00 Work Completed.....	\$ \$51,230.45
			b. 5% X \$0.00 Stored Material.....	\$ \$0.00
			c. Total Retainage (Line 5a + Line 5b).....	\$ \$51,230.45
			6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c).....	\$ \$973,378.55
			7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$ \$862,391.00
			8. AMOUNT DUE THIS APPLICATION.....	\$ \$110,987.55
			9. BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above).....	\$ \$1,974,301.45
TOTALS	\$0.00	\$0.00		
NET CHANGE BY CHANGE ORDERS	\$0.00			

Contractor's Certification

The undersigned Contractor certifies that to the best of its knowledge: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective, and is not defective.

By: Heather Blume Date: 1/7/2020

Payment of: \$ \$110,987.55
(Line 8 or other - attach explanation of the other amount)

is recommended by: Matthew Wahl 1-17-20
McClure Engineering Co. (Date)

Payment of: \$ \$110,987.55
(Line 8 or other - attach explanation of the other amount)

is approved by: _____
City of Grimes (Date)

Approved by: _____
Funding Agency (if applicable) (Date)

* ACCEPTANCE BY AGENCY: The review and acceptance of this estimate does not attest to the correctness of the quantities shown or that the work has been performed in accordance with the contract documents.

Progress Estimate - Lump Sum Work

Contractor's Application

For (Contract): New 1.5 MG Elevated Water Storage Tank					Application Number: 6			
Application Period: 10/27/2019 through 12/28/2019					Application Date: 1/7/2020			
			Work Completed		E	F		G
A		B	C	D	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F / B)	Balance to Finish (B - F)
Specification Section No.	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period				
1	Contract Award - Bonds & Insurance	\$53,700.00	\$53,700.00	\$0.00	\$0.00	\$53,700.00	100%	\$0.00
2	Engineering & Design	\$203,600.00	\$197,492.00	\$4,072.00	\$0.00	\$201,564.00	99%	\$2,036.00
3	Tank Material	\$395,655.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$395,655.00
4	Fabrication & Ship (CET Crew)	\$98,300.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$98,300.00
5	Fabrication & Ship (Tank Crew)	\$168,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$168,500.00
6	Mobilization (Subcontractor)	\$46,680.00	\$46,680.00	\$0.00	\$0.00	\$46,680.00	100%	\$0.00
7	Site Prep	\$46,320.00	\$41,688.00	\$4,632.00	\$0.00	\$46,320.00	100%	\$0.00
8	Deep Foundation	\$198,620.00	\$198,620.00	\$0.00	\$0.00	\$198,620.00	100%	\$0.00
9	Foundation Construction	\$440,000.00	\$369,600.00	\$70,400.00	\$0.00	\$440,000.00	100%	\$0.00
10	Piping (at Grade & Buried)	\$50,300.00	\$0.00	\$37,725.00	\$0.00	\$37,725.00	75%	\$12,575.00
11	Mobilization (CB&I)	\$69,700.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$69,700.00
12	Concrete Shaft Construction (CET Crew)	\$448,200.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$448,200.00
13	Tank Erection	\$183,200.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$183,200.00
14	Paint Tank (At Grade)	\$120,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$120,000.00
15	Hoist Tank	\$65,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$65,000.00
16	Paint Tank (In Air)	\$136,600.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$136,600.00
17	Doors & Interior Build-out	\$36,285.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$36,285.00
18	Electrical & Controls	\$139,870.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$139,870.00
19	Sterilize & Fill	\$3,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$3,500.00
20	Concrete Floor	\$8,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$8,000.00
21	Final Site work (Fence/Landscape/Final Grading)	\$35,650.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$35,650.00
	Totals	\$2,947,680.00	\$907,780.00	\$116,829.00	\$0.00	\$1,024,609.00	35%	\$1,923,071.00

Stored Material Summary

Contractor's Application

[illegible]

Partial Pay Estimates Paid-to-Date

Contractor's Application

For (Contract):	New 1.5 MG Elevated Water Storage Tank					Application Number:	6
						Application Date:	1/7/2020
Application Period:	From:	10/27/2019	To:	12/28/2019	Contractor:	CB&I, LLC PO Box 846217, Dallas, TX 75284-6217	

Original Contract Amount:	\$	2,947,680.00
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Approved Change Orders:

[illegible]

Revised Contract Amount:	\$	2,947,680.00
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Pay Estimates Paid-to-Date

[illegible]

Total Estimates Paid to Date: \$ 862,391.00

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Total Construction Cost:	\$	862,391.00
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**CB&I LLC (SPS Division)**757 N. Eldridge Parkway
Houston, TX 77079**INVOICE**

INVOICE NO. 231044-06
 APPLICATION NO. 6
 INVOICE DATE 01/07/20
 DUE DATE 02/06/20
 TERMS N30
 A/P VENDOR NO. #

Work From Date: 10/27/19
 Work Thru Date: 12/28/19
 CBI Contract No. 374231044
 CBI Customer No. 9503157
 Project Manager Drew Rockafellow

MAIL TO: City of Grimes 101 NE Harvey Street Grimer, IA 50111	SOLD TO: City of Grimes 101 NE Harvey Street Grimer, IA 50111
Attn: Dan Wing Ph: 515-971-3859 Email: dwing@mecresults.com	
Job Location: Grimes, IA	
Eng Proj #: 191105-000	

DESCRIPTION

New 1.5 MG Elevated Water Storage Tank

Original Contract Price **\$2,947,680.00**
 Change Order **\$0.00**
Total Contract Price \$2,947,680.00

<u>Schedule of Values</u>	<u>PRICE</u>	<u>% COMPLETE</u>	<u>AMOUNT DUE</u>
1 Contract Award - Bonds & Insurance	\$53,700.00	100%	\$53,700.00
2 Engineering & Design	\$203,600.00	99%	\$201,564.00
3 Tank Material	\$395,655.00	0%	\$0.00
4 Fabrication & Ship (CET Crew)	\$98,300.00	0%	\$0.00
5 Fabrication & Ship (Tank Crew)	\$168,500.00	0%	\$0.00
6 Mobilization (Subcontractor)	\$46,680.00	100%	\$46,680.00
7 Site Prep	\$46,320.00	100%	\$46,320.00
8 Deep Foundation	\$198,620.00	100%	\$198,620.00
9 Foundation Construction	\$440,000.00	100%	\$440,000.00
10 Piping (at Grade & Buried)	\$50,300.00	75%	\$37,725.00
11 Mobilization (CB&I)	\$69,700.00	0%	\$0.00
12 Concrete Shaft Construction (CET Crew)	\$448,200.00	0%	\$0.00
13 Tank Erection	\$183,200.00	0%	\$0.00
14 Paint Tank (At Grade)	\$120,000.00	0%	\$0.00
15 Hoist Tank	\$65,000.00	0%	\$0.00
16 Paint Tank (In Air)	\$136,600.00	0%	\$0.00
17 Doors & Interior Build-out	\$36,285.00	0%	\$0.00
18 Electrical & Controls	\$139,870.00	0%	\$0.00
19 Sterilize & Fill	\$3,500.00	0%	\$0.00
20 Concrete Floor	\$8,000.00	0%	\$0.00
21 Final Site work (Fence/Landscape/Final Grading)	\$35,650.00	0%	\$0.00
	\$2,947,680.00	35%	\$1,024,609.00
Total Completed to Date			\$1,024,609.00
Less: Retention 5%			\$51,230.45
Total Amount Billed to Date			\$973,378.55
Less: Amount Previously Invoiced			\$862,391.00
Current Amount Due			\$110,987.55

Regular Mail:
 CB&I LLC (SPS Division)
 PO Box 846217
 Dallas, TX 75284-6217

Overnight Mail:
 Bank of America Lockbox Services
 CB&I LLC (SPS Division) - Lockbox 846217
 1950 N. Stemmons Frwy, Suite 5010
 Dallas, TX 75207

Bank of America EFT Information
 Account Name: CB&I LLC (SPS Division)
 Account Number: 3756272668
 ABA: 111000012 (ACH Only)
 ABA: 026009593 (Wire Only)

DIRECT QUESTIONS REGARDING: usainvoicing@mcdermott.com

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Search](#)[User Profile](#)[Logoff](#)[➤ License](#)[➤ Privileges](#)[➤ Applicant](#)[➤ Status Of Business](#)[➤ Ownership](#)[➤ Criminal History](#)[➤ Premises](#)[➤ General Premises](#)[➤ Applicant Signature](#)[➤ Dram Cert](#)[➤ Local Endorse](#)[➤ History](#)

Applicant License LC0045188, El Huapango Mexican Restaurant, Grimes

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen.
The navigation links on the top may also be used to move around the application.

LENGTH OF LICENSE REQUESTED:

(Choose one of the following):

☒ 12 month☐ 8 month☐ 6 month☐ 14 day☐ 5 day

License Status: Pending Dram Shop

Original issue date of
license: 03/18/2019 MM/DD/YYYY

Issue date of current
license: MM/DD/YYYY

License effective
date: 03/31/2020 MM/DD/YYYY

License expiration
date: 03/30/2021 MM/DD/YYYY

Number of days
notice: 0

70 day notice: 0

Cancel date: MM/DD/YYYY

[⏪ Prev](#)[Next ⏩](#)

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[Links](#)
[Contact](#)[Help](#)[License Search](#)[License List](#)[On-Demand
Reporting](#)[Keg Registration
Search](#)[User Profile](#)[Logoff](#)

- ▶ [License](#)
- ▶ [Privileges](#)
- ▶ [Applicant](#)
- ▶ [Status Of Business](#)
- ▶ [Ownership](#)
- ▶ [Criminal History](#)
- ▶ [Premises](#)
- ▶ [General Premises](#)
- ▶ [Applicant Signature](#)
- ▶ [Dram Cert](#)
- ▶ [Local Endorse](#)
- ▶ [History](#)

Privileges LC0045188, El Huapango Mexican Restaurant, Grimes

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The navigation links on the top may also be used to move around the application.

Select one or more of the privileges you wish to have for your Class C Liquor License (LC) (Commercial). If no privileges are applicable please leave all boxes unchecked and hit the next button.

PRIVILEGES:

- ☐ [Brew Pub](#)
- ☐ [Catering Privilege](#)
- ☐ [Class B Native Wine Permit](#)
- ☐ [Class B Wine Permit \(Carryout Wine - Includes Native Wine\)](#)
- ☐ [Living Quarters](#)
- ☐ [Outdoor Service](#)
- ☒ [Sunday Sales](#)

[Prev](#)[Next](#)

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- ▶ [License](#)
- ▶ [Privileges](#)
- ▶ [Applicant](#)
- ▶ [Status Of Business](#)
- ▶ [Ownership](#)
- ▶ [Criminal History](#)
- ▶ [Premises](#)
- ▶ [General Premises](#)
- ▶ [Applicant Signature](#)
- ▶ [Dram Cert](#)
- ▶ [Local Endorse](#)
- ▶ [History](#)

Applicant LC0045188, El Huapango Mexican Restaurant, Grimes

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen. The navigation links on the top may also be used to move around the application.

Corporation Name/Sole Proprietor	EL HUAPANGO MEXICAN RI (Sole Proprietorship, Partnership, Corporation, etc.)		
Name/Partnership Name(s):	El Huapango Mexican Restaurant		
Name of Business (D/B/A):	El Huapango Mexican Restaurant		
Address of Premise:	3600 SE Crossroads Drive, Suite E		
Address Line 2:			
City:	Grimes		
County:	Polk		
Zip:	50111		
Business Phone:	(515) 343-9246	Cell / Home Phone:	
☐ Same Address			
Mailing Address:	3816 Ingersoll Ave		
Mailing Address Line 2:			
City:	Des Moines	State:	Iowa
Zip:	50312		
Contact Name:	Maximino Escorcía		
Phone:	(515) 288-3188	Email Address:	maribel@communitycpa.com

[Prev](#)

[Next](#)

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[Alcohol](#)
[Tobacco](#)
[Links](#)
[Contact](#)

[Help](#)
[License Search](#)
[License List](#)
[On-Demand
Reporting](#)
[Keg Registration
Search](#)
[User Profile](#)
[Logout](#)

- ▶ [License](#)
- ▶ [Privileges](#)
- ▶ [Applicant](#)
- ▶ [Status Of Business](#)
- ▶ [Ownership](#)
- ▶ [Criminal History](#)
- ▶ [Premises](#)
- ▶ [General Premises](#)
- ▶ [Applicant Signature](#)
- ▶ [Dram Cert](#)
- ▶ [Local Endorse](#)
- ▶ [History](#)

Ownership LC0045188, El Huapango Mexican Restaurant, Grimes

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The navigation links on the top may also be used to move around the application.

Corporate applicant's, list all shareholders having 10% or more interest in the corporation and all officers and directors of the corporation regardless of ownership interest. Sole Proprietors shall also include their spouse even if the spouse owns 0% interest. Non-profit corporations or associations need to list officers. Partnerships and Committees not registered with the Secretary of State office will need a trade name filing from their county recorder's office.

If you want to change ownership information at renewal time please finish the renewal with the current ownership listed. When you are finished please go to the Action List and submit an Ownership Update Application along with the license renewal.

Owners:

Name	Address	Percentage	
Maximino Escorcía	1257 E 33rd St, Des Moines, IA, 50317	50.00 %	View
Moises Escorcía	713 Winegardner Rd, Des Moines, IA, 50317	50.00 %	View

1

First Name:		Last Name:	
Address:			
Address Line 2:			
City:		State:	Please Select
Zip:			
Position:		SS#:	
Date of Birth:	MM/DD/YYYY	% of Ownership:	
		U.S. Citizen:	Please Select
Add			

Please make sure you press "Add" after each owner's information is listed above before pushing the next button.

[Prev](#)

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[About](#)
[Alcohol](#)
[Tobacco](#)
[Links](#)
[Contact](#)[Help](#)[License Search](#)[License List](#)[On-Demand
Reporting](#)[Keg Registration
Search](#)[User Profile](#)[Logoff](#)

- ▶ [License](#)
- ▶ [Privileges](#)
- ▶ [Applicant](#)
- ▶ [Status Of Business](#)
- ▶ [Ownership](#)
- ▶ [Criminal History](#)
- ▶ [Premises](#)
- ▶ [General Premises](#)
- ▶ [Applicant Signature](#)
- ▶ [Dram Cert](#)
- ▶ [Local Endorse](#)
- ▶ [History](#)

Criminal History LC0045188, El Huapango Mexican Restaurant, Grimes

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen.

The navigation links on the top may also be used to move around the application.

 ▼

Since this license was last issued, has anyone listed in the ownership screen been convicted of a felony offense in Iowa or any other state of the United States? If yes, list on the next (Violations) screen.

 ▼

Since the license was last issued, have any of the owners listed in the ownership screen been charged, arrested, indicted, convicted or received a deferred judgment for any violation of any state, county, city, federal or foreign law? All information shall be reported regardless of the disposition, even if dismissed or expunged. Include pending charges. DO NOT include traffic violations, except those that are alcohol related. If yes, list violations on the next (Violations) screen.

 ▼

If no arrests, indictments, summons or convictions are applicable since the license was last issued, select 'NONE'.

[Prev](#)[Next](#)

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[Home](#)
[About](#)
[Alcohol](#)
[Tobacco](#)
[Links](#)
[Contact](#)

[Help](#)

[License Search](#)

[License List](#)

[On-Demand
Reporting](#)

[Keg Registration
Search](#)

[User Profile](#)

[Logoff](#)

- [License](#)
- [Privileges](#)
- [Applicant](#)
- [Status Of Business](#)
- [Ownership](#)
- [Criminal History](#)
- [Premises](#)
- [General Premises](#)
- [Applicant Signature](#)
- [Bond Cert](#)
- [Local Endorse](#)
- [History](#)

Applicant License **LE0002861, Yesway Store #1037, Grimes**

After completion click on the **NEXT** link to continue to the next screen, or the **BACK** link to return to the previous screen.
The navigation links on the top may also be used to move around the application.

LENGTH OF LICENSE REQUESTED:

(Choose one of the following):

- ☒ **12 month**
- ☐ 8 month
- ☐ 6 month
- ☐ 14 day
- ☐ 5 day

License Status: Submitted to Local Authority

Original issue date of license: 03/16/2017 MM/DD/YYYY

Issue date of current license: MM/DD/YYYY

License effective date: 03/15/2020 MM/DD/YYYY

License expiration date: 03/14/2021 MM/DD/YYYY

Number of days notice: 0

70 day notice: 0

Cancel date: MM/DD/YYYY

Licensees with an effective date of September 1, 2015 or after, will be required to use the Iowa Alcoholic Beverages Division's online web portal or EDI for placing liquor orders. Once your renewal application has been submitted, more information will be emailed to the email address entered on the applicant screen under contact email address.

To move forward with your application, click on the box as acknowledgment of reading the above. ☐

[Prev](#)

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- [Home](#)
- [About](#)
- [Alcohol](#)
- [Tobacco](#)
- [Links](#)
- [Contact](#)

Help

License Search

License List

On-Demand Reporting

Keg Registration Search

User Profile

Logoff

➤ License

➤ Privileges

➤ **Applicant**

- Status Of Business

- Ownership

- Criminal History

➤ Premises

General Premises

Applicant Signature

- Bond Cert

- Local Endorse

History

Privileges LE0002861, Yesway Store #1037, Grimes

After completion click on the **NEXT** link to continue to the next screen, or the **BACK** link to return to the previous screen.

The navigation links on the top may also be used to move around the application.

Select one or more of the privileges you wish to have for your Class E Liquor License (LE). If no privileges are applicable please leave all boxes unchecked and hit the next button.

PRIVILEGES:

- ☐ Class B Native Wine Permit
- ☒ Class B Wine Permit (Carryout Wine - Includes Native Wine)
- ☒ Class C Beer Permit (Carryout Beer)
- ☐ Living Quarters
- ☐ Outdoor Service
- ☒ Sunday Sales

 Prev

Next

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- Help
- License Search
- License List**
- On-Demand Reporting
- Keg Registration Search
- User Profile
- Logoff

- License
- Privileges
- Applicant**
- Status Of Business
- Ownership
- Criminal History
- Premises
- General Premises
- Applicant Signature
- Bond Cert
- Local Endorse
- History

Applicant LE0002861, Yesway Store #1037, Grimes

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen. The navigation links on the top may also be used to move around the application.

Corporation Name/Sole Proprietor	BW Gas & Convenience Reta			(Sole Proprietorship, Partnership, Corporation, etc.)
Name/Partnership Name(s):				
Name of Business (D/B/A):	Yesway Store #1037			
Address of Premise:	1905 SE 37th Street			
Address Line 2:				
City:	Grimes			
County:	Polk			
Zip:	50111			
Business Phone:	(515) 986-3017	Cell / Home Phone:		
☐ Same Address				
Mailing Address:	138 Conant Street, 3rd Floor			
Mailing Address Line 2:				
City:	Beverly	State:	Massachusetts	
Zip:	01915			
Contact Name:	Anastasia Moroz			
Phone:	(978) 720-7587	Email Address:	permits@yesway.com	

[Prev](#)
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- [Home](#)
- [About](#)
- [Alcohol](#)
- [Tobacco](#)
- [Links](#)
- [Contact](#)

Help

License Search

License List

On-Demand Reporting

Keg Registration Search

User Profile

Logoff

- License
- Privileges
- Applicant
- Status Of Business
- Ownership
- Criminal History
- Premises
- General Premises
- Applicant Signature
- Bond Cert
- Local Endorse
- History

Criminal History LE0002861, Yesway Store #1037, Grimes

After completion click on the **NEXT** link to continue to the next screen, or the **BACK** link to return to the previous screen.

The navigation links on the top may also be used to move around the application.

No

Since this license was last issued, has anyone listed in the ownership screen been convicted of a felony offense in Iowa or any other state of the United States? If yes, list on the next (Violations) screen.

No

Since the license was last issued, have any of the owners listed in the ownership screen been charged, arrested, indicted, convicted or received a deferred judgment for any violation of any state, county, city, federal or foreign law? All information shall be reported regardless of the disposition, even if dismissed or expunged. Include pending charges. DO NOT include traffic violations, except those that are alcohol related. If yes, list violations on the next (Violations) screen.

None ▼

If no arrests, indictments, summons or convictions are applicable since the license was last issued, select 'NONE'.

 **Prev**Next 

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- License Search
- License List
- On-Demand Reporting
- Keg Registration Search
- User Profile
- Logout

- ▶ License
- ▶ Privileges
- ▶ Applicant
- ▶ Status Of Business
- ▶ **Ownership**
- ▶ Criminal History
- ▶ Premises
- ▶ General Premises
- ▶ Applicant Signature
- ▶ Bond Cert
- ▶ Local Endorse
- ▶ History

Ownership LE0002861, Yesway Store #1037, Grimes

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen.

The navigation links on the top may also be used to move around the application.

Corporate applicant's, list all shareholders having 10% or more interest in the corporation and all officers and directors of the corporation regardless of ownership interest. Sole Proprietors shall also include their spouse even if the spouse owns 0% interest. Non-profit corporations or associations need to list officers. Partnerships and Committees not registered with the Secretary of State office will need a trade name filing from their county recorder's office.

If you want to change ownership information at renewal time please finish the renewal with the current ownership listed. When you are finished please go to the Action List and submit an Ownership Update Application along with the license renewal.

Owners:

Name	Address	Percentage	
BW Gas & Convenience Holdings, LLC	138 Conant Street, 3rd Floor, Beverly, MA, 01915	100.00 %	View
Thomas Nicholas Trkla	14 Smith's Point, Manchester, MA, 01944	0.00 %	View
Thomas Brown	71 Pye Brook Lane, Boxford, MA, 01921	0.00 %	View
Mark Daniels	15 S. Russell Street, Boston, MA, 02114	0.00 %	View
Kenneth Brian Trout	2123 High Meadow Road, Naperville, IL, 60564	0.00 %	View
Richard Winter	36 Lawrence Street, Salem, MA, 01970	0.00 %	View
Jennifer Fermano	43 Longfellow Road, Melrose, MA, 02176	0.00 %	View
Ericka Ayles	30 Hale Street, Beverly, MA, 01915	0.00 %	View
Kurt Zernich	81 Topsfield Road, Boxford, MA, 01921	0.00 %	View

1

First Name:	Last Name:
Address:	
Address Line 2:	
City:	State: Please Select
Zip:	
Position:	SS#:
Date of Birth: MM/DD/YYYY	% of Ownership:
U.S. Citizen: Please Select	
Add	

Please make sure you press "Add" after each owner's information is listed above before pushing the next button.

[Prev](#)

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Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~December 17, 2019~~

December 31, 2019

Civil Design Advantage

Attn: Nikki Neal

3405 SE Crossroads Drive, Suite 6

Grimes, IA 50111

RE: 44 West

Dear Ms. Neal:

The Development Services Department is in receipt of a proposed Site Plan, Preliminary Plat, Construction Drawings and Final Plat for 44 West. Based on the review of the provided submittal materials, staff have the following comments:

Preliminary Plat Comments

- ~~1. Please provide street names and note private.~~
- ~~2. Please extend the watermain on the south east west street to the watermain within NW Brookside Drive.~~
3. Please note that a petition and waiver will be required for the future sidewalk adjacent to Lot 1 and future trail along W 1st St. **Provided.**
- ~~4. Please modify the northern Overland flowage Easement, to Overland Flowage and Detention Easement.~~
- ~~5. Please revise the Access Utility Easement label to 40 feet.~~
- ~~6. On Sheet C1.2, there is a note for a Proposed 10 foot PUE, however the linework does not correspond correctly. Please revise.~~
- ~~7. On sheet C1.4, there is an overhead electric line easement that runs through Unit 8. Please note what will happen to the easement.~~
- ~~8. Please note that buildings in excess of 8,000 gross square footage (above grade, below grade and garage square footage combined), will need to be constructed with a fire suppression system.~~

Final Plat Comments

- ~~9. Please label all easements and widths.~~
- ~~10. Please address the Overhead Electric Line Easement on Unit 8~~
11. Please provide an MPE sheet for all units impacted. **No MPE's are shown or provided on separate sheet.**
- ~~12. Please modify the northern Overland flowage Easement, to Overland Flowage and Detention Easement.~~
13. The following legal documents need to be provided for review:
 - Title Opinion
 - Consent(s) to Plat
 - Treasure's Certificate
 - County Subdivision Name Approval
 - Easement (documents)
14. A copy of the Declaration of Covenants, Restrictions and Easements will need to be provided for review.
15. A copy of the HOA Declaration and Bylaws will need to be provided for review.
16. A copy of the executed Mid-American Energy electric and Black Hills gas distribution agreement will need to be provided.
17. 4-year maintenance bonds for all of the public improvements, including public trail, water main, and sanitary sewer will need to be provided prior to Council approval.
18. All of the public improvements will need to be complete and ready for acceptance prior to Council approval. If there are remaining punchlist items to complete prior Council approval, staff will prepare an Agreement to Complete.

Site Plan Comments

General Comments

- ~~19. Please label all street name, and note private.~~
20. Please submit a geo-technical report for review. **Please provide when available.**

21. Please submit a lighting plan (photometrics and manufacture cutsheets) for review.
Given units 40-47 orientation, staff questions if lights will be provided along the NE Brookside Drive façade. Staff questions if the wall packs will be auto lit, or controlled by each unit.

Cover Sheet

22. Please revise the Water, Sewer and Building Department Contacts to Grimes Development Services, 410 SE Main St, Unit 102, Grimes, IA 50111, Phone 515-986-4050.
23. Please update the construction schedule.

Sheet C1.1

24. Staff questions if the note to “grind flush” pointing to the existing sanitary clean out is correct?

Sheet C2.1

25. Under General Note # 5 change Construction Division to Engineering Dept.
26. Under the Pavement Thickness change trails to 6” and ROW to 8”.
27. Make the following changes to the City of Grimes Standard Notes for Construction Plans;
- 1.b. Change contact to City of Grimes Engineering for preconstruction meeting.
 - 1.c. Provide stormwater permit
 - 2.e. Use Heat Shrink Sleeve in leu of chimney seals.
 - 2.f. remove comment about Castings in pavement to be boxed out
 - 2.g. Insert Cleaning and Televising to note.
 - 3.e. add AA Manufacturing Tracer Wire Receptacle Model TW-18-2
 - 3.f. Add and the City Engineering Dept. for the results of bacteria test results after US Water.
28. Add additional note after 4.d. regarding the use of O-ring gaskets on storm sewers crossing over watermain per IDNR requirement.

Sheet C2.2

~~29. Label sidewalk width.~~

~~30. Please install a ramp for the USPS mail box cluster near lots 33 & 34 and 18 & 17.~~

~~31. Staff would suggest installing ped ramps at the intersections within the development.~~

Sheet C2.3

~~32. Is the ramp on the inside of street near lot 40 necessary?~~

~~33. Label private street connection to Brookside Dr. as SUDAS type A with 'B' joint.~~

~~34. Please install a ramp for the USPS mail box cluster near lots 33 & 44.~~

~~35. Staff would ask that Units 40-47 be oriented towards NW Brookside Drive, and provide for sidewalk connections to the public walkway.~~

Sheet C2.4

~~36. Install ramp for Mail box cluster near lots 7 & 8.~~

~~37. Please address the overhead electric line easement that runs through Unit 8.~~

Sheet C2.5

~~38. Label private street connection to Brookside Dr. as SUDAS type A.~~

Sheet C3.1

~~39. Please provide overtop elevations for all drainage swales and intakes between units. Note a corresponding MPE for each unit that is impacted.~~

~~40. All sidewalks in the way of overtop/overland routes must be dropped/depressed to allow for the runoff condition.~~

Sheet C3.2

41. Please identify an overtop elevation for the drainage swale running along the west property boundary. **More clearly identify the over top elevation.**

42. Please identify the slope along the bottom of the swale running along the west property line. Note that 2% fall should be targeted. **Staff does not desire to continue using concrete flumes. Adjust to 2% or 1% with an underdrain.**
43. ~~Staff questions if the overflow path between Lots 17/18 (running east) is impacted by the cluster mailbox. Does this present a maintenance issue with wet or winter conditions?~~
44. Staff does not want to continue using low flow flumes, as such, please revise to 2% slope in the bottom of the basin. **The grade needs to be adjusted to 2% or 1% with an underdrain.**

Sheet C3.3

45. Please provide for an emergency overflow/overtop area within the basin berm near the outlet. **More clearly identify the over top elevation. Please show the spillway and protection.**
46. Verify that the overtop elevation will not impact the homes/home sites in Autumn Park Plat 5 (MPE's established) **Please show routing model to demonstrate the units are protected.**
47. Staff does not want to continue using low flow flumes, as such, please revise to 2% slope in the bottom of the basin. **Response noted.**
48. ~~Please address the grade as it transitions from the trail to the units. A minimum 2-foot shelf must be provided along the trail edges. Staff would like to see a more gradual transition to the units.~~

Sheet C3.6

49. ~~Staff questions if there is there an erosion risk for stormwater traveling from DB1 OFF D and OFF E across slope swales? BMP's should be introduced to reduce slope cutting.~~

Sheet C4.2

50. ~~Label dimensions of proposed rip rap area and amounts, all pages.~~
51. ~~Label critical crossings.~~
52. ~~Label casting types, all pages.~~

~~53. The 15" RCP L 42 grade is too steep and the velocity of discharge will be too erosive. Please revise with a drop structure.~~

~~54. Staff questions if the units will have basements. If so, please show sump service lines to each unit.~~

Sheet C4.3

~~55. Verify dimensions on standpipe detail and ST-2 detail match information on Plan sheet.~~

~~56. Label critical crossings.~~

~~57. Does Pipe 1A plan = Pipe 1 on the storm water spreadsheet?~~

58. Please modify blowoff hydrant label.

Sheet C4.4

~~59. Provide a bend or structure in the 48" RCP to direct flow into proposed swale.~~

Sheet C5.1-C5.3

~~60. Correct the Typical Building Layout to reflect the City's service order from Left to right facing the lot, Sanitary, Water, Sump.~~

~~61. In the Dead-end Hydrant Details remove the tracer wire terminal box and utilize the AA Manufacturing Tracer Wire Receptacle Model TW-18-2~~

~~62. Verify outlet structure/standpipe detail (C5.3) and plan notes (C4.3) match.~~

63. The tracer wire terminal box will be attached to the hydrant flange on both details (Dead-end and Typical Hydrant).

64. The Dead-end Hydrant Assembly will utilize a standard hydrant (5.25")

Sheet L1.1-L1.5

65. Please provide a table for the vegetation types. Note that all areas adjacent to the units shall be sodded. A table for the ground cover is needed. Adjust areas adjacent to units for SOD.

~~66. Please provide additional trees east of the unit most adjacent to the commercial site.~~

67. Please provide a standard foundation planting detail for the units. **No detail was provided.**

Elevations

68. Please provide material percentages and call outs on the elevations. Note that for the units that abut the public ROW (W 1st and NW Brookside), a minimum of 50% of the exterior building walls facing the public row shall be brick or masonry (or similar). The remaining material must be 4-6" horizontal lap siding. **Please provide material percentages.**

~~69. Please provide elevations for all 4 sides of the units, and for each unit group (back to back or single loaded).~~

~~70. As noted above, staff would ask that units 40-47 be oriented towards NW Brookside Drive. Please adjust accordingly.~~

~~71. Please provide a detail for the patio areas between the units. Will fences be used? Identify steps for egress, etc. Are decks proposed?~~

~~72. Staff questions how the grade will tie off to the foundations of the units. There are some areas where there is 3-4 feet of grade difference between FFE and adjoining grade.~~

Public Improvement Plans Comments

General Comments

73. Please submit IDNR water/wastewater construction permits for review.

~~74. Label street names on all sheets.~~

~~75. Locate services in a consistent order from left to right facing the lot (Sanitary, Water, Sump.). Locate curb stops at a consistent distance off of back of walk.~~

~~76. Lower the sanitary sewer grades to .5% to allow the sewer to serve more area to the west.~~

~~77. Please add Grimes Development Services, 410 SE Main, Suite 102, Grimes, Iowa, Phone 515-986-4050 in place of the second Public Works Contact.~~

~~78. Please verify the contact for MidAmerican Energy (Dawn Martino retired).~~

~~79. Remove utility contact for Des Moines Waterworks.~~

Sheet 2/11

~~80. Water service lines are to be 1" Type K Copper.~~

~~81. Add clean and televise to note about televising sewer and Vacuum testing (MH's) on Item No. 1-2, Include restrained joint fittings (Megalug) on Item No. 4-7, add Type B:PCC W/Adjusting Mechanism casting on Item No. 9 of the Estimate Reference Information.~~

~~82. Under General Note #21. Add Brick Red color to detectable warnings and cast iron on trails 8-10' wide.~~

~~83. Delete note #24 regarding box outs.~~

~~84. Label 2-5" from breakaway flange to ground on Hydrant Assembly Spot Elevation Reference Detail.~~

Sheet 3/11

~~85. Please don't include temporary blowoff hydrants in the hydrant coverage areas.~~

~~86. Make the following changes to the City of Grimes Standard Notes for Construction Plans;~~

- ~~• 1.b. Change contact to Matt Ahrens with City of Grimes Engineering for preconstruction meeting.~~
- ~~• 1.c. Provide stormwater permit~~
- ~~• 2.e. Use Heat Shrink Sleeve in leu of chimney seals.~~
- ~~• 2.g remove comment about Castings in pavement to be boxed out~~
- ~~• 2.h. Insert Cleaning and Televising to note.~~
- ~~• 3.c. add AA Manufacturing Tracer Wire Receptacle Model TW 18-2~~
- ~~• 3.f. Add and the city for the results of bacteria test results after US Water. Add additional note after 4.d. regarding the use of O ring gaskets on storm sewers crossing over watermain per IDNR requirement.~~
- ~~• 4.e. Insert Cleaning and Televising to note.~~

Sheet 4/11

~~87. Adjust leader for critical crossing callout at 1+75 +/- (Storm/water pointing to Storm/sanitary)~~

~~88. Is there a reason that there is a valve installed on each side of a hydrant tee? If not, these can be deleted.~~

~~89. Label 5.5' depth min. for water main in the profile on all sheets.~~

Sheet 5/11

~~90. Add and note to remove existing clean out and verify depth, size and material of existing main at proposed sanitary MH S-1. Show existing main in profile.~~

~~91. It appears there is a FL north or south in MH S-1 in the profile, is this correct?~~

~~92. Show valve in the profile for the tapping sleeve and valve at main connection.~~

~~93. Label all lot numbers.~~

Sheet 6/11

~~94. It appears there are extra services not needed at lot 66 & 72.~~

~~95. Please provide services to lot 68.~~

~~96. Label critical crossing at 18+75 +/- for the storm/water.~~

Sheet 7/11

~~97. Please provide services to lots 68 & 74.~~

~~98. It appears there are extra services at lot 72.~~

~~99. Label critical crossing at 20+75 +/- for the storm/water.~~

~~100. ——— Sheet 8/11 Plan and Profile~~

~~101. ——— Sheet 9/11 Plan and Profile~~

~~102. ——— Connect watermain to existing main on Brookside by use of a tapping sleeve and valve.~~

- ~~103. Adjust leader for critical crossing callout at 30+60 +/- (Storm/water pointing to Storm/sanitary).~~
- ~~104. Show storm sewer in profile at 30+75 +/-.~~
- ~~105. Label lot numbers.~~

Sheet 10/11

- ~~106. Add an additional permanent hydrant for coverage as the proposed temporary blowoff hydrant at 35+24 will be removed in the future and should not be used in the hydrant coverage plan.~~
- ~~107. Please add an additional valve a minimum of 40' from end of main and after the last service.~~

Sheet 11/11

- ~~108. Please provide a MH at permanent ends of sanitary mains, 40+23.~~

SWPPP

- ~~109. Please provide the SWPPP book for review.~~

SWMP

- ~~110. Page 4: Note that the SCS method for basin routing is covered in SUDAS Design Section 2B-5.~~
- ~~111. Page 5: The allowable release rate for the post development 100-year storm should not exceed the pre-development 5-year storm.~~
- ~~112. Page 6: Add drainage areas and associated curve numbers for the west and north swales. This will help verify the composite CN value.~~
- ~~113. Pages 5, 19: Show and review the TC drainage path {100' Sheet / 476' SC / 456' Channel}. The path provided seems to start as a channel and continue for 660 ft before dropping into the basin as concentrated flow. Review channel path, slopes, cross section, and resulting velocities and travel times. Short grass pasture Manning used is OK.~~
- ~~114. Page 19: For BD1, are there different ground covers in the 12 acres? Both cultivated (used for sheet flow) and short grass cover (used for shallow concentrated) were used. Please rectify as necessary.~~

- ~~115. Page 45: For DB OFF B, was 4.55 cfs discharge for 100-year event accepted by the City in an earlier stormwater report? Please note how this was derived.~~
- ~~116. Page 61: Many invert and structure elevations, pipe slopes and lengths, and other dimensions do not match plan pages C4.3 and Detail 2, C5.3. Please correct plans and update plans, report, and C3D Hydrographs model.~~
- ~~117. Page 61: C3D Hydrographs—move Culvert/Orifice Structures [B] and [C] to Weir Structures columns [A] and [B] if used as weirs.~~
- ~~118. Page 61: C3D Hydrographs—for perforated riser (Culvert/Orifice Structure [D]), verify invert is elevation at which the lowest hole begins. Also verify the length of riser.~~
- ~~119. Page 61: Provide stage storage and associated infrastructure to detain the 100-year storm and release equal to or less than 5-year pre-development storm.~~
- ~~120. Page 61: Provide stage storage and associated infrastructure to detain the channel protection volume (1-year storm).~~
- ~~121. Page 89: Many invert and structure elevations, pipe slopes and lengths, and other dimensions not matching plan pages. Verify & update before final stormwater report.~~
- ~~122. Page 89: Is DA 16 0.26 or 0.29 Acres? Verify and update.~~
- ~~123. Page 89: Pipe L 33 is not carrying combined flows as shown (same value as L 32 which carries combined flows from L 33, L 34, and L 35).~~
- ~~124. Page 89: Calculate and show intake by pass of structure ST 6 which will flow onto NW Brookside Drive.~~
- ~~125. Page 89: Are sump pump laterals being installed in any of the units?~~
126. Pages 4 & 5: Per the Project Description for the Proposed Site Conditions on Page 4, and the Drainage Basin (DB 1) Summary on Page 5, include DB 1 UND A (0.76 acres) as part of DB1. Since DB1 UND B (0.17 acres) runs offsite (to NW Brookside Drive), do not include this in the drainage calculations. The intent of comment #109 was not to separate the west swale, but show it and the north basin/swale as DA's on the SWMP map (page 106). We are OK to keep the site as one large drainage area = 11.83 Acres (DB 1). Please show calculations on the composite curve number for DB 1. Said update will impact all routing. WQv and Cpv were computed with 11.07 acres instead of 11.83 acres.

127. Page 5: If the 100-year post-development storm is held to the 5-year pre-development storm, is there a reason to compute 50-year storm metrics?
128. Page 5: The allowable release rate for the post-development 100-year storm should not exceed the pre-development 5-year storm. See ISWMM C1,S5,C,4c.1 and SUDAS Design 2A-4,C,2,f3.b.
129. Page 5: Recalculate all metrics as necessary after 11.83 acres is used.
130. Page 6: Verify composite CN number for DB 1=11.83 acres.
131. Pages 5, 19: Verify vertical fall for the different flow segments. Existing survey indicates about 20-ft. of fall. First submittal had 20.4-ft. of fall. This submittal has 16.0-ft. of fall. Recalculate TOC.
132. Page 19: Verify sheet flow coefficient and shallow concentrated flow equation. The existing parcel is not cultivated crops. We are OK to use as dense grass/lawns.
133. Page 61: Many invert and structure elevations, pipe slopes and lengths, and other dimensions do not match plan pages C4.3 and Detail 2, C5.3. Please correct plans and update plans, report, and C3D Hydrographs model.
134. Page 65-69: Hydrograph #4: Include DB1 UND A in overall DB1 computations with revised composite curve number as necessary. Hydrograph #5: Verify DB 1 UND B is offsite flow and will not require a hydrograph. The same applies to the 5, 50, and 100 years storms.
135. Page 89: Many invert and structure elevations, pipe slopes and lengths, and other dimensions not matching plan pages. Verify & update before final stormwater report.

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

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: December 23, 2019
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: TBD at 5:30 at the Grimes City Hall

COUNCIL MEETING: TBD at 5:30 at the Grimes City Hall

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

Sincerely,

A handwritten signature in black ink, appearing to read "Alex Pfaltzgraff". The signature is fluid and cursive, with the first name "Alex" written in a smaller, more compact script than the last name "Pfaltzgraff".

Alex Pfaltzgraff
Development Services Director



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of January 28, 2020

AGENDA HEADING:

44 West Preliminary Plat Approval

SYNOPSIS:

The applicant, is requesting approval of a preliminary plat for 44 West. The proposed preliminary plat will allow for the future construction of 78 townhome units, as well the reservation of 1.75 acres of commercial/retail space.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approve Rezoning – 2006
Approve PUD Amendment – 2012
Approve Zoning Ordinance Modification - 2016
Approve Zoning Ordinance Modification - 2019

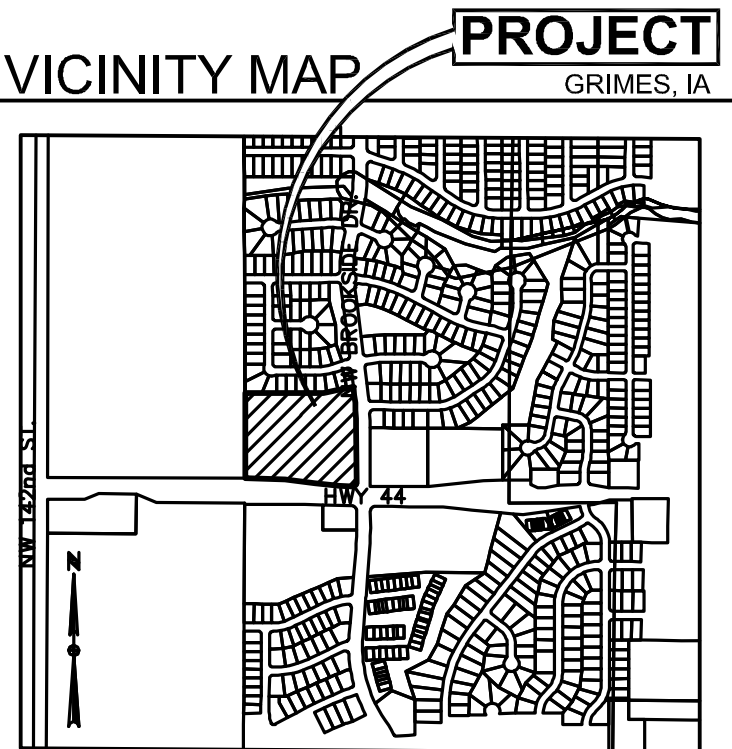
BOARD/COMMISSION ACTION(S):

Approve Special Use Permit – 2018 (Board of Adjustment)
Recommendation of Approval – 2018 (Planning and Zoning)
Recommendation of Approval – 2020 (Planning and Zoning)

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the Preliminary Plat for 44 West, subject to any remaining staff comments.

PRELIMINARY PLAT FOR:
AUTUMN PARK PLAT 7
GRIMES, IOWA



OWNER/APPLICANT

AUTUMN PARK OF GRIMES LLC
CONTACT: CHRISTY DRAKE
1300 50TH ST. STE. 105
WEST DES MOINES, IA 50265
PH. (515) 202-9500

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: KEITH WEGGEN
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400

PROPERTY DESCRIPTION:

PARCEL 'O' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 15425 PAGE 780, POLK COUNTY, IOWA, AN OFFICIAL SURVEY IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND CONTAINING 12.00 ACRES (522,603 SQUARE FEET).

DATE OF SURVEY:

PLAT AREA

522,603 SF (11.99 ACRES)

ZONING

C-2 (GENERAL AND HIGHWAY SERVICE COMMERCIAL DISTRICT)
-GRANTED SPECIAL USE PERMIT FOR R-3 USE IN C-2 DISTRICT

*SITE WITHIN CITY OF GRIMES TRANSPORTATION OVERLAY CORRIDOR

GENERAL NOTES

1. ANY PROPOSED IMPROVEMENTS SHOWN ARE CONCEPTUAL AND DETAILED SITE PLANS WILL BE REQUIRED FOR FURTHER DEVELOPMENT OF THE PROPERTY.
2. PARKLAND WILL BE MONETARILY DONATED IN LIEU OF DEDICATION.
3. NO ON-STREET PARKING IS ALLOWED.

BULK REGULATIONS

LOT AREA: 80,000 SF

LOT WIDTH: 200 SF

SETBACKS

FRONT: 25

SIDE: NONE, 25' WHEN ABUTTING R
DISTRICT

REAR: 25', ADJUSTABLE PROPORTIONALLY
TO FRONT YARD INCREASE, 10'
MINIMUM

MAXIMUM HEIGHT: 45

MAXIMUM NUMBER OF STORIES: 3 STORIES

UNIT DENSITY:

UNIT DENSITY:
ALLOWED: 8 UNITS/ACRE
PROVIDED: 6.5 UNITS/ACRE

PARKLAND CALCULATION

REQUIRED: 78 UNITSX1.954X0.005= 0.762 ACRES

*OWNER IS PAYING FOR PARKLAND DEDICATION IN LIEU OF DEDICATING LAND.

INDEX OF SHEETS

NO.	DESCRIPTION
C0.0	COVER SHEET
C1.1	DIMENSION REFERENCE PLAN
C1.2–C1.5	DIMENSION PLAN
C2.1	GRADING/UTILITY REFERENCE PLAN
C2.2–C2.5	GRADING/UTILITY PLAN

LEGEND:

LEGEND:		FOUND	SET		(F-TANK)
SECTION CORNER AS NOTED	▲	△		GAS APPARATUS	Ⓜ
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	●	○		AIR CONDITIONER	AC
PLATTED BEARING & DISTANCE	P			TELEPHONE PEDESTAL	Ⓣ
MEASURED BEARING & DISTANCE	M			WATER VALVE	Ⓦ
RECORDED BEARING & DISTANCE	R			FIRE HYDRANT	Ⓡ
DEEDED BEARING & DISTANCE	D			ELECTRIC TRANSFORMER	Ⓛ
MINIMUM PROTECTION ELEVATION	MPE			ELECTRIC METER BOARD	Ⓜ
PUBLIC UTILITY EASEMENT	P.U.E.			MAIL BOX	Ⓜ
CENTERLINE	— — — — —			SIGN	Ⓢ
SECTION LINE	— — — — —			POWER POLE	Ⓟ
EASEMENT LINE	— — — — —			TELEVISION PEDESTAL	Ⓣ
TELEPHONE LINE	— — — — — T			SANITARY SEWER MANHOLE	Ⓢ
CABLE TELEVISION LINE	— — — — — TV			STORM SEWER MANHOLE	Ⓢ
FIBER OPTICS LINE	— — — — — OF			ROUND STORM SEWER INTAKE	Ⓢ
WATERMAIN	— — — — — W			STORM SEWER INTAKE	Ⓢ
STORM SEWER	— — — — — ST			FLAG POLE	Ⓢ
SANITARY SEWER	— — — — — S			SPRINKLER BOX	Ⓢ
MONITORING WELLS	○ MW			WOOD FENCE	— — — — —
FLARED END SECTION	◯			GAS LINE	— — — — — G
TRAFFIC SIGNAL CONTROL	Ⓣ			ELECTRIC LINE	— — — — — E
CLEANOUT	Ⓢ			OVERHEAD ELECTRIC LINE	— — — — — OE
STREET LIGHT	Ⓢ			GAS MANHOLE	Ⓢ
DECIDUOUS TREE	Ⓢ			ROOF DRAIN	Ⓢ
				TRAFFIC LIGHT	— — — — —

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PLOTTED BY: DAN SOTO
COMMENT:
ENG:

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.

EMILY N. HARRING, P.E. DATE _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
PAGES OR SHEETS COVERED BY THIS SEAL:

ALL SHEETS

SHEET
C1.4

OWNER: MICHAEL BRODERICK
14172 NW 70TH AVE.
GRIMES, IA 50111
ZONING: LDR

SHEET
C1.2

OWNER: DEAN ELLIS
23757 7 AVE.
GRIMES, IA 50111
ZONING: LDR

OWNER: KENNYBROOK VILLAGE
CONDOMINIUMS
LOT 1 KENNYBROOK VILLAGE PLAT 1
GRIMES, IA 50111
ZONING: C-2

OWNER: JORDISON LAND LLC
1410 SE PLYMOUTH CT
WAUKESHA, WI 53085
ZONING: C-2

SHEET
C1.5

OWNER: UNITED METHODIST
CHURCH OF GRIMES
P.O. BOX 757
GRIMES, IA 50111
ZONING: A-1

SHEET
C1.3

OWNER: CHRISTOPHER WILSON
104 NW SUNSET LN
GRIMES, IA 50111
ZONING: R-4

OWNER: VENKATRAJ MURUGAN
100 NW SUNSET LN
GRIMES, IA 50111
ZONING: R-4

OWNER: JOHN SCHMITZ
101 NW SUNSET LN
GRIMES, IA 50111
ZONING: R-4

OWNER: PAUL LARSON
105 NW SUNSET LN
GRIMES, IA 50111
ZONING: R-4

OWNER: DESTINY HOMES INC
7500 W. 3RD ST.
WAUKESHA, WI 53083
ZONING: R-4

OWNER: MICHAEL KRAUSE
1000 W. 3RD ST.
GRIMES, IA 50111
ZONING: R-4

OWNER: KENNETH SIEVERS
1210 NW 3RD ST
GRIMES, IA 50111-2134
ZONING: R-4

OWNER: EVAN M BUTTS
1210 NW 3RD ST
GRIMES, IA 50111
ZONING: R-4

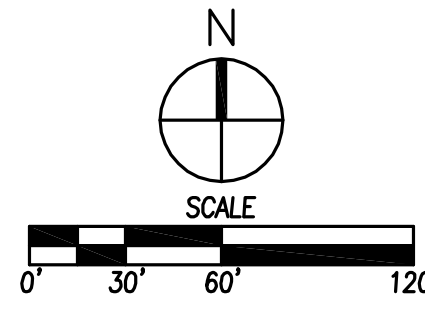
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1218 NW 3RD ST
GRIMES, IA 50111
ZONING: R-4

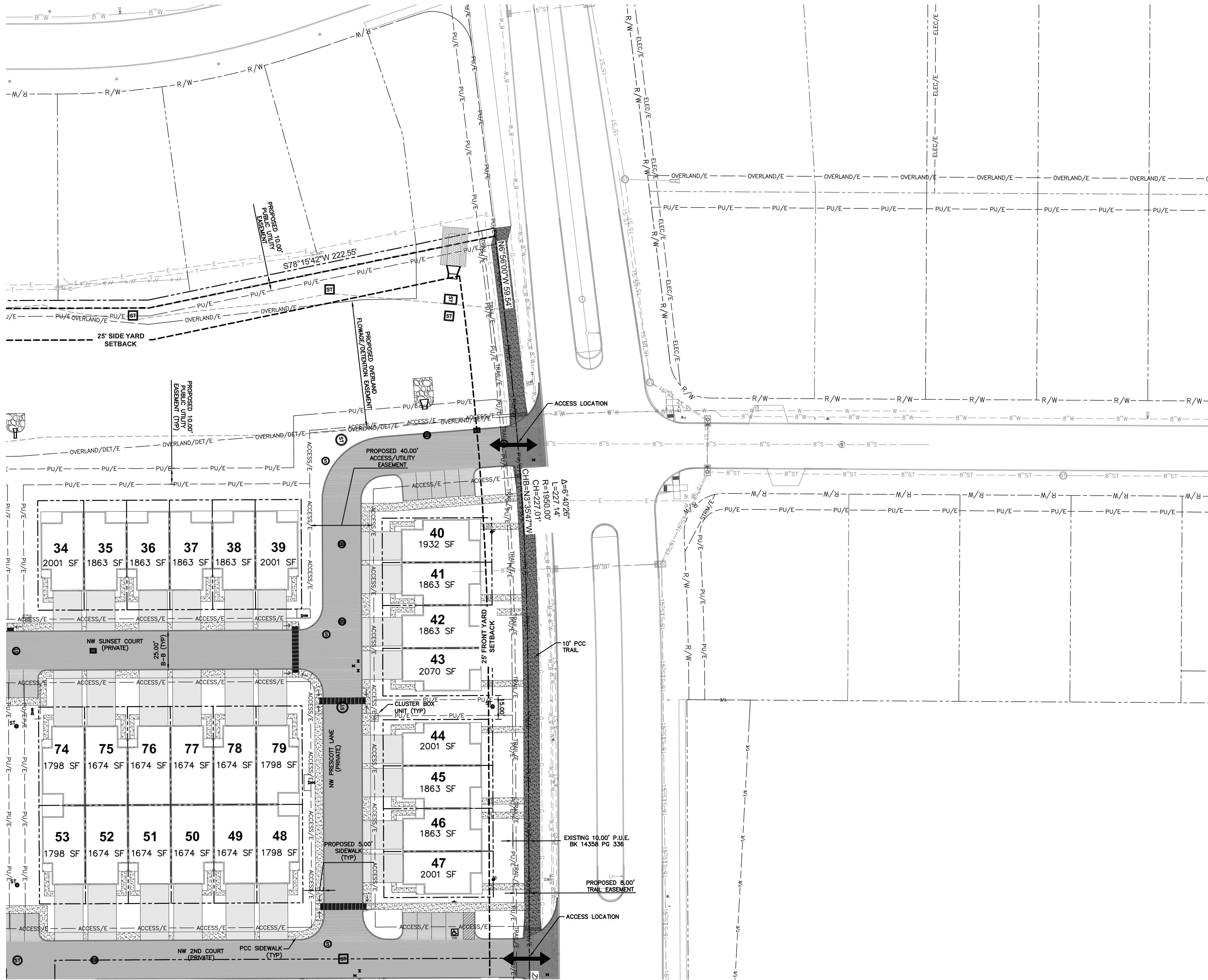
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GRIMES, IA 50111
ZONING: R-4

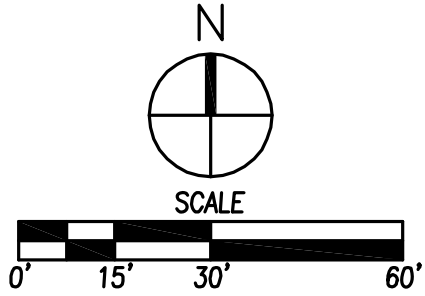
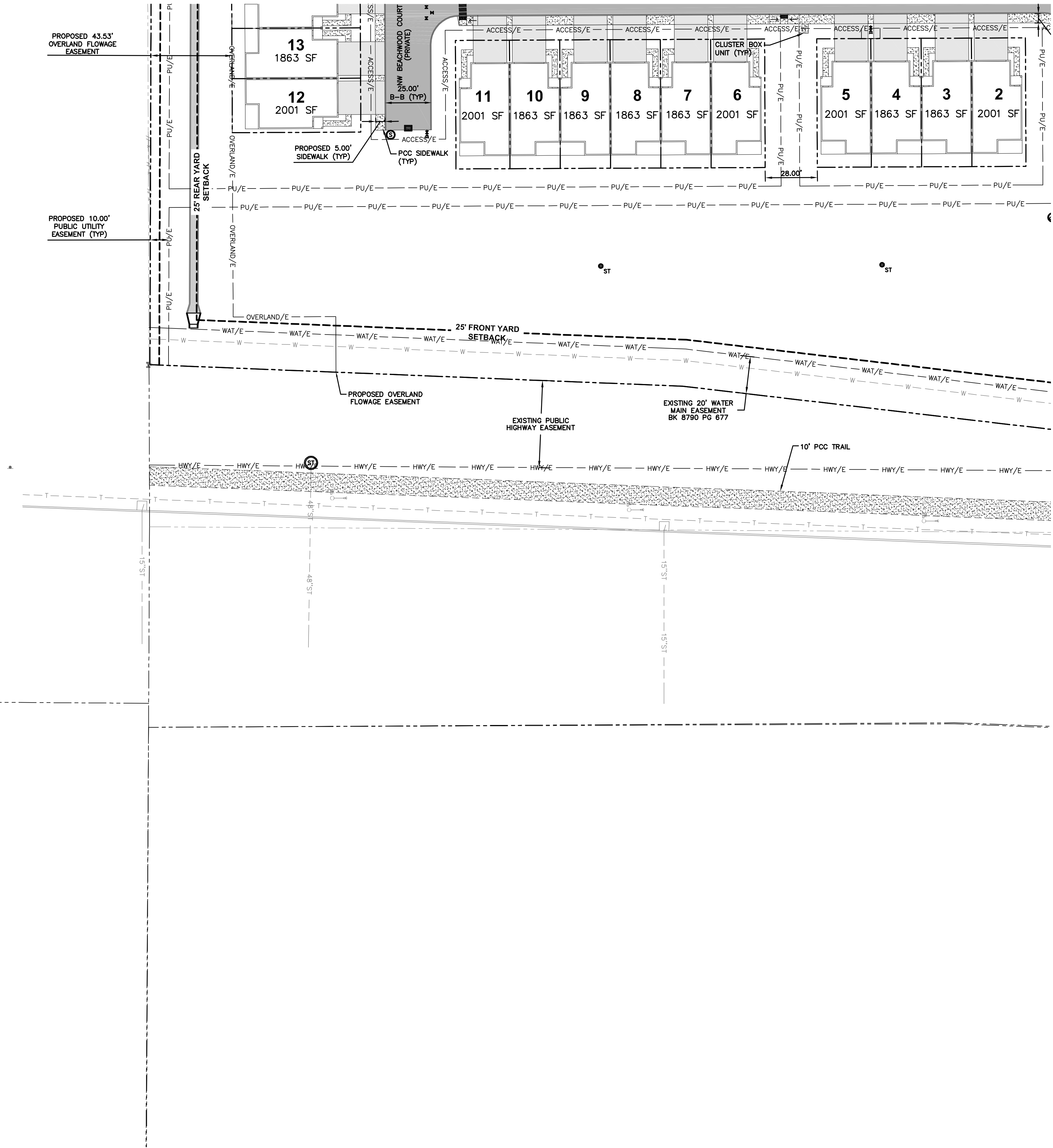
OWNER: STEVEN B ALCOORN
1304 NW 3RD ST
GRIMES, IA 50111
ZONING: R-4

OWNER: FRAMPTON HOMES INC
POB 636
GRIMES, IA 50111
ZONING: R-4

OWNER: IVAN HENDIAS
408 NW BEECHWOOD DR.
GRIMES, IA 50111
ZONING: R-4

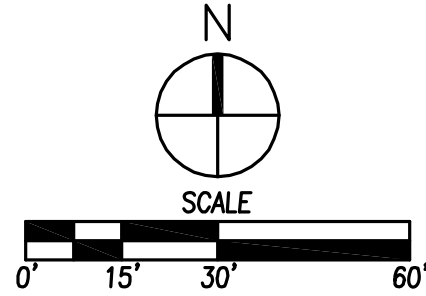
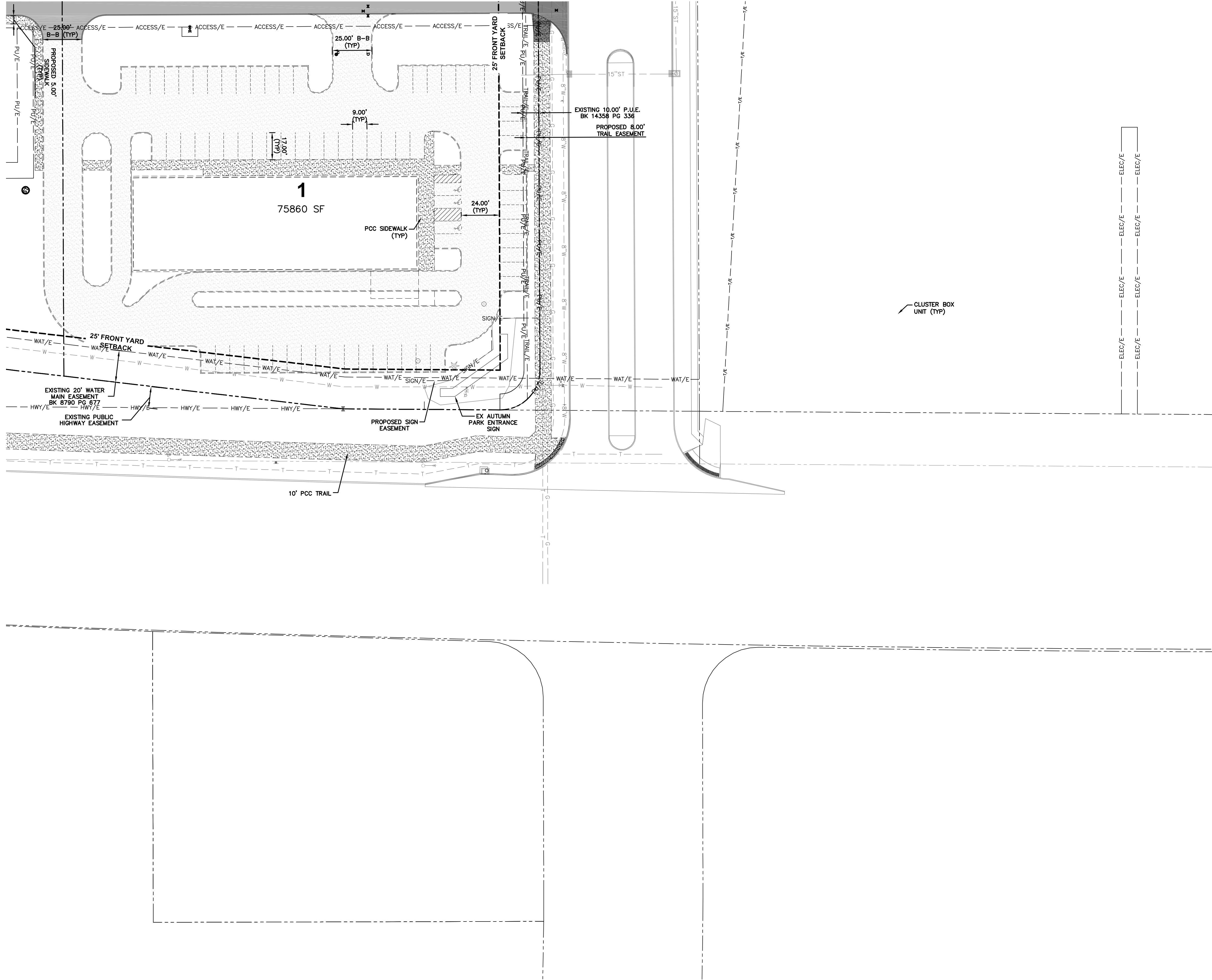






REVISIONS	DATE
SUBMITTAL #2	12/23/19
SUBMITTAL #1	12/11/19

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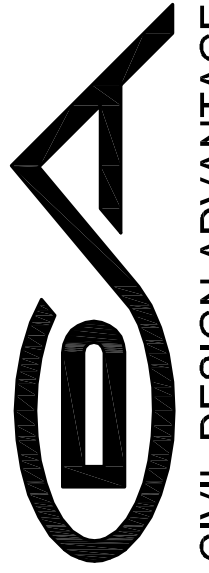


AUTUMN PARK PLAT 7

PRELIMINARY PLAT-DIMENSION PLAN

C1.5

1803.102



GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

ENGINEER:

TECH:

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

REVISIONS

DATE

SUBMITTAL #2

SUBMITTAL #1

12/23/19

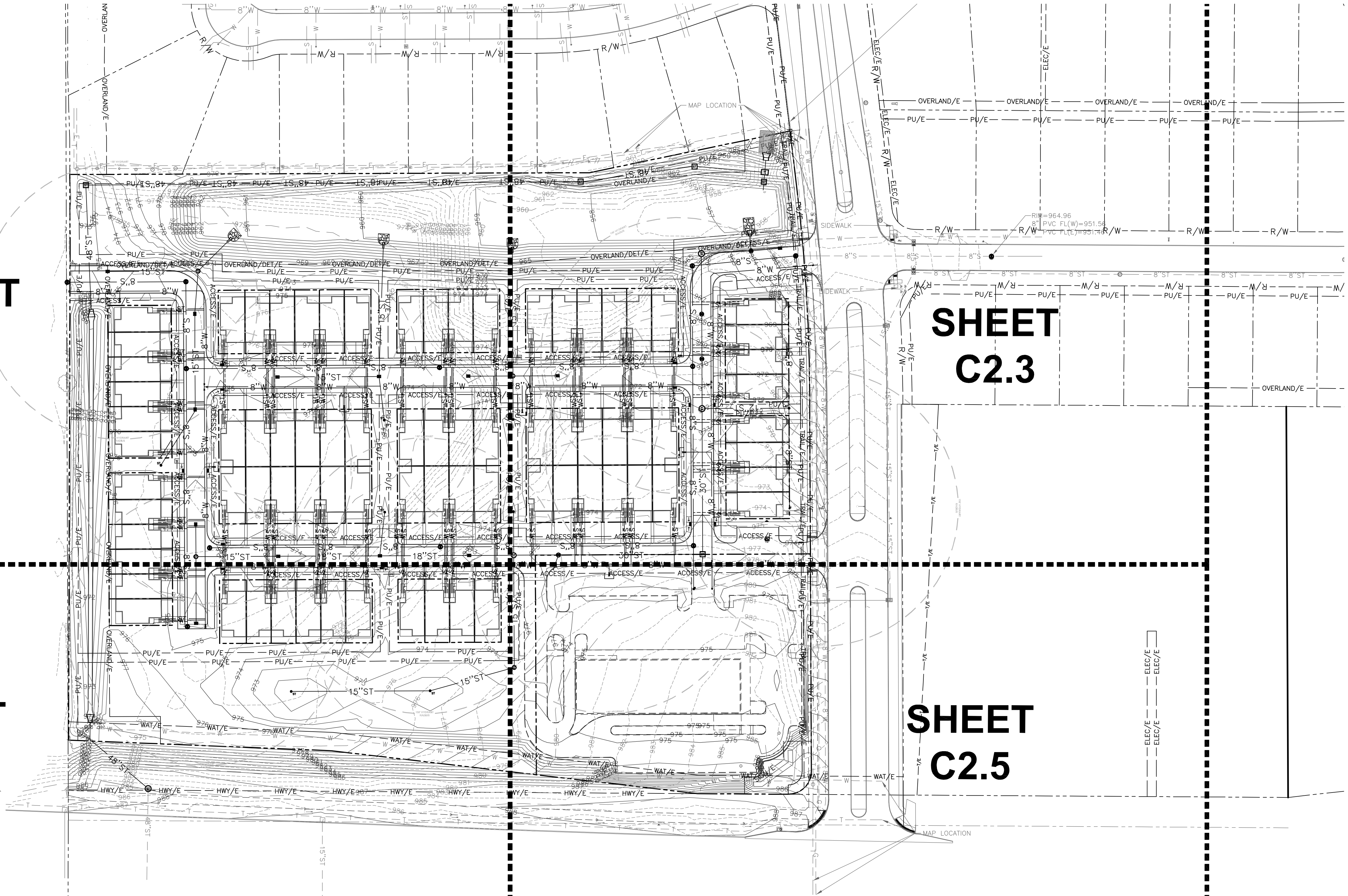
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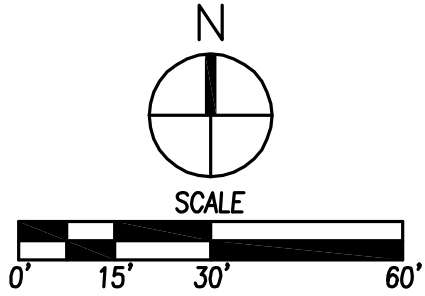
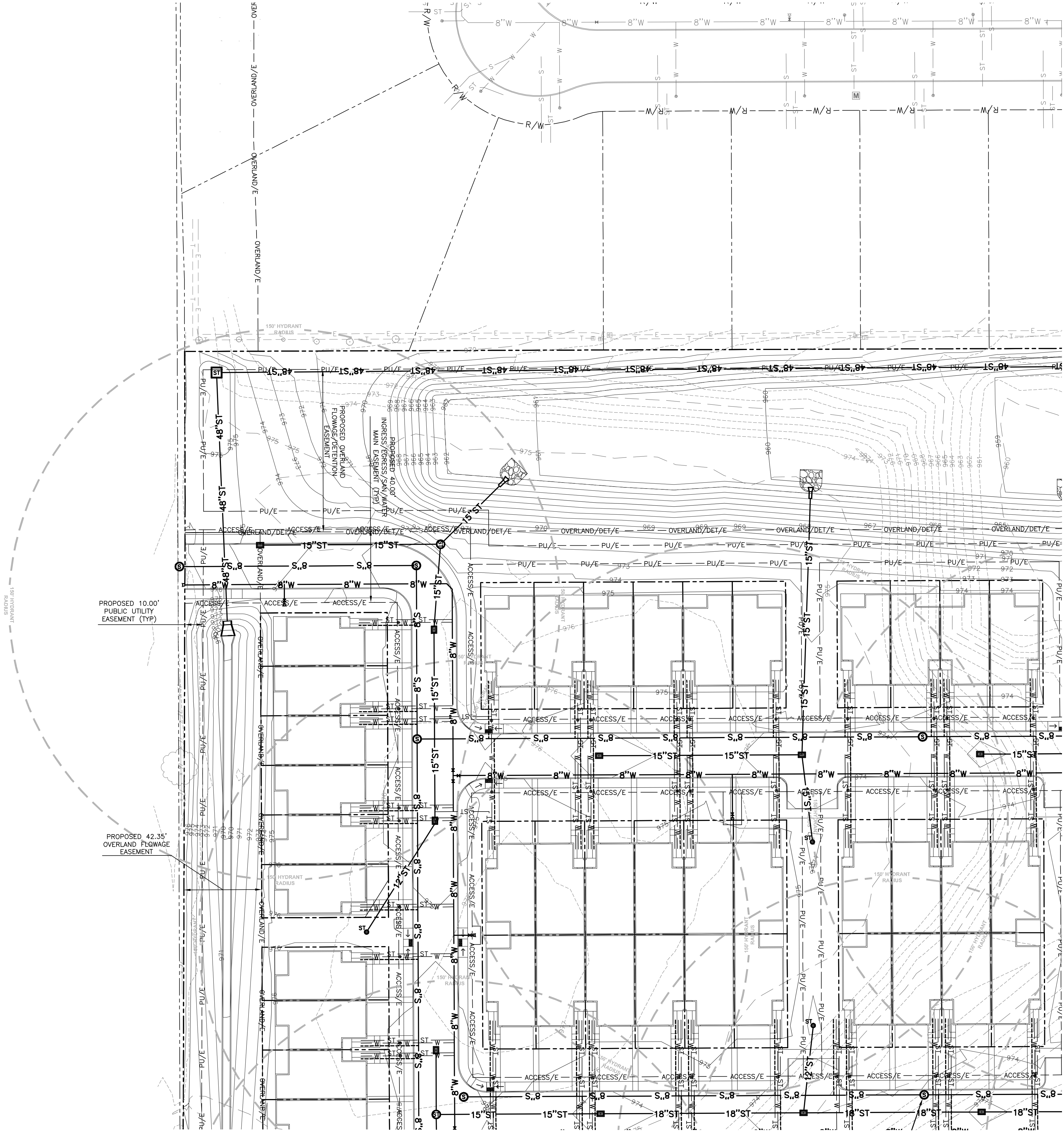
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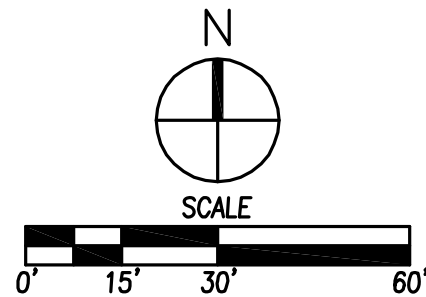
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SHEET
C2.5

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C2.3







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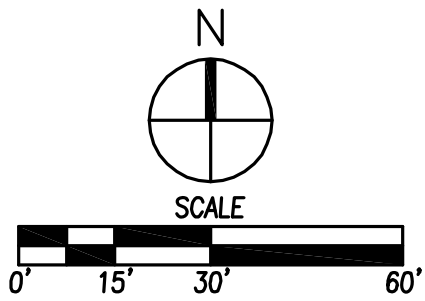
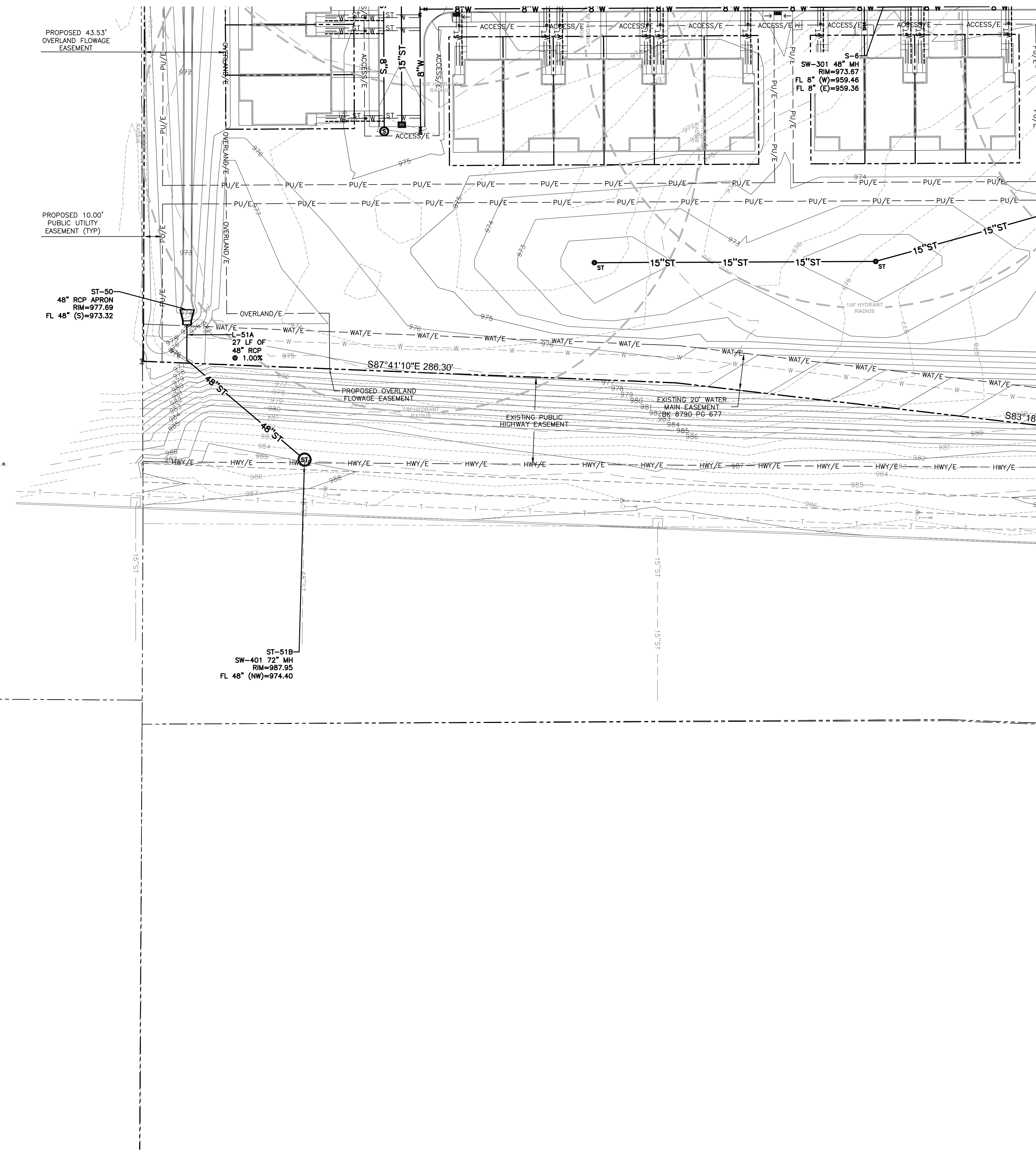
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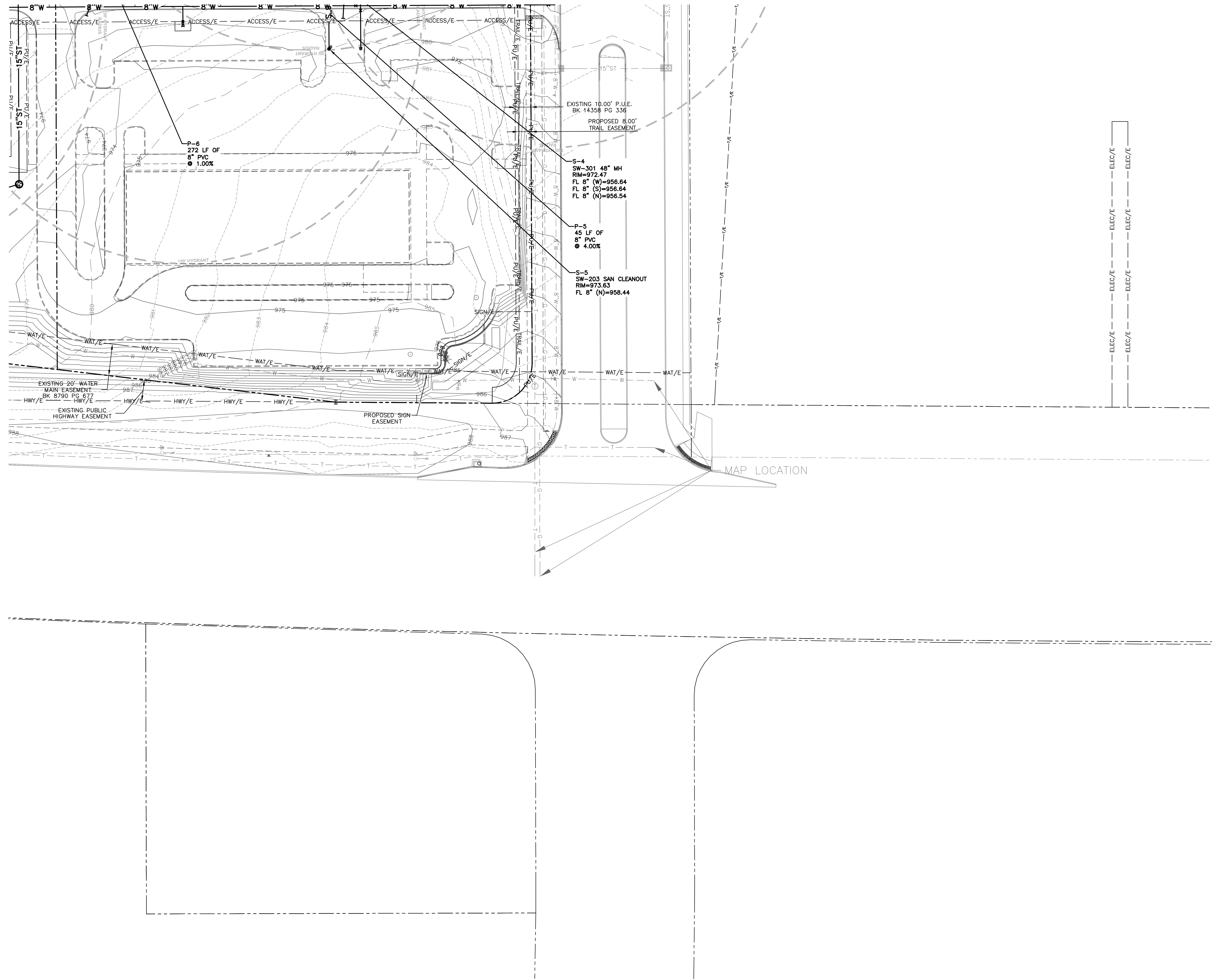
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AUTUMN PARK PLAT 7

PRELIMINARY PLAT-GRADING/UTILITY PLAN

GRIMES, IOWA





Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Alex Pfaltzgraff, Development Services Director
DATE: February 4, 2020
RE: 44 West – Site Plan

GENERAL INFORMATION:

Applicant:

Autumn Park of Grimes LLC

Requested Action

Preliminary Plat and Site Plan

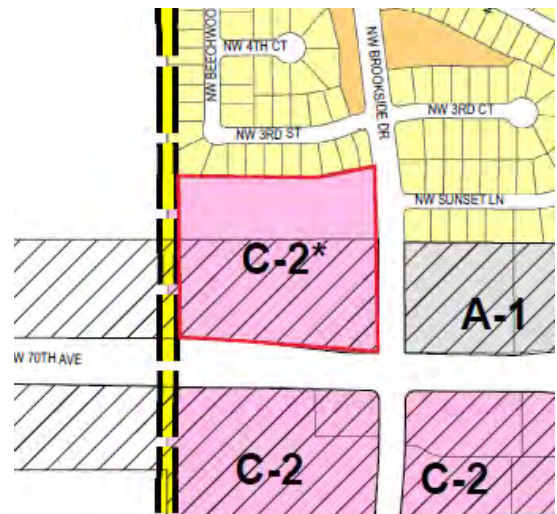
Location

NW Corner of NW Brookside Dr & W 1st St

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Mixed Use	C-2
North	Planned Residential Dev	Low Density Residential	R-4
South	Commercial	Mixed Use	C-2
East	Agricultural/Residential	Low Density Residential	A-1/R-4
West	Agricultural	Mixed Use	A-1

BACKGROUND:

The applicant, is requesting approval of a preliminary plat and site plan for 44 West. The proposed project provides for the construction of 78 townhome units, as well as 10,500 square feet of commercial/retail space.

The property is located within the Transportation Corridor Overlay District, and did receive a special use permit from the Board of Adjustment in 2018. The special use permit allowed for the construction of medium density residential units within a C-2 Zoning District.

The project was previously submitted to the Planning and Zoning Commission, however never proceeded to the City Council for approval.

Since that time, the City Council has amended the ordinance pertaining to special use permits, which imposed a time limit to the existence of permits that had not been acted upon. That ordinance allowed for action to be taken within 6-months of the adoption date of the ordinance. The ordinance became effective September 16th, which thus requires a site plan to be obtained prior to March 16th.

Given the time limit imposed, the applicant has revised the plan and is now requesting approval.

At this time, only approval of the townhomes is being requested. A more detailed site plan for the commercial building come at a later date for approval.

ANALYSIS:

Preliminary Plat:

The preliminary plat provides for the subdivision of the 78 townhomes, common area (Outlot Z) and Lot 1 (commercial development).

Appropriate utilities and easements are shown for the improvements. Further details can be found in the notes below.

Building/Elevations:

The townhomes are proposed to be 2-story, with a basement. All units will have a 2-car attached garage. The arrangement of the units varies from grouping of 4 and 6 units single loaded, and 8 and 12 units double loaded (back to back). Based upon the square footage of the units, a fire suppression system will be required.

One area of note that has changed is with respect to units 40-47. These units have frontage along NW Brookside Drive, and in an effort to increase the aesthetics along the corridor, staff has asked the applicant to prepare elevations that provide for a front entry/porch along the ROW. This will not only add visual interest to this side of the development, but will activate the area from a pedestrian perspective.

The buildings are required to provide a minimum of 50% masonry, of which this is being accomplished with stone and a combination of cement fiber board and EFIS/Stucco.

Additionally, the units vary in color and design, which will help to differentiate the residences within the development.

Site Layout:

The site is proposed to have 2 points of access, both of which are from NW Brookside Drive. Access from W 1st Street is not conducive due to grades and proximity to the intersection.

The northern drive aligns with the existing NW Sunset Lane, and the southern drive aligns with the existing median break. The site circulates with minimum dead ends, and provides for a stub access to the western development piece. All proposed roadways are to be private.

Garbage will be handled with each unit via residential containers, therefore no dumpster enclosure is necessary.

Sidewalk is being provided along both sides of the private drives, with crossings at the intersections. Mailbox clusters are shown throughout the site with pedestrian access.

Parking:

Based upon the number of units provided, a total of 156 parking spaces are required. As shown 177 parking spaces are provided (2 drive way spaces per unit, and off-street visitor parking). In addition to the exterior surface stalls, each unit has 2 covered spaces within the attached garage.

Landscaping/Streetscape:

The site is required to provide a minimum of 40% open space. As proposed, the site will provide 60% open space.

While there is no minimum landscaping requirements in this zoning district, the ordinance does require that trees and shrubs be planted within the open spaces and parking lot

islands. As shown, the site provides for a number of plantings along the north boundary, where there is a land use change (single family – medium density). Additionally, trees are planted within the front of each units, as well as along the street frontages (W 1st and NW Brookside).

Utilities:

Sanitary sewer access is provided from an existing 8" within the NW Brookside Drive ROW. The sewer is proposed as public, and will be extended to the western property line.

Water is provided from an existing 8 "main within the NW Brookside Drive ROW. A new public 8" water main will be constructed within the site, and in similar fashion, will be extended to serve the adjoining property.

Storm water detention is being handed with a basin along the north side of the site.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for 44 West, subject to any remaining staff comments.

CITY OF GRIMES

A handwritten signature in black ink, appearing to read "Alex Pfaltzgraff", written in a cursive style.

Alex Pfaltzgraff
Development Services Director



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~December 17, 2019~~

December 31, 2019

Civil Design Advantage

Attn: Nikki Neal

3405 SE Crossroads Drive, Suite 6

Grimes, IA 50111

RE: 44 West

Dear Ms. Neal:

The Development Services Department is in receipt of a proposed Site Plan, Preliminary Plat, Construction Drawings and Final Plat for 44 West. Based on the review of the provided submittal materials, staff have the following comments:

Preliminary Plat Comments

- ~~1. Please provide street names and note private.~~
- ~~2. Please extend the watermain on the south east west street to the watermain within NW Brookside Drive.~~
3. Please note that a petition and waiver will be required for the future sidewalk adjacent to Lot 1 and future trail along W 1st St. **Provided.**
- ~~4. Please modify the northern Overland flowage Easement, to Overland Flowage and Detention Easement.~~
- ~~5. Please revise the Access Utility Easement label to 40 feet.~~
- ~~6. On Sheet C1.2, there is a note for a Proposed 10 foot PUE, however the linework does not correspond correctly. Please revise.~~
- ~~7. On sheet C1.4, there is an overhead electric line easement that runs through Unit 8. Please note what will happen to the easement.~~
- ~~8. Please note that buildings in excess of 8,000 gross square footage (above grade, below grade and garage square footage combined), will need to be constructed with a fire suppression system.~~

Final Plat Comments

- ~~9. Please label all easements and widths.~~
- ~~10. Please address the Overhead Electric Line Easement on Unit 8~~
11. Please provide an MPE sheet for all units impacted. **No MPE's are shown or provided on separate sheet.**
- ~~12. Please modify the northern Overland flowage Easement, to Overland Flowage and Detention Easement.~~
13. The following legal documents need to be provided for review:
 - Title Opinion
 - Consent(s) to Plat
 - Treasure's Certificate
 - County Subdivision Name Approval
 - Easement (documents)
14. A copy of the Declaration of Covenants, Restrictions and Easements will need to be provided for review.
15. A copy of the HOA Declaration and Bylaws will need to be provided for review.
16. A copy of the executed Mid-American Energy electric and Black Hills gas distribution agreement will need to be provided.
17. 4-year maintenance bonds for all of the public improvements, including public trail, water main, and sanitary sewer will need to be provided prior to Council approval.
18. All of the public improvements will need to be complete and ready for acceptance prior to Council approval. If there are remaining punchlist items to complete prior Council approval, staff will prepare an Agreement to Complete.

Site Plan Comments

General Comments

- ~~19. Please label all street name, and note private.~~
20. Please submit a geo-technical report for review. **Please provide when available.**

21. Please submit a lighting plan (photometrics and manufacture cutsheets) for review.
Given units 40-47 orientation, staff questions if lights will be provided along the NE Brookside Drive façade. Staff questions if the wall packs will be auto lit, or controlled by each unit.

Cover Sheet

22. Please revise the Water, Sewer and Building Department Contacts to Grimes Development Services, 410 SE Main St, Unit 102, Grimes, IA 50111, Phone 515-986-4050.
23. Please update the construction schedule.

Sheet C1.1

24. Staff questions if the note to “grind flush” pointing to the existing sanitary clean out is correct?

Sheet C2.1

25. Under General Note # 5 change Construction Division to Engineering Dept.
26. Under the Pavement Thickness change trails to 6” and ROW to 8”.
27. Make the following changes to the City of Grimes Standard Notes for Construction Plans;
- 1.b. Change contact to City of Grimes Engineering for preconstruction meeting.
 - 1.c. Provide stormwater permit
 - 2.e. Use Heat Shrink Sleeve in leu of chimney seals.
 - 2.f. remove comment about Castings in pavement to be boxed out
 - 2.g. Insert Cleaning and Televising to note.
 - 3.e. add AA Manufacturing Tracer Wire Receptacle Model TW-18-2
 - 3.f. Add and the City Engineering Dept. for the results of bacteria test results after US Water.
28. Add additional note after 4.d. regarding the use of O-ring gaskets on storm sewers crossing over watermain per IDNR requirement.

Sheet C2.2

~~29. Label sidewalk width.~~

~~30. Please install a ramp for the USPS mail box cluster near lots 33 & 34 and 18 & 17.~~

~~31. Staff would suggest installing ped ramps at the intersections within the development.~~

Sheet C2.3

~~32. Is the ramp on the inside of street near lot 40 necessary?~~

~~33. Label private street connection to Brookside Dr. as SUDAS type A with 'B' joint.~~

~~34. Please install a ramp for the USPS mail box cluster near lots 33 & 44.~~

~~35. Staff would ask that Units 40-47 be oriented towards NW Brookside Drive, and provide for sidewalk connections to the public walkway.~~

Sheet C2.4

~~36. Install ramp for Mail box cluster near lots 7 & 8.~~

~~37. Please address the overhead electric line easement that runs through Unit 8.~~

Sheet C2.5

~~38. Label private street connection to Brookside Dr. as SUDAS type A.~~

Sheet C3.1

~~39. Please provide overtop elevations for all drainage swales and intakes between units. Note a corresponding MPE for each unit that is impacted.~~

~~40. All sidewalks in the way of overtop/overland routes must be dropped/depressed to allow for the runoff condition.~~

Sheet C3.2

41. Please identify an overtop elevation for the drainage swale running along the west property boundary. **More clearly identify the over top elevation.**

42. Please identify the slope along the bottom of the swale running along the west property line. Note that 2% fall should be targeted. **Staff does not desire to continue using concrete flumes. Adjust to 2% or 1% with an underdrain.**
43. ~~Staff questions if the overflow path between Lots 17/18 (running east) is impacted by the cluster mailbox. Does this present a maintenance issue with wet or winter conditions?~~
44. Staff does not want to continue using low flow flumes, as such, please revise to 2% slope in the bottom of the basin. **The grade needs to be adjusted to 2% or 1% with an underdrain.**

Sheet C3.3

45. Please provide for an emergency overflow/overtop area within the basin berm near the outlet. **More clearly identify the over top elevation. Please show the spillway and protection.**
46. Verify that the overtop elevation will not impact the homes/home sites in Autumn Park Plat 5 (MPE's established) **Please show routing model to demonstrate the units are protected.**
47. Staff does not want to continue using low flow flumes, as such, please revise to 2% slope in the bottom of the basin. **Response noted.**
48. ~~Please address the grade as it transitions from the trail to the units. A minimum 2-foot shelf must be provided along the trail edges. Staff would like to see a more gradual transition to the units.~~

Sheet C3.6

49. ~~Staff questions if there is there an erosion risk for stormwater traveling from DB1 OFF D and OFF E across slope swales? BMP's should be introduced to reduce slope cutting.~~

Sheet C4.2

50. ~~Label dimensions of proposed rip rap area and amounts, all pages.~~
51. ~~Label critical crossings.~~
52. ~~Label casting types, all pages.~~

~~53. The 15" RCP L 42 grade is too steep and the velocity of discharge will be too erosive. Please revise with a drop structure.~~

~~54. Staff questions if the units will have basements. If so, please show sump service lines to each unit.~~

Sheet C4.3

~~55. Verify dimensions on standpipe detail and ST-2 detail match information on Plan sheet.~~

~~56. Label critical crossings.~~

~~57. Does Pipe 1A plan = Pipe 1 on the storm water spreadsheet?~~

58. Please modify blowoff hydrant label.

Sheet C4.4

~~59. Provide a bend or structure in the 48" RCP to direct flow into proposed swale.~~

Sheet C5.1-C5.3

~~60. Correct the Typical Building Layout to reflect the City's service order from Left to right facing the lot, Sanitary, Water, Sump.~~

~~61. In the Dead-end Hydrant Details remove the tracer wire terminal box and utilize the AA Manufacturing Tracer Wire Receptacle Model TW-18-2~~

~~62. Verify outlet structure/standpipe detail (C5.3) and plan notes (C4.3) match.~~

63. The tracer wire terminal box will be attached to the hydrant flange on both details (Dead-end and Typical Hydrant).

64. The Dead-end Hydrant Assembly will utilize a standard hydrant (5.25")

Sheet L1.1-L1.5

65. Please provide a table for the vegetation types. Note that all areas adjacent to the units shall be sodded. A table for the ground cover is needed. Adjust areas adjacent to units for SOD.

~~66. Please provide additional trees east of the unit most adjacent to the commercial site.~~

67. Please provide a standard foundation planting detail for the units. **No detail was provided.**

Elevations

68. Please provide material percentages and call outs on the elevations. Note that for the units that abut the public ROW (W 1st and NW Brookside), a minimum of 50% of the exterior building walls facing the public row shall be brick or masonry (or similar). The remaining material must be 4-6" horizontal lap siding. **Please provide material percentages.**

~~69. Please provide elevations for all 4 sides of the units, and for each unit group (back to back or single loaded).~~

~~70. As noted above, staff would ask that units 40-47 be oriented towards NW Brookside Drive. Please adjust accordingly.~~

~~71. Please provide a detail for the patio areas between the units. Will fences be used? Identify steps for egress, etc. Are decks proposed?~~

~~72. Staff questions how the grade will tie off to the foundations of the units. There are some areas where there is 3-4 feet of grade difference between FFE and adjoining grade.~~

Public Improvement Plans Comments

General Comments

73. Please submit IDNR water/wastewater construction permits for review.

~~74. Label street names on all sheets.~~

~~75. Locate services in a consistent order from left to right facing the lot (Sanitary, Water, Sump.). Locate curb stops at a consistent distance off of back of walk.~~

~~76. Lower the sanitary sewer grades to .5% to allow the sewer to serve more area to the west.~~

~~77. Please add Grimes Development Services, 410 SE Main, Suite 102, Grimes, Iowa, Phone 515-986-4050 in place of the second Public Works Contact.~~

~~78. Please verify the contact for MidAmerican Energy (Dawn Martino retired).~~

~~79. Remove utility contact for Des Moines Waterworks.~~

Sheet 2/11

~~80. Water service lines are to be 1" Type K Copper.~~

~~81. Add clean and televise to note about televising sewer and Vacuum testing (MH's) on Item No. 1-2, Include restrained joint fittings (Megalug) on Item No. 4-7, add Type B:PCC W/Adjusting Mechanism casting on Item No. 9 of the Estimate Reference Information.~~

~~82. Under General Note #21. Add Brick Red color to detectable warnings and cast iron on trails 8-10' wide.~~

~~83. Delete note #24 regarding box outs.~~

~~84. Label 2-5" from breakaway flange to ground on Hydrant Assembly Spot Elevation Reference Detail.~~

Sheet 3/11

~~85. Please don't include temporary blowoff hydrants in the hydrant coverage areas.~~

~~86. Make the following changes to the City of Grimes Standard Notes for Construction Plans;~~

- ~~• 1.b. Change contact to Matt Ahrens with City of Grimes Engineering for preconstruction meeting.~~
- ~~• 1.c. Provide stormwater permit~~
- ~~• 2.e. Use Heat Shrink Sleeve in leu of chimney seals.~~
- ~~• 2.g remove comment about Castings in pavement to be boxed out~~
- ~~• 2.h. Insert Cleaning and Televising to note.~~
- ~~• 3.c. add AA Manufacturing Tracer Wire Receptacle Model TW 18-2~~
- ~~• 3.f. Add and the city for the results of bacteria test results after US Water. Add additional note after 4.d. regarding the use of O ring gaskets on storm sewers crossing over watermain per IDNR requirement.~~
- ~~• 4.e. Insert Cleaning and Televising to note.~~

Sheet 4/11

~~87. Adjust leader for critical crossing callout at 1+75 +/- (Storm/water pointing to Storm/sanitary)~~

~~88. Is there a reason that there is a valve installed on each side of a hydrant tee? If not, these can be deleted.~~

~~89. Label 5.5' depth min. for water main in the profile on all sheets.~~

Sheet 5/11

~~90. Add and note to remove existing clean out and verify depth, size and material of existing main at proposed sanitary MH S-1. Show existing main in profile.~~

~~91. It appears there is a FL north or south in MH S-1 in the profile, is this correct?~~

~~92. Show valve in the profile for the tapping sleeve and valve at main connection.~~

~~93. Label all lot numbers.~~

Sheet 6/11

~~94. It appears there are extra services not needed at lot 66 & 72.~~

~~95. Please provide services to lot 68.~~

~~96. Label critical crossing at 18+75 +/- for the storm/water.~~

Sheet 7/11

~~97. Please provide services to lots 68 & 74.~~

~~98. It appears there are extra services at lot 72.~~

~~99. Label critical crossing at 20+75 +/- for the storm/water.~~

~~100. ——— Sheet 8/11 — Plan and Profile~~

~~101. ——— Sheet 9/11 — Plan and Profile~~

~~102. ——— Connect watermain to existing main on Brookside by use of a tapping sleeve and valve.~~

- ~~103. Adjust leader for critical crossing callout at 30+60 +/- (Storm/water pointing to Storm/sanitary).~~
- ~~104. Show storm sewer in profile at 30+75 +/-.~~
- ~~105. Label lot numbers.~~

Sheet 10/11

- ~~106. Add an additional permanent hydrant for coverage as the proposed temporary blowoff hydrant at 35+24 will be removed in the future and should not be used in the hydrant coverage plan.~~
- ~~107. Please add an additional valve a minimum of 40' from end of main and after the last service.~~

Sheet 11/11

- ~~108. Please provide a MH at permanent ends of sanitary mains, 40+23.~~

SWPPP

- ~~109. Please provide the SWPPP book for review.~~

SWMP

- ~~110. Page 4: Note that the SCS method for basin routing is covered in SUDAS Design Section 2B-5.~~
- ~~111. Page 5: The allowable release rate for the post development 100-year storm should not exceed the pre-development 5-year storm.~~
- ~~112. Page 6: Add drainage areas and associated curve numbers for the west and north swales. This will help verify the composite CN value.~~
- ~~113. Pages 5, 19: Show and review the TC drainage path {100' Sheet / 476' SC / 456' Channel}. The path provided seems to start as a channel and continue for 660 ft before dropping into the basin as concentrated flow. Review channel path, slopes, cross section, and resulting velocities and travel times. Short grass pasture Manning used is OK.~~
- ~~114. Page 19: For BD1, are there different ground covers in the 12 acres? Both cultivated (used for sheet flow) and short grass cover (used for shallow concentrated) were used. Please rectify as necessary.~~

- ~~115. Page 45: For DB OFF B, was 4.55 cfs discharge for 100-year event accepted by the City in an earlier stormwater report? Please note how this was derived.~~
- ~~116. Page 61: Many invert and structure elevations, pipe slopes and lengths, and other dimensions do not match plan pages C4.3 and Detail 2, C5.3. Please correct plans and update plans, report, and C3D Hydrographs model.~~
- ~~117. Page 61: C3D Hydrographs—move Culvert/Orifice Structures [B] and [C] to Weir Structures columns [A] and [B] if used as weirs.~~
- ~~118. Page 61: C3D Hydrographs—for perforated riser (Culvert/Orifice Structure [D]), verify invert is elevation at which the lowest hole begins. Also verify the length of riser.~~
- ~~119. Page 61: Provide stage storage and associated infrastructure to detain the 100-year storm and release equal to or less than 5-year pre-development storm.~~
- ~~120. Page 61: Provide stage storage and associated infrastructure to detain the channel protection volume (1-year storm).~~
- ~~121. Page 89: Many invert and structure elevations, pipe slopes and lengths, and other dimensions not matching plan pages. Verify & update before final stormwater report.~~
- ~~122. Page 89: Is DA 16 0.26 or 0.29 Acres? Verify and update.~~
- ~~123. Page 89: Pipe L 33 is not carrying combined flows as shown (same value as L 32 which carries combined flows from L 33, L 34, and L 35).~~
- ~~124. Page 89: Calculate and show intake by pass of structure ST 6 which will flow onto NW Brookside Drive.~~
- ~~125. Page 89: Are sump pump laterals being installed in any of the units?~~
126. Pages 4 & 5: Per the Project Description for the Proposed Site Conditions on Page 4, and the Drainage Basin (DB 1) Summary on Page 5, include DB 1 UND A (0.76 acres) as part of DB1. Since DB1 UND B (0.17 acres) runs offsite (to NW Brookside Drive), do not include this in the drainage calculations. The intent of comment #109 was not to separate the west swale, but show it and the north basin/swale as DA's on the SWMP map (page 106). We are OK to keep the site as one large drainage area = 11.83 Acres (DB 1). Please show calculations on the composite curve number for DB 1. Said update will impact all routing. WQv and Cpv were computed with 11.07 acres instead of 11.83 acres.

127. Page 5: If the 100-year post-development storm is held to the 5-year pre-development storm, is there a reason to compute 50-year storm metrics?
128. Page 5: The allowable release rate for the post-development 100-year storm should not exceed the pre-development 5-year storm. See ISWMM C1,S5,C,4c.1 and SUDAS Design 2A-4,C,2,f3.b.
129. Page 5: Recalculate all metrics as necessary after 11.83 acres is used.
130. Page 6: Verify composite CN number for DB 1=11.83 acres.
131. Pages 5, 19: Verify vertical fall for the different flow segments. Existing survey indicates about 20-ft. of fall. First submittal had 20.4-ft. of fall. This submittal has 16.0-ft. of fall. Recalculate TOC.
132. Page 19: Verify sheet flow coefficient and shallow concentrated flow equation. The existing parcel is not cultivated crops. We are OK to use as dense grass/lawns.
133. Page 61: Many invert and structure elevations, pipe slopes and lengths, and other dimensions do not match plan pages C4.3 and Detail 2, C5.3. Please correct plans and update plans, report, and C3D Hydrographs model.
134. Page 65-69: Hydrograph #4: Include DB1 UND A in overall DB1 computations with revised composite curve number as necessary. Hydrograph #5: Verify DB 1 UND B is offsite flow and will not require a hydrograph. The same applies to the 5, 50, and 100 years storms.
135. Page 89: Many invert and structure elevations, pipe slopes and lengths, and other dimensions not matching plan pages. Verify & update before final stormwater report.

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

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: December 23, 2019
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: TBD at 5:30 at the Grimes City Hall

COUNCIL MEETING: TBD at 5:30 at the Grimes City Hall

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

Sincerely,

A handwritten signature in black ink, appearing to read "Alex Pfaltzgraff". The signature is fluid and cursive, with the first name "Alex" written in a smaller, more compact script than the last name "Pfaltzgraff".

Alex Pfaltzgraff
Development Services Director



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of January 28, 2020

AGENDA HEADING:

44 West Site Plan Approval

SYNOPSIS:

The applicant, is requesting approval of a Site Plan for 44 West. The proposed preliminary plat will allow for the future construction of 78 townhome units, as well the reservation of 1.75 acres of commercial/retail space.

The property is located within the Transportation Corridor Overlay District, and did receive a special use permit from the Board of Adjustment in 2018. The special use permit allowed for the construction of medium density residential units within a C-2 Zoning District. At this time, the applicant

The project was previously submitted to the Planning and Zoning Commission, however never proceeded to the City Council for approval.

Since that time, the City Council has amended the ordinance pertaining to special use permits, which imposed a time limit to the existence of permits that had not been acted upon. That ordinance allowed for action to be taken within 6-months of the adoption date of the ordinance. The ordinance became effective September 16th, which thus requires a site plan to be obtained prior to March 16th.

Given the time limit imposed, the applicant has resurrected the project and is now requesting approval.

The project is largely similar to what was previously approved. Staff has addressed concerns related to the aesthetics of the units, as well as landscaping/screening from the single-family development to the north. Site circulation has also increased and become more efficient.

The last concern was related to the size of the commercial development. Staff analyzed the existing Brookside Commercial development to the south-east of the subject site, and has generally found that when comparing the lot size to square footage, the two developments are similar. A more detailed summary of these conclusions was provided to the Planning and Zoning liaison, and is included in your packet.



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

The applicant has provided an updated commercial concept for the site. The concept now shows a total of 15,400 square feet of commercial spaces, contained within two buildings on the site. Each building has space and parking allocated for restaurant uses. Drive throughs are also provided for said restaurant uses if ultimately desired. Again, this is conceptual only, and approval is not being offered for the commercial property. A more detailed site plan will come later when the owner is ready to develop that portion.

The applicant has also provided information related to the costs of the units. They are estimating the cost of the outer units to be \$250,000 and the internal units to be \$225,000.

This will generate approximate \$10,500,000 in taxable value for the residential component, and \$3,500,000 for the commercial component. Totaling \$14,000,000 in total taxable value over the 12 acre site.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approve Rezoning – 2006

Approve PUD Amendment – 2012

Approve Zoning Ordinance Modification - 2016

Approve Zoning Ordinance Modification - 2019

BOARD/COMMISSION ACTION(S):

Approve Special Use Permit – 2018 (Board of Adjustment)

Recommendation of Approval – 2018 (Planning and Zoning)

Recommendation of Approval – 2020 (Planning and Zoning)

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the Site Plan for 44 West, subject to any remaining staff comments.

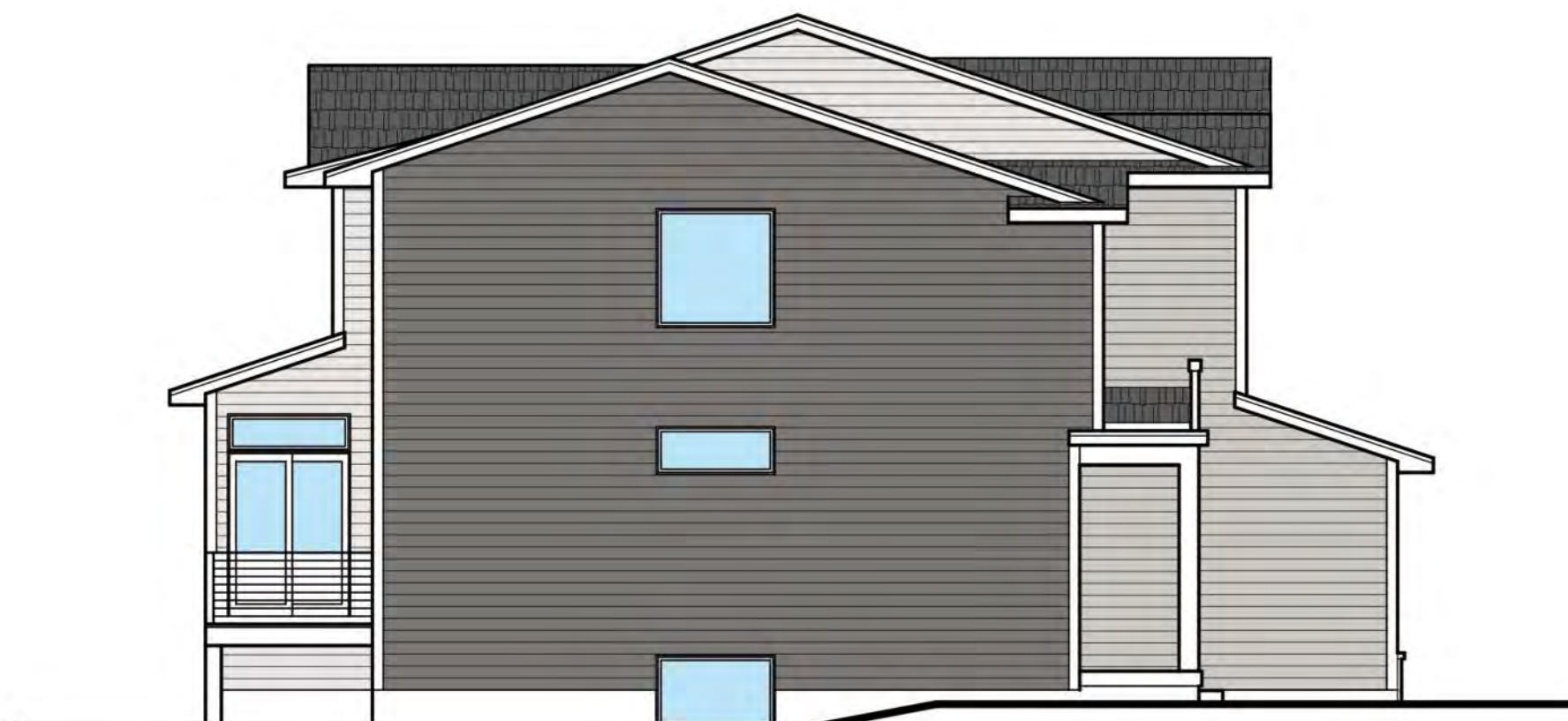


Autumn Park Plat 7 - Townhomes

4 AND 6 PLEX - RAISED 2 STORY



6 PLEX - FRONT ELEVATION



6/4 PLEX - SIDE ELEVATION



4 PLEX - FRONT ELEVATION



6 PLEX - REAR ELEVATION



Autumn Park Plat 7 - Townhomes

8 AND 12 PLEX - BACK TO BACK



8 PLEX - FRONT/REAR ELEVATION



6/4 PLEX - SIDE ELEVATION



4 PLEX - FRONT ELEVATION



12 PLEX - FRONT/REAR ELEVATION

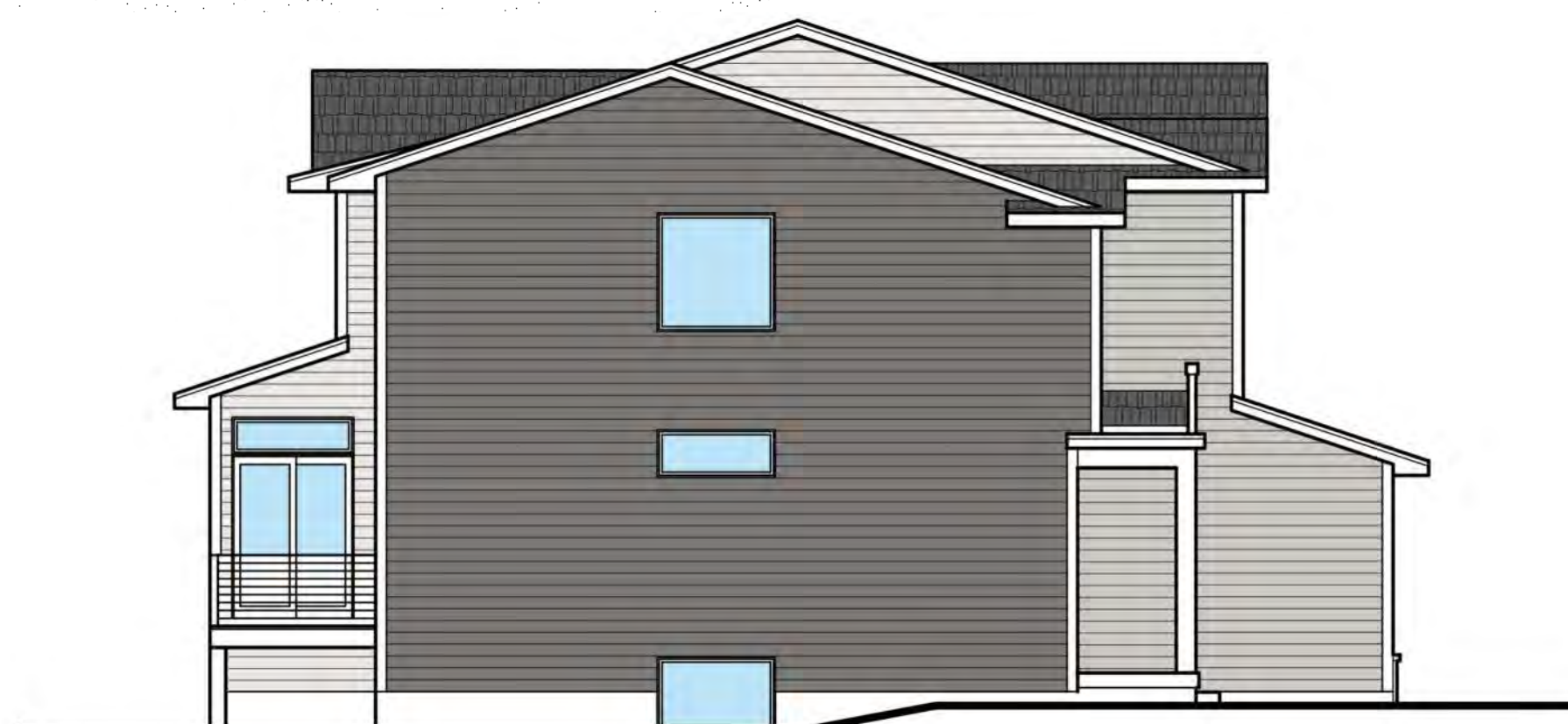


Autumn Park Plat 7 - Townhomes

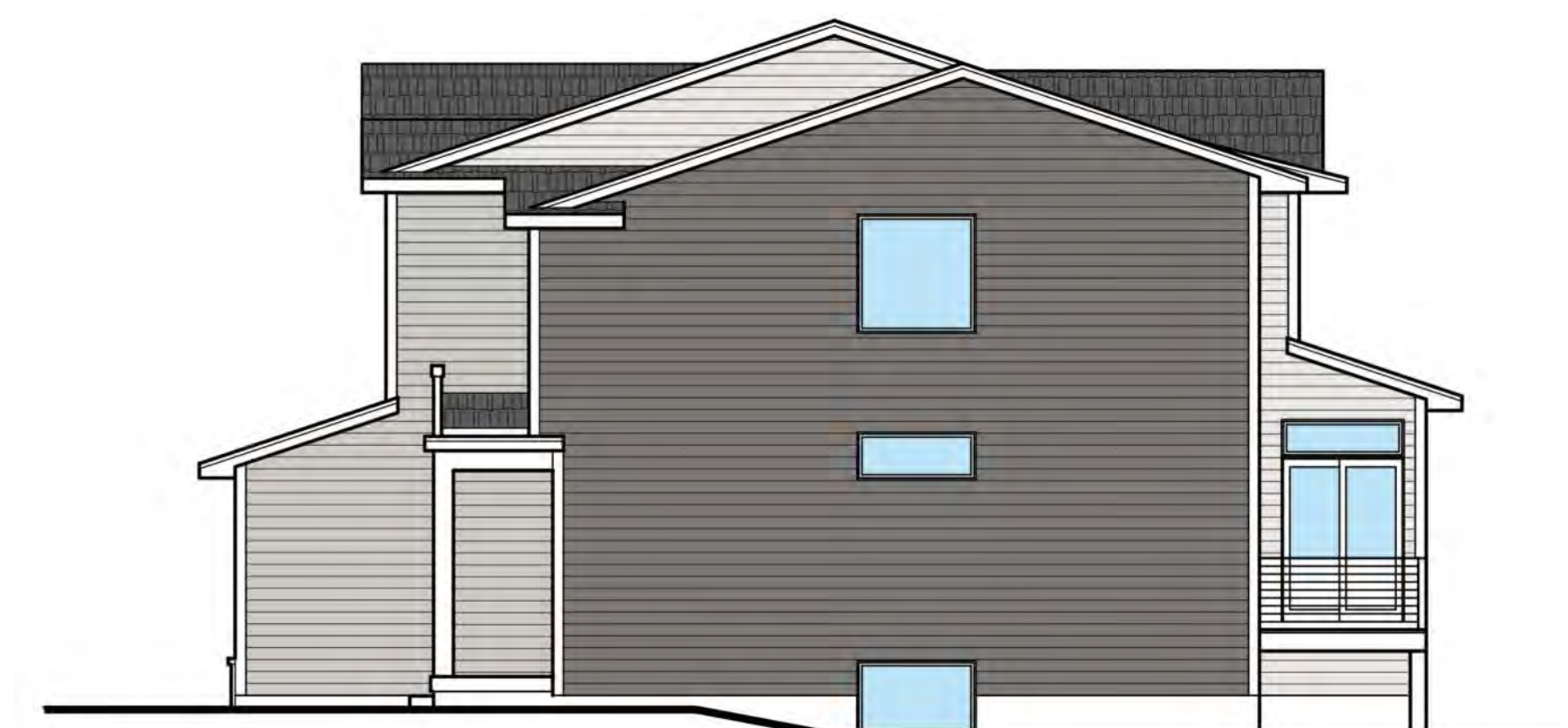
REAR ENTRY - NW BROOKSIDE DR



4 PLEX - REAR ELEVATION



4 PLEX - LEFT ELEVATION



4 PLEX - RIGHT ELEVATION



4 PLEX - FRONT ELEVATION

From: [Alex Pfaltzgraff](#)
To: jillaltringer@gmail.com
Cc: [Jake Anderson](#)
Subject: 44 West
Date: Friday, January 10, 2020 7:55:00 AM

Jill: I just wanted to follow up on our discussion after the P&Z meeting. I completed some addition research, and wanted to share to get your thoughts.

I evaluated the Brookside Commercial development (Mercy, Natavi and Anytime), and came up with the following:

Square Footage

Lot 1 is 2.51 acres and has 14,568 square feet of building space. That equates to 5,803.98 square feet per acre.

Lot 2 is 1.52 acres and has 9,876 square feet of building space. That equates to 6,497.37 square feet per acre.

Lot 3 is 1.39 acres and has 9,774 square feet of building space. That equates to 7,031.65 square feet per acre.

Lot 4 is 2.39 acres and is undeveloped.

Based upon those figures, the average square foot of building space per acre over the entire development is 6,444.

The 44 West commercial lot is 1.75 acres, and in concept, they proposed 10,500 square feet of building space. That equates to 6,000 square feet per acre.

Developable Area

I removed any storm water management responsibility, and grade issues and came up with the following.

The Brookside Commercial Development has a total of 7.81 acres of developable area.

The 44 West Development has a total of 8 acres of developable area.

I would consider this equal for the sake of comparison and will use 8 as the baseline.

Using your desire of 1/6th commercial, they would need to preserve at least 1.33 acres of development. Based upon what was presented, they have provided 22% of the developable area as commercial (1.75 acres).

Value

Brookside Commercial is anticipated to have a total taxable value of \$8,800,000. Note that this is estimated due to the vacant lot and partial valuations.

44 West is anticipated to have a taxable valuation of \$9,600,000. This is also estimated, and uses a figure of \$175,000 per unit, and \$200/square foot for commercial. This is consistent with other developments in the area.

Proposal

-

I believe that it is possible to get the square footage of commercial development up in the concept. Multiple buildings may become challenging, but the concept of placing a larger building on the site is doable. I plan to shoot for above 15,000 square feet, as that would get close to the 10,000 square feet per acre.

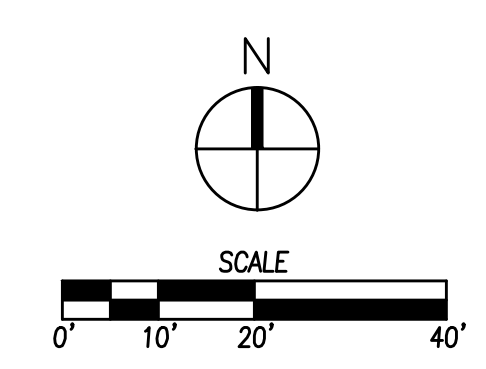
I will plan to reach out to the 44 West team and ask them to make some revisions. As a reminder, this project will go before the Council on January 28th.

As always, let me know if you have any questions.

Thanks,

Alex Pfaltzgraff, AICP, CFM | Development Services Director
City of Grimes | 410 SE Main Street, Suite 102 | Grimes, IA 50111
PH: 515-986-4050 |
apfaltzgraff@grimesiowa.gov | www.grimesiowa.gov





SUBMITTALS & REVISIONS	DATE
REVIEW:	01/22/2020



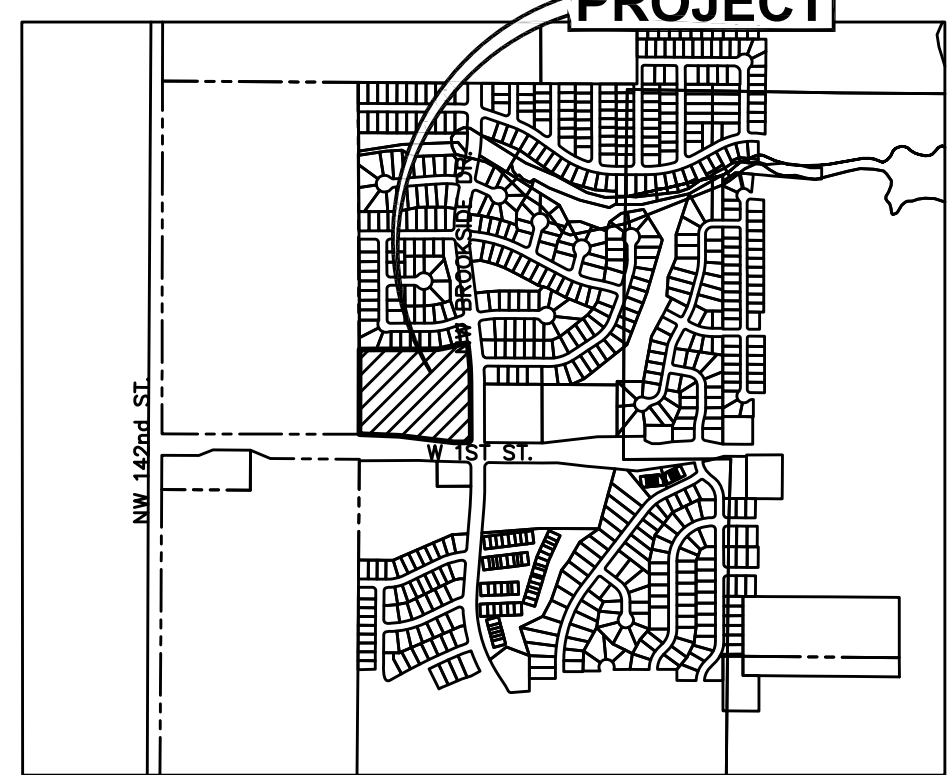
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FILE DATE: 1/22/20
PLOTTED BY: KEITH MEGGEN
TECH:
DATE PLOTTED: 1/22/2020 4:29 PM
COMMENT:
ENG:

SITE PLAN FOR:
44 WEST
200 NW BROOKSIDE DRIVE
GRIMES, IA

VICINITY MAP

NOT TO SCALE



APPLICANT/OWNER:

DRAKE HOMES
CONTACT: CHRISTY DRAKE
1300 50TH ST.
WEST DES MOINES, IOWA 50266
PH: (515) 202-9500

ENGINEER/ SURVEYOR:

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: KEITH WEGGEN
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400
FX: (515) 369-4410

POTABLE WATER:

GRIMES DEVELOPMENT SERVICES
410 SE MAIN ST, UNIT 102
GRIMES, IA 50111
PH: (515) 986-4050

SANITARY SEWER:

GRIMES DEVELOPMENT SERVICES
410 SE MAIN ST, UNIT 102
GRIMES, IA 50111
PH: (515) 986-4050

ELECTRICAL POWER:

MIDAMERICAN ENERGY
666 GRAND AVE
DES MOINES, IA 50309
CONTACT: JIM KIESLER
PH: (515) 252-6472

STORM SEWER:

GRIMES DEVELOPMENT SERVICES
410 SE MAIN ST, UNIT 102
GRIMES, IA 50111
PH: (515) 986-4050

TELEPHONE:

CENTURY LINK
2103 E. UNIVERSITY AVENUE
DES MOINES, IA 50317
CONTACT: TOM STURMER
PH: (303) 664-8090

GAS:

BLACK HILLS ENERGY
1701 48TH STREET
WEST DES MOINES, IA 50266
CONTACT: MIKE FASTENEAU
PH: (515) 343-2012

BUILDING DEPARTMENT:

GRIMES DEVELOPMENT SERVICES
410 SE MAIN ST, UNIT 102
GRIMES, IA 50111
PH: (515) 986-4050

LEGAL DESCRIPTION

LOT 2--LOT 25 OF AUTUMN PARK PLAT 7

ZONING

C-2* GENERAL AND HIGHWAY SERVICE
COMMERCIAL DISTRICT

*PER THE MAY 15, 2018 GRIMES CITY COUNCIL
MINUTES, A SPECIAL USE PERMIT WAS GRANTED
FOR R-3 USE IN A C-2 ZONE

TRANSPORTATION CORRIDOR MIXED USE
DEVELOPMENT OVERLAY DISTRICT

LAND USE

EXISTING: UNDEVELOPED

PROPOSED: MULTI-FAMILY DWELLINGS

DEVELOPMENT SUMMARY

SITE AREA 12.00 AC (522,603 SF)

SETBACKS

FRONT: 25'
SIDE: 25'
REAR: 25'

OPEN SPACE

REQUIRED: 209,041 SF (40%)
PROVIDED: 312,513 SF (60%)

IMPERVIOUS AREA

PROPOSED BUILDINGS: 91,098 SF
PROPOSED PAVING: 96,711 SF
PROPOSED SIDEWALK: 15,621 SF
FUTURE BUILDING: 10,800 SF
FUTURE PAVING: 37,359 SF
FUTURE SIDEWALK: 3,150 SF
254,739 SF

RESIDENTIAL UNITS

UNITS PROPOSED: 78 UNITS
DENSITY: 6.5 UNITS/ACRE

PARKING

RESIDENTIAL (2 SPACES/UNIT)
REQUIRED: 156 SPACES
PROVIDED: 177 SPACES

COMMERCIAL (1 SPACE/250 GFA)

REQUIRED:
STANDARD: 42 SPACES
ACCESSIBLE: 2 SPACES
44 SPACES
PROVIDED:
STANDARD: 69 SPACES
ACCESSIBLE: 3 SPACES
72 SPACES

PARKLAND CALCULATION

REQUIRED: 78 UNITSx1.954x0.005= 0.762 ACRES

*OWNER IS PAYING FOR PARKLAND DEDICATION IN LIEU OF
DEDICATING LAND.

DATE OF SURVEY

JULY 27, 2018

BENCHMARKS

DALLAS COUNTY GPS MONUMENT G-136 NW
CORNER OF 44TH AND 142ND.
ELEVATION=999.67

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = MARCH 2020
ANTICIPATED FINISH DATE = MARCH 2021

SUBMITTALS

SUBMITTAL #1: 12/11/2019
SUBMITTAL #2: 12/23/2019
SUBMITTAL #3: 01/23/2020

INDEX OF SHEETS

NO.	DESCRIPTION
C0.0	COVER SHEET
C1.1	TOPOGRAPHIC SURVEY/ DEMOLITION PLAN
C2.1	DIMENSION REFERENCE PLAN
C2.2-C2.5	DIMENSION PLAN
C3.1	GRADING REFERENCE PLAN
C3.2-C3.5	GRADING PLAN
C3.6	EROSION AND SEDIMENT CONTROL PLAN
C4.1	UTILITY REFERENCE PLAN
C4.2-C4.5	UTILITY PLAN
C5.1-C5.3	DETAILS
L1.1	LANDSCAPE REFERENCE PLAN
L1.2-L1.5	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED

SECTION LINE

CENTER LINE

PERMANENT EASEMENT

TYPE SW-501 STORM INTAKE

TYPE SW-503 STORM INTAKE

TYPE SW-505 STORM INTAKE

TYPE SW-506 STORM INTAKE

TYPE SW-513 STORM INTAKE

TYPE SW-401 STORM MANHOLE

TYPE SW-402 STORM MANHOLE

TYPE SW-301 SANITARY MANHOLE

STORM/SANITARY CLEANOUT

WATER VALVE

FIRE HYDRANT ASSEMBLY

SIGN

DETECTABLE WARNING PANEL

SANITARY SEWER WITH SIZE

SANITARY SERVICE

STORM SEWER

STORM SERVICE

WATERMAIN WITH SIZE

WATER SERVICE

SAWCUT (FULL DEPTH)

SILT FENCE

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

ROOF DRAIN/ DOWNSPOUT

DECIDUOUS TREE

CONIFEROUS TREE

DECIDUOUS SHRUB

CONIFEROUS SHRUB

ELECTRIC POWER POLE

GUY ANCHOR

STREET LIGHT

POWER POLE W/ TRANSFORMER

UTILITY POLE W/ LIGHT

ELECTRIC BOX

ELECTRIC TRANSFORMER

ELECTRIC MANHOLE OR VAULT

TRAFFIC SIGN

TELEPHONE JUNCTION BOX

TELEPHONE MANHOLE/VAULT

TELEPHONE POLE

GAS VALVE BOX

CABLE TV JUNCTION BOX

CABLE TV MANHOLE/VAULT

MAIL BOX

BENCHMARK

SOIL BORING

UNDERGROUND TV CABLE

GAS MAIN

FIBER OPTIC

UNDERGROUND TELEPHONE

OVERHEAD ELECTRIC

UNDERGROUND ELECTRIC

FIELD TILE

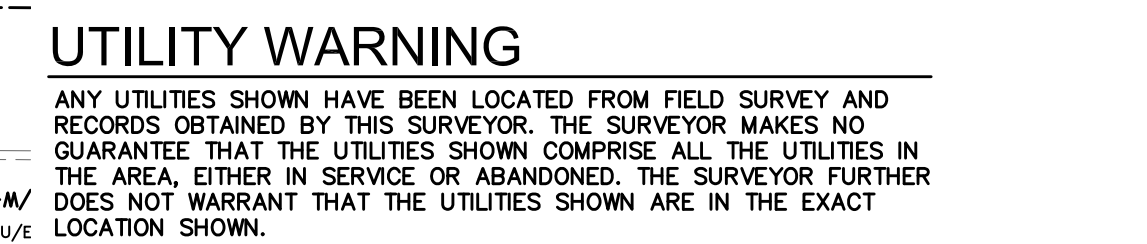
SANITARY SEWER W/ SIZE

STORM SEWER W/ SIZE

WATER MAIN W/ SIZE

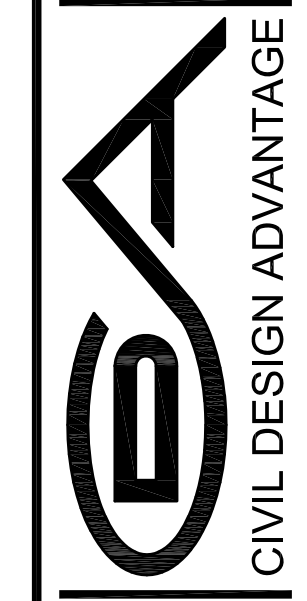


	I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBILITY AND I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA. KEITH D. WEGGEN, ASLA DATE MY LICENSE RENEWAL DATE IS JUNE 30, 2020 PAGES OR SHEETS COVERED BY THIS SEAL: L1.1-L1.5		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. EMILY N. HARDING, P.E. DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019 PAGES OR SHEETS COVERED BY THIS SEAL: C0.0, C1.1, C2.1-C2.5, C3.1-C3.6, C4.1-C4.5, C5.1-C5.3
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REVISIONS	DATE
SUBMITTAL #3	01/23/20
SUBMITTAL #2	12/23/19
SUBMITTAL #1	12/11/19

3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410	ENGINEER:	TECH:
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44 WEST
TOPOGRAPHY SURVEY/DEMOLITION PLAN
GR11

C1.1
1803.102

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GENERAL NOTES

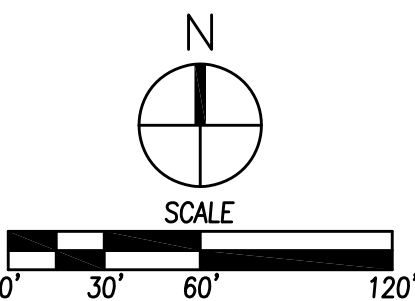
1. THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE SPECIFIED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING DETRACTING FROM 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 DEEDS, RECORDS, PLANS, OF 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. PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S ENGINEERING DEPARTMENT. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY OF GRIMES STANDARD.
6. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
8. 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.
9. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
10. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
11. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
12. ALL EXCESS MATERIALS, STORAGE, PARKING AND SERVICE 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.
13. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK OR CONCRETE THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
14. THE CONTRACTOR WILL BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED PRIOR TO THE START OF CONSTRUCTION.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING THE COORDINATION OF CONSTRUCTION OF ANY CONCRETE REMOVAL.
16. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH THE ARCHITECTURAL STRUCTURES.
17. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
18. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
 - A. CITY OF GRIMES
 - B. APPROPRIATE UTILITY COMPANIES
 - C. OWNER
 - D. CIVIL DESIGN ADVANTAGE
19. PARKING LOT STRIPING SHALL BE A 4" WHITE STRIPE UNLESS OTHERWISE NOTED (MINIMUM TWO COATS).
20. EXTERIOR LIGHTING SHALL BE LOW-GLARE FLUO CUTOFF TYPE FIXTURES AND SHALL NOT EXCEED ZERO FOOT-CANDLES BEYOND THE PROPERTY LINE. THE CONTRACTOR SHALL COORDINATE FINAL LIGHTING AND ELECTRICAL DESIGN WITH THE OWNER.
21. ANY SITE CHANGES THAT DIFFER FROM THE SITE PLAN MUST BE APPROVED BY THE CITY OF GRIMES PRIOR TO INSTALLATION/AMENDMENT.

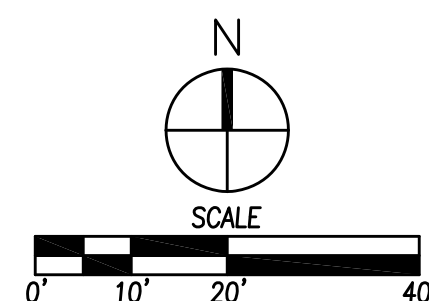
PAVEMENT THICKNESS

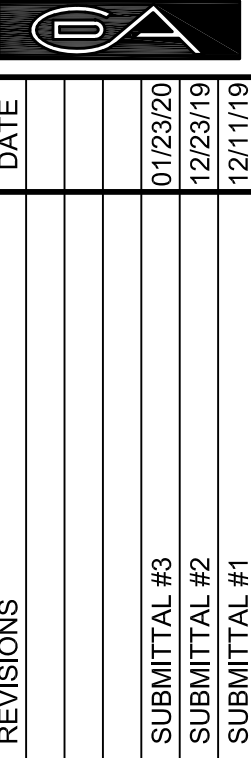
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|-------------------------|----|--------|---|
| 1. SIDEWALKS | 4" | P.C.C. | |
| 2. DRIVEWAY | 5" | P.C.C. |  |
| 3. TRAIL | 6" | P.C.C. |  |
| 4. STANDARD DUTY PAVING | 6" | P.C.C. |  |
| 5. HEAVY DUTY PAVING | 8" | P.C.C. |  |
| 6. RIGHT OF WAY | 8" | P.C.C. | |

CITY OF GRIMES STANDARD SITE PLANS NOTES

- GENERAL NOTES:**
- a. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
 - b. A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING. CONTACT CITY OF GRIMES ENGINEERING.
 - c. ALL PERMITS (IDNR, IDOT, AURY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
 - d. THE SUBMITTER AND/OR CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS OF ALL IMPROVEMENTS AS PER CITY STANDARD PROCEDURES.
 - e. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT AND SHALL BE OBTAINED AT CITY CHARGE.
 - f. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
- 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 PLUG SHALL BE REMOVED 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 SEALANT.
 - f. SANITARY SEWER TESTING & TELEVISION (8" TO 15") SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE CLEANED PRIOR TO CONSTRUCTION.
- 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 100-100-17-254S. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NUT 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 MAINLINE 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. ALL WATER WIRE RECEPTACLE (AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2) SHALL BE INSTALLED AT EACH HYDRANT.
 - d. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
 - e. WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
 - f. PROPOSED WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE DEVELOPER. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF GRIMES. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE DEVELOPER AND RESULTS PROVIDED BY FAX TO US WATER AT 503.645.5500 AND THE CITY OF GRIMES ENGINEERING DEPARTMENT. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
- 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 CULVERTS SHALL BE ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
 - 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.
 - d. ALL SUMP SERVICE LINES SHALL HAVE TRACER WIRE.
 - e. ALL GUM GASKETS SHALL BE USED ON STORM SEWERS CROSSING WATER MAIN PER IDNR.







3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

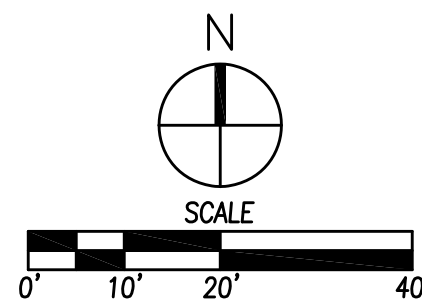
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GRIMES, IOWA

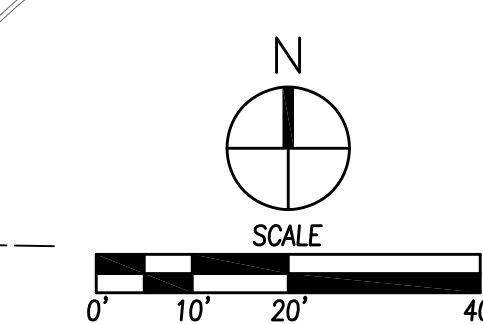
44 WEST
DIMENSION PLAN

C2.3

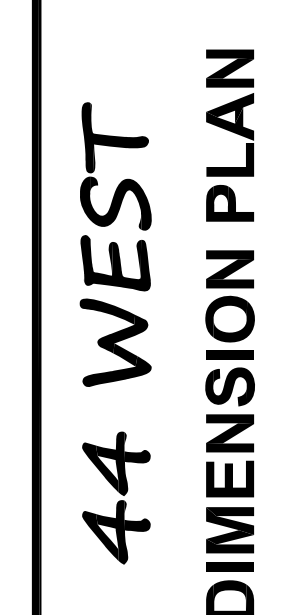
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REVISIONS	DATE
SUBMITTAL #3	01/23/20
SUBMITTAL #2	12/23/19

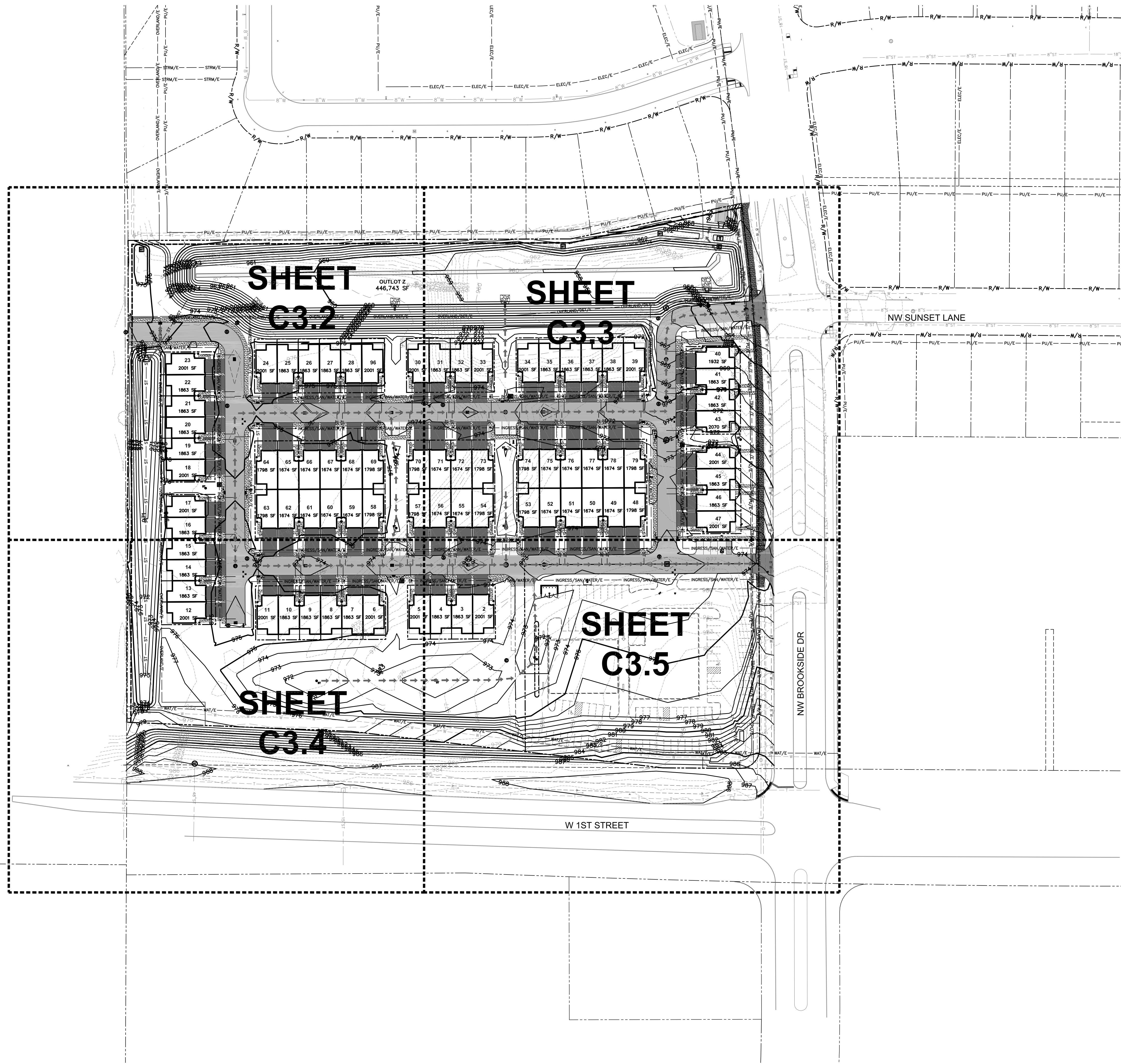


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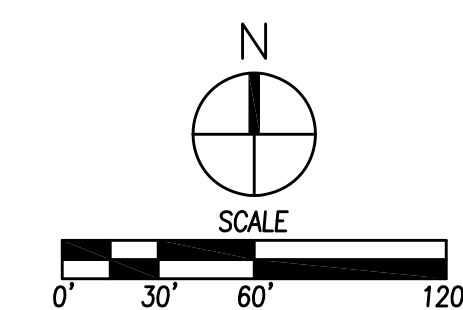

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COMMENT: ENG



- ### GRADING NOTES
- PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY OF GRIMES' BUILDING DIVISION.
 - 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.
 - CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 8" OF TOPSOIL IS TO BE STOCKPILED AND RESPAID AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
 - EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES SUPPLEMENTALS, IF APPLICABLE.
 - MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
 - ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
 - SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
 - SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
 - 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.
 - THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
 - REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
 - 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.
 - SIDEWALKS:
MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 1/3, TRANSVERSE 1/4.
 - ALL MATERIAL OR EQUIPMENT SHALL BE KEPT 10 FEET OFF THE RIGHT OF WAY DURING NON WORKING HOURS.
 - NO HOLE SHALL REMAIN OPEN WITHIN THE RIGHT OF WAY DURING NON WORKING HOURS.
 - RIGHT OF WAY SHALL BE RESTORED IMMEDIATELY UPON COMPLETION OF THE PROJECT.
 - NO PARKING ON SHOULDERS
 - NO DIGGING INTO SIDE SLOPES OF ANY ROAD OR HIGHWAY SHALL BE ALLOWED.
 - PROPER TRAFFIC CONTROL SHALL BE USED AT ALL TIMES.

LEGEND

OE = OVERFLOW ELEVATION
MPE = MINIMUM PROTECTION ELEVATION
GFE = GARAGE FLOOR ELEVATION
FFE = FIRST FLOOR ELEVATION
BFE = BASEMENT FLOOR ELEVATION



44 WEST GRADING REFERENCE PLAN

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GRIMES, IOWA

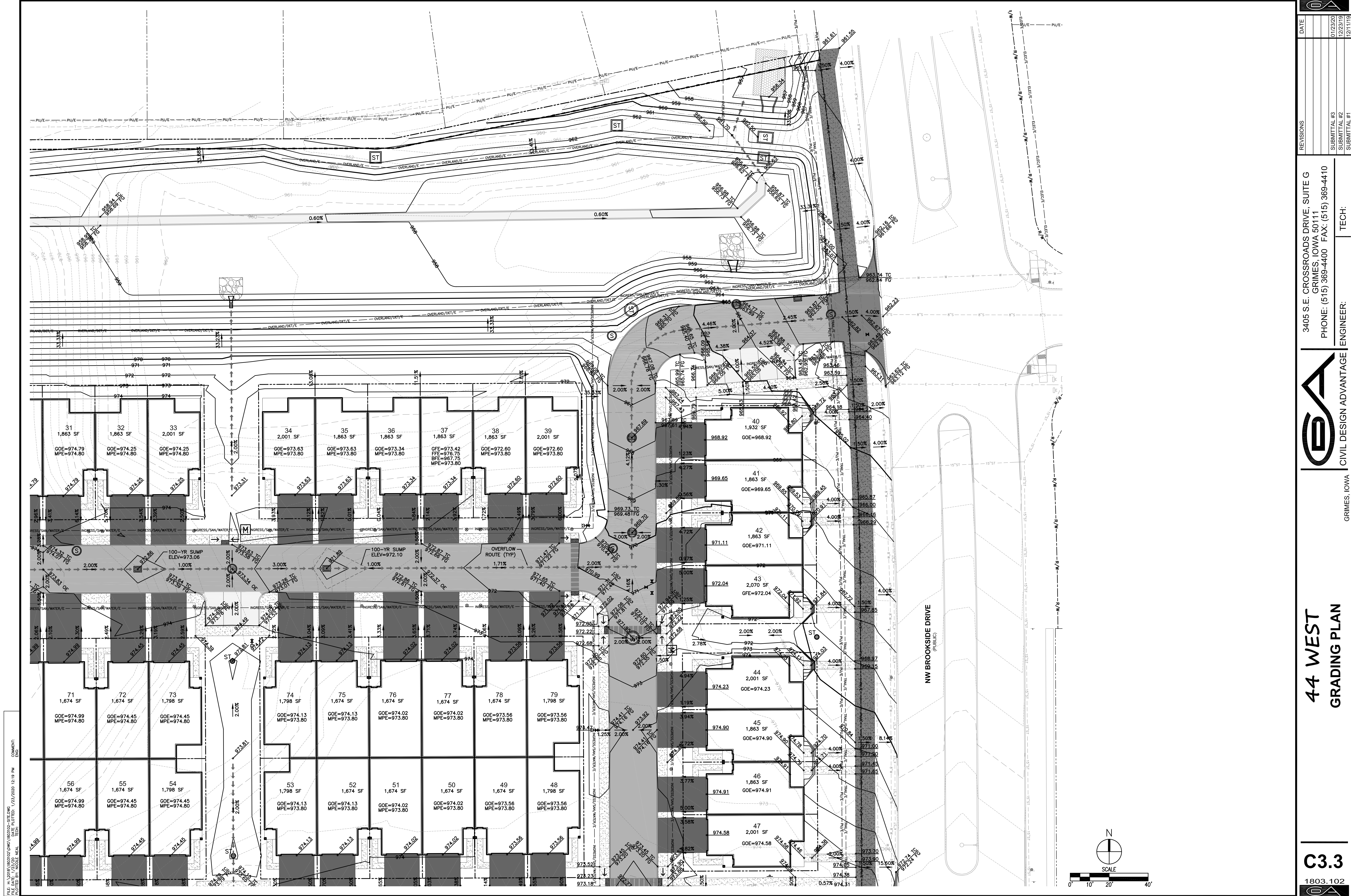
ENGINEER:

TECH:

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

DATE	REVISIONS
07/23/20	SUBMITTAL #3
12/23/19	SUBMITTAL #2
12/11/19	SUBMITTAL #1

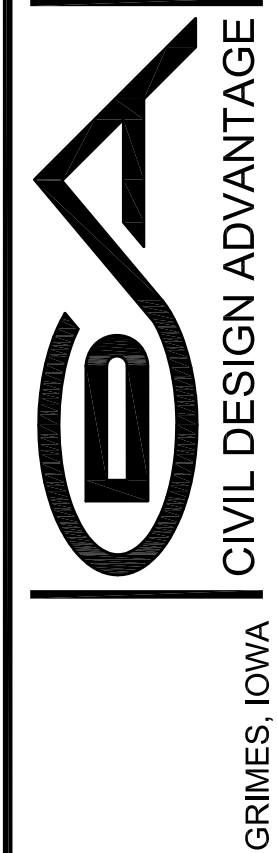




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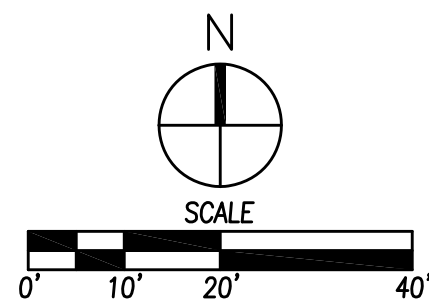
DATE	REVISIONS
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PHONE: (515) 369-4400 FAX: (515) 369-4410
TECH: ENGINEER:



44 WEST GRADING PLAN

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44 WEST GRADING PLAN

1803.102

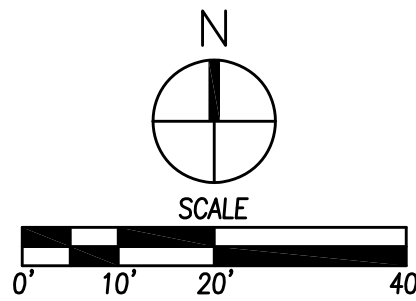
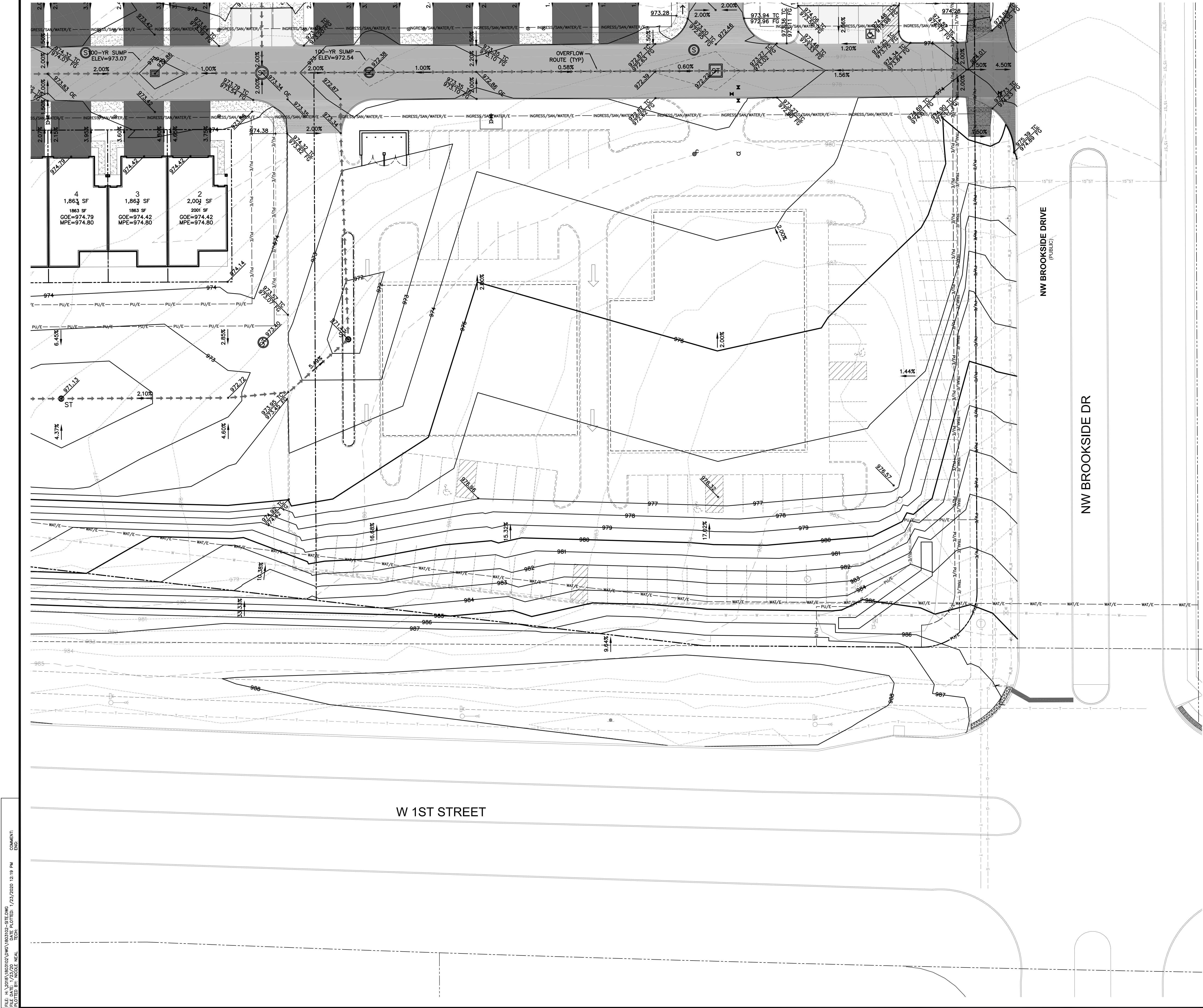
GRIMES, IOWA

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER:	TECH:
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REVISIONS	DATE
SUBMITTAL #3	01/23/20
SUBMITTAL #2	12/23/19
SUBMITTAL #1	12/11/19

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TECH: ENG



44 WEST
GRADING PLAN

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GRIMES, IOWA

ENGINEER:

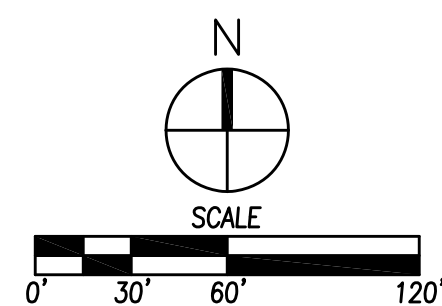
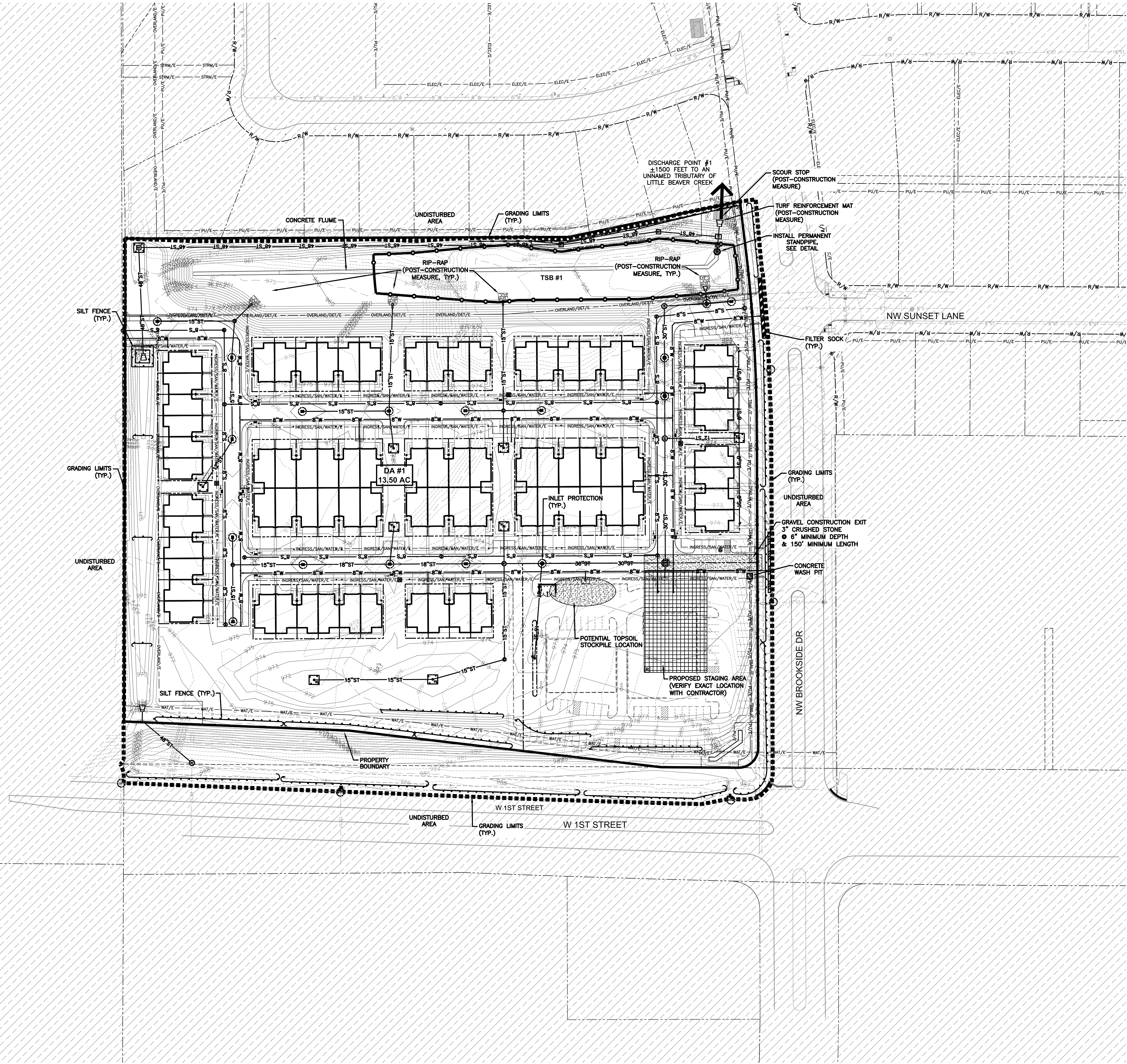
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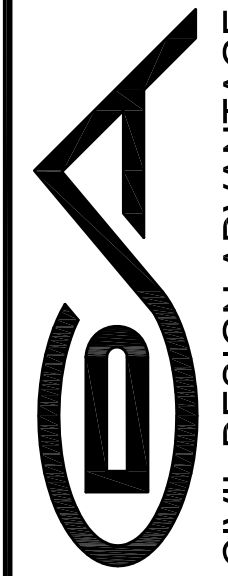
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12/11/19	SUBMITTAL #1

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COMMENT: ENG



44 WEST

EROSION AND SEDIMENT CONTROL PLAN



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TECH:

REVISIONS

DATE

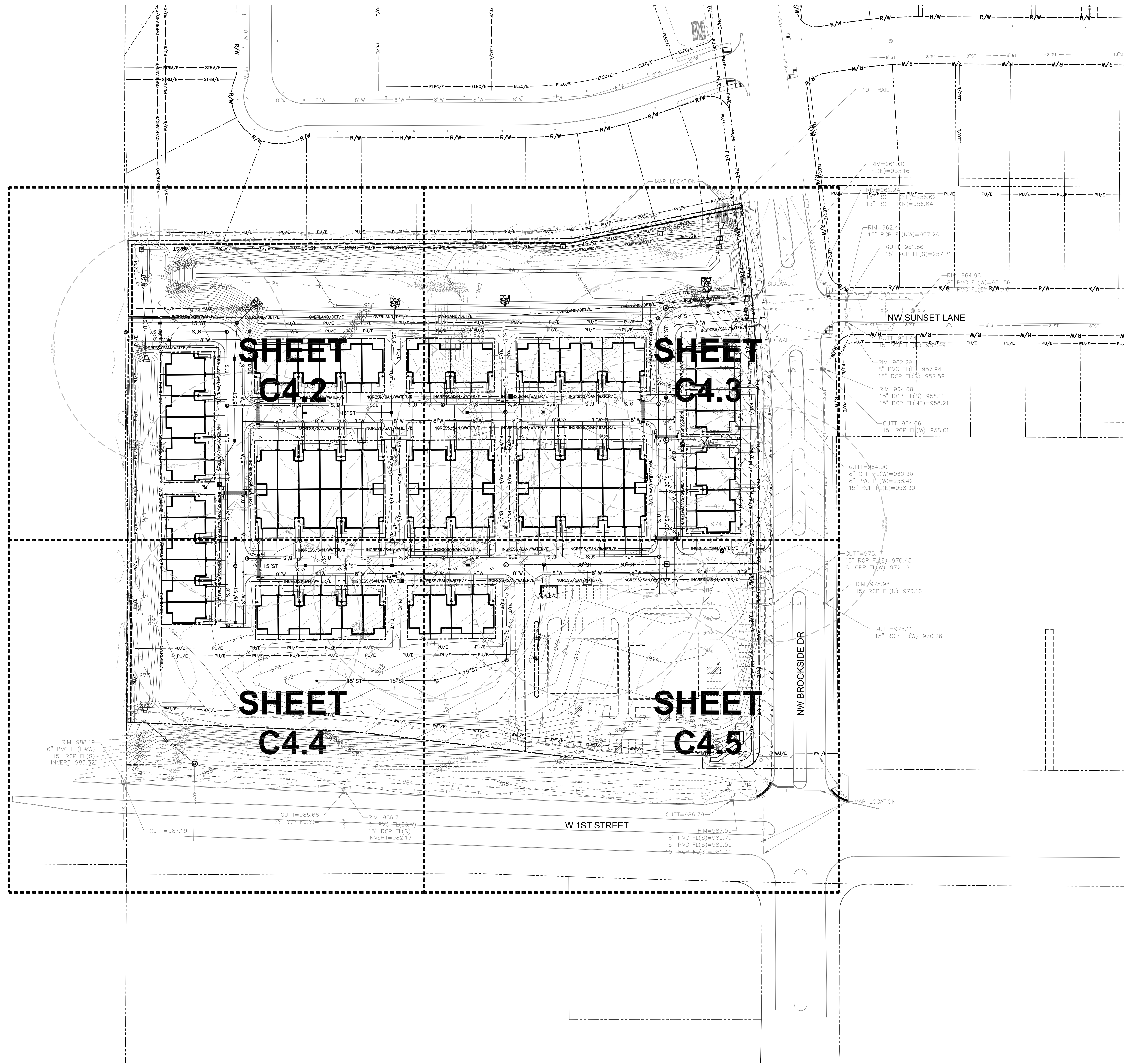
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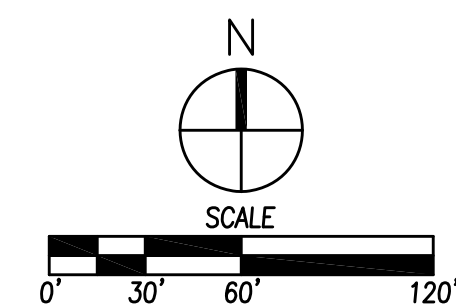
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FILE DATE: 12/23/20
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PLOT BY: NICKLE REAL
COMMENT: ENG



UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATER MAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. VERTICAL SEPARATION OF SANITARY AND STORM SEWER CROSSINGS UNDER ANY WATER MAIN SHOULD BE AT LEAST 18 INCHES WHEN MEASURED FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATER MAIN. IF PHYSICAL CONDITIONS PROHIBIT THE SEPARATION, THE SEWER MAY BE PLACED NOT CLOSER THAN 6 INCHES BELOW A WATER MAIN OR 18 INCHES ABOVE A WATER MAIN. MAINTAIN THE MAXIMUM FEASIBLE SEPARATION DISTANCE IN ALL CASES. THE SEWER AND WATER PIPES MUST BE ADEQUATELY SUPPORTED AND HAVE WATERTIGHT JOINTS. USE A LOW PERMEABILITY SOIL FOR BACKFILL MATERIAL WITHIN 10 FEET OF THE POINT OF CROSSING.
9. WHERE THE SANITARY SEWER CROSSES OVER OR LESS THAN 18 INCHES BELOW A WATER MAIN, LOCATE ONE FULL LENGTH OF SEWER PIPE OF WATER MAIN MATERIAL SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE WATER MAIN.
10. WHERE THE STORM SEWER CROSSES OVER OR LESS THAN 18 INCHES BELOW A WATER MAIN, LOCATE ONE FULL LENGTH OF SEWER PIPE OF WATER MAIN MATERIAL OR REINFORCED CONCRETE PIPE WITH FLEXIBLE O-RING GASKET JOINTS SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM WATER MAIN.
11. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
12. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THEREOF. 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.
13. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
14. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
15. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF GRIMES'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2006 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
16. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES. PERIODIC MAINTENANCE AND CLEANING OF STORM AND SANITARY SEWER MAY BE NECESSARY.
17. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
18. INSTALL APRON GUARD AND FOOTING ON ALL APRONS.
19. EACH TOWNHOME UNIT WILL HAVE EXTERIOR LIGHTS THAT ARE CONTROLLED BY A PHOTOCELL.
20. REFER TO 44 WEST PUBLIC IMPROVEMENT PLANS FOR WATER MAIN AND SANITARY SEWER DESIGN.



DATE	REVISIONS	DATE	REVISIONS
07/23/20		07/23/20	
12/23/19		12/23/19	
12/11/19		12/11/19	

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GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: ENGINEER:

CIVIL DESIGN ADVANTAGE

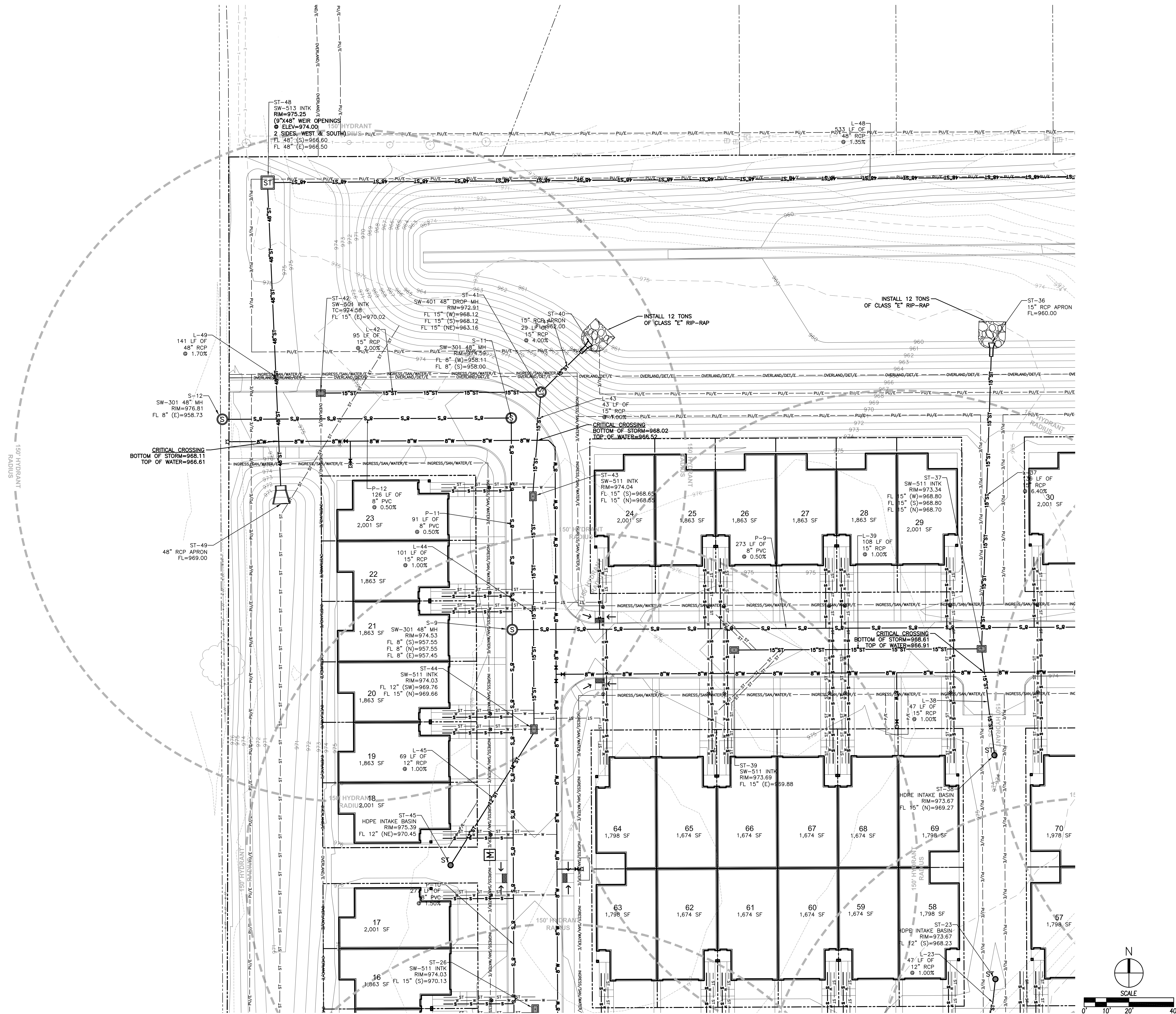
GRIMES, IOWA

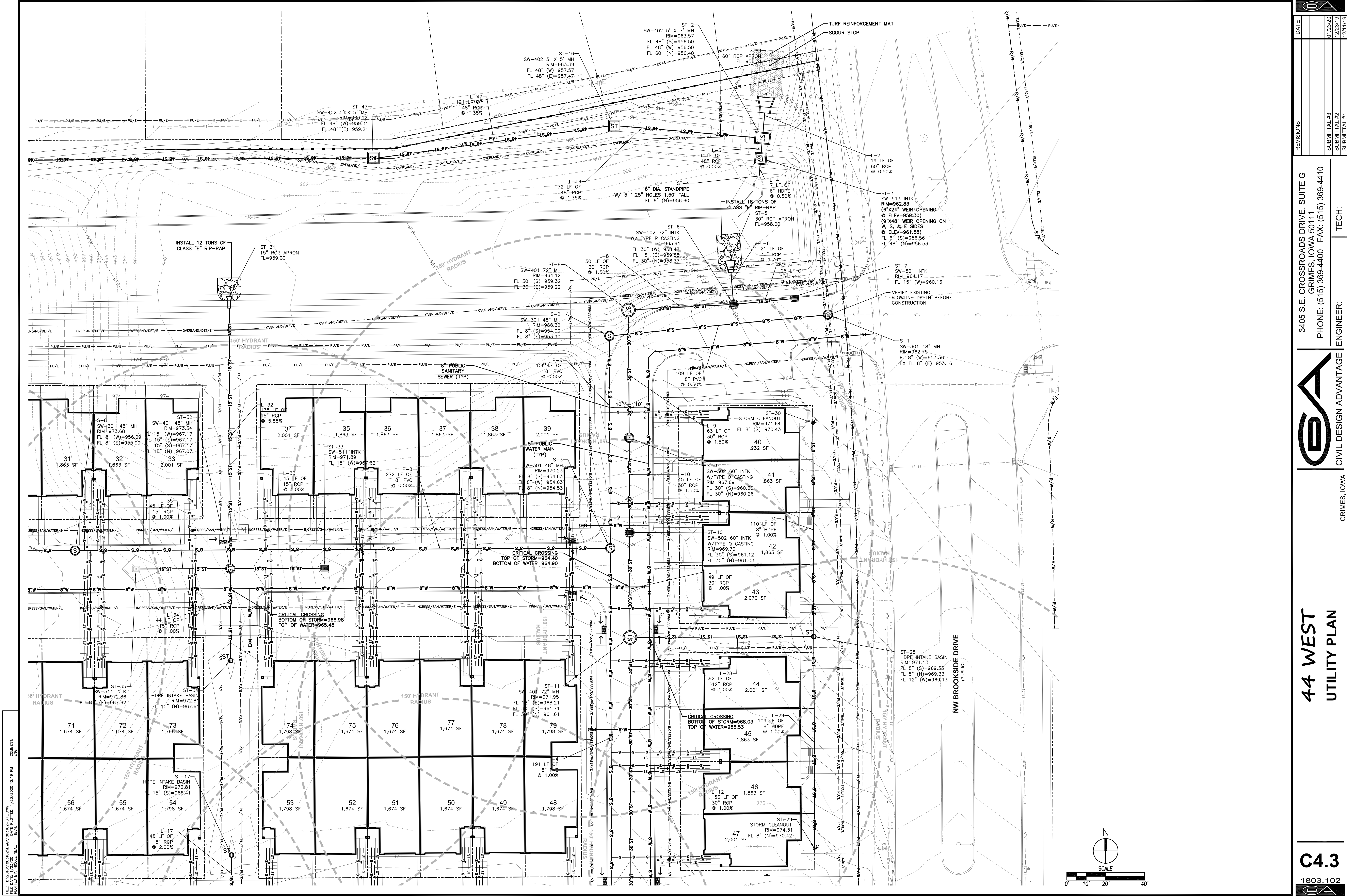
44 WEST
UTILITY PLAN

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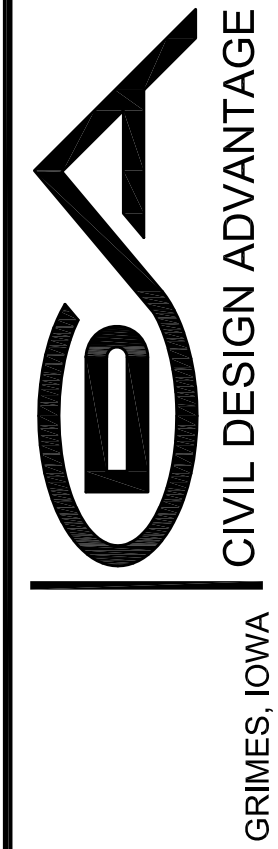




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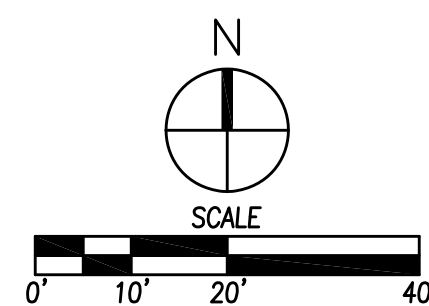
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SUBMITTAL #3
SUBMITTAL #2
SUBMITTAL #1



CIVIL DESIGN ADVANTAGE, INC.
GRIMES, IOWA

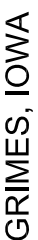
44 WEST UTILITY PLAN

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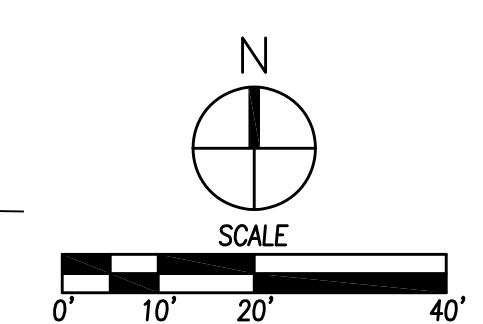


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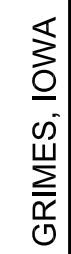


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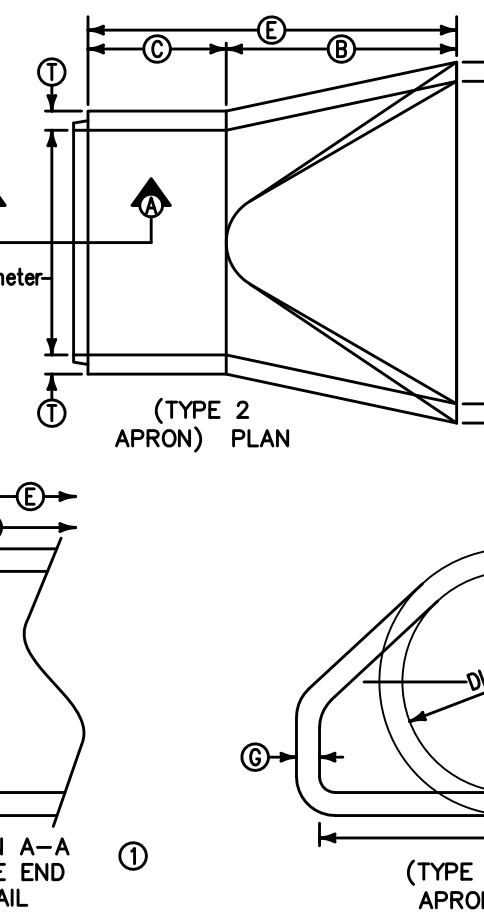
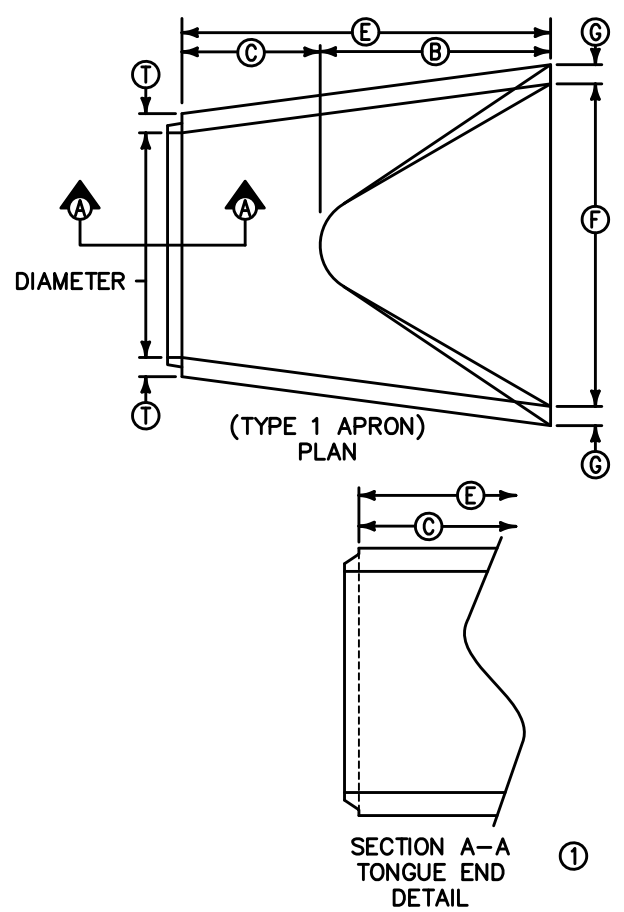


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WHERE 15000 PIPE IS USED, THE BARREL PORTION OF THE APRON SHALL MEET OR EXCEED THE REQUIREMENTS FOR 15000 PIPE. WHERE 20000 PIPE IS USED, THE BARREL PORTION OF THE APRON SHALL MEET OR EXCEED THE REQUIREMENTS FOR 20000 PIPE.

REINFORCEMENT FOR THE BARREL PORTION OF THE APRON SHALL BE AS SHOWN ON IDOT STANDARD ROAD PLAN RF-1.

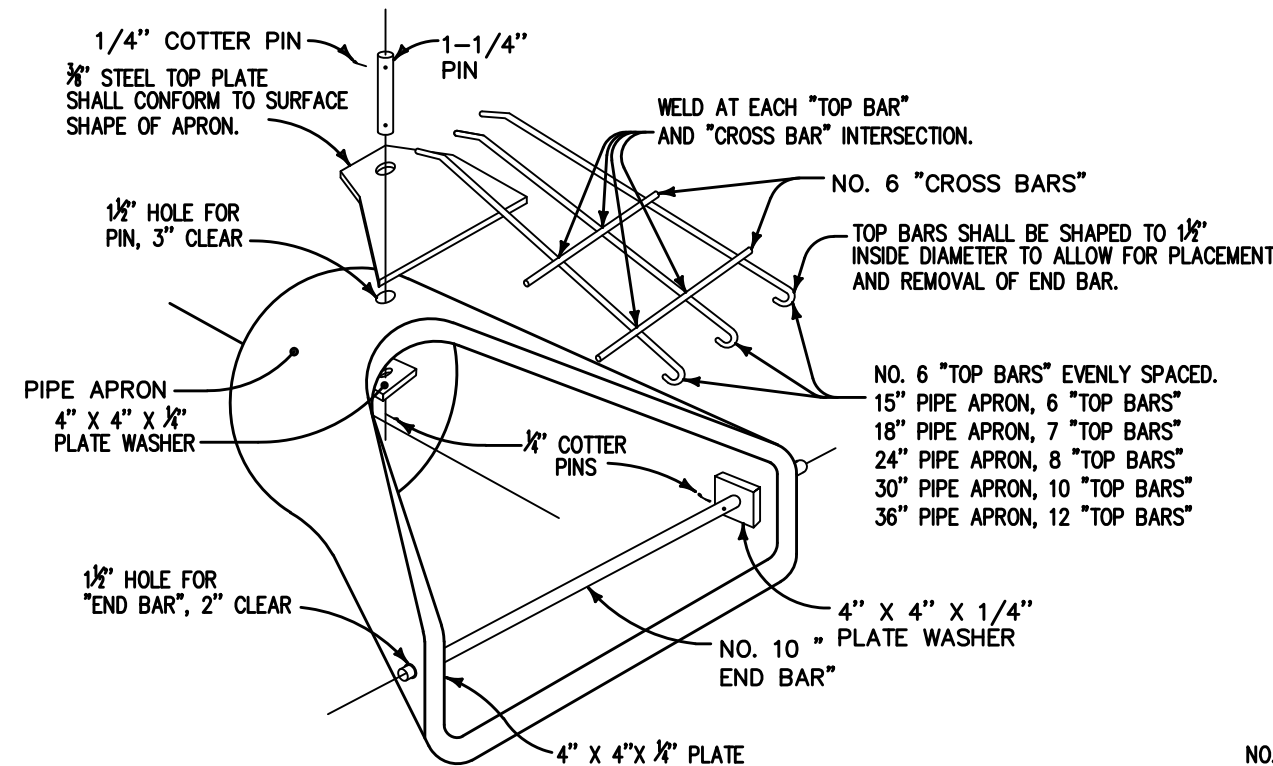
ANY DIFFERENCE BETWEEN THE ACTUAL LENGTH OF CONCRETE APRON INSTALLED AND THE LENGTH INDICATED HEREON SHALL BE APPROPRIATELY ADJUSTED FOR IN THE LENGTH OF CONCRETE CULVERT PIPE FURNISHED.

WHEN SPECIFIED IN THE CONTRACT DOCUMENTS, PIPE APRON GUARDS SHALL BE INSTALLED AS SHOWN. PIPE APRON GUARDS WILL NOT BE MEASURED SEPARATELY FOR PAYMENT, BUT SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR CONCRETE APRONS.

① TONGUE END USED ON INLET END SECTION. GROOVE END USED ON OUTLET END SECTION. DIMENSIONS FOR TONGUE AND GROOVE CONNECTIONS SHALL BE AS INDICATED ON IDOT STANDARD ROAD PLAN RF-1.

TYPE 1 APRONS										
DIAM.	SLOPE	A	B	MINIMUM C	E	F	G	T		
12"	2.4:1	4"	2'-0"	4'-3"	6'-3"	2'-0"	2"	2"		
15"	2.4:1	6"	2'-3"	3'-10"	6'-1"	2'-6"	2 1/2"	2 1/2"		
18"	2.3:1	9"	2'-3"	3'-10"	6'-1"	3'-0"	2 1/2"	2 1/2"		
21"	2.4:1	9"	3'-0"	3'-10"	6'-1 1/2"	3'-6"	3"	3"		
24"	2.5:1	9 1/2"	3'-7 1/2"	2'-6"	6'-1 1/2"	4'-0"	3"	3"		
27"	2.5:1	10 1/2"	4'-1"	2'-0"	6'-1 1/2"	4'-4"	3 1/2"	3 1/2"		
30"	2.5:1	12"	4'-4"	1'-7 1/2"	6'-1 1/2"	5'-0"	3 1/2"	3 1/2"		
36"	2.5:1	15"	5'-3"	2'-9"	8'-0"	6'-0"	4"	4"		
42"	2.5:1	21"	5'-3"	2'-9"	8'-0"	6'-6"	4 1/2"	4 1/2"		
48"	2.5:1	24"	6'-0"	2'-0"	8'-0"	7'-0"	5"	5"		
54"	1.8:1	27"	6'-0"	3'-0"	8'-0"	7'-6"	5 1/2"	5 1/2"		
60"	1.6:1	29 1/2"	5'-0"	3'-0"	8'-0"	8'-0"	5 1/2"	6"		
66"	1.7:1	30"	6'-0"	2'-3"	8'-3"	8'-0"	5 1/2"	6"		
72"	1.8:1	30"	6'-6"	1'-4"	8'-3"	9'-0"	6"	7"		
78"	1.8:1	36"	7'-6"	1'-4"	9'-3"	9'-6"	6 1/2"	7 1/2"		
84"	1.5:1	23 1/2"	6'-4"	2'-6 1/2"	9'-3 1/2"	10'-0"	6 1/2"	8"		

TYPE 2 APRONS										
DIAM.	SLOPE	A	B	MINIMUM C	E	F	G	T		
12"	2.4:1	4"	2'-0"	4'-3"	6'-3"	2'-0"	2"	2"		
15"	2.4:1	6"	2'-3"	3'-10"	6'-1"	2'-6"	2 1/2"	2 1/2"		
18"	2.3:1	9"	2'-3"	3'-10"	6'-1"	3'-0"	2 1/2"	2 1/2"		
21"	2.4:1	9"	3'-0"	3'-10"	6'-1 1/2"	3'-6"	3"	3"		
24"	2.5:1	9 1/2"	3'-7 1/2"	2'-6"	6'-1 1/2"	4'-0"	3"	3"		
27"	2.5:1	10 1/2"	4'-1"	2'-0"	6'-1 1/2"	4'-4"	3 1/2"	3 1/2"		
30"	2.5:1	12"	4'-4"	1'-7 1/2"	6'-1 1/2"	5'-0"	3 1/2"	3 1/2"		
36"	2.5:1	15"	5'-3"	2'-9"	8'-0"	6'-0"	4"	4"		
42"	2.5:1	21"	5'-3"	2'-9"	8'-0"	6'-6"	4 1/2"	4 1/2"		
48"	2.5:1	24"	6'-0"	2'-0"	8'-0"	7'-0"	5"	5"		
54"	1.8:1	27"	6'-0"	3'-0"	8'-0"	7'-6"	5 1/2"	5 1/2"		
60"	1.6:1	29 1/2"	5'-0"	3'-0"	8'-0"	8'-0"	5 1/2"	6"		
66"	1.7:1	30"	6'-0"	2'-3"	8'-3"	8'-0"	5 1/2"	6"		
72"	1.8:1	30"	6'-6"	1'-4"	8'-3"	9'-0"	6"	7"		
78"	1.8:1	36"	7'-6"	1'-4"	9'-3"	9'-6"	6 1/2"	7 1/2"		
84"	1.5:1	23 1/2"	6'-4"	2'-6 1/2"	9'-3 1/2"	10'-0"	6 1/2"	8"		



GENERAL NOTES:

THE INTENT OF THE PIPE APRON GUARD DETAILED HEREON IS TO PROVIDE A TREATMENT FOR THE EXPOSED END OF A PIPE CULVERT, SUCH THAT AN OUT-OF-CONTROL VEHICLE COULD PASS OVER THE END OF THE CULVERT WITHOUT UNDUE LOSS OF CONTROL OR DAMAGE TO THE VEHICLE.

STEEL BARS USED IN CONSTRUCTION OF THE GUARD SHALL BE ASTM A 615, GRADE 40, OR MERCHANT QUALITY, SMOOTH OR DEFORMED STEEL CONFORMING TO THE FABRICATION REQUIREMENTS OF SECTION 2404 OF THE CURRENT STANDARD SPECIFICATIONS.

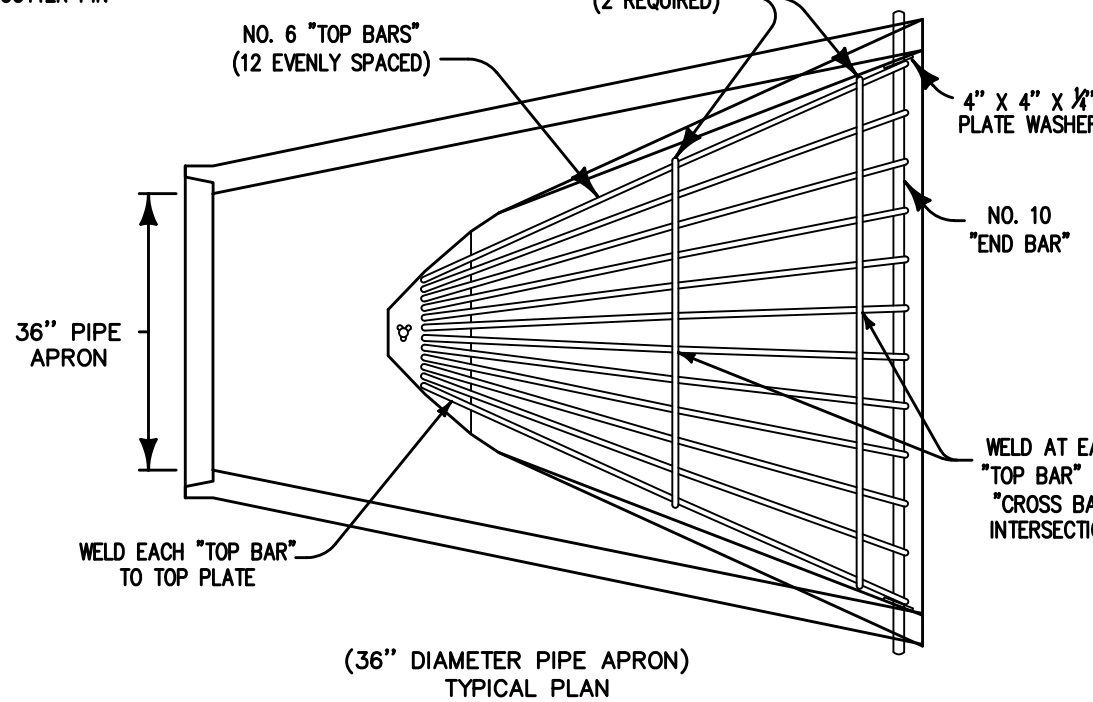
WELDING OF STEEL PARTS SHALL BE AS SHOWN AND SUBJECT TO THE APPROVAL OF THE ENGINEER. THE COMPLETED APRON GUARD SHALL BE HOTDIP GALVANIZED IN ACCORDANCE WITH CURRENT ASTM A 123 SPECIFICATIONS.

DETAILS INDICATED ARE FOR A TYPE 1 APRON AS SHOWN ON STANDARD ROAD PLAN RF-3. APPROPRIATE MODIFICATION OF APRON GUARD SHOWN MAY BE MADE FOR A TYPE 2 APRON.

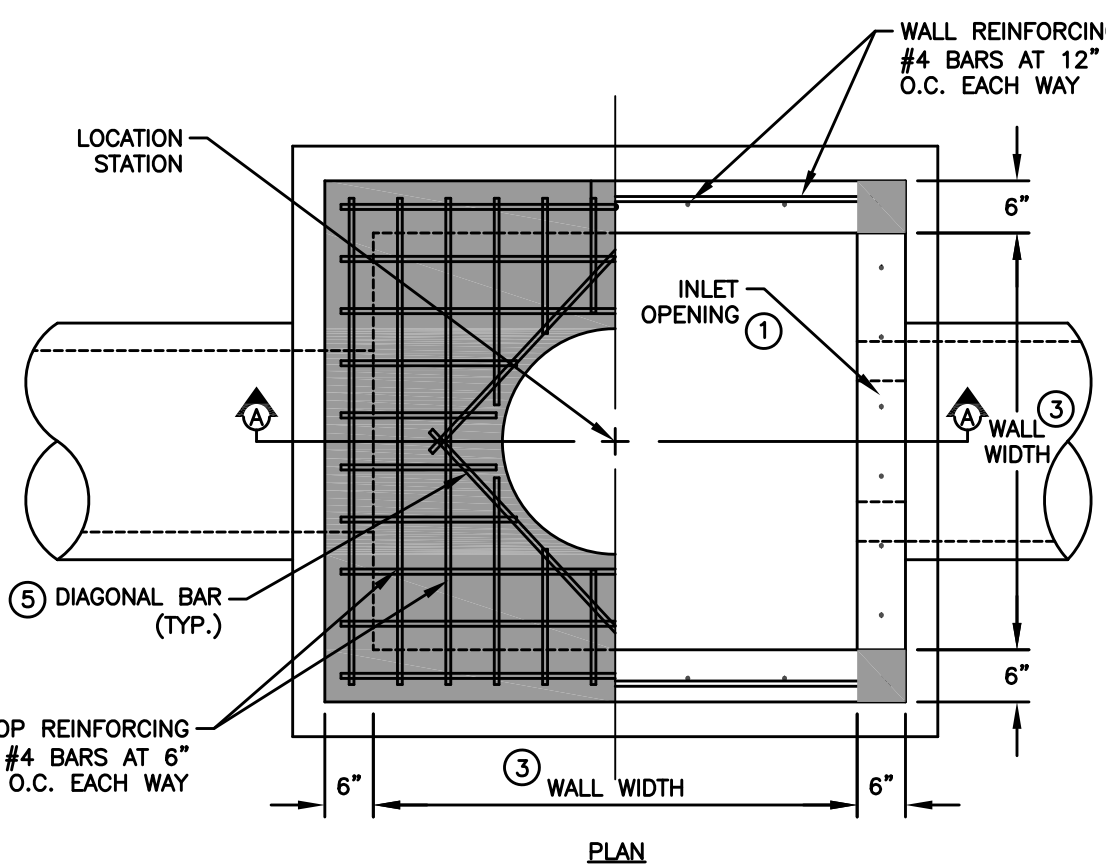
ALTERNATE DETAILS FOR DESIGN OF APRON GUARD MAY BE SUBMITTED TO THE ENGINEER FOR APPROVAL.

SPECIAL NOTE:

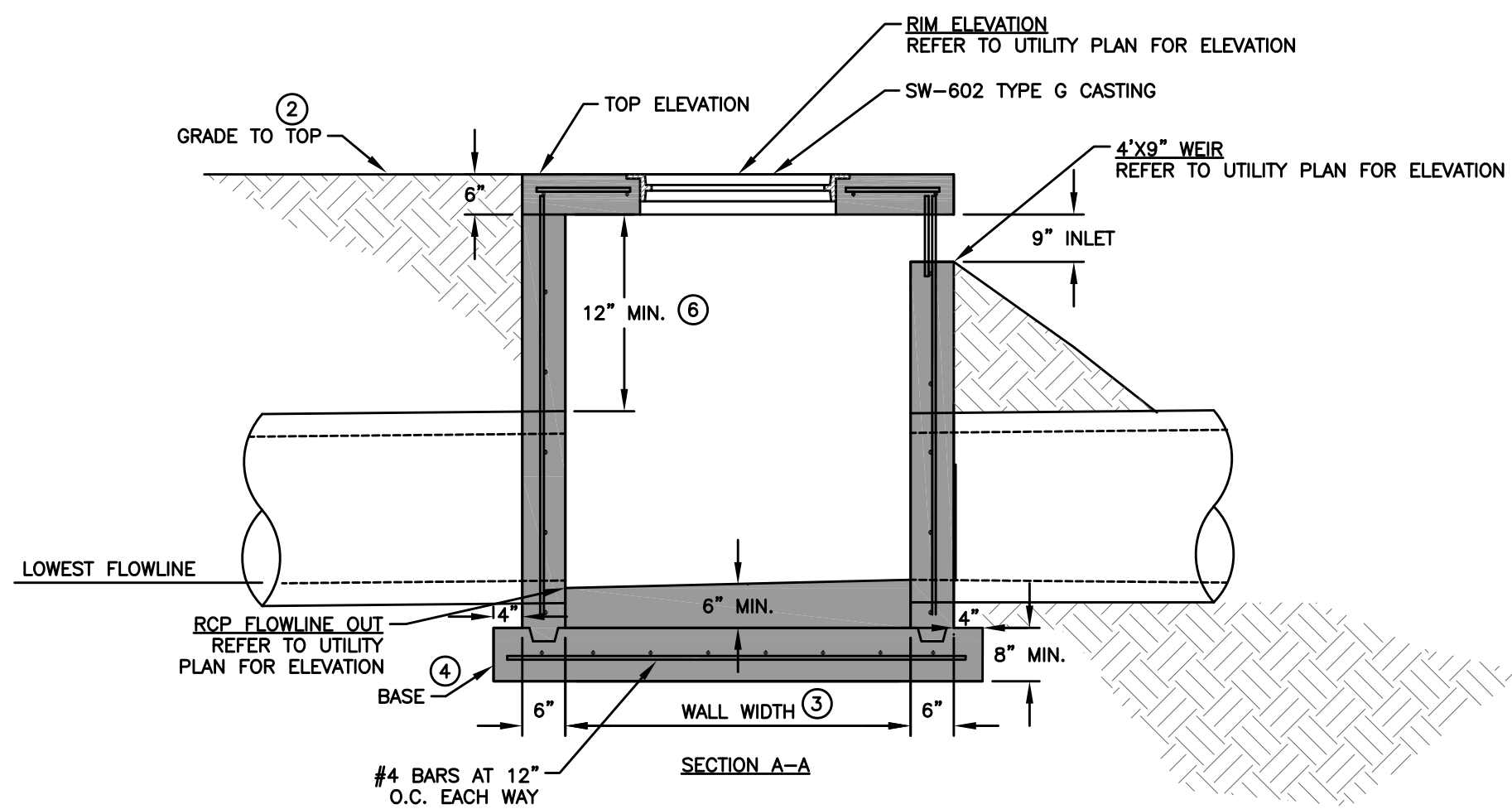
WHEN DETAIL PROJECT PLANS REQUIRE PIPE APRON GUARDS OF SIZES OTHER THAN THOSE SHOWN HEREON, THE DESIGN FOR SUCH APRON GUARDS SHALL BE SIMILAR TO THOSE INDICATED, CONFORMING TO MINIMUM BAR SIZE AND SPACING, AND OTHER GENERAL REQUIREMENTS SHOWN.



1 RCP APRON AND APRON GUARD NOT TO SCALE

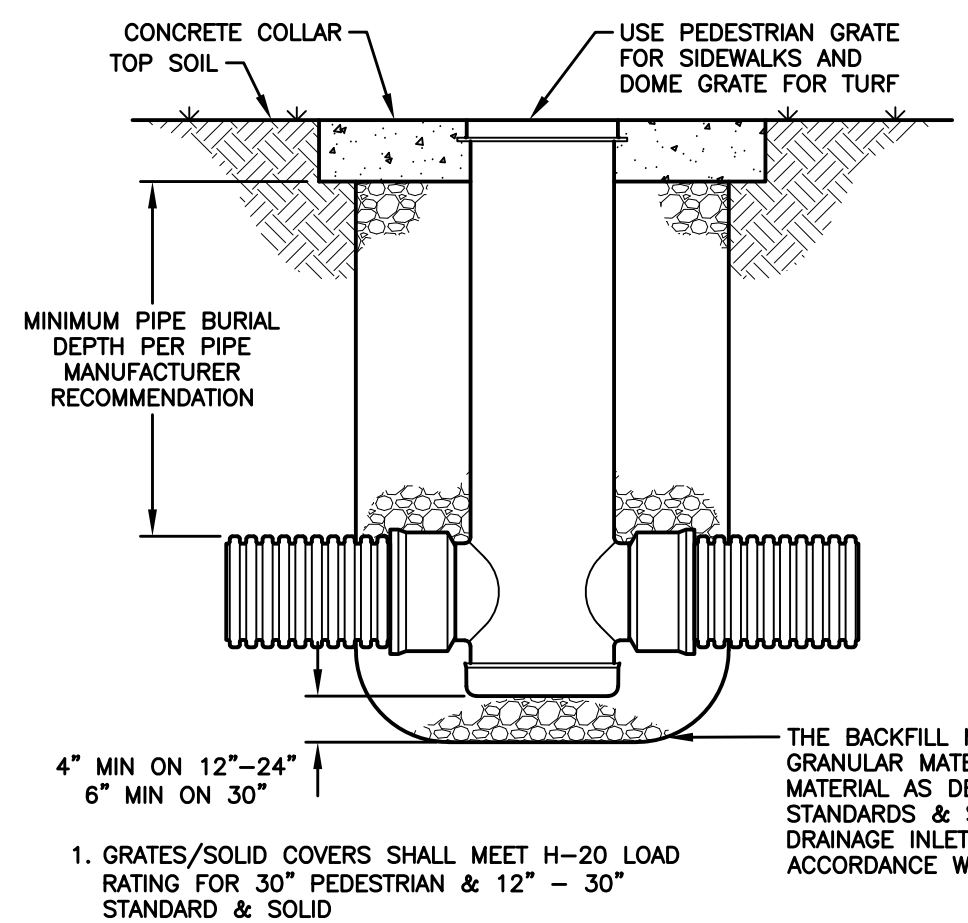


- STRUCTURE MAY BE BUILT WITH OPENINGS ON ANY OR ALL SIDES. PROVIDE OPENINGS AND ORIENTATION AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- ADJACENT WALLS MAY HAVE DIFFERENT WIDTHS BASED UPON PIPE CONFIGURATION, BUT STRUCTURE MUST BE RECTANGULAR.
- CONSTRUCT INLET OPENINGS WITH 15-INCH #4 EPOXY-COATED BARS AT 8 INCHES ON CENTER. EMBED BARS A MINIMUM OF 3 INCHES INTO WALLS AND TOP AT ALL OPENINGS.
- GRADE TO TOP ELEVATION ON CLOSED SIDES.
- 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.
- 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.
- INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.
- 12" MINIMUM WALL HEIGHT ABOVE ALL PIPES.

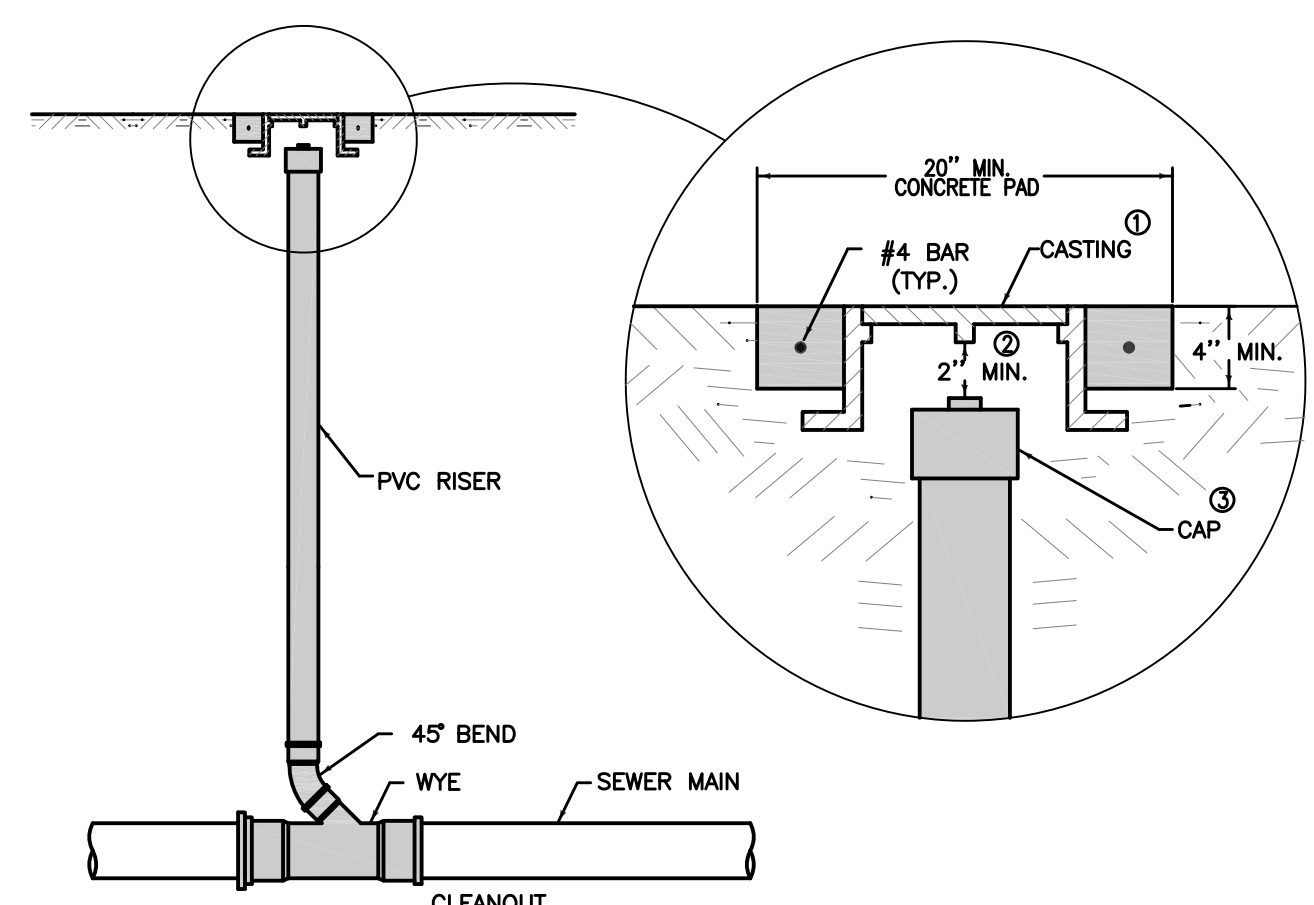


SW-513 INTAKE

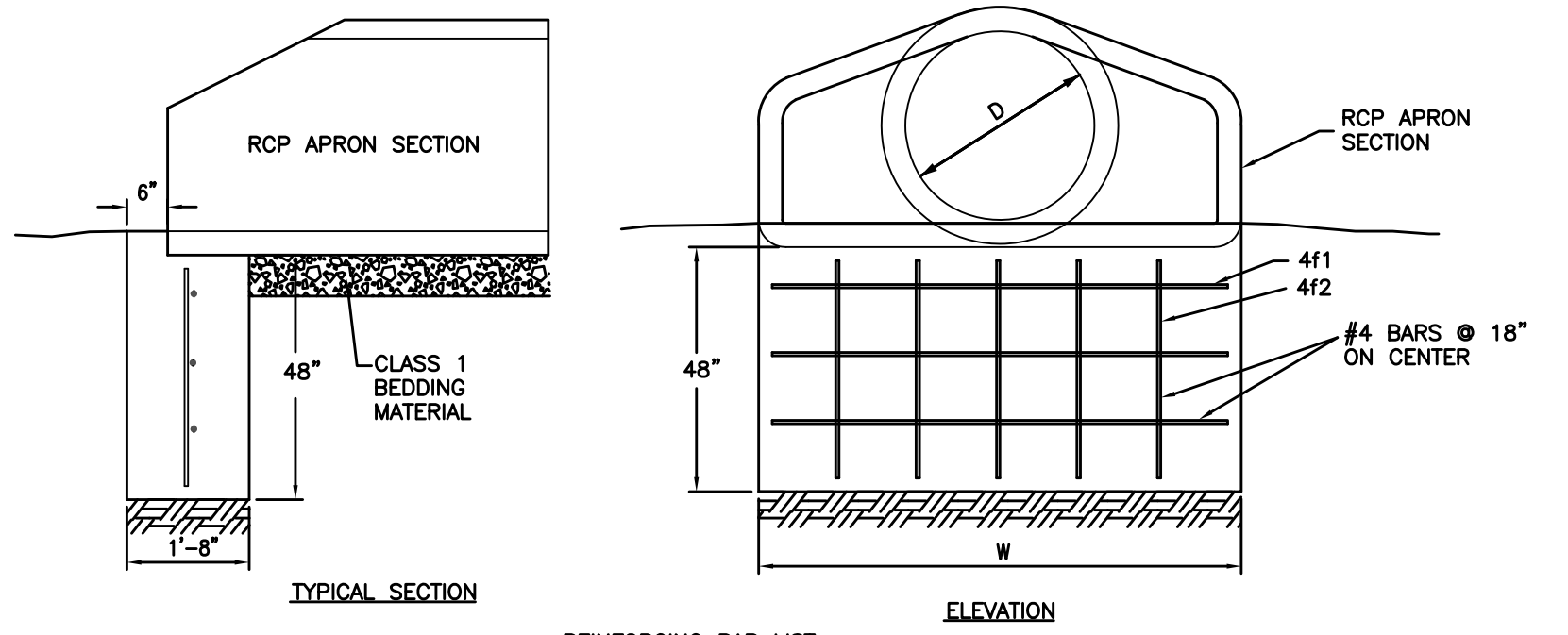
6 SW-513 INTAKE NOT TO SCALE



4 HDPE INTAKE NOT TO SCALE

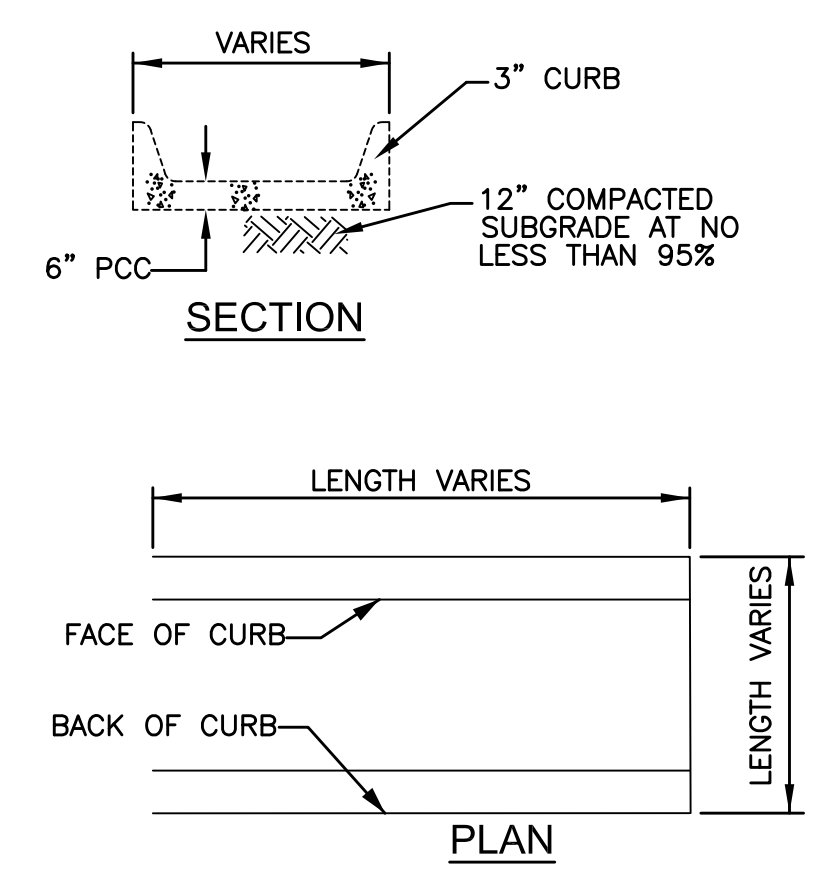


5 SW-203 SANITARY CLEANOUT NOT TO SCALE



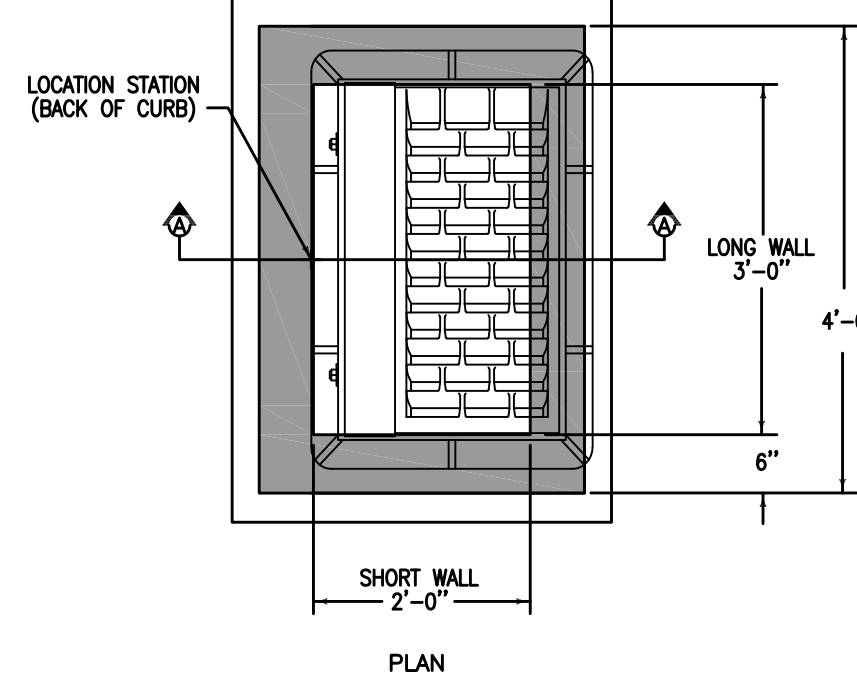
REINFORCING BAR LIST											
D	W	Mark	Size	Length	Count	D	W	Mark	Size	Length	Count
12"	2'-4"	4f1	4	2'-0"	3	48"	7'-10"	4f1	4	7'-8"	3
		4f2	4	3'-8"	2			4f2	4	3'-8"	6
15"	2'-10"	4f1	4	2'-6 1/2"	3	54"	8'-5"	4f1	4	8'-1"	3
		4f2	4	3'-8"	2			4f2	4	3'-8"	6
18"	3'-5"	4f1	4	3'-1"	3	60"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	3			4f2	4	3'-8"	6
24"	4'-6"	4f1	4	4'-2"	3	66"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	3			4f2	4	3'-8"	6
30"	5'-7"	4f1	4	5'-3"	3	72"	10'-0"	4f1	4	3'-8"	3
		4f2	4	3'-8"	4			4f2	4	3'-8"	7
36"	6'-8"	4f1	4	6'-4"	3	78"	10'-7"	4f1	4	10'-3"	3
		4f2	4	3'-8"	5			4f2	4	3'-8"	7
42"	7'-3"	4f1	4	6'-11"	3	84"	11'-1"	4f1	4	10'-9"	3
		4f2	4	3'-8"	5			4f2	4	3'-8"	8

2 RCP APRON SECTION FOOTING NOT TO SCALE



3 CONCRETE FLUME NOT TO SCALE

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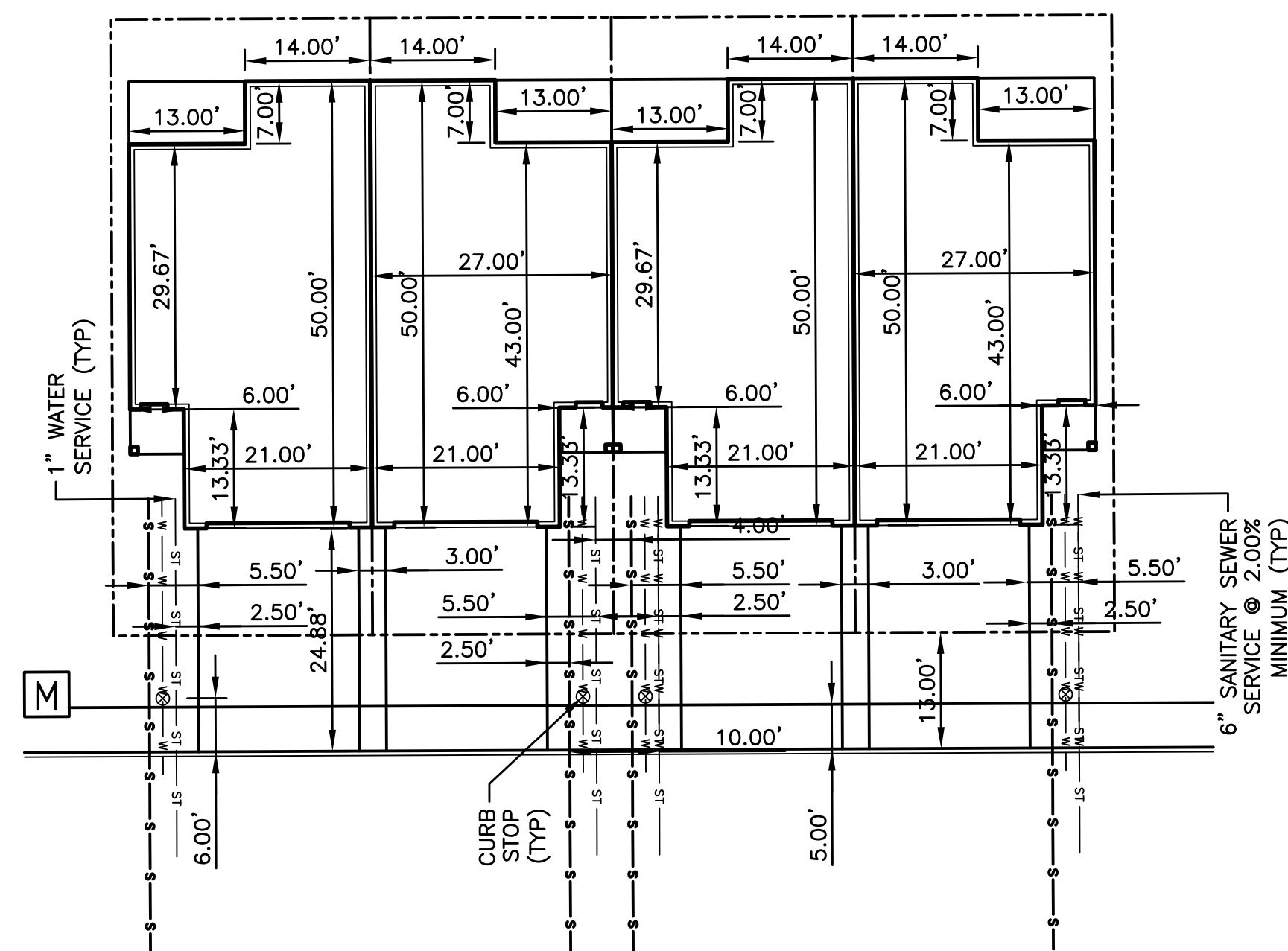


MAXIMUM PIPE DIAMETERS		
PIPE LOCATION	PRECAST STRUCTURE	CAST-IN-PLACE STRUCTURE
SHORT WALL	15"	18"
LONG WALL	24"	30"

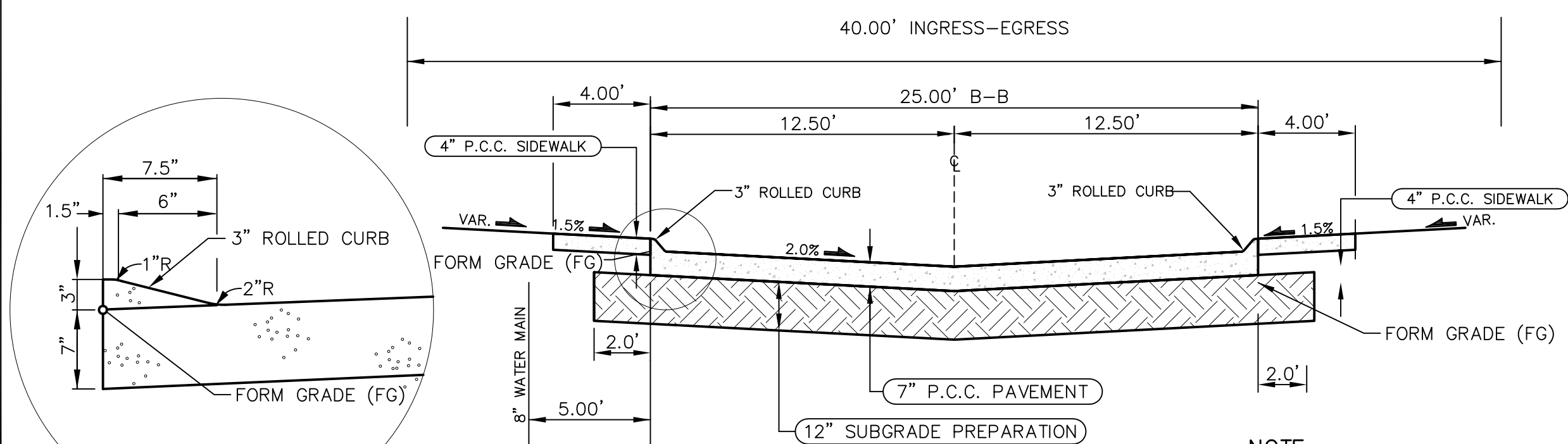
REINFORCING BAR LIST						
MARK	SIZE	LOCATION	SHAPE	LENGTH	COUNT	SPACING
4w1	4	WALLS	———	WALL HEIGHT MINUS 4"	14	12"
4w2	4	LONG WALLS	———	3'-8"	VARIES	12"
4w3	4	SHORT WALLS	———	2'-8"	VARIES	12"
4b1	4	BASE	———	4'-2"	4	10"
4b2	4	BASE	———	3'-2"	5	10"

NOTE: JOINTS AND WALL PENETRATIONS SHALL BE WATER TIGHT BY USING WATER STOP MATERIAL.

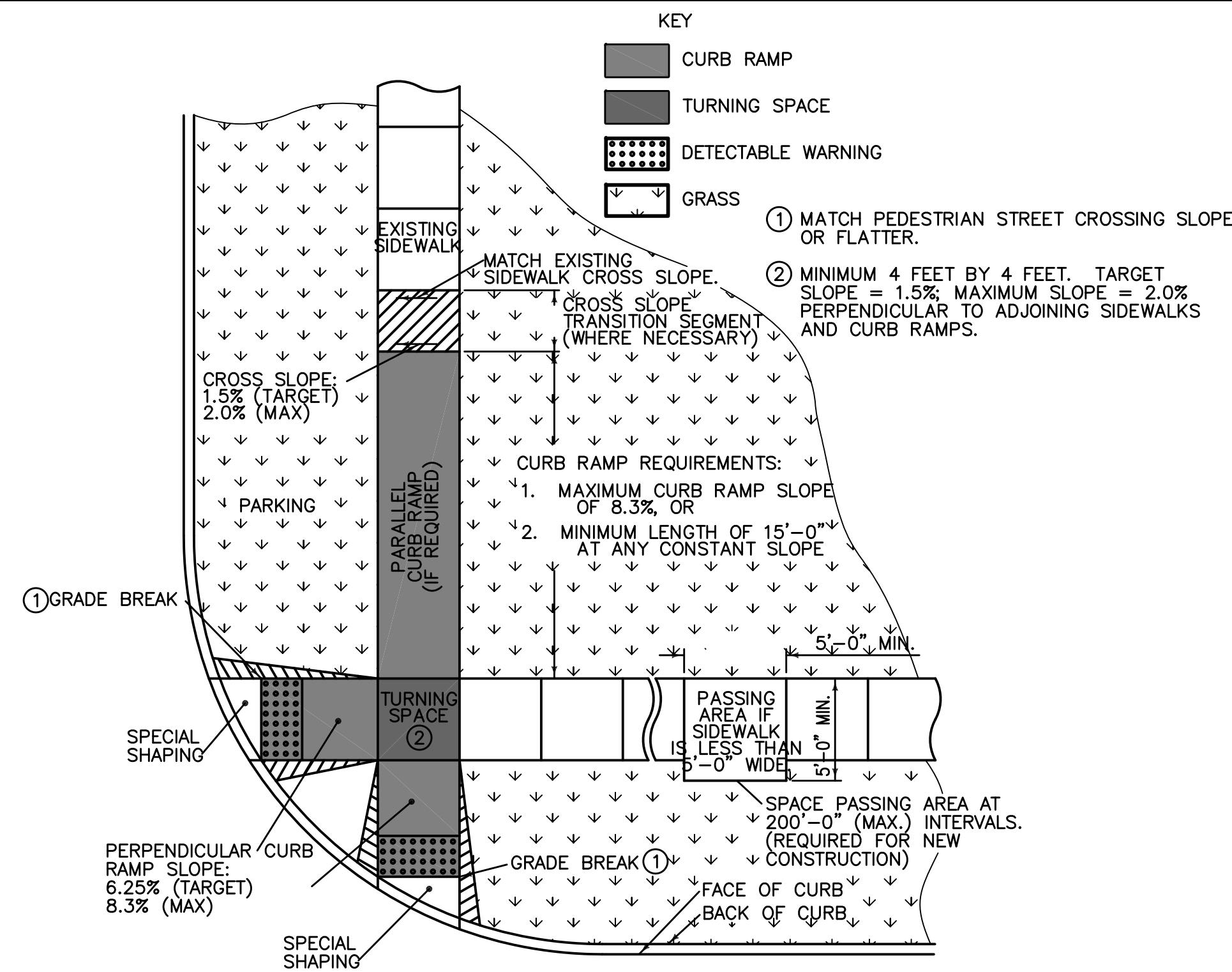
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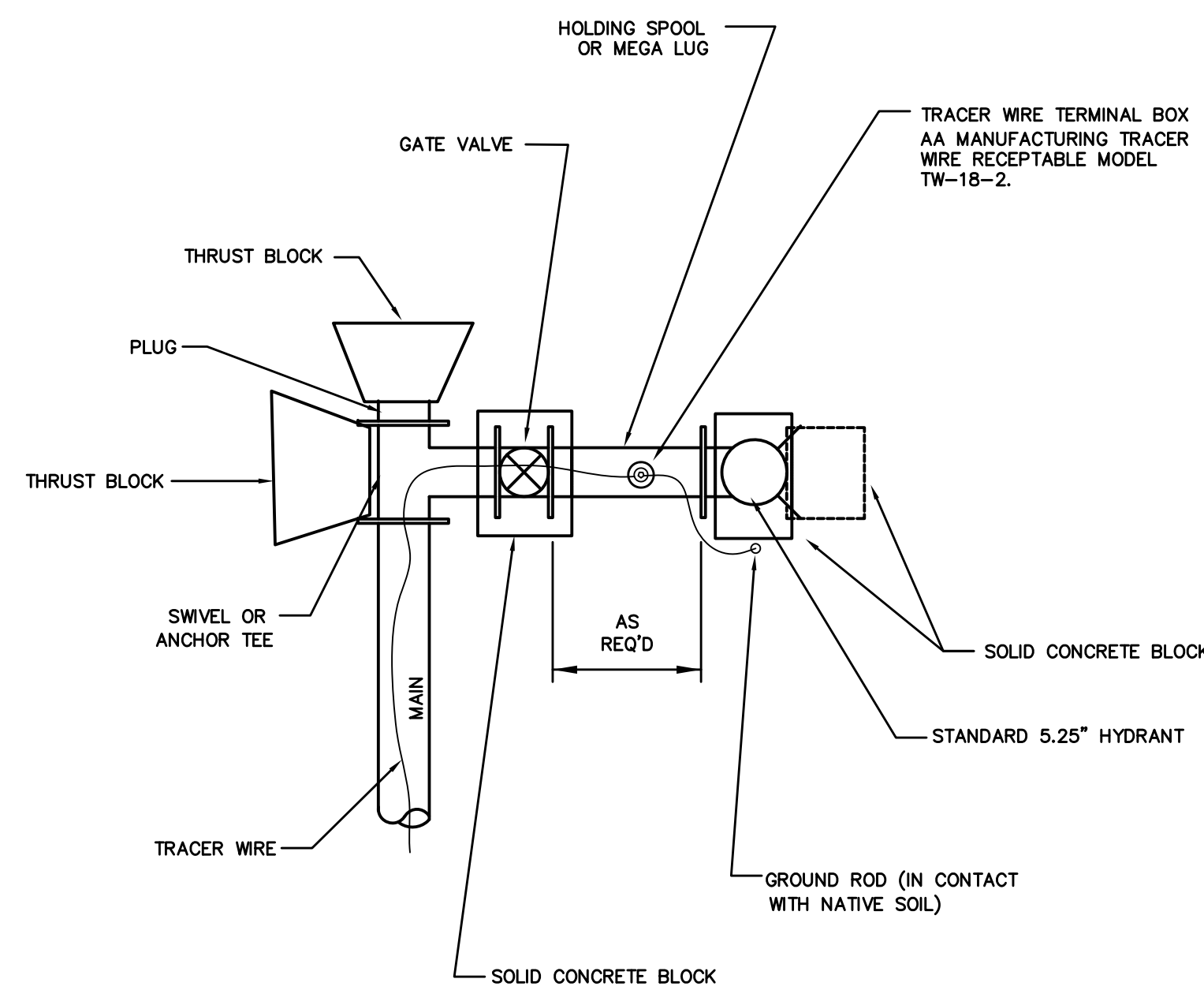
8 NOT TO SCALE



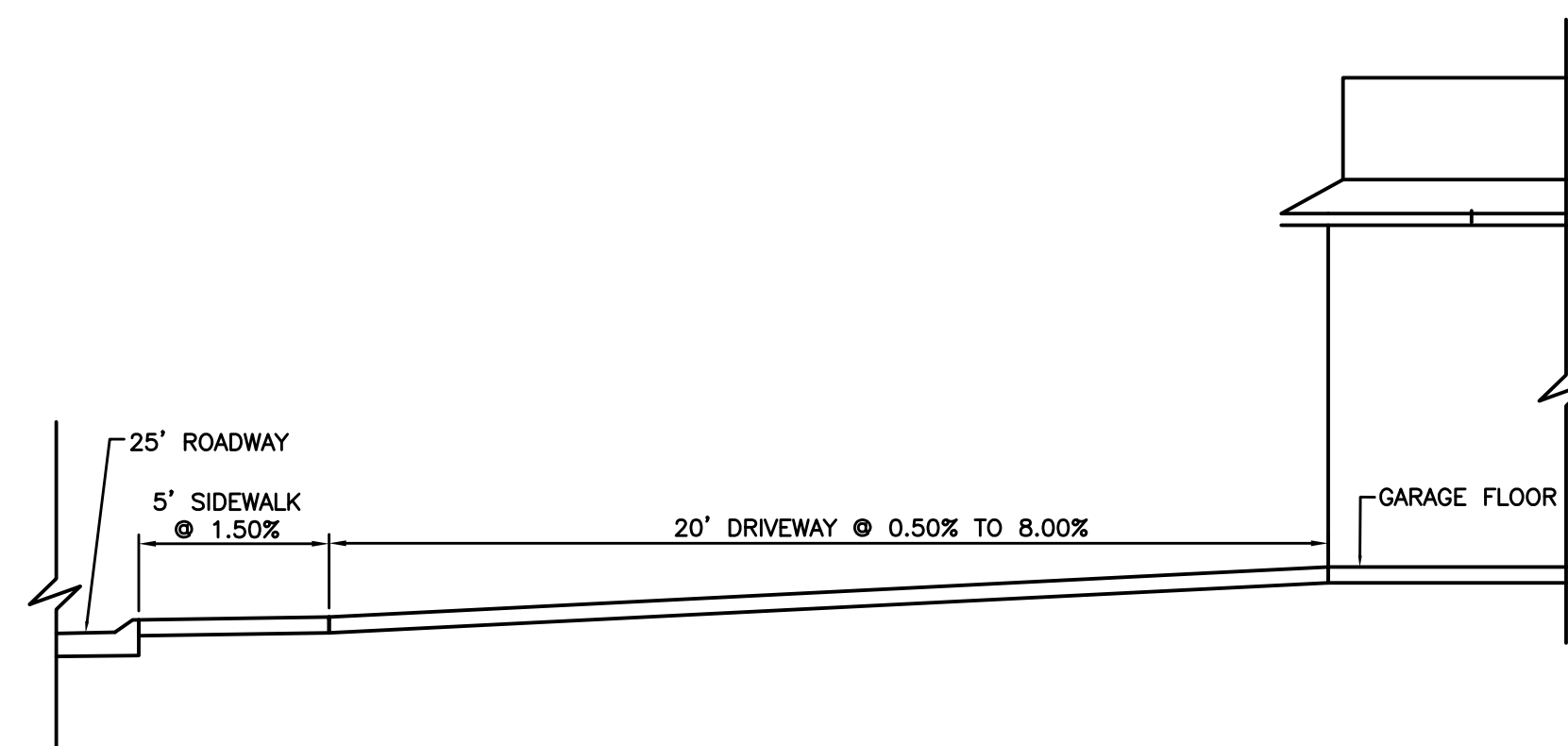
9 NOT TO SCALE



4 NOT TO SCALE

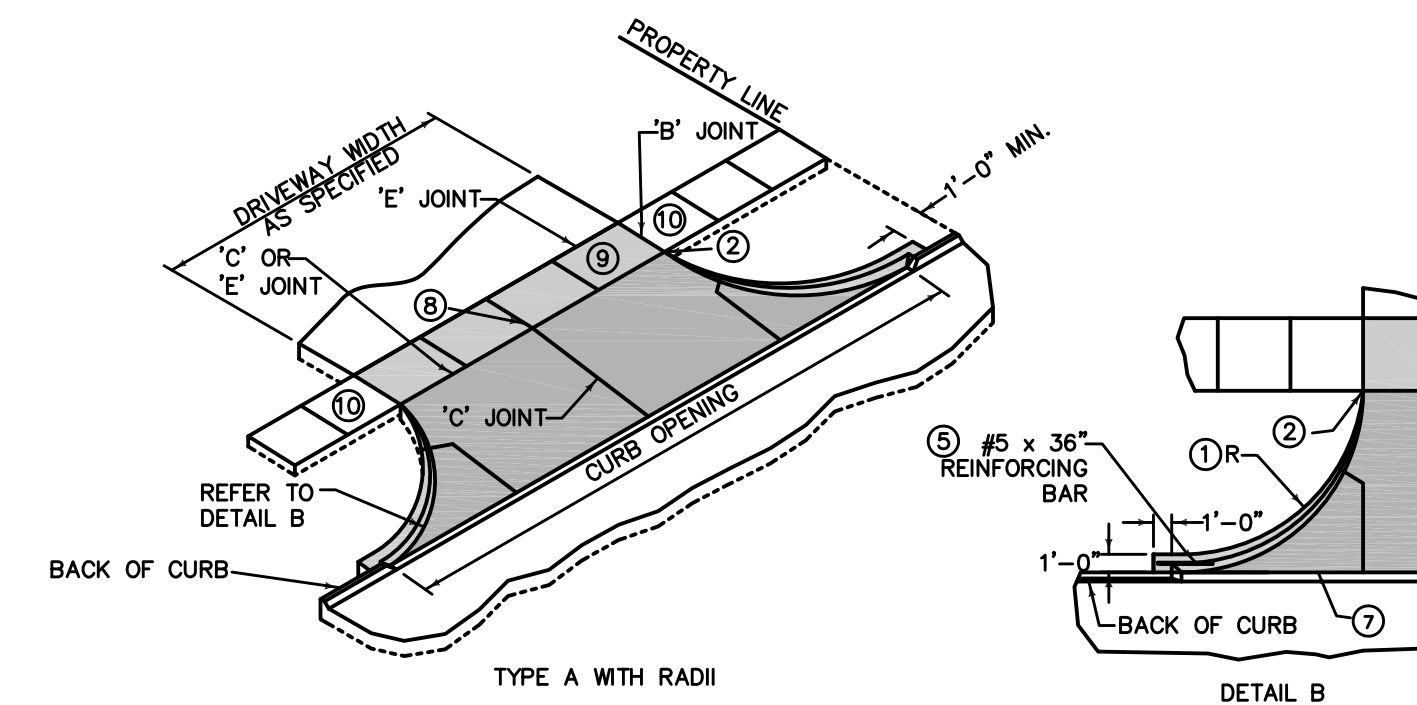


5 NOT TO SCALE

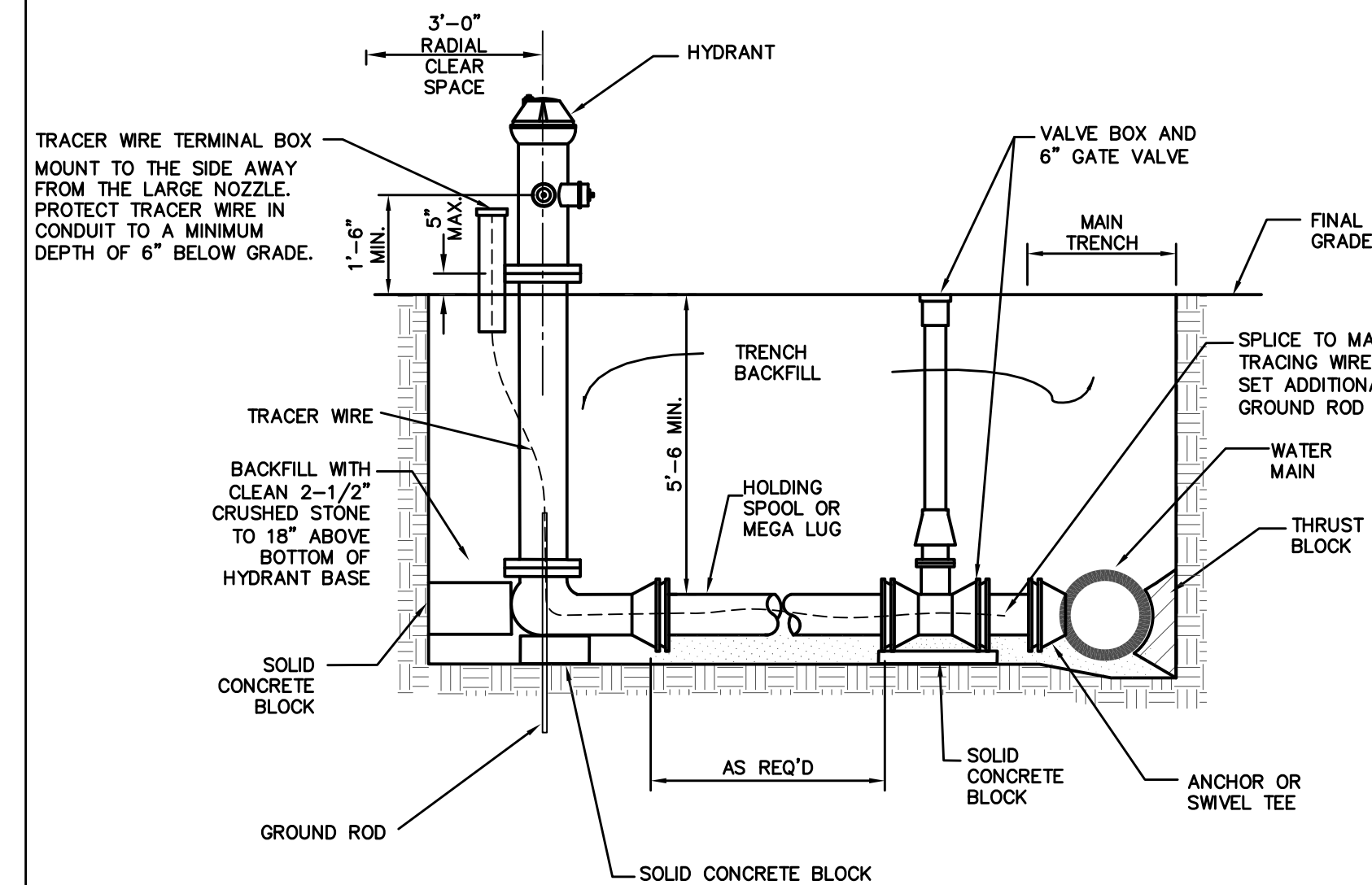


6 NOT TO SCALE

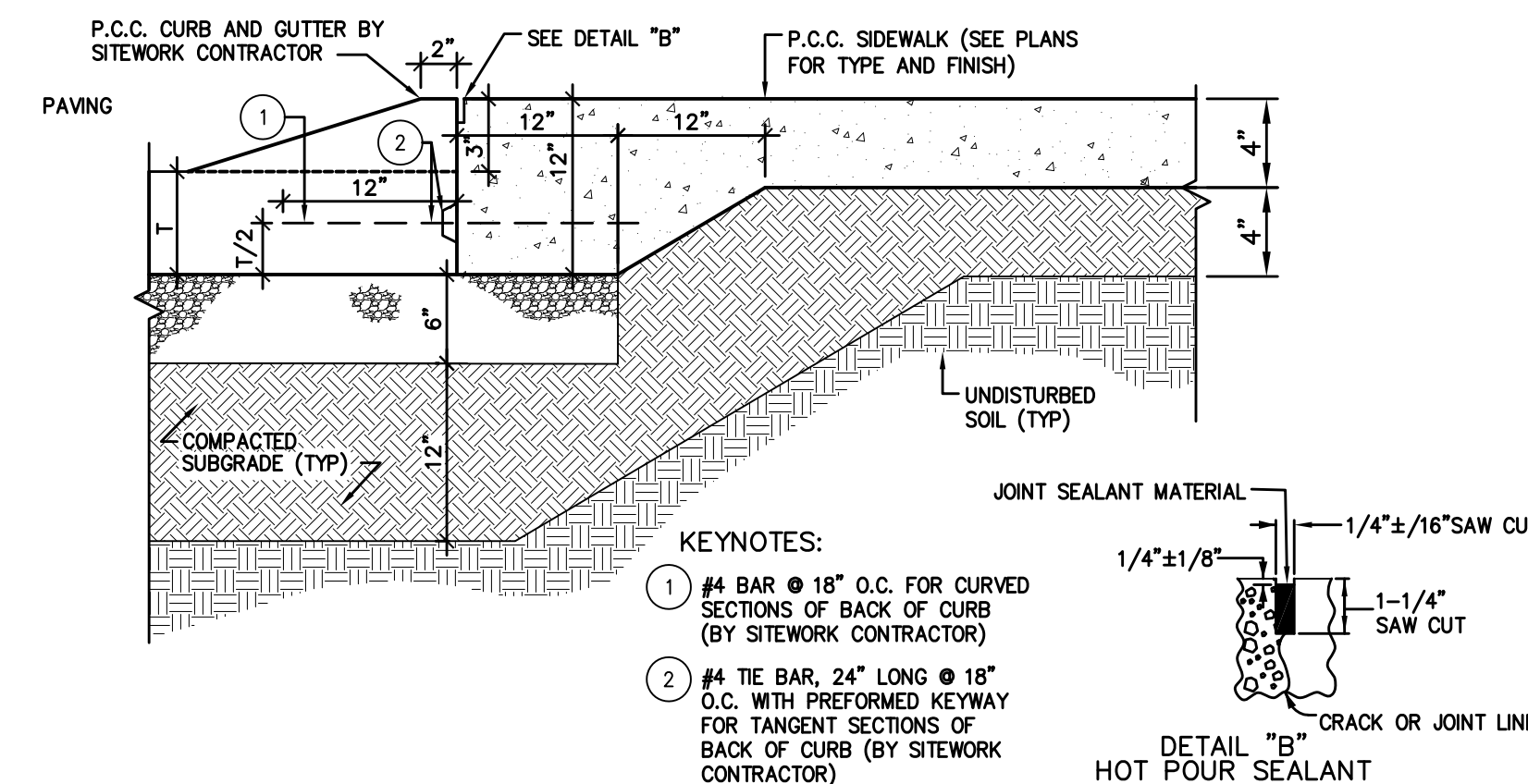
- ① DRIVEWAY RADIUS (R).
- ② TRANSITION THE CURB HEIGHT TO 0 INCHES AT END OF TAPER/RADIUS OR AT THE FRONT EDGE OF SIDEWALK. CURB SHALL NOT EXTEND RAISED CURB ACROSS SIDEWALK.
- ③ PAVEMENT THICKNESS.
RESIDENTIAL: 6 INCHES MINIMUM.
COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.
- ④ SIDEWALK THICKNESS THROUGH 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 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.



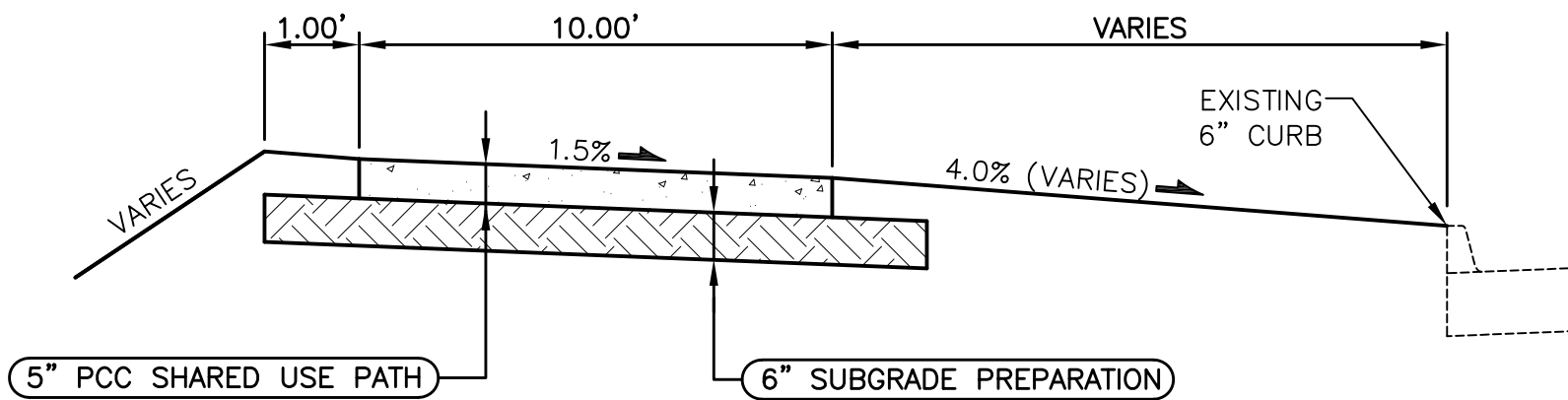
1 NOT TO SCALE



2 NOT TO SCALE



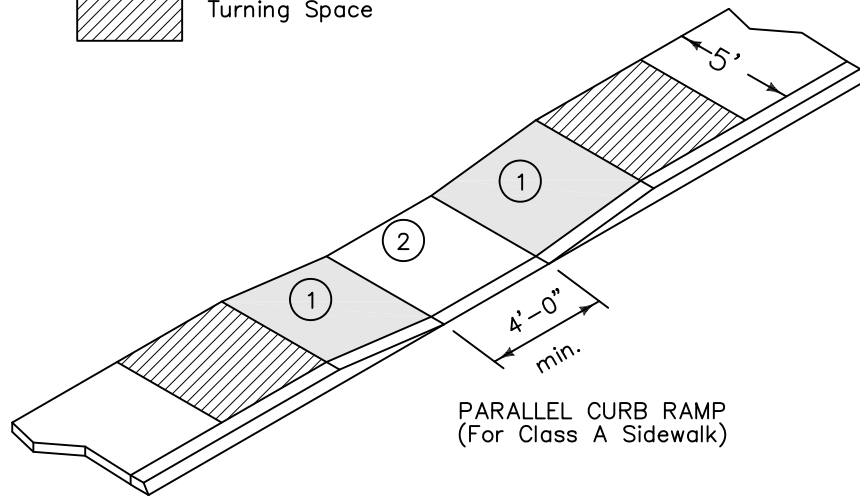
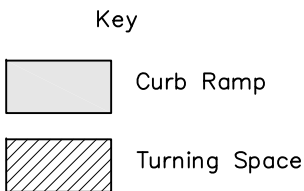
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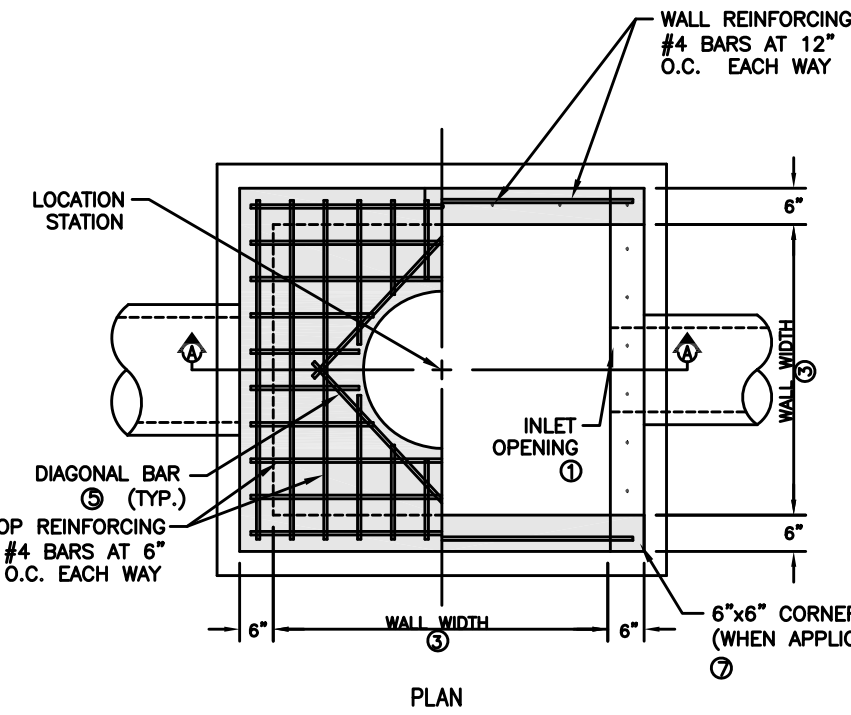
NOTE:
1. TYPICAL C JOINT SPACING IS 8'.

1 TYPICAL SECTION 10' TRAIL
NOT TO SCALE

- ① 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 REQUIRED TO EXCEED 15 FEET REGARDLESS OF RESULTING SLOPE. DO NOT EXCEED 8.3% SLOPE FOR PARALLEL RAMPS SHORTER THAN 15 FEET.
- 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 ROADWAY GRADE. MINIMUM 4 FEET BY 4 FEET.



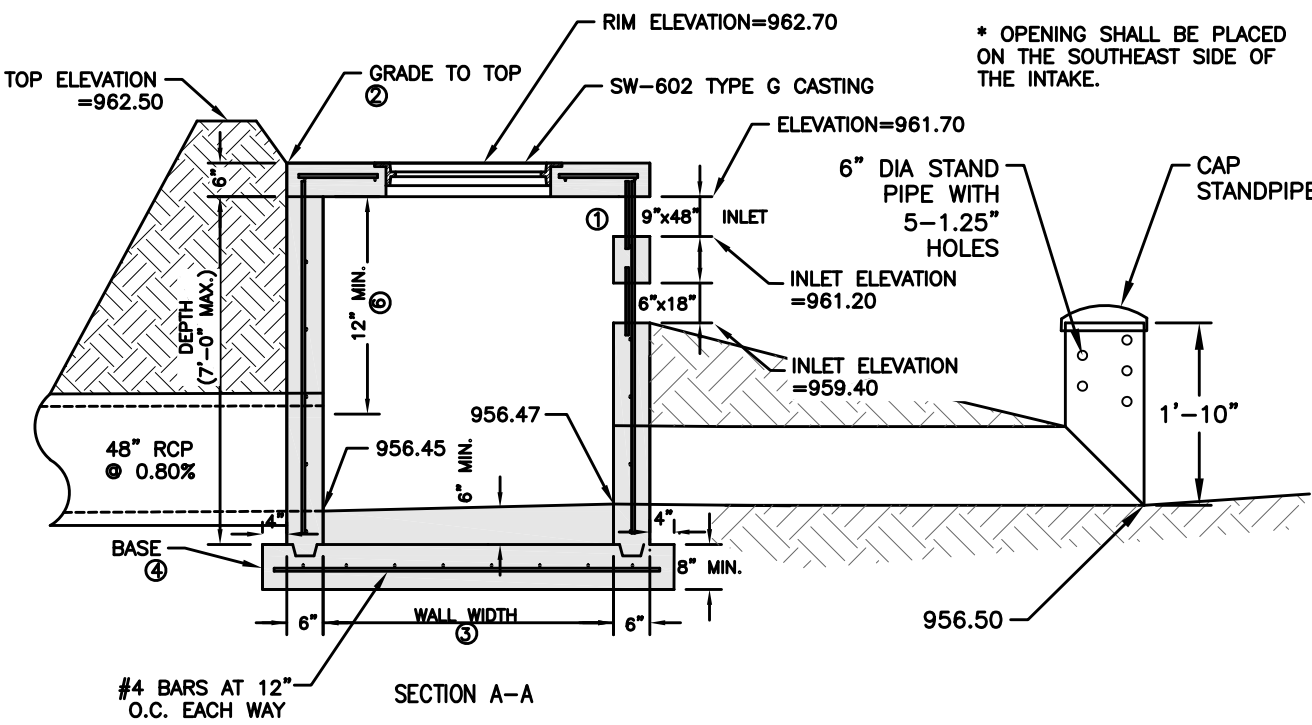
2 PARALLEL CURB RAMPS AT 3" ROLLED CURB
NOT TO SCALE



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 1 INLET OPENING 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. CONSTRUCT 1 INLET OPENING 9" TALL AND 48" WIDE.
- ② GRADE TO INLET ELEVATION ON OPEN SIDES. GRADE TO TOP ELEVATION ON CLOSED SIDES.
- ③ WALL WIDTH IS 60" FOR ST-3. 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.
- ⑦ CORNER PIER REQUIRED BETWEEN OPENINGS OF TWO ADJACENT WALLS. EXTEND WALL REINFORCING VERTICALLY THROUGH PIER. INSTALL ONE ADDITIONAL 15-INCH #4 BAR IN PIER.



3 OUTLET STRUCTURE DETAIL (ST-3)
NOT TO SCALE

DATE	REVISIONS	SUBMITTAL #3	SUBMITTAL #2	SUBMITTAL #1
		07/23/20	12/23/19	12/11/19

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

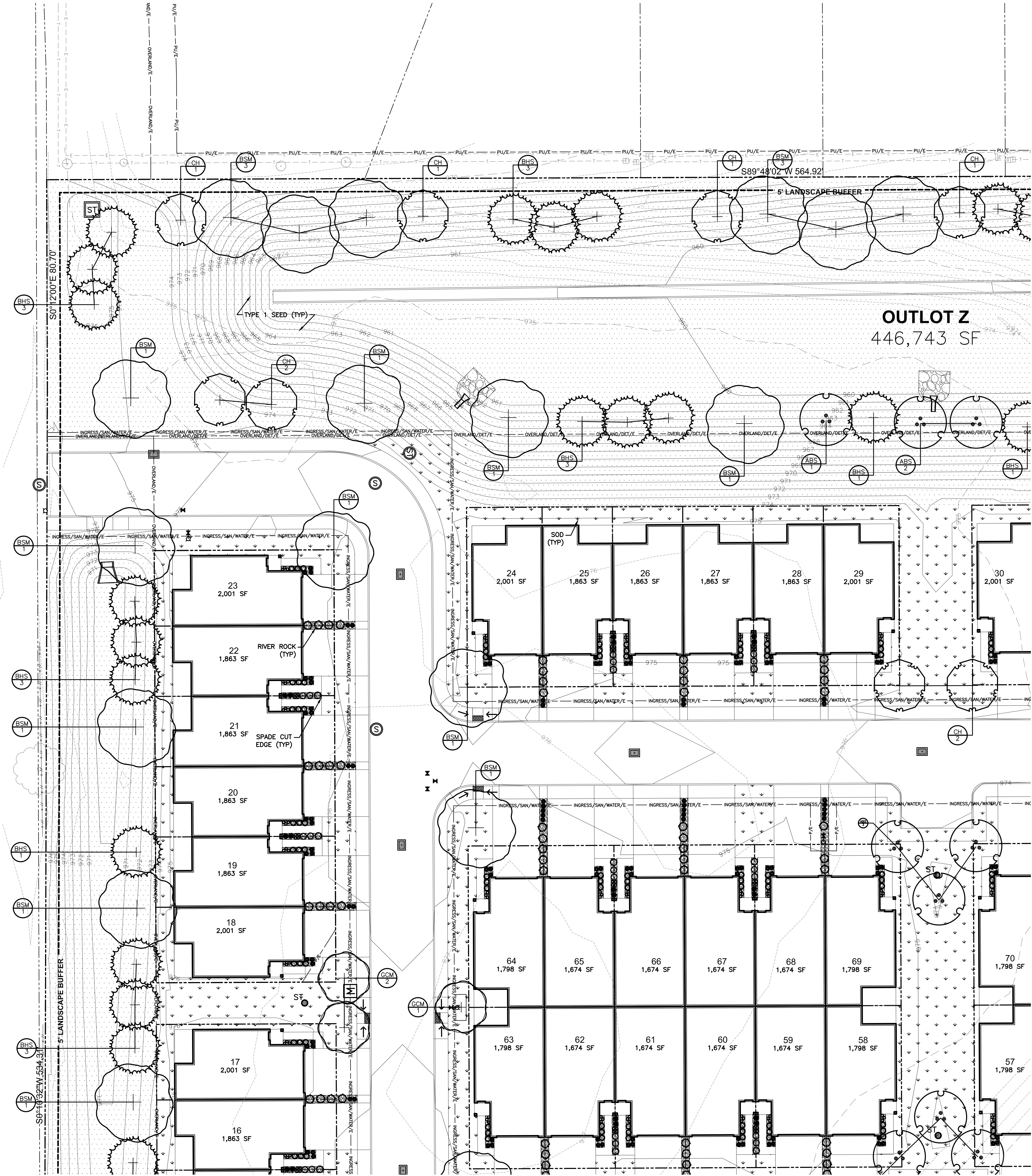
TECH:

ENGINEER:



GRIMES, IOWA

44 WEST
DETAILS



44 WEST
LANDSCAPE PLAN

L1.2

1803.102



GRIMES, IOWA

ENGINEER:

TECH:

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

REVISIONS

DATE

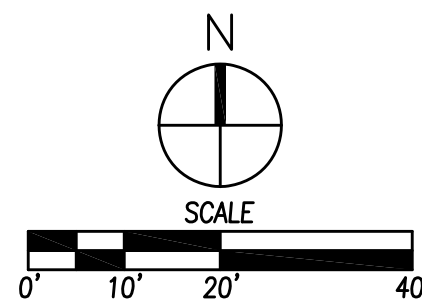
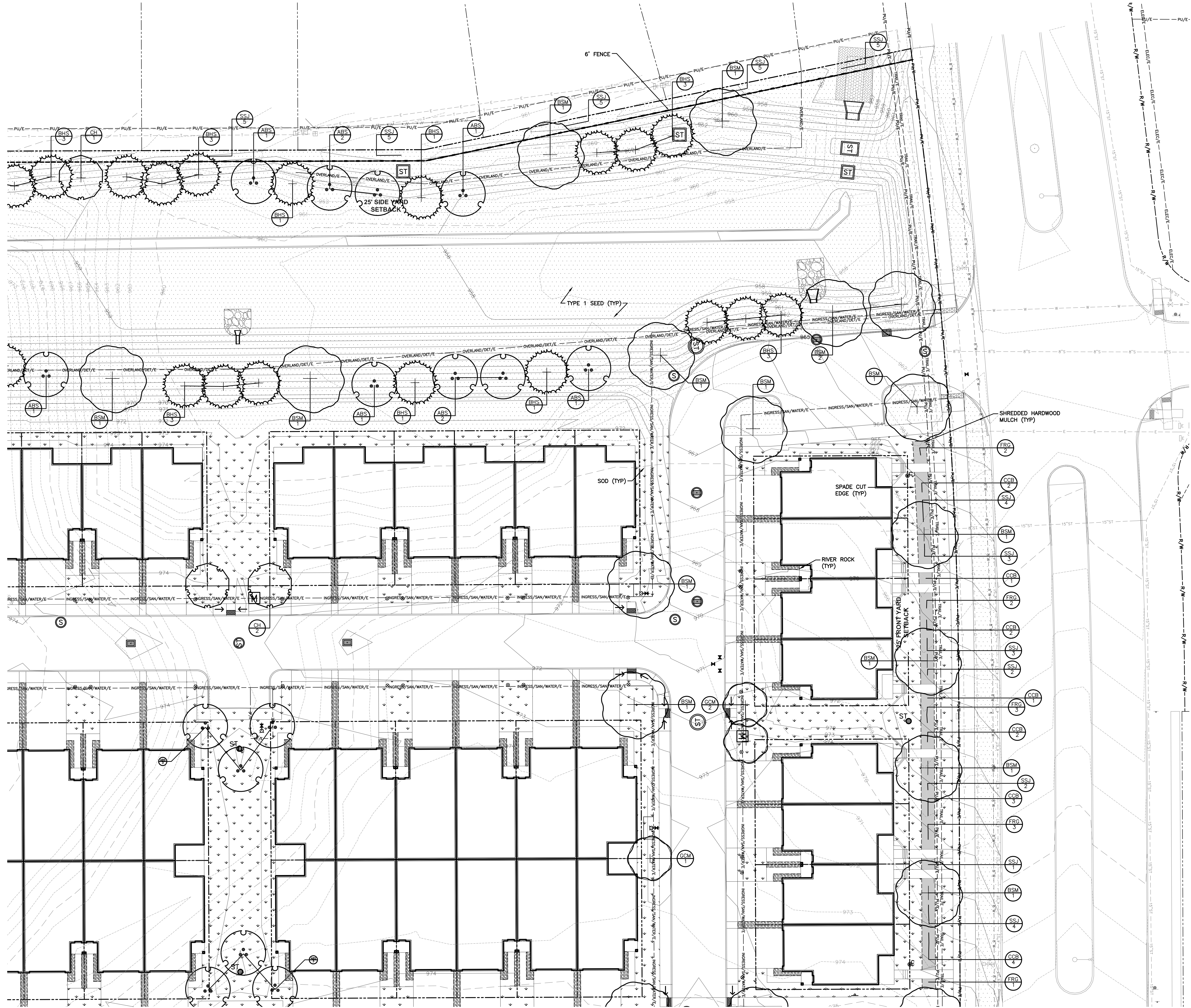
SUBMITTAL #3
SUBMITTAL #2
SUBMITTAL #1

01/23/20
12/23/19
12/11/19

FILE: L1.3 44 WEST LANDSCAPE PLAN
FILE DATE: 1/23/2020 12:19 PM
PLOTTED BY: NICOLE NEAL

COMMENT:
ENG

TECH



44 WEST LANDSCAPE PLAN

L1.3

1803.102



GRIMES, IOWA

ENGINEER:

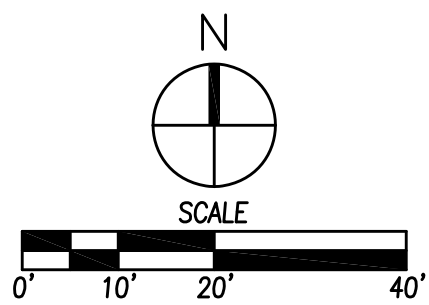
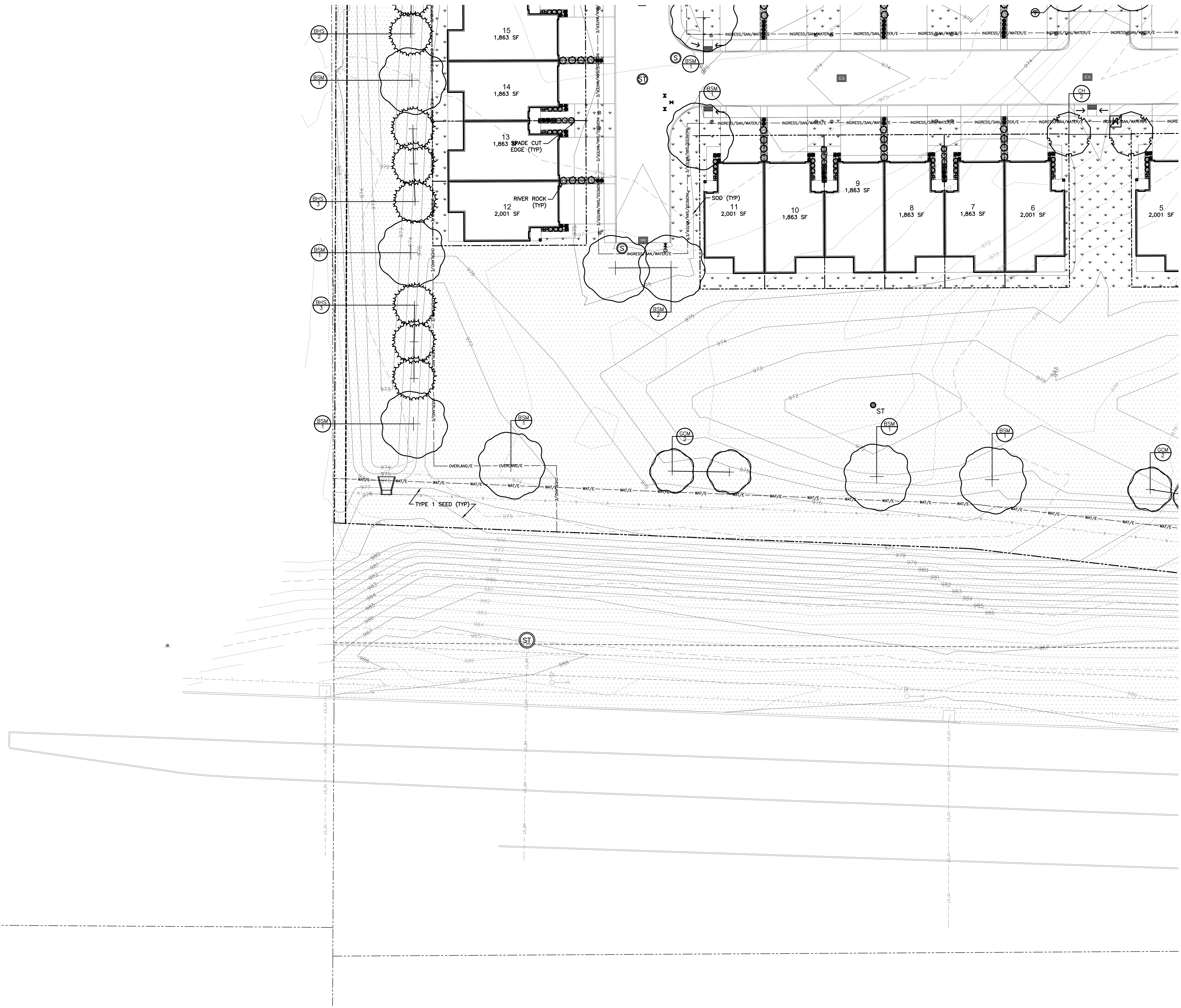
TECH:

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

REVISIONS

DATE

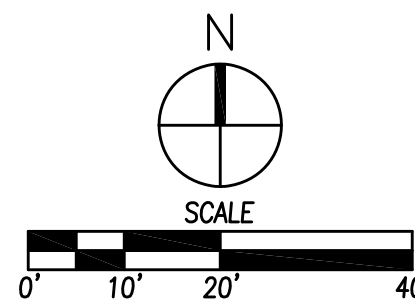
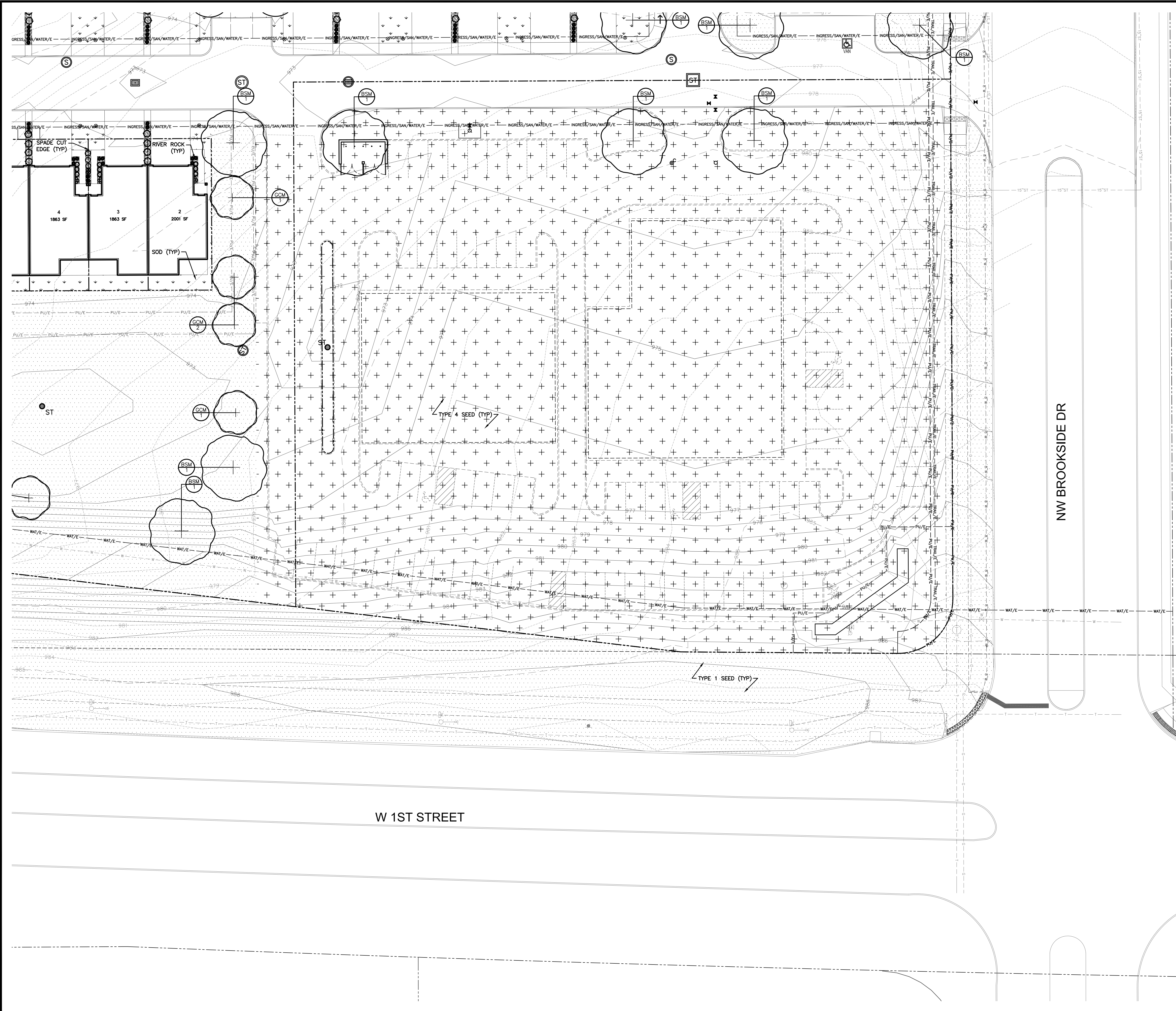
01/23/20	01/23/20
12/23/19	12/23/19
12/11/19	12/11/19



FILE: L:\2020\44 WEST\44 WEST LSCS - SITE PLAN
FILE DATE: 1/23/20
PLOT DATE: 1/23/20
PLOT BY: NICOLE NEAL

COMMENT:
ENG

TECH



DATE

01/23/20

12/23/19

12/11/19

REVISIONS

3405 S.E. CROSSROADS DRIVE, SUITE G

PHONE: (515) 369-4400 FAX: (515) 369-4410

GRIMES, IOWA

44 WEST

LANDSCAPE PLAN

L1.5

1803.102

BSA

CIVIL DESIGN ADVANTAGE

ENGINEER:

TECH:

SUBMITTAL #3

SUBMITTAL #2

SUBMITTAL #1

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Alex Pfaltzgraff, Development Services Director
DATE: February 4, 2020
RE: 44 West – Site Plan

GENERAL INFORMATION:

Applicant:

Autumn Park of Grimes LLC

Requested Action

Preliminary Plat and Site Plan

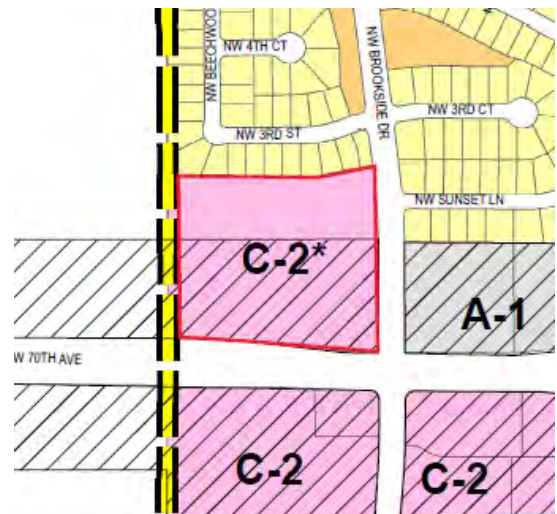
Location

NW Corner of NW Brookside Dr & W 1st St

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Mixed Use	C-2
North	Planned Residential Dev	Low Density Residential	R-4
South	Commercial	Mixed Use	C-2
East	Agricultural/Residential	Low Density Residential	A-1/R-4
West	Agricultural	Mixed Use	A-1

BACKGROUND:

The applicant, is requesting approval of a preliminary plat and site plan for 44 West. The proposed project provides for the construction of 78 townhome units, as well as 10,500 square feet of commercial/retail space.

The property is located within the Transportation Corridor Overlay District, and did receive a special use permit from the Board of Adjustment in 2018. The special use permit allowed for the construction of medium density residential units within a C-2 Zoning District.

The project was previously submitted to the Planning and Zoning Commission, however never proceeded to the City Council for approval.

Since that time, the City Council has amended the ordinance pertaining to special use permits, which imposed a time limit to the existence of permits that had not been acted upon. That ordinance allowed for action to be taken within 6-months of the adoption date of the ordinance. The ordinance became effective September 16th, which thus requires a site plan to be obtained prior to March 16th.

Given the time limit imposed, the applicant has revised the plan and is now requesting approval.

At this time, only approval of the townhomes is being requested. A more detailed site plan for the commercial building come at a later date for approval.

ANALYSIS:

Preliminary Plat:

The preliminary plat provides for the subdivision of the 78 townhomes, common area (Outlot Z) and Lot 1 (commercial development).

Appropriate utilities and easements are shown for the improvements. Further details can be found in the notes below.

Building/Elevations:

The townhomes are proposed to be 2-story, with a basement. All units will have a 2-car attached garage. The arrangement of the units varies from grouping of 4 and 6 units single loaded, and 8 and 12 units double loaded (back to back). Based upon the square footage of the units, a fire suppression system will be required.

One area of note that has changed is with respect to units 40-47. These units have frontage along NW Brookside Drive, and in an effort to increase the aesthetics along the corridor, staff has asked the applicant to prepare elevations that provide for a front entry/porch along the ROW. This will not only add visual interest to this side of the development, but will activate the area from a pedestrian perspective.

The buildings are required to provide a minimum of 50% masonry, of which this is being accomplished with stone and a combination of cement fiber board and EFIS/Stucco.

Additionally, the units vary in color and design, which will help to differentiate the residences within the development.

Site Layout:

The site is proposed to have 2 points of access, both of which are from NW Brookside Drive. Access from W 1st Street is not conducive due to grades and proximity to the intersection.

The northern drive aligns with the existing NW Sunset Lane, and the southern drive aligns with the existing median break. The site circulates with minimum dead ends, and provides for a stub access to the western development piece. All proposed roadways are to be private.

Garbage will be handled with each unit via residential containers, therefore no dumpster enclosure is necessary.

Sidewalk is being provided along both sides of the private drives, with crossings at the intersections. Mailbox clusters are shown throughout the site with pedestrian access.

Parking:

Based upon the number of units provided, a total of 156 parking spaces are required. As shown 177 parking spaces are provided (2 drive way spaces per unit, and off-street visitor parking). In addition to the exterior surface stalls, each unit has 2 covered spaces within the attached garage.

Landscaping/Streetscape:

The site is required to provide a minimum of 40% open space. As proposed, the site will provide 60% open space.

While there is no minimum landscaping requirements in this zoning district, the ordinance does require that trees and shrubs be planted within the open spaces and parking lot

islands. As shown, the site provides for a number of plantings along the north boundary, where there is a land use change (single family – medium density). Additionally, trees are planted within the front of each units, as well as along the street frontages (W 1st and NW Brookside).

Utilities:

Sanitary sewer access is provided from an existing 8" within the NW Brookside Drive ROW. The sewer is proposed as public, and will be extended to the western property line.

Water is provided from an existing 8 "main within the NW Brookside Drive ROW. A new public 8" water main will be constructed within the site, and in similar fashion, will be extended to serve the adjoining property.

Storm water detention is being handed with a basin along the north side of the site.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for 44 West, subject to any remaining staff comments.

CITY OF GRIMES

A handwritten signature in black ink, appearing to read "Alex Pfaltzgraff", written in a cursive style.

Alex Pfaltzgraff
Development Services Director



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

December 5, 2019

Civil Design Advantage

Attn: Doug Mandernach

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: Destination Market Plat 3

Dear Mr. Mandernach:

The Development Services Department is in receipt of a proposed Site Plan for Destination Market Plat 3. Based on the review of the provided submittal materials, staff have the following comments:

General Comments

- ~~1. Please add the Grime Standard Notes, attached.~~
2. Please provide a lighting plan if applicable. **Submit when available.**
- ~~3. Please provide the proposed building uses.~~
- ~~4. Please submit construction drawings for the turn lane and street light modifications.
Plans will be reviewed and commented on under separate cover.~~
- ~~5. Please note that Final Plat will need to be prepared and approved prior to occupancy
of the buildings.~~

Sheet 1

- ~~6. Please provide the required open space counts for both lots.~~
- ~~7. Please provide the required parking counts for both lots.~~

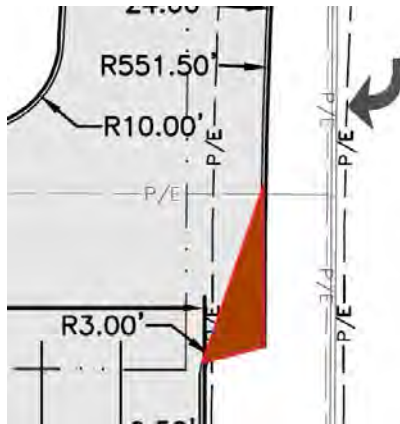
Sheet 2

- ~~8. Please note that all pavement removals should be cut out to the nearest joint line,
rather than ground.~~

- ~~9. Please note the removal of the existing storm sewer and FES on the north side of the lots.~~
- ~~10. Please provide the existing topo for the site.~~
- ~~11. Please note the relocation of the existing street light along E 1st St.~~

Sheet 3

- ~~12. Please revise the radii to 25 feet for the driveway off NE Telkay Lane.~~
- ~~13. Please revise the radii to 20 feet for the driveway off NE Platinum Drive.~~
- ~~14. Please revise the radii to 25 feet for the turn lane off E 1st.~~
- ~~15. Please identify the location of the order board for the Lot 1 drive through.~~
- ~~16. Please provide ramps at all pedestrian crossing paths.~~
- ~~17. Please extend the sidewalk on front of the Lot 1 building east to the curb edge, and provide a ramp to the corresponding connection.~~
- ~~18. Please provide details for the dumpster enclosures and clarify the hash markings.
Please provide detail for the dumpster enclosures.~~
- ~~19. Please extend the width of the parking stalls that are adjacent to the dumpster enclosures to 11 feet to allow for car doors.~~
- ~~20. Please update the parking counts, as the count figures appear to be off on the entire site. Staff did not count the parking stalls, so please update sheet 1 if they change.~~
- ~~21. Please modify the parking lot as shown below. This area will collect garbage/debris if left as is.~~



- ~~22. Please fix the linework where the driveways meet on Lot 1 and the Kwik Star site.~~
- ~~23. Please show an easement for the sidewalk that shirts onto private property.~~
- ~~24. Please revise Note 1, E to indicate that KNOX boxes must be purchased from KNOX.~~
- ~~25. Please note the location of all ground mounted mechanical units.~~
- ~~26. Please modify the sidewalk at the E 1st and NE Platinum drive area to extend west and transition north. As shown it is not acceptable.~~

Sheet 4

- ~~27. Please provide details for the accessible stall ramps.~~
- ~~28. Please provide spot elevations for the pedestrian connections.~~
- ~~29. Staff is concerned with a few of the pavement areas shown as 0% fall and ponding water.~~

Sheet 5

- ~~30. Please include note about containment/removal of PCC slurry.~~

Sheet 6

- ~~31. Please show the relocation the two fire hydrants, in the right of way, along E. 1st Street as they will be in the way of the sidewalk. Alternatively, shift the sidewalk location.~~
- ~~32. Note that construction drawings for the public water main will be required.~~
33. It appears that there are no fire hydrants on site. Please provide in a manner that allows all areas of the building to be accessed along a 150-foot route path from the site hydrants. **As shown, the minimum requires are not being met. Hydrant coverage must be along an approved route (150-feet). This means that all sides of the building must be covered along the 150-foot route. See attached.**
34. Note that it appears based upon the square footage, that both buildings will need to provide a fire suppression system. Please provide a detail for the fire/domestic connection, and note the location of the FDC. **FDC must have a clear path of access. Both FDC's have the potential to be blocked by parked cars of queue space Please revise. See attached.**
- ~~35. Note that a fire hydrant must be within 100 feet of the located FDC.~~
- ~~36. Please provide on the plans a grease interceptor for both buildings, and details.~~
- ~~37. Please show the water main connection on the north side of the site as a tapping sleeve and valve.~~
- ~~38. Please provide critical crossing elevations for all utility crossings.~~
- ~~39. Staff questions if the existing water services will be abandoned. Note that the service will need to be repaired at the main.~~

Sheet 7

- ~~40. Staff questions where the bollard detail is being used on the site.~~

Sheet 8

- ~~41. Please specify seed mixture type(s), especially for E. 1st Street ROW. No revisions made.~~
42. Staff would ask that you reconsider the juniper and spiraea shrubs in favor something more similar to burning bush, ornamental grasses, etc. **No revisions made.**

- ~~43. Please update the landscaping to meet the minimum standards as outlined in 165B. Tree count is off. No revisions made.~~
- ~~44. Foundation plantings are required per 165B. No revisions made.~~
- ~~45. Please provide for a landscape bed for the shrub areas. No revisions made.~~
- ~~46. Please landscape around the Lot 2 transformer. No revisions made.~~
- ~~47. Please provide trees in the island(s) east of the Lot 2 building and west of the Lot 1 building. No revisions made.~~

SWMP

- 48. Please provide details of the chamber outlets and clearly indicate the orifice size and location. The ADS plans do not reference this, and it appears to be missing from the site plans.

SWPPP

- 49. It is unknown if the SWPPP narrative for Destination market Plat 1 will be utilized for this project. Regardless, the SWPPP narrative needs to be updated with re-issued G.P. #2 (3.01.2018) information. For this project, because of the length of curb removal along East 1st Street, particular attention needs to be given to containment/removal of PCC sawcutting/curb grinding dust.
- 50. Please submit a signed Grimes SWPPP Development Certification.

Architecture Lot 1

- ~~51. Please provide material percentages on all 4 sides of the building. No revisions made.~~
- 52. Staff would like to see additional architectural elements provided on the north elevation. **No revisions made.**
- ~~53. Note that due to the proposed materials not being 100% masonry, the City Council will need to pass the approval at 4/5. No revisions made.~~
- ~~54. Staff questions the placement of the drive-through window, and it makes practical sense. No revisions made.~~

~~55. As similar to the east elevation, please provide additional glazing on the west side to balance the building. No revisions made.~~

~~56. Please provide the roof deck height as it relates to the parapet elevation. Note that all roof top mechanical units will need to be screened. No revisions made.~~

Architecture Lot 2

~~57. Please provide material percentages on all 4 sides of the building. No revisions made.~~

~~58. Note that due to the proposed materials not being 100% masonry, the City Council will need to pass the approval at 4/5. No revisions made.~~

~~59. Staff questions the placement of the drive-through window, and it makes practical sense. No revisions made.~~

~~60. Please provide the roof deck height as it relates to the parapet elevation. Note that all roof top mechanical units will need to be screened. No revisions made.~~

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

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: December 11, 2019
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: January 7, 2020 at 5:30 at the Grimes City Hall

COUNCIL MEETING: January 28, 2020 at 5:30 at the Grimes City Hall

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

Sincerely,



Alex Pfaltzgraff

Development Services Director



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of January 28, 2020

AGENDA HEADING:

Destination Market Plat 3 – Site Plan Approval

SYNOPSIS:

The applicant, is requesting approval of a site plan, which will allow for the construction of two retail buildings, totaling approximately 16,500 square feet.

The property is located within the Transportation Corridor Overlay District.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

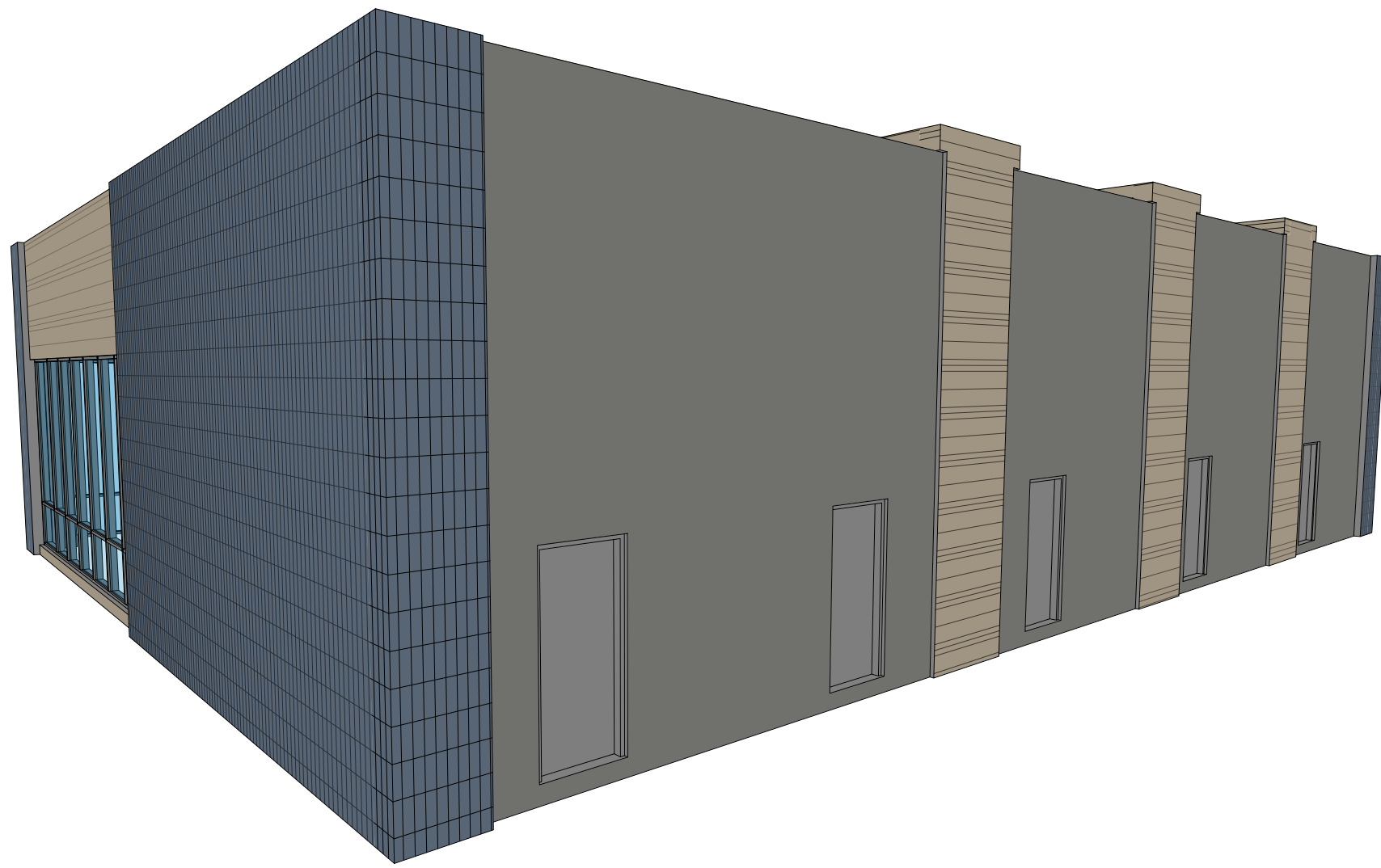
Approve Final Plat – May 2019

BOARD/COMMISSION ACTION(S):

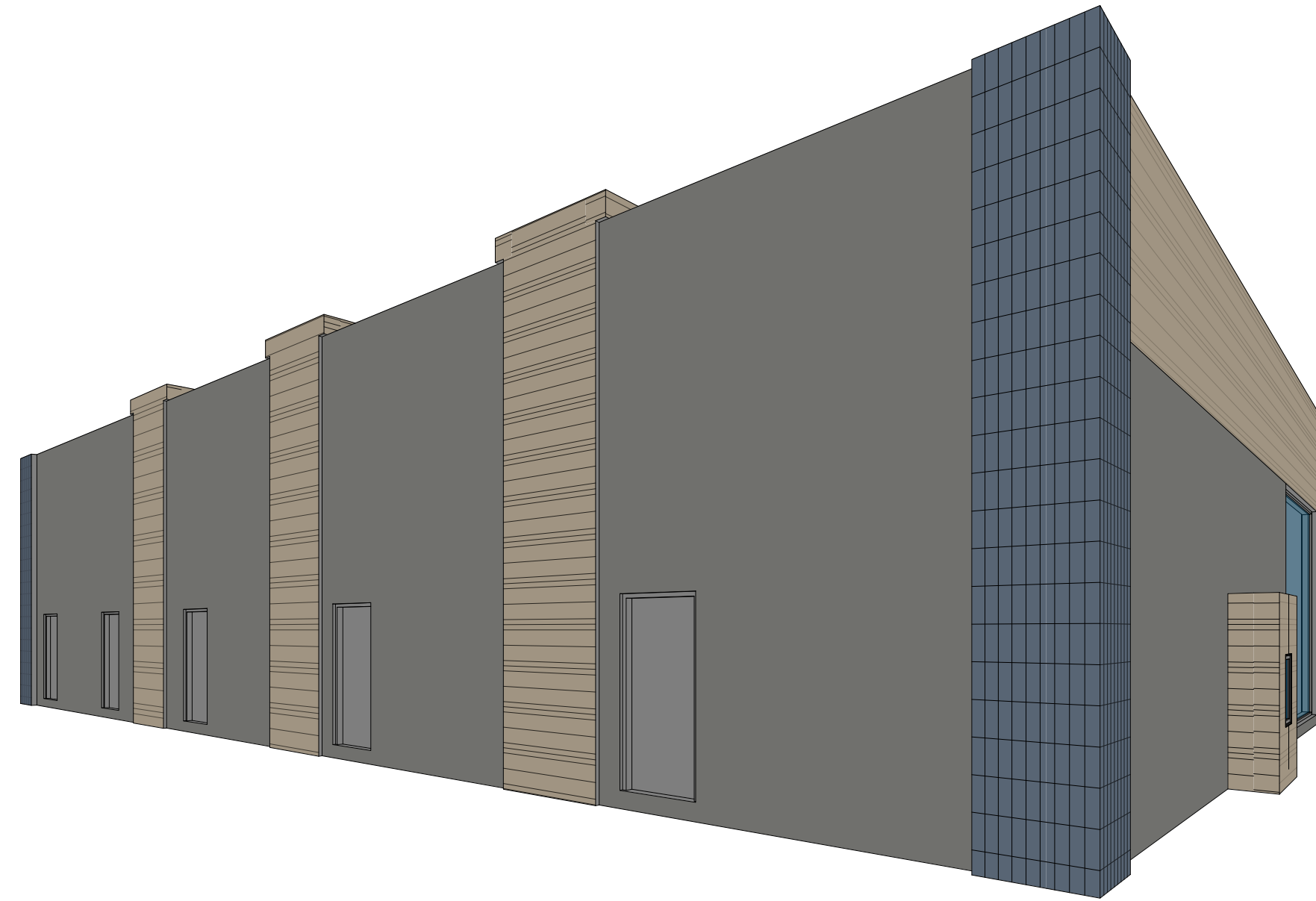
Recommendation of Approval – January 2020

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the Site Plan for Destination Market Plat 3, subject to any remaining staff comments.



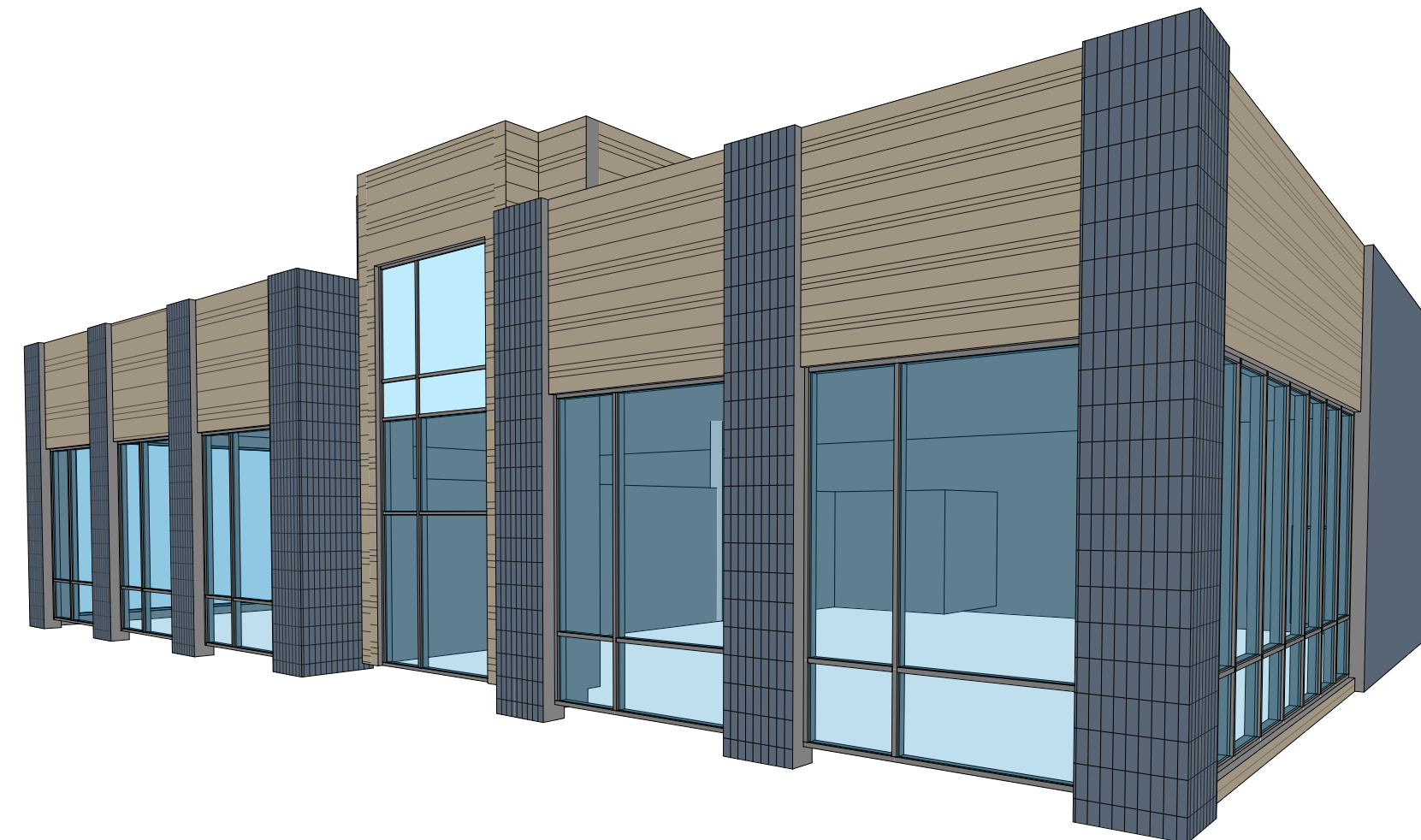
LOOKING SW



LOOKING SE



LOOKING NE



LOOKING NW

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DESTINATION MARKET

GRIMES IA

12/18/19

24"x36" SHEET (FULL SIZE)
- SCALE IS AS NOTED
12"x18" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED
OTHER SHEET SIZES NOT TO SCALE
SAA JOB #: 19121

simonson

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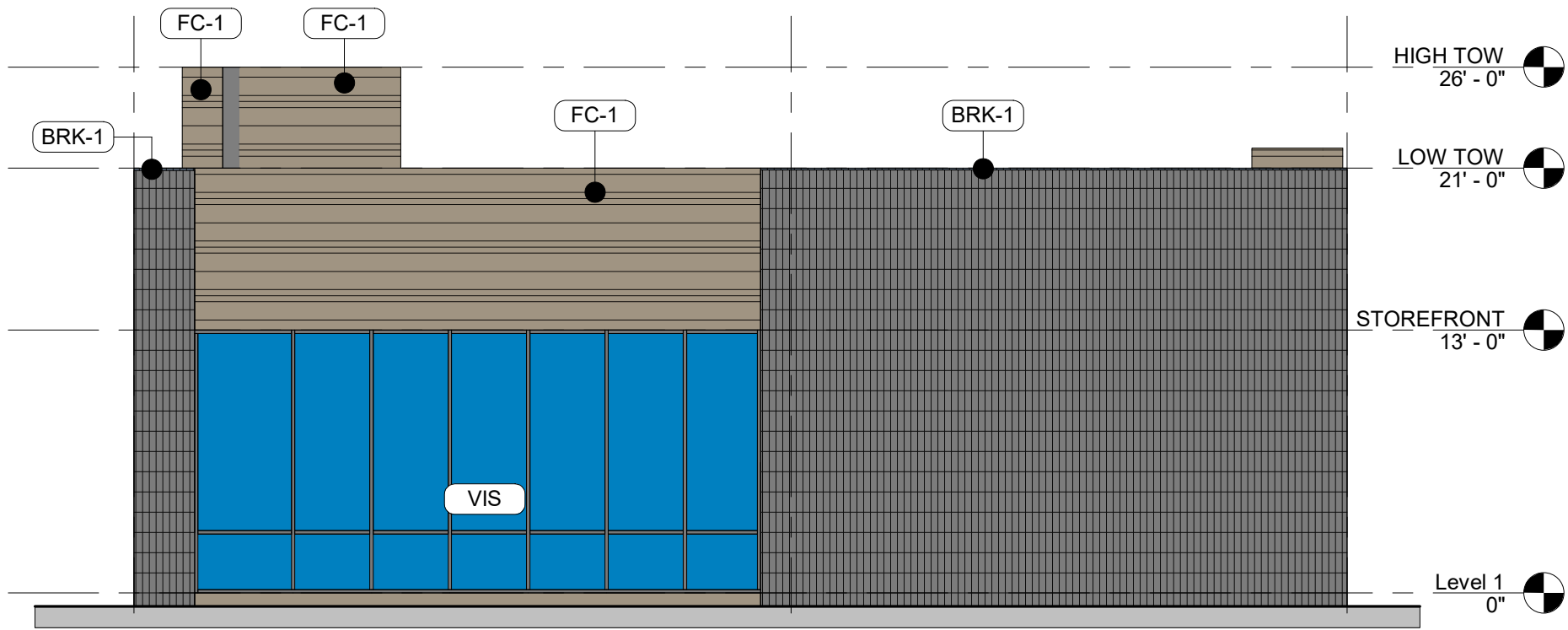
EXTERIOR MATERIAL LEGEND		NORTH		SOUTH		EAST		WEST	
MAT. LABEL	MATERIAL DESCRIPTION	AREA	%	AREA	%	AREA	%	AREA	%
MISC. MATERIAL: COPING, HM DOORS AND FRAMES, ETC		212	9	108	5	60	3	81	5
BRK-1	4" FACE BRICK	200	8	560	22	215	14	160	10
FC-1	FIBER CEMENT COLOR 1	742	28	708	28	624	40	624	41
FC-2	FIBER CEMENT COLOR 2	1414	55	00	00	182	12	684	44
SP-1	1" INSULATED OPAQUE SPANDREL GLASS: COLOR TO MATCH VIS1 GLASS IN CLEAR ANODIZED FRAME	00	0	180	7	00	0	00	0
VIS	1" INSULATED VISION GLASS: CLEAR W/ LOW E COATING IN CLEAR ANODIZED FRAME	00	0	1012	40	468	31	00	0
VIS-2	1" INSULATED VISION GLASS SLIDING WINDOE IN CLEAR ANODIZED FRAME	00	0	00	0	00	0	0	0
		2568	100	2568	100	1549	100	1549	100



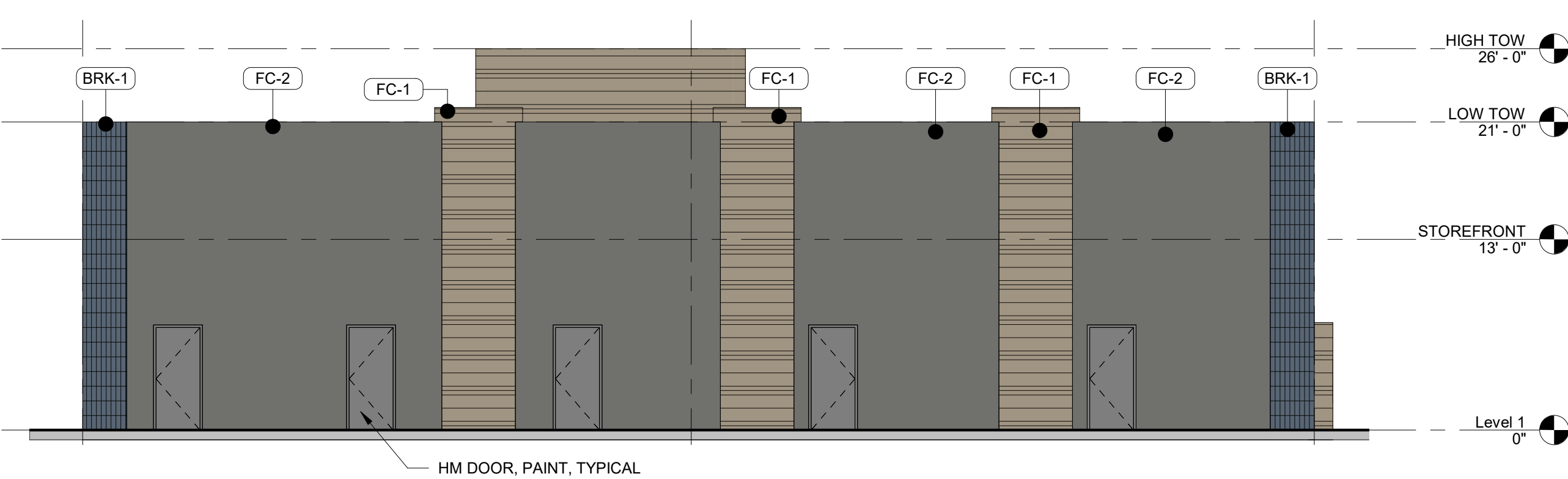
Ebonite Velour



BR-1



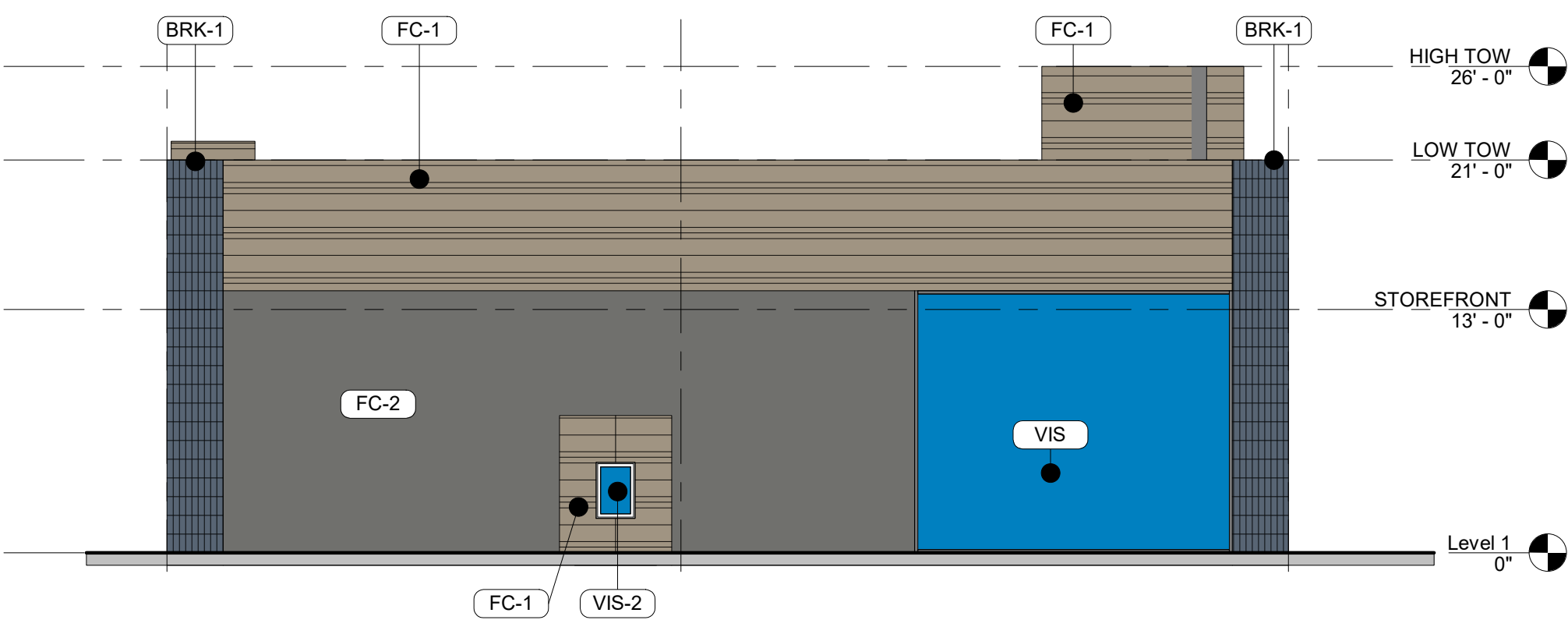
COLOR EAST ELEVATION



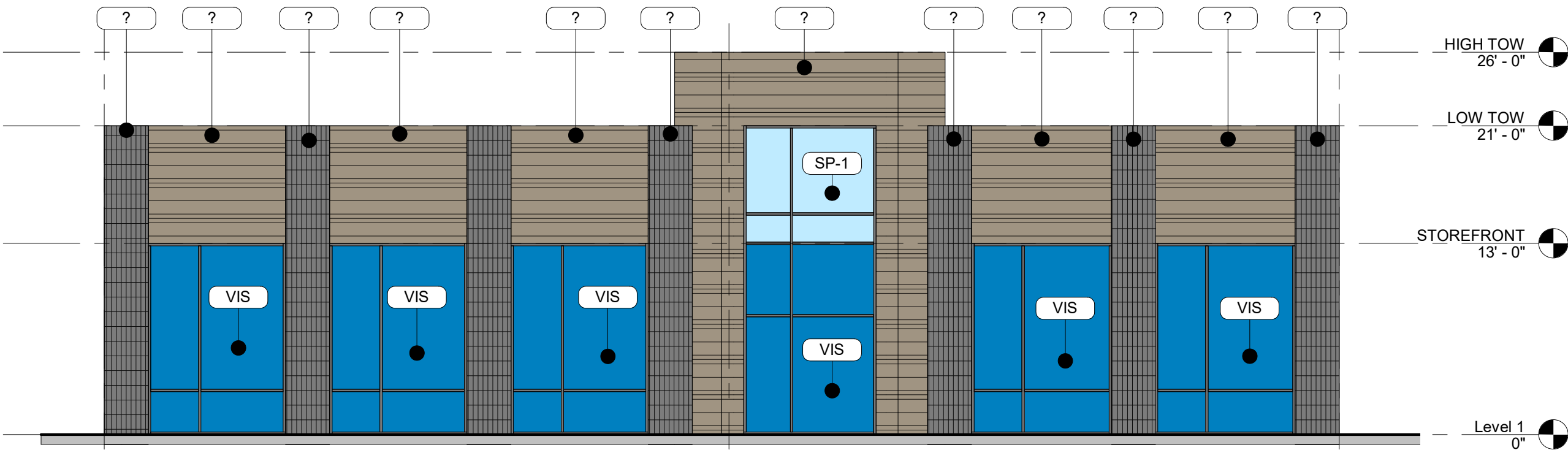
COLOR NORTH ELEVATION



FC-1



COLOR WEST ELEVATION



COLOR SOUTH ELEVATION



FC-2

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DESTINATION MARKET

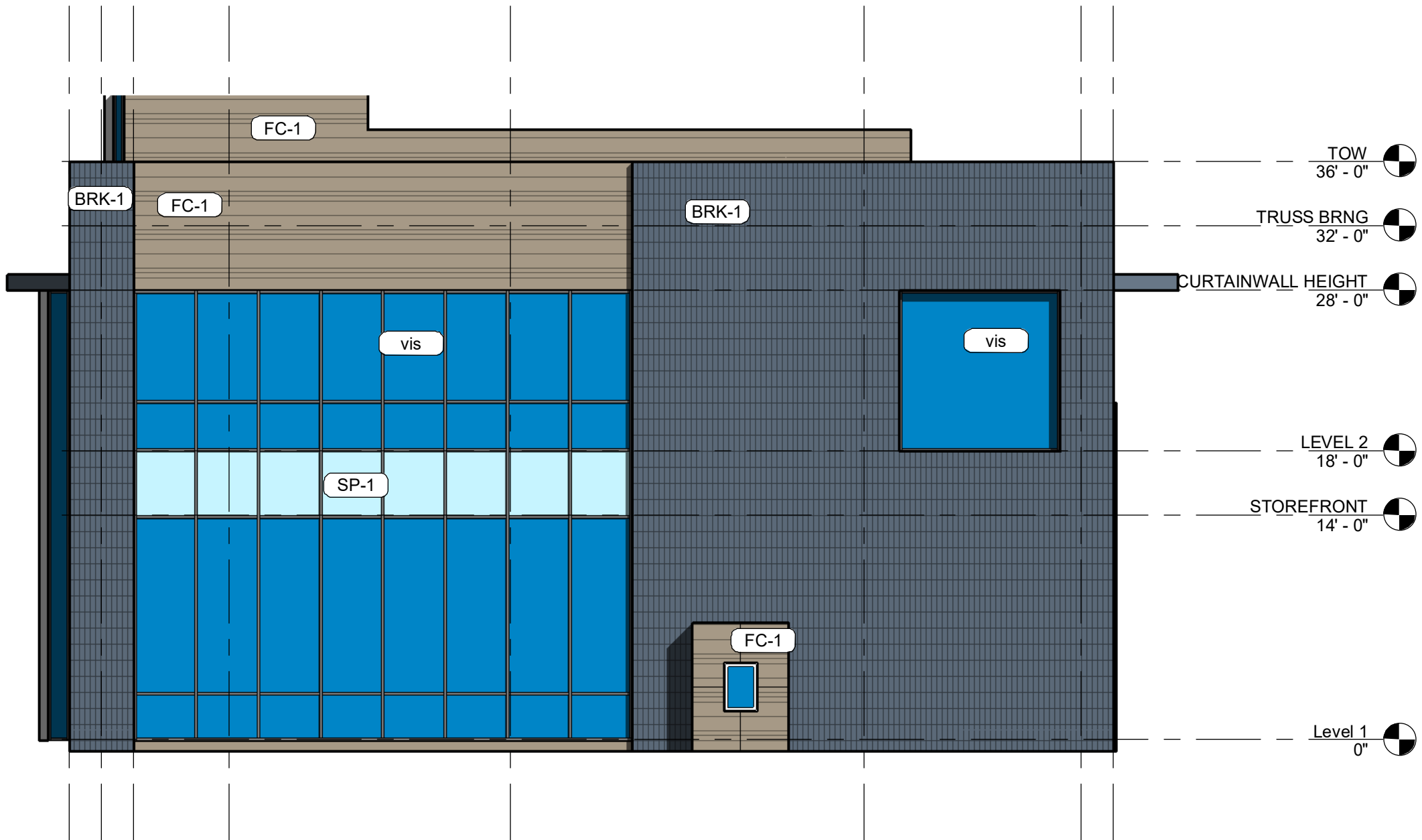
GRIMES IA

01/21/20

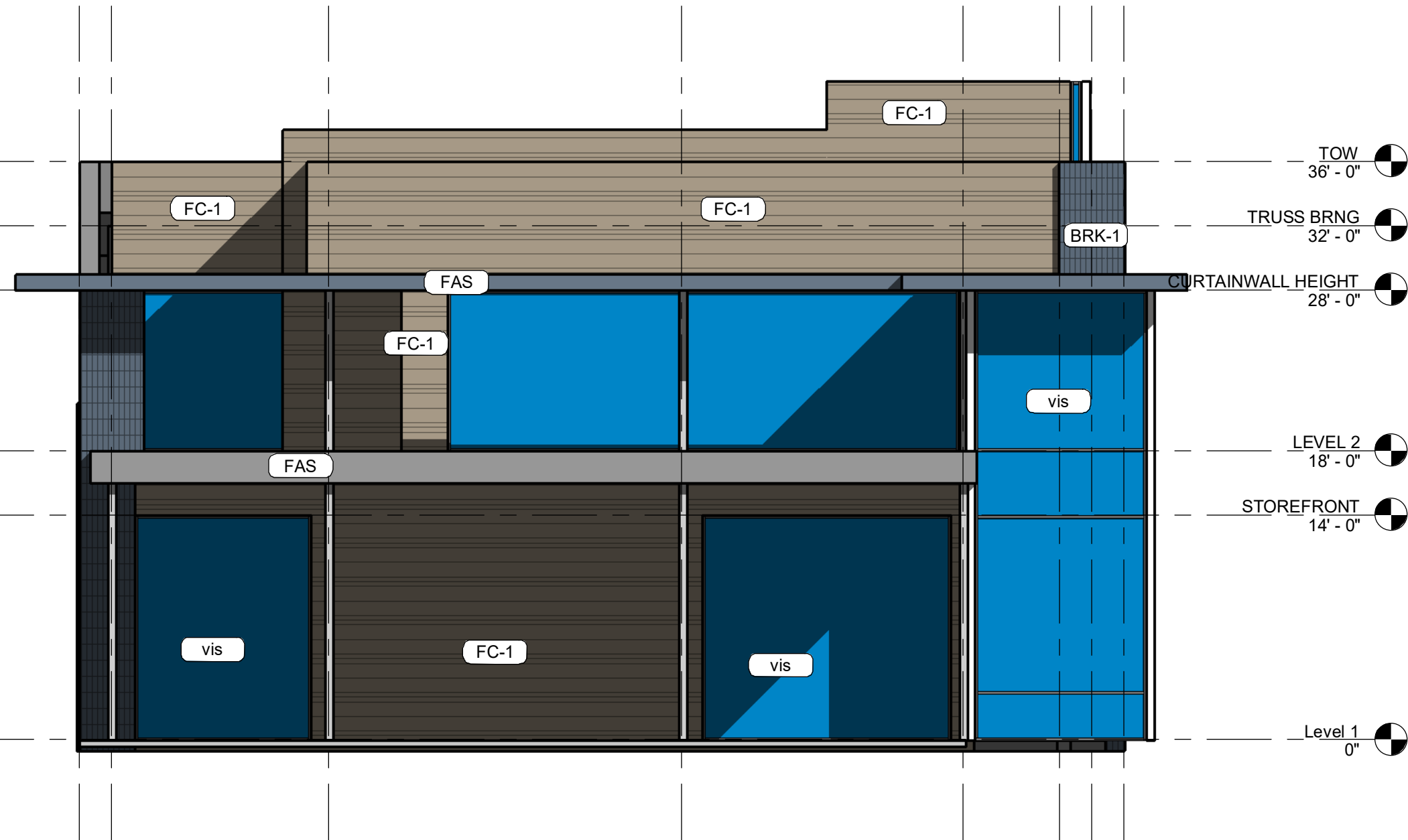
24"x36" SHEET (FULL SIZE)
- SCALE IS AS NOTED
12"x18" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED
OTHER SHEET SIZES NOT TO SCALE
SAA JOB #: 19121

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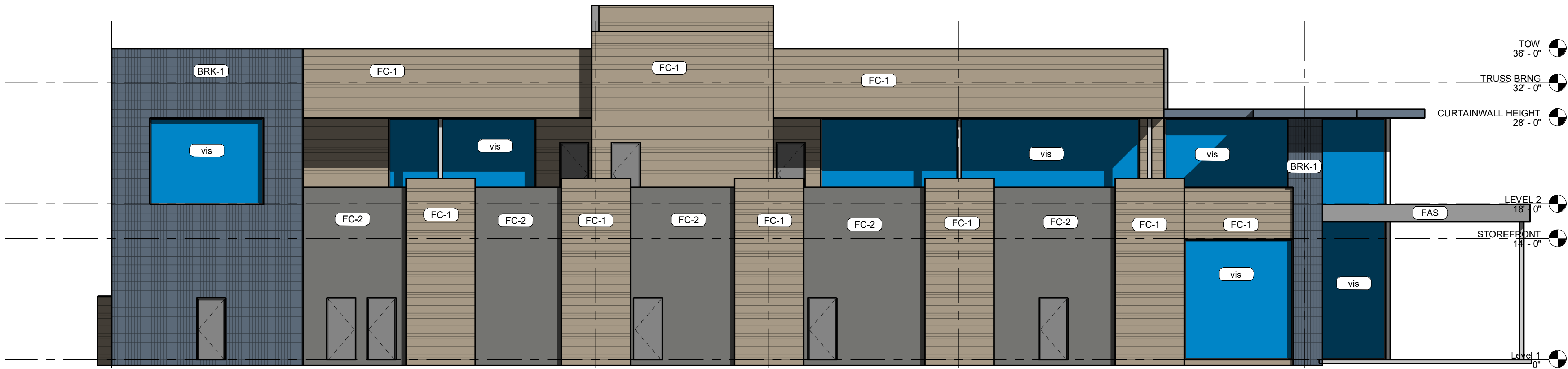
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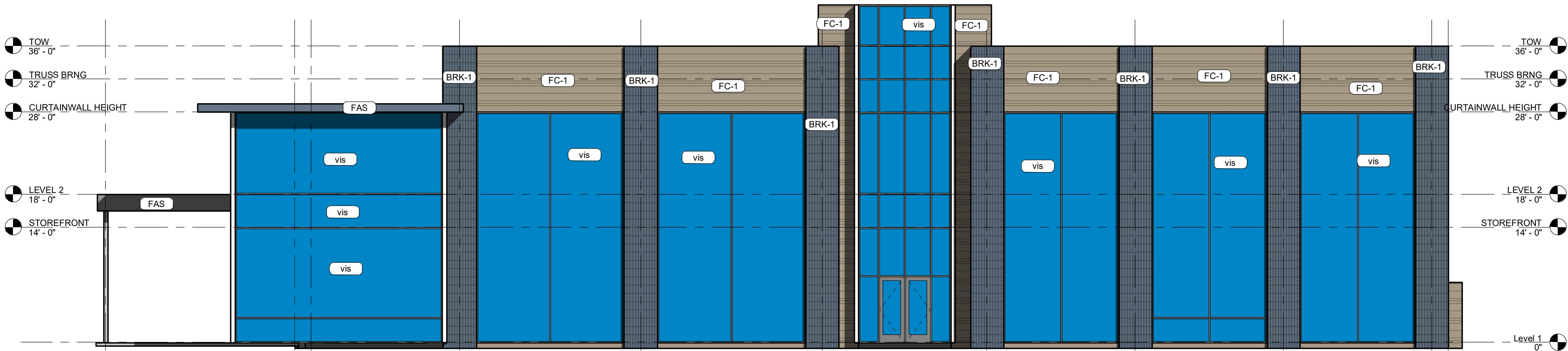
COLOR WEST ELEVATION

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
BRK-1	4" FACE BRICK
FAS	METAL FASCIA
FC-1	FIBER CEMENT COLOR 1
FC-2	FIBER CEMENT COLOR 2
SP-1	1" INSULATED OPAQUE SPANDREL GLASS: COLOR TO MATCH VIS1 GLASS IN CLEAR ANODIZED FRAME
vis	1" INSULATED VISION GLASS: CLEAR W/ LOW E COATING IN CLEAR ANODIZED FRAME

	NORTH		SOUTH		EAST		WEST	
	AREA	%	AREA	%	AREA	%	AREA	%
BRK-1	316	16	868	17	899	37	760	31
FAS	100	02	75	02	000	00	051	02
FC-1	836	17	632	13	521	21	729	30
FC-2	2060	44	00	0	00	0	00	0
SP-1	00	0	512	10	144	6	00	0
vis	1146	31	2804	58	864	36	888	36
	4458	100	4891	100	2428	100	2428	100



COLOR NORTH ELEVATION



COLOR SOUTH ELEVATION



Ebonite Velour

BR-1



FC-1



FC-2

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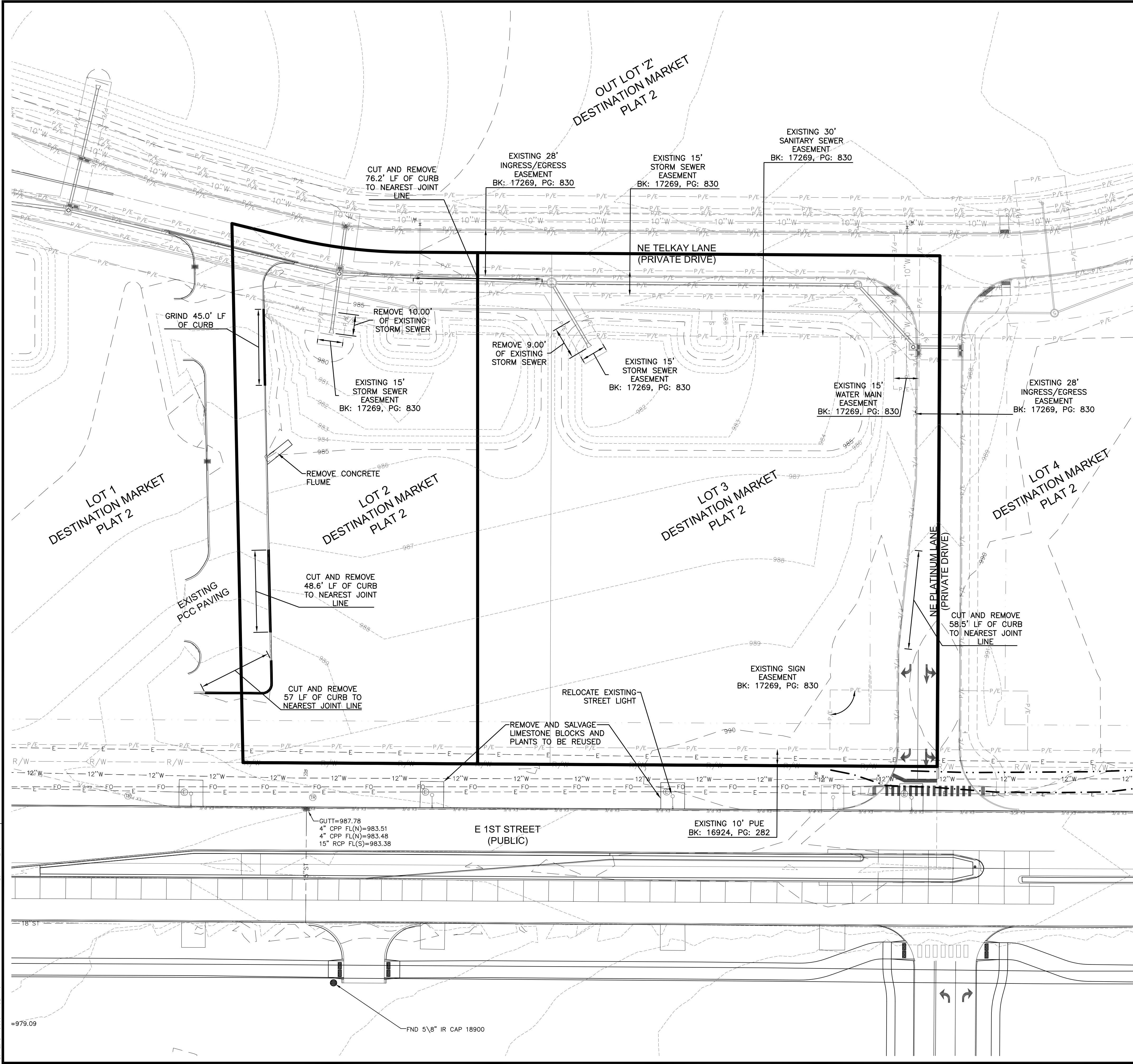
GRIMES IA

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24"x36" SHEET (FULL SIZE)
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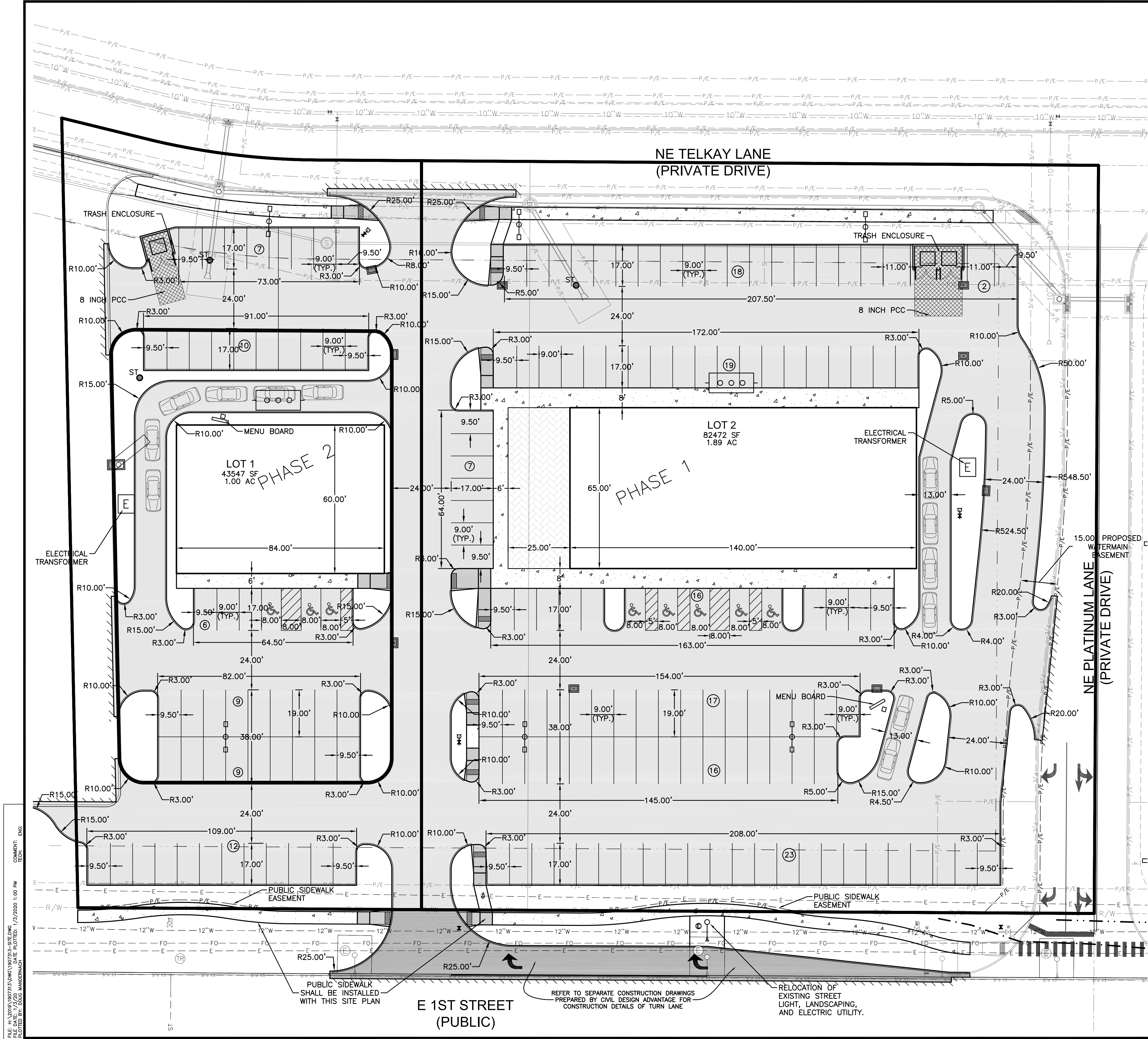
simonson

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DEMOLITION NOTES

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



GENERAL NOTES

1. THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY OF GRIMES STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY OF GRIMES CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
 - a. CITY OF GRIMES
 - b. APPROPRIATE UTILITY COMPANIES
 - c. OWNER
 - d. CIVIL DESIGN ADVANTAGE
20. PARKING LOT STRIPING SHALL BE A 4" WHITE STRIPE UNLESS OTHERWISE NOTED (MINIMUM TWO COATS).
21. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY OF GRIMES CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
22. 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.
23. ANY SITE CHANGES THAT DIFFER FROM THE SITE PLAN MUST BE APPROVED BY THE CITY OF GRIMES PRIOR TO INSTALLATION/AMENDMENT.

PAVEMENT THICKNESS

- | | |
|-------------------------|-----------|
| 1. SIDEWALKS | 4" P.C.C. |
| 2. SIDEWALK CURB RAMPS | 6" P.C.C. |
| 3. STANDARD DUTY PAVING | 6" P.C.C. |

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 URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
 - b. A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING. CONTACT BRANDT WILLIAMSON FOR FOX ENGINEERING (515.233.0000).
 - c. ALL PERMITS (IDNR, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
 - d. THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS OF ALL IMPROVEMENTS AS PER CITY STANDARD PROCEDURES.
 - e. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT AND MUST BE PURCHASED FROM KNOX.
 - f. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
 - g. IN ZONE 1 OF THE HIGHWAY 141 MIXED USE CORRIDOR DISTRICT, ALL HEATING, VENTILATION, AND AIR CONDITIONING MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW BY AN OPAQUE FENCE CONSISTING OF WOOD OR BRICK.
 - h. COUNCIL HAS APPROVED THE DUMPSTER LOCATION TO BE OUTSIDE THE 100 FOOT BUILDING SETBACK.
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 PLUG SHALL BE REMOVED 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 8").
 - d. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
 - e. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH INTERIOR CHIMNEY SEALS.
 - f. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE BOXED OUT.
 - g. SANITARY SEWER TESTING & TELEVISION (8" TO 15") SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISION.
3. WATER MAIN NOTES:
 - a. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER W6-67-250, MUELLER SUPER CENTURION 250 (3-1/2" A-43), 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 20'.
 - 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.
 - d. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
 - e. WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
 - f. PROPOSED WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE DEVELOPER. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF GRIMES. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE DEVELOPER AND RESULTS PROVIDED BY FAX TO US WATER AT 515-986-7300. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
4. STORM SEWER NOTES:
 - a. ALL STORM SEWER IN THE ROW SHALL BE ROP, 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 CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
 - 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.
 - d. ALL SUMP SERVICE LINES SHALL HAVE TRACER WIRE.

DATE

1/3/20

12/19/19

11/25/19

REVISIONS

THIRD SUBMITTAL

SECOND SUBMITTAL

FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: J. D. UNDERHILL

PM: DAM

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

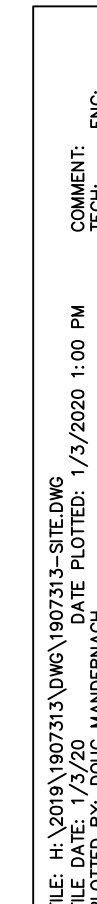
DESTINATION MARKET PLAT 3

DIMENSION PLAN

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LOT 2
82472 SF
1.89 AC

LOT 2
82472 SF
1.89 AC

E 1ST STREET
(PUBLIC)

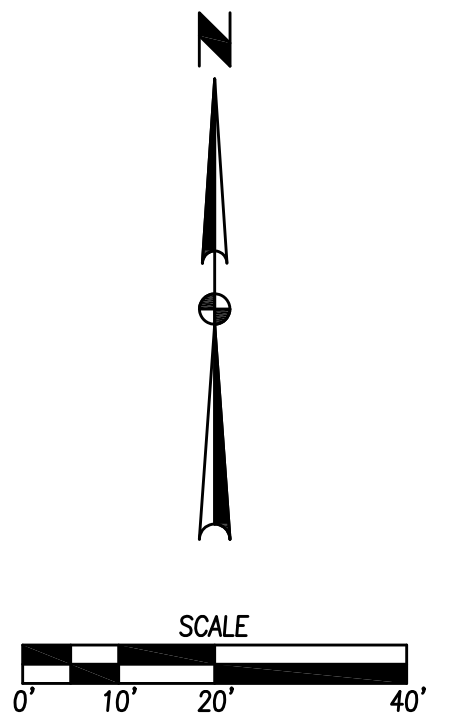
- MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.

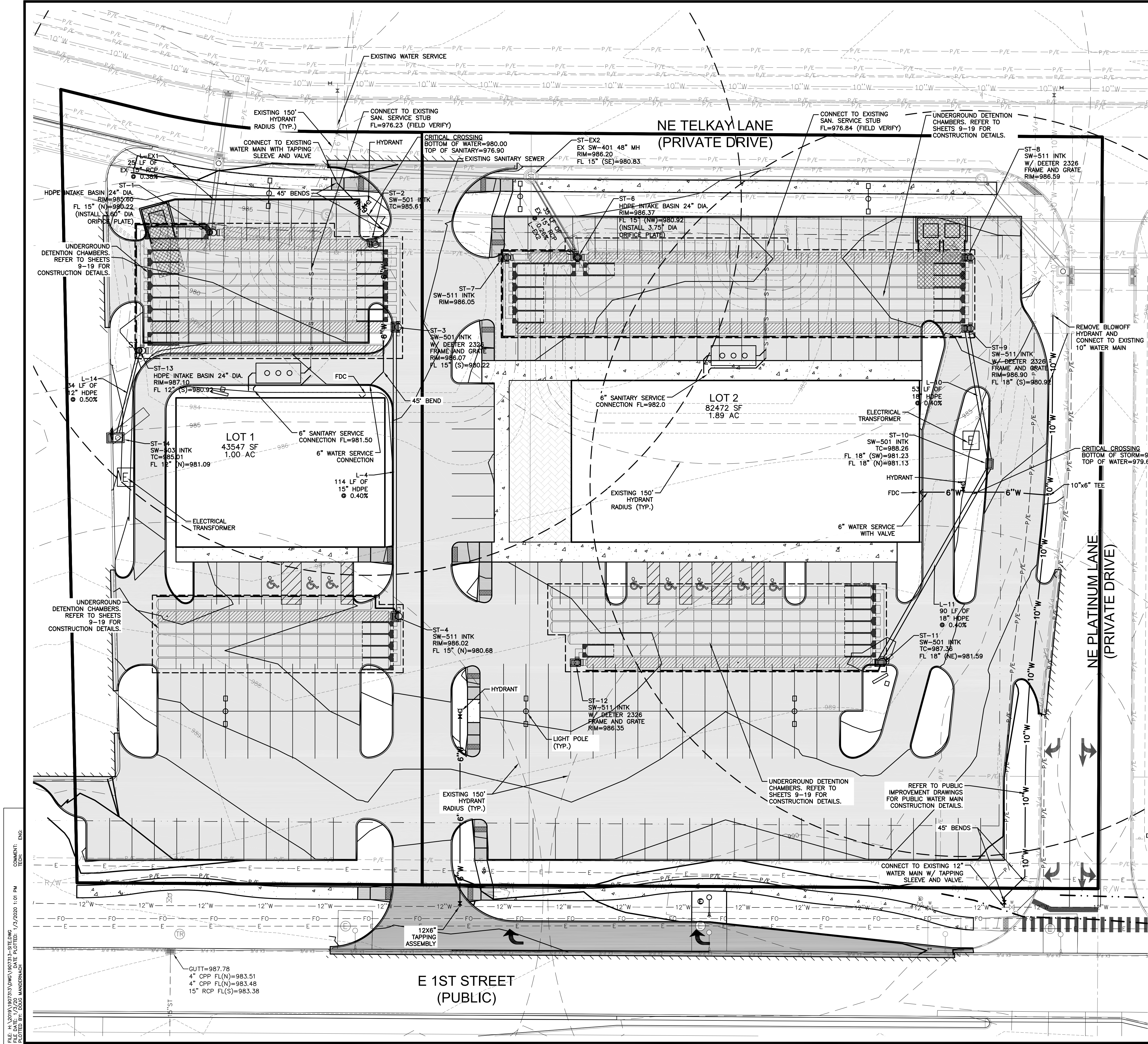
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JJN	PM: DAM
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ATION MARKET GRADING PLAN

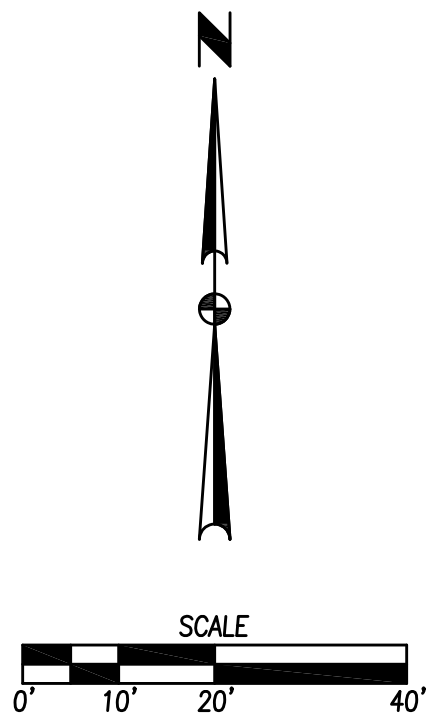
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UTILITY NOTES

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 MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERE TO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF ALTOONA'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2006 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES. PERIODIC MAINTENANCE AND CLEANING OF STORM AND SANITARY SEWER MAY BE NECESSARY.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
16. INSTALL APRON GUARD AND FOOTING ON ALL APRONS.



COMMENTS: ENDS.
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DATE: 1/2/2020 1:01 PM

DESTINATION MARKET PLAT 3
UTILITY PLAN

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1907.313

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PHONE: (515) 369-4400 FAX: (515) 369-4410

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

DATE

13/20

12/19/19

11/25/19

REVISIONS

THIRD SUBMITTAL

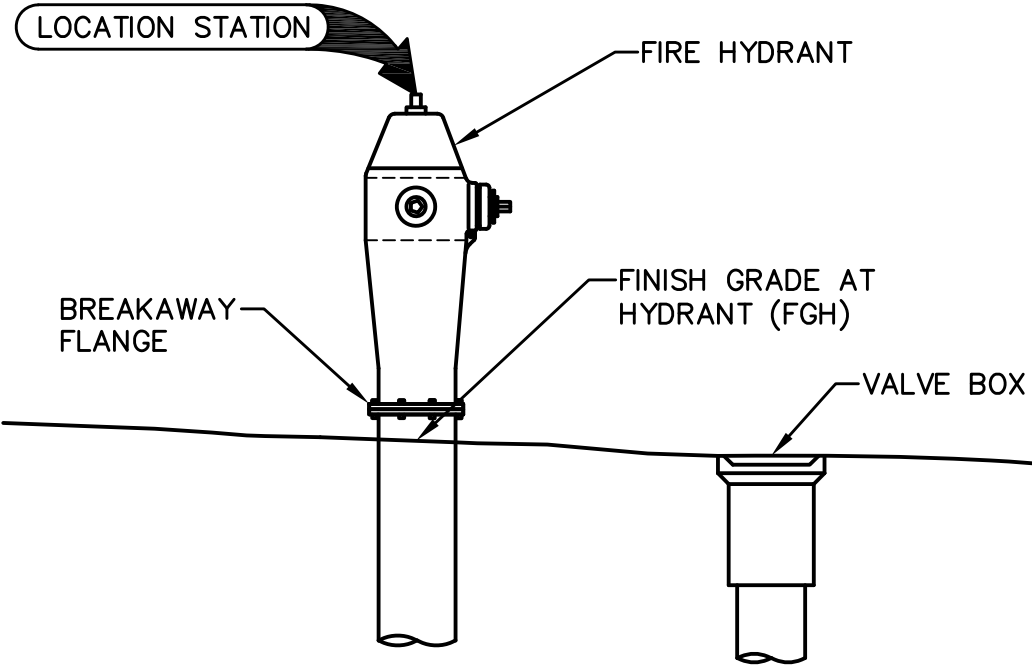
SECOND SUBMITTAL

FIRST SUBMITTAL

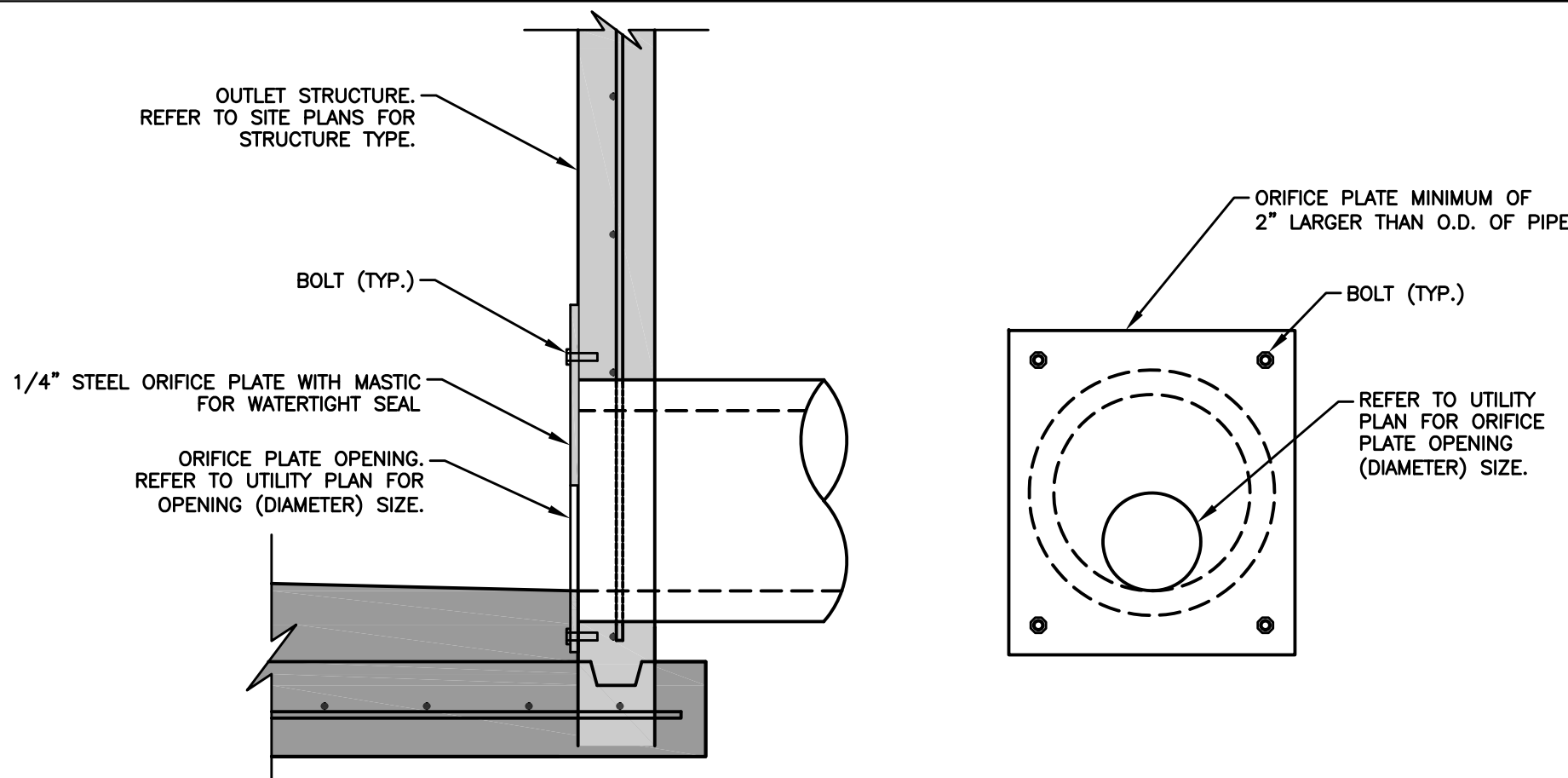
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PM: DAM

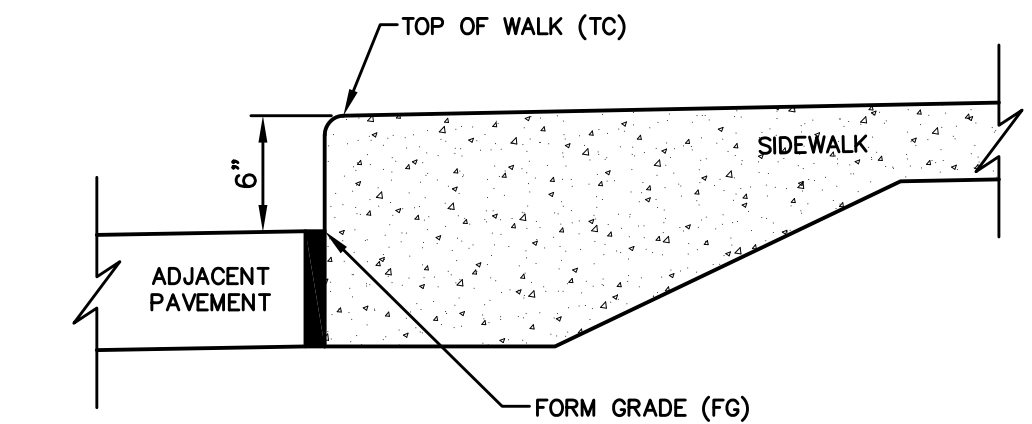
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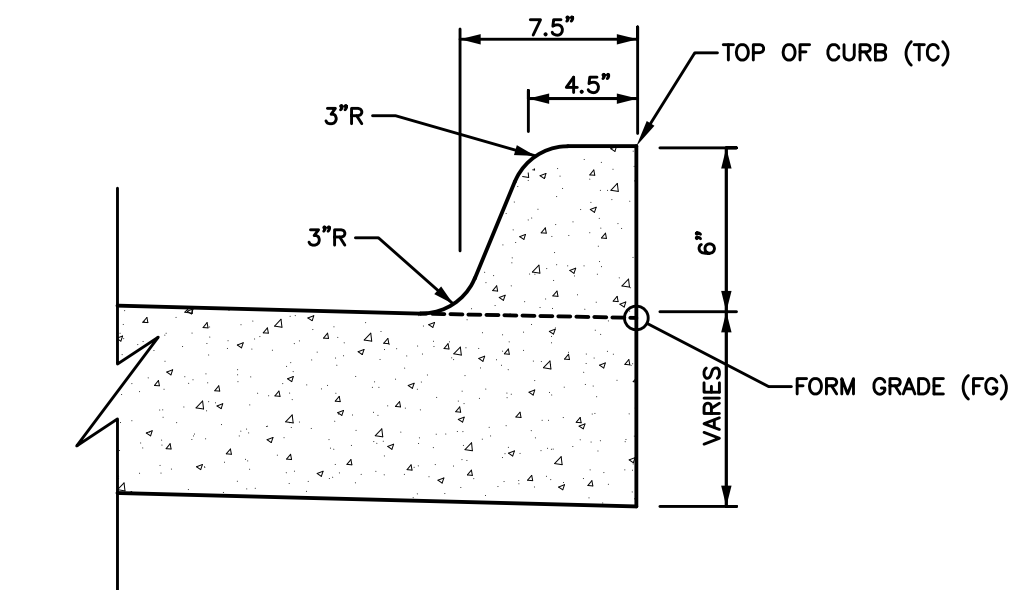
**FIRE HYDRANT ASSEMBLY
SPOT ELEVATION REFERENCE DETAIL**
1 NOT TO SCALE



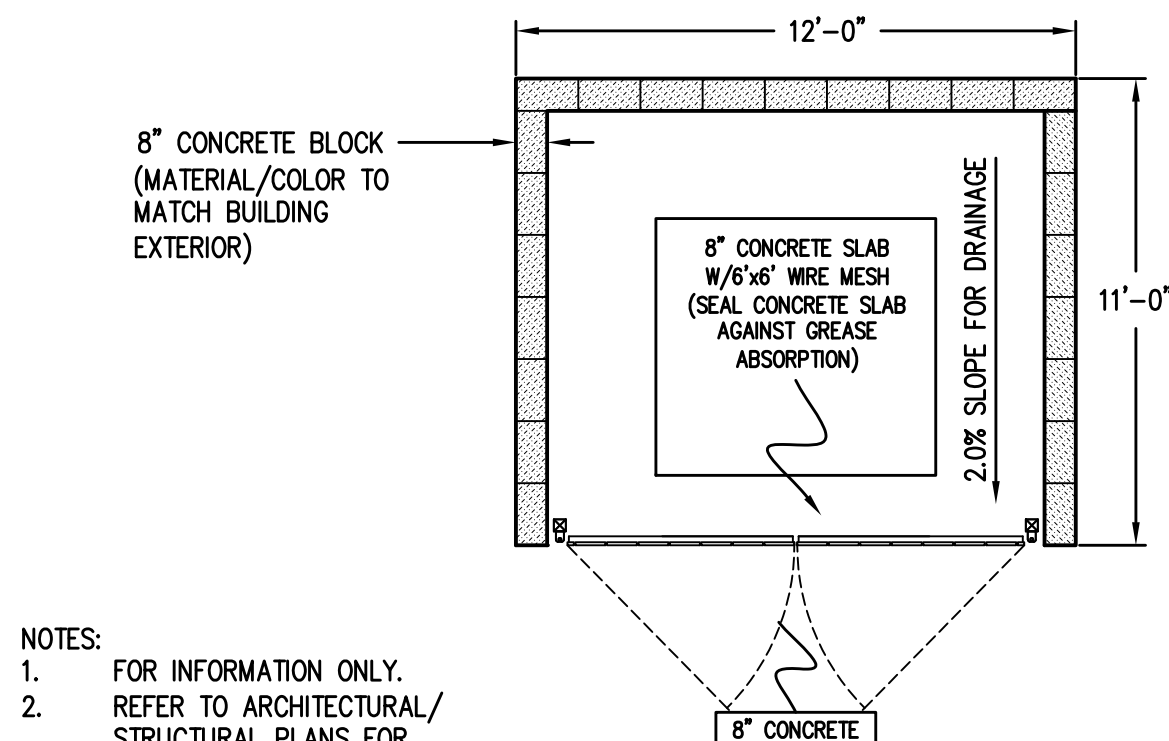
5 DETENTION ORIFICE PLATE DETAIL
NOT TO SCALE



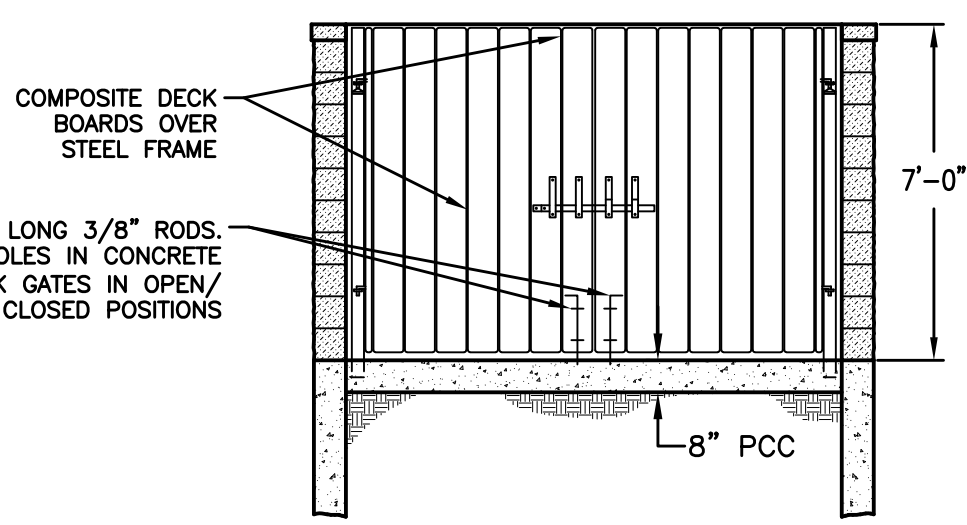
**2 CLASS "A" INTEGRAL CURB AND SIDEWALK
SPOT ELEVATION REFERENCE DETAIL**
NOT TO SCALE



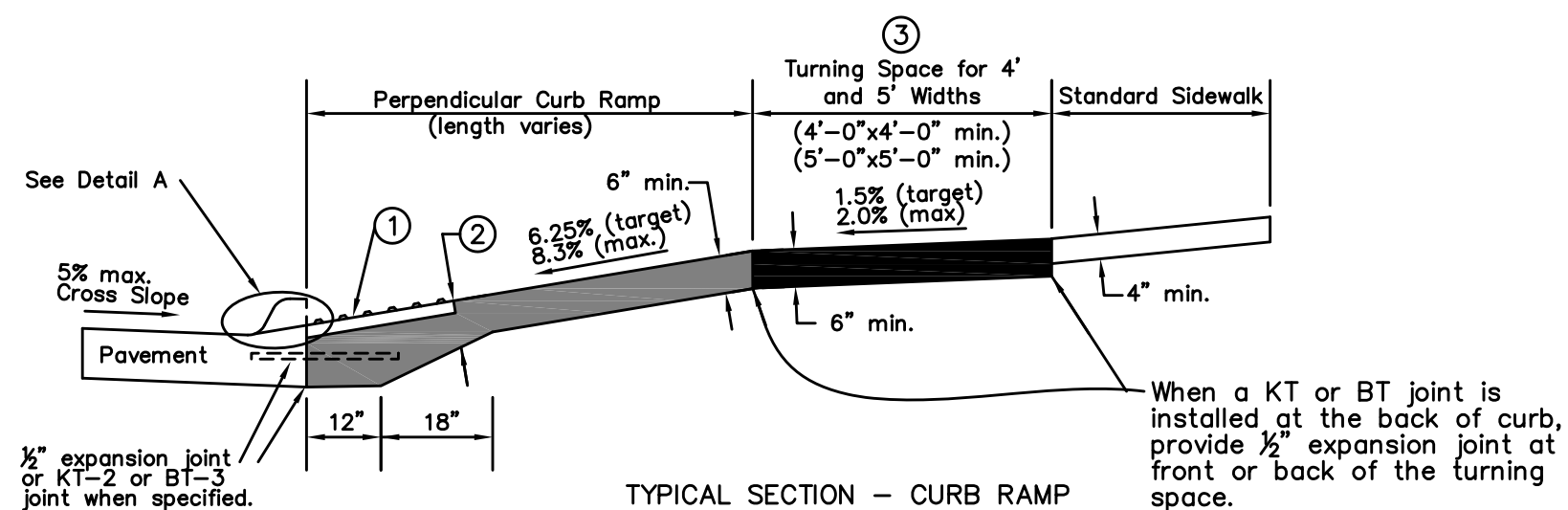
**3 INTEGRAL 6" STANDARD CURB AND
SPOT ELEVATION REFERENCE DETAIL**
NOT TO SCALE



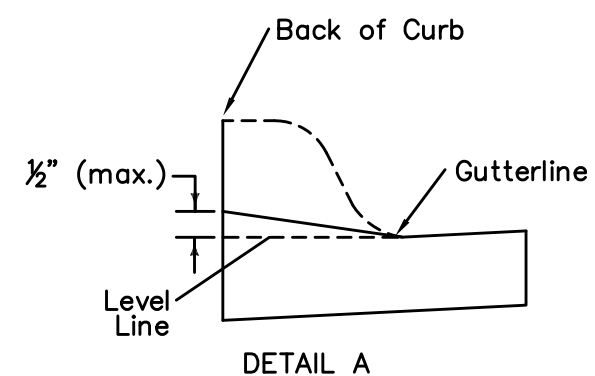
- NOTES:
- FOR INFORMATION ONLY.
 - REFER TO ARCHITECTURAL/STRUCTURAL PLANS FOR SPECIFIC DATA.
 - COLOR & MATERIALS FOR ENCLOSURE TO MATCH BUILDING.



5 TRASH ENCLOSURE DETAIL
NOT TO SCALE



- Key
- Curb Ramp
 - Turning Space
 - Detectable warning



- Provide a minimum 2 foot width of detectable warning surfaces in the direction of pedestrian travel across the full width of the curb ramp or turning space, exclusive of curbs or flares.
- Provide a minimum of 6 inches of concrete below the detectable warning panel.
- Target slope of 1.5% with maximum slope perpendicular to the travel directions of 2.0%.

4 GENERAL SIDEWALK AND CURB RAMP DETAILS
NOT TO SCALE

GENERAL NOTES

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

PAVEMENT NOTES

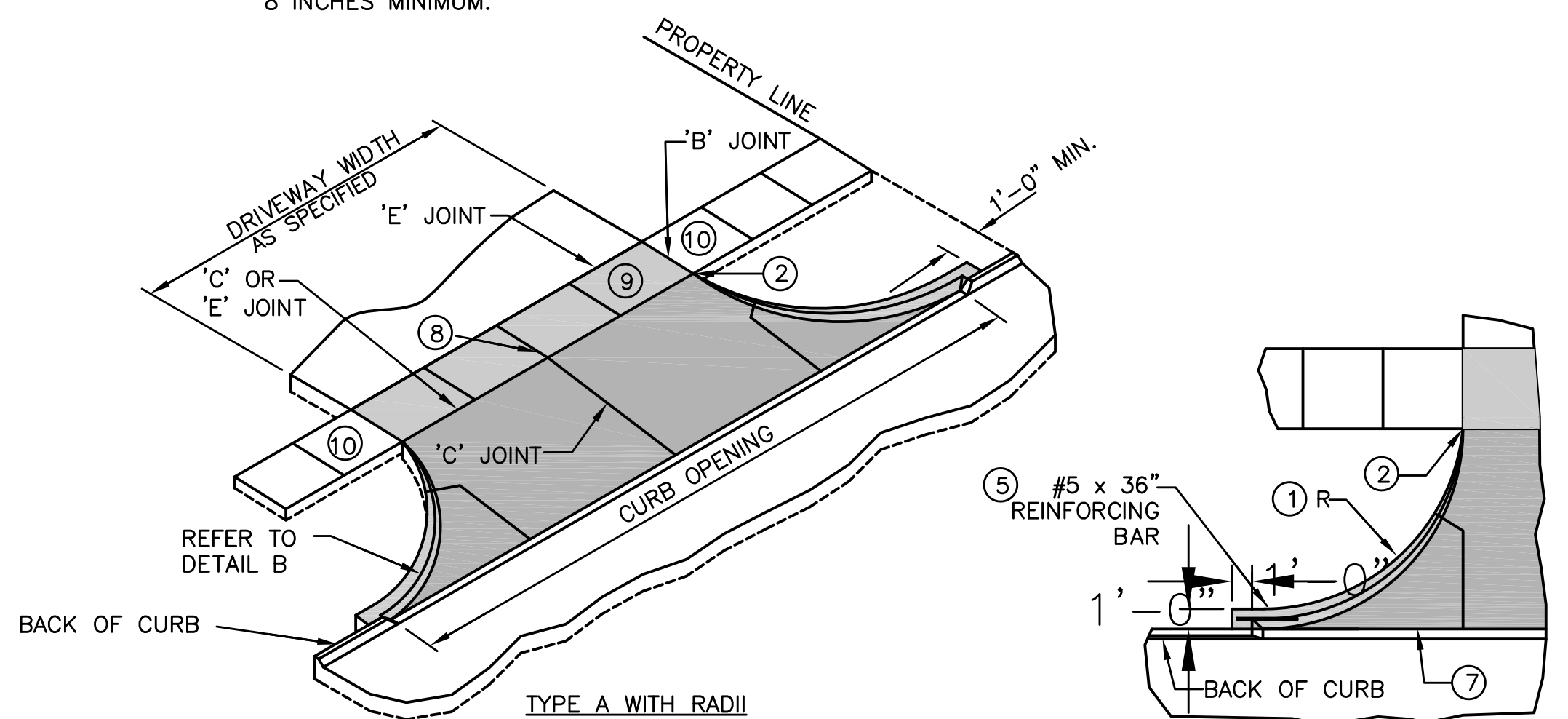
- ALL PAVEMENT WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARDS SPECIFICATIONS.
- SIDEWALKS, DRIVEWAYS, DRIVE LANES WITHIN PARKING AND PARKING SPACES SHALL BE CLASS C PORTLAND CEMENT CONCRETE (P.C.C.) COARSE AGGREGATE FOR P.C.C. CONSTRUCTION SHALL BE CLASS 3 DURABILITY.
- PLACE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

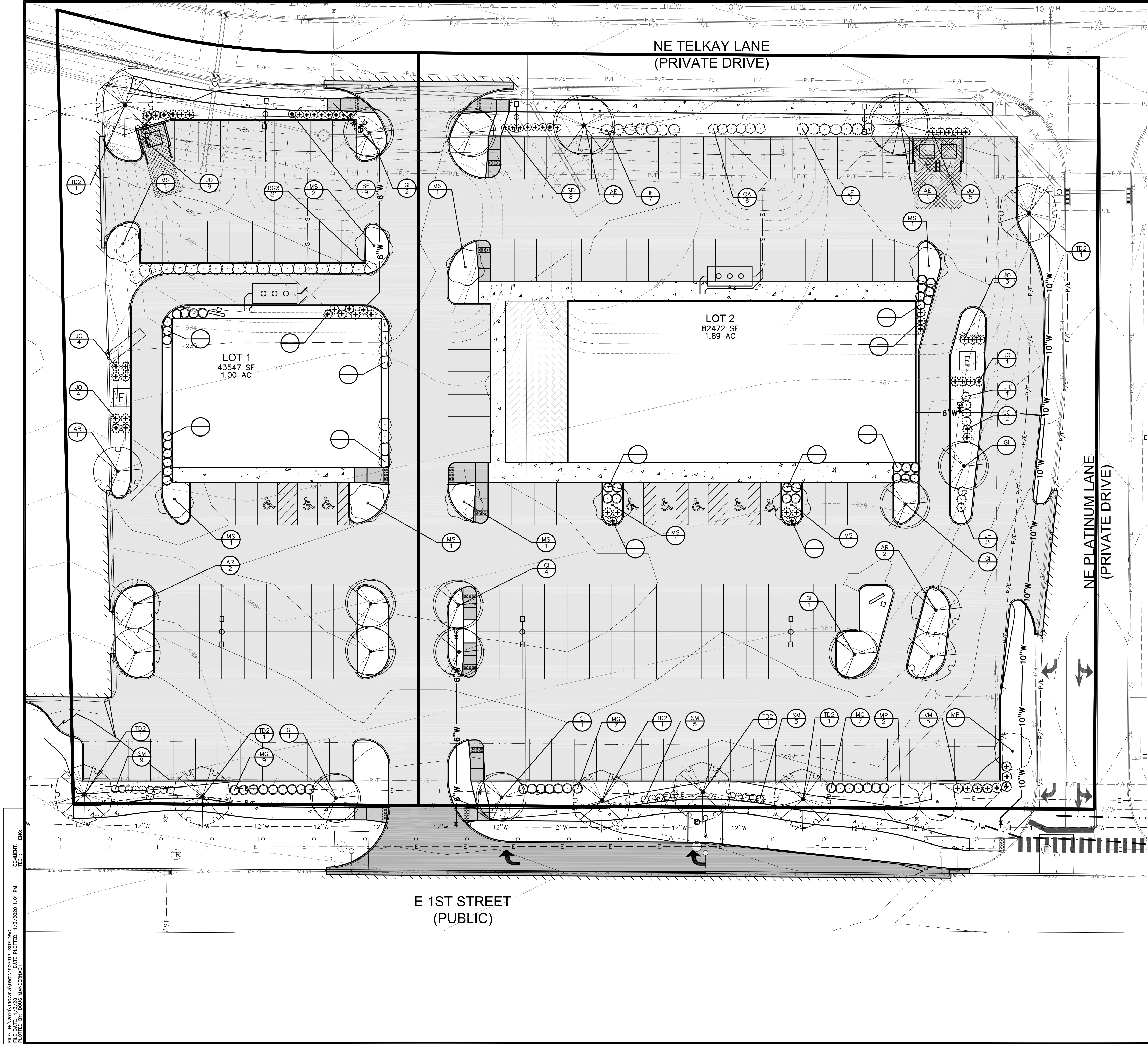
SIDEWALKS	4" P.C.C.
PARKING	5" P.C.C.
DRIVE LANES	6" P.C.C.
CONCRETE FLUME	6" P.C.C.
TRASH ENCLOSURE	8" P.C.C.

TRAFFIC CONTROL NOTES

- TRAFFIC CONTROL REQUIRED ON ALL PUBLIC STREETS DURING ANY WORK WITHIN EXISTING RIGHT-OF-WAY. CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY FOR APPROVAL PRIOR TO CONSTRUCTION.
- ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
- THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
- SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH THE CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
- THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
- ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

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





- ### LANDSCAPE NOTES
1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
 2. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
 3. 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.
 4. SEED OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER. SEED SHALL BE SUPER TURF II LS FROM UNITED SEEDS.
 5. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
 6. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
 7. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A MINIMUM DEPTH OF 3". ALL GROUPS OF MORE THAN ONE SHRUB SHALL BE MULCHED IN A CONTINUOUS BED, SEPARATED FROM TURF BY A 3" SPADE-CUT EDGE. MULCH AROUND ALL CONIFEROUS TREES SHALL BE A 10' DIAMETER CIRCLE. ALL EDGING SHALL BE SPADE-CUT EDGE.
 8. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
 9. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
 10. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
 13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER FOR APPROVAL.

LANDSCAPE REQUIREMENTS

PARKING LOT ABUTTING PUBLIC RIGHT OF WAY:
3" HEDGE, WALL OR EARTH BERM AND 1 TREE PER 40 LF
AND 1 SHRUB PER 10 L.F. BETWEEN VEHICLE USE AREAS
AND RIGHT OF WAY.

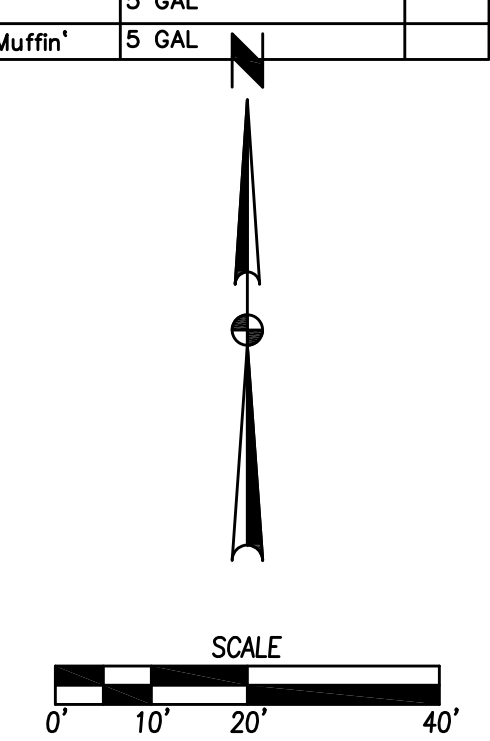
E 1ST STREET (357 FT.)
TREES REQUIRED = 9
SHRUBS REQUIRED = 37

OPEN SPACE CALCULATION:
TOTAL SITE: = 43,547 SF (1.0 AC.)
OPEN SPACE REQUIRED: = 4,355 SF (10%)
BUILDING = 5,040 SF
PARKING = 9,006 SF
DRIVEWAYS = 19,840 SF
STREET = 1,983 SF
SIDEWALK = 504 SF
TRAIL = 415 SF
OPEN SPACE PROVIDED = 6,759 SF (15.5%)

PERIMETER PARKING LOT TREES REQUIRED: =9
PERIMETER PARKING LOT TREES PROVIDED: =9
PERIMETER PARKING LOT SHRUBS REQUIRED: =37
PERIMETER PARKING LOT SHRUBS PROVIDED: =50

TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	CAL
AE	2	Emerald Queen Maple	Acer platanoides 'Emerald Queen'	CONT	1.5"
AR	5	Royal Red Maple	Acer platanoides 'Royal Red'	CONT	1.5"
GI	11	Impcoale Honeylocust	Gleditsia triacanthos 'Impcoale' TM	CONT	1.5"
MP	3	Prairifire Crab Apple	Malus x 'Prairifire'	CONT	1.5"
MS	9	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER	
TD2	7	Dropmore Linden	Tilia x flavescens 'Dropmore'	B&B, 1.5" CALIPER	

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CA	6	European Variegated Dogwood	Cornus alba 'Argenteo-marginata'	5 GAL
JO	47	Old Gold Juniper	Juniperus chinensis 'Old Gold'	5 GAL
JF	14	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 GAL
JH	7	Hughes Juniper	Juniperus horizontalis 'Hughes'	5 GAL
MG	57	Maiden Grass	Miscanthus sinensis 'Gracillimus'	3 GAL
RG3	29	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	1 GAL
SF	17	Frobel Spirea	Spiraea x bumalda 'Froebeli'	5 GAL
SM	19	Miss Kim Lilac	Syringa patula 'Miss Kim'	5 GAL
VM	8	Southern Arrowwood	Viburnum dentatum 'Blue Muffin'	5 GAL



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DATE: 1/2/2020 1:01 PM
COMMENTS: ENDS
TECH: JH

DATE

1/3/20

12/19/19

11/25/19

REVISIONS

THIRD SUBMITTAL

SECOND SUBMITTAL

FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JJN

PM: DAM

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

DESTINATION MARKET PLAT 3

LANDSCAPE PLAN

9

20

1907.313

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER:	REX OLLENBURG 612-505-1814 REX.OLLENBURG@ADS-PIPE.COM
ADS SALES REP:	JASON MATHES 515-257-0092 JASON.MATHES@ADS-PIPE.COM
PROJECT NO:	S158700



ADVANCED DRAINAGE SYSTEMS, INC.



DESTINATION MARKET PLAT 3

GRIMES - IA

SC-740 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-740.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM

- STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

PROPOSED LAYOUT: NORTHWEST SYSTEM

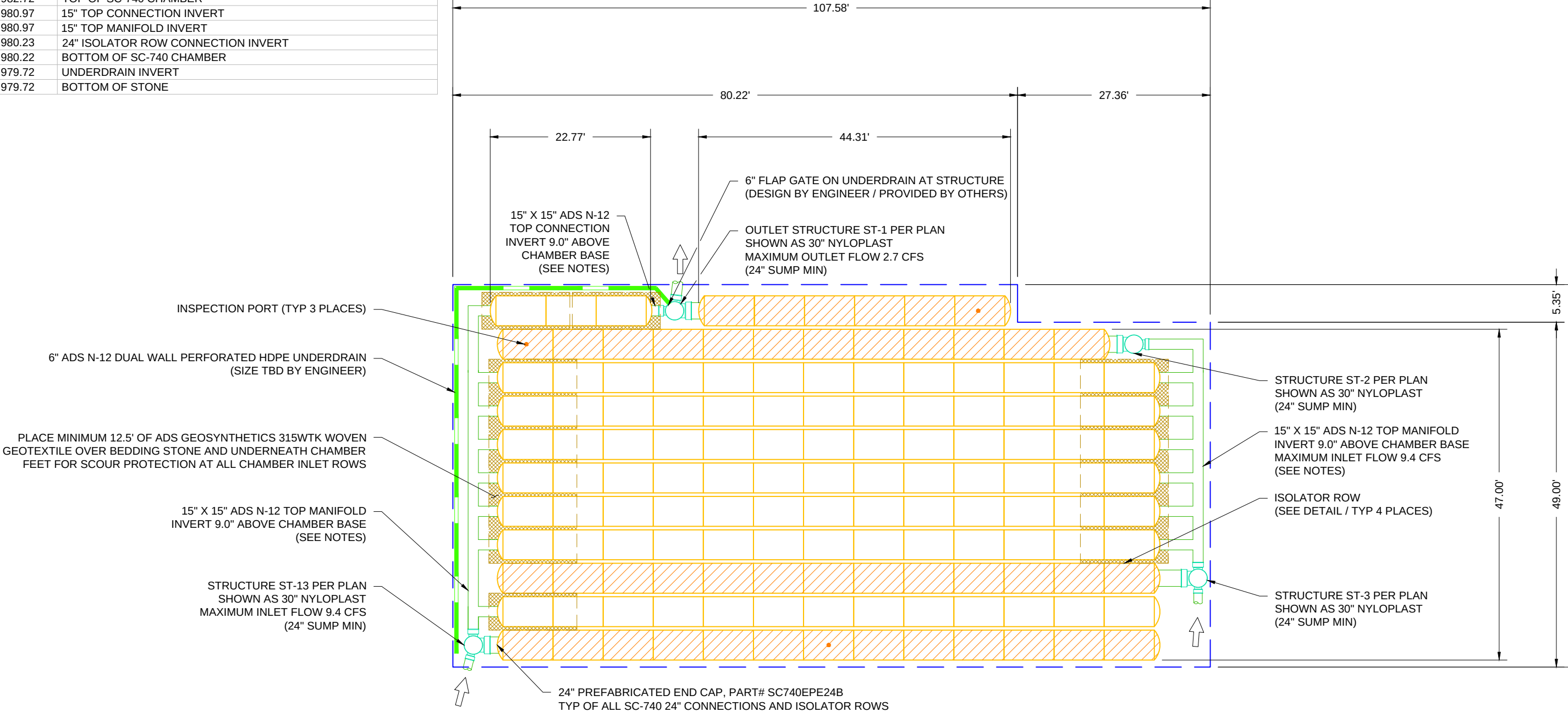
138	STORMTECH SC-740 CHAMBERS
24	STORMTECH SC-740 END CAPS
6	STONE ABOVE (in)
6	STONE BELOW (in)
40	% STONE VOID
11786	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED)
5701	SYSTEM AREA (ft²)
322	SYSTEM PERIMETER (ft)

PROPOSED ELEVATIONS: NORTHWEST SYSTEM

990.72	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)
984.72	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)
984.22	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)
984.22	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)
984.22	MINIMUM ALLOWABLE GRADE (TOP OF RIGID PAVEMENT)
983.22	TOP OF STONE
982.72	TOP OF SC-740 CHAMBER
980.97	15" TOP CONNECTION INVERT
980.97	15" TOP MANIFOLD INVERT
980.23	24" ISOLATOR ROW CONNECTION INVERT
980.22	BOTTOM OF SC-740 CHAMBER
979.72	UNDERDRAIN INVERT
979.72	BOTTOM OF STONE

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECHNICAL NOTE 6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.



DESTINATION MARKET PLAT 3

GRIMES - IA

DATE: 11/17/2019

DRAWN: NBR

PROJECT #: S158700

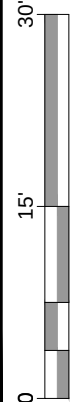
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DATE	DRWN	CHKD	DESCRIPTION
01/02/19	ANK		SHOWING STR. 3 PER PLAN LOCATION
12/24/19	NBR		(2) BEDS EXPANDED TO (4) BEDS



70 INWOOD ROAD, SUITE 3 | ROCKY HILL | CT | 06067
860-529-8188 | 888-892-2694 | WWW.STORMTECH.COM

4640 TRUEMAN BLVD
HILLIARD, OH 43026



THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

PROPOSED LAYOUT: NORTHEAST SYSTEM

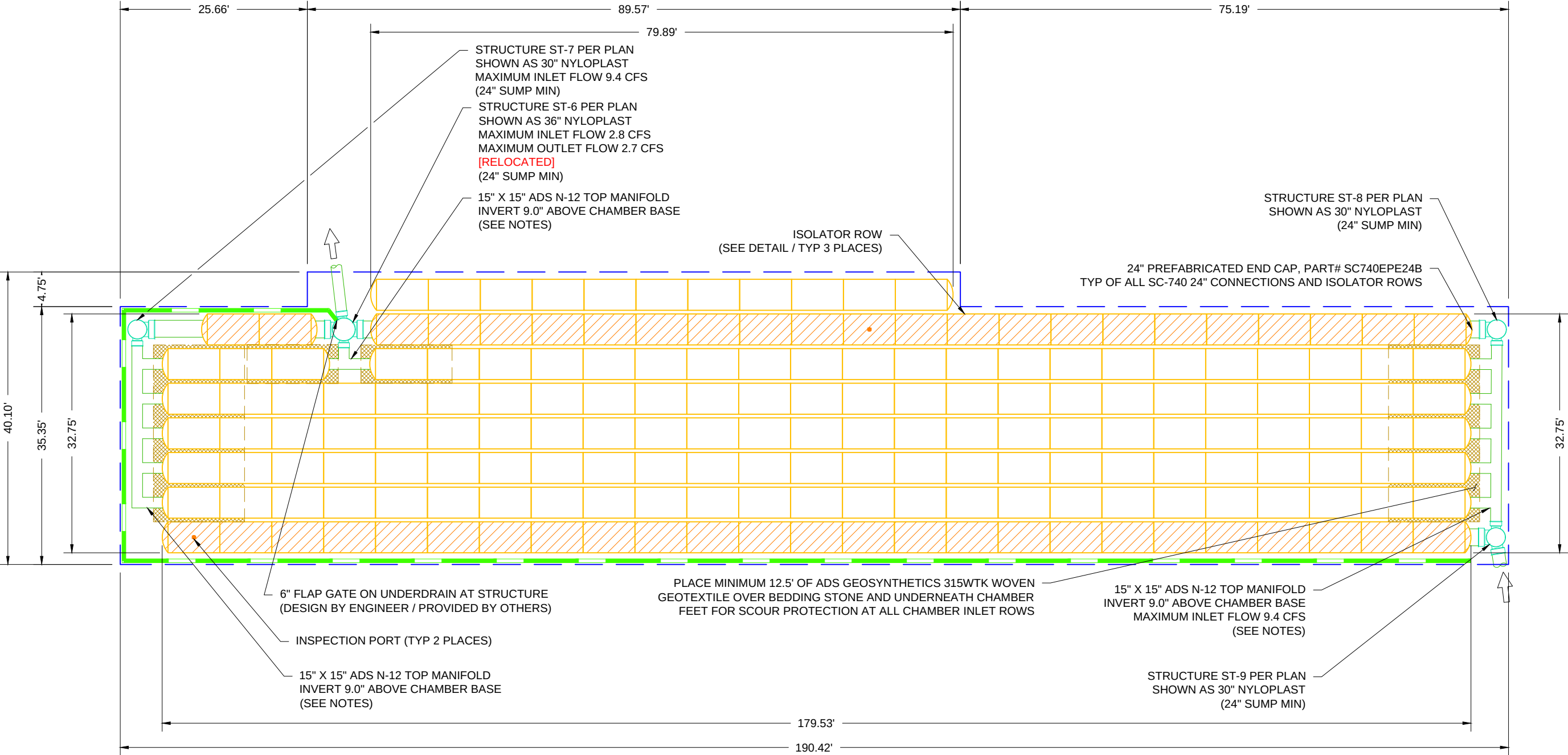
183	STORMTECH SC-740 CHAMBERS
20	STORMTECH SC-740 END CAPS
6	STONE ABOVE (in)
6	STONE BELOW (in)
40	% STONE VOID
15065	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED)
7157	SYSTEM AREA (ft²)
461	SYSTEM PERIMETER (ft)

PROPOSED ELEVATIONS: NORTHEAST SYSTEM

991.42	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)
985.42	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)
984.92	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)
984.92	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)
984.92	MINIMUM ALLOWABLE GRADE (TOP OF RIGID PAVEMENT)
983.92	TOP OF STONE
983.42	TOP OF SC-740 CHAMBER
981.67	15" TOP MANIFOLD INVERT
981.03	15" BOTTOM CONNECTION
980.93	24" ISOLATOR ROW CONNECTION INVERT
980.92	BOTTOM OF SC-740 CHAMBER
980.42	UNDERDRAIN INVERT
980.42	BOTTOM OF STONE

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECHNICAL NOTE 6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.



DESTINATION MARKET PLAT 3

GRIMES - IA

DATE: 11/17/2019

DRAWN: NBR

PROJECT #: S158700

CHECKED: RWD

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ADS

4640 TRUEMAN BLVD

HILLIARD, OH 43026

3

SHEET

OF

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15'

30'

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PROPOSED LAYOUT: SOUTHWEST SYSTEM

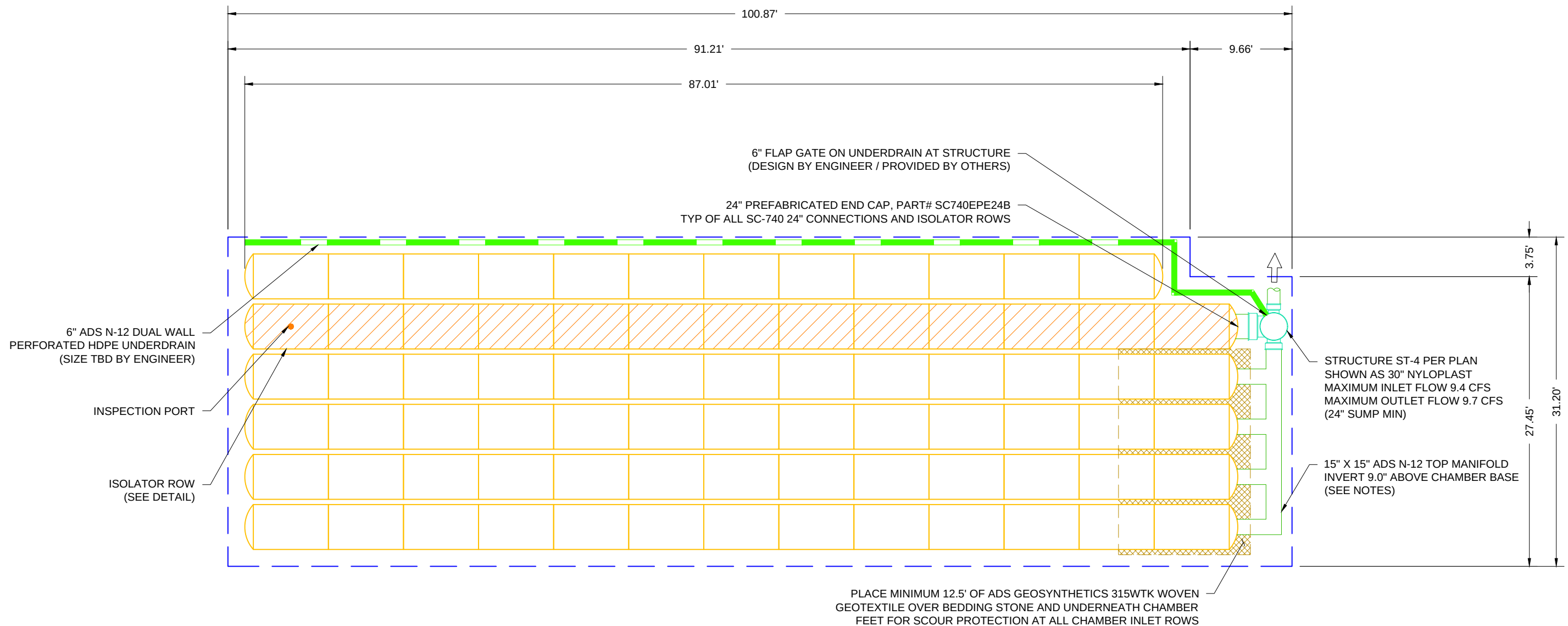
77	STORMTECH SC-740 CHAMBERS
12	STORMTECH SC-740 END CAPS
6	STONE ABOVE (in)
6	STONE BELOW (in)
40	% STONE VOID
6478	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED)
3111	SYSTEM AREA (ft²)
264	SYSTEM PERIMETER (ft)

PROPOSED ELEVATIONS: SOUTHWEST SYSTEM

991.18	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)
985.18	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)
984.68	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)
984.68	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)
984.68	MINIMUM ALLOWABLE GRADE (TOP OF RIGID PAVEMENT)
983.68	TOP OF STONE
983.18	TOP OF SC-740 CHAMBER
981.43	15" TOP MANIFOLD INVERT
980.69	24" ISOLATOR ROW CONNECTION INVERT
980.68	BOTTOM OF SC-740 CHAMBER
980.18	UNDERDRAIN INVERT
980.18	BOTTOM OF STONE

NOTES

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- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.



DESTINATION MARKET PLAT 3

GRIMES - IA

DRAWN:	NBR
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CHECKED:	RWD
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CONSTRUCTION. IT IS THE U

SHOWING STR. 3 PER PLAN LOCATION
(2) BEDS EXPANDED TO (4) BEDS

(2) BEDS EXPANDED TO (4) BEDS	DESCRIPTION
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ADVANCED DRAINAGE SYSTEMS, INC.

20' 20'

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PROPOSED LAYOUT: SOUTHEAST SYSTEM

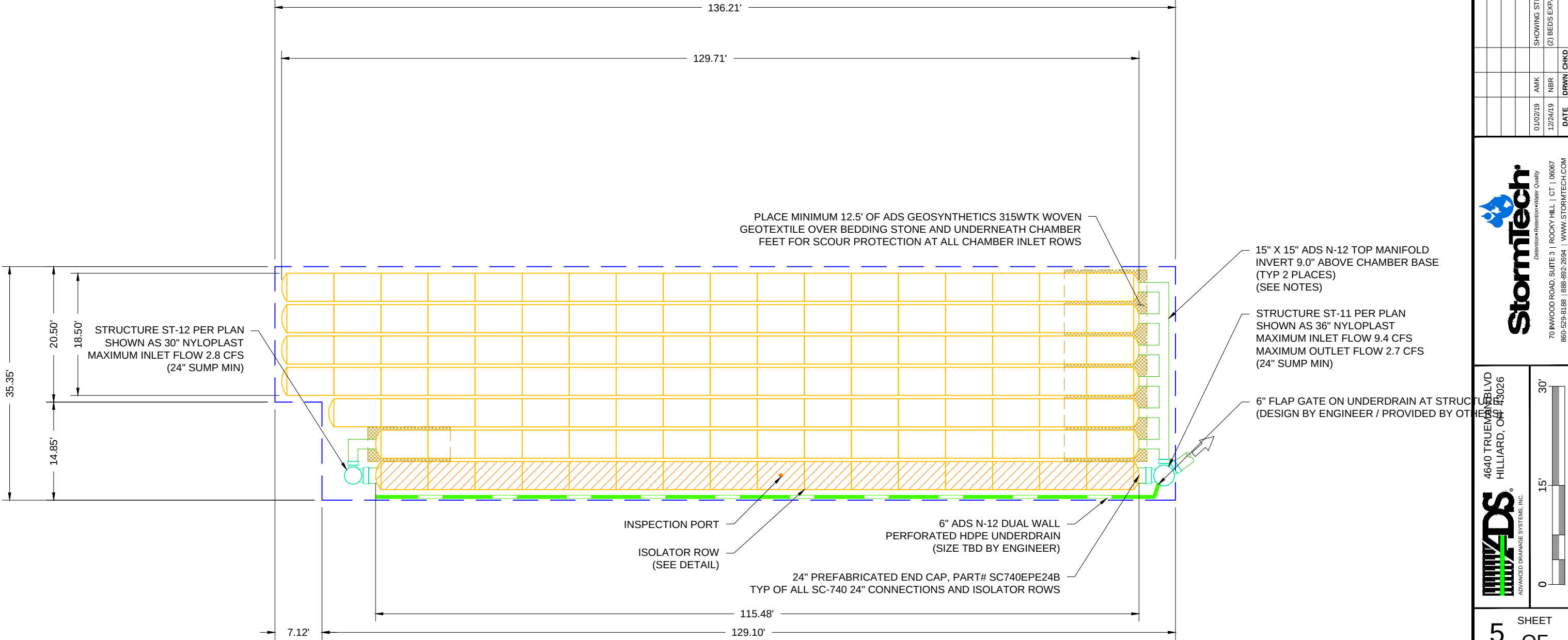
121	STORMTECH SC-740 CHAMBERS
14	STORMTECH SC-740 END CAPS
6	STONE ABOVE (in)
6	STONE BELOW (in)
40	% STONE VOID
9930	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED)
4710	SYSTEM AREA (ft²)
343	SYSTEM PERIMETER (ft)

PROPOSED ELEVATIONS: SOUTHEAST SYSTEM

992.09	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)
986.09	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)
985.59	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)
985.59	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)
985.59	MINIMUM ALLOWABLE GRADE (TOP OF RIGID PAVEMENT)
984.59	TOP OF STONE
984.09	TOP OF SC-740 CHAMBER
982.34	15" TOP MANIFOLD INVERT
981.60	24" ISOLATOR ROW CONNECTION INVERT
981.59	BOTTOM OF SC-740 CHAMBER
981.09	UNDERDRAIN INVERT
981.09	BOTTOM OF STONE

NOTES

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- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.



DESTINATION MARKET PLAT 3

GRIMES - IA

DATE: 11/17/2019

DRAWN: NBR

PROJECT #: S158700

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4640 TRUEVIEW BLVD
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4DS

ADVANCED DRAINAGE SYSTEMS, INC.

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0 15' 30'

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SHEET OF 9

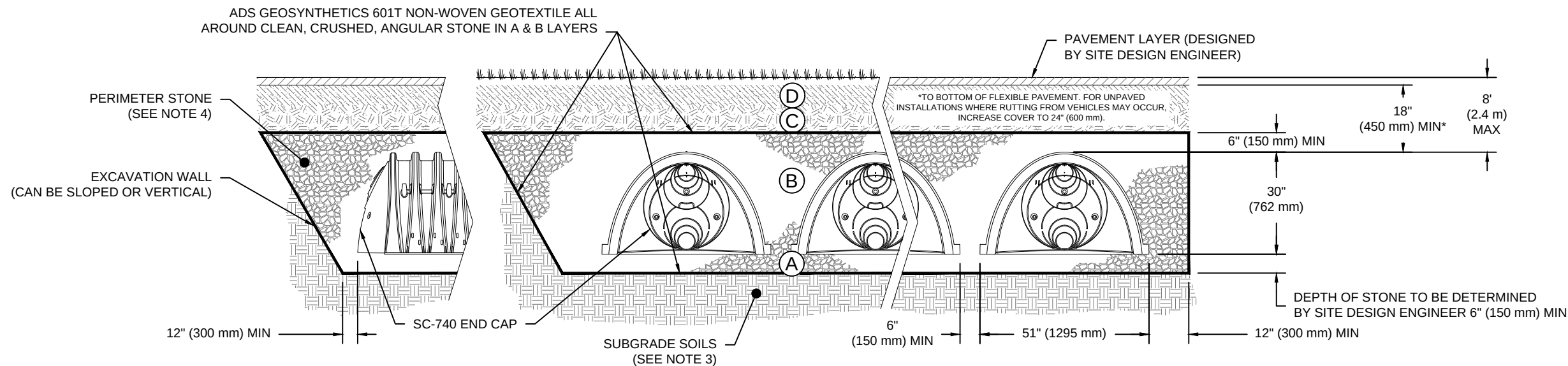
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ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:

1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

 StormTech <i>Detention • Retention • Water Quality</i> 70 INWOOD ROAD, SUITE 3 ROCKY HILL CT 06067 860-523-8188 888-892-2694 WWW.STORMTECH.COM	4640 TRUEMAN BLVD HILLIARD, OH 43026				DESTINATION MARKET PLAT 3 GRIMES - IA			
				01/02/19	AMK	SHOWING STR. 3 PER PLAN LOCATION		
				12/24/19	NBR	(2) BEDS EXPANDED TO (4) BEDS		
				DATE	DRWN	CHKD	DESCRIPTION	
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- STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
 - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
 - B. ALL ISOLATOR ROWS
 - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
 - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
 - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
 - B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



NTS

DESTINATION MARKET PLAT 3		
GRIMES - IA		
DATE:	11/17/2019	DRAWN: NBR
PROJECT #:	S158700	CHECKED: RWD

DATE	DOWN	CHKD	DESCRIPTION
01/02/19	AMK		SHOWING STR. 3 PER PLAN LOCATION
12/24/19	NBR		(2) BEDS EXPANDED TO (4) BEDS

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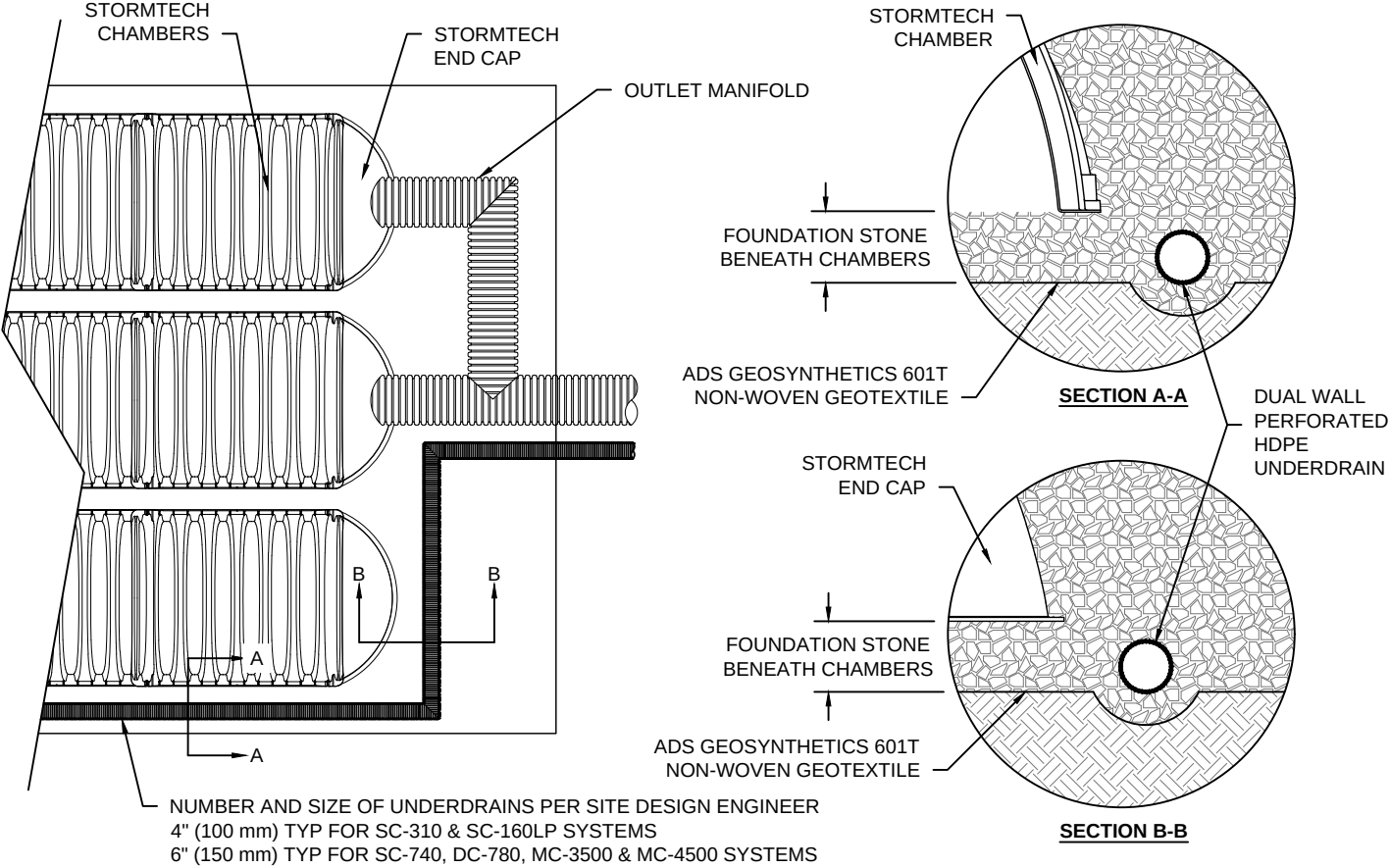
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4640 TRUEMAN BLVD
HILLIARD, OH 43026

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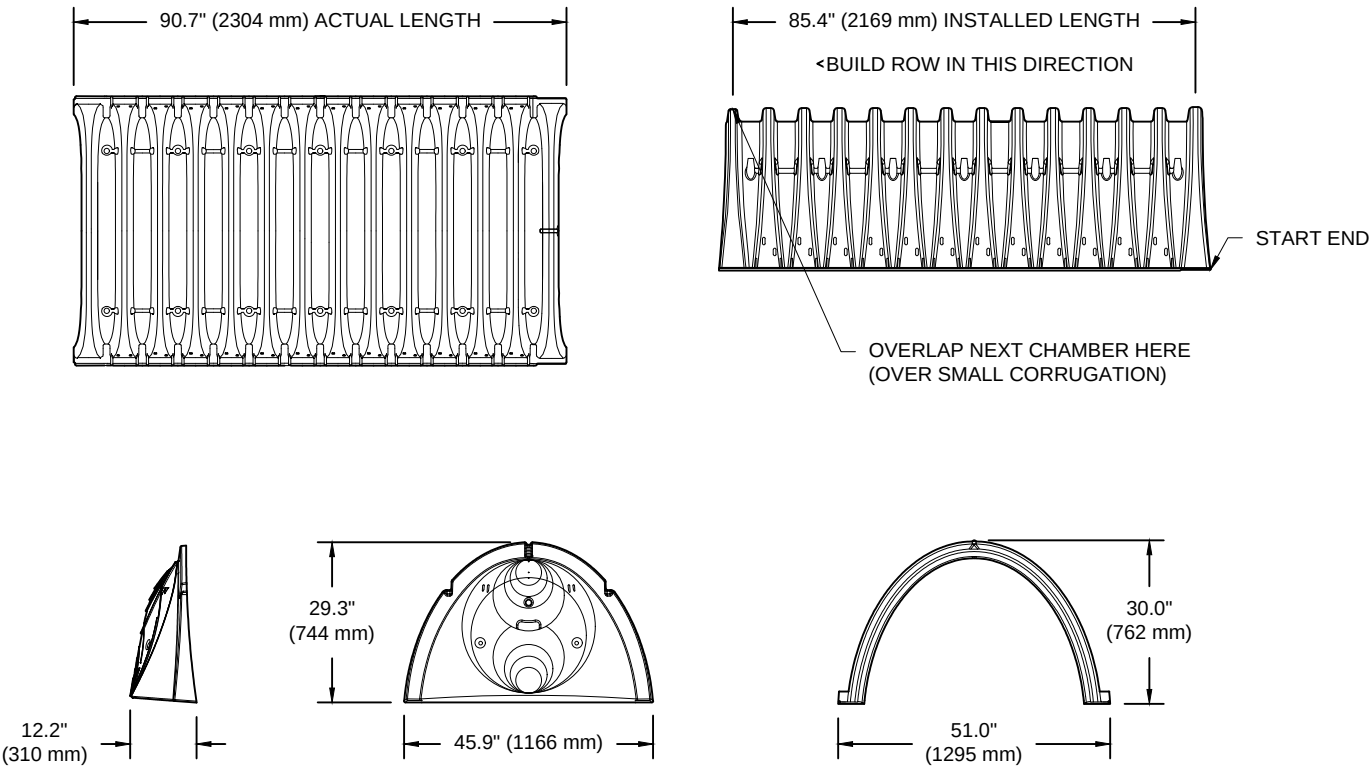
UNDERDRAIN DETAIL

NTS



SC-740 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET	(2.12 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS

PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC			---	0.5" (13 mm)
SC740EPE08T / SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC			---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC			---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC			---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC			---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC			---	1.6" (41 mm)
SC740EPE24B*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740EPE24B THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

DESTINATION MARKET PLAT 3

GRIMES - IA

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DATE	DRWN	CHKD	DESCRIPTION
01/02/19	AMK		SHOWING STR. 3 PER PLAN LOCATION
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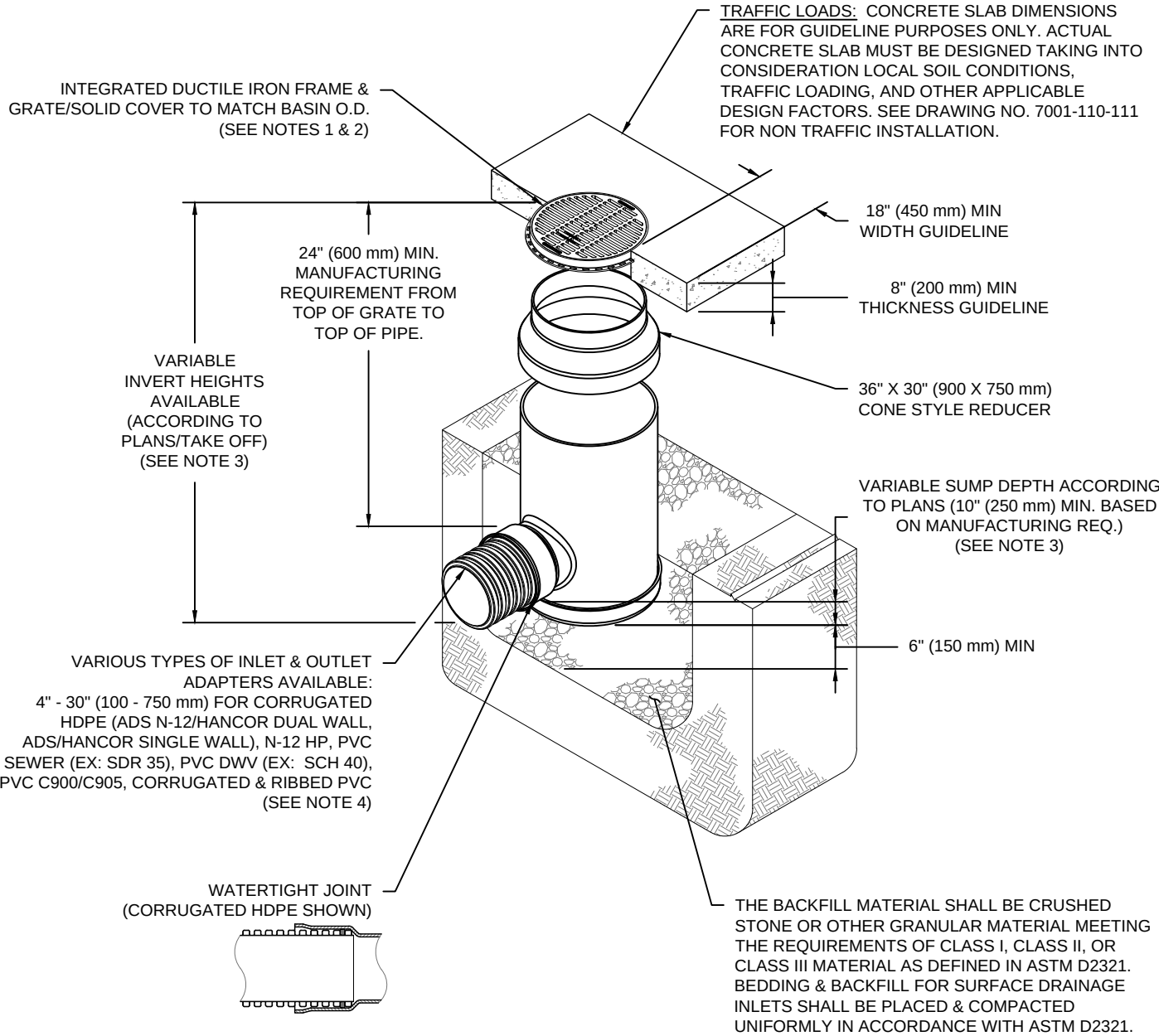
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ADS
ADVANCED DRAINAGE SYSTEMS, INC.

36" (900 mm) NYLOPLAST DRAIN BASIN

NTS



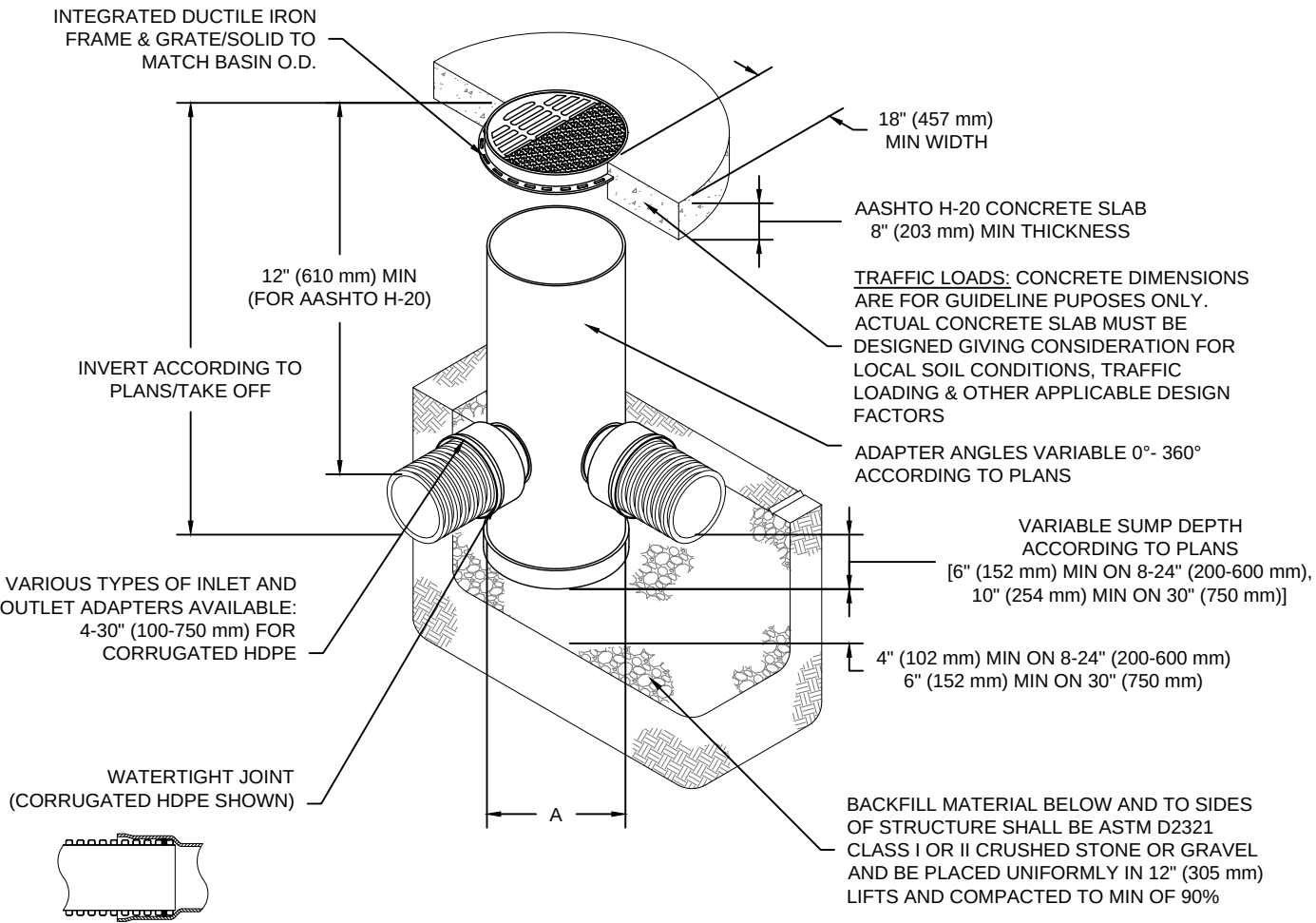
NOTES

1. GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2. FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" (2.13 m) DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5. ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

GRATE OPTION	LOAD RATING	PART #	DWG #
PEDESTRIAN	MEETS H-20	3099CGP	7001-110-220
STANDARD	MEETS H-20	3099CGS	7001-110-221
SOLID COVER	MEETS H-20	3099CGC	7001-110-222
DOME	N/A	3099CGD	7001-110-223

NYLOPLAST DRAIN BASIN

NTS



NOTES

1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYLOPLAST-US.COM
6. TO ORDER CALL: 800-821-6710

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

DESTINATION MARKET PLAT 3

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DESCRIPTION		DATE	DRWN	CHKD
SHOWING STR. 3 PER PLAN LOCATION		01/02/19	AMK	
(2) BEDS EXPANDED TO (4) BEDS		12/24/19	NBR	

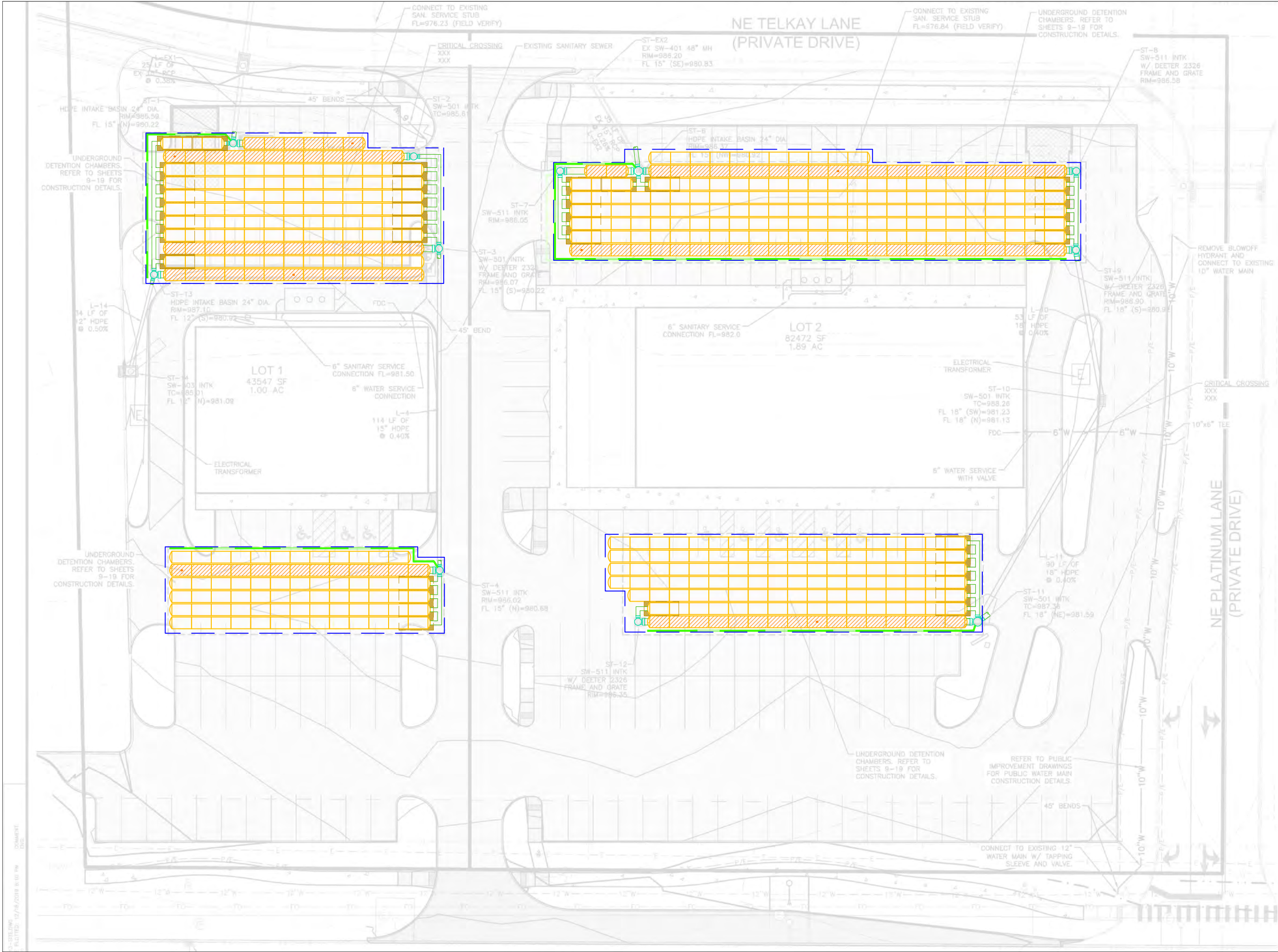
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com



4640 TRUEMAN BLVD
HILLIARD, OH 43026



THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.



5. ALL UTILITIES SHALL BE STUBBED TO 3 FEET FROM BU OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRA
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SE CLEARANCE BETWEEN SANITARY SEWER AND WATER MA
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXIST CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCT FACILITIES FOR NECESSARY MODIFICATION OF SERVICES BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORD APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OT SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DI AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 H
11. ALL WATERMAIN WORK, PUBIC OR PRIVATE SHALL BE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPP
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FO INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF PUBLIC IMPROVEMENTS AND THE 2006 UNIFORM PLUMB HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPEC
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE MAINTENANCE AND CLEANING OF STORM AND SANITARY
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, OR SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANE
16. INSTALL APRON GUARD AND FOOTING ON ALL APRONS.

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Alex Pfaltzgraff, Development Services Director
DATE: January 7, 2020
RE: Destination Market Plat 3 – Site Plan

GENERAL INFORMATION:

Applicant:

Doug Mandernach, Civil Design Advantage

Requested Action

Site Plan

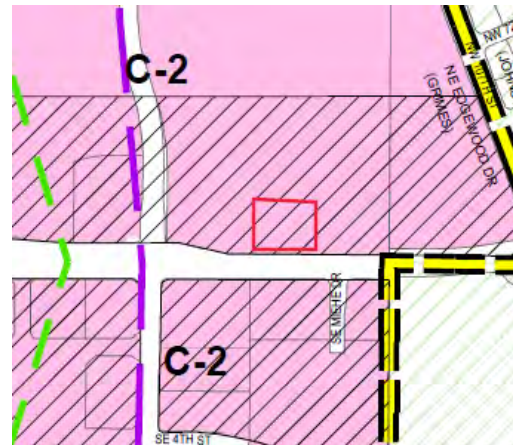
Location

NE Telkay Ln.

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	General Commercial	C-2
North	Vacant	General Commercial	C-2
South	Commercial 2	General Commercial	C-2
East	Vacant	General Commercial	C-2
West	Commercial 2	General Commercial	C-2

BACKGROUND:

The applicant, is requesting approval of a site plan, which will allow for the construction of two retail buildings, totaling approximately 16,500 square feet.

The property is located within the Transportation Corridor Overlay District.

ANALYSIS:

Building/Elevations:

The building is proposed to be principally constructed stone and glass, with fiber cement panel making up the remainder of the façade.

The building on Lot 1 is single story with a drive through on the west side of the building. The drive through circulates along the north side of the building.

The building on Lot 2 is two story, with a drive through located on the east side of the building. The drive through circulates from a protected island just south of the drive through lane. Additionally, the building on Lot 2 will include a patio and roof top patio element.

Note that the building is not 100% masonry, which will require a 4/5 vote for approval from the City Council.

Site Layout:

The site is proposed to have 3 points of access. Access from the private drives of NE Telkay and NE Platinum is provided, in addition to a new right-in right-out off of East 1st.

Parking is provided along all 4 sides of the building, with the principal majority being contained south of the buildings.

Dumpster enclosures are provided at the NE and NW corner of the site. The enclosures are proposed to be constructed out of mason materials similar to the principal buildings.

Pedestrian connections are made from E 1st Street as well as NE Telkay Drive.

Parking:

Based upon the square footage of the building, and its respective uses (office, restaurant) a total of 118 parking spaces are required.

As proposed, the site will provide a total of 118 parking spaces.

Landscaping/Streetscape:

The site is required to provide a minimum of 10% open space. As proposed, Lot 1 will provide 15.52% and Lot 2 will provide 13.97%.

While there is no minimum landscaping requirements in this zoning district, the ordinance does require that trees and shrubs be planted within the open spaces and parking lot islands. As shown, the site principally meets the requirements, however a few additional materials are needed.

Utilities:

Sanitary sewer access is provided from an existing 10" sewer running along the north side of the site. Grease interceptors are provided for the restaurant use.

Water is provided from an existing 10 "main within the SE Telkay Drive ROW. A new public 8" water main will be constructed along the east side of the site. The buildings are proposed to be fitted with a fire suppression system, therefor the appropriate FDC and fire hydrant spacing is shown.

Storm water detention is being handled via two underground detention basins.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for Destination Market Plat 3 Site Plan, subject to any remaining staff comments.

CITY OF GRIMES



Alex Pfaltzgraff
Development Services Director



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of January 28, 2020

AGENDA HEADING:

Project Viking – Site Plan Approval

SYNOPSIS:

The applicant is requesting approval of a site plan that will allow for the construction of 17,500 square foot office/warehouse building. The proposed project is located within the M-Keds Plat 2 subdivision, and is Zoned M-1A.

The property is not located within any corridor or overlay district.

The project includes a substantial outdoor storage area west of the building, however it should be noted that outdoor storage is an approved use within this district. In order to address the aesthetics of the building, and potential viewpoints into the outdoor storage area, the applicant has included a number of features in front of the building. These features include increased landscaping, ornamental fencing, and wet bottom detention basins (ponds). Staff feels that this addresses any concerns that would arise as a result of the project.

Planning and Zoning did discuss the concept of restricting the height of outdoor storage on the site, however no recommendation was made to restrict. There is prior precedent on Prairie Business Park and the concrete crushing plants. On prairie business park, it was reduced to 8 feet, or no higher than the screening methodology. On the concrete crushing plants it was reduced to 30 feet.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approve M-Keds Plat 2 Final Plat - 2018

BOARD/COMMISSION ACTION(S):

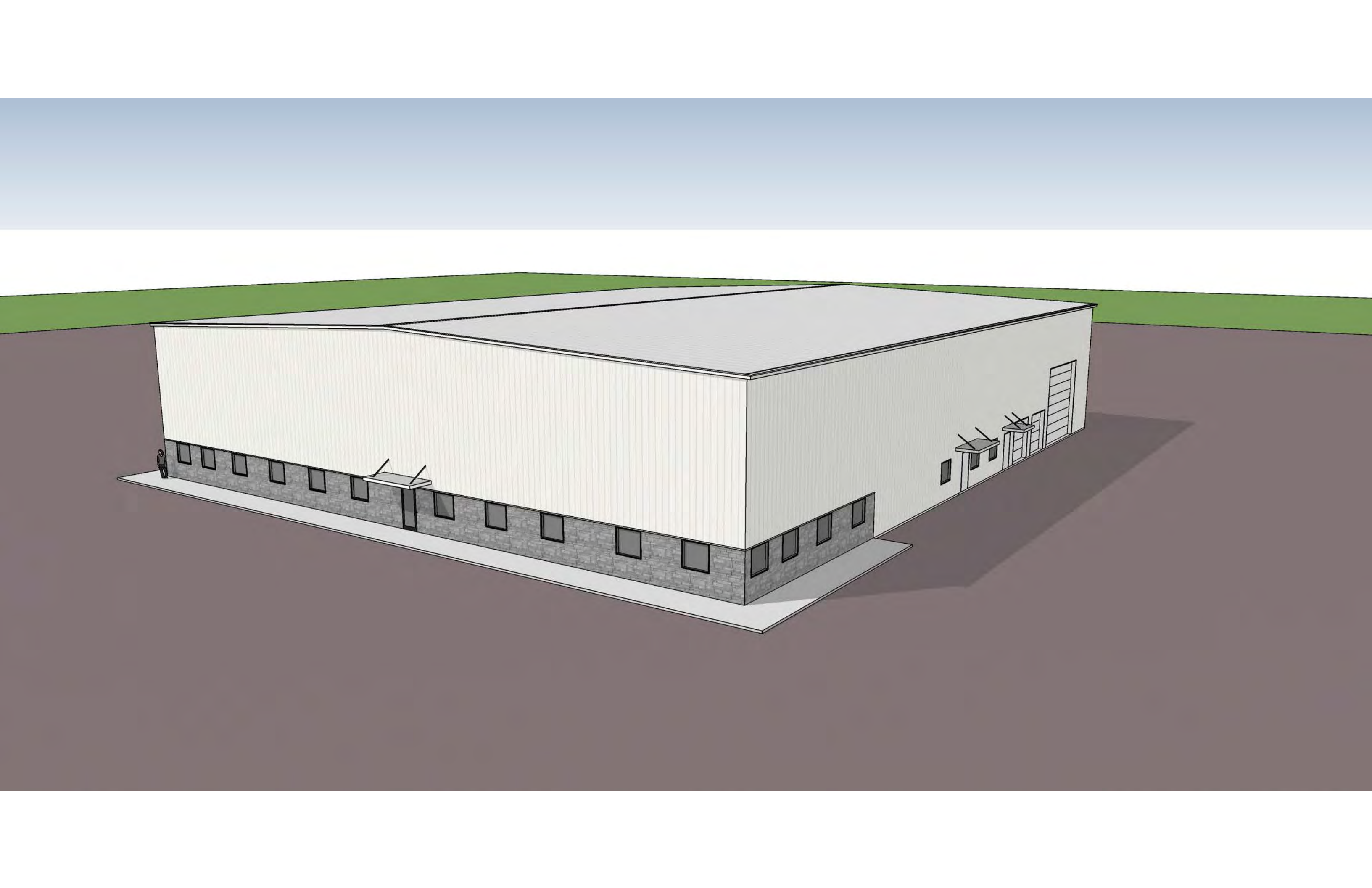
Recommendation of Approval – Planning and Zoning Commission, 1/7/2020

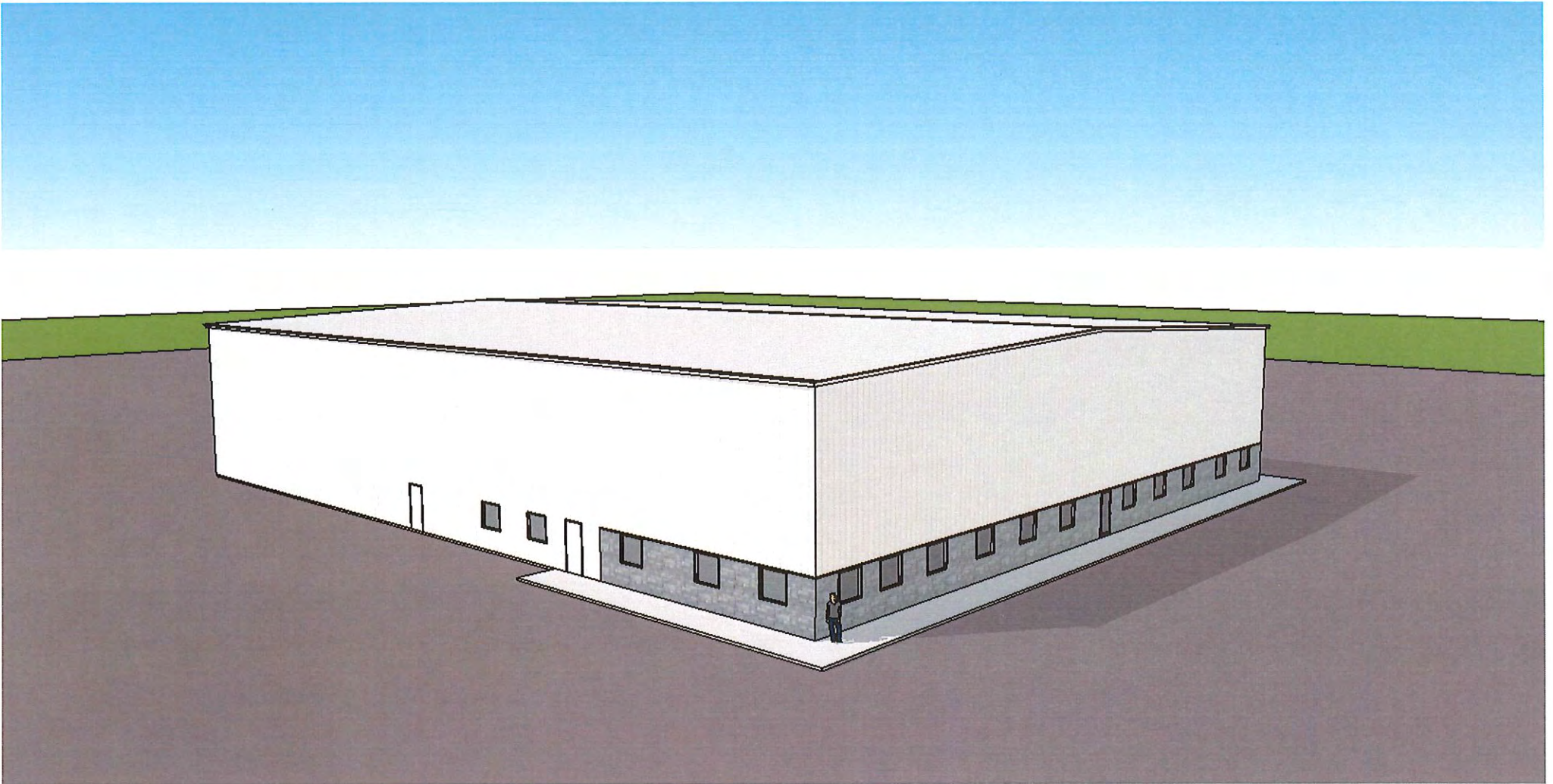


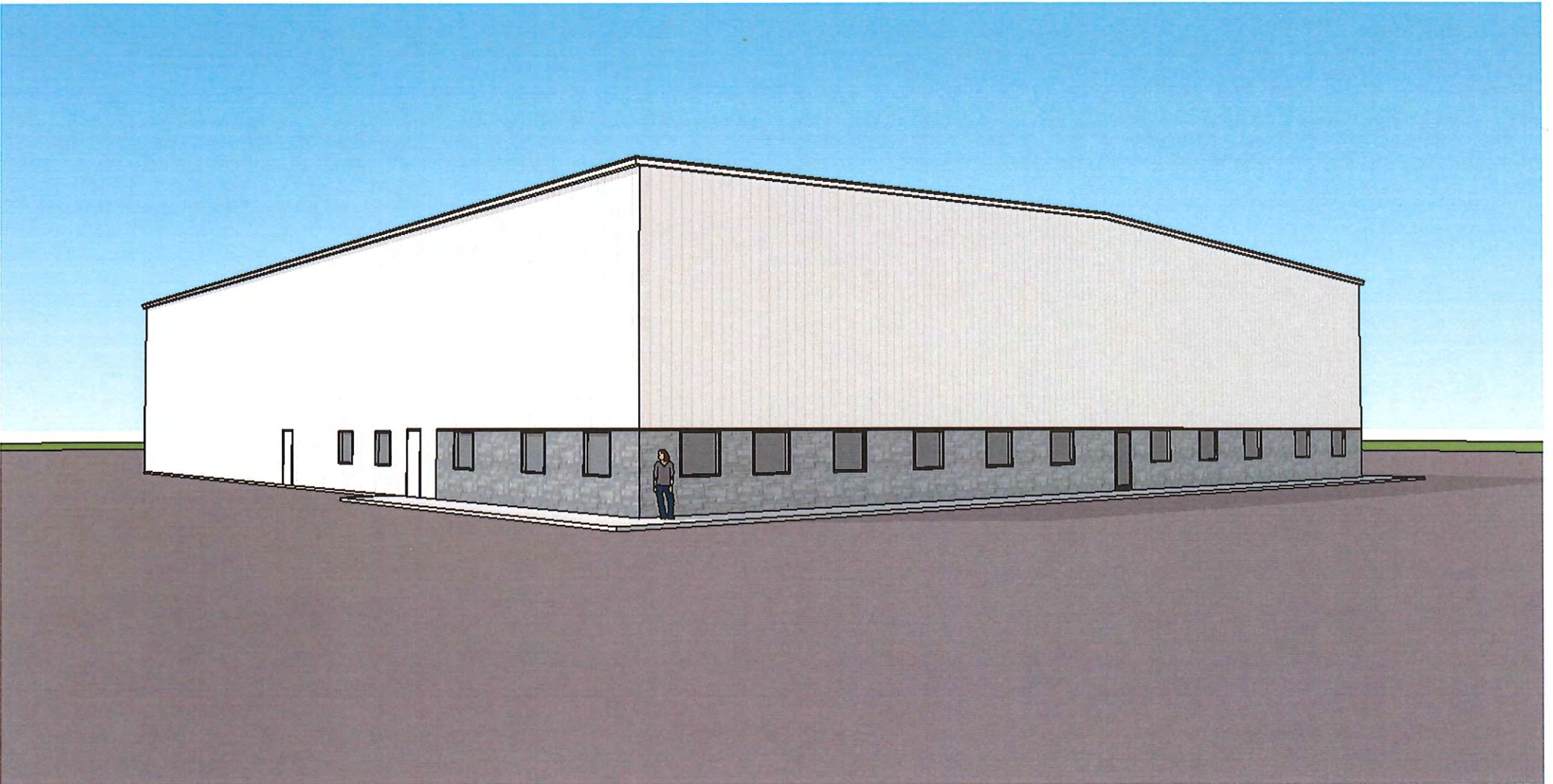
*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

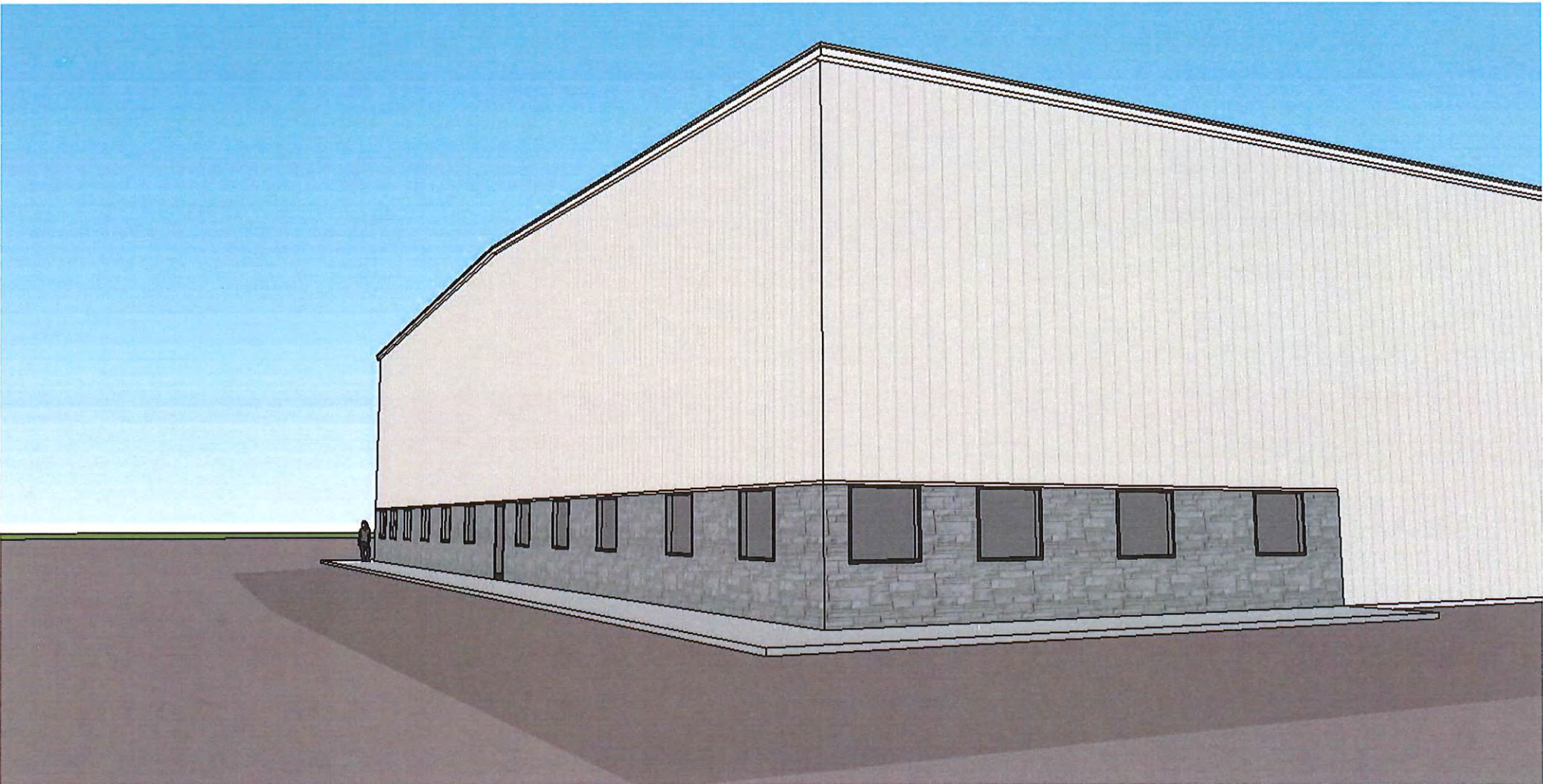
STAFF/COMMITTEE RECOMMENDATION:

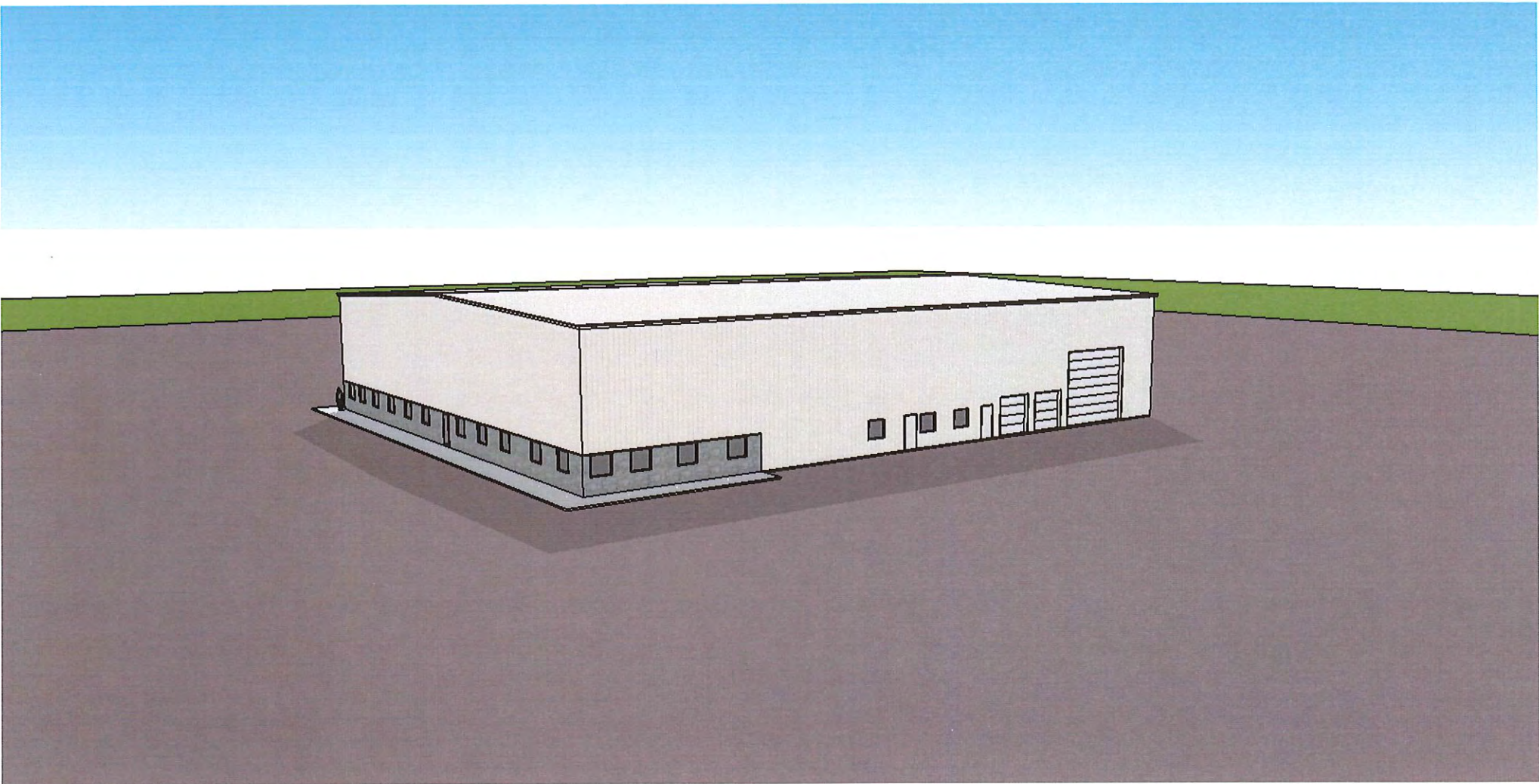
Staff would recommend approval of the site plan for Project Viking, subject to any remaining staff comments. If the Council desires to continue the conversation regarding the height of the storage area, staff would support said restrictions. While the proposed tenant, who the applicant wishes to keep confidential at the moment, will not likely exceed 8-10 feet in the storage areas, future tenants may certainly have the capability.

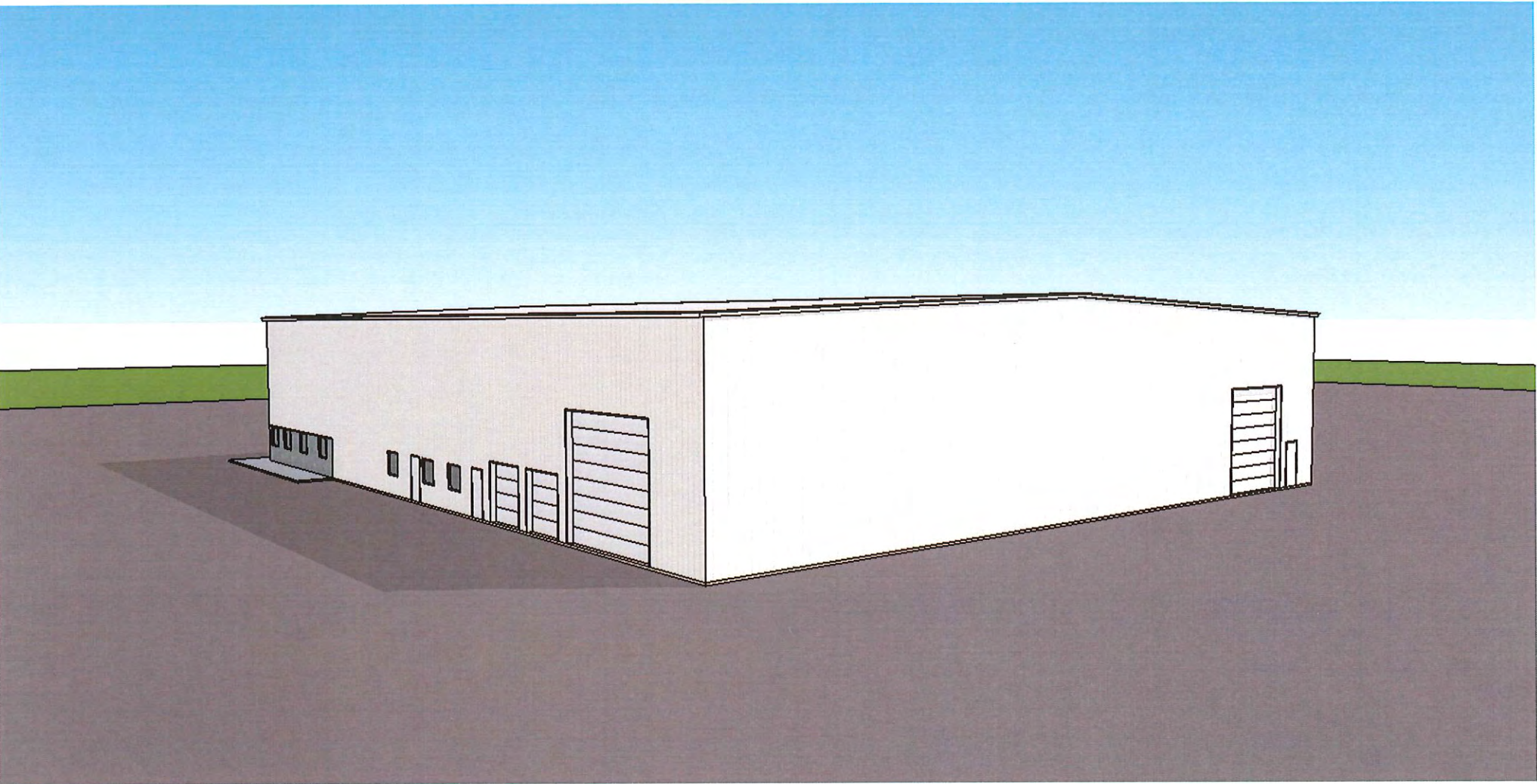


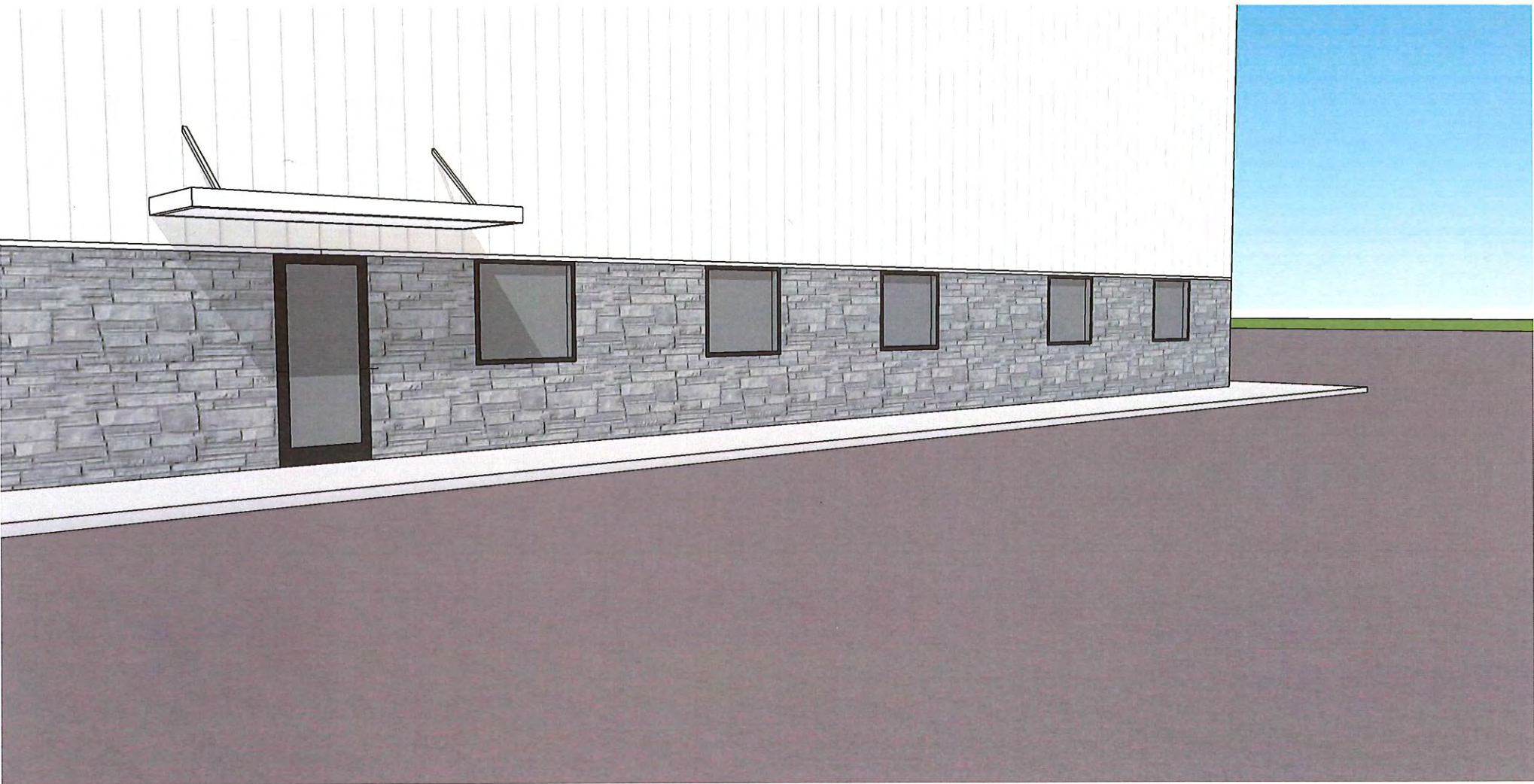






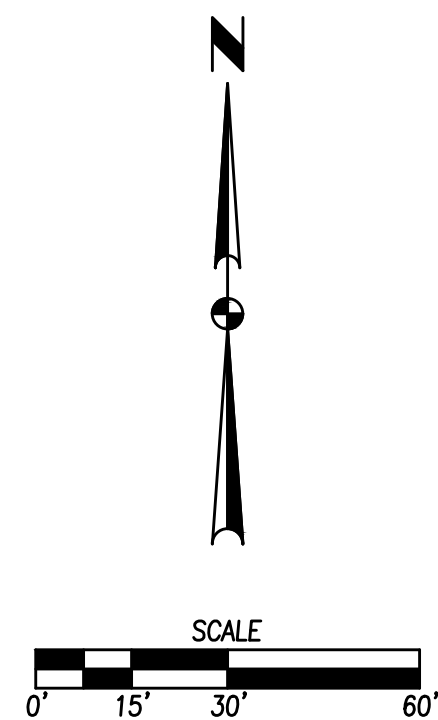


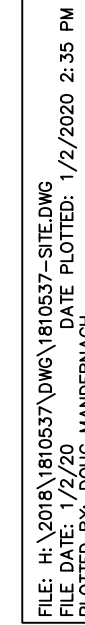






1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE TO OR FAILURE TO COMPLY WITH THIS REQUIREMENT.
2. PRIOR TO DEMOLITION,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





1. THE MOST RECENT EDITION OF THE SDPAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. THE CITY OF GRIMES SHALL PROVIDE ALL NECESSARY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W.'S / EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREET SHALL COMPLY WITH THE CITY OF GRIMES STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4" INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2" INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVED 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 OR ARE DAMAGED BY THE GRADING OR PAVING OF THE 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 CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY OF GRIMES CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
 - A. CITY OF GRIMES
 - B. APPROPRIATE UTILITY COMPANIES
 - C. OWNER
 - D. CIVIL DESIGN ADVANTAGE
20. PARKING LOT STRIPING SHALL BE A 4" WHITE STRIPE UNLESS OTHERWISE NOTED (MINIMUM TWO COATS).
21. ALL EXTERIOR LIGHTING SHALL BE LOW-GLAZE FULL CUTOFF TYPE FIXTURES AND SHALL NOT EXCEED ZERO FOOT-CANDLES BEYOND THE PROPERTY LINE. THE CONTRACTOR SHALL COORDINATE FINAL LIGHTING AND ELECTRICAL DESIGN WITH THE OWNER.
22. ANY SITE CHANGES THAT DIFFER FROM THE SITE PLAN MUST BE APPROVED BY THE CITY OF GRIMES PRIOR TO INSTALLATION/AMENDMENT.

GENERAL NOTES:

- a. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
- b. A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING. CONTACT BRAND WILLIAMSON WITH FOX ENGINEERING (515.233.0000).
- c. ALL PERMITS (DNR, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- d. THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS OF ALL IMPROVEMENTS AS PER CITY STANDARD PROCEDURES.
- e. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT AND SHALL BE PURCHASED FROM KNOX.
- f. ALL SITE LIGHTING SHALL NOT SPLIT ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
- g. IN THE ZONE OF THE HIGHWAY 141 MIXED USE CORRIDOR DISTRICT, ALL HEATING, VENTILATION, AND AIR CONDITIONING MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW BY AN OPAQUE FENCE CONSISTING OF WOOD OR BRICK.
- h. COUNCIL HAS APPROVED THE DUMPSTER LOCATION TO BE OUTSIDE THE 100 FOOT BUILDING SETBACK.

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 PLUG SHALL BE REMOVED 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 INTERIOR CHIMNEY SEALS.
- f. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE BOXED OUT.
- g. SANITARY SEWER TESTING & TELEVISION (8" TO 15") SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISION.

3. WATER MAIN NOTES:

- a. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PAGER WB-67-250, MUELLER SUPER CEILING 250 (3-WAY A-423), OR GLOW 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.
- d. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
- e. WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
- f. PROPOSED WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE DEVELOPER. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF GRIMES. THE BACTERIA TEST AND SUBMITTAL TEST TO LAB SHALL BE DONE BY THE DEVELOPER AND RESULTS PROVIDED BY FAX TO US WATER AT 515-986-7300. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.

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 GATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
- 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.
- d. ALL SUMP SERVICE LINES SHALL HAVE TRACER WIRE.

1. ALL PAVEMENT WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARDS SPECIFICATION
2. SIDEWALKS, DRIVEWAYS, DRIVE LINES WITHIN PARKING AND PARKING SPACES SHALL BE CLASS C PORTLAND CEMENT CONCRETE (P.C.C.) MIX. COARSE AGGREGATE FOR P.C.C. CONSTRUCTION SHALL BE CLASS 3 DURABILITY.
3. 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.

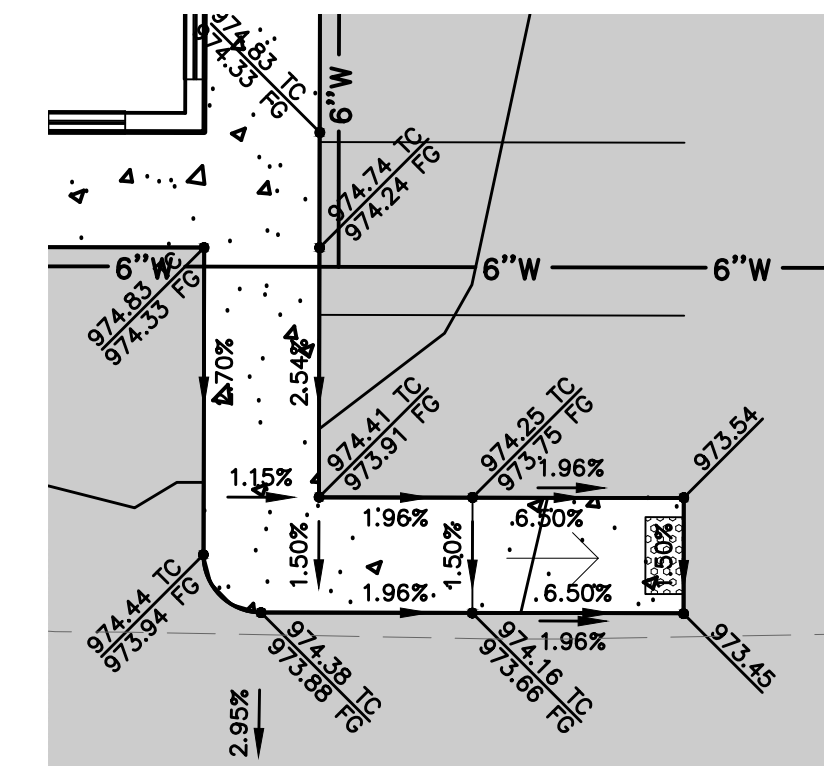
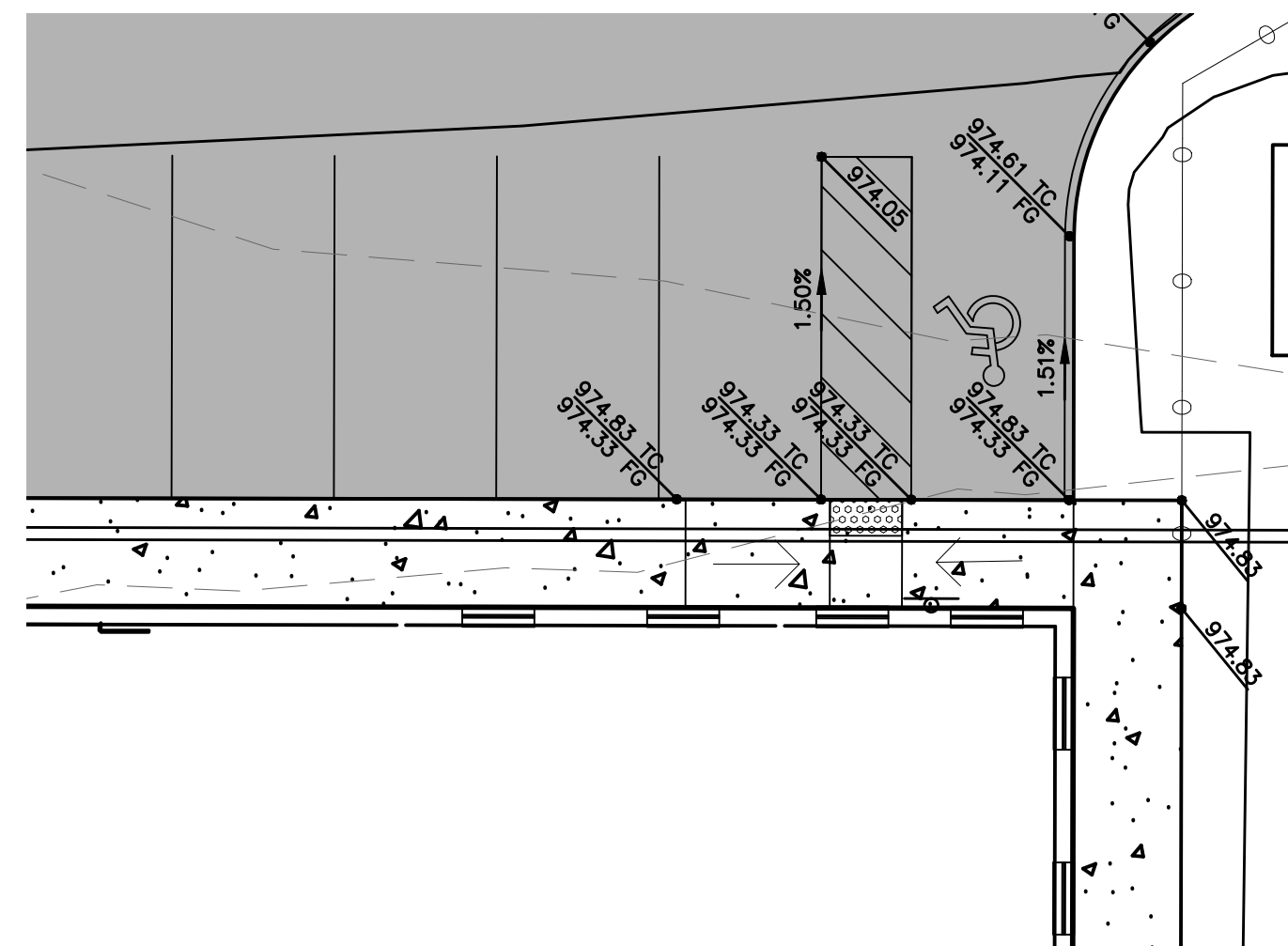
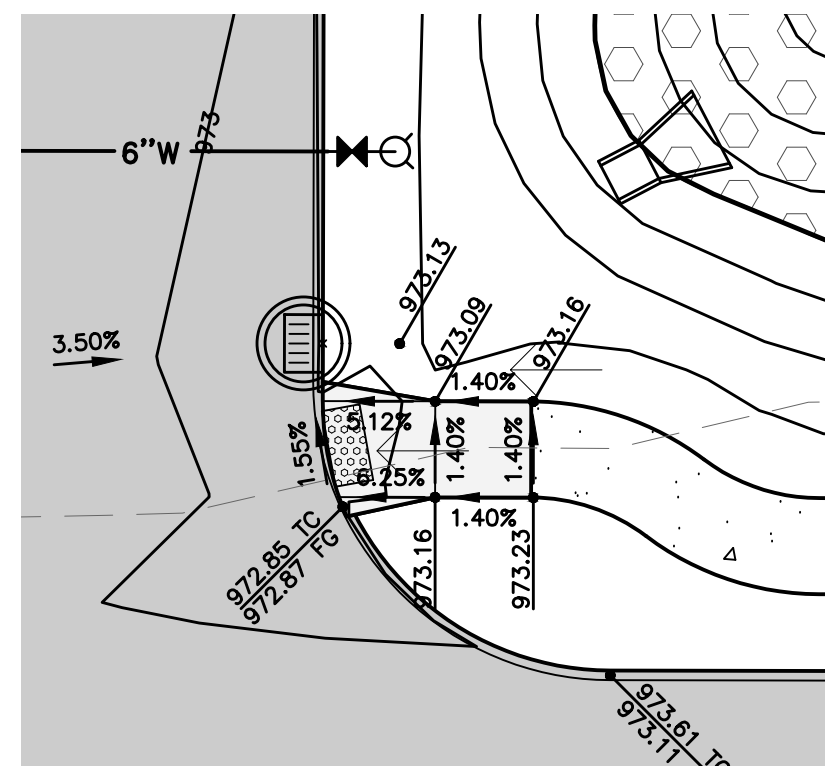
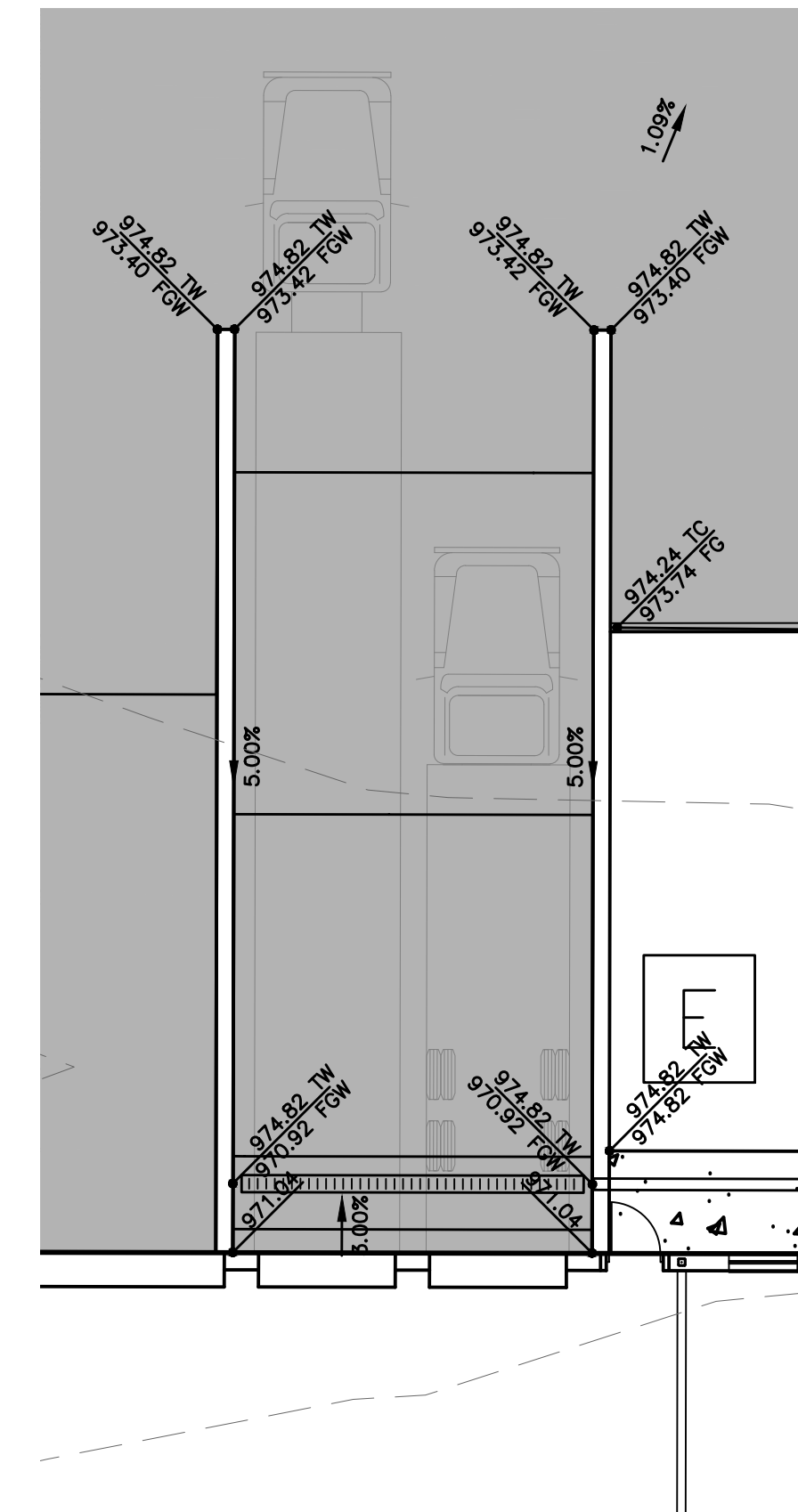
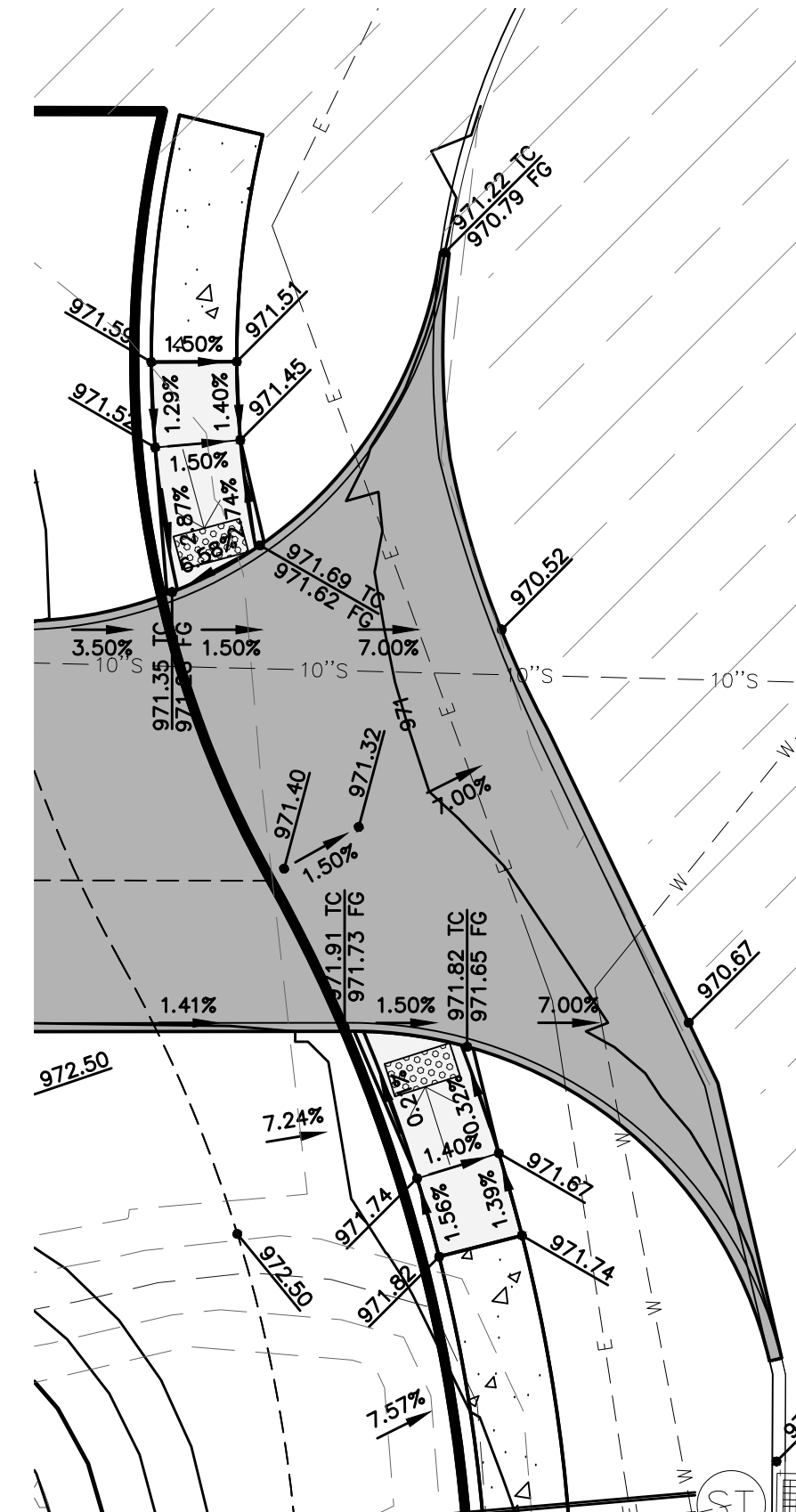
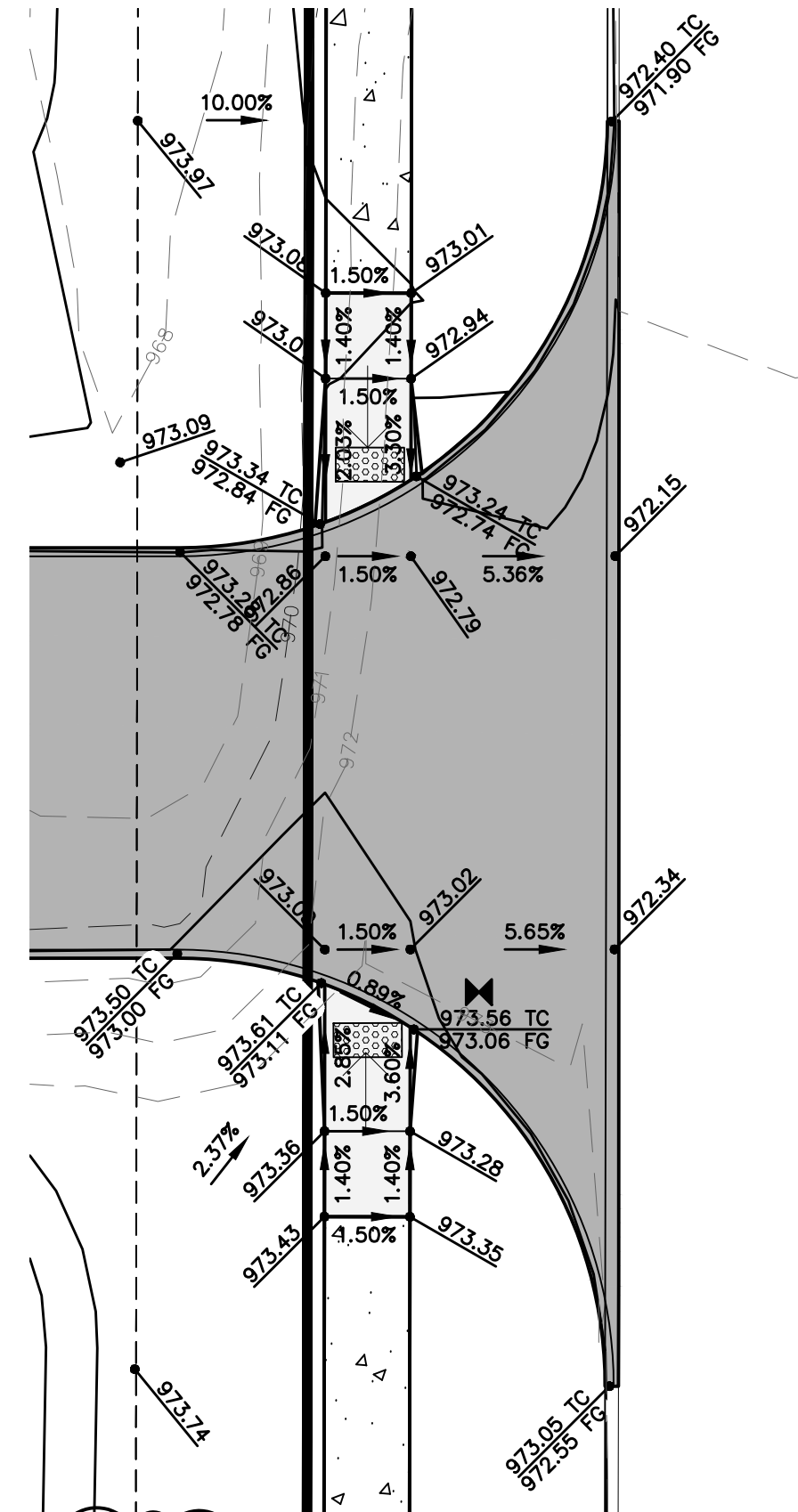
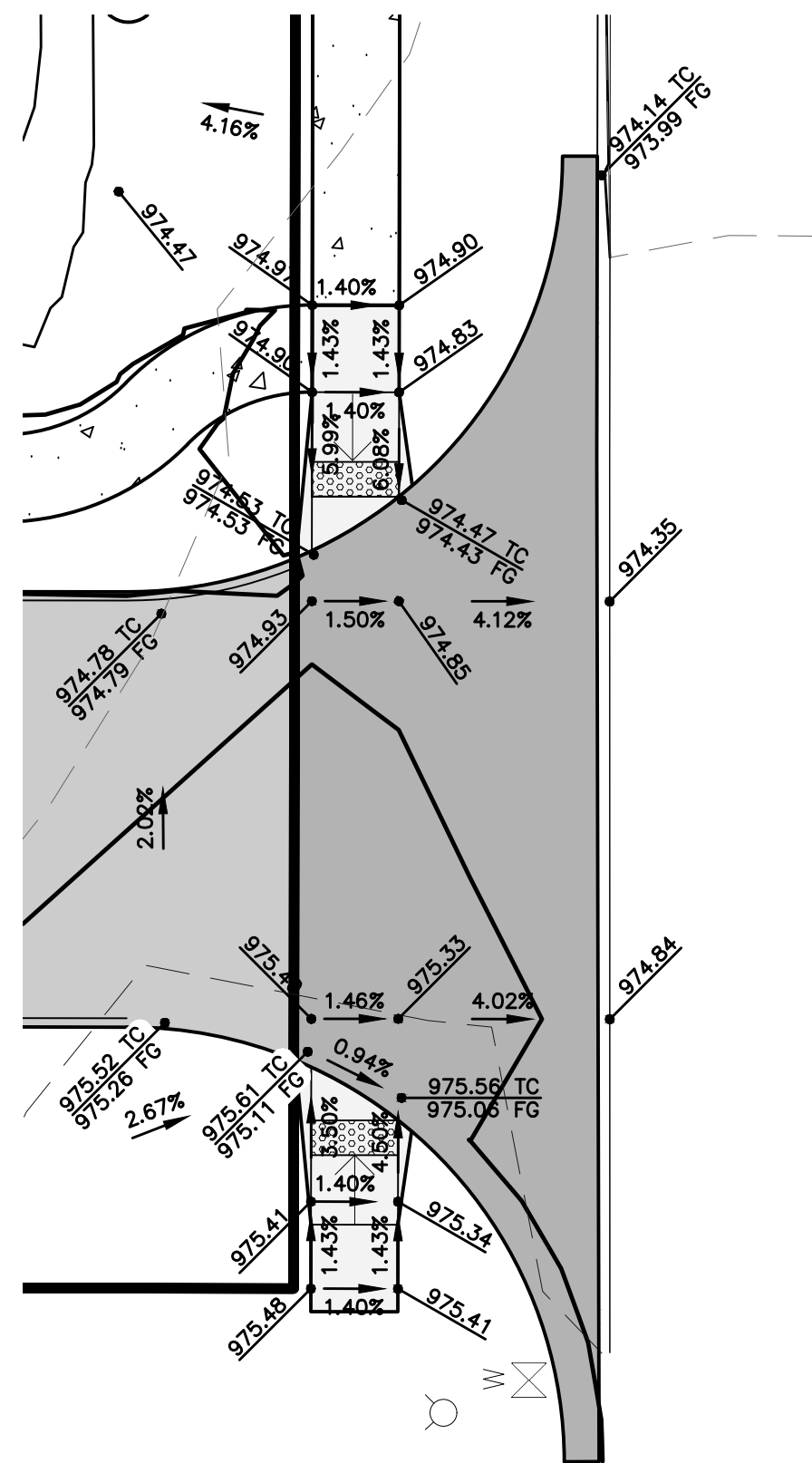
-  = 4" PCC SIDEWALK
-  = 6" PCC
-  = 7" PCC
-  = 6" ROCK/GRAVEL

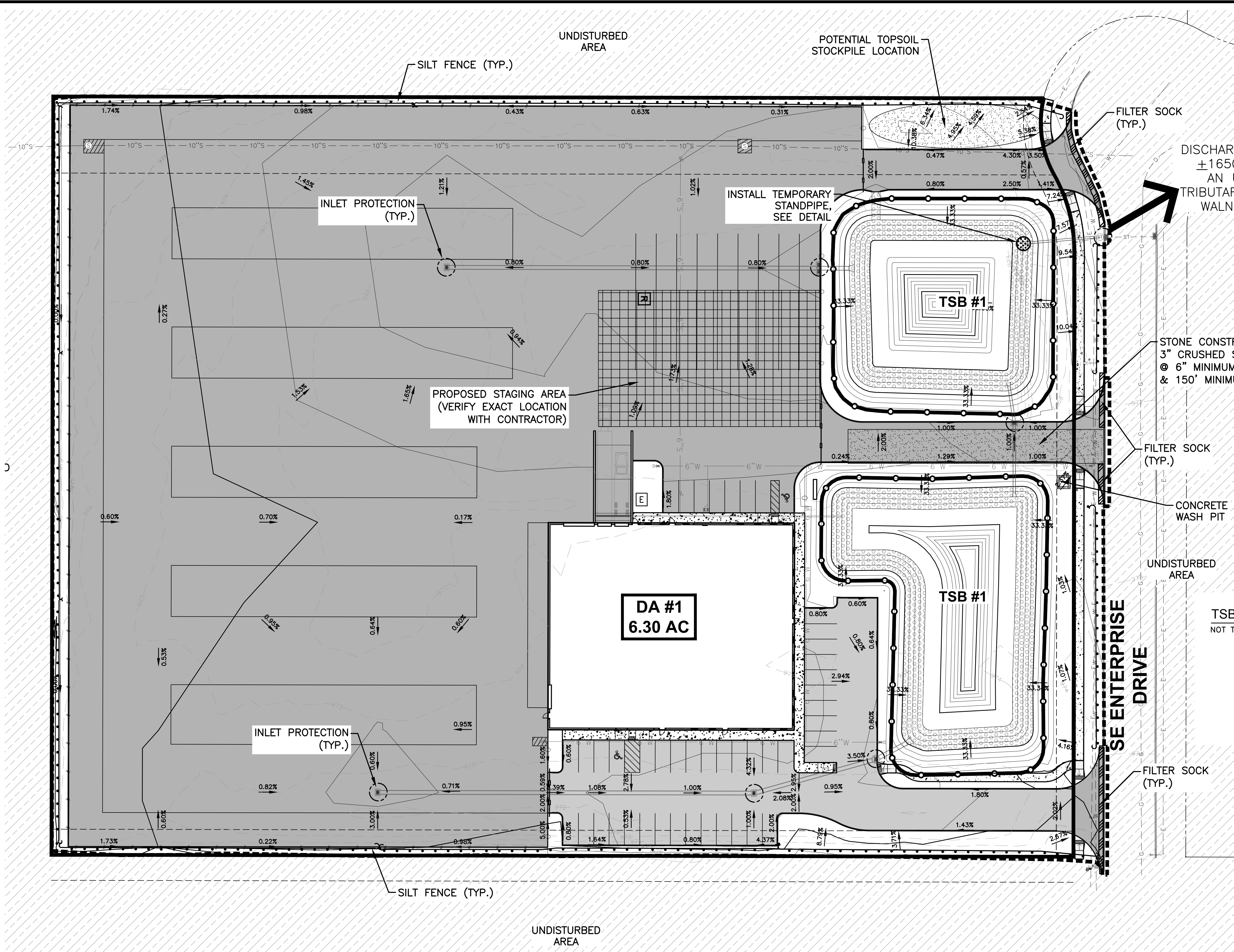
PROJECT VIKING
DIMENSION PLAN

1810.537 $\frac{3}{9}$	CIVIL DESIGN ADVANTAGE GRIMES, IOWA
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3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410	ENGINEER: JUN PM: DAM
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REVIEWS	DATE
THIRD SUBMITTAL	12/31/19
SECOND SUBMITTAL	12/11/19
FIRST SUBMITTAL	11/25/19





SWPPP LEGEND

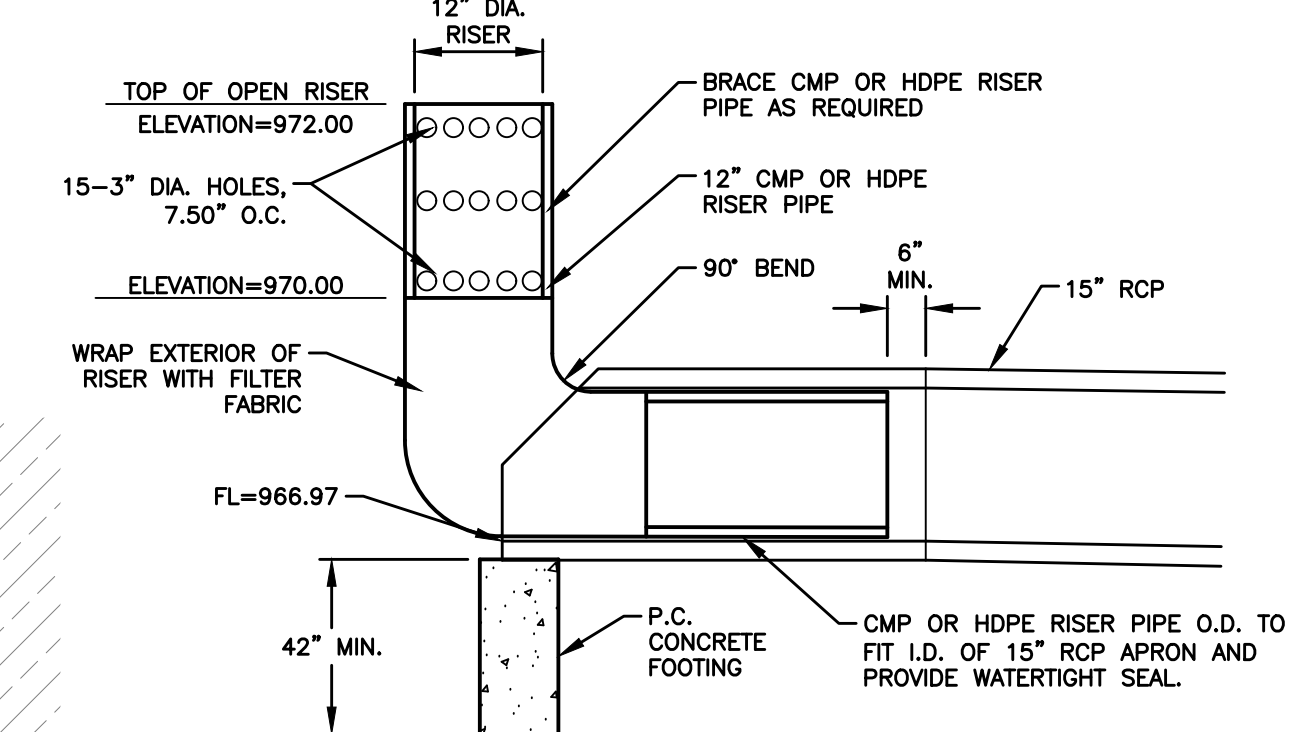
DRAINAGE ARROW	
GRADING LIMITS	
FILTER SOCK	
SILT FENCE	
INLET PROTECTION	
PORTABLE RESTROOM	
CONCRETE WASHOUT PIT	
AREA TO BE SEEDED	
STRAW MAT	
UNDISTURBED AREA	
RIP-RAP	
GRAVEL ENTRANCE	
STAGING AREA	
TEMPORARY SEDIMENT BASIN	

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,915
2	FILTER SOCK	LF	199
3	SEEDING, FERTILIZING, AND MULCHING	AC	13.03
4	INLET PROTECTION DEVICES	EA	8
5	CONCRETE WASHOUT PIT	EA	1
6	12" PVC TEMPORARY STANDPIPE	EA	1

TSB #1 - TEMPORARY STAND PIPE DETAIL

NOT TO SCALE

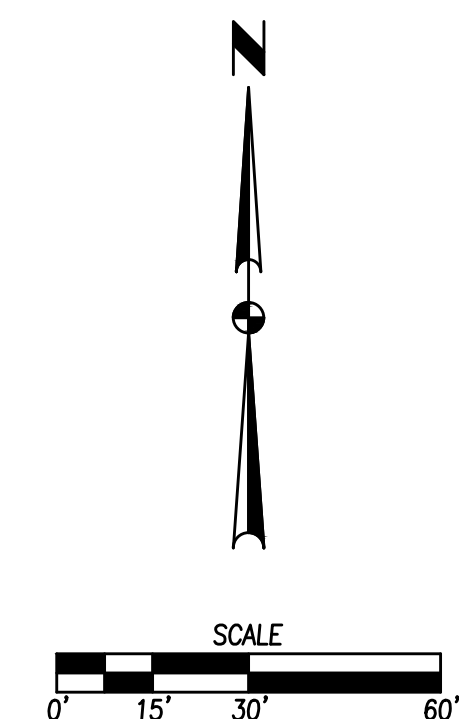


EROSION CONTROL NOTES

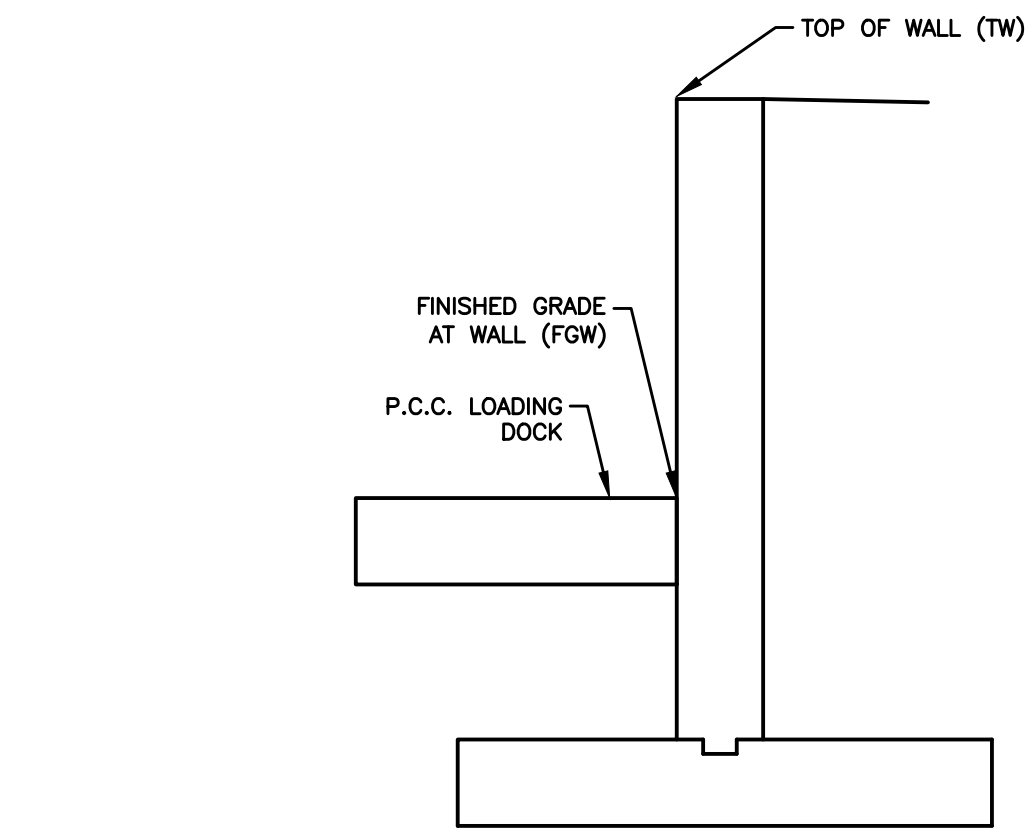
1. THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMIT AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTOR'S USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL REQUIREMENTS OF THE SWPPP AND LOCAL, STATE AND FEDERAL REQUIREMENTS. THE OWNER SHALL EMPLOY A SEPARATE FIRM TO PROVIDE SWPPP MONITORING AND UPDATES. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH THE SELECTED FIRM.
2. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED ACCORDING TO SUDAS CHAPTER 7 EROSION AND SEDIMENT CONTROL.
3. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENTS.
4. DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED PRIOR TO THE SITE SHUTTING DOWN FOR WINTER CONDITIONS.
5. CAPTURE PCC SAWCUTTING SLURRY/GRINDING DUST.

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY TO NORTH WALNUT CREEK ±1650 FT	6.30 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	22,680 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	398 CU FT
VOLUME PROVIDED IN FILTER SOCK (199 LF @ 2.0 CU FT/LF OF SOCK)	8,618 CU FT
VOLUME PROVIDED IN SILT FENCE (1,915 LF @ 4.5 CU FT/LF OF FENCE)	96,012 CU FT
VOLUME PROVIDED IN TSB	105,028 CU FT
TOTAL VOLUME PROVIDED	

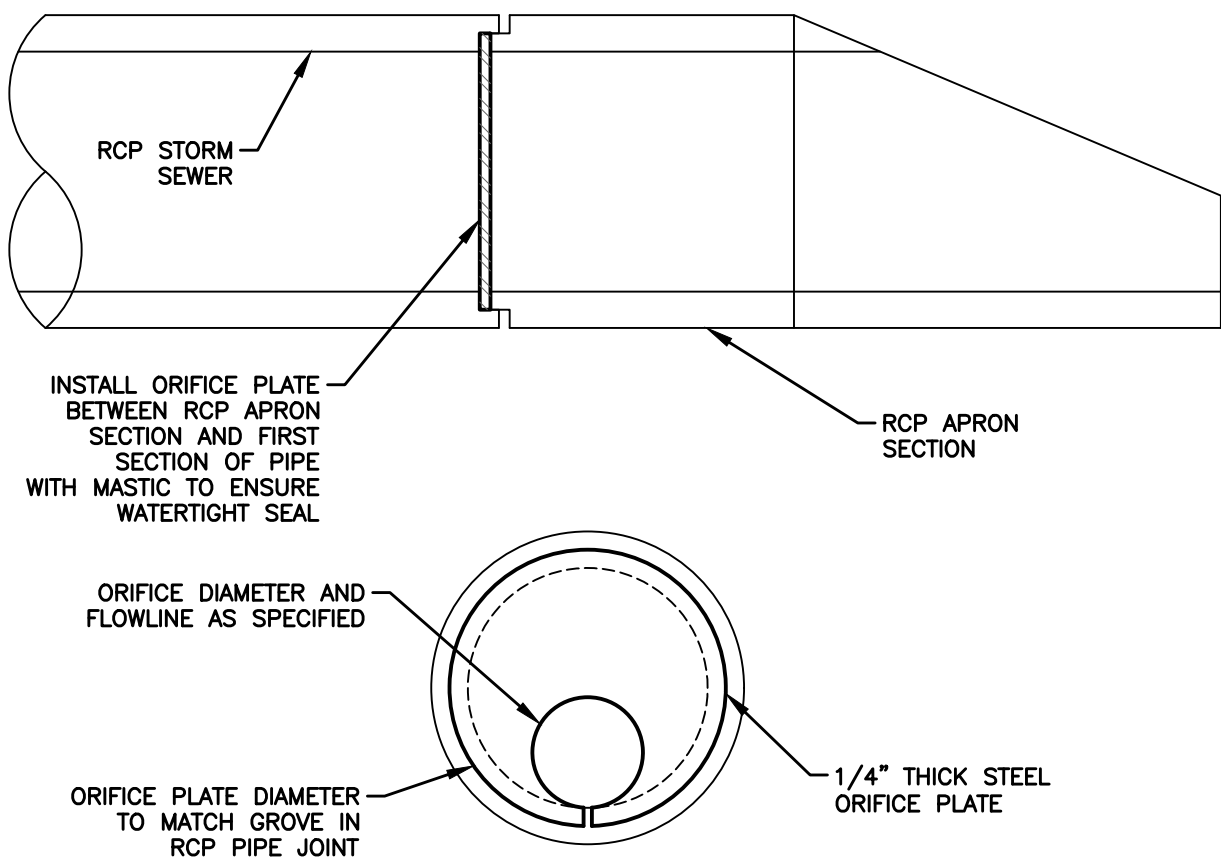


FILE: H:\2018\B10537\DWG\B10537-SITE.DWG
PLOTED BY: J2015 MANDERLAW
DATE: 1/2/2020 2:35 PM
COMMENT:
REVISION: ENG.

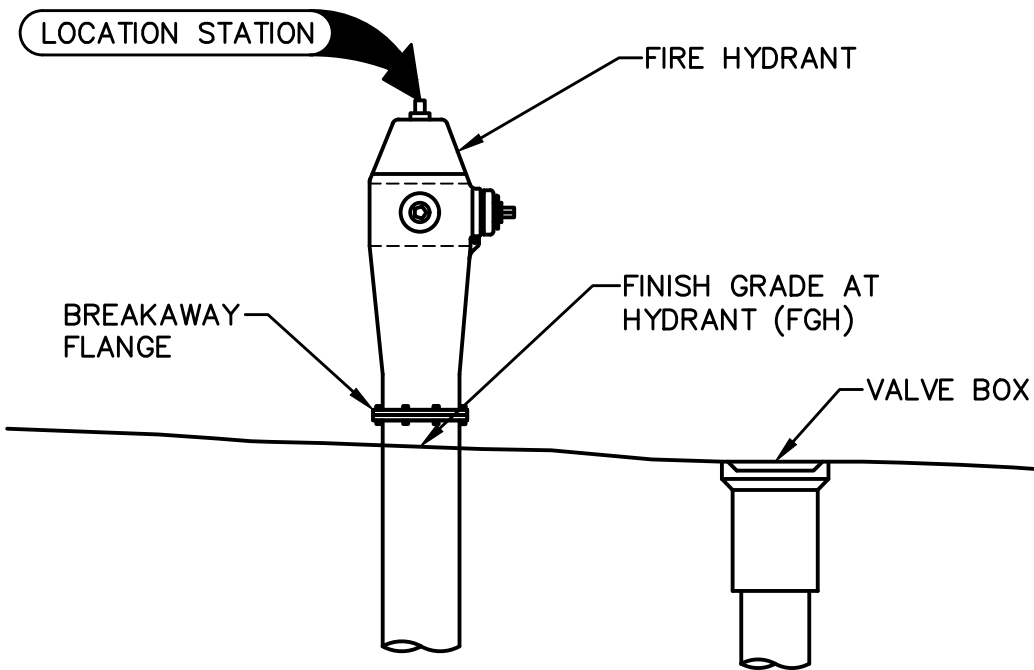


REFER TO STRUCTURAL PLANS FOR RETAINING WALL ELEVATION
VIEW FOR FULL HEIGHT DIMENSION(S) OF RETAINING WALL

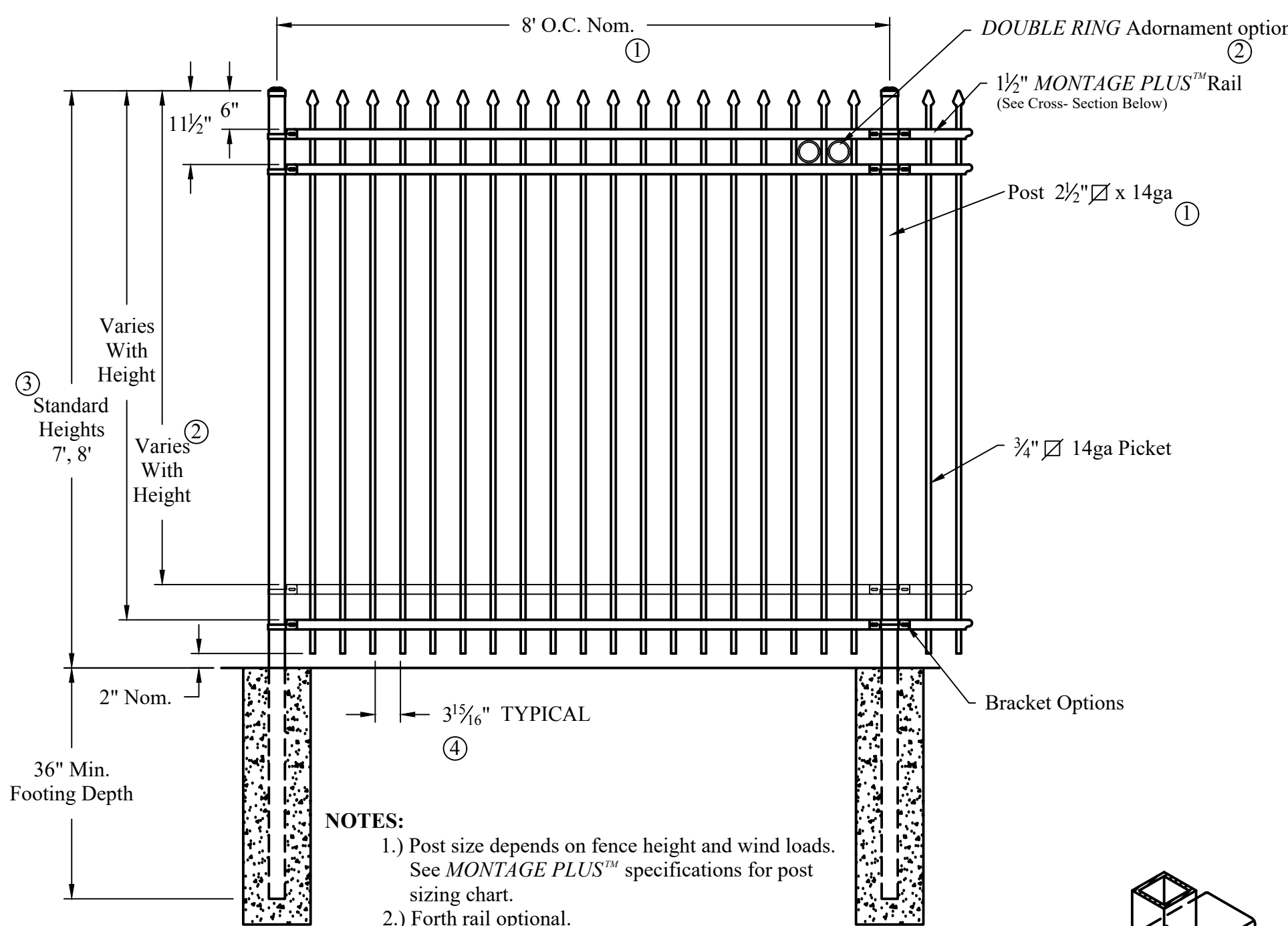
1 RETAINING WALL SPOT ELEVATION REFERENCE DETAIL
NOT TO SCALE



4 ORIFICE PLATE
NOT TO SCALE

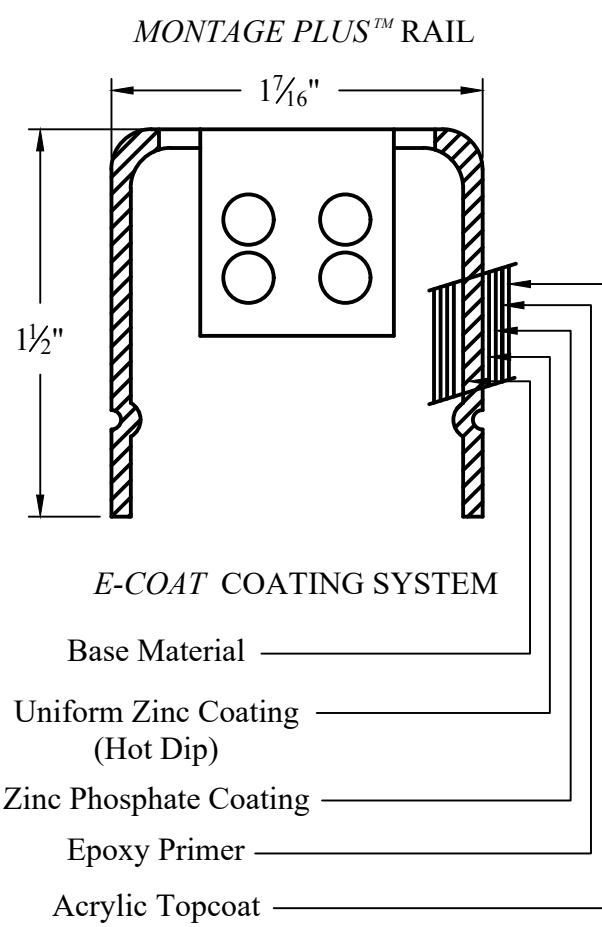


**FIRE HYDRANT ASSEMBLY
SPOT ELEVATION REFERENCE DETAIL**
NOT TO SCALE



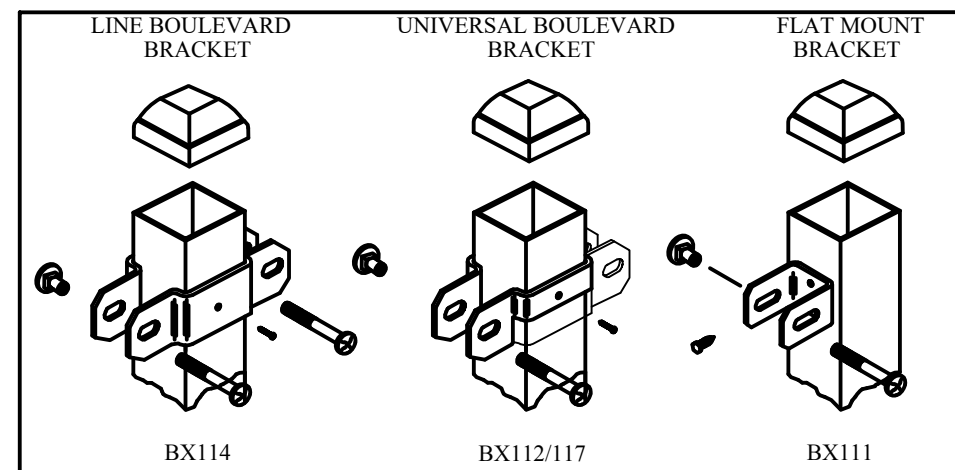
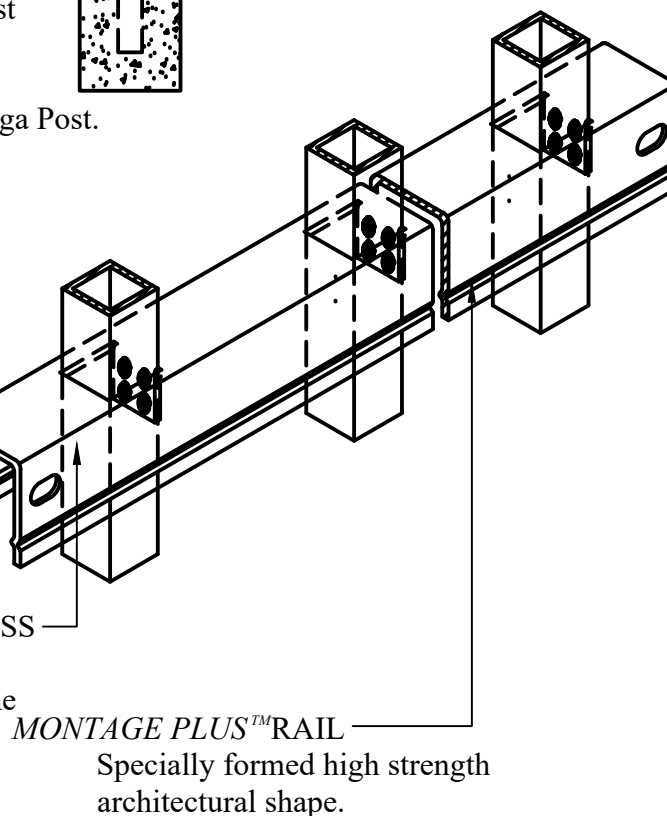
- NOTES:**
- 1.) Post size depends on fence height and wind loads. See *MONTAGE PLUS* specifications for post sizing chart.
 - 2.) Forth rail optional.
 - 3.) 7' - 8' Heights will require a 14ga Picket & 14ga Post.

RAKING DIRECTIONAL ARROW
Welded panel can be raked
30" over 8' with arrow pointing down
grade.

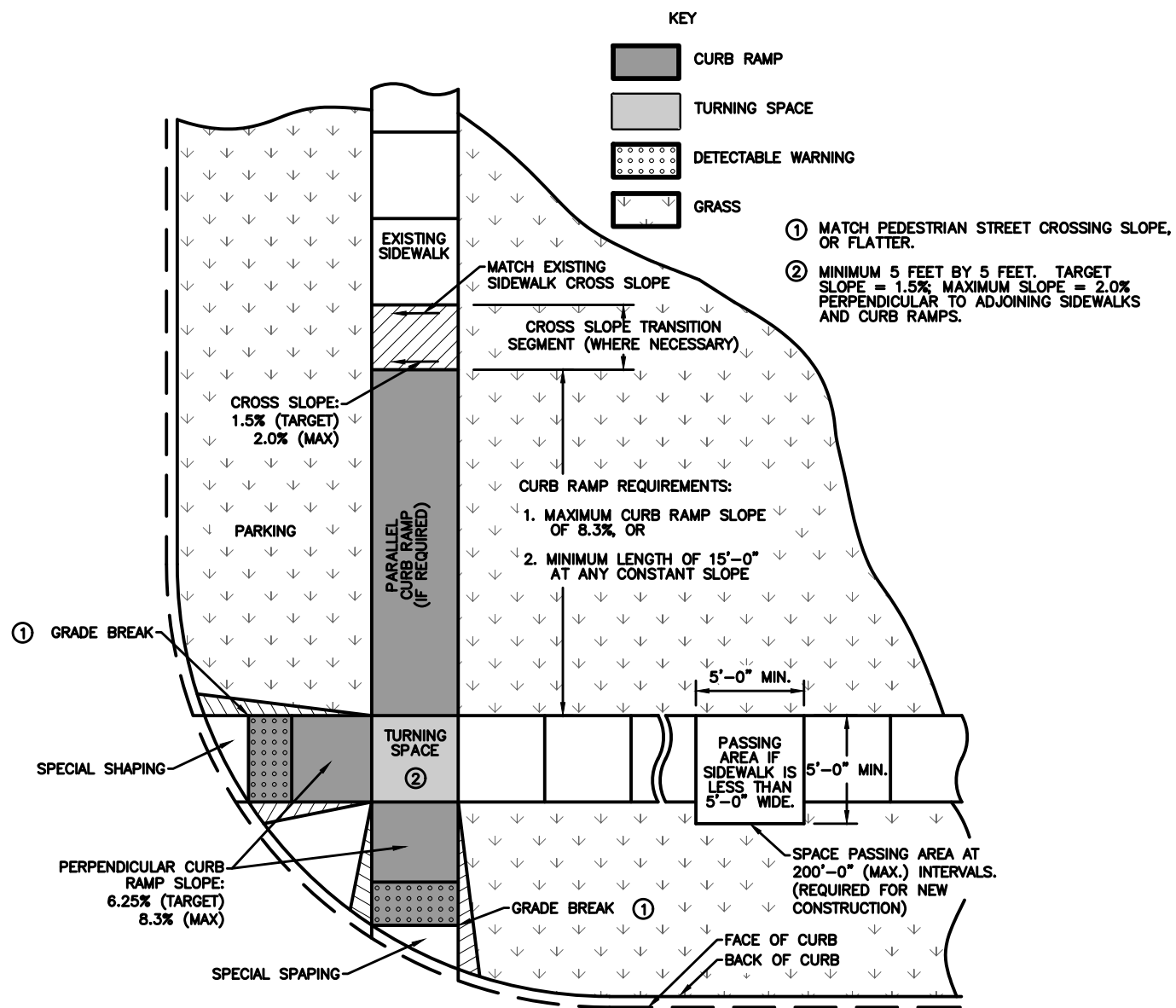


10 FENCE DETAIL
NOT TO SCALE

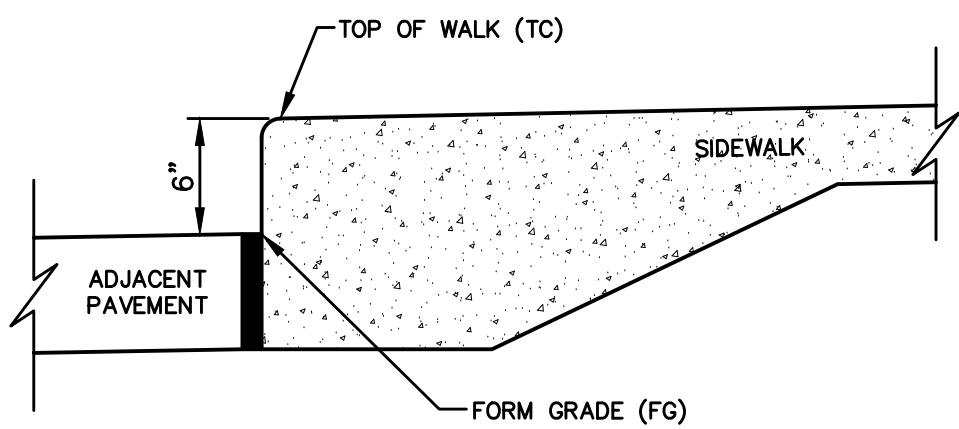
PROFUSIONTM WELDING PROCESS
No exposed welds,
Good Neighbor profile - Same
appearance on both sides



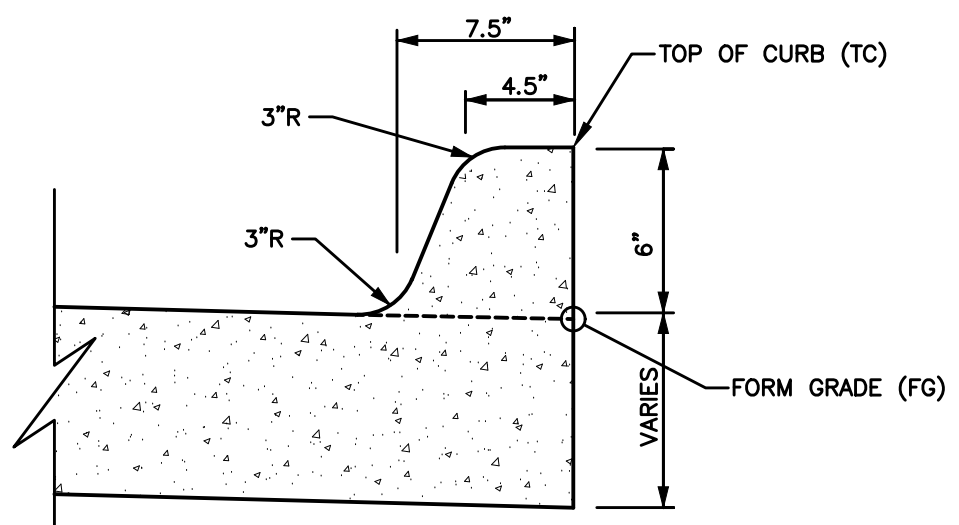
Values shown are nominal and not to be used for
installation purposes. See product specification
for installation requirements.



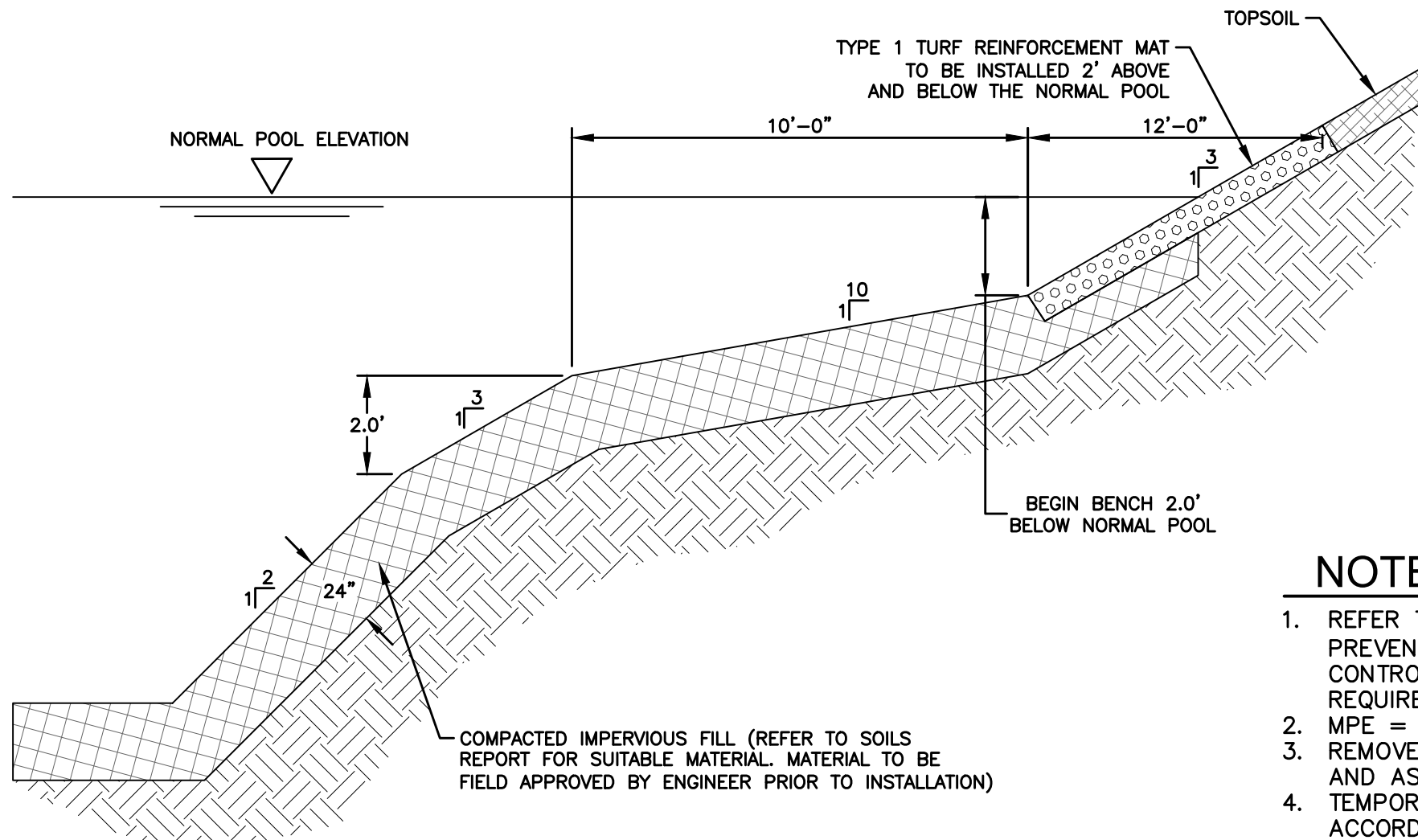
5 GENERAL FEATURES OF AN ACCESSIBLE SIDEWALK
NOT TO SCALE



**7 CLASS "A" INTEGRAL CURB AND SIDEWALK
SPOT ELEVATION REFERENCE DETAIL**
NOT TO SCALE



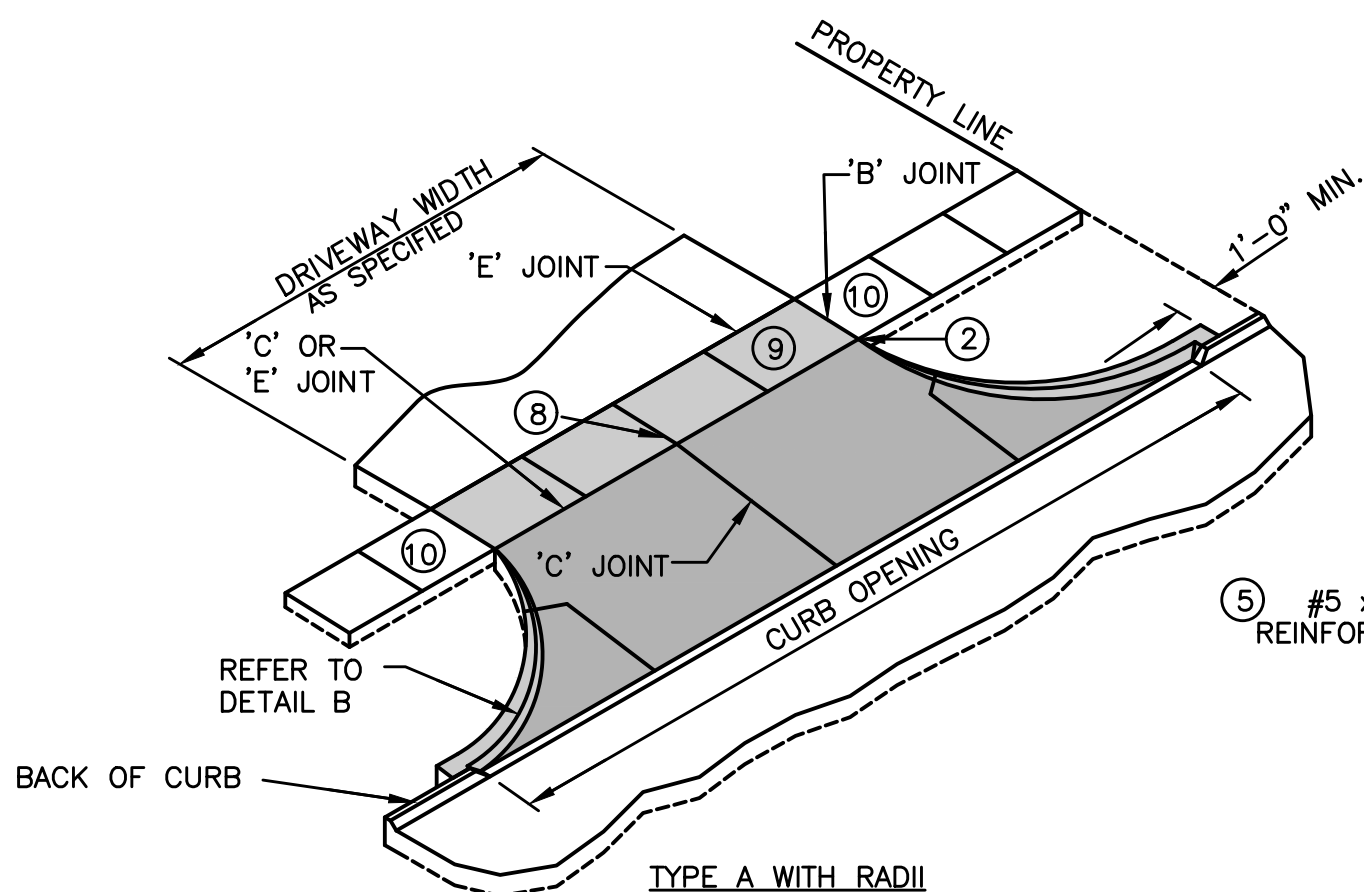
**8 INTEGRAL 6" STANDARD CURB AND
SPOT ELEVATION REFERENCE DETAIL**
NOT TO SCALE



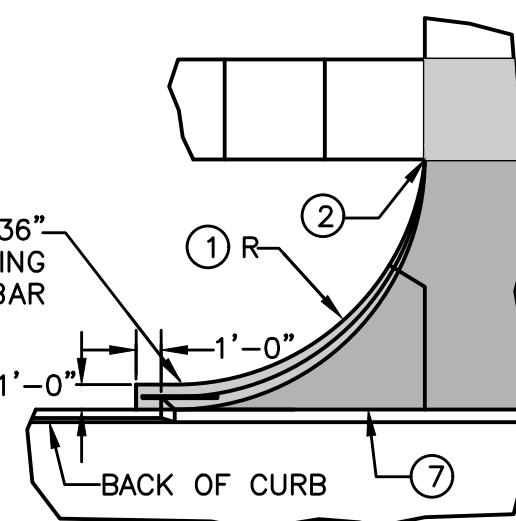
3 TYPICAL POND DETAIL
NOT TO SCALE

NOTES

1. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR EROSION CONTROLS AND POLLUTION PREVENTION REQUIREMENTS.
2. MPE = MINIMUM PROTECTION ELEVATION.
3. REMOVE ALL FENCE WITHIN GRADING LIMITS AND AS LABELED ON THE GRADING PLAN.
4. TEMPORARY SEED ALL DISTURBED AREAS ACCORDING TO NPDES PERMIT REQUIREMENTS. INSTALL PERMANENT SEEDING AS NOTED ON PLAN.



9 CONCRETE DRIVEWAY TYPE A
NOT TO SCALE



DETAIL B

- 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.

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Alex Pfaltzgraff, Development Services Director
DATE: January 7, 2020
RE: Project Viking – Site Plan

GENERAL INFORMATION:

Applicant:

Doug Mandernach, Civil Design Advantage

Requested Action

Site Plan

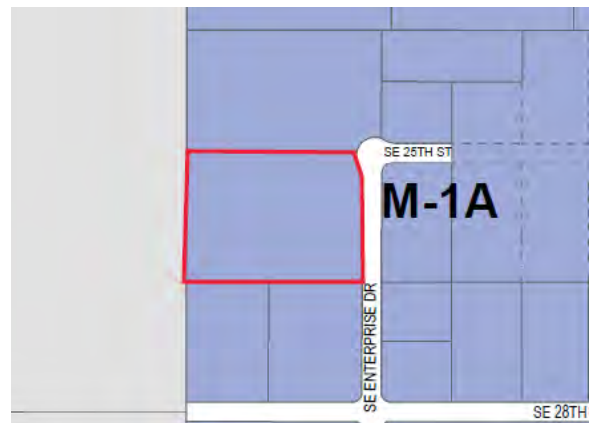
Location

2500 SE Enterprise Dr.

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

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

BACKGROUND:

The applicant, is requesting approval of a site plan, which will allow for the construction of a 17,556 square foot office/warehouse building. The project is located within the M-Ked Plat 2 subdivision, and zoned M-1A.

The property is not located within any corridor or overall district.

ANALYSIS:

Building/Elevations:

The building is proposed to be principally constructed out of metal, with stone accents along the east façade. In accordance with the architectural standards, a minimum of 25% masonry along the façade facing the public row is provided, as well as 30-feet down the corresponding facade.

Staff asked the applicant to consider additional architectural elements along the east façade to help increase the architectural interest of the building. Revised renderings which will include enhanced corner elements and façade lighting are being prepared and are expected to be available at the meeting.

In addition to the previously mentioned elements, awnings over the entries are being provided, and screening of the roof top units is shown.

Site Layout:

The site is proposed to have 3 points of access of SE Enterprise Drive. The middle driveway is shown to be shifted slightly north of the corresponding drive across SE Enterprise Drive (SSST Temple). Under normal circumstances, staff would prefer to see driveways aligned, which allows for a more efficient traffic flow, but in this case, the differing hours of operation led staff to a level of comfort that did not require the driveways to be aligned.

Parking is provided along the south, east and north sides of the building, with the principal "public" parking occurring on the east and south sides.

The property is intended to be secured with fence and gates. The fence visible from the public row is proposed to be ornamental, with the remainder as chain link.

The rear (west) side of secured site is proposed to be outdoor storage for the proposed tenant. A concept material storage layout has been provided, however is subject to change. At a minimum, drive aisles will be maintained for emergency access throughout the site.

There is no dumpster enclosure provided, as it will be located within the building.

Sidewalk is being provided along the SE Enterprise Dr ROW, as well as a pedestrian connection into the site.

Parking:

Based upon the square footage of the building, and its respective uses (office, warehouse), a total of 28 parking spaces are required.

As proposed, the site will provide a total of 48 parking spaces.

Landscaping/Streetscape:

The site is required to provide a minimum of 10% open space. As proposed, the site will provide a total of 20.33% open space.

While there is no minimum landscaping requirements in this zoning district, the applicant has provided a number of trees and shrubs to help address the aesthetics of the building. A total of 16 trees and 24 shrubs are proposed to be planted upon the site.

Utilities:

Sanitary sewer access is provided from an existing 10" sewer running along the north side of the site. The sanitary manholes within the secures area are striped to prevent storage upon the.

Water is provided from an existing 8" main within the SE Enterprise Drive row. The building is proposed to be fitted with a fire suppression system, therefor the appropriate FDC and fire hydrant spacing is shown.

Storm water detention is being handed via two wet-bottom basins on north-east side of the site.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for Project Viking, subject to any remaining staff comments.

CITY OF GRIMES



Alex Pfaltzgraff



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of January 28, 2020

AGENDA HEADING:

Resolution Approving a Professional Services Agreement with Civil Design Advantage for WRA Route Planning and Concepting

SYNOPSIS:

The City of Grimes had negotiated a Professional Services Agreement with Civil Design Advantage. The intent of the Professional Services Agreement is to provide conceptual alignments for the WRA sewer and concept planning for the properties that the sewer will navigate through. The exercise will help assist with land acquisition and property owner negotiations.

The City is appreciative of the efforts that Civil Design Advantage is proposing within the agreement. Civil Design Advantage has been located in the City of Grimes for over 15 years, and has a strong reputation for land use and property development.

The agreement has been distributed to legal for review. Any comments or adjustments will be incorporated into the final agreement.

FISCAL IMPACT:

The estimated cost of services is \$40,140. Additional costs may be incurred when plats are needed for the property acquisition. This will be at a rate of \$2,475 per plat. This is an enhanced plat preparation, which will include the staking of easement for property owner review.

It is important to note that Civil Design Advantage has committed to reducing the invoice cost by 10%, as an effort to show their support to the City and this project. That 10% reduction is reflected in the above cost of services.

Funds are allocated within the existing planning and design loan, that was previously obtained for the initial WRA sewer analysis.

PREVIOUS COUNCIL ACTION(S):

N/A

BOARD/COMMISSION ACTION(S):

N/A



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the Resolution Approving a Professional Services Agreement with Civil Design Advantage for WRA Route Planning and Concepting.

CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES
Concept Planning
WRA Sanitary Sewer Connection
City of Grimes, Iowa

THIS AGREEMENT is made and entered into this _____ day of _____, 2020, between the City of Grimes, Iowa, hereinafter referred to as the “Owner”, and Civil Design Advantage hereinafter referred to as the “Consultant”.

WITNESSETH:

WHEREAS the Owner has decided to proceed with base mapping and concept planning services associated with the future planned WRA sanitary sewer connection for the City of Grimes. This contract will accommodate concept design services for the area shown in Exhibit B:

Concept Planning Services – WRA Sanitary Sewer Connection

Concept planning in an area adjacent to the planned WRA Sanitary Sewer Connection to the City of Grimes’ waste water treatment plant. Intent is to provide some possible development layouts of assumed land uses in the area of the WRA sewer connection.

WHEREAS the Owner desires to employ the Consultant to provide base mapping and concept design services in connection with the project; and

WHEREAS the Consultant is willing to perform such mapping and design work in accordance with the terms hereinafter provided, and represents that it is in compliance with Iowa statutes relating to the registration of Professional Engineers;

NOW THEREFORE;

The parties hereto, for consideration hereinafter set forth, mutually agree as follows;

I. DEFINITIONS

Whenever in this Contract the following terms or pronouns used in their stead occur, they shall have the meaning here given;

Owner – the City of Grimes, Iowa, or its authorized representative acting as liaison officer for the Owner for the purpose of coordinating and administering the work under the Contract.

Consultant – the firm of Civil Design Advantage, Grimes, Iowa

Iowa DOT – Iowa Department of Transportation

IDNR – Iowa Department of Natural Resources

Corps – the United States Army Corps of Engineers

EPA – the Environmental Protection Agency

EDA – the Economic Development Agency

Project Manager – the principal project manager assigned to the project, and employed by and working directly under the authority of the Consultant.

Project Designer – the designer assigned to the project and employed by the Consultant, working directly under the authority of the Project Manager.

II. GENERAL

- A. The Owner has decided to proceed with the concept planning of undeveloped properties adjacent to a planned WRA sanitary sewer connection to the City of Grimes' waste water treatment plant. Concept planning will take into account anticipated land uses in the area, possible park locations, possible greenway/trail alignment, preferred sanitary sewer force main alignment, flood plains, and other concept-level planning elements.

A description of the necessary tasks to accomplish the above goals is itemized in Section III, Scope of Services.

- B. The work under this Contract shall at all times be subject to the general supervision and direction of the Owner and shall be subject to the approval of the Owner. Concept design documents shall conform to the Owner's requirements.
- C. Obligations of the Owner to the Consultant: All existing information, including previous construction plans, record drawings, utility information, previous studies, drainage maps, anticipated land uses, anticipated park/open space areas, etc. applicable to the project will be made available to the Consultant without cost.
- D. Submittal of documents: During the progress of the project design, various copies of the design plans and other documents prepared by the Consultant will be required by the Owner. Unless specified elsewhere in this Contract, three (3) copies of each plan set or document shall be provided by the Consultant to the Owner at the submittal.

- E. This Contract shall be subject to the Standard Fee Schedule billing rates as established in Exhibit A and hereby made a part of this Contract.

III. SCOPE OF SERVICES

- A. General – The Consultant shall provide Basic Design Services and Additional Design Services (if required, See Exhibit C) for the base mapping and concept design of the project in accordance with general engineering principles. The work to be performed under this Contract by the Consultant shall consist of the following Scope of Services. Additional engineering services beyond the Contract Scope of Services shall be authorized in writing by the Owner before the Consultant shall proceed. Additional fees shall be based on the hourly rates by employee classification as established in Exhibit A to this Contract.

- B. Basic Engineering Services

Design Phase Services:

Design Meetings

Civil Design Advantage shall meet with City staff during the planning process as necessary to communicate the progress of the concept planning.

Base Mapping

Civil Design Advantage (CDA) will proceed with mapping of the proposed force/sewer main service area generally identified in the attached Exhibit B. We plan to utilize LIDAR topographic data. No field topographic survey is proposed. The intent is to identify the natural drainageways within the project limits. We will ask the City to provide any and all utility mapping for the corridors at time of notice to proceed. Utility mapping will be added to the mapping and shown as “map location”. LIDAR topographic information will be added to an aerial background along with the map located existing utilities to make up the base mapping.

Force Main Alignment Alternatives

Civil Design Advantage shall prepare two (2) force main alignment options based on the larger WRA connection plan for the project area. The intent is to provide optional connection alternatives from the City of Grimes WWTP to the known gravity sewer connection point just south of Highway 44 on the southwesterly corner of the Grimes High

School property. The two alignment options are intended to reflect the previously prepared alignment by V&K and a second option that aligns the force main near/adjacent to the natural drainageway/low point of the project area. CDA shall analyze the two alignment options and provide pros and cons of each option for the City's review/input.

Typical Section

Civil Design Advantage shall prepare one typical section of the force main alignment adjacent to the natural drainageway in the project area. Typical section will identify the natural drainageway, the force main orientation, a possible parallel gravity sewer orientation and proposed trail system on the surface.

Gravity Sewer Service Area Analysis

As part of CDA's review of the WRA sewer connection through the City of Grimes, we will identify the general drainage areas for the gravity sanitary sewer extending along the alignment of the WRA connection alignment. This will be based on the LIDAR mapping and/or USGS large scale topographic mapping in the area.

Concept Planning

Once a preferred force main alignment is selected, CDA will proceed with concept planning in the project area. The project area will be generally as identified in the attached Exhibit B. CDA assumes general land use and any major street network plan (if available) will be provided by the City for the project area. Concept planning will be 2-D and include: proposed street alignments, single family lot layouts, multi-family land use, selected force main alignment, possible park locations, possible storm water management facility locations, greenbelt/trail alignments, etc.

Acquisition Plat Preparation

CDA shall prepare acquisition plat(s) for each parcel as necessary to define the necessary right of way for the sanitary sewer corridor.

Acquisition plat preparation includes:

- Research for establishing ROW and property lines
- Field survey locating section corners/property pins/fences
- Calculate property lines and ROW lines for easements
- Prepare temporary and permanent easements plats (for estimating purposes, CDA has assumed 12 plats)
- One-time easement staking for property owner/City review

IV. TIME OF BEGINNING AND COMPLETION

Work under this contract to be performed by the Consultant for the Owner shall commence immediately upon execution of this Agreement by both the Consultant and the Owner. This fully executed Agreement will authorize the Scope of Services in Section III. The intent of the Owner and the Consultant is to complete the base mapping and concept planning to support the overall WRA sanitary sewer connection project. All work is anticipated to be completed in 2020.

V. FEES AND PAYMENTS

A. Fees

The Owner shall pay the Consultant for engineering services rendered under this Contract an amount based on the Consultant's labor costs and direct labor cost burden. The Consultant-incurred reimbursable expenses will be passed through directly to the Owner. A definition of each of the above follows:

1. Labor costs – salary and wages paid to all personnel engaged directly on the project including, but not limited to, engineers, project managers, planners, surveyors, designers, CADD technicians, estimators, observers, other technical personnel, typists and administrative staff.
2. Labor cost burden – customary and statutory benefits including, but not limited to, social security and Medicare contributions, unemployment taxes, excise and payroll taxes, worker's compensation, health, pension and retirement benefits, sick leave, vacation and holiday pay applicable hereto.
3. Reimbursable Expenses – these costs are in addition to labor cost and labor cost burden, and are those expenses necessary to fulfill the terms of this Contract. They may include transportation and subsistence, reproduction, postage, photography and printing, computer services and miscellaneous costs. The Consultant shall submit with each monthly invoice a detailed listing of reimbursable expenses incurred.

The total engineering fee under this Contract shall be based on an hourly rate. The Owner will be furnished copies of Consultant's subcontracts. All reimbursable expenses shall be billed as "pass-through" and are part of the maximum not-to-exceed amount (unless specifically noted).

The sum to be paid to the Consultant for tasks in Section III, Scope of Services of this Contract, shall be a maximum not-to-exceed fee of \$ 44,660 (Forty-four thousand six hundred sixty dollars and no/100) + Acquisition Plat Preparation. Refer to Exhibit D for Staff hour/Fee Estimate.

B. Payments

Payments for the Consultant's engineering services shall be made monthly upon presentation of the Consultant's statement of services rendered on Owner's form.

Upon receipt of the invoice and review/approval by the Owner, the Owner shall promptly pay the Consultant for the engineering services rendered as indicated on the invoice. Invoices are due 30 days from date of invoice.

VI. INSURANCE

The Consultant shall maintain insurance to protect the Consultant from claims under Workmen's Compensation Acts; claims due to personal injury or death of any employee or any other person; claims due to injury or destruction of property; and claims arising out of errors, omissions, or negligent acts for which the Consultant is legally liable. The minimum amounts and extent of such insurance is as follows:

- | | | |
|----|------------------------|------------------------------|
| 1. | Professional Liability | \$ 2,000,000 |
| 2. | Vehicle Coverage | \$ 1,000,000 liability |
| | | \$ 5,000 medical |
| | | \$ 1,000,000 uninsured |
| | Property Damage | \$ 1,000,000 each accident |
| 3. | Workmen's Compensation | \$ 100,000 each accident |
| 4. | General Liability | \$ 1,000,000 each occurrence |
| | | \$ 2,000,000 aggregate |

VII. MISCELLANEOUS PROVISIONS

A. Use of Documents

All documents, including drawings, specifications, and electronic media prepared or furnished by the Consultant (and the Consultant's subsidiaries, independent professional associates, and sub consultants) pursuant to this Contract shall be the property of the Owner. Such documents are intended as instruments of service, as such, these documents are not intended or represented to be suitable for use or reuse by the Owner or others to complete the project, or for extensions of the project, or on any other project without written consent of the Consultant. Any use or reuse by the

Owner will be at the Owner's sole risk, and without liability or legal exposure to the Consultant or to the Consultant's subsidiaries, independent professional associates, and sub consultants. The Owner agrees to defend, indemnify, and hold harmless the Consultant from any and all costs, expenses (including reasonable litigation costs), fees, losses, claims, demands, liabilities, suits, actions, and damages whatsoever arising out of such reuse or alteration by the Owner or liaisons acting through the Owner. Upon completion or other termination of this Contract, the Consultant shall deliver to the Owner machine reproducible copies of any and all materials pertaining to this Contract. For calculations, etc. on letter or legal size sheets, the copies shall be of a type possible to reproduce on a Xerox-type copier. For maps, drawings, sketches, plans, etc. not on such letter or legal size sheets, a photographically reproduced print shall be provided as the machine reproducible copy mentioned above. No sheets shall exceed 11"x 17". The Consultant shall also provide CAD file in AutoCAD format upon completion of this Contract.

The Consultant's reuse of designs under this Contract is prohibited unless authorized by the Owner.

B. Changes in the Scope of Work

When there is a substantial change in the scope, complexity, or character of the work performed, or if the Owner requests the Consultant to alter the completion dates established, the specified fee as listed under Section V of this Contract will be reappraised. If the Consultant believes that he/she has been asked to perform work beyond the Scope of Services covered by this Contract or by a supplemental agreement hereto, he/she shall promptly notify the Owner, in writing, of his/her intention to make claim for such extra compensation. The Consultant shall not proceed with any such work until a supplemental agreement is fully executed, or written intent of said execution is provided.

C. Delays

The Consultant will notify the Owner in writing of any unusual delay, including the reason therefore, to his/her normal progress in completing the work under this Contract, either actual or prospective, and request an appropriate extension of time. Authorization for the time extension will be at the discretion of the Owner. If completion of the Consultant's work is delayed by events beyond the control of the Consultant, the established engineering fees and schedules of completion will be subject to review upon request by the Consultant to the Owner, accompanied by adequate substantiating data to justify a change.

D. Suspension and Termination of Contract

1. In the event of the death of any member or partner of the Consultant's firm, the surviving members shall complete the work, unless otherwise mutually agreed upon by the Owner and the survivors.
2. The right is reserved by the Owner to terminate this Contract at any time, upon not less than fourteen (14) days written notice to the Consultant. The Consultant may also terminate this Contract on fourteen (14) days written notice.
3. In the event the Contract is terminated by the Owner without fault on the part of the Consultant, the Consultant shall be paid for work performed and delivered up to the date established in the termination notice.
4. The right is reserved by the Owner to suspend this Contract at any time. Such suspension may be affected by the Owner by giving the Consultant written notice, and will be effective as of the date established in the suspension notice. Payment of the Consultant's services will be made by the Owner for services performed to the date established in the suspension notice in accordance with Paragraph 3 above.
5. Should the Owner wish to reinstate the work after notice of suspension, such reinstatement may be accomplished by thirty (30) days written notice within a period of one (1) year after such suspension, unless this period be extended by written consent of the Consultant.

E. Disputes

All claims, disputes, and other matters in question between the parties of this Contract arising out of or relating to this Contract or the breach thereof shall be initiated in the District Court for Polk County, Iowa, if the parties are unable to resolve such claims, disputes, or other matters in question by negotiation.

F. Responsibility for Claims and Liability

The Consultant shall indemnify and hold harmless the Owner from any and all claims and liabilities due solely to any negligent acts, errors, or omissions of the Consultant, its members, employees, or agents.

G. General Compliance With Laws

The Consultant shall comply with federal, state, and local laws and ordinances applicable to the work as defined in Section III.

H. Subletting, Assignment, or Transfer

Subletting, assignment, or transfer of all or part of the interest of the Consultant is prohibited unless written consent is obtained from the Owner.

I. Forbidding the Use of Outside Agents

The Consultant warrants that he/she has not employed or retained any company or person, other than a bona fide employee working for the Consultant, to solicit or secure this Contract, and that he/she has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift, or any other consideration contingent upon or resulting from the award or making of this Contract. For breach or violation of this warranty, the Owner shall have the right to annul this Contract without liability, or in its discretion, to deduct from the Contract price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

J. Employment of the Owner's Personnel

The Consultant shall not engage the services of any person or persons then in the employ of the Owner for work covered by this Contract without the written consent of the employers of such persons.

This Contract expresses the entire agreement between the parties, and no representations, promises, or warranties have been made by either of the parties that are not fully expressed herein.

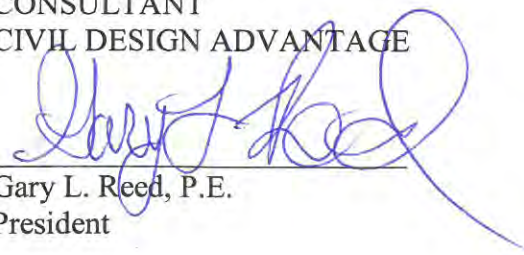
IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed by their proper officials thereunto duly authorized as of the dates below indicated:

OWNER
CITY OF GRIMES, IOWA

Mayor

ATTEST:

CONSULTANT
CIVIL DESIGN ADVANTAGE



Gary L. Reed, P.E.
President

Exhibit 'A'

Standard Fee Schedule
2019-2020
Civil Design Advantage, LLC

<u>Classification</u>	<u>Billing Rate</u>	<u>Unit</u>
Principal / Senior Engineer	\$180 /	hour
Principal / Senior Land Surveyor	\$180 /	hour
Senior Engineer	\$169 /	hour
Engineer 8	\$154 /	hour
Engineer 7	\$145 /	hour
Engineer 6	\$135 /	hour
Engineer 5	\$125 /	hour
Engineer 4	\$112 /	hour
Engineer 3	\$102 /	hour
Engineer 2	\$92 /	hour
Engineer 1	\$82 /	hour
Senior Technician	\$132 /	hour
Technician 8	\$120 /	hour
Technician 7	\$112 /	hour
Technician 6	\$104 /	hour
Technician 5	\$95 /	hour
Technician 4	\$85 /	hour
Technician 3	\$74 /	hour
Technician 2	\$63 /	hour
Technician 1	\$52 /	hour
Project Manager 8	\$154 /	hour
Project Manager 7	\$140 /	hour
Project Manager 6	\$134 /	hour
Project Manager 5	\$128 /	hour
Project Manager 4	\$120 /	hour
Administrative 3	\$80 /	hour
Administrative 2	\$60 /	hour
Administrative 1	\$45 /	hour
Mileage	Current IRS Rate /	mile
Plots (Black & White)	\$1.50 /	sheet
Plots (Color)	\$30 /	sheet
Mylar Plots	\$15 /	sheet
Copies (Black & White)	\$0.10 /	page
Copies (Color)	\$0.75 /	page

WRA Sewer Connection

City of Grimes

EXHIBIT 'B'

OPTIONAL
FORCE MAIN
ALIGNMENT
ALONG
DRAINAGE

V&K
Alignment

CONVERT
PLANNED
LINES

FORCE MAIN
CONNECTION TO
GRAVITY OUTFALL
(WRA)

GRAVITY
SOURCE

N James St

Grimes

Grimes

1st St

NE Grimes Blvd

141

S James St

SE 19th St

SE Grimes Blvd

Google Earth

© 2019 Google

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Exhibit C

Additional Services

The following is a list of services not included in the current scope of services or compensation. This list is provided to further define the agreement scope. The list includes, but is not limited to:

- Environmental Site Assessment Services or other Environmental Services
- Topographic or Boundary Survey other than specified
- Wetland Services
- Preparation of the Storm Water Pollution Prevention Plan (SWPPP)
- Subdivision Platting
- Site Plan Preparation
- Construction Drawing Preparation
- Sanitary Sewer Sizing
- Traffic Studies
- Structural Engineering
- Technical Specification Preparation
- Franchise Utility Design
- Easement Document Preparation (outside of sewer corridor)
- Relocation Assistance
- Construction Services
- Construction Staking
- Construction Administration
- Construction Observation

Exhibit 'D'

Estimate of Hours by Task/Employee Classification
Concept Planning Services
WRA Sanitary Sewer Connection
City of Grimes, Iowa
1/22/2020

	Principal	Project Manager	Project Designer	Design Technician	CADD Operator	Construction Observer	Survey Field Crew	Clerical	Subconsultant Fee	Total Fee
I. BASIC SERVICES										
Design Meetings		8	8							\$2,560
Base Mapping		8	32	32						\$8,640
Force Main Alignment Alternatives		8		16						\$2,800
Typical Section		8		16						\$2,800
Gravity Sewer Service Area Analysis		16	24							\$6,240
Concept Planning		24	120							\$21,120
Acquisition Plat Preparation *										*
									Subtotal	\$44,160
									Estimated Expenses	\$500
									Total 'Not-to-Exceed' Amount	\$44,660

* **Acquisition Plat Preparation is estimated at \$2475/plat and includes:**
 Research for establishing right-of-way and property lines
 Field survey for locating section corners, property line and fences
 Calculate property lines and ROW lines for easements
 Preparation of up to 12 temp/permanent easements
 One-time staking of easements for property owner/City review
 Assume City will notify property owner(s) prior to any survey work
 Assume V&K will provide easement linework based on their sewer design
 No topographic survey included

RESOLUTION NO. _____

RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT WITH
CIVIL DESIGN ADVANTAGE FOR WRA ROUTE PLANNING AND CONCEPTING

WHEREAS, the City has asked Civil Design Advantage to perform certain professional services relating to the conceptual development of ground adjacent to the proposed WRA Sewer Connection (the "Project"); and

WHEREAS, the City of Grimes desires to enter into an agreement with respect to certain aspects of the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF GRIMES, IOWA:

That the agreement with Civil Design Advantage entitled, "Contract for Professional Engineering Services," regarding the Project be and is hereby approved and accepted by this City Council, and the Mayor is hereby authorized and directed to execute said agreement on behalf of the City; and the City Clerk is hereby authorized and directed to attest to the signature of the Mayor to same.

PASSED AND APPROVED THIS ____ of January, 2020.

CITY OF GRIMES, IOWA

By: _____
Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk

Grimes

Monthly Operations
and Maintenance
Report

December 2019

Prepared by:



1801 James Street
Grimes, IA 50111
(515)986-7300

www.uswutilitygroup.com

MONTHLY REPORT
DECEMBER 2019
GRIMES WATER & WASTEWATER TREATMENT PLANTS
DISTRIBUTION AND COLLECTION SYSTEMS

Prepared By:





Water and Wastewater Utility Operations, Maintenance, Engineering, Construction

January 15, 2020

Mayor Scott Mikkelsen
City of Grimes
101 NE Harvey St.
Grimes, IA 50111

RE: Monthly Update December 2020

Dear Mayor Scott Mikkelsen:

In accordance with contract requirements, we are pleased to provide the following monthly report for December 2019. Below is a list of the significant events that occurred during the month:

SUBMITTED TO: Mayor Scott Mikkelsen
Jake Anderson, City Administrator
Rochelle Williams, City Clerk
City Council, City of Grimes
Jeff DuPont, U.S. Water Services Corporation

DNR Correspondence:

- Submitted December 2019 Monthly Operating Reports to IDNR.

Safety Training

- Safety Training in December included, "**Safe Driving Online Course.**"

Safety Meeting

- The OSHA safety topic for all USW UTILITY GROUP employees for the month of December will be to participate in "**Proper Ladder Use.**"
- There will be a safety topic each month as they relate to the work environment.



Water and Wastewater Utility Operations, Maintenance, Engineering, Construction

Grimes Water Treatment Plant Report for December 2019

1. WTP monthly preventative maintenance and inspections were performed the first week of December. Inspections included the completion of thirty-six (36) work orders that are generated monthly from our Computerized Maintenance Management System.
2. Shank Construction began site work for the new Reverse Osmosis plant.
3. Staff repaired Sludge Pump #1 discharge valve and replaced #2 actuator valve.
4. Progressive Structures 16" raw water main installation was completed.
5. CB&I continues construction of the new 1.5 MG water tower.
6. Reverse Osmosis skids #1 and #2 performed well during the month of December. Normalized flows were within design parameters. Bag filters were changed.
7. ASR well injection continues.
8. Staff replaced lime feed pump peristaltic tubes and acidized slakers.
9. Staff attended progress and pre-con meetings throughout the month.
10. Mechanical and electrical gear installation continued on Jordan well #202.
11. Lime residual hauling stopped until spring.
12. Exercised generators at WTP, Booster station, ASR Well and North Well Field in accordance with Iowa Administrative Code (IAC).
13. Paint work, site work and cleaning continue.



Water and Wastewater Utility Operations, Maintenance, Engineering, Construction

Grimes Distribution and Collection Report for December 2019

1. 73 field service work order were completed for the City.
2. 0 commercial and 13 residential water meters were installed.
3. 0 temporary fire hydrant flow meters were used.
4. 57 non-payment disconnects were completed.
5. 5 fire hydrants were inspected and flushed, 183 manholes were inspected and 11 valves were exercised.
6. Monthly water loss was estimated at 250,000 gallons due to flushing and hydrant maintenance.
7. Staff responded to multiple potential water main breaks. These turned out to be irrigation related.
8. There were eight (8) high usage calls. These were customer issues.
9. Staff responded to a call about smell to the water. The odor was traced back to the residents malfunctioning water softener.
10. Hydro cleaning and televising of the collection system continued. Approximately 100,000 linear feet has been completed.



Water and Wastewater Utility Operations, Maintenance, Engineering, Construction

Grimes Wastewater Treatment Plant Report for December 2019

1. Monthly preventative maintenance and inspections were performed the first week of December. Inspections included the completion of thirty-two (32) monthly work orders that are generated monthly from our Computerized Maintenance Management System.
2. Staff continues to monitor the known source of problematic discharge to the collection system. There were no issues in December.
3. The sanitary lines on site were jetted.
4. Staff replaced the battery and radiator hoses at the SE lift station.
5. Staff repaired leaking seals on RAW pumps #1 and #2.
6. NE and SE Aeration Basin probes were replaced and calibrated.
7. The WTP SCADA computer software was updated.
8. Exercised WWTP, Gateway Lift Station and Southeast Lift Station generators according to Iowa Administrative Code (IAC).
9. Weekly lift station inspections were performed.
10. Painting of pipe and structures also continues.



Water and Wastewater Utility Operations, Maintenance, Engineering, Construction

USW UTILITY GROUP

Staffing for Grimes, IA

Project Manager

- Andrew Wood
 - o IDNR Grade 3 WT, Grade 3 WWT, Grade 3 Distribution

Lead WTP Operator

- Jeff Waters
 - o IDNR Grade 3 WT, Grade 2 WWT, Grade 2 Distribution

Lead WWTP Operator

- Christina Shepherd
 - IDNR Grade 3 WWT, Grade 2 WT

Operation/Maintenance Supervisor

- Mathew Gilmore
 - o IDNR Grade 4 WT, Grade 2 WWT, Grade 3 Distribution

Operator/Maintenance Tech

- Nick Deardorff
 - o IDNR Grade 2 WT, Grade 2 WWT, Grade 2 Distribution

Operator/Maintenance Tech

- Thomas VanHorn
 - o IDNR Grade 2 WT, Grade 2 WWT, Grade 2 Distribution

If you would like to meet to discuss any of the items noted above at your convenience, please do not hesitate to contact me.

Sincerely,

Andrew Wood
Project Manager
USW UTILITY GROUP



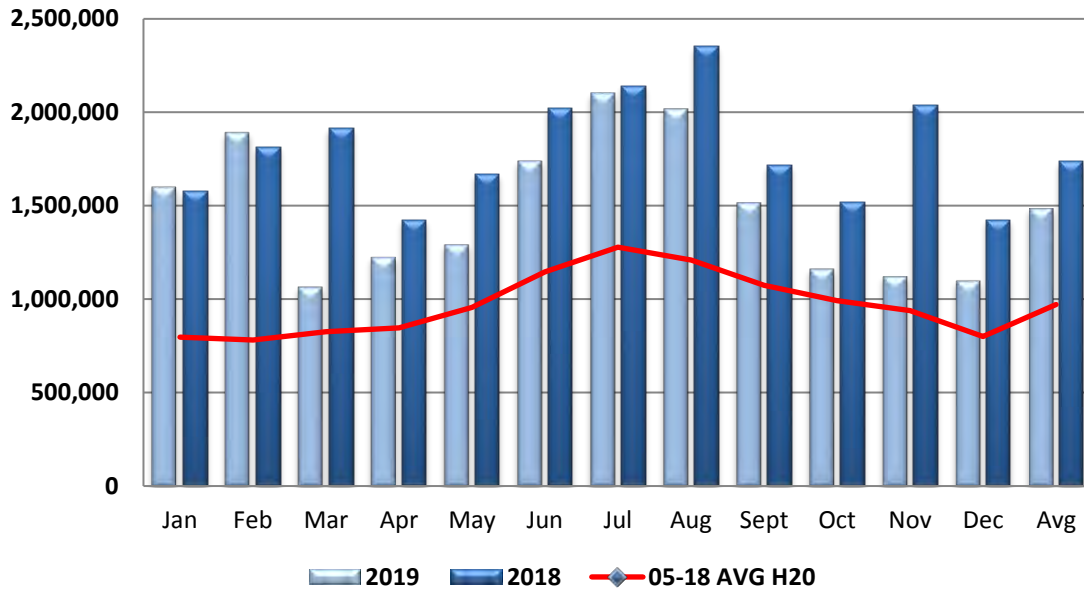
Water and Wastewater Utility Operations, Maintenance, Engineering, Construction

		Dec-19	Nov-19	Dec-18
Water	Units			
Average Daily Pumped	gallons	1,097,711	1,122,400	1,424,516
Maximum Daily Pumped	gallons	1,379,000	1,365,000	2,166,000
Minimum Daily Pumped	gallons	789,000	822,000	884,000
Hardness				
Hardness - Avg Raw	grains	28.92	28.16	25.94
Hardness - Avg Finish	grains	5.72	5.61	5.37
Iron mg/l				
Avg Raw	mg/L	7.34	7.59	7.11
Avg Finish	mg/L	0.04	0.05	0.06
Fluoride mg/l				
Avg Raw Fl.	mg/L	0.29	0.34	0.32
Avg Finish Fl.	mg/L	0.23	0.25	0.33
Wastewater				
BOD	mg/L			
BOD Effluent Avg	mg/L	1.50	0.00	0.61
BOD Effluent Permit Limit	mg/L	25	25	25
TSS				
TSS Effluent Avg	mg/L	0.00	0.00	4.75
TSS Effluent Permit Limit	mg/L	30	30	30
Nitrogen Ammonia				
NH3-N Effluent Avg	mg/L	0.10	0.00	0.00
NH3-N Effluent Permit Limit	mg/L	2.8	2.8	2.8
Effluent Flow				
Average Daily	gallons	1,757,581	1,782,333	2,050,323
Maximum Daily	gallons	1,960,000	2,030,000	2,660,000
Minimum Daily	gallons	1,486,000	1,590,000	1,340,000
Distribution				
Work Orders	#	73	114	74
Locates	#	-	-	-
Meters Installed				
Residential	#	13	31	5
Commercial	#	0	3	0
Temporary Hydrants Meters	#	0	1	3
Disconnect Notices	#	-	88	0
Services Disconnected	#	57	41	0
Hydrants Inspected/Flushed	#	5	22	15
Valves Exercised	#	11	33	25
Manholes Inspected	#	183	126	15

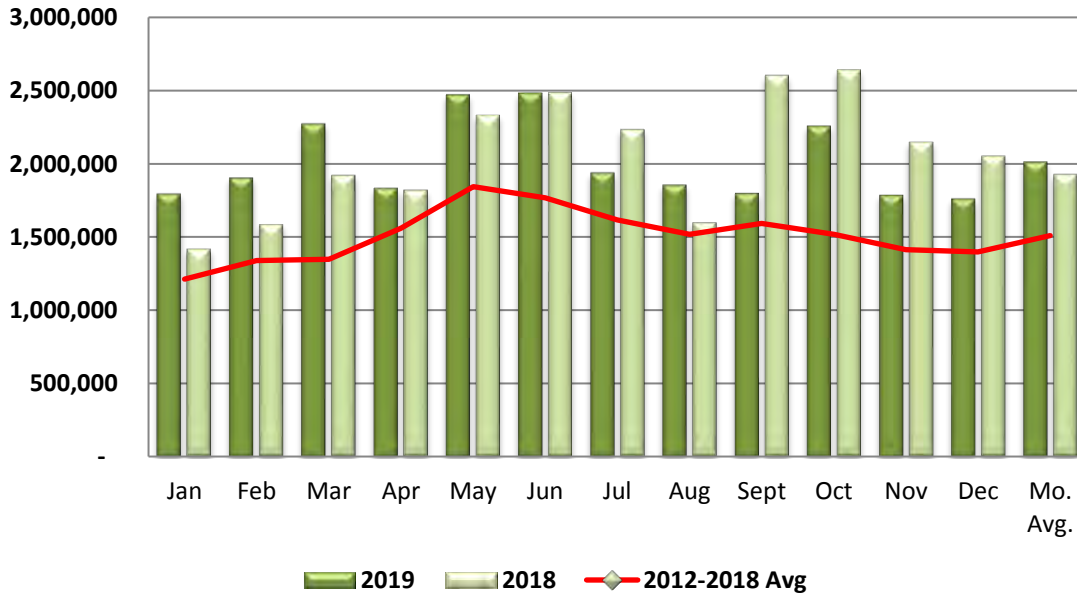


Water and Wastewater Utility Operations, Maintenance, Engineering, Construction

Average Daily Water Pumped - In Gallons



Average Daily Wastewater Pumped - In Gallons





Water and Wastewater Utility Operations, Maintenance, Engineering, Construction

