

1. Agenda

Documents:

[022520 CC AGENDA2.PDF](#)

2. Meeting Materials

Documents:

[022520 CC PACKETW.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 FEBRUARY 25, 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. GCC Rates for DCG PTO Sponsorship
 - C. Kleener Image, Inc \$9,974.71
 - D. Municipal Supply, Inc \$8,777.00
 - E. Municipal Supply, Inc \$4,617.00
 - F. Resolution 02-0620 Setting a Public Hearing for a Request to Rezone 18.6 acres from A-1 to C-2 for Hope Commercial for March 24, 2020 at 5:30 pm.
 - G. Resolution 02-1320 Setting a Public Hearing for a Request to Rezone 3.28 acres from A-1 to R-1 for Kasperbauer Property for March 24, 2020 at 5:30 pm.
 - H. Resolution 02-0720 Setting the Date for Public Hearing on Proposals to Enter Into General Obligation Loan Agreements
 - I. Resolution 02-1220 Personnel Transactions
 - J. Set a Public Hearing for a Proposed Property Maximum Tax Levy for Fiscal Year July 1, 2020 – June 30, 2021 for March 10, 2020 at 5:30 pm.
 - K. Write Off of Uncollectable Utility Accounts
 - L. Professional Services
 - a. HR Green, Inc for the SE 37th Street @ Highway 141 Reconstruction \$10,591.90
 - b. Whitfield and Eddy Law \$17,058.10
 - M. Pay Requests:
 - a. Pay Request #2 to Shank Constructors for the Reverse Osmosis Water Treatment Phase 1 \$278,825.00
 - N. SE 37th Street @ Highway 141 Reconstruction – Project Update
 - a. PSA Amendment to HR Green Contract \$73,040.
 - b. Approval to move forward with Change Orders increasing contract \$435,671.75
 - O. Finance Report for January 2020
 - P. Claims Report

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. Voluntary Annexation at 13376 NW 82nd Avenue
 - a. Public Hearing on Voluntary Annexation of Certain Property into the City of Grimes known as Kasperbauer Property
 - b. Resolution 02-0520 Approving a Voluntary Annexation of Certain Property into the City of Grimes
- B. Urban Renewal Amendment and Golden Rule Development Agreement
 - a. Public Hearing on Proposed Amendment to the Grimes Urban Renewal Plan
 - b. Resolution 02-0920 to Approve the Urban Renewal Plan Amendment for the Grimes Urban Renewal Area
 - c. Public Hearing on Proposed Development Agreement with Golden Rule, Inc.
 - d. Resolution 02-1020 Approving a Development Agreement with Golden Rule Inc. Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement
- C. Destination Market Plat 4 – Preliminary Plat Approval
- D. Kindercare – Site Plan Approval
- E. Composite One – Site Plan Amendment Approval
- F. Heritage Town Center – Site Plan Approval
- G. Heritage Park – Site Plan Approval
- H. Metro Waste - Site Plan Approval
- I. Resolution 02-0320 Authorizing and Approving the Des Moines Area Solid Waste Agency d/b/a Metro Waste Authority to Enter into a Loan Agreement and Providing for the Issuance and Securing the Pay of a Material Recovery Facility Solid Waste Disposal Revenue Note, Series 2020, In a Principal Amount not to Exceed \$24,500,000 Refund Current Outstanding Indebtedness and Maintain Outstanding Indebtedness in an Aggregate Principal Amount Not to Exceed \$50,000,000
- J. Resolution 02-1420 Memorandum of Understanding By and Between the City of Grimes, Iowa and the Metro Waste Authority
- K. Resolution 02-1120 to Give Notice of Termination of Waste Collection Contract
- L. New 1.5 MG Water Tower
 - a. Logo design and Placement
- M. Resolution 02-0820 Approving and Authorizing Execution and Delivery of a Supplement to the Second Amendment and Restated Agreement for the Des Moines Metropolitan Wastewater Reclamation Authority (WRA), Consenting to the Issuance of Bonds by the Board of the WRA for the Purpose of Constructing Improvements Under the Terms of Said Agreement, and Related Matters

COUNCIL DISCUSSIONS

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

ADJOURNMENT

**CITY COUNCIL MEETING
Tuesday February 11, 2020
Grimes City Hall 5:30 P.M.**

The regular meeting of the Grimes City Council was called to order on Tuesday February 11, 2020 at 5:30 P.M. at the Grimes City Hall. The Pledge of Allegiance was led by Mayor Mikkelsen.

Roll Call: Present: Altringer, Johannsen, Gisch, Burger, Borcharding

AGENDA ITEMS

Approval of the Agenda

Mayor Mikkelsen asked for approval of the agenda.

Moved by Johansen, Second by Altringer, to approve the agenda.

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

CONSENT AGENDA

A. Minutes from previous meeting B. Hawkins, Inc \$6,100 water treatment C. Accujet LLC \$16,647.00 2019 Annual Clean D. Pay Requests: a. Payment #4 to McAninch Corp for the Hope Commercial Plat 1 \$90,013.71 b. Payment #4 to Concrete Technologies Inc for SW County Line Road Improvements \$258,348.22 c. Payment # 18 to Concrete Technologies Inc for the SE 37th at Highway 141 \$2,470 d. Payment # 7 to CB&I for the New 1.5 MG Elevated Water Storage Tank \$77,204.89 e. Payment to Lee Chamberlin Consultant Engineers for GIS Program \$12,885.00 g. Payment to Lee Chamberlin Consultant Engineers for Trailridge and Little Beaver Preliminary Survey and Work on Drainage Study \$20,192.50 E. Professional Services a. Veenstra & Kimm, Inc \$24,359.53 b. Bolton & Menk for SW County Line Road Improvements \$6,434.90 c. Bolton & Menk for Hope Commercial Plat 1 Public Improvements \$4,839.00 d. Bolton & Menk for SW County Line Road Improvements \$9,109.00 e. Payment # 4 to McClure Engineering Company for the Reverse Osmosis Water Treatment Plant – Phase 1 \$46,089.20 f. Payment #3 to McClure Engineering Company for the New 1.5 MG Elevated Storage Tower Construction Phase \$11,164.00 g. PFM Financial Services \$17,875.00 h. Renaissance Group Inc Payment #1 \$6,500.00 F. Assignment and Assumption of Development Agreement Grimes Industrial Park I, LLC G. Assignment and Assumption of Development Agreement Grimes Industrial Park II, LLC H. Assignment of Development Agreement Destination Market, LLC I. Approval of Partial Refund of Bond for Destination Ridge Plat 6 in the amount of \$360,700.00 J. Alcohol License Renewal for Quik Trip #531 Class E Liquor License with Sunday Sales K. Utility Refund \$515.16 L. Resolution 02-0220 Setting A Public Hearing for March 10, 2020 at 5:30 pm to Consider Amending Provision of the Building and Property Regulations and Zoning Ordinance of the City of Grimes, Iowa, Regarding Fences M. Claims Report \$940,458.77

Moved by Borcharding, Second by Altringer, to approve the Consent Agenda.

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

PUBLIC FORUM – No one addressed the Council

PUBLIC AND COUNCIL AGENDA ITEMS

A. Resolution 02-0120 Approving Development Services Policies and Procedures Regarding Permits.

Development Services Director Alex Pfaltzgraff addressed the Council stating that the Resolution before them was a document to outline and formalize specific requirements and procedures with the process of

issuing Building Permits. Pfaltzgraff noted that while this Resolution would not have a significant fiscal impact, his department would need to cover costs for the additional reporting and re-inspections when warranted. Pfaltzgraff noted that after reviewing the surrounding metro area, any fees to be charged fell well within the mid-range of other municipalities.

Motion by Johansen, Second by Altringer, to approve Resolution 02-0120 Approving Development Services Policies and Procedures Regarding Permits.

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

B. Professional Services Agreement with Foth Engineering for Traffic Engineering at SE 6th and James Street Intersection.

City Engineer Matt Ahrens addressed the Council stating that this is for a traffic study at the South James intersection by the middle school and South Sports Complex. Ahrens said that a Request for Proposal was sent out to six engineering firms, all of which responded. After internal review and ranking, it was determined that Foth Engineering had the strongest proposal to provide a study and propose a course of action and design for the City's consideration. Ahrens stated that the agreement has been reviewed by Legal. Council member Gisch asked where the funding for this project would come from. Pfaltzgraff stated that the funds for the study were within the current fiscal year Capital Improvement Program funds allocated for traffic signal improvements.

Motion by Gisch, Second by Borcharding, to approve the Professional Services Agreement with Foth Engineering for Traffic Engineering at SE 6th and James Street Intersection.

Roll Call: Ayes: 5, Nays-0 Motion passes 5-0

COUNCIL DISCUSSIONS

1. Mayor's Report

Mayor Mikkelsen noted that the Grimes Foundation Gala would be held Saturday, February 15, 2020. Mikkelsen stated that Council Member Johansen was on the Foundations Board and asked if he would have additional information to share about the event. Johansen stated that this nonprofit foundation's goal is to raise funds for both a shelter house and splash pad to be located at Lions Park.

2. City Staff's Report

Pfaltzgraff stated that a few months ago, the city had engaged Snyder and Associates to perform traffic signal warrant analysis at the south bound ramp at Highway 44 and 141. Pfaltzgraff noted that the study appears to meet the warrants necessary for signals and they will be submitting the study to the Department of Transportation for their technical review. The next step will be to create design and documents for construction. Pfaltzgraff noted that while a previous study at the Brookside and Highway 44 intersection did not meet the warrants for signaling, he had been in communication with the Department of Transportation, and because the numbers had been close at that point in time, he indicated Snyder and Associates would be performing an updated study for that area for reconsideration. Pfaltzgraff said in order to better understand access control at intersections as we continue to grow, he recommended a Highway 44 corridor study that would go from the Highway 141 ramp, focus on the area where Highway 44 narrows between Gateway Drive and Little Beaver, progress through Grimes, and extend westerly to Alice's Road. Pfaltzgraff believed a review of the land use and utilities easements along that section would also be useful going forward. He noted that the Department of Transportation was very interested in participating in this study and there was an expectation that the Department of Transportation could also participate in the sharing of some of the costs for signal improvements if those areas met the warrants necessary.

ADJOURNMENT

Motion by Altringer, Second by Johansen, to Adjourn at 5:44 PM
Roll Call: Ayes: All, Nays: None, Motion passes: 5 to 0

ATTEST:

Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor



The workshop meeting of the Grimes City Council was called to order by Mayor Mikkelsen on Tuesday, February 11, 2020 at 5:50 pm at Grimes City Hall.

Roll Call: Present: Gisch, Johansen, Hamp, Burger Absent: Altringer

City Administrator Anderson stated that the City is at a place where they can act on the membership agreement with the Waste Water Reclamation (WRA) if they choose too. He asked Development Services Director Alex Pfaltzgraff to provide an overview of the options that are available to the City for wastewater treatment along with the costs associated with each option.

Susan Gerlach and Matt Stoffel of PFM Financial Advisors LLC were present to provide water and sewer rate recommendations to the Council.

City Administrator Anderson discussed the property tax levy rate with the Council.

Moved by Altringer, Seconded by Johansen there being no further business, the workshop meeting is adjourned at 7:40 pm.

ATTEST:

Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor



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

AGENDA MEMO

Item No.
For Meeting of 1/22/2020

AGENDA HEADING: GCC Room Rental Policy – DCG PTO – Sponsorship Request

SYNOPSIS: As part of updated fees and policies to create consistency and uniformity for the City of Grimes the rental rate for all non-profits was amended to be the same as a local resident which is a fairly common practice when staff conducted research and made this change to GCC rental rates effective Jan. 1, 2020.

However, staff is requesting consideration for a sponsorship of the DCG PTO who is looking to host there event here in the up coming months. Based on the closed working relationship with the City of Grimes and the DCG School District we believe a sponsorship would be an appropriate in this case to help offset additional cost and ensure we continue to strengthen the level of cooperation of both parties.

FISCAL IMPACT: After careful review of last years invoice for same scope of event and what would be charged under the new policy a sponsorship off 1000.00 would offset any additional burden to the organization. (See attached packet materials for invoice amounts)

PREVIOUS COUNCIL ACTION(S): N/A – but note that we serve the same residents, tax payers, and local business community

BOARD/COMMISSION ACTION(S): Park Board Approved Policy and Council Adopted Policy to make changes to and adjust rates. Staff also wants to share that the rates at the GCC are still the most competitive and affordable in the metro this was confirmed when we requested rates around the metro and surrounding communities.

STAFF/COMMITTEE RECOMMENDATION: Staff recommends approval of sponsorship at the 1000.00 level or what ever dollar amount the Park Board chooses. Staff will then pass the recommendation on to council for a formal approval process. Staff may update the policy next year to include some language for unique cases and partnerships that provides a clear path and process to handle these types of issues that may arise in the future.

Weston Wunder
Director of Public Works



101 North Harvey Street ~ Grimes, Iowa 50111 ~ Phone 515-986-2143

January 15, 2020

To: PTO Reading Rocks

Thursday

Banquet Hall:

2:00-8:00pm 6hrs X 30.00= *\$180.00*

Room 402:

2:00-8:00pm 6hrs X 20.00= *\$120.00*

Friday:

Banquet Hall:

8:00am-10:30pm 14.5hrs - 4 hrs (when seniors are in)= 10.5 hrs X \$30.00= *\$315.00 (No after hour fee applied)*

Room 402:

8:00-10:30pm 14.5hrs X \$20.00= *\$290.00 (No after hour fee applied)*

Room 106:

10:00-9:00pm 11hrs X \$10= *\$110.00*

Room 107:

10:00-9:00pm 11hrs X \$10= *\$110.00*

Room 202/203:

12:00-9:00pm 9hrs X \$20.00 = *\$180.00*

Room 205:

10:00-9:00pm 11hrs X \$10.00= *\$110.00*

Gym:

1:00-9:00pm 8hrs X \$20.00= *\$160.00*

Kitchen:

2:00-9:00pm 7hrs X \$15.00= *\$105.00*

Grand Total: 1680.00



101 North Harvey Street ~ Grimes, Iowa 50111 ~ Phone 515-986-2143

January 16, 2019

To: PTO Reading Rocks

Thursday

Banquet Hall:

2:00-8:00pm 6hrs X 12.50= **75.00**

Room 402:

2:00-8:00pm 6hrs X 10.00= **60.00**

Friday:

Banquet Hall:

8:00am-10:30pm 14.5hrs - 4 hrs (when seniors are in)= 10.5 hrs X \$12.50= **131.25**

Room 402:

8:00-10:30pm 14.5hrs X \$10.00= **145.00**

Room 106:

10:00-9:00pm 11hrs X \$5= **45.00** (Two hours free)

Room 107:

10:00-9:00pm 11hrs X \$5= **45.00** (Two hours free)

Room 202/203:

12:00-9:00pm 9hrs X \$10.00 = **90.00**

Room 205:

10:00-9:00pm 11hrs X \$5.00= **55.00**

Gym:

1:00-9:00pm 8hrs X \$10.00= **80.00**

Kitchen:

2:00-9:00pm 7hrs X \$7.50= **52.50**

Grand Total: \$778.75

SALE

Kleener Image, Inc.
3250 SE Gateway Drive
Grimes, IA 50111
(515) 556-8673

Page: 1
02/03/20
12:57 PM

Invoice Number : 20030

Sold to: City of Grimes
1700 SE Destination Dr
Grimes, IA50111

Qty	Description	Price	Disc.	Amount
	Erosion Stone Hauling 1/8 15.08 tons 11-1240			
1.6600	Dump Truck - Hourly Item Number: DUMPHOURLY	90.00		149.40

1.5% late charge applies on balances over 30 days. Thank you.

SUB-TOTAL	149.40
TAX	0.00
TOTAL	149.40
CUST #	01-000220
Customer Account	149.40
CHANGE	0.00

SALE

Kleener Image, Inc.
3250 SE Gateway Drive
Grimes, IA 50111
(515) 556-8673

Page: 1
02/10/20
2:38 PM

Invoice Number : 20098

Sold to: City of Grimes
1700 SE Destination Dr
Grimes, IA50111

Qty	Description	Price	Disc.	Amount
23.160	Metro Salt Storage Coop Bulk Untreated Salt Item Number: ed	155.00	11.25	3329.25
23.990	Bulk Untreated Salt Item Number: ed	155.00	11.25	3448.56
1	Side Dump - Hourly Item Number: KW-Side	115.00		115.00

1.5% late charge applies on balances over 30 days. Thank you.

SUB-TOTAL	6892.81
TAX	0.00
TOTAL	6892.81
CUST #	01-000220
Customer Account	6892.81
CHANGE	0.00

P.O. No. _____

26812✓

CITY OF GRIMES

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

PURCHASE REQUEST/PURCHASE ORDER

Source/Supplier Kleener Image
Name _____

Address _____

Phone Number/Fax Number _____

ITEMS	QTY	UNIT PRICE	TOTAL
20030	stormwater -	740-865-6399	149.40
20098	snow - salt	110-250-6507	6892.81
			7042.21

PURCHASE JUSTIFICATION: Erosion ~~at~~ the, storm water
maintenance, salt delivery to cars in large amounts
@ metro salt storage

DEPARTMENT: See Above

LINE ITEM: _____

BEGINNING BUDGET BALANCE: _____

ENDING BUDGET BALANCE: _____

PURCHASE REQUESTED BY: W. Weston Wundt DATE: 2-11-20
PURCHASE ORDER APPROVAL AND ASSIGNMENT

Jake Anderson msh 2-12-20
City Administrator Date

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

☐ Purchaser's Copy ☐ Vendor's Copy ☐ File Copy

Invoice

REC'D FEB 06 2020 Page 1 of 1

**MUNICIPAL SUPPLY, INC.***Municipal, Contractor, and Industrial Supplies*

1550 N.E. 51st Avenue Des Moines, Iowa 50313

PH: (515) 262-1300 FAX: (515) 262-6662

WATS (800) 747-2025

INVOICE NUMBER: 0753166-IN

INVOICE DATE: 1/31/2020

ORDER NUMBER: 0567577

ORDER DATE: 1/30/2020

SHIP DATE: 1/30/2020

SALESPERSON: KENT KUEHL

CUSTOMER NO: 10-GRIMES

SOLD TO:

CITY OF GRIMES
101 NE HARVEY ST
GRIMES, IA 50111

SHIP TO:

CITY OF GRIMES
101 NE HARVEY ST
GRIMES, IA 50111

BUYER:

CUSTOMER P.O.	JOB NAME	SHIP VIA			TERMS	
1998		WC			NET 30 DAYS	
ITEM NO.	UNIT	ORDERED	SHIPPED	BACK ORD	PRICE	AMOUNT
I2S5GMXX 3/4S 100G IPERL MTR SM 25' 3WI	EACH	32.00	32.00	0.00	130.000	4,160.00
M510MF13W3WMI DUAL PORT WIRED SMART POINT	EACH	27.00	27.00	0.00	171.000	4,617.00

ORDER# 567577

A SERVICE CHARGE OF 1 1/2% WITH A MINIMUM OF \$1.00 PER MONTH
 WILL BE CHARGED ON ALL PAST DUE ACCOUNTS.

Net Invoice: 8,777.00

Freight: 0.00

Sales Tax: 0.00

Invoice Total: 8,777.00

**MUNICIPAL SUPPLY, INC.***Municipal, Contractor, and Industrial Supplies*

1550 N.E. 51st Avenue Des Moines, Iowa 50313

PH: (515) 262-1300 FAX: (515) 262-6662

WATS (800) 747-2025

INVOICE NUMBER: 0753555-IN

INVOICE DATE: 2/7/2020

ORDER NUMBER: 0567634

ORDER DATE: 2/4/2020

SHIP DATE: 2/4/2020

SALESPERSON: KENT KUEHL

CUSTOMER NO: 10-GRIMES

SOLD TO:

CITY OF GRIMES
101 NE HARVEY ST
GRIMES, IA 50111

SHIP TO:

CITY OF GRIMES
101 NE HARVEY ST
GRIMES, IA 50111

BUYER:

CUSTOMER P.O.	JOB NAME	SHIP VIA			TERMS	
	1998	WC			NET 30 DAYS	
ITEM NO.	UNIT	ORDERED	SHIPPED	BACK ORD	PRICE	AMOUNT
M510MF13W3WMI DUAL PORT WIRED SMART POINT	EACH	27.00	27.00	0.00	171.000	4,617.00

ORDER# 567634

A SERVICE CHARGE OF 1 1/2% WITH A MINIMUM OF \$1.00 PER MONTH
 WILL BE CHARGED ON ALL PAST DUE ACCOUNTS.

Net Invoice: 4,617.00

Freight: 0.00

Sales Tax: 0.00

Invoice Total: 4,617.00

P.O. No. _____

26708 ✓

CITY OF GRIMES

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

PURCHASE REQUEST/PURCHASE ORDER

Source/Supplier Municipal Supply Inc.
Name

1550 N.E. 51st Avenue, Des Moines, IA 50313
Address

515-262-1300 / 515-262-6662
Phone Number/Fax Number

ITEMS	QTY	UNIT PRICE	TOTAL
Meters	1	8,777.00	8,777.00
Meters	1	4,617.00	4,617.00
			13,394.00

PURCHASE JUSTIFICATION: _____

600-810-6503

DEPARTMENT: Water

LINE ITEM: _____

BEGINNING BUDGET BALANCE: _____

ENDING BUDGET BALANCE: _____

PURCHASE REQUESTED BY: J Davis DATE: 2-10-2020

PURCHASE ORDER APPROVAL AND ASSIGNMENT

Jake Anderson msh 2-11-20
City Administrator Date

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

☐ Purchaser's Copy ☐ Vendor's Copy ☐ File Copy



This drawing has been prepared by the Architect, or under the Architect's direct supervision. This drawing is intended to be conceptual in nature only. Property boundaries, setbacks, easements, topography, utilities, structures and other physical features shown herein are based on the information available to the architect at the time of design. This document reflects a site plan concept only, and does not necessarily reflect all governing authority requirements, including green space calculations, bulk regulations, landscaping, storm water management, city input, site signage, grading, and other factors that may impact final site design. This drawing shall not be used for construction or legally binding documentation. (C) Copyright 2020 by Simonson & Associates Architects, L.L.C.

Hope Commercial

Proof of Concept
Grimes, Iowa

February 14, 2020



1" = 150'-0" @ 11"x17" Sheet
SAA# 19115

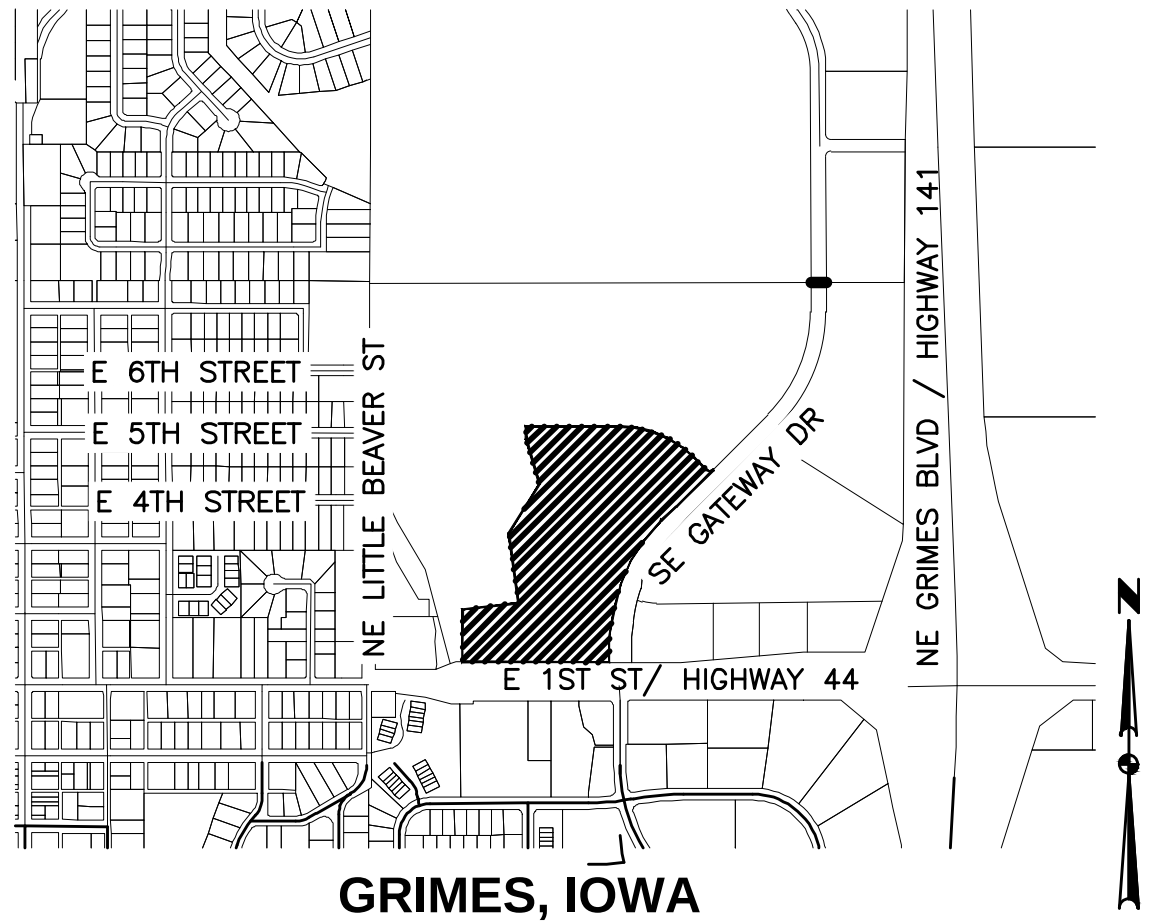
DRAWN BY: AVG



simonson

simonson & associates architects llc
1717 ingersoll avenue suite 117 des moines ia 50309
phn 515 440 5626 www.simonsonassoc.com

VICINITY MAP NOT TO SCALE



GRIMES, IOWA

OWNER / APPLICANT

HOPE K FARMS LLC
1548 S 45TH ST
WEST DES MOINES, IA 50265-5765

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR., SUITE G
GRIMES, IOWA 50111
CONTACT: JOSH TRYGSTAD (515) 369-4400

ZONING

EXISTING ZONING: A-1 AGRICULTURE DISTRICT
SITE IS WITHIN ZONE 2 OF THE HIGHWAY 141 MIXED USE CORRIDOR.
SITE IS WITHIN THE TRANSPORTATION OVERLAY DISTRICT.
PROPOSED ZONING: C-2 GENERAL AND HIGHWAY
SERVICE COMMERCIAL
DISTRICT

BULK REGULATIONS

C-2
MIN. FRONT YARD SETBACK = 25'
MIN. SIDE YARD SETBACK = NONE REQUIRED, EXCEPT WHEN ADJOINING ANY R' DISTRICT OR STREET RIGHT-OF-WAY LINE, IN WHICH CASE - 25 FEET
MIN. REAR YARD SETBACK = 25 FEET; HOWEVER, FOR EVERY FOOT THE FRONT YARD IS INCREASED OVER 25 FEET, THE REAR YARD MAY BE DECREASED IN DIRECT PROPORTION THERETO, BUT IN NO CASE SHALL THE REAR YARD BE LESS THAN 10 FEET
MAX HEIGHT = 45'
MAX # OF STORIES = 3 STORIES

HIGHWAY 141 CORRIDOR

MIN. HIGHWAY 141 SETBACK = 100'
MIN. PUBLIC STREET SETBACK = 25'
MINIMUM OPEN SPACE = 20%

REZONING DESCRIPTION

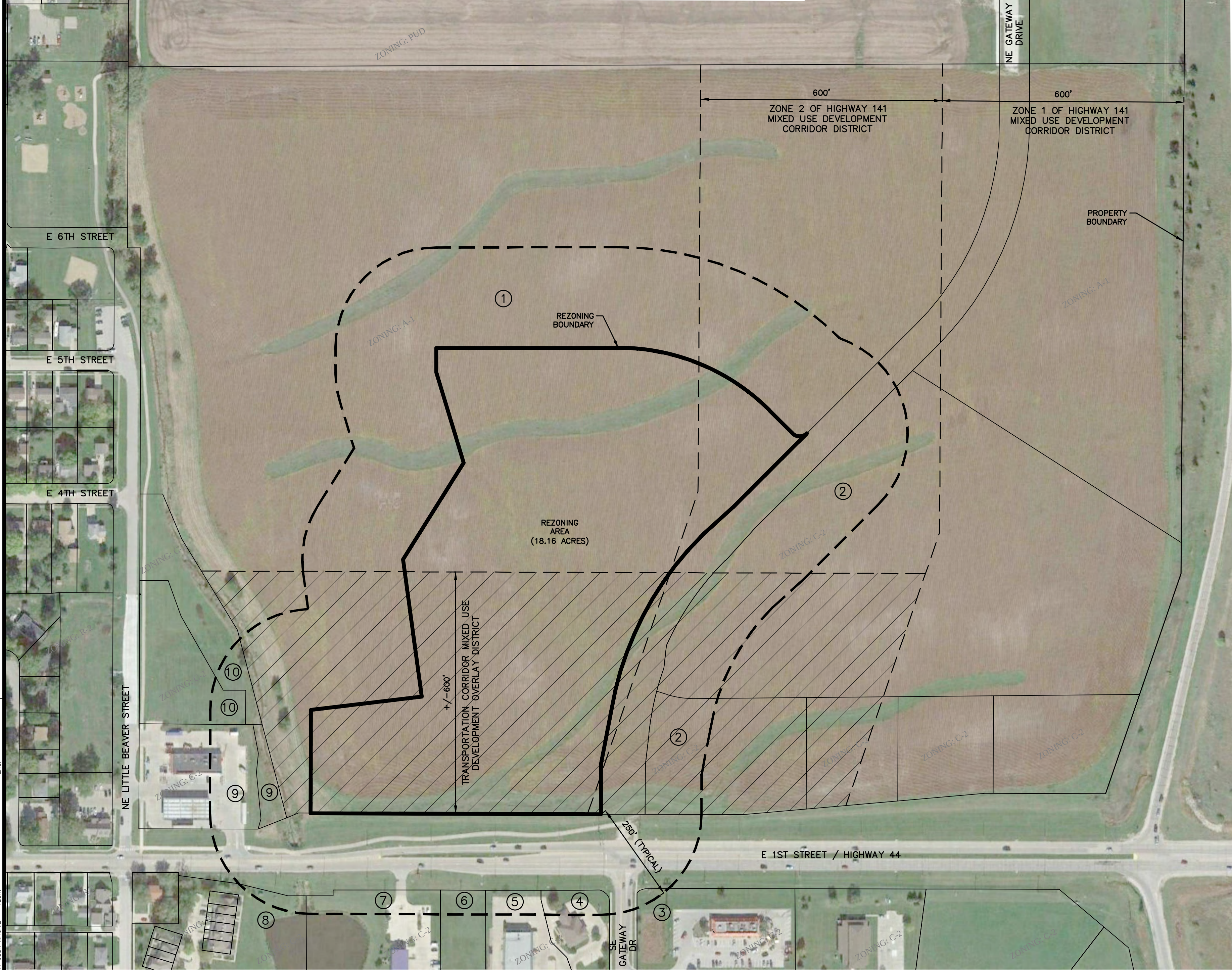
A PART OF OUTLOT 'X', HOPE COMMERCIAL PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT 'X'; THENCE NORTH 89°48'24" WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'X', 720.00 FEET; THENCE NORTH 00°11'36" EAST, 256.06 FEET; THENCE NORTH 83°07'18" EAST, 275.23 FEET; THENCE NORTH 71°51'34" EAST, 1.28 FEET; THENCE NORTH 07°43'11" WEST, 343.46 FEET; THENCE NORTH 32°09'24" EAST, 283.22 FEET; THENCE NORTH 16°53'02" WEST, 235.03 FEET; THENCE NORTH 00°03'35" WEST, 60.00 FEET; THENCE NORTH 89°56'25" EAST, 451.80 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 530.00 FEET, WHOSE ARC LENGTH IS 416.81 FEET AND WHOSE CHORD BEARS SOUTH 67°31'47" EAST, 406.15 FEET; THENCE SOUTH 45°00'00" EAST, 81.13 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.27 FEET AND WHOSE CHORD BEARS NORTH 90°00'00" EAST, 35.38 FEET TO THE WEST LINE OF STREET LOT 'A', SAID HOPE COMMERCIAL PLAT 1; THENCE SOUTH 45°00'00" WEST ALONG SAID WEST LINE, 257.92 FEET; THENCE SOUTH 47°51'45" WEST CONTINUING ALONG SAID WEST LINE, 100.12 FEET; THENCE SOUTH 45°00'00" WEST CONTINUING ALONG SAID WEST LINE, 9.27 FEET; THENCE SOUTHWESTERLY ALONG SAID WEST LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 795.00 FEET, WHOSE ARC LENGTH IS 489.44 FEET AND WHOSE CHORD BEARS SOUTH 27°21'47" WEST, 481.74 FEET; THENCE SOUTH 10°56'24" WEST ALONG SAID WEST LINE, 139.32 FEET; THENCE SOUTH 00°11'36" WEST CONTINUING ALONG SAID WEST LINE, 124.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.16 ACRES (791,051 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ADJACENT OWNERSHIPS

		Area (ac.)	Area (%)
	1. HOPE K FARMS LLC 1548 S 45TH ST WEST DES MOINES, IA 50265-5765	14.11	67.24%
	2. HY-VEE 5820 WESTOWN PKWY WEST DES MOINES, IA 50266-8223	4.34	20.70%
	3. MCDONALDS REAL ESTATE CO POB 182571 COLUMBUS, OH 43218-2571	0.05	0.23%
	4. JOHNSTON CHARTER BANK 5526 NW 86TH ST JOHNSTON, IA 50131-2928	0.23	1.09%
	5. GRIMES PLAZA PARTNERS LLC 3737 WOODLAND AVE STE 100 WEST DES MOINES, IA 50266	0.20	0.93%
	6. JUDITH ANN PERRY 5649 LISBON ST PROLE, IA 50229	0.16	0.74%
	7. DESTINATION MARKET LLC 3737 WOODLAND AVE STE 100 WEST DES MOINES, IA 50266	0.44	2.07%
	8. THE CROSSINGS TOWNHOMES II 712 SE 13TH ST GRIMES, IA 50111-4804	0.12	0.56%
	9. HURD GRIMES LLC 2000 FULLER RD WEST DES MOINES, IA 50265	0.95	4.53%
	10. NEWBLOOD DEVELOPMENT LLC 10888 HICKMAN RD STE 3B CLIVE, IA 50325-3715	0.40	1.91%
	TOTAL:	20.99	100.00%

FILE: H:\2019\1911563\DWG\1911563-REZONE-C2.DWG
PLOTED BY: J. TRYGSTAD
DATE: 3/14/2020
COMMENT: EXISTING ZONING: A-1, C-2, PUD
PROPOSED ZONING: C-2



1

1

1911.563

HOPE COMMERCIAL PLAT 2
REZONING MAP

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

ENGINEER:

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

TECH:

REVISIONS

DATE

02/14/20



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

AGENDA MEMO

For Meeting of February 25, 2020

AGENDA HEADING:

Resolution Setting Public Hearing – Rezoning of Hope Commercial (03-24-2020 @ 5:30 PM)

SYNOPSIS:

The City of Grimes has received a request to rezone approximately 18.6 acres of property, generally located north of E 1st Street and west of HWY 141, located within the Hope Commercial Development.

The applicant, Hope K, is requesting a rezoning to C-2 Commercial, which is consistent with the Future Land Use Plan, and adjoining zoning classifications. A concept plan is included in your packet for reference.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

N/A

BOARD/COMMISSION ACTION(S):

N/A

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the Resolution Setting Public Hearing for March 24th, 2020 at 5:30

RESOLUTION NO. _____

RESOLUTION SETTING TIME AND PLACE FOR PUBLIC HEARING ON PROPOSED
REZONING OF PROEPRTY GENERALLY LOCATED NORTH OF E 1ST STREET AND
WEST OF HWY 141 FROM A-1 AGRICULTURAL TO C-2 COMMERICAL

WHEREAS, certain land in the City of Grimes, Iowa, generally located north of E 1st Street and west of HWY 141 and legally described on Exhibit A, attached hereto, is currently zoned A-1 (Agriculture) (the "Property"); and

WHEREAS, the City Council of the City of Grimes desires to consider the amendment of the Grimes Code of Ordinances, and the zoning district boundaries of Chapter 165, Section 165.05 by rezoning the Property from A-1 (Agriculture) to C-2 (Commercial), and

WHEREAS, it is the desire of the City Council that the proposed Ordinance, amending the official zoning district map be considered by the Grimes Planning and Zoning Commission and such Commission file its report with the City Council prior to the time established herein for public hearing on the proposed amendment; and

WHEREAS, the proposed Ordinance amending the official zoning district map has been prepared and a public hearing upon the proposed amendment should be held and a time and place for hearing thereon should be fixed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA:

1. That a public hearing be held by the Grimes City Council on the proposed Ordinance amending the Heritage at Grimes Planned Unit Development, at the Grimes City Hall, 101 NE Harvey Street, in the City of Grimes, Polk County, Iowa at 5:30 p.m. on the 24th day of March, 2020, at which time the City Council will consider any objections to the proposed amendment and will hear all interested persons.
2. That the Mayor and City Clerk be and are hereby authorized and instructed to give Notice of said public hearing as required by law.
3. That the Plan and Zoning Commission is hereby directed to consider the proposed amendment and to file its report with the City Council prior to the time of the public hearing.

Exhibit A

A PART OF OUTLOT 'X', HOPE COMMERCIAL PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT 'X'; THENCE NORTH 89°48'24" WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'X', 720.00 FEET; THENCE NORTH 00°11'36" EAST, 256.06 FEET; THENCE NORTH 83°07'18" EAST, 275.23 FEET; THENCE NORTH 71°51'34" EAST, 1.28 FEET; THENCE NORTH 07°43'11" WEST, 343.46 FEET; THENCE NORTH 32°09'24" EAST, 283.22 FEET; THENCE NORTH 16°53'02" WEST, 235.03 FEET; THENCE NORTH 00°03'35" WEST, 60.00 FEET; THENCE NORTH 89°56'25" EAST, 451.80 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 530.00 FEET, WHOSE ARC LENGTH IS 416.81 FEET AND WHOSE CHORD BEARS SOUTH 67°31'47" EAST, 406.15 FEET; THENCE SOUTH 45°00'00" EAST, 81.13 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.27 FEET AND WHOSE CHORD BEARS NORTH 90°00'00" EAST, 35.36 FEET TO THE WEST LINE OF STREET LOT 'A', SAID HOPE COMMERCIAL PLAT 1; THENCE SOUTH 45°00'00" WEST ALONG SAID WEST LINE, 257.92 FEET; THENCE SOUTH 47°51'45" WEST CONTINUING ALONG SAID WEST LINE, 100.12 FEET; THENCE SOUTH 45°00'00" WEST CONTINUING ALONG SAID WEST LINE, 9.27 FEET; THENCE SOUTHWESTERLY ALONG SAID WEST LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 795.00 FEET, WHOSE ARC LENGTH IS 489.44 FEET AND WHOSE CHORD BEARS SOUTH 27°21'47" WEST, 481.74 FEET; THENCE SOUTH 10°56'24" WEST ALONG SAID WEST LINE, 139.32 FEET; THENCE SOUTH 00°11'36" WEST CONTINUING ALONG SAID WEST LINE, 124.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.16 ACRES (791,051 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PASSED AND APPROVED this ____ day of _____, 2020.

By: _____
Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk

PETITION TO REZONE PROPERTY WITHIN THE CITY OF GRIMES, IOWA

I (We), the undersigned, Hope K Farms, LLC, own property legally described as follows:

Refer to Exhibit 'A'

The undersigned states, in writing that as property owner(s), are petitioning the City of Grimes, Iowa to rezone the property from A-1 Agricultural District to C-2 General and Highway Service Commercial District.

The undersigned states that this petition can be received, filed, and made a part of any proceedings before the Planning and Zoning Commission and/or the City Council pertaining to the above request.

Dated this ____ Day of ____, 20__.

 2/14/20

REZA KARGARZADEH
Printed Name

Exhibit 'A'

HOME COMMERCIAL C-2 REZONING LEGAL

A PART OF OUTLOT 'X', HOPE COMMERCIAL PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT 'X'; THENCE NORTH 89°48'24" WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'X', 720.00 FEET; THENCE NORTH 00°11'36" EAST, 256.06 FEET; THENCE NORTH 83°07'18" EAST, 275.23 FEET; THENCE NORTH 71°51'34" EAST, 1.28 FEET; THENCE NORTH 07°43'11" WEST, 343.46 FEET; THENCE NORTH 32°09'24" EAST, 283.22 FEET; THENCE NORTH 16°53'02" WEST, 235.03 FEET; THENCE NORTH 00°03'35" WEST, 60.00 FEET; THENCE NORTH 89°56'25" EAST, 451.80 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 530.00 FEET, WHOSE ARC LENGTH IS 416.81 FEET AND WHOSE CHORD BEARS SOUTH 67°31'47" EAST, 406.15 FEET; THENCE SOUTH 45°00'00" EAST, 81.13 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.27 FEET AND WHOSE CHORD BEARS NORTH 90°00'00" EAST, 35.36 FEET TO THE WEST LINE OF STREET LOT 'A', SAID HOPE COMMERCIAL PLAT 1; THENCE SOUTH 45°00'00" WEST ALONG SAID WEST LINE, 257.92 FEET; THENCE SOUTH 47°51'45" WEST CONTINUING ALONG SAID WEST LINE, 100.12 FEET; THENCE SOUTH 45°00'00" WEST CONTINUING ALONG SAID WEST LINE, 9.27 FEET; THENCE SOUTHWESTERLY ALONG SAID WEST LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 795.00 FEET, WHOSE ARC LENGTH IS 489.44 FEET AND WHOSE CHORD BEARS SOUTH 27°21'47" WEST, 481.74 FEET; THENCE SOUTH 10°56'24" WEST ALONG SAID WEST LINE, 139.32 FEET; THENCE SOUTH 00°11'36" WEST CONTINUING ALONG SAID WEST LINE, 124.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.16 ACRES (791,051 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CONSENT TO REZONE PROPERTY WITHIN THE CITY OF GRIMES, IOWA

I (We), the undersigned, Hope K Farms, LLC, own property within 250 feet of the property owned by Hope K Farms, LLC being legally described as follows:

Refer to Exhibit 'A'

The undersigned states, in writing that he/she as property owner has no objection to the reclassification from A-1 Agricultural District to C-2 General and Highway Service Commercial District, as requested by the owner of the above-mentioned property.

The undersigned states that this consent can be received, filed, and made a part of any proceedings before the Planning and Zoning Commission and/or the City Council pertaining to the above request.

The undersigned owns:

Parcel 1 as shown on the Hope Commercial Plat 2 – Rezoning Map.

Dated this ____ Day of ____, 20__.

 2/14/20

REZA KARGARZADEH

Printed Name

Exhibit 'A'

HOME COMMERCIAL C-2 REZONING LEGAL

A PART OF OUTLOT 'X', HOPE COMMERCIAL PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT 'X'; THENCE NORTH 89°48'24" WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'X', 720.00 FEET; THENCE NORTH 00°11'36" EAST, 256.06 FEET; THENCE NORTH 83°07'18" EAST, 275.23 FEET; THENCE NORTH 71°51'34" EAST, 1.28 FEET; THENCE NORTH 07°43'11" WEST, 343.46 FEET; THENCE NORTH 32°09'24" EAST, 283.22 FEET; THENCE NORTH 16°53'02" WEST, 235.03 FEET; THENCE NORTH 00°03'35" WEST, 60.00 FEET; THENCE NORTH 89°56'25" EAST, 451.80 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 530.00 FEET, WHOSE ARC LENGTH IS 416.81 FEET AND WHOSE CHORD BEARS SOUTH 67°31'47" EAST, 406.15 FEET; THENCE SOUTH 45°00'00" EAST, 81.13 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.27 FEET AND WHOSE CHORD BEARS NORTH 90°00'00" EAST, 35.36 FEET TO THE WEST LINE OF STREET LOT 'A', SAID HOPE COMMERCIAL PLAT 1; THENCE SOUTH 45°00'00" WEST ALONG SAID WEST LINE, 257.92 FEET; THENCE SOUTH 47°51'45" WEST CONTINUING ALONG SAID WEST LINE, 100.12 FEET; THENCE SOUTH 45°00'00" WEST CONTINUING ALONG SAID WEST LINE, 9.27 FEET; THENCE SOUTHWESTERLY ALONG SAID WEST LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 795.00 FEET, WHOSE ARC LENGTH IS 489.44 FEET AND WHOSE CHORD BEARS SOUTH 27°21'47" WEST, 481.74 FEET; THENCE SOUTH 10°56'24" WEST ALONG SAID WEST LINE, 139.32 FEET; THENCE SOUTH 00°11'36" WEST CONTINUING ALONG SAID WEST LINE, 124.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.16 ACRES (791,051 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PRELIMINARY PLAT
KYLER KINER MEMORIAL ESTATES

PREPARED BY:

CENTRAL IOWA SURVEYING LLC
P.O. BOX 67
JEFFERSON, IOWA 50129

OWNER:

ROGER J. AND PATRICIA A. KASPERBAUER
301 SW MAPELWOOD DR.
GRIMES, IOWA 50111

DEVELOPER:

JRL DEVELOPMENT GROUP, LLC
9960 NW 119TH COURT
GRANGER, IOWA 50109

LEGAL DESCRIPTION:

KYLER KINER MEMORIAL ESTATES, LOCATED IN ALL OF LOT 2, IN TOWN & COUNTRY, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE S89°51'17"W ON THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 323.49 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE S00°01'33"W ON SAID WEST LINE OF LOT 2 ALSO BEING THE EAST LINE OF PARCEL 2016-81 OF LOT 1 IN SAID TOWN AND COUNTRY PLAT, A DISTANCE OF 283.07 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2016-81; THENCE S00°08'28"E ON SAID WEST LINE OF LOT 2, A DISTANCE OF 216.79 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N89°50'56"E ON THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 135.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE N43°23'01"E ON THE EAST LINE OF SAID LOT 2, A DISTANCE OF 270.90 FEET; THENCE N00°19'33"E ON THE EAST LINE OF SAID LOT 2, A DISTANCE OF 303.44 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 ALSO BEING THE POINT OF BEGINNING.

DATE OF SURVEY:

JANUARY 2020

ZONING:

CURRENT ZONING= ESTATE RESIDENTIAL DISTRICT (POLK COUNTY ZONING)

PROPOSED ZONING= R1 SINGLE FAMILY DWELLING DISTRICT (CITY OF GRIMES)
BULK REGULATIONS:
FRONT YARD: 35' REAR YARD: 35' SIDE YARD: 1-1/2 STORY= 7'/14'
2-3 STORY= 10'/20'

AREA OF PROPERTY:

3.28 ACRES TOTAL

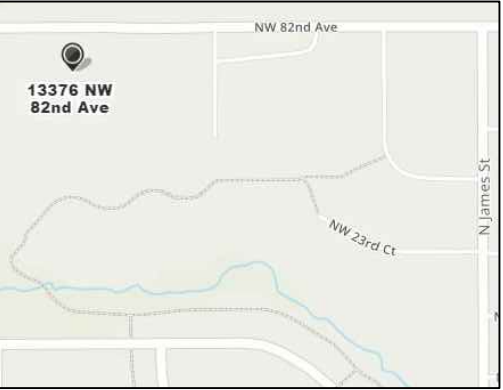
LOT 1= 1.45 ACRES TOTAL

LOT 2= 1.37 ACRES TOTAL

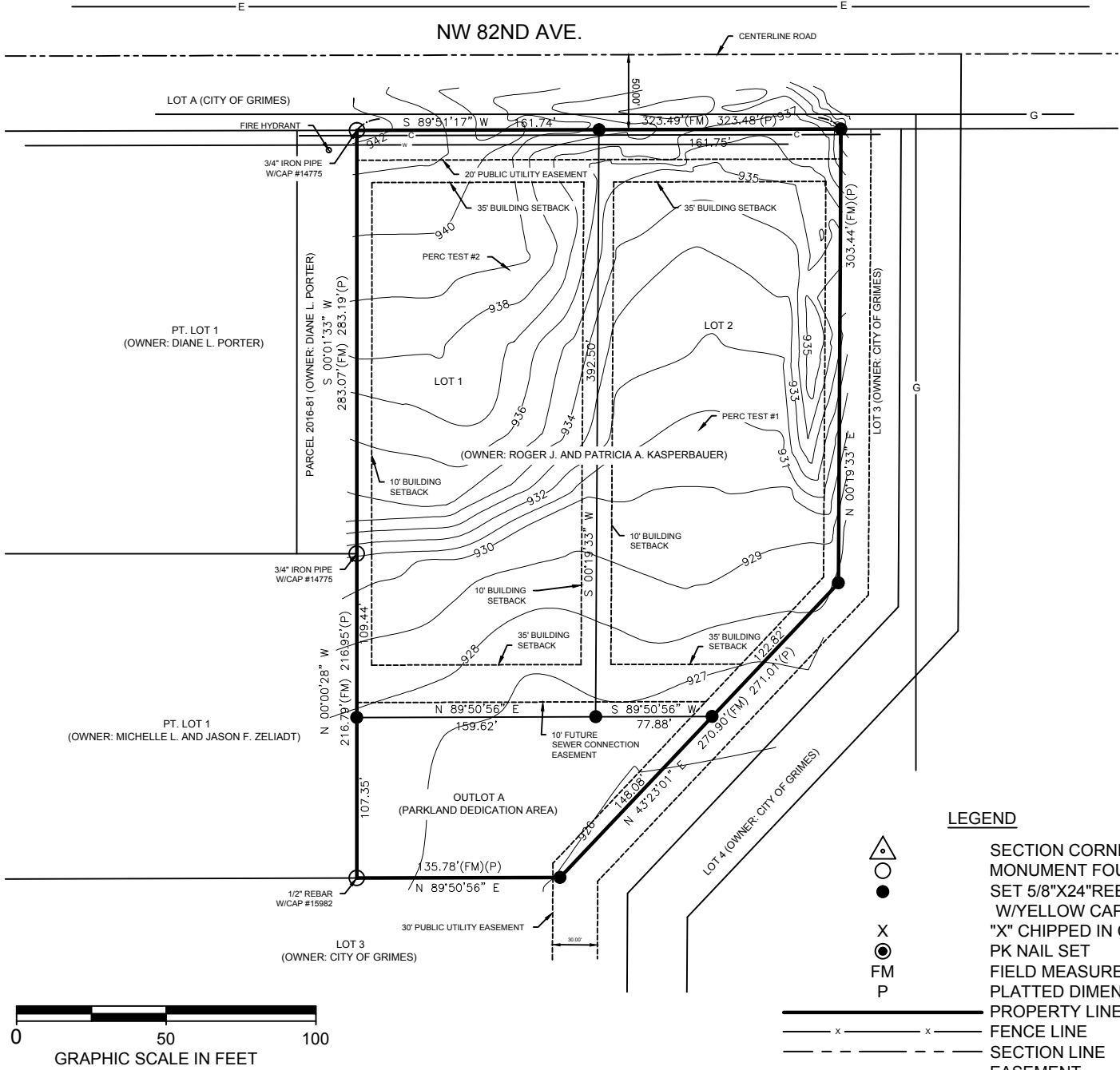
PARKLAND DEDICATION= 0.46 ACRES TOTAL

NOTES: UTILITIES SHOWN ON THIS MAP ARE APPROXIMATE ONLY AND IOWA ONE CALL SHALL BE NOTIFIED PRIOR TO ANY DIGGING OR CONSTRUCTION.

PROPERTY IS SUBJECT TO AN AGREEMENT REGARDING FUTURE PUBLIC UTILITY CONNECTIONS.



VICINITY MAP NOT TO SCALE



LEGEND

- SECTION CORNER
MONUMENT FOUND
SET 5/8"X24"REBAR
W/YELLOW CAP #22850
"X" CHIPPED IN CONC
PK NAIL SET
FIELD MEASUREMENT
PLATTED DIMENSION
PROPERTY LINE
FENCE LINE
SECTION LINE
EASEMENT
S SANITARY SEWER
ST STORM SEWER
W WATER
C CABLE
G GAS

NOTE: ALL BEARINGS ARE ASSUMED

I hereby certify that this engineering document and the related engineering work was performed by me or under my direct personal supervision and that I am a duly licensed Engineer under the laws of the State of Iowa.

PRELIMINARY

Signature: Cody F. Forch Date: _____

License number #22843
My license renewal date is Dec. 31, 2020
Pages or sheets covered by this seal: 1

I hereby certify that this land surveying document and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

PRELIMINARY

Signature: Robert B. Bills Date: _____

License number #22850
My license renewal date is Dec. 31, 2020
Pages or sheets covered by this seal: 1

FIELD WORK DATE: 01/2020

CENTRAL IOWA SURVEYING, LLC
P.O. BOX 67 JEFFERSON, IOWA 50129
PHONE (515) 370-2399 EMAIL rbills@centraliowasurveying.com

PRELIMINARY PLAT
KYLER KINER MEMORIAL ESTATES

PAGE: 1/1

JOB # 20A01



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

AGENDA MEMO

For Meeting of February 25, 2020

AGENDA HEADING:

Resolution Setting Public Hearing – Rezoning of Kasperbauer (03-24-2020 @ 5:30 PM)

SYNOPSIS:

The City of Grimes has received a request to rezone approximately 3.2 acres of property, generally located south of NW 27th Street and west of James Street, located adjacent to the North Sports Complex.

The applicant, Roger and Patricia Kasperbauer, are requesting a rezoning to R-1 Single Family, which is consistent with the Future Land Use Plan, and adjoining zoning classifications. A concept plan, which identifies the future subdivision into 2 single family lots is included in your packet for reference.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

N/A

BOARD/COMMISSION ACTION(S):

N/A

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the Resolution Setting Public Hearing for March 24th, 2020 at 5:30

RESOLUTION NO. _____

RESOLUTION SETTING TIME AND PLACE FOR PUBLIC HEARING ON PROPOSED
REZONING OF PROEPRTY GENERALLY LOCATED SOUTH OF NW 27TH ST AND
WEST OF JAMES ST FROM A-1 AGRICULTURAL TO R-1 SINGLE FAMILY

WHEREAS, certain land in the City of Grimes, Iowa, generally located north of E 1st Street and west of HWY 141 and legally described on Exhibit A, attached hereto, is currently zoned A-1 (Agriculture) (the "Property"); and

WHEREAS, the City Council of the City of Grimes desires to consider the amendment of the Grimes Code of Ordinances, and the zoning district boundaries of Chapter 165, Section 165.05 by rezoning the Property from A-1 (Agriculture) to R-1 (Single Family), and

WHEREAS, it is the desire of the City Council that the proposed Ordinance, amending the official zoning district map be considered by the Grimes Planning and Zoning Commission and such Commission file its report with the City Council prior to the time established herein for public hearing on the proposed amendment; and

WHEREAS, the proposed Ordinance amending the official zoning district map has been prepared and a public hearing upon the proposed amendment should be held and a time and place for hearing thereon should be fixed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA:

1. That a public hearing be held by the Grimes City Council on the proposed Ordinance amending the Heritage at Grimes Planned Unit Development, at the Grimes City Hall, 101 NE Harvey Street, in the City of Grimes, Polk County, Iowa at 5:30 p.m. on the 24th day of March, 2020, at which time the City Council will consider any objections to the proposed amendment and will hear all interested persons.
2. That the Mayor and City Clerk be and are hereby authorized and instructed to give Notice of said public hearing as required by law.
3. That the Plan and Zoning Commission is hereby directed to consider the proposed amendment and to file its report with the City Council prior to the time of the public hearing.

PASSED AND APPROVED this ____ day of _____, 2020.

By: _____
Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk

Exhibit A

LOT 2 TOWN & COUNTRY

AND

THE REZONING EXTENDS TO THE CENTERLINE OF ALL
SECONDARY ROADS ADJACENT TO THE PROEPRTY

TOTAL REZONING AREA EQUALS 3.65 ACRES

PETITION TO REZONE PROPERTY WITHIN THE CITY OF GRIMES, IOWA

We the undersigned, Roger and Patricia Kasperbauer, own property legally described as follows:

Lot 2, Town & Country, Polk County, Iowa.

The undersigned states, in writing that as property owner(s), are petitioning the City of Grimes, Iowa to rezone the property from A-1 to R-1.

The undersigned states that this petition can be received, filed, and made a part of any proceedings before the Planning and Zoning Commission and/or the City Council pertaining to the above request.

Dated this 31st Day of January, 2020.



Roger Kasperbauer



Patricia Kasperbauer

XXXX, 2020

Honorable Mayor and Council Members
City of Grimes
101 NE Harvey St.
Grimes, IA 50111

Re: Kasperbauer Rezoning

I am respectfully requesting the property legally known as Lot 2, Town & Country with an address of 13376 NW 82nd Avenue to be rezoned in accordance with the rezoning documents submitted to the city. The property is currently located in Polk County with a zoning designation of ER – Estate Residential. I have submitted a voluntary annexation request to the City of Grimes. As per city code, upon annexation the property will be zoned A-1, Agricultural District. My request is for a zoning change to R-1, Single Family Dwelling District.

Respectfully,



Roger Kasperbauer
Owner



Patricia Kasperbauer
Owner

MINUTES TO SET DATE FOR
HEARINGS ON LOAN AGREEMENTS

419952-74

Grimes, Iowa

February 25, 2020

The City Council of the City of Grimes, Iowa, met on February 25, 2020, at 5:30 o'clock p.m., at the Grimes City Hall, 101 NE Harvey Street, Grimes, Iowa. The Mayor presided and the roll was called showing the following members of the City Council present and absent:

Present: Altringer, Johansen, Gisch, Borcharding, Burger

Absent: _____.

Council Member _____ introduced the resolution hereinafter next 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 the said resolution and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted as hereinafter set out.

• • • •

At the conclusion of the meeting and upon motion and vote, the City Council adjourned.

Mayor Scott Mikkelsen

Attest:

Rochelle Williams
City Clerk

RESOLUTION NO. 02-0720

Resolution setting the date for public hearings on proposals to enter into General Obligation Loan Agreements

WHEREAS, the City of Grimes (the “City”), in Dallas and Polk Counties, proposes to enter into a General Obligation Loan Agreement (the “Essential Purpose Loan Agreement”) and to borrow money thereunder in a principal amount not to exceed \$6,830,000 for the purpose of paying the costs, to that extent, of (1) constructing street, water system, sanitary sewer system, storm water drainage and sidewalk improvements; (2) acquiring and installing street lighting, signage and signalization improvements; (3) undertaking improvements to existing municipal parks; (4) acquiring an ambulance; and (5) acquiring vehicles and equipment for the municipal public works department, and it is necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the Essential Purpose Loan Agreement and to give notice thereof as required by such law; and

WHEREAS, the City also proposes to enter into a General Obligation Loan Agreement (the “General Purpose Loan Agreement #1”) and to borrow money thereunder in a principal amount not to exceed \$210,000 pursuant to the provisions of Section 384.24A of the Code of Iowa for the purpose of paying the cost, to that extent, of acquiring land to serve as the site of a future fire protection facility or other municipal structure, and it is now necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the General Purpose Loan Agreement #1 and to give notice thereof as required by such law, including notice of the right to petition for an election on such proposal; and

WHEREAS, the City also proposes to enter into a General Obligation Loan Agreement (the “General Purpose Loan Agreement #2”) and to borrow money thereunder in a principal amount not to exceed \$700,000 pursuant to the provisions of Section 384.24A of the Code of Iowa for the purpose of paying the cost, to that extent, of land acquisition and development of new municipal parks, and it is now necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the General Purpose Loan Agreement #2 and to give notice thereof as required by such law, including notice of the right to petition for an election on such proposal; and

WHEREAS, the City also proposes to enter into a General Obligation Loan Agreement (the “Urban Renewal Loan Agreement” and together with the Essential Purpose Loan Agreement, the General Purpose Loan Agreement #1, and the General Purpose Loan Agreement #2, the “Loan Agreements”) and to borrow money thereunder in a principal amount not to exceed \$1,070,000 pursuant to the provisions of Section 384.24A and Section 384.24(3)(q) of the Code of Iowa for the purpose of paying the cost, to that extent, of undertaking the Municipal Library Project, an authorized urban renewal project in the Grimes Urban Renewal Area, consisting of the construction of a new building to serve as the Municipal Library (this purpose, together with the purposes set forth in the preceding paragraphs above shall collectively hereinafter be referred to as the “Projects”), and it is now necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the Urban Renewal Loan

Agreement and to give notice thereof as required by such law, including notice of the right to petition for an election on such proposal;

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

Section 1. The City Council shall meet on March 10, 2020, at the Grimes City Hall, 101 NE Harvey Street, Grimes, Iowa, at 5:30 o'clock p.m., at which time and place hearings will be held and proceedings will be instituted and action taken to enter into the Loan Agreements.

Section 2. The City Clerk is hereby directed to give notice of the proposed action on the Essential Purpose Loan Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once, not less than four (4) and not more than twenty (20) days before the date of said meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the following form:

NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS TO
ENTER INTO A LOAN AGREEMENT AND TO BORROW MONEY
THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED \$6,830,000

(GENERAL OBLIGATION)

The City Council of the City of Grimes, Iowa, will meet on March 10, 2020, at the Grimes City Hall, 101 NE Harvey Street, Grimes, Iowa, at 5:30 o'clock p.m., for the purpose of instituting proceedings and taking action on a proposal to enter into a loan agreement (the "Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$6,830,000 for the purpose of paying the costs, to that extent, of (1) constructing street, water system, sanitary sewer system, storm water drainage and sidewalk improvements; (2) acquiring and installing street lighting, signage and signalization improvements; (3) undertaking improvements to existing municipal parks; (4) acquiring an ambulance; and (5) acquiring vehicles and equipment for the municipal public works department.

The Loan Agreement is proposed to be entered into pursuant to authority contained in Section 384.24A of the Code of Iowa and will constitute a general obligation of the City.

At that time and place, oral or written objections may be filed or made to the proposal to enter into the Loan Agreement. After receiving objections, the City may determine to enter into the Loan Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.

By order of the City Council of the City of Grimes, Iowa.

Rochelle Williams
City Clerk

Section 3. The City Clerk is hereby directed to give notice of the proposed action on the General Purpose Loan Agreement #1 setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once, not less than ten (10) and not more than twenty (20) days before the date of said meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the following form:

NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS TO
ENTER INTO A LOAN AGREEMENT AND TO BORROW MONEY
THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED \$210,000

(GENERAL OBLIGATION)

The City Council of the City of Grimes, Iowa, will meet on March 10, 2020, at the Grimes City Hall, 101 NE Harvey Street, Grimes, Iowa, at 5:30 o'clock p.m., for the purpose of instituting proceedings and taking action to enter into a loan agreement (the "Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$210,000 for the general corporate purpose of paying the cost, to that extent, of acquiring land to serve as the site of a future fire protection facility or other municipal structure.

The Loan Agreement is proposed to be entered into pursuant to authority contained in Section 384.24A of the Code of Iowa and will constitute a general obligation of the City.

The maximum rate of interest which may be payable under the Loan Agreement is 7% per annum.

At any time before the date fixed for taking action to enter into the Loan Agreement, a petition may be filed with the City Clerk of the City asking that the question of entering into the Loan Agreement be submitted to the registered voters of the City, pursuant to the provisions of Section 384.26 of the Code of Iowa.

By order of the City Council of the City of Grimes, Iowa.

Rochelle Williams
City Clerk

Section 4. The City Clerk is hereby directed to give notice of the proposed action on the General Purpose Loan Agreement #2 setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once, not less than ten (10) and not more than twenty (20) days before the date of said meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the following form:

NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS TO
ENTER INTO A LOAN AGREEMENT AND TO BORROW MONEY
THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED \$700,000

(GENERAL OBLIGATION)

The City Council of the City of Grimes, Iowa, will meet on March 10, 2020, at the Grimes City Hall, 101 NE Harvey Street, Grimes, Iowa, at 5:30 o'clock p.m., for the purpose of instituting proceedings and taking action to enter into a loan agreement (the "Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$700,000 for the general corporate purpose of paying the cost, to that extent, of land acquisition and development of new municipal parks.

The Loan Agreement is proposed to be entered into pursuant to authority contained in Section 384.24A of the Code of Iowa and will constitute a general obligation of the City.

The maximum rate of interest which may be payable under the Loan Agreement is 7% per annum.

At any time before the date fixed for taking action to enter into the Loan Agreement, a petition may be filed with the City Clerk of the City asking that the question of entering into the Loan Agreement be submitted to the registered voters of the City, pursuant to the provisions of Section 384.26 of the Code of Iowa.

By order of the City Council of the City of Grimes, Iowa.

Rochelle Williams
City Clerk

Section 5. The City Clerk is hereby directed to give notice of the proposed action on the Urban Renewal Loan Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once, not less than ten (10) and not more than twenty (20) days before the date selected for the meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the following form:

NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS TO
ENTER INTO A LOAN AGREEMENT AND TO BORROW MONEY
THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED \$1,070,000

(GENERAL OBLIGATION)

The City Council of the City of Grimes, Iowa (the “City”), will meet on March 10, 2020, at the Grimes City Hall 101 NE Harvey Street, Grimes, Iowa, at 5:30 o’clock p.m., for the purpose of instituting proceedings and taking action on a proposal to enter into a loan agreement (the “Loan Agreement”) and to borrow money thereunder in a principal amount not to exceed \$1,070,000 for the purpose paying the costs, to that extent, of undertaking the Municipal Library Project, an authorized urban renewal project in the Grimes Urban Renewal Area, consisting of the construction of a new building to serve as the Municipal Library.

The Loan Agreement is proposed to be entered into pursuant to authority contained in Section 384.24A and Section 384.24(3)(q) of the Code of Iowa and will constitute a general obligation of the City.

At any time before the date fixed for taking action to enter into the Loan Agreement, a petition may be filed with the City Clerk of the City asking that the question of entering into the Loan Agreement be submitted to the registered voters of the City, pursuant to the provisions of Section 384.26 of the Code of Iowa. If no such petition is filed, at the aforementioned time and place, oral or written objections may be filed or made to the proposal to enter into the Loan Agreement. After receiving objections, the City may determine to enter into the Loan Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.

By order of the City Council of the City of Grimes, Iowa.

Rochelle Williams
City Clerk

Section 6. Pursuant to Section 1.150-2 of the Income Tax Regulations (the “Regulations”) of the Internal Revenue Service, the City declares (a) that it intends to undertake the Projects which are reasonably estimated to cost approximately \$8,810,000, (b) that other than (i) expenditures to be paid or reimbursed from sources other than the issuance of bonds, notes or other obligations (the “Bonds”), or (ii) expenditures made not earlier than 60 days prior to the date of this Resolution or a previous intent resolution of the City, or (iii) expenditures amounting to the lesser of \$100,000 or 5% of the proceeds of the Bonds, or (iv) expenditures constituting preliminary expenditures as defined in Section 1.150-2(f)(2) of the Regulations, no expenditures for the Projects have heretofore been made by the City and no expenditures will be made by the City until after the date of this Resolution or a prior intent resolution of the City, and (c) that the City reasonably expects to reimburse the expenditures made for costs of the City out of the proceeds of the Bonds. This declaration is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 7. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 8. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved February 25, 2020.

Mayor Scott Mikkelsen

Attest:

City Clerk Rochelle Williams

ATTESTATION CERTIFICATE

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

I, the undersigned, City Clerk of the City of Grimes, do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council relating to fixing a date for hearings on the City's proposal to take action in connection with certain loan agreements, as referred to therein.

WITNESS MY HAND this _____ day of _____, 2020.

City Clerk Rochelle Williams

ORGANIZATION CERTIFICATE

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

I, the undersigned City Clerk, do hereby certify that the City of Grimes is organized and operating under the provisions of Title IX of the Code of Iowa and not under any special charter and that the City is operating under the Mayor-Council form of government and that there is not pending or threatened any question or litigation whatsoever touching the incorporation of the City, the inclusion of any territory within its limits or the incumbency in office of any of the officials hereinafter named.

And I do further certify that the following named parties are officials of the City as indicated:

Scott Mikkelsen, Mayor

Jake Anderson, City Administrator

Rochelle Williams, City Clerk

Marcia Woodke, City Finance Director

Jill Altringer, Council Member/Mayor Pro Tem

Eric Johansen, Council Member

David Gisch, Council Member

Andy Borcharding, Council Member

Ryan Burger, Council Member

WITNESS MY HAND this ____ day of _____, 2020.

City Clerk Rochelle Williams

PUBLICATION CERTIFICATE

(PLEASE NOTE: Do not date and return this certificate until you have received the publisher's affidavits and have verified that the notices were published on the dates indicated in the affidavits but please return all other completed pages to us as soon as they are available.)

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

I, the undersigned, City Clerk of the City of Grimes, do hereby certify that pursuant to the resolution of the City Council fixing a date of meeting at which it is proposed to take action to enter into certain loan agreements, the notices, of which the printed slips attached to the publisher's affidavits hereto attached are true and complete copies, were published on the dates and in the newspaper specified in such affidavits, 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 affidavits with clippings of the notices, as published.)

February 19, 2020

Via Email

Jake Anderson
City Administrator/City Hall
Grimes, Iowa

Re: General Obligation Loan Agreements
Our File No. 419952-74

Dear Jake:

We have prepared and attach proceedings to enable the City Council to act on February 25th to set March 10th as the date for the public hearings on the proposals to enter into General Obligation Loan Agreements.

The documents attached include the following items:

1. Minutes of the City Council meeting followed by the resolution fixing the date, time and place for the hearings. The forms of notice of hearing are set out in Sections 2, 3, 4, and 5 of the resolution. Please print extra copies of the notices for delivery to the publisher. Please insert the time and place of each hearing in both the resolution and the respective notices.
2. Attestation Certificate with respect to the validity of the transcript
3. Publication Certificate with respect to publication of the notices, to which must be attached the publisher's affidavits of publication with the clippings of the notices as published.

The notice of the proposal to borrow for the Essential Purpose Loan Agreement must be published at least once, not less than four (4) and not more than twenty (20) days before the March 10th meeting date set for the hearing, in a legal newspaper which has a general circulation in Grimes. **The last date on which this notice may be lawfully published is March 6, 2020.**

The notices of the proposals to borrow for the General Purpose Loan Agreement # 1, the General Purpose Loan Agreement #2, and the Urban Renewal Loan Agreement must each be published at least once, not less than **ten (10) and not more than twenty (20) days** before the March 10th meeting date set for the hearing, in a legal newspaper which has a general circulation in Grimes. **The last date on which these notices may be lawfully published is February 29, 2020.** Please fax a copy of the published notices to our office at (515) 283-1060 or email a copy to ritter.cheryl@dorsey.com as soon as each appears in the newspaper.

Page 2

As soon as possible after the City Council meeting, please return one fully executed copy of these proceedings. If you have any questions, please contact Amy Bjork, Cheryl Ritter or me.

Best regards,

John P. Danos

Attachments

cc: Susanne Gerlach
 Rochelle Williams
 Marcia Woodke
 Diana VanVleet

Resolution #02-1220 “A Resolution Approving Personnel Transactions and Authorizing Engineering Intern”

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. The position description and job posting for Civil/Construction Engineering Internship at a rate of \$15.00 is approved as a temporary, seasonal position in the Development Services Department from mid-May through mid-August;

Section 2. Pursuant to the departure of full-time firefighter Sidney Tobis, Alex Aubert will be hired by the Johnston-Grimes Metropolitan Fire Department as a Step 1 paramedic at the rate of \$17.818/hour pursuant to pay schedules set forth in the applicable collective bargaining agreement;

Section 3. Pursuant to the wage rates approved by the City Council, the Johnston-Grimes Metropolitan Fire Department is authorized to hire Levi Johnson part-time as a paramedic at \$17.04 per hour, and Tanya Pierce and Kelsey Rath as part-time EMTs at the rate of \$16.09 per hour; and

Section 3. All new hires are subject to a standard probationary period that shall be no less than six months but may be extended for a longer period as determined by the City Administrator.

PASSED AND APPROVED this 25th day of February, 2020.

Mayor Scott Mikkelsen

ATTEST:

Rochelle Williams, City Clerk

CITY NAME Grimes	NOTICE OF PUBLIC HEARING -PROPOSED PROPERTY TAX LEVY Fiscal Year July 1, 2020 - June 30, 2021	CITY CODE 77-719
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The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 03/10/2020	Meeting Time: 5:30 PM	Meeting Location: City Hall, 101 NE Harvey St
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At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy.

After adoption of the proposed tax levy, the Council will publish notice and hold a hearing on the proposed city budget.

City Web Site (if available): www.grimesiowa.gov		City Telephone Number: 515-986-3036		
Iowa Department of Management	Current Year Certified Property Tax 2019/2020	Budget Year Effective Property Tax 2020/2021**	Budget Year Proposed Maximum Property Tax 2020/2021	Annual % CHG
Regular Taxable Valuation	1 837,105,576	921,308,765	921,308,765	
Tax Levies:				
Regular General	2 \$6,780,555	\$6,780,555	\$7,462,601	
Contract for Use of Bridge	3 \$0	\$0	\$0	
Opr & Maint Publicly Owned Transit	4 \$0	\$0	\$0	
Rent, Ins. Maint. Of Non-Owned Civ. Ctr.	5 \$0	\$0	\$0	
Opr & Maint of City-Owned Civic Center	6 \$0	\$0	\$0	
Planning a Sanitary Disposal Project	7 \$0	\$0	\$0	
Liability, Property & Self-Insurance Costs	8 \$223,200	\$223,200	\$187,684	
Support of Local Emer. Mgmt. Commission	9 \$0	\$0	\$0	
Emergency	10 \$226,019	\$226,019	\$0	
Police & Fire Retirement	11 \$0	\$0	\$0	
FICA & IPERS	12 \$645,305	\$645,305	\$0	
Other Employee Benefits	13 \$1,041,735	\$1,041,735	\$1,008,677	
*Total 384.15A Maximum Tax Levy	14 \$8,916,814	\$8,916,814	\$8,658,962	-2.89%
Calculated 384.15A Maximum Tax Rate	15 \$10.65196	\$9.67842	\$9.39854	

Explanation of significant increases in the budget:

0

If applicable, the above notice also available online at:

www.grimesiowa.gov Facebook.com/cityofgrimes
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*Total city tax rate will also include voted general fund levy, debt service levy, and capital improvement reserve levy

**Budget year effective property tax rate is the rate that would be assessed for these levies if the dollars requested is not changed in the coming budget year

Bad Debts

February 2020

There are currently 27 Grimes utility accounts that are in a bad debt status. Attempts have been made to contact these customers to obtain payment. Contacts have been attempted by letter, phone calls or by email, depending on availability of current information for the customers.

Current total for Bad Debt : \$5,601.80

58 of these accounts are eligible and have been submitted to the Offset program.
Total of these 58 accounts: \$5,601.80

1 of these accounts owns the property and a lien has been put on the property tax.
Total of this account: \$56.83

13 of these accounts are in the Thorpe Water (Gould Heights) service area. We do not currently collect deposits for these customers.
We have 2 of these accounts have been submitted to offset: \$126.65
We have 11 accounts to be written off: \$551.10
Total Thorpe debt: \$677.75

27 accounts are being recommended to have the debt written off.
Total of these 27 accounts: \$1,152.08
Recommendation for write off of these accounts is due to one of the following:
Balance on account is too small to be submitted to Offset.
Social Security number not available to account holder (as required by Offset)
Customer has left area and no response from any method of contact.

Total to be written off: \$1,152.08

Write Offs

Acct #	Amount	COMMENT	SSI # Y/N	Property Owner
1 103930004	\$0.30	The balance was \$53.30, but \$53 was collected per offset. Write off the remaining balance.	Yes	No
2 109326801	\$58.22	Filed for bankruptcy	No	No
3 113030001	\$308.17	Foreclosure	No	No
4 115712001	\$58.22	Filed for bankruptcy	No	No
5 117160006	\$18.57	Amount too small for Offset	Yes	No
6 120190003	\$2.64	Amount too small for Offset	Yes	No
7 120570008	\$10.50	Sold property on 6/1/18	No	No
8 121140003	\$16.20	Foreclosure. Amount too small for Offset.	Yes	No
9 121150011	\$8.11		No	No
		The balance was \$49.85, but \$28 was collected per offset. Write off the remaining balance.		
10 121860802	\$21.85	Documentation was archived.	Yes	No
11 132210408	\$10.52	Amount too small for Offset	Yes	No
12 132210409	\$3.50	Amount too small for Offset	Yes	No
13 133330409	\$36.13	Amount too small for Offset	Yes	No
14 133330703	\$15.15	Amount too small for Offset	Yes	No
15 134430402	\$9.62	Amount too small for Offset	Yes	No
16 134430505	\$23.28		No	No
17 200224002	\$49.33		No	No
18 200770002	\$23.73		No	No
19 201740009	\$6.05	Amount too small for Offset	Yes	No
20 201780004	\$73.55		No	No
21 201830005	\$92.78		No	No
22 201840004	\$82.55		No	No
23 201971004	\$134.18		No	No
24 202030004	\$17.95		No	No
25 202180005	\$38.41	Amount too small for Offset	Yes	No
26 202895002	\$1.42		No	No
27 203280003	\$31.15		No	No
	\$1,152.08			

* Amounts under \$50 can not be submitted to Offset

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: SE 37th Street @ Highway 141 Reconstruction
Contractor: HR Green, Inc.
Address: 5525 Merle Hay Road, Suite 200, Johnston, IA 50131
Finance Budget Code: 325-210-6499 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: September 10, 2019 **Vendor #** 2628

Date of Council Meeting: February 25, 2020 **PAYMENT REQUEST #** 3
PAYMENT PERIOD: From: December 21, 2019 Through: January 24, 2020

Contract Summary

Original Contract Amount:	\$	206,407.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	206,407.00	
Total completed and stored to date:	\$	188,378.93	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	188,378.93	
Less previous applications for payment:	\$	177,787.03	
SUBTOTAL	\$		10,591.90

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 10,591.90

Balance to finish, including retainage: \$ 18,028.07

Contract Time Remaining (If applicable) - Working Days

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

Firm Name

HR Green, Inc.

Signature

Date

February 10, 2020

City of Grimes Staff Approval:

Signature

Date

2-13-20

Submit to:

Matt Ahrens, P.E. - City Engineer - Engineering Department

E-mail:

Mahrens@GrimesIowa.gov

Phone:

(515) 986-4050

Fax:

(515) 986-4480

Date Printed: 2/10/2020

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	November 26, 2019	\$ 70,738.15
2	January 14, 2020	\$ 107,048.88
3		
4		
5		
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 177,787.03

Record of Change Orders

No.	Date	Amount
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25		

TOTAL \$ -

Contract Time Remaining

Contract Period: Working Days
 Original Contract Date: 9-10-19
 Original Contract Time: _____
 Added by Change Order: _____
 Contract Time to Date: -
 Time Used to Date: _____
 Contract Time Remaining: -



Please Remit To:
HR Green, Inc.
PO Box 8213
Des Moines, IA 50301-8213
1-800-728-7805

Matt Ahrens
City of Grimes, IA
410 SE Main Street #102
Grimes, IA 50111

February 12, 2020
Project No: 190974
Invoice No: 132956

Project 190974 Grimes, IA - SE 37th Street Reconstruction CPS

37th Street Reconstruction - Construction Administration

Professional Services Through January 24, 2020

Phase 1 Project Management & Administration

Professional Personnel

	Hours	Amount	
Senior Professional	7.00	1,640.00	
Admin Coordinator	1.00	95.00	
Totals	8.00	1,735.00	
Total Labor			1,735.00
Total this Phase			\$1,735.00

Phase 2 Construction

Professional Personnel

	Hours	Amount	
Senior Professional	2.00	470.00	
Professional	3.00	450.00	
Field Personnel	45.00	5,955.00	
Junior Field Personnel	3.00	240.00	
Admin Coordinator	.50	45.50	
Totals	53.50	7,160.50	
Total Labor			7,160.50

Unit Charges

Mileage 0.580	46.40	
Total Unit Charges	46.40	46.40
Total this Phase		\$7,206.90

Phase 8 Out of Scope

Professional Personnel

	Hours	Amount	
Professional	11.00	1,650.00	
Totals	11.00	1,650.00	
Total Labor			1,650.00
Total this Phase			\$1,650.00

Project	190974	Grimes, IA - SE 37th Street Reconstruct		Invoice	132956
Billing Limits		Current	Prior	To-Date	
Total Billings		10,591.90	177,787.03	188,378.93	
Limit				206,407.00	
Remaining				18,028.07	
Total this Invoice				\$10,591.90	

To: Matt Ahrens
From: Casey Patton
Subject: SE 37th Street @ Highway 141 Reconstruction
Date: February 10, 2020

The following services or deliverables have been completed in association with invoice period through December 20, 2019:

Phase 1 – Project Management & Administration

- Project performance review
- Progress Reports
- Updated working day tracking spreadsheet
- Working day conversations with Contractor and City

Phase 2 – Construction

- Updating project costs related to changes and cold weather protection
-

Phase 3 – Project Closeout

- No effort during this period.

Phase 4 – Expenses

- No expenses during this period

Phase 5 – Subconsultants

- No expenses during this period

Phase 8 – Out of Scope Work

- Investigation into retaining wall location and proposed revisions
- Rider Corner coordination work
- Capital Drive width revisions
- Develop documentation for Change Order No. 2 that added detour signage for night closures of SE 37th Street
- Iowa DOT change order for traffic controller height adjustment (Change Order No. 3)
- Winter shutdown plans
- Temporary barrier rail protection of culvert on east tie in
- Traffic signal vertical clearance issue
- Running total of Out of Scope Work (\$17,417)

Contractor's Application for Payment No.

2 (Two)

Application Period:

1/1/2020

to

1/31/2020

Application Date:

2/4/2020

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}.....	\$	1,568,823.00
5. Retainage		
a. 5.0% X \$ 1,568,823.00 Work Completed.....	\$	78,441.15
b. 5.0% X \$ - Stored Material.....	\$	-
c. Early Release of Retainage.....	\$	-
d. Total Retainage (Line 5a + Line 5b - Line 5c).....	\$	78,441.15
6. Amount Eligible to Date (Line 4 - Line 5d).....	\$	1,490,381.85
7. Less Previous Payments (Line 6 from prior Application).....	\$	1,211,556.85
8. Amount Due This Application.....	\$	278,825.00
9. Balance to Finish, Plus Retainage (Column G on Progress Estimate + Line 5 above).....	\$	16,460,818.15

Payment of: \$278,825.00

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

is recommended by:

Matthew Wahl
(Engineer)

2-17-2020
(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)

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:

2/14/20

Progress Estimate - Lump Sum Work

Contractor's Application

For (Contract):	Grimes RO WTP - Phase 1				Application Number:	2 (Two)		
Application Period:	1/1/2020	to	1/31/2020		Application Date:	2/4/2020		
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	\$ 45,000.00		\$ 70,000.00	79.55%	\$ 18,000.00
01.03	Furnishings / Appliance / AV Equipment Allowance	\$ 80,000.00	\$ -	\$ -		\$ -	0.00%	\$ 80,000.00
01.04	Submittal Software Allowance	\$ 18,000.00	\$ -	\$ 9,000.00		\$ 9,000.00	50.00%	\$ 9,000.00
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							
03.01.1	Spread Footings Office Area	\$ 3,800.00	\$ -	\$ -		\$ -	0.00%	\$ 3,800.00
03.01.2	Ribbon Footings Process Area	\$ 96,250.00	\$ -	\$ -		\$ -	0.00%	\$ 96,250.00
03.01.3	Ribbon Footings Office Area	\$ 68,300.00	\$ -	\$ -		\$ -	0.00%	\$ 68,300.00
03.01.4	Foundation Walls Process Area	\$ 13,850.00	\$ -	\$ -		\$ -	0.00%	\$ 13,850.00
03.01.5	Pipe Trench Mat Slabs	\$ 179,240.00	\$ -	\$ -		\$ -	0.00%	\$ 179,240.00
03.01.6	Pipe Trench Walls & Piers	\$ 266,844.00	\$ -	\$ -		\$ -	0.00%	\$ 266,844.00
03.01.7	Basement Mat Slab	\$ 203,500.00	\$ -	\$ -		\$ -	0.00%	\$ 203,500.00
03.01.8	Basement Walls & Columns	\$ 234,450.00	\$ -	\$ -		\$ -	0.00%	\$ 234,450.00
03.01.9	Phosphate/Ammonia Area Slabs	\$ 29,462.00	\$ -	\$ -		\$ -	0.00%	\$ 29,462.00
03.01.10	Phosphate/Ammonia Area Walls	\$ 44,100.00	\$ -	\$ -		\$ -	0.00%	\$ 44,100.00
03.01.11	Chlorine Room Slabs	\$ 35,350.00	\$ -	\$ -		\$ -	0.00%	\$ 35,350.00
03.01.12	Chlorine Room Walls	\$ 40,050.00	\$ -	\$ -		\$ -	0.00%	\$ 40,050.00
03.01.13	Flushing Box	\$ 9,800.00	\$ -	\$ -		\$ -	0.00%	\$ 9,800.00
03.01.14	Stoops	\$ 14,440.00	\$ -	\$ -		\$ -	0.00%	\$ 14,440.00
03.01.15	Pump Room Elevated Slab	\$ 222,350.00	\$ -	\$ -		\$ -	0.00%	\$ 222,350.00
03.01.16	SOG East Process Area	\$ 95,350.00	\$ -	\$ -		\$ -	0.00%	\$ 95,350.00
03.01.17	SOG West Process Area	\$ 29,200.00	\$ -	\$ -		\$ -	0.00%	\$ 29,200.00
03.01.18	SOG Office Area	\$ 30,690.00	\$ -	\$ -		\$ -	0.00%	\$ 30,690.00
03.01.19	Generator Pad	\$ 49,070.00	\$ -	\$ -		\$ -	0.00%	\$ 49,070.00

Specification Section Number	A Description	B Scheduled Value (\$)	Work Completed		E Materials Presently Stored (not in C or D)	F		G Balance to Finish (B - F)
			C From Previous Application (C+D)	D This Period		Total Completed and Stored to Date (C + D + E)	% (F/B)	
03.01.20	Sign	\$ 10,700.00	\$ -	\$ -		\$ -	0.00%	\$ 10,700.00
03.01.21	Misc Equipment Pads	\$ 26,480.00	\$ -	\$ -		\$ -	0.00%	\$ 26,480.00
03.01.22	Concrete Stair	\$ 4,500.00	\$ -	\$ -		\$ -	0.00%	\$ 4,500.00
03.01.23	Precast Topping	\$ 4,800.00	\$ -	\$ -		\$ -	0.00%	\$ 4,800.00
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							
08.01.1	Doors & Hardware	\$ 64,500.00	\$ -	\$ -		\$ -	0.00%	\$ 64,500.00
08.01.2	Access Hatches	\$ 2,500.00	\$ -	\$ -		\$ -	0.00%	\$ 2,500.00
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								
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

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 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 / Fixtures / Equipment							
22.01.1	Process Air Piping & Compressor	\$ 15,850.00	\$ -	\$ -		\$ -	0.00%	\$ 15,850.00
22.01.2	Basement Plumbing Underground	\$ 58,788.00	\$ -	\$ 8,500.00		\$ 8,500.00	14.46%	\$ 50,288.00
22.01.3	Process Area Plumbing Underground	\$ 86,105.00	\$ -	\$ -		\$ -	0.00%	\$ 86,105.00
22.01.4	Office Area Plumbing Underground	\$ 38,200.00	\$ -	\$ -		\$ -	0.00%	\$ 38,200.00
22.01.5	Heating Water Piping	\$ 101,500.00	\$ -	\$ -		\$ -	0.00%	\$ 101,500.00
22.01.6	Condensate Piping	\$ 7,500.00	\$ -	\$ -		\$ -	0.00%	\$ 7,500.00
22.01.7	Building VT & Drain Process Area	\$ 38,500.00	\$ -	\$ -		\$ -	0.00%	\$ 38,500.00
22.01.8	Building VT & Drain Office Area	\$ 38,500.00	\$ -	\$ -		\$ -	0.00%	\$ 38,500.00
22.01.9	Domestic Water Piping Office Area	\$ 55,450.00	\$ -	\$ -		\$ -	0.00%	\$ 55,450.00
22.01.10	Domestic Water Piping Process Area	\$ 33,280.00	\$ -	\$ -		\$ -	0.00%	\$ 33,280.00
22.01.11	Plumbing Fixtures	\$ 18,500.00	\$ -	\$ -		\$ -	0.00%	\$ 18,500.00
22.01.12	Trench Drains	\$ 30,050.00	\$ -	\$ -		\$ -	0.00%	\$ 30,050.00
22.01.13	Heating Equipment	\$ 22,100.00	\$ -	\$ -		\$ -	0.00%	\$ 22,100.00
Division 23: Heating, Ventilating, and Air Conditioning (HVAC)								
23.01	HVAC							
23.01.1	Preconstruction/Mobilization	\$ 53,990.00	\$ -	\$ -		\$ -	0.00%	\$ 53,990.00
23.01.2	Shop Fabrication	\$ 76,523.00	\$ -	\$ -		\$ -	0.00%	\$ 76,523.00
23.01.3	HVAC Install	\$ 107,123.00	\$ -	\$ -		\$ -	0.00%	\$ 107,123.00
23.01.4	HVAC Equipment	\$ 405,041.00	\$ -	\$ -		\$ -	0.00%	\$ 405,041.00
23.01.5	HVAC Insulation	\$ 3,796.00	\$ -	\$ -		\$ -	0.00%	\$ 3,796.00
23.01.6	Temperature Controls	\$ 105,622.00	\$ -	\$ -		\$ -	0.00%	\$ 105,622.00
23.01.7	Test & Balance	\$ 5,565.00	\$ -	\$ -		\$ -	0.00%	\$ 5,565.00
23.01.8	Commissioning	\$ 19,740.00	\$ -	\$ -		\$ -	0.00%	\$ 19,740.00
23.01.9	Refrigeration Piping Modeling/Management	\$ 15,522.00	\$ -	\$ -		\$ -	0.00%	\$ 15,522.00
23.01.10	Refrigeration Materials	\$ 15,995.00	\$ -	\$ -		\$ -	0.00%	\$ 15,995.00
23.01.11	Refrigeration Labor	\$ 20,755.00	\$ -	\$ -		\$ -	0.00%	\$ 20,755.00
23.02	Geothermal System	\$ 196,069.00	\$ -	\$ -		\$ -	0.00%	\$ 196,069.00

A		B	Work Completed		E	F		G
			C	D				
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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
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	\$ -	\$ 28,000.00		\$ 28,000.00	50.91%	\$ 27,000.00
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

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			C From Previous Application (C+D)	D This Period		Total Completed and Stored to Date (C + D + E)	% (F/B)	
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							
33.01.1	Site Utility Mobilization	\$ 53,235.00	\$ -	\$ 45,000.00		\$ 45,000.00	84.53%	\$ 8,235.00
33.01.2	Building Overflow Drain Pipe	\$ 190,780.00	\$ -	\$ 158,000.00		\$ 158,000.00	82.82%	\$ 32,780.00
33.01.3	Sanitary Sewer Pipe & Structures	\$ 234,450.00	\$ -	\$ -		\$ -	0.00%	\$ 234,450.00
33.01.4	Concentrate Pipe	\$ 397,450.00	\$ -	\$ -		\$ -	0.00%	\$ 397,450.00
33.01.5	Perm Drain and Structure	\$ 218,730.00	\$ -	\$ -		\$ -	0.00%	\$ 218,730.00
33.01.6	RAW Piping	\$ 54,900.00	\$ -	\$ -		\$ -	0.00%	\$ 54,900.00
33.01.7	FW Piping	\$ 470,720.00	\$ -	\$ -		\$ -	0.00%	\$ 470,720.00
33.01.8	CE Piping	\$ 206,380.00	\$ -	\$ -		\$ -	0.00%	\$ 206,380.00
33.01.9	RCP Storm Drains	\$ 73,500.00	\$ -	\$ -		\$ -	0.00%	\$ 73,500.00
33.01.10	SD Piping	\$ 28,330.00	\$ -	\$ -		\$ -	0.00%	\$ 28,330.00
Division 40 - Process Interconnections								
40.01	Process Piping	\$ 788,732.00	\$ -			\$ -	0.00%	\$ 788,732.00
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

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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	\$ 293,500.00	\$ -	\$ 1,568,823.00	8.74%	\$ 16,382,377.00

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:	2 (Two)
						Application Date:	2/4/2020
Application Period:	From:	1/1/2020	To:	1/31/2020	Contractor:	Shank Constructors, Inc. 3501 85th Avenue North, Brooklyn Park, MN 55443	

Approved Change Orders:

[illegible]

Revised Contract Amount: \$ 17,951,200.00

[illegible]

Total Estimates Paid to Date: \$ 1,211,556.85

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Total Construction Cost: \$ 1,211,556.85



HR GREEN, INC.
PROFESSIONAL SERVICES AGREEMENT AMENDMENT NO. 1

THIS AMENDMENT, made this 25th day of February, 2020 by and between, City of Grimes the CLIENT, and HR GREEN, INC. (hereafter "COMPANY"), for professional services concerning:

37th Street Reconstruction
Construction Administration

hereby amends the original Professional Services Agreement dated September 4, 2019 as follows:

The CLIENT and COMPANY agree to amend the Scope of Services of the original Professional Services Agreement and previous amendments as follows:

Task 2 – Construction

1. Adds 42 additional working days to the contract due to delays in the completion of the project due to utility conflicts and their delays in relocation.
2. Out of Scope Design and Construction Administration Services including the following items:
 - a. Field verification of partially constructed retaining walls; revisions of original design drawings based on new locations, course, and heights; and review of shop drawings and calculations.
 - b. Addressing private irrigation line damage issues for Gabus and Denny Elwell properties (on-going).
 - c. Reviewed and revised paving along westbound left turn lane onto Gateway Drive due to previous paving being staked incorrectly by previous construction surveyor.
 - d. Reviewed and provided recommendations for adjustment to storm sewer structure at south side of SE 37th Street west of HWY 141 that was not constructed per plan as well as the proposal to abandon storm sewer structure at Toyota Drive.
 - e. Reviewed and provided recommendations for handling earthwork overages due to imbalance of material in between stages of construction.
 - f. Development of plan and change order for night closure detour of 37th Street which were required for construction, but not included in original design.
 - g. Coordination efforts between 37th Street, HWY 141, and Rider Corner work which was not included in original design including traffic controller location and height and taper locations.
 - h. Capital Drive width revisions – the revisions were proposed and agreed to the City and Fox, but direction was not documented or processed at the time. Additionally, revisions to the design were required due to an incorrect length of design vehicle.
 - i. Development and coordination of a winter shutdown plan and traffic control not anticipated in initial agreement and change order processing.
 - j. Design of traffic barrier rail and processing of change order at the end of the project to protect the traveling public against a culvert drop off that is within the clear zone, which was not addressed in original design plans.
 - k. Addressing traffic signal mast arm height and processing change order. Existing mast arm sagged with additional signage and signal heads attached, creating a clearance issue between the mast arm, fixtures, and vehicles.



CLIENT Project Number: 325-210-6499
COMPANY Project Number: 190974

The CLIENT and COMPANY agree to amend other provisions of the original Professional Services Agreement and previous amendments as follows:

N/A

In consideration for these services, the CLIENT AGREES to adjust the payment for services performed by COMPANY on the following basis:

- ☐ Lump Sum to be [increased – or – decreased] by [written amount] Dollars (\$ [xxxxxx])
- ☒ Per current rate schedule with a maximum fee to be **increased** by Seventy Three Thousand Forty Dollars (\$ 73,040)
- ☐ Per current rate schedule with an estimated fee to be [increased – or – decreased] by [written amount] Dollars (\$ [xxxxxx])
- ☐ Other as stated here to be [increased – or – decreased] by [written amount] Dollars (\$ [xxxxxx])

The total authorized compensation after this Amendment, including the original Professional Services Agreement and all previous Amendments, is Two Hundred Seventy Nine Thousand Four Hundred Forty Seven Dollars (\$ 279,447)

THIS AMENDMENT is subject to all provisions of the original Professional Services Agreement.

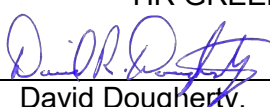
THIS AMENDMENT, together with the original Professional Services Agreement and all previous amendments represents the entire and integrated AGREEMENT between the CLIENT and COMPANY.

THIS AMENDMENT executed the day and year written above.

CITY OF GRIMES, IOWA

HR GREEN, INC.

By: Scott Mikkelsen, Mayor

By:  David Dougherty,
President-Transportation

02-06-2020

[filetag]



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

AGENDA MEMO

Item No. X

For Meeting of February 25, 2020

AGENDA HEADING: SE 37th Street @ Highway 141 Reconstruction – Project Update, Change Order Items and Professional Services Agreement Amendment

SYNOPSIS:

- **Project Status Update:** This project is basically divided into 4 parts; north (#1) & south (#2) SE 37th Street west of Highway 141 and north (#3) & south (#4) SE 37th Street east of Highway 141. The contractor, CTI, is currently finished with the majority of #1, #2 & #3 and has a start on #4. The goal for winter shutdown was to get #3 completed to the point where we could shift the traffic onto the new pavement, which was accomplished in early December last year. The contractor will have 25 working days to complete #4 along with the entire project once the construction season begins this spring.
- **Change Order Items:** During the construction of the project the following items were needed to keep the construction progressing in a positive direction:
 - a. Earthwork Overages (\$86,500) – The contractor had to perform additional earthwork stemming from changes that needed to occur in the staging plan and cold weather pavement subgrade preparation.
 - b. Cold Weather Protection (\$35,950) – The contractor needed to be able to pave into the month of December to reach the winter shut down point. This meant that additional pavement protection methods needed to be employed, like hot water for PCC mixing and coverage layers following pavement placement.
 - c. Temporary Pavement (\$91,560) – This item includes additional temporary HMA (asphalt) and PCC pavements necessary to accommodate the staging plan and winter shutdown. The original staging plan didn't account for heavy truck traffic and the winter shutdown.
 - d. Additional Flaggers (\$47,040) – This item was exceeded significantly from the original contract quantity. The project required the additional flaggers to be able to construct



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- the project in a timely and safe manner. The engineer is also anticipating an additional 25 days of flaggers needed to complete the project this spring.
- e. Temporary Barrier Rail (\$4,500) – The traffic shift following section #3 required installation of temporary barrier rail to protect the traveling public at the large culvert east of SE Miehe Drive.
 - f. SE Capitol Circle Geometry (\$6,600) – The geometry of the intersection of SE 37th Street and SE Capitol Circle was looked at from concerns voiced by area businesses. The traffic safety board for the city looked at this intersection and recommended expanding the turning radii to accommodate the anticipated vehicles turning at this intersection. The engineer performed turning movement analysis with appropriately sized vehicles and recommended additional pavement to be constructed per the board's direction. This item will be completed in the spring.
 - g. Westbound HMA vs PCC in Section #4 (\$163,521.75) – The original contract plans call for a section of HMA (asphalt) overlay from Highway 141 connection to just past the frontage road behind the Quik Trip on SE 37th Street. This change would include the removal of the HMA overlay from the project as a deduct and adding the installation of PCC pavement to match the area that surrounds it. Staff is not sure what the reasoning was behind leaving this section out of the new pavement area for the project, but from HR Green's and our perspective, it should be converted to match the rest of the project.
- **Professional Services Agreement (PSA) Amendment (\$73,040):** HR Green took this project over in Mid-September last year from Fox Engineering. During that time, they have done an extraordinary job of getting up to speed on the project, interfacing with the Iowa DOT, dealing with utility conflicts, coordinating with adjacent property owners & business and construction coordination with the contractor. The original professional services agreement was drawn up assuming a certain number of working days to complete construction and a scope of services. The number of working days has been almost doubled at this point due to utility conflicts stretching out the construction period and we still need to cover the additional 25 working days that are estimated to complete the project in the spring. The Contractor is aware of the 25 working days that remain to complete the project and that liquidated damages will be charged for not meeting this completion provision. The working days coupled with some out of scope engineering items that were needed up to this point require an amendment to the PSA to cover the engineer through the end of construction.



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The original construction contract for this project was \$5,272,433.65, with these additional items added it will increase the cost of the project by 8.2%. The finance department has reviewed the status of the financing for this project and we do have the funds to cover all items from existing bonds.

FISCAL IMPACT: The total of all these change order items for the project will add \$435,671.75 to the construction contract and the PSA amendment will add \$73,040 to the construction engineering services agreement for an overall project additional cost of \$508,711.75.

PREVIOUS COUNCIL ACTION(S):

BOARD/COMMISSION ACTION(S):

STAFF/COMMITTEE RECOMMENDATION: The staff has reviewed the change order items with the engineer and contractor and recommends approval to the Council, along with proceeding with the HMA overlay conversion to PCC pavement and SE Capitol Circle geometry revisions. Staff further recommends approval of the PSA amendment with HR Green.

TREASURER'S REPORT

CALENDAR 1/2020, FISCAL 7/2020

FUND#	TITLE	LAST MONTH CASH BALANCE	REVENUES	EXPENSES	BALANCE	THIS MONTH CASH BALANCE
001	GENERAL	8,107,280.72	160,700.76	903,252.16	.00	7,364,729.32
002	LIBRARY FUND	.00	.00	.00	.00	.00
005	FIRE/RESCUE AUXILIARY	.00	.00	.00	.00	.00
110	ROAD USE TAX	1,835,254.20	155,308.58	77,995.92	.00	1,912,566.86
112	EMPLOYEE BENEFITS	916,761.78	6,974.42	162,692.68	.00	761,043.52
119	EMERGENCY FUND	122,100.25	934.35	.00	.00	123,034.60
121	LOCAL OPTION SALES TAX	2,746.74	182.14	.00	.00	2,928.88
125	TAX INCREMENT FINANCING	2,292,036.72	9,601.71	.00	.00	2,301,638.43
160	ECONONOMIC DEVELOPMENT	173,723.33	.00	.00	.00	173,723.33
161	ECO DEVELOPMENT REVOLVING	136,254.06	1,069.70	.00	.00	137,323.76
167	RESTRICTED GIFTS	115,494.52	84.26	.00	.00	115,578.78
170	FEMA - FIRE DEPT	34,239.98	.00	.00	.00	34,239.98
200	DEBT SERVICE	1,647,571.03	8,118.55	.00	.00	1,655,689.58
301	CAPITAL PROJECT FUND	329,971.63-	3,964.10	.00	.00	326,007.53-
302	CP - ROAD DEVELOPMENT	3,946,260.62	.00	.00	.00	3,946,260.62
303	CP - WALLACE	12,845.43-	.00	.00	.00	12,845.43-
304	CP - IA 44	318.53	.00	.00	.00	318.53
305	CP - MAIN STREET	3,295.00-	.00	.00	.00	3,295.00-
306	CP - PRAIRIE/LITTLE BEAVE	261,756.04-	.00	.00	.00	261,756.04-
307	CP - STORM WATER	.00	.00	.00	.00	.00
308	CP-SW COUNTY LINE ROAD	4,119,210.66	.00	632,173.66	.00	3,487,037.00
309	CP - PARKS	25,281.51-	.00	44,612.41	.00	69,893.92-
310	CP - FIRE	43,584.89-	.00	.00	.00	43,584.89-
311	CP - DOWNTOWN	.00	.00	.00	.00	.00
312	CP - S JAMES/SE 37TH ST	321,581.76	.00	.00	.00	321,581.76
313	CP - GRIMES COMMUNITY COM	98,528.58	.00	10,100.00	.00	88,428.58
314	CP-NE GATEWAY/HOPE COMM	300,731.24-	.00	179,962.18	.00	480,693.42-
315	CP - SEWER CAP IMPROVMNT	1,562,536.35	.00	.00	.00	1,562,536.35
316	CP - WATER CAP IMPROVMNT	135,394.61-	.00	.00	.00	135,394.61-
317	CP - COMP PLAN	11,721.80	.00	.00	.00	11,721.80
318	CP - CITY HALL	18,114.01	.00	.00	.00	18,114.01
319	CP -BEAVER CK WATERSHED	468,914.63	.00	255.00	.00	468,659.63
320	CP-New Jordan Well 2019	15,153.83-	114,960.43	92,006.54	.00	7,800.06
321	CP- ASR 2019	21,117.70	.00	.00	.00	21,117.70
322	CP-16" Water Main	211,258.02-	199,377.43	8,707.39	.00	20,587.98-
323	CP-Water Tower 2019	7,810.00-	162,394.45	162,394.45	.00	7,810.00-
324	CP-Water Plant Exp 2019	73,220.05-	130,902.30	1,304,149.95	.00	1,246,467.70-
325	SE 37TH HWY 141 PROJECT	361,507.00	.00	934,443.24	.00	572,936.24-
326	2019 OVERLAY PROJECT	63,857.55	.00	.00	.00	63,857.55
327	SE 19TH & SW CO OVERLAY	1,384,531.16	.00	1,101,114.47	.00	283,416.69
328	WRA SANI SEWER CONNECTION	9,595.24-	.00	4,855.90	.00	14,451.14-
329	BEAVERBRK TRK SEWER EXT	.00	.00	.00	.00	.00
330	SE 6TH TRAILRDG RESURFACE	.00	.00	.00	.00	.00
331	GRIMES CROSS SANI SWR IMP	.00	.00	.00	.00	.00
332	ROAD USE EQUIPMENT	.00	.00	.00	.00	.00
333	WRA CAPITAL COSTS	.00	.00	.00	.00	.00
334	HWY44 & COUNTY LN RD 2020	95,000.00-	.00	1,730.00	.00	96,730.00-
335	N JAMES WATER ISOLATION	.00	.00	.00	.00	.00
336	SE 11th ST RR/James 2019	203,929.58	.00	1,147.50	.00	202,782.08
337	CP-N MAIN & BEAVERBK SIG	26,379.65-	.00	.00	.00	26,379.65-
338	FY20 Drain prj 2nd/beaver	33,350.00-	.00	4,400.00	.00	37,750.00-
339	HWY 141 & HWY 44 SIGNAL	.00	.00	.00	.00	.00
340	ANNUAL SIGNAL IMPROVEMENT	.00	.00	.00	.00	.00

TREASURER'S REPORT
CALENDAR 1/2020, FISCAL 7/2020

FUND#	TITLE	LAST MONTH CASH BALANCE	REVENUES	EXPENSES	BALANCE	THIS MONTH CASH BALANCE
341	STREET/CORRIDOR STUDY	.00	.00	.00	.00	.00
342	WATER SYSTEM STUDY	.00	.00	.00	.00	.00
350	GRIMES LIBRARY BLDG FUND	58,123.00-	500.00	48,018.40	.00	105,641.40-
600	WATER	5,055,935.20	245,529.65	167,268.90	.00	5,134,195.95
601	WATER DEPOSITS	124,322.10	4,398.49	951.75	.00	127,768.84
602	WATER SINKING	27,039.28-	.00	.00	.00	27,039.28-
603	WATER REC BOND	183,629.96	.00	.00	.00	183,629.96
610	SEWER	4,818,205.60	170,125.11	101,904.40	.00	4,886,426.31
611	SEWER SINKING	125,450.99	.00	.00	.00	125,450.99
670	LANDFILL/GARBAGE	57,060.23	41,834.47	51,676.40	.00	47,218.30
740	STORM WATER	2,003,388.56	58,289.73	13,797.41	.00	2,047,880.88
	Report Total	38,663,796.48	1,475,250.63	6,009,610.71	.00	34,129,436.40

BALANCE SHEET
CALENDAR 1/2020, FISCAL 7/2020

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BALANCE	YTD BALANCE
001-000-1110	CASH - GENERAL	744,192.52-	2,761,493.54
110-000-1110	CASH - ROAD USE	77,312.66	1,912,566.86
112-000-1110	CASH - EMPLOYEE BENEFITS	155,718.26-	761,043.52
119-000-1110	CASH - EMERGENCY	934.35	123,034.60
121-000-1110	CASH - LOCAL OPTION SALES TAX	182.14	2,928.88
125-000-1110	CASH - TIF	9,601.71	2,301,638.43
160-000-1110	CASH - ECONOMIC DEVELOPMENT		173,723.33
161-000-1110	CASH - ECO DEVELOP REVOLVING L	1,069.70	137,323.76
167-000-1110	CASH - LIBRARY RESTRICTED GIFT	84.26	113,745.95
167-000-1111	CASH - PARKS RESTRICTED GIFTS		1,832.83
170-000-1110	CASH - FEMA/FIRE DEPT		34,239.98
200-000-1110	CASH - DEBT SERVICE	8,114.69	1,652,300.16
301-000-1110	CASH - CAPITAL PROJECTS	3,964.10	326,007.53-
302-000-1110	CASH - CP - ROAD DEVELOPMENT		3,946,260.62
303-000-1110	CASH - CP - WALLACE		12,845.43-
304-000-1110	CASH-CP INTAKE REPLCMNT IA44		318.53
305-000-1110	CASH - CP - MAIN STREET		3,295.00-
306-000-1110	CASH - CP - PRAIRIE/LITTLE BEA		261,756.04-
308-000-1110	CASH-CP SW COUNTY LINE ROAD	632,173.66-	3,487,037.00
309-000-1110	CASH - CP - PARKS	44,612.41-	69,893.92-
310-000-1110	CASH - CP-FIRE		43,584.89-
312-000-1110	CASH - CP - S JAMES/SE 37TH ST		321,581.76
313-000-1110	CASH - CP - GRIMES COMM COMPLE	10,100.00-	88,428.58
314-000-1110	CASH-NE GATEWAY/HOPE COMM	179,962.18-	480,693.42-
315-000-1110	CASH - SEWER CAP IMPROVEMNT		1,562,536.35
316-000-1110	CASH - WATER CAP IMPROVEMENT		135,394.61-
317-000-1110	CASH - COMP PLAN		11,721.80
318-000-1110	CASH - CITY HALL PROJECT		18,114.01
319-000-1110	CASH-BEAVER CK WATERSHED PROJ	255.00-	468,659.63
320-000-1110	CASH-NEW JORDAN WELL 2019	22,953.89	7,800.06
321-000-1110	CASH-ASR 2019		21,117.70
322-000-1110	CASH-16" WATER MAIN	190,670.04	20,587.98-
323-000-1110	CASH-WATER TOWER 2019		7,810.00-
324-000-1110	CASH- WATER PLANT EXP 2019	1,173,247.65-	1,246,467.70-
325-000-1110	CASH-SE 37TH /HWY 141 PROJ	934,443.24-	572,936.24-
326-000-1110	CASH-2019 OVERLAY PROJECT		63,857.55
327-000-1110	CASH-SW 19TH & SW CO OVERLAY	1,101,114.47-	283,416.69
328-000-1110	CASH-WRA SANI SEWER CONNECT	4,855.90-	14,451.14-
334-000-1110	CASH-HWY 44 & CO LINE RD 2020	1,730.00-	96,730.00-
336-000-1110	CASH-SE 11TH RR/JAMES 2019	1,147.50-	202,782.08
337-000-1110	CASH N MAIN & BEAVERBK SIGNAL		26,379.65-
338-000-1110	FY20 Drain Prj 2nd/Beaver CASH	4,400.00-	37,750.00-
350-000-1110	GRIMES LIB BLDG CASH	47,518.40-	105,641.40-
600-000-1110	CASH - WATER	76,140.29	2,493,460.17
601-000-1110	CASH - WATER DEPOSITS	3,446.74	125,386.04
602-000-1110	CASH - WATER SINKING		27,039.28-
603-000-1110	CASH - WATER REC BOND		183,629.96
610-000-1110	CASH - SEWER	66,486.37	1,742,130.43
611-000-1110	CASH - SEWER SINKING		125,450.99
670-000-1110	CASH - SOLID WASTE	9,841.93-	47,218.30
740-000-1110	CASH - STORM WATER	44,448.63	2,001,896.47
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BALANCE SHEET
CALENDAR 1/2020, FISCAL 7/2020

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BALANCE	YTD BALANCE
	CASH TOTAL	4,539,903.55-	23,689,412.33
001-000-1112	CASH - FD AUXILLARY		26,501.81
	CASH - FD AUXILLARY TOTAL	.00	26,501.81
001-000-1130	RESERVES - PARK CAP IMPROVE		234,812.58
600-000-1130	RESERVES - WATER TAPPING		605,712.67
610-000-1130	RESERVES - SEWER TAPPING		91,535.73
	RESERVES TOTAL	.00	932,060.98
001-000-1131	RESERVES - FIRE CAP IMPROVE		78,304.09
600-000-1131	RESERVES - WATER		35,000.00
	RESERVES TOTAL	.00	113,304.09
001-000-1132	RESERVES - RESCUE CAP IMPROVE		16,218.47
	RESERVES TOTAL	.00	16,218.47
001-000-1133	RESERVES - PARK & REC GOAL		6,365.17
	RESERVES TOTAL	.00	6,365.17
001-000-1150	CASH - IPAIT	66.34	58,264.11
200-000-1150	CASH - IPAIT	3.86	3,389.42
	CASH - IPAIT TOTAL	70.20	61,653.53
600-000-1160	SAVINGS - WATER TAPPING	830.13	983,745.08
740-000-1160	SAVINGS - STORM WATER	43.69	45,984.41
	SAVINGS TOTAL	873.82	1,029,729.49
610-000-1161	SAVINGS - SEWER TAPPING	1,734.34	1,022,759.85
	SAVINGS - RACCOON TOTAL	1,734.34	1,022,759.85
600-000-1162	SAVINGS - VISION	1,290.33	1,016,278.03
	SAVINGS - VISION TOTAL	1,290.33	1,016,278.03

BALANCE SHEET
CALENDAR 1/2020, FISCAL 7/2020

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BALANCE	YTD BALANCE
601-000-1170	WATER DEPOSIT CD 25712		2,382.80
	CD'S - CITY STATE TOTAL	.00	2,382.80
001-000-1171	CEMETERY CD 1 304927	1,038.08	30,815.51
001-000-1172	CEMETERY CD 3 222910	536.70	19,704.59
001-000-1173	CEMETERY CD 12014736		20,249.49
	CD'S BANKERS TRUST TOTAL	1,574.78	70,769.59
001-000-1174	CD# 12510837 - GENERAL		2,055,999.98
	CD# 12510837 - GENERAL TOTAL	.00	2,055,999.98
001-000-1175	CD# 12396252 - GENERAL		2,055,999.98
	CD# 12396252 - GENERAL TOTAL	.00	2,055,999.98
610-000-1178	CHARTER SEW TAP CD		2,030,000.30
	CHARTER SEW TAP CD TOTAL	.00	2,030,000.30
	TOTAL CASH	4,534,360.08-	34,129,436.40

BUDGET REPORT
CALENDAR 1/2020, FISCAL 7/2020

PCT OF FISCAL YTD 58.3%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	POLICE TOTAL	1,382,971.00	114,838.18	796,587.92	57.60	586,383.08
	FIRE TOTAL	1,024,751.00	153,297.24	682,229.99	66.58	342,521.01
	AMBULANCE TOTAL	1,053,751.00	150,947.24	680,641.36	64.59	373,109.64
	BUILDING INSPECTIONS TOTAL	1,695,409.00	132,910.96	844,887.69	49.83	850,521.31
	ANIMAL CONTROL TOTAL	20,000.00	1,112.03	9,937.04	49.69	10,062.96
	PUBLIC SAFETY TOTAL	5,176,882.00	553,105.65	3,014,284.00	58.23	2,162,598.00
	ROADS, BRIDGES, SIDEWALKS TOTA	2,592,663.00	209,459.38	1,306,709.96	50.40	1,285,953.04
	STREET LIGHTING TOTAL	194,407.00	19,707.84	119,634.41	61.54	74,772.59
	TRAFFIC CONTROL & SAFETY TOTA	15,000.00	1,225.00	5,002.40	33.35	9,997.60
	SNOW REMOVAL TOTAL	109,000.00	8,806.45	51,836.79	47.56	57,163.21
	PUBLIC WORKS TOTAL	2,911,070.00	239,198.67	1,483,183.56	50.95	1,427,886.44
	WATER,AIR,MOSQUITO CONTRO TOTA	50,000.00	.00	16,800.00	33.60	33,200.00
	HEALTH & SOCIAL SERVICES TOTA	50,000.00	.00	16,800.00	33.60	33,200.00
	LIBRARY TOTAL	690,806.00	78,094.32	433,431.49	62.74	257,374.51
	PARKS TOTAL	905,116.00	61,911.18	424,110.70	46.86	481,005.30
	NORTH COMPLEX TOTAL	25,000.00	2,092.00	13,433.80	53.74	11,566.20
	SOUTH COMPLEX TOTAL	25,000.00	1,954.34	11,516.08	46.06	13,483.92
	RECREATION TOTAL	301,300.00	25,852.04	129,340.73	42.93	171,959.27
	REC - YOUTH PROGRAMS TOTAL	21,500.00	.00	13,592.85	63.22	7,907.15
	REC - YOUTH SPORTS TOTAL	21,500.00	.00	13,514.03	62.86	7,985.97
	REC - ADULT PROGRAMS TOTAL	2,000.00	.00	1,031.34	51.57	968.66
	REC - ADULT SPORTS TOTAL	2,000.00	.00	375.00	18.75	1,625.00
	CEMETERY TOTAL	36,000.00	34.06	15,391.48	42.75	20,608.52
	GCC-GRIMES COMM COMPLEX TOTAL	142,955.00	21,129.65	94,950.09	66.42	48,004.91
	CULTURE & RECREATION TOTAL	2,173,177.00	191,067.59	1,150,687.59	52.95	1,022,489.41
	ECONOMIC DEVELOPMENT TOTAL	1,935,992.00	9,407.51	799,516.14	41.30	1,136,475.86
	COMMUNITY & ECONOMIC DEV TOTA	1,935,992.00	9,407.51	799,516.14	41.30	1,136,475.86
	MAYOR/COUNCIL/CITY MGR TOTAL	279,360.00	26,800.91	146,245.01	52.35	133,114.99
	CLERK/TREASURER/ADM TOTAL	483,300.00	36,194.12	287,531.87	59.49	195,768.13
	ELECTIONS TOTAL	28,500.00	586.10	27,001.69	94.74	1,498.31
	LEGAL SERVICES/ATTORNEY TOTAL	244,500.00	8,877.49	72,452.45	29.63	172,047.55
	CITY HALL/GENERAL BLDGS TOTAL	312,100.00	41,247.30	181,540.22	58.17	130,559.78
	TORT LIABILITY TOTAL	27,500.00	17,781.50	17,781.50	64.66	9,718.50
	OTHER GENERAL GOVERNMENT TOTA	180,000.00	19,673.92	58,456.87	32.48	121,543.13
	GENERAL GOVERNMENT TOTAL	1,555,260.00	151,161.34	791,009.61	50.86	764,250.39

BUDGET REPORT
CALENDAR 1/2020, FISCAL 7/2020

PCT OF FISCAL YTD 58.3%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	FIRE TOTAL	142,800.00	.00	144,209.30	100.99	1,409.30-
	ROADS, BRIDGES, SIDEWALKS TOTA	335,663.00	.00	49,210.37	14.66	286,452.63
	2007 BOND TOTAL	731,031.00	.00	53,015.63	7.25	678,015.37
	2009 BOND TOTAL	.00	.00	.00	.00	.00
	2012 BOND TOTAL	394,431.00	.00	47,215.64	11.97	347,215.36
	2015 BOND TOTAL	855,813.00	.00	52,906.25	6.18	802,906.75
	2017A BOND TOTAL	553,631.00	.00	151,815.63	27.42	401,815.37
	2017 REFINANCING BOND TOTAL	577,475.00	.00	108,737.50	18.83	468,737.50
	2018A BOND TOTAL	.00	.00	.00	.00	.00
	2020 GO BOND TOTAL	.00	.00	.00	.00	.00
	ECONOMIC DEVELOPMENT TOTAL	.00	.00	.00	.00	.00
	DEBT SERVICES TOTAL	.00	.00	.00	.00	.00
	DEBT SERVICE TOTAL	3,590,844.00	.00	607,110.32	16.91	2,983,733.68
	FIRE TOTAL	.00	.00	.00	.00	.00
	AMBULANCE TOTAL	.00	.00	.00	.00	.00
	ROADS, BRIDGES, SIDEWALKS TOTA	17,570,000.00	2,850,571.05	8,183,229.03	46.58	9,386,770.97
	STREET LIGHTING TOTAL	.00	.00	.00	.00	.00
	LIBRARY TOTAL	.00	48,018.40	108,041.40	.00	108,041.40-
	PARKS TOTAL	750,000.00	44,612.41	82,086.40	10.94	667,913.60
	GCC-GRIMES COMM COMPLEX TOTAL	50,000.00	10,100.00	38,083.79	76.17	11,916.21
	ECONOMIC DEVELOPMENT TOTAL	.00	.00	.00	.00	.00
	OTHER COMM & ECO DEV TOTAL	.00	.00	.00	.00	.00
	WATER TOTAL	9,310,000.00	1,567,258.33	5,826,586.44	62.58	3,483,413.56
	SEWER/SEWAGE DISPOSAL TOTAL	3,381,000.00	4,855.90	29,686.18	.88	3,351,313.82
	STORM WATER TOTAL	.00	4,655.00	44,625.13	.00	44,625.13-
	CAPITAL PROJECTS TOTAL	31,061,000.00	4,530,071.09	14,312,338.37	46.08	16,748,661.63
	WATER TOTAL	3,291,151.00	168,220.65	1,219,681.24	37.06	2,071,469.76
	SEWER/SEWAGE DISPOSAL TOTAL	1,764,744.00	101,904.40	646,650.25	36.64	1,118,093.75
	LANDFILL/GARBAGE TOTAL	629,150.00	51,676.40	359,767.62	57.18	269,382.38
	STORM WATER TOTAL	538,350.00	13,797.41	195,699.85	36.35	342,650.15
	ENTERPRISE FUNDS TOTAL	6,223,395.00	335,598.86	2,421,798.96	38.91	3,801,596.04
	TRANSFERS IN/OUT TOTAL	3,857,739.00	.00	.00	.00	3,857,739.00
	TRANSFER OUT TOTAL	3,857,739.00	.00	.00	.00	3,857,739.00
	TOTAL EXPENSES	58,535,359.00	6,009,610.71	24,596,728.55	42.02	33,938,630.45

REVENUE REPORT

CALENDAR 1/2020, FISCAL 7/2020

PCT OF FISCAL YTD 58.3%

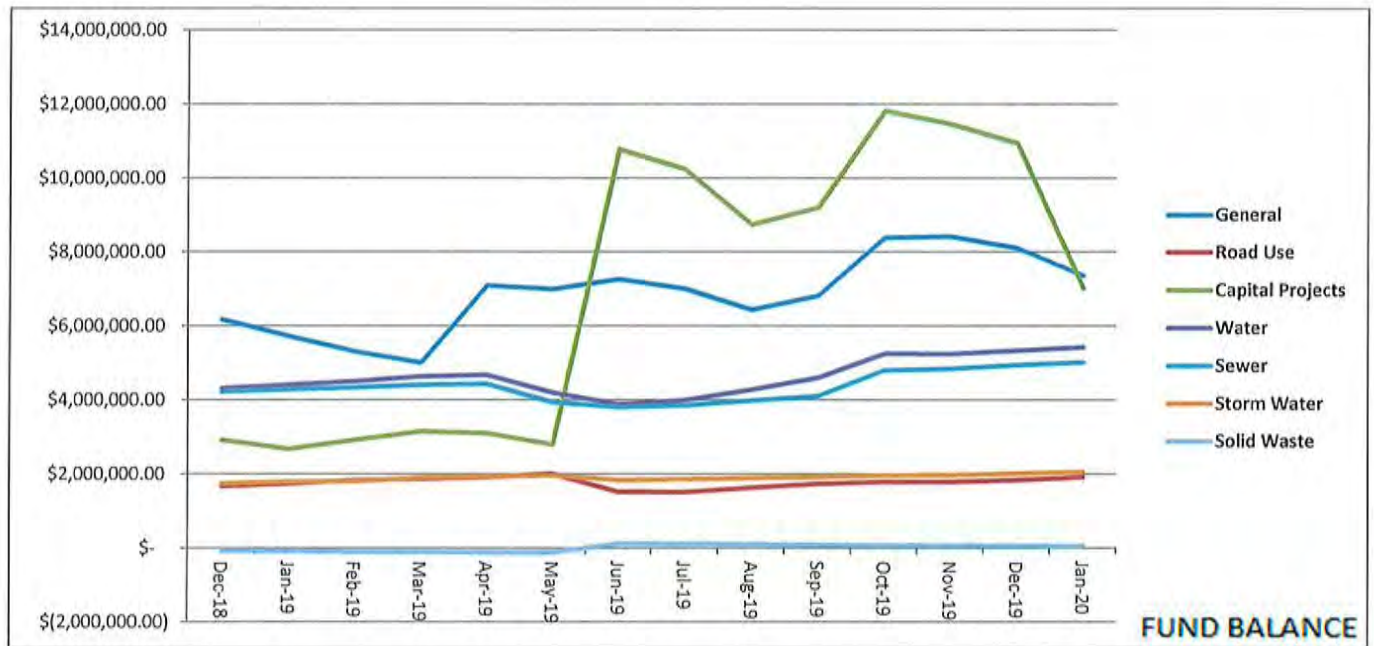
ACCOUNT NUMBER	ACCOUNT TITLE	FISCAL ESTIMATE	PTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	GENERAL TOTAL	9,587,035.00	160,700.76	5,171,851.51	53.95	4,415,183.49
	FIRE/RESCUE AUXILIARY TOTAL	32,000.00	.00	.00	.00	32,000.00
	ROAD USE TAX TOTAL	1,415,000.00	155,308.58	960,238.61	67.86	454,761.39
	EMPLOYEE BENEFITS TOTAL	1,753,885.00	6,974.42	919,942.23	52.45	833,942.77
	EMERGENCY FUND TOTAL	234,975.00	934.35	123,031.71	52.36	111,943.29
	LOCAL OPTION SALES TAX TOTAL	1,000.00	182.14	1,547.59	154.76	547.59-
	TAX INCREMENT FINANCING TOTAL	2,158,592.00	9,601.71	1,077,280.91	49.91	1,081,311.09
	ECONOMIC DEVELOPMENT TOTAL	87,000.00	.00	39,391.73	45.28	47,608.27
	ECO DEVELOPMENT REVOLVING TOTA	12,835.00	1,069.70	7,487.90	58.34	5,347.10
	RESTRICTED GIFTS TOTAL	11,174.00	84.26	23,042.89	206.22	11,868.89-
	DEBT SERVICE TOTAL	3,744,249.00	8,118.55	1,105,175.43	29.52	2,639,073.57
	CAPITAL PROJECT FUND TOTAL	3,400,000.00	3,964.10	18,998.70	.56	3,381,001.30
	CP - ROAD DEVELOPMENT TOTAL	400,000.00	.00	24,999.99	6.25	375,000.01
	CP-SW COUNTY LINE ROAD TOTAL	.00	.00	3,130,000.00	.00	3,130,000.00-
	CP - PARKS TOTAL	750,000.00	.00	.00	.00	750,000.00
	CP - S JAMES/SE 37TH ST TOTAL	.00	.00	989,617.94	.00	989,617.94-
	CP-New Jordan Well 2019 TOTAL	3,850,000.00	114,960.43	2,171,583.15	56.40	1,678,416.85
	CP-16" Water Main TOTAL	1,600,000.00	199,377.43	1,197,198.73	74.82	402,801.27
	CP-Water Tower 2019 TOTAL	3,800,000.00	162,394.45	992,022.75	26.11	2,807,977.25
	CP-Water Plant Exp 2019 TOTAL	.00	130,902.30	258,815.75	.00	258,815.75-
	SE 37TH HWY 141 PROJECT TOTAL	5,100,000.00	.00	1,750,000.00	34.31	3,350,000.00
	SE 19TH & SW CO OVERLAY TOTAL	110,000.00	.00	.00	.00	110,000.00
	WRA SANI SEWER CONNECTION TOTA	2,000,000.00	.00	25,513.92	1.28	1,974,486.08
	BEAVERBRK TRK SEWER EXT TOTAL	381,000.00	.00	.00	.00	381,000.00
	WRA CAPITAL COSTS TOTAL	1,000,000.00	.00	.00	.00	1,000,000.00
	HWY44 & COUNTY LN RD 2020 TOTA	2,200,000.00	.00	.00	.00	2,200,000.00

REVENUE REPORT

CALENDAR 1/2020, FISCAL 7/2020

PCT OF FISCAL YTD 58.3%

ACCOUNT NUMBER	ACCOUNT TITLE	FISCAL ESTIMATE	PTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	N JAMES WATER ISOLATION TOTAL	60,000.00	.00	.00	.00	60,000.00
	GRIMES LIBRARY BLDG FUND TOTA	.00	500.00	2,400.00	.00	2,400.00-
	WATER TOTAL	3,900,500.00	245,529.65	2,736,261.55	70.15	1,164,238.45
	WATER DEPOSITS TOTAL	10,020.00	4,398.49	24,239.51	241.91	14,219.51-
	WATER SINKING TOTAL	822,096.00	.00	.00	.00	822,096.00
	SEWER TOTAL	2,113,600.00	170,125.11	1,851,105.84	87.58	262,494.16
	SEWER SINKING TOTAL	596,776.00	.00	.00	.00	596,776.00
	LANDFILL/GARBAGE TOTAL	649,000.00	41,834.47	291,306.53	44.89	357,693.47
	STORM WATER TOTAL	521,500.00	58,289.73	405,883.21	77.83	115,616.79
	TOTAL REVENUE BY FUND	=====	=====	=====	=====	=====
		52,302,237.00	1,475,250.63	25,298,938.08	48.37	27,003,298.92
		=====	=====	=====	=====	=====



FUND BALANCE

City of Grimes Claims 2 25 2020

PREMIER OFFICE EQUIPMENT	COPIER CONTRACT	137.53
CENTRAL PUMP AND MOTOR	REPAIR BLOWER/RAW PUMPS	4,713.00
PRINCIPAL LIFE INSURANCE	EMPLOYEE INSURANCE	614.12
ACCU JET	VAC 3 LIFT STATIONS	1,050.42
AIA CORPORATION	UNIFORM/BOOTS WHEELER	259.98
ALTRINGER JILL	REIMBURSEMENT	128.97
ALLENDER BUTZKE ENGINEERS	Water Plant Expansion 2019	755.55
JOHNSON CONTROLS SECURITY	SERVICE 3/1/20 - 5/31/20	581.25
SHERWIN WILLIAMS CO.	WATERWORKS PK BENCHES	115.79
BAKER & TAYLOR	LIBRARY MATERIALS	732.52
BANKERS TRUST COMPANY	CONF/LIB TRIP/SUPPLIES	4,780.97
BEISSER LUMBER	STORAGE AREA SUPPLIES	723.54
BLACK HILLS ENERGY	POWER	1,998.31
WASTE CONNECTIONS, DM DI	CITY COLLECTION	37,102.93
BOMGAARS	SUPPLIES	1,266.77
KOHLES & BACH, INC	FURNACE REPAIRS	386.98
CAPITAL SANITARY SUPPLY	REPAIRS FOR AUTO SCRUBBER	92.35
COLLECTION SERVICES CENTER	CHILD SUPPORT	1,440.77
CUSTOM STEEL BUILDERS	SNOW BLOWER REPAIRS	240
DELL MARKETING L.P.	KEVIN THOMPSON COMPUTER	790.74
DELTA DENTAL OF IOWA	EMPLOYEE INSURANCE	194.66
FAREWAY STORES, INC.	SUPPLIES FOR CC MEETING	117.88
FIRST CHOICE DISTRIBUTION	SUPPLIES	140.18
FIRE RECOVERY EMS	JANUARY BILL	661.39
GRIMES CHAMBER & ECONOMIC	ANNUAL DINNER-LIBRARY	60
HACH COMPANY	MAINTENANCE	762
HAWKEYE TRUCK EQUIPMENT	FLOOR MATS FOR SNOW PLOW S208	246
HILLYARD	CLEANING SUPPLIES	484.36
HOTSY CLEANING SYSTEMS, I	REPAIRS FOR POWER WASHER	403.43
STATE HYGIENIC LABORATORY	E COLI TEST	28
IOWA ASSN OF MUNICIPAL UT	WATER MEMBER DUES MAR 20/FEB21	959
IOWA DIVISION LABOR SERV	PERMIT FEE/BOUNCE HOUSE	110
INTERSTATE BATTERY	BATTERY FOR LADDER 375 MONITOR	28.95
IMFOA	WILLIAMS MEMBERSHIP	50
IOWA ONE CALL	LOCATES	144.9
IOWA FIRE EQUIPMENT CO.	FIRE ALARM MONITORING-4 MONTHS	128
JETCO, INC.	SERVICE ON DO METERS	1,136.80
THAYER JEREMY	MILEAGE	87.99
NATIONS KRISTEN	BOOTCAMP FEB/MARCH	540
KECK ENERGY	FUEL	2,544.08
KLEENER IMAGE, INC.	SNOW-SALT/LANDSCAPE MATERIALS	9,974.71
KLINE ELECTRIC INC	STREET LIGHT REPAIR NE MAIN	800
LEE CHAMBERLIN CONSULTANT	TRLRDG & BEAVER/DRAINAGE	33,077.50
LEAF	COPIER CONTRACT	77.97
LOGAN CONTRACTORS SUPPLY	CONCRETE BLANKET	611.95
MAIL SERVICES	FEBRUARY BILLS	4,235.13

MEDIACOM	MEDIACOM-PUBLIC WORKS	375.09
MENARDS UNIVERSITY	BUILDING STORAGE AREA @ PW	59.92
METRO WASTE AUTHORITY	CURB-IT FEE FEBRUARY	14,807.31
MIDAMERICAN ENERGY	POWER	10,656.17
MUNICIPAL SUPPLY, INC.	METERS	13,394.00
OFFICE DEPOT CITY HALL	TONER & OFFICE SUPPLIES	1,341.44
TRUE VALUE	BLEACH	227.36
ARNOLD MOTOR SUPPLY	REPAIRS TO P403	189.01
POLK COUNTY TREASURER	JANUARY CONTRACT	114,323.00
RACOM CORPORATION	EDACS ACCESS MONTHLY CHG	589.93
RANKIN COMMUNICATION	WIRELESS HEADSET-PUBLIC WKS	558.67
SECRETARY OF STATE NOTARY	NOTARY-AMANDA WILLEY	30
SHRED-IT USA	JANUARY SERVICE	96.3
SPRAYER SPECIALTIES	REPAIRS TO DE-ICER	10.2
STRAUSS SAFE & LOCK CO.	SERVICE SECURITY CAMERA	90
P.R.I.M.E. BENEFIT SYSTEM	FLEX SPENDING	125
SYNCB/AMAZON	MATERIALS	967.1
TOMPKINS INDUSTRIES INC.	P405 REPAIRS	46.59
UNIQUE MANAGEMENT SERVICE	LIBRARY COLLECTION SERVICE	44.75
UNITED RENTALS	RENTAL EQUIP - N COMPLEX	950.14
US WATER	Monthly bill	70,010.74
CINTAS CORPORATION - #762	FLOOR MATS & SUPPLIES	613.86
CINTAS FIRST AID & SAFETY	REPLENISH FIRST AIDE BOXES	516.69
VERIZON WIRELESS, BELLEVU	PUBLIC WORKS/FD/BLDG DEPT	676.19
VAN METER INC.	BLDG MAINT	91.35
VAN WALL EQUIPMENT	SNOW BLOWER	699
WEST SIDE MECHANICS	PUMP REPAIR & SERVICE E371	3,704.04
WELLMARK BLUE CROSS	EMPLOYEE INSURANCE	52,474.65
WHITFIELD & EDDY	SERVICES THROUGH 1/31/20	17,058.10
MERCYONE OCCUPATIONAL HEA	HEADLEY,BURNS,PRICE,WHEELER	3,566.00
DIAMOND OIL COMPANY	FILL FUEL TANKS	1,076.67
ELM USA	DISC BUFFER	25
CENTURY LINK	UTILITIES	1,935.77
GATEHOUSE MEDIA IOWA HOLD	PUBLICATIONS	633.26
INFOMAX OFFICE SYSTEMS, I	COPIER CONTRACT	182.93
EFTPS	FED/FICA TAX	39,081.08
HR GREEN	SE 37TH ST@HWY 141 RECONSTRUCT	10,591.90
ARMOR ELECTRIC, LLC	HWY 141 ON RAMP LIGHT REPAIR	118.5
DES MOINES ASPHALT & PAVE	POT HOLE REPAIR	997.55
MENARDS GRIMES	PARKS/PW BLDG MAINT	3,545.37
MCCLURE ENGINEERING	RO WTR TREAT PLT EXP PHASE 1	57,253.20
BULK TRANSPORT CO EAST	LIME DELIVERY	1,919.44
COPY SYSTEMS INC	COPIER CONTRACT	39
SHI INTERNATIONAL CORP	SOFTWARE FOR DEVELOP SERVICE	2,935.00
SHANK CONSTRUCTORS INC	RO WTR TREATMENT PLT PHASE 1	278,825.00
TOTAL TRUCK	AIR BAG KIT S-107	490
BISHOP, SYDNEY K	brochure- programs/website work	1,150.00

ALL POINTS DEVELOPMENT LC	DESTINATION RIDGE PLAT 6	360,700.00
HANSON, ANTHONY	MILEAGE	81.2
MEBULBS	LED LIGHTS FOR PUBLIC WORKS	11,435.22
TENNAL, MIKLANNET	TOT classes at GCC	192
PAYROLL CHECKS	TOTAL PAYROLL CHECKS	<u>115,035.45</u>
	CLAIMS TOTAL	1,312,053.51
	GENERAL FUND	689,111.46
	ROAD USE TAX FUND	32,071.84
	EMPLOYEE BENEFITS FUND	47,669.97
	CP-Water Tower 2019 FUND	11,164.00
	CP-Water Plant Exp 2019 FUND	325,669.75
	SE 37TH HWY 141 PROJECT FUND	10,591.90
	SE 11th ST RR/James 2019 FUND	3,015.00
	FY20 Drain prj 2nd/beaver FUND	20,192.50
	WATER FUND	65,325.15
	SEWER FUND	52,820.94
	LANDFILL/GARBAGE FUND	52,006.54
	STORM WATER FUND	<u>2,414.46</u>
		\$ 1,312,053.51

January Monthly Revenue

GENERAL FUND	160700.76
ROAD USE TAX FUND	155308.58
EMPLOYEE BENEFITS FUND	6974.42
EMERGENCY FUND	934.35
LOCAL OPTION SALES TAX FUND	182.14
TAX INCREMENT FINANCING FUND	9601.71
ECONOMIC DEV REVOLVING FUND	1069.7
RESTRICTED GIFTS FUND	84.26
DEBT SERVICE FUND	8118.55
CAPITAL PROJECTS FUNDS	612098.71
WATER FUND	249928.14
SEWER FUND	170125.11
LANDFILL/GARBAGE FUND	41834.47
STORM WATER FUND	<u>58289.73</u>
	\$ 1,475,250.63

Bankers Trust Credit Cards				
City of Grimes				
7015	\$24.00	Cognito-Team HTTPWWW.COGN SC		
	\$49.00	Campaign Monitor		
	\$0.49	International Trans Fee		
	\$99.00	Yearli.com - 1095 filing		
	\$215.00	NEPELRA membership - Rochelle		
	\$349.99	LOGMEIN - Remote access software-Rochelle		
	\$15.82	mailing PRIME Benefit paperwork		
	\$350.00	DCG Education Foundation Fundraiser		
	\$247.66	ACA 1095 & 1094 filing charge		
	\$50.99	New power supply for Olivia's computer		
	\$4.27	ACA 1095 correction for Matt Ahrens		
	\$92.57	Replace hard drive for server 2		
	\$1,498.79			
Administrat	\$1.00	Parking		
8054	\$350.00	Iowa League of Cities		
	\$351.00			
Public Work	\$1,350.00	ESRI Conference - 2		
8021	\$46.74	solvent to remove rust from vehicles & equipment		
	\$21.19	Adobe PS Creative CLD Weston Photo Shop		
	\$22.25	Adobe PS Creative CLD Jeremy Thayer		
	\$14.99	Adobe Acrobat STD- Tammy Johnson		
	\$1,455.17			
Develop Service				
8047	\$403.65	Concrete/Paving Workshop-Matt & Tony		
	\$219.00	Residential Bldg Insp Test-Doug Kamm		
	\$219.00	Residential Bldg Insp Test-Steve Tibbles		
	\$841.65			
Parks (GCC)				
8062	\$0.00			
Library				
8070	\$53.76	Walmart - programming supplies		
	\$1,099.20	3 plane tickets to PLA-Nashville		
	-\$295.00	Conference refund-Karalee		
	-\$295.00	Conference refund-Fionn		
	\$562.96			
TOTAL	\$4,709.57			

RESOLUTION NO. _____

RESOLUTION APPROVING VOLUNTARY ANNEXATION OF CERTAIN PROPERTY
INTO THE CITY OF GRIMES

WHEREAS, the City of Grimes, State of Iowa, is a duly organized municipal organization; and

WHEREAS, the City of Grimes, State of Iowa, has received applications for voluntary annexation from the property owners of certain real estate, located in Polk County, Iowa, and shown on the map identified as Exhibit A, attached hereto and made part hereof and legally described on Exhibit B; and

WHEREAS, such property collectively adjoins the City as required by Chapter 368, Code of Iowa, 2013; and

WHEREAS, all required notification has been carried out pursuant to Chapter 368, Code of Iowa, 2013; and

WHEREAS, it is the desire of the Grimes City Council to approve the voluntary annexation of property into the City of Grimes.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA:

1. That the applications for Voluntary Annexation are hereby approved and said property shown and described on Exhibit A and Exhibit B shall be annexed into the City of Grimes, Iowa, in accordance with Chapter 368, Code of Iowa, 2013, and such property shall hereinafter become part of the City of Grimes, Iowa.
2. That the Mayor, City Clerk and Staff are hereby authorized and directed to prepare and execute all documents necessary for this annexation and are directed to file the same with the City Development Board as required by the Code of Iowa.

PASSED AND APPROVED this ____ day of _____, 2020.

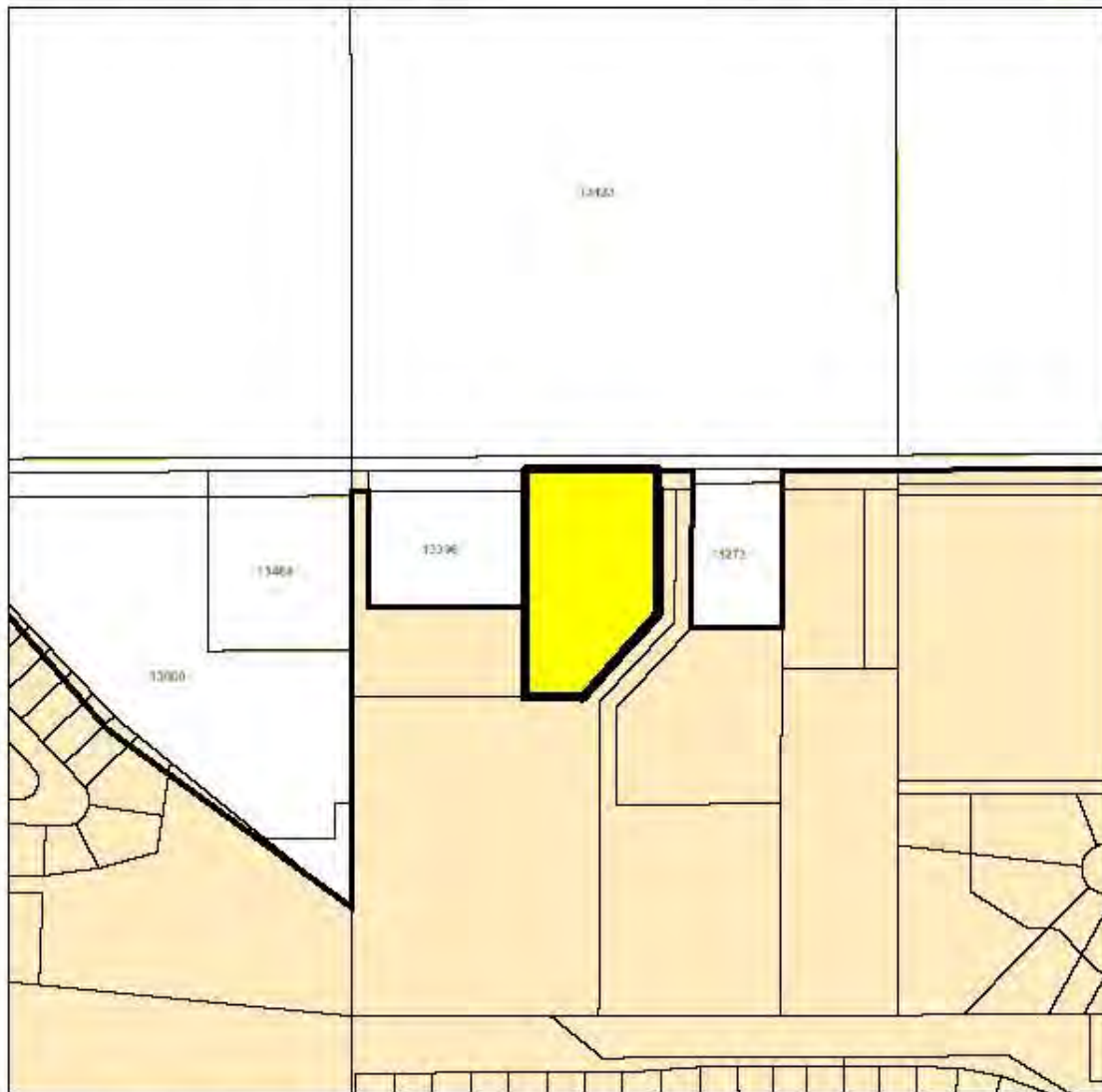
By: _____
Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk

Exhibit A

Exhibit A Annexation Area



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

0 0.05 0.1 0.2 Miles



Exhibit B

GRIMES ANNEXATION BOUNDARY

LOT 2 TOWN & COUNTRY

AND

THE ANNEXATION TERRITORY EXTENDS TO THE CENTERLINE OF ALL
SECONDARY ROADS ADJACENT TO THE PROEPRTY

TOTAL ANNEXATION AREA EQUALS 3.65 ACRES



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

AGENDA MEMO

For Meeting of January 28, 2020

AGENDA HEADING:

Public Hearing – Resolution Approving Voluntary Annexation, 13376 NW 82nd Ave

SYNOPSIS:

The City of Grimes received an application for voluntary annexation, for the property located at 13376 NW 82nd Ave.

The property is currently a platted lot in Polk County, and is adjacent to the North Sports Complex. The property is approximately 3.5 acres, and in speaking with the buyer/developer, the property will be subdivided to allow for the construction of 2 single homes.

All required notification has been made per Iowa Code, and at this time, staff would recommend approval of the applications for voluntary annexation. Staff will make the application to the City Development Board in March, with an anticipated hearing date in April for the final consideration. Assuming all goes well, the final documents will be executed by the Secretary of State, and recorded in Polk County, making the annexation official.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

N/A

BOARD/COMMISSION ACTION(S):

N/A

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the Resolution Approving Voluntary Annexation

HEARING ON AND APPROVAL OF 2020
AMENDMENT TO THE GRIMES
URBAN RENEWAL AREA

419952-75

Grimes, Iowa

February 25, 2020

The City Council of the City of Grimes, Iowa, met on February 25, 2020, at 5:30 o'clock, p.m., at the Grimes City Hall, 101 NE Harvey Street, in the City for the purpose of conducting 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: Altringer, Johansen, Gisch, Burger, Borcharding

Absent: _____.

The City Council investigated and found that notice of the intention of the Council to conduct a public hearing on the urban renewal plan amendment had been published according to law and as directed by the Council and that this is the time and place at which the Council shall receive oral or written objections from any resident or property owner of the City. All written objections, statements, and evidence heretofore filed were reported to the City Council, and all oral objections, statements, and all other exhibits presented were considered.

The following named persons presented oral objections, statements, or evidence as summarized below; filed written objections or statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto:

(Here list all persons presenting written or oral statements or evidence and summarize each presentation.)

There being no further objections, comments, or evidence offered, the Mayor announced the hearing closed.

Council Member _____ moved the adoption of a resolution entitled "Resolution to Approve Urban Renewal Plan Amendment for the Grimes Urban Renewal Area," seconded by Council Member _____. After 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 and signed approval thereto.

RESOLUTION NO.02-0920

Resolution to Approve Urban Renewal Plan Amendment for the Grimes Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the "Urban Renewal Law"), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

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

WHEREAS, an amendment (the "Amendment") to the Plan has been prepared which authorizes the undertaking of a new urban renewal project (the "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

WHEREAS, notice of a public hearing by the City Council on the proposed Amendment was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Council has conducted said hearing on February 25, 2020; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Polk County and the Dallas Center-Grimes Community School District; the consultation meeting was held on the ____ day of _____, 2020; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

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

Section 1. The Amendment, attached hereto and made a part hereof, is hereby in all respects approved.

Section 2. It is hereby determined by this City Council as follows:

A. The Project proposed under the Amendment conforms to the general plan for the development of the City;

B. The Project proposed under the Amendment is necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

C. It is not intended that families will be displaced as a result of the City's undertaking under the Amendment. Should such issues arise with future projects, then the City will ensure that a feasible method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing.

Section 3. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved February 25, 2020.

Mayor Scott Mikkelsen

Attest:

City Clerk Rochelle Williams

(Attach copy of the urban renewal plan amendment to this resolution.)

• • • •

Upon motion and vote, the meeting adjourned.

Mayor Scott Mikkelsen

Attest:

City Clerk Rochelle Williams

STATE OF IOWA
COUNTY OF POLK
CITY OF GRIMES

SS:

I, the undersigned, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of Grimes, and 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 approving the urban renewal plan amendment for the Grimes Urban Renewal Area in the City of Grimes, Iowa.

WITNESS MY HAND this ____ day of _____, 2020.

City Clerk Rochelle Williams



February 19, 2020

VIA EMAIL

Jake Anderson
City Administrator/City Hall
Grimes, Iowa

Re: 2020 Amendment to the Grimes Urban Renewal Area
Our File No. 419952-75

Dear Jake:

Attached please find proceedings covering the City Council's action in holding a public hearing on and adopting a resolution to approve the 2020 urban renewal plan amendment.

We will appreciate receiving executed copies 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

HOLD HEARING ON AND APPROVE
DEVELOPMENT AGREEMENT AND
TAX INCREMENT PAYMENTS

(Golden Rule, Inc.)

419952-75

Grimes, Iowa

February 25, 2020

A meeting of the City Council of the City of Grimes, Iowa, was held at 5:30 o'clock p.m., on February 25, 2020, at the Grimes City Hall, 101 NE Harvey Street, Grimes, Iowa, pursuant to the rules of the City Council.

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

Present: Altringer, Johansen, Gisch, Burger, Borcharding

Absent: None.

The City Council investigated and found that notice of the intention of the City Council to conduct a public hearing on a Development Agreement between the City and Golden Rule, Inc. had been published according to law and as directed by the City Council and that this is the time and place at which the City Council shall receive oral or written objections from any resident or property owner of the City. All written objections, statements, and evidence heretofore filed were reported to the City Council, and all oral objections, statements, and all other exhibits presented were considered.

The following named persons presented oral objections, statements, or evidence as summarized below; filed written objections or statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto:

(Here list all persons presenting written or oral statements or evidence and summarize each presentation.)

There being no further objections or comments, the Mayor announced that the hearing was closed.

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 02-1020

Resolution Approving Development Agreement with Golden Rule, Inc.,
Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain
Tax Increment Revenues to the Payment of the Agreement

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, the 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 (the “Urban Renewal Tax Revenue Fund”), 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, a certain development agreement (the “Agreement”) between the City and Golden Rule, Inc. (the “Company”) has been prepared in connection with the construction of a new commercial facility (the “Project”) for use in the Company’s business operations in the Urban Renewal Area; and

WHEREAS, under the Agreement, the City would provide annual appropriation tax increment payments to the Company in a total amount not exceeding \$90,000; and

WHEREAS, this City Council, pursuant to Section 403.9 of the Code of Iowa, has published notice, has held a public hearing on the Agreement on February 25, 2020, and has otherwise complied with statutory requirements for the approval of the Agreement; and

WHEREAS, Chapter 15A of the Code of Iowa (“Chapter 15A”) declares that economic development is a public purpose for which a City may provide grants, loans, tax incentives, guarantees and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A requires that before public funds are used for grants, loans, tax incentives or other financial assistance, a City Council must determine that a public purpose will reasonably be accomplished by the spending or use of those funds; and

WHEREAS, Chapter 15A requires that in determining whether funds should be spent, a City Council must consider any or all of a series of factors;

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

Section 1. Pursuant to the factors listed in Chapter 15A, the City Council hereby finds that:

(a) The Project will add diversity and generate new opportunities for the Grimes and Iowa economies;

(b) The Project will generate public gains and benefits, particularly in the creation of new jobs, which are warranted in comparison to the amount of the proposed property tax incentives.

Section 2. The City Council further finds that a public purpose will reasonably be accomplished by entering into the Agreement and providing the incremental property tax payments to the Company thereunder.

Section 3. The Agreement is hereby approved and the Mayor and City Clerk are hereby authorized and directed to execute and deliver the Agreement on behalf of the City, in substantially the form and content in which the Agreement has been presented to this City Council, and such officers are also authorized to make such changes, modifications, additions or deletions as they, with the advice of bond counsel, may believe to be necessary, and to take such actions as may be necessary to carry out the provisions of the Agreement.

Section 4. All payments by the City under the Agreement shall be subject to annual appropriation by the City Council, in the manner set out in the Agreement. As provided and required by Chapter 403 of the Code of Iowa, the City's obligations under the Agreement shall be payable solely from a subfund (the "Golden Rule, Inc. Subfund") which is hereby established, into which shall be paid that portion of the income and proceeds of the Urban Renewal Tax Revenue Fund attributable to property taxes derived from the property as described as follows:

Certain real property situated in the City of Grimes, Polk County, State of Iowa, bearing Polk County Property Tax Parcel Identification Number 311/00305-052-000.

Section 5. The City hereby pledges to the payment of the Agreement the Golden Rule, Inc. Subfund and the taxes referred to in Subsection 2 of Section 403.19 of the Code of Iowa to be paid into such Subfund, provided, however, that no payment will be made under the Agreement unless and until monies from the Golden Rule, Inc. Subfund are appropriated for such purpose by the City Council.

Section 6. After the certification of indebtedness to the County Auditor of Polk County, Iowa and the continuing pledging of the Golden Rule, Inc. Subfund and the portion of taxes to be paid into such Subfund and, pursuant to the direction of Section 403.19 of the Code of Iowa, the County Auditor shall allocate the taxes in accordance therewith and in accordance with the tax allocation ordinance referred to in the preamble hereof.

Section 7. All resolutions or parts thereof in conflict herewith are hereby repealed.

Passed and approved February 25, 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, 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 holding a public hearing and adopting a resolution to approve a Development Agreement.

WITNESS MY HAND this _____ day of _____, 2020.

City Clerk Rochelle Williams



February 19, 2020

VIA EMAIL

Jake Anderson
City Administrator/City Hall
Grimes, IA

Re: Golden Rule, Inc. Development Agreement
File No. 419952-75

Dear Jake:

Attached please find the proceedings covering the City Council's public hearing on the proposed Development Agreement with Golden Rule, Inc., followed by a resolution approving the Agreement and pledging certain incremental property tax revenues to make the payments under the Agreement.

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

Please call John Danos or me with questions.

Kind regards,

Amy Bjork

Attachments

cc: Rochelle Williams



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

AGENDA MEMO

For Meeting of February 25, 2020

AGENDA HEADING:

Golden Rule

SYNOPSIS:

As directed by the Council, staff has prepared the necessary proceedings to enter into a development agreement with Golden Rule. On the agenda are two public hearings and the associated resolutions.

The first public hearing is related to the Urban Renewal Plan Amendment. As a reminder, with any development agreement that has a TIF component, the Urban Renewal Plan must be amended to include the "project". Doing so requires a public hearing. Following the public hearing, a resolution approving the amendment is up for consideration.

The second public hearing is related to the development agreement with Golden Rule. The development agreement outlines the covenants of both Golden Rule and the City. In this particular case, Golden Rule is agreeing to a few things.

1. Investment of approximately \$2,100,000 of building and site improvements.
2. Issuance of petitions to rezone the property from M-3 Heavy Industrial to M-1A Commercial and Limited Industrial
3. Dedication of certain ground adjacent to the project for incorporation into the City Park system.
4. Contribution of up to \$7,500 to be directed towards the legal and administrative costs associated with the development of this agreement and proceedings.

In recognition of the above, the City is agreeing to make 10, semi-annual payments to Golden Rule, not to exceed \$90,000. The payments will be based upon the realized increment generated off of the improvements, over a 5-year sliding scale (75% initial, with annual 15% decrease)

FISCAL IMPACT:

Maximum 5-year contribution of \$90,000 to be paid out of Urban Renewal funds.



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

PREVIOUS COUNCIL ACTION(S):

Approve Site Plan for Golden Rule - 2020

BOARD/COMMISSION ACTION(S):

N/A

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the Resolution Approving the Urban Renewal Plan Amendment, and the Resolution Approving a Development Agreement with Golden Rule, Inc. Including Annual Appropriation Tax Increment Payments

DEVELOPMENT AGREEMENT

This Development Agreement (the "Agreement") is entered into between the City of Grimes, Iowa (the "City") and Paup Properties, LLC (the "Company") as of the ____ day of _____, 2020 (the "Commencement Date").

WHEREAS, the City has established the Grimes Urban Renewal Area (the "Urban Renewal Area"), and has adopted a tax increment ordinance for the Urban Renewal Area; and

WHEREAS, the Company owns certain real property which is situated in the City, lies within the Urban Renewal Area and is more specifically described on Exhibit A hereto (the "Property"); and

WHEREAS, the Company has proposed to undertake the construction of a new 22,500 square foot facility (the "Project") for use in its business operations on the Property ("business operations" include, but are not limited to, Company leasing space to Golden Rule Plumbing Heating & Cooling, Inc. and/or other businesses allowed within an M-1A zoning district); and

WHEREAS, the Company has requested that the City provide financial assistance in the form of incremental property tax payments to be used by the Company in paying the costs of constructing and maintaining the Project; and

WHEREAS, for purposes of calculating Incremental Property Tax Revenues (as herein defined) under this Agreement and Section 403.19 of the Code of Iowa, the base valuation (the "Base Valuation") of the Property shall be the assessed taxable valuation of the Property as of January 1, 20__; and

WHEREAS, Chapter 15A of the Code of Iowa authorizes cities to provide grants, loans, guarantees, tax incentives and other financial assistance to or for the benefit of private persons;

NOW THEREFORE, the parties hereto agree as follows:

A. Company's Covenants

1. Project Construction. The Company agrees to construct the Project on the Property and to own, maintain and use the completed Project as part of its business operations throughout the Term (as hereinafter defined) of this Agreement. Furthermore, the Company agrees to invest approximately \$2,100,000 into capital improvements for the Project, including construction work, landscaping, site work, equipment and other furnishings. The Company has submitted a detailed site plan (the "Site Plan"), which has been approved by the City and is set forth as Exhibit B hereto. The Company agrees to construct the Project in accordance with the Site Plan and to substantially complete such construction by no later than December 31, 2020.

2. Property Taxes. The Company agrees to make timely payment of all property taxes as they come due with respect to the Property with the completed Project thereon throughout the Term (as hereinafter defined) of this Agreement and to submit a receipt or cancelled check in evidence of each such payment.

3. **Company's Certifications.** The Company agrees to submit documentation to the satisfaction of the City by no later than each October 15 during the Term (as hereinafter defined) of this Agreement commencing October 15, 2021, demonstrating that the completed Project is being used in the operation of the Company's business operations.

4. **Property Tax Payment Certification.** For purposes of this Agreement "Annual Percentage" shall mean the annual percentage in effect from time to time as set forth in the following table:

Fiscal Year of City	Annual Percentage
First Payment Year	75%
Second Payment Year	60%
Third Payment Year	45%
Fourth Payment Year	30%
Fifth Payment Year	15%

The Company agrees to certify to the City by no later than October 15 of each year, commencing October 15, 2021, an amount (the "Company's Estimate") equal to the estimated Incremental Property Tax Revenues anticipated to be paid in the fiscal year immediately following such certification with respect to the taxable valuation of the Property factored by the appropriate Annual Percentage. In submitting each such Company's Estimate, the Company will complete and submit the worksheet attached hereto as Exhibit C. The City reserves the right to review and request revisions to each such Company's Estimate to ensure the accuracy of the figures submitted. Upon request, the City staff shall provide reasonable assistance to the Company in completing the worksheet required under this Section A.4. For purposes of this Agreement, Incremental Property Tax Revenues are calculated by: (1) determining the consolidated property tax levy (city, county, school, etc.) then in effect with respect to taxation of the Property; (2) subtracting (a) the debt service levies of all taxing jurisdictions, (b) the school district instructional support and physical plant and equipment levies and (c) any other levies which may be exempted from such calculation by action of the Iowa General Assembly; (3) multiplying the resulting modified consolidated levy rate times any incremental growth in the taxable valuation of the Property, as shown on the property tax rolls of Polk County, above and beyond the Base Valuation; and (4) deducting any property tax credits which shall be available with respect to the taxable incremental valuation of the Property.

Upon request by the Company, the City staff shall provide reasonable assistance to the Company in completing the worksheet required under this Section A.4.

5. **Rezoning the Property.** The Company hereby agrees to provide petition documents by no later than June 30, 2020 to rezone the Property from the M-3 zoning district classification to the M-1A zoning district classification.

6. **Dedication of Property.** The Company agrees to dedicate the property reflected on the map attached hereto as Exhibit D (the “Dedicated Property”) to the City by way of warranty deed no later than June 30, 2020. The Company will be responsible for the development of the acquisition plat and the warranty deed for the Dedicated Property.

7. **Legal and Administrative Costs.** The Company hereby agrees to pay for the legal fees and administrative costs incurred by the City in connection with the drafting, negotiation and authorization of this Agreement, including the prerequisite amendment to the urban renewal plan, up to an amount not in excess of \$7,500. The Company agrees to remit payment to the City within 30-days of the submission of reasonable documentation by the City to the Company evidencing such costs.

8. **Default Provisions.** The following shall be “Events of Default” under this Agreement, and the term “Event of Default” shall mean, whenever it is used in this Agreement (unless otherwise provided), any one or more of the following events:

- a) Failure by the Company to own and maintain the Project pursuant to the terms and conditions of this Agreement.
- b) Failure by the Company to fully and timely remit payment of property taxes when due and owing.
- c) Failure by the Company to comply with Sections A.3 through A.7 of this Agreement.

Whenever any event of default described in this Agreement occurs, the City shall provide written notice to the Company describing the cause of the default and the steps that must be taken by the Company in order to cure the default. The Company shall have thirty (30) days after receipt of the notice to cure the default or to provide assurances satisfactory to City that the default will be cured as soon as reasonably possible. If the Company fails to cure the default or provide assurances, the City shall then have the right to:

- a) Pursue any action available to it, at law or in equity, in order to enforce the terms of this Agreement.
- b) Withhold the Payments provided for under Section B.1 below.

B. City’s Obligations

1. **Payments.** In recognition of the Company’s obligations set out above, the City agrees to make ten (10) semiannual economic development tax increment payments (the “Payments”, and individually, each a “Payment”) to the Company during the Term (as hereinafter defined) of this Agreement, pursuant to Chapters 15A and 403 of the Code of Iowa, provided however that the aggregate, total amount of the Payments to be made under this Agreement during the Term (as hereinafter defined) shall not exceed \$90,000 (the “Maximum

Payment Total”). All Payments under this Agreement shall be subject to annual appropriation by the City Council, as provided hereunder.

The Payments shall not constitute general obligations of the City, but shall be made solely and only from Incremental Property Tax Revenues received by the City from the Polk County Treasurer attributable to the taxable valuation of the Property.

Each Payment shall not exceed an amount which represents the Annual Percentage of Incremental Property Tax Revenues available to the City with respect to the Property during the six (6) months immediately preceding each Payment date.

It is assumed that the new valuation from the Project will go on the property tax rolls as of January 1, 2021. Accordingly, the Payments will be made on December 1 and June 1 of each fiscal year, beginning on December 1, 2022 and continuing to, and including, June 1, 2027, or until such earlier date upon which total Payments equal to the Maximum Payment Total have been made.

2. Annual Appropriation. The Payments shall be subject to annual appropriation by the City Council. Prior to December 1 of each year during the Term (as hereinafter defined) of this Agreement, beginning in calendar year 2021, the City Council of the City shall consider the question of obligating for appropriation to the funding of the Payments due in the following fiscal year, an amount (the “Appropriated Amount”) of Incremental Property Tax Revenues to be collected in the following fiscal year equal to or less than the most recently submitted Company’s Estimate.

In any given fiscal year, if the City Council determines to not obligate the then-considered Appropriated Amount, then the City will be under no obligation to fund the Payments scheduled to become due in the following fiscal year, and the Company will have no rights whatsoever to compel the City to make such Payments or to seek damages relative thereto or to compel the funding of such Payments in future fiscal years. A determination by the City Council to not obligate funds for any particular fiscal year’s Payments shall not render this Agreement null and void, and the Company shall make the next succeeding submission of the Company’s Estimate as called for in Section A.4 above, provided, however, that no Payment shall be after June 1, 2027.

3. Payment Amounts. The aggregate Payments to be made in a fiscal year shall not exceed an amount equal to the corresponding Appropriated Amount (for example, for the Payments due on December 1, 2022 and on June 1, 2023, the aggregate maximum amount of such Payments would be determined by the Appropriated Amount determined for certification by December 1, 2021). Furthermore, the amount of each such Payment shall not exceed the amount of Incremental Property Tax Revenues (excluding allocations of “back-fill” or “make-up” payments from the State of Iowa for property tax credits or roll-back) actually received by the City from the Polk County Treasurer attributable to the taxable incremental valuation of the Property in the six (6) months immediately preceding the extant Payment due date.

4. Certification of Payment Obligation. In any given fiscal year, if the City Council determines to obligate the then-considered Appropriated Amount, as set forth in Section

B.2 above, then the City Clerk will certify by December 1 of each such year to the Polk County Auditor an amount equal to the most recently obligated Appropriated Amount.

C. Administrative Provisions

1. Amendment and Assignment. Neither party may cause this Agreement to be amended, assigned, assumed, sold or otherwise transferred without the prior written consent of the other party. However, the City hereby gives its permission that the Company's rights to receive the Payments hereunder may be assigned by the Company to a private lender, as security on a credit facility taken with respect to the Project, without further action on the part of the City.

2. Successors. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

3. Term. The term (the "Term") of this Agreement shall commence on the Commencement Date and end on June 1, 2027 or on such earlier date upon which the aggregate sum of Payments made to the Company equals the Maximum Payment Total.

4. Choice of Law. This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with laws of the State of Iowa.

5. Notices. Except as otherwise expressly provided in this Agreement, a notice or other communication under the Agreement, by either the City or the Company to the other, shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, and:

a) In the case of the Company, is addressed to or delivered personally to _____, Paup Properties, LLC, 8630 NW 121st St., Grimes, IA 50111 **[Insert Address of Company]**.

b) In the case of City, is addressed to or delivered personally to City Administrator, City Hall, 101 NE Harvey Street, Grimes, Iowa 50111.

c) The City or the Company may upon written notice to the other, change the address to which such notices and demands are made.

The City and the Company have caused this Agreement to be signed, in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

CITY OF GRIMES, IOWA

By: _____
Mayor

Attest:

City Clerk

PAUP PROPERTIES, LLC

By: _____
Title: _____

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Certain real property situated in the City of Grimes, Polk County, State of Iowa, more particularly described as follows:

That real property bearing Polk County Property tax Parcel Identification Number 311/00305-052-000.

EXHIBIT B

SITE PLAN

EXHIBIT C

COMPANY'S ESTIMATE WORKSHEET

- (1) Date of Preparation: October ____, 20__.
- (2) Assessed Valuation of Property as of January 1, 20__:
\$_____.
- (3) Base Taxable Valuation of Property:
\$_____.
- (4) Incremental Taxable Valuation of Property (2 minus 3):
\$_____ (the "TIF Value").
- (5) Current City fiscal year consolidated property tax levy rate for purposes of calculating Incremental Property Tax Revenues (the "Adjusted Levy Rate"):
\$_____ per thousand of value.
- (6) The TIF Value (4) factored by the Adjusted Levy Rate (5).
\$_____ x \$_____/1000 = \$_____ (the "TIF Estimate")
- (7) TIF Estimate (\$_____ x Annual Percentage* (____%) = Company's Estimate (\$_____).

Fiscal Year of City	Annual Percentage *
First Payment	75%
Second Payment	60%
Third Payment	45%
Fourth Payment	30%
Fifth Payment	15%

EXHIBIT D

MAP OF DEDICATED PROPERTY

SITE PLAN / PROPOSED CONSTRUCTION PLANS

GOLDEN RULE PLUMBING AND HEATING - 904 NE MAIN ST

GRIMES, IOWA

EXISTING	PROPOSED	STANDARD LEGEND
		CENTERLINE OF ROADWAY
		SECTION LINE
		PLAT BOUNDARY LINE
		PROPERTY (LOT) LINE
		RIGHT-OF-WAY (ROW)
		BUILDING SETBACK LINE (BSL)
—DET-E—	—DET-E—	DETENTION-RETENTION EASEMENT
—E-E—	—PUE-L—	ELECTRICAL (LIGHTING) EASEMENT
—GE—	—GE—	GAS (LINE) EASEMENT
—ESMT—	—ESMT—	GENERIC/MISCELLANEOUS/OTHER EASEMENT
—ACC-E—	—ACC-E—	INGRESS-EGRESS (ACCESS) EASEMENT
—LS-E—	—LS-E—	LANDSCAPING BUFFER EASEMENT
—PUE—	—PUE—	PUBLIC UTILITY EASEMENT (PUE)
—ESMT—		RAILROAD EASEMENT
—ROW-E—		ROADWAY/HIGHWAY EASEMENT
—SAN-E—	—SAN-E—	SANITARY SEWER EASEMENT
—STM-E—	—STM-E—	STORM SEWER EASEMENT
—STM-SWFE—	—STM-SWFE—	STORM SEWER AND SURFACE WATER FLOWAGE EASEMENT
—SWFE—	—SWFE—	SURFACE WATER FLOWAGE (OVERFLOW) EASEMENT
—TR-E—	—TR-E—	TRAIL EASEMENT
—WTR-E—	—WTR-E—	WATERMAIN EASEMENT
	—TCOE—	TEMPORARY CONSTRUCTION EASEMENT
⊙	⊙	CLEANOUT, SANITARY OR STORM
DS	DS	DOWNSPOUT
⊞		ELECTRICAL PEDESTAL/BOX
X	XP	FENCE LINE
⚡	⚡	FIRE HYDRANT (ASSEMBLY)
⚡	⚡	FLARED END SECTION (FES)
G		GAS MAIN (OR SERVICE)
⊙		GAS VALVE
⊙	⊙	LIGHT, BUILDING MOUNTED
⊙	⊙	SOIL BORING
996	996	MAJOR CONTOUR W/ ELEVATION
991	991	MINOR CONTOUR W/ ELEVATION
EP	EP	OVERHEAD ELECTRIC
⚡	⚡	POWER POLE W/ LIGHT, OR POLE MOUNTED SITE LIGHTING
⊙	⊙	POWER POLE
⊙	⊙	SANITARY SEWER MANHOLE
(SAN)	(SAN)	SANITARY SEWER PIPE (OR SERVICE)
⊞	⊞	SIGN
⊞	⊞	STORM INTAKE, ROUND
⊞	⊞	STORM INTAKE, RECTANGULAR
⊞	⊞	STORM INTAKE, SINGLE IN CURBLINE
⊞	⊞	STORM INTAKE, DOUBLE IN CURBLINE
⊞	⊞	STORM SEWER MANHOLE
STM	STM	STORM SEWER PIPE (OR SERVICE)
SD	SD	SUBDRAIN/SUMP LINE
⊞		TELEPHONE PEDESTAL
⊞		TELEVISION PEDESTAL
⊞		TRANSFORMER, ELECTRIC
EP	EP	UNDERGROUND ELECTRIC
		UNDERGROUND FIBER OPTICS
		UNDERGROUND TELEPHONE
		UNDERGROUND TELEVISION
8"W	8"W	WATERMAIN (OR SERVICE)
⊞	⊞	WATERMAIN GATE VALVE
⊞	⊞	WATER SERVICE SHUTOFF

NOTES:
1. NOT ALL SYMBOLS AND LINES SHOWN IN THIS STANDARD LEGEND ARE UTILIZED WITHIN THIS CONSTRUCTION PLAN SET.
2. SEE 'GENERAL NOTES AND INFORMATION' SHEETS FOR STANDARD ABBREVIATIONS.

REFERENCE STATEMENT:

THIS SURVEY/ENGINEERING DOCUMENT WAS PREPARED FOR USE ON THIS PROJECT IN ACCORDANCE WITH THE CLIENT'S SCOPE OF WORK REQUIREMENTS. ABACI CONSULTING, INC. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THIS DRAWING (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID SCOPE OF WORK REQUIREMENTS.

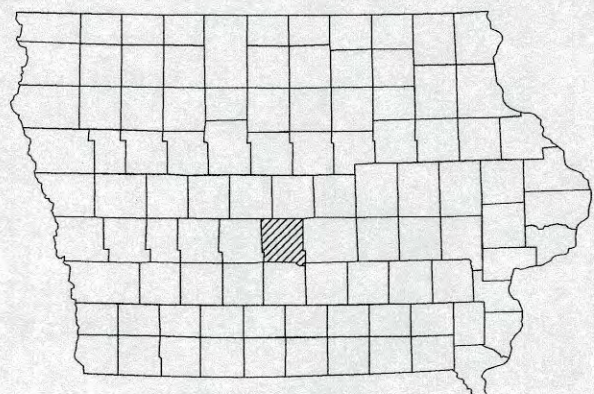
UTILITIES SHOWN FOR REFERENCE ONLY. IOWA LAW REQUIRES AT LEAST 48 HOURS ADVANCE NOTICE BEFORE EXCAVATION BEGINS. NOTIFY IOWA ONE-CALL SERVICE PHONE 1-800-292-8989. ADDITIONALLY, THE CONTRACTOR SHALL ALSO NOTIFY THE OWNER AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION AND HAVE ANY AND ALL PRIVATE UTILITIES LOCATED.

SITE ADDRESS/NEAREST MAJOR INTERSECTION:
904 NE MAIN STREET, GRIMES, IA 50111

FEMA FIRM PANEL(S):

NUMBER = 19153C0160F; EFFECTIVE DATE = FEBRUARY 1, 2019

PORTIONS OF THE WESTERLY AND NORTHERLY 40 FEET OF THIS PROPERTY ARE INSIDE OF THE FEMA 100-YR FLOOD PLAIN



INDEX OF SHEETS

- 1 - TITLE SHEET
- 2 - GENERAL NOTES AND INFORMATION 1
- 3 - GENERAL NOTES AND INFORMATION 2
- 4 - GENERAL NOTES AND INFORMATION 3
- 5 - GENERAL NOTES AND INFORMATION 4
- 6 - GEOMETRIC PLAN
- 7 - GRADING PLAN
- 8 - UTILITY PLAN
- 9 - LANDSCAPING PLAN
- 10 - INITIAL EROSION CONTROL PLAN

ZONING NOTES:

- Z1) THE ZONING IS HEAVY INDUSTRIAL DISTRICT (M3).
- Z2) SEE THE ZONING ORDINANCE FOR ADDITIONAL REQUIREMENTS/RESTRICTIONS.
- Z3) NO VARIANCES ARE PROPOSED FOR THIS DEVELOPMENT.
- Z4) THIS SITE IS OUTSIDE OF THE TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT OVERLAY DISTRICT

INDEX OF REVISIONS

NO:	REVISION DESCRIPTION:	DATE:
1		
2		
3		
4		

PROJECT INFORMATION:

ENGINEER/SURVEYOR:
MANAGING OFFICE: GRIMES
OFFICE: (515) 986-5048
FAX: (515) 986-0588

PROJECT MANAGER: MARK McMURPHY
MOBILE: (515) 556-5460
EMAIL: mark@abaciconsulting.com

SURVEY COORDINATOR: VINCE PIAGENTINI
MOBILE: (515) 480-0472
EMAIL: Vincep@abaciconsulting.com

CITY/PROJECT BULK REGULATIONS:

CURRENT ZONING: M-3 HEAVY INDUSTRIAL DISTRICT

BULK REGULATIONS	REQ'D	PROVIDED
MIN. LOT AREA	N/A	3.25 AC.
MIN. LOT WIDTH	N/A	496'
FRONT YARD BSL	30'	31'
SIDE YARD BSL	0'	64'
REAR YARD BSL	40'	139'
MINIMUM OPEN SPACE	10%	56%

* ADJACENT TO DIFFERENT ZONING OR USE.

VICINITY MAP



USE:

FLEX SPACE

UTILITY OWNERSHIP AND CONTACTS:

WATER:	US WATER CROP - ANDREW WOOD	515-822-2320
SANITARY SEWER:	US WATER CROP - ANDREW WOOD	515-822-2320
GAS LINES:	BLACK HILLS ENERGY - JOE McAREAVY	515-343-2031
ELECTRICAL:	MIDAMERICAN ENERGY - DUSTIN WEDLUND	515-522-6565
TELEPHONE:	CENTURYLINK - JAKOB LINDKE	319-310-0254
CABLE:	MEDIACOM - PAUL KENDRICK	515-246-1890



INDICATES THAT UNDERGROUND UTILITIES WILL LIKELY BE ENCOUNTERED IN THE SHOWN AREA

UTILITY NOTES:

- U1) THE WATER SUPPLY IS BY THE CITY OF GRIMES.
- U2) SANITARY SEWER SERVICE IS BY THE CITY GRIMES.
- U3) ANY DISTURBED TILE LINES OR SUBSURFACE DRAINS MUST BE RESTORED/REROUTED.
- U4) THE ELECTRIC SERVICE IS BY MID-AMERICAN ENERGY.
- U5) THE NATURAL GAS SERVICE IS BY BLACK HILLS ENERGY.
- U6) THE TELEPHONE SERVICE IS BY CENTURY LINK.
- U7) THE EXISTING WATER SERVICE SIZE & LOCATION ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR SHALL UTILIZE WATER FITTINGS AS NECESSARY, BASED ON FIELD LOCATE OF EXISTING SERVICE, TO EXTEND THE SERVICE TO THE BUILDING.
- U8) MAINTAIN MINIMUM OF 1% SLOPE ON ALL SANITARY SEWER SERVICE.

BENCHMARK(S) INFORMATION:

G 6E - 006 ARROWHEAD ON FH, W SIDE OF NE MAIN BY 804
G 6A - 012 BURY BOLT ON FH, SE CORNER OF NE MAIN STREET AND NE 12TH STREET
G 6B - BURY BOLT ON FH, N SIDE OF NE 13TH BY 508 & 512

ELEV. = 939.02
ELEV. = 917.90
ELEV. = 920.23

GENERAL NOTES:

- 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.
- PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING. CONTACT BRANDT WILLIAMSON WITH FOX ENGINEERING (515.233.0000).
- ALL PERMITS (IDNR, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- 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.
- A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT.
- ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.

BUILDING NOTES:

- THE PROPOSED BUILDING WILL BE USED AS A FLEX-WAREHOUSE/OFFICE.
- THE BUILDING WILL BE STEEL FRAME WITH PARTIAL MASONRY VENEER CONSTRUCTION.
- THE BUILDING WILL BE 20 FEET TALL. SEE DETAILED ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- THE BUILDING WILL HAVE FIRE PROTECTION SPRINKLERS.
- THE BUILDING WILL HAVE APPROXIMATELY 22,500 SQ. FT.
- WALL PACK EXTERIOR LIGHTING IS PROPOSED. CUTOFFS WILL BE INSTALLED SO THAT ADJACENT PROPERTIES OR RIGHT-OF-WAYS SHALL NOT BE DIRECTLY ILLUMINATED. PHOTOMETRICS VERIFYING THIS SHALL BE PROVIDED AT TIME OF BUILDING PERMIT APPLICATION.
- ALL BUILDING DOWNSPOUTS WILL BE PIPED UNDERGROUND TO A HDPE ROOF DRAIN COLLECTOR PIPE.
- A KNOX BOX IS REQUIRED. SEE ARCHITECTURAL PLAN.
- THE PROPOSED BUILDING COMPRISES 16% OF THE TOTAL SITE.

PAVEMENT/PARKING NOTES:

- THE REQUIRED PARKING SPACE IS ONE SPACE PER 2000 SQUARE FOOT OF WAREHOUSE OR 1 SPACE PER EMPLOYEE. FOR FOR ANY OFFICE SPACE THE REQUIRED PARKING IS 50% OF THE GROSS FLOOR AREA.
- THE MAXIMUM DEVELOPMENT OF THIS BUILDING IS EXPECTED TO BE NO GREATER THAN 25% OFFICE SPACE AND NO GREATER THAN ONE EMPLOYEE PER 1500 SQUARE FEET OF WAREHOUSE AREA.
- THE REQUIRED PARKING:
22,500X0.25X0.50=2813 SQ.FT. FOR OFFICE AREA
2813X(9X18)= 17 MAX OFFICE EMPLOYEES
(22,500 X0.75)/1500=11 MAX WAREHOUSE EMPLOYEE
28 SPACES ARE REQUIRED.
- THE REQUIRED PARKING SPACES ARE 28 WHICH WOULD REQUIRE TWO ACCESSIBLE SPACES. THE PROVIDED PARKING SPACES ARE 92 WITH 6 ACCESSIBLE SPACES.
- THE PROPOSED PAVEMENT COMPRISES 28% OF THE TOTAL SITE.

JURISDICTIONAL SPECIFIC NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (SUDAS) AND ANY CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS EXCEPT WHERE EXPLICITLY INDICATED OTHERWISE.

LANDSCAPE NOTES:

- OPEN SPACE REQUIREMENT = 10% OF 3.25 ACRES = 0.33 ACRES
OPEN SPACE PROVIDED = 1.836 ACRES = 56% AS PROPOSED

ABACI CONSULTING, INC.

CIVIL ENGINEERING - LAND SURVEYING

GRIMES
300 NE GRIMES BLVD.#800
GRIMES, IOWA 50111
(515) 986-5048

ABACI PROJECT NO.: 19090 ABACI FILE NO: 19090CD

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

Signature: *Mark A. McMurphy* DATE: 1-20-20
SIGNATURE: MARK McMURPHY

PRINTED OR TYPED NAME:
IOWA LIC. NO. 14674
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020

SHEETS 1 THROUGH 10.
PAGES COVERED BY THIS SEAL:



SWPPP/EROSION CONTROL GENERAL NOTES:		AROUND NOTED STRUCTURES AND ON STEEP SLOPES. ADDITIONAL LINES OF SILT FENCE/WATTLE WILL BE REQUIRED AS PROGRESS, OR AS DIRECTED.		ALL DOCUMENTS ASSOCIATED WITH THE PERMIT AND SWPPP FOR THREE (3) YEARS.		21. EXISTING ONSITE FILL SHALL BE FREE OF CONCRETE, GRAVEL, BRICK, CINDERS, GLASS, ORGANICS, AND OTHER LOW DENSITY/DEGRADABLE OR FROZEN MATERIAL.	
1.	SEE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE INITIAL EROSION CONTROL MEASURES ON THE "INITIAL EROSION CONTROL (SWPPP) PLAN" SHEETS.	28.	REMOVE SILT ACCUMULATED ALONG SILT FENCE/WATTLE WHEN REACHES MAXIMUM OF 50 PERCENT OF EXPOSED HEIGHT, OR AS DIRECTED.	34.	THE SWPPP MANAGER SHALL PROVIDE ALL DOCUMENTS INCLUDING THE ORIGINALS AND INSPECTION RECORDS TO THE OWNER/DEVELOPER UPON ISSUANCE OF THE NOTICE OF DISCONTINUATION.	22.	ANY TOP OF WALL (T/WALL) AND BOTTOM OF WALL (B/WALL) LABELS ONLY REFERENCE EXPOSED FACE. RETAINING WALL SHALL BE DESIGNED BY A IOWA LICENSED PROFESSIONAL STRUCTURAL ENGINEER WHEN WALL HEIGHTS EXCEED 48 INCHES.
2.	SEE THE "GRADING NOTES" ON THIS SHEET FOR ADDITIONAL INFORMATION.	29.	CONTRACTOR(S) SHALL CONSTRUCT AND STABILIZE PROPOSED NOTED SEDIMENTATION BASIN, BASIN OUTLET STRUCTURE, AND OUTLET PRIOR TO CONSTRUCTING THE REST OF THE SUBDIVISION INFRASTRUCTURE IMPROVEMENTS. PROPOSED SEDIMENTATION BASIN(S) SHALL BE LOCATED WITHIN THE EXISTING/PROPOSED STORMWATER MANAGEMENT FACILITIES (SMF). SEE ADDITIONAL NOTES AND DETAILS FOR ADDITIONAL INFORMATION.	35.	"FINAL STABILIZATION" SHALL MEAN: THE POINT IN CONSTRUCTION AT WHICH ALL SOIL DISTURBING ACTIVITIES IN AN AREA AND/OR OVER THE PROJECT SITE HAVE BEEN COMPLETED, AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF AT LEAST 70 PERCENT SUFFICIENT TO PRECLUDE EROSION FOR THE ENTIRE DISTURBED AREA OF THE PERMITTED PROJECT OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN ESTABLISHED OR EQUIVALENT PERMANENT STABILIZATION MEASURES (SUCH AS THE USE OF RIPRAP, GABIONS, OR GEOTEXTILES) HAVE BEEN EMPLOYED.	23.	ANY RETAINING WALL DETAILS AND/OR ELEVATIONS HAVE BEEN INCLUDED OR SHOWN FOR REFERENCE INFORMATION ONLY. CONSULT WITH THE MANUFACTURER; AND/OR WITH A STRUCTURAL ENGINEER FOR FINAL DESIGN WHEN WALL HEIGHTS EXCEED 48 INCHES. THE CONTRACTOR(S) SHALL PROVIDE A COPY OF THE PLANS AND/OR CALCULATIONS FROM THE MANUFACTURER AND/OR THE STRUCTURAL ENGINEER TO THE CITY AND TO ABACI CONSULTING, INC.
3.	SEE THE "INITIAL EROSION CONTROL (SWPPP) PLAN" SHEET(S) FOR ADDITIONAL GROUND COVER INFORMATION; SEDIMENTATION BASIN LOCATIONS; AND ANY RELATED QUANTITIES.	20.	INSTALL TEMPORARY SEDIMENT BASIN OUTLET STRUCTURE SURROUNDED BY SILT FENCE PRIOR TO THE CONSTRUCTION OF SUBDIVISION INFRASTRUCTURE (DEMOLITION, PIPING, MASS GRADING, AND PAVEMENT).			24.	ALL SPOT ELEVATIONS ARE TO THE TOP OF THE FINISHED SURFACE, UNLESS OTHERWISE SPECIFIED.
4.	SEE ALL RELATED NOTES FOR THESE CONSTRUCTION DRAWINGS FOR THIS PHASE/DEVELOPMENT PLAN FOR ADDITIONAL INFORMATION.	21.	PROVIDE POSITIVE DRAINAGE AROUND ALL STOCKPILES AND OTHER IMPROVEMENTS DURING AND AT THE COMPLETION OF OF ALL PHASES OF CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, INFRASTRUCTURE AND BUILDING. DRAIN ANY ONSITE AREAS WITH PONDING WATER TO THE SEDIMENTATION BASIN.	GRADING GENERAL NOTES:		24.1.	SPOT ELEVATIONS SHOWN IN THE PAVED AREAS ARE AT THE BOTTOM OF THE CURB. ADD SIX (6") INCHES TO COMPUTE THE TOP OF CURB ELEVATIONS.
5.	REFER TO THE STORMWATER POLLUTION PREVENTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES AND ADDITIONAL NOTES AND DETAILS. ADDITIONAL NOTES AND MEASURES IN THE NARRATIVE SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND SHALL BE INCLUDED IN THE ORIGINAL BID.	22.	PLACE SILT FENCE, FILTER SOCK, AND/OR OTHER APPROVED SEDIMENTATION CONTROL/SILT CONTAINMENT DEVICE AROUND EXISTING STORM INTAKES AND/OR STRUCTURES, AND/OR PROPOSED STORM INTAKES AND/OR STRUCTURES AFTER CONSTRUCTED AND BEFORE PAVING, AS NOTED.	1.	SEE THE 'SWPPP/EROSION CONTROL' NOTES' ON THIS SHEET FOR ADDITIONAL INFORMATION.	24.2.	SPOT ELEVATIONS ARE TO TOP OF PAVEMENT OR TOP OF GROUND (INCLUDING SOD) UNLESS OTHERWISE NOTED.
6.	THE STORMWATER POLLUTION PREVENTION PLAN AND RELATED NARRATIVE ARE CONSIDERED LIVING DOCUMENTS, AND SHALL REQUIRE PERIODIC UPDATES, MODIFICATIONS, AND/OR ADJUSTMENTS DEPENDING ON SITE CONDITIONS AND CONSTRUCTION PROGRESS TO ASSURE COMPLIANCE WITH THE NPDES GENERAL PERMIT NO. 2. IT SHALL BE THE RESPONSIBILITY OF ALL CONTRACTORS TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES TO COMPLY WITH SAID PERMIT.	23.	PROVIDE/VERIFY BELOW GRADE INLET PROTECTION FOR ALL STORM STRUCTURES WITHIN PUBLIC STREETS OR RIGHT-OF-WAY (ROW) ONCE PAVING IS COMPLETED.	2.	SEE THE "GRADING PLAN" SHEETS FOR ADDITIONAL GRADING INFORMATION.	24.3.	SPOT ELEVATIONS GOVERN OVER CONTOURS.
7.	THIS PROJECT IS COVERED BY THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2, WITH ALL TERMS AND CONDITIONS, AND INITIALLY DESIGNED AND PROVIDED BY ABACI CONSULTING, INC.	24.	ALL AREAS OF THE EXISTING/PROPOSED DITCH BOTTOM AROUND END SECTIONS, AND EXISTING/PROPOSED END SECTIONS DISCHARGING INTO A DITCH, SWALE, AND/OR SMF SHALL BE COVERED WITH RIPRAP, OR OTHER APPROVED AND NOTED PROTECTION/ENERGY DISSIPATION.	3.	SEE ALL OTHER NOTE AND PLAN AND/OR PLAN AND PROFILE SHEETS FOR ADDITIONAL UTILITY INFORMATION.	25.	CURB BACKFILL SHALL BE COMPACTED AND SLOPED TO PROVIDE ADEQUATE AND POSITIVE DRAINAGE TO AT LEAST PREVENT STORMWATER RUNOFF FROM PONDING AND INFILTRATING BENEATH THE PAVEMENT.
8.	THE CONTRACTOR SHALL COMPLY WITH ALL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES PERMIT, THE ENVIRONMENTAL PROTECTION AGENCY, AND LOCAL ORDINANCES.	24.1.	ALL RIPRAP SHALL BE PLACED OVER ENGINEERING FABRIC AS NOTED AND HATCHED IN THE CONSTRUCTION PLANS.	4.	COUNTY STANDARD SPECIFICATIONS SHALL GOVERN IF DISCREPANCIES OCCUR WITH THESE GRADING NOTES.	26.	PROVIDE AND/OR MAINTAIN POSITIVE DRAINAGE FOR ALL LOCATIONS. DRAIN ANY ONSITE AREAS WITH PONDING WATER TO THE SEDIMENTATION BASIN. OVERLAND STORM FLOWAGE SHALL BE ROUTED ALONG THE LOT LINES TO THE ROADWAY PAVEMENT, TO THE SMF(S), AND/OR TO THE OVERLAND FLOWAGE EASEMENT(S).
9.	ALL CONTRACTOR(S) SHALL UTILIZE THE APPROVED CIVIL SITE PLANS, PROJECT SWPPP SHEET(S), AND NPDES NOI PERMIT CONDITIONS FOR ADDITIONAL DETAILS, NOTES, AND/OR DIRECTIONS.	24.2.	SEE 'DETAILS' SHEETS FOR ADDITIONAL SCOURSTOP INFORMATION. ALTHOUGH SCOURSTOP IS LABELED AND SHOWN, ALTERNATE EQUIVALENT PRODUCTS (I.E., SHOREMAX, ETC.) MAY BE USED WHEN APPROVED BY THE COUNTY AND INSTALLED BY A CERTIFIED INSTALLER ON THIS PROJECT. ALL PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS.	5.	THE CONTRACTOR(S) SHALL CARRY OUT ALL OF THE TERMS AND CONDITIONS OF NPDES GENERAL PERMIT NO. 2; AND THE SWPPP WHICH IS PART OF THESE CONTRACT DOCUMENTS.	27.	ADJUST TRAIL, SIDEWALK, AND SHARED USE PATH ELEVATIONS TO PROVIDE LABELED STORMWATER BASIN EMERGENCY OVERFLOW ROUTE AND WEIR ELEVATIONS.
10.	THE SWPPP AND ALL DOCUMENTS ASSOCIATED WITH IT AND THE IDNR PERMIT SHALL BE KEPT ONSITE AT ALL TIMES AND BE AVAILABLE TO PRESENT TO THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) UPON REQUEST.	25.	AT COMPLETION OF SITE GRADING AND ROADWAY PAVING, CLEAN UP SITE AND INSTALL (PERMANENT AND/OR TEMPORARY) STABILIZATION UNTIL PHASE RESIDENTIAL DEVELOPMENT BEGINS.	6.	COUNTY STANDARD SPECIFICATIONS SHALL APPLY TO GRADING, EROSION CONTROL, AND ALL ASSOCIATED WORK FOR THE PROJECT. THE CONTRACTOR(S) SHALL ESPECIALLY OBSERVE THE REQUIREMENTS OF THE SPECIFICATIONS (ALONG WITH THE EROSION CONTROL PLAN PREPARED FOR THE PROJECT) IN CONDUCTING GRADING AND SURFACE RESTORATION WORK.	28.	PERMANENT SMF'S SHALL BE USED AS TEMPORARY SILTATION BASINS. SEE SWPPP AND DETAIL SHEETS FOR MORE INFORMATION.
11.	ALL MUD, SOIL, AND/OR DEBRIS SPILLED ON THE STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR(S) - AT LEAST AT THE END OF EACH WORK DAY; PRIOR TO ANY RAIN EVENT; AND AS DIRECTED. OR, THE OWNER/DEVELOPER SHALL REMOVE THE ITEMS AND DEDUCT THE COST FROM THE AMOUNT DUE TO THE CONTRACTOR(S).	26.	ALL SEEDED/SODDED SURFACES SHALL BE COVERED WITH AT LEAST SIX (6") INCHES TOPSOIL IN PLACE BEFORE PERMANENT (FINAL) SEEDING/SODDING OPERATIONS COMMENCE AND AT FINAL STABILIZATION.	7.	DURING STRIPPING AND GRADING PROCEDURES MINIMIZE THE AREA DISTURBED TO AS NEEDED.	29.	INSTALL AND MAINTAIN TREE/BUSH PROTECTION (FENCING) ALONG THE EASTERLY PROPERTY LINE TO PREVENT CROSSING INTO ADJACENT PROPERTIES - AS SHOWN ON THE SWPPP SHEETS. ANY TEMPORARY EASEMENTS WILL NEED TO BE OBTAINED BY THE CONTRACTOR AND/OR OWNER/DEVELOPER IF ANY OFF-SITE WORK IS REQUIRED.
12.	THE CONTRACTOR(S) SHALL INSTALL EROSION AND SEDIMENTATION CONTROL INFRASTRUCTURE PRIOR TO INITIATING WORK ON THE SITE.	27.	ALL AREAS NOT COVERED BY PAVEMENT AND/OR BUILDINGS SHALL BE GRASS. SEEDED/SODDED AREAS SHALL BE PREPARED AS SPECIFIED IN SUDAS.	8.	REMOVE AN ADEQUATE AMOUNT OF TOPSOIL FROM THE UPPER 12 INCHES OF THE EXISTING ONSITE ORGANIC MATERIAL TO ALLOW FOR A FINISHED GRADE OF A MINIMUM TOPSOIL DEPTH OF SIX (6") INCHES THROUGHOUT.	30.	"TOPSOIL" SHALL MEAN: FERTILE, FRIABLE LOAM, AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH; FROM A WELL-DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES, AND OTHER FOREIGN MATTER GREATER THAN THREE-QUARTERS (3/4") INCH DIAMETER; ACIDITY RANGE (pH) OF 5.5 TO 7.5; AND CONTAINING A MINIMUM OF FOUR (4) PERCENT AND A MAXIMUM OF 20 PERCENT OF ORGANIC MATTER. THE CONTRACTOR(S) SHALL MODIFY AND ADJUST AS NECESSARY, WHICH SHALL BE INCIDENTAL.
13.	EROSION/SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THIS EXHIBIT AND ARE FOR INITIAL (START-UP) PURPOSES ONLY. THE CONTRACTOR(S) SHALL MODIFY, CHANGE, AND/OR ADD EROSION/SEDIMENTATION CONTROL MEASURES DURING THE COURSE OF CONSTRUCTION TO ACCOMMODATE FIELD CONDITIONS AND METHODS OF CONSTRUCTION.	27.1.	ONLY AREAS DESIGNATED ON PLANS AS PRAIRIE GRASS SHALL BE SUDAS NATIVE GRASS AND FORBS/WILDFLOWER MIX (AKA PRAIRIE MIX); AND SHALL BE INSTALLED BY THE DEVELOPER'S CONTRACTOR.	9.	STRIP AND STOCKPILE ALL TOPSOIL FOR REUSE ON SITE. ALL AREAS NOT COVERED BY POND, PAVEMENT, AND/OR BUILDINGS SHALL BE GRASS. SEEDED/SODDED AREAS SHALL BE PREPARED AS SPECIFIED IN SUDAS, AND NO LESS THAN SIX (6") INCHES OF TOPSOIL SHALL BE IN PLACE BEFORE PERMANENT (FINAL STABILIZATION) SEEDING/SODDING OPERATIONS COMMENCE.		
13.1.	PRESERVE ANY EXISTING VEGETATION UNTIL CONSTRUCTION IS NECESSARY IN THAT AREA.	27.2.	ONLY AREAS DESIGNATED ON PLANS AS URBAN LAWN MIX SHALL BE SUDAS URBAN LAWN MIX AND/OR SOD; AND SHALL BE INSTALLED BY THE DEVELOPER'S CONTRACTOR WITH THE SPECIFIED TYPE.	9.1.	IF LESS THAN SIX (6") INCHES OF TOPSOIL IS LOCATED ON SITE, THE CONTRACTOR SHALL RETAIN AND RESPREAD ALL AVAILABLE MATERIAL AT SIX (6") INCHES OF TOPSOIL WITHIN PUBLIC ROW; AND THEN AT AN EQUAL DEPTH AS EACH LOT IS DEVELOPED.		
13.2.	MODIFY AND UPDATE THIS EXHIBIT AS REQUIRED DURING THE COURSE OF CONSTRUCTION TO REFLECT FIELD MODIFICATIONS, INCLUDING 'REVISION' BOX; AND TO MEET LOCAL, STATE, AND FEDERAL REQUIREMENTS.	27.3.	ALL OTHER AREAS SHALL BE DESIGNATED AS AREAS TO RECEIVE LAWN SEED MIX AND/OR SODDED. THESE AREAS SHALL FIRST BE SEEDED AND MULCHED BY THE DEVELOPER'S CONTRACTOR WITH SUDAS TYPE 4 EROSION CONTROL MIX. THE PERMANENT COVER SHALL BE BY THE HOME BUILDER'S CONTRACTOR WITH A URBAN LAWN MIX AND/OR SODDED.	9.2.	WRITTEN VERIFICATION SHALL BE SUPPLIED AT LEAST TO THE COUNTY, THE OWNER/DEVELOPER, AND THE ENGINEER BY THE GRADING CONTRACTOR(S) DOCUMENTING THE LOCATIONS AND MINIMUM DEPTHS OF TOPSOIL RESPREAD PER THE NPDES GENERAL PERMIT.		
14.	IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO TAKE ALL THE NECESSARY MEASURES TO ELIMINATE EROSION FROM AND TO THE PROJECT SITE, ADJACENT PROPERTIES, AND/OR ANY BORROW OR FILL AREAS INCLUDING, BUT NOT LIMIT TO, THE CONTROLS SHOWN ON THIS PLAN. THIS INCLUDES SOIL EXCAVATIONS FOR FOUNDATIONS ON EACH RESPECTIVE BUILDING AND/OR RESIDENTIAL LOT. ALL CONTRACTOR(S) SHALL MAINTAIN PROPER EROSION CONTROL THROUGHOUT THE ENTIRE PROJECT.	28.	TREE/BUSH PROTECTION (FENCING) SHALL CONSIST OF MINIMUM 48 INCHES HIGH ORANGE CONSTRUCTION INSTALLED AND SECURED ON METAL T-POSTS AND BEING NO CLOSER THAN THE DRIP LINE, OR AS DIRECTED.	10.	STOCKPILE SEPARATELY ALL STRIPPED TOPSOIL AND ALL EXCESS CUT IN THE AREA(S) SHOWN ON THIS PLAN, OR IN A SUITABLE LOCATION(S).		
15.	ALL CONTRACTORS SHALL UTILIZE PROJECT SWPPP AND NPDES NOI PERMIT CONDITIONS FOR ADDITIONAL DETAILS AND DIRECTIONS. EROSION/SEDIMENTATION CONTROL MEASURES MAY BE REMOVED AS ALLOWED BY PERMIT CONDITIONS AND AT THE TERMINATION OF THE NPDES STORMWATER PERMIT AT THE COMPLETION OF THE PROJECT.	29.	'TEMPORARY' BMPs SHALL BE REMOVED AT THE END OF SITE DEVELOPMENT AND AT FINAL STABILIZATION. ADDITIONAL BMPs SHALL BE INSTALLED BY THE INDIVIDUAL LOT CONTRACTOR(S).	11.	PROOF ROLL THE EXPOSED SUBGRADE AND REPLACE WITH COMPACTED FILL TO MINIMUM DEPTH OF TWO (2) FEET TO BOTTOM OF PAVEMENT, CONCRETE DRIVES, CURBS, WALKS, AND BUILDING FLOOR ELEVATIONS.		
16.	ALL CONTRACTORS SHALL BE REQUIRED TO MAINTAIN ALL EROSION CONTROL MEASURES (TEMPORARY AND PERMANENT) AND KEEP THEM IN WORKING ORDER.	30.	AT THE COMPLETION OF THE SITE IMPROVEMENTS, CLEAN BASIN(S), INSTALL PERMANENT STABILIZATION, AND INSTALL NOTED GRANULAR BACKFILL TRENCH IN BOTTOM OF SMF BASIN. SURROUND GRANULAR TRENCH AND OUTLET STRUCTURE WITH SILT FENCE DURING RESIDENTIAL HOME CONSTRUCTION. SMF CONTROL MEASURES IN BASIN SHALL REMAIN IN PLACE UNTIL FULL BUILDOUT OF RESIDENTIAL LOT BUILDINGS IN SUBDIVISION.	12.	ANY SOFT SPOTS DISCOVERED DURING PROOF ROLLING SHALL BE UNDERCUT AND RECOMPACTED TO MINIMUM DEPTH OF TWO (2) FEET.		
17.	SUDAS SPECIFICATIONS SHALL APPLY TO GRADING, EROSION CONTROL, AND ALL ASSOCIATED WORK FOR THE PROJECT. THE CONTRACTOR(S) SHALL ESPECIALLY OBSERVE THE REQUIREMENTS OF THE SPECIFICATIONS (ALONG WITH THE EROSION CONTROL PLAN PREPARED FOR THE PROJECT) IN CONDUCTING GRADING AND SURFACE RESTORATION WORK.	31.	AT THE COMPLETION OF THE SITE IMPROVEMENTS AND AT FINAL STABILIZATION, THE SWPPP MANAGER SHALL PROVIDE AS-BUILT PLANS AND A CERTIFICATION STATEMENT INDICATING THAT ALL BMP's AND SMF's WERE CONSTRUCTED TO AT LEAST THE DESIGNED.	13.	NATIVE OR EXISTING ONSITE SOILS MAY BE REUSED FOR COMMON FILL AFTER THEY ARE SORTED TO REMOVE ALL DELETERIOUS MATERIALS SUCH AS CONCRETE, BRICKS, ORGANICS, AND OTHER RUBBLE. DELETERIOUS MATERIALS SHALL BE REMOVED FROM THE PROJECT SITE. ALL EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR(S). SEE 'DEMOLITION NOTES' FOR DETAILS ON REMOVAL AND LEGAL DISPOSAL OF MATERIALS.		
17.1.	THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER AND THE SWPPP MANAGER WHOM SHALL MAKE ALL CONTRACTORS AND CONSTRUCTION WORKERS AWARE OF THE MAJOR PROVISIONS OF SAID PLAN.	32.	AT THE COMPLETION OF THE SITE IMPROVEMENTS AND AT FINAL STABILIZATION, THE SWPPP MANAGER SHALL PROVIDE AS-BUILT PLANS AND A CERTIFICATION STATEMENT INDICATING THAT THE DETENTION BASIN(S), OR ANY OTHER STORMWATER MANAGEMENT FACILITY, AT LEAST MEETS THE REQUIRED DESIGN VOLUME(S).	14.	ANY COHESIONLESS SOILS ENCOUNTERED SHALL BE COMPACTED TO 98 PERCENT OF STANDARD PROCTOR BENEATH PAVEMENTS AND CRITICAL BACKFILL AREAS.		
17.2.	ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED REGULARLY, ESPECIALLY AFTER EACH SIGNIFICANT STORM OR TYPICALLY AT LEAST EVERY SEVEN (7) DAYS, TO LOCATE DAMAGE AND CONDUCT MAINTENANCE OPERATIONS. RECORD THE FINDINGS OF THE INSPECTION AND TAKE ANY ACTIONS NECESSARY TO ENSURE THAT THE EROSION CONTROL MEASURES ARE WORKING PROPERLY.	32.1.	THE SWPPP MANAGER SHALL CONTACT ABACI CONSULTING. INC. TO PERFORM SAID SURVEY PRIOR TO SEEDING/SODDING.	15.	ALL PAVEMENTS SHALL HAVE A MINIMUM OF 12 INCHES OF MOISTURE-CONTROLLED, SELECT, AND COMPACTED MATERIAL OF CL OR ML ON THE UNIFIED SOIL CLASSIFICATION SYSTEM DIRECTLY BELOW THE BOTTOM OF SLAB, AND IN AT LEAST TWO (2) SIX (6") INCH LIFTS COMPACTED TO AT LEAST 95 PERCENT OF STANDARD PROCTOR (ASTM D-698) MAXIMUM DRY DENSITY; OR OTHER ACCEPTED MATERIAL BY THE ENGINEER. PROOF ROLL PRIOR TO PLACEMENT.		
17.3.	STABILIZATION MEASURES SHALL BE INITIATED ON ALL DISTURBED AREAS ON THE FIRST DAY AFTER NO CONSTRUCTION ACTIVITY HAS OCCURRED ON AREAS WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR A PERIOD OF ANOTHER 14 CALENDAR DAYS.	32.2.	IF THE DETENTION BASIN(S), OR ANY OTHER STORMWATER MANAGEMENT FACILITY, HAVE BEEN CONSTRUCTED INCORRECTLY, THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT WORK AND AS-BUILT SURVEY(S) UNTIL ALL ISSUES HAVE BEEN CORRECTED.	16.	FILL SHALL BE PLACED IN UNIFORM LIFTS HAVING A MAXIMUM LOOSE THICKNESS OF NINE (9") INCHES. COMPACTION BELOW SLABS AND PAVING AND WALKS SHALL BE AT LEAST 95 PERCENT OF STANDARD PROCTOR (ASTM D-698) MAXIMUM DRY DENSITY. COMPACT TO AT LEAST 90 PERCENT AT ALL OTHER LOCATIONS. MAINTAIN MOISTURE CONTENT RANGE OF CONTROLLED FILL DURING ALL PLACEMENT AND COMPACTION.		
17.4.	INSTALL SILT FENCE/WATTLE PRIOR TO BEGINNING CONSTRUCTION	33.	AT THE COMPLETION OF THE SITE IMPROVEMENTS AND AT FINAL STABILIZATION, A NOTICE OF DISCONTINUATION MUST BE FILED BY THE SWPPP MANAGER AND THE OWNER. THE OWNER/DEVELOPER MUST RETAIN	17.	MAINTAIN MOISTURE CONTENT OF PAVEMENT SUBGRADE SOILS CONSISTING OF CLAYS/SILTS BETWEEN ZERO (0) AND FOUR (4) PERCENTAGE POINTS ABOVE OPTIMUM UNTIL THE ROADWAY/BUILDING PAVEMENT IS PLACED AND/OR PLACEMENT OF TOPSOIL.		
				18.	THE ENTIRE SITE SHALL BE FINE GRADED WITH ELEVATION TOLERANCE OF ONE-TENTH (0.10) FOOT; OR FIVE-HUNDREDTHS (0.05) FEET UNDER PAVED AREAS.		
				19.	NO PAYMENT FOR OVERHAUL SHALL BE ALLOWED.		
				20.	OBSERVATION AND TESTING OF FILL AND OVER-EXCAVATION OPERATIONS SHALL BE BY THE SOILS ENGINEER HIRED BY THE OWNER.		

GOLDEN RULE PLUMBING & HEATING - 904 NE MAIN STREET GRIMES TOWA		ABACI CONSULTING, INC. CIVIL ENGINEERING - LAND SURVEYING 3000 SE GRIMES BLVD, SUITE 800 GRIMES, IOWA 50111 OFFICE: (515) 266-5546		REVISION DESCRIPTION:		PROJECT NO:	
SHEET:		NO:		DATE:		DRAWING FILE NO:	
GENERAL NOTES AND INFORMATION 2		1				19090CD	
		2				McMURPHY	
		3				DESIGNED/REVIEWED BY:	
		4				DRAWN BY:	
						DATE:	
						07-07-2019	

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SITE DEMOLITION:		THE OWNER/DEVELOPER'S REPRESENTATIVE.		PCC PAVING NOTES:		UNLESS OTHERWISE NOTED; AND WHERE NOT THROUGH ENTRANCE/DRIVE.	
EXTENT OF WORK		DISPOSAL OF WASTE MATERIALS		1. ALL WORK TO COMPLY WITH CURRENT ACI STANDARDS.		31.5. ANY TRAILS SHALL BE PAVED WITH SIX (6") INCHES PCC AND SHALL BE EIGHT (8) FEET WIDE, UNLESS OTHERWISE NOTED.	
THE EXTENT OF WORK INCLUDES, BUT NOT LIMITED TO: THE REMOVAL OF EXISTING PAVEMENTS, LANDSCAPING, RETAINING WALLS, LIGHTING, AND APPURTENANCES. THIS SECTION ALSO COVERS THE REMOVAL, SALVAGE, AND STORAGE OF EXISTING ITEMS ON SITE.		1. REMOVAL FROM PROPERTY: REMOVE ALL WASTE MATERIALS AND UNSUITABLE SOIL FROM THE OWNER/DEVELOPER'S PROPERTY AND LEGALLY DISPOSE OF IT. DISPOSAL METHODS AND LOCATIONS ARE AT THE CONTRACTOR'S OPTION, BUT IN NO CASE SHALL THE CONTRACTOR(S) ENGAGE IN ILLEGAL DUMPING, DISPOSING ON THE OWNER/DEVELOPER'S PROPERTY, OR OTHER ACTS IN CONFLICT WITH LOCAL AND STATE ORDINANCES AND LAWS. ALL COSTS ASSOCIATED WITH TRANSPORTING AND DISPOSAL OF MATERIALS SHALL BE BORN BY THE CONTRACTOR(S).		2. FULL DEPTH SAW CUT (TO SQUARE ENDS AND/OR TO REMOVE DAMAGED ENDS) AND TIE INTO EXISTING PAVEMENT, AS REQUIRED.		32. OTHERWISE, MINIMUM DEPTHS:	
GENERAL		2. ALL MATERIALS SHALL BE LEGALLY DISPOSED OF AT A CONTRACTOR'S SUPPLIED DISPOSAL SITE THAT IS APPROVED TO ACCEPT REMOVED MATERIALS.		3. SAWCUTTING SLURRY SHALL BE CONTAINED TO AVOID DISCHARGE INTO THE STORM SEWER SYSTEM AND/OR WATERWAYS.		32.1. ANY AND ALL SIDEWALKS AND/OR TRAILS SHALL AT LEAST MATCH THE DEPTH OF AN ENTRANCE/DRIVE WHEN SHOWN IN A ENTRANCE/DRIVE.	
1. THE CONTRACTOR(S) SHALL FIELD VERIFY STATUS AND CONDITION OF ALL REMOVALS PRIOR TO BIDDING AND/OR BEGINNING CONSTRUCTION. DOCUMENT STATUS AND CONDITIONS PRIOR TO BEGINNING CONSTRUCTION AS NECESSARY.		3. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ALL FEES, CHARGES, TESTING, AND TRANSPORTATION ASSOCIATED WITH THE REMOVED MATERIALS. ALL LOADS SHALL BE COVERED.		4. ALL PAVEMENT REPLACEMENT AND PATCHING SHALL COMPLY WITH COUNTY STANDARD SPECIFICATIONS; AND MATCH EXISTING PAVEMENT AND SUBGRADE/SUBBASE.		32.2. ENTRANCES/DRIVES AT SEVEN (7") INCHES NON-REINFORCED PCC PAVEMENT (INCLUDING SIDEWALK IN ENTRANCE/DRIVE).	
2. THE CONTRACTOR(S) SHALL VERIFY THE NEED FOR A DEMOLITION PERMIT WITH THE COUNTY AND/OR OTHER RELATED PERMITTING, AND AS NECESSARY OBTAIN THE PERMIT(S). THE CONTRACTOR(S) SHALL HAVE A PAPER COPY OF EACH ONSITE BEFORE COMMENCING DEMOLITION.		4. DISPOSAL OF ALL WOOD MATERIAL GENERATED AS A RESULT OF CLEARING AND GRUBBING, REMOVALS, TRIMMING, AND/OR OTHER RELATED ACTIVITIES SHALL BE ACCORDING TO IOWA DEPARTMENT OF AGRICULTURE AND LAND STEWARDSHIP'S EMERALD ASH BORER (EAB) QUARANTINE ORDER; AND LEGALLY DISPOSED OF OFF-SITE. FOR MORE INFORMATION REFER TO WWW.IOWATREEPESTS.COM/EAB_REGULATIONS.HTML.		5. ALL MUD, SOIL, AND/OR DEBRIS SPILLED ON THE COUNTY STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR. NOTIFY COUNTY OF PROPOSED HAUL ROUTES.		32.3. PARKING AREAS AT FIVE (5") INCHES NON-REINFORCED PCC PAVEMENT.	
3. THE CONTRACTOR(S) WILL BE RESPONSIBLE FOR CLEARING AND GRUBBING THE SITE; AND THE REMOVAL AND DISPOSAL OF ANY DELETERIOUS AND EXCESS MATERIALS LEGALLY FROM THE SITE. ALL MATERIAL THAT IS REMOVED, NOTED OR OTHERWISE, SHALL BECOME THE PROPERTY OF THE CONTRACTOR(S).		5. BURNING ON PROPERTY: BURNING OF COMBUSTIBLE CLEARED AND GRUBBED MATERIALS IS NOT PERMITTED ON THE OWNER/DEVELOPER'S PROPERTY. ALL PLANT MATERIAL DENOTED FOR DEMOLITION SHALL BE REMOVED FROM SITE.		6. THE CONTRACTOR(S) SHALL SUBMIT DESIGN MIX AS DESIGNED BY INDEPENDENT TESTING LABORATORY PRIOR TO PLACING ANY CONCRETE.		32.4. DRIVE AISLES AT SIX (6") INCHES NON-REINFORCED PCC PAVEMENT.	
4. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT PERSONNEL AND PUBLIC FROM INJURY DUE TO DEMOLITION WORK, AND PRECLUDE ACCESS TO THE AREAS OF CONSTRUCTION. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION FOR TREES AND OTHER LANDSCAPING TO BE SAVED FROM REMOVAL AND DEMOLITION.		EXISTING UTILITIES		7. ALL SUBGRADE UNDER SLAB TO BE COMPACTED TO AT LEAST 95 PERCENT STANDARD PROCTOR DENSITY FOR A MINIMUM OF 12 INCHES - INSTALLED IN AT LEAST TWO (2) SIX (6") INCH COMPACTED LIFTS. RECOMMENDED MOISTURE CONTENT RANGE ZERO (0%) PERCENT TO FOUR (+4%) PERCENT ABOVE OPTIMUM.		33. PLACE A ONE-HALF (1/2") INCH EXPANSION JOINT BETWEEN ALL SIDEWALKS AND P.C.C. PAVEMENT; AND SEAL THE JOINT.	
5. REMOVE ALL VEGETATION, IMPROVEMENTS, OR OBSTRUCTIONS WITHIN THE LIMITS OF THE CONSTRUCTION AS NOTED ON THE PLAN. NOTE THAT ADJACENT PROPERTIES DISTURBED BY THIS ACTION SHALL BE REPAIRED UPON DAMAGE AND BARRICADED TO PREVENT FUTURE OCCURRENCES.		1. THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND SURVEYS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR(S). IT SHALL BE THE DUTY OF THE CONTRACTOR(S) TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT; AND TO NOTIFY THE OWNER(S) OF THE UTILITIES. THE CONTRACTOR(S) SHALL AFFORD ACCESS TO THESE FACILITIES BY THE OWNERS OF THE UTILITIES FOR ANY NECESSARY MODIFICATION OF SERVICES.		8. KEEP HEAVY CONSTRUCTION VEHICLE LOADS OFF OF THE PREPARED PAVEMENT SUBGRADE TO PREVENT DAMAGE AND/OR RUTTING. WHERE THIS IS NOT POSSIBLE, ADDITIONAL STABILIZATION MEASURES MAY BE REQUIRED TO SUPPORT THE PAVING OPERATIONS, e.g. COMPACTED SUBGRADES, CHEMICAL STABILIZATION, CRUSHED ROCK BASES, AND/OR GEOSYNTHETICS. THESE MAY BE REQUIRED IF PAVING DELIVERY VEHICLES CANNOT STAY OFF THE PREPARED SUBGRADE OR PUMPING THE CONCRETE IS NOT VIABLE.		34. PLACE A ONE-HALF (1/2") INCH EXPANSION JOINT BETWEEN ALL SIDEWALKS AND P.C.C. PAVEMENT; AND SEAL THE JOINT.	
6. COMPLY WITH THE ENVIRONMENTAL PROTECTION AND SAFETY REQUIREMENTS OF THE OWNER/DEVELOPER AND ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. KEEP DUST TO A MINIMUM. MAINTAIN STREETS AND WALKS FREE OF MUD, DIRT, AND DEBRIS.		2. THE CONTRACTOR(S) SHALL LOCATE EXISTING UNDERGROUND UTILITIES IN THE AREAS OF WORK BEFORE STARTING DEMOLITION OPERATIONS. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF PROTECTION DURING DEMOLITION OPERATIONS.		9. MOISTEN SUBGRADE PRIOR TO PLACING CONCRETE.		35. PLACE A THREE-QUARTER (3/4") INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALK AND THE BUILDING FACE/EXTERIOR; AND SEAL THE JOINT.	
7. THE CONTRACTOR SHALL SUPPLY HIS/HER OWN PORTABLE TOILETS.		3. SHOULD UNCHARTED OR INCORRECTLY CHARTED PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING EXCAVATION, CONSULT THE OWNER/DEVELOPER'S REPRESENTATIVE IMMEDIATELY FOR DIRECTIONS AS TO PROCEDURE. COOPERATE WITH THE OWNER/DEVELOPER AND PUBLIC AND PRIVATE UTILITY COMPANIES IN KEEPING THEIR RESPECTIVE SERVICES AND FACILITIES IN OPERATION.		10. ALL CONCRETE SHALL HAVE MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.		36. ANY AND ALL PAVEMENT MARKINGS AND SYMBOLS ON CITY OR PROJECT STREETS SHALL BE COLORED PAINT AS DURABLE LIQUID PAVEMENT MARKING (LPM) PER IOWA DOT; AND INSTALLED IN GROOVES CUT INTO THE PAVEMENT SURFACE, UNLESS OTHERWISE NOTED.	
8. ALL VOIDS CREATED BY REMOVAL(S) SHALL BE FILLED WITH SUITABLE MATERIAL AND SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF STANDARD PROCTOR, OR DEPENDENT ON LOCATION. THEN, GRADE TO MATCH SURROUNDING GRADE AND TO PROVIDE POSITIVE DRAINAGE.		4. THE CONTRACTOR(S) SHALL COORDINATE THE WORK WITH ALL UTILITY OWNERS INCLUDING, BUT NOT LIMITED TO: ELECTRICITY, GAS, INTERNET, SEWER, TELEPHONE, TELEVISION, AND WATER. THE CONTRACTOR(S) SHALL REMOVE ANY ABANDONED MAINS, POLES, PEDESTALS, SERVICES, AND/OR OTHER STRUCTURES PER THE RESPECTIVE UTILITY OWNER'S REQUIREMENTS.		11. AGGREGATE SHALL BE CLASS 4.		37. THE CONTRACTOR SHALL PAINT PARKING STALLS AND PROVIDE AND INSTALL H.C. PARKING SIGNS, RAMPS, AND DETECTIBLE WARNING SURFACES, AS NOTED OR SHOWN.	
REMOVAL OF ABOVE-GRADE IMPROVEMENTS		5. ANY AND ALL EXISTING UTILITY SERVICES SHOWN AND/OR ENCOUNTERED SHALL BE CAPPED AT THE MAIN; AND AS NECESSARY, REMOVE AND REPLACE ANY PAVEMENT AND/OR SIDEWALK/TRAIL.		12. CONCRETE SURFACES SHALL BE BURLAP FINISH. CHECK SURFACE WITH TEMPLATE. NO DEVIATION OVER 1/8" IN TEN (10') FEET IS PERMITTED. ALL CONCRETE SHALL SLOPE TO DRAIN.		38. THE "FUTURE" PAVEMENT DEPICTED IS CONCEPTUAL ONLY. ANY ADDITIONAL BUILDING, PARKING LOT AND OR DETENTION BASIN REVISIONS WILL REQUIRE AN UPDATED SITE PLAN SUBMITTED TO THE CITY.	
1. REMOVE ALL IMPROVEMENTS SHOWN ON THE DRAWINGS. ALL EXISTING BUILDINGS, FENCES, AND RELATED FEATURES WITHIN THE LIMITS OF THE BOUNDARY FOR THE DEVELOPMENT SHALL BE REMOVED AS PART OF THE SITE IMPROVEMENTS.		6. ANY AND ALL EXISTING (WATER) WELLS ENCOUNTERED SHALL BE REMOVED AND PLUGGED TO A DEPTH AT LEAST 20 FEET BELOW LOWEST LOT ELEVATION AND SHALL COMPLY WITH COUNTY ENVIRONMENTAL HEALTH DEPARTMENT REGULATIONS.		13. ALL CONCRETE SHALL BE CURED WITH AN ASTM C309 TYPE 2, WATER BASED WHITE PIGMENTED CURING COMPOUND PER IDOT SEC. 4105.		HANDICAPPED STALLS, RAMPS, AND SIDEWALK NOTES:	
2. REMOVE ALL PAVEMENT AND BASE COURSE MATERIALS TO PROVIDE CLEAN AREA(S) FOR PROPOSED CONSTRUCTION. TRANSPORT MATERIALS LEGALLY FROM SITE AS THEY ARE REMOVED.		TEMPORARY PROTECTION		14. THE CONTRACTOR SHALL BARRICADE SLAB(S) FOR AT LEAST 14 DAYS AFTER PLACING CONCRETE.		1. ALL INTERSECTION SIDEWALK AND/OR TRAIL RAMPS AND RELATED TURNING SPACE/CONNECTIONS SHALL BE MINIMALLY INSTALLED AS PART OF THE PLAT/ROADWAY IMPROVEMENTS; AND AT THE LOCATIONS AND/OR TO LIMITS AS NOTED.	
3. FULL-DEPTH SAWCUT EXISTING PAVEMENTS TO NEAREST JOINT LINE(S) PRIOR TO REMOVAL OF PAVEMENT, DRIVEWAYS, AND SIDEWALKS TO PROVIDE CLEAN, STRAIGHT EDGES FOR PROPOSED CONSTRUCTION. DO NOT TRY TO JACK HAMMER OR ATTEMPT TO BREAK OFF EXISTING PAVEMENT, DRIVEWAYS, AND SIDEWALKS TO PROVIDE CLEAN EDGES.		1. BARRICADE OPEN EXCAVATIONS MADE AS A PART OF EARTHWORK OPERATIONS AND POST WITH WARNING LIGHTS. OPERATE WARNING LIGHTS DURING HOURS FROM DUSK TO DAWN EACH DAY AND AS OTHERWISE REQUIRED AND MAY BE REQUIRED BY LOCAL CODES.		15. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET ENOUGH TO PREVENT RAVELING AND PRIOR TO ANY CRACKING.		2. OVERALL GENERAL SIDEWALK AND/OR TRAIL CONSTRUCTION WILL BE THE RESPONSIBILITY OF THE RESPECTIVE AND INDIVIDUAL LOT OWNERS. SEE 'PCC PAVING NOTES' ON THIS SHEET FOR DEPTHS.	
4. SAWCUTTING SLURRY SHALL BE CONTAINED TO AVOID DISCHARGE INTO THE STORM SEWER SYSTEM AND/OR WATERWAYS.		2. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES ON AND OFF THE SITE FROM DAMAGES CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS.		16. SAW CUTS TO BE 1/8" TO 1/4" WIDE; AND DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.		3. ANY TRAIL/PATH INSTALLATION IS REQUIRED THROUGH THE ADJOINING OPEN SPACE AS IDENTIFIED BY THE PLANS, AND SIDEWALK AND/OR TRAIL SHALL BE INSTALLED ADJACENT TO ANY OUTLOTS.	
5. REMOVALS OF SIGNS, BIKE RACKS, AND OTHER SMALL ITEMS SHALL BE INCIDENTAL TO PAVEMENT REMOVAL.		3. UNLESS OTHERWISE NOTED, THE CONTRACTOR(S) SHALL PROTECT AND MAINTAIN ALL STREET SIGNS, ROADWAY SIGNS, AND/OR OTHER SIGNAGE NOT SPECIFICALLY NOTED FOR RELOCATION AND/OR REMOVAL.		17. LONGITUDINAL JOINT SPACING SHALL NOT BE GREATER THAN 12 FEET. JOINT LAYOUT SHALL BE PER SUDAS, OR AS APPROVED BY THE ENGINEER AND COUNTY. ADDITIONALLY, TRANSVERSE SPACING SHALL NOT BE GREATER THAN 15 FEET.		4. ALL PROPOSED PEDESTRIAN CROSSINGS AND NOTED TRANSITIONS SHALL BE INSTALLED AS PART OF THE PLAT IMPROVEMENTS.	
6. THE CONTRACTOR(S) SHOULD ALSO IDENTIFY NOTIFICATION AND COORDINATION OF ANY FENCE REMOVALS WITH THE COUNTY AND AFFECTED LANDOWNERS.		4. UNLESS OTHERWISE NOTED, THE CONTRACTOR(S) SHALL PROTECT AND MAINTAIN ALL UTILITY STRUCTURES, LINES, MAINS, AND/OR SERVICES NOT SPECIFICALLY NOTED FOR RELOCATION, REPLACEMENT, REMOVAL, AND/OR ABANDONMENT.		18. BARS AT LONGITUDINAL JOINTS WILL BE MINIMUM OF 5/8" (#5) X 30" DEFORMED AT 30 INCHES O.C.		5. SIDEWALK CURB RAMPS SHALL COMPLY WITH, BUT ARE NOT LIMITED TO, SUDAS FIGURES 7030.204 THROUGH 7030.210.	
7. THE CONTRACTOR(S) SHALL IDENTIFY AND COORDINATE REMOVAL AND/OR TRIMMING OF TREES ALONG THE PROJECT BOUNDARY WITH COUNTY STAFF.		REMOVAL OF BELOW-GRADE IMPROVEMENTS		19. ALL REINFORCING STEEL RODS, DOWELS OR TIE BARS USED IN THE PCC PAVING SHALL BE EPOXY COATED, UNLESS OTHERWISE NOTED.		6. THE LONGITUDINAL SLOPE OF ANY PROPOSED TRAIL/SIDEWALK (OUTSIDE OF CURB RAMPS) SHOULD NOT EXCEED FIVE (5%) PERCENT, UNLESS OTHERWISE INDICATED.	
8. PER IDNR, THE SITE AREA HAS THE POTENTIAL OF INHABITATION FROM THE INDIANA BAT (MYOTIS SODALIS) AND THE NORTHERN LONG-EARED BAT (MYOTIS SEPTENTRIONALIS) - NO THOROUGH FIELD STUDIES WERE PERFORMED.		1. REMOVE ALL SUBSTRUCTURES INCLUDING BUT NOT LIMITED TO FOOTINGS AND FOUNDATION WALLS, POLE BASES, AS WELL AS LOOSE, SOFT, OR OTHERWISE UNSUITABLE BACKFILL MATERIALS ADJACENT TO THESE STRUCTURES. ALL BACKFILL SHALL BE COMPACTED TO AT LEAST 95 PERCENT STANDARD PROCTOR.		20. ALL LOAD TRANSFER DEVICES AND TIE BARS SHALL BE POSITIONED ON CHAIRS AND SECURED AGAINST MOVEMENT WITH METAL STAKES DURING PLACING AND FINISHING OF CONCRETE.		7. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR FOLLOWING THE PROPOSED SPOT ELEVATIONS. SPOT ELEVATIONS GOVERN OVER CONTOURS AND NOTED SLOPES.	
8.1. IF EVIDENCE SHOULD BE FOUND OR SUSPECTED, CONTACT THE IDNR (ENDANGERED SPECIES COORDINATOR) AT 515/281-5918; AND THE US FISH AND WILDLIFE SERVICE (ROCK ISLAND FIELD OFFICE) AT 309/757-5800.		2. OBSERVATION AND TESTING OF FILL OPERATION SHALL BE BY THE SOILS ENGINEER HIRED BY THE OWNER/DEVELOPER.		21. ALL JOINTS SHALL BE FILLED WITH W-R MEADOWS D-164 HOT POUR RUBBER BASE JOINT SEALER OR APPROVED EQUAL.		8. ALL PEDESTRIAN FACILITIES - INCLUDING, BUT NOT LIMITED TO: SIDEWALK SLOPES, DROP CURBS, GRADING, STRIPING, SIGNAGE, AND HANDICAPPED RAMP DETAILS - SHALL BE CONSTRUCTED TO MEET THE CURRENT REQUIREMENTS/STANDARDS OF SUDAS, MUTCD, DOJ, ADAAG, AND PROWAG.	
8.2. NO TREE CUTTING SHALL BE ALLOWED BETWEEN APRIL 1 AND SEPTEMBER 30.		3. REMOVE ANY CONDUITS, CABLES, PIPE, OR OTHER MATERIALS ASSOCIATED WITH THE UNDERGROUND STRUCTURES, UNLESS DIRECTED OTHERWISE BY		22. BACKER ROD IS OPTIONAL OUTSIDE OF RIGHT-OF-WAY; CANNOT BE USED WITHIN LIMITS OF RIGHT-OF-WAY.		9. THE CONTRACTOR(S) SHALL VERIFY WITH THE CITY INSPECTOR/ENGINEER THAT THE RAMP, SIDEWALK, AND PARKING AREAS ARE CONSTRUCTED PROPERLY TO MEET STANDARDS.	
9. DEMOLITION OF EXISTING FARMSTEADS (OR NOTED BUILDINGS) SHALL INCLUDE BUILDING REMOVAL; ACCESSORY BUILDING REMOVAL; REMOVAL OF ANY AND ALL ATTACHED ITEMS, ESPECIALLY UTILITIES; ASBESTOS TESTING WITH LEGAL REMOVAL AND DISPOSAL; LEAD TESTING WITH LEGAL REMOVAL AND DISPOSAL; FOUNDATION REMOVAL; LEGAL TRANSPORTATION AND DISPOSAL; ETC.				23. SPECIAL CARE SHALL BE TAKEN WHEN FORMING AT INTERSECTIONS AND SIDEWALK RAMPS SO THE PROFILES SHOWN THE PLANS AND THE ELEVATIONS SHOWN ON THE INTERSECTION AND SIDEWALK DETAILS ARE OBTAINED. SHORT LENGTHS OF FORMS OR FLEXIBLE FORMS MAY BE NECESSARY AT THESE LOCATIONS.		10. SIDEWALKS, ACCESSIBLE CURB RAMPS, CROSSINGS, AND SIDEWALK RAMPS INCLUDING RAISED TRUNCATED DOME AND DETECTABLE WARNINGS AND WARNING PANELS SHALL BE DESIGNED AND INSTALLED TO THE LATEST PROWAG AND ADA REQUIREMENTS.	
REMOVAL OF BELOW-GRADE IMPROVEMENTS				24. TO OBTAIN THE CORRECT FORM GRADES AT LOW POINTS WHERE INTAKES ARE LOCATED, THE CONTRACTOR(S) MUST EXERCISE ADDITIONAL CARE WHEN PAVING FULL WIDTH PAVEMENTS. THIS MAY REQUIRE POURING PORTIONS OF THE PAVEMENT AT SEPARATE TIMES ALONG JOINT LINES, OR OTHER METHODS APPROVED BY THE ENGINEER.		11. SHOULD DISCREPANCIES OCCUR ON THE PLAN OR WHAT IS REQUIRED BY THE INSPECTOR, THE CONTRACTOR(S) SHALL NOTIFY THE ENGINEER.	
1. REMOVE ALL SUBSTRUCTURES INCLUDING BUT NOT LIMITED TO FOOTINGS AND FOUNDATION WALLS, POLE BASES, AS WELL AS LOOSE, SOFT, OR OTHERWISE UNSUITABLE BACKFILL MATERIALS ADJACENT TO THESE STRUCTURES. ALL BACKFILL SHALL BE COMPACTED TO AT LEAST 95 PERCENT STANDARD PROCTOR.				25. THE CONTRACTOR(S) SHALL LOCATE AND/OR DETERMINE ALL STRUCTURE, ENTRANCE, INTERSECTION, AND CUL-DE-SAC BOXOUTS AS NEEDED FOR HIS/HER OPERATIONS.		12. PERFORMING THE WORK THE WAY THE CONTRACTOR(S) HAS FOR THE LAST XX YEARS ON OTHER APPROVED PROJECTS WILL NOT BE AN EXCUSE FOR NON-COMPLIANCE WITH THESE REQUIREMENTS.	
2. OBSERVATION AND TESTING OF FILL OPERATION SHALL BE BY THE SOILS ENGINEER HIRED BY THE OWNER/DEVELOPER.				26. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.			
3. REMOVE ANY CONDUITS, CABLES, PIPE, OR OTHER MATERIALS ASSOCIATED WITH THE UNDERGROUND STRUCTURES, UNLESS DIRECTED OTHERWISE BY				27. ALL SHOWN DIMENSIONS, RADII, ETC. ARE AT BACK OF CURB.			
				28. TYPICAL PAVEMENT (INTERSECTION AND COMMERCIAL ENTRANCE) RETURN RADIUS IS 25-FOOT AT THE BACK OF CURB.			
				29. AT OPEN ENDS OF CURB AND GUTTER, TAPER THE CURB AND GUTTER FROM FULL HEIGHT TO ZERO HEIGHT IN THE LAST FIVE (5) FEET.			
				30. ALL ROADWAY PAVEMENT IN SHALL BE 26 FEET BOC-BOC WITH INTEGRAL AND STANDARD CURB AND GUTTER, UNLESS OTHERWISE NOTED.			
				31. PAVING THICKNESS SHALL BE PER THE TYPICAL SECTIONS, OR AS NOTED.			
				31.1. ALL ROADWAYS SHALL INCLUDE 12 INCHES OF SUBGRADE PREPARATION - INSTALLED IN AT LEAST TWO (2) SIX (6") INCH COMPACTED LIFTS, AS NOTED HEREIN.			
				31.1.1. OPTIONAL - A MINIMUM SIX (6") INCH COMPACTED LIFT OF GRANULAR MATERIAL FOR SUBBASE MAY BE SUBSTITUTED FOR 12 INCHES OF SUBGRADE PREPARATION.			
				31.2. ANY AND ALL PATCHES SHALL MATCH THE EXISTING PAVEMENT SECTION.			
				31.3. ALL STREET PAVEMENTS SHALL BE SEVEN (7") INCHES NON-REINFORCED PCC PAVEMENT, UNLESS OTHERWISE NOTED.			
				31.3.1. INSTALL TYPE 'L' JOINTS ALONG CURBING AND AT SHOWN LOCATIONS.			
				31.3.2. INSTALL TYPE 'BT', KT', OR 'L' JOINTS ALONG CENTERLINE AND AT SHOWN LOCATIONS DEPENDING ON PAVEMENT THICKNESS AND CONSTRUCTION STAGING.			
				31.4. SIDEWALKS SHALL BE FOUR (4") INCHES PCC AND FIVE (5) FEET WIDE,			

1. SEE ALL OTHER PLAN SHEETS; RELATED IDNR AND/OR COUNTY PERMIT APPLICATION(S) AND PERMIT(S); SUDAS DESIGN MANUAL AND SPECIFICATIONS; RELATED SPECIFICATIONS ON FILE WITH THE IDNR; AND COUNTY STANDARD SPECIFICATIONS FOR WORK REQUIREMENTS; PLUMBING PERMIT(S); ANY ADDITIONAL REQUIREMENTS; AND ANY COORDINATION ITEMS.
2. WORK SHALL INCLUDE CONNECTION TO EXISTING PUBLIC UTILITIES; PERMIT FEES; AND ANY AND ALL FITTINGS, CLEANOUTS, AND APPURTENANCES REQUIRED BY CODES.
3. ALL UTILITY STATIONS IN PLAN VIEW ARE TIED TO CENTERLINE STREET STATIONS, UNLESS OTHERWISE NOTED; AND LOCATED PER SUDAS REFERENCE POINT LOCATIONS.
 - 3.1. STORM AND SANITARY SEWER LENGTHS AND LINEWORK ARE SHOWN FROM THE SUDAS REFERENCE POINT LOCATIONS. THE CONTRACTOR(S) SHALL MODIFY THE PIPE LENGTHS DUE TO OPEN AREA INSIDE OF STRUCTURE AND ANY CONNECTION/FITTING LOCATIONS.
4. THE OWNER/DEVELOPER SHALL APPLY FOR AND OBTAIN ANY SANITARY SEWER AND WATERMAIN PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND/OR THE COUNTY.
5. ALL UTILITY CONTRACTOR(S) SHALL VERIFY LOCATION, ELEVATION, ETC. OF EXISTING CONNECTION(S) PRIOR TO CONSTRUCTION AND ORDERING MATERIALS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR(S) SHALL LOCATE AND PROTECT ALL UNDERGROUND UTILITIES. DAMAGE TO UTILITIES WILL BE REPAIRED BY THE CONTRACTOR(S) TO THE SATISFACTION OF THE OWNER/DEVELOPER AND THE COUNTY.
6. THE CONTRACTOR(S) SHALL NOTIFY ALL AFFECTED PROPERTY OWNERS AND/OR TENANTS A MINIMUM OF ONE (1) BUSINESS DAY PRIOR TO ANY PLANNED SERVICE DISRUPTION; OR FOR ANY CONSTRUCTION ACTIVITY THAT MAY DISRUPT PROPERTY ACCESS.
7. UNLESS OTHERWISE NOTED, ALL SHOWN UTILITIES SHALL BE PUBLIC; AND SHALL BE MAINTAINED BY THE RESPECTIVE OWNER(S).
8. ALL UTILITY SERVICES SHALL BE BURIED.
9. ALL SERVICES LINES AND ALL UTILITY LINES IN THE ADJOINING RIGHT-OF-WAY OR EASEMENTS SHALL BE LOCATED UNDERGROUND. THE UTILITY CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ENSURING REQUIRED SEPARATIONS OR CLEARANCES OF SERVICES AND MAINS; AVOID CONFLICTS; AND/OR ENSURE POSITIVE DRAINAGE (GRAVITY FLOW SERVICES) WHEN CROSSING OTHER SERVICES AND/OR MAINS.
10. ALL SERVICES WILL BE LOCATED WITHIN THE LOT AND SPACED FROM OTHER SERVICES AS DETAILED, UNLESS OTHERWISE NOTED.
 - 10.1. THE CONTRACTOR(S) SHALL BE RESPONSIBLE TO PROVIDE AS-BUILT DEPTH AND LOCATION INFORMATION.
11. THE CONTRACTOR(S) SHALL COORDINATE ALL UTILITY TIE-INS WITH THE COUNTY PUBLIC WORKS/ENGINEERING DEPARTMENT.
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(S) TO NOTIFY THE OWNER(S) OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR(S) SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES, AND/OR 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 LOCATION(S) AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR(S) FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.
13. AS NECESSARY, THE CONTRACTOR(S) SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH THE RESPECTIVE UTILITY TO SUPPORT ADJACENT AND/OR CROSSING UTILITY POLES, LINES, OR OTHER FEATURES.
14. THE CONTRACTOR(S) SHALL STAGE WORK TO MINIMIZE THE NUMBER AND EXTENT OF SERVICE INTERRUPTION(S) AND OUTAGE(S). AS NECESSARY, ASSEMBLE EQUIPMENT, PERSONNEL, PIPE, FITTINGS, AND/OR OTHER MATERIAL IN ADVANCE OF SERVICE INTERRUPTION(S) AND OUTAGE(S).
15. MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET BETWEEN SANITARY AND STORM SEWERS WITH WATERMAINS.
16. MAINTAIN A MINIMUM VERTICAL CLEARANCE OF 18 INCHES BETWEEN SANITARY SEWER AND WATERMAIN, AND STORM SEWER AND WATERMAIN. O-RING GASKET JOINTS ARE TO BE INSTALLED IN SITUATIONS LESS THAN 18 INCHES OR ANY TIME SANITARY SEWER OR STORM SEWER CROSSES OVER ANY WATERMAIN.
 - 16.1. THE CONTRACTOR(S) SHALL ADJUST THE WATERMAIN AND/OR SERVICES AS REQUIRED TO AVOID CONFLICTS WITH THE SANITARY AND STORM SEWER MAINS AND/OR OTHER UTILITIES.
 - 16.2. THE MAJORITY OF UTILITY CONFLICTS/CROSSINGS RELATING TO MAINS HAVE BEEN SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR(S). ULTIMATELY, THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ALL UTILITY CONFLICTS/CROSSINGS RELATING TO PROPOSED CONSTRUCTION AND BETWEEN EXISTING AND/OR PROPOSED UTILITIES (MAINS AND/OR SERVICES).
 - 16.3. THE CONTRACTOR(S) SHALL USE A LOW PERMEABILITY SOIL FOR BACKFILL MATERIAL WITHIN TEN (10) FEET OF THE POINT OF CROSSING WITH SANITARY OR STORM SEWER AND WATERMAIN. ADEQUATELY SUPPORT SEWER AND WATER PIPES AND UTILIZE WATERTIGHT JOINTS WITHIN A HORIZONTAL DISTANCE OF TEN (10) FEET FROM CROSSING.
17. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL TO UTILITY CONSTRUCTION. ALL PIPE SHALL BE BEDDED, EXCEPT ANY NOTED JACKED AND BORED PIPE AND CASING. ALL BEDDING SHALL BE IN ACCORDANCE WITH SUDAS SPECIFICATION SECTION 3010, WITH RESPECTIVE DETAILS.

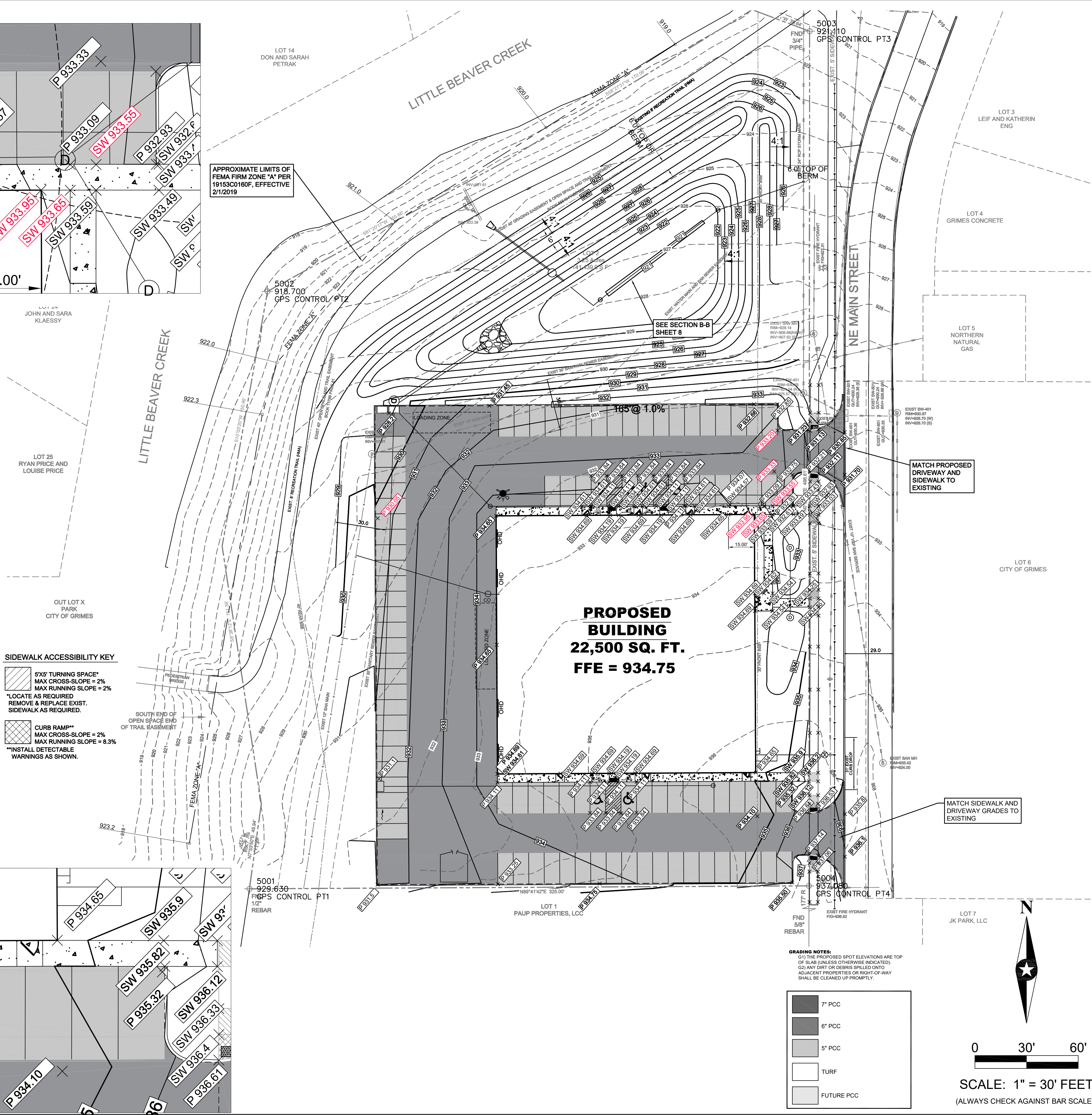
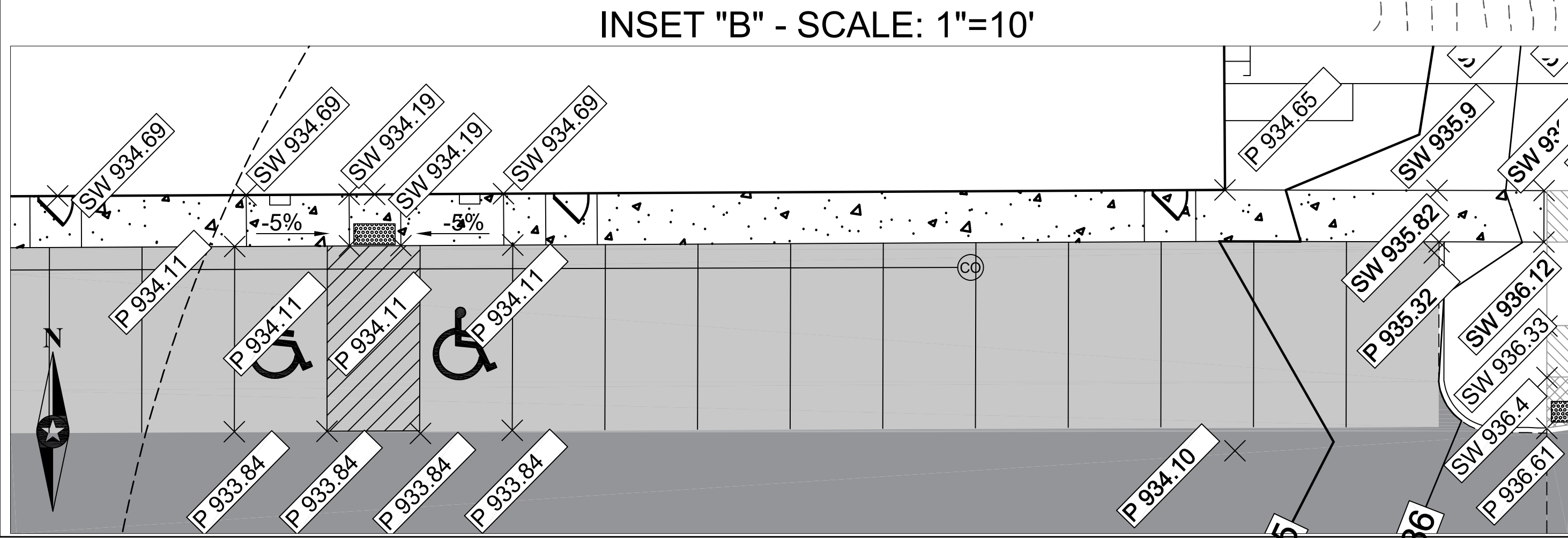
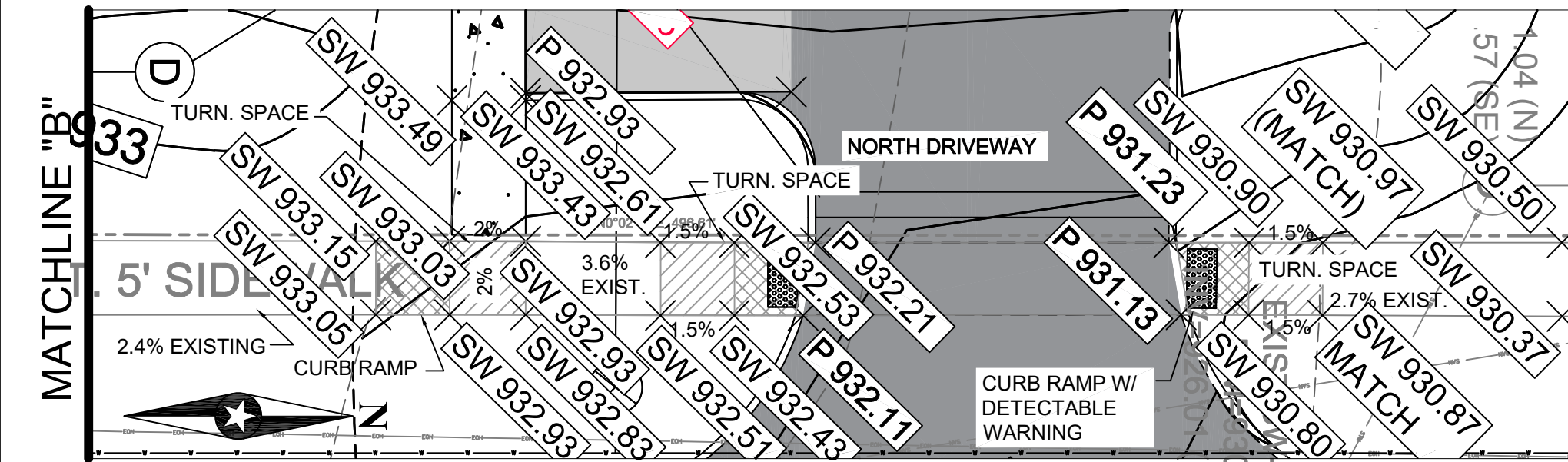
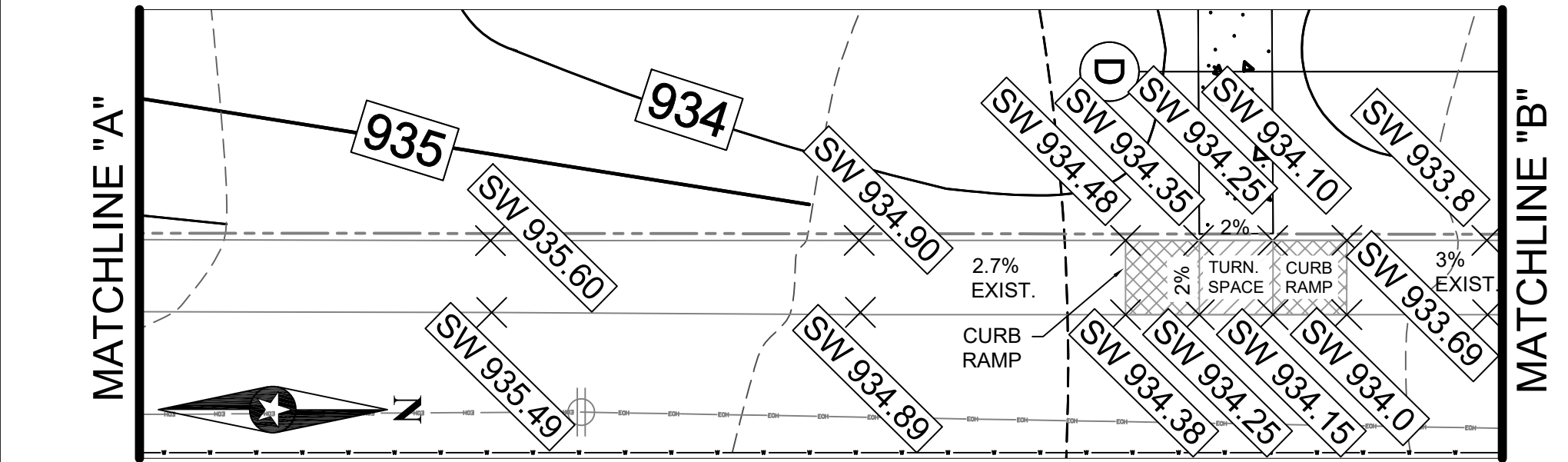
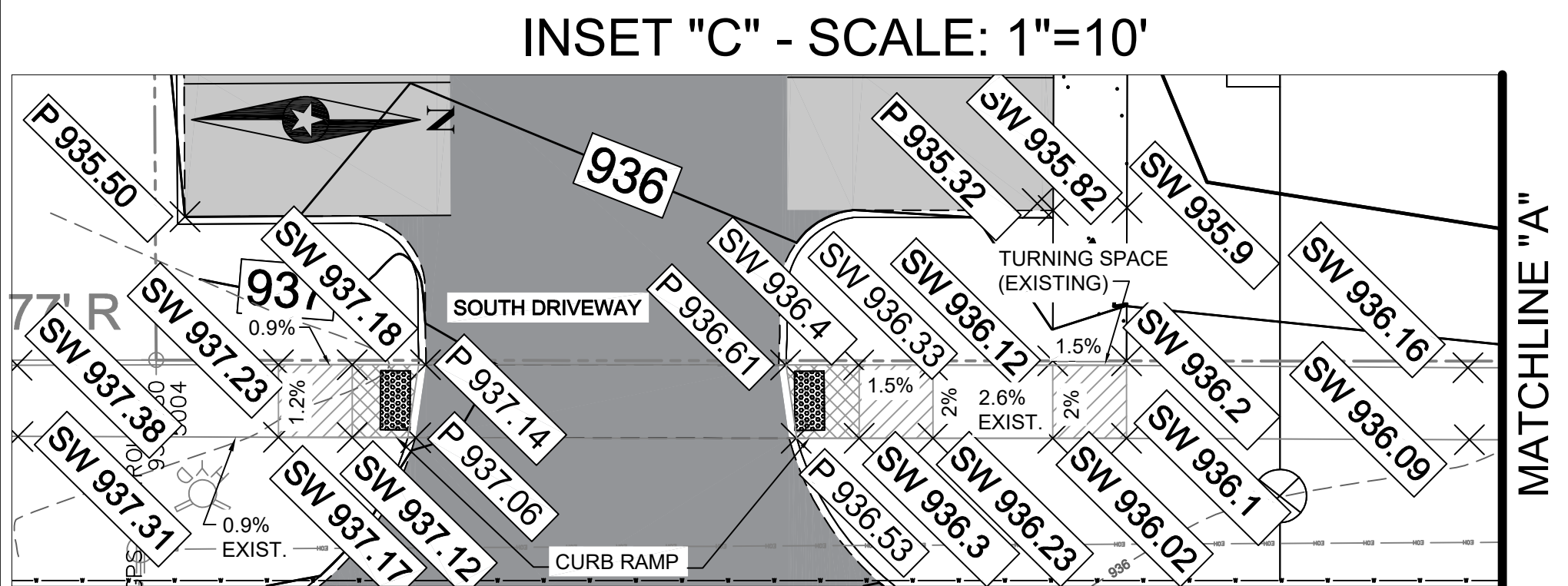
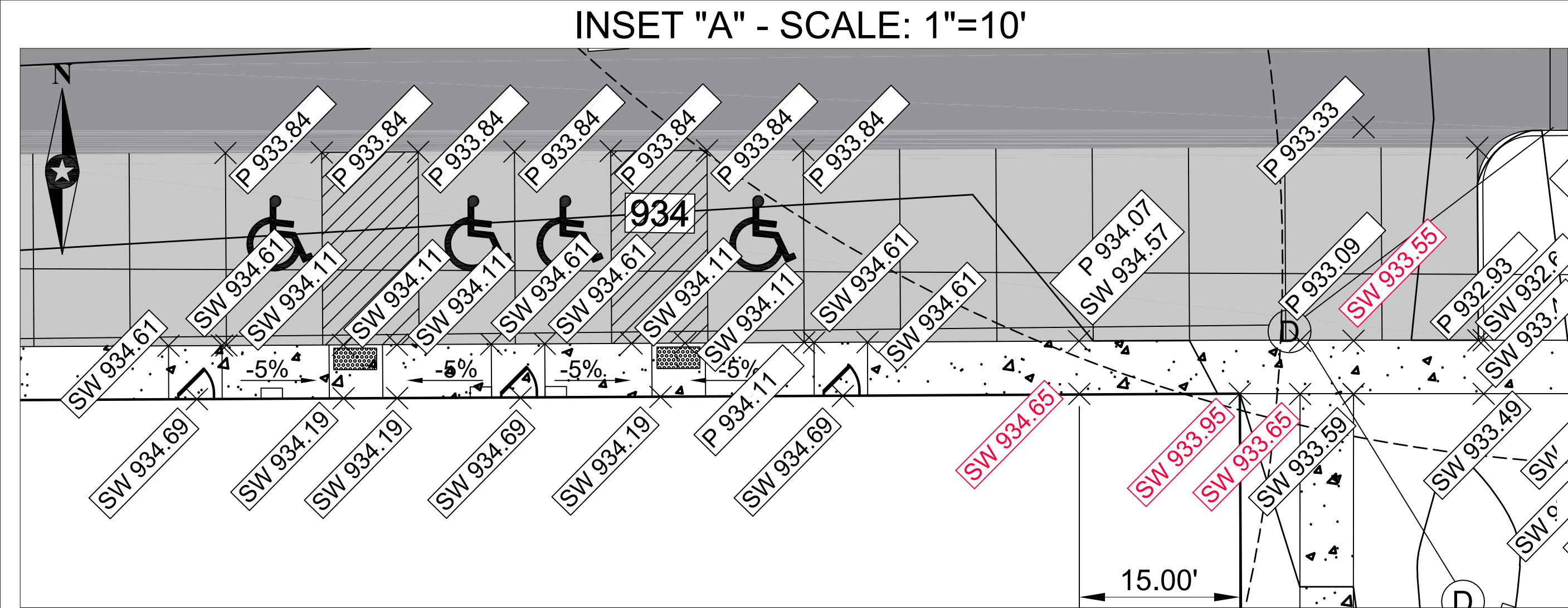
1. ALL SANITARY SEWER PIPE SHALL BE PVC, TRUSS.
2. ALL PROPOSED SANITARY SEWER LINES SHALL BE EITHER EIGHT (8") INCHES OR TEN (10") INCHES, UNLESS OTHERWISE NOTED.
3. IDEALLY, THE SANITARY SEWER MAIN SHOULD BE WELL BELOW THE FROST LINE AT ALL POINTS; AND LOWER THAN ANY WATERMAINS PLACED NEARBY.
4. ALL CONNECTIONS TO EXISTING SANITARY MANHOLES SHALL BE CORE DRILLED AND USE A LINK SEAL.
5. THE SANITARY SEWER PIPE BEDDING SHALL BE GRANULAR ENCASEMENT; AND SHALL BE CONSIDERED INCIDENTAL TO THE PIPE.
6. THE CONTRACTOR(S) SHALL COORDINATE WITH THE COUNTY AT LEAST PRIOR TO THE INSTALLATION OF SANITARY SEWER PIPE TO ENSURE SPECIAL CARE AND ADEQUATE COMPACTION TESTING ARE TAKEN WHILE PLACING THE BACKFILL FOR SANITARY SEWER TRENCHES TO PREVENT SETTLEMENT THAT CAN DAMAGE THE PAVEMENT.
7. ALL SERVICES SHALL BE EXTENDED/STUBBED TO TEN (10) FEET INSIDE THE PROPERTY FROM THE RIGHT-OF-WAY LINE.
8. PLACE A MINIMUM 14 FOOT LONG 2X4 BOARD, IN ADDITION TO THE STEEL POST AT ALL SERVICE TERMINI, TO SURVEY/RECORD REQUIRED INVERT WITHOUT DIGGING AT A LATER DATE.
9. ALL SANITARY SEWERS SHALL BE CLEANED AFTER BACKFILLING; AND TELEVISED (ACCORDING TO THE LOCAL MUNICIPALITY) AFTER THE BACKFILL HAS BEEN IN PLACE FOR A MINIMUM OF 30 DAYS WITH COPIES OF THE VIDEO INSPECTION PROVIDED TO THE COUNTY PUBLIC WORKS/ENGINEERING DEPARTMENT. IN ADDITION, ALL PROPOSED SANITARY MANHOLES SHALL BE VACUUM TESTED.
10. THE ADJUSTMENT OF AN EXISTING MANHOLE RIM SHALL INCLUDE NEW BARREL SECTION(S), NEW RISER(S), AND VACUUM TESTING; AND SHALL BE INCIDENTAL TO THE ADJUSTMENT.
11. ALL SANITARY SEWER PIPE CROSSING OVER WATERMAIN, OR IS LESS THAN 18 INCHES BELOW THE WATERMAIN, SHALL EITHER HAVE LOCATE ONE (1) FULL LENGTH OF SEWER PIPE, CONSTRUCTED OF WATERMAIN MATERIAL MEETING THE REQUIREMENTS OF SUDAS SPECIFICATIONS SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE WATERMAIN; OR HAVE (WATERTIGHT) JOINTS WITH O-RING GASKETS TO AT LEAST TEN (10) FEET ON EACH SIDE OF THE EXTERIOR DIAMETER OF THE LARGER PIPE. O-RING GASKETS SHALL BE RATED AT 13 PSI OR GREATER.
12. EXISTING SANITARY SEWER MANHOLE ADJUSTMENT - REMOVE EXISTING FRAME AND LID; ADJUSTMENT RING(S); RECAST CONE SECTION; AND OTHER

1. THE CONTRACTOR(S) SHALL PLACE SILT FENCE AROUND ALL STORM SEWER INLET LOCATIONS, STEEP SLOPES, OR AS DIRECTED BY THE COUNTY. ALL EROSION AND SEDIMENTATION CONTROL SHALL BE SET UP PRIOR TO CONSTRUCTION.
2. ALL PROPOSED STORM SEWER LINES SHALL BE AS NOTED FOR SIZE.
3. STORM SEWER SHALL BE RCP, IDOT CLASS 2000D (MINIMUM), USE STRENGTH REQUIRED BY SUDAS, EXCEPT WHERE NOTED.
 - 3.1. ALL STORM SEWER AND CULVERTS OVER 15 INCHES IN SIZE SHALL BE RCP. ALL OTHERS SHALL BE PVC, SDR35 (MINIMUM).
 - 3.2. POLYETHYLENE (PE) PIPE WITH SMOOTH INTERIOR MAY BE SUBSTITUTED FOR RCP PER SUDAS SPECIFICATION SECTION 4020.
 - 3.3. ANY STORM PIPE LOCATED UNDER PAVEMENT WITH LESS THAN TWO (2) FEET OF COVER SHALL PROVIDE 24"x24" REINFORCEMENT ABOVE AND USE CLASS V RCP.
 - 3.4. CORRUGATED METAL PIPE (CMP), OR HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH SMOOTH INTERIOR, MAY BE USED WITHIN THE RIGHT-OF-WAY.
4. ALL STORM SEWER PIPE CROSSING OVER WATERMAIN, OR IS LESS THAN 18 INCHES BELOW THE WATERMAIN, SHALL HAVE (WATERTIGHT) JOINTS WITH O-RING GASKETS TO AT LEAST TEN (10) FEET ON EACH SIDE OF THE EXTERIOR DIAMETER OF THE STORM SEWER PIPE. O-RING GASKETS SHALL BE RATED AT 13 PSI OR GREATER.
5. ALL STORM DRAIN PIPE, SUMP LINES, SUBDRAINS, AND/OR SERVICES SHALL BE EITHER PVC, HDPE, OR POLYETHYLENE PER SUDAS SPECIFICATION SECTION 4020. THE CONTRACTOR(S) SHALL USE THE SAME MATERIAL TO BE CONSISTENT THROUGHOUT THE SITE.
6. THE CONTRACTOR(S) WILL LAY SEWER PIPE AS SHOWN WITHIN THE PLAN SET.
7. ALL PIPE SLOPES EQUAL TO OR GREATER THAN TEN (10%) PERCENT SHALL REQUIRE RESTRAINED JOINTS, UNLESS OTHERWISE NOTED; AND SHALL BE CONSIDERED INCIDENTAL.
8. ANY FIELD TILE DISCOVERED OR DAMAGED DURING CONSTRUCTION SHALL BE TIED INTO THE STORM SEWER SYSTEM OR REPAIRED/REPLACED; WITH THE ENGINEER NOTIFIED; AND THE LOCATION SHALL BE NOTED ON THE AS-BUILTS.
9. ALL SERVICES SHALL BE EXTENDED/STUBBED TO TEN (10) FEET INSIDE THE PROPERTY FROM THE RIGHT-OF-WAY LINE.
10. ALL SERVICES SHALL HAVE A MINIMUM DEPTH OF FOUR (4) FEET AT THE MARKED TERMINI.
11. THE CONTRACTOR(S) MAY SUBSTITUTE ANY 'SW-501 CURB INLET' WITH THE 'SW-502 CIRCULAR INTAKE @ 48" DIAMETER'.
12. ALL INTAKE CASTINGS SHALL BE BICYCLE SAFE.
13. ALL STORM SEWER AND CULVERTS SHALL BE CLEANED AFTER BACKFILLING; INSPECTED; AND TELEVIEWED (ACCORDING TO THE LOCAL MUNICIPALITY) AFTER THE BACKFILL HAS BEEN IN PLACE FOR A MINIMUM OF 30 DAYS WITH COPIES OF THE VIDEO INSPECTION PROVIDED TO THE COUNTY PUBLIC WORKS/ENGINEERING DEPARTMENT.
14. THE LAST THREE (3) PIPE SECTIONS AND THE FLARED END SECTION ON ALL CULVERTS SHALL BE TIED; AND SHALL BE CONSIDERED INCIDENTAL. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC; AND SHALL BE CONSIDERED INCIDENTAL.
15. ALL FLARED END SECTIONS SHALL BE FURNISHED WITH FOOTINGS AND APRON GUARDS, UNLESS OTHERWISE NOTED; AND SHALL BE CONSIDERED INCIDENTAL.
16. THE LENGTH GIVEN FOR THE STORM PIPE DOES NOT INCLUDE THE ENTIRE LENGTH OF THE FLARED END SECTION (FES) - ONLY TO THE TOP OF THE OPENING/SLOPE. SHOWN INVERT ELEVATION IS A THE END OF THE FES.
17. ALL RIPRAP SHALL BE PLACED OVER ENGINEERING FABRIC; AND THE ENGINEERING FABRIC SHALL BE INCIDENTAL.
18. POST-DEVELOPMENT STORMWATER RUNOFF WILL NOT ADVERSELY EFFECT DOWNSTREAM PROPERTIES AND/OR FACILITIES.

WATERMAINS:

1. SITE WATERMAIN PIPING SHALL BE PVC, C900, DR18, UNLESS OTHERWISE LABELED.
 - 1.1. ALL PROPOSED WATERMAINS SHALL BE EIGHT (8") INCHES, UNLESS OTHERWISE NOTED.
2. SITE WATER SERVICE PIPING SHALL BE TYPE K COPPER, UNLESS OTHERWISE LABELED.
 - 2.1. ALL PROPOSED WATER SERVICES SHALL BE AS NOTED BY PLAN AND/OR DETAIL
3. ALL WATER MAINS AND SERVICES SHALL HAVE A MINIMUM OF FIVE AND ONE-HALF (5.5) FEET COVER OVER THE TOP OF THE PIPE, UNLESS OTHERWISE NOTED.
4. ALL SHOWN STATIONING AND OFFSETS FOR TEES, CROSSES, VALVES, FIRE HYDRANTS, ETC. ARE LOCATIONS BASED ON AN ENLARGED CAD SYMBOL TO BE SEEN ON THESE CONSTRUCTION PLANS AND AS SHOWN. THE CONTRACTOR(S) MAY SHIFT THE LOCATION(S) IN RELATION THE THE SHOWN ROADWAY CENTERLINE OF THESE TEES, CROSSES, VALVES, FIRE HYDRANTS, ETC. - PROVIDE REVISED STATIONING AND OFFSETS ON AS-BUILT DRAWINGS. NOTED OFFSETS MAY ONLY BE ADJUSTED WITH THE APPROVAL OF THE CITY.
5. THE CONTRACTOR(S) SHALL ARRANGE AND PAY FOR THE REQUIRED TAPS TO THE PUBLIC WATERMAIN; AND SHALL SCHEDULE WITH THE CITY TO OBSERVE TAPPING AND TESTING.
6. ALL WATERMAINS SHALL BE CONSTRUCTED AND TESTED AS SPECIFIED ON

- ABACI CONSULTING, INC.**
CIVIL ENGINEERING - LAND SURVEYING



SPOT GRADE CHANGES NOTED IN RED - UPDATED: 11-29-2019

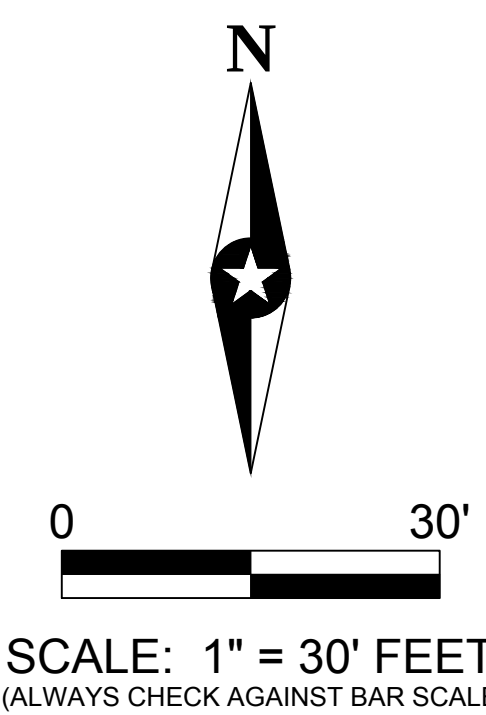
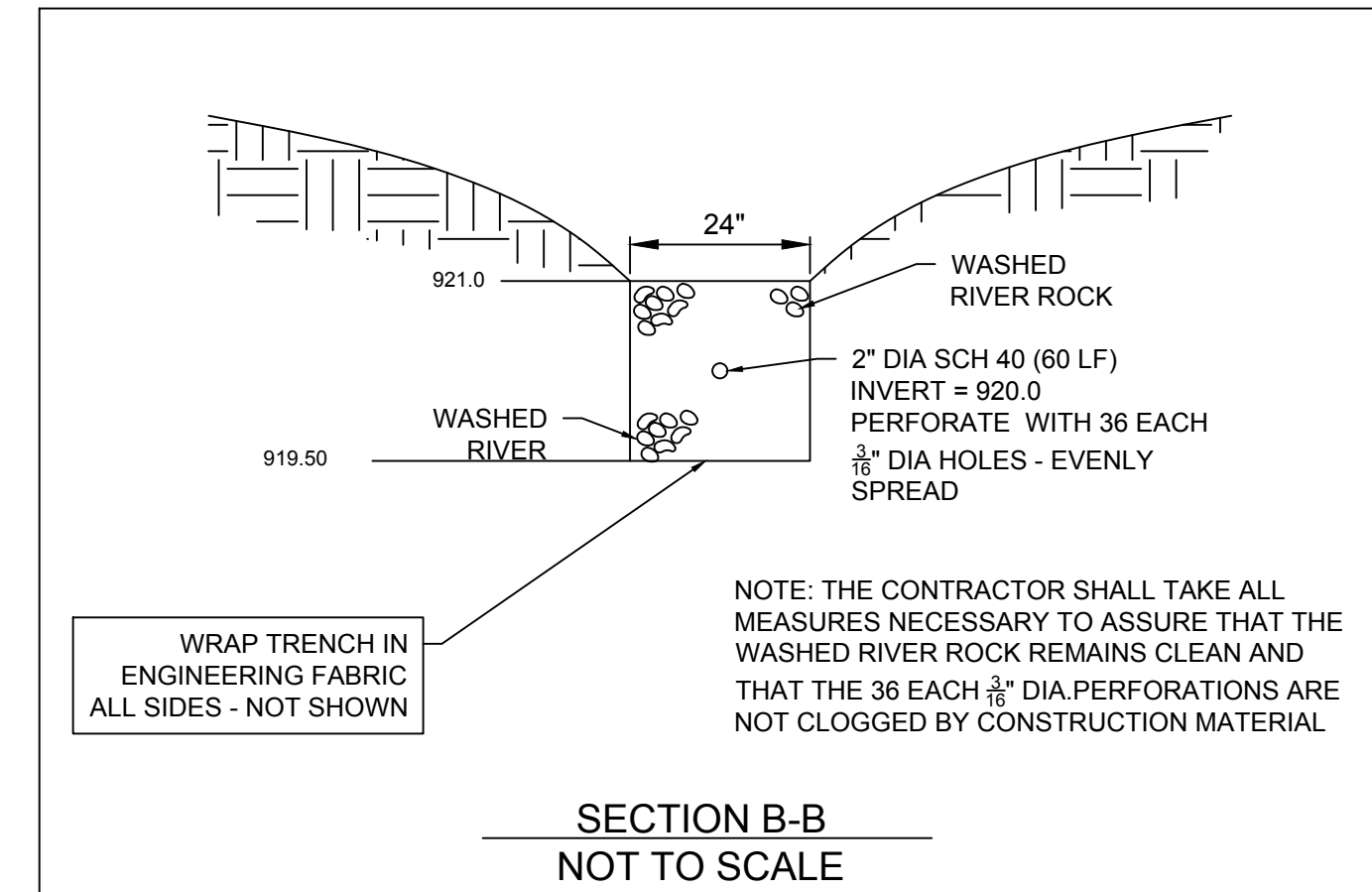
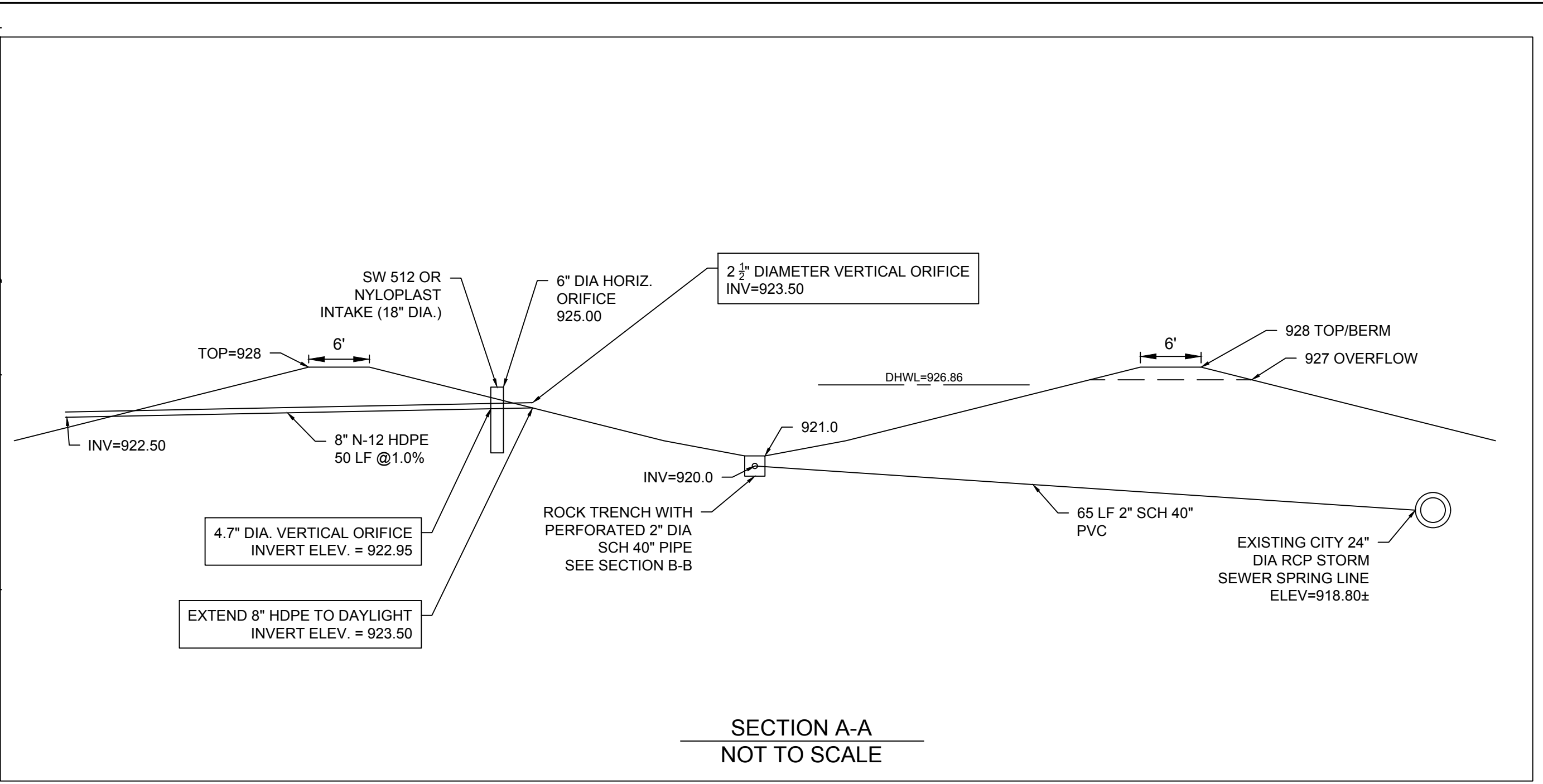
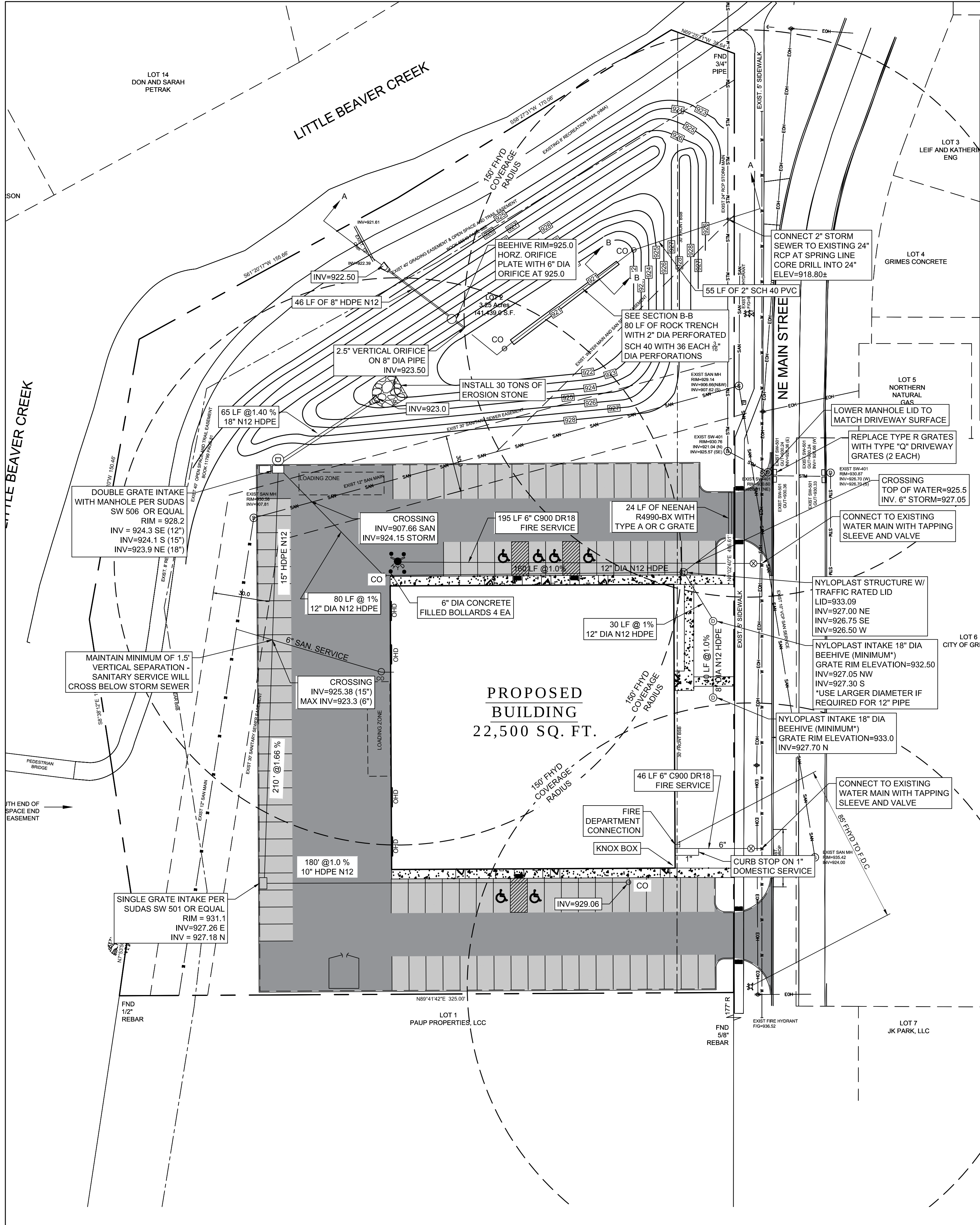
PROJECT NO:	19090
DRAWING FILE NO:	19090CD
DESIGNED/REVIEWED BY:	McMURPHY
DRAWN BY:	McMURPHY
DATE:	07-07-2019
REVISION DESCRIPTION:	
NO:	1
NO:	2
NO:	3
NO:	4

ABACI CONSULTING, INC.
CIVIL ENGINEERING & LAND SURVEYING
3000 SE GRIMES BLVD., SUITE 800 GRIMES, IOWA 50111
OFFICE: (515) 986-5048

GOLDEN RULE PLUMBING & HEATING - 904 NE MAIN STREET
GRIMES IOWA

GRADING PLAN

SHEET: 7



PROJECT NO:		DATE:		REVISION DESCRIPTION:		NO:	
19090	19090CD					1	
DRAWING FILE NO:		DESIGNED/REVIEWED BY:		DATE:		2	
McMURPHY		McMURPHY				3	
DRAWN BY:		DATE:				4	
McMURPHY		07-07-2019					

ABACI CONSULTING, INC.

CIVIL ENGINEERING - LAND SURVEYING

GRIMES

3000 SE GRIMES BLVD, SUITE 800 GRIMES, IOWA 50111

OFFICE: (515) 365-5446

GOLDEN RULE PLUMBING & HEATING - 904 NE MAIN STREET

GRIMES IOWA

UTILITY PLAN

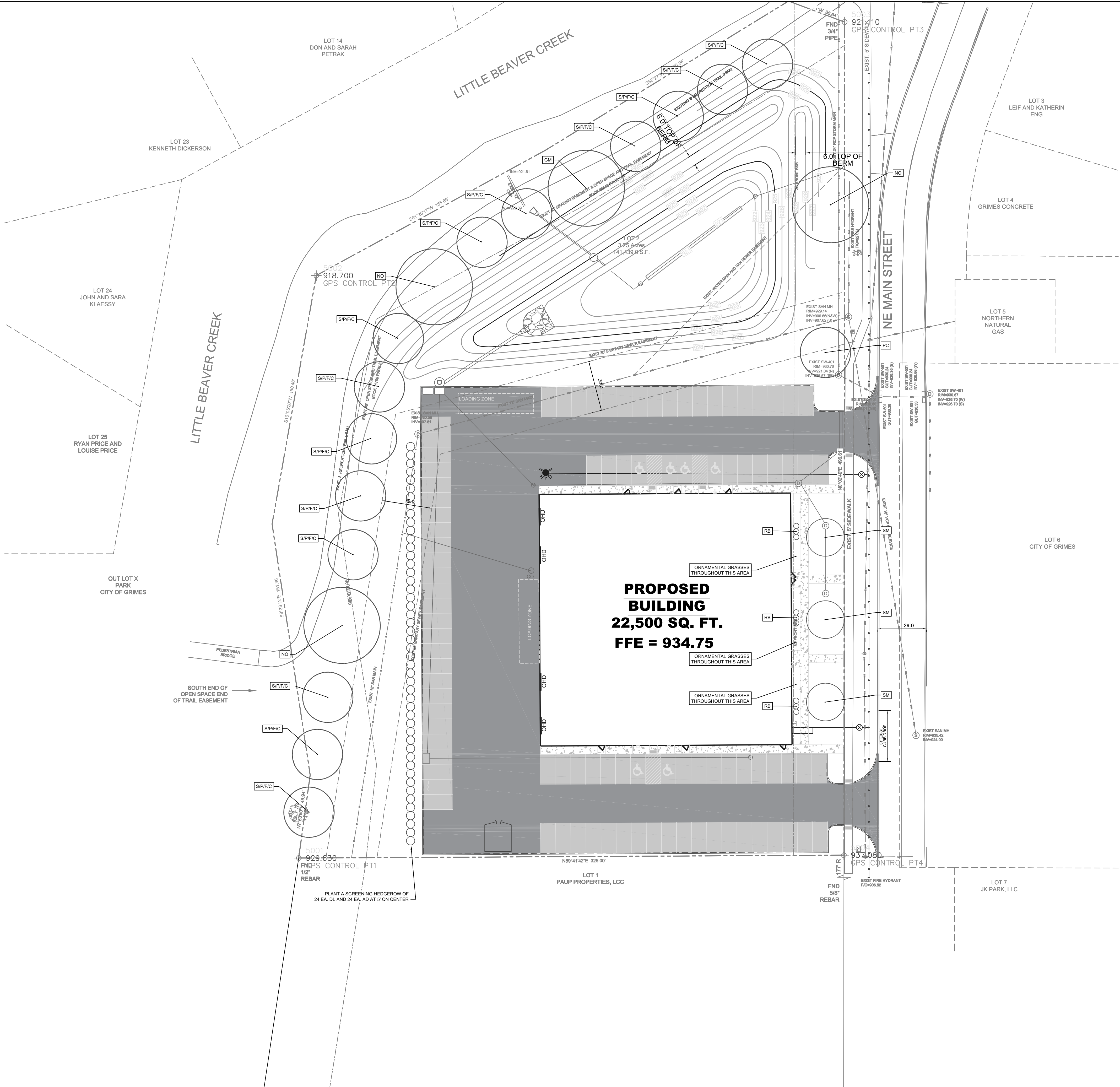
SHEET:

8

LANDSCAPING SCHEDULE			
KEY	QTY	TREES	SIZE
GM	1	GREEN MOUNTAIN SUGAR MAPLE	2" B & B
NO	3	NORTHERN RED OAK	2" B & B
PC	1	PRAIRIEFIRE CRABAPPLE	1 1/2" B & B
SM	3	SENNA MAPLE	1" B & B
DL	24	DWARF KOREAN LILAC	#5 CONT.
AD	24	ALLEMAN DOGWOOD	#5 CONT.
S/P/F/C	14	SPRUCE/PINE/FIR/CEDAR	VARIES
RB	9	FLOWER NG ROSE ~ 3 CLUSTERS OF 3"	SHRUB

LANDSCAPING NOTES:

- ALL DISTURBED AREAS TO BE SODDED.
- ALL FOUNDATION BEDS TO RECEIVE ROCK MULCH 3" DEEP.
- ALL PERIMETER BEDS TO RECEIVE SHREDDED HARDWOOD MULCH 3" DEEP.
- ALL PLANTING BEDS TO RECEIVE 4"x6" LIMESTONE EDGING WHERE BED MEETS LAWN.
- ALL TREES TO RECEIVE A TREE RING OF SHREDDED HARDWOOD MULCH 3" DEEP.



PROJECT NO:		DATE:		REVISION DESCRIPTION:		NO:		ABACI CONSULTING, INC.		GOLDEN RULE PLUMBING & HEATING - 904 NE MAIN STREET	
19090		19090CD		DESIGNED/REVIEWED BY: MCMURPHY		1		CIVIL ENGINEERING - LAND SURVEYING		GRIMES IOWA	
19090CD		19090CD		DESIGNED/REVIEWED BY: MCMURPHY		2		3000 SE GRIMES BLVD., SUITE 800 GRIMES, IOWA 50111		LANDSCAPING PLAN	
MCMURPHY		MCMURPHY		DRAWN BY:		3		OFFICE: (515) 266-5540			
07-07-2019		07-07-2019		DATE:		4					
										SHEET: 9	

MINIMUM DISTANCE FROM SITE TO RECEIVING
WATERS OF LITTLE BEAVER CREEK = 100 FT.

NOTE: CONTRACTOR(S) SHALL DETERMINE
AND LOCATE SOIL STOCKPILE(S).

PLACE SILT FENCE OR FILTER SOCK AROUND STORM
INTAKE AND/OR STRUCTURE AFTER CONSTRUCTED.
PLACE BELOW GRADE INLET PROTECTION FOR ALL
STORM STRUCTURES WITHIN PUBLIC STREETS OR
RIGHT-OF-WAY ONCE PAVING IS COMPLETED.

STORMWATER POLLUTION PREVENTION PLAN

NO.	REVISION	DATE

NOTES
1. SEE "GENERAL NOTES AND INFORMATION" SHEETS FOR ADDITIONAL NOTES AND
INFORMATION.

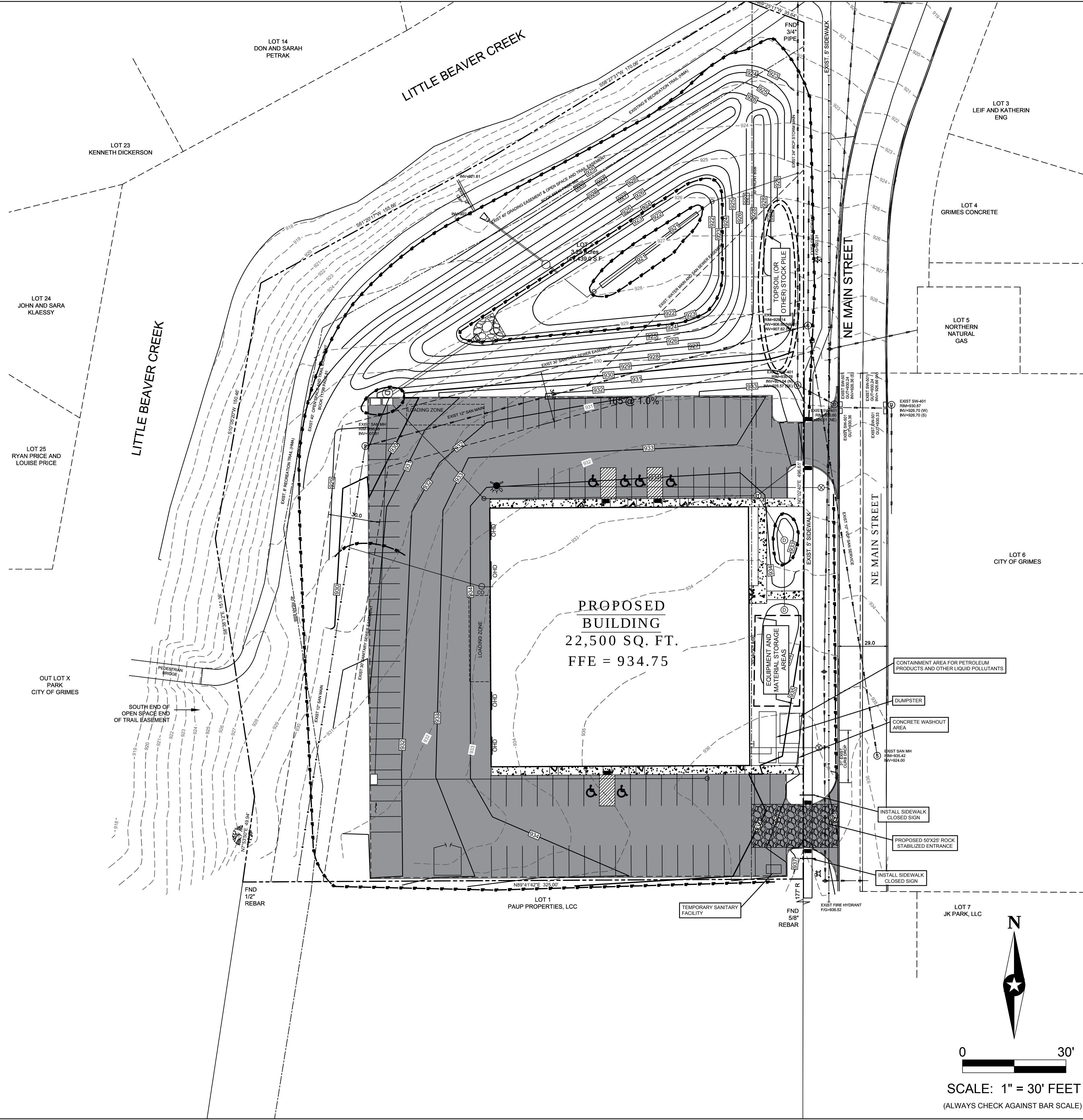
SILT FENCE SPACING ON SLOPES		SILT FENCE SPACING IN SWALE	
SLOPE	HORIZONTAL INTERVAL	SWALE GRADE	HORIZONTAL INTERVAL
≤ 10:1 (10%)	100 FEET (MAXIMUM)	1% TO 2%	150 FEET (MAXIMUM)
5:1 (20%)	160 FEET (MAXIMUM)	2% TO 4%	75 FEET (MAXIMUM)
4:1 (25%)	50 FEET (MAXIMUM)	4% TO 6%	40 FEET (MAXIMUM)
3:1 (33.3%)	40 FEET (MAXIMUM)	OVER 6%	25 FEET (MAXIMUM)

DITCH CHECK/CHECK DAM SPACING		
SWALE/DITCH GRADE	DESIGN HORIZ. INTERVAL	ACTUAL HORIZ. INTERVAL
1% TO 2%	200 FEET TO 100 FEET	150 FEET (MAXIMUM)
2% TO 4%	100 FEET TO 50 FEET	75 FEET (MAXIMUM)
4% TO 6%	50 FEET TO 33.5 FEET	40 FEET (MAXIMUM)
OVER 6%	(2 FEET) / (SLOPE, FT/FT)	25 FEET (MAXIMUM)

SWPPP MANAGER (PRINT NAME) COMPANY DATES

SWPPP INSPECTOR (PRINT NAME) COMPANY DATES

NOTICE:
ALL CONTRACTORS AND SUB-CONTRACTORS MUST SIGN THE NPDES CERTIFICATION
STATEMENT PRIOR TO PERFORMING ANY WORK ON SITE. BY SIGNING THE CERTIFICATION
STATEMENT, THE CONTRACTOR AND/OR SUBCONTRACTOR AGREES TO BECOME A
CO-PERMITTEE WITH THE OWNER AND OTHER CO-PERMITTEES. AS A CO-PERMITTEE, YOU
AND YOUR COMPANY ARE LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE
CODE OF IOWA TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STORM
WATER POLLUTION PREVENTION PLAN DEVELOPED UNDER THE NPDES PERMIT. SIGNIFICANT
PENALTIES MAY BE IMPOSED BY THE EPA AND/OR THE IDNR SHOULD A PERMITTEE OR
CO-PERMITTEE VIOLATE NPDES PERMIT REQUIREMENTS.



PROJECT NO: 19090

DRAWING FILE NO: 19090CD

DESIGNED/REVIEWED BY: McMurphy

DRAWN BY: McMurphy

DATE: 07-07-2019

REVISION DESCRIPTION:

NO:	1
2	
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4	

ABACI CONSULTING, INC.

CIVIL ENGINEERING - LAND SURVEYING

GRIMES

3000 SE GRIMES BLVD., SUITE 800 GRIMES, IOWA 50111

OFFICE: (515) 965-5046

GOLDEN RULE PLUMBING & HEATING - 904 NE MAIN STREET

GRIMES IOWA

INITIAL EROSION PLAN(SWPPP)

SHEET: 10

CITY OF GRIMES, IOWA
URBAN RENEWAL PLAN AMENDMENT
GRIMES URBAN RENEWAL AREA

February, 2020

The Urban Renewal Plan (the “Plan”) for the Grimes Urban Renewal Area (the “Urban Renewal Area”) is being amended for the purpose of identifying a new urban renewal project to be undertaken therein.

1) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project description:

Name of Project: Golden Rule, Inc. Development Project

Name of Urban Renewal Area: Grimes Urban Renewal Area

Date of Council Approval of Project: February 25, 2020

Description of Project and Project Site: Golden Rule, Inc. (the “Company”) has proposed to undertake the construction of a 22,500 square foot facility (the “Project”) for use in its business operations on certain real property in the Urban Renewal Area bearing Polk County Property tax Parcel Identification Number 311/00305-052-000 (the “Property”).

It has been requested that the City provide tax increment financing assistance to the Company in support of the efforts to complete the Project.

The costs incurred by the City in providing tax increment financing assistance to the Company will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$7,500.

Description of Public Infrastructure Projects: It is not anticipated that the City will install public infrastructure in connection with the Project.

Description of Properties to be Acquired in Connection with Project: It is not anticipated that the City will acquire real property in connection with the Project.

Description of Use of TIF: The City intends to enter into a development agreement with the Company with respect to the development and construction of the completed Project and to provide economic development payments (the “Payments”) to the Company thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Property. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Project will not exceed \$90,000, plus the Admin Fees.

2) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$69,656,630</u>
Outstanding general obligation debt of the City:	<u>\$</u>
Proposed maximum indebtedness to be incurred in connection with this February, 2020 Amendment:*	<u>\$ 97,500</u>

*It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council.



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

December 5, 2019

January 21, 2020

Civil Design Advantage

Attn: Doug Mandernach

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: Destination Market Plat 4

Dear Mr. Mandernach:

The Development Services Department is in receipt of a proposed Site Plan for Destination Market Plat 4. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Note that this is not a true preliminary plat. Details for utilities, grading and easements will need to be provided for a true review.~~

Sheet 1

- ~~2. Please remove Site Plan from the title.~~
- ~~3. Please note that addresses will be provided with the Final Plat.~~

Sheet 3

- ~~4. Please show all proposed streets, utilities, grading, easements, etc.~~
- ~~5. Staff questions if the owner intends to stock the pond. If so, please refer to updated IDNR standards for urban fishing.~~
6. Please darken the property lines.
7. Please provide ingress/egress easements over the site and common areas.

Sheet 4

- ~~8. Please show the construction entrance~~
- ~~9. Please show the staging area~~
- ~~10. Please show the PCC washout station~~
- ~~11. Please indicate seeding types.~~
- ~~12. Please indicate if the temporary standpipe has an open or closed top~~

SWPM

- 13. Please provide Tc calculations, flow paths, slopes, etc..
- 14. Please provide Spillway calculations and location.
- 15. Please consider providing sediment forebays for inflow locations.
- 16. Please provide supporting documentation (tables, soil survey, 20min Tc, etc.) for assumptions listed in the narrative.
- 17. Please provide public storm sewer sizing calculations to verify capacity from sub-basins.

SWPPP

- 18. It is expected the SWPPP narrative for Destination Market will be utilized for Plat 4. Because that narrative was drafted before G.P. #2 was re-issued on 3.01.2018, the narrative needs to be updated and re-submitted.
- 19. Please submit a signed Grimes SWPPP Development Certification

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: TBD at the Grimes City Hall

COUNCIL MEETING: TBD 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", written in a cursive style.

Alex Pfaltzgraff
Development Services Director



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

AGENDA MEMO

For Meeting of February 25, 2020

AGENDA HEADING:

Destination Market Plat 4 – Preliminary Plat Approval

SYNOPSIS:

The applicant is requesting approval of a preliminary plat, which will allow for the future subdivision of the property. The proposed preliminary plat will provide for 2 development lots, and 1 outlot. The outlot is intended to provide space for the regional detention pond.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

N/A

BOARD/COMMISSION ACTION(S):

Recommendation of Approval – Planning and Zoning Commission, 02/04/2020

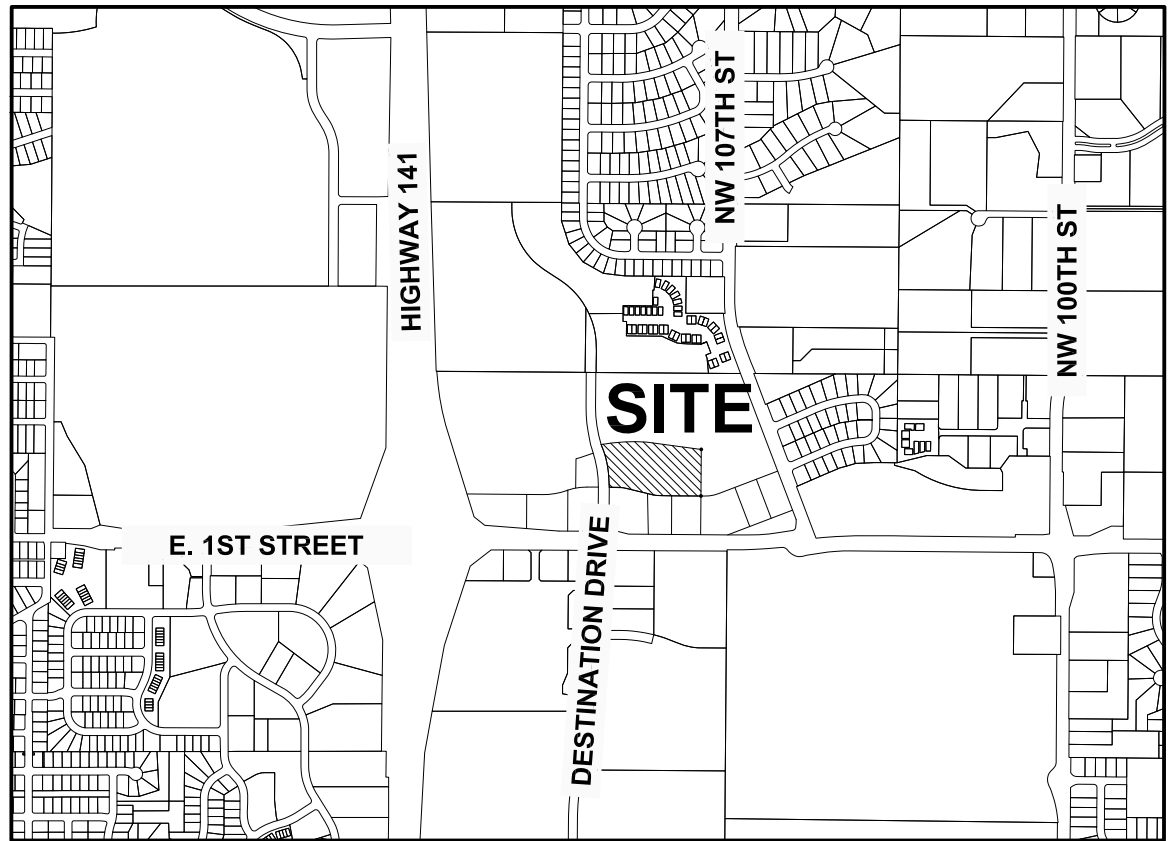
STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the preliminary plat for Destination Market Plat 4, subject to any remaining staff comments.

PRELIMINARY PLAT FOR:
DESTINATION MARKET PLAT 4

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

APPLICANT

DESTINATION MARKET LLC
3737 WOODLAND AVENUE
CONTACT: MARK HANRAHAN
EMAIL: MHANRAHAN@OWACA.COM
PH: (515) 512-1022

ENGINEER

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
CONTACT: DOUG MANDERNACH
EMAIL: DOUGM@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLIEM@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

OWNER

TOP TRACT CORP
7085 NW 100 ST.
JOHNSTON, IA 50131
CONTACT: KAY THIELEKE

BENCHMARKS

- GRIMES CITY BM#H6N-001 ARROWHEAD ON HYDRANT
300'± EAST OF INT. OF E. 1ST AND SE DESTINATION DR.
ON NORTH SIDE OF 1ST STREET.
ELEVATION=991.26
- GRIMES CITY BM#H6N-002 ARROWHEAD ON HYDRANT
600'± EAST OF INT. OF E. 1ST AND SE DESTINATION DR.
ON NORTH SIDE OF 1ST STREET.
ELEVATION=991.95

SUBMITTAL DATES

FIRST SUBMITTAL: 11/22/2019
SECOND SUBMITTAL: 12/30/2019

LEGAL DESCRIPTION

A PART OF OUTLOT 'Z', DESTINATION MARKET PLAT 2, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, SAID DESTINATION MARKET PLAT 2; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID OUTLOT 'Z' AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 967.50 FEET, WHOSE ARC LENGTH IS 250.57 FEET AND WHOSE CHORD BEARS NORTH 07°22'44" WEST, 249.87 FEET; THENCE NORTH 20°16'17" WEST CONTINUING ALONG SAID WESTERLY LINE, 70.51 FEET; THENCE NORTH 71°15'43" EAST, 112.08 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 600.00 FEET, WHOSE ARC LENGTH IS 348.04 FEET AND WHOSE CHORD BEARS NORTH 87°52'46" EAST, 343.18 FEET; THENCE SOUTH 75°30'11" EAST, 182.55 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 600.00 FEET, WHOSE ARC LENGTH IS 153.36 FEET AND WHOSE CHORD BEARS SOUTH 82°49'31" EAST, 152.94 FEET; THENCE SOUTH 00°19'29" WEST, 366.64 FEET TO THE SOUTHERLY LINE OF SAID OUTLOT 'Z'; THENCE NORTH 89°36'37" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 315.69 FEET; THENCE WESTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 300.00 FEET, WHOSE ARC LENGTH IS 66.70 FEET AND WHOSE CHORD BEARS NORTH 83°14'28" WEST, 66.56 FEET; THENCE NORTH 76°12'14" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 210.47 FEET; THENCE WESTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 290.00 FEET, WHOSE ARC LENGTH IS 68.68 FEET AND WHOSE CHORD BEARS NORTH 82°59'20" WEST, 68.52 FEET; THENCE NORTH 89°46'25" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 64.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.65 ACRES (289,667 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

C-2 GENERAL AND HIGHWAY SERVICE
COMMERCIAL DISTRICT

PROPERTY IS WITHIN THE TRANSPORTATION OVERLAY DISTRICT

PROJECT SITE ADDRESS

TO BE PROVIDED WITH THE FINAL PLAT

BULK REGULATIONS

MIN. FRONT YARD SETBACK = 25'
MIN. SIDE YARD SETBACK = NONE REQUIRED, EXCEPT WHEN ADJOINING ANY "R" DISTRICT OR STREET

MIN. REAR YARD SETBACK = 25 FEET; HOWEVER, FOR EVERY FOOT THE FRONT YARD IS INCREASED OVER 25 FEET, THE REAR YARD MAY BE DECREASED IN DIRECT PROPORTION THERETO, BUT IN NO CASE SHALL THE REAR YARD BE LESS THAN 10 FEET

MAX. HEIGHT = 45'
MAX. # OF STORIES = 3 STORIES

DEVELOPMENT SUMMARY

LOT 1:

AREA: 2.41 ACRES (104,767 SF)

LOT 2:

AREA: 2.15 ACRES (93,790 SF)

OUTLOT Z:

AREA: 2.09 ACRES (91,111 SF)

IMPERVIOUS DATA:
8' TRAIL: 8,431 SF 9.25%

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = SPRING 2020
ANTICIPATED FINISH DATE = SUMMER 2020

GRIMES, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	TOPO/DEMO PLAN
3	DIMENSION & GRADING PLAN
4	UTILITY PLAN
5	EROSION AND SEDIMENT CONTROL PLAN



UTILITY WARNING

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



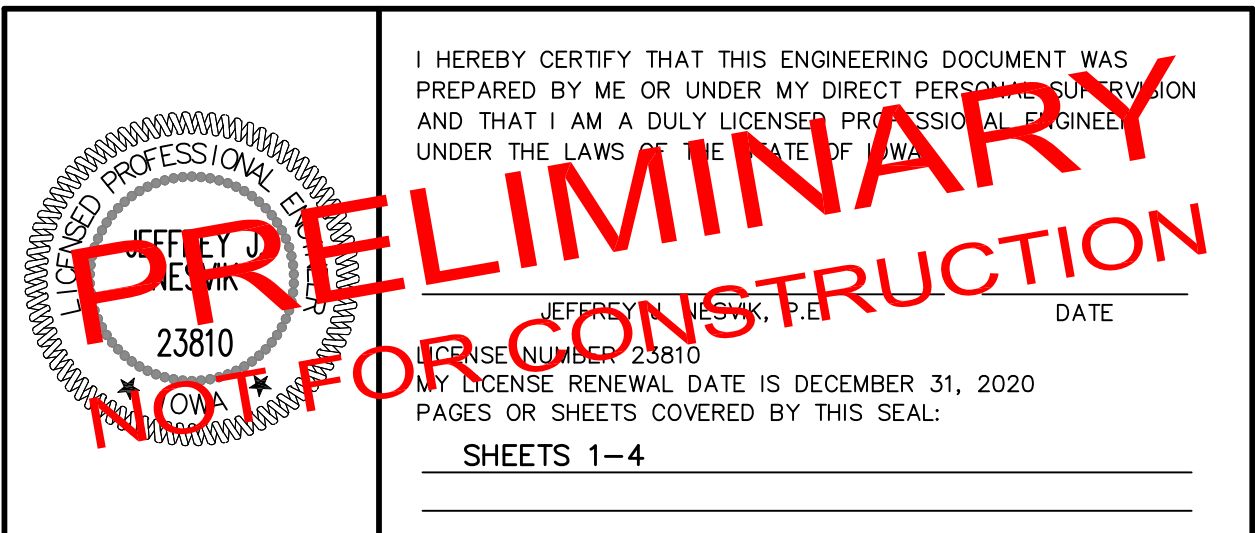
GENERAL LEGEND

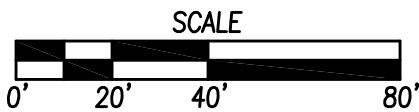
PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
SECTION LINE	WATER VALVE BOX
CENTER LINE	FIRE HYDRANT
RIGHT OF WAY	WATER CURB STOP
BUILDING SETBACK	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-502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

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

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

THE 2019 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.





DEMOLITION NOTES

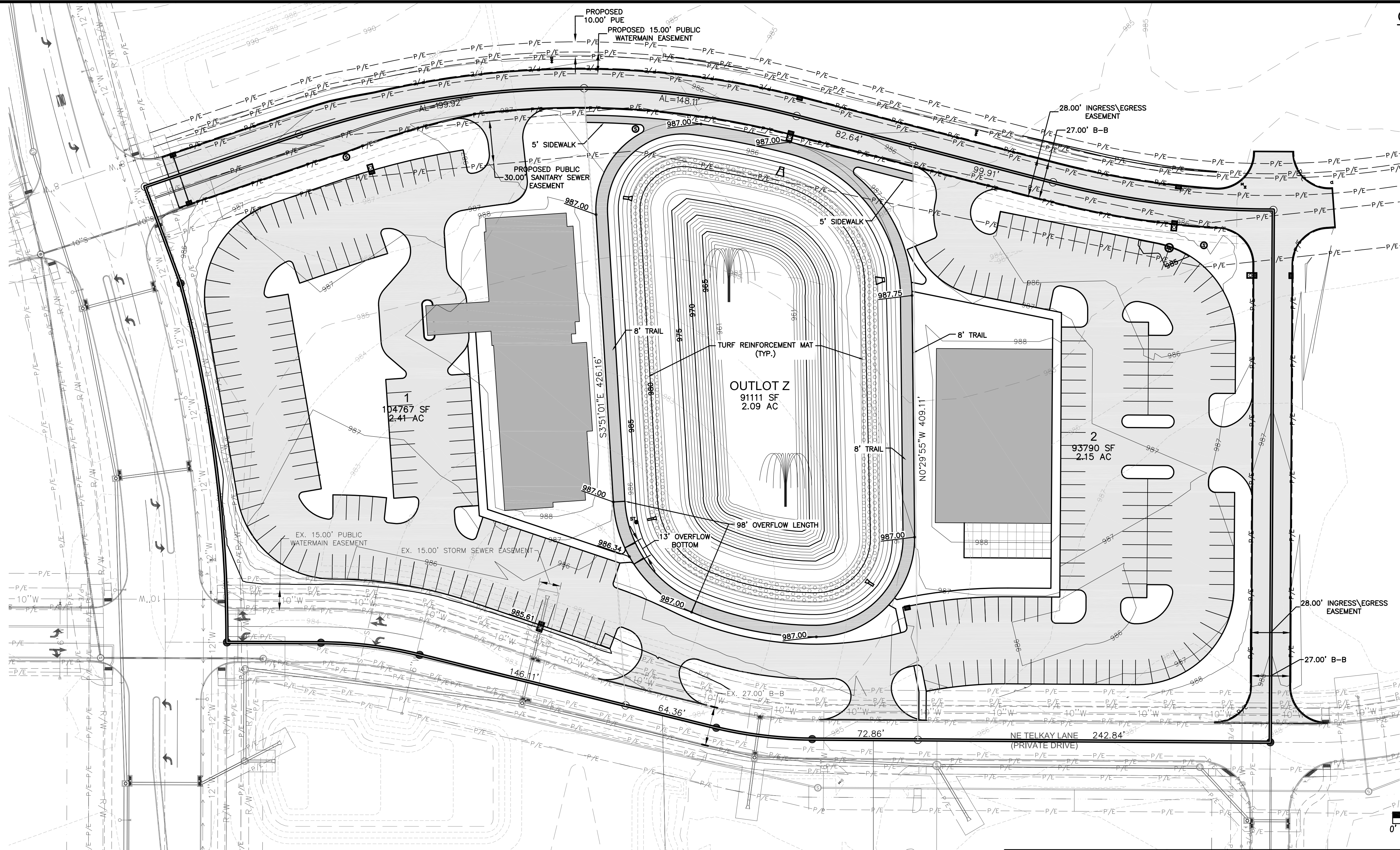
1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
2. PRIOR TO DEMOLITION, 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 RESPECTIVE 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 DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE BACKFILL TO BE EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
6. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, FENCING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE CONTRACTOR 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. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
8. 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. 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.

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

FILE: H:\2019\1910516\DWG\1910516-PRELIM PLAT.DWG
 FILE DATE: 12/30/19 DATE PLOTTED: 12/30/2019 4:33 PM
 PLOTTED BY: ERIC SCHULTE TECH: COMMENT:
 ENG:

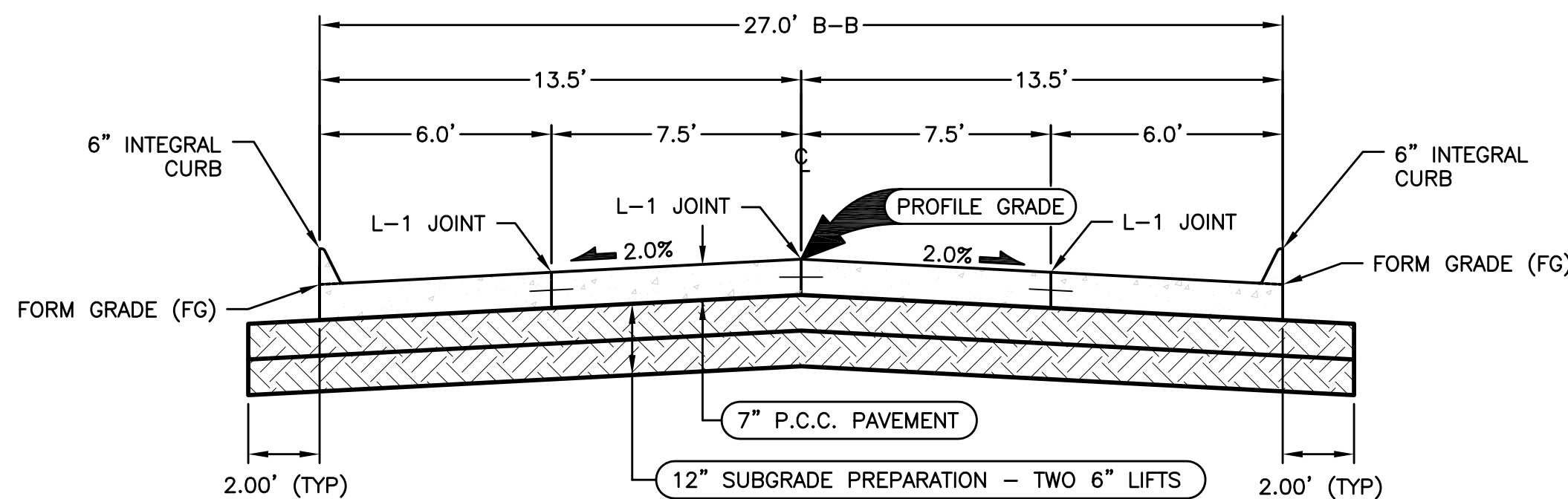
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CHECKED BY: JJS

COMMENT:
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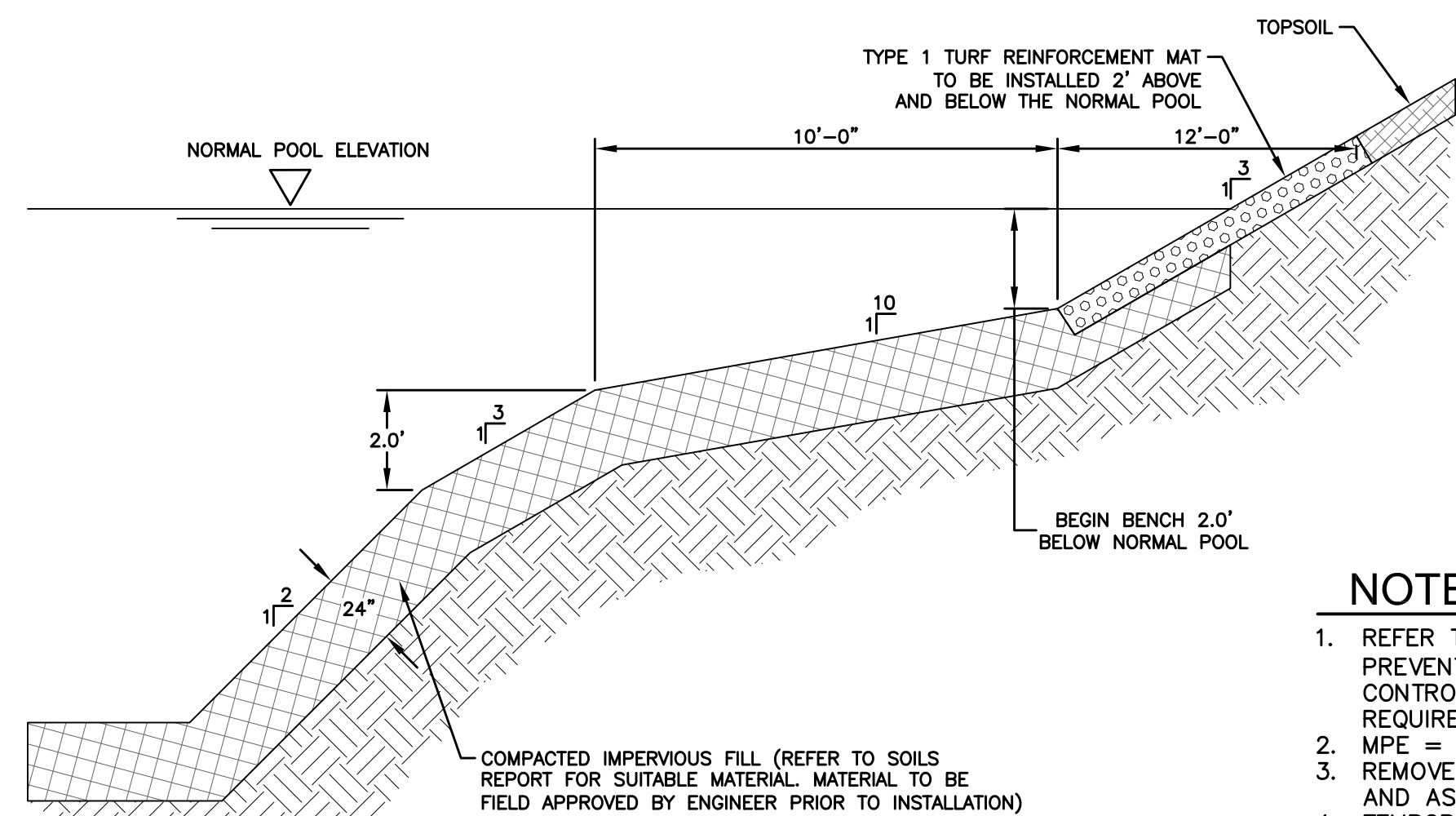


GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE TOWARD DETENTION FACILITY.
7. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
9. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
10. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
11. SIDEWALKS:
MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE. DEPTH: LONGITUDINAL 1/3, TRANSVERSE 1/4.
12. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.



TYPICAL SECTION - 27' B-B



TYPICAL POND DETAIL
NOT TO SCALE

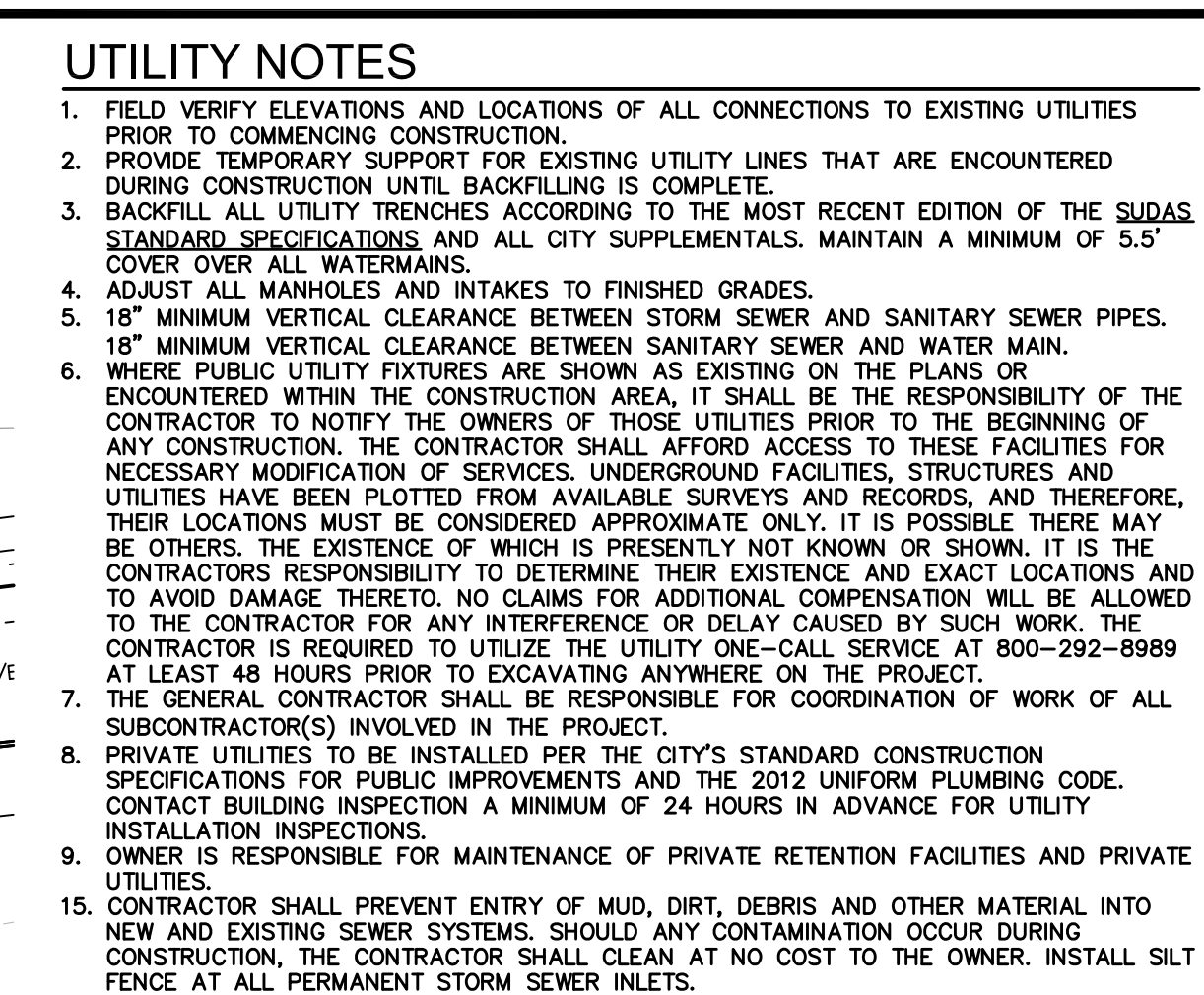
NOTES

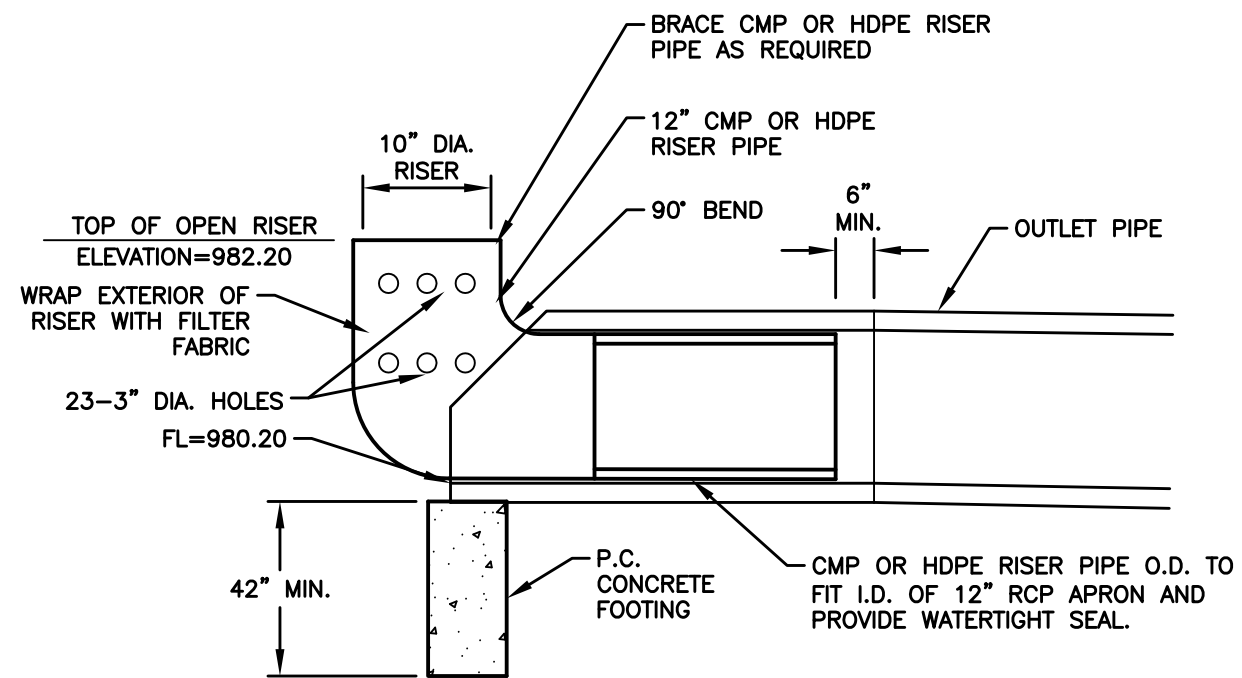
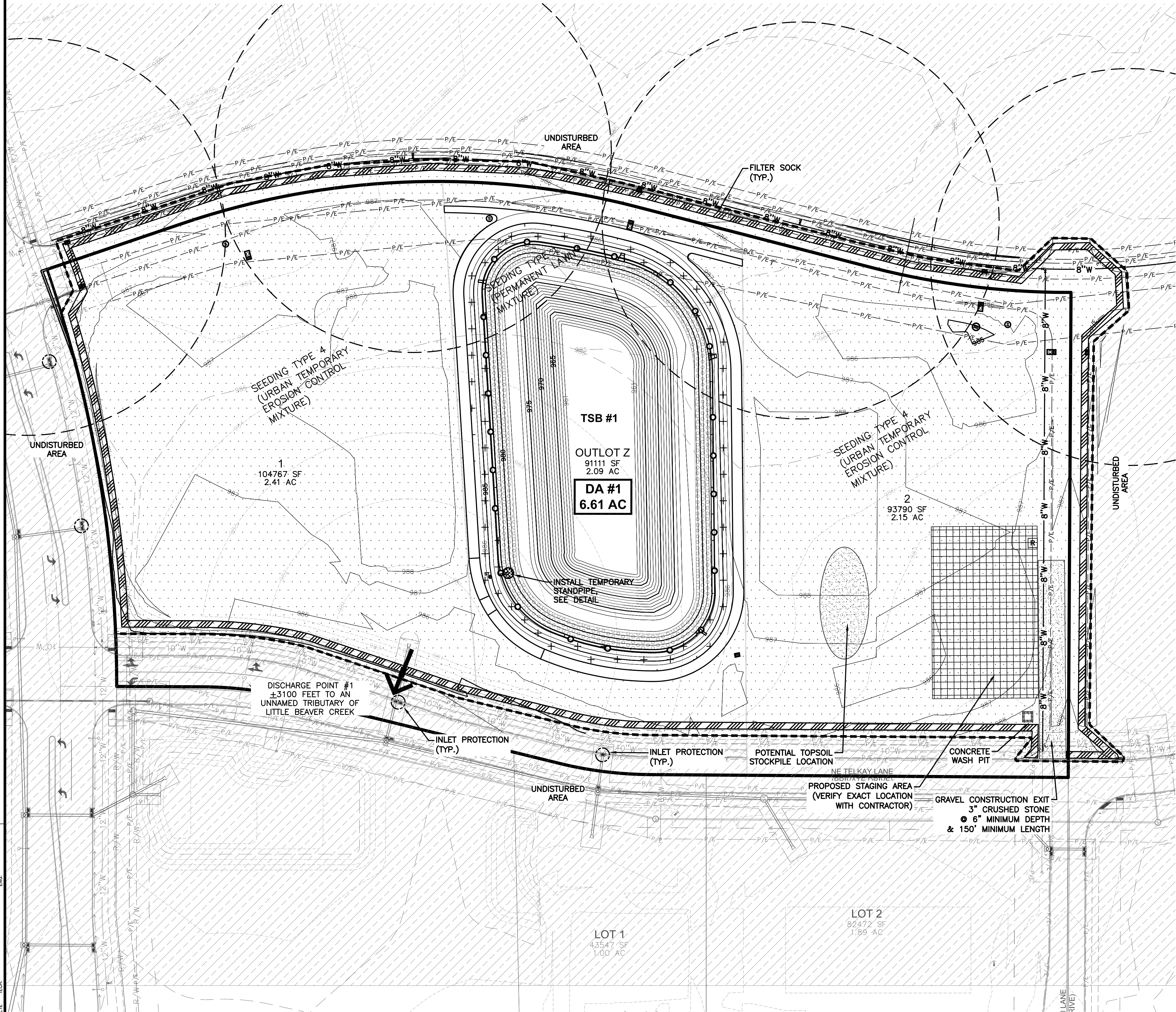
1. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR EROSION CONTROLS AND POLLUTION PREVENTION REQUIREMENTS.
2. MPE = MINIMUM PROTECTION ELEVATION.
3. REMOVE ALL FENCE WITHIN GRADING LIMITS AND AS LABELED ON THE GRADING PLAN.
4. TEMPORARY SEED ALL DISTURBED AREAS ACCORDING TO NPDES PERMIT REQUIREMENTS. INSTALL PERMANENT SEEDING AS NOTED ON PLAN.

DATE		12/30/19	
REVISIONS		11/22/19	
3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410		ENGINEER: JJN PM: DAM	
3		5	
1910.516			

DESTINATION MARKET PLAT 4
DIMENSION & GRADING PLAN
GRIMES, IOWA

CIVIL DESIGN ADVANTAGE





TEMPORARY STAND PIPE DETAIL
NOT TO SCALE

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	FILTER SOCK	LF	2,297
2	SEEDING, FERTILIZING, AND MULCHING	AC	5.57
3	INLET PROTECTION DEVICES	EA	4
4	CONCRETE WASHOUT PIT	EA	1
5	12" PVC TEMPORARY STANDPIPE	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO UNNAMED TRIBUTARY OF LITTLE BEAVER CREEK ±3100 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	6.61 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	23,796 CU FT
VOLUME PROVIDED IN FILTER SOCK (2,297 LF @ 2.0 CU FT/LF OF SOCK)	4,594 CU FT
VOLUME PROVIDED IN TSB	163,897 CU FT
TOTAL VOLUME PROVIDED	168,491 CU FT

SWPPP LEGEND

DRAINAGE ARROW	X.XX %	UNDISTURBED AREA
GRADING LIMITS	---	RIP-RAP
FILTER SOCK		GRAVEL ENTRANCE
SILT FENCE	---	STAGING AREA
DITCH CHECK	---	TEMPORARY SEDIMENT BASIN
INLET PROTECTION	○	CONCRETE WASHOUT PIT
PORTABLE RESTROOM	R	
TEMPORARY STANDPIPE	●	

NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDING OR MULCHING IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Alex Pfaltzgraff, Development Services Director
DATE: January 7, 2020
RE: Destination Market Plat 4 – Preliminary Plat

GENERAL INFORMATION:

Applicant:

Doug Mandernach, Civil Design Advantage

Requested Action

Preliminary Plat

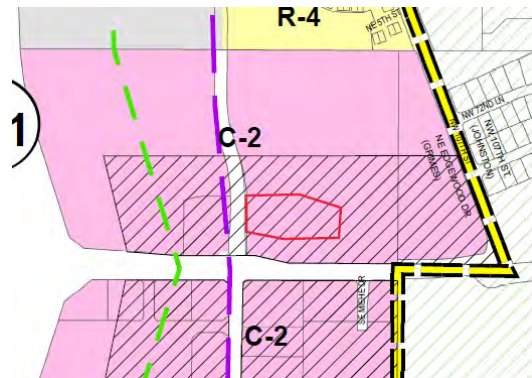
Location

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 District	General Commercial	C-2
East	Vacant	General Commercial	C-2
West	Vacant	General Commercial	C-2

BACKGROUND:

The applicant is requesting approval of a preliminary plat, which will allow for the future subdivision of the property. The proposed preliminary plat will provide for 2 development lots, and 1 outlot. The outlot is intended to provide space for the regional detention pond.

ANALYSIS:

A conceptual layout is shown for the preliminary plat. Access to the development will be from existing NE Telkay Lane, as well as the future extended NE Platinum Dr and future unnamed roadway to the north.

Access has been coordinated with the development to the south, to ensure traffic networks are linked.

Pedestrian access is shown from the private driveways, as well as around the proposed pond.

At this time, the applicant will only be constructing the pond. Future improvements, including utilities, site layouts and roadways will be considered at a later date. The pond will include fountains and is being designed for fish habitat.

STAFF RECOMMENDATION:

Staff would recommend approval of the preliminary plat for Destination Market Plat 4, subject to any remaining staff comments.

CITY OF GRIMES

Alex Pfaltzgraff
Development Services Director



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~January 6, 2020~~

January 21, 2020

Snyder & Associates

Attn: Jason Ledden

2727 S.W. Snyder Blvd

Ankeny, IA 50023

RE: KinderCare

Dear Mr. Ledden:

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

General Comments:

- ~~1. Please provide a geo-tech report for the site. No geo tech was submitted.~~
- ~~2. Please provide Heritage Review Committee approval.~~
- ~~3. Note that sheet C300 is missing.~~

Sheet C101

- ~~4. Please revise the utility contact information from City of Johnston to City of Grimes. Contact still refers to Johnston.~~
- ~~5. Please note under property description that the property is subject to Plat review, and note the new final plat name; Heritage at Grimes Commercial Plat 3, Lot 3.~~
- ~~6. Please revise the Zoning to R-4, Heritage PUD.~~
- ~~7. Please identify the proposed occupancy of the daycare.~~
- ~~8. Please revise the setbacks per the Heritage PUD (FY = 20', SY = 0')~~
- ~~9. Please update the general notes (attached)~~

- ~~10. Please include the required vs provided open space figures. Required open space is 25%. Staff questions what was called open space.~~

Sheet C200

- ~~11. Please include the removals and/or relocates on the existing conditions page.~~
- ~~12. Staff questions if grinding the curb is adequate in this case, or if it should be saw cut and removed.~~

Sheet C400

13. Please provide the off-site temporary grading easement documents. **Provide when available.**
- ~~14. Please show a public sidewalk easement along the frontage of NE Gateway Drive where the sidewalk comes onto private property.~~
- ~~15. Please provide a radius there the new pavement extends from the existing driveway. The turn should not be terminated with a 90 degree.~~
- ~~16. Staff would suggest moving the accessible stalls west to be closer to the main entrance.~~
- ~~17. Please adjust note J to require the turnaround to be paved.~~
- ~~18. Please indicate the cladding on the retaining and note that it should match the principal building.~~

Sheet C500

- ~~19. Several areas with overlapping text. Please fix.~~
20. Reconcile Structures ST-2a and ST-10. Details and site plan do not match. Are these structures nyloplast, or concrete? **Reconcile Structures ST-2a and ST-10. Details have not been fixed. Inverts do not match, and pipe materials and sizes don't match site plan and Stormtech sheets.**
- ~~21. Is there a subdrain for the building? Where are the downspouts connecting to the storm sewer?~~

- ~~22. Staff would suggest shifting the western parking lot light to the east approximately 40 feet. This will allow it to remain within the corresponding island should the driveway ever be shared.~~
- ~~23. Staff would suggest shifting the eastern parking lot light to the west approximately 17 feet. This will allow it to remain within the corresponding island should the driveway ever be shared and position it better outside of the radii.~~
- ~~24. Please identify the location of the FDC. Note that it must be accessible with a clear and open path (no parking stall in front. It must also be within 100 feet of a hydrant. FDC is not remote, and has parking in front of it. Please revise.~~
- ~~25. Please add restrained joint fittings to note 1. B.~~
- ~~26. Please verify water service size; plan view shows 2" and note 1. C. says 1 1/2" note material as cooper.~~
- ~~27. Please note that the building will need to be outfitted with a fire suppression system. As such, please show the required 6" fire service into the building. Please show fire/domestic branch configuration.~~
- ~~28. Please use 6" PVC SDR 23.5 service for commercial building services. Revise to 6"~~
- ~~29. The tap to the existing sanitary is to be completed utilizing a Romac Saddle or approved equal. Note that the existing main is to be tested and video inspected at the tap location~~
- ~~30. Under plan note 4.C. if a pipe section is needed after removal of the FES it is to be same size and material as existing.~~
- ~~31. Please label all pipe materials on proposed storm sewer lines.~~

Sheet C600

- ~~32. Please adjust the existing FES so that it is not in the side slope.~~
- ~~33. **Sheet C700** Pipe P-5B slope should be 0.6% as shown being required on SWMP.~~
- ~~34. ST-5B needs invert for 8" HDPE~~
- ~~35. Please relocate the hydrants into the islands to provide better access.~~

~~36. Please revise all landscaping minimums to reflect Heritage PUD requirements. This applies to both open space and street frontage requirements. Update to reflect the minimum 25% open space. Note that there are street frontage tree requirements.~~

~~Open Space Trees~~

- ~~• 10 overstory~~
- ~~• 5 understory~~
- ~~• 3 evergreen~~
- ~~• 28 shrubs~~

~~Street Frontage (141)~~

- ~~• 3 overstory~~
- ~~• 6 understory~~
- ~~• 14 shrubs~~

~~Street Frontage (Gateway)~~

- ~~• 3 overstory~~
- ~~• 6 understory~~
- ~~• 14 shrubs~~

~~37. Tree and shrub species are to be consistent with Heritage PUD requirements. See above.~~

~~38. Islands shall be landscaped.~~

~~39. Please include landscaping as a method of screening for the ground mounted mechanical units.~~

Sheet C800

~~40. Please provide the pole and canvas color for the shade structure.~~

Lighting

41. Please revise the parking lot fixture to meet the Heritage PUD requirements. **Please resubmit photometrics with revised pole/fixture.**

~~42. Staff questions if any wall pack lights are to be provided. Note that facade lighting along the street frontages is encouraged.~~

Architecture

- ~~43. Please revise the elevation directions to be accurate.~~
- ~~44. Please provide material calculations for the principal vs trim elements. Please revise plans as the Heritage PUD requires that 75% of the wall areas be clad in primary materials.~~
- ~~45. Please add dormers to the north elevation (south).~~
- ~~46. Please consider increasing the architectural detailing along the elevation that faces HWY 141. Additional glazing, or a more pronounced dormer would be helpful.~~

SWPPP

47. Page 4: What is the actual site area (1.28, 1.31, 1.48 acres, something else)?
48. Page 5: Stopped reviewing at page 5. The report is not complete.

SWMP

49. Page 2: Report now says 1.28 acres and SWPPP says 1.48 acres. Additionally, not all of the proposed construction lies on lot 7 (1.28 acres). Please address and fix in all applicable areas of the report.
50. Page 4: Total site area adds up to 1.31 acres?
51. Page 5: P-2A shows pipe material as RCP on plans; P-9B is 8" on plan; P-10 is HDPE on plans, not RCP; and P-5D comment should say "CO 3+4 to ST-5B", not "ST-5A".
52. Page 9 and 13: Details for 3" orifice invert do not match plans. Please rectify.
53. Sheet 3 of Stormtech Sheets: 6" ADS Pipe should be 4". As shown on site plan.
54. Sheet 4 of Stormtech Sheets: Drawing does not match site plan. Make sure eastern inlet structure lies within low spot of grading plan.

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: January 27, 2020
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: February 4, 2020 at 5:30 at the Grimes City Hall

COUNCIL MEETING: February 25, 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,

A handwritten signature in black ink, appearing to read "Alex Pfaltzgraff", written over a light gray rectangular background.

Alex Pfaltzgraff
Development Services Director



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

AGENDA MEMO

For Meeting of February 25, 2020

AGENDA HEADING:

KinderCare – Site Plan Approval

SYNOPSIS:

The applicant is requesting approval of the site plan for Kinder Care which consists of one building at approximately 11,900 square feet.

The property is located within the Heritage at Grimes PUD.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Preliminary Plat Approval – 2017

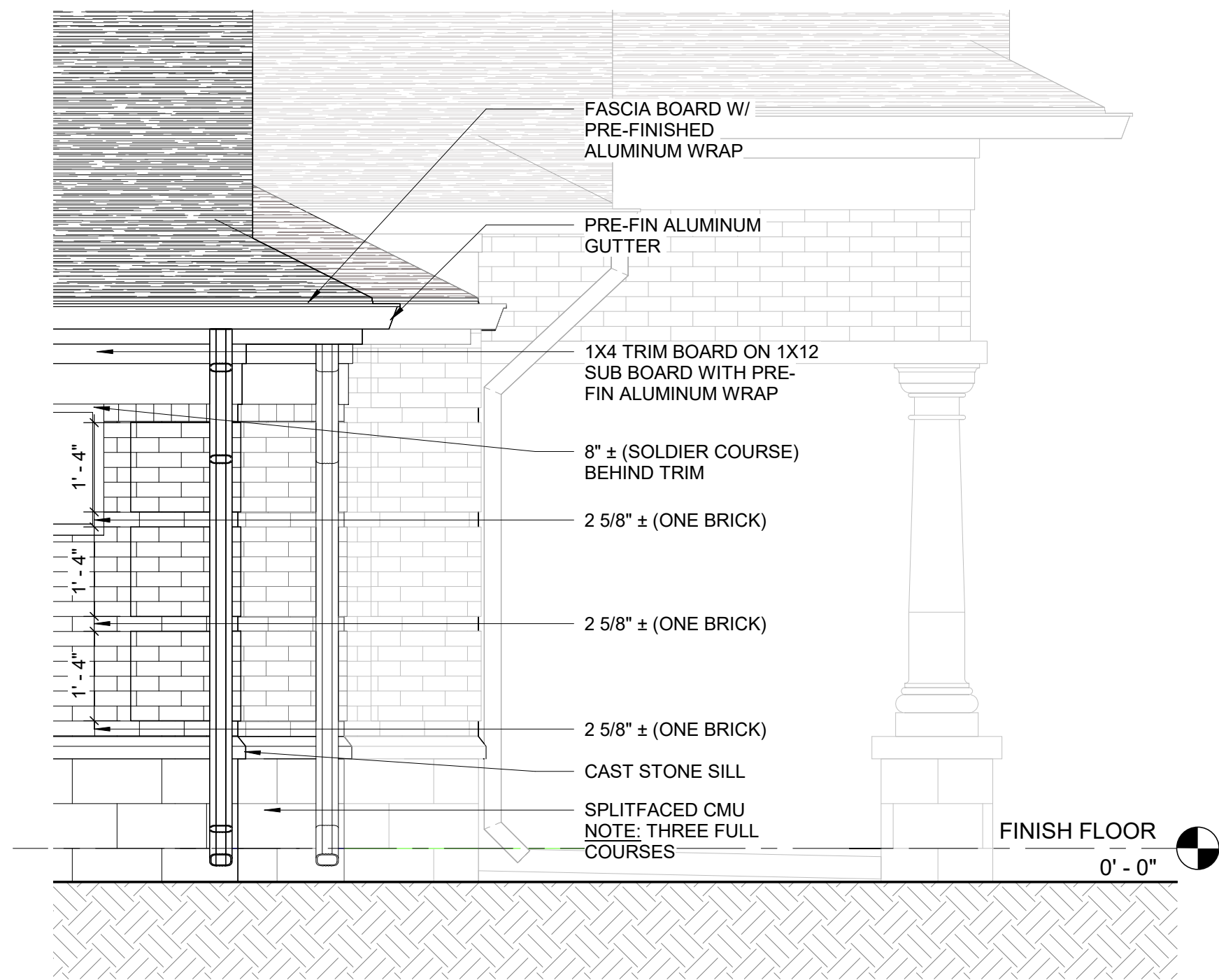
Final Plat Approval - 2018

BOARD/COMMISSION ACTION(S):

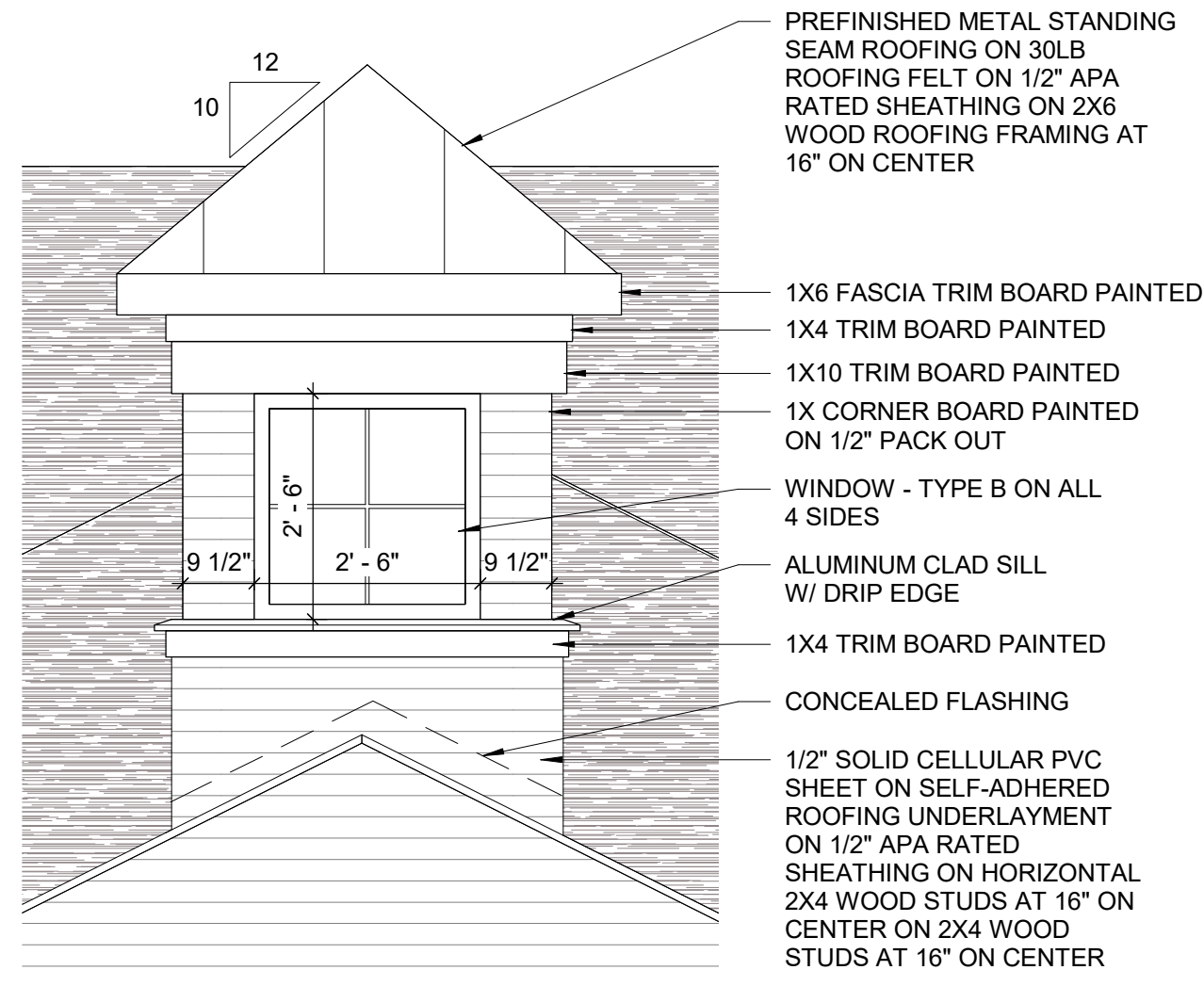
Recommendation of Approval – Planning and Zoning Commission, 02/04/2020

STAFF/COMMITTEE RECOMMENDATION:

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



6 ELEVATION DETAIL - QUION
SCALE: 1/2" = 1'-0"



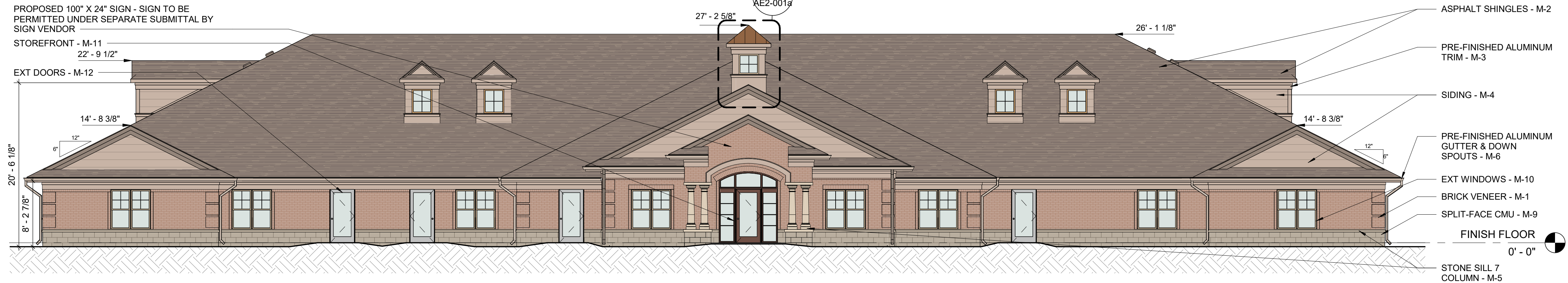
5 ELEVATION DETAIL - CUPOLA
SCALE: 1/2" = 1'-0"

EXTERIOR ELEVATION MATERIALS

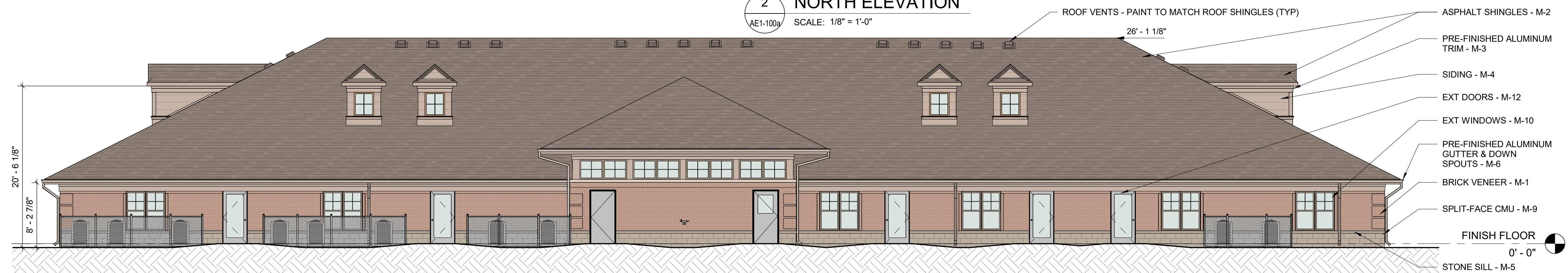
SYMBOL	ITEM	MANUFACTURER	MODEL	COLOR / FINISH	REMARKS
M-1	BRICK	BRAMPTON BRICK	CROSSROADS SERIES	JASPER	IF BRICK IS NOT READILY AVAILABLE PROVIDE OPTIONS FOR OWNER TO APPROVE
M-2	ASPHALT SHINGLES	GAF ROOFING	TIMBERLINE HD - LIFETIME SHINGLES	WEATHERED WOOD	
M-3	BREAK METAL TRIM	QUALITY EDGE	TRULINE EMBOSSED TRIM COIL	807 CLAY	
M-4	CEMENT BOARD SIDING	JAMES HARDIE	5" HORIZONTAL LAP SIDING	COBBLESTONE	
M-5	SILLS & COLUMNS	ESCHELON MASONRY	CORDOVA STONE	LIMESTONE, GROUNDFACE	
M-6	PRE-FIN ALUM GUTTER	PLY-GEM MASTIC	5" K-STYLE SEAMLESS GUTTER	PEBBLESTONE CLAY	HISTORICALLY 5" K-STYLE GUTTERS
M-8	STANDING SEAM METAL ROOF	McELROY METAL	INSTALOC STANDING SEAM SYSTEM, STYLE - PLANK PROFILE	COPPER PENNY METALLIC	
M-9	SPLIT FACE CMU	ESCHELON MASONRY	MESASTONE	COUNTY GRAY	IF CMU IS NOT READILY AVAILABLE PROVIDE OPTIONS FOR OWNER TO APPROVE
M-10	WINDOW FRAME	JELD-WEN	VARIES - REFER TO WINDOW TYPES	DESERT SAND	VINYL SINGLE HUNG
M-11	STOREFRONT	-	-	DARK BRONZE ALUMINUM	
M-12	EXTERIOR DOORS	SHERWIN WILLIAMS	-		HM DOOR, SW 701 GRAY SCREEN - HIGH GLOSS HM FRAME, PAINT - TIMELY SC103 BLACK

NOTE:
- TYPICAL DORMERS M-4 SIDING, PAINT TRIM SW9172 TO MATCH.
- CUPOLA TO BE PAINTED CLAY & DESERT SAND, PAINT SW9117 TO MATCH M-3.

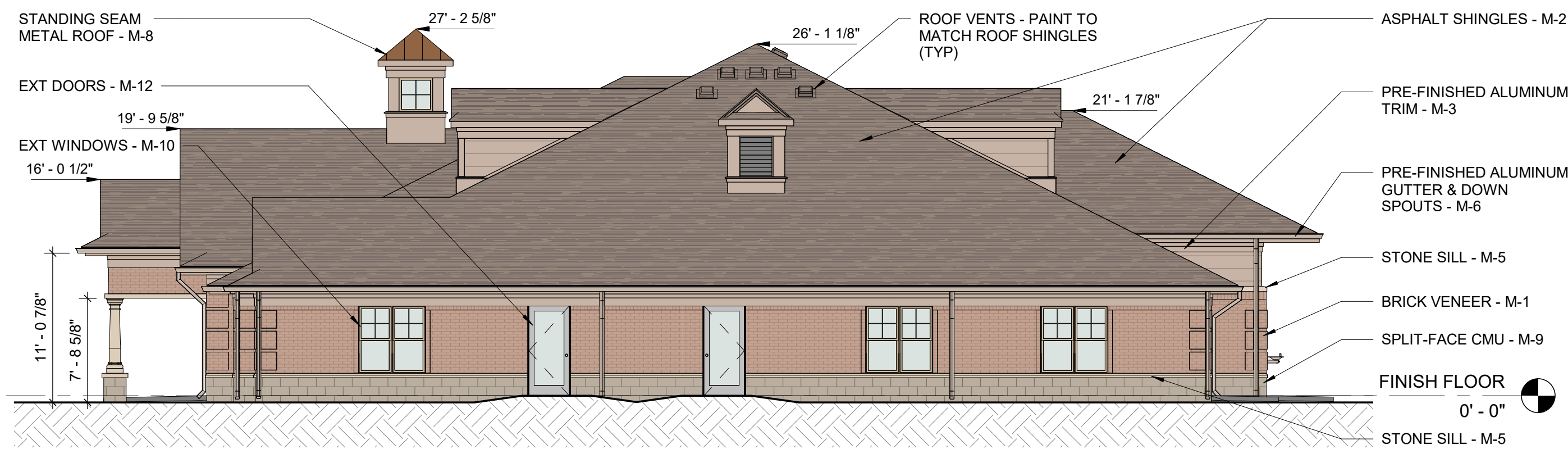
- PRIMARY ELEMENTS (75.4%)**
- BRICK
- CMU BLOCK
- LIMESTONE ACCENTS
- TRIM ELEMENTS (24.6%)**
- METAL TRIM
- CEMENT BOARD SIDING



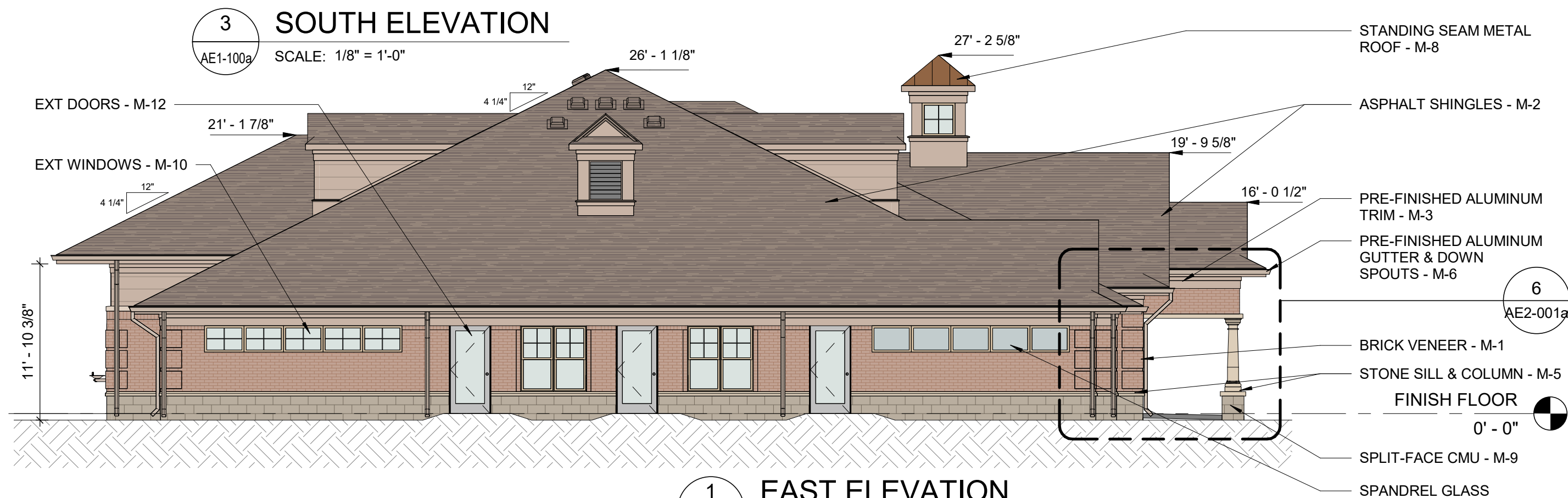
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

CLIENT

EIGHT

3221 W Big Beaver, Suite 111
Troy, MI, 48064

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IBI Group - Michigan LLC
is a member of the IBI Group of companies

ISSUES

No.	DESCRIPTION	DATE
A	SITE PLAN APPROVAL	2020-11-11
B	SITE PLAN APPROVAL REV01	2020-01-13



CONSULTANTS

WSP WSP USA BUILDINGS INC.
600 WEST CHICAGO AVENUE
SUITE 650
CHICAGO, ILLINOIS 60654
TEL +1312.274.2400
www.wsp.com

SEAL



PROJECT
KINDERCARE LEARNING CENTER

GRIMES, IA

PROJECT NO:
122888

DRAWN BY:
C.GREER

CHECKED BY:
E.SHELINE

PROJECT MGR:
M.STOCK

APPROVED BY:
L.SMIGLIANI

SCALE:
As Indicated

DATE:
2020-01-13

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

AE2-001a

ISSUE

B

SCALE CHECK

1 in

C:\Users\carline.green\Documents\REV2018122888_814WC-Smmla_arch_v18_carline.green.rvt 1 of 1









SITE PLAN

FOR

KINDER CARE- GRIMES

1101 NE GATEWAY DR

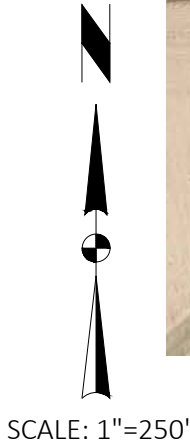
CITY OF GRIMES, POLK COUNTY, IOWA



VICINITY MAP

OWNER
HERITAGE 141, LLC
6205 MILLS CIVIC PARKWAY SUITE 201
WEST DES MOINES, IA 50266-5354
CONTACT: ANDREW LARSON
PHONE: (515) 964-5229

APPLICANT
EIGAT
3221 W BIG BEAVER RD, SUITE 111
TROY, MI 48064
CONTACT: JON SZUTARSKI
PHONE: (248) 817-1691



INDEX OF SHEETS

C101	PROJECT INFORMATION
C200	EXISTING CONDITIONS & DEMOLITION PLAN
C300	NOT APPLICABLE
C400	SITE PLAN
C500	UTILITY PLAN
C600	GRADING AND EROSION CONTROL PLAN
C700	PLANTING PLAN
C800	SITE DETAILS
C801	SITE DETAILS
C900	PHOTOMETRIC PLAN
AE1-100A	FIRST FLOOR PLAN (BY OTHERS)
AE1-300A	ROOF PLAN (BY OTHERS)
AE2-001A	EXTERIOR ELEVATIONS (BY OTHERS)

	I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.	
	Monte A. Appelgate, ASLA	Date
	License Number 342	
	Pages or sheets covered by this seal: SHEET C700	

	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.	
	Jason A. Ledden, P.E.	Date
	License Number 24117	
	My License Renewal Date is December 31, 2020	
	Pages or sheets covered by this seal: SHEETS C101 - C600	

KINDER CARE-GRIMES

TITLE SHEET

GRIMES, IOWA

SNYDER & ASSOCIATES, INC. |

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-984-2020 | www.snyder-associates.com



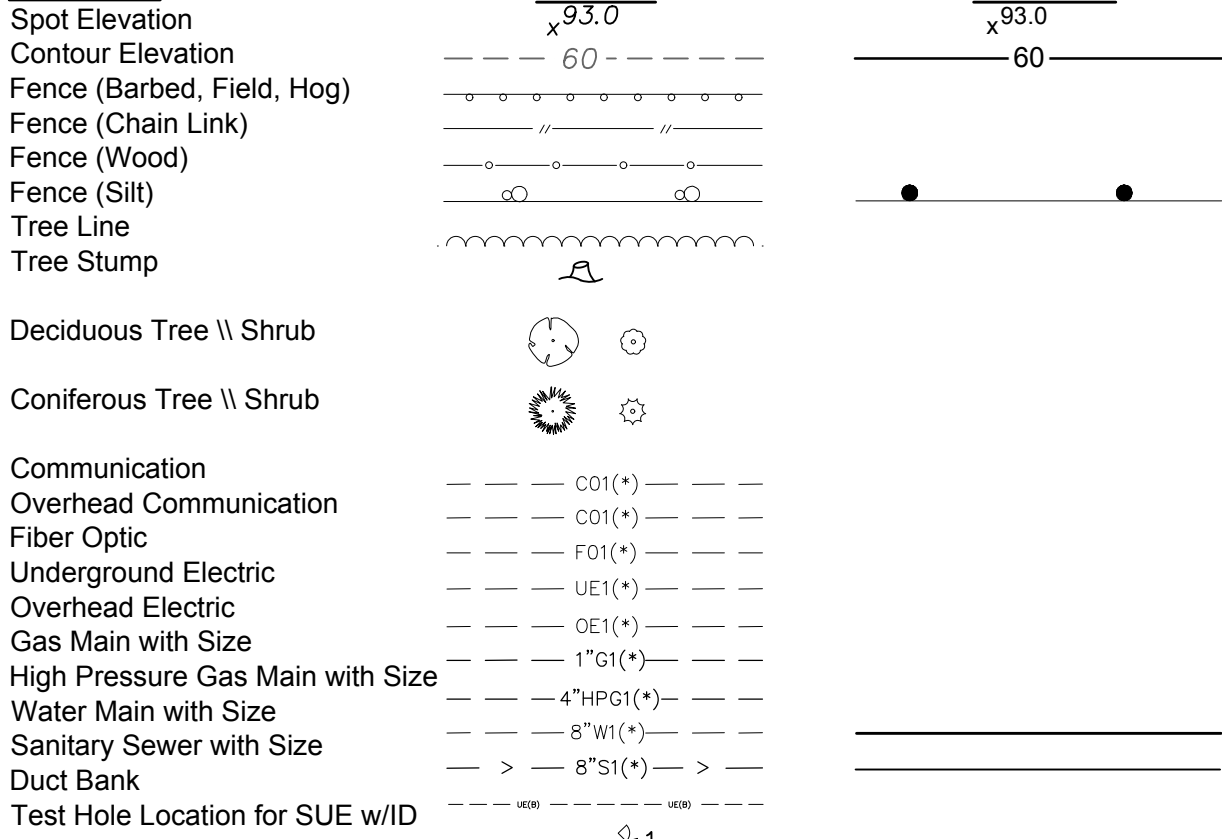
Project No: 119.0929.01

Sheet C100

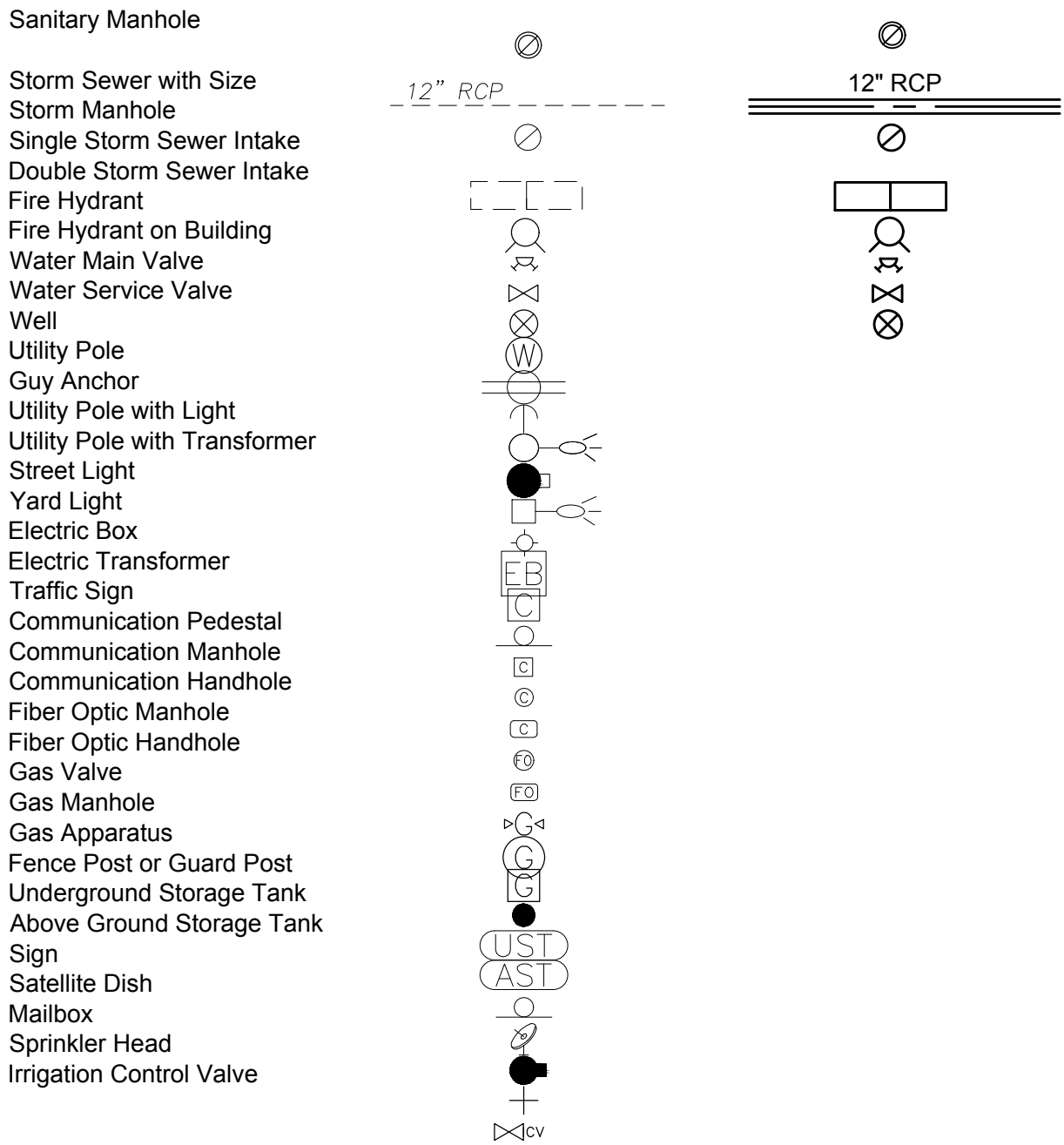
3	AS PER HERITAGE REVIEW COMMITTEE	1-04-2020	LWM
2	AS PER CITY COMMENTS	1-27-2020	LWM
1	AS PER CITY COMMENTS	1-13-2020	LJM
MARK	REVISION	DATE	BY
Engineer: LWM	Checked By: JAL	Scale: 1" = 250'	
Technician: LJM	Date: 12-20-2019	T-R-S: TTN-RRW-SS	
Project No: 119.0929.01			Sheet C100

LEGEND

FEATURES



(*) Denotes the survey quality service level for utilities



UTILITY WARNING

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

UTILITY QUALITY SERVICE LEVELS

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

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

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

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

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY CONTACT INFORMATION

C1-COMMUNICATION	CENTURYLINK Tom Sturmer 720-578-8090 thomas.sturmer@centurylink.com	FO1-FIBER OPTIC	MI-FIBER Jack Jones 515-897-9192 jack@grm.net
W-WATER MAIN	CITY OF GRIMES Andrew Wood 515-822-2320 awood@uswatercorp.net	CLEAR PER EMAIL	BLACK HILLS ENERGY GRIMES Mike Broshous 515-987-8971 mike.broshous@blackhillscorp.com
UE-UNDERGROUND ELECTRIC	MID AMERICAN ENERGY Craig Ranfeld 515-252-6632 MECDSDesignLocates@midamerican.com		
NO MAPS RECEIVED	MEDIACOM COMMUNICATIONS CORP Paul May 515-246-2252 pmay@mediacomcc.com		

GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
- 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 DEPT. (515.986.4050).
- ALL PERMITS (IDNR, SWP, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- 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.
- TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT, SANITARY, WATER, SUMP
- A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT AND SHALL BE OBTAINED AT CITY HALL.
- ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
- PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS.
- NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2020 SUDAS STANDARD SPECIFICATIONS AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS AND THE SOILS REPORTS PREPARED BY OTHERS.
- LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
- NOTIFY OWNER, ENGINEER AND THE CITY OF GRIMES AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
- DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 4" DEPTH TO FINISH GRADES, MINIMUM 8" DEPTH IN THE CITY RIGHT-OF-WAY AND EASEMENTS.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
- THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
- CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, THE CITY OF GRIMES, AND THE OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.
- NO GROUND DISTURBING ACTIVITY WILL BE ALLOWED PRIOR TO ISSUANCE OF AN NPDES GENERAL PERMIT NO. 2, SWPPP AND CITY GRADING PERMIT.
- HANDICAPPED ACCESS STALLS SHALL BE SIGNED "NO PARKING" OR OTHERWISE STRIPED TO INDICATE "NO PARKING".
- CONTACT THE CITY OF GRIMES PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO MAKING CONNECTIONS TO PUBLIC UTILITIES.

PROPERTY DESCRIPTION

LOT 7 AND THE THE SOUTH 20.00 FEET OF LOT 6, HERITAGE AT GRIMES COMMERCIAL PLAT 2, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

SUBJECT TO ROAD RIGHTS-OF-WAY AND EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

PROPERTY ADDRESS

1101 NE GATEWAY DR
CITY OF GRIMES, POLK COUNTY, IOWA

ZONING

R-4: HERITAGE PUD

BULK REGULATIONS

FRONT YARD SETBACK = 20'
REAR YARD SETBACK = 15'
SIDE YARD SETBACK = 0'

PARKING REQUIREMENTS

3 SPACE PER 1000 SF OF GROSS FLOOR AREA
11,990 SF / 1000 SF x 3 SPACES = 36 SPACES REQUIRED
10 EMPLOYEES = 10 SPACES REQUIRED
1 SPACE PER EMPLOYEE ON MAX SHIFT = 10 SPACES REQUIRED
TOTAL 46 SPACES REQUIRED
46 SPACES PROVIDED
(INCLUDING 2 ACCESSIBLE STALLS)

CONTROL POINTS

		IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (AMES-DES MOINES) NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET
CP1	N=7527360.09 E=18483472.94 Z=958.69 CUT 'X' ON BACK OF CURB, WEST SIDE OF NE GATEWAY DR ACROSS FROM HYDRANT, NW CORNER OF SITE. (AS SHOWN ON SURVEY)	
CP2	N=7527068.26 E=18483554.92 Z=959.73 CUT 'X' ON BACK OF CURB, WEST SIDE OF NE GATEWAY DR ACROSS FROM 1ST PP NORTH OF N DRIVE TO RACCOON VALLEY BANK. (AS SHOWN ON SURVEY)	
CP3	N=7527080.76 E=18484066.15 Z=967.84 1/2" REBAR W/ RPC AT TOE OF DITCH, WEST SIDE OF HWY 141 ±30' EAST OF FIBER OPTIC POST, SE CORNER OF SITE. (AS SHOWN ON SURVEY)	
CP4	N=7527333.63 E=18484080.33 Z=970.14 1/2" REBAR, W/ RPC HALFWAY UP BANK OF DITCH, WEST SIDE OF HWY 141 IN LINE WITH "BE PREPARED TO STOP" SIGNS, NE CORNER OF SITE. (AS SHOWN ON SURVEY)	

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

	ELEV=961.36 BURY BOLT ON HYDRANT AT EAST SIDE NE GATEWAY DR ± 20' N OF 1ST PP N OF N DRIVE TO RACCOON VALLEY BANK. (AS SHOWN ON SURVEY)
BM2	ELEV=962.79 BURY BOLT ON HYDRANT AT EAST SIDE OF SOUTH DRIVE TO CASEY'S @ 90° BEND IN ROAD. (AS SHOWN ON SURVEY)

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

- CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
- DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

- THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
- A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN

- THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
- THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
- THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
 - UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
 - INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
 - PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
 - MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
 - INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
 - PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
 - INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
 - RESPREAD A MINIMUM OF 6 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
 - STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
 - COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
 - REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

KINDER CARE-GRIMES

PROJECT INFORMATION

GRIMES, IOWA

SNYDER & ASSOCIATES, INC. I



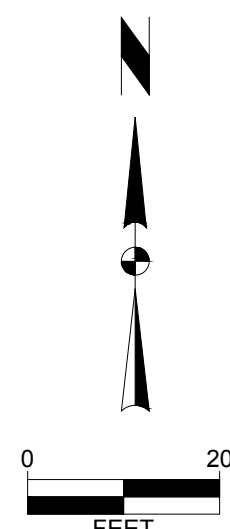
Project No: 119.0929.01

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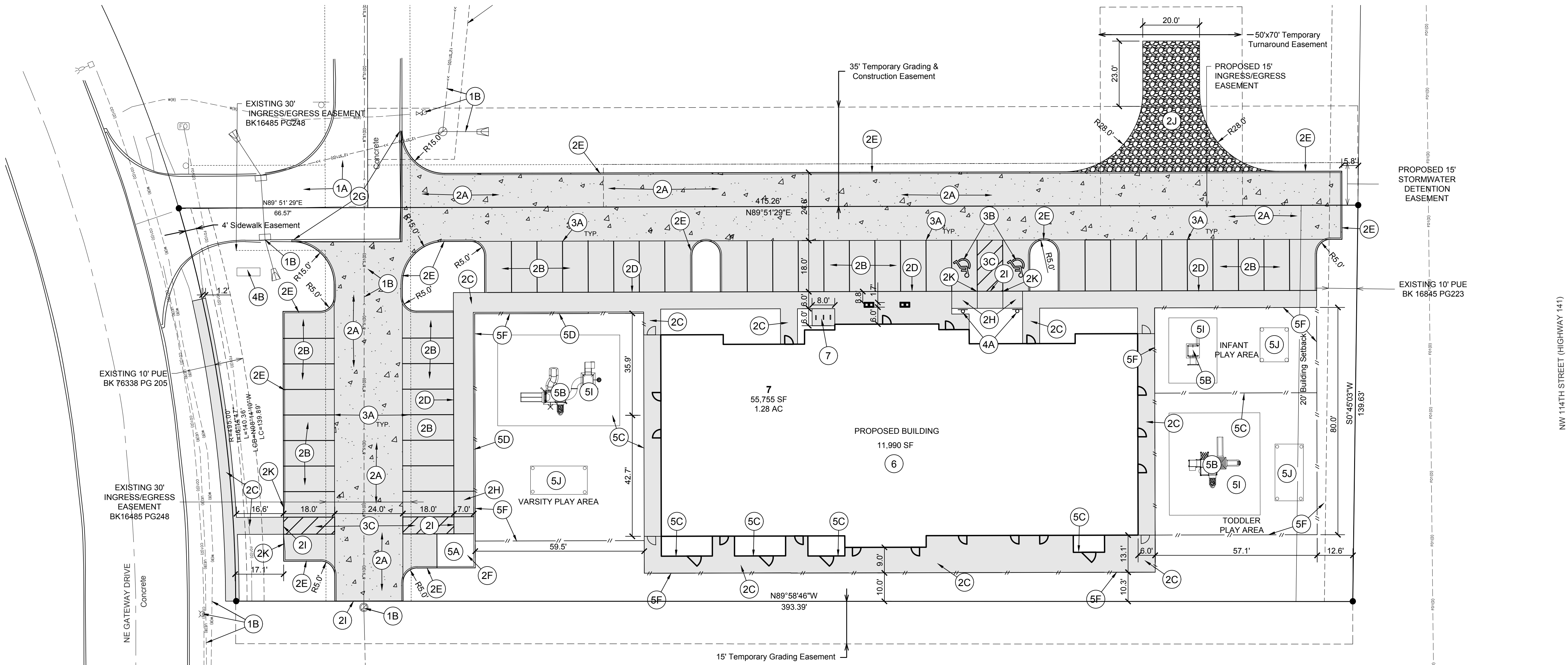
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DIMENSION PLAN NOTES

1.EXISTING FEATURES, PROTECT THE FOLLOWING:

- PAVEMENTS TO REMAIN.
- PROTECT EXISTING UTILITIES, NOT SCHEDULED FOR DEMOLITION.

2.PAVEMENTS, PROVIDE THE FOLLOWING:

- 6" DEPTH PCC DRIVES ON 4" GRANULAR SUBBASE ON 12" SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR.
- 5" DEPTH PCC PARKING ON 4" GRANULAR SUBBASE ON 12" SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR.
- 4" DEPTH PCC STANDARD SIDEWALK WITH 6" DEPTH SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR.
- 4" DEPTH PCC INTEGRAL SIDEWALK WITH 6" DEPTH SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR.
- STANDARD CURB.
- 7" DEPTH PCC TRASH ENCLOSURE ON 4" GRANULAR SUBBASE ON 12" SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR.
- GRIND CURB AND CONNECT TO EXISTING PAVEMENT WITH SUDAS TYPE A CONCRETE DRIVEWAY.
- PEDESTRIAN RAMP, MAXIMUM SLOPE OF 8.33%.
- NO CURB.
- 6" DEPTH TEMPORARY GRANULAR TURNAROUND.
- TAPER TO NO CURB.

3.PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:

- 4" WIDE PAINTED PARKING STALL LINES.
- PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
- ACCESSIBLE AISLE, 45" STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.

4.SIGNS, PROVIDE THE FOLLOWING:

- PROVIDE POST MOUNTED VAN ACCESSIBLE PARKING SIGNAGE AS PER ICC SECTION A117.1-09 SECTION 502.7 AND ADAAG REQUIREMENTS. SIGN SHALL BE AT LEAST 60 INCHES ABOVE THE FINISHED PARKING SURFACE.
- MONUMENT SIGN. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.

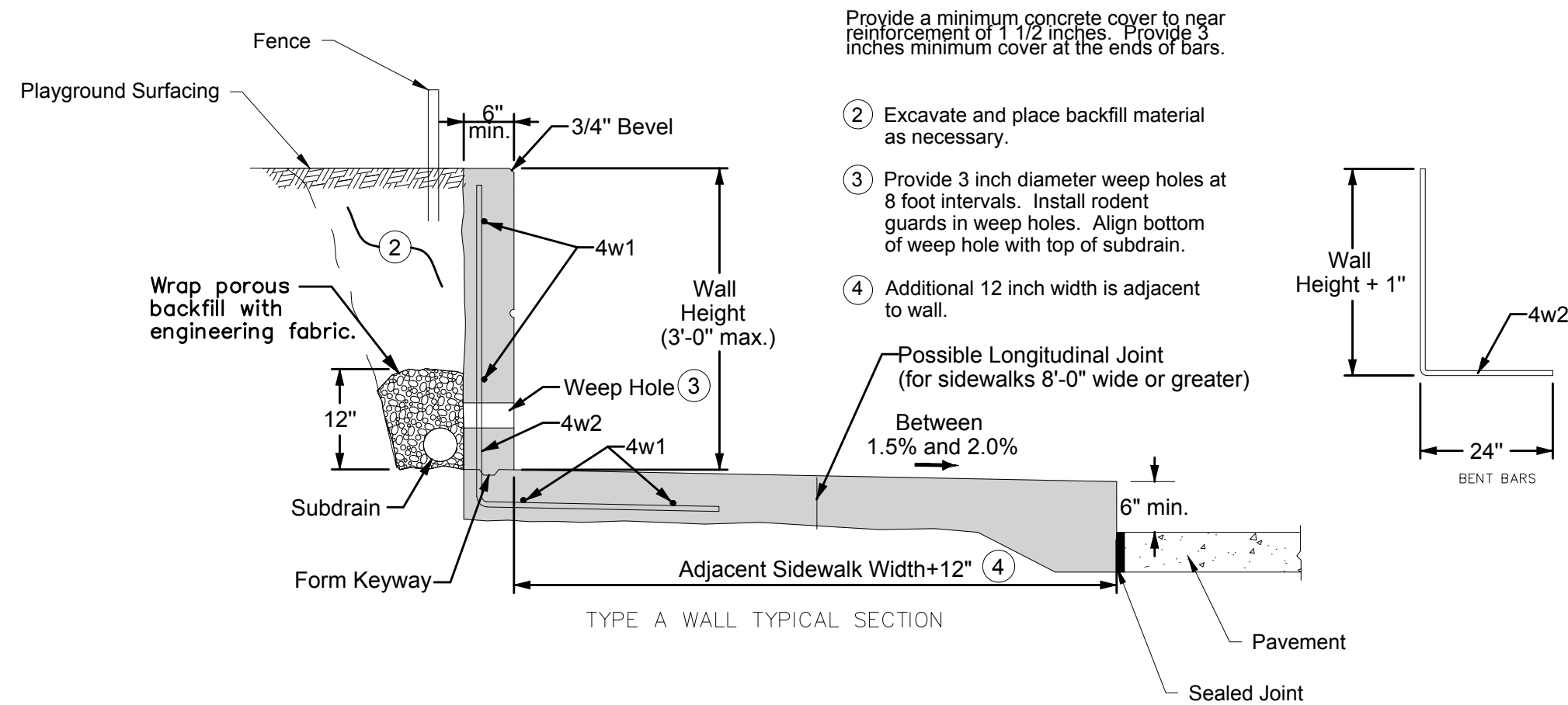
5.SITE AMENITIES, PROVIDE THE FOLLOWING:

- TRASH ENCLOSURE. REFER TO TRASH ENCLOSURE DETAIL ON ARCHITECTURAL PLANS FOR DETAILS.
- PLAYGROUND STRUCTURE BY OTHERS.
- PLAYGROUND FENCE, 4' HEIGHT MONT-PLUS MAJESTIC BY AMERISTAR.
- COMBINED RETAINING WALL SIDEWALK WALL. WALL TO BE STAMPED CONCRETE TO MATCH BUILDING MATERIALS, TO BE SELECTED BY OWNER. SEE DETAIL 1/C400
- PLAYGROUND GATE, 4' HEIGHT MONT-PLUS MAJESTIC BY AMERISTAR.
- PLAYGROUND FENCE, 6' HEIGHT MONT-PLUS MAJESTIV BY AMERISTAR.
- PLAYGROUND GATE, 6' HEIGHT MONT-PLUS MAJESTIV BY AMERISTAR.
- PLAYGROUND SURFACING GB-043-PLA 50 BY SOUTHWEST GREENS.
- GRANULAR MATERIAL, CONCRETE SLAB AND PAD PER PLAYGROUND DETAIL.
- SUNSHADE BLUE WITH BLACK POLES. REFER TO PLAYGROUND DETAIL SHEET.

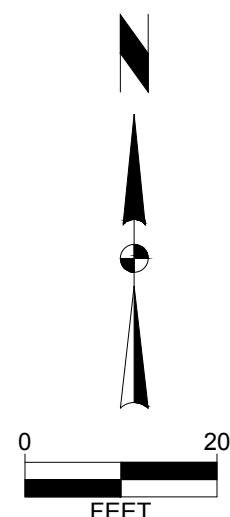
6.PROPOSED BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.

7. PROVIDE BIKE RACKS:

SUPPLIER: PARKLANDS
MODEL: BR135B VENTURE RACK - 5 BIKE CAPACITY
OWNER TO DETERMINE COLOR.



1
C300 COMBINED RETAINING WALL - SIDEWALK
NO SCALE



KINDER CARE-GRIMES

SITE PLAN

GRIMES, IOWA

SNYDER & ASSOCIATES, INC. I

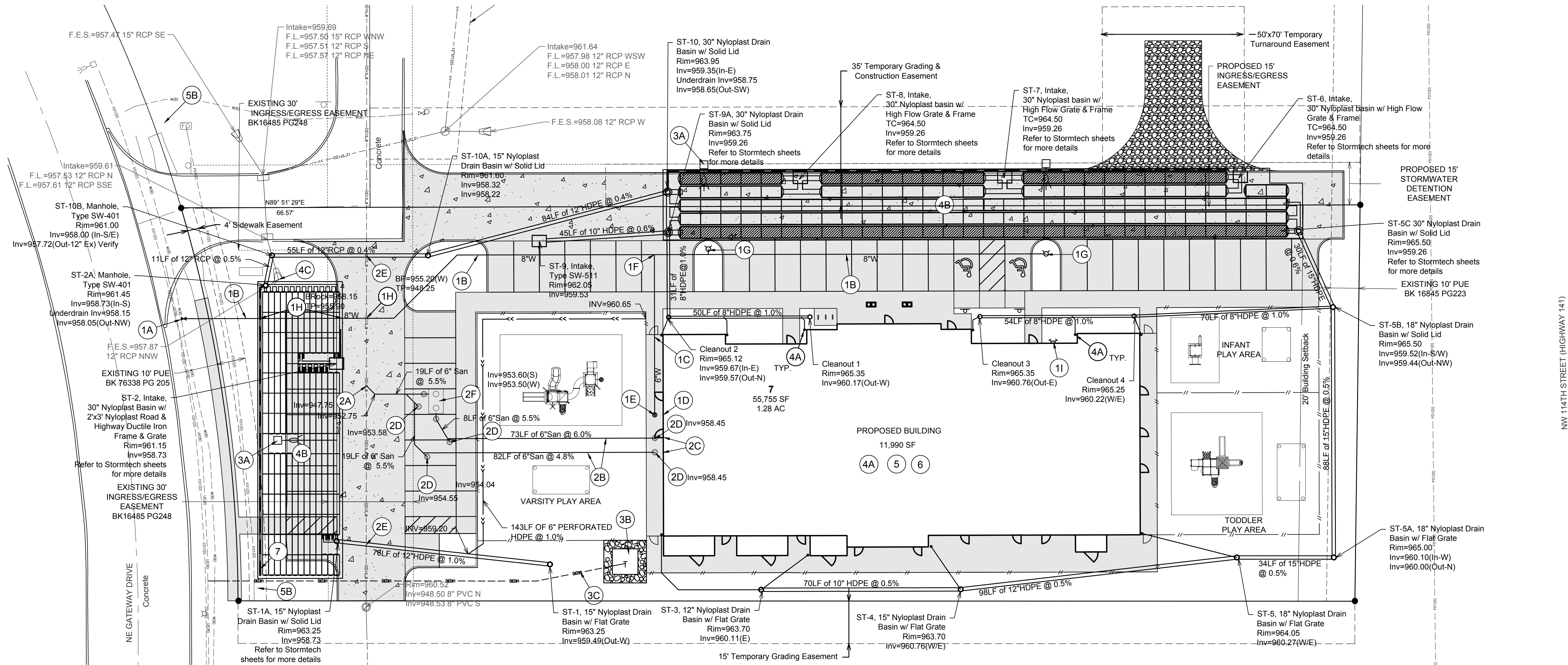
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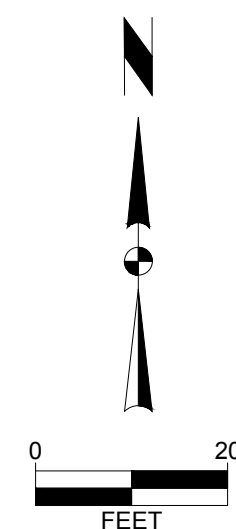
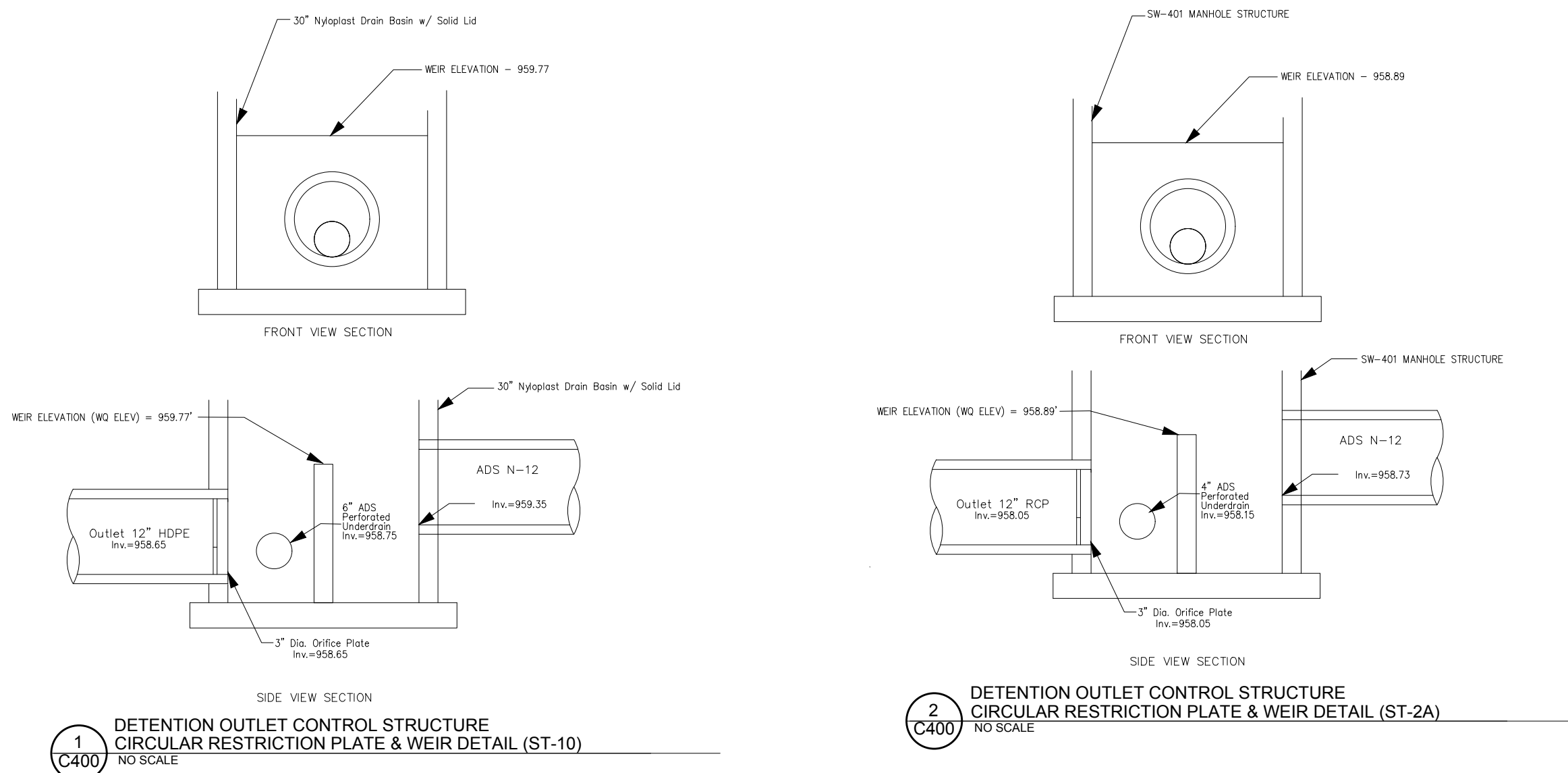
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2	AS PER CITY COMMENTS	1-27-2020	LMM
1	AS PER CITY COMMENTS	1-13-2020	LMM
MARK	REVISION	DATE	BY
Engineer: LMM	Checked By: JAL	Scale: 1" = 20'	
Technician: LMM	Date: 12-20-2019	T-R-S: TTN-RRW-SS	
Project No: 119.0929.01			Sheet C400



UTILITY PLAN NOTES

1. WATER SERVICES, PROVIDE THE FOLLOWING AS PER CITY OF GRIMES STANDARDS:
- A. CONNECT TO EXISTING WATER MAIN W/ TAPPING SLEEVE & VALVE. CONTRACTOR TO VERIFY EXISTING WATER MAIN SIZE AND LOCATION PRIOR TO CONSTRUCTION.
 - B. 8" WATER SERVICE AT 5.5' MINIMUM BURY WITH RESTRAINED JOINT FITTINGS, BENDS, AND THRUST BLOCKS AS NECESSARY.
 - C. 6" WATER SERVICE AT 5.5' MINIMUM BURY WITH RESTRAINED JOINT FITTINGS, BENDS, AND THRUST BLOCKS AS NECESSARY.
 - D. CONNECT TO PROPOSED BUILDING SERVICE. COORDINATE WITH PLUMBING PLANS FOR EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION.
 - E. CURB STOP. ENCASE CURB STOP IN CONCRETE IF NOT LOCATED IN SIDEWALK.
 - F. 6" X 8" TEE.
 - G. HYDRANT ASSEMBLY.
 - H. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.
 - I. BUILDING MOUNTED FIRE DEPARTMENT CONNECTION. SEE BUILDING AND MECHANICAL PLANS FOR DETAILS.
2. SANITARY SEWER SERVICES; PROVIDE THE FOLLOWING AS PER CITY OF GRIMES STANDARDS:
- A. CONNECT TO EXISTING SANITARY SEWER AT 1% MINIMUM SLOPE WITH MANUFACTURED WYE AND ROMAC SADDLE OR APPROVED EQUAL. VIDEO INSPECT MAIN AFTER TAP IS COMPLETED PER CITY REQUIREMENTS. UTILIZE RISER AS NECESSARY. VERIFY ELEVATION PRIOR TO CONSTRUCTION.
 - B. 6" PVC SDR 23.5 SANITARY SEWER SERVICE.
 - C. CONNECT TO PROPOSED BUILDING SERVICE. COORDINATE LOCATION AND ELEVATION WITH PLUMBING PLANS.
 - D. CLEANOUT.
 - E. CRITICAL CROSSING.
 - F. 1,000 GALLON GREASE INTERCEPTOR. REFER TO MECHANICAL PLANS FOR DETAILS.
3. SITE ELECTRICAL, CONTRACTOR TO COORDINATE WITH THE FRANCHISE UTILITY ALL ASPECTS OF ELECTRICAL SERVICE, PROVIDE THE FOLLOWING:
- A. SITE LIGHTING. COORDINATE WITH SITE LIGHTING PLAN PRIOR TO CONSTRUCTION.
 - B. TRANSFORMER AND PAD. COORDINATE WITH MID AMERICAN ENERGY PRIOR TO CONSTRUCTION.
 - C. ELECTRICAL SERVICE.
4. STORM SEWER; PROVIDE THE FOLLOWING AS PER CITY OF GRIMES STANDARDS:
- A. BUILDING DOWNSPOUTS. COORDINATE EXACT LOCATIONS WITH ARCHITECTURAL AND MECHANICAL PLANS. CONNECT DOWNSPOUTS TO STORM SEWER WHERE SHOWN.
 - B. UNDERGROUND DETENTION SYSTEM. REFER TO STORMTECH SHEETS FOR MORE DETAILS.
 - C. REMOVE EXISTING FES AND CONNECT TO STORM SEWER W/ CONCRETE COLLAR. IF A PIPE SECTION IS NEEDED TO COMPLETE CONNECTION, IT SHALL MATCH EXISTING PIPE SIZE.
5. GAS SERVICE. COORDINATE WITH MID AMERICAN ENERGY PRIOR TO CONSTRUCTION.
- A. PROPOSED GAS METER LOCATION. VERIFY WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
 - B. COORDINATE GAS SERVICE WITH MIDAMERICAN ENERGY PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO COORDINATE ALL TELEPHONE, COMMUNICATION, CABLE AND OTHER UTILITIES WITH FRANCHISE UTILITY OWNERS PRIOR TO CONSTRUCTION.
7. COORDINATE LOCATION OF UNDERGROUND DETENTION WITH EXISTING FIBER OPTIC LINE.



KINDER CARE-GRIMES

UTILITY PLAN



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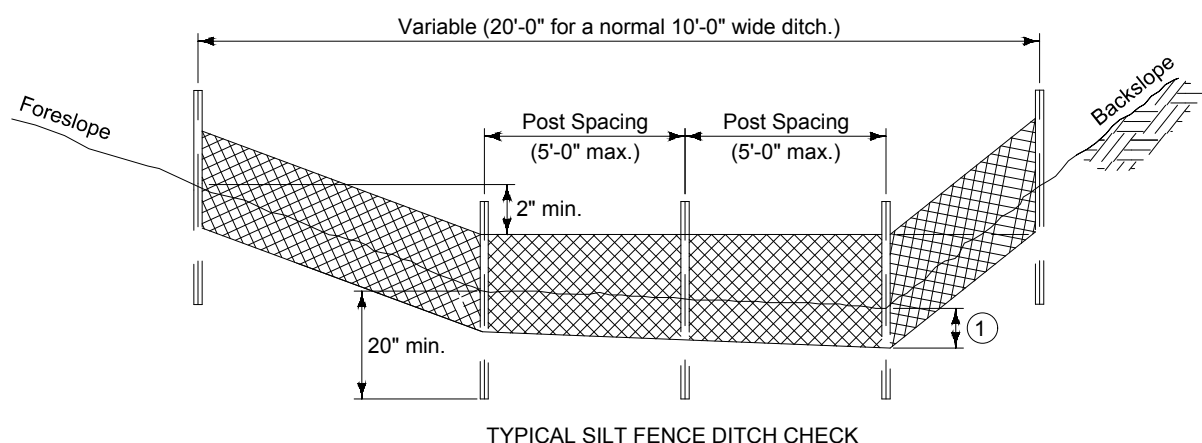
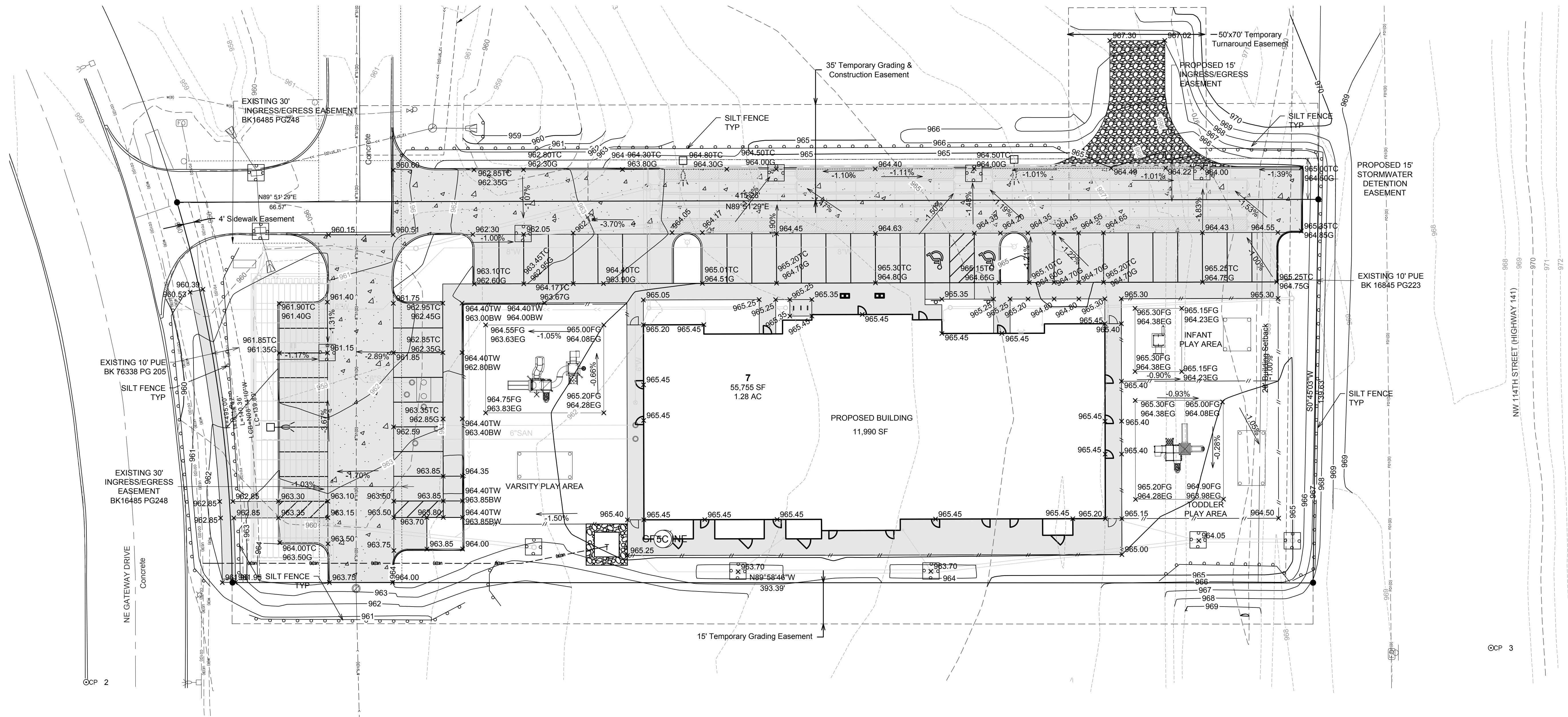
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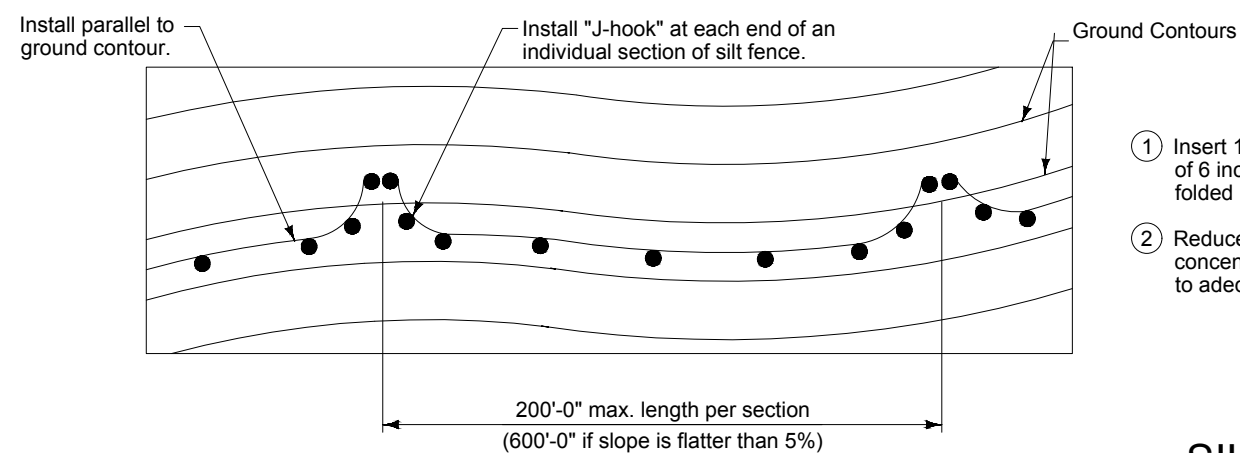
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GRIMES, IOWA

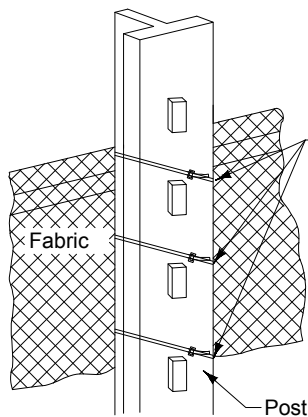
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2	AS PER CITY COMMENTS	1-27-2020(LMW)	DATE	1-13-2020(LJM)	BY	1-13-2020(LJM)
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MARK	REVISION	DATE	DATE	DATE	DATE	DATE
Engineer:	LMW	Checked By:	JAL	Scale:	1" = 20'	
Technician:	LJM	Date:	12-20-2019	T-R-S:	TTN-RRW-SS	
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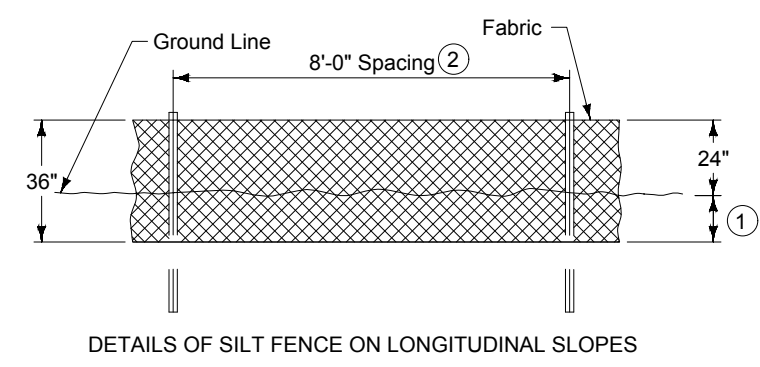
TYPICAL SILT FENCE DITCH CHECK



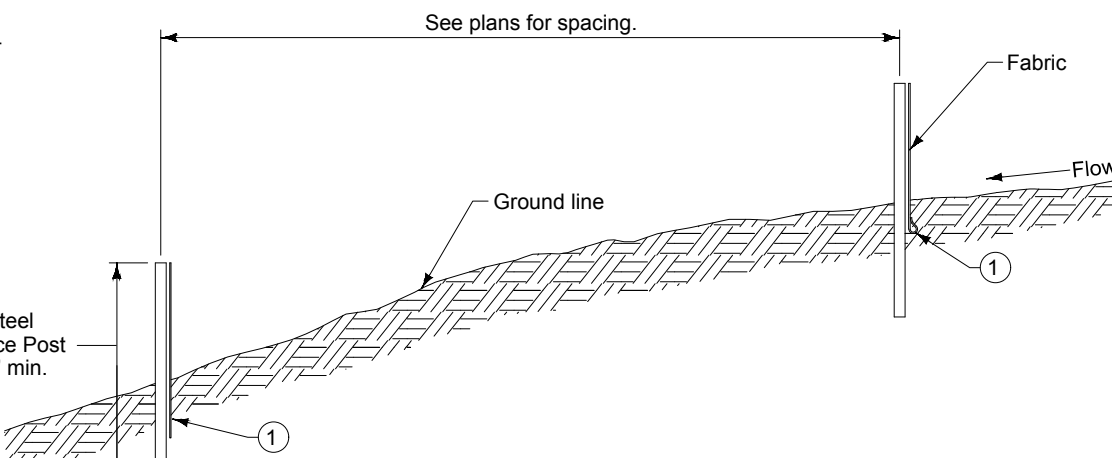
TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES (Plan View)



ATTACHMENT TO POST



DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES



TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES (Profile View)

- 1 Insert 12 inches of fabric a minimum of 6 inches deep (fabric may be folded below the ground line).
- 2 Reduce post spacing to 5'-0" at water concentration areas, or as required to adequately support fence.

SILT FENCE

GRADING NOTES

1. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
2. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
3. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
4. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.
5. PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.

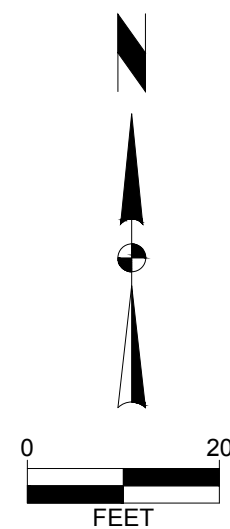
QUANTITIES

SEEDING AND MULCHING	1.28 AC.
SILT FENCE	850 LF.
BELOW GRADE INLET PROTECTION	11 EA.

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

- BM1 ELEV=961.36
BURY BOLT ON HYDRANT AT EAST SIDE NE GATEWAY DR ± 20' N OF 1ST PP N OF N DRIVE TO RACCOON VALLEY BANK. (AS SHOWN ON SURVEY)
- BM2 ELEV=962.79
BURY BOLT ON HYDRANT AT EAST SIDE OF SOUTH DRIVE TO CASEY'S @ 90° BEND IN ROAD. (AS SHOWN ON SURVEY)



KINDER CARE-GRIMES

GRADING AND EROSION CONTROL PLAN

GRIMES, IOWA

SNYDER & ASSOCIATES, INC.

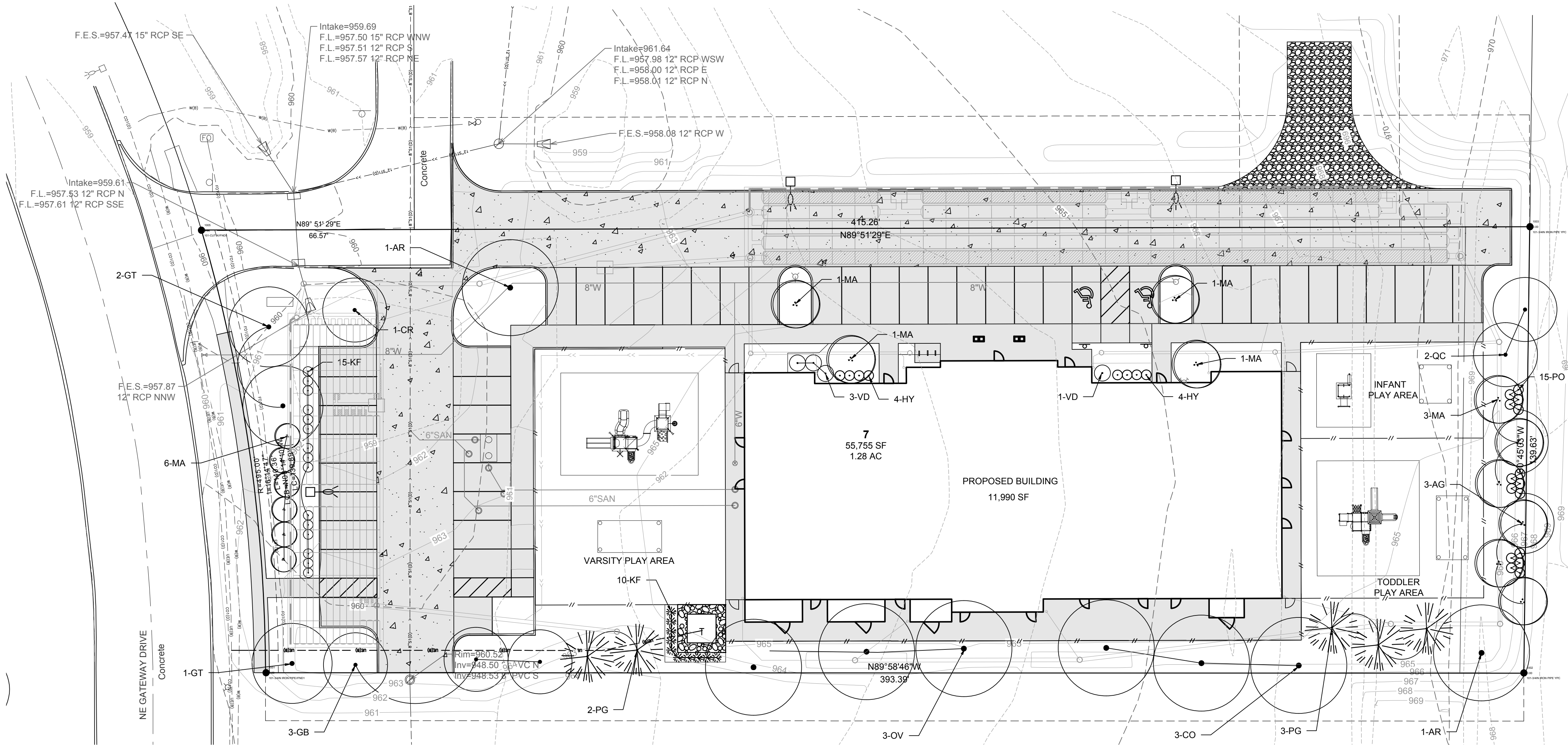
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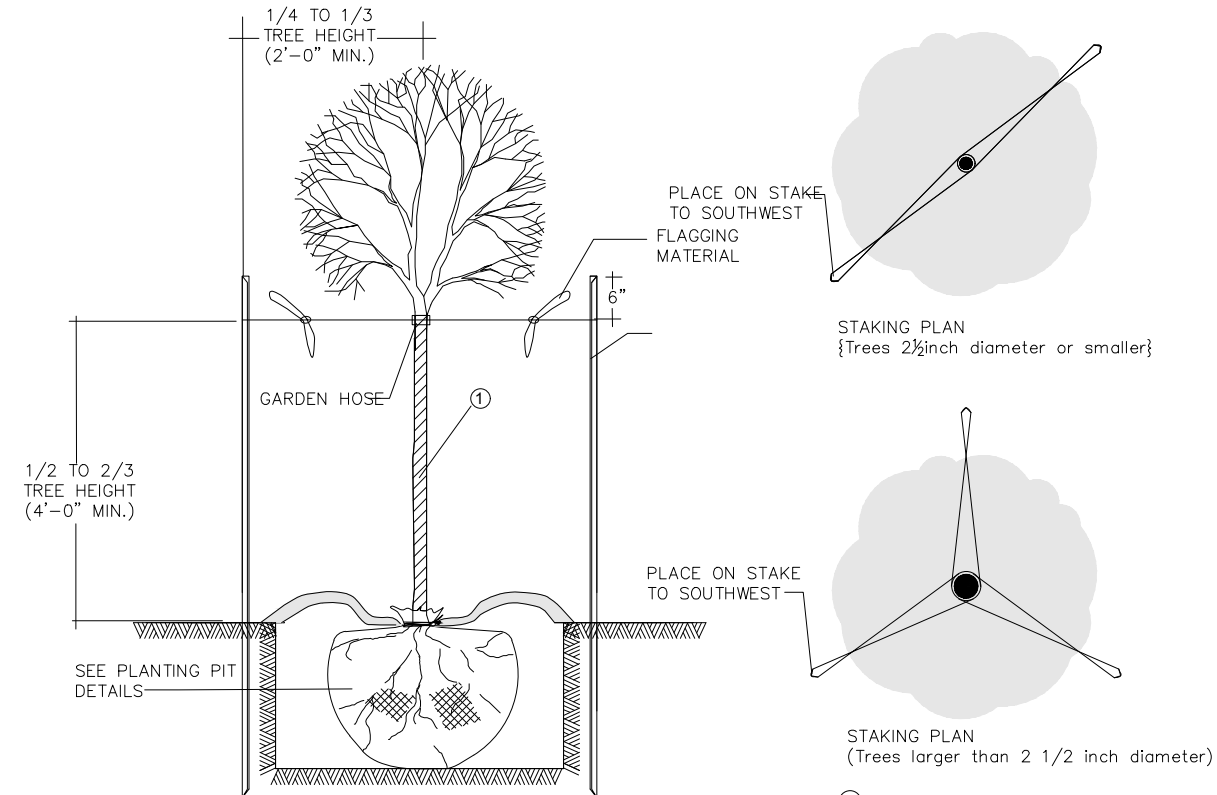
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Technician: LMW	Date: 12-20-2019	T-R-S: TTN-RRW-SS
Project No: 119.0929.01		
Sheet C600		



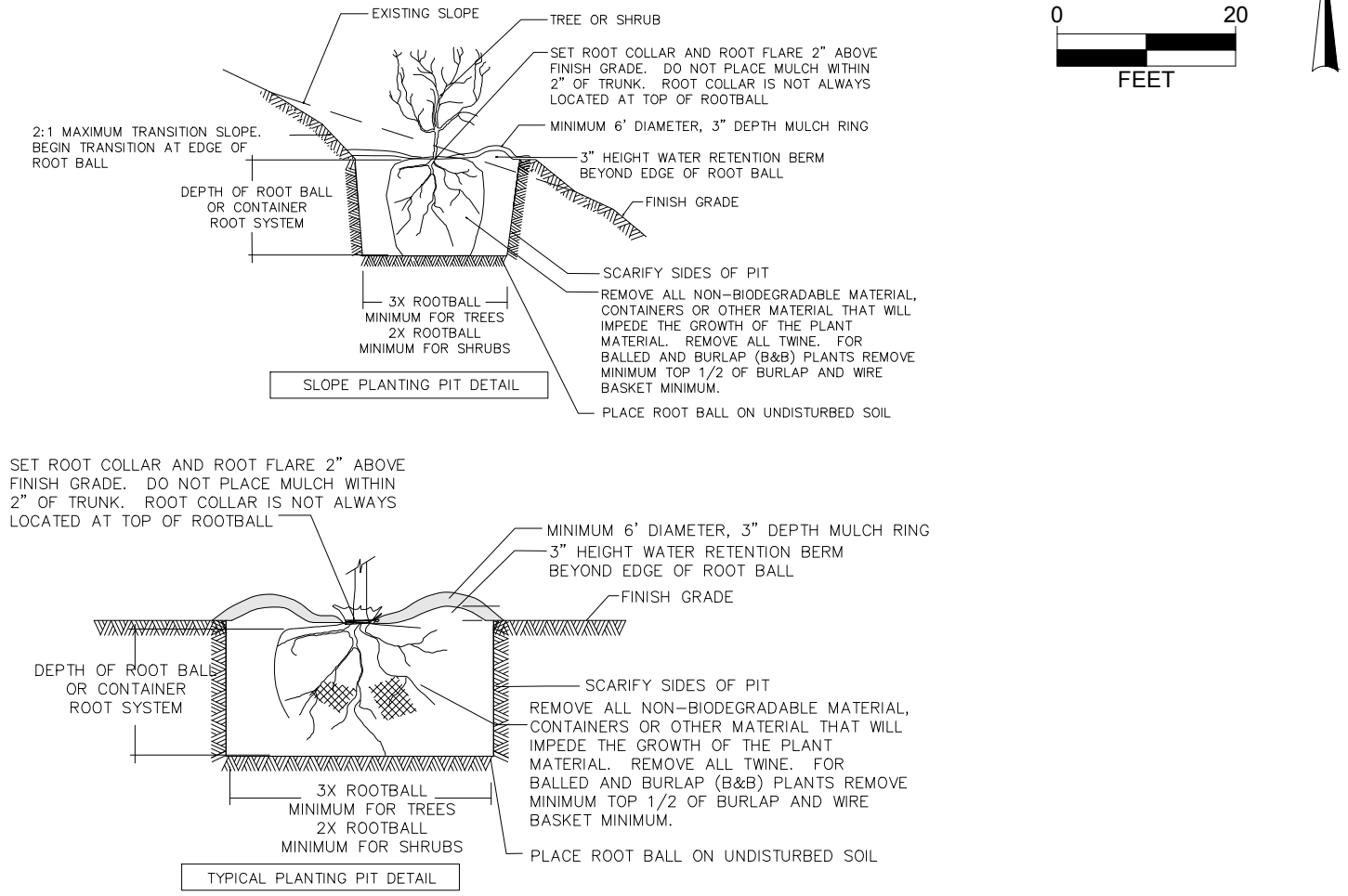
PLANT SCHEDULE

	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES	AR	2	Acer rubrum 'October Glory'	OCTOBER GLORY RED MAPLE	1 1/2" CAL.	B&B
	AG	3	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	8' HT.	B&B, TREE FORM
	CO	3	Celtis occidentalis 'Prairie Pride'	PRAIRIE PRIDE HACKBERRY	1 1/2" CAL.	B&B
	CR	1	Crataegus crusgalli var. inermis	THORNELESS COCKSPUR HAWTHORN	8' HT.	B&B
	GB	3	Ginkgo biloba 'Princeton Sentry'	PRINCETON SENTRY GINKGO	1 1/2" CAL.	B&B (MALE ONLY)
	GT	3	Gleditsia triacanthos f. inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	1 1/2" CAL.	B&B
	MA	6	Malus 'Marilee'	MARILEE CRABAPPLE	8' HT.	B&B
	OV	3	Ostrya virginiana	IRONWOOD	1 1/2" CAL.	B&B
	PG	5	Picea glauca densata	BLACK HILLS SPRUCE	8' HT.	B&B
	QC	2	Quercus 'Crimschmidt'	CRIMSON SPIRE OAK	1 1/2" CAL.	B&B
SHRUBS	HY	8	Hydrangea macrophylla 'Twist and Shout'	TWIST AND SHOUT HYDRANGEA	24" HT.	CONT. (3' O.C.)
	PO	15	Physocarpus opulifolius 'Little Devil'	LITTLE DEVIL NINEBARK	18" HT.	CONT. (3' O.C.)
	SS	15	Sorbaria sorbifolia 'Sem'	SEM FALSE SPIREA	18" HT.	CONT. (3' O.C.)
	VD	4	Viburnum dentatum 'Christom'	BLUE MUFFIN VIBURNUM	4' HT.	CONT. (5' O.C.)
GRASSES	KF	10	Calamagrostis x acutiflora 'Karl Foerster'	FOERSTER FEATHER REED GRASS	2 GAL.	SEE PLAN

NOTE: QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY PLANT MATERIAL PRIOR TO BIDDING. IN THE CASE OF A DISCREPANCY, THE PLAN QUANTITY SHALL GOVERN.



1 DECIDUOUS TREE STAKING DETAIL
C500 NO SCALE



2 PLANTING PIT DETAILS
C500 NO SCALE

PLANTING PLAN GENERAL NOTES

- A. UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- E. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH IN PLANT BED AREAS AS INDICATED ON PLAN AND PROVIDE A MIN 3-FOOT PERIMETER RING AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
- F. PROVIDE 2-INCH RIVER GRAVEL PLACED TO A DEPTH OF 4-INCHES WITH WEED BARRIER FABRIC UNDERLAYMENT IN PLANT BED AREAS SHOWN ON PLAN.
- G. SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH TYPE 1 SUDAS PERMANENT LAWN SEED MIX, UNLESS NOTED OTHERWISE.
- H. PROVIDE DETENTION BASIN SEED MIX AS PROVIDED BY PRAIRIE MOON NURSERY. WWW.PRAIRIEMOON.COM, 32115 PRAIRIE LANE, WINONA, MN 55987, OR APPROVED EQUAL. SEEDING RATE: 11.48 LBS/ACRE. INSTALL AS PER SUDAS SPECIFICATIONS 9010 SEEDING.
- PROVIDE REGREEN, Tricum aestivum, SHORT-LIVED STERILE PERENNIAL WHEAT/WHEAT GRASS HYBRID OR APPROVED EQUAL. APPLY AT 30 LBS/ACRE

- I. PROVIDE MECHANICALLY BONDED FIBER MATRIX(MBFM) IMMEDIATELY FOLLOWING SEED APPLICATION ON ALL AREAS SEEDED WITH A SLOPE OF 6:1 OR GREATER. ACCEPTABLE PRODUCTS AND MANUFACTURERS:
- PROFILE PRODUCTS LLC., 750 LAKE COOK ROAD - SUITE 400
BUFFALO GROVE, IL 60089
TEL:A:A:1-800-368-1180
WWW.PROFILEPRODUCTS.COM OR APPROVED EQUAL.

PLANTING PLAN REQUIREMENTS

LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF GRIMES SITE PLAN OPEN SPACE AND LANDSCAPING REQUIREMENTS FOR THE HERITAGE PUD)

- OPEN SPACE REQUIREMENTS:
55,755 SF (1.28 AC.) OVERALL PROPERTY X 25% MIN. OPEN SPACE = 13,939 SF OPEN SPACE REQUIRED
TOTAL HARD SURFACE (DRIVES, PARKING, PLAYGROUNDS AND BUILDINGS)= 37,390 SF = 32.9% TOTAL OPEN SPACE PROVIDED
- HERITAGE PUD OPEN SPACE REQUIREMENTS:
2 OVERSTORY TREES, 1 UNDERSTORY TREE, 1 EVERGREEN TREE, AND 6 SHRUBS PER 3,000 SF OF REQUIRED OPEN SPACE
13,939 SF / 3,000 SF = 4.64 PLANT UNITS REQUIRED
4.64 X 2 OVERSTORY TREES = 9.28 OVERSTORY TREES REQUIRED (10 PROVIDED)
4.64 X 1 UNDERSTORY TREE = 4.64 UNDERSTORY TREES REQUIRED (5 PROVIDED)
4.64 X 1 EVERGREEN TREE = 4.64 EVERGREEN TREES REQUIRED (6 PROVIDED)
4.64 X 6 SHRUBS = 27.84 SHRUBS REQUIRED (34 PROVIDED)

HERITAGE PUD STREET FRONTAGE REQUIREMENTS:
1 OVERSTORY TREE, 2 UNDERSTORY TREES, AND 5 SHRUBS PER 50 LF OF STREET FRONTAGE

- NE GATEWAY DRIVE:
140 LF / 50 LF = 2.8 PLANT UNITS REQUIRED
2.8 X 1 OVERSTORY TREE = 2.8 OVERSTORY TREES REQUIRED (3 PROVIDED)
2.8 X 2 UNDERSTORY TREES = 5.6 UNDERSTORY TREES REQUIRED (6 PROVIDED)
2.8 X 5 SHRUBS = 14 SHRUBS REQUIRED (15 PROVIDED)

- HIGHWAY 141:
140 LF / 50 LF = 2.8 PLANT UNITS REQUIRED
2.8 X 1 OVERSTORY TREE = 2.8 OVERSTORY TREES REQUIRED (3 PROVIDED)
2.8 X 2 UNDERSTORY TREES = 5.6 UNDERSTORY TREES REQUIRED (6 PROVIDED)
2.8 X 5 SHRUBS = 14 SHRUBS REQUIRED (15 PROVIDED)

AS PER HERITAGE REVIEW COMMITTEE
1-04-2020LMW
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BY
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Project No: 119.0929.01
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PLANTING PLAN
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SNYDER & ASSOCIATES

Project No: 119.0929.01
Sheet C700

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Alex Pfaltzgraff, Development Services Director
DATE: February 4, 2019
RE: Kinder Care – Site Plan

GENERAL INFORMATION:

Applicant:	Jason Ledden
Requested Action	Site Plan
Location	1101 NE Gateway Dr

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Mixed Use 1	R-4
North	Vacant	Mixed Use 1	R-4
South	Commercial 2	Mixed Use 1	R-4
East	Agricultural	Mixed Use 1/Public Facility	A-1
West	Residential	Medium Density Residential	R-4

BACKGROUND:

The applicant is requesting approval of the site plan for Kinder Care which consists of one building at approximately 11,900 square feet.

The property is located within the Heritage at Grimes PUD.

ANALYSIS:*Building/Elevations:*

The building is proposed to be principally constructed of brick veneer and concrete block with siding used as accents. The building also includes a cupola, dormers, and columns at the entrance for added visual interest.

Site Layout:

The site has one access point from NE Gateway Drive and two stubs for future cross access to the property to the north and one stub to the south.

Outdoor play areas are provided on the east and west side of the building. Details for the play areas are shown on the plan set. The design calls for a commercial grade playground. Ornamental fencing is shown surrounding the play areas.

Parking is provided along the front of the building and to the west.

The dumpster is located in the southeast corner of the parking lot on the west side of the building. The dumpster enclosure is proposed to be constructed out of brick to match the principal building.

There is one pedestrian connection from NE Gateway Drive to the building.

Site lighting is proposed for the development. Fixtures consistent with the Heritage PUD will be provided for the site.

Parking:

There is no specific parking calculation for daycare within the City zoning regulations. Staff has evaluated parking requirements for daycare facilities in other surrounding cities and determined that 46 spaces, as provided, is reasonable.

Landscaping/Streetscape:

The site is required to follow the landscape requirements as set out by the Heritage at Grimes PUD. As proposed, the site will provide the required number and types of plantings.

Utilities:

Sanitary sewer access is provided from an existing 8" sewer running along the north side of the site. A new public 6" sewer will be constructed to the west of the building. A grease interceptor is provided for the kitchen.

Water is provided from an existing 8" main within the NE Gateway Drive ROW. A new public 8" water main will be constructed along the front of the building. The building is proposed to be fitted with a fire suppression system, therefore the appropriate FDC and fire hydrant spacing is shown.

Storm water detention is being handled via underground detention basin.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for Kinder Care Site Plan, subject to any remaining staff comments and the Heritage Review Committee letter.

CITY OF GRIMES



Alex Pfaltzgraff
Development Services Director



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~January 6, 2020~~

January 21, 2020

Civil Engineering Consultants

Attn: Ed Arp

2400 86th Street, Unit 12

Urbandale, IA 50322

RE: Composites One

Dear Project Contact:

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

General Comments/Sheet 1:

- ~~1. Please update the standard city notes per attached.~~
- ~~2. Please provide a geo-tech report for review. Please provide when available.~~
- ~~3. Please update the proposed building square footage to include the existing.~~
- ~~4. Please update the paving area to include the existing.~~
- ~~5. Please provide an existing conditions and removals sheet. Please identify if the curb is being cut over ground. If cut, please take to the nearest joint line.~~
- ~~6. Staff questions if any additional site light is proposed. If so, please provide a photometric plan and manufacture cut sheets.~~
- ~~7. Please provide a landscape sheet for the site. Plantings shall be provided in accordance with the HWY 141 Corridor requirements (Section 165A).~~
- ~~8. Please provide a detail sheet for gates, fences, ada stalls, ada stall signage, utilities, etc.~~
- ~~9. Under Paving Note 1. Change City Hall to City of Grimes Development Services 515-986-4050.~~

~~10. Under the General Notes;~~

- ~~• Change call info to City of Grimes Development Services 515-986-4050 (delete Peoples Service and Fox Engineering).~~
- ~~• Change City Hall to City of Grimes Development Services 515-986-4050.~~
- ~~• Remove reference to tracer on storm sewer services.~~

~~11. Under Water Main Notes~~

- ~~• The bacteria testing and blowing off of the chlorine will be done by the contractor and observed by the City.~~
- ~~• Tracer wire box to be AA Manufacturing Tracer Wire Receptacle Model TW-18-2~~

Sheet 2

~~12. Please consider an alternative to the curb openings with erosion stone. If depth is an issue, consider utilizing a rain guardian. Please respond.~~

~~13. Please label the drive width on the north side of the site.~~

~~14. Please provide a detail for the gates.~~

~~15. Staff questions what the linework running down the existing north side of the building and across the new drive is.~~

~~16. Please dimension the new parking stalls.~~

~~17. Staff questions if a new transformer is needed for the addition. If so, please provide location and screen. Please respond.~~

~~18. Please show existing overland flowage easement.~~

~~19. Approach in ROW to be 8" thick PCC and connection to be SUDAS Type A with B joint.~~

~~20. Please provide a fence detail.~~

~~21. Staff questions how garage will be handled. Please provide a dumpster enclosure if handed externally. Staff does not see the enclosure. Please provide location and detail.~~

~~22. Please provide for sidewalk along the SE Gateway frontage. Include a pedestrian connection into the site.~~

Sheet 3

- ~~23. Please provide a temporary grading easement from the property to the north, or shift grading activity to be contained on the subject property. Staff questions if there is a stray line on the adjoining property.~~
- ~~24. Please provide for the basin overflow elevation and location. With the required sidewalk along SE Gateway, staff questions if this area is adequately graded.~~
- ~~25. Please provide an alternative to the revetment mat. A mowable reinforced spillway is preferred.~~
- ~~26. Please direct water toward intake #2 with a designed spillway.~~
- ~~27. The spillway elevation = 946.00' does not provide 1 ft. of freeboard. Please rectify.~~

Sheet 4

- ~~28. Add a note to relocate the existing hydrant and auxiliary valve in the proposed driveway and cap the lead at the tee.~~
- ~~29. Add a note to remove existing hydrant on the south side of the building to extend the watermain. Verify with hydrant coverage if the hydrant is eliminated or relocated.~~
- ~~30. A valve will need to be installed at the connection to the existing main to separate the new main for testing. Other options may be to utilize a tapping sleeve and valve or to verify and utilize the existing service shown 100' south of proposed driveway. Please respond.~~
- ~~31. The original site plan called for an 8x6x6x6 cross at the SE corner of building, this will need to be verified if an 8" main is proposed.~~
- ~~32. Add a note to Intake #2 to remove existing FES.~~
- ~~33. Add a note to remove existing FES at 12" storm extension on the north side of existing building.~~
- ~~34. Add diameter to proposed area intake #3.~~
- ~~35. Provide type of material to proposed 12" roof drain collector on the north side of proposed addition.~~

- ~~36. Label the existing 6" subdrain in the bottom of the basin. Will this need to be protected during grading and will it need to be extended when basin grading is completed? Revise label to reflect storm. It is shown as sanitary. Staff questions if it needs to be 6"~~
- ~~37. An additional hydrant is necessary along the north side of the site. See attached.~~
- ~~38. The hydrant at the SW corner of the building needs to be shifted west, so provide coverage along the west side of the building. See attached.~~
- ~~39. Verify that the relocated hydrant is still within 100 feet of the FDC.~~
- ~~40. Will the 4" PVC connection (from perforated riser to 15-inch RCP orifice plate) handle 100-year storm discharges ($Q_{100} = 2.14$ cfs)?~~

Architecture

- ~~41. Staff appreciates the applicant's attention to the glazing requirements within the corridor~~
- ~~42. Please provide architectural uplighting per 165A. Please provide.~~

SWPPP

43. Submit a SWPPP book for review. **Please provide.**

SWMP

44. Place existing drainage map back into SWMP (1st submittal page 21).
45. The stage/storage table on page 49 suggests the elev = 945.01' should store the WQv, but the hydrograph on page 48 should show a more detail max elevation and max storage. Please develop a hydrograph that demonstrates a max storage = 16,509 cubic feet and max discharge = 0.38 cfs.
46. The perforated riser holes are 1-5/8" ϕ on pages 7 and 49 but 1-1/2" on SP page 5. Pipe spacing of 3-3/8" (SP page 5) also does not make sense. Configuration of riser pipe on page 7 does not match SP page 5 or orifice information on page 49. Please reconcile.
47. Page 8 – $V_s/V_r = .642$ is correct, but q_o/q_i ratio = 0.06 is shown wrong. Ratio is 0.03.

48. Page 8 – develop and print the hydrograph for the 1-year, 24-hour storm to establish correct max weir elevation (945.70' shown) and max storage volume = 17,773 cubic feet.
49. Page 9 – first and second paragraphs: strike two occurrences of “and within 24 hours of a 0.5” or greater rain event.” GP #2 only requires an inspection every 7 calendar days.
50. Page 9 – first paragraph: change the word “above” to “below” in the sentence “...with wetland species in accordance with the site plan *above* the 24 hour storm storage elevation”.
51. Page 9 – third paragraph: strike the first sentence and replace it with “Stabilization of disturbed areas must, at a minimum, be initiated immediately whenever any clearing, grading, excavating, or other earth disturbing activities have permanently ceased on any portion of the site or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days.” This is language from GP #2 regarding the old standard of 21 calendar days.
52. Page 11 – For HGL calcs, slot drain at 0.28% slope should end at proposed MH#1. Please rectify with proper slopes and lengths.
53. Page 11 – For HGL calcs, add the existing pipe (~0.60%) from proposed MH#1 to EX#3.
54. Page 11 – Verify 10-ft. of 12-inch PVC pipe from roof drain (NE corner of proposed building) is 1%. Fall is 0.30-ft. in 10-ft.
55. Page 11: Drainage areas SLOTTED DRAIN, INTAKE 2, RD1, AND RD2 must use current SUDAS standards for rainfall intensity. For 10 minute TOC, these are 5.08, 5.92, and 9.15 inches per hour for the 5, 10, and 100 year storms.
56. Page 14: show drainage area EX RD. Show green and hard acreages in drainage areas SLOTTED DRAIN and INTAKE 2. No calculations are shown for the composite “C” value.

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: January 28, 2020
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: February 4, 2020 at 5:30 at the Grimes City Hall

COUNCIL MEETING:

February 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,

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 February 25, 2020

AGENDA HEADING:

Composites One – Site Plan Amendment Approval

SYNOPSIS:

The applicant is requesting approval of a site plan amendment, which will allow for the construction of an addition to the existing building. The proposed addition consists of 36,000 square feet. The site plan also reserves area for another future expansion of 4,050 square feet. In total, the building additions will increase the square footage from 40,090 square feet to 80,140 square feet.

The property is located within Zone 2 of the HWY 141 Corridor Overlay District.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

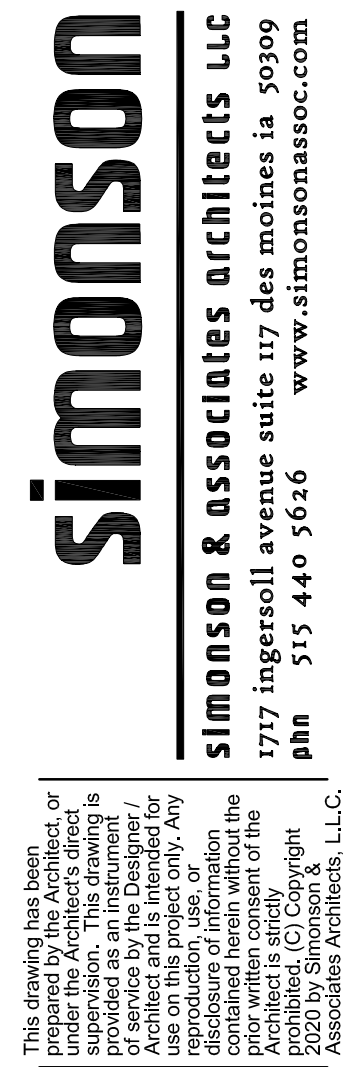
Approve Site Plan - 2011

BOARD/COMMISSION ACTION(S):

Recommendation of Approval - Planning and Zoning Commission – 02/04/2020

STAFF/COMMITTEE RECOMMENDATION:

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



MAT. LABEL	MATERIAL DESCRIPTION MATERIAL SPECIFICATION INFORMATION
CANOPY-1	PREFINISHED METAL CANOPY: HORIZONTAL STRIATIONS, BRONZE
CFWALL-1	EXPOSED EXTERIOR FOUNDATION WALL: RUBBED SMOOTH, PAINTED TO MATCH PRECAST-1
CMU-1	CONCRETE MASONRY UNITS: SMOOTH, PAINTED TO MATCH PRECAST-1
COPING-1	PREFINISHED METAL COPING: BRONZE
CAST-ORETE-1	CAST IN PLACE REINFORCED CONCRETE: SMOOTH w/ REVEALS TO MATCH PRECAST, PAINTED OFF-WHITE
PRECAST-1	INSULATED CONCRETE PRECAST PANEL: (Load Bearing) SMOOTH w/ MAX. DEEP V REVEALS, PAINTED OFF-WHITE
ROOF-1	MEMBRANE ROOF: FULLY ADHERED WHITE
SF-1	T.B. ALUMINUM STOREFRONT FRAMING: CLEAR ANODIZED FINISH BRONZE ANODIZED TO MATCH COPING/CANOPY.
SP-1	OPAQUE SPANDREL GLASS: COLOR TO MATCH VIS-1 GLASS
VIS-1	1" INSULATED VISION GLASS: BRONZE TINT w/ LOW E COATING

H. METAL MAN DOORS & FRAMES: PAINTED TO MATCH PREFINISHED METAL COLOR.
OVERHEAD PANEL DOORS: METAL PRE-FINISHED WHITE W/ CLEAR VIEWING WINDOWS.
LOUVERS: METAL PRE-FINISHED WHITE TO MATCH ADJACENT PRECAST PANEL COLOR.
LIGHT FIXTURES: PRE-FINISHED MEDIUM BRONZE HOUSINGS.
BOLLARDS: CONCRETE FILLED STEEL BOLLARDS PAINTED SAFETY YELLOW.

COMPOSITES ONE ADDITION

STANTINE-GATEWAY PROPERTIES LLC, 330 N WABASH RD STE 3200

SITE PLAN

GENERAL LEGEND	
PROPOSED	
-----	PLAT BOUNDARY
-----	SECTION LINE
-----	LOT LINE
-----	CENTERLINE
-----	EASEMENT LINE
-----	FLARED END SECTION
-----	DRAIN BASIN OR SEDIMENT RISER
-----	DRAIN BASIN WITH SOLID GRATE
-----	WATER VALVE
-----	FIRE HYDRANT ASSEMBLY
-----	BLOW-OFF HYDRANT
-----	SCOUR STOP MAT
-----	TURF REINFORCEMENT MAT
-----	STORM SEWER WITH SIZE
-----	WATER SEWER WITH SIZE
-----	WATER SERVICE
-----	PROPOSED CONTOUR
-----	SILT FENCE
-----	ADDRESS
-----	RIPRAP
EXISTING	
-----	LOT LINE
-----	SANITARY/STORM MANHOLE
-----	WATER VALVE
-----	FIRE HYDRANT
-----	STORM SEWER SINGLE INTAKE
-----	STORM SEWER DOUBLE INTAKE
-----	STORM SEWER ROUND INTAKE
-----	FLARED END SECTION
-----	DECIDUOUS TREE
-----	CONIFEROUS TREE
-----	SHRUB
-----	POWER POLE
-----	STREET LIGHT
-----	GUY ANCHOR
-----	ELECTRIC TRANSFORMER
-----	GAS METER
-----	TELEPHONE RISER
-----	SIGN
-----	UNDERGROUND TELEVISION
-----	UNDERGROUND ELECTRIC
-----	UNDERGROUND GAS
-----	UNDERGROUND FIBER OPTIC
-----	UNDERGROUND TELEPHONE
-----	OVERHEAD ELECTRIC
-----	SANITARY SEWER WITH SIZE
-----	STORM SEWER WITH SIZE
-----	WATER MAIN WITH SIZE
-----	EXISTING CONTOUR
-----	TREELINE
-----	B.S.L.
-----	P.U.E.
-----	M.O.E.



VICINITY SKETCH

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	DEMOLITION PLAN
3	DIMENSION PLAN
4	GRADING PLAN
5	UTILITY PLAN
6	LANDSCAPE PLAN

PAVING NOTES

- ALL PAVING WITHIN THE CITY RIGHT-OF-WAY (DRIVEWAY APPROACHES AND SIDEWALKS) SHALL REQUIRE OBSERVATION BY THE CITY. CONTACT CITY OF GRIMES DEVELOPMENT SERVICES (515-486-4050) TO SCHEDULE OBSERVATION SERVICES.

PLANTING NOTES

- ALL SITEWORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH SDAS SPECIFICATIONS INCLUDING ALL APPLICABLE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-1990)
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- THE CONTRACTOR SHALL REMOVE THE TREE STAKES ONE YEAR AFTER INSTALLATION.
- NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
- ALL TREES AND SHRUBS SHALL BE MULCHED WITH AT LEAST 3" SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER OF THE UTILITY.
- ONE WEEK PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
- ALL DECIDUOUS TREES SHALL BE PLANTED AT LEAST 5' FROM R.O.W. AND CONIFEROUS TREES AT LEAST 10' FROM R.O.W.
- ALL DISTURBED AREAS SHALL BE SODDED/SEEDED AS NOTED ON THE LANDSCAPE PLAN.
- THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE GROUND COVER AND ENSURE THAT ADEQUATE VEGETATIVE COVER IS PRESERVED
- ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED PER PLAN.
- PER ZONING CODE, ONE OVERSTORY TREE PER 50 LF OF PARKING ALONG PUBLIC ROW SHALL BE REQUIRED. 91 LF OF PARKING REQUIRES 2 OVERSTORY TREES TO BE PLANTED.

OWNER

STANTINE-GATEWAY PROPERTIES LLC
BDO USA LLP
PROPERTY TAX SERVICES
330 N WABASH RD STE 3200
CHICAGO, IL 60611-3586

LAND USE

OFFICE / WAREHOUSE

BUILDING SETBACKS

(SUBJECT PROPERTY & ADJOINING PARCELS)
30' FRONT YARD
40' REAR YARD
25' SIDE YARD REQUIRED ONLY WHEN ADJACENT TO 'R' DISTRICT OR STREET R.O.W.

SITE AREAS

BUILDING	EXISTING	40,090 SF (17%)	
	PROPOSED	36,000 SF (15%)	
	PROPOSED FUTURE	4,050 SF (1%)	
TOTAL BUILDING		80,140 SF (33%)	

PAVING			
	EXISTING	23,521 SF (10%)	
	PROPOSED	50,862 SF (22%)	
	PROPOSED FUTURE	1,230 SF (3%)	
TOTAL PAVING		75,613 SF (35%)	

GREEN SPACE			
TOTAL	EXISTING	84,802 SF (32%)	
	PROPOSED	24,060 SF (10%)	
TOTAL		108,862 SF (42%)	

GREEN SPACE REQUIRED 10%
REQUIRED: 24,060 SF
PROVIDED: 84,802 SF

LEGAL DESCRIPTION

LOTS 1 AND 8, INTERSTATE GATEWAY BUSINESS PARK, AN OFFICIAL PLAT, RECORDED IN BOOK 8514, PAGE 438 POLK COUNTY RECORDER'S OFFICE, CITY OF GRIMES, POLK COUNTY, IOWA.
PARCEL CONTAINS 5.530 ACRES MORE OR LESS.

1. Sanitary Sewer Notes:

- The Contractor is required to place a temporary plug in the existing downstream sanitary sewer manhole prior to the start of construction. The plug shall be removed following approval of construction by the City of Grimes.
- Sanitary gravity pipe material shall be PVC SDR 26 or Truss (8A to 15A).
- Sanitary gravity service pipe material shall be PVC SDR 23.5 (4A to 6A).
- All sanitary sewer manholes shall have steps.
- All sanitary sewer manholes castings shall be sealed with Heat Shrink Sleeves.
- All sanitary sewer manhole castings located within pavement shall be Type B-PCC W/Adjusting Mechanism.
- Sanitary Sewer testing, cleaning & televising shall be completed prior to paving. The sewer system shall be flushed with water prior to televising.

1. Water Main Notes:

- All fire hydrants shall be American Flow Control-Waterous Pacer WB-67-250, Mueller Super Centurion 250 (3-way A-423), or Glow Medallion F-2545. All hydrants shall have the following: 6A MJ Shoe, 2-1/2" Hose Nozzle, 4-1/2" Steamer Nozzle, NST Threads, Pentagon Operating Nut, Chain on cap, open left, 5-1/2" bury, and factory painted red. The minimum spool pipe length from auxiliary valve to hydrant shoe shall be 2.0'.
- All hydrants will immediately be covered with a black plastic bag (or equivalent) once the hydrant is installed. The City of Grimes will notify the Contractor when the bags can be removed.
- A tracer wire receptacle shall be installed at each hydrant, AA Manufacturing Tracer Wire Receptacle Model TN-18-2.
- All valves shall be resilient wedge gate valves.
- Water service shall be 1-inch minimum type K copper.
- 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 to the City of Grimes Engineering Dept. and by FAX to US Water at 515-486-7300. If the test does not pass, the Contractor will be required to pay for all the water used to repeat the test.
- All watermain fittings to be restrained joint, Mega-lug or approved equal.

1. Storm Sewer Notes:

- All storm sewer in the ROW shall be RCP, unless otherwise approved by the City.
- All flared end sections shall have footings and apron grates. The last 3 pipe sections and the flared end section on all culverts shall be tied. All storm sewer joints shall be wrapped with engineering fabric.
- 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.
- Storm Sewer cleaning & televising shall be completed prior to paving. The sewer system shall be flushed with water prior to televising.
- Use O ring gaskets on storm sewers crossing over watermain per IDNR requirement.

Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884, mail@cecinc.com



DATE:	3rd SUB. 01-28-2020	2ND SUB. 01-13-2020	1ST SUB. 12/28/2019	NOV. 05, 2019	ARP
DATE OF SURVEY:					
DESIGNED BY:					
DRAWN BY:					

PRELIMINARY

COMPOSITES ONE ADDITION
3450 SE GATEWAY DRIVE, GRIMES IA 50111

COVER

SHEET

OF 6

A-2026

COMPOSITES ONE ADDITION
3450 SE GATEWAY DRIVE, GRIMES IA 50111

DEMOLITION PLAN



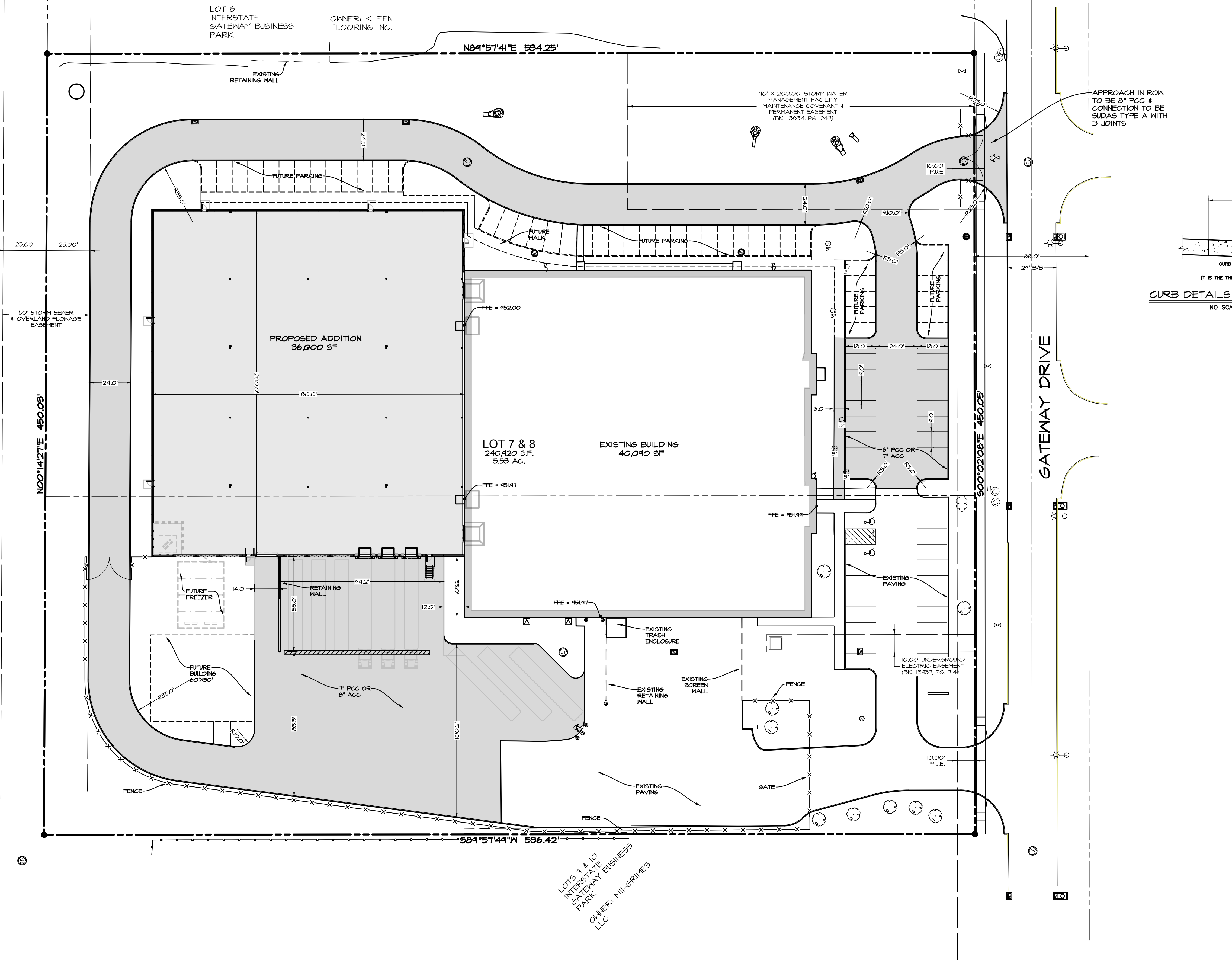
PRELIMINARY

Q:\A-FILES\A-2026\A-2026_CED Drawings\Construction Documents\Site Plans\A-2026_1457776.dwg, 1/28/2023 1:45:57 PM, masonjw, 1:1

PARCEL A BOOK
13034 PAGE 412
OWNER: READY MIX
PROPERTIES LLC

PARCEL B BOOK
13034 PAGE 415
OWNER: READY MIX
PROPERTIES LLC

50.00' STORM WATER
MANAGEMENT FACILITY
MAINTENANCE COVENANT &
PERMANENT EASEMENT
(BK. 13834, PG. 241)



SCALE: 1"=30'

0' 10' 20' 30' 60'



PRELIMINARY

COMPOSITES ONE ADDITION
3450 SE GATEWAY DRIVE, GRIMES IA 50111

DIMENSION PLAN

SHEET
OF 6

A-2026

DATE:

3rd SUB. 01-28-2020
2ND SUB. 01-13-2020
1ST SUB. 12/23/2019
DATE OF SURVEY: NOV. 05, 2019
DESIGNED BY: ARP
DRAWN BY:

Civil Engineering Consultants, Inc.



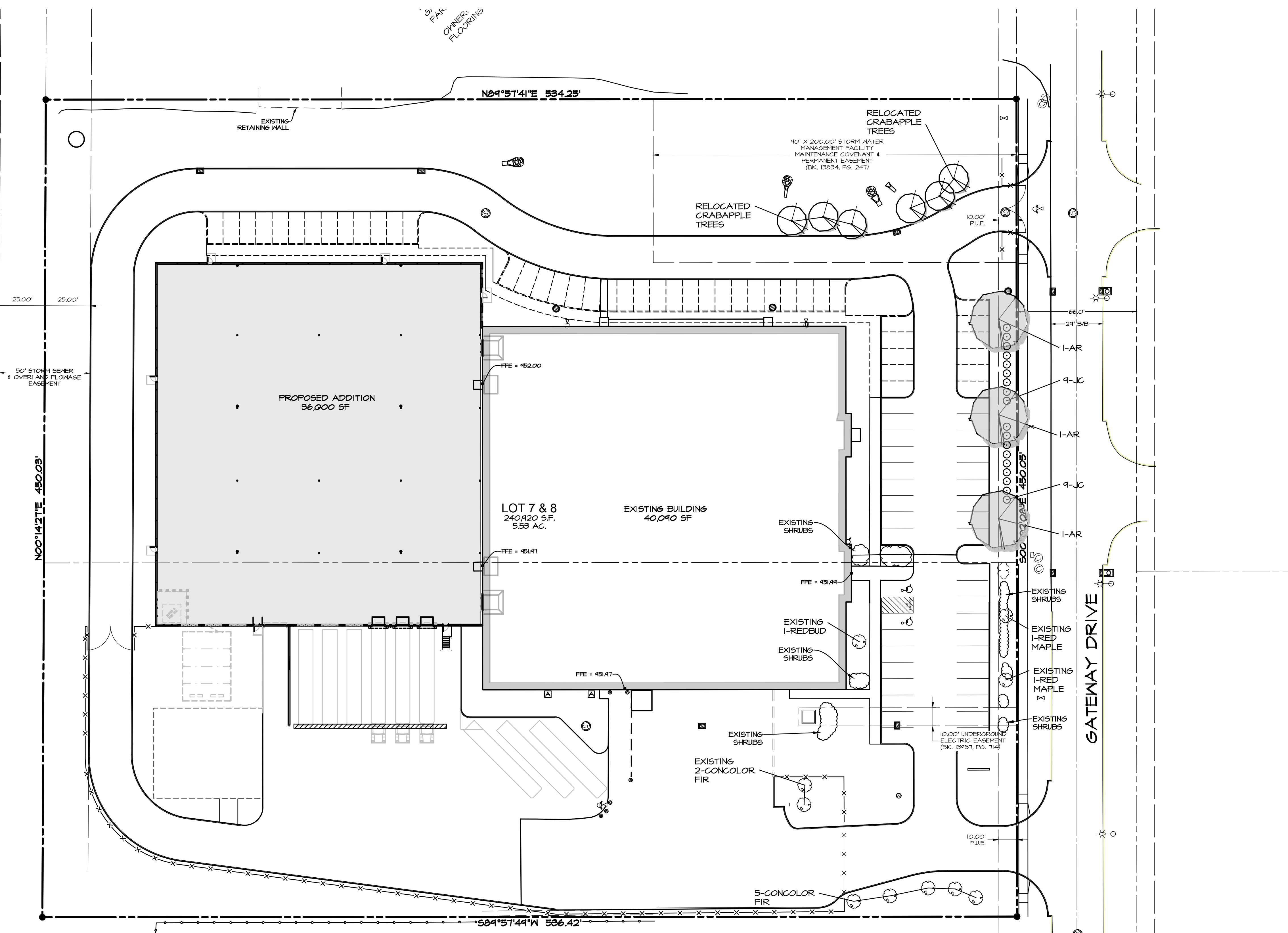
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 mail@cecinc.com

Q:\A-FILES\A-2026-0205_CED Drawings\Construction Documents\Site Plan\A-2026-0205-01 LAND.Dwg, 1/21/2025 3:46:55 PM, rimages, 1/1

PARCEL B BOOK
15034 PAGE 475
OWNER: READY MIX
PROPERTIES LLC

PARCEL A BOOK
15034 PAGE 472
OWNER: READY MIX
PROPERTIES LLC

50.00' STORM WATER
MANAGEMENT FACILITY
MAINTENANCE COVENANT &
PERMANENT EASEMENT
(BK. 19834, PG. 247)



PERIMETER LAND. REQUIREMENTS

EXISTING
REQUIRED: 1 TREES/50 LF
99/50 = 2 TREES
3 FEET TALL HEDGE
PROVIDED: 2 TREES
4 HEDGE PLANTINGS

PROPOSED
REQUIRED: 1 TREES/50 LF
145/50 = 3 TREES
3 FEET TALL HEDGE
PROVIDED: 3 TREES
4 HEDGE PLANTINGS

LANDSCAPING REQUIREMENTS (PROVIDED WITH ORIGINAL SITE PLAN)

REQUIRED: 2 TREES/3000 SF
24090 SF/3000 = 8
16 TREES
1 SHRUB/1000 SF
24090 SF/1000 = 24
24 SHRUBS

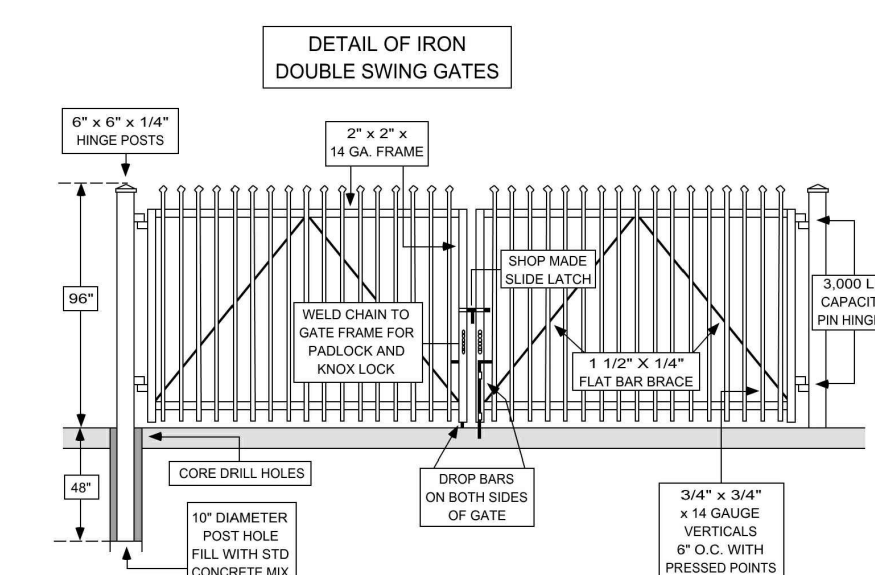
PROPOSED: 20 TREES TOTAL
67 SHRUBS

LANDSCAPING SCHEDULE

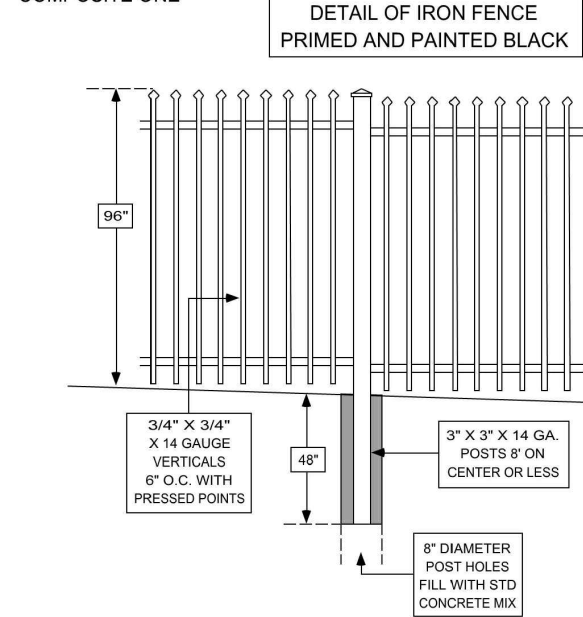
KEY	QUAN	BOTANICAL/COMMON NAME	SIZE	CONDITION	REMARKS
AR	3	Acer rubrum RED MAPLE	2" Cal.	TS/B#B	SEE PLAN
JC	18	Juniperus chinensis "Mint Julep" MINT JULEP JUNIPER	#2	Cont.	SEE PLAN

LOTS 9 & 10
INTERSTATE
PARK
OWNER: MIL-GRIMES
LLC

COMPOSITE ONE



COMPOSITE ONE



NORTH

SCALE: 1"=30'

PRELIMINARY

COMPOSITES ONE ADDITION
3450 SE GATEWAY DRIVE, GRIMES IA 50111

LANDSCAPE PLAN

SHEET

OF 6

A-2026

DATE:

3rd SUB. 01-28-2020

2ND SUB. 01-13-2020

1ST SUB. 12/23/2019

NOV. 05, 2019

ARP

DATE OF SURVEY:

DESIGNED BY:

DRAWN BY:

Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322

515.276.4884 mail@cecinc.com

CEC

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Alex Pfaltzgraff, Development Services Director
DATE: February 4, 2020
RE: Composites One Addition – Site Plan Amendment

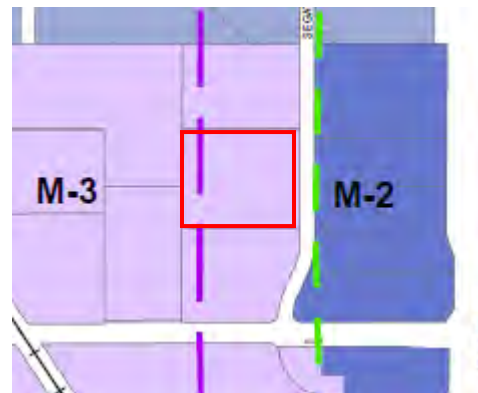
GENERAL INFORMATION:

Applicant:	Stantine – Gateway Properties LLC
Requested Action	Site Plan Amendment
Location	3450 SE Gateway Drive

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Industrial	General Industrial	M-3
North	Industrial	Business Park	M-3
South	Industrial	General Industrial	M-3
East	Commercial/Vacant	Light Industrial	M-2
West	Industrial	General Industrial	M-3

BACKGROUND:

The applicant is requesting approval of a site plan amendment, which will allow for the construction of an addition to the existing building. The proposed addition consists of 36,000 square feet. The site plan also reserves area for another future expansion of 4,050 square feet. In total, the building additions will increase the square footage from 40,090 square feet to 80,140 square feet.

The property is located within Zone 2 of the HWY 141 Corridor Overlay District.

ANALYSIS:*Building/Elevations:*

The elevations on the existing building will be continued to the building addition, which consists of precast walls, windows, and wall pack lighting. On the front elevation, another store front will be added on the north side of the building for added visual appeal and variation. The additional store front entry and glazing will increase the glazing along the front façade to the minimum 20% as required by the overlay district.

Site Layout:

There is one existing driveway on SE Gateway Drive near the southern property line. As part of the addition, another driveway is proposed off of SE Gateway Drive near the northern property line and will line up with the existing driveway for the Canoyer Garden Center on the east side of SE Gateway Drive.

The addition is located in the rear of the existing building. An internal road loops around the building to control truck traffic for loading and unloading. The loading area is proposed to be closed off with an 8' iron fence and gates. The road will also provide fire access in the event of an emergency.

The existing parking lot will be expanded to the north to accommodate the addition. There is additional space on site for future parking along the north side of the building should there be a need for more parking.

Parking:

The ordinance requires a total of 1 space per every 2,000 square feet of gross floor area. Based upon the total proposed square footage, a total of 38 spaces is required.

The site demonstrates that 38 spaces are provided. As noted previously, additional parking is shown if needed in the future.

Landscaping/Streetscape:

The site is required to provide a minimum of 10% open space. As proposed, the site will provide 32%.

While there are 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 existing landscape strip along SE Gateway Drive has been extended to the north along the proposed parking lot addition.

Utilities:

Sanitary sewer access is provided from an existing 12" sewer running along SE Gateway Drive.

Water is provided from an existing 8" main within the site and will be extended to support the building addition. The addition is proposed to be fitted with a fire suppression system, therefore the appropriate FDC and fire hydrant spacing is shown.

Storm water detention is being handled via one on-site detention basin.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for Composites One Site Plan Amendment, subject to any remaining staff comments.

CITY OF GRIMES



Alex Pfaltzgraff
Development Services Director



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

January 7, 2020

January 21, 2020

Confluence

Attn: Devon Bloesch

525 17th Street

Des Moines, IA 50309

RE: Heritage at Grimes Town Center Phase 1

Dear Mr. Bloesch:

The Development Services Department is in receipt of a proposed Site Plan for the Heritage at Grimes Town Center Phase 1. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Please provide a geo-tech report for the site. Please provide a summary sheet that concludes the report and its findings.~~
- ~~2. Please include Grimes Standard Notes (attached).~~
- ~~3. Please provide the Heritage Review Committee approval letter. Please submit when available. A copy will be needed prior to P&Z.~~
- ~~4. Please remove all landscaping from sheets other than landscaping.~~
- ~~5. Please ensure that the street labels are visible on all sheets (extended and detail).~~
- ~~6. Please provide a draft utility provision plan for the site (sanitary and water). Please submit when available.~~
- ~~7. Water and sewer are anticipated to be public. As such, please prepare separate water and sewer construction drawings for review. Plan and profile will be necessary. Please submit DNR water and sewer permits. Please submit when available.~~
8. Easements will be necessary for the following: **Please submit when available.**
 - Ingress/egress

- Public Water
- Public Sewer
- Private Storm Sewer
- Electric and Telecom

Cover Sheet

- ~~9. Please provide Civil and Architecture stamps for the sheets, and notate which sheets the stamps covers.~~
- ~~10. Please provide the required vs provided open space as a percentage and separate for phase 1. Please provide as a percentage on Phase 1.~~
- ~~11. Please relocate the landscaping requirements to the planting sheets and separate for Phase 1.~~
- ~~12. Please separate the Phase 1 parking requirements.~~
- ~~13. Please revise the Zoning to R-4: Planned Unit Development “Heritage PUD”~~
- ~~14. Please remove proposed rezoning as no change in zoning is being requested.~~
- ~~15. Please revise existing land use to vacant.~~
- ~~16. Please revise the proposed land use to Mixed Use — 2~~
- ~~17. Please provide the building footprint area. Please revise to building footprint.~~

L0.2

- ~~18. Please include any proposed removals or demolition on this page.~~

L1.0

- ~~19. Please increase the line weight around Phase 1 to better identify.~~
- ~~20. Please coordinate the parking counts on this sheet with the cover sheet. There appears to be a minor discrepancy in the figures.~~

L1.1

- ~~21. Please ensure all sidewalks that are adjacent to parking areas are 6 feet in width. Sidewalks with appear to vary and should be standardized.~~
- ~~22. Please provide a detail for Layout Keynote E.~~
- ~~23. Staff questions where Layout Keynote F is provided on the site.~~
- ~~24. Please note the location of all accessible stall signage and provide detail.~~
- ~~25. Please label the width of the sidewalk NE of the building under Keynote B. Please adjust to 5 feet.~~
- ~~26. Staff questions if any bike parking is proposed within the site. Note that the Heritage PUD calls out a specific style.~~
- ~~27. Staff questions if any garbage containers (pedestrian scale) are to be provided within the site. Note that the Heritage PUD calls out a specific style.~~
- ~~28. Staff questions if the drive-through has a canopy, and the line work shown is the canopy base. If so, please show linework for the roof structure.~~
- ~~29. Please provide the location of all ground mounted mechanical units, or note that they will be roof mounted. Note that roof mounted will required screening. Provide when available.~~
- ~~30. Please provide for the location of all transformers. Note that appropriate screening will be required. Please provide location. Staff cannot find it on the plans.~~
- ~~31. Please provide a detail for the dumpster enclosure. Note that the dumpster should be constructed out of materials similar to the principal building and provide steel framed gates and clad with maintenance free materials.~~

L1.2

- ~~32. Please show the proposed park grading on the extended sheet.~~
- ~~33. Please remove all proposed buildings and roads, and only show the to be constructed improvements.~~

L1.3

- ~~34. Please identify the proposed finished floor elevation of the building.~~

- ~~35. Please provide a detail sheet for all pedestrian ramps and crossings internal to the sheet.~~
- ~~36. Please provide an addition note that indicates if the two existing pedestrian crossings are greater than 2%, that they will be brought into compliance.~~
- ~~37. Staff questions if the swale on the west side of the site should be shifted north or south, so that the future storm sewer will not be under the island. Staff is concerned about the future phasing of the project, particularly with the FES out letting under the island. This comment may go away with the future utility information previously requested.~~
- ~~38. Please provide elevations at the back of walk when adjacent to the buildings.~~

L1.4

- ~~39. It appears that there is missing line work for the water and sewer systems, particular along the west side of the building.~~
- ~~40. Please note the location of the FDC. Ensure that the FDC has a clear path and is not obstructed by landscaping, parking spaces, or any other structure. Minimum clear path is 60". This will need to be submitted for review. Locating of the FDC is critical. Parking is not permitted in front of FDC's.~~
- ~~41. Please ensure that a hydrant is within 100-feet of the FDC. Will review when FDC location is submitted.~~
- ~~42. It appears that there are many conflicts with landscaping and hydrants. Please revise to ensure that there is a minimum of 5-foot clear space around the hydrant. It does not appear that this was resolved. Please revise.~~
- ~~43. Please note the service size to the building, and note that only 1 City water meter will be provided. Additional private sub-meters can be purchased and installed, however only 1 meter will be recognized by the City. Note that the domestic can be branched off the fire service. This may help reduce service line cost.~~
- ~~44. Please show a sewer stub for the adjoining property to the west, unless it is assumed that the sewer service will come from the west.~~
- ~~45. Please show all roof drain connections (assumed underground)~~
- ~~46. Please show a great interceptor and sewer routing.~~

- ~~47. Please provide a drain detail for the tree grate areas.~~
- ~~48. Please provide 18" of separation between water main and storm sewer crossings. Not all critical crossings were adjusted. Please revise.~~
- ~~49. How is STR 8A connecting to the existing pipe network? Please provide existing invert elevation and location of connection.~~
- ~~50. Pipes 8 and 9 need labels for size, length, and slope.~~
- ~~51. STR 8A is missing pipe invert to the south.~~
- ~~52. Proposed intakes 8 and 8A have the same elevations.~~
- ~~53. Does the existing sanitary sewer stub on the north side of the property need to be extended?~~
- ~~54. Double check all pipe lengths and slopes. 15" RCP on the west side of the building has a slope of 11.1%. Provide when available.~~
- ~~55. Verify intake type callouts are correct (501 curb, 511 area).~~
- ~~56. Make sure all text is legible. STR 7 and 10 are difficult to read. Make sure all text is legible. STR 10 is difficult to read.~~
- ~~57. Please provide invert elevations on existing storm manhole on northeast side of the building.~~
- ~~58. Add a note to verify location/size/material at the connection points for sanitary stub and storm stub.~~
- ~~59. Specify what type of storm clean out is proposed. Please provide detail.~~
- ~~60. Verify the existing storm MH at the SW corner of Heritage and 19th can accommodate an additional connection. Please provide notes on separation between pipes.~~
- ~~61. At the north watermain connection the valve south of the hydrant can be eliminated as there is a valve 40' north.~~
- ~~62. On the watermain near STR 7 show which direction the third leg of the 8x8 tee runs (W or S), move one of the proposed valves near the tee to that leg and provide a temporary blowoff hydrant at the end of the leg.~~

- ~~63. Separate the domestic and fire on the water service outside the building and put a valve/curb stop on each. See comment 43~~
- ~~64. At the 8x8 tee north of STR 2, move the proposed valve from the east leg to the south leg of tee.~~
- ~~65. Label proposed sanitary sewer service size, grade, material.~~
- ~~66. Provide a temporary clean out on the end of the sanitary stub south from MH near service. Label pipe length.~~
- ~~67. How is P-9 connecting to existing storm sewer? Proposed RCP is 15", note on existing RCP says 21", and label on pipe says 12". Please verify correct size and slope of existing RCP.~~
- ~~68. Please provide invert elevations on existing storm manhole on northeast side of the building.~~

L1.5

- ~~69. Please provide erosion protection at the end of the 21-inch outlet pipe, until vegetation gets established.~~
- ~~70. Please provide stabilization practice for temporary swale and possible stockpile location on west side of project.~~
- ~~71. Please provide stabilization practice for temporary swale and possible stockpile location on west side of project.~~

L2.1

- ~~72. Staff questions the tree grates that are in line with the pedestrian sidewalk. While it is understood that adequate room has been provided on the north side of walkway, the position still feels a bit awkward. Consider moving the tree grates north to the protected patio area.~~
- ~~73. Please show utility linework on this sheet.~~
- ~~74. Please relocate all plant materials that are in conflict with a hydrant (5-foot clear zone).~~

L3.0

75. Staff questions if any wall pack or other decorative building lighting is proposed. If so, please provide manufacture cut sheets and note locations on plans. **Please provide when available.**

L4.0

- ~~76. Staff questions where detail 03 is provided (pavers)~~
- ~~77. Staff questions where detail 12 is provided (bench). Note that the Heritage PUD calls out a bench type if being utilized.~~

L4.2

- ~~78. Staff questions where detail 06 is being used.~~

SWPPP

79. Submit a SWPPP for review. **Please submit for review.**

SWMP

- ~~80. Page 8: ST 8 and 9 are SW 501 structures on site plan. Please verify.~~
- ~~81. Page 9: Pipes 5 and 11 are RCP on site plan. Please verify.~~
- ~~82. Page 9: P 9 has a slope of 8.4% on site plan. Please verify.~~

Architecture

- ~~83. Staff questions if a stone/masonry wainscoting should be provided for the areas where the architectural metal paneling meets the grade. This would help to incorporate the materials predominantly shown on the south elevation on the training facility area.~~
- ~~84. Please provide material call outs within a table with color and manufacture.~~
- ~~85. Please provide color renderings of the product in both profile and isometric views.~~
- ~~86. Please provide material calculations for each side. Note that 75% of the wall areas must be clad in primary materials. See Heritage PUD for primary material requirements.~~

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:	January 28, 2020 (1 PDF of Site plan with Elevation Plan included)
PLANNING & ZONING:	February 4, 2020 at 5:30 at the Grimes City Hall
COUNCIL MEETING:	February 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 February 25, 2020

AGENDA HEADING:

Heritage Town Center – Site Plan Approval

SYNOPSIS:

The applicant, is requesting approval of a site plan, which will allow for the construction of a single, two story office/retail, totaling approximately 45,000 square feet. Within the building is also space reserved for 22,800 square feet of sports training. The layout indicates that this area will house a turf field for sports training.

The property is located within the Heritage at Grimes PUD.

It is important to note that this is the first phase of the town center. A conceptual rendering of the entire town center development is included in the site plan, however is not up for approval at this time.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approve Preliminary Plat – 2018

Approve Final Plat - 2018

BOARD/COMMISSION ACTION(S):

Recommendation of Approval – Planning and Zoning Commission, 02/04/2020

STAFF/COMMITTEE RECOMMENDATION:

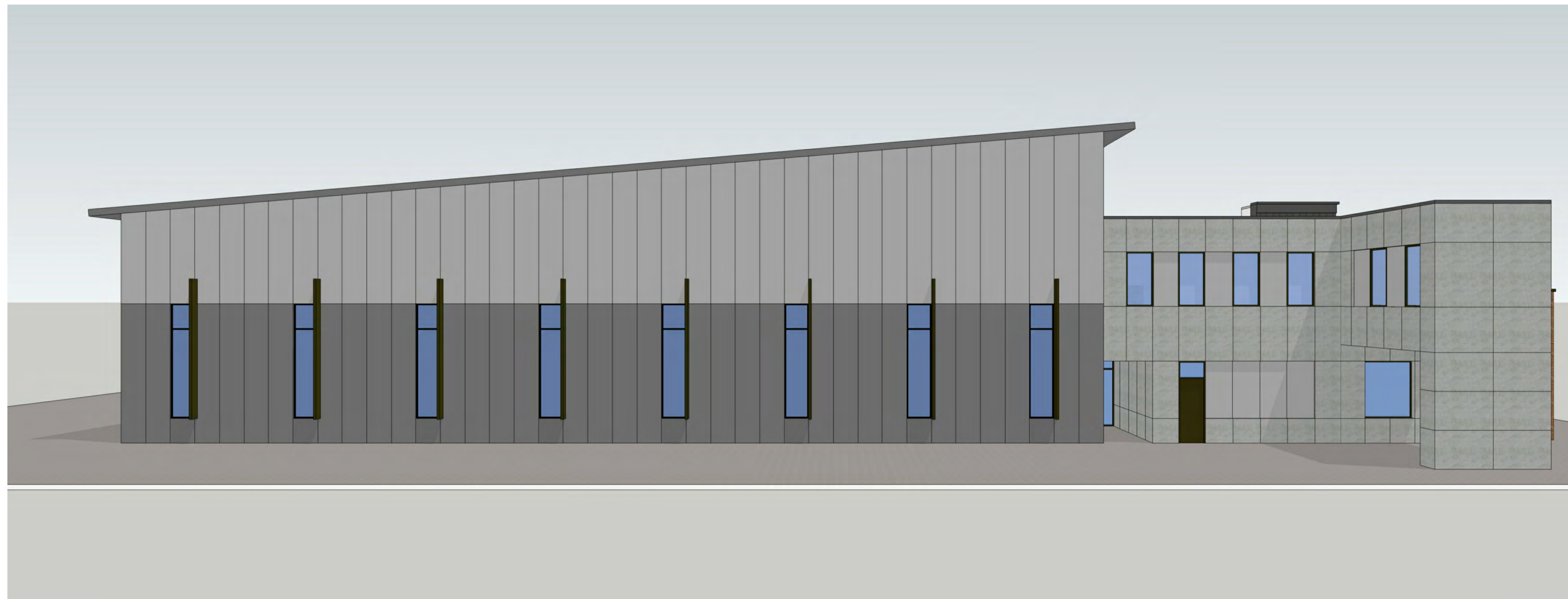
Staff would recommend approval of the Heritage Town Center Site Plan, subject to any remaining staff comments.



6 AERIAL PERSPECTIVE
NOT TO SCALE



5 PERSPECTIVE LOOKING NW
NOT TO SCALE



2 WEST ELEVATION
NOT TO SCALE



3 NORTH ELEVATION
NOT TO SCALE



2 EAST ELEVATION
NOT TO SCALE



1 SOUTH ELEVATION
NOT TO SCALE

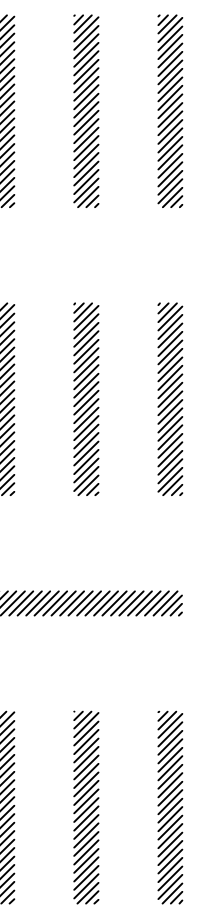
PRELIMINARY NOT FOR CONSTRUCTION

PRINT DATE:
DECEMBER 3, 2019
SHEET NAME:
ELEVATIONS

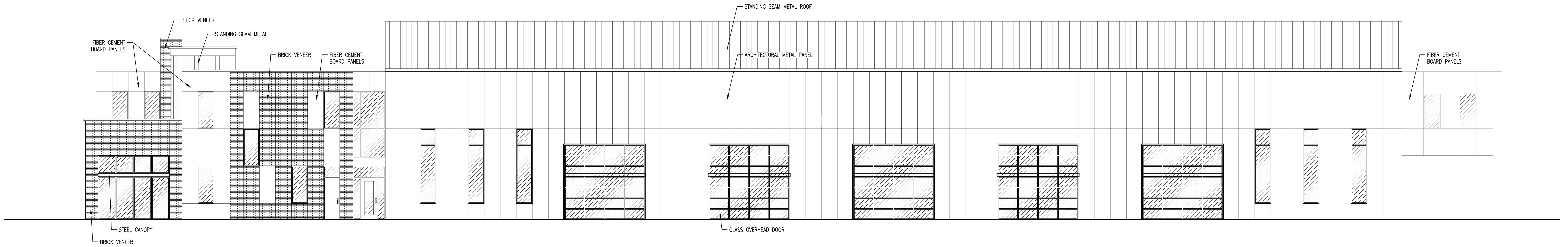
HERITAGE TOWN CENTER
HERITAGE TOWN CENTER
GRIMES, IA 50111
CONCEPTUAL
PLANNING

STUDIO MELE
1312 LOCUST STREET, SUITE 100Z
DES MOINES, IOWA 50309

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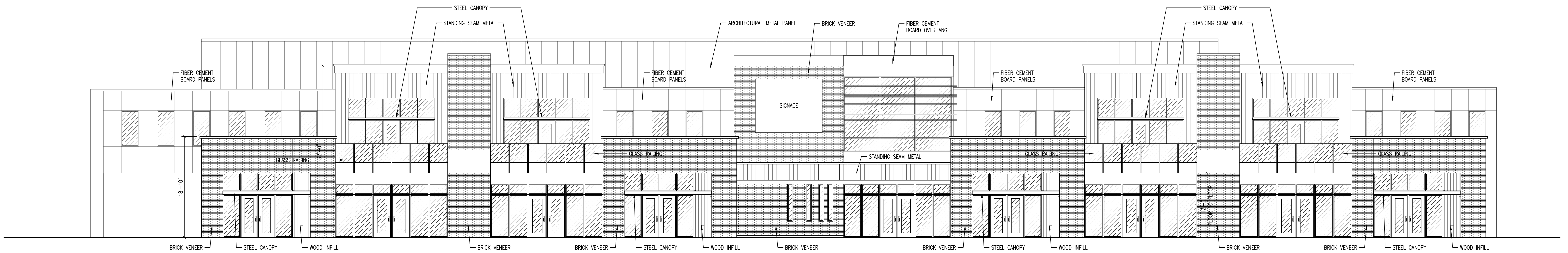


A2.3

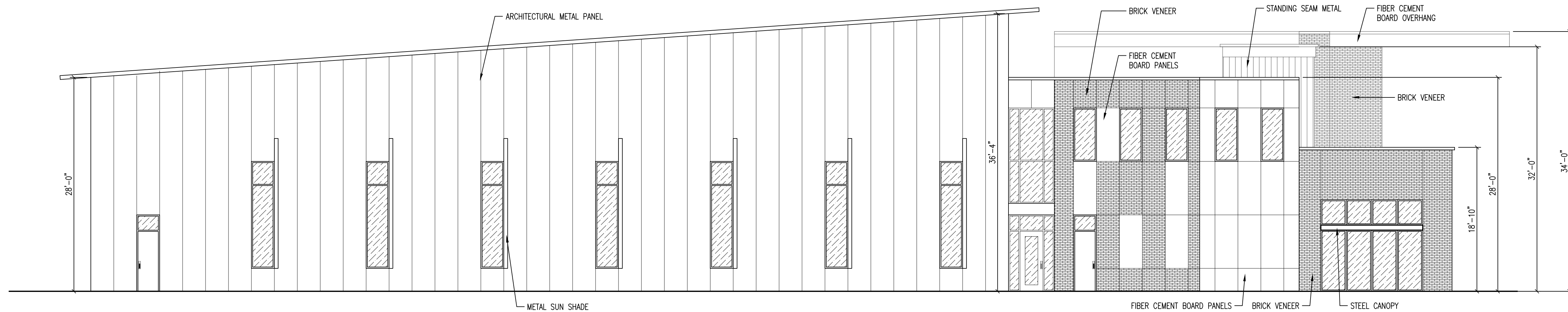


2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL BREAKDOWN		
NORTH ELEVATION:		
MATERIAL	AREA	PERCENT OF FACADE
ARCHITECTURAL METAL PANEL (PRIMARY):	3,930 SF	51%
BRICK VENEER (PRIMARY):	704 SF	9%
STANDING SEAM METAL PANEL CONC. FASTENER (PRIMARY):	67 SF	1%
STOREFRONT GLAZING SYSTEM (PRIMARY):	1,810 SF	24%
FIBER CEMENT BOARD PANEL (SECONDARY):	1,168 SF	15%
TOTAL	7,679 SF	
PRIMARY MATERIALS:		85%
SECONDARY MATERIALS:		15%
SOUTH ELEVATION:		
MATERIAL	AREA	PERCENT OF FACADE
ARCHITECTURAL METAL PANEL (PRIMARY):	1,048 SF	12%
BRICK VENEER (PRIMARY):	1,951 SF	23%
STANDING SEAM METAL PANEL CONC. FASTENER (PRIMARY):	983 SF	11.5%
STOREFRONT GLAZING SYSTEM (PRIMARY):	2,793 SF	32.3%
GLASS RAILING SYSTEM (PRIMARY):	462 SF	5%
STEEL PLANTER (PRIMARY):	70 SF	1%
FIBER CEMENT BOARD PANEL (SECONDARY):	1,149 SF	13%
WOOD PANELS (SECONDARY):	160 SF	2%
TOTAL	8,616 SF	
PRIMARY MATERIALS:		85%
SECONDARY MATERIALS:		15%

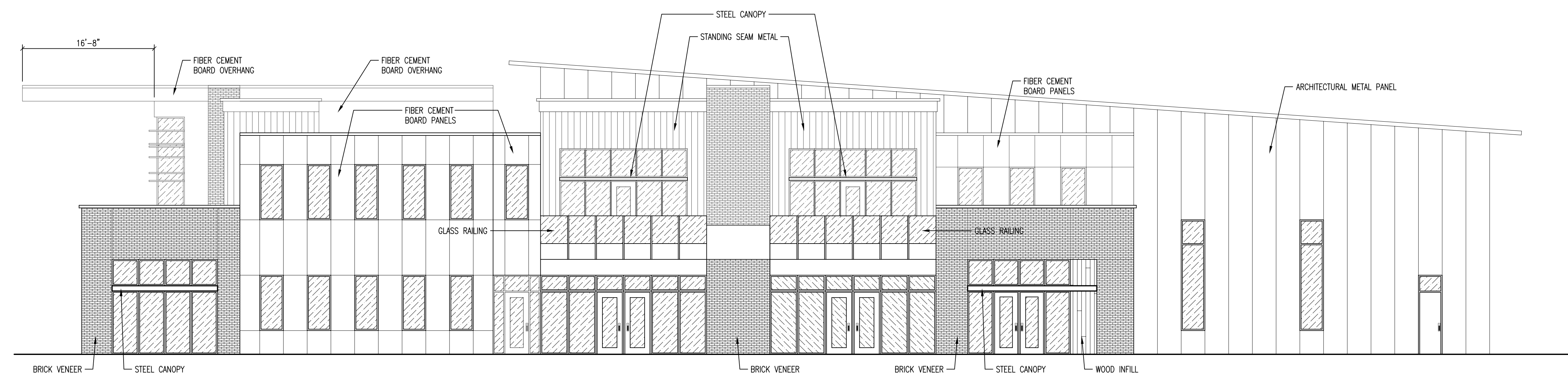


1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL BREAKDOWN		
WEST ELEVATION:		
MATERIAL	AREA	PERCENT OF FACADE
ARCHITECTURAL METAL PANEL (PRIMARY):	3,830 SF	66%
BRICK VENEER (PRIMARY):	608 SF	10%
STANDING SEAM METAL PANEL CONC. FASTENER (PRIMARY):	67 SF	1%
STOREFRONT GLAZING SYSTEM (PRIMARY):	676 SF	12%
FIBER CEMENT BOARD PANEL (SECONDARY):	610 SF	11%
TOTAL	5,791 SF	
PRIMARY MATERIALS:		89%
SECONDARY MATERIALS:		11%
EAST ELEVATION:		
MATERIAL	AREA	PERCENT OF FACADE
ARCHITECTURAL METAL PANEL (PRIMARY):	1,415 SF	25%
BRICK VENEER (PRIMARY):	744 SF	13%
STANDING SEAM METAL PANEL CONC. FASTENER (PRIMARY):	622 SF	11%
STOREFRONT GLAZING SYSTEM (PRIMARY):	1,442 SF	25%
GLASS RAILING SYSTEM (PRIMARY):	230 SF	4%
STEEL PLANTER (PRIMARY):	35 SF	1%
FIBER CEMENT BOARD PANEL (SECONDARY):	1,157 SF	20%
WOOD PANELS (SECONDARY):	40 SF	1%
TOTAL	5,685 SF	
PRIMARY MATERIALS:		79%
SECONDARY MATERIALS:		21%



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT: **Heritage Town Center**
 Grimes, IA 50111

A. Building Product Supplier/Rep Contact:

- Pre-Manufactured Metal Building (Architectural Sandwich Panels)
 - Metl-Span: ACE Construction 986-4479, 4305 SE Grimes Blvd.
- Masonry
 - Glen-Gery Brick: Jeff Patterson 205-8729, jeff.patterson@glengery.com
- Fiber Cement Panels (Minerit HD)
 - American Fiber Cement: 800-688-8677, www.americanfibercement.com
- Standing Seam Metal
 - J-Wall ACM Panels: SGH Jeff Heinen 226-1155 jheinen@sghconcepts.com
- Aluminum-Framed Entrances and Glass Railing
 - Manko Window Systems: Steve Hoyt 288-7427 shoyt@mankowindows.com
 - Two Rivers Glass: Steve Fenney 222-4860

HERITAGE AT GRIMES

MIKKELSEN PROPERTY

1220 NE STATION XING

GRIMES / IA

CONFLUENCE PROJECT NO: 19306

CONFLUENCE

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
L0.0	COVER
L0.1	CITY STANDARD NOTES
L0.2	CONSTRUCTION SCHEDULE
L0.3	EXISTING CONDITIONS
L1.0	LAYOUT PLAN
L1.1	PHASE 1 LAYOUT PLAN
C1.0	EXTENDED GRADING PLAN
C1.1	PHASE 1 GRADING PLAN
C1.2	PHASE 1 UTILITIES PLAN
C1.3	SWPPP
L2.0	PLANTING PLAN
L2.1	PLANTING PLAN PHASE 1
L3.0	SITE FURNISHING PLAN
L4.0	PHOTOMETRIC PLAN
L5.0	DETAILS
L5.1	DETAILS
L5.2	PLANTING DETAILS
L5.3	PLANTING DETAILS

SYMBOLS AND ABBREVIATIONS

-----	PROPERTY LINE
—W—	WATER MAIN
—SAN—	SANITARY SEWER
—ST—	STORM SEWER
—OE—	OVERHEAD ELECTRIC
—UE—	UNDERGROUND ELECTRIC
—	CENTERLINE
—FO—	FIBER OPTIC LINE
—G—	GAS LINE
-----	EASEMENT LINE
—X—	SILT FENCE
②	PROPOSED INDEX CONTOUR
①	PROPOSED CONTOUR
-----	EXISTING INDEX CONTOUR
-----	EXISTING CONTOUR
C-#	HORIZONTAL CURVE
CLL	CONTRACT LIMIT LINE
CLR	CLEARANCE
DIA	DIAMETER
EJ	EXPANSION JOINT
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FL	FLOW LINE
HP	HIGH POINT
LP	LOW POINT
MFR	MANUFACTURER
N.I.C.	NOT IN CONTRACT
PVC	P.V.C. PIPE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RIM	RIM ELEVATION
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	TEE CONNECTION
⊕	LIGHT POLE, SINGLE FIXTURE
⊕	LIGHT POLE, DOUBLE FIXTURE
⊕	SPOT ELEVATION
⊕	HORIZONTAL CONTROL POINTS
⊕	KEY NOTE
⊕	SURFACE DRAINAGE
⊕	STORM MANHOLE
⊕	SANITARY MANHOLE
⊕	CLEANOUT
⊕	STORM SEWER CURB INTAKE
⊕	STORM SEWER AREA INTAKE
⊕	HANDICAP PARKING STALL

ENTIRE SITE SUMMARY

TOTAL SITE AREA: 605,777 S.F. (13.91 AC)
OPEN SPACE REQUIRED: 121,155 S.F. (20%) (2.78 AC)
OPEN SPACE PROVIDED (INCLUDES PARK): 189,028 S.F. (31.2%) (4.34 AC)
BUILDING AREA: 175,645 S.F. (29%) (4.03 AC)

PHASE 1 SITE SUMMARY

TOTAL SITE AREA: 105,693 S.F. (2.43 AC)
OPEN SPACE PROVIDED: 19,960 S.F. (18.9%) (0.46 AC)
BUILDING AREA: 36,435 S.F.

PARKING REQUIREMENTS

PARKING SPACES REQUIRED: 172
HANDICAP REQUIRED: 5
PARKING SPACES PROVIDED: 180
HANDICAP PROVIDED: 5



PROPERTY DESCRIPTION:

OUTLOT "X" OF HERITAGE AT GRIMES PLAT 5, AN OFFICIAL PLAT, POLK COUNTY IOWA..

OWNER: MIKKELSEN PROPERTY
HERITAGE AT GRIMES, LLC.
3100 SE GRIMES BLVD. SUITE 400
CONTACT: SCOTT & AMBER MIKKELSEN

ZONING AND LAND USE

EXISTING ZONING: R-4 PLANNED UNIT DEVELOPMENT
'HERITAGE PUD'
EXISTING LAND USE: VACANT
PROPOSED LAND USE: MIXED USE-2

LEGAL DESCRIPTION

OUTLOT "X" IN HERITAGE AT GRIMES PLAT 5, AN OFFICIAL PLAT, AS RECORDED IN BOOK 16732, PAGE 386, GRIMES, POLK COUNTY, IOWA.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

SAID LOTS AND PARCELS CONTAINING 13.90 ACRES (605,688 SF) MORE OR LESS.

BENCHMARK:

CITY BENCHMARK G5M-005: BURY BOLT ON FIRE HYDRANT LOCATED ON THE EAST SIDE OF NORTH JAMES ST BY THE NW CORNER OF LOT ADDRESS 1605. ELEVATION = 924.41 (USGS DATUM)

CITY BENCHMARK G6A-001: ARROWHEAD ON FIREHYDRANT LOCATED AT THE NE CORNER OF THE NE 13TH ST & N JAMES ST INTERSECTION. ELEVATION = 930.66 (USGS DATUM)

TOTAL SITE PARKING CALCULATIONS

OFFICE :	88,542 S.F. /	1000 X	3	= 265.62 SPACES
RETAIL :	49,303 S.F. /	1000 X	4	= 197.21 SPACES
TRAINING CENTER :	22,800 S.F. /	1000 X	4	= 91.2 SPACES
TOTAL				= 554.04 SPACES REQ.

ESTIMATED NUMBER OF EMPLOYEES

OFFICE :	88,542 S.F. /	225 S.F.	= 393.52 PEOPLE
RETAIL :	49,303 S.F. /	400 S.F.	= 123.26 PEOPLE
TRAINING CENTER :	22,800 S.F. /	3,000 S.F.	= 7.6 PEOPLE
TOTAL			= 524.38 PEOPLE

TOTAL PARKING REQUIREMENTS

PARKING SPACES REQUIRED: 554 (SPACES / SF OF G.F.A.)
HANDICAP REQUIRED: 12

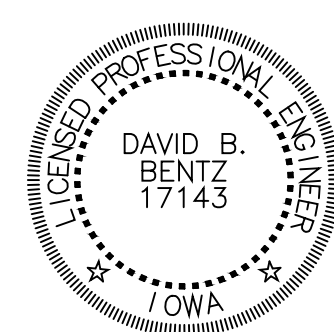
TOTAL PROVIDED PARKING

EXISTING STREET PARKING : 128
EXISTING ADJACENT PARKING : 34
NEW PARALLEL PARKING : 28
NEW HEAD-IN PARKING : 378

HANDICAP PROVIDED: 12
PARKING SPACE PROVIDED **TOTAL**: 568

CIVIL ENGINEER

BISHOP ENGINEERING
3501 104TH ST
URBANDALE, IA 50322
PHONE: 515.276.0467
CONTACT: DAVID BENTZ

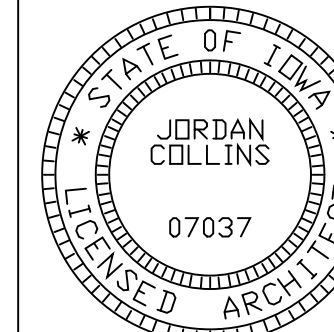


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SIGNED: _____ PRELIMINARY _____ DATE: 01/13/2020
DAVID B. BENTZ, PE, 17143
LICENSE RENEWAL DATE: DEC. 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL: _____ ALL "C" SHEETS

ARCHITECT

STUDIO MELEE
1312 LOCUST STREET, SUITE 1002
DES MOINES, IA 50309
PHONE: 515.276.0467
CONTACT: JORDAN COLLINS



I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE.

JORDAN COLLINS
PRINTED OR TYPED NAME
PRELIMINARY 01/13/2020
SIGNATURE & DATE
JUNE 30, 2020
REGISTRATION EXPIRES & DATE ISSUED
"G", "A.D.", & "A" DRAWINGS
PAGES OR SHEETS COVERED BY THIS SEAL

VICINITY SKETCH



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SITE PLAN
APPLICATION

NOT FOR
CONSTRUCTION

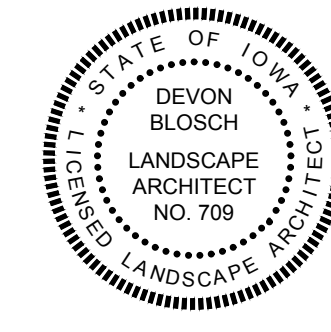
DATE OF
PREPARATION:
01/28/2020

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LANDSCAPE ARCHITECT

CONFLUENCE
525 17TH STREET
DES MOINES, IOWA 50309
PHONE: 515.288.4875
CONTACT: DEVON BLOSCH



I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

PRELIMINARY 01/13/2020
DEVON BLOSCH IOWA REGISTRATION #709 DATE
MY REGISTRATION DATE IS FEBRUARY 27, 2018.
MY REGISTRATION EXPIRATION DATE IS JUNE 30, 2021
SHEETS COVERED BY THIS SEAL: ALL "L" SHEETS

Drawing: \\conf-dm-free1\dataadm\Project\2019\19306_Heritage at Grimes_Cds\19306_WORKING\AUTOCAD\SHETS\L0.0_COVER.dwg
Saved By: dblosch Save Time: 1/28/2020 6:56 PM Plotted by: Devon Bloesch Plot Date: 1/28/2020 7:19 PM

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS:

1. GENERAL NOTES:

- a. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS 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 DEPT. (515.986.4050).
- c. ALL PERMITS (IDNR, SWP, 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. TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT, SANITARY, WATER, SUMP
- f. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT AND SHALL BE OBTAINED AT CITY HALL.
- g. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
- h. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS

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 SLEEVES.
- f. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B:PCC W/ADJUSTING MECHANISM.
- g. SANITARY SEWER TESTING, CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISIONING.

3. WATER MAIN NOTES:

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

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 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. STORM SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISIONING.
- e. USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.

CITY OF GRIMES STANDARD NOTES FOR PUBLIC IMPROVEMENTS:

1. GENERAL NOTES:

- a. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
- b. PROVIDE GEOTECHNICAL EXPLORATION AND REPORT FOR ALL PROPOSED STREET, SANITARY AND STORM SEWER AND WATER MAIN PROJECTS IN ACCORDANCE WITH THE SUDAS DESIGN MANUAL; SUBMIT WRITTEN REPORT AND TEST RESULTS TO CITY FOR REVIEW.
- c. 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 DEPT. (515.986.4050).
- d. ALL PERMITS (IDNR, SWPP, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- e. 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.
- f. TYPICAL BUILDING LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT, SANITARY, WATER, SUMP. MARK ENDS OF SERVICES WITH STEEL FENCE POST AND PAINT GREEN FOR SANITARY, BLUE FOR WATER, AND WHITE FOR STORM.
- g. ALL SERVICES LOCATIONS ARE TO BE STAMPED INT THE CURB WITH LETTER IRONS AS PER CITY STANDARD PROCEDURES.
- h. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS.

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 SLEEVES.
- f. ALL MANHOLES SHALL BE EXTERIOR COATED WITH BITUMINOUS WATERPROOFING.
- g. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B:PCC W/ADJUSTING MECHANISM.
- h. SANITARY SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISIONING.

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

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 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. STORM SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISIONING.
- e. USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.

5. SIGNAGE NOTES:

- a. ALL SIGNAGE SHALL BE SUPPLIED AND INSTALLED BY THE CITY OF GRIMES. THE CITY WILL BILL THE DEVELOPER FOR THE COSTS ASSOCIATED WITH THE SIGNAGE.
- b. THE HEIGHT OF SIGNS SHALL BE 7-FEET FROM THE BASE OF THE SIGN TO THE GROUND.
- c. ALL SIGNS SHALL BE NOT LESS THAN 1.5' FROM EDGE OF SIGN TO BACK OF CURB.
- d. STOP SIGNS SHALL BE AS PER MUTCD R1-1 TYPE, 30"x30".
- e. NO PARKING SIGNS SHALL BE AS PER MUTCD R8-3 TYPE, 12"x12". IF POSSIBLE, PLEASE MOUNT THE NO PARKING SIGNS TO LIGHT POLES (1ST PREFERENCE).
- f. ALL SPEED LIMIT SIGNS SHALL BE AS PER MUTCD R2-1 (25 MPH), 24"x30".
- g. ALL STREET NAME SIGNS SHALL BE WHITE ON BLACK ON A 6" BLANK WITH 4" LETTERS (LOCALS) OR 8" BLANK WITH 6" LETTERS (COLLECTORS/ARTERIALS) AND SHALL BE DIRECTLY FASTENED TO SQUARE TUBE POSTS. EACH SIGN POST SHALL HAVE FOUR (4) STREET SIGNS THAT SHALL BE CONNECTED TO POST BY RIVETING THE SIGNS BACK TO BACK ON OPPOSITE SIDES OF THE SQUARE TUBE POST. THE BACK TO BACK ENDS OF STREET NAME SIGNS SHALL BE CONNECTED WITH CIRCULAR STABILIZERS.
- h. ALL SIGN POSTS SHALL BE TELES PAR 2"x2" SQUARE TUBE POWDER COATED BLACK GALVANIZED STEEL (14-GAUGE MIN.) WITH 7/16" KNOCK-OUT STYLE PERFORATIONS THAT ARE PRE-PUNCHED.
- i. ROAD CLOSED SIGNS SHALL BE AS PER IDOT ROAD STANDARD SI-182.
- j. ALL SIGNS SHALL BE HIGH INTENSITY PRISMATIC.



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515.276.0467
CONTACT: DAVID BENTZ

HERITAGE AT GRIMES
MIKKELSEN PROPERTY
GRIMES / IA

REVISION SCHEDULE		
ISSUE	DATE	DESCRIPTION
01	01/28/2020	SITE PLAN APPLICATION

ISSUED FOR:
SITE PLAN
APPLICATION
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CONSTRUCTION

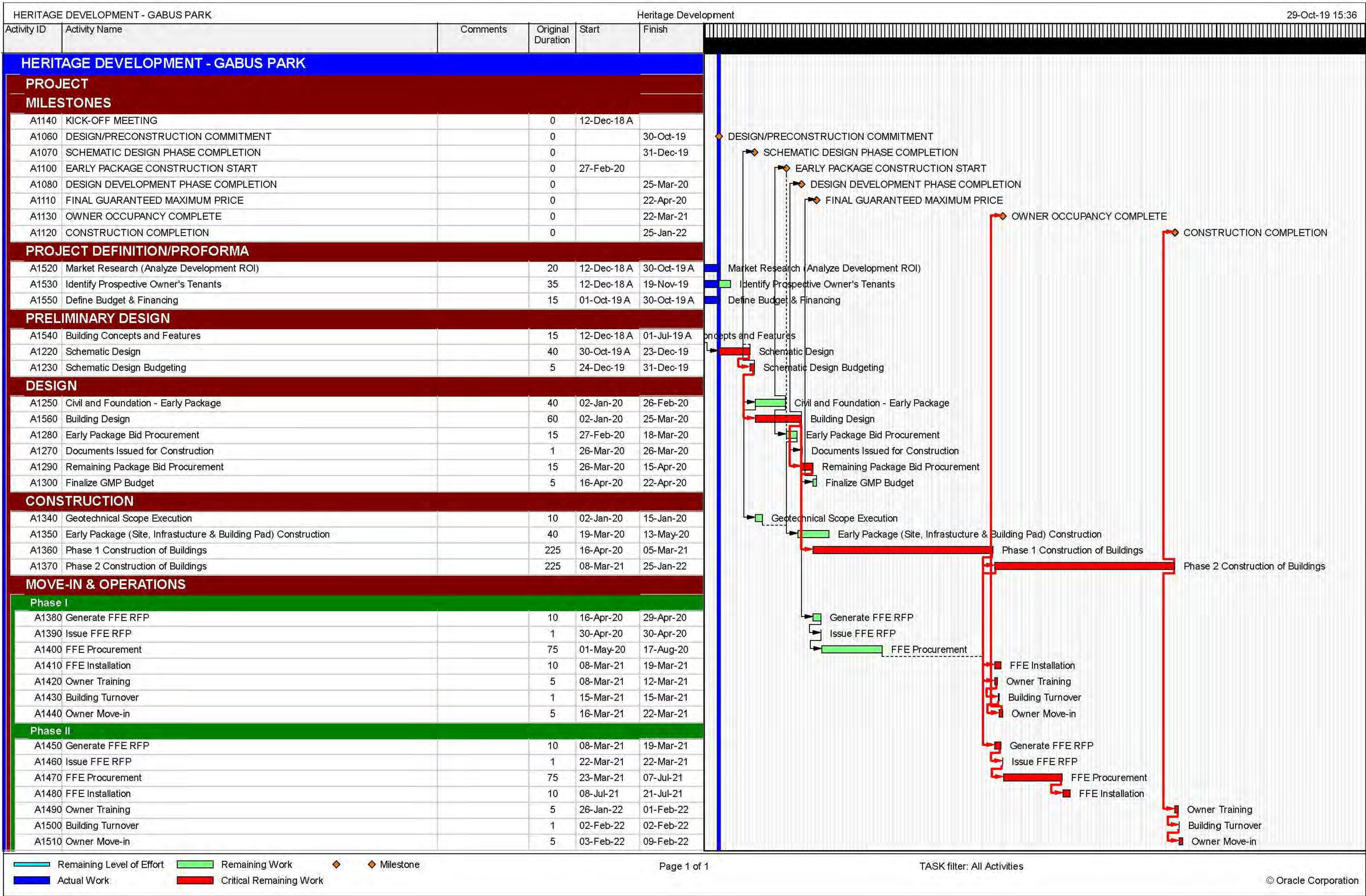
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CITY STANDARD
NOTES

CONFLUENCE PROJECT NO: 19306

L0.1

Drawing: \\conf-on-free1\dataadm\Project\2019\19306_Heritage at Grimes_CAD\19306_WORKING\AUTOCAD\19306-SHEETS\10.0-COVER.dwg
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PREPARED BY:
FORMATION GROUP
CONTACT: BEN HAYES, MBA

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CONSTRUCTION
SCHEDULE

CONFLUENCE PROJECT NO: 19306

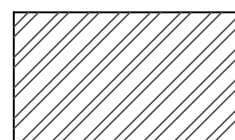
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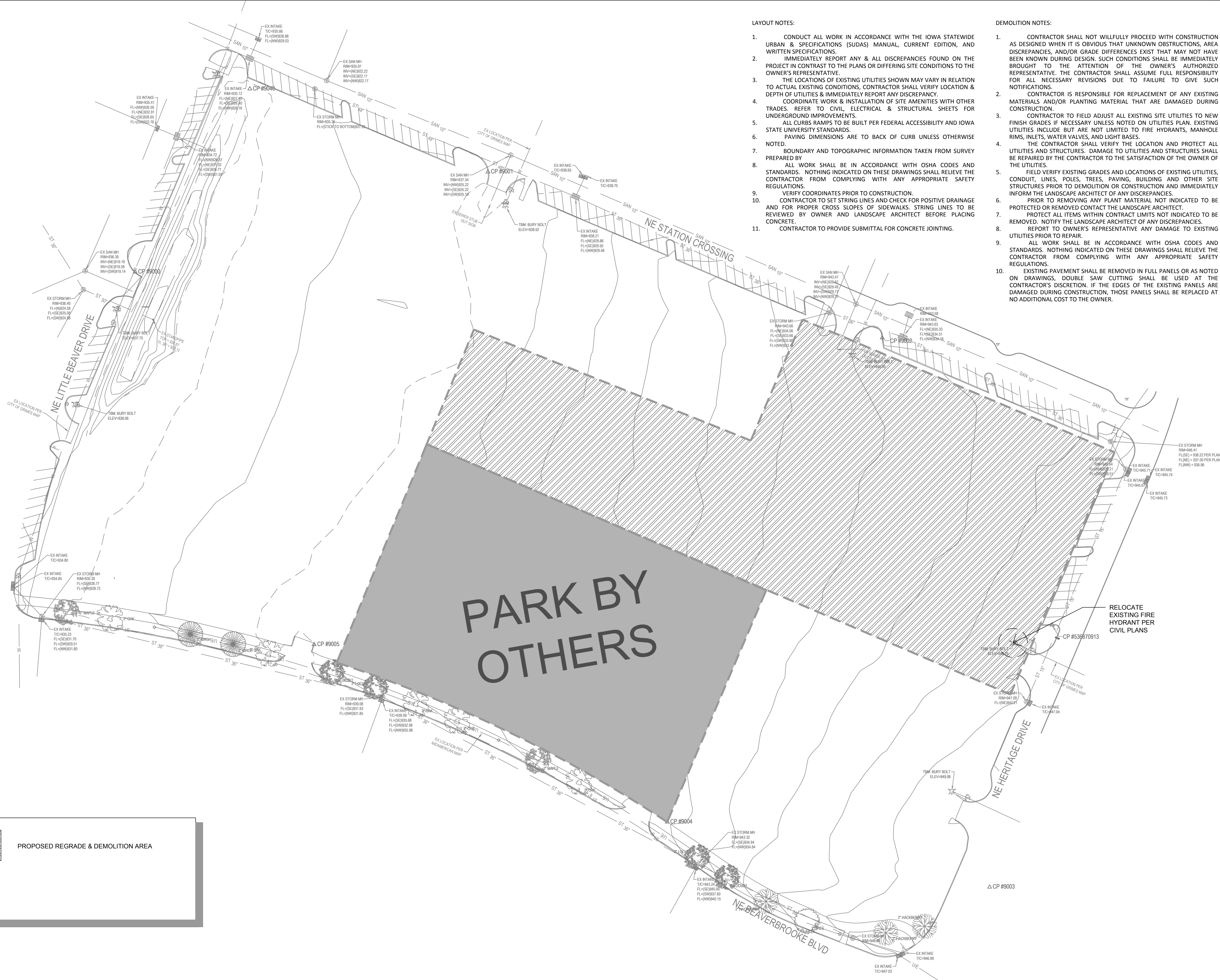
01

EXISTING CONDITIONS

LEGEND



PROPOSED REGRADE & DEMOLITION AREA



LAYOUT NOTES:

1. CONDUCT ALL WORK IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN & SPECIFICATIONS (SUDAS) MANUAL, CURRENT EDITION, AND WRITTEN SPECIFICATIONS.
2. IMMEDIATELY REPORT ANY & ALL DISCREPANCIES FOUND ON THE PROJECT IN CONTRAST TO THE PLANS OR DIFFERING SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE.
3. THE LOCATIONS OF EXISTING UTILITIES SHOWN MAY VARY IN RELATION TO ACTUAL EXISTING CONDITIONS, CONTRACTOR SHALL VERIFY LOCATION & DEPTH OF UTILITIES & IMMEDIATELY REPORT ANY DISCREPANCY.
4. COORDINATE WORK & INSTALLATION OF SITE AMENITIES WITH OTHER TRADES. REFER TO CIVIL, ELECTRICAL & STRUCTURAL SHEETS FOR UNDERGROUND IMPROVEMENTS.
5. ALL CURBS RAMP TO BE BUILT PER FEDERAL ACCESSIBILITY AND IOWA STATE UNIVERSITY STANDARDS.
6. PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
7. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PREPARED BY
8. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
9. VERIFY COORDINATES PRIOR TO CONSTRUCTION.
10. CONTRACTOR TO SET STRING LINES AND CHECK FOR POSITIVE DRAINAGE AND FOR PROPER CROSS SLOPES OF SIDEWALKS. STRING LINES TO BE REVIEWED BY OWNER AND LANDSCAPE ARCHITECT BEFORE PLACING CONCRETE.
11. CONTRACTOR TO PROVIDE SUBMITTAL FOR CONCRETE JOINTING.

DEMOLITION NOTES:

1. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES, AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS AND/OR PLANTING MATERIAL THAT ARE DAMAGED DURING CONSTRUCTION.
3. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISH GRADES IF NECESSARY UNLESS NOTED ON UTILITIES PLAN. EXISTING UTILITIES INCLUDE BUT ARE NOT LIMITED TO FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES, AND LIGHT BASES.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITIES.
5. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
6. PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED CONTACT THE LANDSCAPE ARCHITECT.
7. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
8. REPORT TO OWNER'S REPRESENTATIVE ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR.
9. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
10. EXISTING PAVEMENT SHALL BE REMOVED IN FULL PANELS OR AS NOTED ON DRAWINGS. DOUBLE SAW CUTTING SHALL BE USED AT THE CONTRACTOR'S DISCRETION. IF THE EDGES OF THE EXISTING PANELS ARE DAMAGED DURING CONSTRUCTION, THOSE PANELS SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

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HERITAGE AT GRIMES
MIKKELSEN PROPERTY
GRIMES / IA

REVISION SCHEDULE

ISSUE	DATE	DESCRIPTION
01	01/28/2020	SITE PLAN APPLICATION

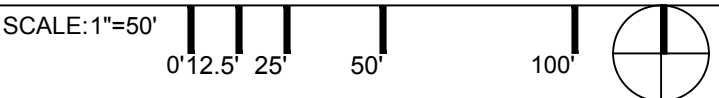
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EXISTING
CONDITIONS

CONFLUENCE PROJECT NO.: 19306

L0.3



HERITAGE AT GRIMES
MIKKELSEN PROPERTY
GRIMES / IA

REVISION SCHEDULE

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01	01/28/2020	SITE PLAN APPLICATION

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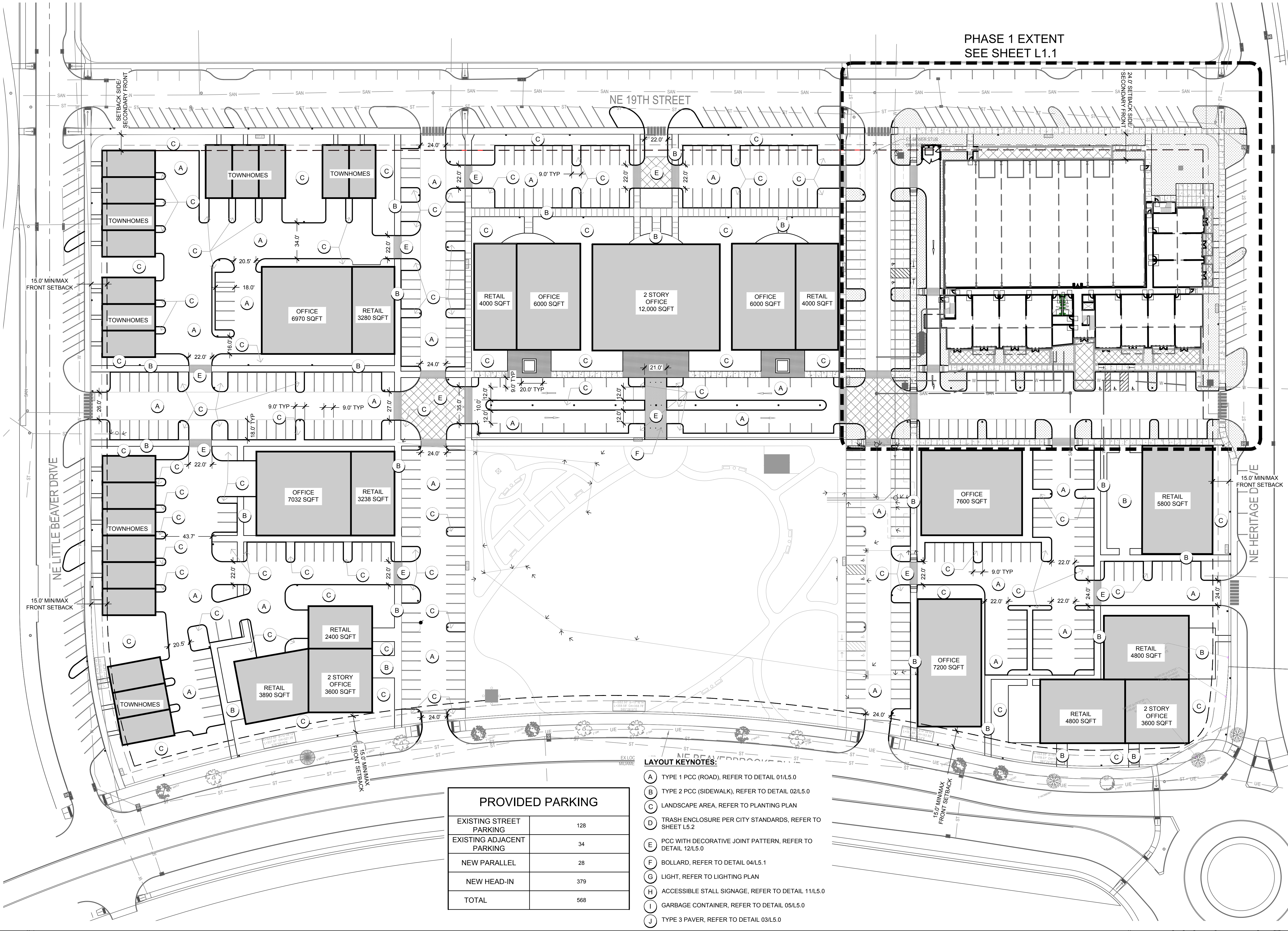
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LAYOUT PLAN

CONFLUENCE PROJECT NO: 19306

L1.0

PHASE 1 EXTENT
SEE SHEET L1.1

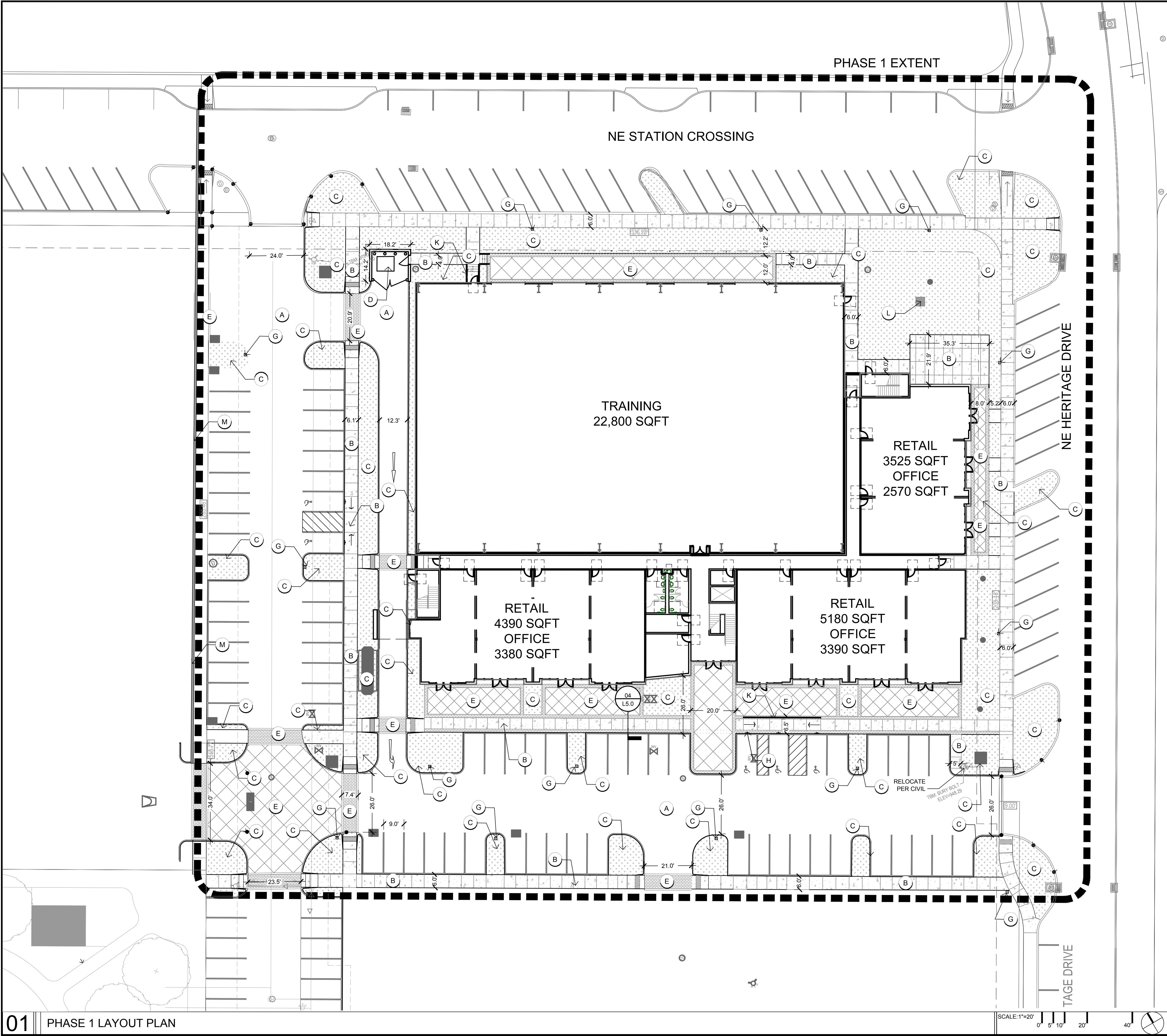


PROVIDED PARKING	
EXISTING STREET PARKING	128
EXISTING ADJACENT PARKING	34
NEW PARALLEL	28
NEW HEAD-IN	379
TOTAL	568

LAYOUT KEYNOTES:

- (A) TYPE 1 PCC (ROAD), REFER TO DETAIL 01/L5.0
- (B) TYPE 2 PCC (SIDEWALK), REFER TO DETAIL 02/L5.0
- (C) LANDSCAPE AREA, REFER TO PLANTING PLAN
- (D) TRASH ENCLOSURE PER CITY STANDARDS, REFER TO SHEET L5.2
- (E) PCC WITH DECORATIVE JOINT PATTERN, REFER TO DETAIL 12/L5.0
- (F) BOLLARD, REFER TO DETAIL 04/L5.1
- (G) LIGHT, REFER TO LIGHTING PLAN
- (H) ACCESSIBLE STALL SIGNAGE, REFER TO DETAIL 11/L5.0
- (I) GARBAGE CONTAINER, REFER TO DETAIL 05/L5.0
- (J) TYPE 3 PAVER, REFER TO DETAIL 03/L5.0

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- LAYOUT NOTES:**
1. ALL CURBS RAMPS TO BE BUILT AS PER FEDERAL ACCESSIBILITY STANDARDS.
 2. PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 3. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY ARE PREPARED BY BISHOP ENGINEERING
 4. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
 5. VERIFY COORDINATES PRIOR TO CONSTRUCTION.
 6. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS.
 7. PROPOSED SIGNAGE TO MEET CITY CODES FOR GROUND SIGNS.

- LAYOUT KEYNOTES:**
- (A) TYPE 1 PCC (ROAD), REFER TO DETAIL 01/L5.0
 - (B) TYPE 2 PCC (SIDEWALK), REFER TO DETAIL 02/L5.0
 - (C) LANDSCAPE AREA, REFER TO PLANTING PLAN
 - (D) TRASH ENCLOSURE PER CITY STANDARDS, REFER TO SHEET L5.2
 - (E) PCC WITH DECORATIVE JOINT PATTERN, REFER TO DETAIL 12/L5.0
 - (F) BOLLARD, REFER TO DETAIL 04/L5.1
 - (G) LIGHT, REFER TO LIGHTING PLAN
 - (H) ACCESSIBLE STALL SIGNAGE, REFER TO DETAIL 11/L5.0
 - (I) GARBAGE CONTAINER, REFER TO DETAIL 05/L5.0
 - (J) TYPE 3 PAVER, REFER TO DETAIL 03/L5.0
 - (K) HAND RAILS
 - (L) TRANSFORMER
 - (M) BEAM CURB, REFER TO DETAIL XX/

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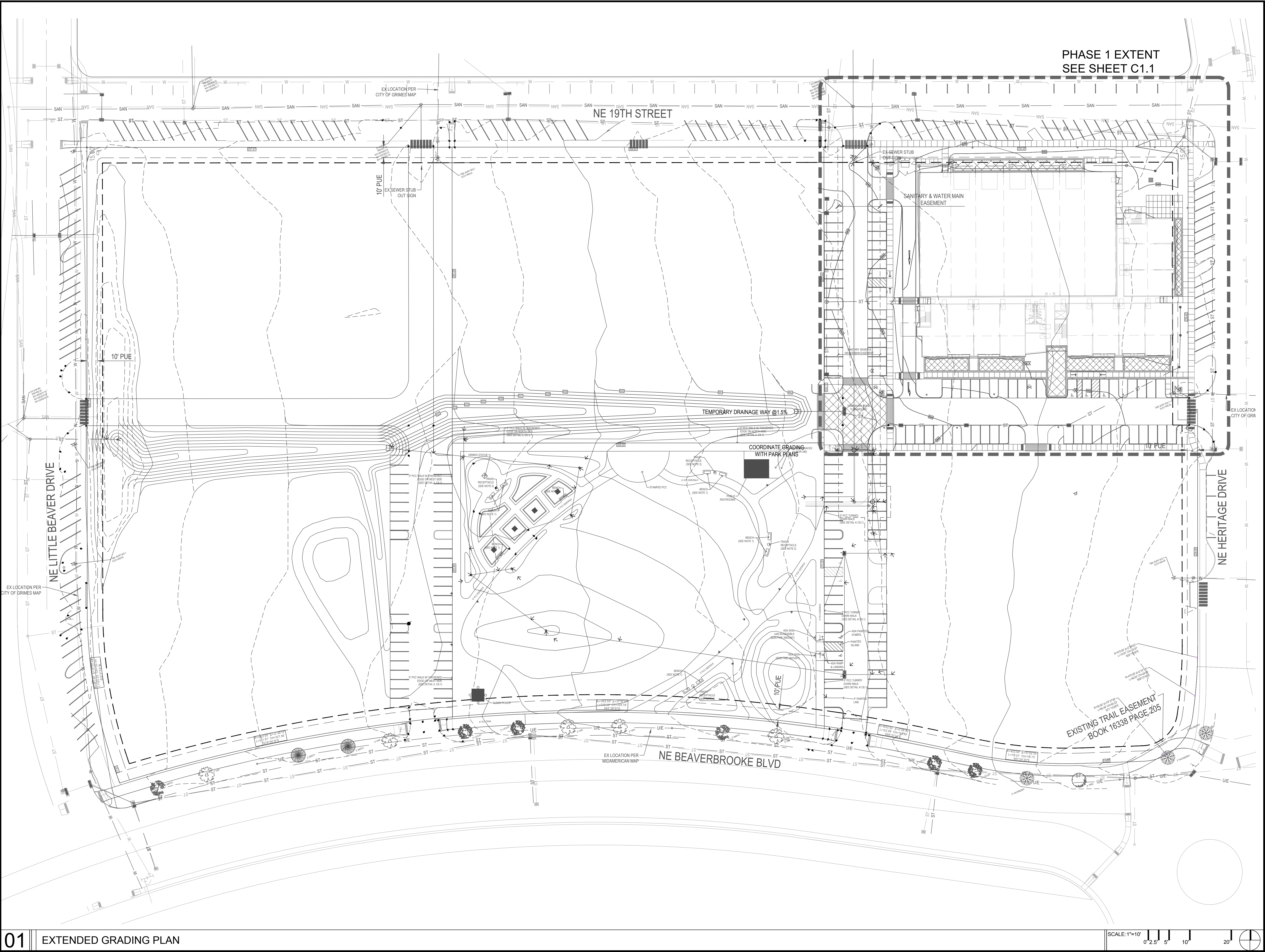
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PHASE 1 LAYOUT PLAN

CONFLUENCE PROJECT NO: 19306

L1.1

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PHASE 1 EXTENT
SEE SHEET C1.1

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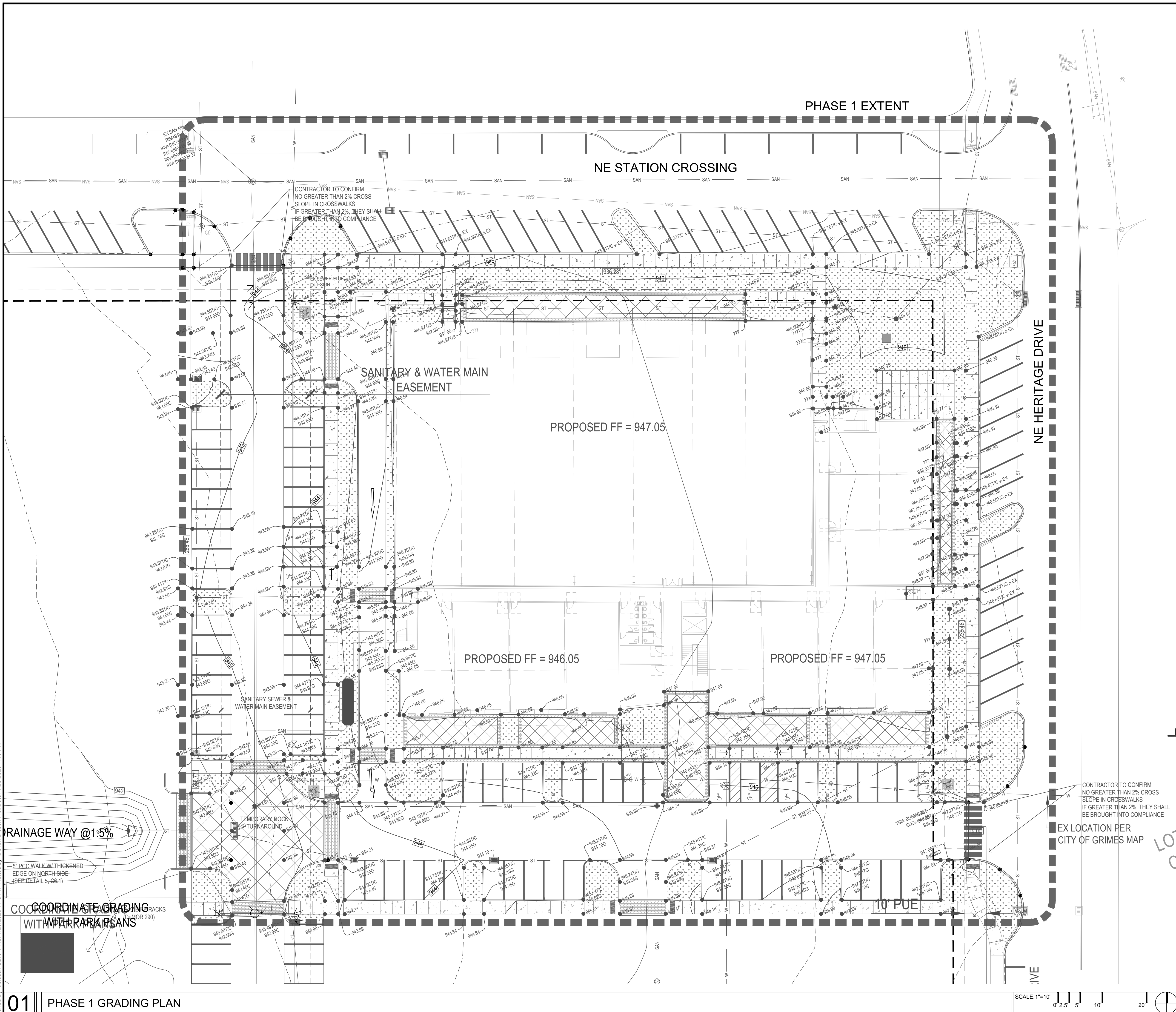
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**EXTENDED GRADING
PLAN**

CONFLUENCE PROJECT NO: 19306

C1.0

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GRADING NOTES

- ALL SPOT ELEVATIONS ARE AT THE TOP OF FINISHED SURFACES. SPOT ELEVATIONS SHOWN IN PARKING ARE AT THE BOTTOM OF CURB. ADD 8" TO COMPUTE TOP OF CURB ELEVATION.
- PRIOR TO ANY SITE EXCAVATION, THE CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER AND/ OR LANDSCAPE ARCHITECT, AND CONSULT WITH OWNER'S REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- INSTALL SILT FENCE AT PERMANENT STORM SEWER INLETS AND SOD ALL SLOPES FOR EROSION CONTROL. SILT FENCE SHALL BE MAINTAINED UNTIL ESTABLISHMENT OF PERMANENT GROUND COVER OR EROSION CONTROL MEASURE.
- SEE SPECS FOR MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS AND PLANTING BEDS.
- ALL DEBRIS SPILLED ON THE R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
- BACK FILL TO TOP OF CURB
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE SURFACE DRAINAGE IN ALL AREAS, UNLESS OTHERWISE NOTED. ALL NEWLY GRADED GROUND SURFACES SHALL BE FINISHED TO UNIFORM GRADES AND SLOPED IN SUCH A MANNER TO BE FREE OF DEPRESSIONS THAT CAUSE AREAS OF STANDING WATER. THE CONTRACTOR SHALL REPORT ANY CONFLICTS WITH THIS REQUIREMENT TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO FINAL GRADING OPERATIONS.
- WHERE PROPOSED GRADES MEET EXISTING, BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN THE NEW WORK AND EXISTING WORK. PONDING AT JOINTS WILL NOT BE ACCEPTED.
- CONTRACTOR RESPONSIBLE FOR ALL PRIVATE LOCATES NOT COVERED BY THE IOWA ONE CALL SYSTEM.

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PHASE 1 GRADING PLAN

CONFLUENCE PROJECT NO: 19306

C1.1

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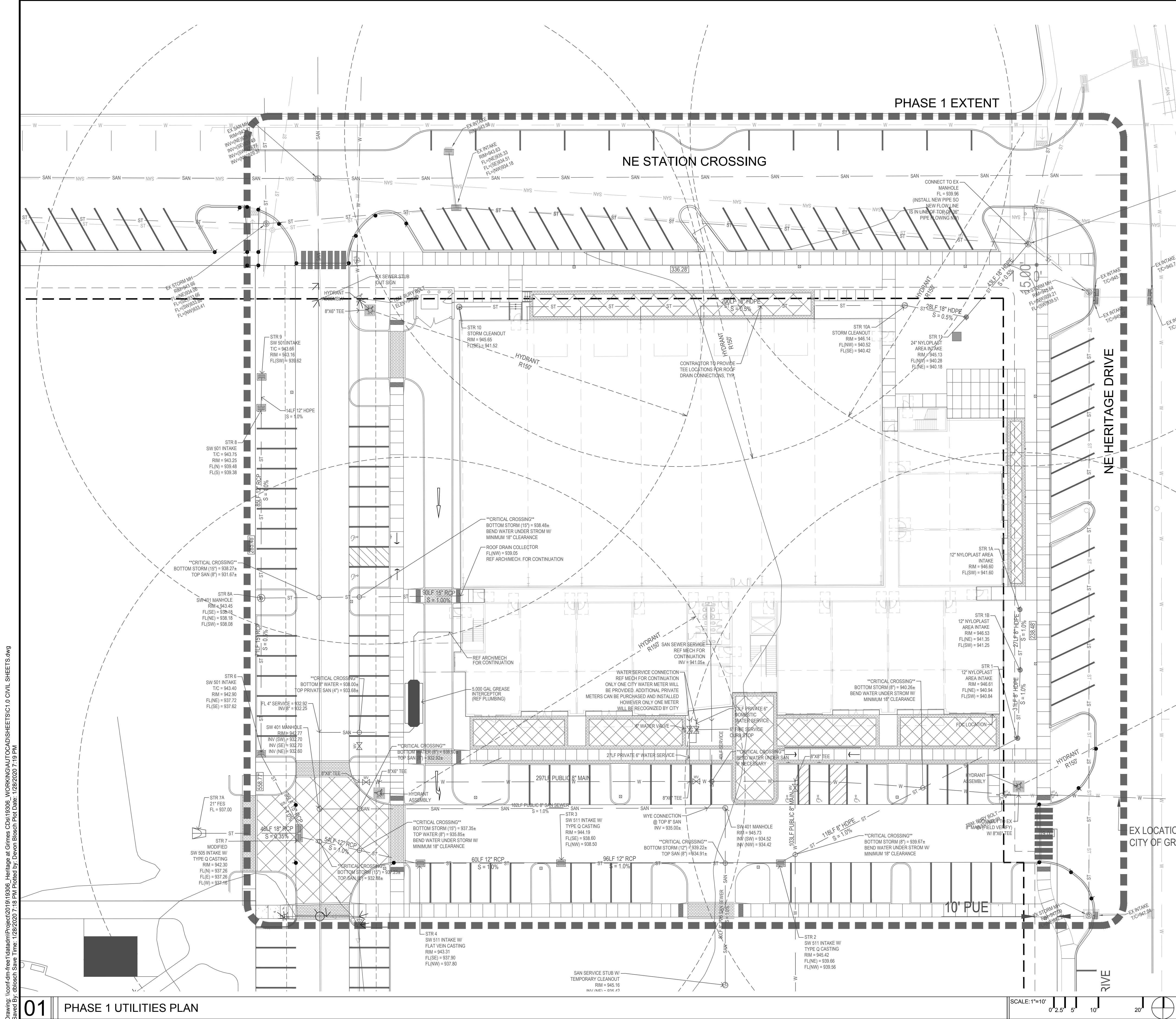
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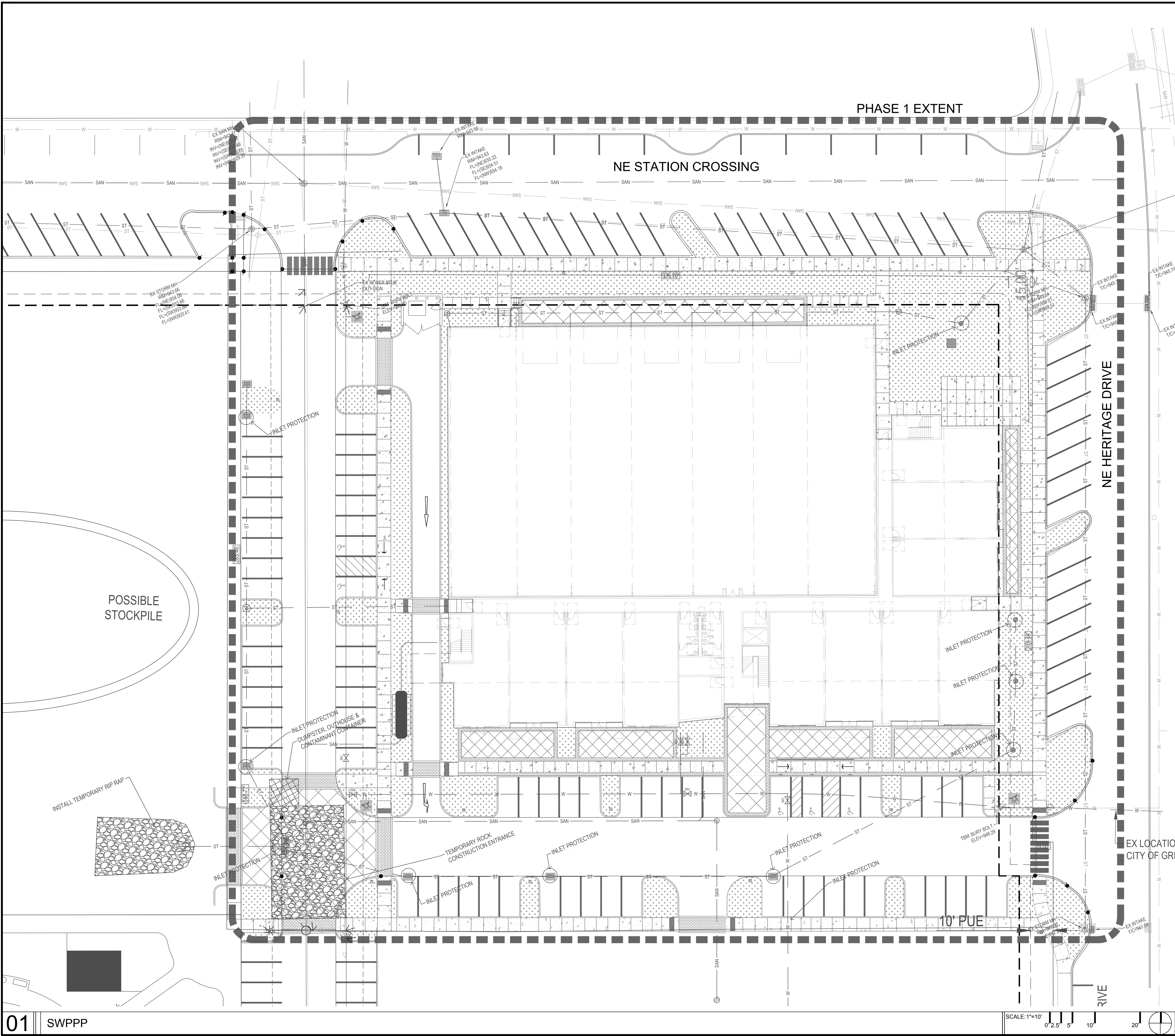
PHASE 1 UTILITIES PLAN

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C1.2



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PLANT SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
OVERSTORY TREES						
AR	2	Acer 'Gingerbread'	GINGERBREAD PAPERBARK MAPLE	2.5" CAL, 8' HT	B&B	SINGLE TRUNK
GB	1	Ginkgo biloba 'Autumn Gold'	MAIDENHAIR TREE	2.5" CAL, 8' HT	B&B	SINGLE TRUNK
GD	2	Gymnocladus dioica	KENTUCKY COFFEE TREE	2.5" CAL, 8' HT	B&B	SINGLE TRUNK
LT	3	Liriodendron tulipifera	TULIP TREE	2.5" CAL, 8' HT	B&B	SINGLE TRUNK
NS	2	Nyssa sylvatica	BLACK GUM	2.5" CAL, 8' HT	B&B	SINGLE TRUNK
QB	3	Quercus bicolor 'Bonnie & Mike'	SWAMP WHITE OAK	2.5" CAL, 8' HT	B&B	SINGLE TRUNK
QM	3	Quercus muhlenbergii	CHINKAPII OAK	2.5" CAL, 8' HT	B&B	SINGLE TRUNK
QR	3	Quercus rubra	NORTHERN RED OAK	2.5" CAL, 8' HT	B&B	SINGLE TRUNK
UA	4	Ulmus americana 'Princeton'	PRINCETON AMERICAN ELM	2.5" CAL, 8' HT	B&B	SINGLE TRUNK
UNDERSTORY TREES						
AA	2	Amelanchier grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICE BERRY	1.5" CAL	B&B	TREE FORM
CC	2	Cercis canadensis	EASTERN REDBUD	1.5" CAL	B&B	
CH	2	Chamaecyparis obtusa 'Nana Gracilis'	HINKI CYPRESS	1.5" CAL	B&B	
CA	2	Cornus alternifolia	PAGODA DOGWOOD	1.5" CAL	B&B	
VL	4	Viburnum lentago	NANNYBERRY VIBURNUM	1.5" CAL	B&B	TREE FORM
EVERGREEN TREES						
AC	2	Abies concolor	WHITE FIR	8' HT	B&B	AS SHOWN ON PLAN
PP	2	Picea pungens	COLORADO SPRUCE	8' HT	B&B	AS SHOWN ON PLAN
PS	3	Pinus strobus	EASTERN WHITE PINE	8' HT	B&B	AS SHOWN ON PLAN
PM	2	Pseudotsuga menziesii	DOUGLAS FIR	8' HT	B&B	AS SHOWN ON PLAN
DECIDUOUS SHRUBS						
AE	8	Aronia melanocarpa var. elata	BLACK CHOKEBERRY	#5	CONT.	3'-0" O.C.
CD	4	Callicarpa dichotoma 'Issai'	BEAUTYBERRY	#5	CONT.	3'-0" O.C.
CF	6	Clethra alnifolia	SWEET PEPPERBUSH	#5	CONT.	3'-0" O.C.
RD	6	Cornus stolonifera 'Arctic Fire'	RED-TWIG DOGWOOD	#5	CONT.	3'-0" O.C.
BF	6	Forsythia x intermedia 'Cordjau'	BORDER FORSYTHIA	#5	CONT.	3'-0" O.C.
IV	6	Ilex verticillata 'Jim Dandy'	WINTERBERRY	#5	CONT.	3'-0" O.C.
PH	5	Physocarpus opulifolius 'Center Glow'	NINEBARK	#5	CONT.	3'-0" O.C.
SA	3	Symphoricarpos alba	SNOWBERRY	#5	CONT.	3'-0" O.C.
SP	4	Syringa meyeri 'palbin'	DWARF KOREAN LILAC	#5	CONT.	3'-0" O.C.
SV	8	Syringa patula 'Miss Kim'	MISS KIM LILAC	#5	CONT.	3'-0" O.C.
VC	6	Viburnum carlesii	KOREANSPICE VIBURNUM	#5	CONT.	3'-0" O.C.
VB	6	Viburnum dentatum 'Christom'-Blue Muffin	ARROWWOOD VIBURNUM	#5	CONT.	3'-0" O.C.
EVERGREEN SHRUBS						
BM	10	Buxus microphylla var. japonica	JAPANESE BOXWOOD	#5	CONT.	3'-0" O.C.
BX	5	Buxus sempervirens 'Wintergreen'	BOXWOOD	#5	CONT.	3'-0" O.C.
FA	6	Chamaecyparis pisifera 'Filifera Aurea'	JAPANESE FALSECYPRESS	#5	CONT.	3'-0" O.C.
RH	6	Rhododendron	RHODODENDRON	#5	CONT.	3'-0" O.C.
RG	6	Rhododendron 'Girard's Fuchsia'	EVERGREEN AZALEA	#5	CONT.	3'-0" O.C.
PERENNIALS						
.	65	Asarum canadense	WILD GINGER	#1	CONT.	1'-6" TRI. SPACING
CR	153	Coreopsis verticillata 'moonbeam'	THREADLEAF COREOPSIS	#1	CONT.	1'-6" TRI. SPACING
CL	158	Corydalis lutea	CORYDALIS	#1	CONT.	1'-6" TRI. SPACING
EP	275	Echinacea purpurea	PURPLE CONEFLOWER	#1	CONT.	1'-6" TRI. SPACING
HS	235	Heuchera sanguinea	CORAL BELLS	#1	CONT.	1'-6" TRI. SPACING
HE	93	Hyacinthoides hispanica 'Excelsior'	SPANISH BLUEBELL	#1	CONT.	1'-6" TRI. SPACING
LH	30	Lavandula angustifolia 'Hidcote'	ENGLISH LAVENDER	#1	CONT.	1'-6" TRI. SPACING
PH	30	Phlox pilosa	PRAIRIE PHLOX	#1	CONT.	1'-6" TRI. SPACING
BS	30	Rudbeckia hirta	BLACK-EYED SUSAN	#1	CONT.	1'-6" TRI. SPACING
GRASSES						
BC	30	Bouteloua curtipendula	SIDEOATS GRAMA	#1	CONT.	2'-0" O.C.
FR	30	Calamagrostis x acutiflora 'Karl Foerster'	FEATHER REED GRASS	#1	CONT.	2'-0" O.C.
MS	30	Miscanthus sinensis 'Sarabande'	EULALIA	#1	CONT.	2'-0" O.C.
FG	30	Pennisetum alopecuroides 'Hameln'	FOUNTAIN GRASS	#1	CONT.	2'-0" O.C.
CD	30	Carex albicans	WHITE-TINGED SEDGE	#1	CONT.	2'-0" O.C.
CI	30	Carex 'Ice Dance'	SEDGE	#1	CONT.	2'-0" O.C.
CM	30	Carex morrowii 'Variegata'	JAPANESE GRASS SEDGE	#1	CONT.	2'-0" O.C.
GROUNDCOVERS						
AU	10	Arctostaphylos uva-ursi 'Massachusetts'	BEARBERRY	4"	CONT.	12" O.C.
PT	10	Pachysandra terminalis 'Variegata'	JAPANESE SPURGE	4"	CONT.	12" O.C.
PY	10	Pycnanthemum multicum	SHORT-TOOTHED MOUNTAIN MINT	4"	CONT.	12" O.C.
TY	10	Thymus serpyllum 'Elfin'	ELFIN CREEPING THYME	4"	CONT.	12" O.C.

PLANTING REQUIREMENTS (ENTIRE SITE)

OPEN SPACE: 121,155 SQFT (2.78 AC)
OVERSTORY TREES REQUIRED: 81 (2 PER 3,000 S.F. OF REQUIRED OPEN SPACE)
OVERSTORY TREES PROVIDED: 124
UNDERSTORY TREES REQUIRED: 41(1 PER 3,000 S.F. OF REQUIRED OPEN SPACE)
UNDERSTORY TREES PROVIDED: 59

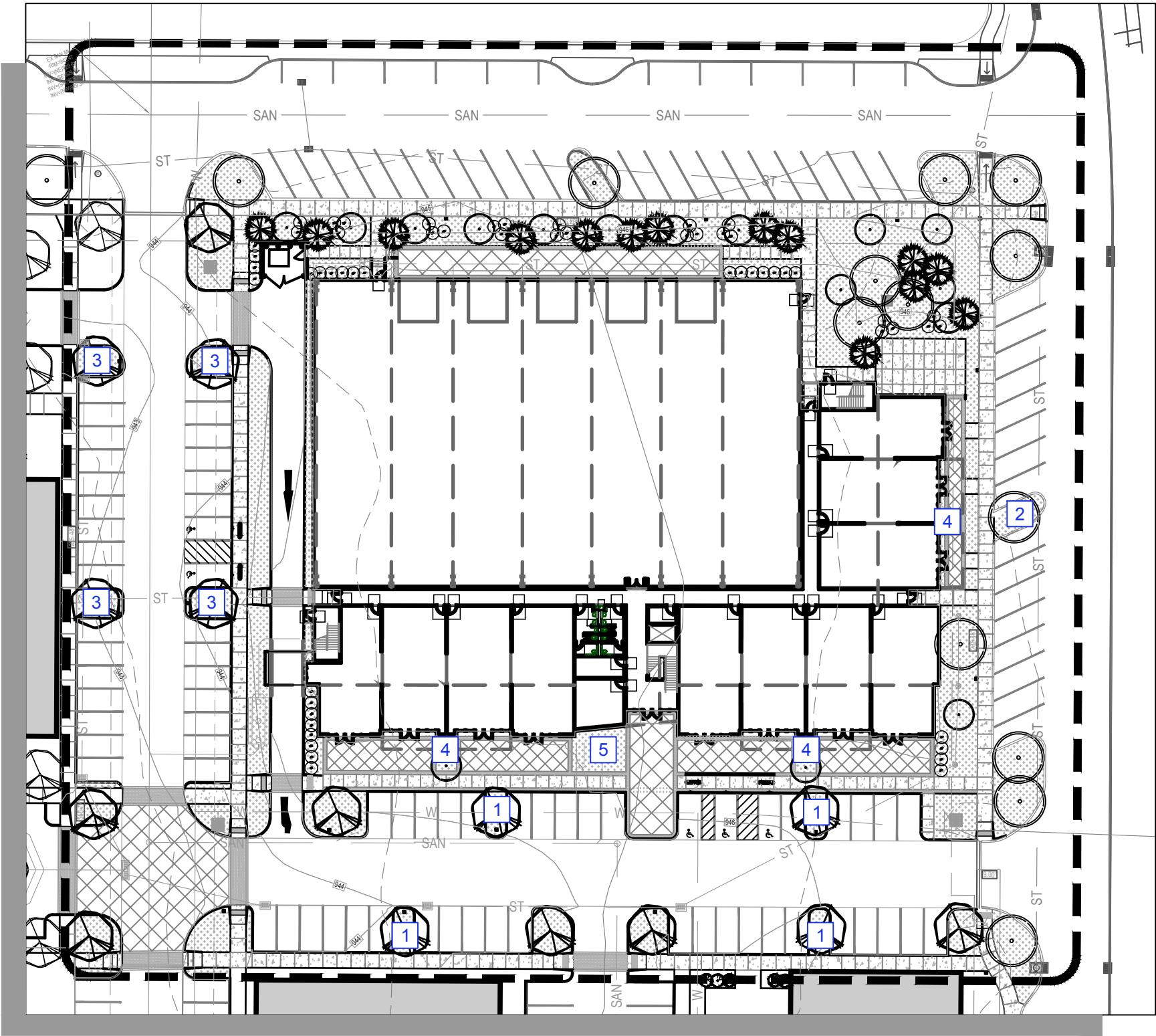
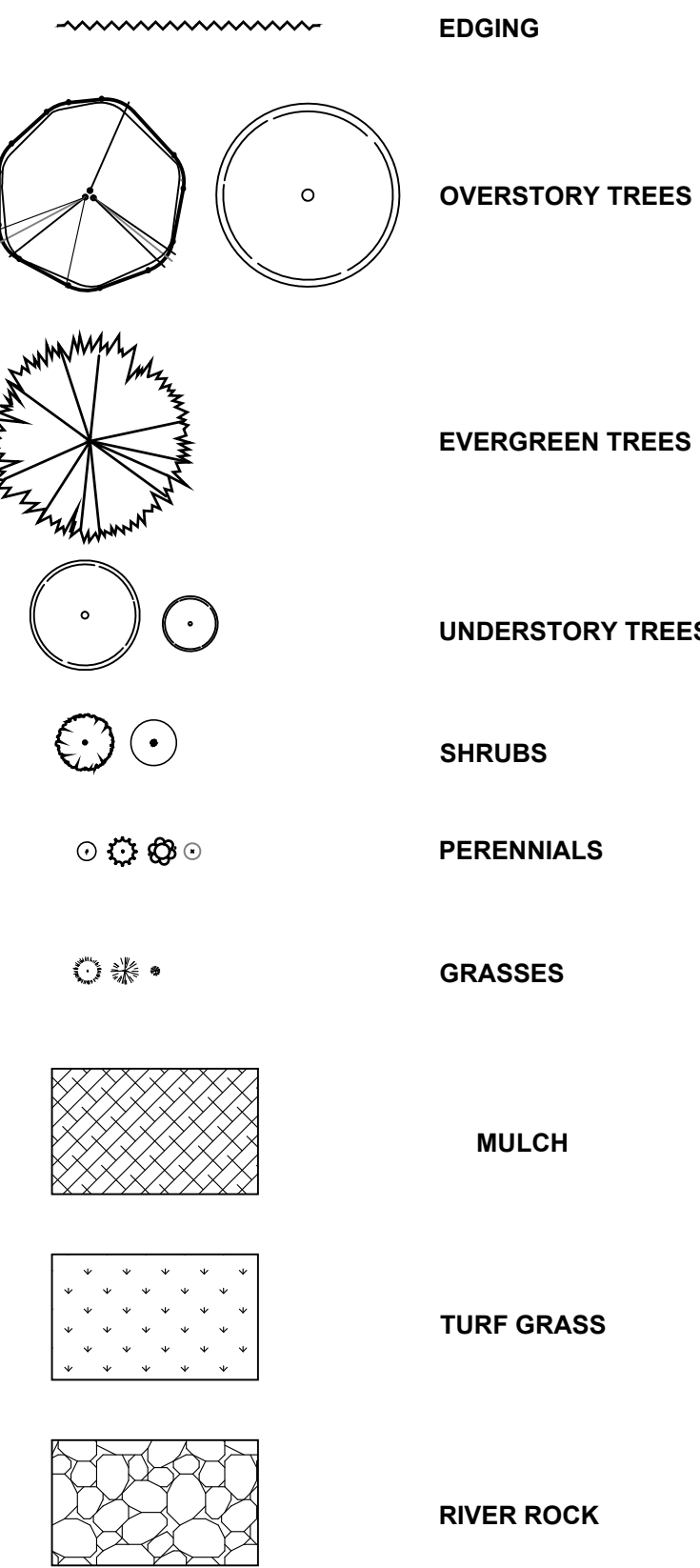
EVERGREEN TREES REQUIRED: 21 (1 PER 6,000 S.F. OF REQUIRED OPEN SPACE)
EVERGREEN TREES PROVIDED: 24
SHRUBS REQUIRED: 242 (6 PER 3,000 S.F. OF REQUIRED OPEN SPACE)
SHRUBS PROVIDED: 245

PHASE 1 PLANTING
TOTAL SITE AREA: 105,693 S.F. (2.43 AC)
OPEN SPACE: 19,960 S.F. (18.9%) (0.46 AC)
PLANTING REQUIREMENTS

OVERSTORY TREES REQUIRED: 14 (2 PER 3,000 S.F. OF REQUIRED OPEN SPACE)
OVERSTORY TREES PROVIDED: 31
UNDERSTORY TREES REQUIRED: 7 (1 PER 3,000 S.F. OF REQUIRED OPEN SPACE)
UNDERSTORY TREES PROVIDED: 16

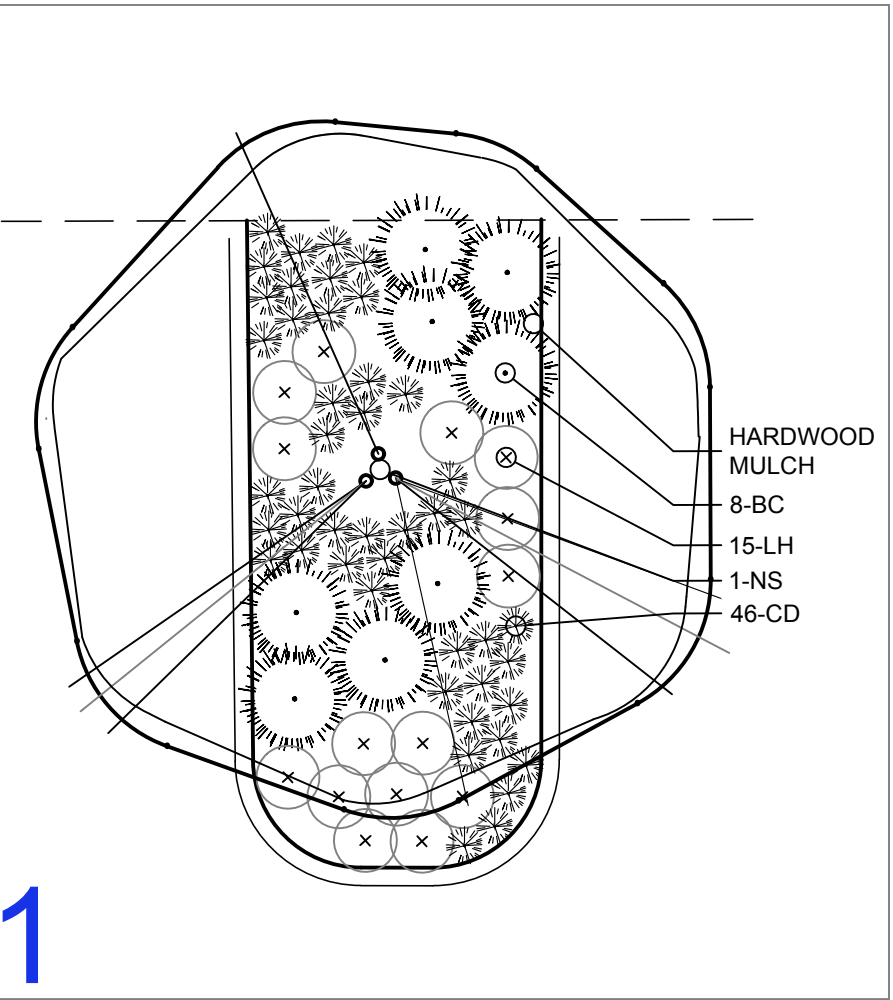
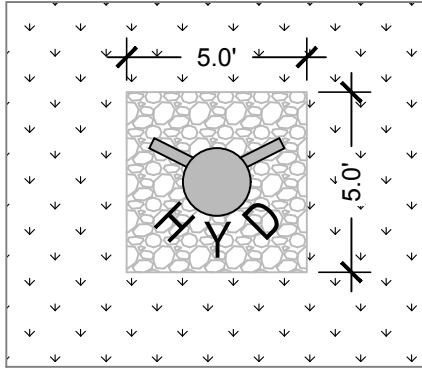
EVERGREEN TREES REQUIRED: 4 (1 PER 6,000 S.F. OF REQUIRED OPEN SPACE)
EVERGREEN TREES PROVIDED: 14

SHRUBS REQUIRED: 40 (6 PER 3,000 S.F. OF REQUIRED OPEN SPACE)
SHRUBS PROVIDED: 55

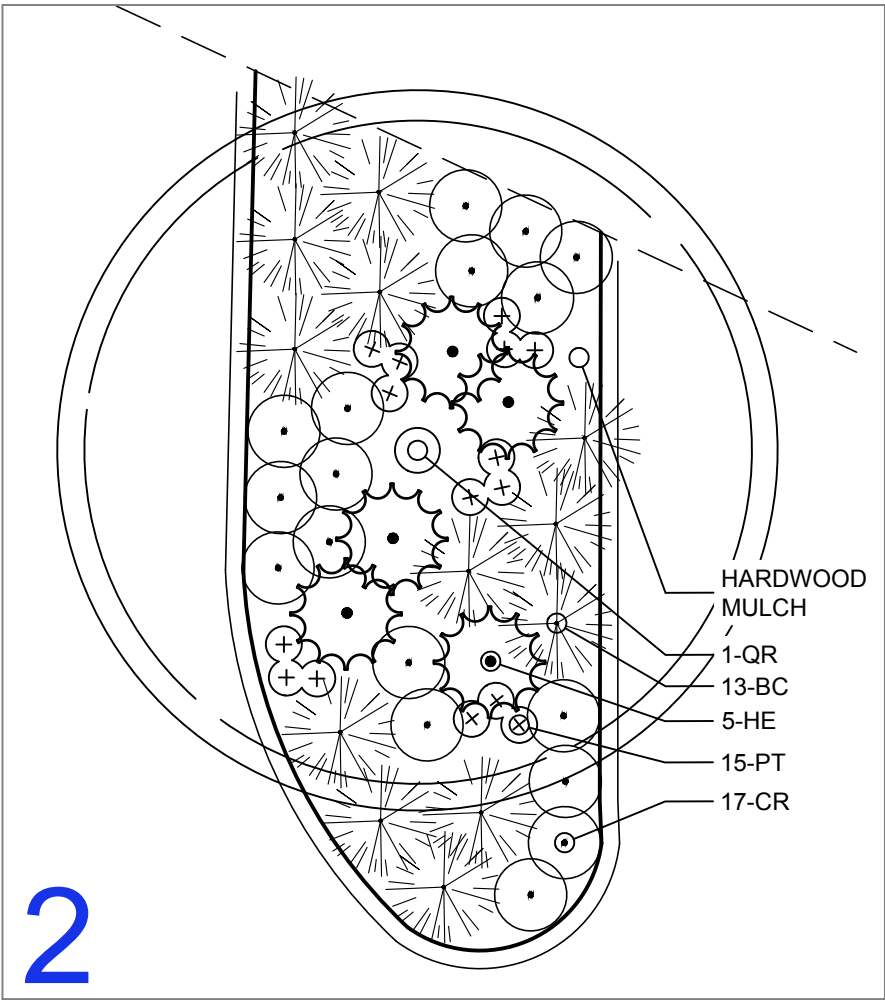


PLANTING NOTES:

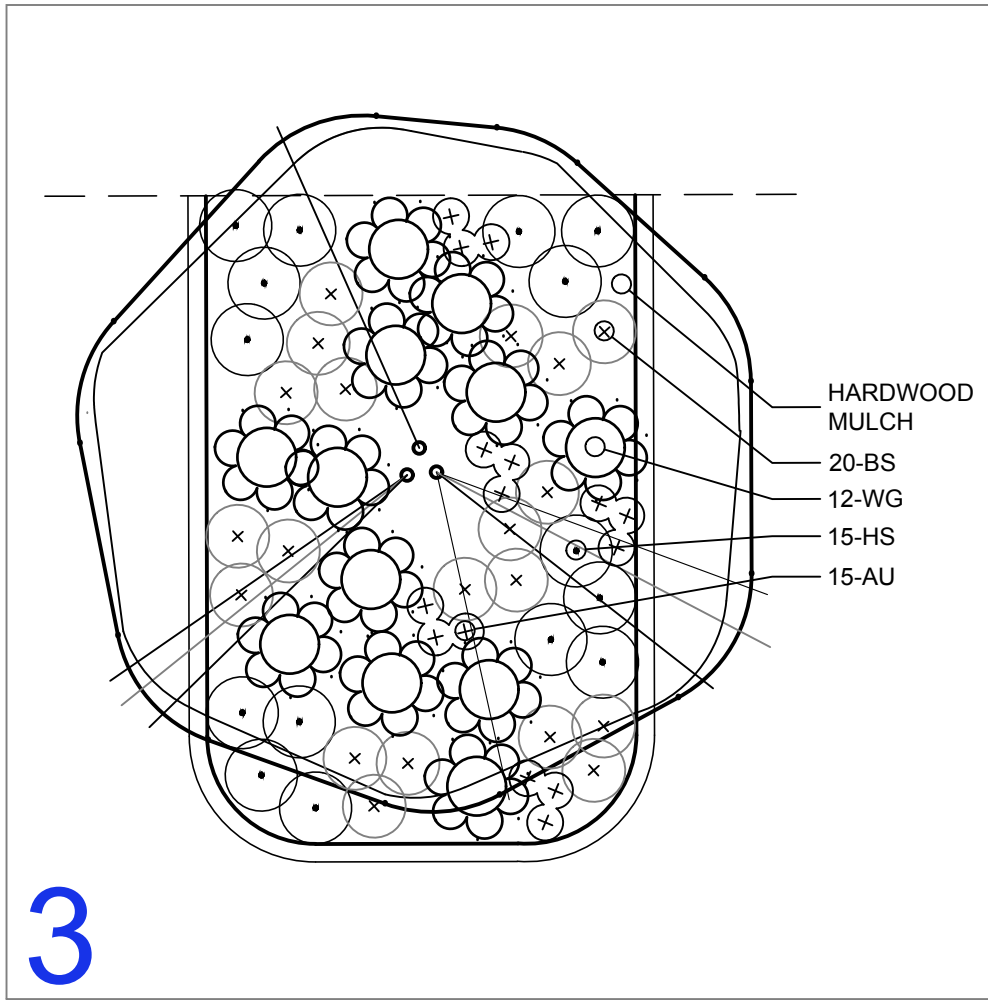
- SOD ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS.
- NOTIFY LANDSCAPE ARCHITECT AFTER STAKING IS COMPLETED AND BEFORE PLANT PITS ARE EXCAVATED.
- CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
- KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, ANSI 280-1992, OR MOST RECENT EDITION.
- THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND INITIAL ACCEPTANCE OF THE PROJECT.
- SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON THE DRAWINGS.
- STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL BY THE OWNER PRIOR TO PLANTING.
- FIRE HYDRANTS SHALL HAVE A 5 FOOT X 5 FOOT SQUARE AREA OF CRUSHED RED BRICK FOR EASE OF ACCESS.



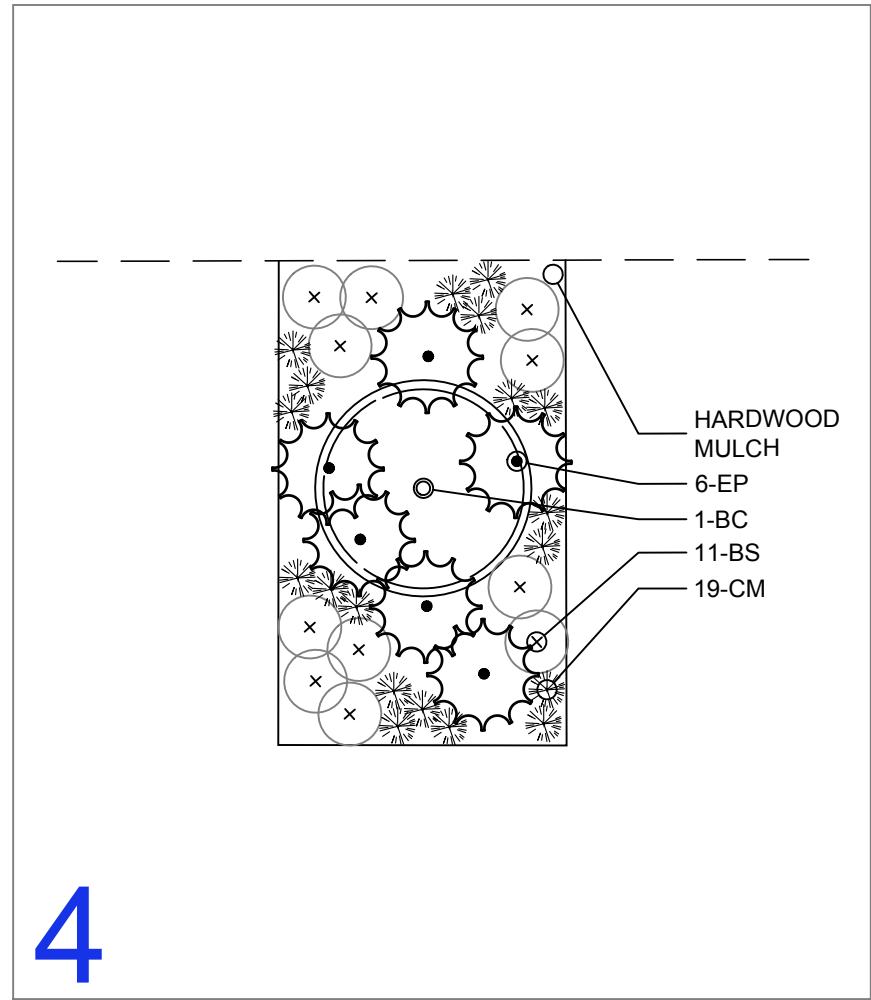
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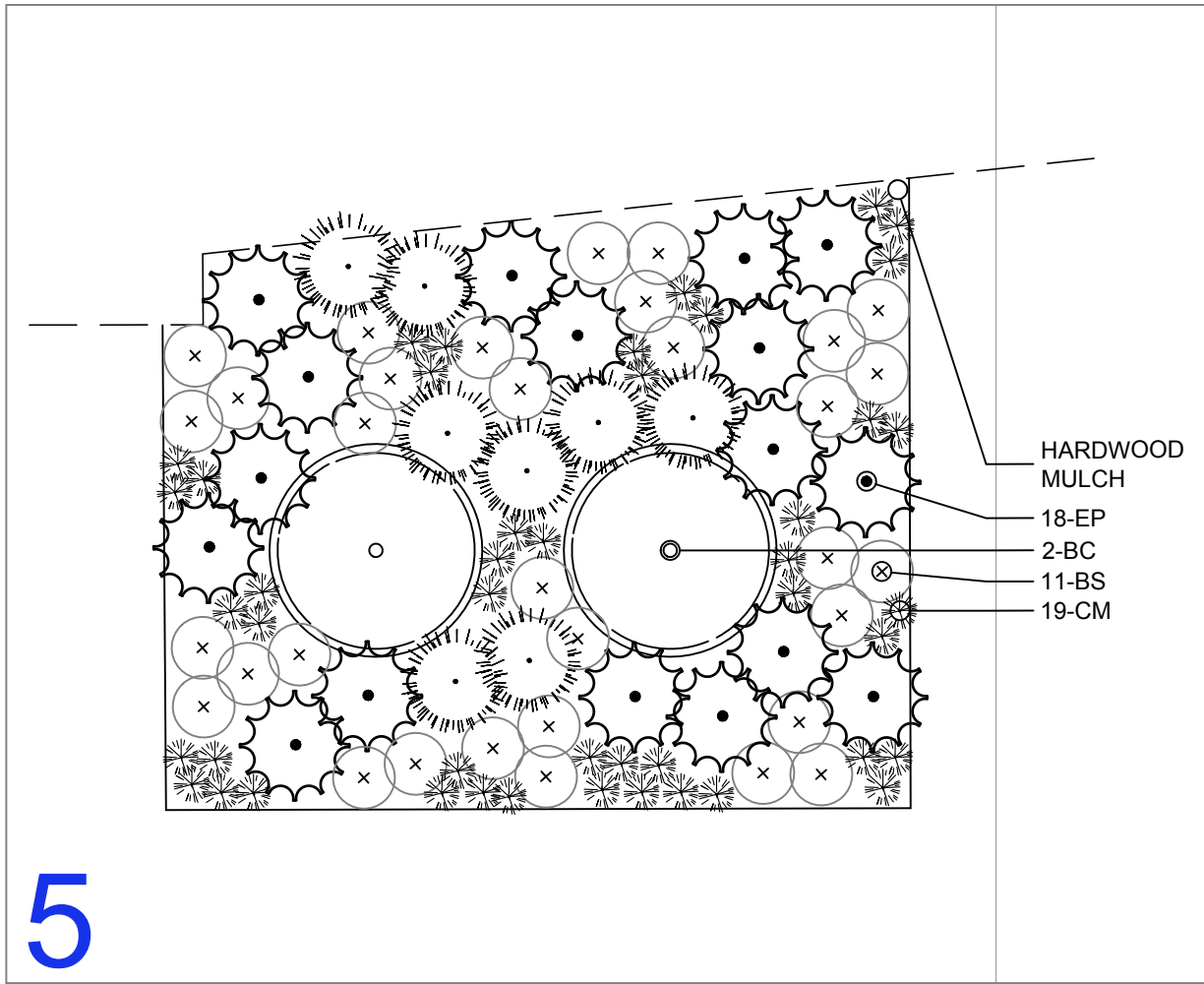
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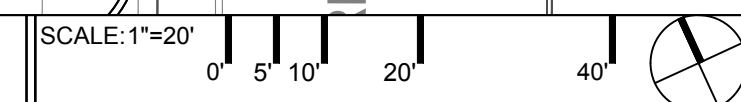
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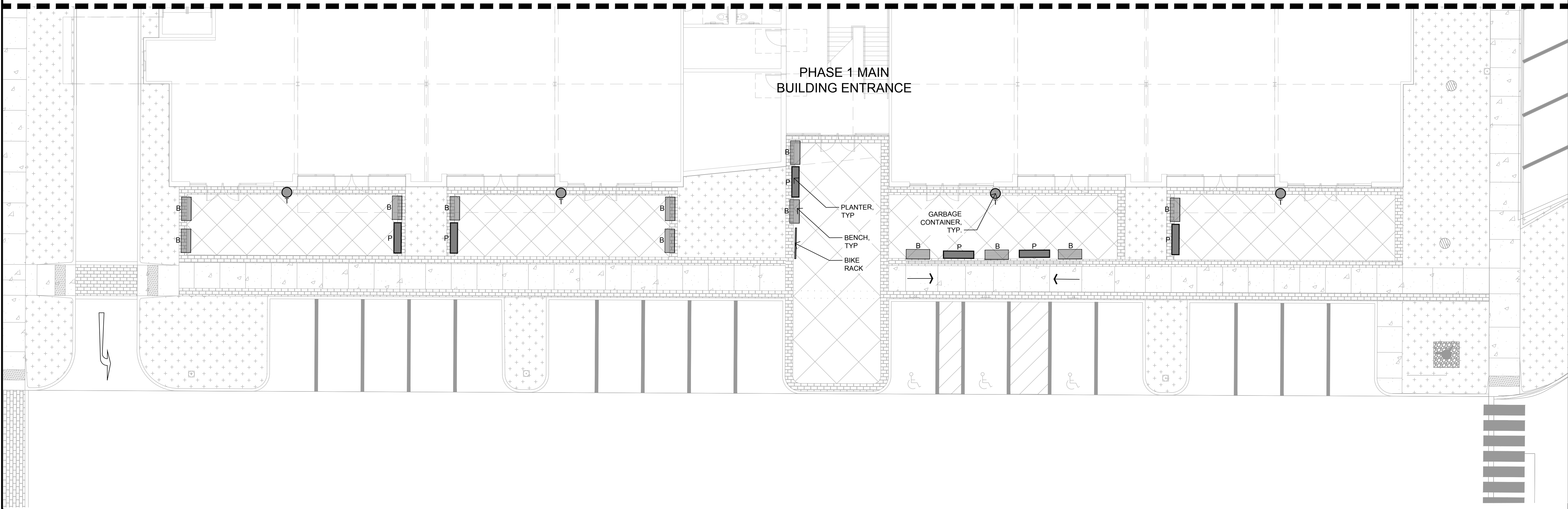
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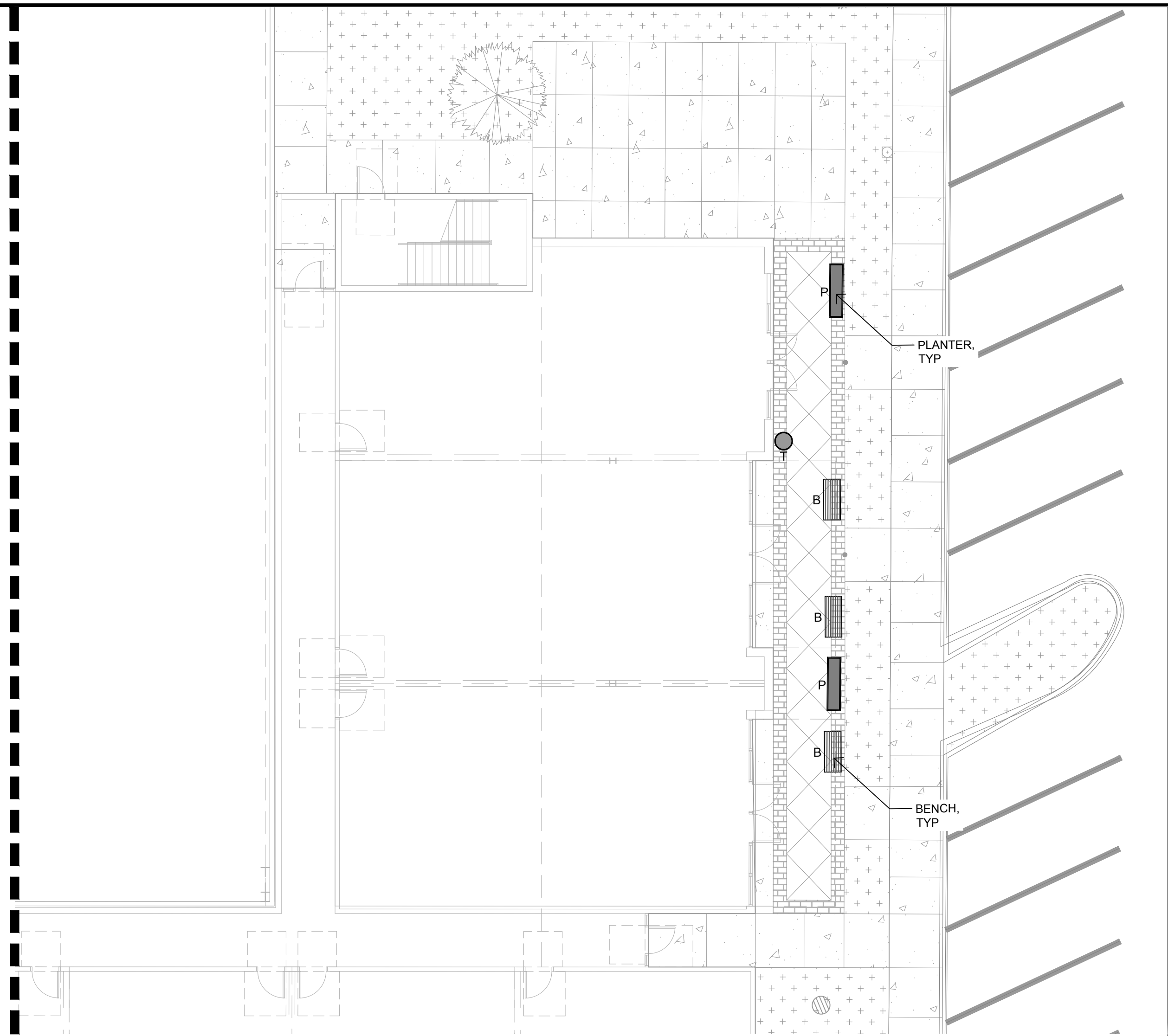
1. SOIL ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
2. PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS.
3. NOTIFY LANDSCAPE ARCHITECT AFTER STAKING IS COMPLETED AND BEFORE PLANT PITS ARE EXCAVATED.
4. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
5. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, ANSI 260-1992, OR MOST RECENT EDITION.
6. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
7. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND INITIAL ACCEPTANCE OF THE PROJECT.
8. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
9. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE, AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON THE DRAWINGS.
10. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL BY THE OWNER PRIOR TO PLANTING.
11. FIRE HYDRANTS SHALL HAVE A 5 FOOT X 5 FOOT SQUARE AREA OF CRUSHED RED BRICK FOR EASE OF ACCESS.



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02 SITE FURNISHING PLAN - SOUTH



01 SITE FURNISHING PLAN - EAST

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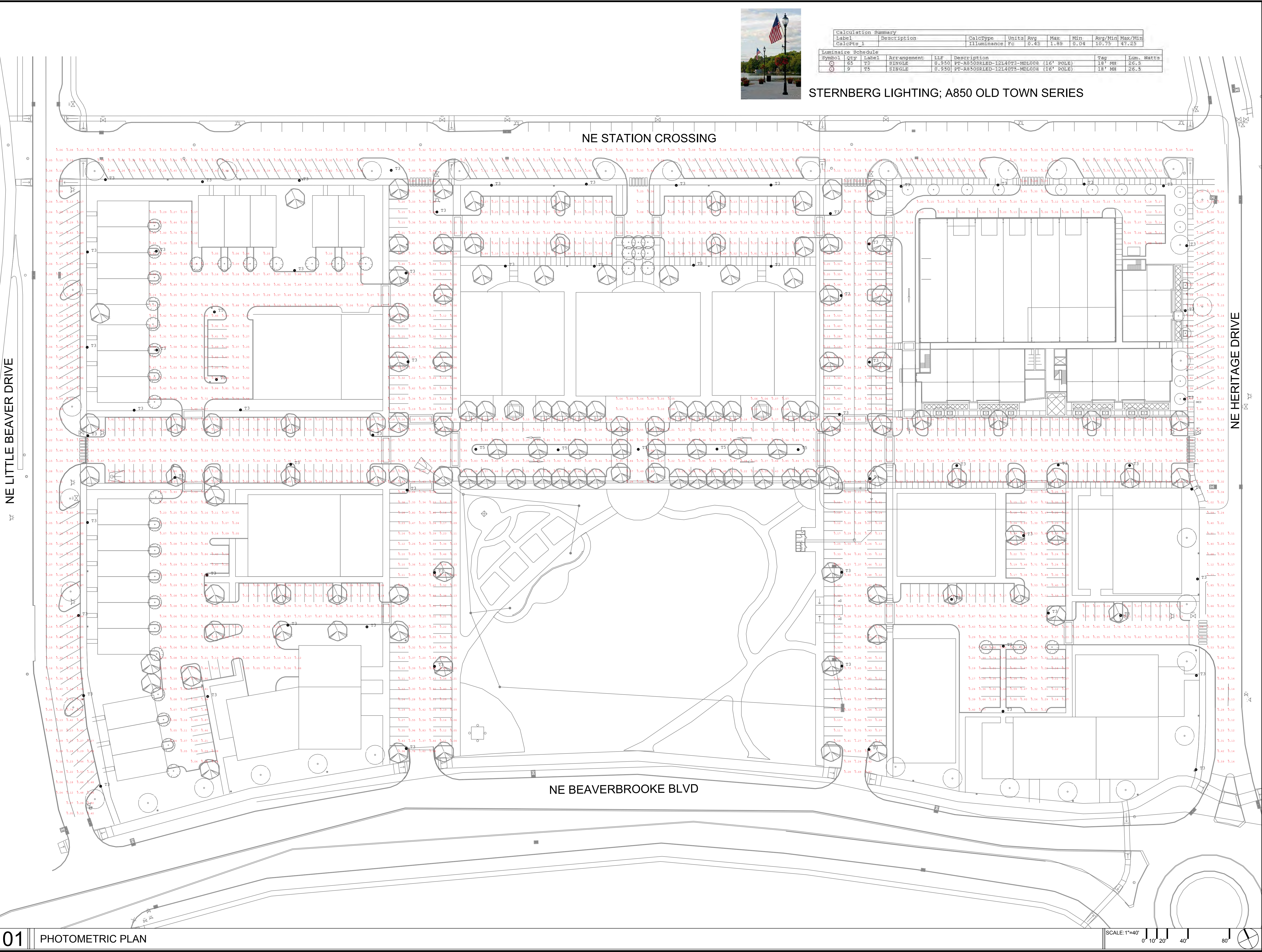
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SITE FURNISHING
PLAN

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STERNBERG LIGHTING; A850 OLD TOWN SERIES

Calculation Summary									
Label	Description		CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
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Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LFP	Description	Tag	Lum. Watts		
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○	9	T5	SINGLE	0.950	PT-A850SRLED-12L40P3-MDL008 (16' POLE)	18' MH	26.5		

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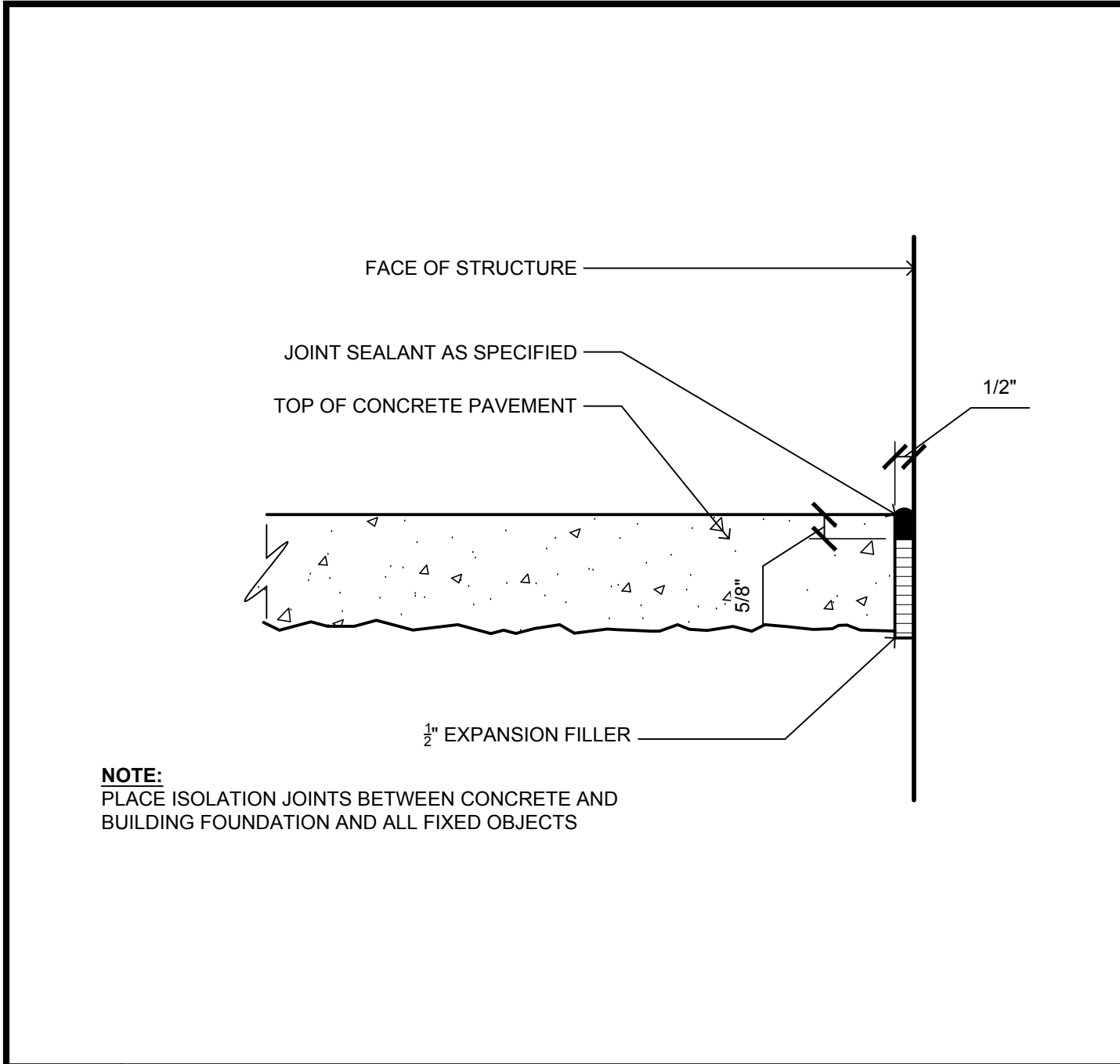
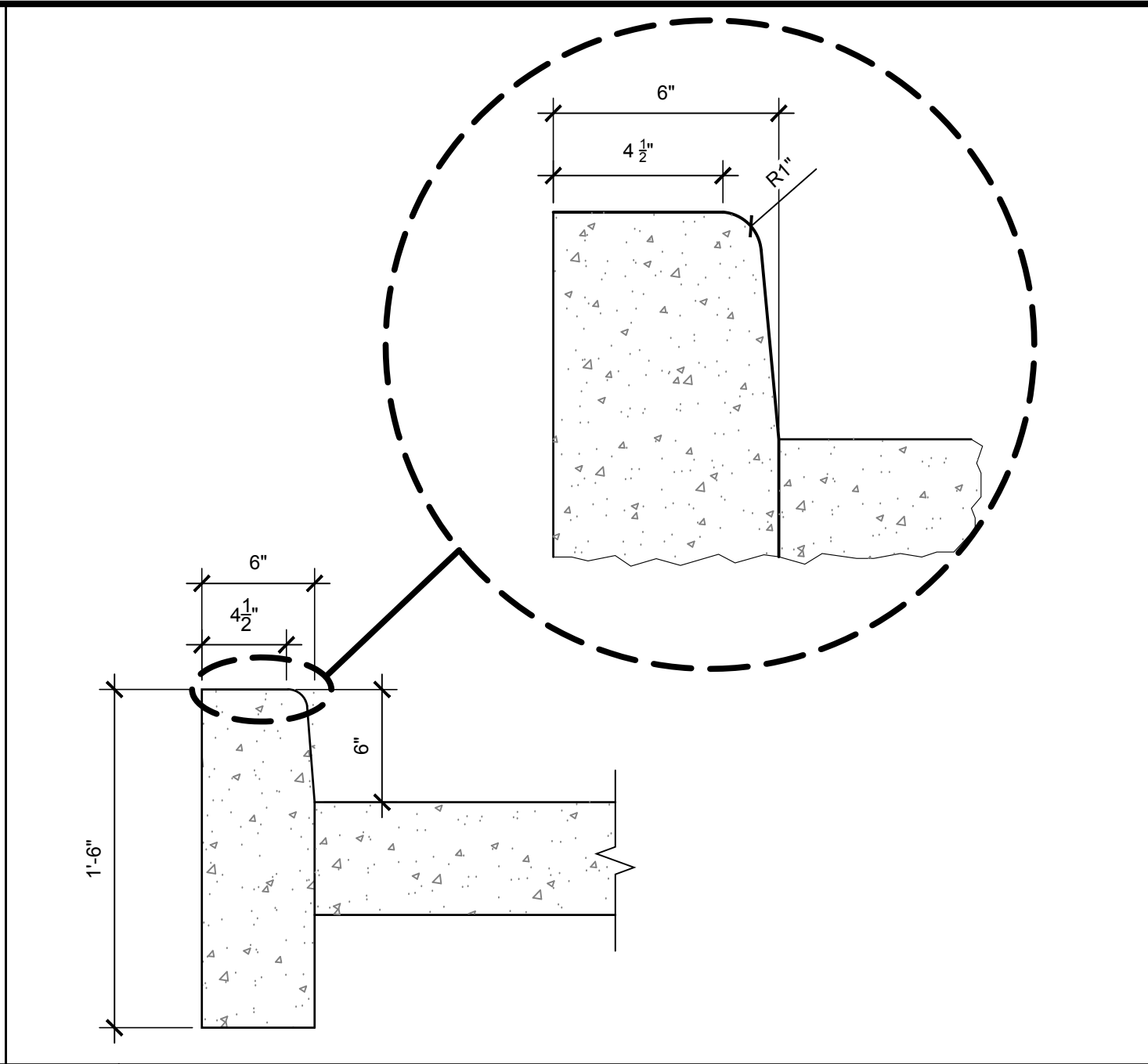
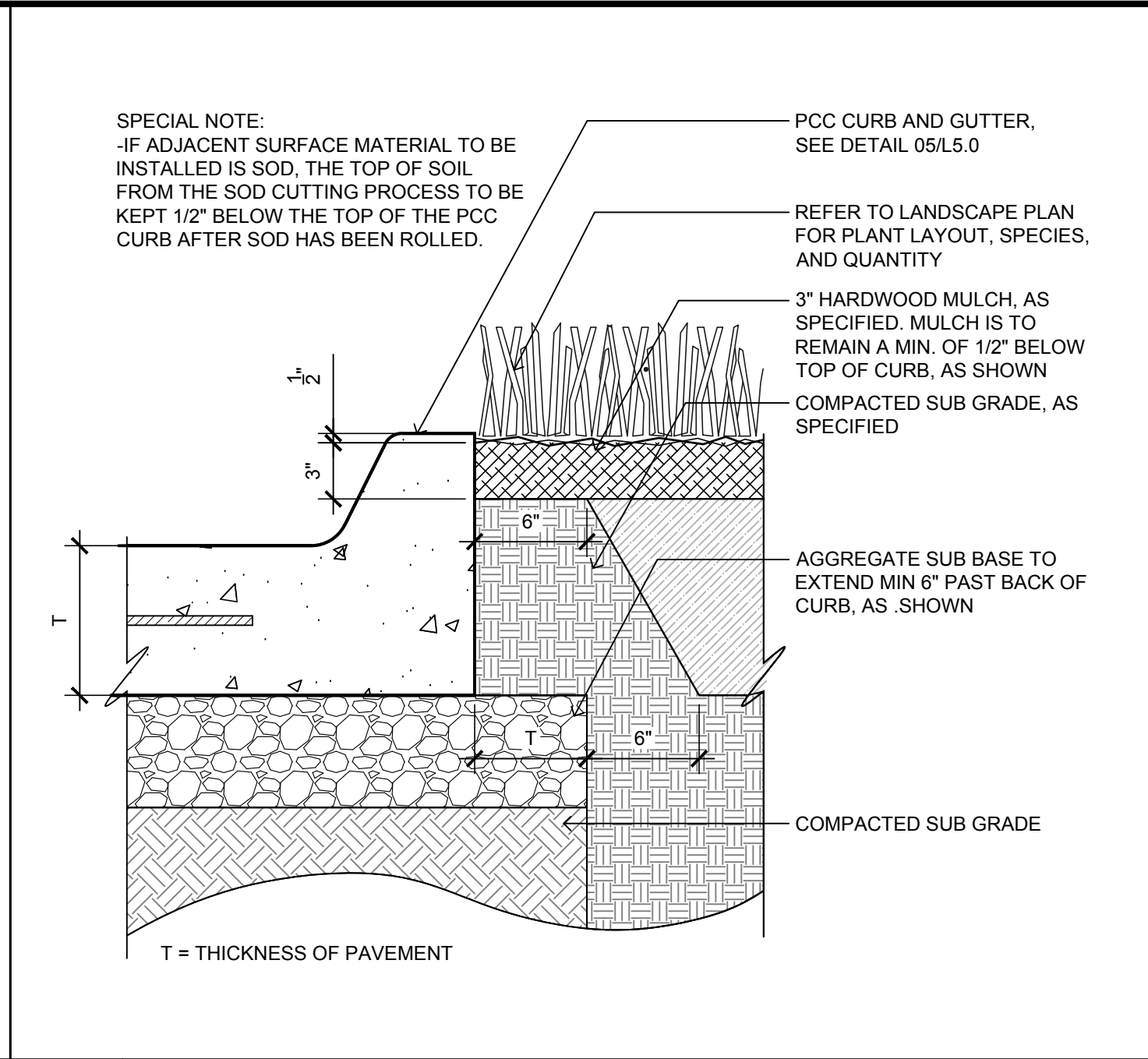
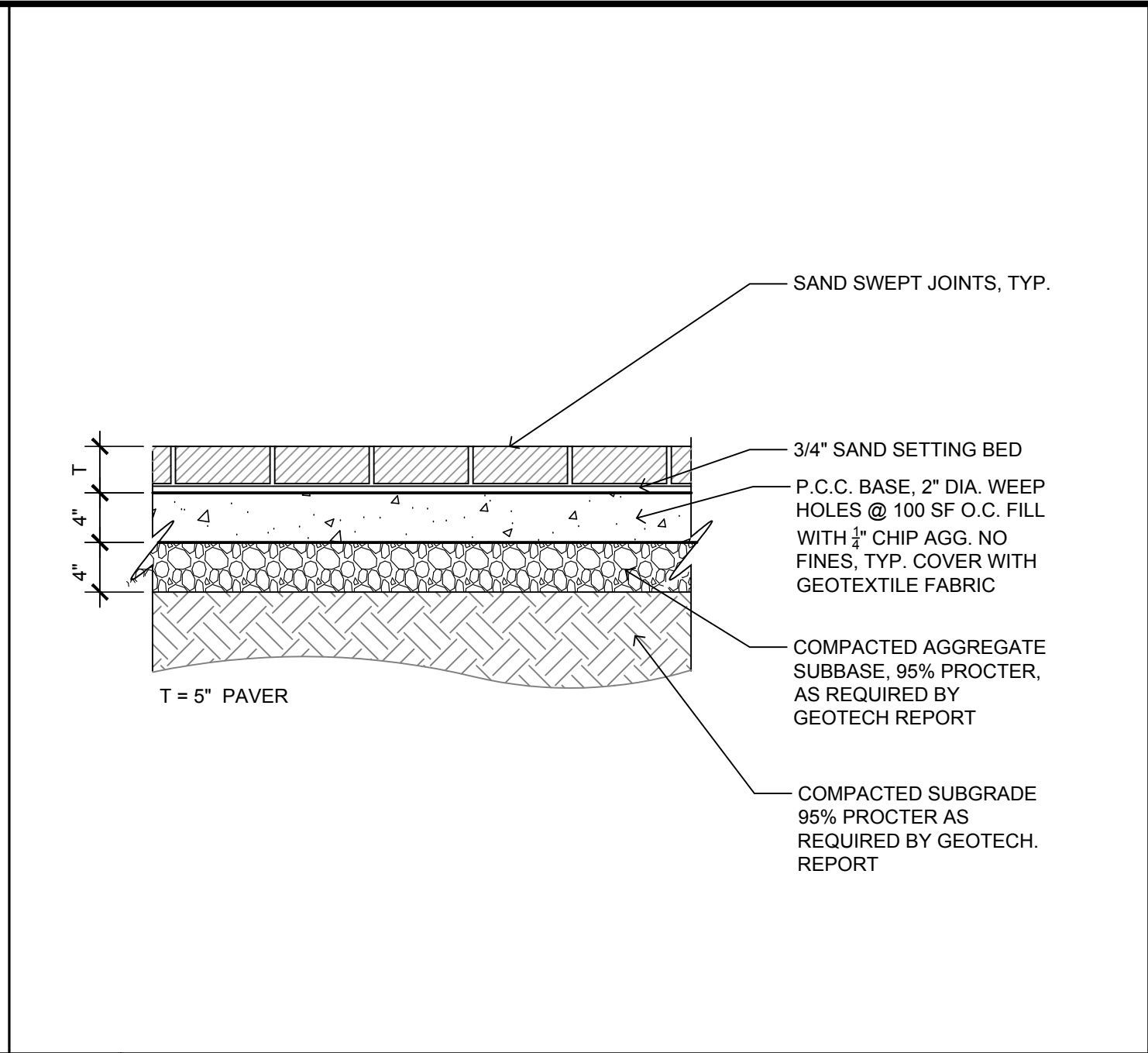
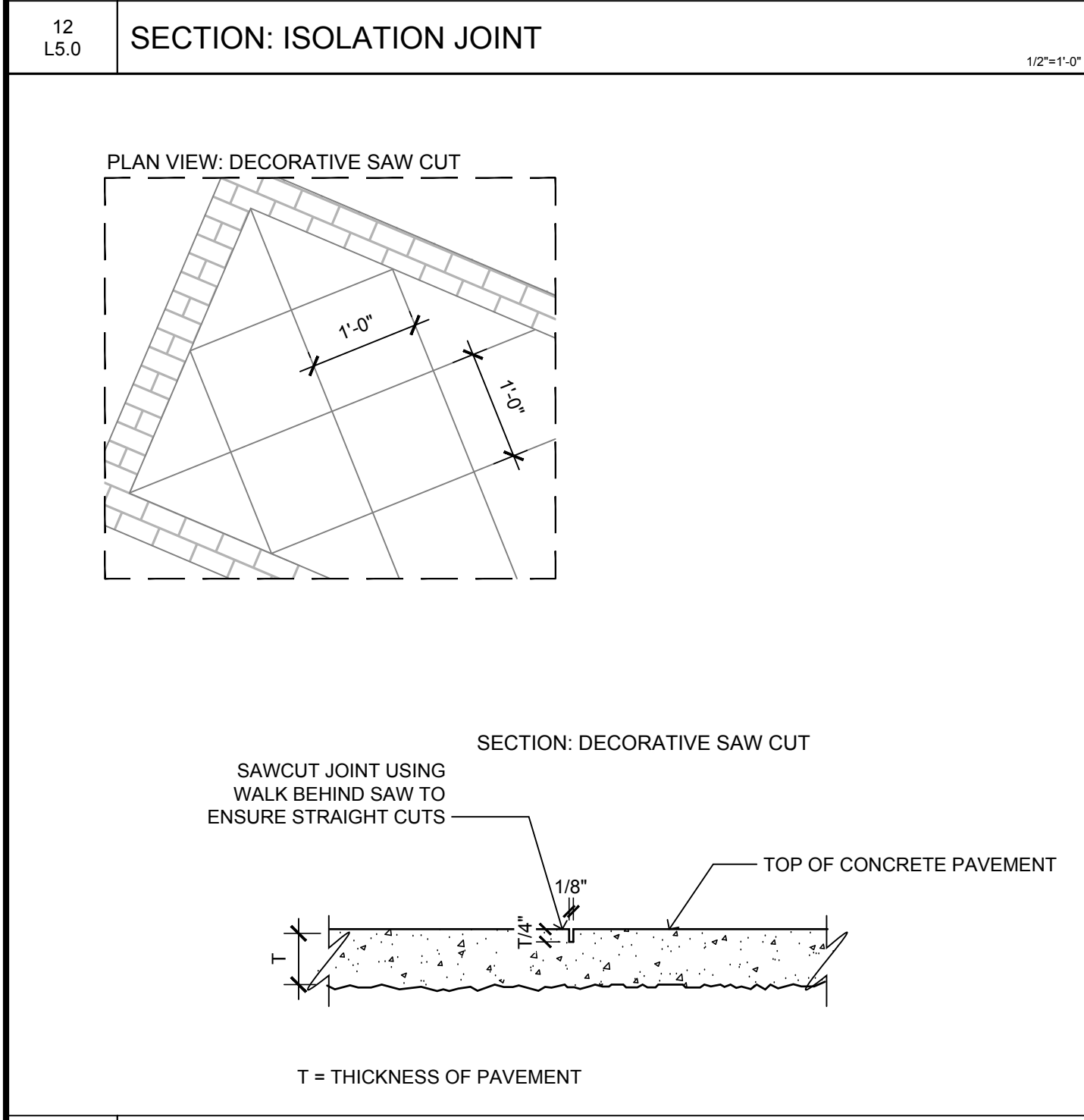
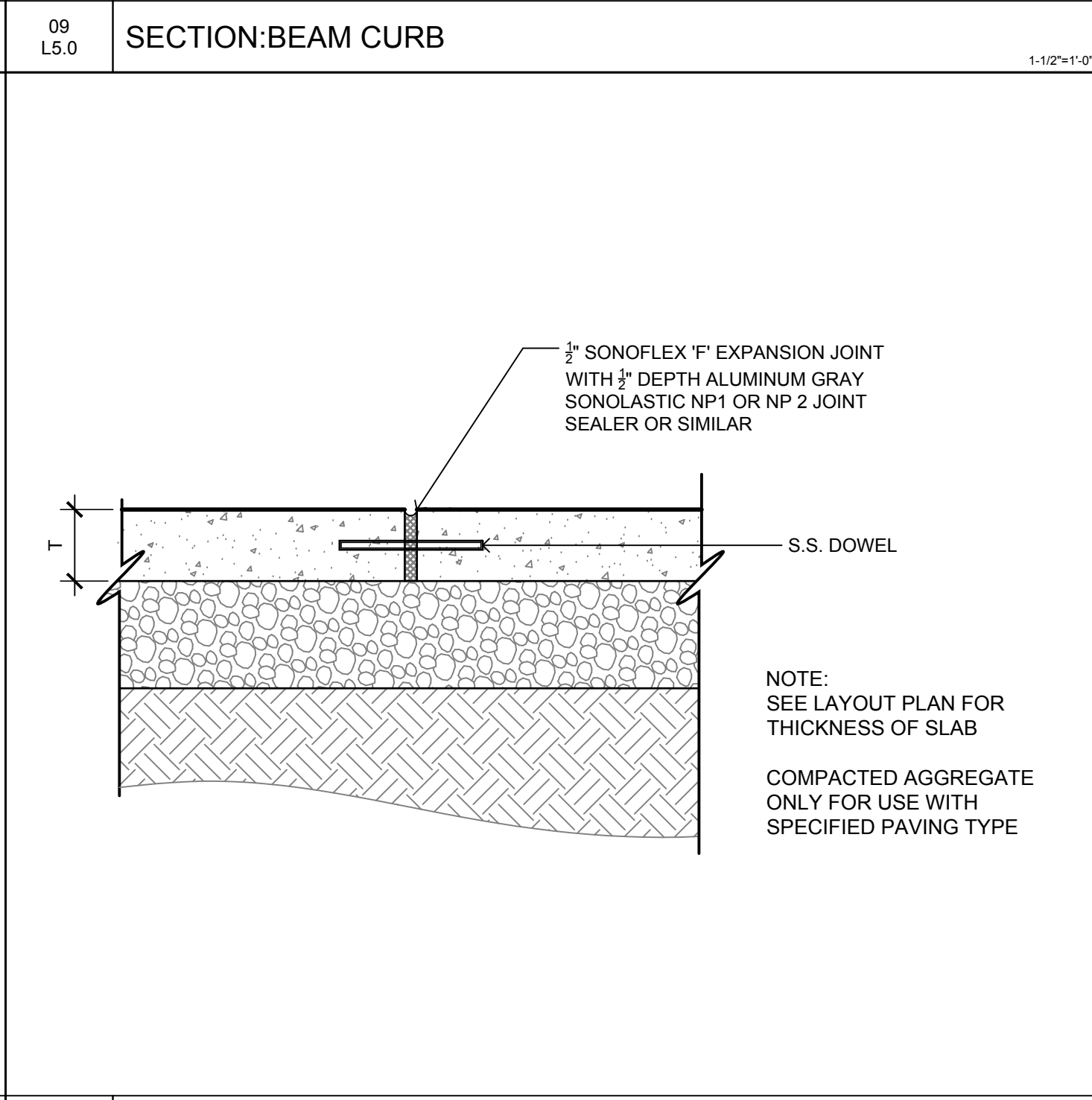
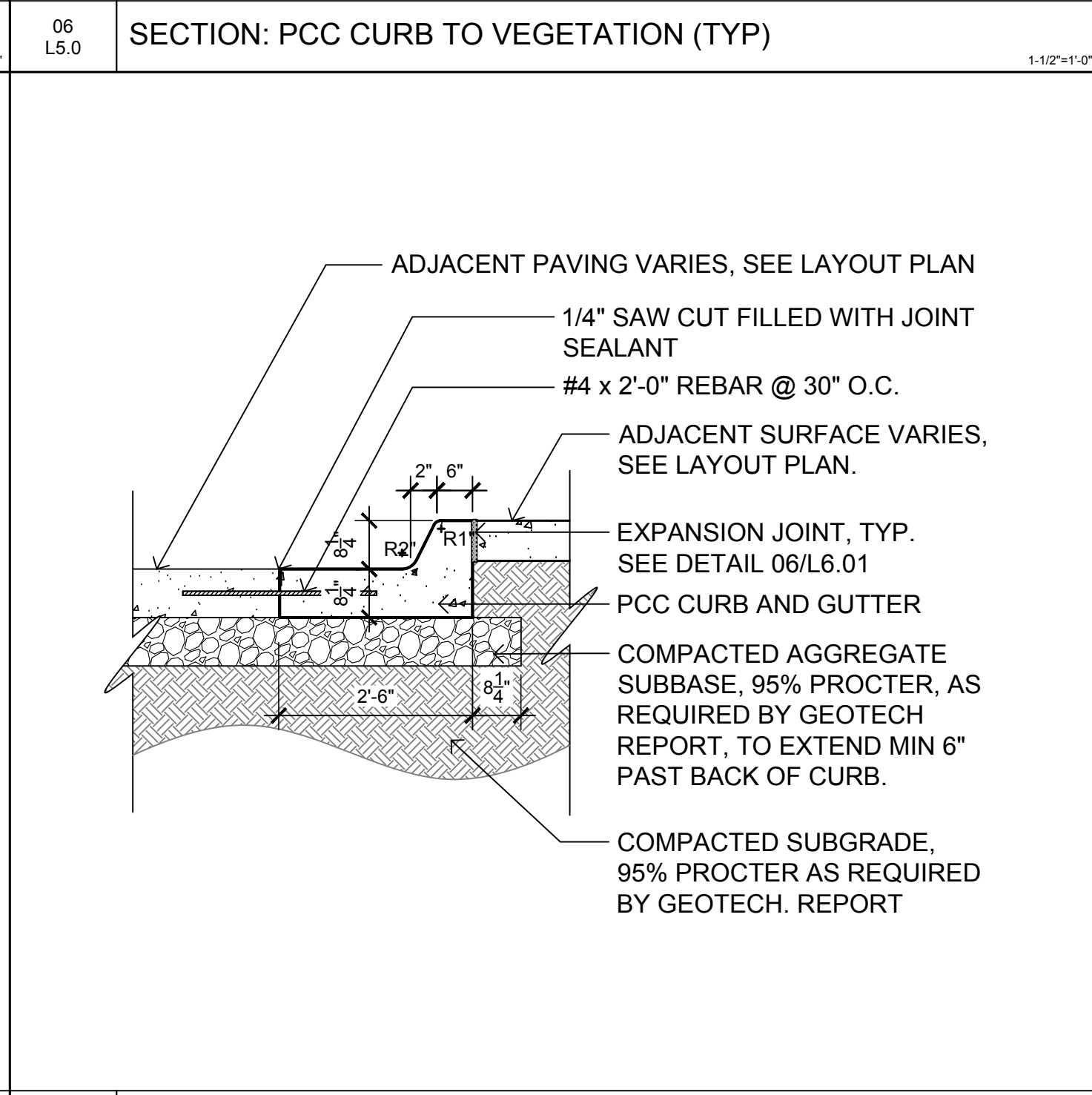
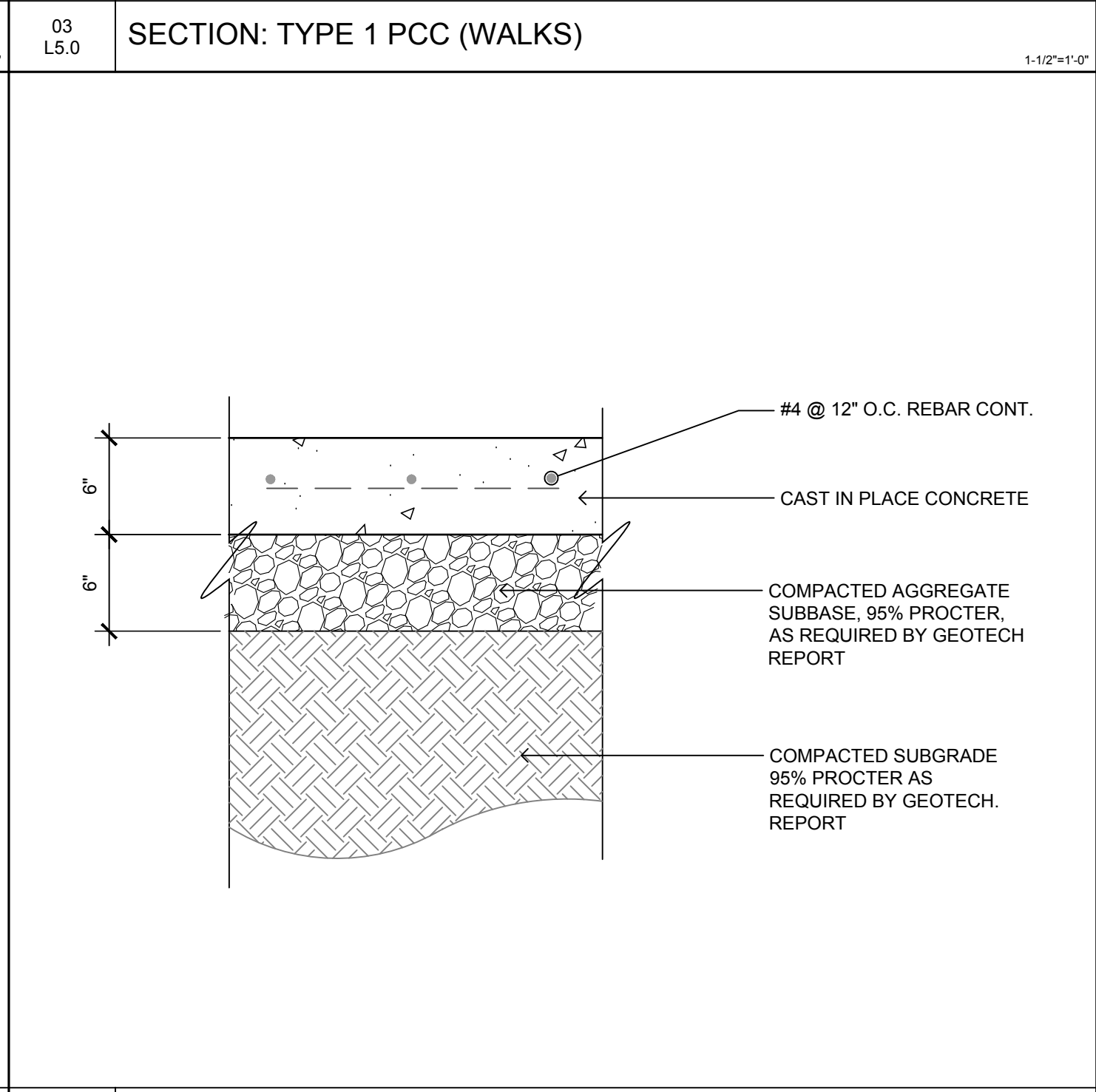
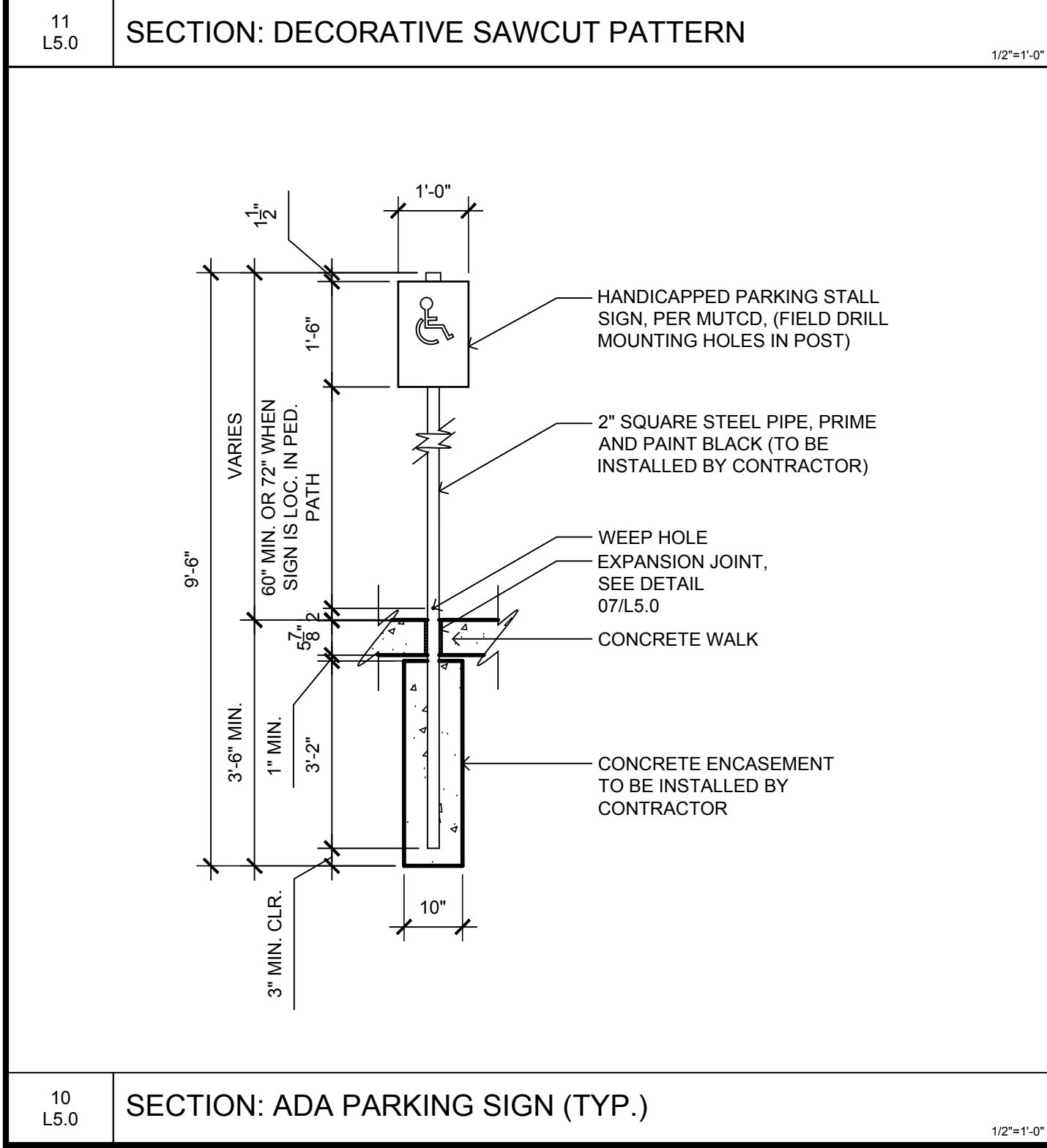
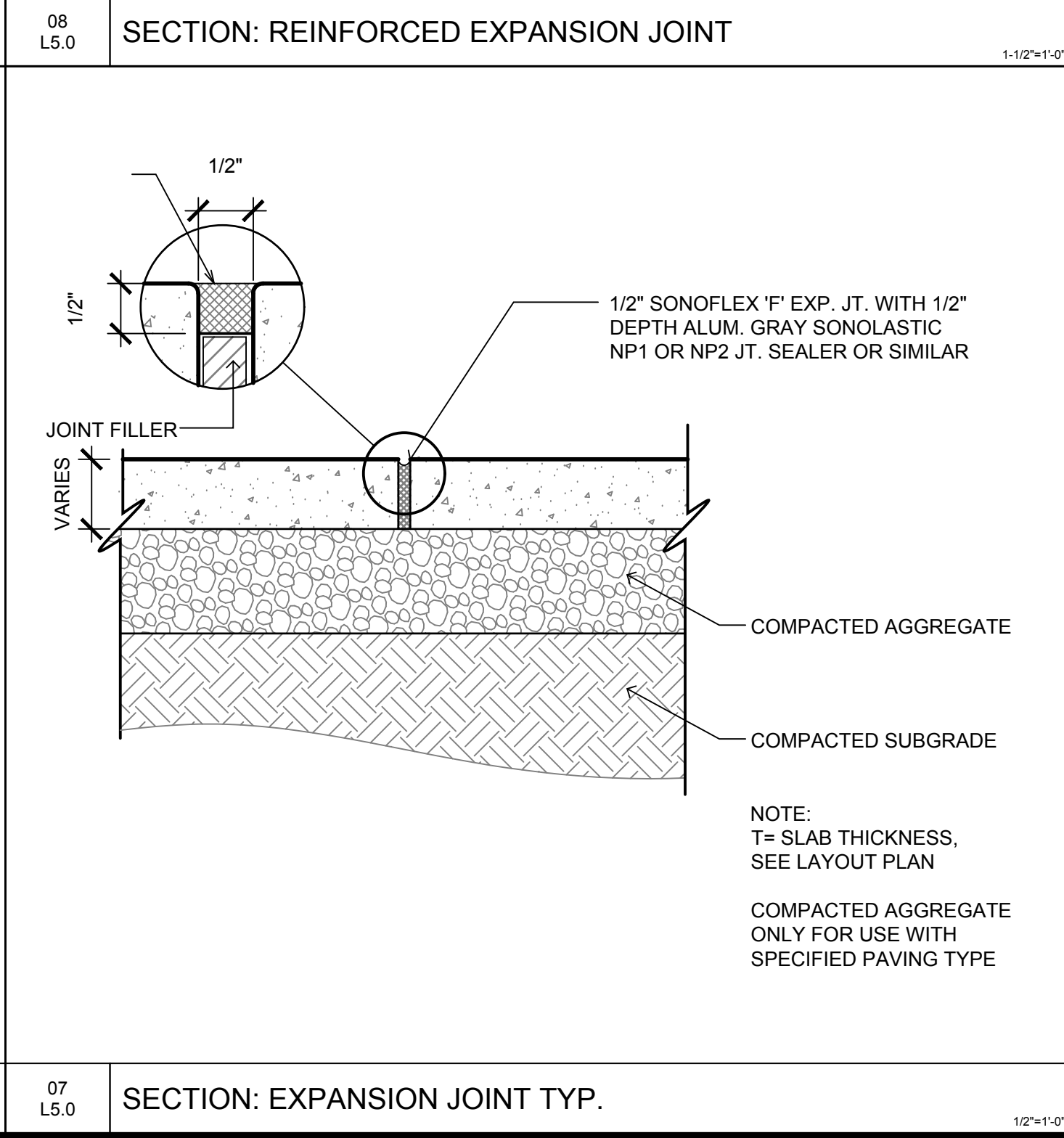
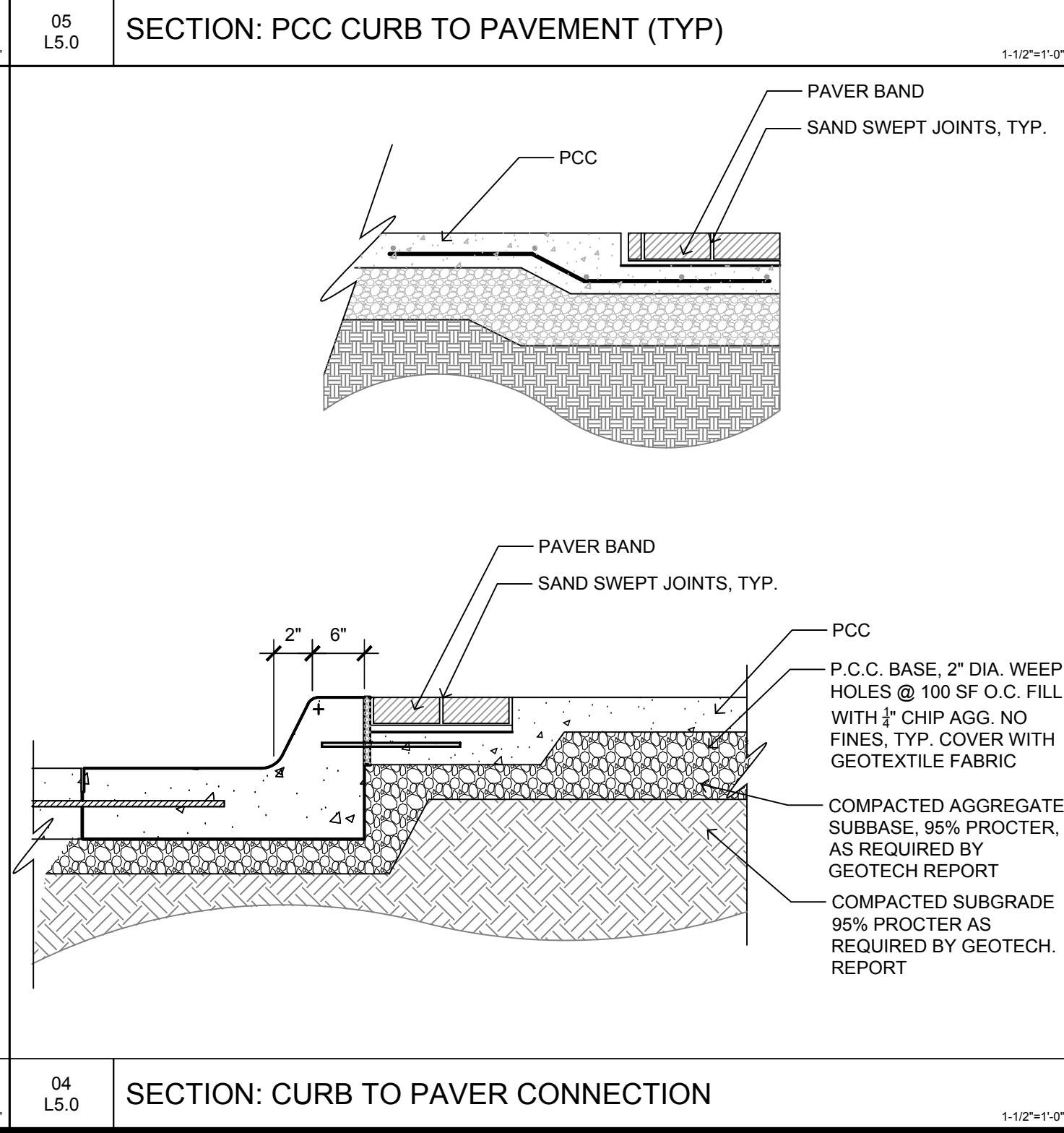
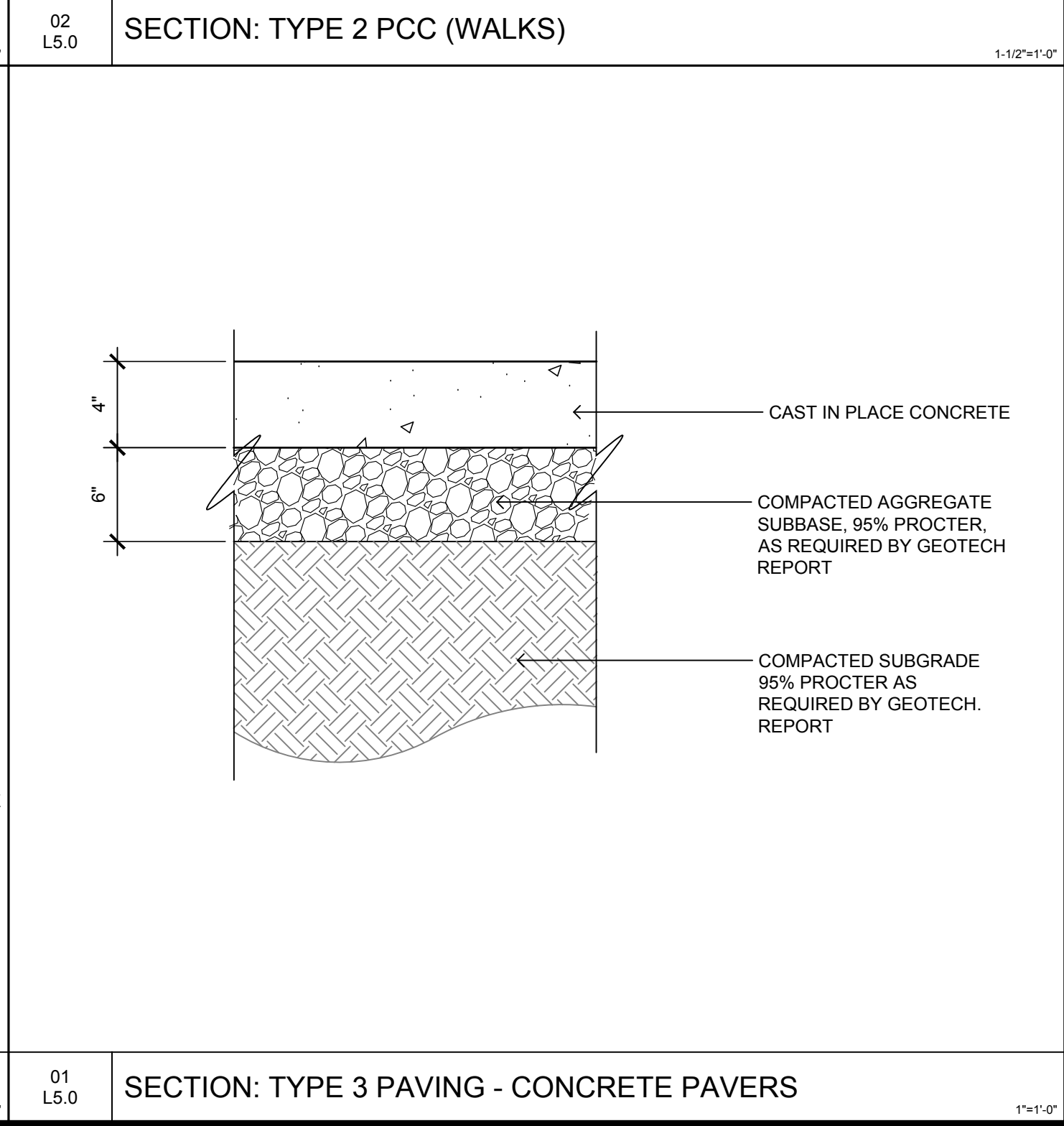
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 12 L5.0 SECTION: ISOLATION JOINT 1-1/2"x1'-0"		 09 L5.0 SECTION: BEAM CURB 1-1/2"x1'-0"		 06 L5.0 SECTION: PCC CURB TO VEGETATION (TYP) 1-1/2"x1'-0"		 03 L5.0 SECTION: TYPE 1 PCC (WALKS) 1-1/2"x1'-0"	
 11 L5.0 SECTION: DECORATIVE SAWCUT PATTERN 1-1/2"x1'-0"		 08 L5.0 SECTION: REINFORCED EXPANSION JOINT 1-1/2"x1'-0"		 05 L5.0 SECTION: PCC CURB TO PAVEMENT (TYP) 1-1/2"x1'-0"		 02 L5.0 SECTION: TYPE 2 PCC (WALKS) 1-1/2"x1'-0"	
 10 L5.0 SECTION: ADA PARKING SIGN (TYP.) 1-1/2"x1'-0"		 07 L5.0 SECTION: EXPANSION JOINT TYP. 1-1/2"x1'-0"		 04 L5.0 SECTION: CURB TO PAVER CONNECTION 1-1/2"x1'-0"		 01 L5.0 SECTION: TYPE 3 PAVING - CONCRETE PAVERS 1"x1'-0"	

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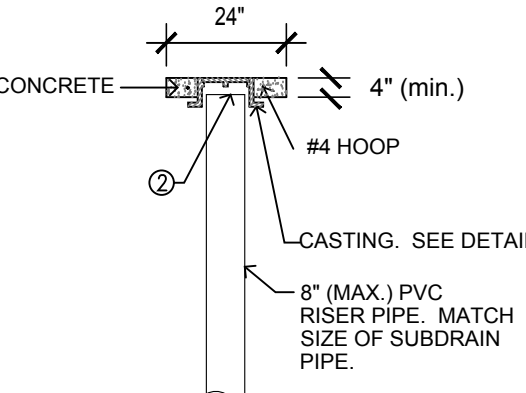
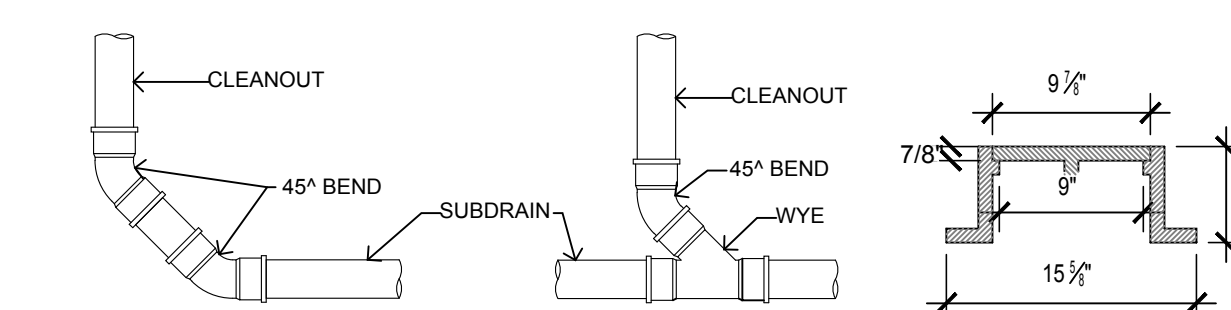
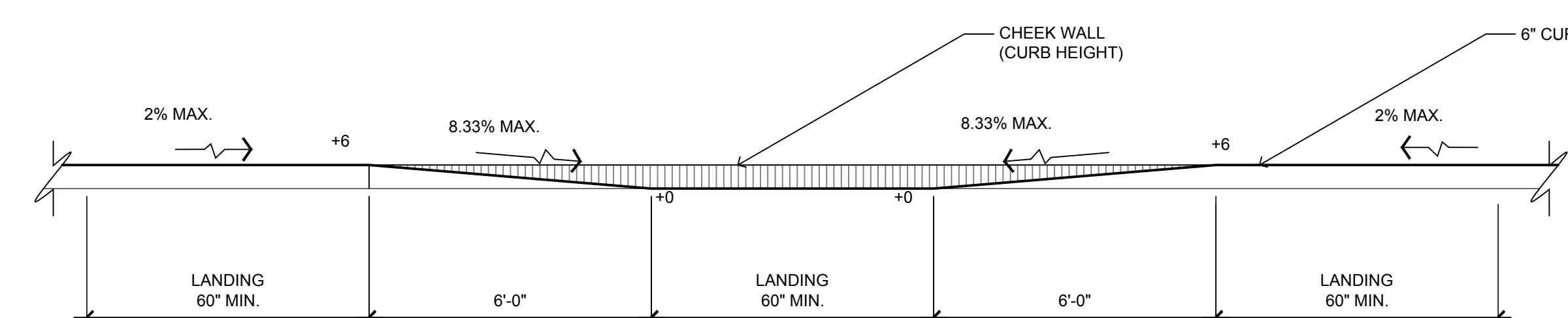
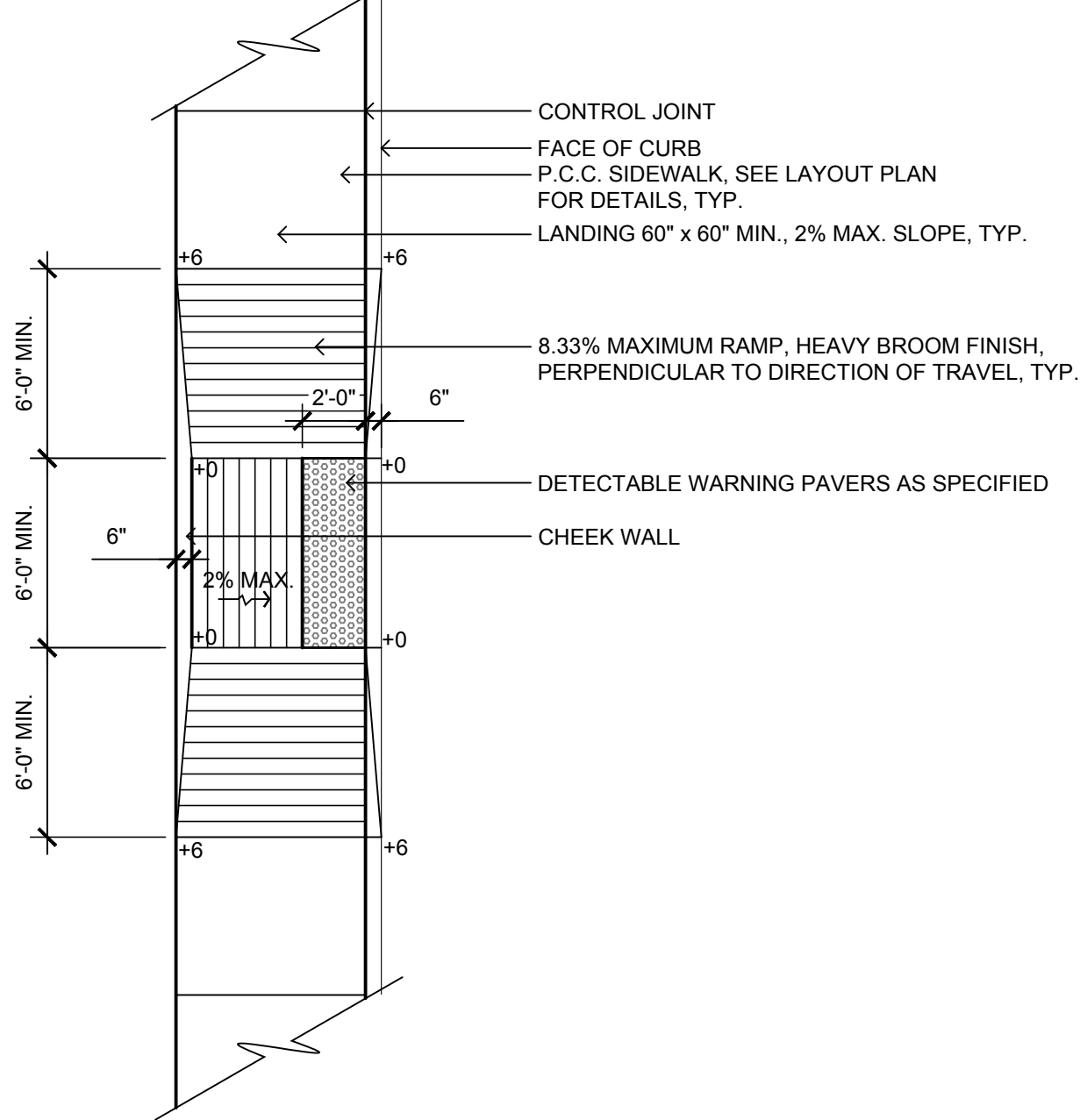
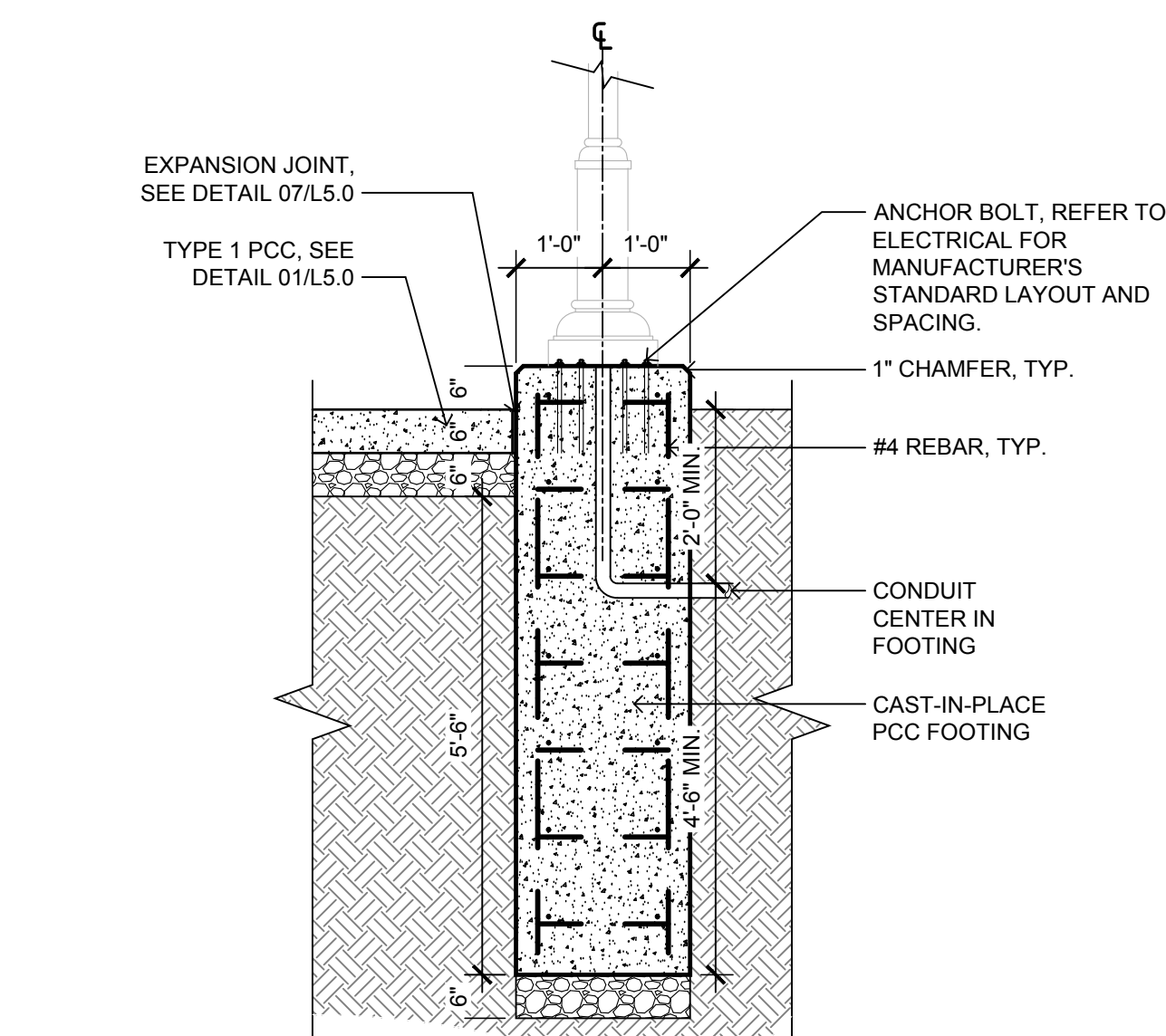
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 TYPE A-1 CLEAN OUT  TYPE A CLEAN OUT CONNECTIONS DETAIL A ① ③ (DIMENSIONS ARE NOMINAL)		 SECTION: PARALLEL RAMP		 PARALLEL RAMP	
 SECTION: LIGHT FOOTING					

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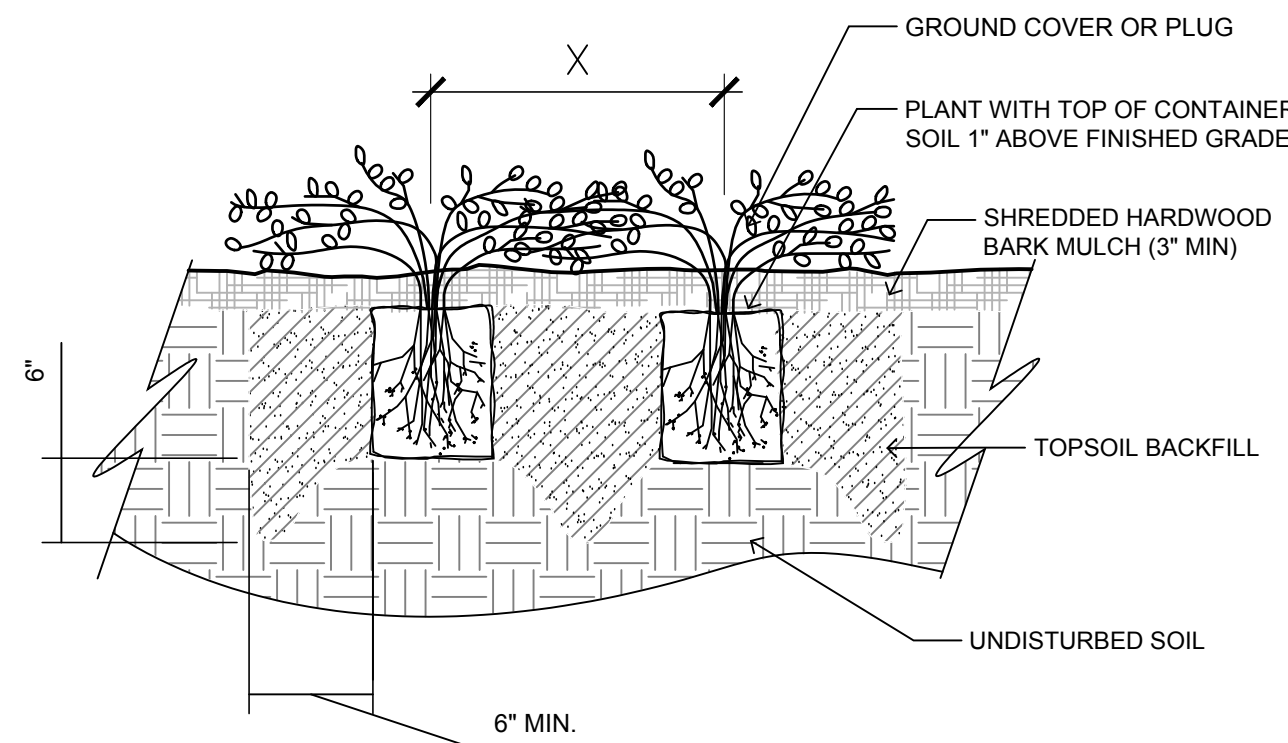
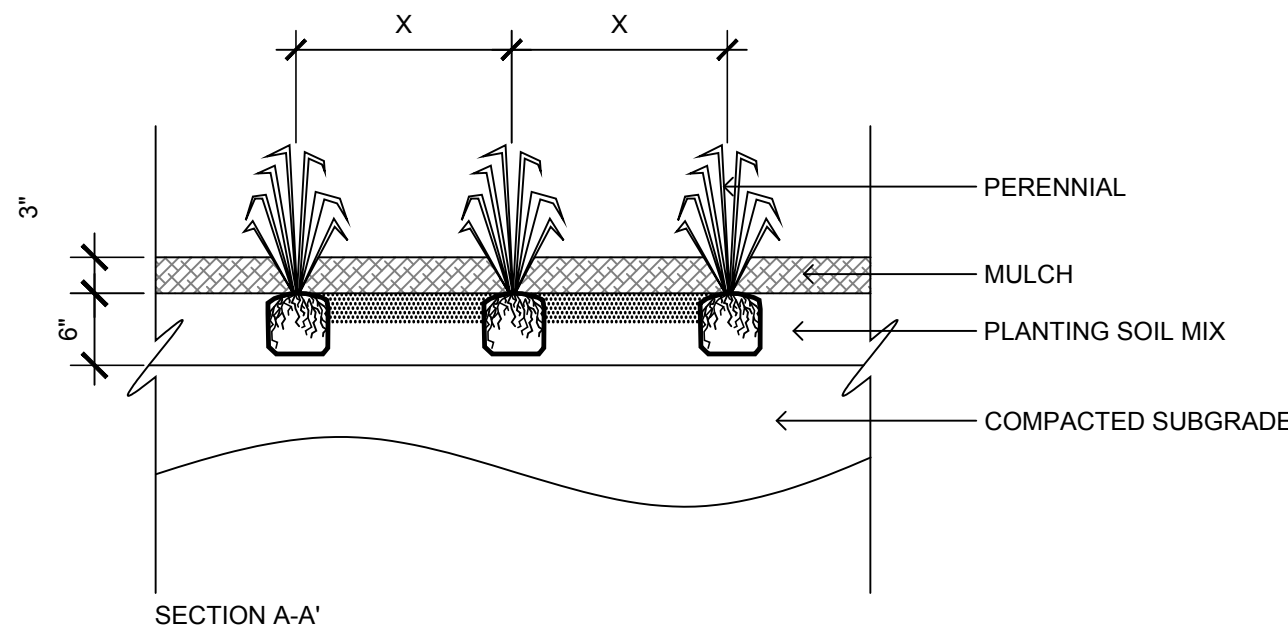
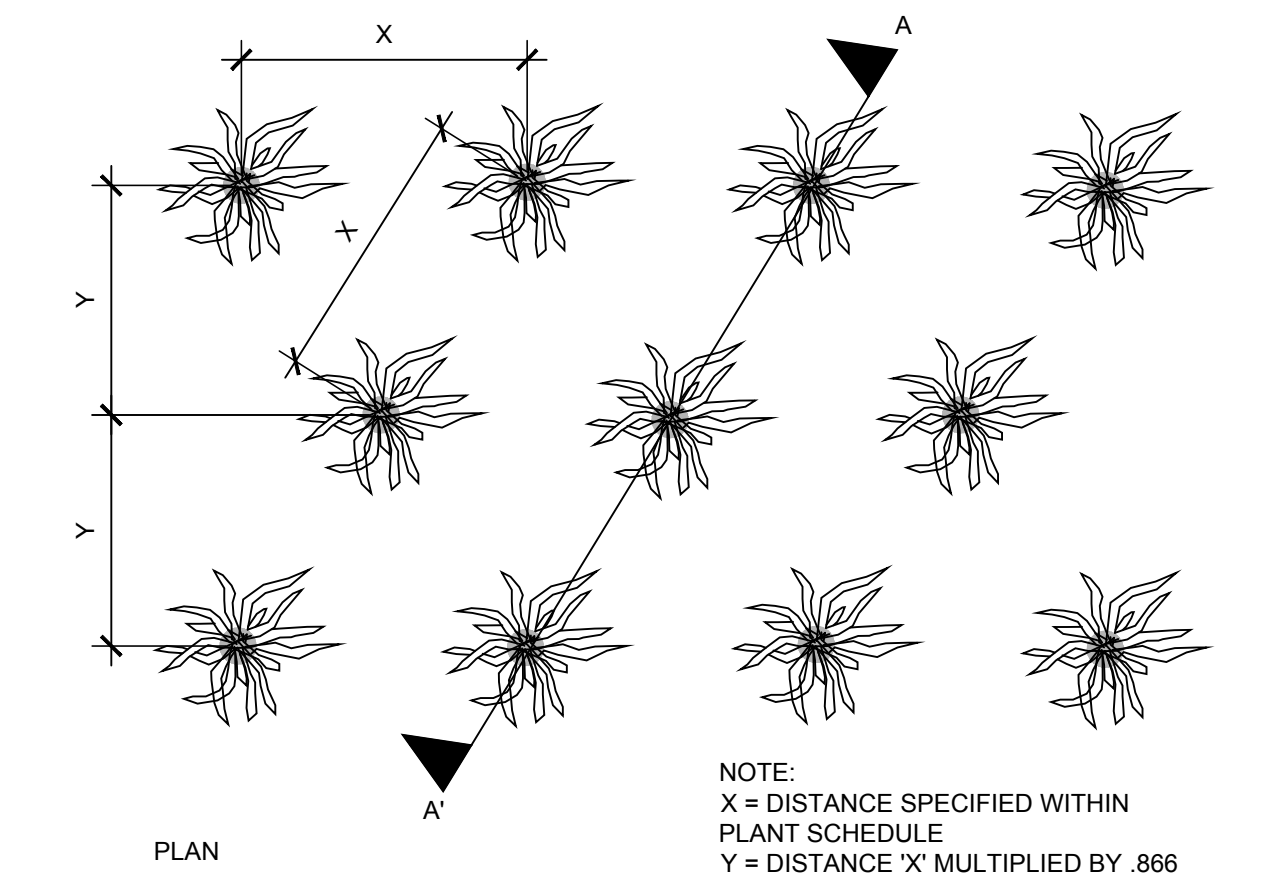
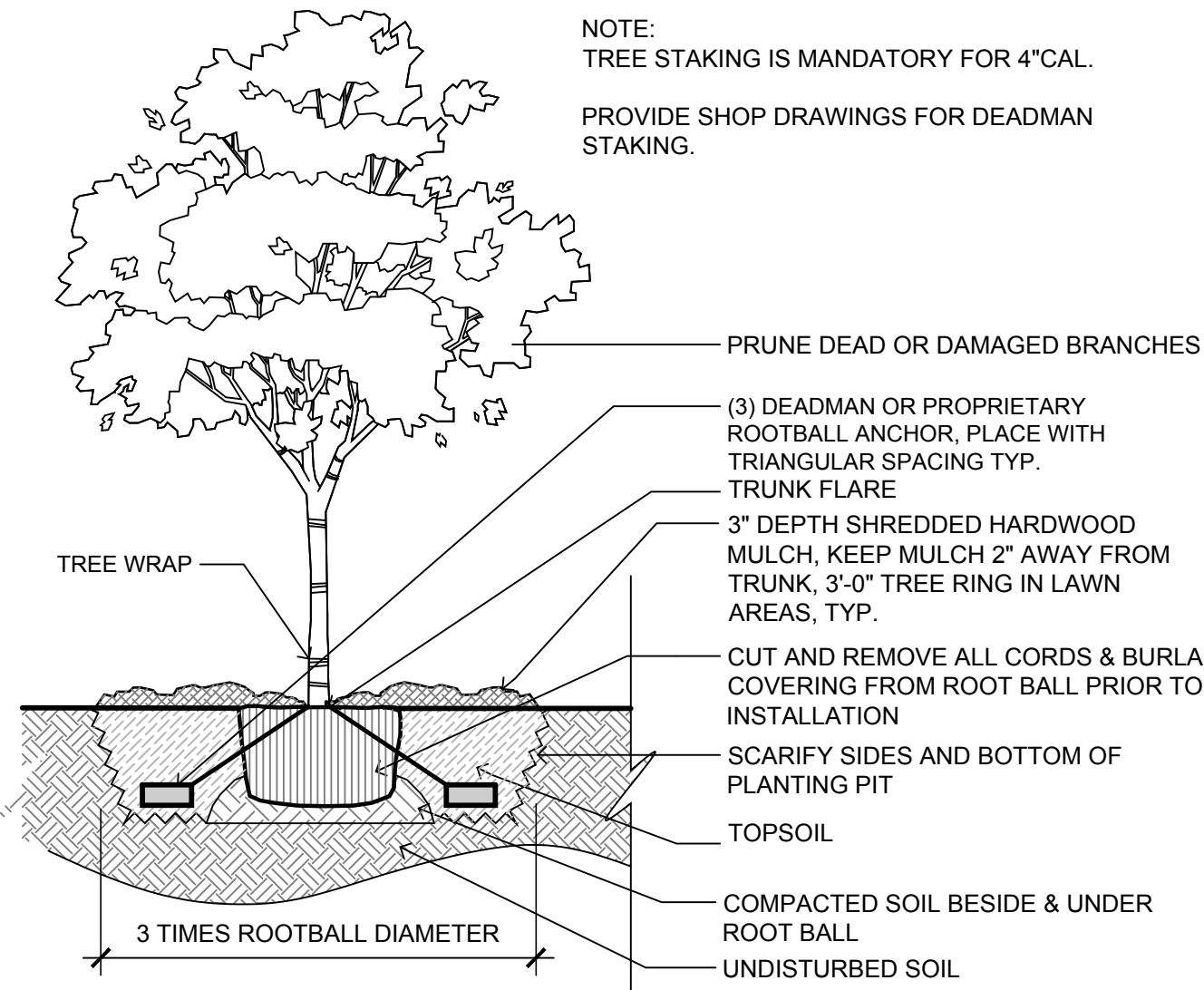
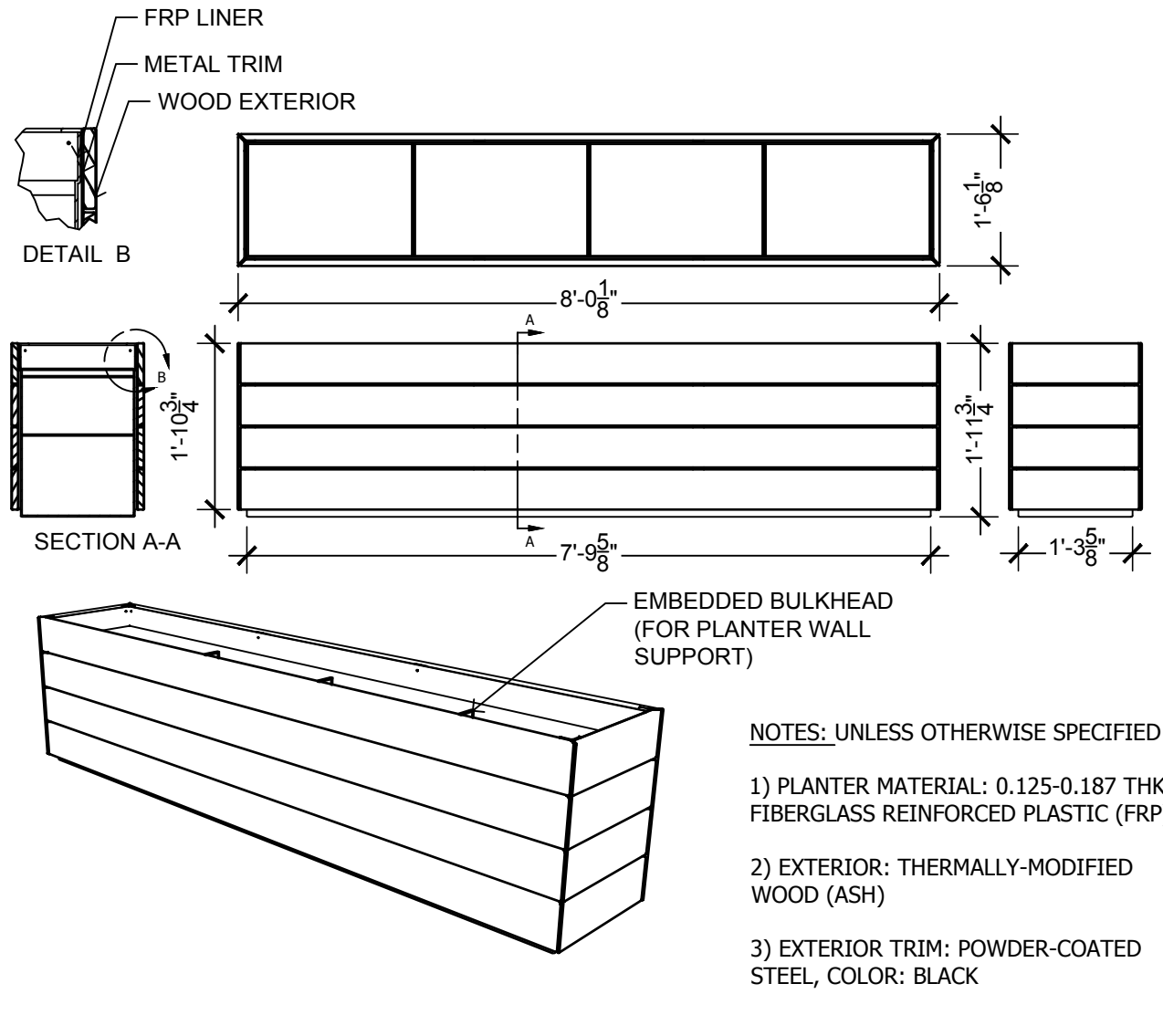
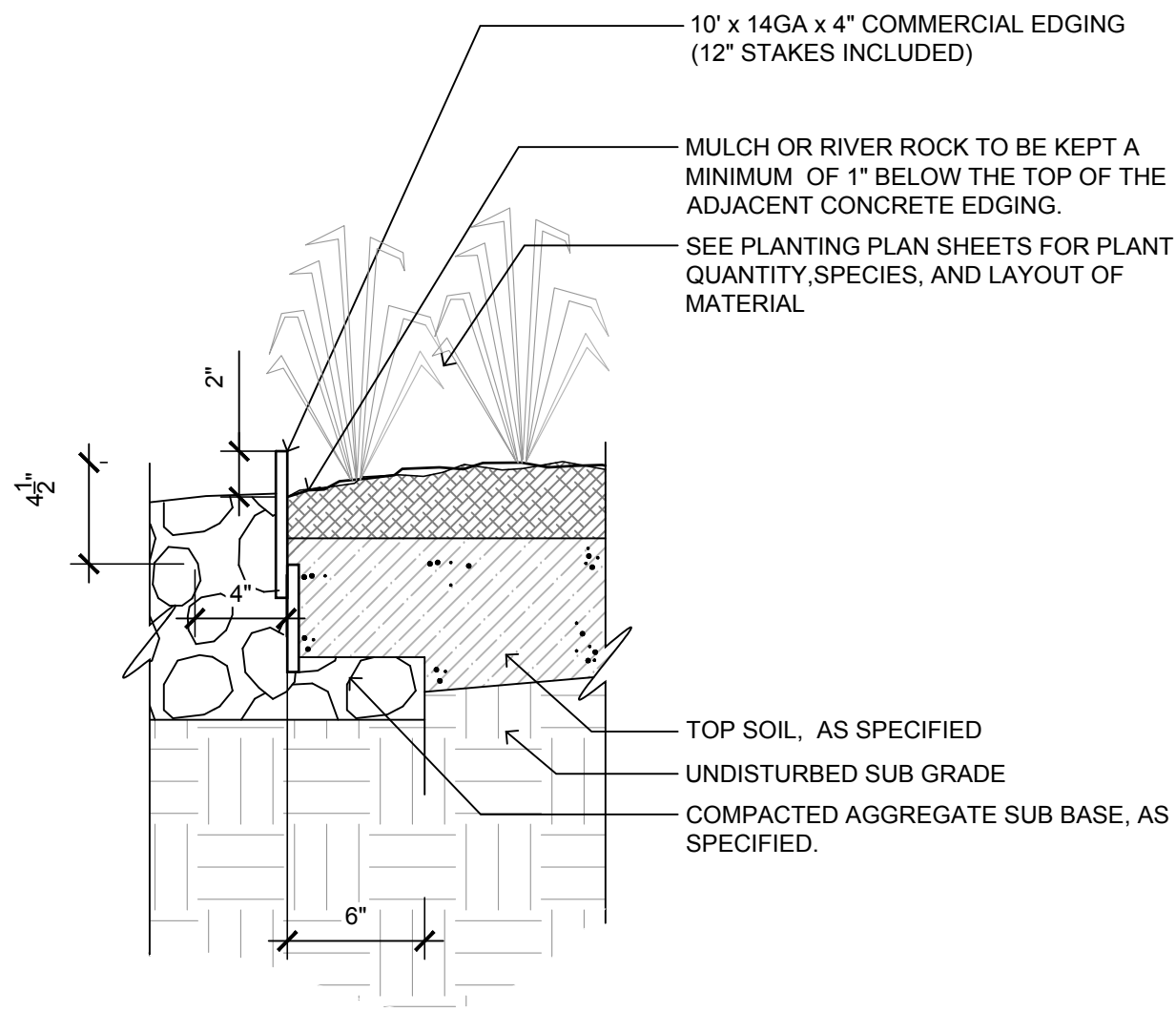
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L5.1

L5.2



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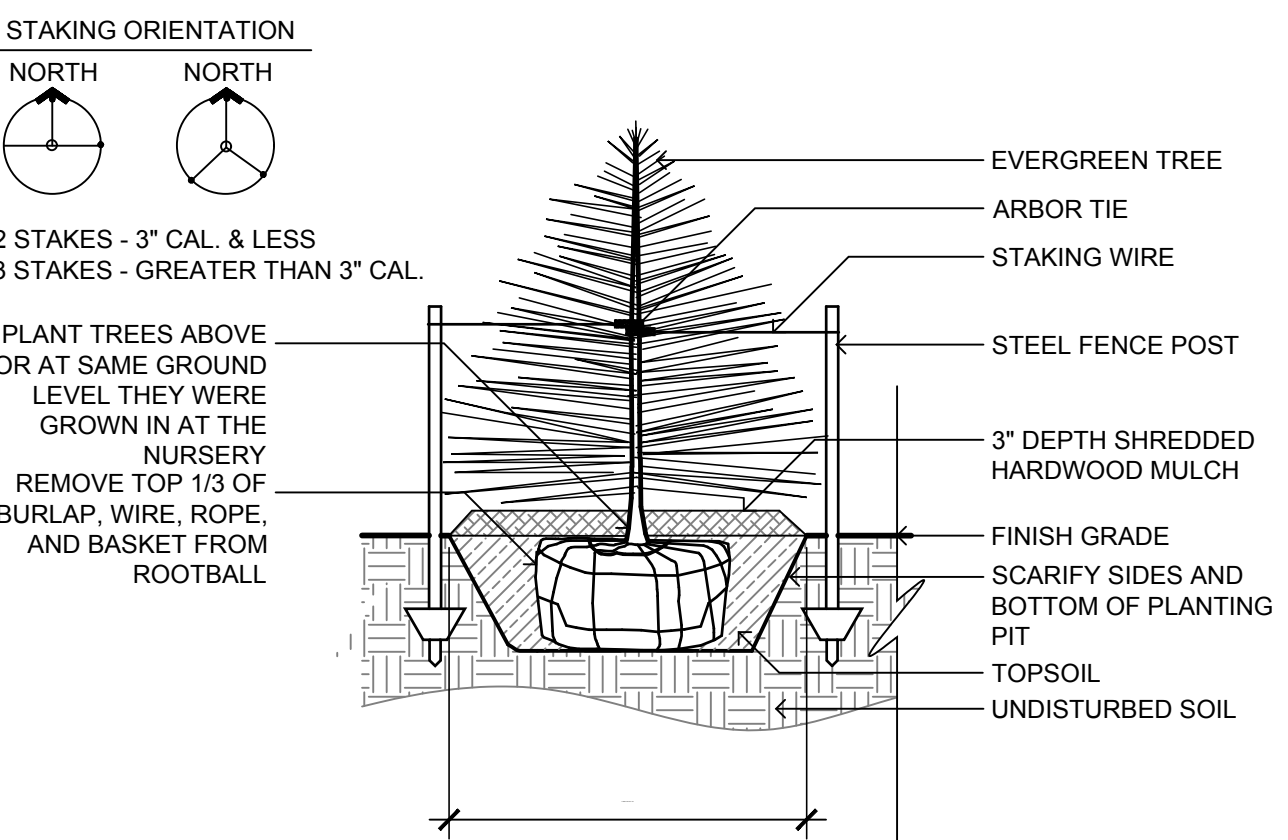
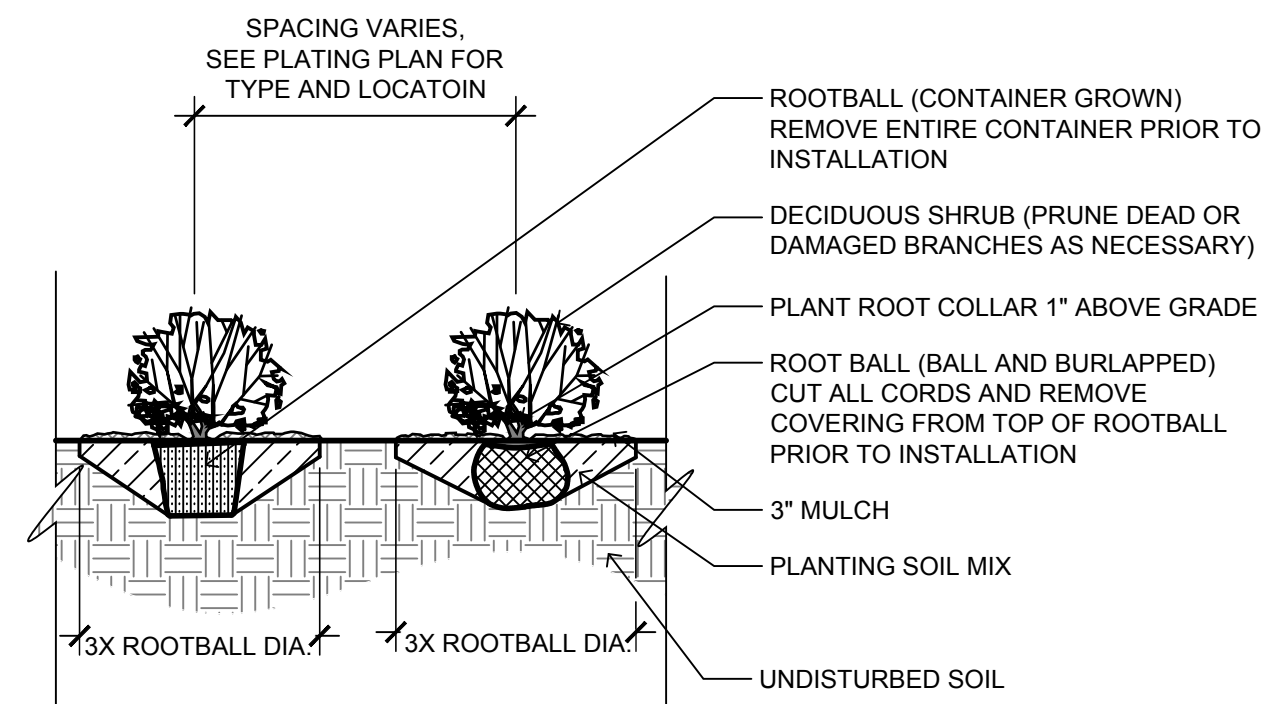
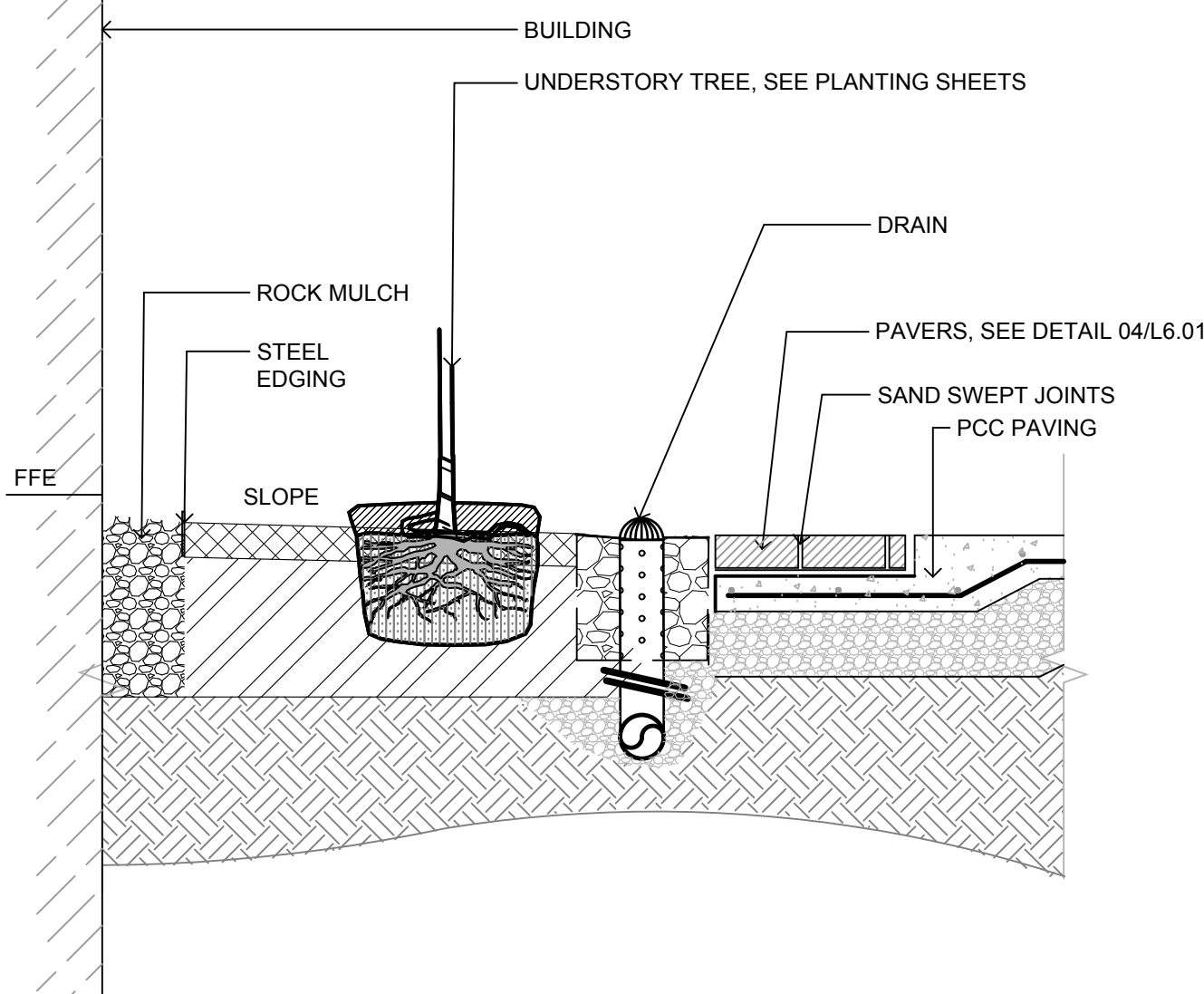
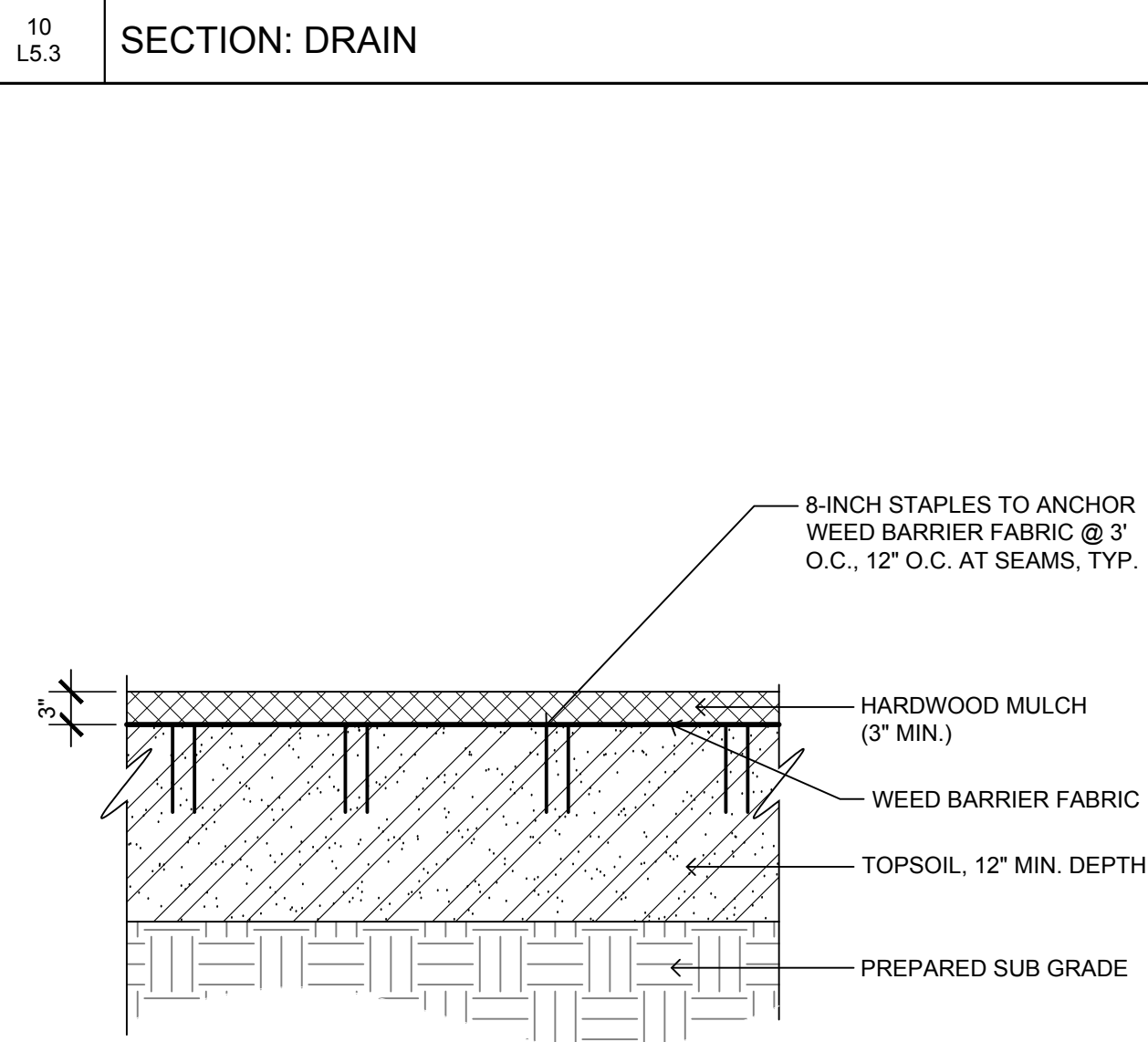
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L5.3



Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Alex Pfaltzgraff, Development Services Director
DATE: February 4, 2020
RE: Project #20-1014: Heritage at Grimes Town Center
Site Plan

GENERAL INFORMATION:

Applicant:	Confluence
Requested Action	Site Plan
Location	1220 NE Station Xing

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Mixed Use	R-4
North	Future Residential	Residential	R-4
South	Future Residential	Mixed Use	R-4
East	Future Residential	Residential	R-4
West	Future Residential	Mixed Use/Park	R-4

BACKGROUND:

The applicant, is requesting approval of a site plan, which will allow for the construction of a single, two story office/retail, totaling approximately 45,000 square feet. Within the building is also space reserved for 22,800 square feet of sports training. The layout indicates that this area will house a turf field for sports training.

The property is located within the Heritage at Grimes PUD.

It is important to note that this is the first phase of the town center. A conceptual rendering of the entire town center development is included in the site plan, however is not up for approval at this time.

ANALYSIS:

Building/Elevations:

The building is proposed to be principally constructed stone, brick, architectural metal paneling and glazing. The Heritage PUD requires that a minimum 75% of the wall areas be provided with a primary material, with the remaining 25% to be permitted as trim or secondary materials.

All 4 elevations exceed the 75% primary wall covering requirement.

The building does provide for a drive-through on the west side of the building. A canopy is proposed to over the drive through window. The drive through provides adequate stacking capability and should not impact any adjoining driveway or public street.

There are overhead doors planned on the north side of the building, accessing the training center space. The intent of the doors is not to provide any level of service, but to open the space to the outdoors, and allow for flexible programing adjacent to the patio/gathering space.

Site Layout:

The site is proposed to have 3 points of access. Access from NE Station Crossing, NE Heritage Drive, and internal access from the town center is provided. These access points have been pre-planned and are constructed.

Parking is provided along all the south and west sides of the building, with on street parking provided on the north and east side.

There are a number of patio/gathering spaces provided throughout the site. Within these patio/gathering spaces a number of features are provided including benches, planters, trash receptacles, etc. These features are shown to be consistent with the Heritage PUD requirements.

A trash enclosure is provided NW corner of the site. The enclosure is proposed to be constructed out of masonry materials similar to the principal buildings.

Ample pedestrian connections are made into the site from both public streets as well as internal to the town center.

Parking:

Based upon the square footage of the building, and its respective uses (office, restaurant) a total of 172 parking spaces are required.

As proposed, the site will provide a total of 180 parking spaces.

These parking spaces will ultimately be programmed into the entire town center development parking needs, and help to potentially offset technical shortfalls on other phases.

Landscaping/Streetscape:

The site is required to provide a minimum of 20% open space. As proposed, the conceptual plan for the town center shows 31.2% open space. Note that a portion of this open space is allocated into the park, which is consistent with the Heritage PUD. We will continue to monitor the overall open space count as future phases develop.

The minimum landscaping requirements have been met per the Heritage PUD. A combination of overstory, ornamental, evergreen and shrubs are planted throughout out the site.

Utilities:

Sanitary sewer access is provided from an existing 8" sewer running along the north side of the site within the Station Crossing ROW. A grease interceptor is shown to accommodate any future food/restaurant uses. Appropriate stubs to the adjoining development sites are shown where needed.

Water is provided from an existing 8" main within the NE Station Crossing ROW, as well as the NE Heritage Drive ROW.

Storm water detention is handled regionally withing the larger pond to the west of this site.

Lighting is shown for the entire site, and is consistent with the Heritage PUD fixture style requirement.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for Heritage at Grimes Town Center Phase 1 Site Plan, subject to any remaining staff comments.

CITY OF GRIMES

A handwritten signature in black ink, appearing to read "Alex Pfaltzgraff". The signature is fluid and cursive, with the first name "Alex" and last name "Pfaltzgraff" clearly distinguishable.

Alex Pfaltzgraff
Development Services Director



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

July 25, 2019

Bishop Engineering

Attn: Max Eller

3501 104th Street

Des Moines, IA 50322-3825

RE: Heritage Park - Site Plan

Dear Mr. Eller:

The Development Services Department is in receipt of a proposed Site Plan for Heritage Park dated July 22, 2019. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. Park Name – Discussion is necessary regarding the name of the park. Will it be Gabus Park or Heritage Park? **Naming to be discussed.**
2. Please submit off-site easements to be filed with the approval of the site plan for our review and comment (storm sewer, surface water flowage, water main, and sanitary sewer). Please provide an Ingress/Egress Easement on Lot 3 for the parking lot.
3. Lighting Plan – Please submit a lighting plan. **Noted receipt will be forthcoming**
4. ~~Restrooms – Please submit elevation plans (state materials, height, etc). Please note that the City will have several comments regarding the restroom facility for maintenance purposes (locks on door, lighting, type of interior fixtures & materials, baby changing station). Please submit interior architectural drawings for Staff review and comments.~~
5. Please consider providing a drinking fountain in the park or at the restrooms. **Further discussion acknowledged.**

Sheet C1.1 – Overall Sheet

- ~~6. Please consider showing the proposed off site easements on this sheet.~~

Sheet C1.2 – Layout Plan

- ~~7. Please provide a jointing plan for the sidewalk/trail.~~

Sheet C3.1 & C3.2– Grading Plan

- ~~8. Please provide spot elevations at each sidewalk intersection (turning pad) to confirm ADA requirements.~~

- ~~9. The storm sewer under NE Little Beaver is shown as a 36-inch. The record plans for Plat 5 state that this was a 30-inch RCP storm sewer with CMP standpipe. Please confirm the existing pipe size. Please state that the CMP standpipe will be removed and/or cut to proposed finished grade. Please confirm that the intent is to utilize the plain end of the existing storm sewer pipe and not provide a flared end section and footing (temporary) or if you intent to utilize the existing standpipe.~~

Sheet C4.1 – Utility Plan

- ~~10. Please note that construction drawings include plan/profile for the water and sanitary sewer will be required. **Plases submit when available.**~~
- ~~11. Please move the water main notes along the right edge of the sheet (currently half cut off).~~
- ~~12. Please provide a Surface Water Flowage Easement (SWFE) and Storm Sewer Easement across Lot 1. Please provide an easement description and form for City Review.~~
- ~~13. Please dimension the Water & Sanitary Sewer easement across Lot 3. Please provide an easement description and form for City Review.~~
- ~~14. Staff recommends that an 8-inch sanitary sewer stub be provided from the new manhole east under the pavement to service Lot 3.~~
- ~~15. Please revise the connection of the 4-inch sanitary sewer service to a wye rather than direct connect to manhole.~~

Sheet C5.1 & C5.2 – Landscape Plan

- ~~16. Clock Tower: Please provide any cut sheet details of the clock tower. Please state how the clock tower will have lighting.~~
- ~~17. Sculptural Element: We assume that the sculpture has yet to be determined. Discussion is necessary regarding this approval process for the future sculpture. **Noted that future coordination is necessary**~~
- ~~18. Freestanding Wall: It appears that this is a “sitting wall” with no earth support on either side. Please provide this as a concrete poured in place wall. Concerned about tipping and maintenance. Please provide a base/foundation detail for the wall.~~
- ~~19. Pavers Over Concrete Detail: This detail is shown on Sheet C4.1 and C5.1. Please show in one location:~~
- ~~a. Please provide detail on the type of paver (size, color, durability).~~
 - ~~b. Please state the thickness of the sand (gradation), aggregate (gradation), and thickness of concrete base.~~
 - ~~c. Please specify the type of geotextile fabric.~~
 - ~~d. Please provide weep hole locations and dimensions.~~
- ~~20. Please provide an irrigation plan for review for the central lawn and NW corner of the site. Please provide an access control valve box with quick connect on the site. Preferably near the north central part of the park.~~
- ~~21. Electrical Power: Discussion is necessary if any electrical power will be provided to the park for special events. **Staff would like power to be added.**~~

- ~~22. Shrubs & Flowers: Discussion is necessary if shrubs and flowers are required plantings in the park.~~
- ~~23. Please remove all pines and replace with swamp oaks.~~

Sheet C6.1 – Details Sheet:

- ~~24. Please revise the Detail Reference numbers to match the Detail Sheet C6.1.~~
- ~~25. Turned Down Walk Detail: Please add rebar to the sidewalk (see DCG Middle School Site Plan Detail 5/C-601).~~

Building Elevations & Colored Rendering:

- ~~26. Please note that the Heritage Architectural Committee will need to review and approve of the restroom elevation plans and landscaping plan.~~
- ~~27. It is highly recommended that you bring building materials to P&Z for discussion.~~

Stormwater Management Plan

- ~~28. Staff has reviewed the SWMP. Please submit a signed copy.~~

Stormwater Pollution Prevention Plan

- ~~29. Please designate the type of stabilization for area outside the "park". Sheet C4.1 only designates stabilization inside the park. Landscape note 2 indicates all disturbed area is to be sodded. It is assumed the owner will want to stabilize the outlying area with something other than sod.~~
- ~~30. Please provide the SWPPP narrative.~~
- ~~31. Please provide the Grimes Grading SWPPP Certification.~~

Post Construction Stormwater Maintenance Agreement

- ~~32. A Post Construction Stormwater Maintenance Agreement will not be required for this development.~~

Lighting Plan

- ~~33. Please submit a lighting plan and lighting cut sheets for the park. Staff assumes that the standard ornamental lighting will be provided along the drive aisles. Staff would also like to see bollard lighting internal to the park, preferably near seating areas.~~

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: **July 30, 2019 at 9:00 am**
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: August 6, 2019 at 5:30 at the Grimes City Hall

COUNCIL MEETING: August 13, 2019 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", is positioned above the printed name.

Alex Pfaltzgraff
Development Services Director



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

AGENDA MEMO

For Meeting of February 25, 2020

AGENDA HEADING:

Heritage Park – Site Plan Approval

SYNOPSIS:

The applicant is requesting approval of the site plan for Heritage Park which consists of approximately 2.15 acres.

The park is located within the Heritage at Grimes PUD.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approve Preliminary Plat – 2018

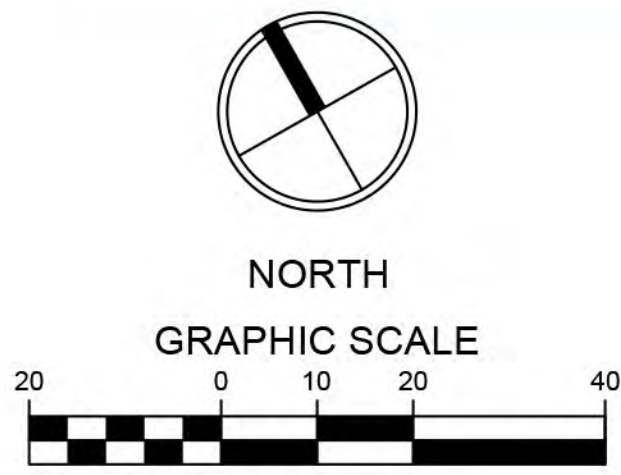
Approve Final Plat - 2018

BOARD/COMMISSION ACTION(S):

Recommendation of Approval - Planning and Zoning Commission – 02/04/2020

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the Heritage Park Site Plan, subject to any remaining staff comments.





NORTHWEST



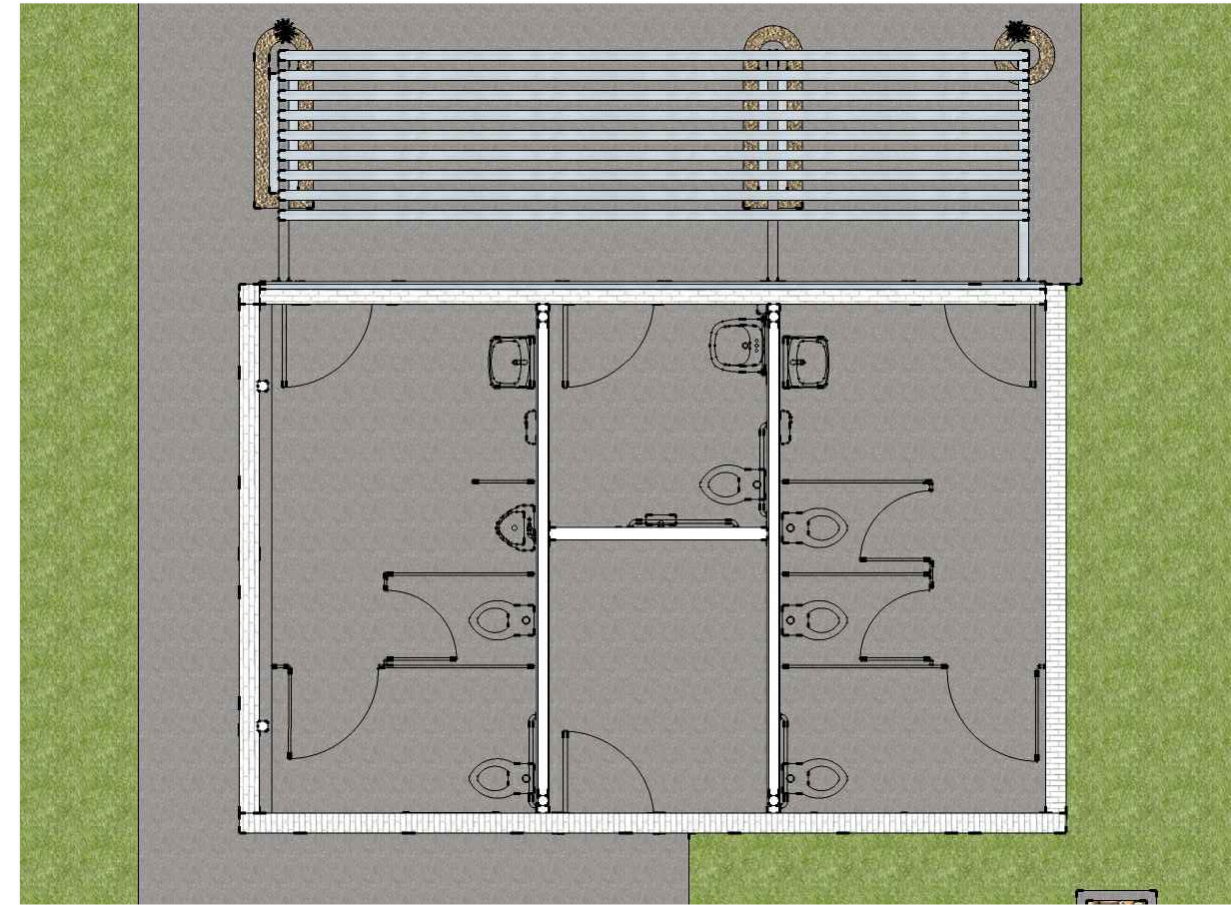
SOUTHWEST



NORTHEAST



NORTH



RESTROOM PLAN

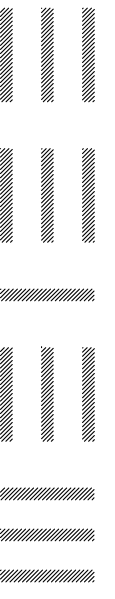
SCALE: 1/8" = 1'-0"

HERITAGE TOWN CENTER - PARK RESTROOMS

SITE PLAN

BISHOP ENGINEERING

STUDIO MELEE
1312 LOCUST ST, SUITE 100Z
DES MOINES, IOWA 50309

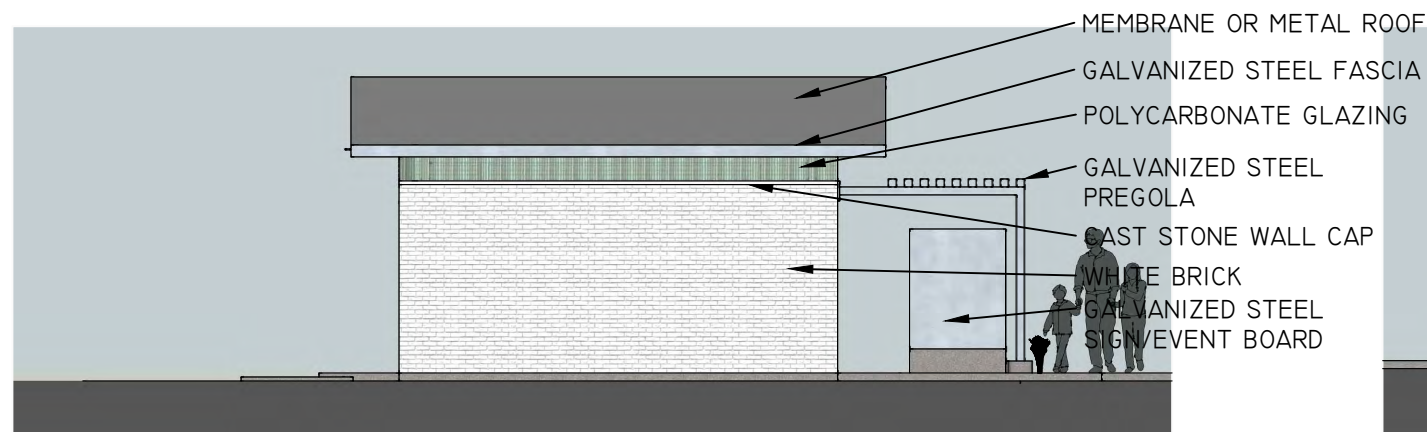




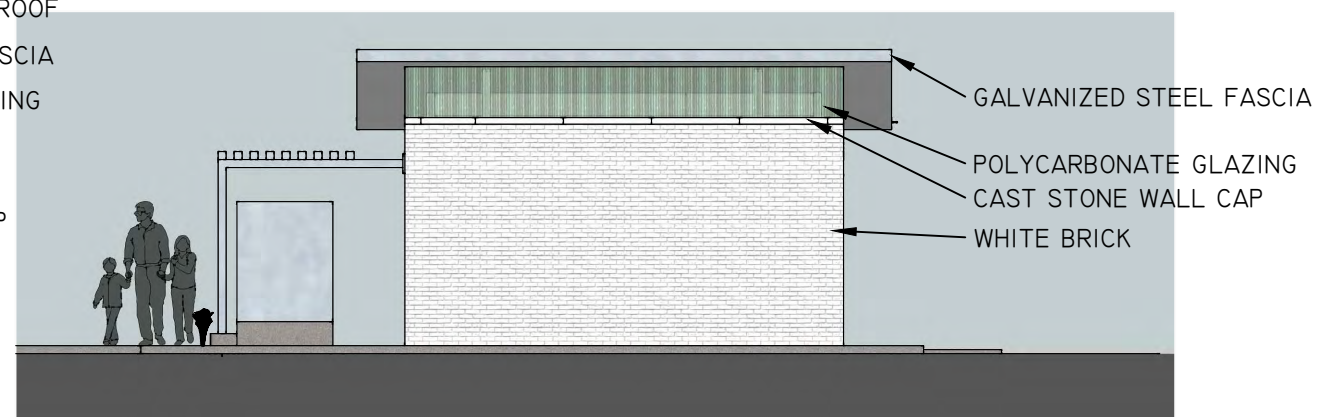
2 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

HERITAGE PARK SITE PLAN

SHEET INDEX:

C0.1	COVER SHEET
C1.1	EXISTING SITE CONDITIONS
C2.1	OVERALL LAYOUT
C2.2	PARK LAYOUT
C2.3	TRAIL JOINTING PLAN
C3.1-C3.2	GRADING PLAN
C4.1	UTILITY PLAN
C5.1-C5.2	LANDSCAPE
C6.1	DETAIL SHEET
C7.1	SWPPP

PROPERTY DESCRIPTION:

LOT 4 HERITAGE TOWN CENTER, AN OFFICIAL PLAT OF GRIMES, POLK COUNTY, IOWA.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 2.15 ACRES (93,862 SQUARE FEET) MORE OR LESS.

ADDRESS:

1055 NE BEAVERBROOKE BLVD
GRIMES, IOWA
50111

OWNER:

BEAVERBROOKE NORTH NO I LLC
POB 542016
OMAHA, NE 68154-8016

PREPARED FOR:

GREAT OUTDOORS FOUNDATION
ATTN: HANNAH INMAN, EXECUTIVE DIRECTOR
PO BOX 8071
DES MOINES, IA 50301
515-975-9990

ZONING:

PUD: PLANNED UNIT DEVELOPMENT
OUTLOT "X": TOWN CENTER

BUILDING SETBACKS
FRONT YARD = 15 FEET
SIDE YARD = 0 FEET
REAR YARYD = 0 FEET

PARKING PROVIDED:

24 STALLS PROVIDED (INCLUDING 1 HC AND 1 VAN ACCESSIBLE HC)

IMPERVIOUS SURFACE:

EXISTING: 0 SF
PROPOSED: 34,195 SF

BENCHMARK:

CITY BENCHMARK G5M-005: BURY BOLT ON FIRE HYDRANT LOCATED ON THE EAST SIDE OF NORTH JAMES STREET BY THE NW CORNER OF LOT ADDRESS 1605. ELEVATION = 924.41 (USGS DATUM)

CITY BENCHMARK CHISELED SQUARE IN NORTHWEST END OF REINFORCED CONCRETE BOX CULVERT FOR LITTLE CREEK AT JAMES STREET. ELEVATION = 926.60 (USGS DATUM)

CITY BENCHMARK ARROW ON FIRE HYDRANT LOCATED AT NORTHEAST CORNER OF N. 11TH STREET AND JAMES STREET. ELEVATION = 937.06 (USGS DATUM)

GENERAL NOTES:

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

PAVING NOTES:

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

UTILITY NOTES:

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
- THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
- ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
- ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
- SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
- MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISIONING OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
- WATERMAINS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
- THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
- PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF GRIMES.
- TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
- 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.
- THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.

UTILITY CONFLICT NOTES:

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

WETLAND NOTES:

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

IRRIGATION NOTES:

- IRRIGATION PLAN DONE BY OTHERS.
- GENERAL CONTRACTOR TO COORDINATE W/ IRRIGATION CONTRACTOR FOR INSTALLATION OF AN IRRIGATION SYSTEM.

STAKING NOTES:

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

PAVEMENT SAWCUT NOTES:

- CONTRACTOR TO PROVIDE SAWCUT JOINTING PLAN TO JOEL JACKSON, BISHOP ENGINEERING (515-276-0467 OR JJACKSON@BISHOPENGR.COM) PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
- PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED WITHOUT AN APPROVED PLAN.
- LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE SUDAS TYPE 'L-1' OR 'L-2' JOINTS AND HAVE STEEL. INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND SHALL BE SUDAS TYPE 'B' OR TYPE 'K' JOINTS.
- ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

EARTHWORK BALANCE NOTES:

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



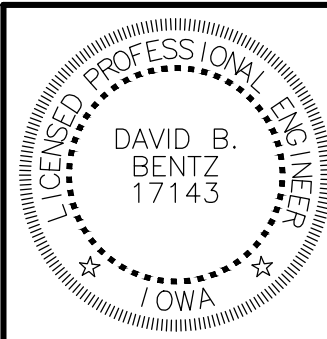
VICINITY MAP
SCALE: NO SCALE

LEGEND:

- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- U/E — UNDERGROUND ELECTRIC
- O/E — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- F/O — FIBER OPTIC
- CATV — CABLE TV
- Ⓢ — STORM MANHOLE
- Ⓜ — CURB INTAKE
- — SURFACE INTAKE
- Ⓜ — FLARED END SECTION
- Ⓢ — SANITARY MANHOLE
- Ⓢ — CLEANOUT
- Ⓢ — FIRE HYDRANT
- Ⓢ — SPRINKLER
- Ⓢ — IRRIGATION CONTROL VALVE
- Ⓢ — WATER MANHOLE
- Ⓢ — WELL
- Ⓢ — WATER VALVE
- Ⓢ — WATER SHUT OFF
- Ⓢ — YARD HYDRANT
- Ⓢ — ELECTRIC MANHOLE
- Ⓢ — ELECTRIC METER
- Ⓢ — ELECTRIC RISER
- Ⓢ — ELECTRIC VAULT
- Ⓢ — POWER POLE
- Ⓢ — TRANSFORMER POLE
- ☆ — LIGHT POLE
- Ⓢ — ELECTRIC JUNCTION BOX
- Ⓢ — ELECTRIC PANEL
- Ⓢ — TRANSFORMER
- Ⓢ — GROUND LIGHT
- Ⓢ — GUY WIRE
- Ⓢ — ELECTRIC HANDHOLE
- Ⓢ — GAS METER
- Ⓢ — GAS VALVE
- Ⓢ — AIR CONDITIONING UNIT
- Ⓢ — TELEPHONE RISER
- Ⓢ — TELEPHONE VAULT
- Ⓢ — TELEPHONE MANHOLE
- Ⓢ — TRAFFIC SIGNAL MANHOLE
- Ⓢ — FIBER OPTIC RISER
- Ⓢ — FIBER OPTIC FAULT
- Ⓢ — CABLE TV RISER
- Ⓢ — SIGN
- ⑦ — DENOTES NUMBER OF PARKING STALLS
- — PROPERTY CORNER - FOUND AS NOTED
- — PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- Ⓢ — SECTION CORNER - FOUND AS NOTED

ABBREVIATIONS:

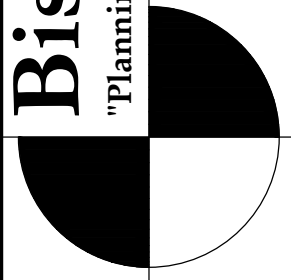
AC ACRES
ASPH ASPHALT
BK BOOK
CONC CONCRETE
D DEEDED DISTANCE
EX EXISTING
ENCL ENCLOSURE
FF FINISHED FLOOR
FL FLOW LINE
FRAC FRACTIONAL
M MEASURED DISTANCE
MH MANHOLE
OPC ORANGE PLASTIC CAP
P PLATTED DISTANCE
PG PAGE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PRA PREVIOUSLY RECORDED AS
PUE PUBLIC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



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: DAVID B. BENTZ, PE. 17143 DATE: _____
LICENSE RENEWAL DATE: DEC. 31, 2019
PAGES OR SHEETS COVERED BY THIS SEAL: _____

Bishop Engineering
"Planning Your Successful Development"



3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217

Civil Engineering & Land Surveying Established 1959

HERITAGE PARK
GRIMES, IOWA

COVER SHEET

REFERENCE NUMBER:

DRAWN BY:

MJE

CHECKED BY:

SVS

REVISION DATE:

06-12-2019 1ST CITY REV.
10-31-2019

PROJECT NUMBER:

120101-15

SHEET NUMBER:

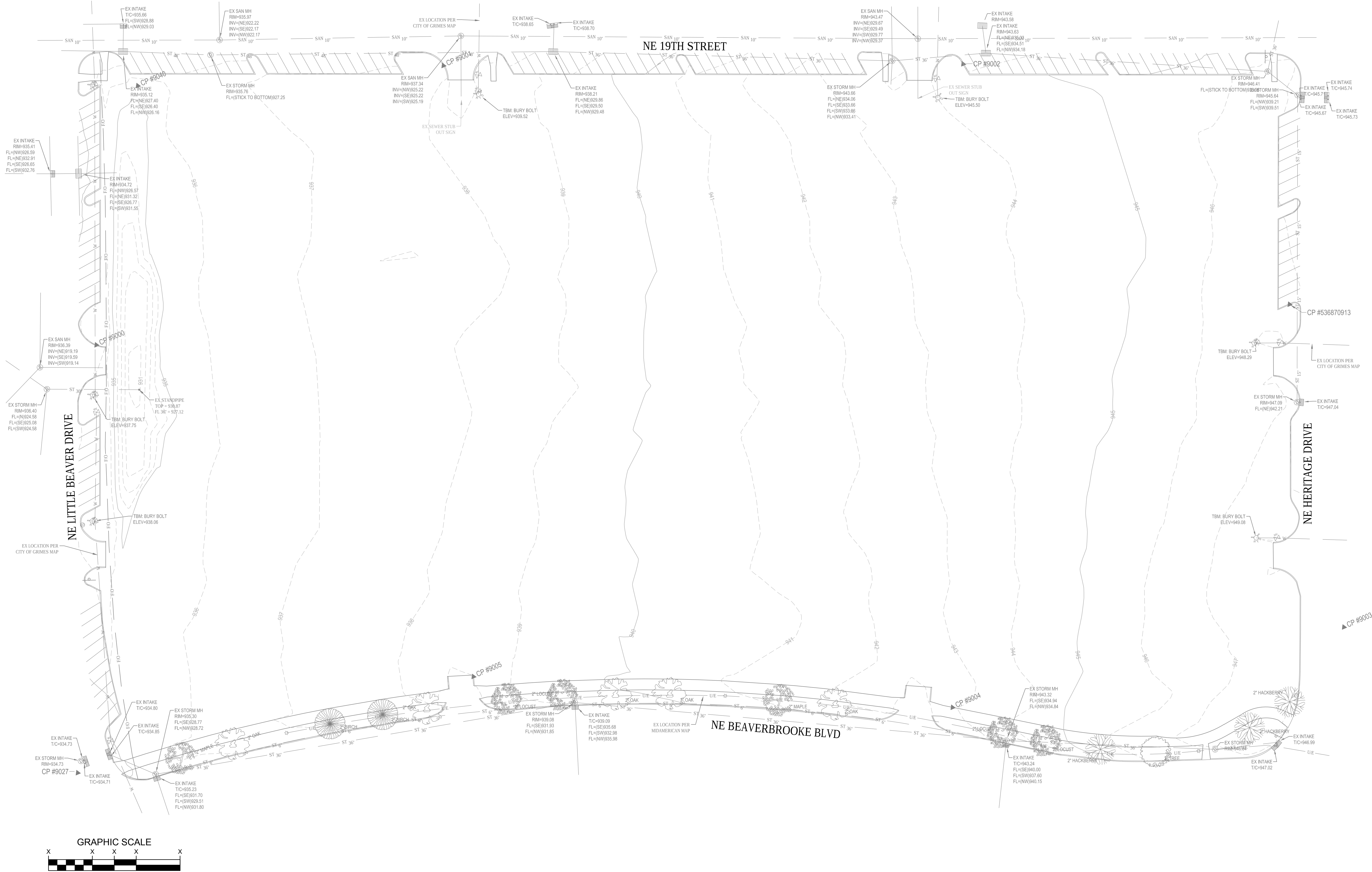
C0.1

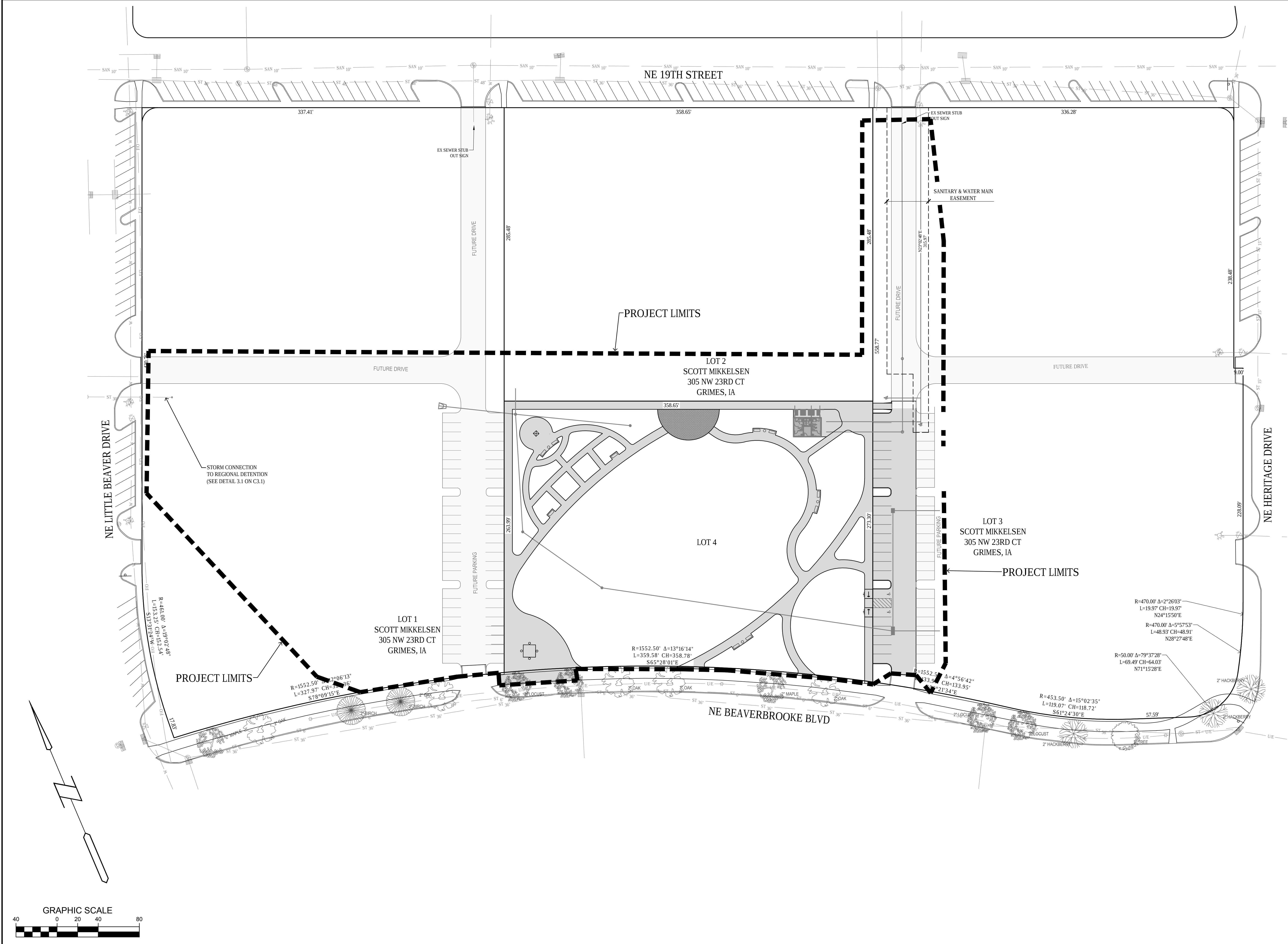


UTILITY NOTE:

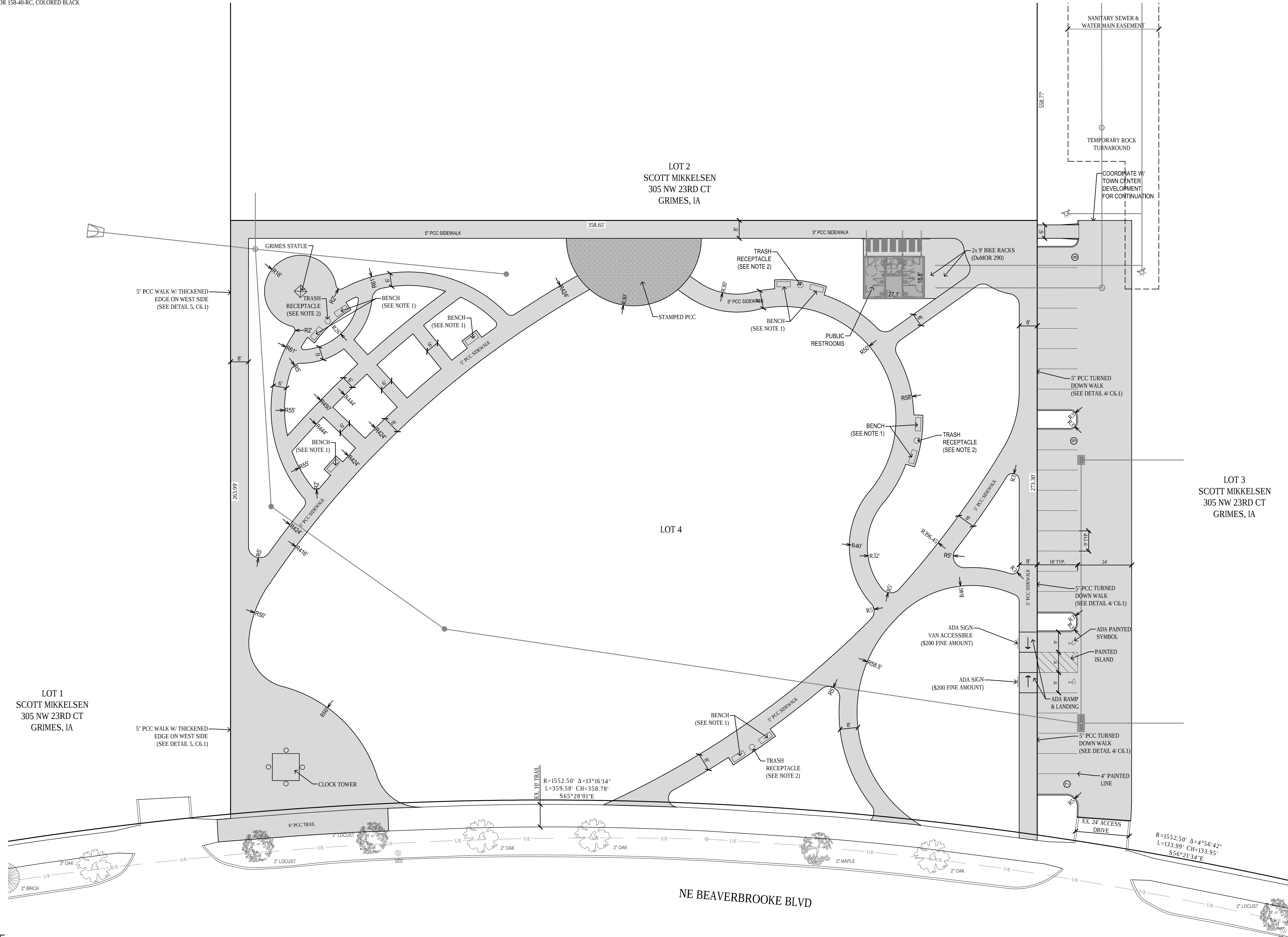
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS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

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GENERAL NOTES:
1. ALL BENCHES 6' DuMOR 141, COLORED BLACK
2. ALL TRASH RECEPTACLES DuMOR 158-40-RC, COLORED BLACK



Bishop Engineering

"Planning Your Successful Development"

3501 104th Street

Des Moines, Iowa 50322-3825

Phone: (515)276-0467 Fax: (515)276-0217

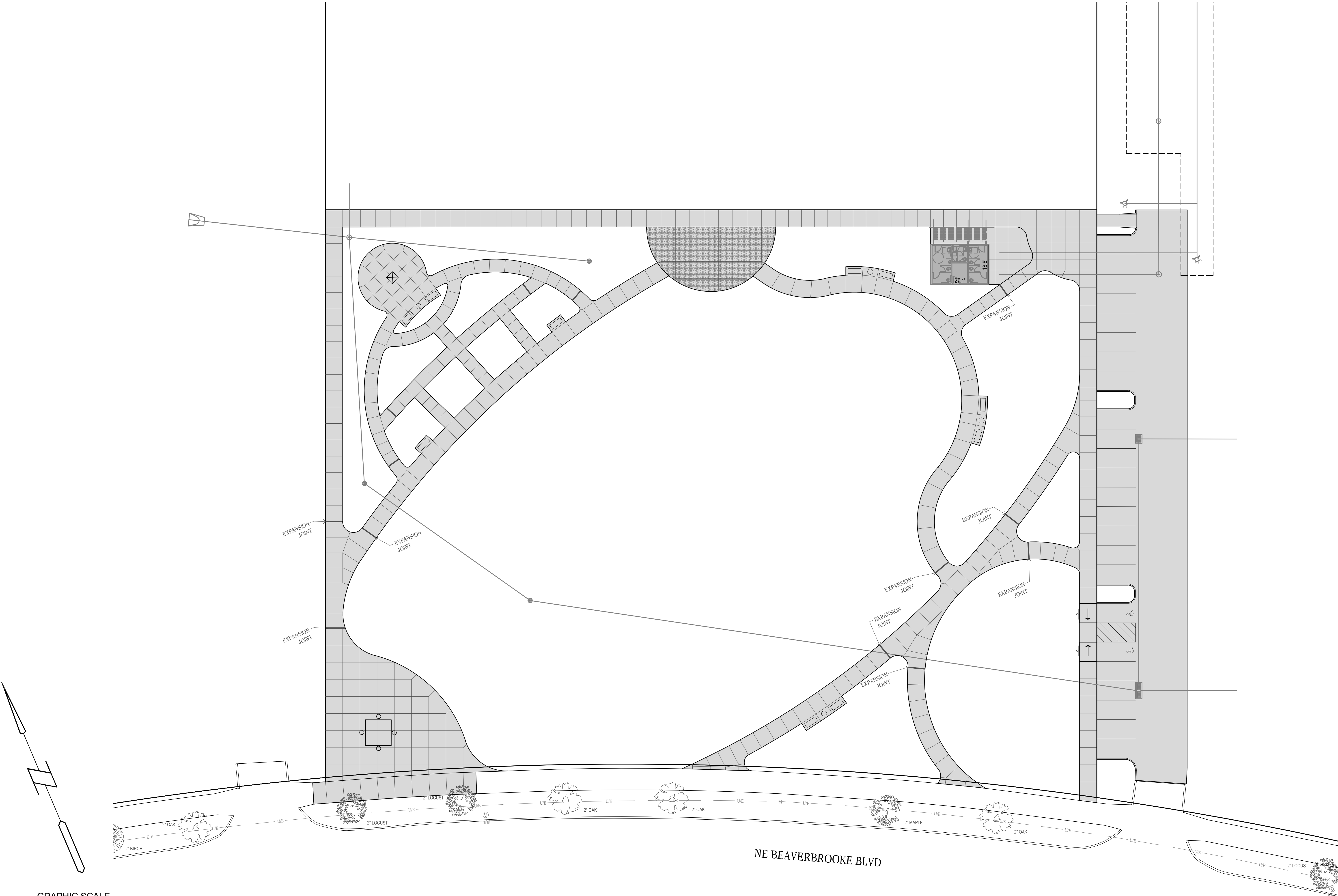
Civil Engineering & Land Surveying

Established 1959

HERITAGE PARK
GRIMES, IOWA

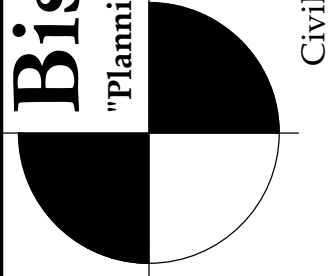
LAYOUT PLAN

REFERENCE NUMBER:
DRAWN BY: MJE
CHECKED BY: SVS
REVISION DATE: 06-12-2019 1ST CITY REV. 10-31-2019
PROJECT NUMBER: 120101-15
SHEET NUMBER: C2.2



HERITAGE PARK
GRIMES, IOWA

REFERENCE NUMBER:	
DRAWN BY:	MJE
CHECKED BY:	SVS
REVISION DATE:	06-12-2019 1ST CITY REV. 10-31-2019
PROJECT NUMBER:	120101-15
SHEET NUMBER:	C2.3



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JOINTING LAYOUT

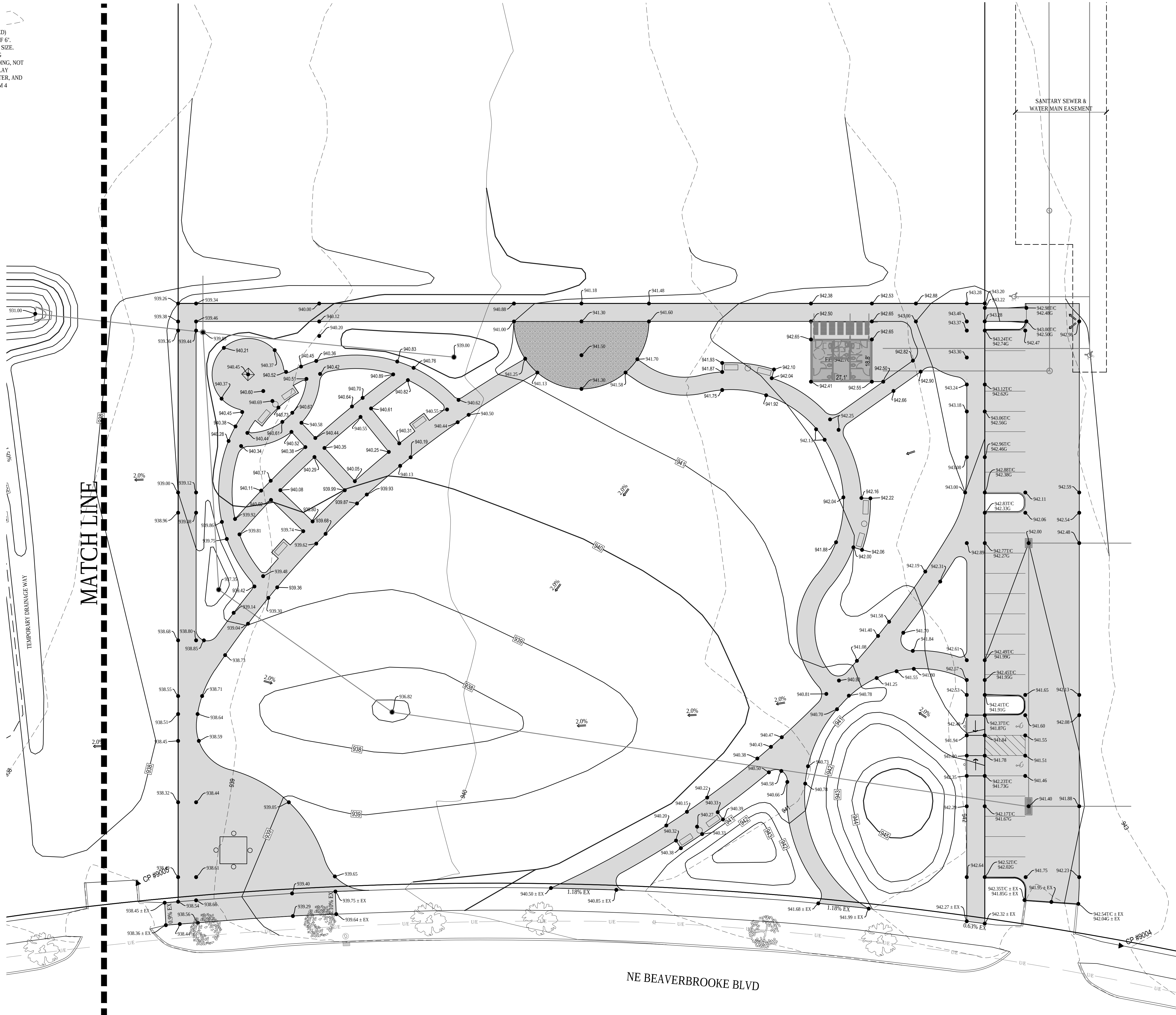
- TOPSOIL NOTES:
1. STRIP AND STOCKPILE THE TOP 6" OF SOIL ON ALL DISTURBED AREAS.
 2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 6" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
 3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
 4.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



GRADING LEGEND:

- | | |
|---------------------------|-----|
| EXISTING CONTOUR | --- |
| PROPOSED CONTOUR | --- |
| FINISHED GROUND ELEVATION | ● |
| TOP OF CURB ELEVATION | ● |
| GUTTER ELEVATION | ● |
| TOP OF WALL ELEVATION | ● |
| BOTTOM OF WALL ELEVATION | ● |
| EDGE OF WALK ELEVATION | ● |
| TOP OF STAIR ELEVATION | ● |
| BOTTOM OF STAIR ELEVATION | ● |

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



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HERITAGE PARK
GRIMES, IOWA

GRADING PLAN

REFERENCE NUMBER:

DRAWN BY:

MJE

CHECKED BY:

SVS

REVISION DATE:

06-12-2019 1ST CITY REV.
10-31-2019

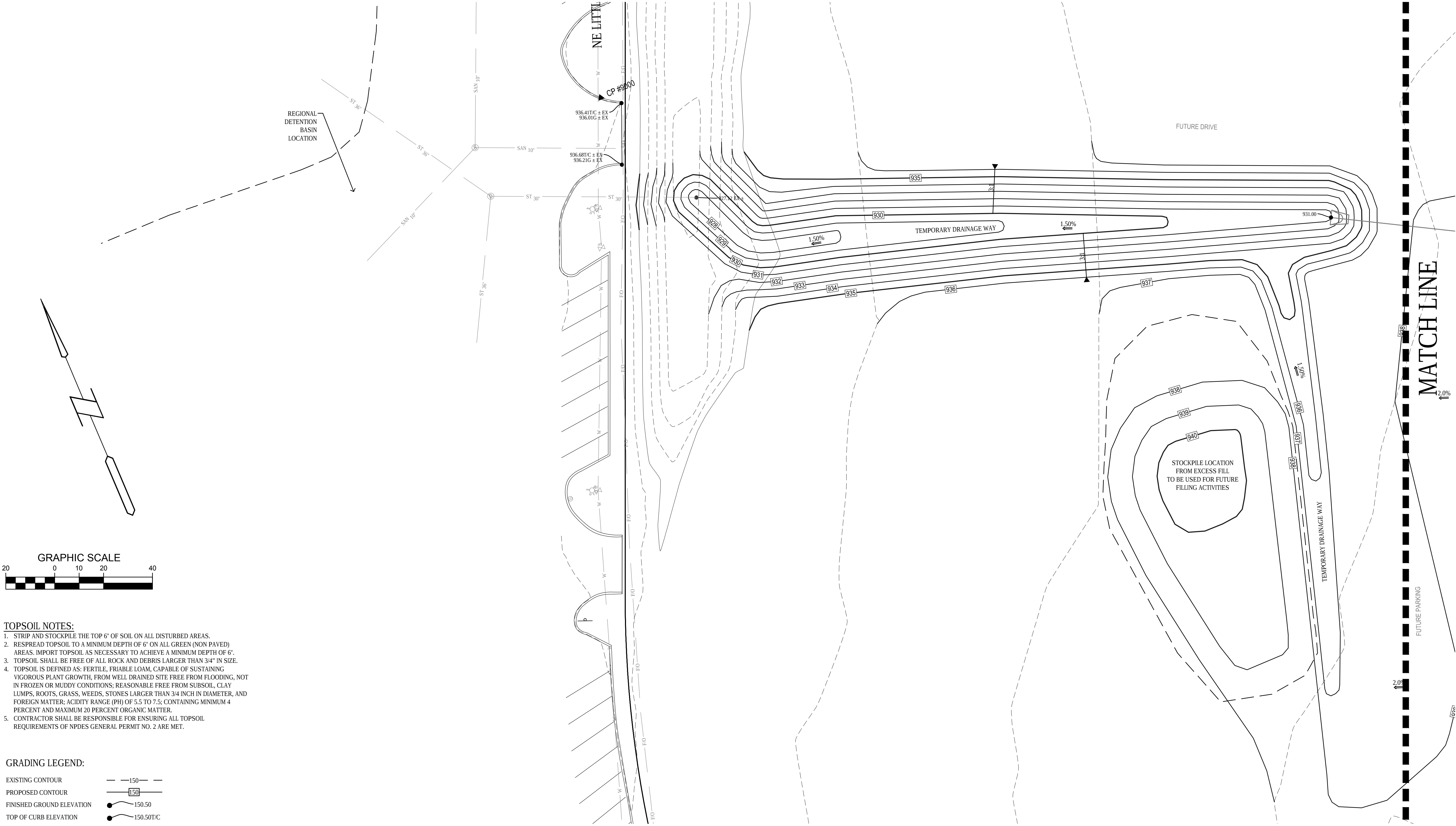
PROJECT NUMBER:

120101-15

SHEET NUMBER:

C3.1

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HERITAGE PARK
GRIMES, IOWA

GRADING PLAN

PROJECT NUMBER:
120101-15

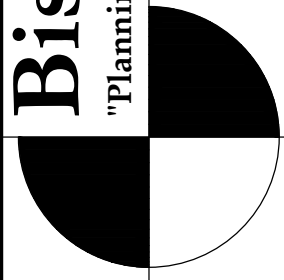
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REVISION DATE:
06-12-2019 1ST CITY REV.
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CHECKED BY:
SVS

DRAWN BY:
MJE

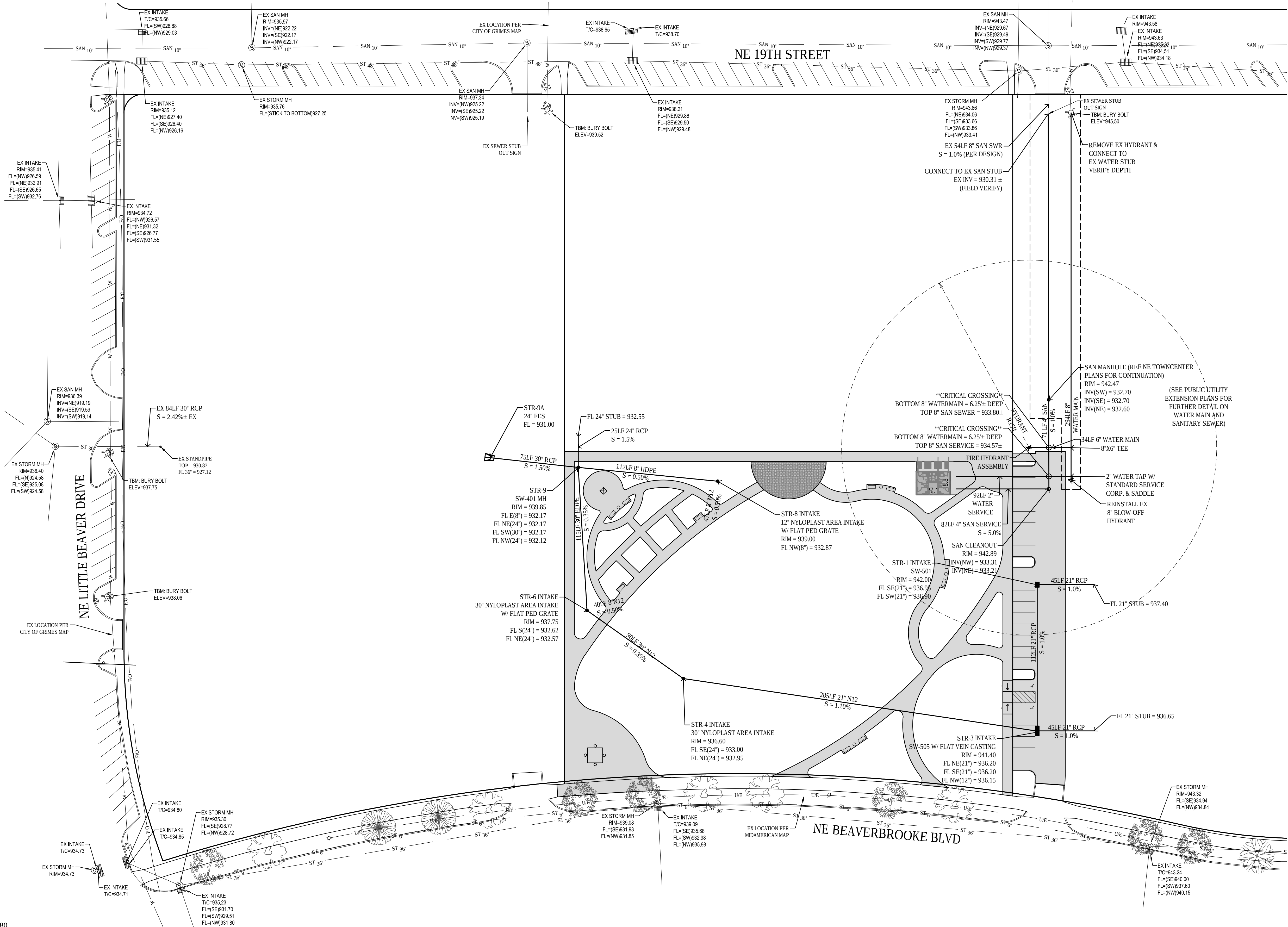
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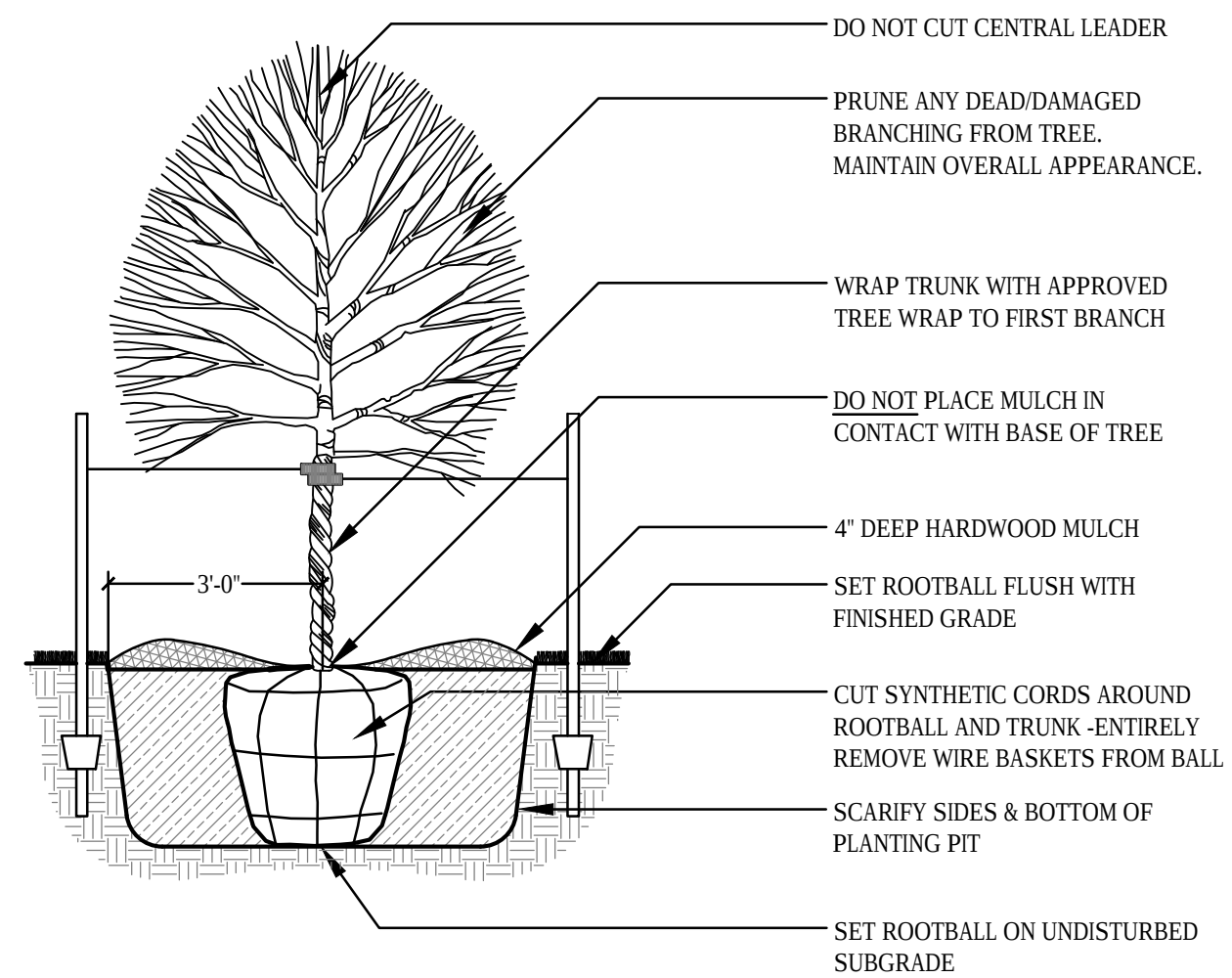
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- UTILITY NOTES:
1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
 2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5' OF COVER UNLESS NOTED OTHERWISE.
 3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH, VALVE AND HYDRANT.
 4. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
 5. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
 6. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
 7. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP, FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
 8. WATER AND SANITARY MAINS TO BE INSTALLED BY DEVELOPER OF HERITAGE TOWN CENTER.

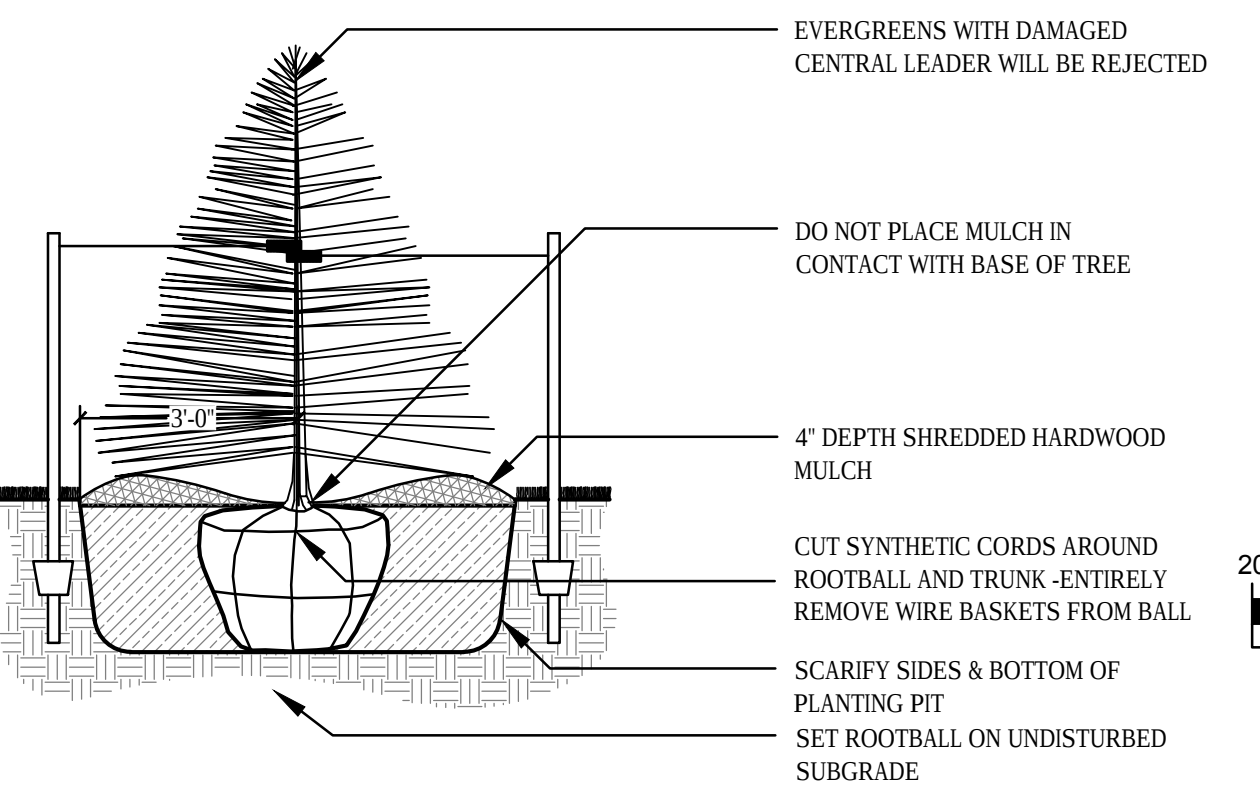


LANDSCAPE NOTES:

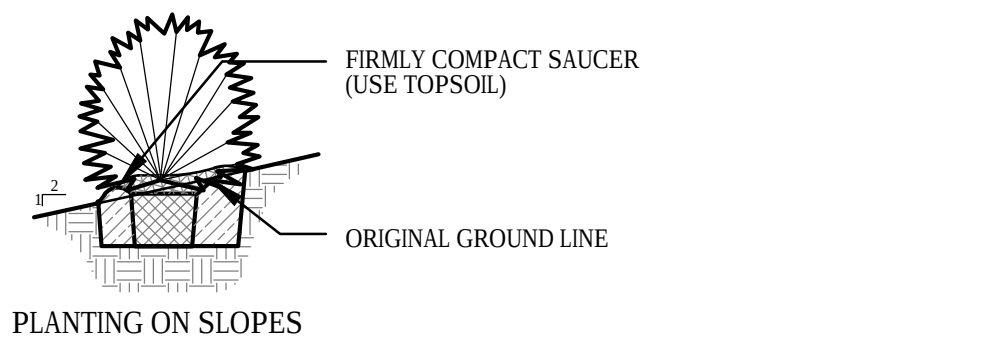
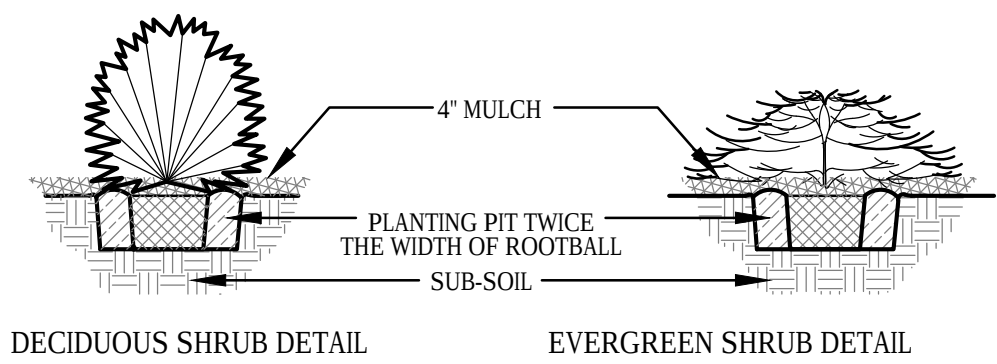
- ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
- SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
- STAKE SOD ON ALL SLOPES 3 : 1 OR GREATER.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
- IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
- STAKE AND WRAP ALL DECIDUOUS TREES IMMEDIATELY AFTER PLANTING. STAKE ALL TREES ACCORDING TO THE STAKING DETAILS. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD.
- THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
- NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
- ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL BE MULCHED WITH 4" THICK SHREDDED HARDWOOD MULCH.
- ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 3" THICK LAYER OF WASHED RIVER ROCK (1.5" NOMINAL SIZE).
- ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH/ROCK IS INSTALLED.
- IRRIGATE ALL SOD AREAS: INCLUDE QUICK CONNECT AT NORTH CENTRAL PORTION OF THE PARK. CONTRACTOR TO SUBMIT IRRIGATION PLAN FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.



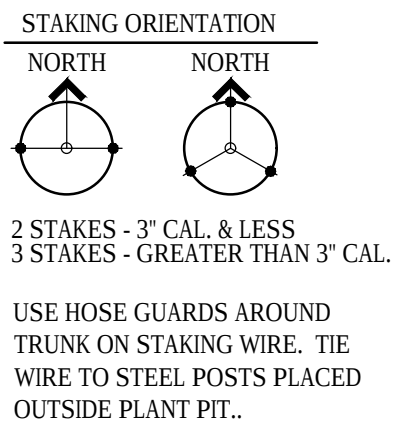
DECIDUOUS TREE PLANTING (TYP.)
SCALE: NOT TO SCALE



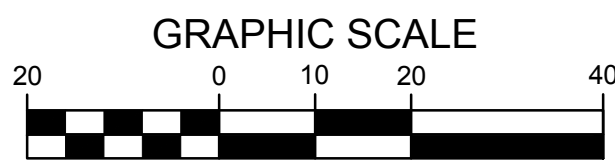
EVERGREEN TREE PLANTING (B&B)
SCALE: NOT TO SCALE



SHRUB PLANTING (TYP.)
SCALE: NOT TO SCALE



LEAVE STAKES IN PLACE NO MORE THAN 1 YEAR FROM INSTALLATION. CONTRACTOR RESPONSIBLE FOR REMOVAL.

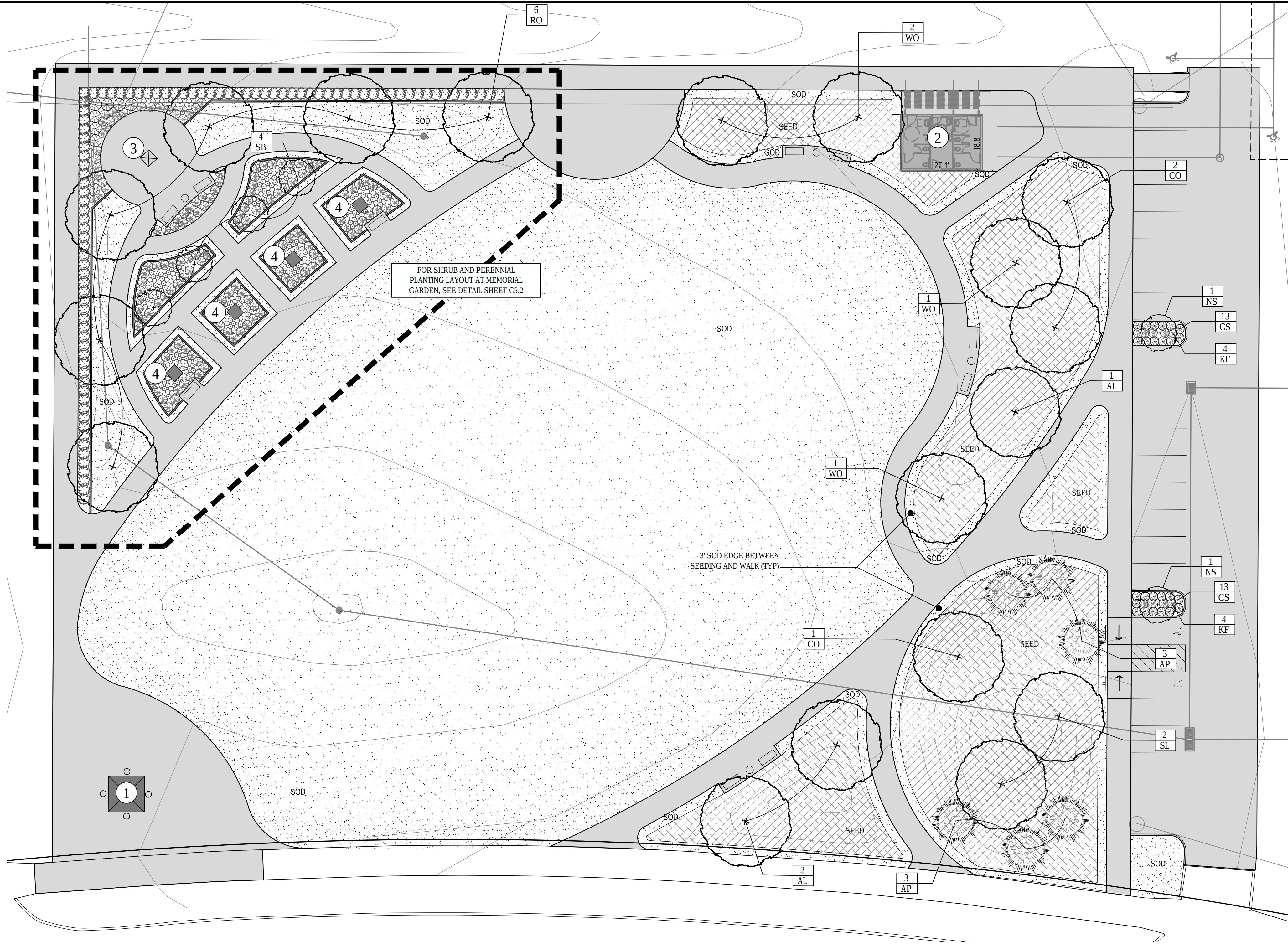


PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	ROOT	NOTES
TREES						
RO	6	RED OAK	QUERCUS RUBRA	2.5" CAL	B&B	MATCHED SPECIMENS
CO	3	CHINKAPIN OAK	QUERCUS MUhlenBERGII	2.5" CAL	B&B	MATCHED SPECIMENS
WO	4	WHITE OAK	QUERCUS ALBA	2.5" CAL	B&B	MATCHED SPECIMENS
AL	3	AMERICAN LINDEN	TILIA AMERICANA	2.5" CAL	B&B	MATCHED SPECIMENS
SL	2	SKYLINE HONEYLOCUST	GLEADIA TRICANTHOS INERMIS 'SKYLINE'	2.5" CAL	B&B	MATCHED SPECIMENS
SB	4	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHER X AUTUMN BRILLIANCE	1.5" CAL	B&B	MATCHED, SINGLE TRUNK SPECIMENS
NS	2	BLACK TULEPO	NYSSA SYLVATICA	1.5" CAL	B&B	MATCHED SPECIMENS
AP	6	AUSTRIAN PINE	PINUS NIGRA	6'	B&B	FULL FORM TO GROUND
SHRUBS						
CS	26	COOL SPLASH HONEYSUCKLE	DIERVILLA X 'COOL SPLASH'	#3	CONT	FULLY ROOTED IN CONTAINER
DY	92	DENSIFORMIS YEW	TAXUS X 'DENSIFORMIS'	#5	CONT	FULL FORM, MATCHED, FULLY ROOTED
LL	7	LITTLE LIME HYDRANGEA	HYDRANGEA PANICULATA 'JANE'	#5	CONT	FULLY ROOTED IN CONTAINER
GRASSES & PERENNIALS						
KF	24	KARL FOERSTER FEATHER REED GRASS	'CALAMAGROSTIS SCUTIFOLIA KARL FOERSTER'	#1	CONT	FULLY ROOTED IN CONTAINER
PD	145	PRAIRIE DROPSOED	SPOROBOLUS HETEROLEPSIS	#1	CONT	FULLY ROOTED IN CONTAINER
BE	122	BLACK EYED SUSAN	RUDEBECKIA HIRTA	#1	CONT	FULLY ROOTED IN CONTAINER
MN	72	MAY NIGHT SALVIA	SALVIA SYLVESTRIS 'MAY NIGHT'	#1	CONT	FULLY ROOTED IN CONTAINER
CB	76	CRYSTAL BLUE SALVIA	SALVIA NEMEROSA 'CRYSTAL BLUE'	#1	CONT	FULLY ROOTED IN CONTAINER

SOD: PROVIDE AND INSTALL SOD FROM LOCAL SUPPLIERS. AREAS TO BE SODDED MUST BE FREE OF ALL CONSTRUCTION DEBRIS AND ANY DIRT CLUMPS OVER 1" IN DIAMETER. THOROUGHLY WATER SOD UPON INSTALLATION. CONTRACTOR TO MAINTAIN WATERING UNTIL SOD IS ESTABLISHED (ROOTS KNITTED INTO SUBSURFACE)

SEED: SEED TYPE TO BE "LOW GROW GRASS MIXTURE" SUPPLIED BY UNITED SEEDS (OR APPROVED EQUAL). INSTALL SEED BY HYDROMULCHING AT A RATE OF 30 LBS PER ACRE. SEEDING DATES, SITE PREPARATION, SEEDING INSTALLATION, WATER REQUIREMENTS, FERTILIZING, AND MOWING PER UNITED SEEDS TECH BULLETIN FOR SEED TYPE.



CLOCK TOWER
SCALE: NOT TO SCALE

CLOCK TOWER BY 'THE VERDIN COMPANY'
- 30 FOOT OVERALL HEIGHT
- 4 FOOT CLOCK FACE ON ALL SIDES
- 1000 POUND BELL FOR HOUR STRIKES
- CONTROL BY 'SUPREME CARILLON' FOR MUSIC
- COLOR: BLACK
- INTERNALLY LIT CLOCK FACES

NUMBERED CALLOUTS

- CLOCK TOWER BY VERDIN COMPANY - FINAL CUSTOM DESIGN TO BE COMPLETED - MATCHES TOWER IN APPROVED HERITAGE PUD
- RESTROOM BUILDING WITH IRRIGATION CONTROL ROOM AND CLOCK TOWER CONTROLS. SEE ARCHITECTURAL SUBMITTALS.
- FUTURE SCULPTURAL ELEMENT
- OPEN AREAS FOR FUTURE SCULPTURAL ELEMENTS. INSTALL 4' X 4' CONCRETE PAD.

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HERITAGE PARK
GRIMES, IOWA

LANDSCAPE PLAN

REFERENCE NUMBER:

DRAWN BY:
MJE

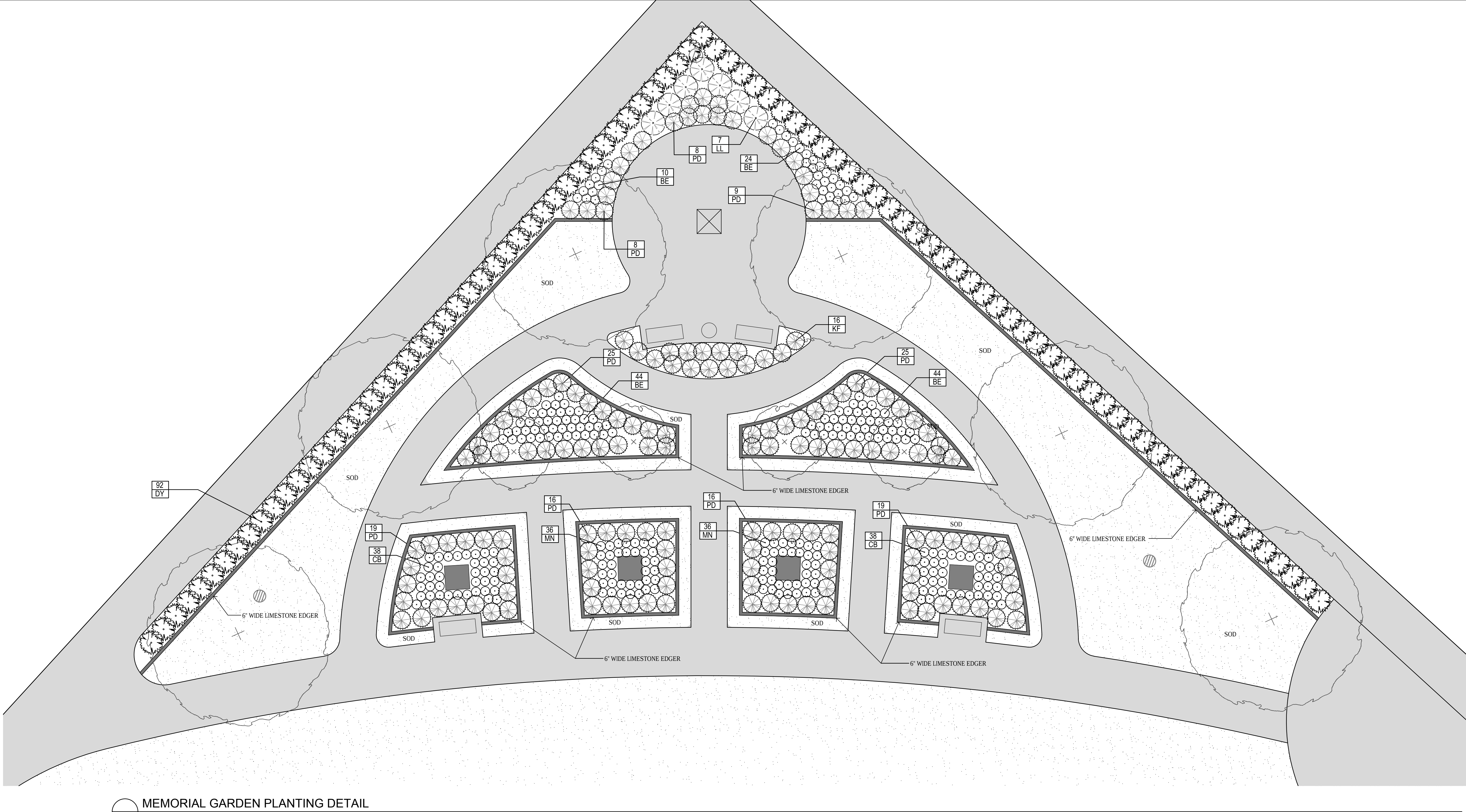
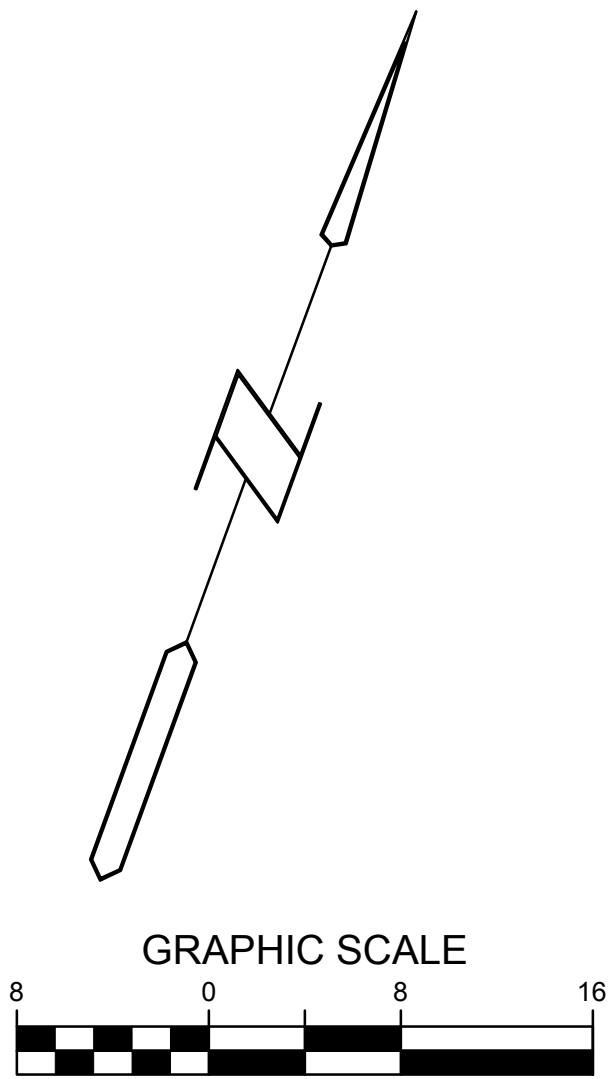
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MEMORIAL GARDEN PLANTING DETAIL

HERITAGE PARK
GRIMES, IOWA

LANDSCAPE PLAN

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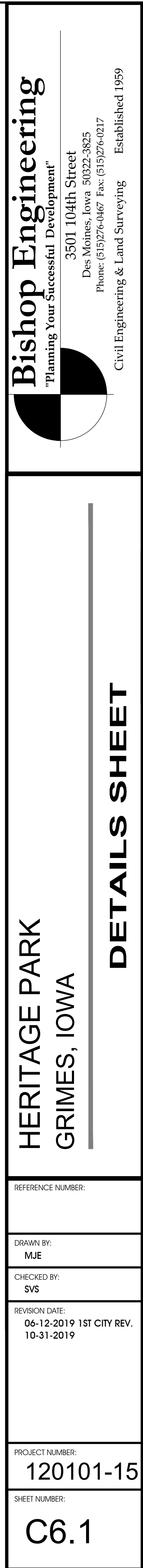
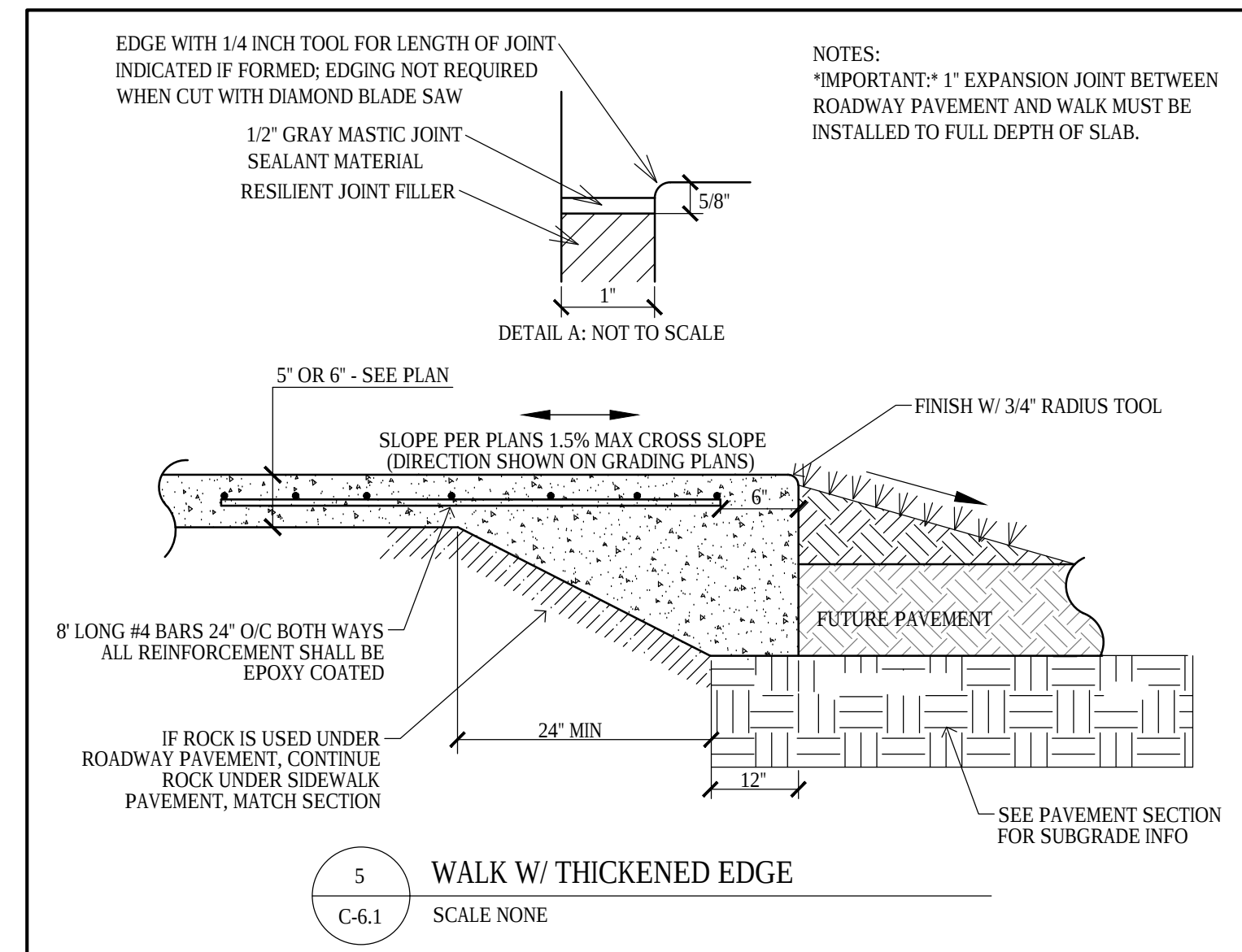
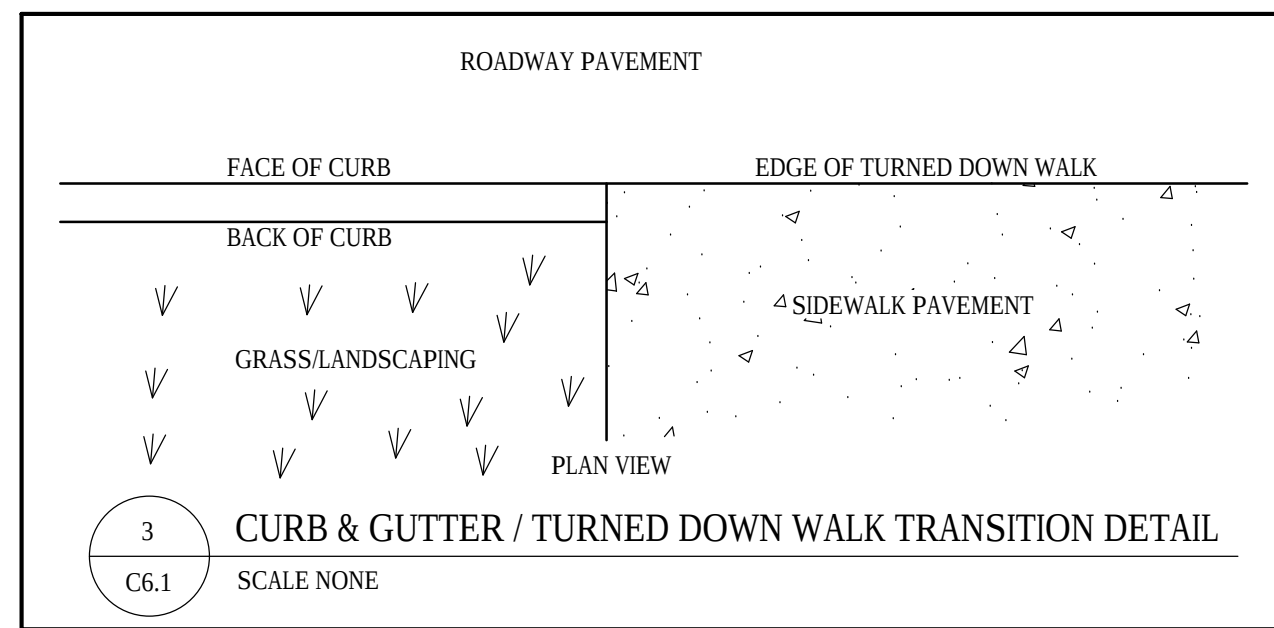
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120101-15

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C5.2



PROPERTY DESCRIPTION

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER
WITH ANY AND ALL EASEMENTS OF RECORD.

ADDRESS:

ZONING:

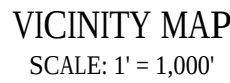
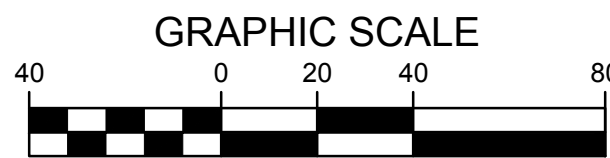
PUD: PLANNED UNIT DEVELOPMENT
OUTLOT "X": TOWN CENTER

BENCHMARK:

CITY BENCHMARK G5M-005: BURY BOLT ON FIRE
HYDRANT LOCATED ON THE EAST SIDE OF NORTH
JAMES STREET BY THE NW CORNER OF LOT ADDRESS
1605. ELEVATION = 924.41 (USGS DATUM)

CITY BENCHMARK CHISELED SQUARE IN NORTHWEST
END OF REINFORCED CONCRETE BOX CULVERT FOR
LITTLE CREEK AT JAMES STREET. ELEVATION = 926.60
(USGS DATUM)

CITY BENCHMARK ARROW ON FIRE HYDRANT LOCATED AT NORTHEAST CORNER OF N. 11TH STREET AND JAMES STREET. ELEVATION = 937.06 (USGS DATUM)



EROSION CONTROL NOTES:

1. SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL TO THE SLOPE PROTECTION AND EROSION CONTROL. BIDDING SHALL BE BASED ON THE SLOPE PROTECTION AND EROSION CONTROL NARRATIVE.
2. SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
3. INSTALL PERMITS SLOPE SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION
4. INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
5. INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
6. AFTER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOMS IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2.
9. ALL HAZARDOUS AND NON-HAZARDOUS WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TPO/SOI REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

EROSION CONTROL REMOVAL NOTES:

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

LEGEND:

- | | |
|---|--------------------------|
| — 120 — | EXISTING CONTOUR |
|  120 | PROPOSED CONTOUR |
| — SF — | SILT FENCE |
| — SAN — | SANITARY SEWER |
| — ST — | STORM SEWER |
| — W — | WATER LINE |
| — G — | GAS LINE |
| — U/E — | UNDERGROUND ELECTRIC |
| — O/E — | OVERHEAD ELECTRIC |
| — TELE — | TELEPHONE LINE |
| — F/O — | FIBER OPTIC |
| — CATV — | CABLE TV |
|  M | STORM MANHOLE |
|  | CURB INTAKE |
|  | SURFACE INTAKE |
|  | FLARED END SECTION |
|  S | SANITARY MANHOLE |
|  C | CLEANOUT |
|  | FIRE HYDRANT |
|  | SPRINKLER |
|  | IRRIGATION CONTROL VALVE |
|  W | WATER MANHOLE |
|  W | WELL |
|  | WATER VALVE |
|  | WATER SHUT OFF |
|  | YARD HYDRANT |
|  E | ELECTRIC MANHOLE |
|  M | ELECTRIC METER |
|  R | ELECTRIC RISER |
|  | ELECTRIC VAULT |
|  | POWER POLE |
|  | TRANSFORMER POLE |
|  | LIGHT POLE |
|  | ELECTRIC JUNCTION BOX |
|  | ELECTRIC PANEL |
|  | TRANSFORMER |
|  | GROUND LIGHT |
|  | GUY WIRE |
|  E | ELECTRIC HANDHOLE |
|  G | GAS METER |
|  G | GAS VALVE |
|  | AIR CONDITIONING UNIT |
|  | TELEPHONE RISER |
| | TELEPHONE VAULT |
| T | TELEPHONE MANHOLE |
| T | TRAFFIC SIGNAL MANHOLE |
| | FIBER OPTIC RISER |
| | FIBER OPTIC FAULT |
| | CABLE TV RISER |
| | SIGN |

UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.



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SHEET NUMBER

C7.1

Planning & Zoning Staff Report



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

GENERAL INFORMATION:

Applicant:	Great Outdoors Foundation
Requested Action	Site Plan
Location	1055 NE Beaverbrooke Blvd

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Mixed Use 1	R-4
North	Vacant	Mixed Use 1	R-4
South	Residential	Medium Density Residential	R-4
East	Vacant	Mixed Use 1	R-4
West	Vacant	Mixed Use 1	R-4

BACKGROUND:

The applicant is requesting approval of the site plan for Heritage Park which consists of approximately 2.15 acres.

The park is located within the Heritage at Grimes PUD.

ANALYSIS:*Building/Elevations:*

The only building proposed to be on site is a restroom facility. The elevation is proposed to be primarily dark gray and white brick with polycarbonate glazing and a galvanized steel pergola.

Site Layout:

The site is composed of walking trails with benches and trash receptacles, a memorial garden, and a large open field in the center of the park. The site also includes a proposed clocktower along NE Beaverbrooke Blvd and a restroom facility and bike racks in the northeast corner of the park. The internal trails provide several connections to exterior sidewalks along the property lines, including the trail along NE Beaverbrooke Blvd.

On-street parking is provided along the eastern property line. Additional on-street parking is proposed to the north and west as part of the future development of the Heritage Town Center.

Parking:

There is no specific parking calculation for parks within the City zoning regulations. The Heritage Town Center as a whole is proposed to provide 568 total parking spaces, which is 14 spaces over the minimum requirement. Because of the extra proposed spaces and the multi-use nature of the Town Center, staff has determined that the 24 spaces provided for the park is sufficient.

In the interim, on street parking is provided along NE Station Crossing, NE Heritage Drive, and NE Little Beaver.

Landscaping/Streetscape:

The site is required to follow the landscape requirements as set out by the Heritage at Grimes PUD. However, there are no specific landscaping standards for recreation areas. Staff has determined the proposed landscaping to be appropriate for the site, and is consistent with the theme and intent of the original PUD.

Utilities:

Sanitary sewer access is provided from an existing 8" sewer stub near NE Station Crossing. A new public 4" sewer will be constructed to run south from NE Station Crossing to the restroom facility at the northeast corner of the property.

Water is provided from an existing 8" main near NE Station Crossing. A new public 8" water main will be constructed to connect to the restroom facility.

Storm water detention is being handled regionally within the pond to the west of this site. A temporary swale is shown as in interim conveyance method. Once the property to the west is developed, the storm sewer will be extended to NE Little Beaver Drive to carry the runoff from the park offsite.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for Heritage Park Site Plan, subject to any remaining staff comments.

CITY OF GRIMES



Alex Pfaltzgraff
Development Services Director



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~January 6, 2020~~

January 21, 2020

ISG

Attn: Eric Gjersvik
508 E. Locust
Des Moines, IA 50309

RE: Metro Waste Material Recovery Facility

Dear Mr. Gjersvik:

The Development Services Department is in receipt of a proposed Site Plan for the Metro Waster Material Recovery Facility. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Please include an operational analysis that addresses how and when truck traffic will navigate the site. There are many doors/points of access that are unclear as it relates to the operation of the site.~~
- ~~2. Please provide truck turning movements for the site.~~
3. Please provide a geo-tech report for the site. **Please provide when available.**
- ~~4. Please provide a project schedule. Please provide when available.~~
5. Please provide a permit from NF Southern for work in the railroad ROW. **Please provide when available.**

Sheet C0-10

- ~~6. Please update the setback requirements to meet the standards outlined in Chapter 165A.~~
- ~~7. Please note the required number of van accessible stalls.~~
- ~~8. Please note the provided address will be 4185 SE Beisser Drive~~

Sheet C0-11

~~9. Please update the Grimes Standard Notes (attached)~~

~~10. Under construction notes:~~

- ~~• Change Waukee to Grimes~~
- ~~• Change Public Work to Engineering Department~~

Sheet C0-21

~~11. In the Typical Gate Valve & Box Installation, change Des Moines to Grimes and under Notes: Add nut extension if valve is over 6' dp.~~

~~12. OUTLET STRUCTURE detail—show pipes on either side of the outlet structure as RCP.~~

Sheet C0-22

~~13. Please clean up the notes around detail C to be legible.~~

Sheet C1-30

~~14. SUDAS Design 7D-1 requires temporary sediment basins for drainage areas larger than 10 acres. Add language and design that provides for a temporary sediment basin early in the construction sequence. Provides language for maintenance prior to project acceptance.~~

~~15. Change “notice of termination” to “Notice of Discontinuation” under the FINAL STABILIZATION paragraph.~~

~~16. Add Temporary Sediment Basin under MAINTENANCE SCHEDULE.~~

Sheet C3-10

~~17. Please update the building footprint on all sheets to reflect the provided elevations. The south façade appears to have an above grade platform that is not represented on the plans. The original provided elevations noted an elevated platform adjacent to the southern dock doors. It is no longer shown and can be redacted.~~

- ~~18. Please note that the future rail, is not part of this approval.~~
- ~~19. Note that recycled asphalt is not permitted for the access lane around the building. Staff would be willing to explore a geo-grid “green” pavement option, provided it can support the loads of the fire apparatus. Please provide a detail for the HMA pavement, and all other pavements.~~
- ~~20. Please modify where the recycled asphalt and pavement meet. A paved approach and radii should be provided before transitioning into the fire lane.~~
- ~~21. Please note that staff does not desire to use concrete flumes as low flow provisions within basins. Please revise to 2% fall or 1% with an underdrain.~~

Sheet C3-20

- ~~22. Please provide larger detail plans for the utilities.~~
- ~~23. Please note that the Hazardous Waste Drop Off building will need to be fit with a fire suppression system. As such, please provide a FDC that has clear access with no obstructions (parking, landscaping, etc)~~
- ~~24. Ensure that a hydrant is provided within 100 feet of all FDC's~~
- ~~25. Depending on the operations internal to the building, there may need to be a sand/oil separator provided within the building.~~
- ~~26. Provide flowline elevations at existing MH connection on sanitary sewer.~~
- ~~27. The sanitary service line will need to be air tested prior to connection into building.~~
- ~~28. Note that all internal utilities will be private.~~
29. Please verify that the proposed 6" watermain will provide adequate with fire suppression in the building. **Staff will work with our water operator to provide flow analysis.**
- ~~30. A valve will need to be added at the connection to existing to allow separation of mains for installation and testing.~~
- ~~31. Please move the proposed valve on the north side of tee to the south branch and add a valve on the east branch.~~

- ~~32. Separate the fire suppression line and domestic service outside the building and provide a valve/curbstop on each 5' outside the building.~~
- ~~33. Provide dimension, size and amount of proposed rip rap at storm outlet.~~
- ~~34. Verify all critical crossing have required separation.~~

Sheet C3-22

- ~~35. Provide a schedule for watermain and water fixtures.~~
- ~~36. In the Sanitary Sewer Pipe Schedule change pipe class to SDR 23.5 for 6".~~
- ~~37. Provide a detail for the clean outs proposed in the Sanitary Sewer Structure Schedule. Provide 2 45°'s or a wye at turns, no tee's or 90°'s.~~
- ~~38. Basin outlet structure A-4 is shown on Page 4 as HDPE and all structures are shown as RCP in the structure schedule on Page 17. Please rectify.~~
- ~~39. All on site storm pipe is shown on pipe schedule as RCP and on pipe sizing calculations as HDPE. Please rectify.~~

Sheet C3-40

- ~~40. Dimensions, size, and amount of proposed rip rap at outlet is still not clear. Please rectify.~~
- ~~41. A-4 Invert elevation. Verify 972.75' vs. 973.75'.~~

Sheet C4-10

- ~~42. Please ensure all swale bottoms or conveyance channels are at 2% fall or 1% with an underdrain. The swale on the south side of the site is still less than 2% and has no subdrain.~~
- ~~43. Please show pond overtop elevation and protect the emergency overtop area.~~

Sheet C5-20

- ~~44. It appears that there are many conflicts with landscaping in swale bottoms. Please revise to ensure all landscaping is out of the swale bottom and conveyance elevation. If room does not allow, please ensure plant species are tolerant for wet conditions, ie: no spruce. It appears there are still conflicts. Please relocate all trees that are in swale bottoms.~~
- ~~45. Please revise the berm planting to incorporate a variety of species, as well as revise the planting layout to stagger the plantings along the top and side slopes.~~
- ~~46. Please revise the plantings near the NE corner of the building that in conflict with the intake.~~
- ~~47. Please revise the plantings that in conflict with utility lines and fire hydrants.~~
- ~~48. Please show utility line work (water, sanitary, storm) in half tone on sheets C5-21 and C5-22~~

Sheet C5-22

- ~~49. There appears to be an erroneous Future Phase note and leader on this sheet.~~

Sheet C6-10

- ~~50. Please provide manufacture cut sheets for all fixtures.~~
- ~~51. Staff questions if any building wall packs will be provided.~~
- ~~52. Please note that the corridor standards require up lighting of the façade. While your response may expose a technical issue, staff would still push for façade lighting as a way to help address the aesthetics of the building from HWY 141.~~
- ~~53. In addition to the up lighting, staff questions if any decorative lighting can/should be provided within the upper tier of the building. Response noted.~~

SWMP

- ~~54. Page 11: For Table 2.2, verify the proposed culvert peak flows for all three storm events compared to their corresponding hydrographs. The hydrographs are dated 12-30-2019.~~

55. Page 60 and other repeated pages: Per SUDAS Design 2B-3, sheet flow should not exceed 100-ft. Please rectify TOC for all sheet flow exceeding 100-ft. Please updated impacted hydrographs and impacted infrastructure.
56. Page 104 and other repeated pages: Address the following items for 1.25" WQv pond summary:
- Verify length, slope, and outlet elevation of 18" Round Culvert.
 - Show cumulative storage of 31,513 cubic feet over the routing time.
 - Show peak discharge when peak elev = 974.24' occurs.
57. Pages 104, 113, 122, 131 and other repeated pages: Invert is shown at both 974.00' and 973.75' for Pond 1P. Identical pond 37P on pages 142, 153, and 164 show the invert at 973.75'. Seems like the discharges for 1P and 37P should be the same. Some of the weir characteristics, dates on the documents, etc. are also different. Please rectify said differences.
58. Page 113 and associated pages: The City is OK to use the 1-year, 24-hour storm as the Channel Protection Volume (CPv). The 2-year, 24-hour storm is not necessary for the report. Compute the CPv per ISWMM Chapter 3 procedures and demonstrate the basin stores the CPv. Report the peak elevation and discharge associated with the CPv.
59. Page 170: Appendix F and associated pages (pipe and culvert sizing): Update/revise once the other changes are made.

Elevations

- ~~60. Please provide elevations for the hazardous waste building and scale house.~~
- ~~61. Please provide a detail for the opaque metal panel.~~
- ~~62. Please provide a detail for the bi-fold doors.~~
- ~~63. Staff questions what the horizontal paneling to the page right of the admin portion of the building (white panel) is.~~
- ~~64. Staff would like to see the corner elements enhanced, particularly on the south side of the building but preferred on both north and south. This could include a bump up on the corners and returns~~
- ~~65. Please note the location of all roof top mechanical units, and provide screening. Based upon the elevation, parapet screening may not be sufficient.~~

~~66. Please provide isometric views with next submittal~~

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: January 28, 2020
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: February 4, 2020 at 5:30 at the Grimes City Hall

COUNCIL MEETING: February 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 February 25, 2020

AGENDA HEADING:

Metro Waste MRF– Site Plan Approval

SYNOPSIS:

The applicant, is requesting approval of a site plan, which will allow for the construction of a Material Recovery Facility, to be operated by Metro Waste Authority. A Material Recovery Facility receives, separate and prepares bulk recycled materials for marketing and distribution to end users and manufactures.

Metro Waste currently operates a transfer station directly north-west of the subject site.

The property is located with Zone 1 and Zone 2 of the HWY 141 Corridor Overlay.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

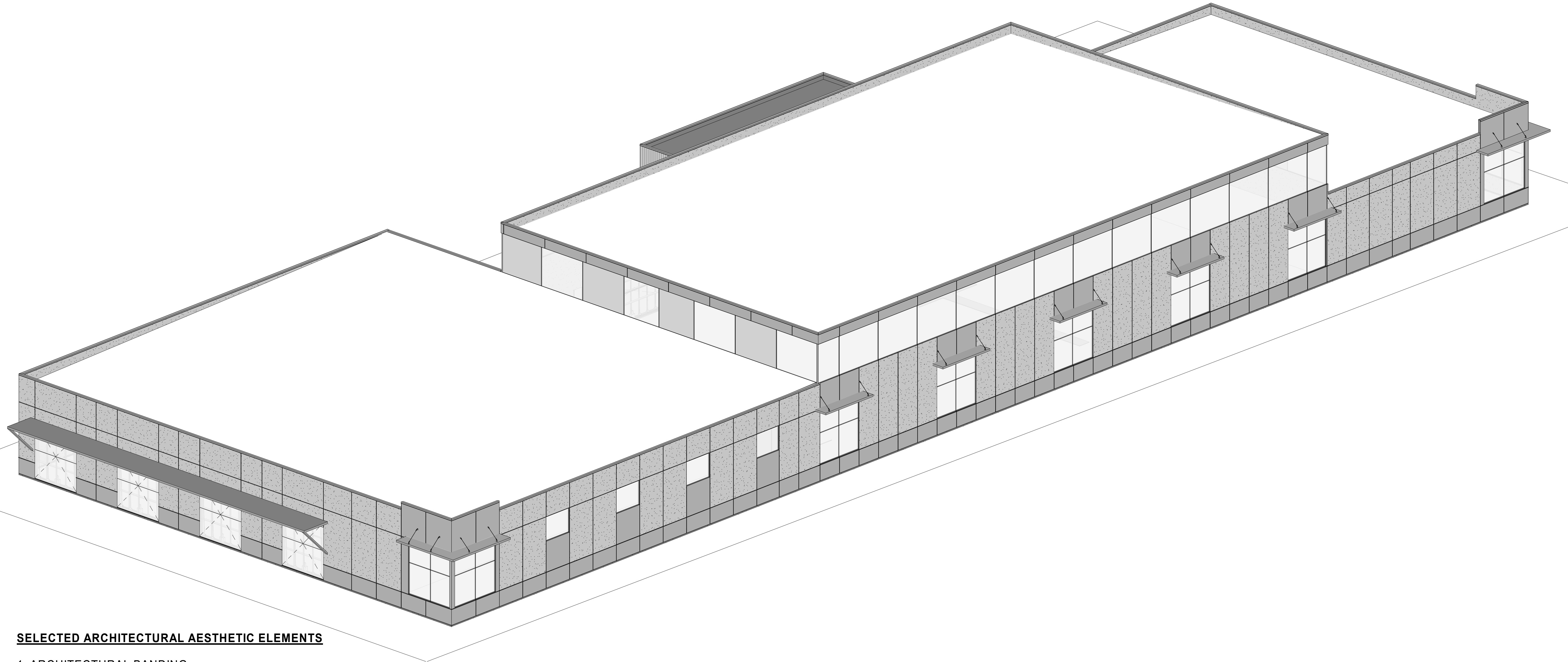
N/A

BOARD/COMMISSION ACTION(S):

Recommendation of Approval – Planning and Zoning Commission, 02/04/2020

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the Metro Waste MRF Site Plan, subject to any remaining staff comments.



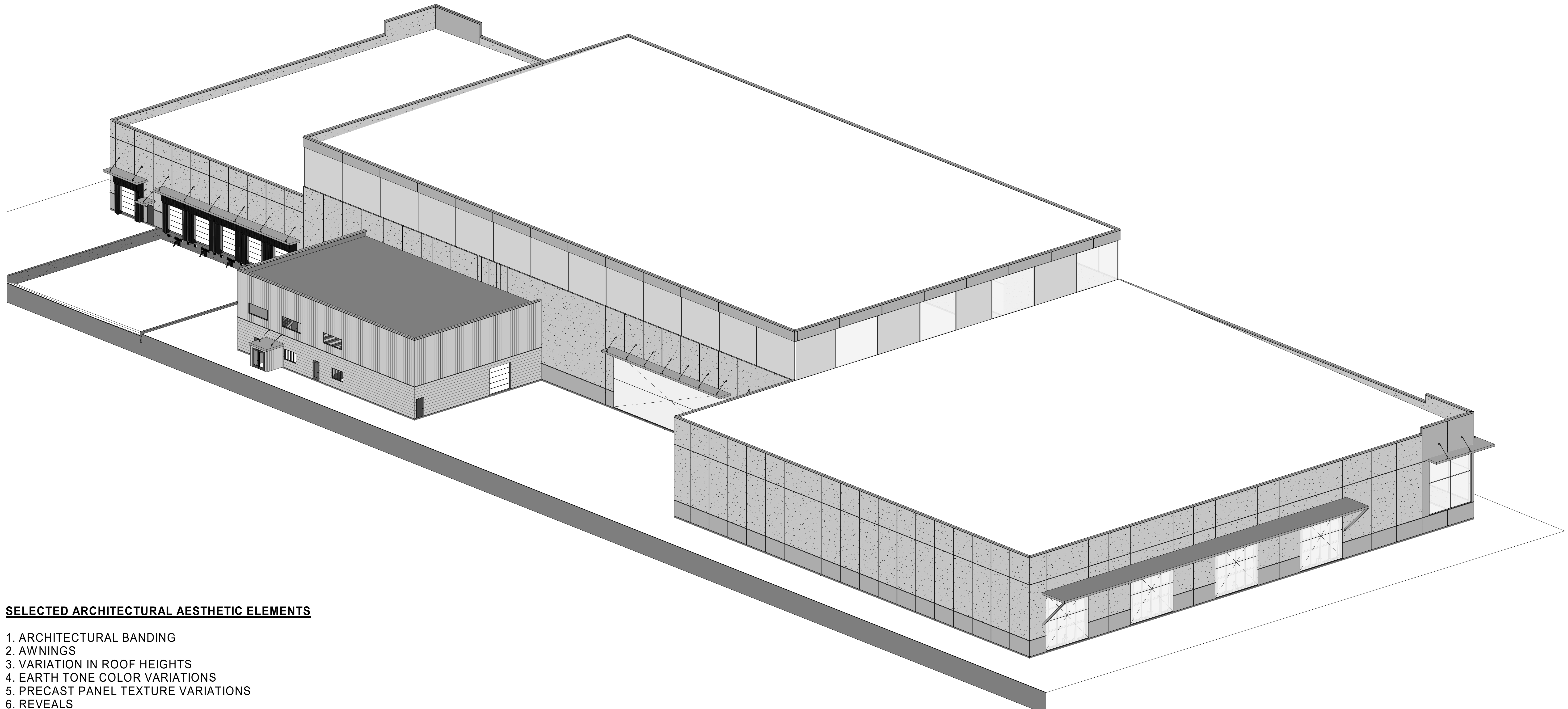
SELECTED ARCHITECTURAL AESTHETIC ELEMENTS

1. ARCHITECTURAL BANDING
2. AWNINGS
3. VARIATION IN ROOF HEIGHTS
4. EARTH TONE COLOR VARIATIONS
5. PRECAST PANEL TEXTURE VARIATIONS
6. REVEALS

** HEIGHT OF CENTER PORTION OF BUILDING MAY BE REDUCED AS THE PROCESSING EQUIPMENT IS DEVELOPED AND STRUCTURAL SIZING IS DETERMINED*

** EAST AND SOUTH WALL ARE DESIGNED TO MEET HWY 141 GLAZING PERCENTAGE REQUIREMENT OF 30%*





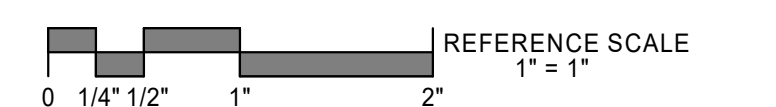
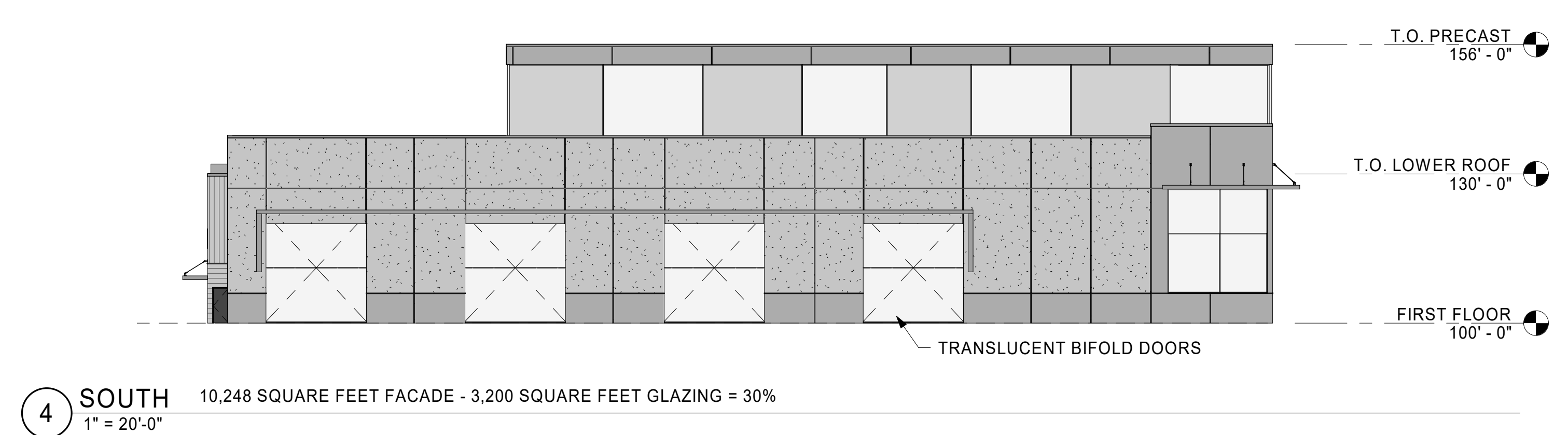
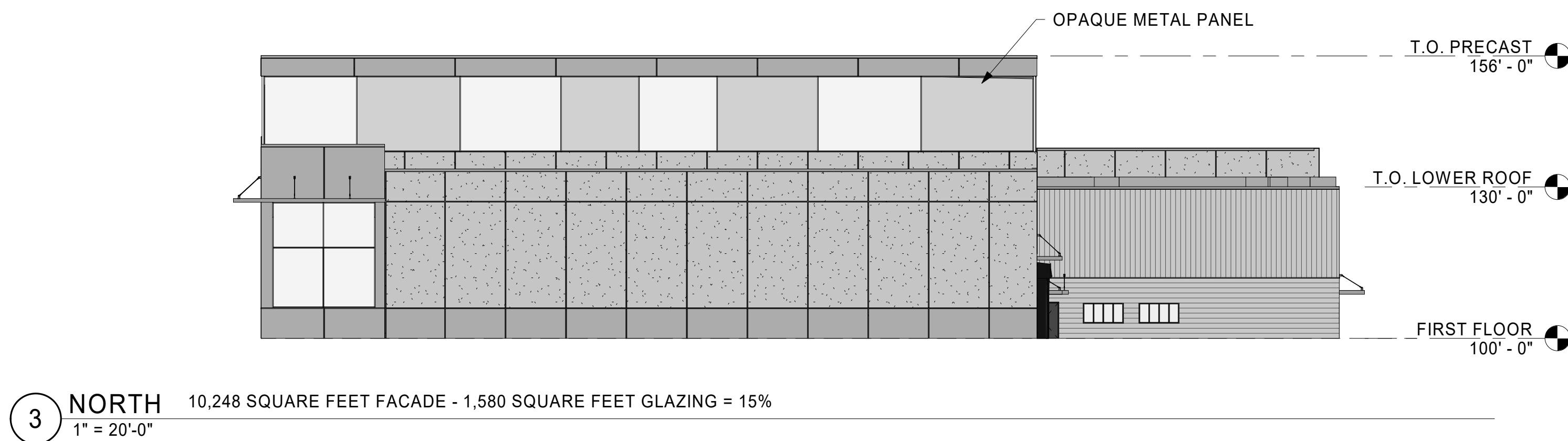
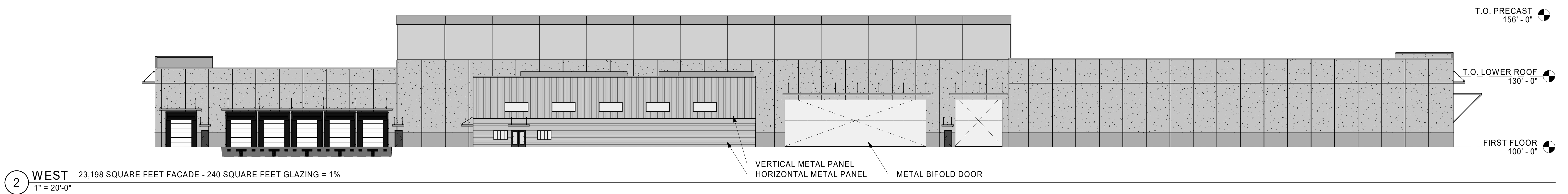
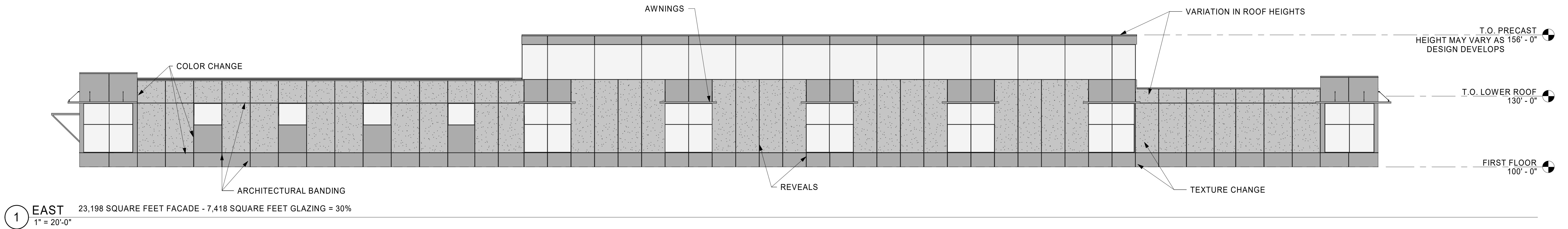
SELECTED ARCHITECTURAL AESTHETIC ELEMENTS

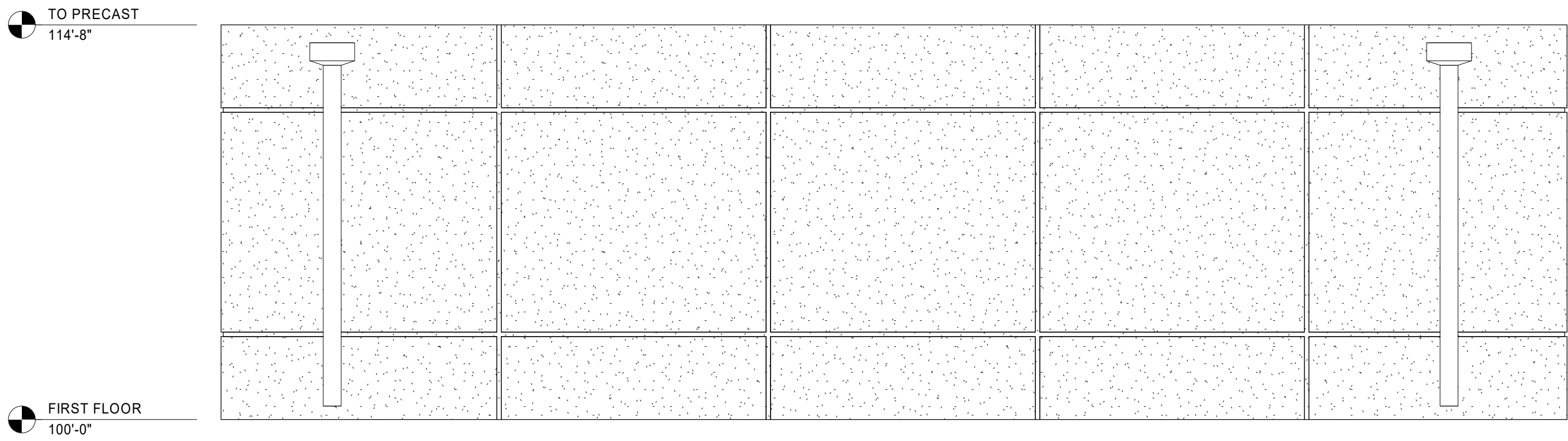
1. ARCHITECTURAL BANDING
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6. REVEALS

** HEIGHT OF CENTER PORTION OF BUILDING MAY BE REDUCED AS THE PROCESSING EQUIPMENT IS DEVELOPED AND STRUCTURAL SIZING IS DETERMINED*

** EAST AND SOUTH WALL ARE DESIGNED TO MEET HWY 141 GLAZING PERCENTAGE REQUIREMENT OF 30%*

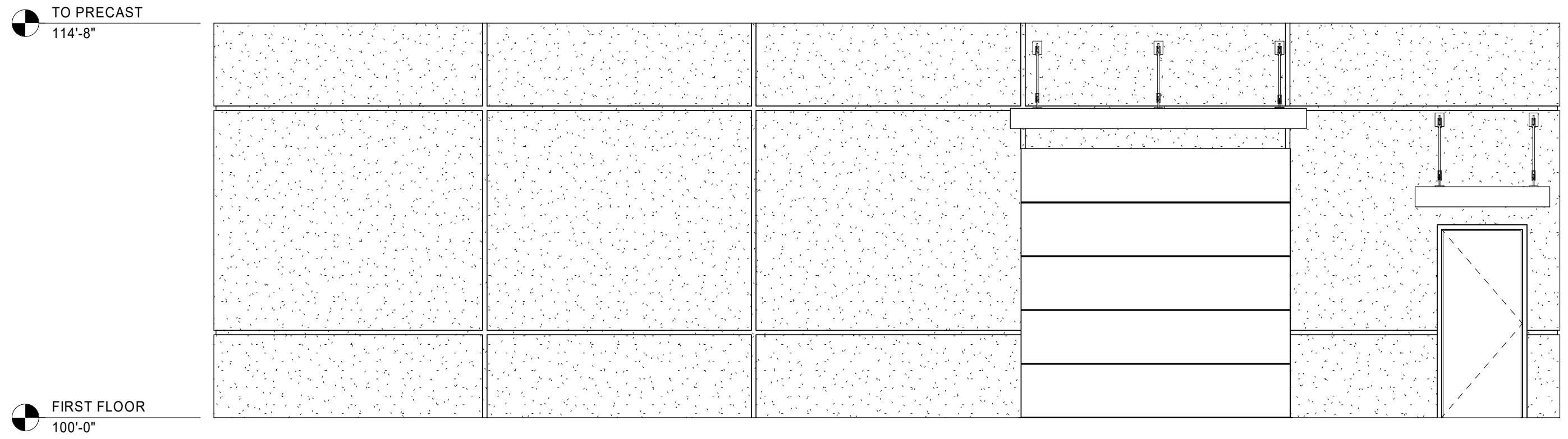






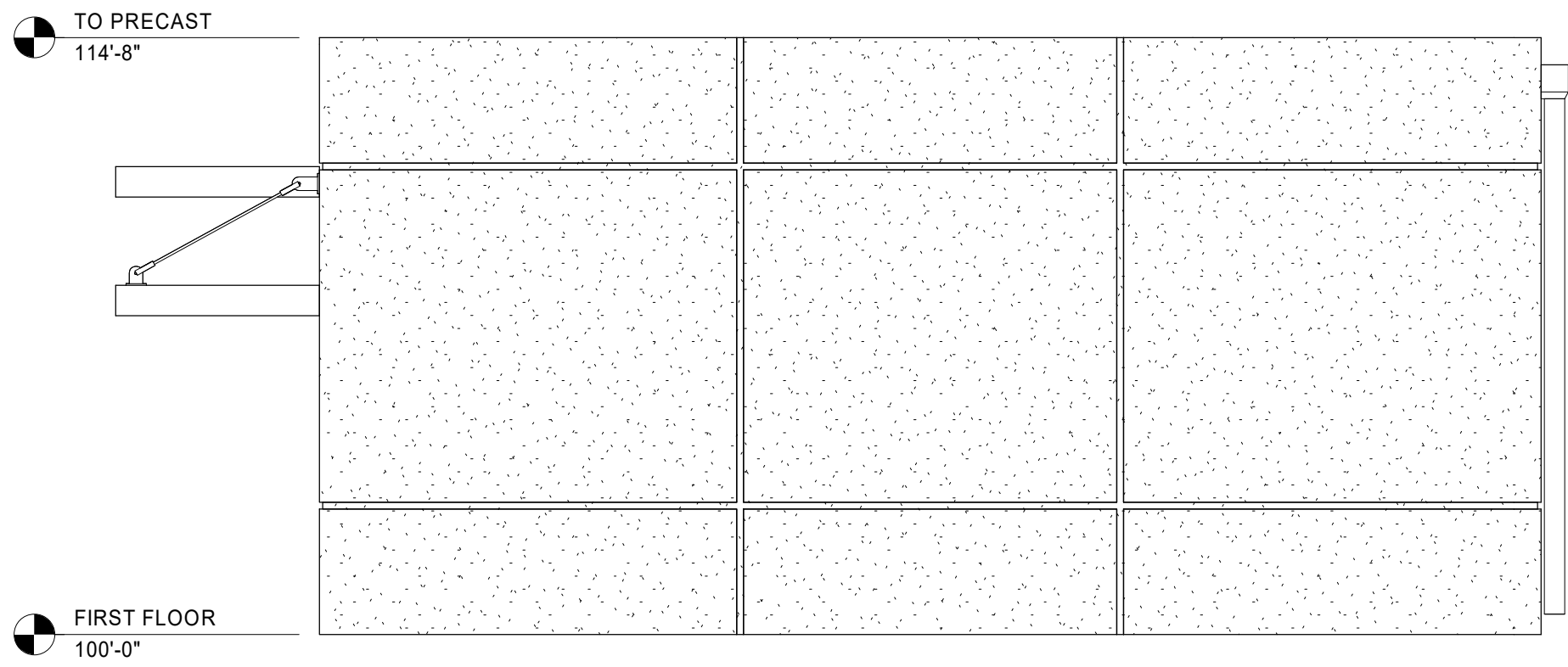
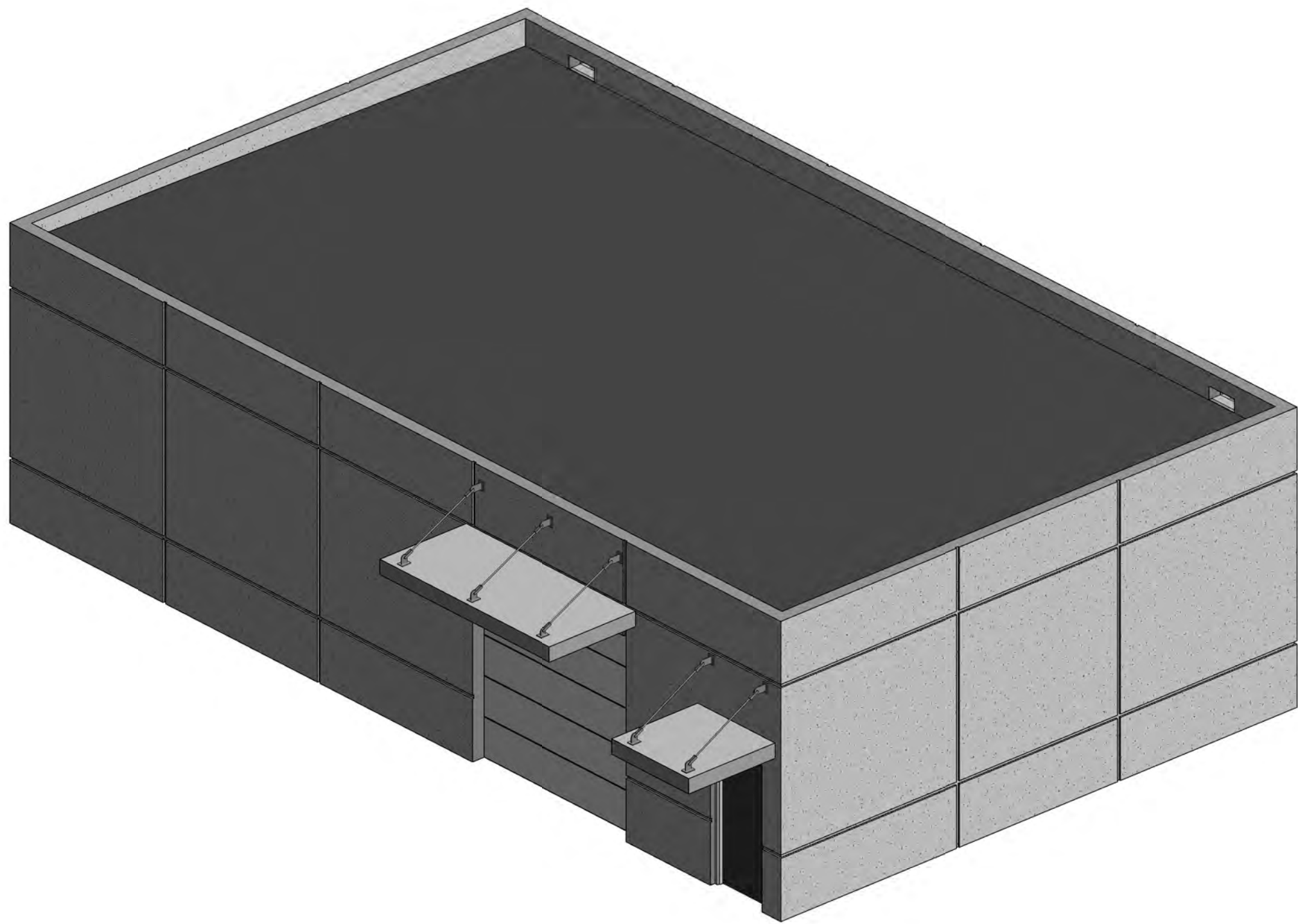
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1/4" = 1'-0"



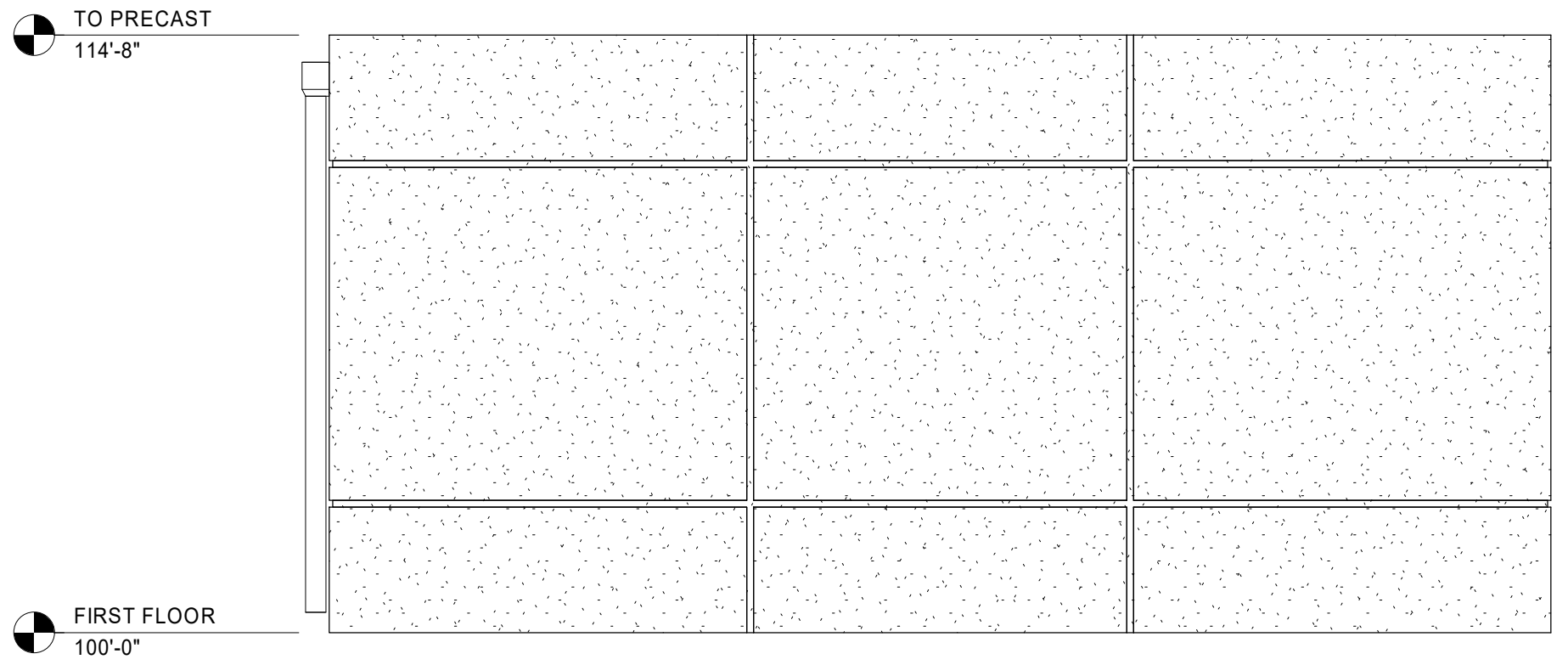
3 EXTERIOR ELEVATION - SOUTH (HAZARDOUS WASTE BUILDING)

1/4" = 1'-0"



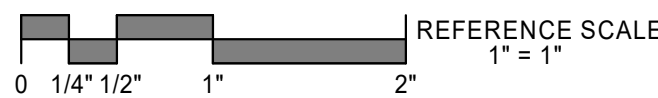
2 EXTERIOR ELEVATION - EAST (HAZARDOUS WASTE BUILDING)

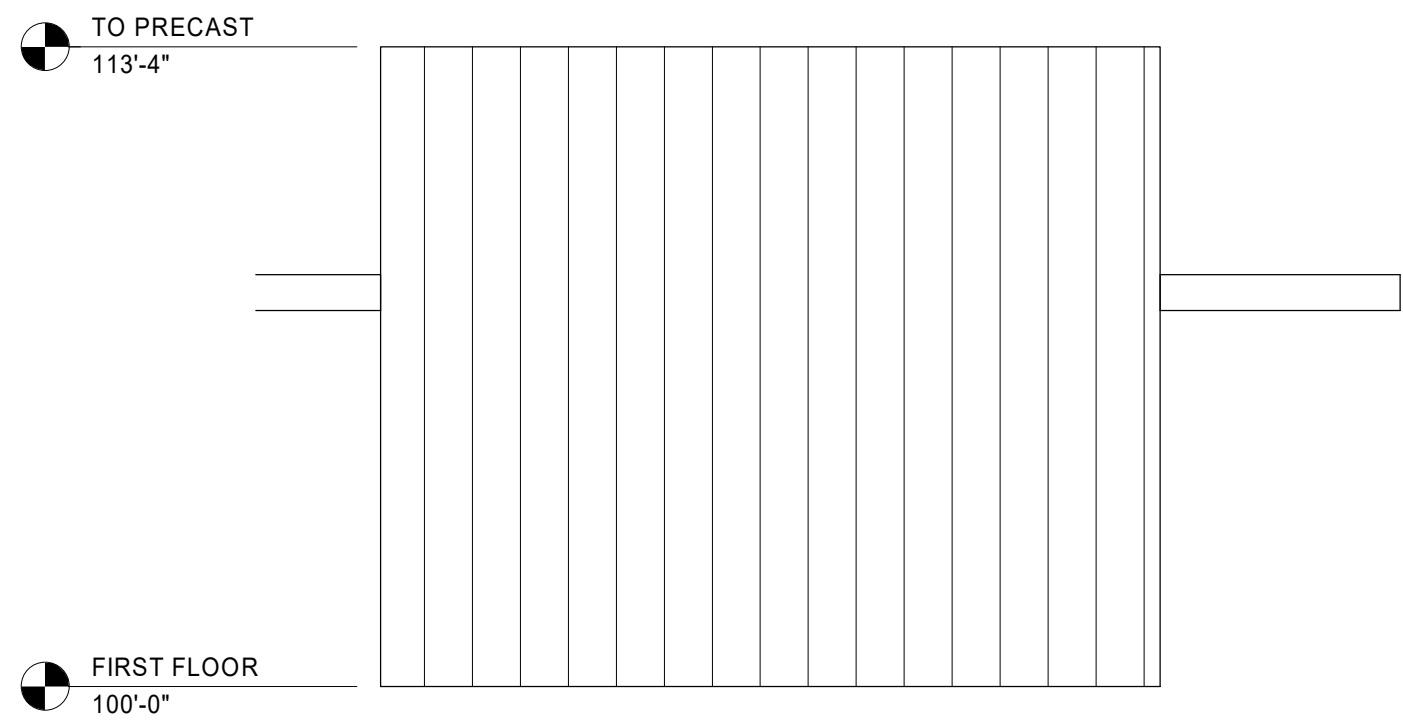
1/4" = 1'-0"



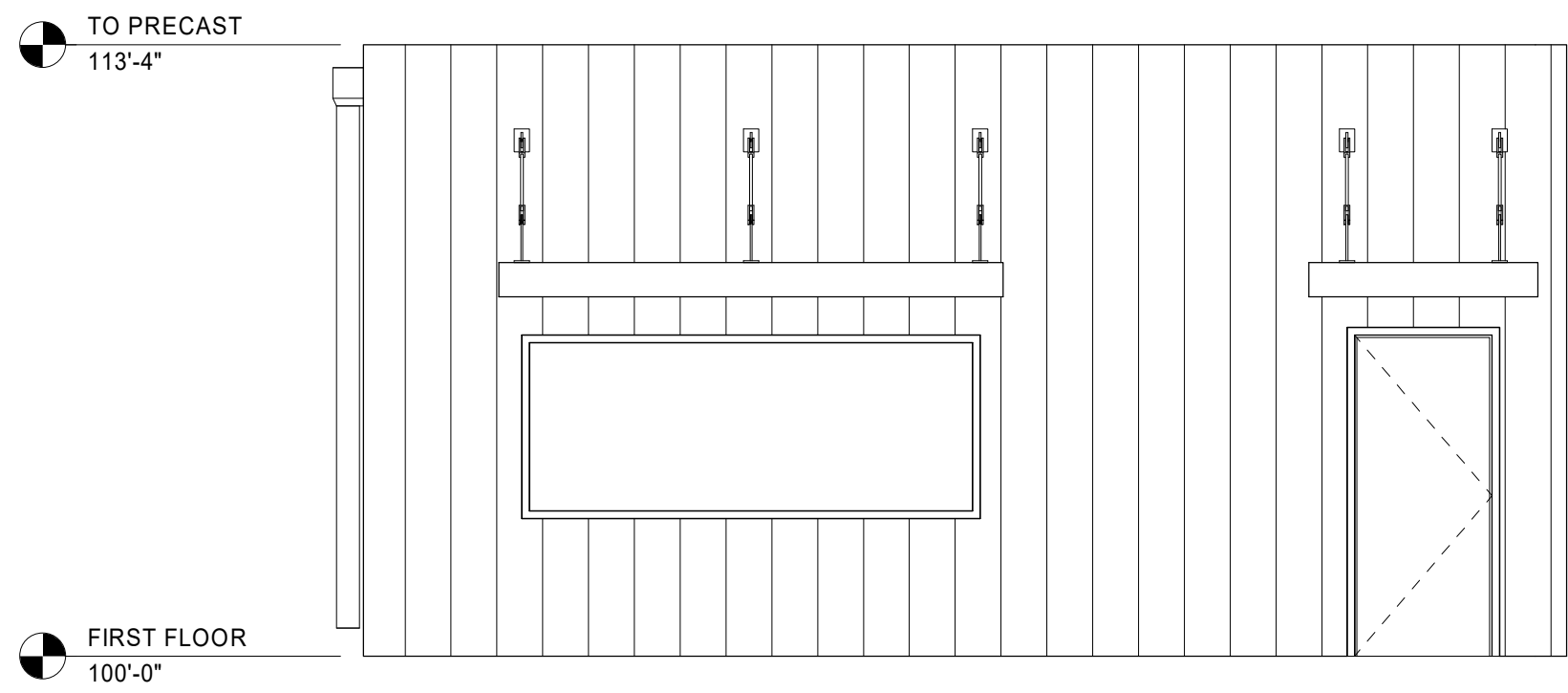
4 EXTERIOR ELEVATION - WEST (HAZARDOUS WASTE BUILDING)

1/4" = 1'-0"

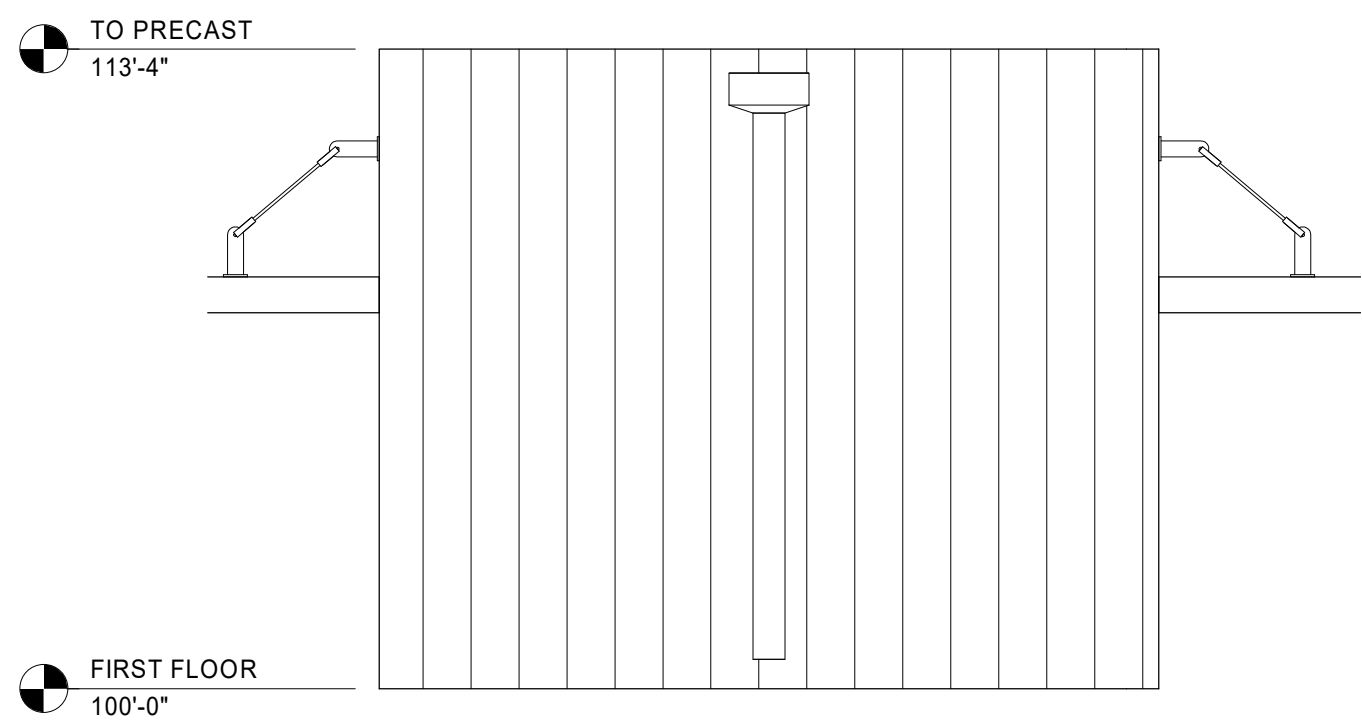




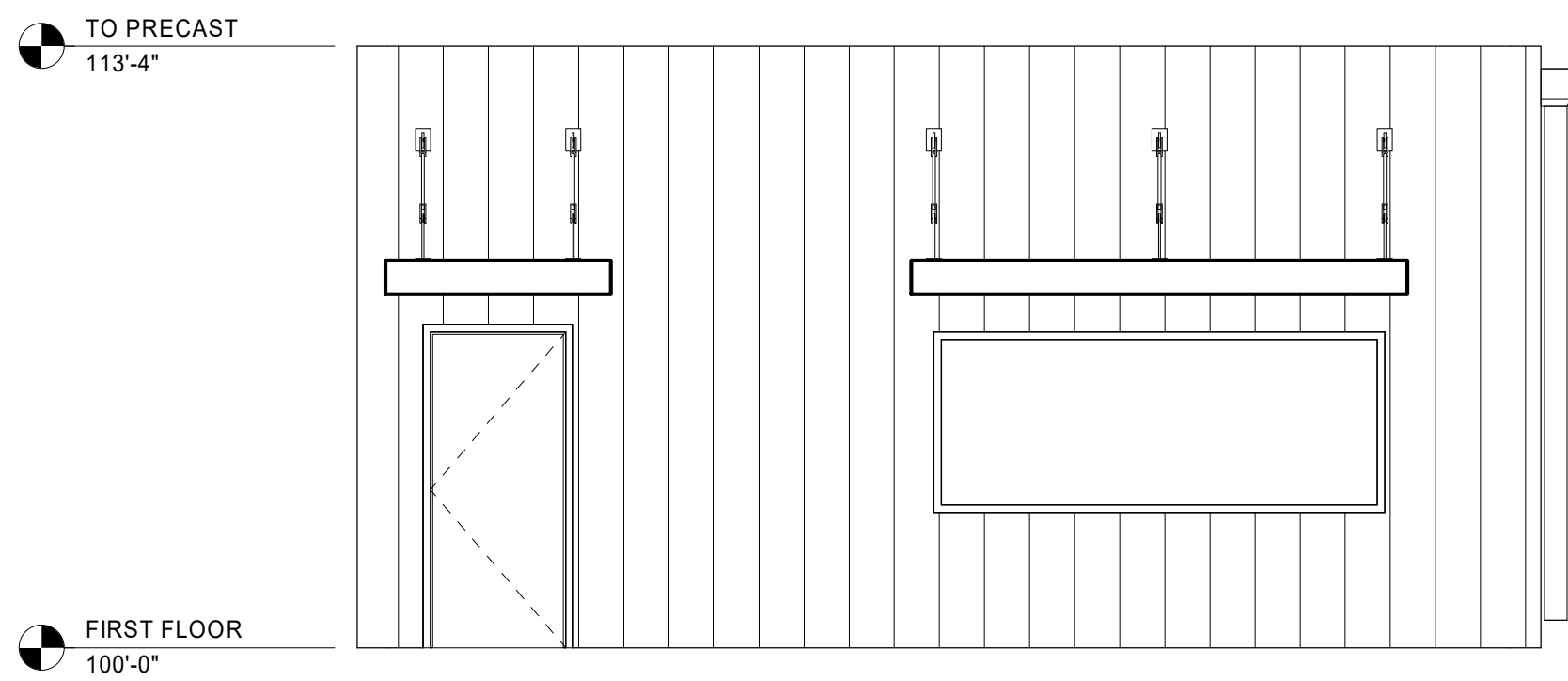
1 EXTERIOR ELEVATION - NORTH (SCALE BUILDING)
1/4" = 1'-0"



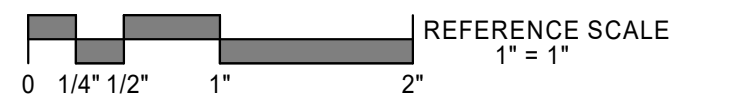
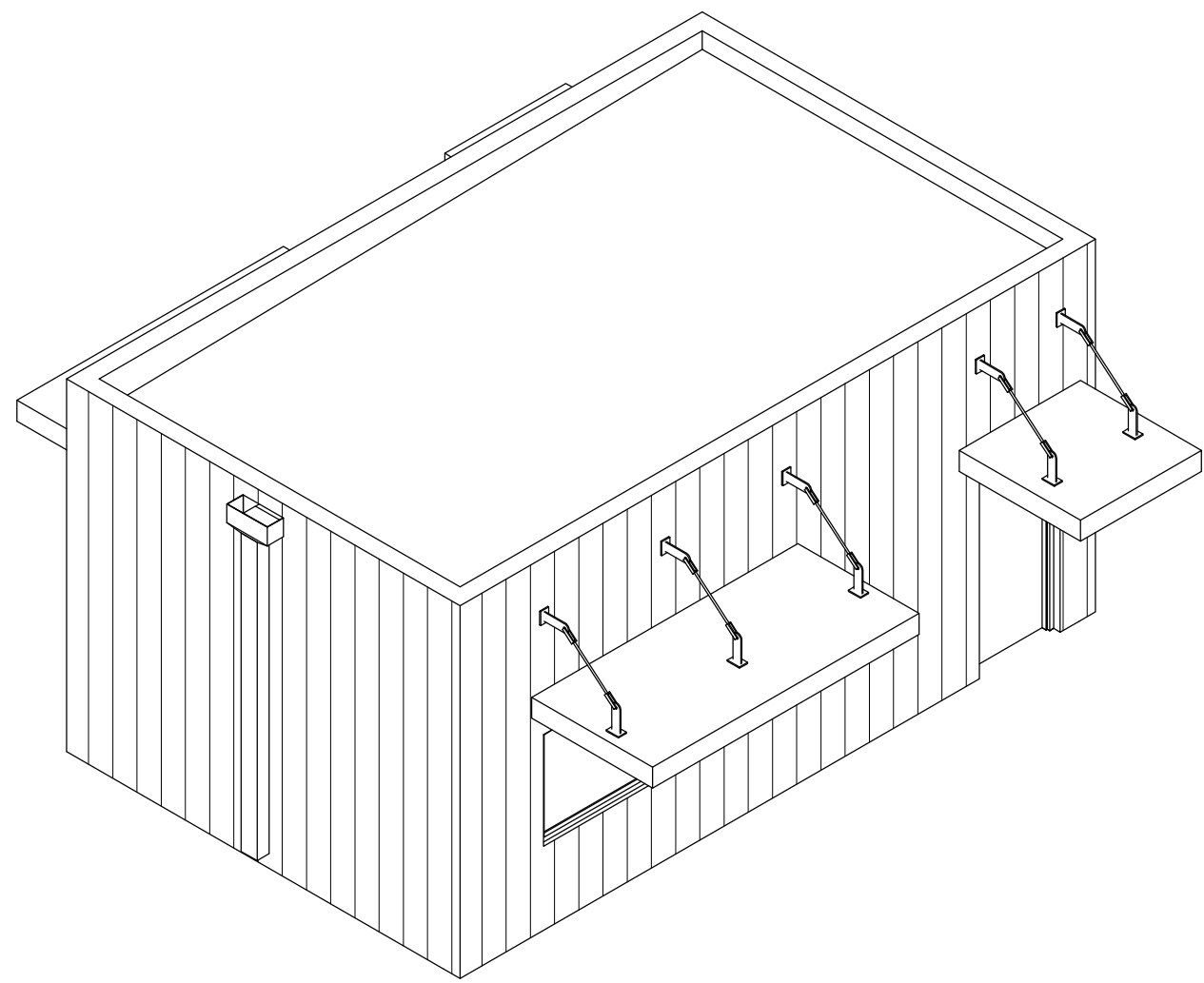
2 EXTERIOR ELEVATION - EAST (SCALE BUILDING)
1/4" = 1'-0"

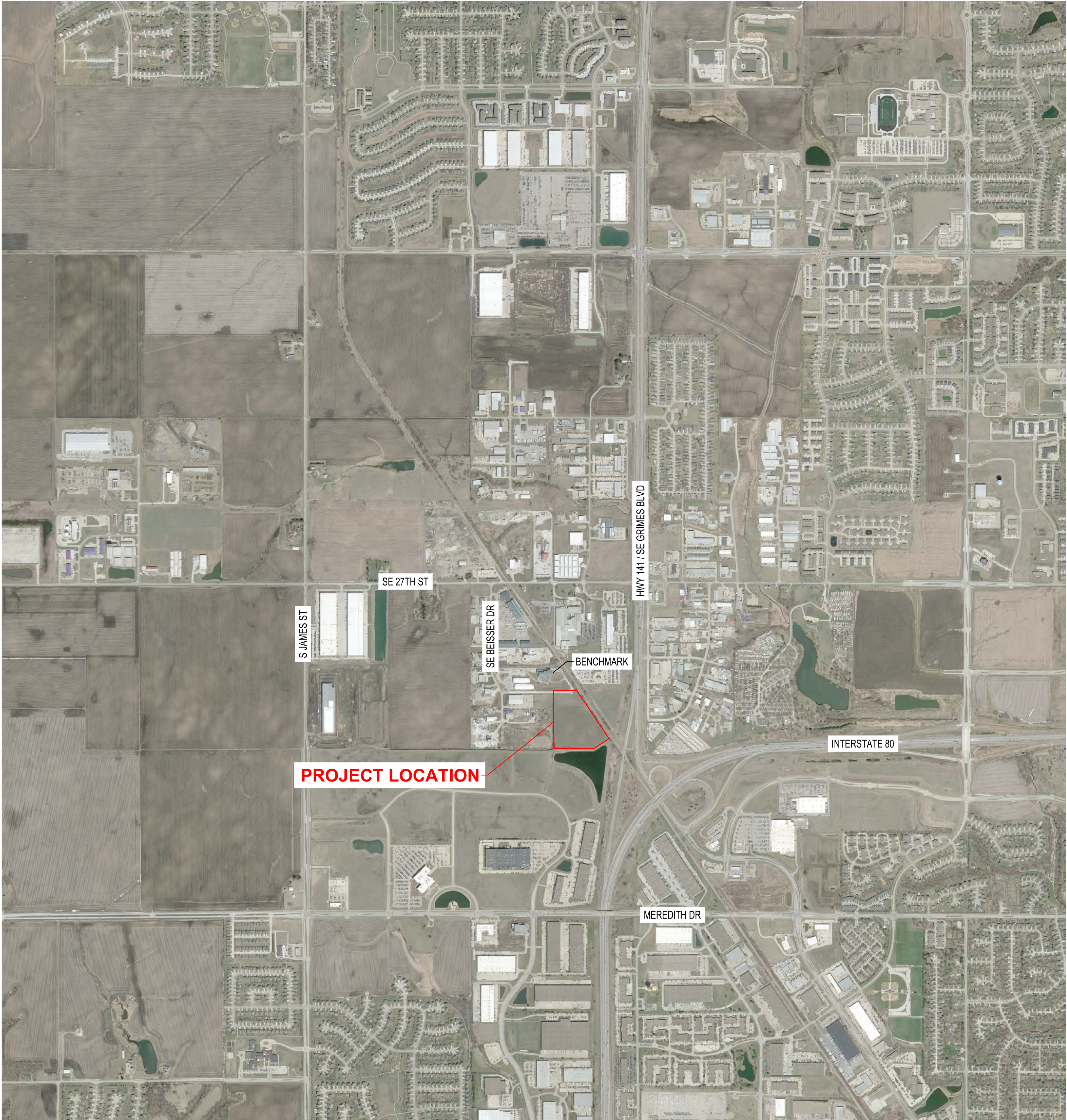


3 EXTERIOR ELEVATION - SOUTH (SCALE BUILDING)
1/4" = 1'-0"



4 EXTERIOR ELEVATION - WEST (SCALE BUILDING)
1/4" = 1'-0"





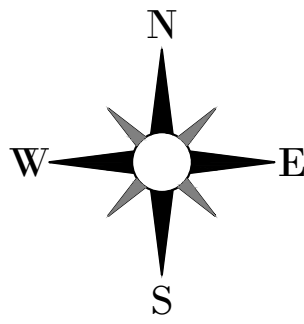
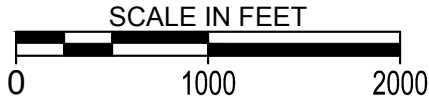
CITY OF
GRIMES, IA

PROJECT MANAGER:
ISG - KIRK MOE
508 EAST LOCUST
DES MOINES, IA 50309

PHONE: 515-243-9143

PROPERTY OWNER/APPLICANT:
METRO WASTE AUTHORITY
300 EAST LOCUST ST, SUITE 100
DES MOINES, IA 50309
CONTACT: MICHAEL MCCOY
PHONE: 515-244-0021

LOCATION MAP



B.M. ELEVATION=984.58

TOP NUT FIRE HYDRANT
N: 7511776.8830
E: 18482683.0650

PROJECT ADDRESS / LOCATION:

4185 SE BEISSER DRIVE
GRIMES, IOWA 50111

SECTION 17 / TOWNSHIP 79 / RANGE 25

WEBSTER TWP
GRIMES, IOWA

SITE SUMMARY			
ZONING:	M-3 (HEAVY INDUSTRIAL DISTRICT), ZONE 1 (HWY 141 800 FT OVERLAY)		
SITE/LOT AREA:	605,048 SQ. FT / 13.89 AC.		
IMPERVIOUS AREA:	310,482 SQ. FT / 7.13 AC. (51%)		
GREENSPACE PROVIDED:	294,566 SQ. FT / 6.76 AC. (49%) (20% REQUIRED)		
BUILDING FFE:	983.00		
PARKING REQUIREMENTS (PER CITY CODE)			
TYPE	UNIT / AREA	STALLS REQUIRED	STALLS PROVIDED
WAREHOUSE	2000 SF	53	89
OFFICE	50% GFA (9'X20')	29	
ADA STALLS	76-100	4 (1 VAN ACCESSIBLE)	4
TOTAL:		82 (4 ADA)	89 (4 ADA)
SETBACKS			
		BUILDING	
FRONT YARD		30 FT	
SIDE YARD		-	
REAR YARD		40 FT EXCEPT WHEN ADJACENT TO RAILROAD	
BUILDING SETBACK (CITY OF GRIMES CODE OF ORDINANCES)			
100 FT	ADJACENT TO HIGHWAY 141 RIGHT-OF-WAY		
25 FT	PUBLIC STREET RIGHT-OF-WAY OR PUBLIC STREET EASEMENT		
100 FT	GREATER THAN 45 FT IN HEIGHT - PUBLIC STREET RIGHT-OF-WAY, PUBLIC STREET EASEMENT, OR PARCEL BOUNDARY		

CIVIL SHEET INDEX

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- C0-11 GENERAL SITE NOTES
- C0-20 SITE DETAILS
- C0-21 SITE DETAILS
- C0-22 SITE DETAILS
- C0-23 SITE DETAILS
- C1-10 PRE- CONSTRUCTION EROSION CONTROL PLAN
- C1-11 INITIAL GRADING EROSION CONTROL PLAN
- C1-20 PROPOSED EROSION CONTROL PLAN
- C1-30 EROSION CONTROL NOTES & DETAILS
- C1-31 EROSION CONTROL DETAILS
- C1-32 EROSION CONTROL DETAILS
- C2-10 EXISTING SITE & REMOVALS PLAN
- C3-10 SITE PLAN
- C3-11 SITE LAYOUT PLAN
- C3-20 OVERALL UTILITY PLAN
- C3-21 DETAILED UTILITY PLAN
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- C4-12 DETAILED GRADING PLAN
- C4-13 DETAILED GRADING PLAN
- C4-14 DETAILED GRADING PLAN
- C4-15 DETAILED GRADING PLAN
- C5-10 RESTORATION PLAN
- C5-20 PLANTING PLAN
- C5-21 PLANTING PLAN (NORTH)
- C5-22 PLANTING PLAN (SOUTH)
- C5-30 PLANTING NOTES AND DETAILS
- C6-10 PHOTOMETRIC PLAN

LEGEND

EXISTING	
	CITY LIMITS
	SECTION LINE
	QUARTER SECTION LINE
	RIGHT OF WAY LINE
	PROPERTY / LOTLINE
	EASEMENT LINE
	ACCESS CONTROL
	WATER EDGE
	WETLAND BOUNDARY
	WETLAND / MARSH
	FENCE LINE
	CULVERT
	STORM SEWER
	SANITARY SEWER
	SANITARY SEWER FORCEMAIN
	WATER
	GAS
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	UNDERGROUND TELEPHONE
	UNDERGROUND TV
	OVERHEAD UTILITY
	UNDERGROUND UTILITY
	UNDERGROUND FIBER OPTIC
	CONTOUR (MAJOR)
	CONTOUR (MINOR)
	DECIDUOUS TREE
	CONIFEROUS TREE
	TREE LINE
	MANHOLE/STRUCTURE
	CATCH BASIN
	HYDRANT
	VALVE
	CURB STOP
	POWER POLE
	UTILITY PEDESTAL / CABINET
PROPOSED	
	LOT LINE
	RIGHT OF WAY
	EASEMENT
	CULVERT
	PERFORATED UNDERDRAIN
	STORM SEWER
	STORM SEWER (PIPE WIDTH)
	SANITARY SEWER
	SANITARY SEWER (PIPE WIDTH)
	WATER
	GAS
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	UNDERGROUND TV
	CONTOUR
	MANHOLE
	CATCH BASIN
	HYDRANT
	VALVE

PROJECT GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT/ENGINEER.
- CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED ACCORDINGS TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
- THE LOCATION AND TYPE OF ALL INPLACE UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS AND ELEVATIONS OF ALL INPLACE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- THE CONTRACTOR IS TO CONTACT "IOWA ONE CALL" FOR UTILITY LOCATIONS, MINIMUM 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-292-8989).

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF GRIMES REQUIREMENTS AND WITH THE 2019 EDITION OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS, UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), ZONE 8, ON THE IOWA RCS COORDINATE SYSTEM, IN U.S. SURVEY FEET. ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN 12 / 2019 BY ISG.



NOTE:
THE CLARITY OF THESE PLANS DEPEND
UPON COLOR COPIES. IF THIS TEXT DOES
NOT APPEAR IN COLOR, THIS IS NOT AN
ORIGINAL PLAN SET AND MAY RESULT IN
MISINTERPRETATION.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

METRO WASTE
AUTHORITY

MRF FACILITY

GRIMES IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
12/31/19	CITY SUBMITTAL #1	ARA
01/13/20	CITY SUBMITTAL #2	ARA
01/28/20	CITY SUBMITTAL #3	ARA

PROJECT NO.	19-23010
FILE NAME	23010 CO-DATA
DRAWN BY	CLF
DESIGNED BY	ARA
REVIEWED BY	EBG
ORIGINAL ISSUE DATE	01/28/20
CLIENT PROJECT NO.	-

TITLE

SITE DATA

SHEET

C0-10

PRELIMINARY NOT FOR CONSTRUCTION

CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM TO THE OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
2. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS. WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT / ENGINEER.
3. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
4. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
5. THE CITY OF GRIMES STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND CURRENT EDITION OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) SHALL APPLY TO CONSTRUCTION WORK ON THE PROJECT. A FULL IOWA SUDAS SPECIFICATIONS MANUAL CAN BE FOUND ONLINE FOR FREE AT WWW.IOWASUDAS.COM.
6. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
7. THE WORK TO BE ACCOMPLISHED FOR THE CONSTRUCTION OF THIS PROJECT WILL OCCUR ON OWNER'S PROPERTY. THE CONTRACTOR SHOULD CONFINE OPERATIONS, PEOPLE, AND EQUIPMENT TO THE OWNER'S PROPERTY.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT TO BE INCORPORATED IN THE WORK INVOLVED IN THE PROJECT (UNSUITABLE EXCAVATION, WASTE PIPE, ETC.).
9. PUBLIC UTILITY FIXTURES ARE EXISTING WITHIN THE CONSTRUCTION AREA. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THESE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR ANY NECESSARY MODIFICATION OF SERVICES. NO ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING AND PREPARING AREAS DISTURBED BY CONTRACTOR'S OPERATIONS FOR SEEDING. ALL DEBRIS GREATER THAN GOLF BALL SIZE SHALL BE REMOVED AND AREA SHALL BE RAKED SMOOTH. CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE OF THE OWNER'S PROPERTY DURING OPERATIONS AND SHALL MAKE A REASONABLE EFFORT TO NOT DISTURB AREAS GREATER THEN NECESSARY DURING CONSTRUCTION. AREAS OF NONGERMINATION WILL BE RESEED AND REFERTILIZED BY THE CONTRACTOR. COST IS TO BE CONSIDERED INCIDENTAL.
11. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL NECESSARY TRAFFIC CONTROL SIGNS, DEVICES, ETC., AND TO PLACE, MAINTAIN, AND REMOVE SAME AS CONSTRUCTION COMMENCES AND IS COMPLETED IN ACCORDANCE WITH THE CURRENT EDITION OF THE IOWA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS. FAILURE TO COMPLY WITH THIS PORTION OF THE SPECIFICATIONS WILL RESULT IN SUSPENSION OF WORK UNTIL THE SITUATION IS CORRECTED. A REDUCTION IN THE LUMP SUM TO BE PAID WILL BE MADE FOR EXCESSIVE NONCOMPLIANCE WITH REQUIRED TRAFFIC CONTROL. NO WORK SHALL COMMENCE IN ANY GIVEN AREA UNTIL APPROPRIATE TRAFFIC CONTROL IS IN PLACE.
12. THE CONTRACTOR SHALL NOT DISTURB GRASSED AREAS AND TREES OUTSIDE THE CONSTRUCTION LIMITS. TREES AND BUSHES SHALL BE RETAINED AS POSSIBLE. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREA(S) WILL BE SUBJECT TO APPROVAL OF THE ENGINEER.
13. ALL EXISTING TREES AND BUSHES SHALL BE MAINTAINED AND PROTECTED UNLESS NOTED OTHERWISE. AREAS OF HAND FORMING MAY BE REQUIRED TO PROTECT TRESS.
14. THE CONSTRUCTION OPERATIONS ARE TO TAKE PLACE IN A COMMERCIAL AREA. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE REQUIREMENTS INCLUDED IN THE SPECIFICATIONS IN REGARD TO POSITIVE DUST CONTROL DURING ALL OPERATIONS TO INCLUDE REMOVAL, CLEAN UP, ETC.
15. CONTRACTOR SHALL PROVIDE BARRICADES AND SIGNS IDENTIFYING VEHICLES AND OBSTACLES IN THE DRIVEN ROADWAYS.
16. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS, NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRED INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
17. EXISTING STORM SEWERS, SANITARY SEWERS, AND WATER MAINS ARE LOCATED BASED ON CITY RECORDS AND ACTUAL LOCATIONS MAY VARY GREATLY FROM THAT SHOWN. THE LOCATIONS AND TYPE OF ALL INPLACE UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF ISG. NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL INPLACE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
18. CONTRACTOR SHALL REPLACE AND REPAIR ALL EXISTING STORM SEWERS THAT ARE ENCOUNTERED DURING CONSTRUCTION IN ACCORDANCE WITH THE SPECIFICATION. CONTRACTOR SHALL USE 2000D RCP WITH FLEXIBLE O-RING GASKET JOINTS, PLACE PIPES SO JOINTS ARE NOT DIRECTLY OVER WATER MAIN, AND RECONNECT TO EXISTING STORM SEWER WITH REINFORCED FERNCO COUPLING.
19. PROPOSED WATER DISTRIBUTION LINE SHALL BE INSTALLED WITH A MINIMUM OF FIVE AND ONE-HALF (5.5') OF COVER. IN LOCATIONS WITH A SEPARATION DISTANCE OF LESS THAN TEN FEET (10') FROM SANITARY SEWER OR STORM SEWER, THE SANITARY SEWER OR STORM SEWER SHALL BE INSTALLED EIGHTEEN INCHES (18") BELOW THE BOTTOM OF THE WATER MAIN AND SHALL BE PLACED IN A SEPARATE TRENCH AT A MINIMUM HORIZONTAL SEPARATION OF THREE FEET PER SUDAS SPECIFICATIONS.
20. AT ALL SANITARY SEWER AND WATER MAIN CROSSOVER, MAINTAIN A MINIMUM OF 18" SEPARATION BETWEEN BOTTOM OF WATER MAIN AND TOP OF SEWER. PLACE ONE FULL LENGTH OF WATER PIPE, LOCATED SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM SEWER. USE LOW PERMEABILITY SOIL FOR BACKFILL WITHIN 10' OF CROSSOVER.
21. THRUST BLOCKS SHALL BE POURED CONCRETE, INSTALLED BEHIND ALL BENDS, TEES AND DEAD ENDS IN ACCORDANCE WITH SPECIFICATIONS.
22. GRANULAR BEDDING IS REQUIRED FOR ANY TYPE OF PIPE USED AND SHALL BE AS SPECIFIED.
23. A NEAT VERTICAL EDGE WILL BE REQUIRED FOR ALL JOINTS BETWEEN THE NEW PAVEMENT SURFACE AND EXISTING PAVING AS SHOWN IN THE PLANS. SAW CUTTING OR OTHER TECHNIQUES MAY BE USED TO PROVIDE THIS EDGE. COST OF THE SAW CUT IS TO BE CONSIDERED INCIDENTAL. ADDITIONAL REMOVAL AND REPLACEMENT DUE TO THE CONTRACTOR'S OPERATION WILL BE MEASURED SEPARATELY BUT WILL BE THE CONTRACTOR'S RESPONSIBILITY.
24. ANY DEWATERING NECESSARY FOR CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO INDIVIDUAL CONSTRUCTION ITEM. PLEASE REFER TO SUBSURFACE EXPLORATION REPORT FOR ANTICIPATED SITE CONDITIONS. REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT GUARANTEE CONDITIONS TO BE EXPERIENCED.
25. THE CONTRACTOR SHALL INSPECT AND VERIFY SOIL CONDITIONS AS NECESSARY IN ORDER TO DETERMINE THE TYPE OF CONSTRUCTION TO EMPLOY. NATURAL AND/OR MANMADE OBSTRUCTIONS MAY BE ENCOUNTERED IN THE SOIL. THESE CONTRACT DOCUMENTS DO NOT WARRANT THE NATURE OR CONDITIONS OF THE SOILS, AND DO NOT WARRANT THAT NATURAL OR MANMADE OBSTRUCTIONS WILL NOT BE ENCOUNTERED, NOR GUARANTEE THE EXTENT TO WHICH ROCKS, BOULDERS, OR OTHER OBSTRUCTIONS, REGARDLESS OF SIZE, MAY BE ENCOUNTERED DURING BORING OPERATIONS. THE CONTRACTOR SHALL NOT BE ENTITLED TO ADDITIONAL COMPENSATION FOR ANY NATURAL OR MANMADE OBSTRUCTIONS ENCOUNTERED DURING TRENCHLESS CONSTRUCTION.
26. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT / ENGINEER BEFORE PROCEEDING WITH THE WORK.
27. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT / ENGINEER BEFORE PROCEEDING WITH THE WORK.

28. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
29. THE LOCATION AND TYPE OF ALL INPLACE UTILITIES SHOWN ON THE PLANS ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF ISG. NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS AND ELEVATIONS OF ALL INPLACE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OF VARIATIONS FROM PLAN.
30. THIS SITE WILL HAVE SAWCUTTING AND/OR CONCRETE GRINDING, SO PROTECTION OF STORM SEWERS AND DRAINAGE WAYS WILL NEED TO BE PROTECTED FROM SLURRY FROM THE CONCRETE OPERATION TO DISCHARGE OFFSITE.
31. THE CONTRACTOR IS TO CONTACT "IOWA ONE CALL" FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO EXCAVATION / CONSTRUCTIONS (1-800-292-8989).
32. ANY PROPOSED CHANGES TO THE PLAN SET SHALL BE APPROVED IN WRITING BY THE CITY OF GRIMES DEVELOPMENT SERVICES DEPARTMENT.
33. THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING BY THE CITY OF GRIMES DEVELOPMENT SERVICES DEPARTMENT.
34. ALL UTILITIES ARE TO BE CONSTRUCTED TO THE CITY OF GRIMES STANDARDS.
35. ALL UTILITIES ARE TO BE TESTED TO CITY OF GRIMES STANDARDS, AND THE CITY IS TO WITNESS ALL TESTING.
36. COORDINATE ALL TIE-INS TO EXISTING UTILITIES WITH CITY OF GRIMES ENGINEERING DEPARTMENT.
37. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES. THE FIRE APPARATUS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 503.2 AND SHALL EXTEND TO WITHIN 100-FEET OF THE EXTERIOR WALLS OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING.
38. CONTRACTOR TO SCHEDULE A PRECONSTRUCTION MEETING AT LEAST ONE WEEK PRIOR TO COMMENCING CONSTRUCTION.
39. CONTRACTOR IS REQUIRED TO NOTIFY THE CITY OF GRIMES ENGINEERING DEPARTMENT OF ANY PLANNED WEEKEND OR HOLIDAY WORK AT LEAST 48 HOURS PRIOR TO PLANNED WORK.

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS.

1. GENERAL NOTES:

- | | |
|----|---|
| A. | ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS 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 DEPT. (515.986.4050). |
| C. | ALL PERMITS (IDNR, SWP, 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. | TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT, SANITARY, WATER, SUMP |
| F. | A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT AND SHALL BE OBTAINED AT CITY HALL. |
| G. | ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS. |
| H. | PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS |

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 SLEEVES. |
| F. | ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B:PCC W/ADJUSTING MECHANISM. |
| G. | SANITARY SEWER TESTING, CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISIONING. |

3. WATER MAIN NOTES:

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

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 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. STORM SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISION.
- E. USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.

LAST UPDATED: 12.26.2019



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PROJECT

**METRO WASTE
AUTHORITY**

MRF FACILITY

[illegible]

PROJECT NO.	19-23010
FILE NAME	23010 C0-DATA
DRAWN BY	CLF
DESIGNED BY	ARA
REVIEWED BY	EBG
ORIGINAL ISSUE DATE	01/28/20
CLIENT PROJECT NO.	-

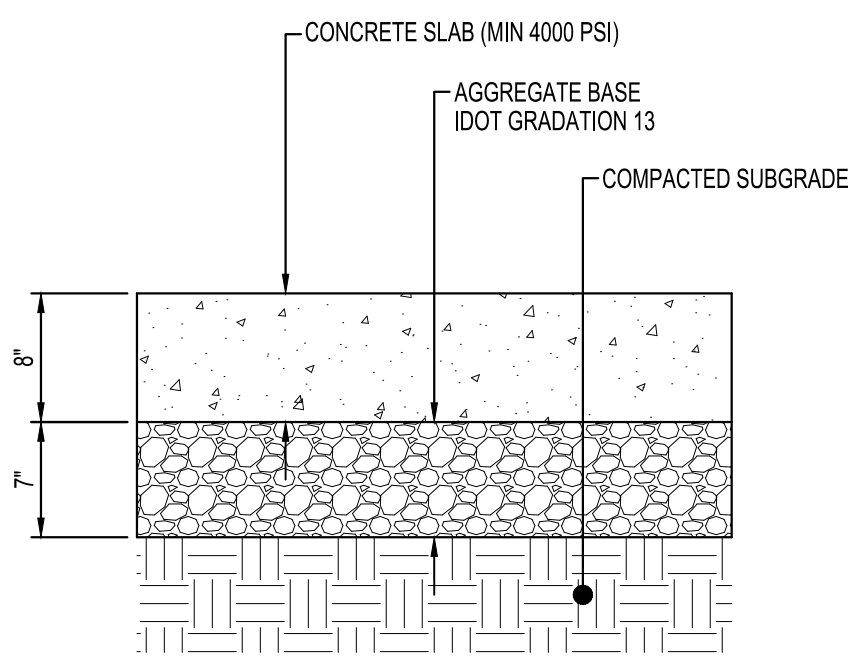
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GENERAL SITE NOTES

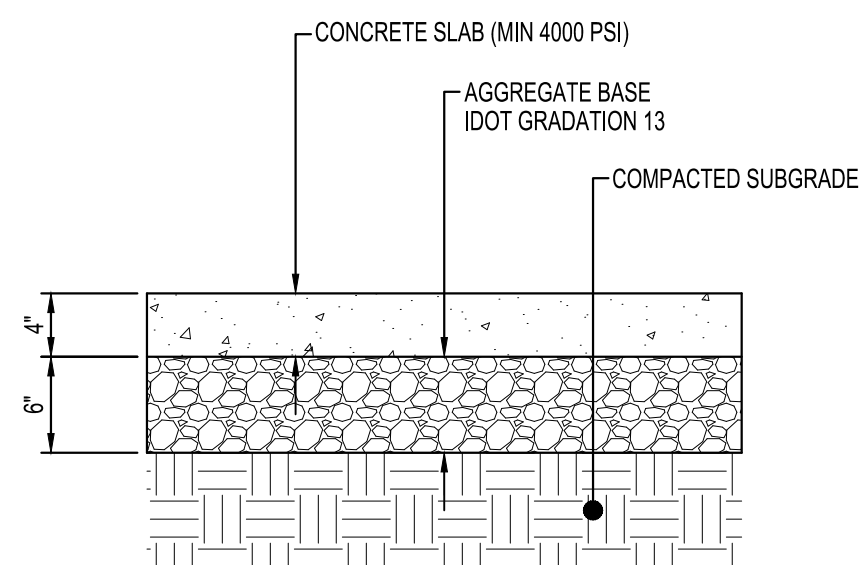
SHEET

C0-11

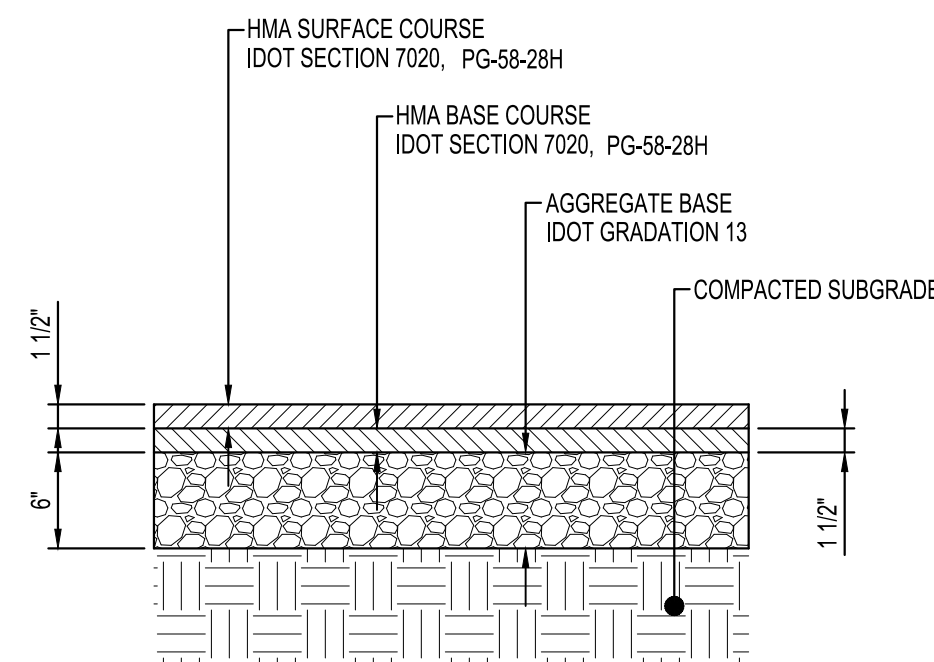
PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



HEAVY DUTY
CONCRETE PAVEMENT
NTS ST125

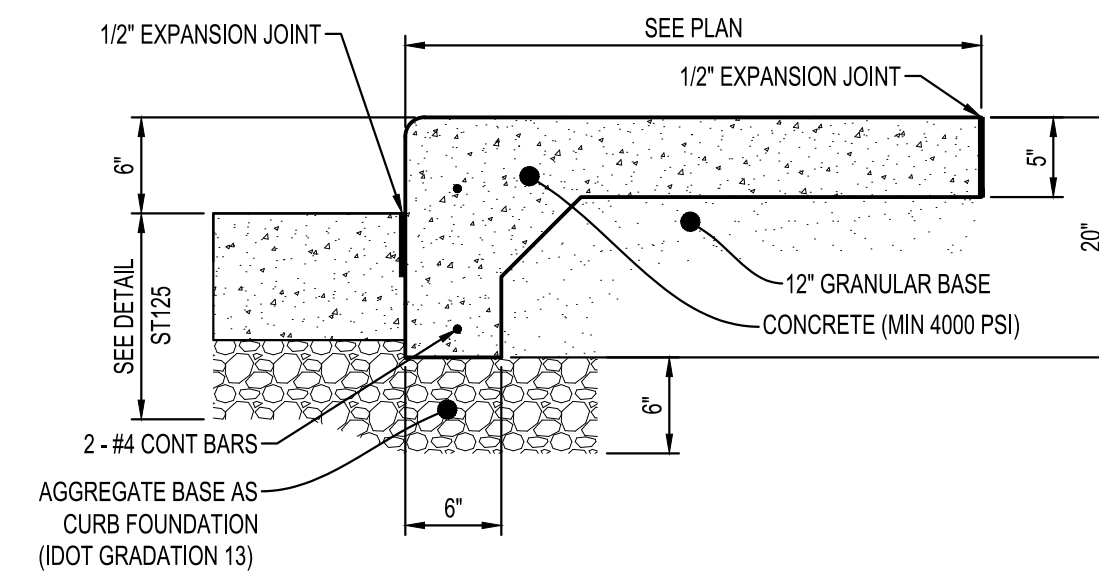


CONCRETE WALK
NTS ST160

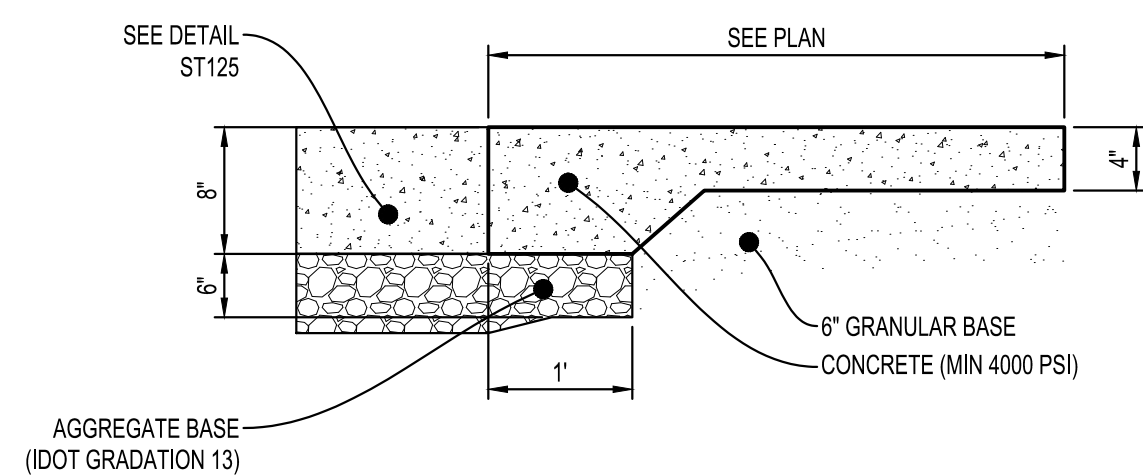


NOTES:
1/2 INCH MIX
MINIMUM OF 1/2 INCH 75% CRUSHED TYPE "A" AGGREGATE

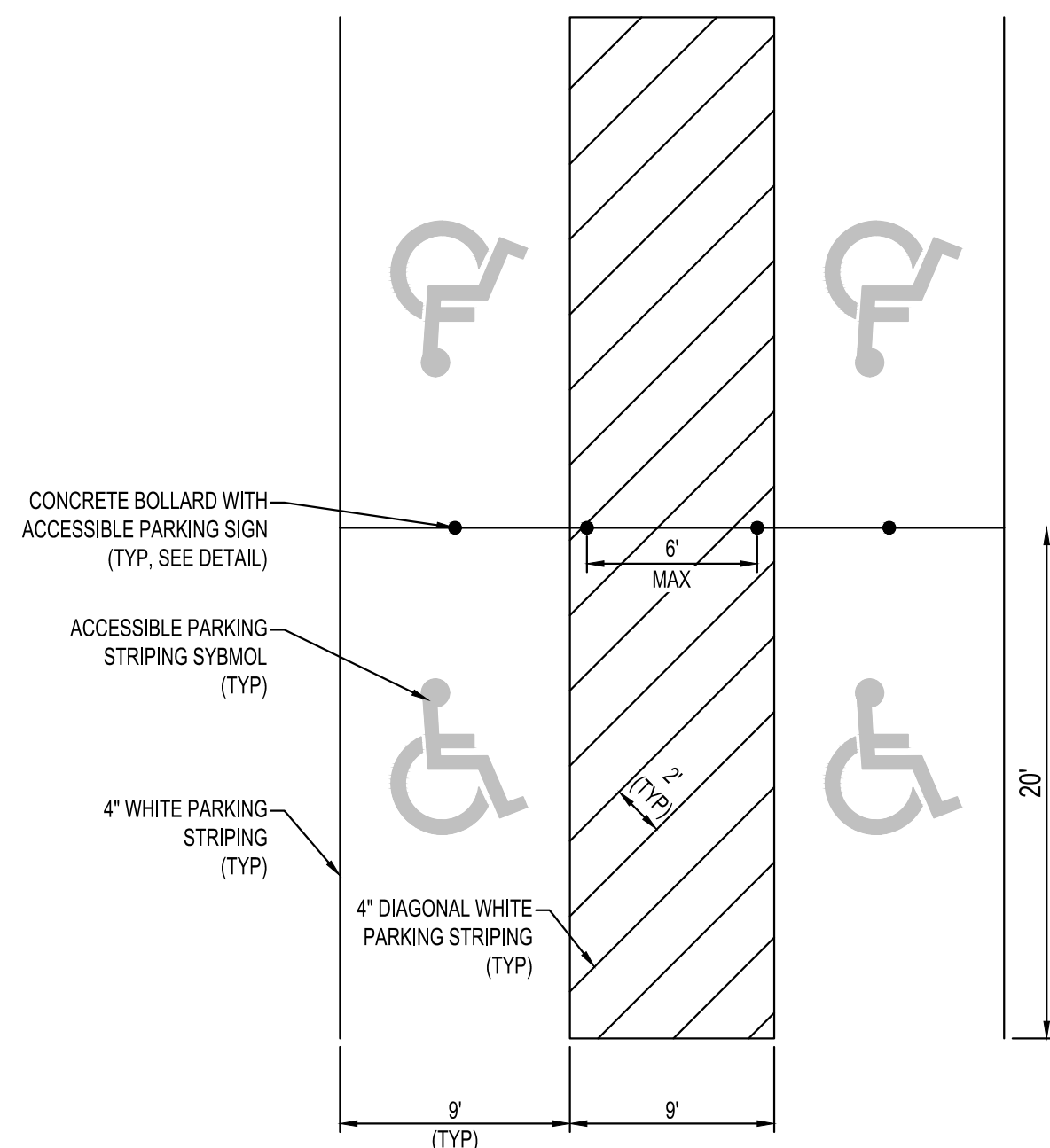
HMA PAVEMENT
NTS ST110



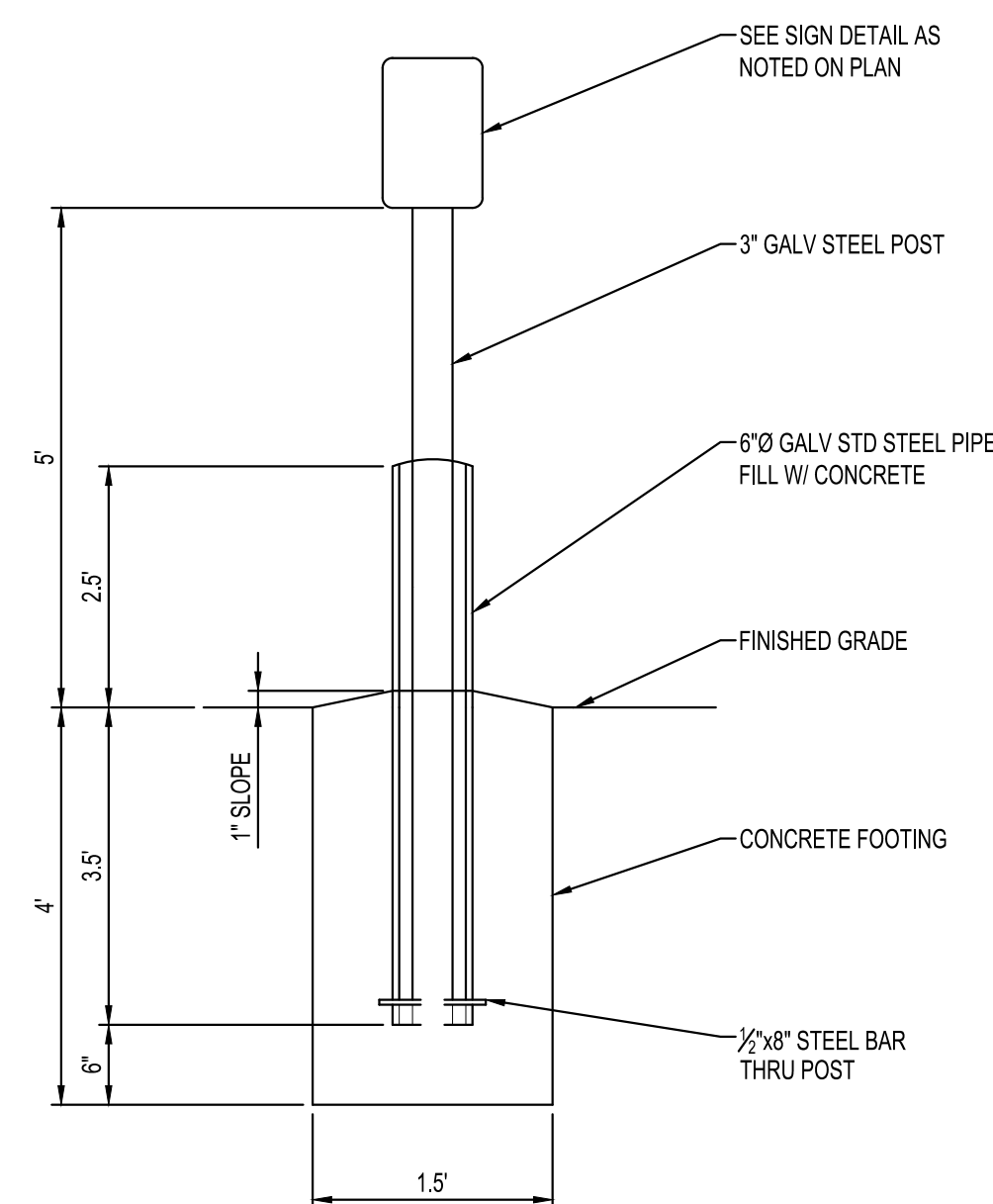
TURN DOWN
CONCRETE WALK
NTS ST170



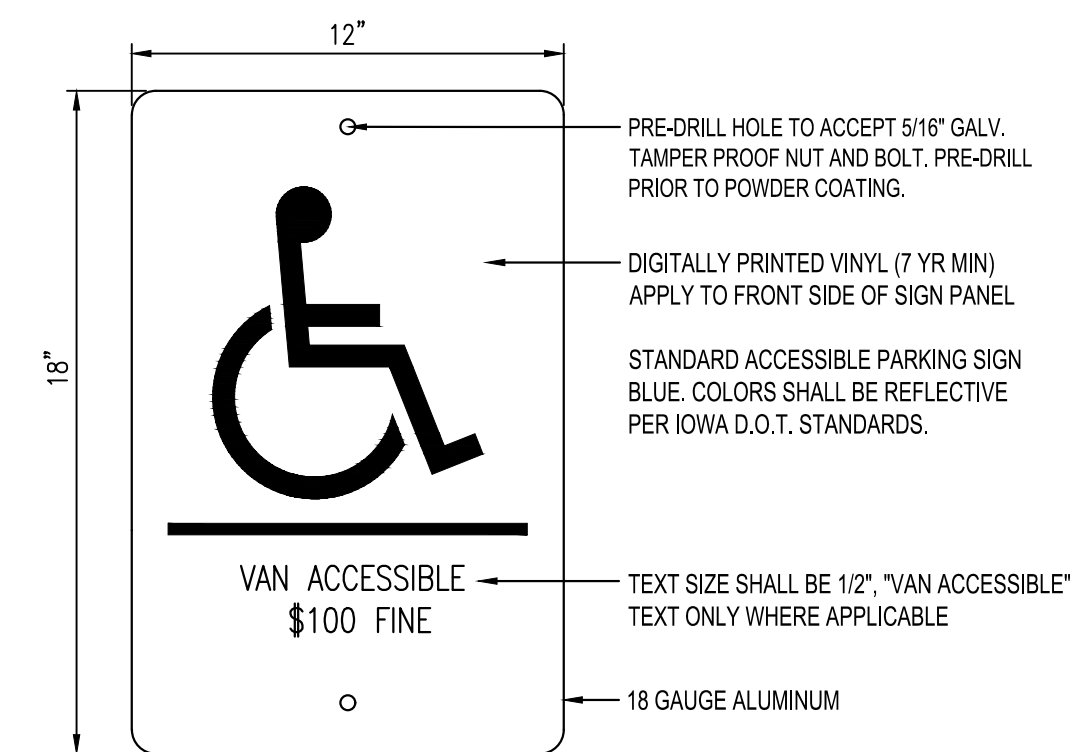
FLUSH
CONCRETE WALK
NTS ST175



ACCESSIBLE PARKING AREA
NTS PM304



TYPE 2
SIGN POST
NTS PM202



ACCESSIBLE PARKING SIGN
NTS



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PROJECT

METRO WASTE AUTHORITY MRF FACILITY

GRIMES IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
12/31/19	CITY SUBMITTAL #1	ARA
01/13/20	CITY SUBMITTAL #2	ARA
01/28/20	CITY SUBMITTAL #3	ARA

PROJECT NO.	19-23010
FILE NAME	23010 CO-DETAILS
DRAWN BY	CLF
DESIGNED BY	ARA
REVIEWED BY	EBG
ORIGINAL ISSUE DATE	01/28/20
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS

SHEET

C0-20



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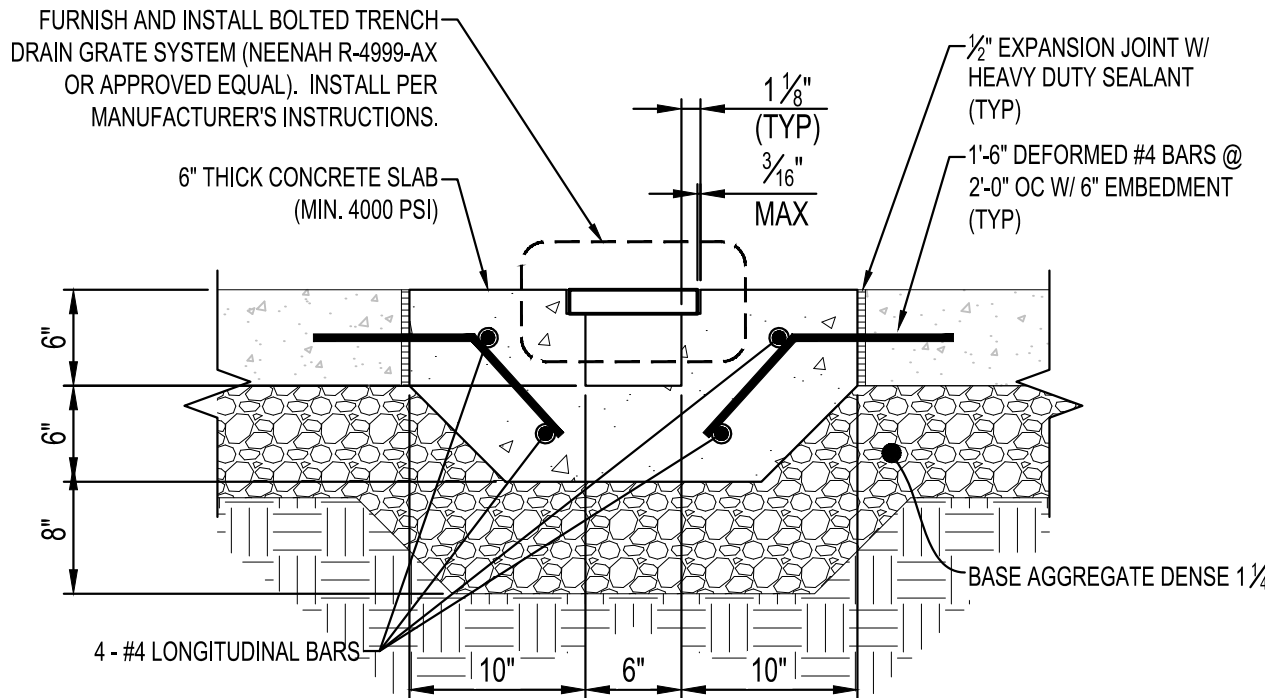
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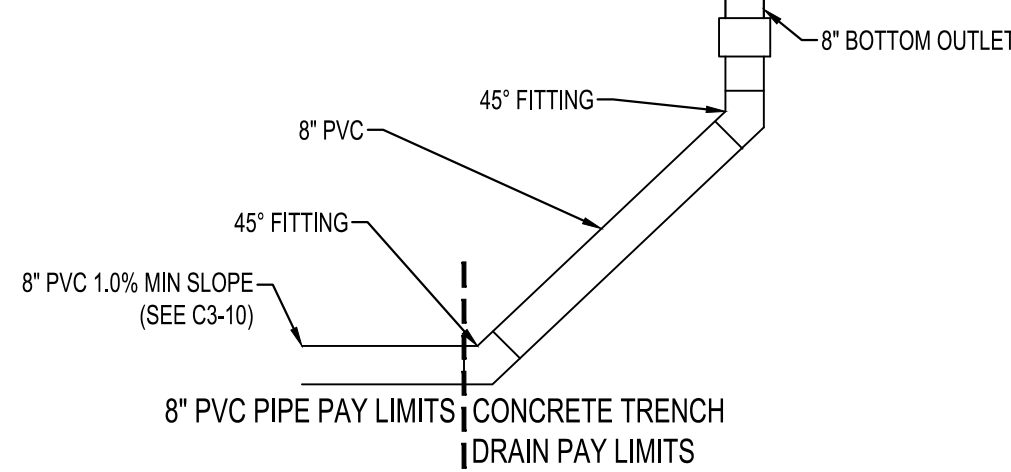
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C0-21



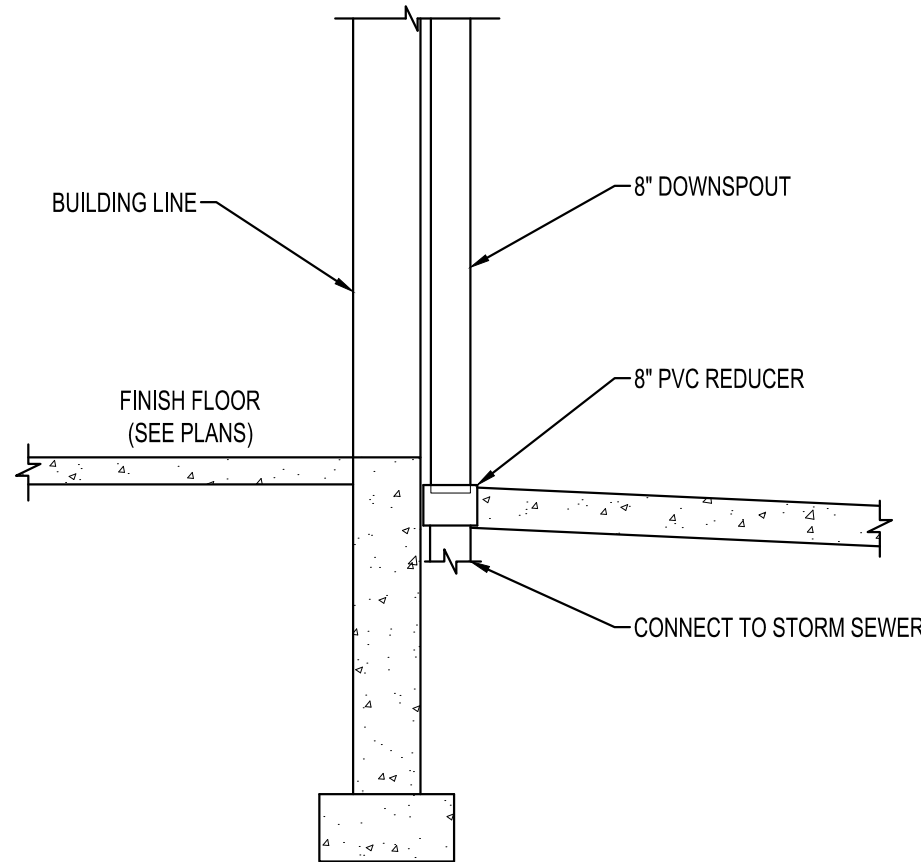
SECTION VIEW

SEE GRADING PLAN
FOR TOP ELEVATION



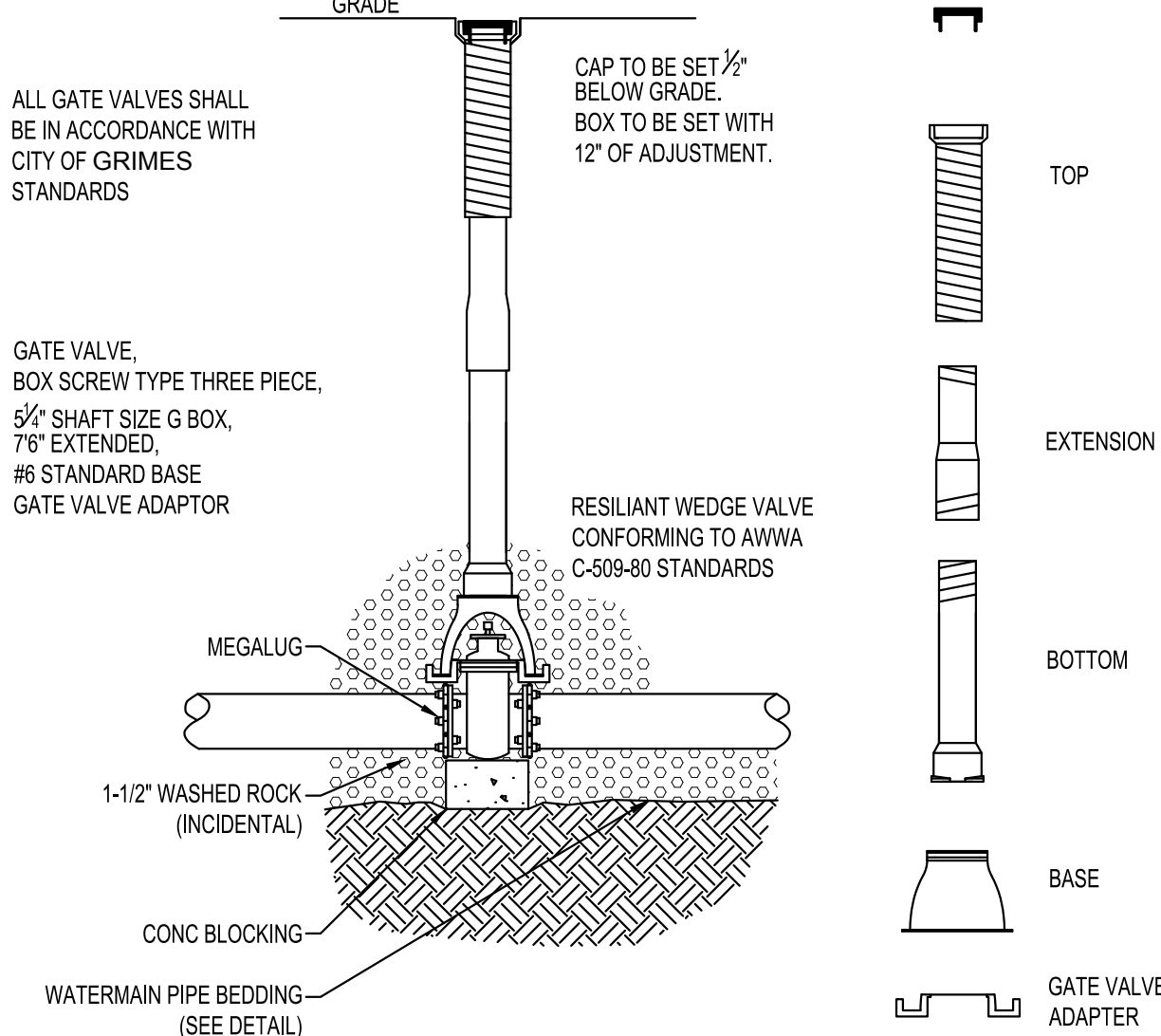
CONCRETE TRENCH DRAIN

NTS SD551



VERTICAL RAIN LEADER

NTS SD400

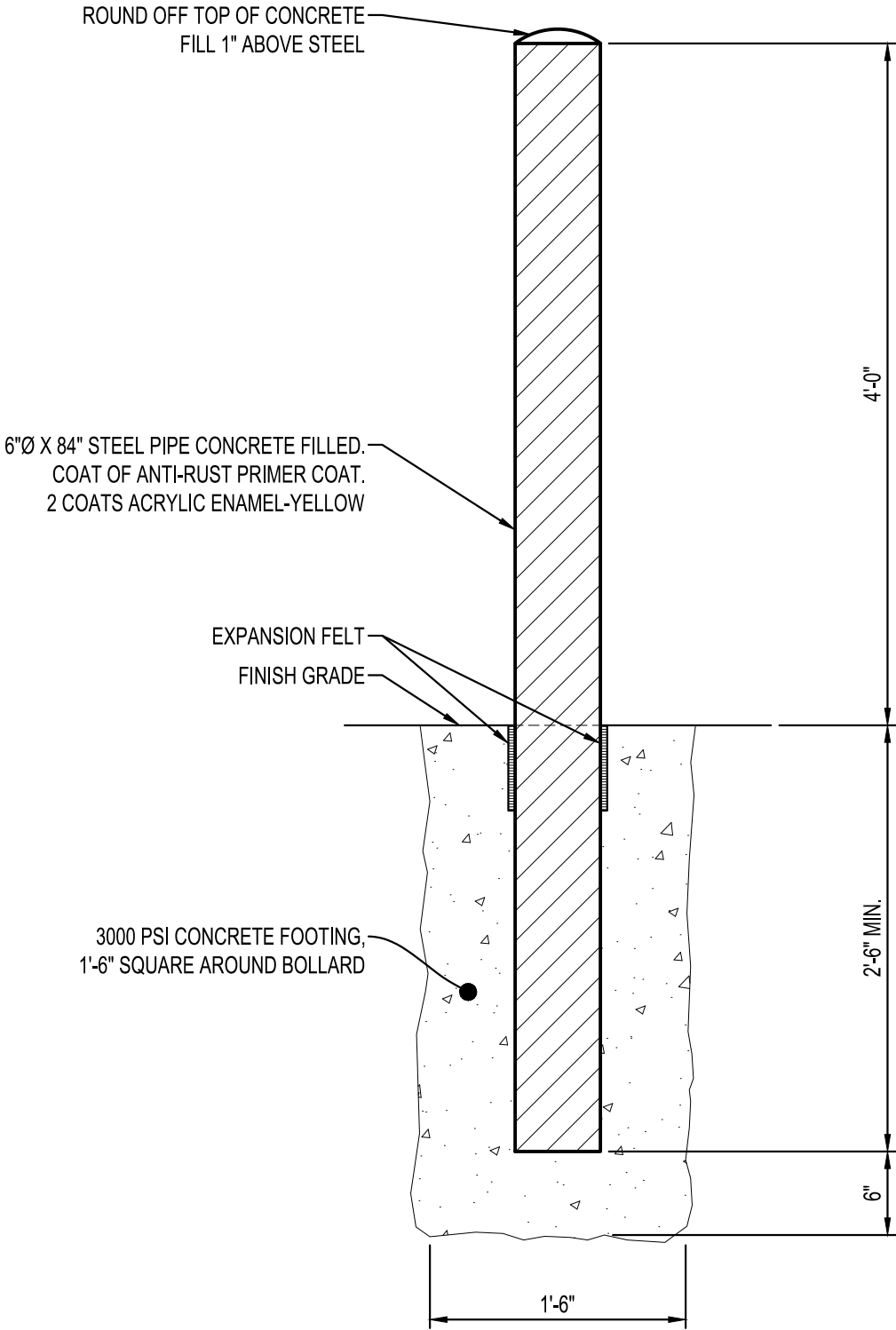


NOTES:

INSTALL TOP NUT EXTENDER TO 7" DEPTH ON ALL VALVES WITH OVER-DEPTH
ADD NUT EXTENSION IF VALVE IS OVER 6" DEEP

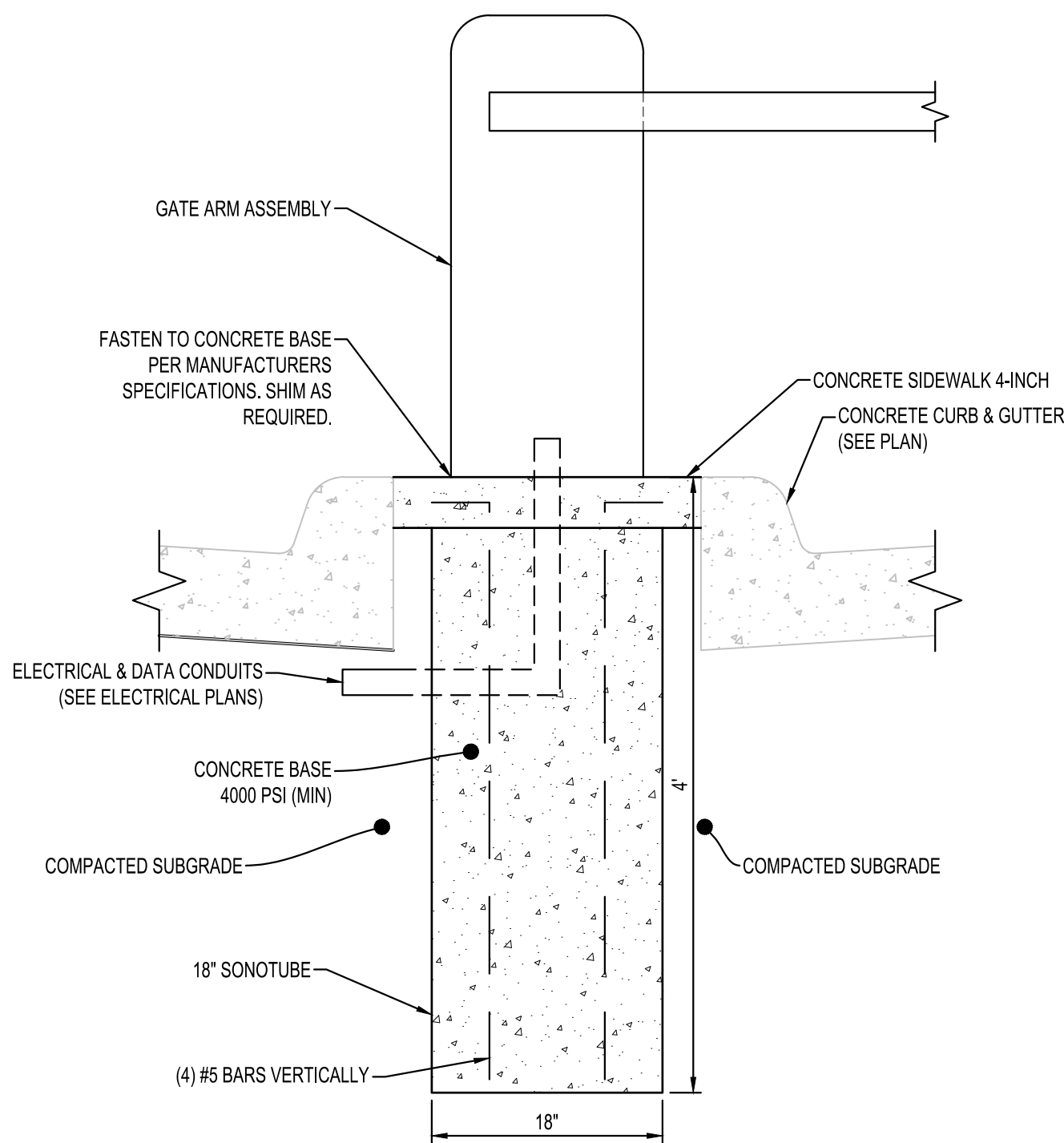
TYPICAL
GATE VALVE & BOX INSTALLATION

NTS WM200



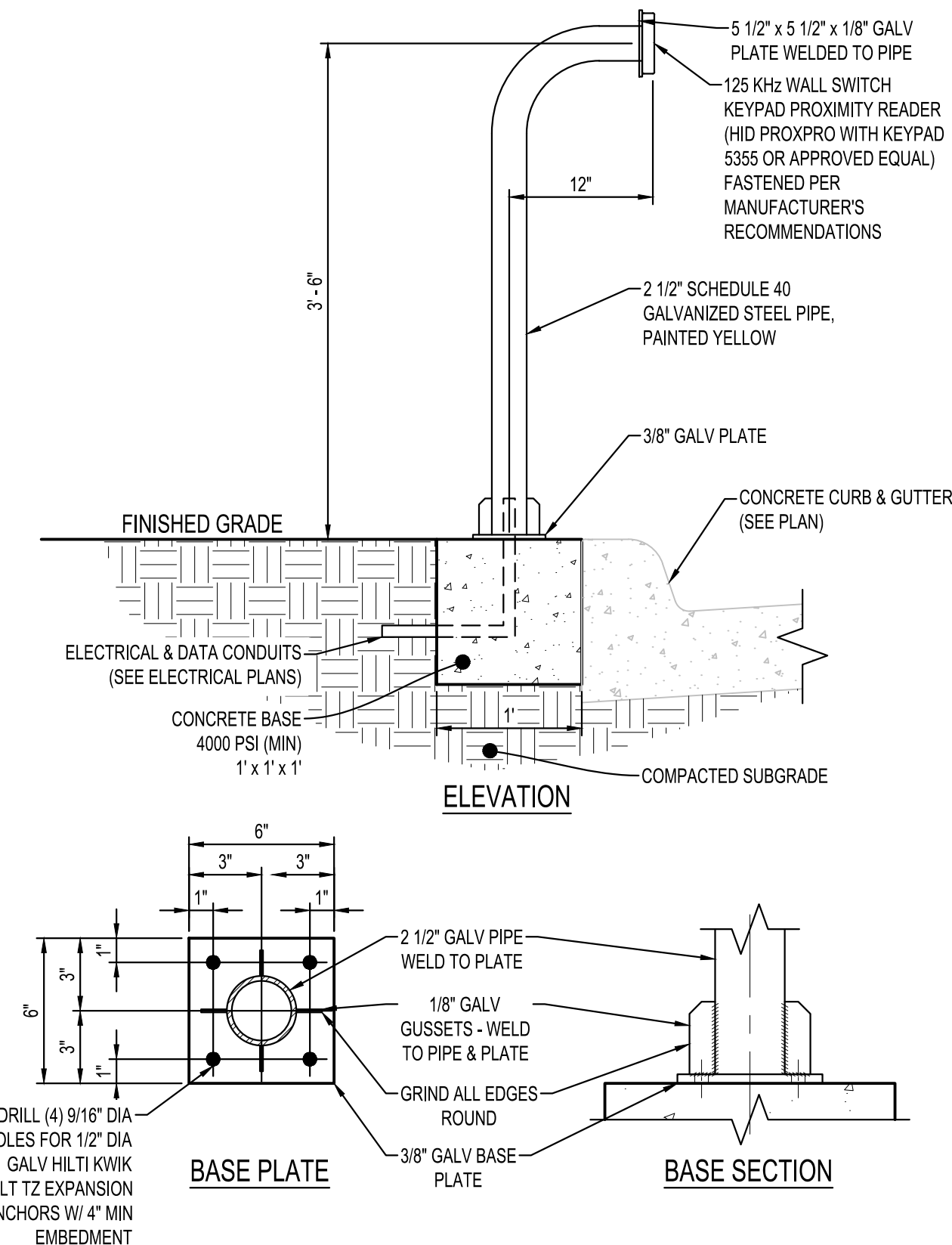
CONCRETE EMBEDDED
PIPE BOLLARD

NTS LD100



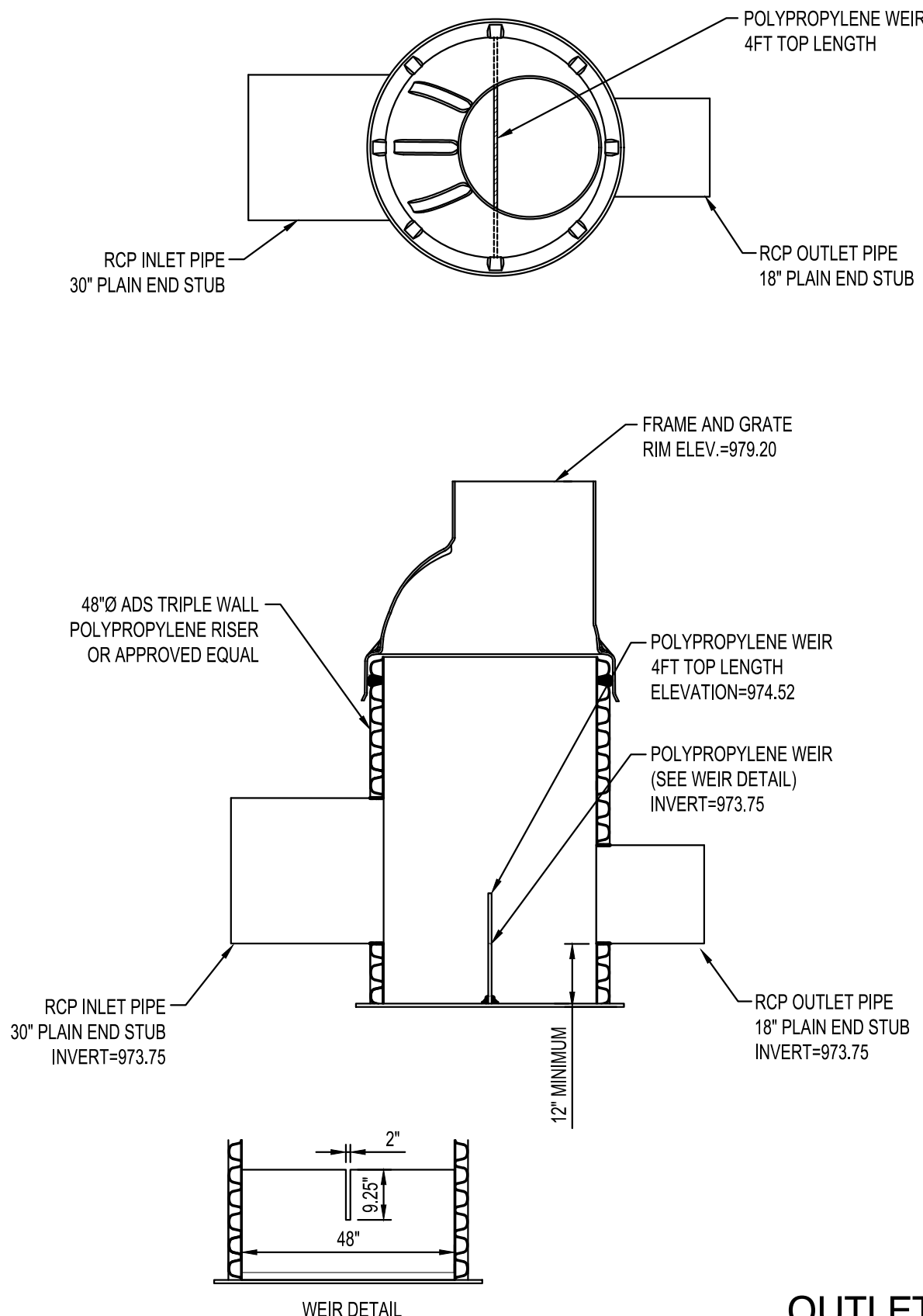
GATE ARM ASSEMBLY

NTS



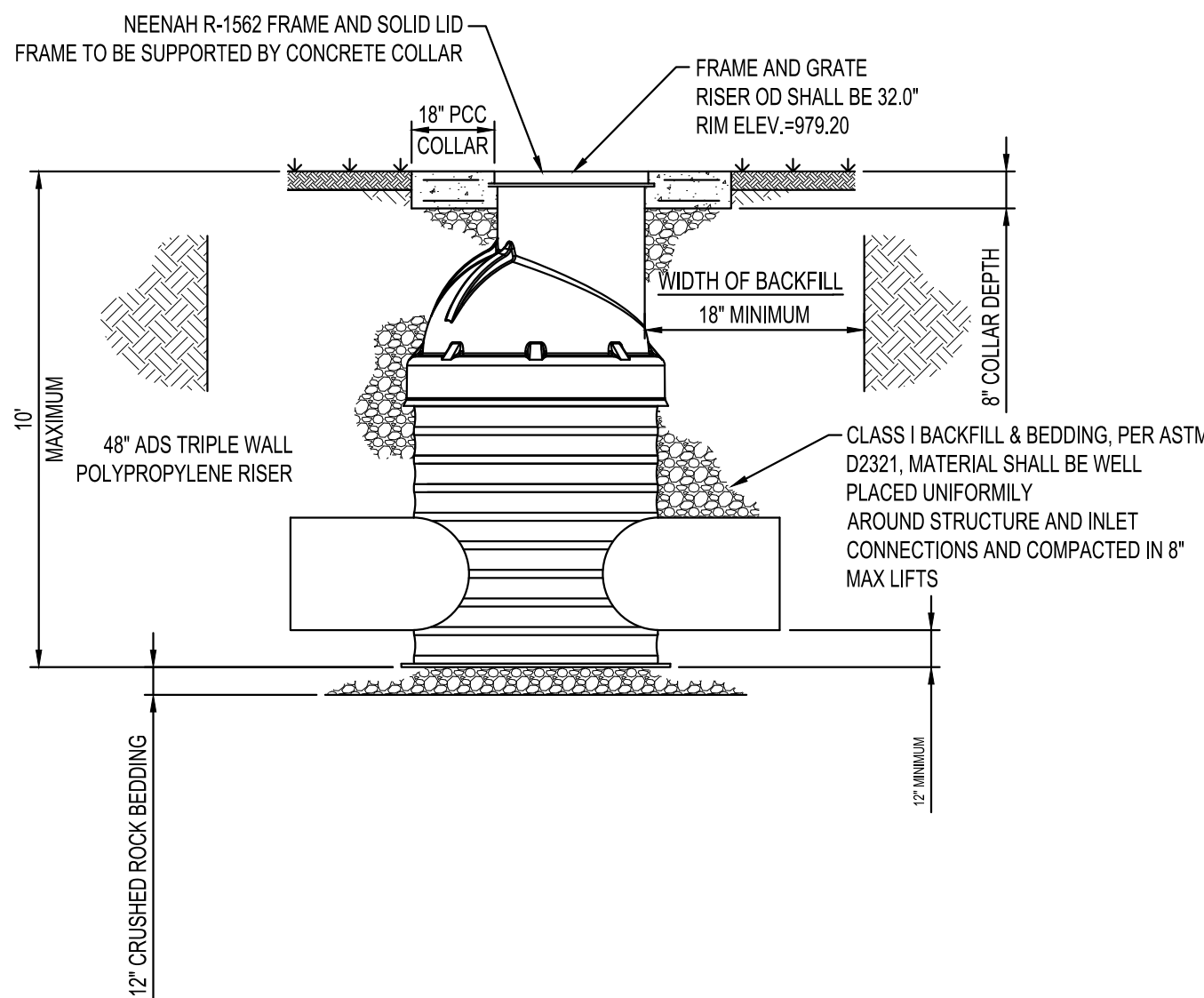
HID READER

NTS



OUTLET STRUCTURE

NTS





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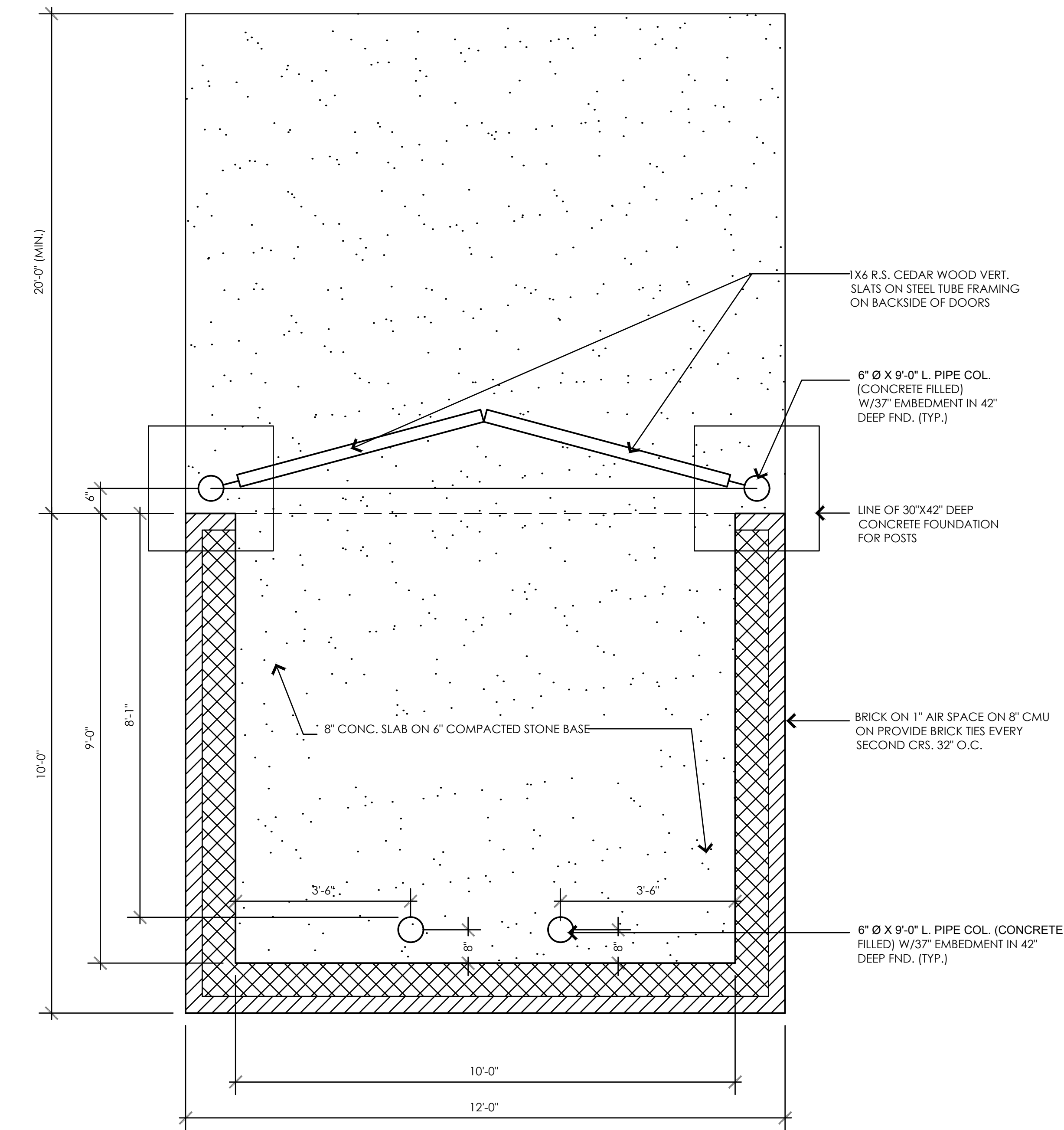
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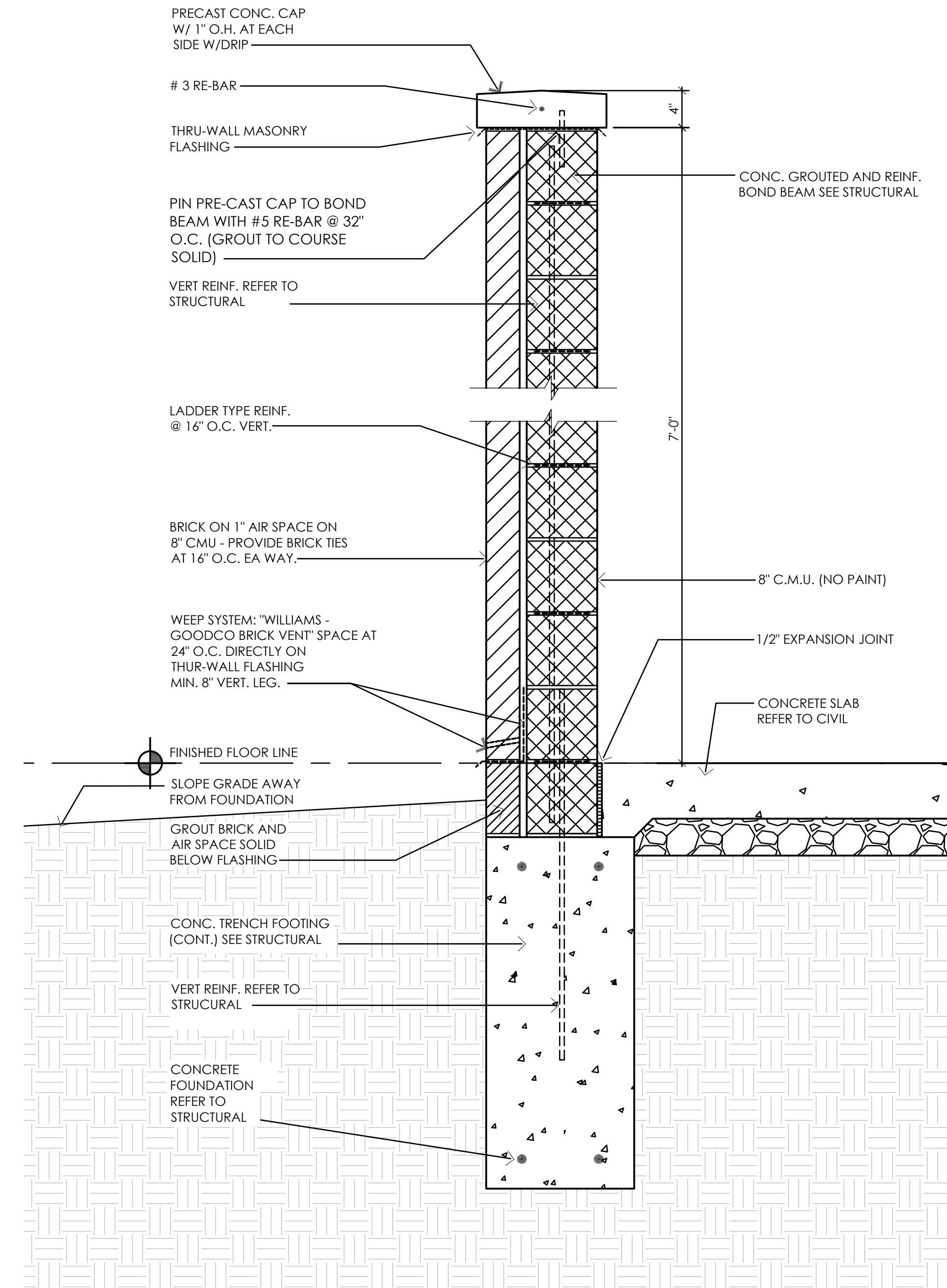
SITE DETAILS

SHEET

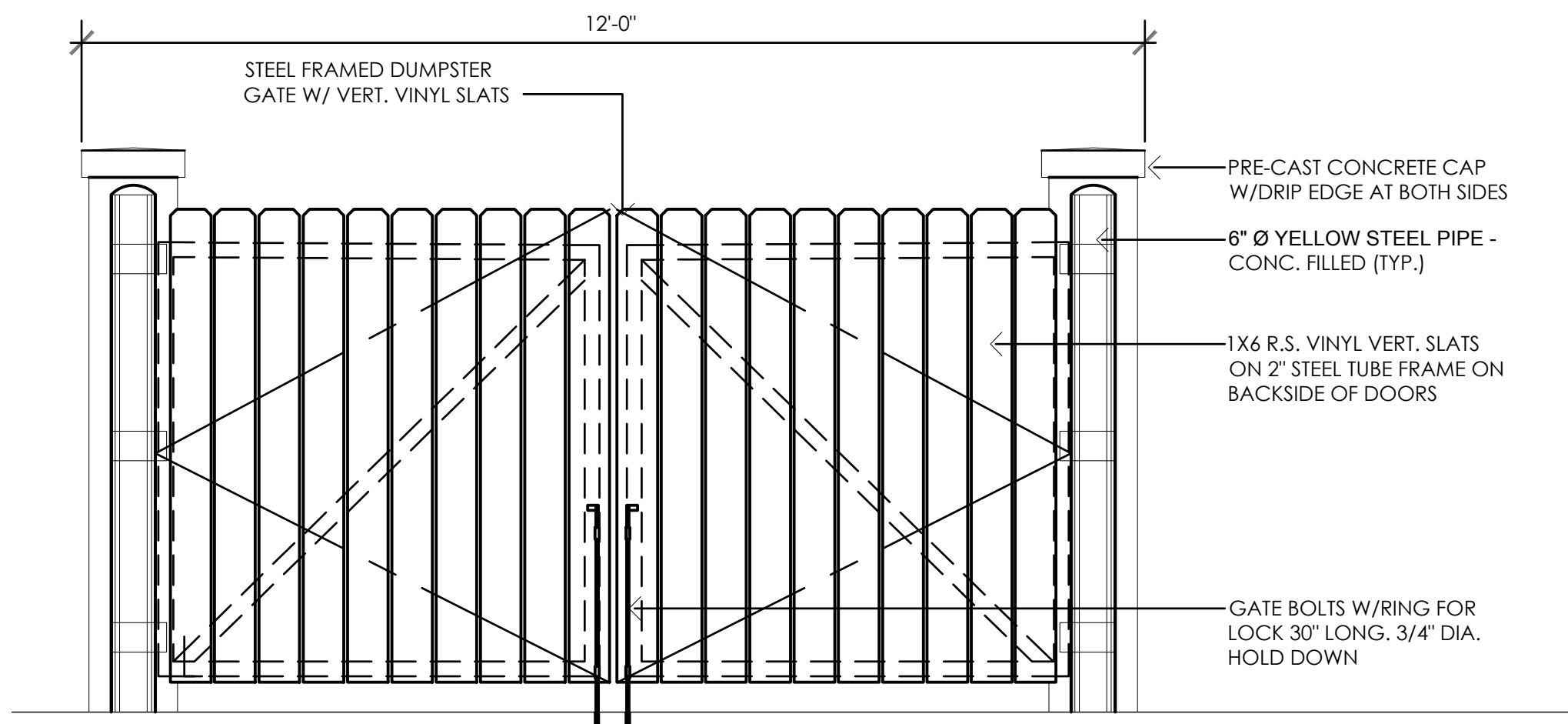
C0-22



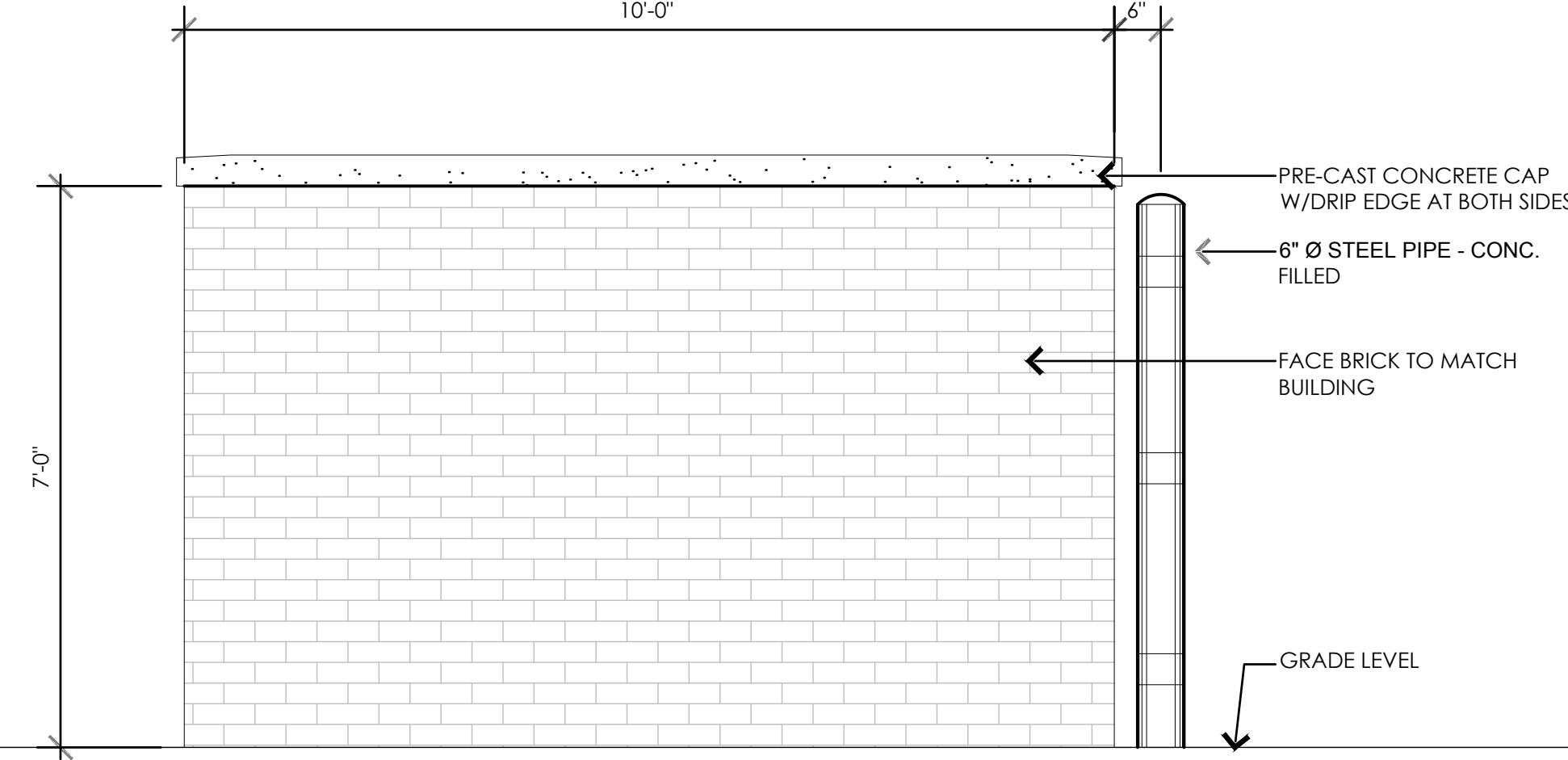
A Trash Enclosure Plan
Scale: 1/2" = 1'-0"



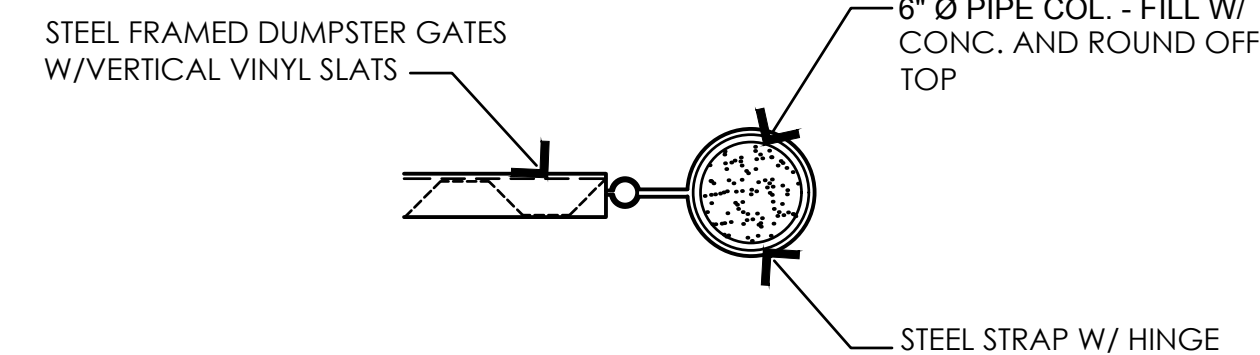
B Section Thru Trash Enclosure
Scale: 1" = 1'-0"



C Trash Enclosure Front Elevation
Scale: 1/2" = 1'-0"



D Trash Enclosure Side Elevation
Scale: 1/2" = 1'-0"



E Bollard Detail
Scale: 1 1/2" = 1'-0"

GENERAL NOTES:
1. ALL EXTERIOR MATERIALS TO MATCH BUILDING IF THERE IS NO BRICK TO MATCH - MATCH MASONRY
2. ADHERE TO ALL LOCAL ORDINANCES AND DESIGN REQUIREMENTS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

PRELIMINARY NOT FOR CONSTRUCTION



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PROJECT

**METRO WASTE
AUTHORITY
MRF FACILITY**

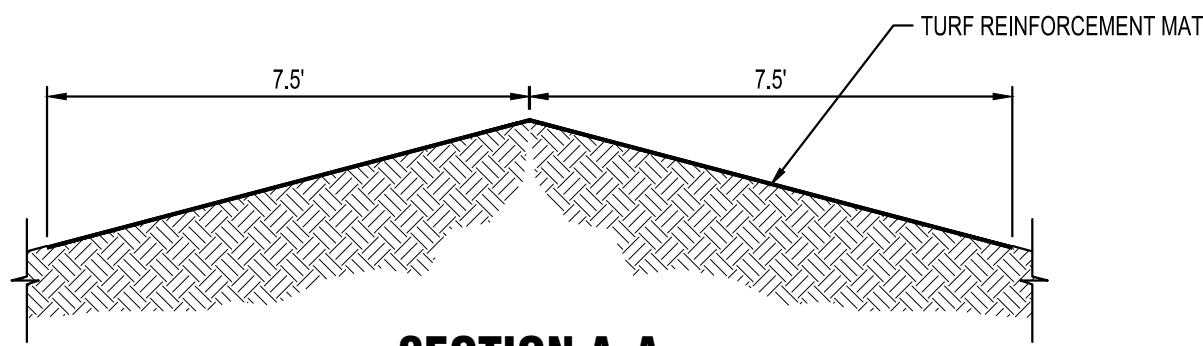
GRIMES IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
12/31/19	CITY SUBMITTAL #1	ARA
01/13/20	CITY SUBMITTAL #2	ARA
01/28/20	CITY SUBMITTAL #3	ARA

PROJECT NO.	19-23010
FILE NAME	23010 CO-DETAILS
DRAWN BY	CLF
DESIGNED BY	ARA
REVIEWED BY	EBG
ORIGINAL ISSUE DATE	01/28/20
CLIENT PROJECT NO.	-

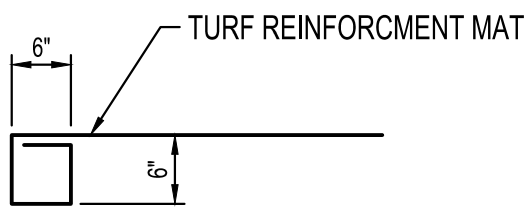
SITE DETAILS

SHEET
C0-23



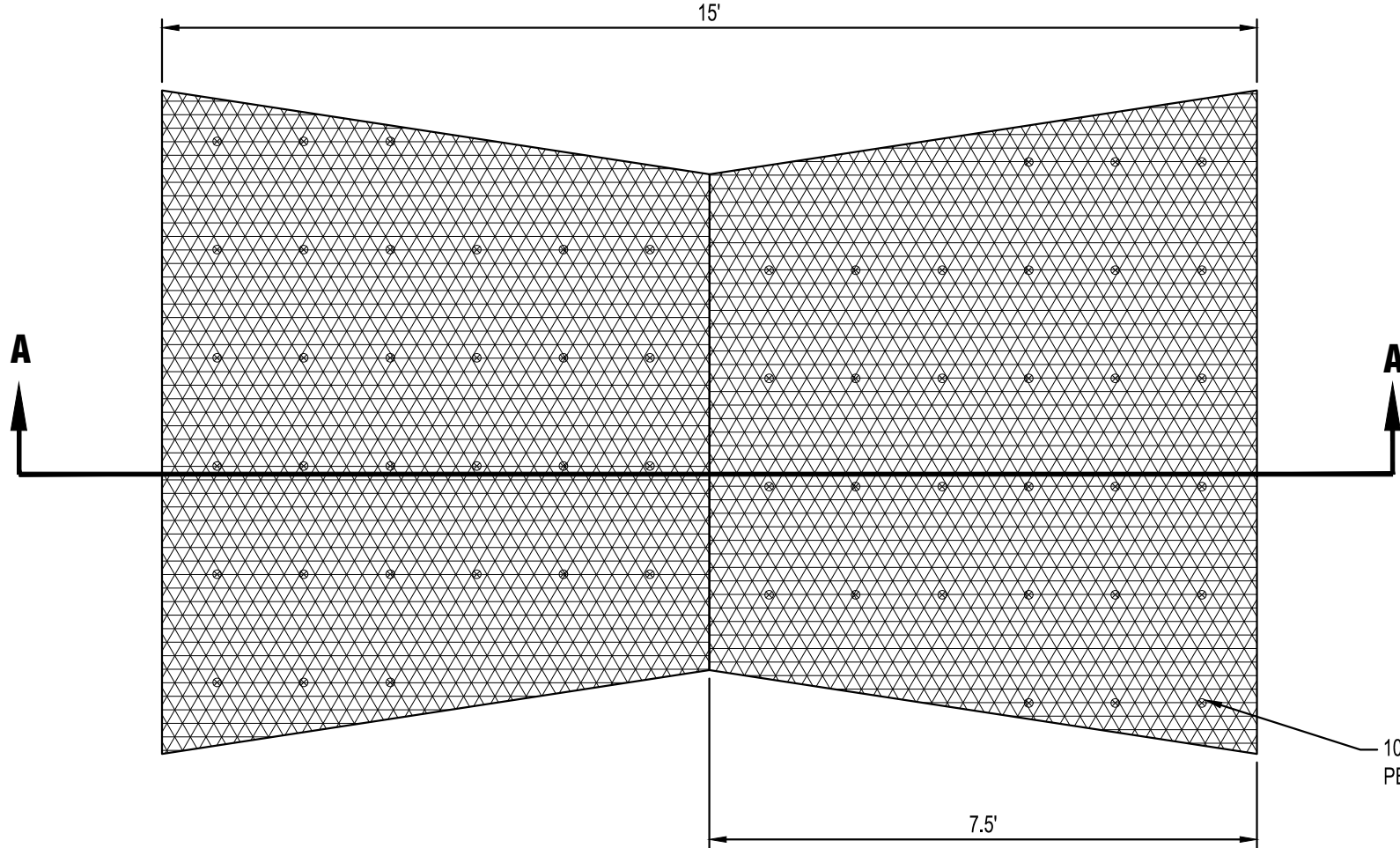
SECTION A-A

STAPLE REQUIREMENTS	
SLOPES	# OF STAPLES PER SY
<1:2	1.2
1:2 TO 1:1	1.7
CHANNEL & DITCH APPLICATIONS	3.5

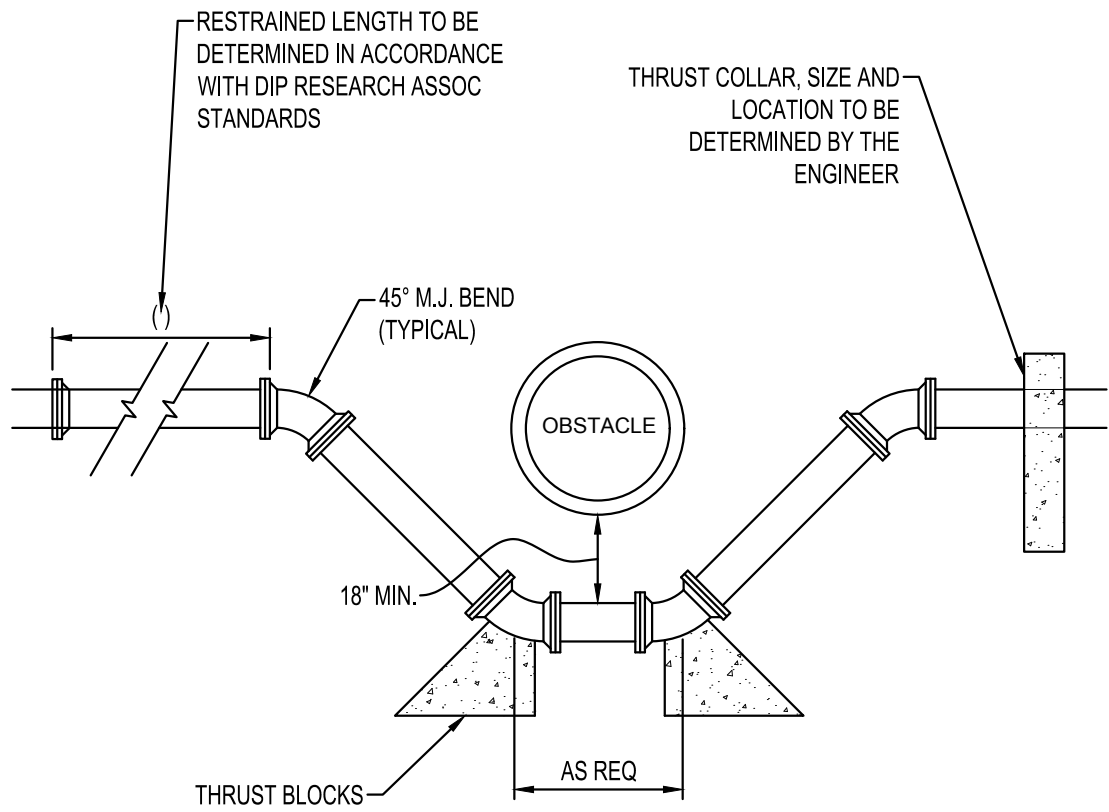


NOTE:
ALL EDGES ARE TO BE ANCHORED AND
STAPLED EVERY FOOT.

EDGE ANCHOR DETAIL



OVERFLOW TURF REINFORCEMENT MAT
NTS SD730

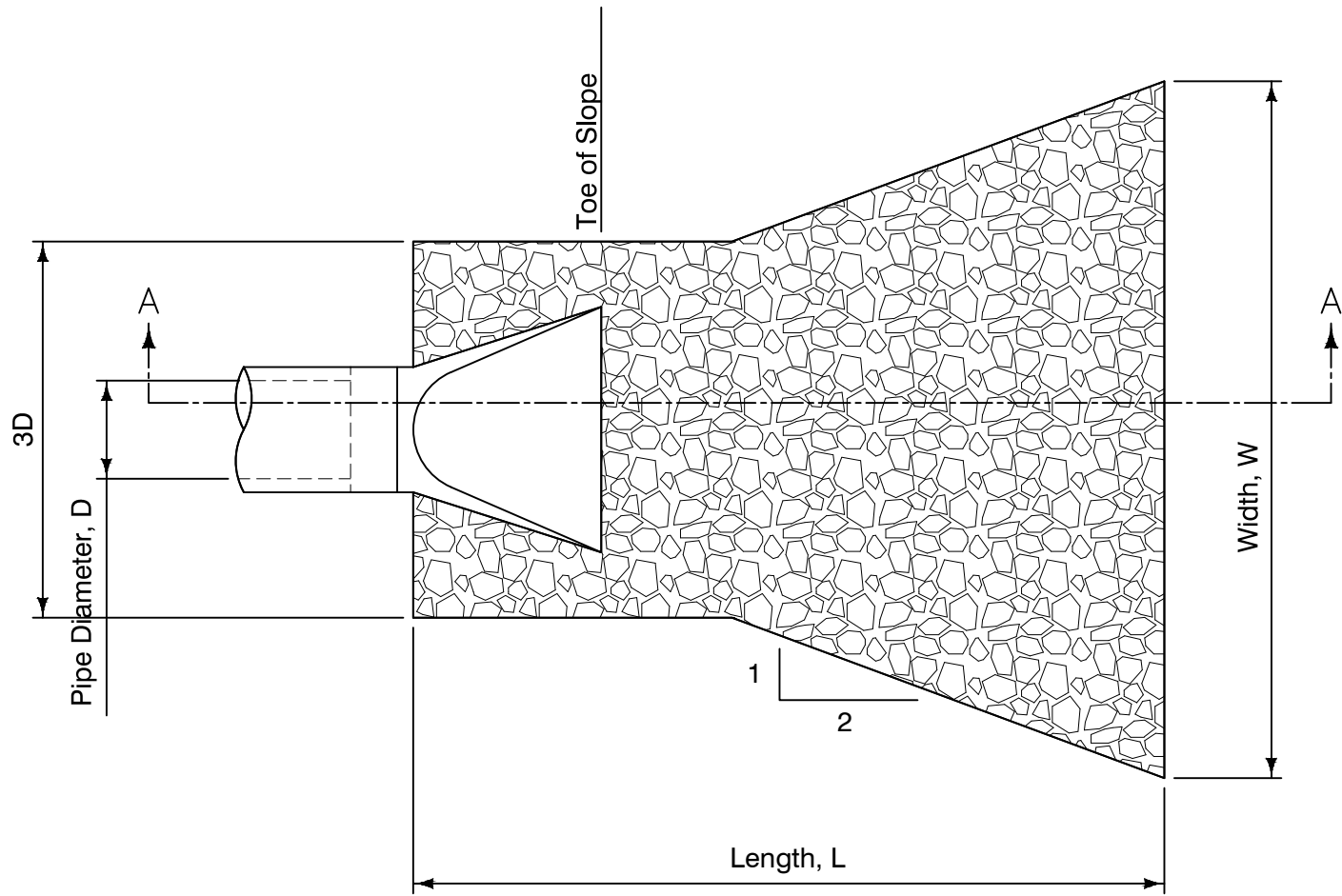


NOTES:

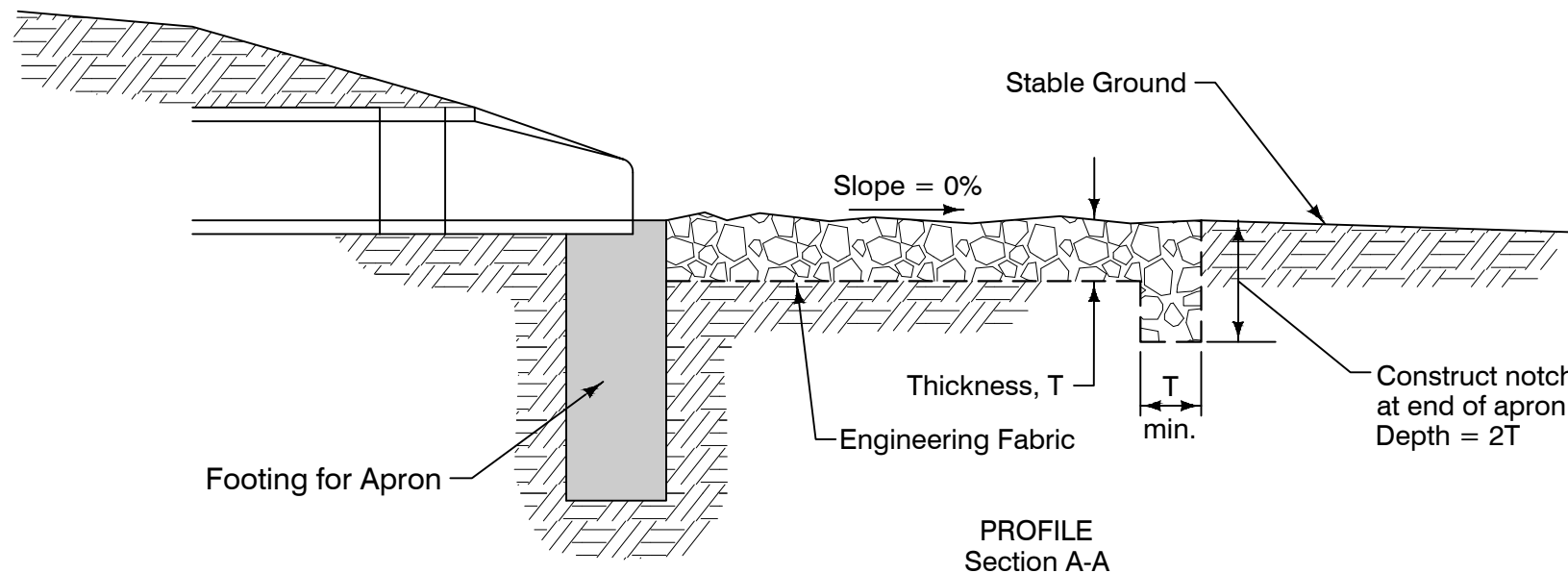
FITTINGS SHALL BE RESTRAINED WITH THE USE OF APPROVED MECHANICAL JOINT
RESTRAINING GLANDS

**WATERMAIN CONSTRUCTION
AROUND OBSTACLES**

NTS WM600

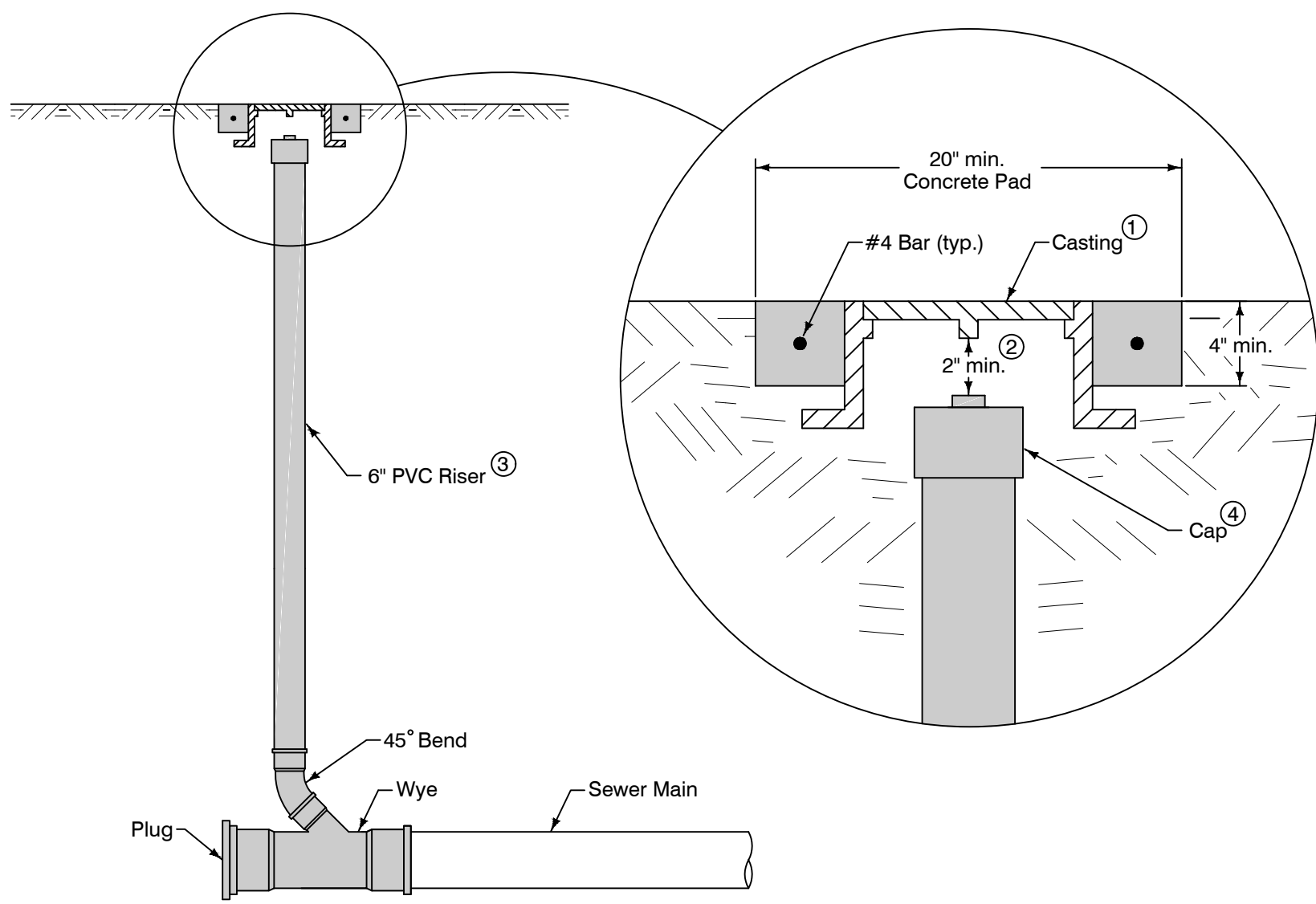


PLAN



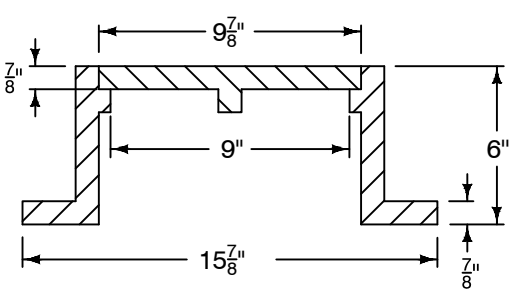
**PROFILE
Section A-A**

	REVISION
	3 10-21-14
	SHEET 1 of 1
SUDAS Standard Specifications	
RIP RAP FOR PIPE OUTLET ONTO FLAT GROUND	



CLEANOUT

- Standard duty casting complying with AASHTO M 306. Mark lid with "Sanitary" or "Sanitary C.O."
- Do not allow casting to bear on top of riser pipe.
- 6 inch PVC Service Pipe
- Threaded PVC cap or iron body ferrule with brass screw plug



CASTING
(Dimensions are nominal)

	SUDAS		REVISION	
			1	04-17-18
			SW-203	
FIGURE 4010.203		STANDARD ROAD PLAN		
		SHEET 1 of 1		
REVISIONS: Replaced Iowa DOT and SUDAS logos.				
<i>Robert D. Whigam</i> <i>Brian Smith</i> SUDAS DIRECTOR IOWA DOT SUPERVISOR				
SANITARY SEWER CLEANOUT				



EROSION CONTROL LEGEND			
SYMBOL	DESCRIPTION	UNITS	QUANTITY
	SILT FENCE, PREASSEMBLED	LF	3,130
	EXISTING STORM DRAIN INLET PROTECTION	EACH	1
	STABILIZED CONSTRUCTION EXIT	EACH	2
	CONCRETE WASHOUT AREA	EA	1
	EXISTING DRAINAGE ARROW		
	EXISTING CONTOUR (MINOR INTERVAL)		
	EXISTING CONTOUR (MAJOR INTERVAL)		
	PROPOSED CONTOUR (MINOR INTERVAL)		
	PROPOSED CONTOUR (MAJOR INTERVAL)		
QUANTITIES ARE FOR INFORMATIONAL PURPOSES TO MEET THE REQUIREMENTS OF THE CONSTRUCTION STORMWATER PERMIT. NO GUARANTEE IS MADE TO THE ACTUAL QUANTITIES REQUIRED.			
THE QUANTITIES SHOWN ARE TOTAL FOR THE ENTIRE PROJECT NOT SPECIFIC TO THIS SHEET.			
SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT			
NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS EROSION CONTROL PLAN INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.			



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PROJECT

METRO WASTE AUTHORITY

MRF FACILITY

GRIMES IOWA

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DRAWN BY	CLF
DESIGNED BY	ARA
REVIEWED BY	EBG
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CLIENT PROJECT NO.	-

TITLE

PRE-CONSTRUCTION EROSION CONTROL PLAN

SHEET

C1-10

PRELIMINARY NOT FOR CONSTRUCTION



EROSION CONTROL LEGEND			
SYMBOL	DESCRIPTION	UNITS	QUANTITY
	RANDOM RIPRAP, CLASS D	CY	60
	SILT FENCE, PREASSEMBLED	LF	SEE C1-10
	EXISTING STORM DRAIN INLET PROTECTION	EACH	SEE C1-10
	PROPOSED STORM DRAIN INLET PROTECTION	EACH	21
	TRENCH DRAIN INLET PROTECTION	EACH	1
	SEDIMENT CONTROL LOG	LF	90
	STABILIZED CONSTRUCTION EXIT	EACH	SEE C1-10
	ROLLED EROSION CONTROL PRODUCT TYPE 2C	SY	11,700
	CONCRETE WASHOUT AREA	EA	SEE C1-10
	EXISTING DRAINAGE ARROW		
	PROPOSED DRAINAGE ARROW		
	EXISTING CONTOUR (MINOR INTERVAL)		
	EXISTING CONTOUR (MAJOR INTERVAL)		
	PROPOSED CONTOUR (MINOR INTERVAL)		
	PROPOSED CONTOUR (MAJOR INTERVAL)		

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SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT

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PROJECT NO. 19-23010

FILE NAME 23010 C1-SWPPP

DRAWN BY CLF

DESIGNED BY ARA

REVIEWED BY EBG

ORIGINAL ISSUE DATE 01/28/20

CLIENT PROJECT NO. -

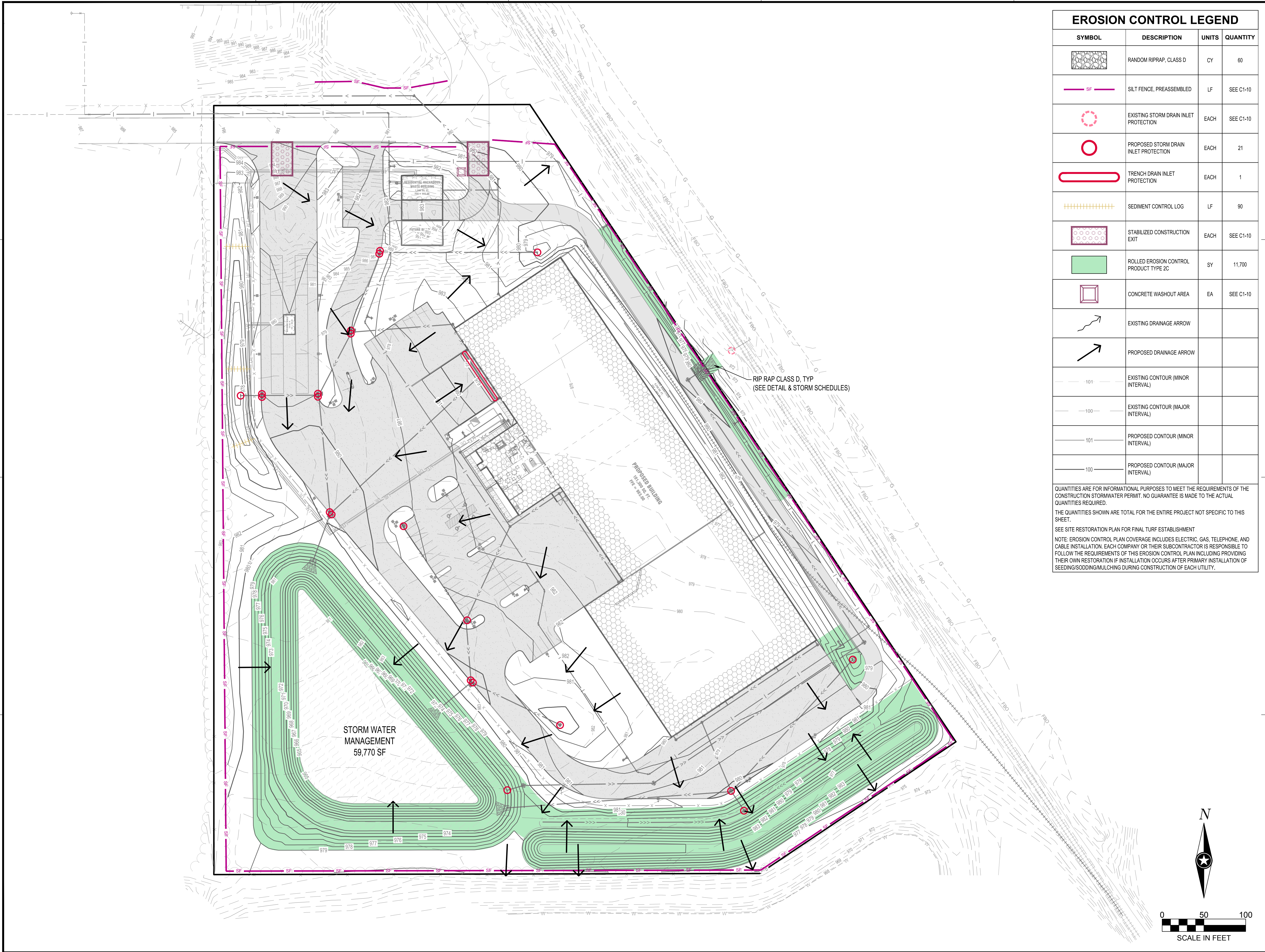
TITLE

INITIAL GRADING EROSION CONTROL PLAN

SHEET

C1-11

PRELIMINARY NOT FOR CONSTRUCTION



EROSION CONTROL LEGEND			
SYMBOL	DESCRIPTION	UNITS	QUANTITY
	RANDOM RIPRAP, CLASS D	CY	60
	SILT FENCE, PREASSEMBLED	LF	SEE C1-10
	EXISTING STORM DRAIN INLET PROTECTION	EACH	SEE C1-10
	PROPOSED STORM DRAIN INLET PROTECTION	EACH	21
	TRENCH DRAIN INLET PROTECTION	EACH	1
	SEDIMENT CONTROL LOG	LF	90
	STABILIZED CONSTRUCTION EXIT	EACH	SEE C1-10
	ROLLED EROSION CONTROL PRODUCT TYPE 2C	SY	11,700
	CONCRETE WASHOUT AREA	EA	SEE C1-10
	EXISTING DRAINAGE ARROW		
	PROPOSED DRAINAGE ARROW		
	EXISTING CONTOUR (MINOR INTERVAL)		
	EXISTING CONTOUR (MAJOR INTERVAL)		
	PROPOSED CONTOUR (MINOR INTERVAL)		
	PROPOSED CONTOUR (MAJOR INTERVAL)		

QUANTITIES ARE FOR INFORMATIONAL PURPOSES TO MEET THE REQUIREMENTS OF THE CONSTRUCTION STORMWATER PERMIT. NO GUARANTEE IS MADE TO THE ACTUAL QUANTITIES REQUIRED.

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SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT

NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS EROSION CONTROL PLAN INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

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METRO WASTE AUTHORITY

MRF FACILITY

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01/13/20	CITY SUBMITTAL #2	ARA
01/28/20	CITY SUBMITTAL #3	ARA

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FILE NAME	23010 C1-SWPPP
DRAWN BY	CLF
DESIGNED BY	ARA
REVIEWED BY	EBG
ORIGINAL ISSUE DATE	01/28/20
CLIENT PROJECT NO.	-

TITLE

PROPOSED EROSION CONTROL PLAN

SHEET

C1-20

PRELIMINARY NOT FOR CONSTRUCTION

CONSTRUCTION ACTIVITY NOTES:

EROSION PREVENTION:

Construction of silt fence and all other erosion control measures shall be complete before other construction activity occurs.

Use phased construction wherever practical and establish turf as soon as possible to minimize sediment transport.

Turf establishment or temporary seeding or mulching of all exposed soil not being actively worked should be immediately initiated once earth disturbing activities have ceased.
Temporary cover during construction is incidental.

Pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours after connection to a surface water.

Stabilization of disturbed areas must be initiated immediately whenever any clearing, grading, excavating, or other earth disturbing activities have permanently ceased on any portion of the site or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days.

SEDIMENT CONTROL PRACTICES:

Construction of silt fence and all other erosion control measures shall be complete prior to land disturbing activities occur.

Inlet erosion protection shall be installed and maintained until turf has been established.

The contractor shall be responsible to control erosion from leaving the construction zone. All eroded material that leaves the construction zone shall be collected by the contractor and returned to the site at the contractor's expense.

All streets must be swept at the end of each working day and prior to a rain event.
Silt fence or other effective erosion control measures must be installed around the perimeter of any soil stockpiles, including temporary stockpiles. Stockpiles cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.

Perimeter control shall be installed along the back of curb immediately following curb installation at all locations with positive drainage to parking lot and/or streets, and shall remain until stabilization is achieved. This shall be accomplished through the use of silt fence, biorolls, Rock logs, or other methods approved by the Engineer.

CONSTRUCTION ACTIVITIES & SCHEDULING

ACTIVITY	SCHEDULE
Install all BMP's needed and associated with the Grading Phase such as stabilized construction entrances, silt basins, riser pipes, outlet pipes silt traps, silt fence, diversions, terraces, temporary berms, and etcetera. Proceed with stripping of existing vegetation and grading in accordance with the grading plan, while disturbing no more than necessary.	Prior to any stripping of existing vegetation or grading. After Installing all BMP's needed and associated with the Grading Phase. Furthermore, INSPECTOR approval must be obtained before the start of any stripping of existing vegetation or grading.
Proceed with infrastructure installation.	Infrastructure installation must occur prior to any building construction.
Implement the installation of Temporary Seeding, Permanent Seeding, and/or Mulching.	Stabilization of disturbed areas must be initiated immediately whenever any clearing, grading, excavating, or other earth disturbing activities have permanently ceased on any portion of the site or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days.
Proceed with removal of BMP's.	BMP's may not be removed until each impacted drainage basin has been fully developed. Full development shall mean installation of pavement, buildings, and utilities, landscaping, and fully established permanent seeding. Furthermore, INSPECTOR approval must be obtained before the removal of any BMP's.

CONSTRUCTION ACTIVITY NOTES:

DEWATERING AND BASIN DRAINING:

Dewater sediment-laden water to sedimentation basins if possible, or use other BMP's to prevent erosion and remove sediment when discharging to surface waters. Use appropriate energy dissipation measures on all discharges.

Dewatering practices cannot cause nuisance conditions, erosion or in receiving channels or inundation of wetlands resulting in adverse impacts.

POLLUTION PREVENTION:

All solid waste collected from the construction site must be disposed in accordance with all applicable regulations.

All hazardous materials (oil, gasoline, fuel, paint, etc) must be properly stored to prevent spills, leaks or other discharge, storage areas shall provide secondary containment and a hazardous materials spill kit. Storage and disposal of hazardous waste must be in compliance with all applicable regulations.

Equipment maintenance areas must be limited to a defined area of the site. All runoff containing any hazardous material must be properly collected and disposed. No engine degreasing shall be allowed on site.

The contractor is responsible for monitoring air pollution and ensuring it does not exceed levels set by local, state, or federal regulations. This includes dust created by work being performed on the site. Air pollution and dust control correction is considered incidental to the unit bid prices for which work is being performed. Additional dust control measures may be required by the Engineer.

Concrete washout onsite: All liquid waste generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. The liquid waste must not contact the ground, and there must not be runoff from the concrete washout operations or areas. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities. Protect storm sewers and drainage ways from allowing concrete slurry from concrete operations to discharge offsite.

INSPECTION AND MAINTENANCE:

The Permittees must routinely inspect the construction site once every seven (7) days during active construction.

All inspections performed during construction must be recorded and records retained with the SWPPP.

Contractor is responsible for keeping a record of all rainfall information & erosion control maintenance until final establishment of turf.

All silt fences must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches ½ of the height of the fence.

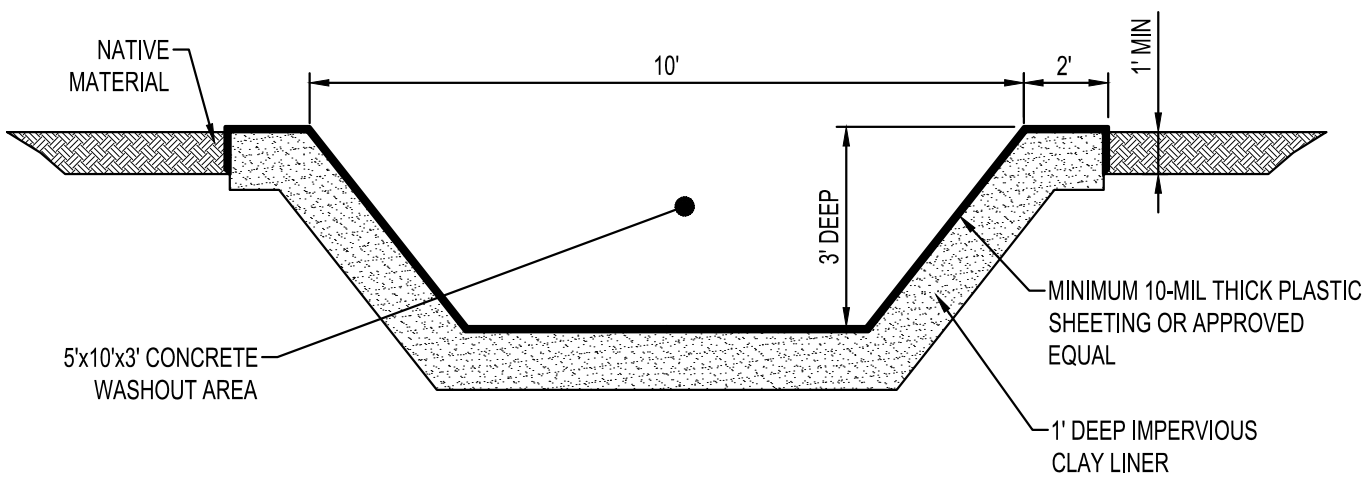
Erosion control, and other BMP's must be replaced, repaired, or supplemented when they reach 50% design load.

FINAL STABILIZATION:

The Permittees must ensure final stabilization of the site. The Permittees must submit a Notice of Discontinuation within 30 days after final stabilization is complete or control has been passed to another owner.

All temporary erosion control measures and BMP's must be removed as part of the final site stabilization.

The storm water permit further defines final stabilization and its requirements.



NOTES:

CONTRACTOR SHALL INSTALL A SIGN INDICATING THE CONCRETE WASHOUT AREA.

CONTRACTOR SHALL MAINTAIN WASHOUT AREA TO REMOVE MATERIALS BEYOND 75% CAPACITY.

WASHOUT AREA SHALL NOT BE PLACED WITHIN 50' OF STORM DRAINS, OPEN DITCHES OR BODIES OF WATER.

CONTRACTOR SHALL INSPECT WASHOUT AREA AS NECESSARY TO PREVENT LEAKS AND OVER TOPPING.

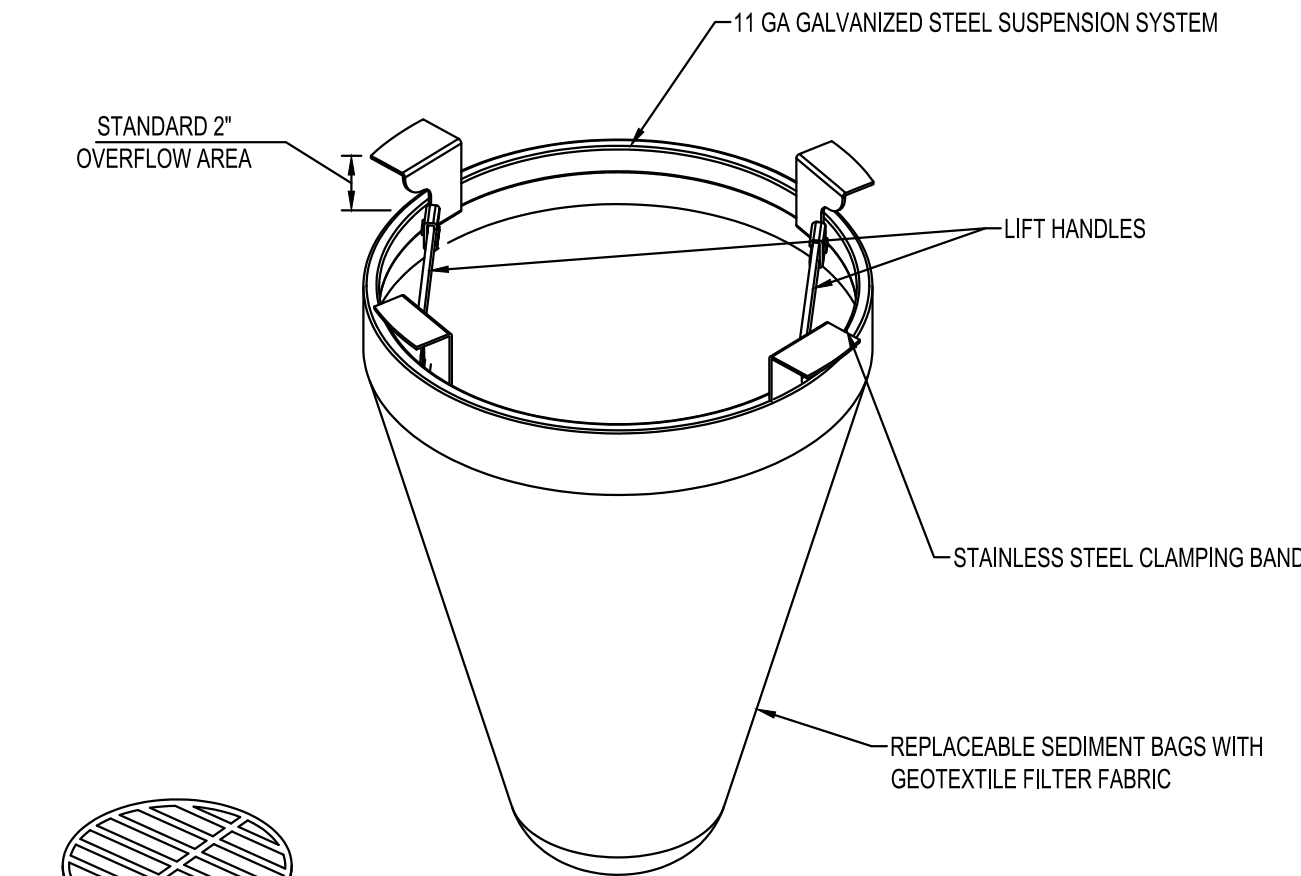
WASHOUT AREA SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE.

CONCRETE WASHOUT
NTS EC500

MAINTENANCE SCHEDULE

The following Maintenance Schedule has been provided. The INSPECTOR must perform the inspections. The OPERATOR/CONTRACTOR must perform all needed maintenance. Furthermore, all erosion control feature requiring maintenance may not be listed below. The OPERATOR/CONTRACTOR and INSPECTOR must perform their respective duties on all BMP's that are not listed below as well.

- Construction Entrance** - The entrance shall be maintained in a condition which will prevent tracking or flow of sediment onto public rights-of-way. This may require periodic top dressing with additional stone or the washing and reworking of existing stone as conditions demand and repair and/or cleanout of any structures used to trap sediment. All materials spilled, dropped, washed, or materials dropped, washed or tracked onto roadways will not be permitted under any circumstances.
- Wattles** - The maintenance measures are as follows: (2.1) wattles shall be inspected weekly; (2.2) close attention shall be paid to the repair of damaged bales, end runs and undercutting beneath bales; (2.3) necessary repairs to barriers or replacement of wattles shall be accomplished promptly; (2.4) sediment deposits shall be removed after each rainfall, they must be removed when the level of deposition reaches approximately one-half the height of the wattle; and (2.5) any sediment deposits remaining in place after the wattle is no longer required shall be dressed to conform to the existing grade, prepared and seeded.
- Silt Fence** - The maintenance measures are as follows; (3.1) silt fences shall be inspected weekly, any required repairs shall be made immediately; (3.2) close attention shall be paid to the repair of damaged silt fence resulting from end runs and undercutting; (3.3) should the fabric on a silt fence decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, the fabric shall be replaced promptly; (3.4) sediment deposits must be removed when the level of deposition reaches approximately one-half the height of the barrier; and (3.5) any sediment deposits remaining in place after the silt fence is no longer required shall be dressed to conform to the existing grade, prepared and seeded.
- Temporary Sediment Basin** - Temporary Sediment Basin shall be constructed at the beginning of grading operations to provide the required sediment storage. Maintenance and cleanout frequencies for sediment basins depend greatly on the amount of precipitation and sediment load arriving at the basin. During inspections, the embankment should be reviewed for signs of seepage, settlement, or slumping. These problems should be repaired immediately. Sediment should be removed from the basin when it accumulates to one-half of the wet storage volume. During sediment cleanout, trash should be removed from the basin, and the dewatering device and riser pipe should be checked and cleared of any accumulated debris.
- Storm Drain Inlet Protection** - The maintenance measures are as follows: (4.1) structures shall be inspected weekly and repairs made as necessary and (4.2) structures shall be removed and the area stabilized when the remaining drainage area has been properly stabilized.
- Temporary Seeding** - Areas which fail to establish vegetative cover adequate to prevent rill erosion will be re-seeded as soon as such areas are identified.
- Permanent Seeding** - The maintenance measures are as follows: (10.1) in general, a stand of vegetation cannot be determined to be fully established until it has been maintained for one full year after planning; (10.2) new seedlings shall be supplied with adequate moisture, supply water as needed, especially late in the season, in abnormally hot or dry conditions, or on adverse sites, water applications shall be controlled to prevent excessive runoff; (10.3) inspect all seeded areas for failures and make necessary repairs, replacements, and reseedings within the planting season, if possible; [10.3.a] if stand is inadequate for erosion control, over seed and fertilize using half of the rates originally specified; [10.3.b] if stand is 60% damaged, re-establish following seedbed and seeding recommendations; [10.3.c] if stand has less than 40% cover, re-evaluate choice of plant materials and quantities of lime and fertilizer, the soil must be tested to determine if acidity or nutrient imbalances are responsible, re-establish the stand following seedbed and seeding recommendations.
- Street Cleaning / Sweeping** - The maintenance measures are as follows: (13.1) evaluate access points daily for sediment tracking; (13.2) when tracked or spilled sediment is found on paved surfaces, it will be removed daily, during times of heavy track-out, such as during rains, cleaning may be done several times throughout the day; (13.3) all streets shall be swept at the end of each working day and prior to a rain event; (13.4) unknown spills or objects will not be mixed with the sediment; and (13.5) if sediment is mixed with other pollutants, it will be disposed of properly at an authorized landfill.



NOTES:

FOR SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT
WWW.INLETFILTERS.COM

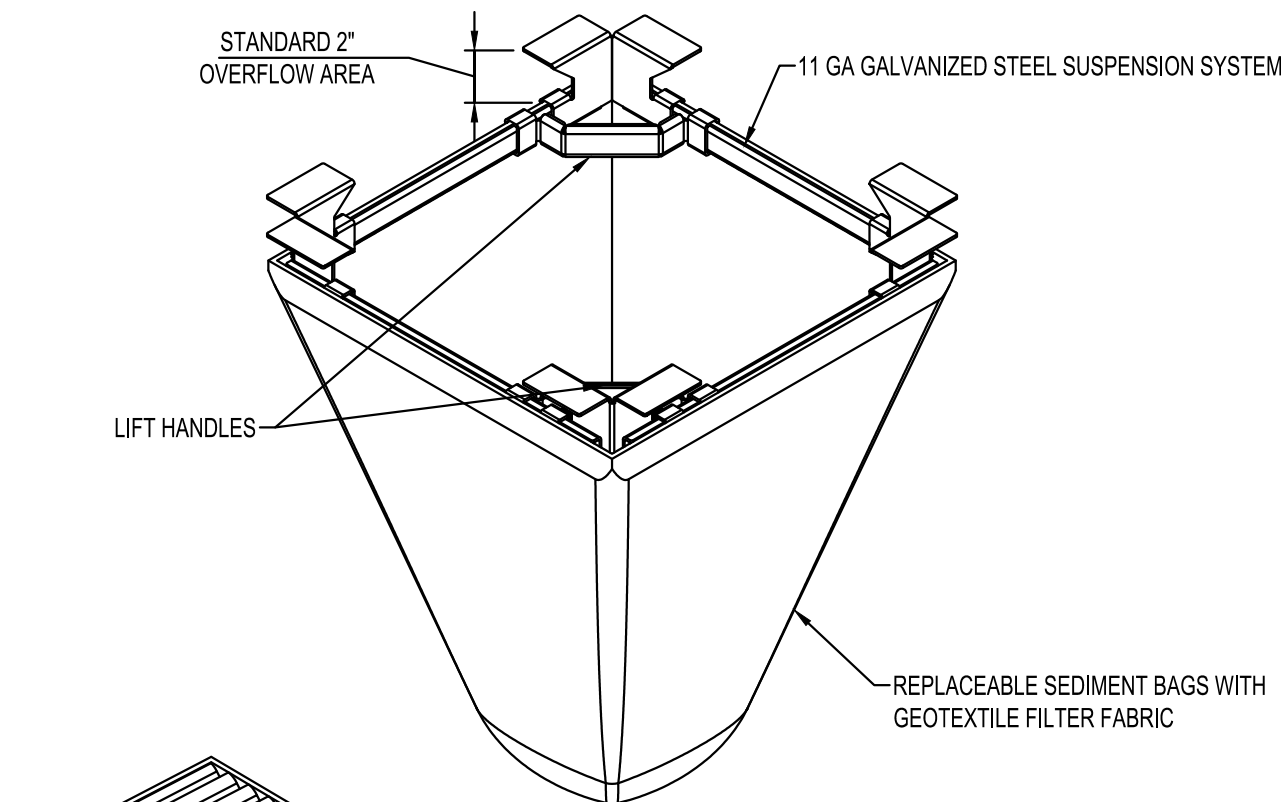
INSTALLATION:

REMOVE GRATE
DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
REPLACE GRATE

MATERIALS:

FRAMING - 11 GAUGE STEEL; CORROSION RESISTANT
SEDIMENT BAG - WOVEN GEOTEXTILE FABRIC; 2 CUBIC FOOT TYP VOLUME;
STAINLESS STEEL LOCKING BAND SECURING BAG TO FRAME

ROUND FILTER
INLET PROTECTION
NTS EC210



NOTES:

FOR SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT
WWW.INLETFILTERS.COM

INSTALLATION:

REMOVE GRATE
DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
REPLACE GRATE

MATERIALS:

FRAMING - 11 GAUGE STEEL; CORROSION RESISTANT
SEDIMENT BAG - WOVEN GEOTEXTILE FABRIC; 2 CUBIC FOOT TYP VOLUME;
STAINLESS STEEL LOCKING BAND SECURING BAG TO FRAME

RECTANGULAR FILTER
INLET PROTECTION
NTS EC211

ISG

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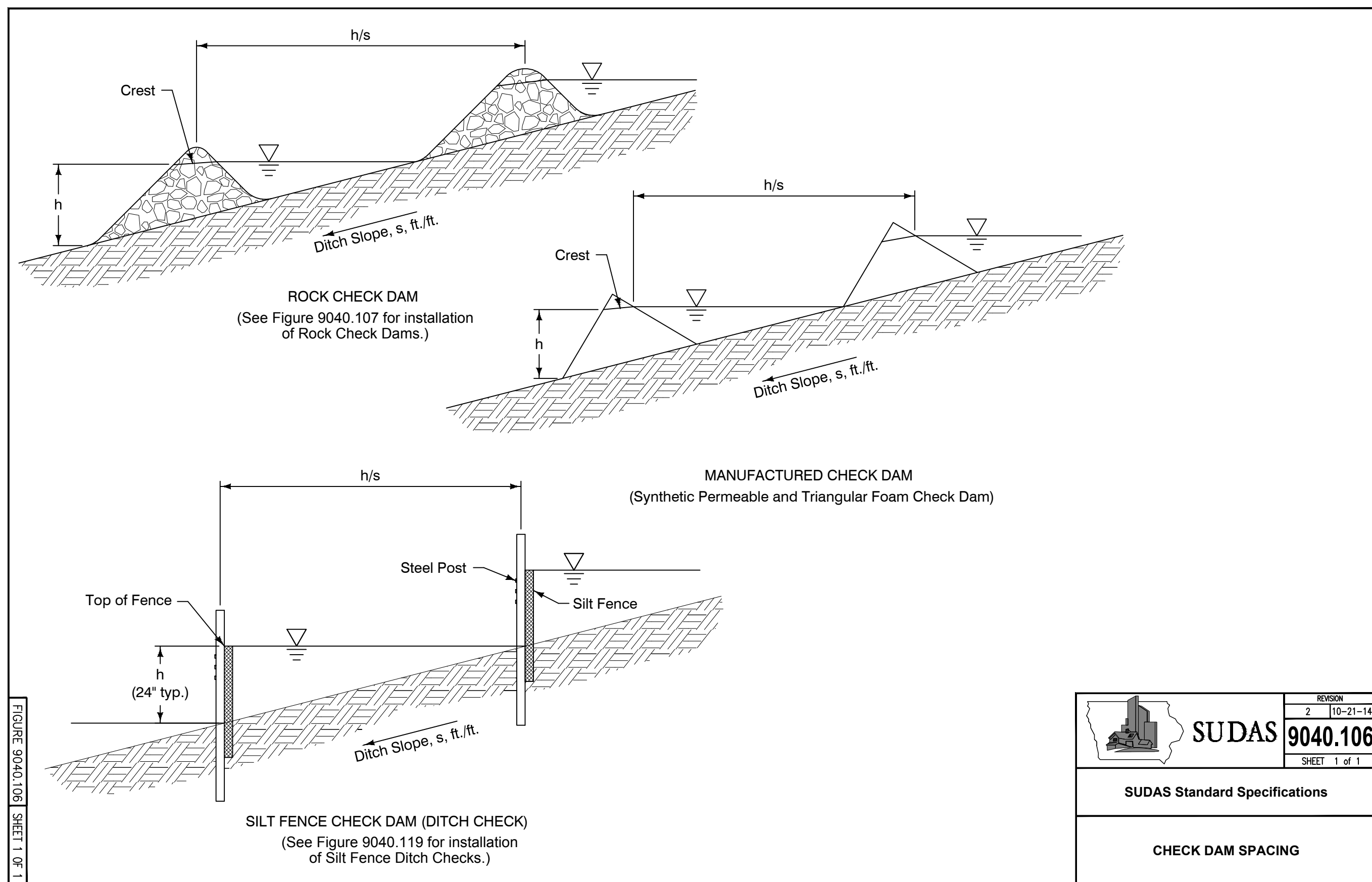
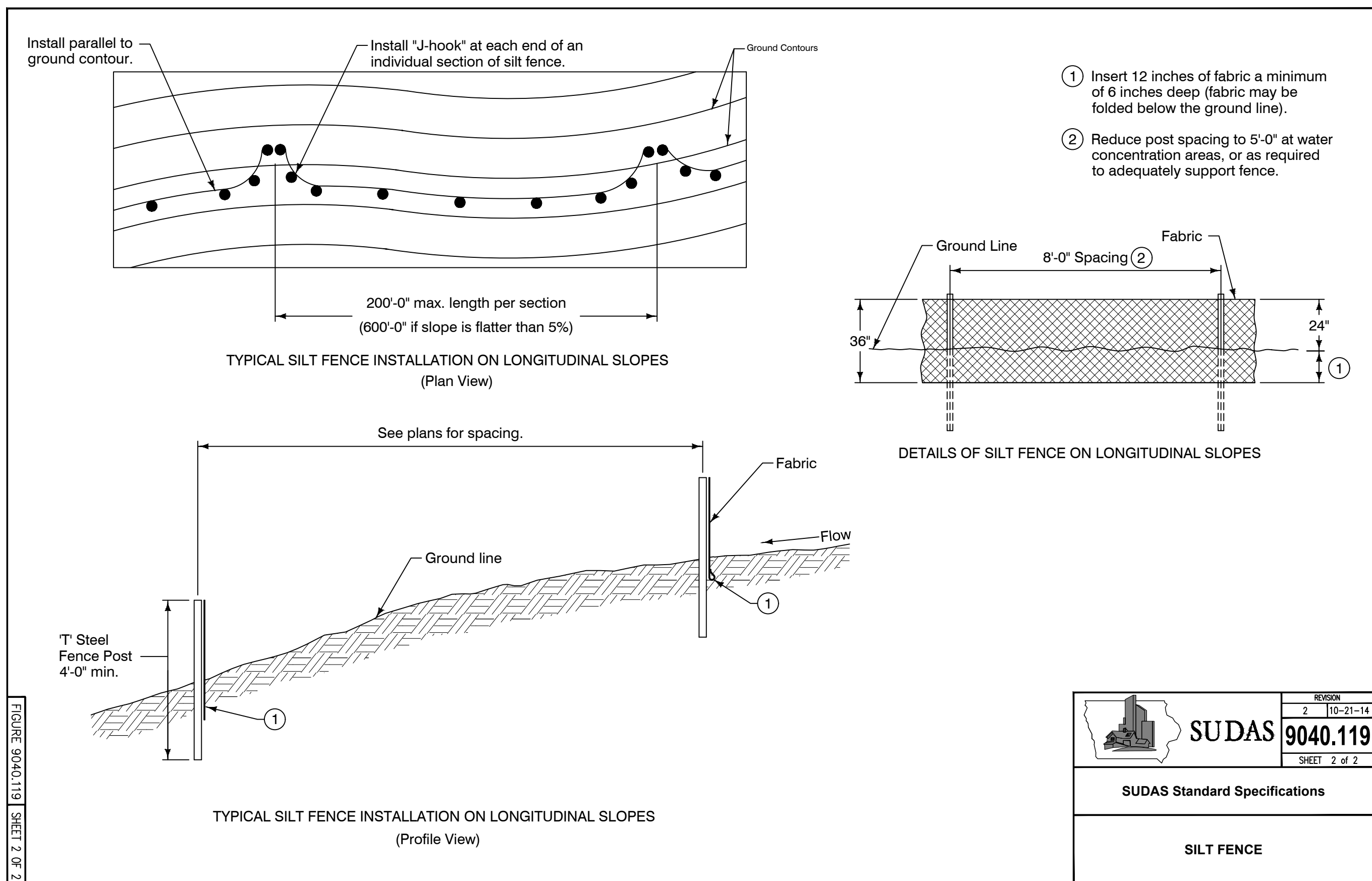
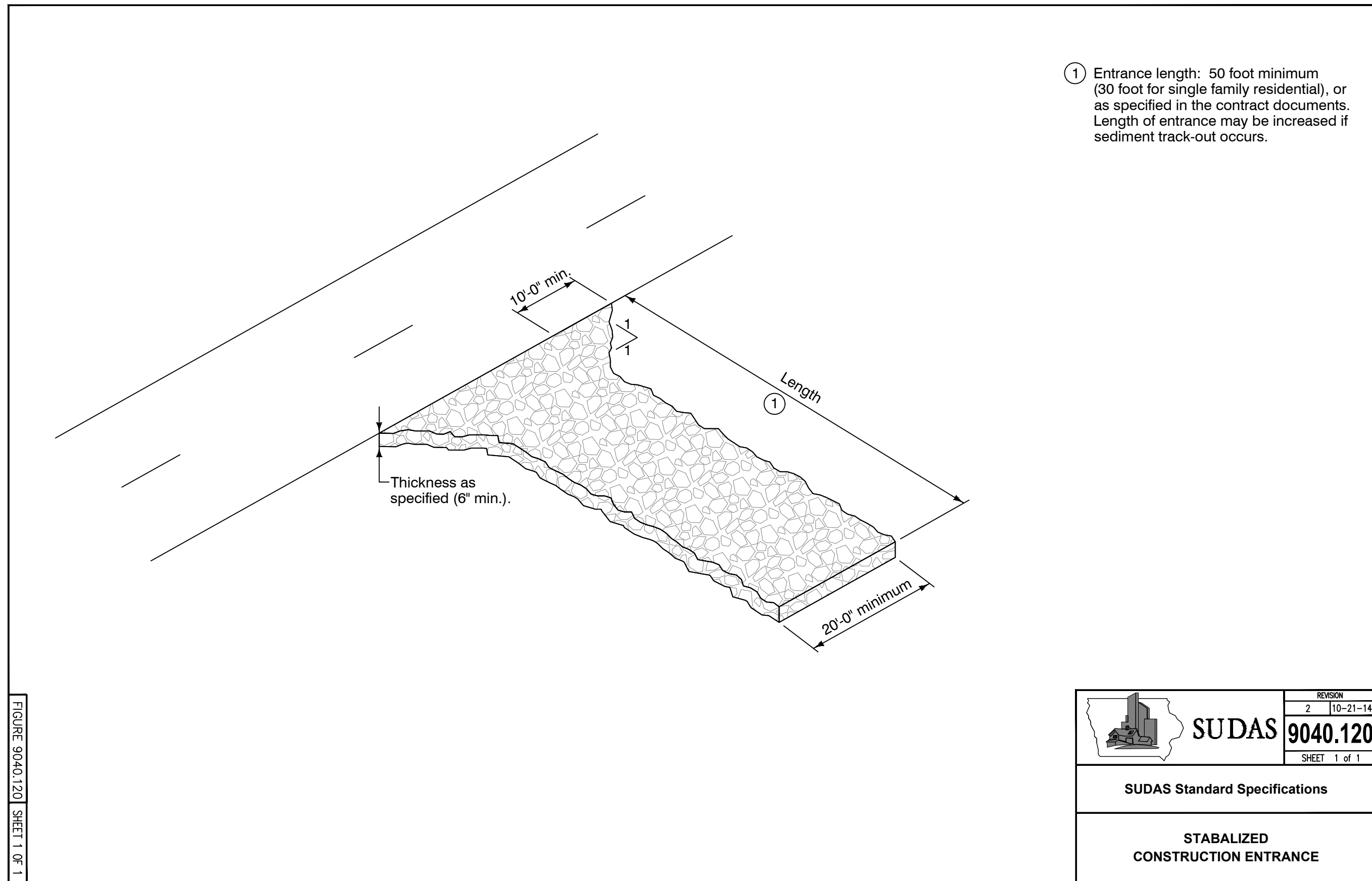
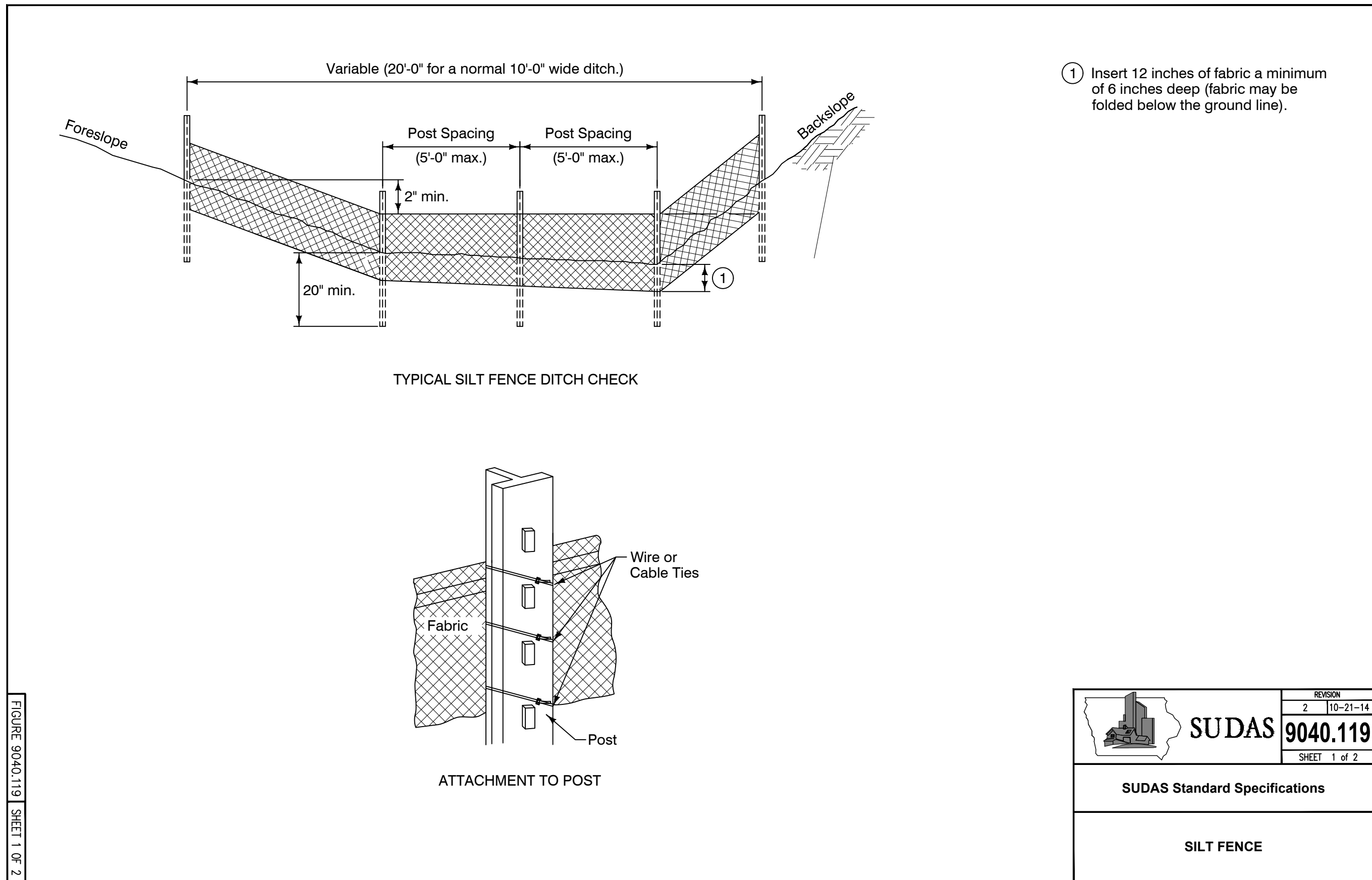
TITLE

EROSION
CONTROL NOTES
& DETAILS

SHEET

C1-30

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PROJECT

METRO WASTE AUTHORITY MRF FACILITY

GRIMES IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	...
12/31/19	CITY SUBMITTAL #1	ARA
01/13/20	CITY SUBMITTAL #2	ARA
01/28/20	CITY SUBMITTAL #3	ARA

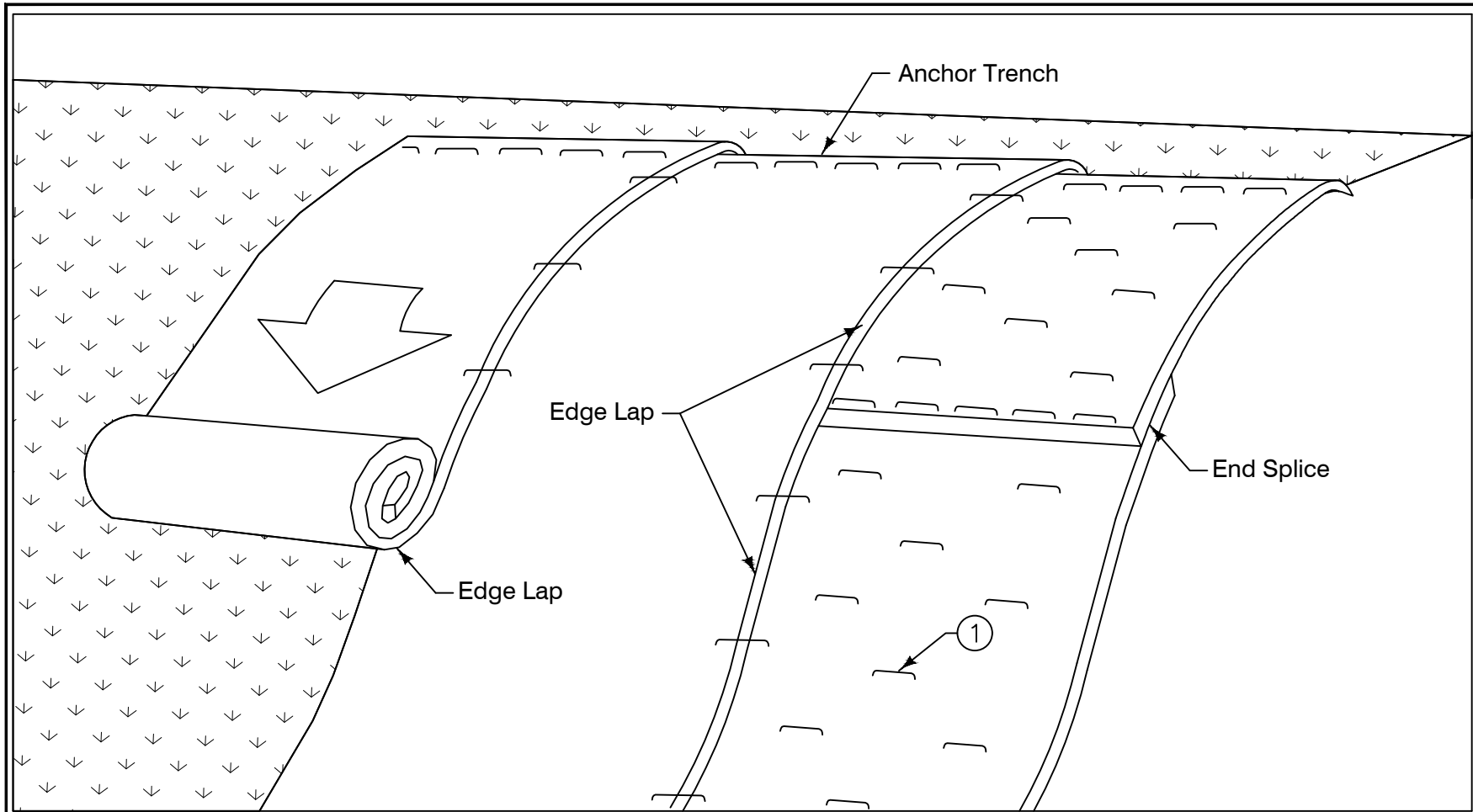
PROJECT NO.	19-23010
FILE NAME	23010 CO-DETAILS
DRAWN BY	CLF
DESIGNED BY	ARA
REVIEWED BY	EBG
ORIGINAL ISSUE DATE	01/28/20
CLIENT PROJECT NO.	-

.....

EROSION CONTROL DETAILS

SHEET

C1-31



① Secure blanket to ground according to manufacturer's recommended anchoring pattern and minimum shown in Table 1.

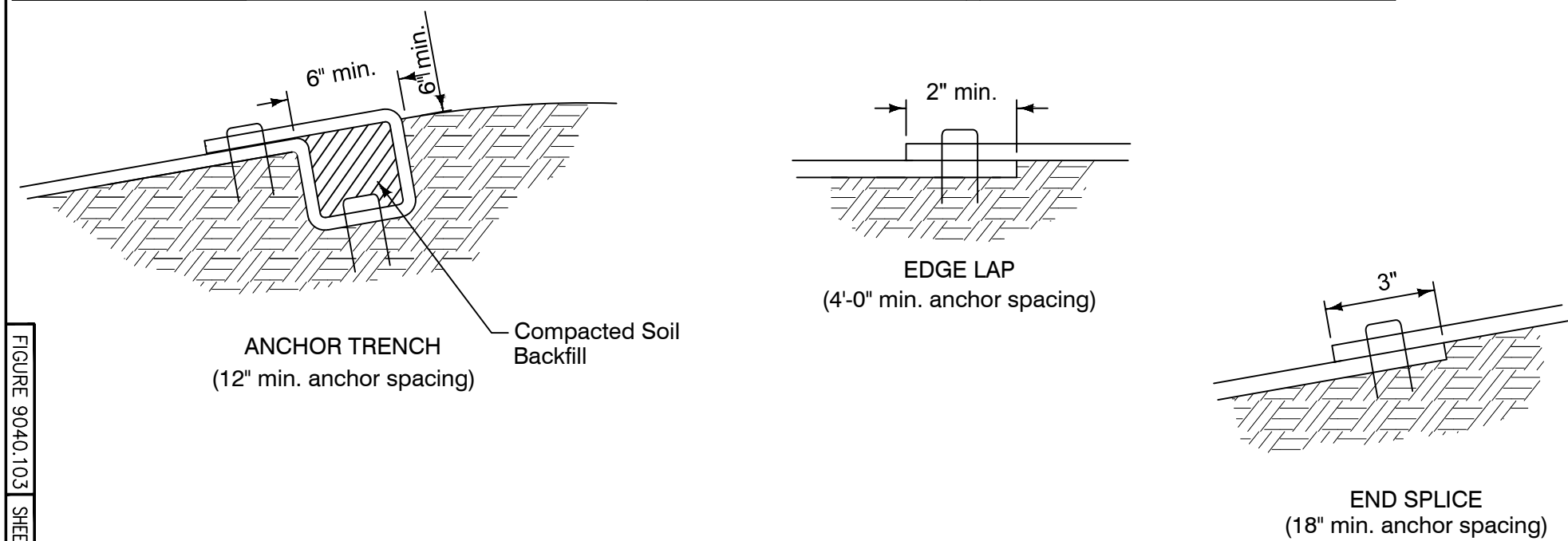
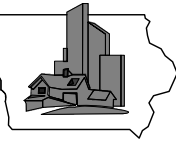


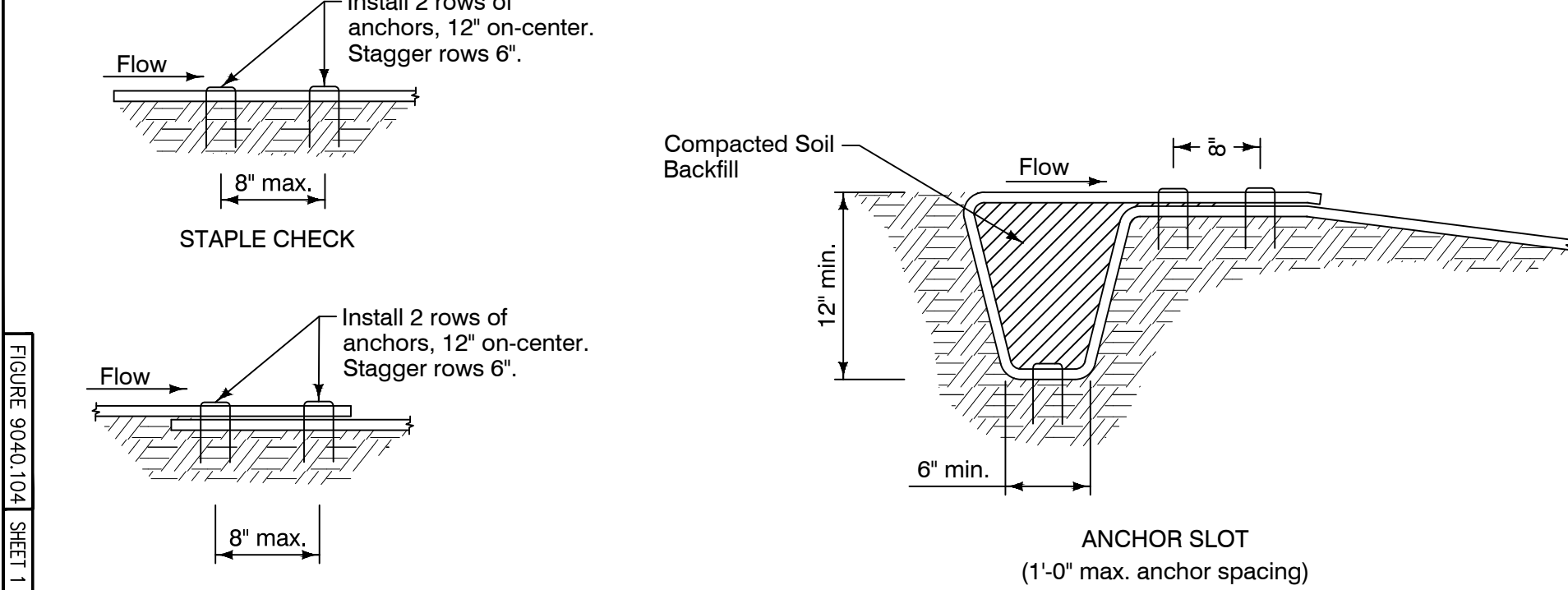
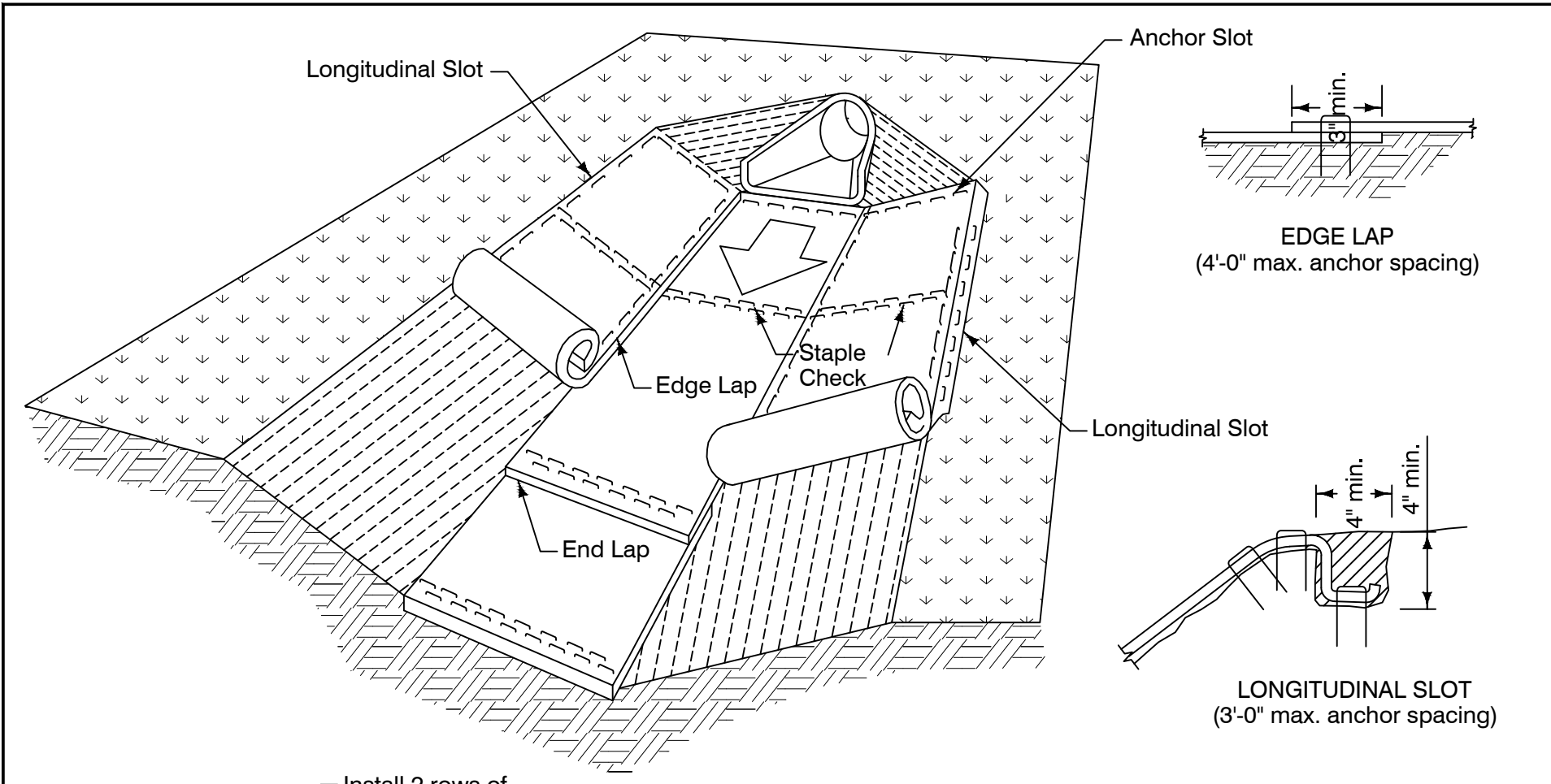
TABLE 1	
Max. slope	Min. anchors
≤ 3:1	1.5/yd ²
2:1	2/yd ²
1:1	2.5/yd ²

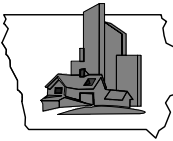
**SUDAS**

REVISION
2 10-21-14
SHEET 1 of 1

SUDAS Standard Specifications

ROLLED EROSION CONTROL
PRODUCT (RECP)
INSTALLATION ON SLOPES



**SUDAS**

REVISION
2 10-21-14
SHEET 1 of 1

SUDAS Standard Specifications

ROLLED EROSION CONTROL
PRODUCT (RECP)
INSTALLATION IN CHANNEL

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PROJECT

METRO WASTE AUTHORITY MRF FACILITY

GRIMES IOWA

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01/28/20	CITY SUBMITTAL #3	ARA

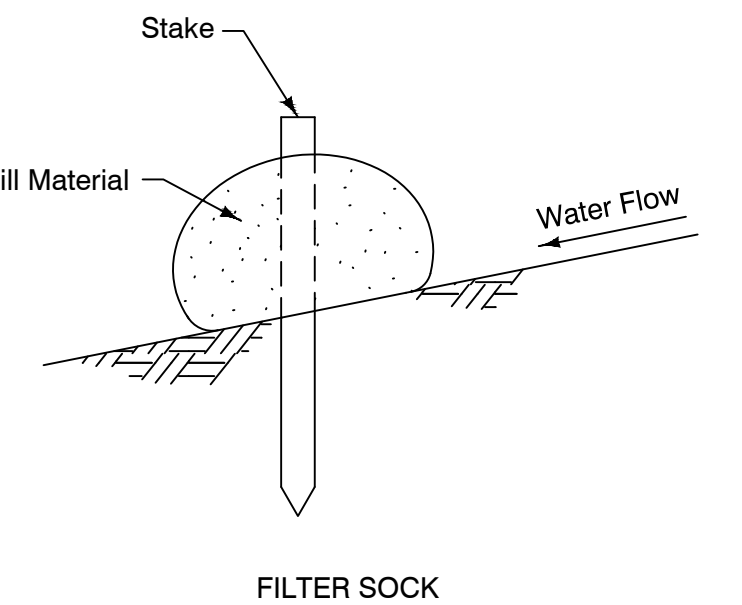
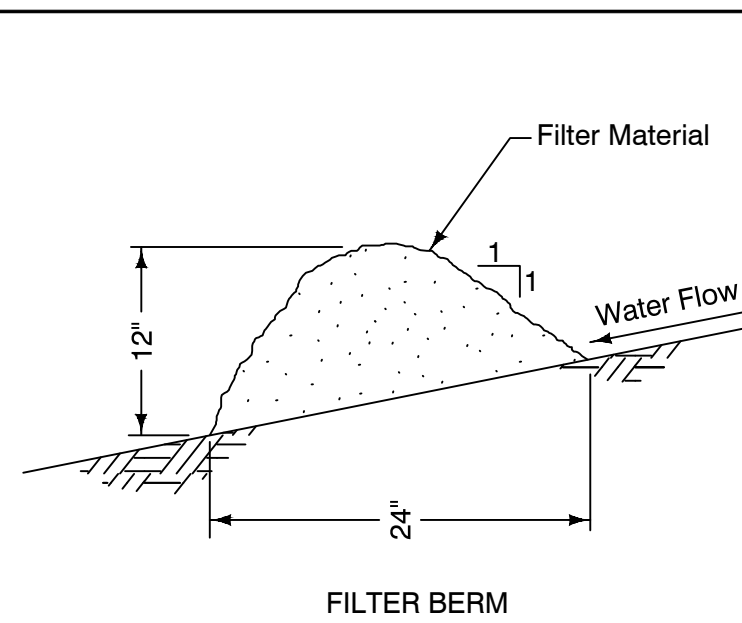
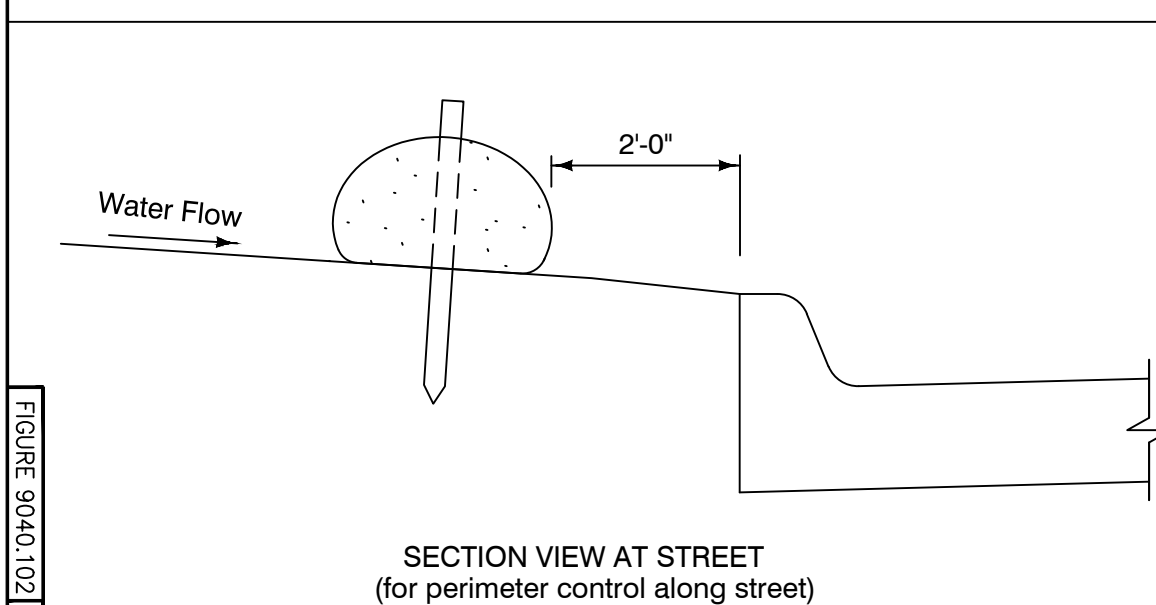
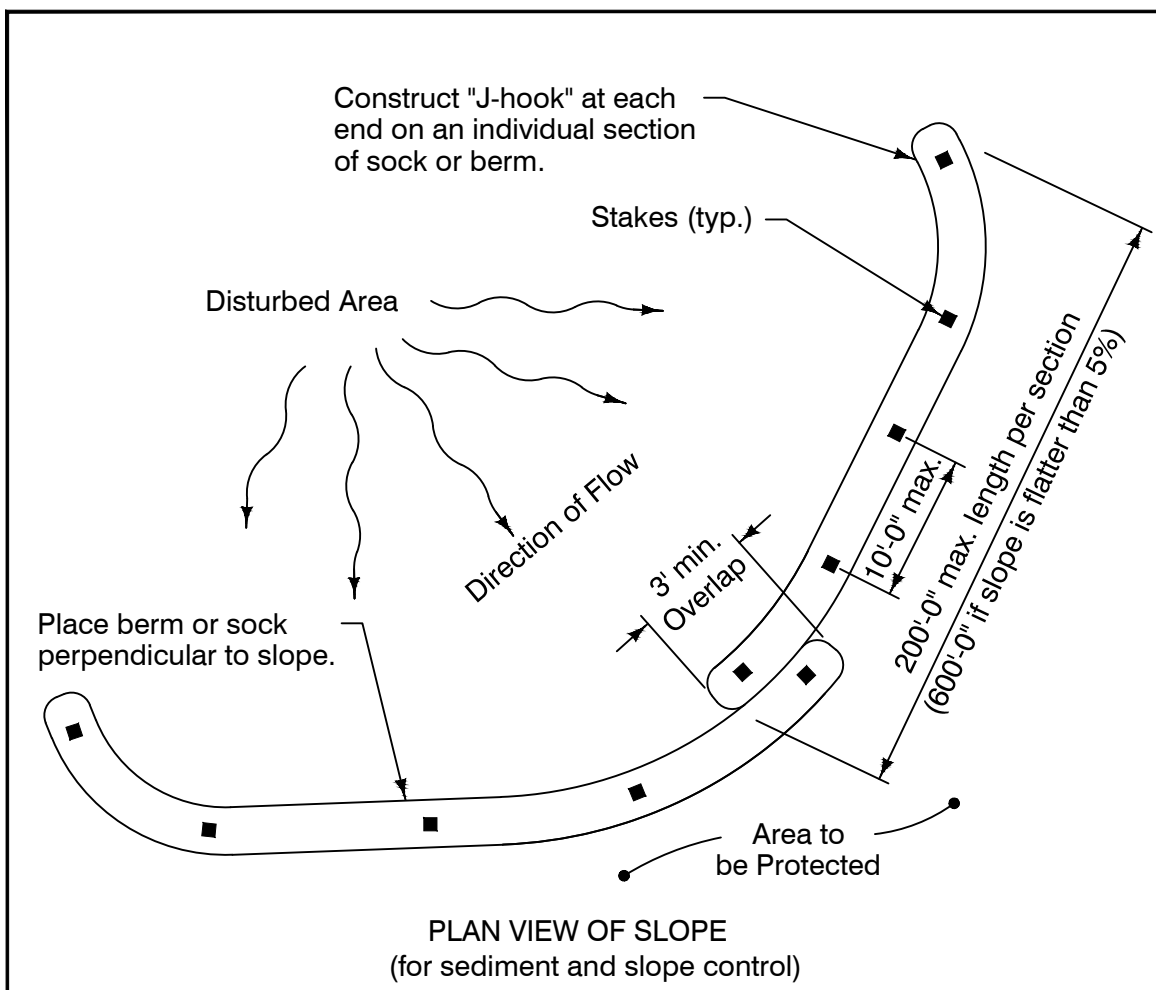
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TITLE

EROSION CONTROL DETAILS

SHEET

C1-32



Berm shown is typical for slopes flatter than 3:1. For steeper slopes, increase berm size as directed by the Engineer.

Place berm in uncompacted windrow perpendicular to the slope at locations specified in the contract documents.

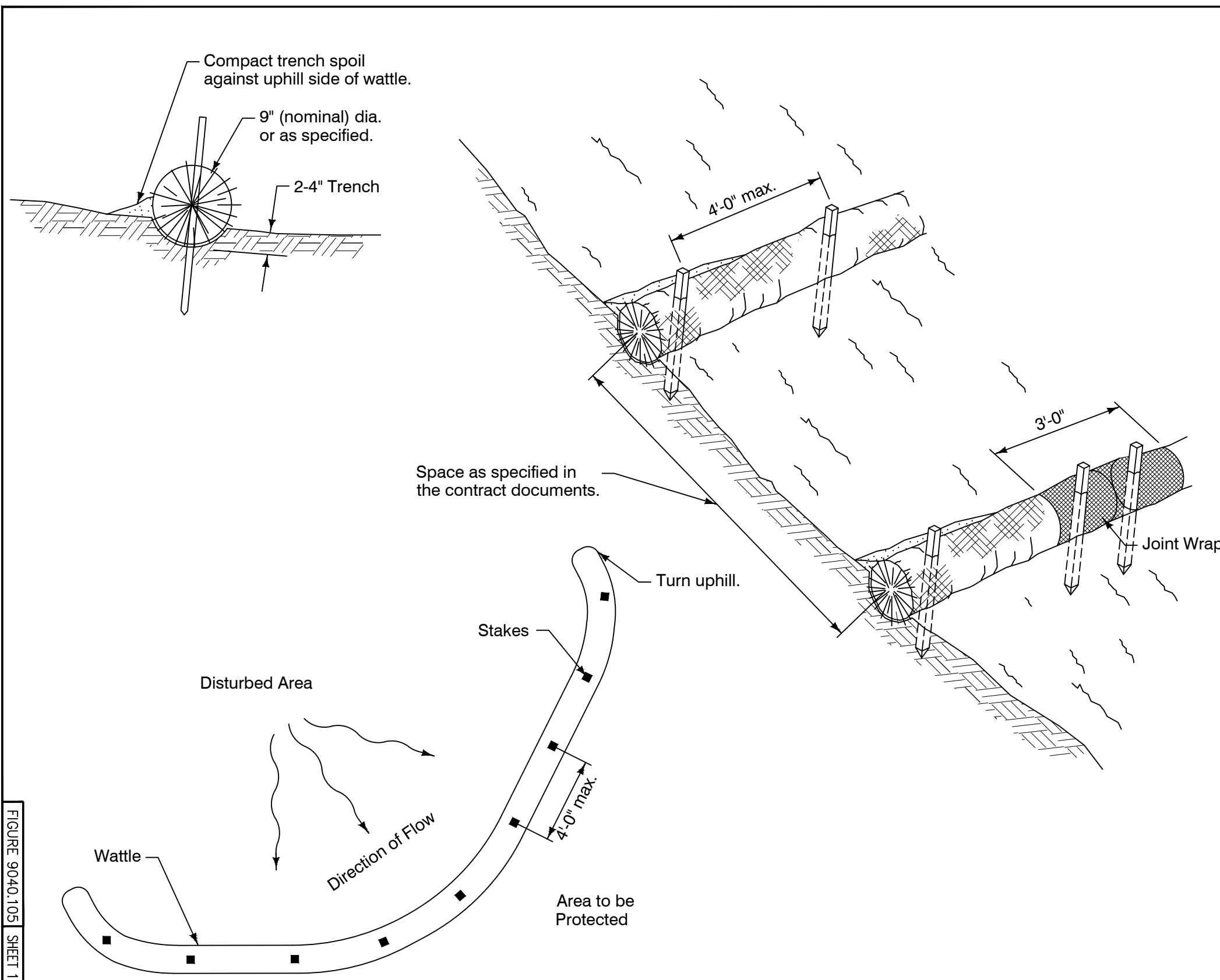
Filter sock diameter as specified in the contract documents.

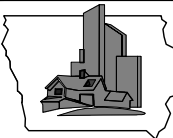
**SUDAS**

REVISION
4 10-17-17
SHEET 1 of 1

SUDAS Standard Specifications

FILTER BERM AND FILTER SOCK

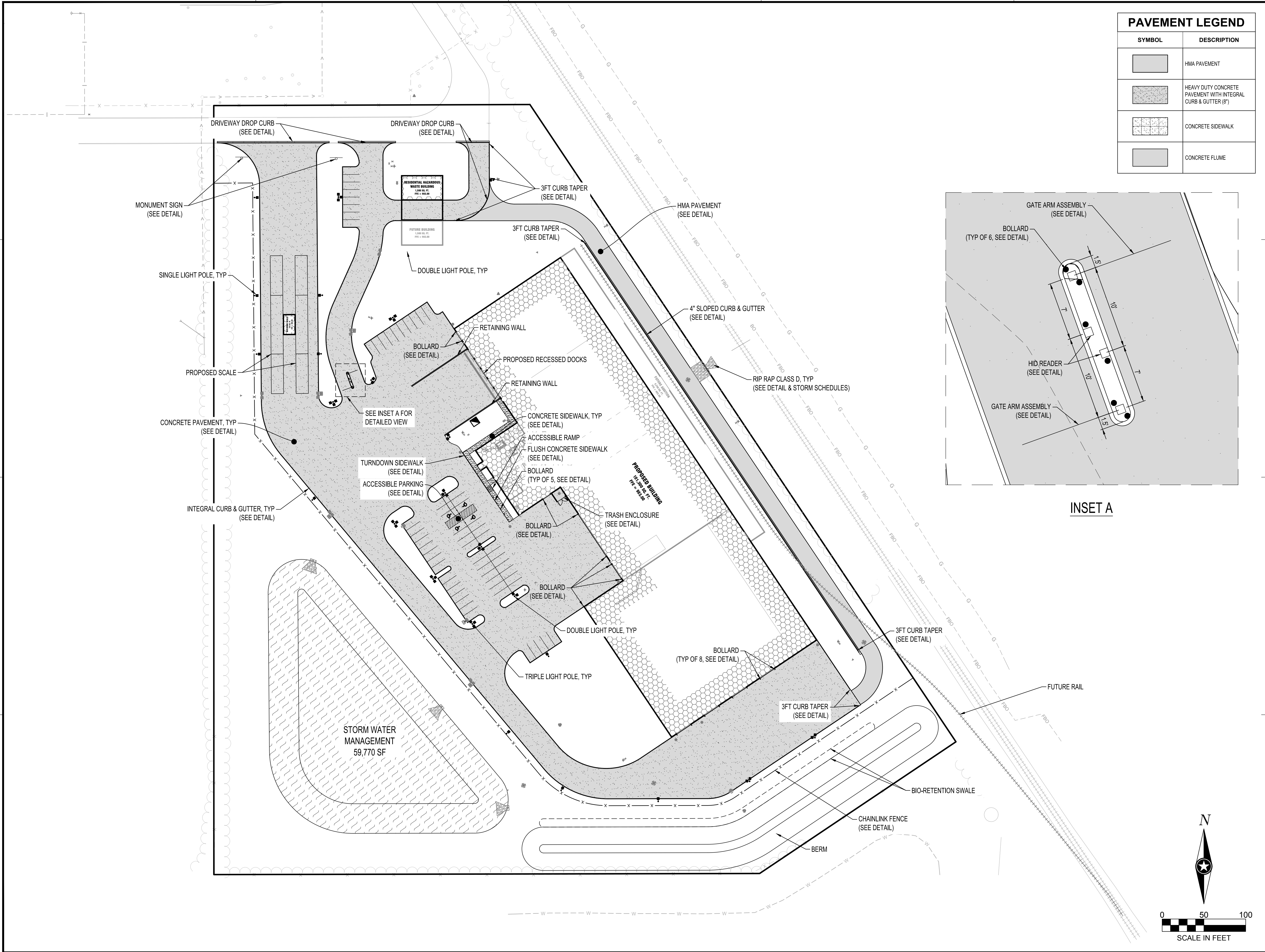


**SUDAS**

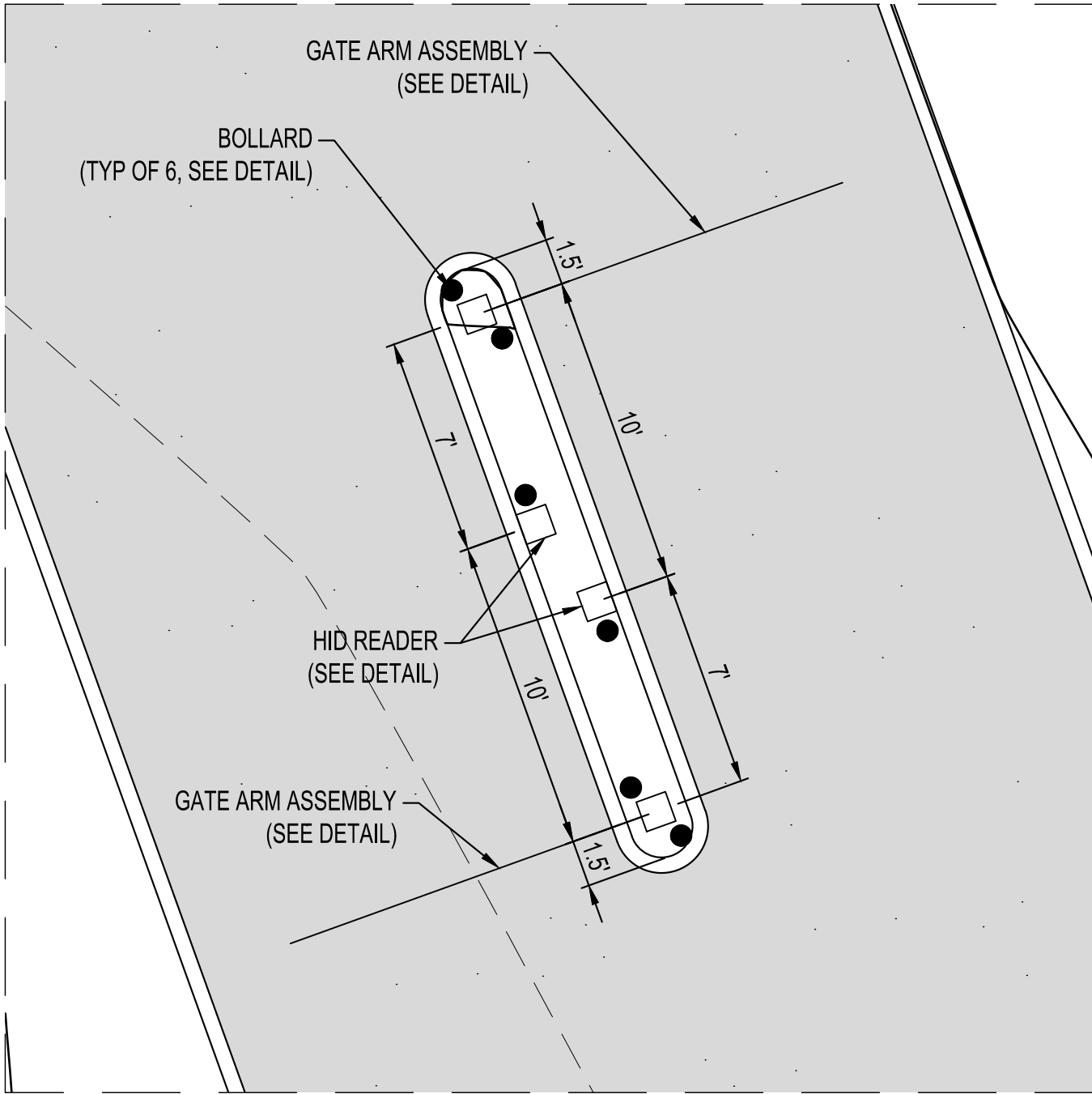
REVISION
2 10-21-14
SHEET 1 of 1

SUDAS Standard Specifications

WATTLE



PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	HMA PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT WITH INTEGRAL CURB & GUTTER (8")
	CONCRETE SIDEWALK
	CONCRETE FLUME



INSET A



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**METRO WASTE
AUTHORITY**

MRF FACILITY

GRIMES IOWA

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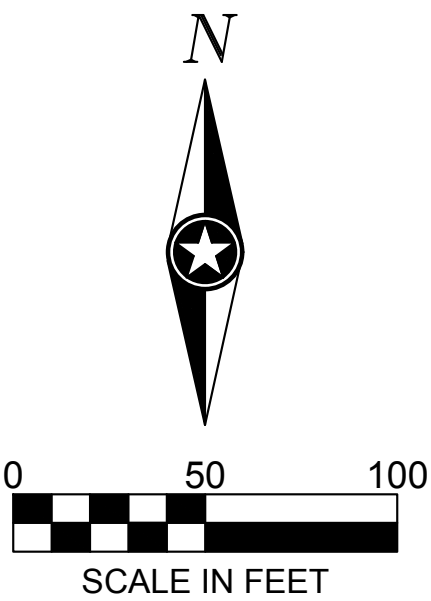
PROJECT NO.	19-23010
FILE NAME	23010 C3-SITE
DRAWN BY	CLF
DESIGNED BY	ARA
REVIEWED BY	EBG
ORIGINAL ISSUE DATE	01/28/20
CLIENT PROJECT NO.	-

TITLE

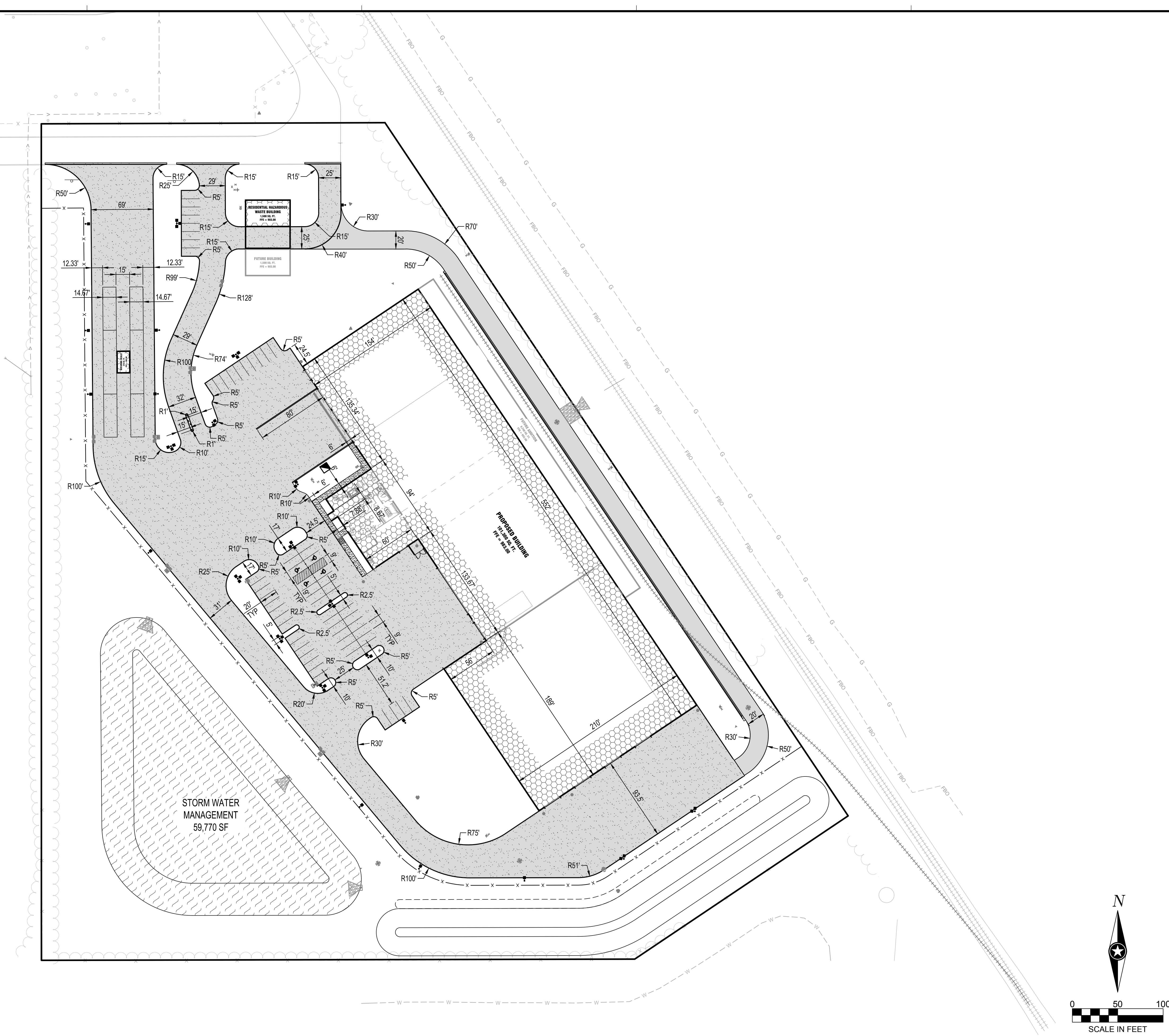
SITE PLAN

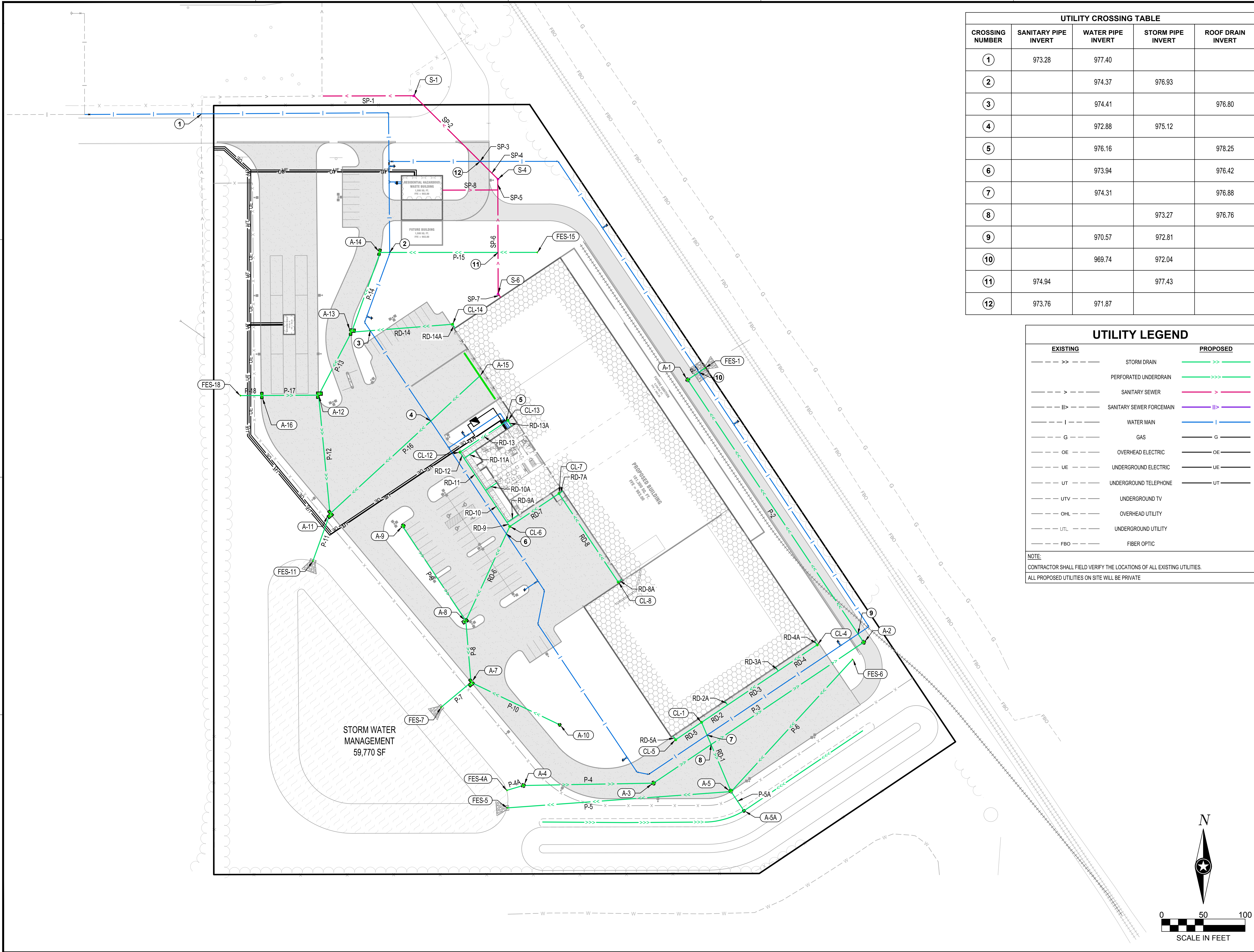
SHEET

C3-10



PRELIMINARY NOT FOR CONSTRUCTION





UTILITY CROSSING TABLE				
CROSSING NUMBER	SANITARY PIPE INVERT	WATER PIPE INVERT	STORM PIPE INVERT	ROOF DRAIN INVERT
①	973.28	977.40		
②		974.37	976.93	
③		974.41		976.80
④		972.88	975.12	
⑤		976.16		978.25
⑥		973.94		976.42
⑦		974.31		976.88
⑧			973.27	976.76
⑨		970.57	972.81	
⑩		969.74	972.04	
⑪	974.94		977.43	
⑫	973.76	971.87		

UTILITY LEGEND	
EXISTING	PROPOSED
-- >> --	STORM DRAIN
-- >>> --	PERFORATED UNDERDRAIN
-- > --	SANITARY SEWER
-- > --	SANITARY SEWER FORCEMAIN
-- --	WATER MAIN
-- G --	GAS
-- OE --	OVERHEAD ELECTRIC
-- UE --	UNDERGROUND ELECTRIC
-- UT --	UNDERGROUND TELEPHONE
-- UTV --	UNDERGROUND TV
-- OHL --	OVERHEAD UTILITY
-- UTL --	UNDERGROUND UTILITY
-- FBO --	FIBER OPTIC
NOTE: CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES. ALL PROPOSED UTILITIES ON SITE WILL BE PRIVATE	



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PROJECT

METRO WASTE AUTHORITY MRF FACILITY

GRIMES IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
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01/28/20	CITY SUBMITTAL #3	ARA

PROJECT NO.	19-23010
FILE NAME	23010 C3-UTILITY
DRAWN BY	CLF
DESIGNED BY	ARA
REVIEWED BY	EBG
ORIGINAL ISSUE DATE	01/28/20
CLIENT PROJECT NO.	-

TITLE

OVERALL UTILITY PLAN

SHEET

C3-20

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PROJECT

**METRO WASTE
AUTHORITY
MRF FACILITY**

GRIMES IOWA

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01/28/20	CITY SUBMITTAL #3	ARA	

PROJECT NO.	19-23010
FILE NAME	23010 C3-UTILITY
DRAWN BY	CLF
DESIGNED BY	ARA
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CLIENT PROJECT NO.	-

TITLE

**DETAILED UTILITY
PLAN**

SHEET

C3-21

CORE DRILL & CONNECT 6" SANITARY SERVICE TO EXISTING
SANITARY MANHOLE WITH WATERTIGHT PIPE BOOT CONNECTION
INV=971.54

SP-1

S-1
R=979.83
I=972.64

1 - CONNECTION TO EXISTING WATER TEE
1 - 6" GATE VALVE & BOX

422 LF OF 6" WATERMAIN

WATERMAIN CONSTRUCTION AROUND OBSTACLES
(SEE DETAIL)
2,045 LF OF 6" WATERMAIN LOOP

1 - 6"x6" TEE
1 - 6" GATE VALVE & BOX
1 - 6" GATE VALVE & BOX
1 - HYDRANT ASSEMBLY

RESIDENTIAL HAZARDOUS
WASTE BUILDING
1,500 SQ. FT.
FFE = 983.00

14 LF OF 6" FIRE SUPPRESSION SERVICE
8 LF OF 2" WATER SERVICE
1 - 6" GATE VALVE & BOX

WATER, GAS, ELECTRIC, AND FIBER TO WITHIN 5FT OF BUILDING,
CONNECTION TO BUILDING BY MECHANICAL CONTRACTOR

1-SANITARY SERVICE TO WITHIN 5FT OF BUILDING
CONNECTION TO BUILDING BY MECHANICAL CONTRACTOR

FUTURE BUILDING
1,500 SQ. FT.
FFE = 983.00

A-14
R=981.77
I=976.88

FES-15
I=977.62

S-6
R=981.38
I=975.42

1-SANITARY SERVICE TO WITHIN 5FT OF BUILDING
CONNECTION TO BUILDING BY MECHANICAL CONTRACTOR

CL-14
R=983.45
I=977.79

A-15
R=978.90
I=975.52

A-13
R=981.26
I=975.87

A-12
R=981.44
I=975.02

A-16
R=981.47
I=976.30

FES-18
I=976.77

UTILITY LEGEND

EXISTING	PROPOSED
--- >> ---	STORM DRAIN
--- >>> ---	PERFORATED UNDERDRAIN
--- > ---	SANITARY SEWER
--- II> ---	SANITARY SEWER FORCEMAIN
--- I ---	WATER MAIN
--- G ---	GAS
--- OE ---	OVERHEAD ELECTRIC
--- UE ---	UNDERGROUND ELECTRIC
--- UT ---	UNDERGROUND TELEPHONE
--- UTV ---	UNDERGROUND TV
--- OHL ---	OVERHEAD UTILITY
--- UTL ---	UNDERGROUND UTILITY
--- FBO ---	FIBER OPTIC

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.
ALL PROPOSED UTILITIES ON SITE WILL BE PRIVATE

UTILITY CROSSING TABLE

CROSSING NUMBER	SANITARY PIPE INVERT	WATER PIPE INVERT	STORM PIPE INVERT	ROOF DRAIN INVERT
①	973.28	977.40		
②		974.37	976.93	
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④		972.88	975.12	
⑤		976.16		978.25
⑥		973.94		976.42
⑦		974.31		976.88
⑧			973.27	976.76
⑨		970.57	972.81	
⑩		969.74	972.04	
⑪	974.94		977.43	
⑫	973.76	971.87		

PROPOSED UNDERGROUND ELECTRIC
PROPOSED UNDERGROUND TELEPHONE
PROPOSED UNDERGROUND GAS

BUILDING SCALE
1" = 10' - 0"
FFE = 982.00

1 - HYDRANT ASSEMBLY

DOUBLE LIGHT POLE, TYP

TRIPLE LIGHT POLE, TYP



0 20 40
SCALE IN FEET



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PROJECT

**METRO WASTE
AUTHORITY
MRF FACILITY**

GRIMES IOWA

REVISION SCHEDULE			
DATE	DESCRIPTION	BY	
12/31/19	CITY SUBMITTAL #1	ARA	
01/13/20	CITY SUBMITTAL #2	ARA	
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DRAWN BY	CLF
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REVIEWED BY	EBG
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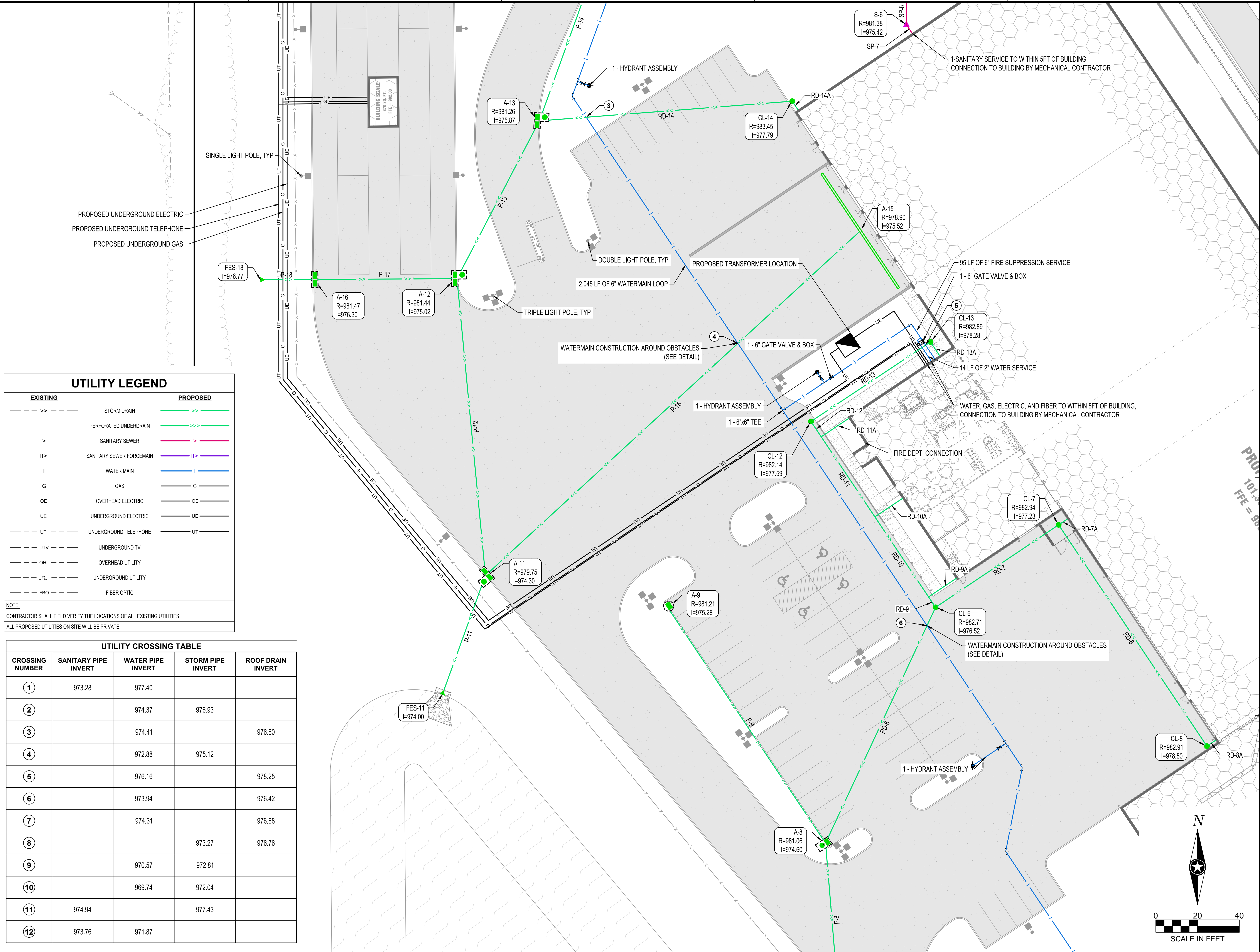
TITLE

**DETAILED UTILITY
PLAN**

SHEET

C3-22

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TITLE

**DETAILED UTILITY
PLAN**

SHEET

C3-23

UTILITY LEGEND

EXISTING

PROPOSED

-->>--

STORM DRAIN

-->>--

-->>>--

PERFORATED UNDERDRAIN

-->>>--

-->---

SANITARY SEWER

-->---

--||>---

SANITARY SEWER FORCEMAIN

--||>---

--I---

WATER MAIN

--I---

--G---

GAS

--G---

--OE---

OVERHEAD ELECTRIC

--OE---

--UE---

UNDERGROUND ELECTRIC

--UE---

--UT---

UNDERGROUND TELEPHONE

--UT---

--UTV---

UNDERGROUND TV

--UTV---

--OHL---

OVERHEAD UTILITY

--OHL---

--UTL---

UNDERGROUND UTILITY

--UTL---

--FBO---

FIBER OPTIC

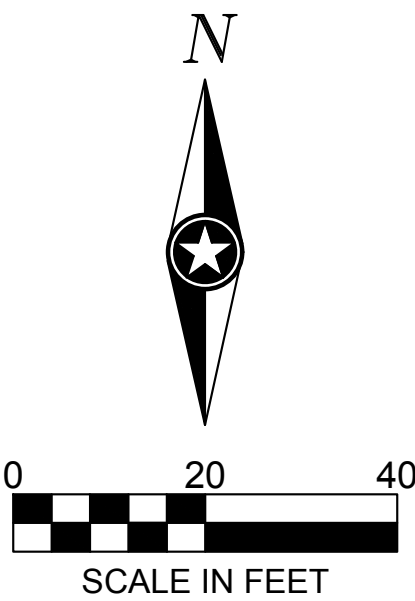
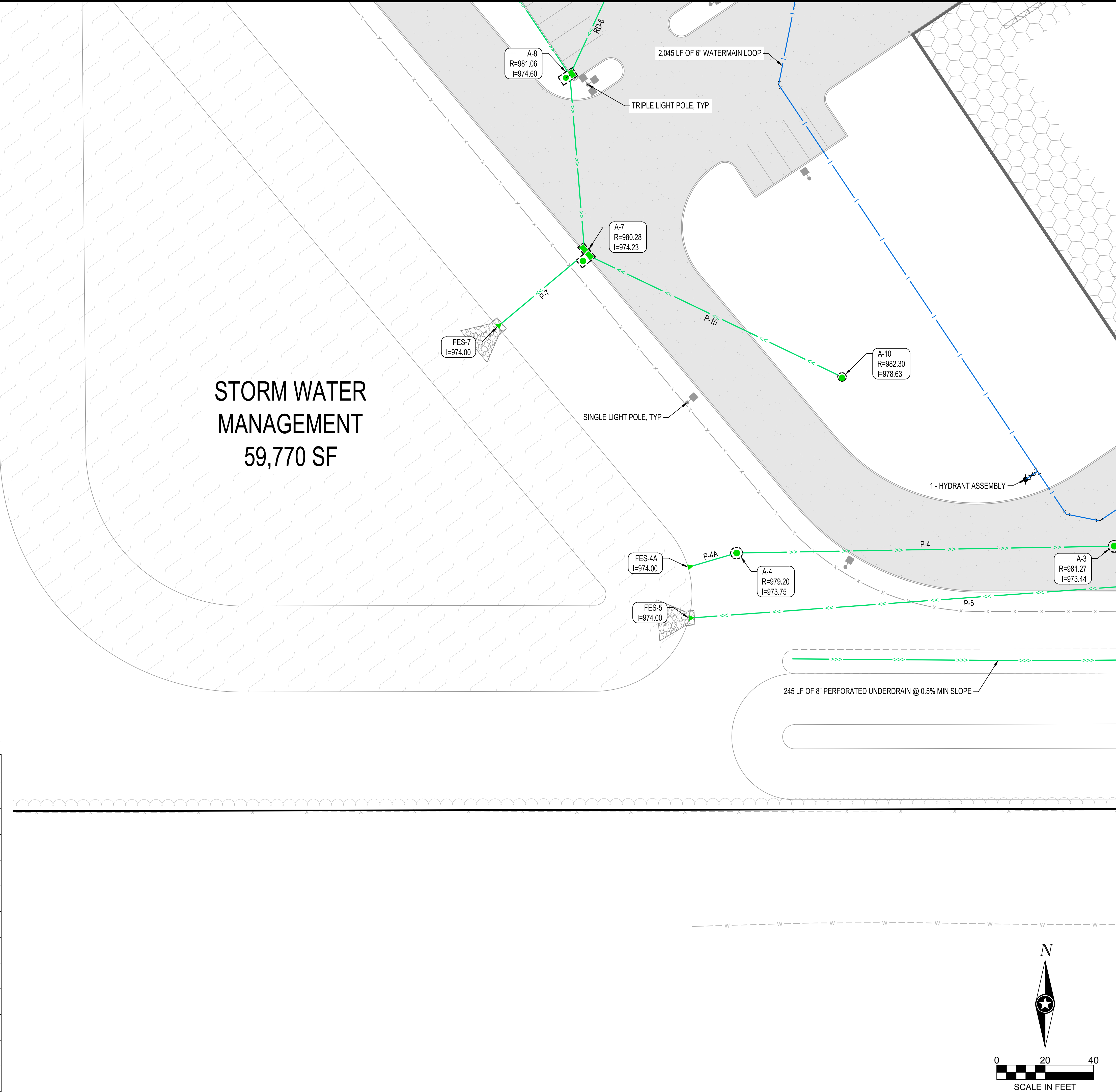
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NOTE:

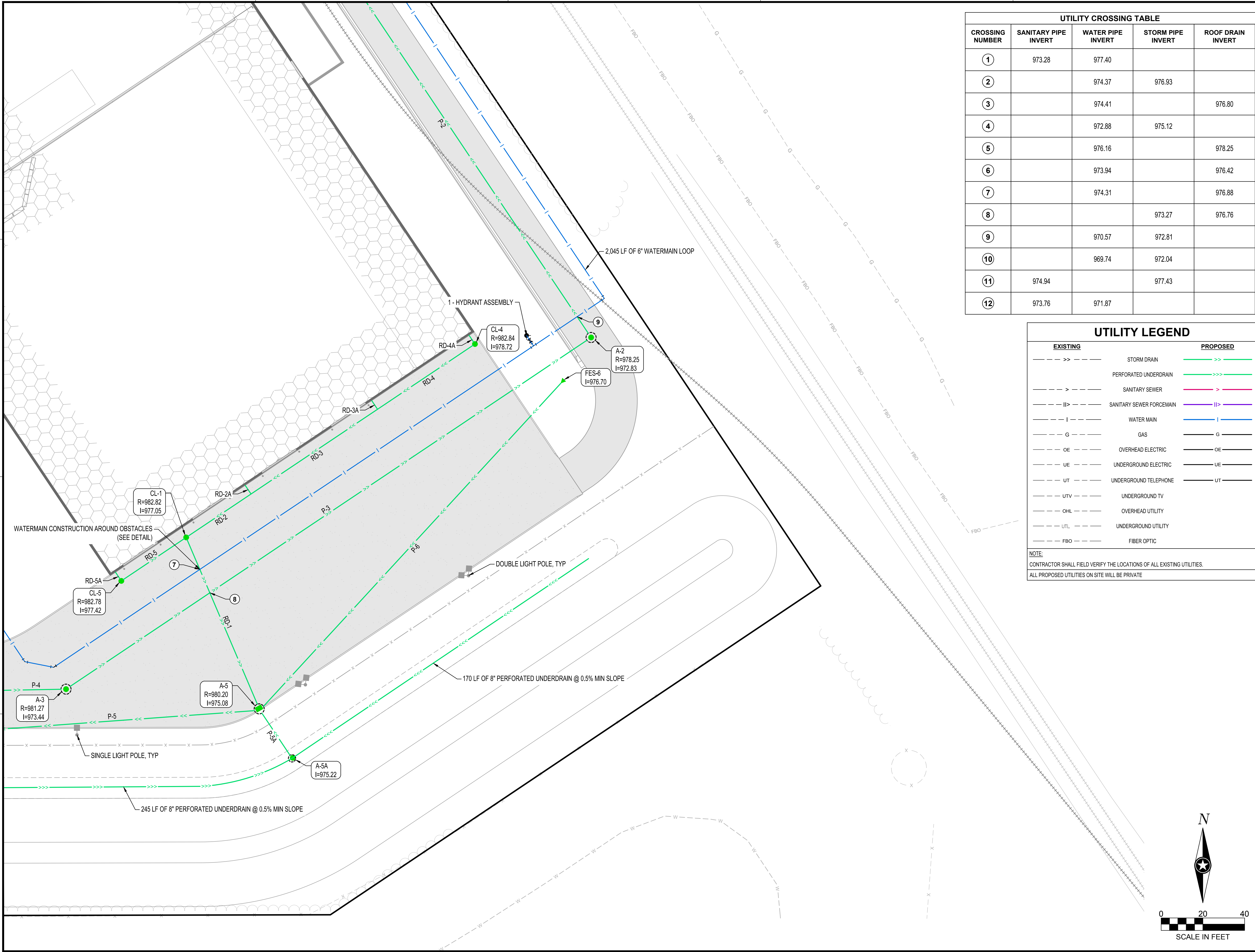
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UTILITY CROSSING TABLE				
CROSSING NUMBER	SANITARY PIPE INVERT	WATER PIPE INVERT	STORM PIPE INVERT	ROOF DRAIN INVERT
①	973.28	977.40		
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④		972.88	975.12	
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⑦		974.31		976.88
⑧			973.27	976.76
⑨		970.57	972.81	
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⑪	974.94		977.43	
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CROSSING NUMBER	SANITARY PIPE INVERT	WATER PIPE INVERT	STORM PIPE INVERT	ROOF DRAIN INVERT
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⑥		973.94		976.42
⑦		974.31		976.88
⑧			973.27	976.76
⑨		970.57	972.81	
⑩		969.74	972.04	
⑪	974.94		977.43	
⑫	973.76	971.87		

UTILITY LEGEND		
EXISTING		PROPOSED
---	>>---	STORM DRAIN
---	>>>---	PERFORATED UNDERDRAIN
---	>---	SANITARY SEWER
---	>---	SANITARY SEWER FORCEMAIN
---	---	WATER MAIN
---	G---	GAS
---	OE---	OVERHEAD ELECTRIC
---	UE---	UNDERGROUND ELECTRIC
---	UT---	UNDERGROUND TELEPHONE
---	UTV---	UNDERGROUND TV
---	OHL---	OVERHEAD UTILITY
---	UTL---	UNDERGROUND UTILITY
---	FBO---	FIBER OPTIC
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PROJECT

**METRO WASTE
AUTHORITY**

MRF FACILITY

GRIMES IOWA

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01/28/20	CITY SUBMITTAL #3	ARA

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REVIEWED BY	EBG
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CLIENT PROJECT NO.	-

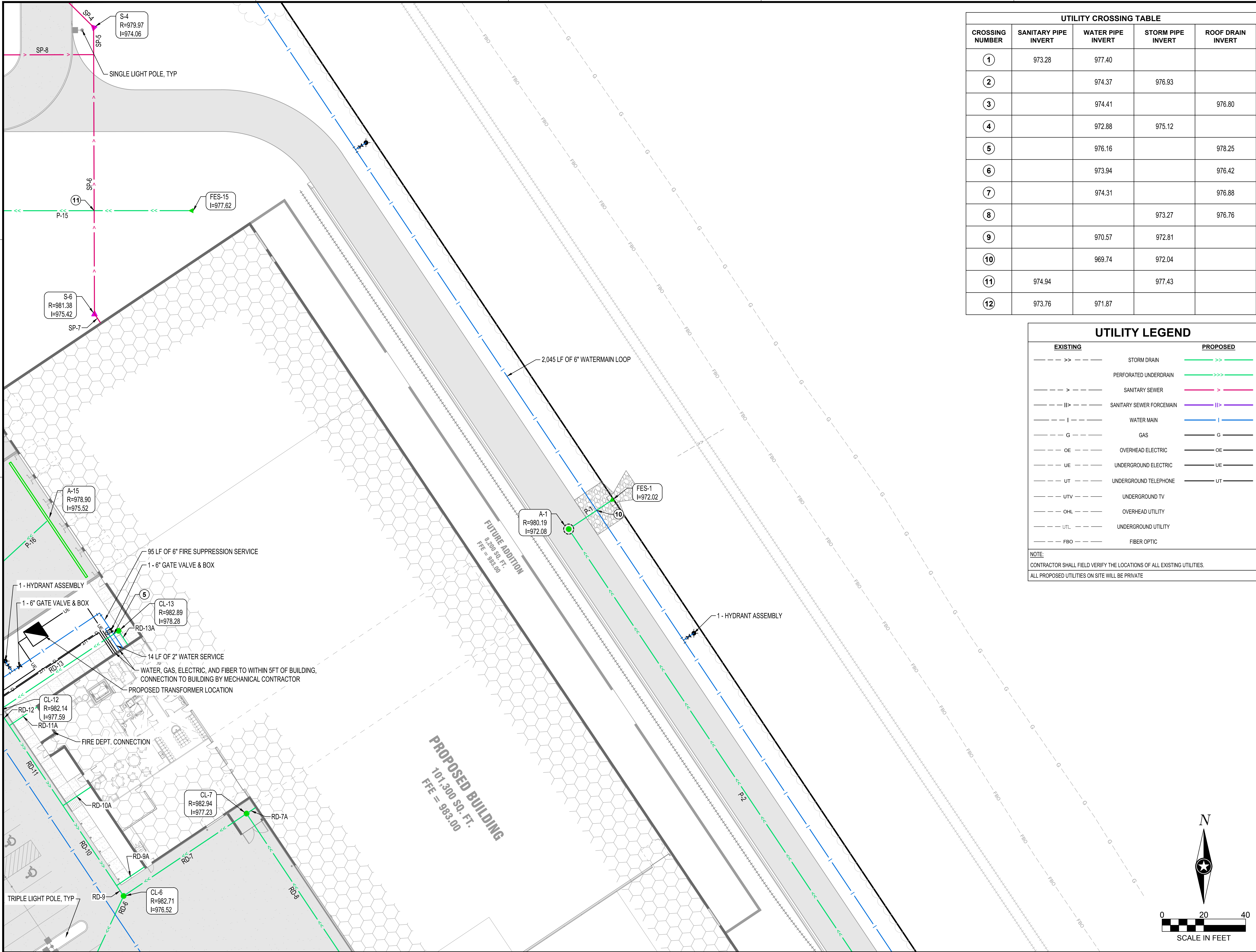
TITLE

**DETAILED UTILITY
PLAN**

SHEET

C3-24

PRELIMINARY NOT FOR CONSTRUCTION



UTILITY CROSSING TABLE				
CROSSING NUMBER	SANITARY PIPE INVERT	WATER PIPE INVERT	STORM PIPE INVERT	ROOF DRAIN INVERT
①	973.28	977.40		
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④		972.88	975.12	
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⑥		973.94		976.42
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⑪	974.94		977.43	
⑫	973.76	971.87		

UTILITY LEGEND		
EXISTING		PROPOSED
---	>>---	STORM DRAIN
---	>---	PERFORATED UNDERDRAIN
---	II>---	SANITARY SEWER
---	I>---	SANITARY SEWER FORCEMAIN
---	I---	WATER MAIN
---	G---	GAS
---	OE---	OVERHEAD ELECTRIC
---	UE---	UNDERGROUND ELECTRIC
---	UT---	UNDERGROUND TELEPHONE
---	UTV---	UNDERGROUND TV
---	OHL---	OVERHEAD UTILITY
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01/28/20	CITY SUBMITTAL #3	ARA

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REVIEWED BY	EBG
ORIGINAL ISSUE DATE	01/28/20
CLIENT PROJECT NO.	-

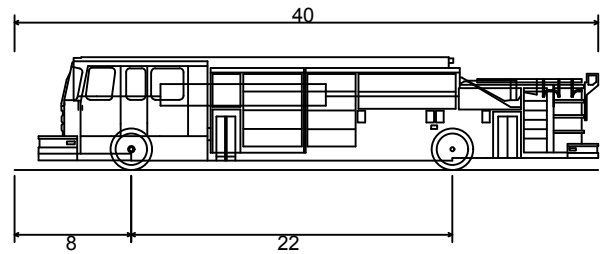
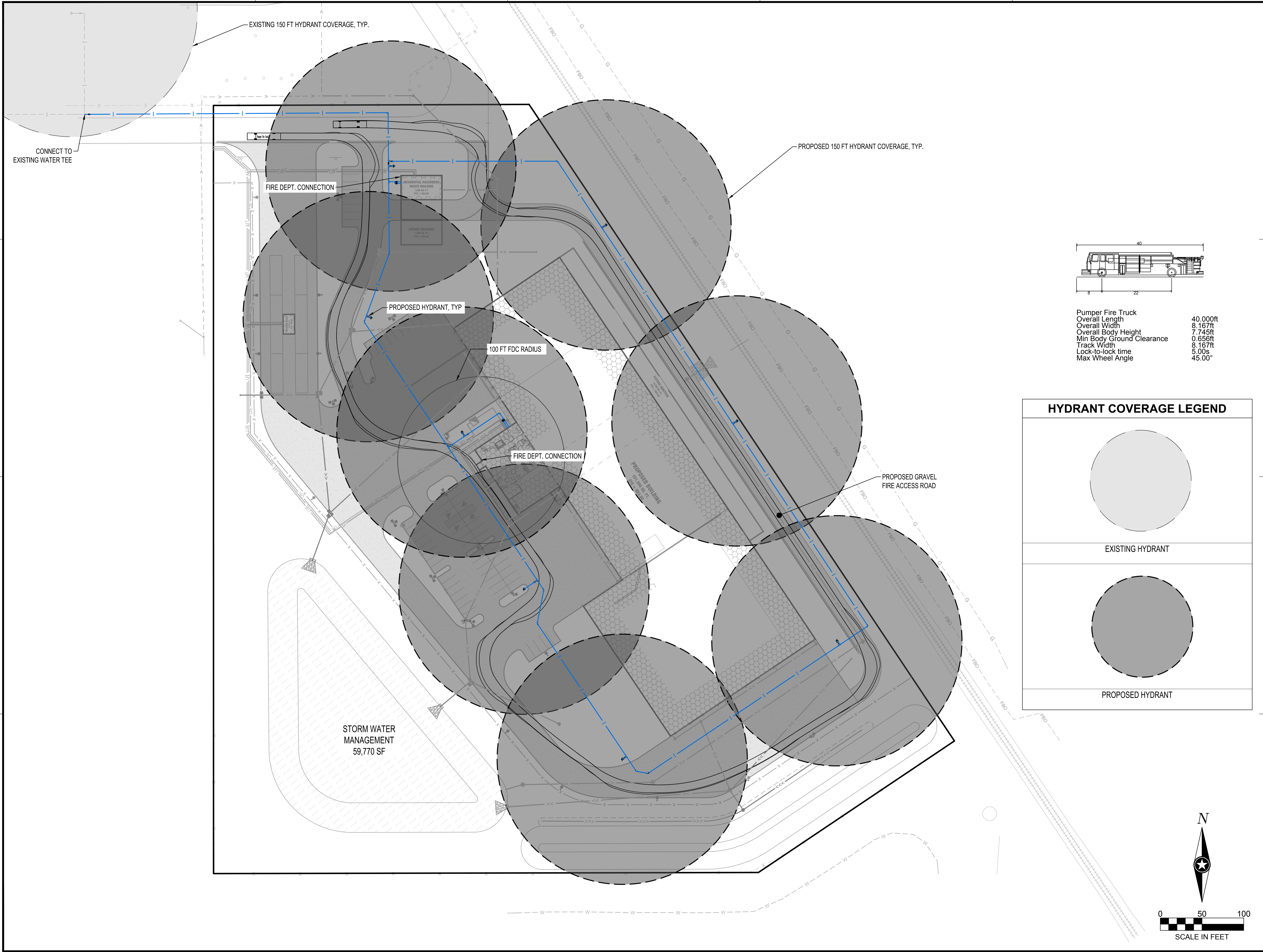
TITLE

**DETAILED UTILITY
PLAN**

SHEET

C3-25

PRELIMINARY NOT FOR CONSTRUCTION



Pumper Fire Truck
Overall Length 40.000ft
Overall Width 8.167ft
Overall Body Height 7.745ft
Min Body Ground Clearance 0.656ft
Track Width 8.167ft
Lock-to-lock time 5.00s
Max Wheel Angle 45.00°

HYDRANT COVERAGE LEGEND

EXISTING HYDRANT

PROPOSED HYDRANT

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PROJECT

**METRO WASTE
AUTHORITY**

MRF FACILITY

GRIMES IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
12/31/19	CITY SUBMITTAL #1	ARA
01/13/20	CITY SUBMITTAL #2	ARA
01/28/20	CITY SUBMITTAL #3	ARA

PROJECT NO.	19-23010
FILE NAME	23010 C3-UTILITY
DRAWN BY	CLF
DESIGNED BY	ARA
REVIEWED BY	EBG
ORIGINAL ISSUE DATE	01/28/20
CLIENT PROJECT NO.	-

TITLE

**HYDRANT
COVERAGE PLAN**

SHEET

C3-30



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PROJECT

METRO WASTE
AUTHORITY

MRF FACILITY

GRIMES IOWA

REVISION SCHEDULE			BY
DATE	DESCRIPTION		
12/31/19	CITY SUBMITTAL #1		ARA
01/13/20	CITY SUBMITTAL #2		ARA
01/28/20	CITY SUBMITTAL #3		ARA

PROJECT NO.	19-23010
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ORIGINAL ISSUE DATE	01/28/20
CLIENT PROJECT NO.	-

TITLE

UTILITY
SCHEDULES

SHEET

C3-40

STORM DRAIN APRON RIPRAP SCHEDULE					
APRON NO.	RIPRAP CLASS	RIPRAP LENGTH	RIPRAP DEPTH	RIPRAP WIDTH	RIPRAP AMOUNT
FES-1	CLASS D	15 FT	18 INCHES	13.5 FT	10 TON
FES-5	CLASS D	15 FT	18 INCHES	15 FT	15 TON
FES-7	CLASS D	15 FT	18 INCHES	15 FT	15 TON
FES-11	CLASS D	15 FT	18 INCHES	16.5 FT	20 FT

SEE DETAIL SHEET C0-23 FOR DETERMINING DIMENSIONS.

STORM DRAIN APRON SCHEDULE				
APRON NO.	APRON SIZE (in)	APRON MATERIAL	INVERT ELEVATION	PIPE NO.
FES-1	18	RC	972.02	P-1
FES-4A	30	RC	974.00	P-4A
FES-5	24	RC	974.00	P-5
FES-6	15	RC	976.70	P-6
FES-7	24	RC	974.00	P-7
FES-11	30	RC	974.00	P-11
FES-15	15	RC	977.62	P-15
FES-18	15	RC	976.77	P-18

STORM DRAIN SCHEDULE							
STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (In)	STRUCTURE MATERIAL	CASTING	* TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE
A-1	SW-401	48 Ø	RC	TYPE E	980.19	972.08	P-1
A-2	SW-401	48 Ø	RC	TYPE E	978.25	972.83	P-2
A-3	SW-401	48 Ø	RC	TYPE E	981.27	973.44	P-3
A-4	OUTLET STRUCTURE	48 Ø	PP	TYPE E	979.20	973.75	P-4
A-5	SW-401	48 Ø	RC	TYPE R	980.20	975.08	P-5
A-5A	SW-512	48 Ø	RC	TYPE 3B	977.75	975.22	P-5A
A-7	SW-506	36 x 72	RC	TYPE R	980.28	974.23	P-7
A-8	SW-503	48 Ø	RC	TYPE R	981.06	974.60	P-8
A-9	SW-401	48 Ø	RC	TYPE R	981.21	975.28	P-9
A-10	SW-512	48 Ø	RC	TYPE 3A	982.30	978.63	P-10
A-11	SW-506	80 x 24	RC	TYPE R	979.75	974.30	P-11
A-12	SW-506	60 Ø	RC	TYPE R	981.44	975.02	P-12
A-13	SW-506	48 Ø	RC	TYPE R	981.26	975.87	P-13
A-14	SW-505	48 Ø	RC	TYPE R	981.77	976.88	P-14
A-15	TRENCH DRAIN	12 Ø	PVC	SEE DETAIL	978.90	975.52	P-16
A-16	SW-505	48 Ø	RC	TYPE R	981.47	978.30	P-17

* TOP OF CASTING ELEVATIONS ON CURB STYLE CATCH BASINS = TOP BACK OF CURB BOX, NOT GUTTER ELEVATION

WATERMAIN FITTING SCHEDULE		
TYPE	SIZE	WEIGHT (lbs)
BEND	6"x90"	41
TEE	6"x6"	66
TEE	6"x6"	66
TEE	6"x6"	66
BEND	6"x22.5"	31
BEND	6"x45"	36
TEE	6"x6"	66
TEE	6"x6"	66
TEE	6"x6"	66
BEND	6"x90"	41
TEE	6"x6"	66
TEE	6"x6"	66
BEND	6"x90"	41
TEE	6"x6"	66
TEE	6"x6"	66
BEND	6"x45"	36
BEND	6"x45"	36
BEND	6"x45"	36
BEND	6"x45"	36

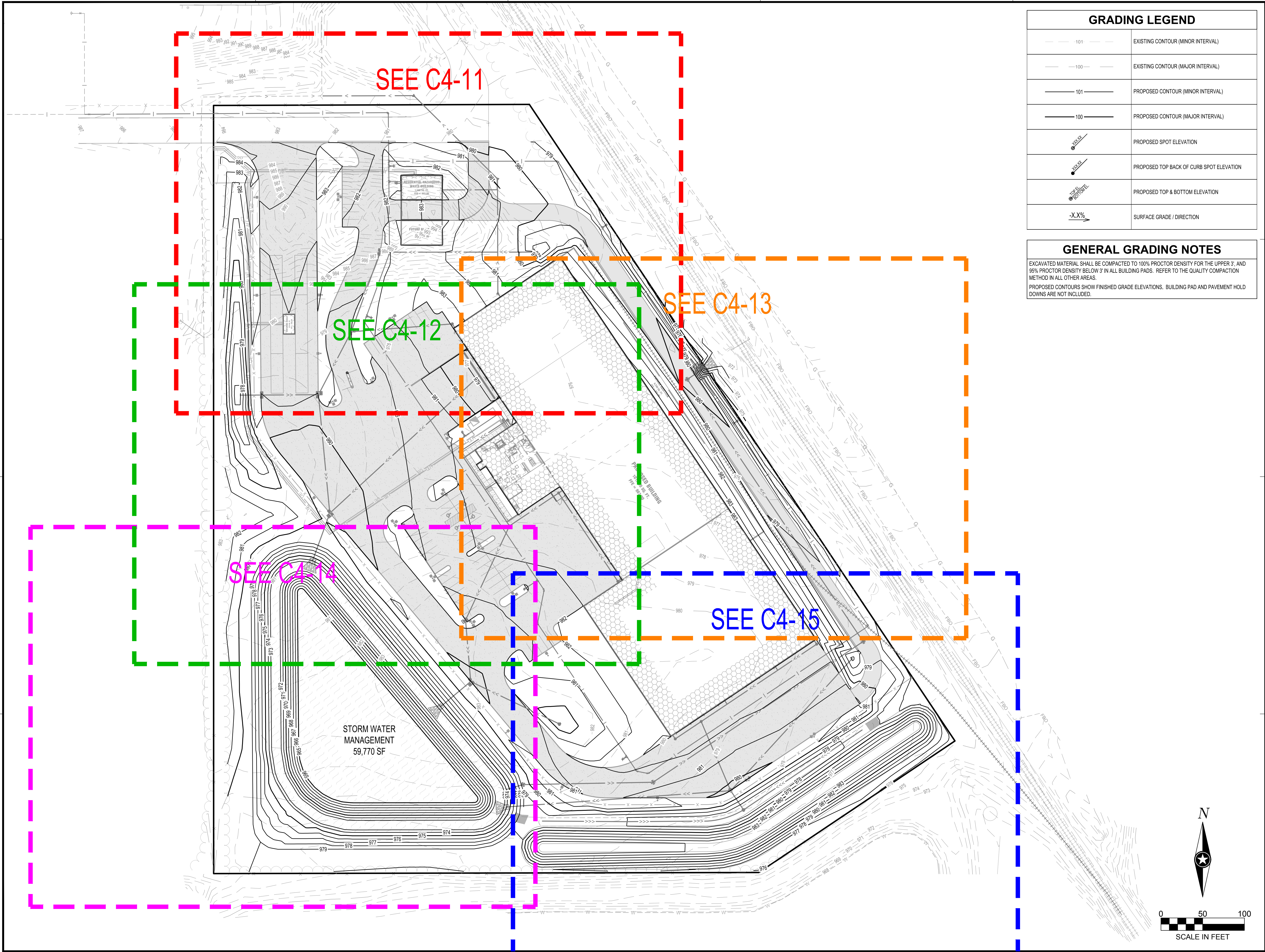
HYDRANT & VALVE SCHEDULE		
TYPE	SIZE	NOTES
GV & BOX	6"	6in Gate Valve
GV & BOX	6"	6in Gate Valve
GV & BOX	6"	6in Gate Valve
GV & BOX	6"	6in Gate Valve
GV & BOX	6"	6in Gate Valve
GV & BOX	6"	6in Gate Valve
GV & BOX	6"	6in Gate Valve
GV & BOX	6"	6in Gate Valve
GV & BOX	6"	6in Gate Valve
GV & BOX	6"	6in Gate Valve
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GV & BOX	6"	6in Gate Valve
GV & BOX	6"	6in Gate Valve
GV & BOX	6"	6in Gate Valve
GV & BOX	6"	6in Gate Valve
GV & BOX	6"	6in Gate Valve
GV & BOX	6"	6in Gate Valve
GV & BOX	6"	6in Gate Valve
HYDRANT	5"x 5'-6"	Hydrant 5'-6"
HYDRANT	5"x 5'-6"	Hydrant 5'-6"
HYDRANT	5"x 5'-6"	Hydrant 5'-6"
HYDRANT	5"x 5'-6"	Hydrant 5'-6"
HYDRANT	5"x 5'-6"	Hydrant 5'-6"
HYDRANT	5"x 5'-6"	Hydrant 5'-6"
HYDRANT	5"x 5'-6"	Hydrant 5'-6"
HYDRANT	5"x 5'-6"	Hydrant 5'-6"
HYDRANT	5"x 5'-6"	Hydrant 5'-6"
HYDRANT	5"x 5'-6"	Hydrant 5'-6"

STORM DRAIN PIPE SCHEDULE								
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE GRADE	PIPE LENGTH (FT)
P-1	A-1	972.08	FES-1	972.02	18	RCP	0.20%	26
P-2	A-2	972.83	A-1	972.08	18	RCP	0.20%	378
P-3	A-3	973.44	A-2	972.83	18	RCP	0.20%	303
P-4	A-4	973.75	A-3	973.44	18	RCP	0.20%	156
P-4A	FES-4A	974.00	A-4	973.75	30	RCP	1.20%	21
P-5	A-5	975.08	FES-5	974.00	24	RCP	0.40%	269
P-5A	A-5A	975.22	A-5	975.08	15	RCP	0.50%	28
P-6	FES-6	976.70	A-5	975.18	15	RCP	0.71%	215
P-7	A-7	974.24	FES-7	974.00	24	RCP	0.50%	47
P-8	A-8	974.60	A-7	974.23	24	RCP	0.50%	74
P-9	A-9	975.28	A-8	974.60	15	RCP	0.50%	136
P-10	A-10	978.63	A-7	979.78	15	RCP	0.97%	118
P-11	A-11	974.30	FES-11	974.00	30	RCP	0.50%	61
P-12	A-12	975.02	A-11	974.30	24	RCP	0.50%	143
P-13	A-13	975.87	A-12	975.02	18	RCP	1.00%	85
P-14	A-14	976.88	A-13	975.87	15	RCP	1.00%	101
P-15	FES-15	977.62	A-14	976.88	15	RCP	0.39%	188
P-16	A-15	975.52	A-11	974.30	15	RCP	0.50%	244
P-17	A-18	976.30	A-12	975.02	15	RCP	1.86%	69
P-18	FES-18	976.77	A-16	976.30	15	RCP	1.86%	25

ROOF DRAIN PIPE SCHEDULE								
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE GRADE	PIPE LENGTH (FT)
RD-1	CL-1	977.05	A-5	976.15	15	HDPE	1.00%	90
RD-2	15" TEE	977.42	CL-1	977.05	15	HDPE	1.00%	37
RD-2A	PRO BLD	977.47	15" TEE	977.42	15	HDPE	1.00%	5
RD-3	15" TEE	978.15	15" TEE	977.42	15	HDPE	1.00%	73
RD-3A	PRO BLD	978.20	15" TEE	978.15	15	HDPE	1.00%	5
RD-4	CL-4	978.72	15" TEE	978.15	15	HDPE	1.00%	56
RD-4A	PRO BLD	978.77	CL-4	978.72	15	HDPE	1.00%	5
RD-5	CL-5	977.42	CL-1	977.05	15	HDPE	1.00%	37
RD-5A	PRO BLD	977.15	CL-5	977.42	15	HDPE	5.44%	5
RD-6	CL-6	976.52	A-8	975.28	15	HDPE	1.00%	124
RD-7	CL-7	977.23	CL-6	976.52	15	HDPE	1.00%	71
RD-7A	PRO BLD	977.28	CL-7	977.23	15	HDPE	1.00%	5
RD-8	CL-8	978.50	CL-7	977.23	15	HDPE	1.00%	127
RD-8A	PRO BLD	978.55	CL-8	978.50	15	HDPE	1.00%	5
RD-9	15" TEE	976.58	CL-6	976.52	15	HDPE	1.00%	6
RD-9A	PRO BLD	976.74	15" TEE	976.58	15	HDPE	1.00%	16
RD-10	15" TEE	977.04	15" TEE	976.58	15	HDPE	1.00%	46
RD-10A	PRO BLD	977.20	15" TEE	977.04	15	HDPE	1.00%	16
RD-11	15" TEE	977.50	15" TEE	977.04	15	HDPE	1.00%	46
RD-11A	PRO BLD	977.66	15" TEE	977.50	15	HDPE	1.00%	16
RD-12	CL-12	977.59	15" TEE	977.50	15	HDPE	1.00%	9
RD-13	CL-13	978.28	CL-12	977.59	15	HDPE	1.00%	69
RD-13A	PRO BLD	978.36	CL-13	978.28	15	HDPE	1.00%	8
RD-14	CL-14	977.79	A-13	976.57	15	HDPE	1.00%	121
RD-14A	PRO BLD	977.84	CL-14	977.79	15	HDPE	1.00%	5

SANITARY SEWER PIPE SCHEDULE									
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
SP-1	S-1	972.64	EX MH	971.54	6"	PVC	SDR-23.5	1.00%	110
SP-2	SAN PIPE	973.66	S-1	972.64	6"	PVC	SDR-23.5	1.00%	102
SP-3	SAN PIPE	973.86	SAN PIPE	973.66	6"	PVC	C900	1.00%	20
SP-4	S-4	974.06	SAN PIPE	973.86	6"	PVC	SDR-23.5	1.00%	20
SP-5	6" WYE	974.19	S-4	974.06	6"	PVC	SDR-23.5	1.00%	13
SP-6	S-6	975.43	6" WYE	974.19	6"	PVC	SDR-23.5	1.00%	124
SP-7	PRO BLD	975.47	S-6	975.42	6"	PVC	SDR-23.5	1.00%	5
SP-8	PRO BLD	974.85	6" WYE	974.19	6"	PVC	SDR-23.5	1.00%	66

SANITARY SEWER STRUCTURE SCHEDULE								
STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (In)	STRUCTURE MATERIAL	CASTING	PAY HEIGHT LN FT	TOP OF CASTING ELEVATION	INVERT ELEVATION	PIPE NO.
S-1	CLEANOUT	6 Ø	PVC	SEE DETAIL	7.19	979.83	972.64	SP-1
S-4	CLEANOUT	6 Ø	PVC	SEE DETAIL	5.91	979.97	974.06	SP-4
S-6	CLEANOUT	6 Ø	PVC	SEE DETAIL	5.96	981.38	975.42	SP-6



GRADING LEGEND	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	PROPOSED SPOT ELEVATION
	PROPOSED TOP BACK OF CURB SPOT ELEVATION
	PROPOSED TOP & BOTTOM ELEVATION
	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES	
EXCAVATED MATERIAL SHALL BE COMPACTED TO 100% PROCTOR DENSITY FOR THE UPPER 3', AND 95% PROCTOR DENSITY BELOW 3' IN ALL BUILDING PADS. REFER TO THE QUALITY COMPACTION METHOD IN ALL OTHER AREAS.	
PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED.	

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PROJECT

METRO WASTE AUTHORITY

MRF FACILITY

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
12/31/19	CITY SUBMITTAL #1	ARA
01/13/20	CITY SUBMITTAL #2	ARA
01/28/20	CITY SUBMITTAL #3	ARA

PROJECT NO.	19-23010
FILE NAME	23010 C4-GRADE
DRAWN BY	CLF
DESIGNED BY	ARA
REVIEWED BY	EBG
ORIGINAL ISSUE DATE	01/28/20
CLIENT PROJECT NO.	-

TITLE

OVERALL GRADING PLAN

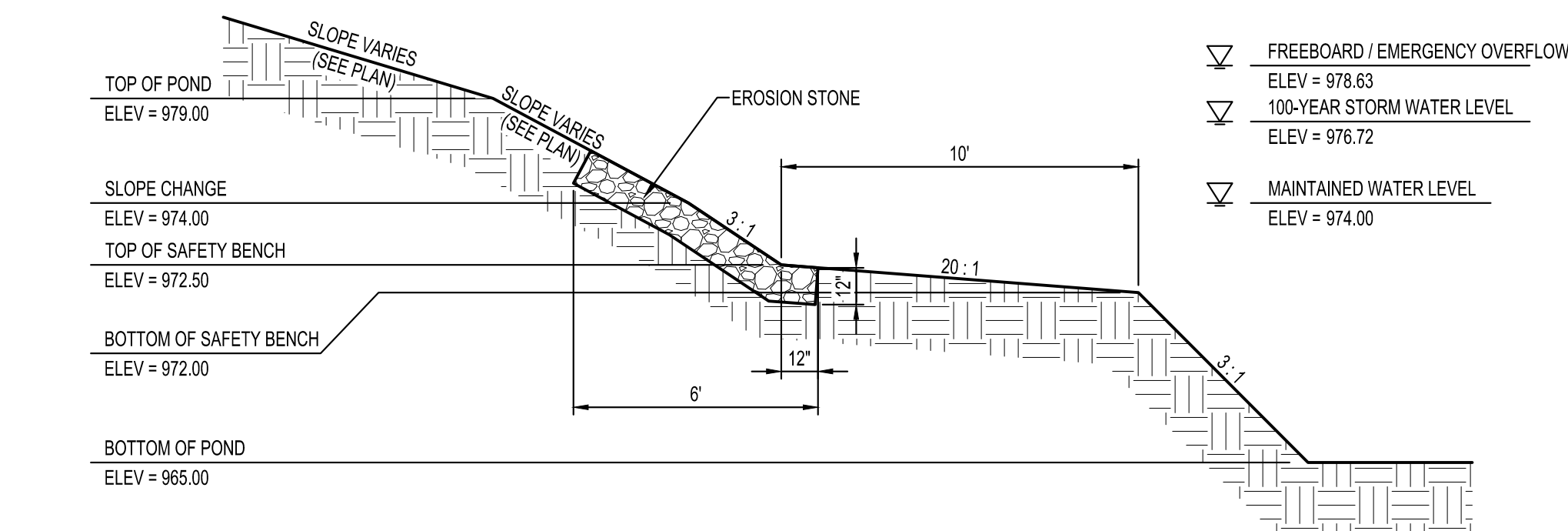
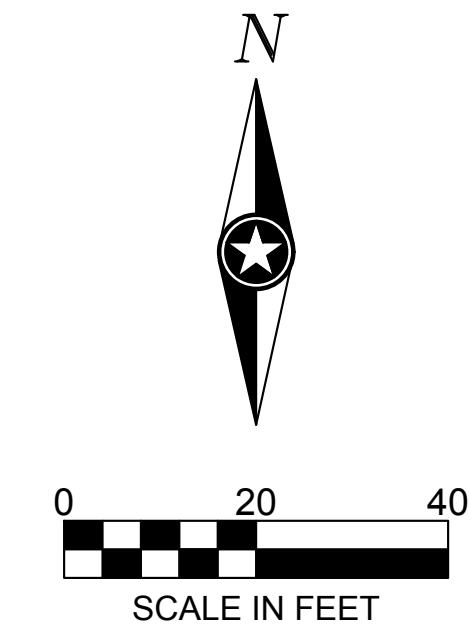
SHEET

C4-10

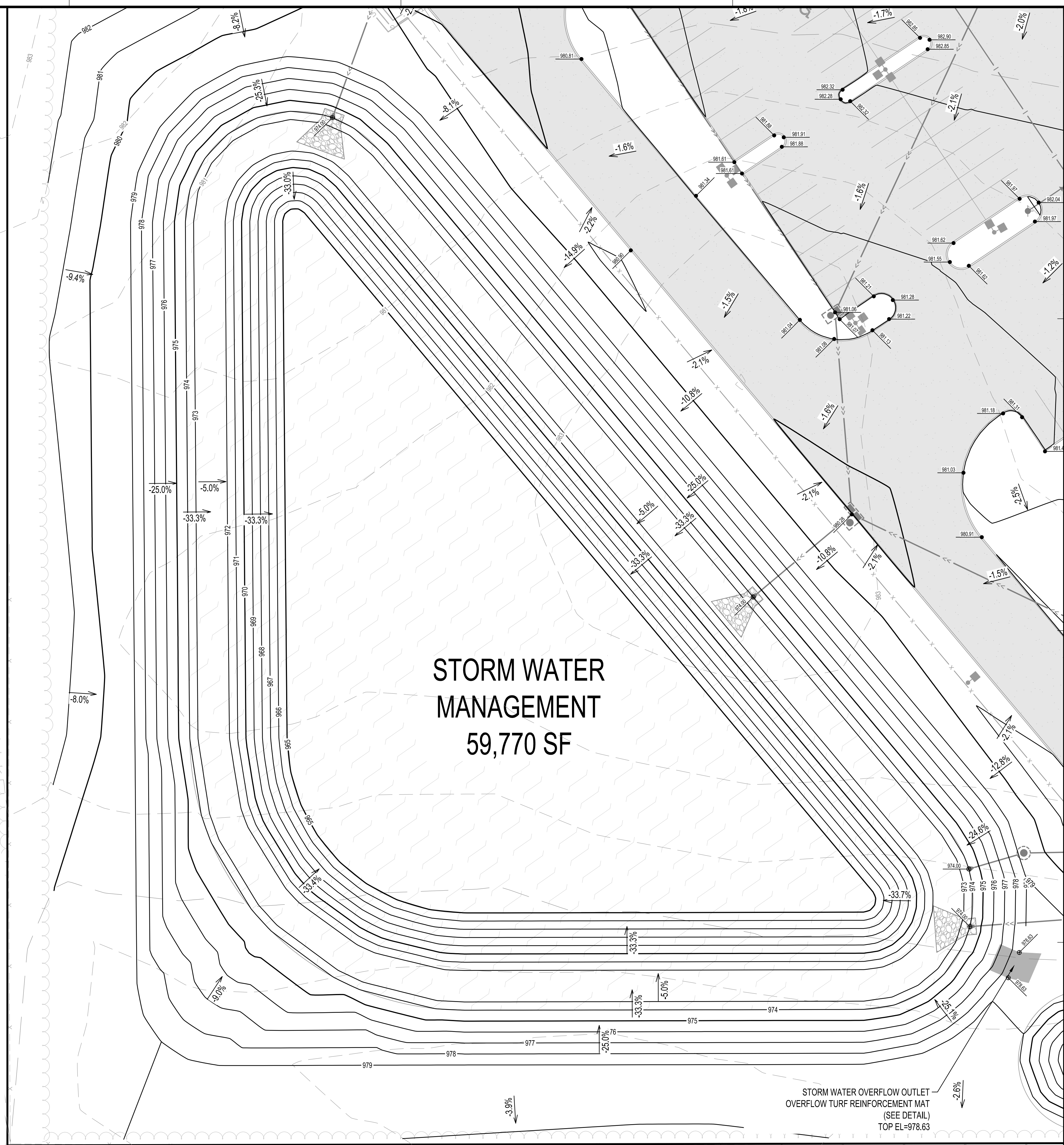
PRELIMINARY NOT FOR CONSTRUCTION

GRADING LEGEND	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	PROPOSED SPOT ELEVATION
	PROPOSED TOP BACK OF CURB SPOT ELEVATION
	PROPOSED TOP & BOTTOM ELEVATION
	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES	
EXCAVATED MATERIAL SHALL BE COMPACTED TO 100% PROCTOR DENSITY FOR THE UPPER 3', AND 95% PROCTOR DENSITY BELOW 3' IN ALL BUILDING PADS. REFER TO THE QUALITY COMPACTION METHOD IN ALL OTHER AREAS.	
PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED.	



WET STORMWATER BASIN CROSS SECTION



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PROJECT

**METRO WASTE
AUTHORITY**

MRF FACILITY

GRIMES	IOWA
--------	------

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DATE	DESCRIPTION	BY
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01/13/20	CITY SUBMITTAL #2	ARA
01/28/20	CITY SUBMITTAL #3	ARA

PROJECT NO.	19-23010
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FILE NAME	23010 C4-GRADE
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DRAWN BY

DESIGNED BY

REVIEWED BY	EBG
ORIGINAL ISSUE DATE	01/28/20

CLIENT PROJECT NO.

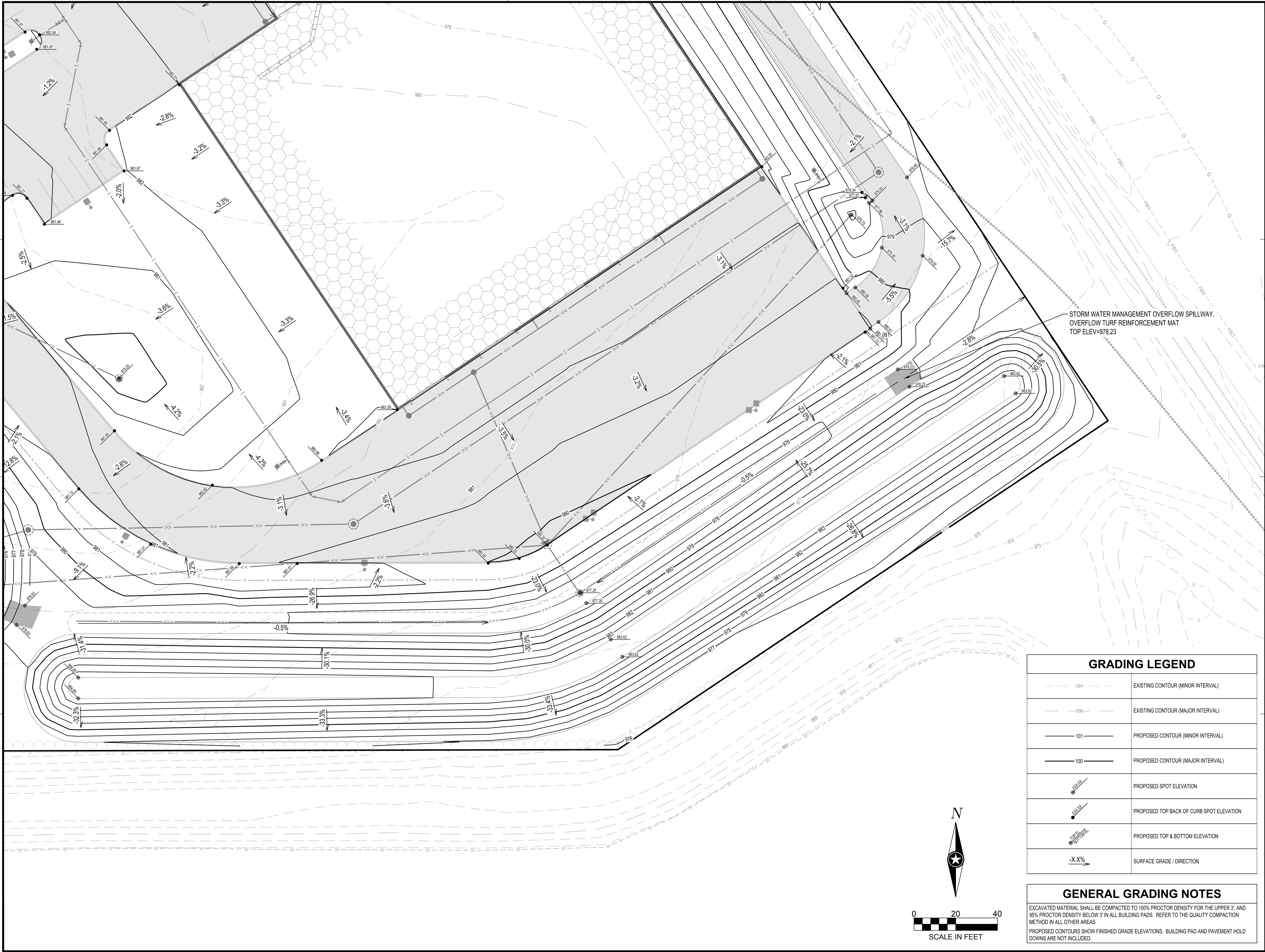
TITLE

DETAILED GRADING PLAN

SHEET

C4-14

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



STORM WATER MANAGEMENT OVERFLOW SPILLWAY.
OVERFLOW TURF REINFORCEMENT MAT
TOP ELEV=978.23

GRADING LEGEND		
	101	EXISTING CONTOUR (MINOR INTERVAL)
	100	EXISTING CONTOUR (MAJOR INTERVAL)
	101	PROPOSED CONTOUR (MINOR INTERVAL)
	100	PROPOSED CONTOUR (MAJOR INTERVAL)
		PROPOSED SPOT ELEVATION
		PROPOSED TOP BACK OF CURB SPOT ELEVATION
		PROPOSED TOP & BOTTOM ELEVATION
	-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

EXCAVATED MATERIAL SHALL BE COMPACTED TO 100% PROCTOR DENSITY FOR THE UPPER 3' AND 95% PROCTOR DENSITY BELOW 3' IN ALL BUILDING PADS. REFER TO THE QUALITY COMPACTION METHOD IN ALL OTHER AREAS.

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED.



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GRIMES IOWA

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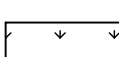
**DETAILED
GRADING PLAN**

SHEET

C4-15

PRELIMINARY NOT FOR CONSTRUCTION



<u>GROUND COVERS</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>SIZE</u>
	216,199 sf	SOD BLUEGRASS SOD	SOD
	29,495 sf	SEED SUDAS WETLAND SEED MIX	SEED

<u>STONE</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>SIZE</u>
	14,081 sf	ROCK MULCH 2" CLEAN RIVER ROCK	2"

REFERENCE NOTES SCHEDULE

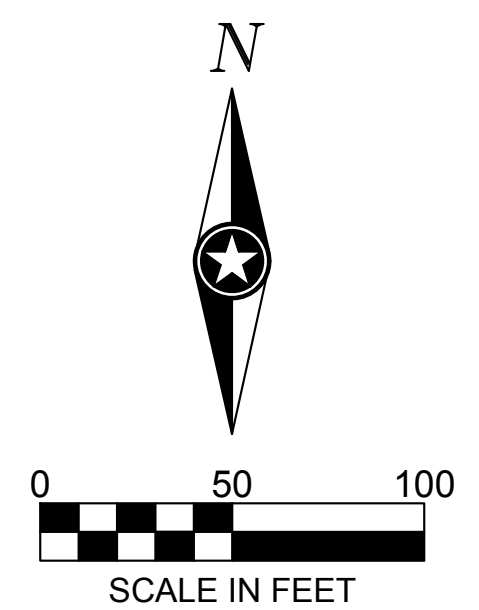
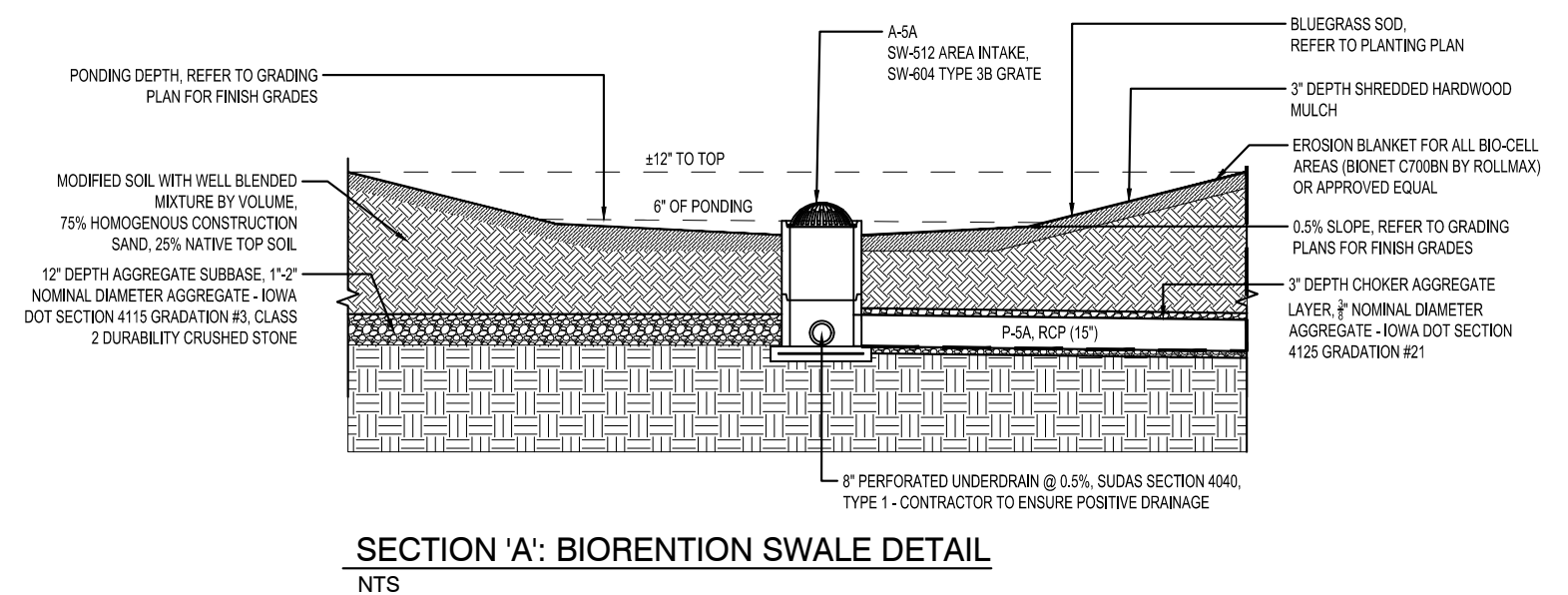
<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>
1	STEEL EDGING	1,161 lf

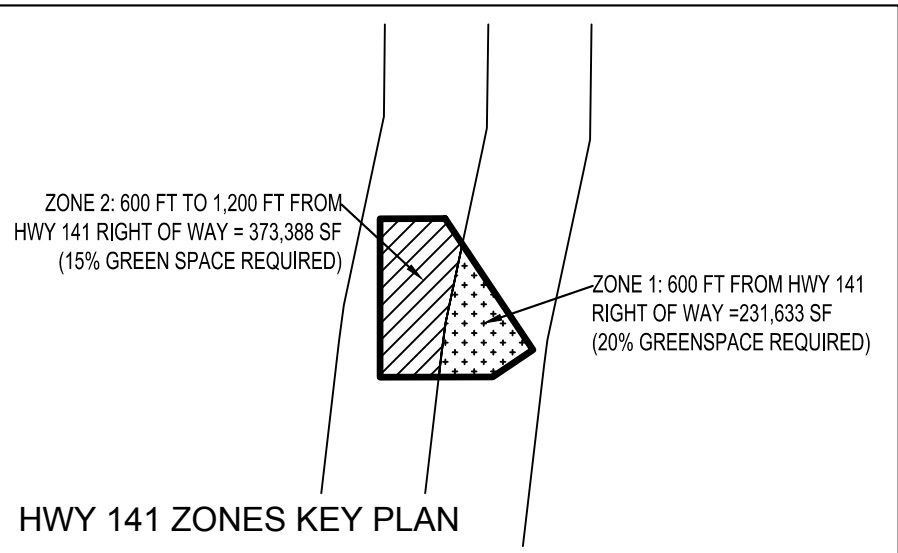
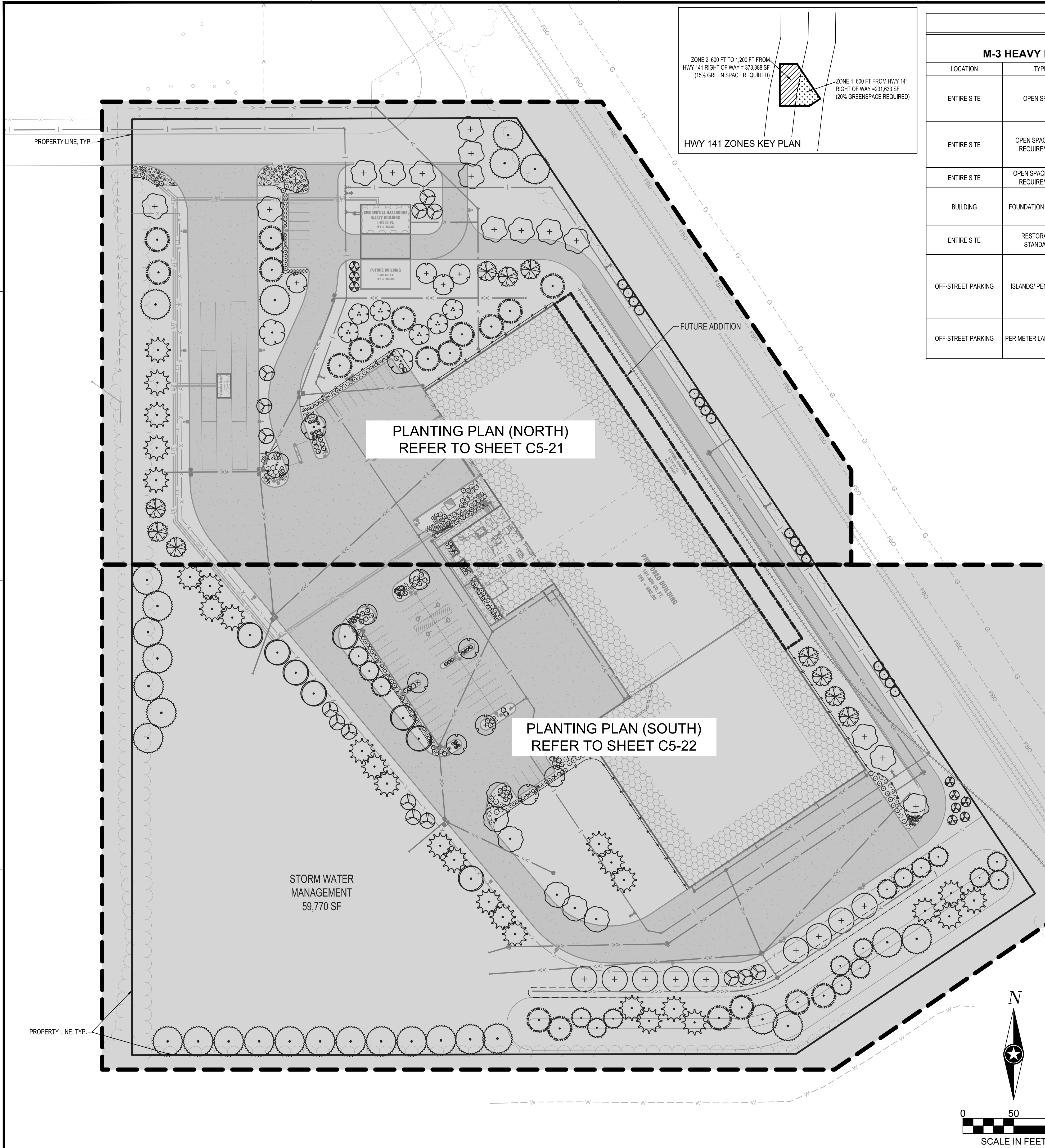
TEMPORARY EROSION CONTROL & STABILIZATION NOTE

TEMPORARY STABILIZATION MEASURES, INCLUDING EROSION CONTROL FENCE, INLET PROTECTION, ETC. MUST BE MAINTAINED UNTIL FINAL SEEDING AND STABILIZATION MEASURES ARE IN PLACE AND APPROVED BY THE OWNER'S REPRESENTATIVE. REFER TO STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR ADDITIONAL INFORMATION.

RESTORATION NOTE:

ALL AREAS DISTURBED BY UTILITY INSTALLATION AND CONSTRUCTION SHALL BE SODDED AS SPECIFIED.





LANDSCAPE REQUIREMENTS					
AS REQUIRED IN GRIMES, IOWA ZONING CODE					
M-3 HEAVY INDUSTRIAL DISTRICT, HWY 141 MIXED-USE DEVELOPMENT CORRIDOR DISTRICT					
LOCATION	TYPE		CODE	REQUIRED	PROVIDED
ENTIRE SITE	OPEN SPACE	165A.19	MINIMUM OPEN SPACE REQUIRED = ZONE 1 = 20% ZONE 2 = 15%	ZONE 1 = 231,633 SF X 20% = 46,327 SF ZONE 2 = 373,388 X 15% = 56,008 SF TOTAL ZONE 1 + ZONE 2 = 102,335 SF	294,539 SF OR 49%
ENTIRE SITE	OPEN SPACE TREE REQUIREMENTS	165A.16 (9A)	MINIMUM 2 TREES PER 1,000 SF REQUIRED OPEN SPACE 50% MUST BE 2 INCH CALIPER, REMAINING 50% MUST BE 8-10 FT HEIGHT WITH A 1.5 INCH CALIPER. THE TREES SHALL BE BALL & BURLAP STOCK. EVERGREEN MINIMUM HEIGHT 6 FT. AND MAY BE COUNTED TOWARDS 2-INCH CALIPER FOR REQUIREMENT.	102,335 SF / 1,000 = 102.3 MULTIPLIER 2 X 102.3 = 205 TREES (103 REQUIRE 2" CALIPER OR EVERGREEN)	205 TOTAL TREES 142 OR 89% = 2" CALIPER OR EVERGREEN
ENTIRE SITE	OPEN SPACE SHRUB REQUIREMENTS	165A.16 (9B)	1 SHRUB PER 500 SF REQUIRED OPEN SPACE	102,335 SF / 500 = 205 SHRUBS	345 SHRUBS
BUILDING	FOUNDATION PLANTING	165A.16 (9C)	LANDSCAPING AROUND BUILDINGS SHALL CONSIST OF A VARIETY OF PLANTS, SHRUBS, FLOWERS. PLANTS SHALL BE PLACED ALONG BUILDING FACES NEAR ENTRANCES INTO THE BUILDING AT A MINIMUM SPACING OF 1 FT APART ONCE PLANT FULLY MATURED.	FOUNDATION PLANTING	SHRUBS AND FLOWERING PERENNIALS PROVIDED AT BUILDING
ENTIRE SITE	RESTORATION STANDARDS	165A.16 (9F)	SOD SHALL BE EMPLOYED WHEN GRASS IS USED AS A GROUNDCOVER IN ZONE 1. NATIVE SEEDING, IN LIEU OF SOD, MAY BE UTILIZED IN STORMWATER MANAGEMENT AREAS	SOD, NATIVE SEED FOR STORMWATER AREA	SOD, NATIVE SEED FOR STORMWATER AREA
OFF-STREET PARKING	ISLANDS/ PENINSULAS	165A.16 (1)	1 LANDSCAPE ISLAND OR MEDIAN FOR EVERY 12 PARKING SPACES AND A MINIMUM OF 60 SF IN AREA. LANDSCAPED ISLANDS MAY BE GROUPED OR COMBINED TO MEET REQUIREMENTS PROVIDED THE TOTAL SQUARE FOOTAGE OF ANY SINGLE GROUPING DOES NOT EXCEED 120 SF. THE USE OF ORNAMENTAL SHRUBS AND CONIFEROUS TREES SHALL BE ENCOURAGED. THE GROUND COVER OF THE ISLAND SHALL CONSIST OF GRASS AND/OR SHRUBS, EXCLUDING PAVING.	66 PARKING STALLS / 12 = 6 LANDSCAPE ISLANDS	6 LANDSCAPE ISLANDS/PENINSULAS PROVIDED ALL 60 SF OR GREATER IN AREA. SHRUBS AND GRASSES PROVIDED IN ALL LANDSCAPE ISLANDS.
OFF-STREET PARKING	PERIMETER LANDSCAPING	165A.14	PARKING LOTS SHOULD BE EFFECTIVELY LANDSCAPED WITH TREES AND SHRUBS TO REDUCE THE VISUAL IMPACT OF GLARE FROM HEADLIGHTS AND PARKING LOT LIGHTS AND THE VIEW FROM PUBLIC RIGHT-OF-WAY AND ADJOINING PROPERTIES.	PARKING PERIMETER SCREENING	SHRUBS AND TREES PROVIDED IN ALL PARKING LOT AREAS FOR SCREENING

OVERALL PLANT SCHEDULE*

EVERGREEN TREE	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	NOTE
BB	16	Baby Blue Eyes Spruce / Picea pungens 'Baby Blue Eyes'	6' HT MIN	B & B	
BS	17	Black Hills Spruce / Picea glauca densata	6' HT MIN	B & B	
CB	28	Colorado Blue Spruce / Picea pungens glauca	6' HT MIN	B & B	
CF	28	Concolor Fir / Abies concolor	6' HT MIN	B & B	
EP	20	Eastern White Pine / Pinus strobus	6' HT MIN	B & B	
OVERSTORY TREE	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	NOTE
AG	9	Autumn Gold Ginkgo / Ginkgo biloba 'Autumn Gold'	1.5" CAL	B & B	10' HT MIN
HB	4	Hackberry / Celtis occidentalis	2" CAL	B & B	12' HT MIN
RB-M	6	River Birch (Multi-Trunk) / Betula nigra	10" HT MIN	B & B	Multi-trunk
RL	6	Redmond American Linden / Tilia americana 'Redmond'	1.5" CAL	B & B	10' HT MIN
SH	12	Street Keeper Honeylocust / Gleditsia triacanthos 'Draves'	2" CAL	B & B	12' HT MIN
SM	8	Legacy Sugar Maple / Acer saccharum 'Legacy'	1.5" CAL	B & B	10' HT MIN
SO	16	Swamp White Oak / Quercus bicolor	2" CAL	B & B	12' HT MIN
UNDERSTORY TREE	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	NOTE
DP	10	Dakota Pinnacle Asian White Birch / Betula platyphylla 'Fargo' TM	1.5" Cal.	B & B	10' HT MIN
JL	15	Japanese Tree Lilac 'Ivory Silk' / Syringa reticulata 'Ivory Silk'	1.5" Cal.	B & B	10' HT MIN
SC	10	Spring Snow Crabapple / Malus x 'Spring Snow'	1.5" Cal.	B & B	10' HT MIN
ORNAMENTAL GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	NOTE
KF	19	Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	1 GAL	CONT	18" HT MIN
PD	19	Prairie Dropseed / Sporobolus heterolepis 'Tara'	1 GAL	CONT	12" HT MIN
SG	42	Switch Grass / Panicum virgatum 'Shenandoah'	1 GAL	CONT	18" HT MIN
PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	NOTE
BE	40	Black-eyed Susan / Rudbeckia fulgida 'Goldstrum'	1 GAL	CONT	12" HT MIN
CM	32	Catmint / Nepeta racemosa 'Walker's Low'	1 GAL	CONT	12" HT MIN
DL	34	Stella de Oro Daylily / Hemerocallis x 'Stella de Oro'	1 GAL	CONT	12" HT MIN
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	NOTE
AH	37	Annabelle Smooth Hydrangea / Hydrangea arborescens 'Annabelle'	5 GAL	CONT	24" HT MIN
AM	46	Black Chokeberry / Aronia melanocarpa	5 GAL	CONT	24" HT MIN
BL	12	Birchleaf Spirea / Spiraea betulifolia	3 GAL	CONT	24" HT MIN
BW	42	Wintergreen Boxwood / Buxus microphylla 'Wintergreen'	5 GAL	CONT	24" HT MIN
CA	40	Arctic Fire Dogwood / Cornus sericea 'Arctic Fire'	5 GAL	CONT	24" HT MIN
GL	44	Gro-Low Fragrant Sumac / Rhus aromatica 'Gro-Low'	5 GAL	CONT	24" HT MIN
JB	18	Buffalo Juniper / Juniperus sabina 'Buffalo'	5 GAL	CONT	12" HT MIN
JG	49	Sea Green Juniper / Juniperus chinensis 'Sea Green'	5 GAL	CONT	24" HT MIN
RS	25	Russian Sage / Perovskia x 'Longin'	3 GAL	CONT	36" HT MIN
TT	29	Tauton Yew / Taxus x media 'Tauntonii'	3 GAL	CONT	

* NOTE: OVERALL PLANT SCHEDULE INCLUDES ALL PLANT QUANTITIES FOR BOTH ENLARGED NORTH AND SOUTH PLANTING PLANS FOUND ON SHEETS C5-21 AND C5-22. QUANTITIES PROVIDED IN THE OVERALL PLANT SCHEDULE ARE FOR VERIFICATION THAT LANDSCAPE QUANTITIES MEET ZONING REQUIREMENTS, AND ARE NOT IN ADDITION TO QUANTITIES SHOWN ON C5-21 AND C5-22.



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PROJECT

**METRO WASTE
AUTHORITY**

MRF FACILITY

GRIMES			IOWA
REVISION SCHEDULE			
DATE	DESCRIPTION	BY	
12/31/19	CITY SUBMITTAL #1	ARA	
01/13/20	CITY SUBMITTAL #2	ARA	
01/28/20	CITY SUBMITTAL #3	ARA	

PROJECT NO.	19-23010
FILE NAME	23010 C5-LANDSCAPE
DRAWN BY	CLF
DESIGNED BY	ARA
REVIEWED BY	EBG
ORIGINAL ISSUE DATE	01/28/20
CLIENT PROJECT NO.	-

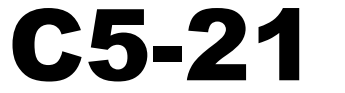
TITLE

PLANTING PLAN

SHEET

C5-20

PRELIMINARY NOT FOR CONSTRUCTION



A north arrow pointing upwards with the letter 'N' above it. Below the arrow is a scale bar marked from 0 to 60 feet. The scale bar is divided into segments: a checkered segment from 0 to 10, a solid black segment from 10 to 30, and a solid white segment from 30 to 60. The text 'SCALE IN FEET' is centered below the scale bar.



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PROJECT

**METRO WASTE
AUTHORITY**

MRF FACILITY

GRIMES IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
12/31/19	CITY SUBMITTAL #1	ARA
01/13/20	CITY SUBMITTAL #2	ARA
01/28/20	CITY SUBMITTAL #3	ARA

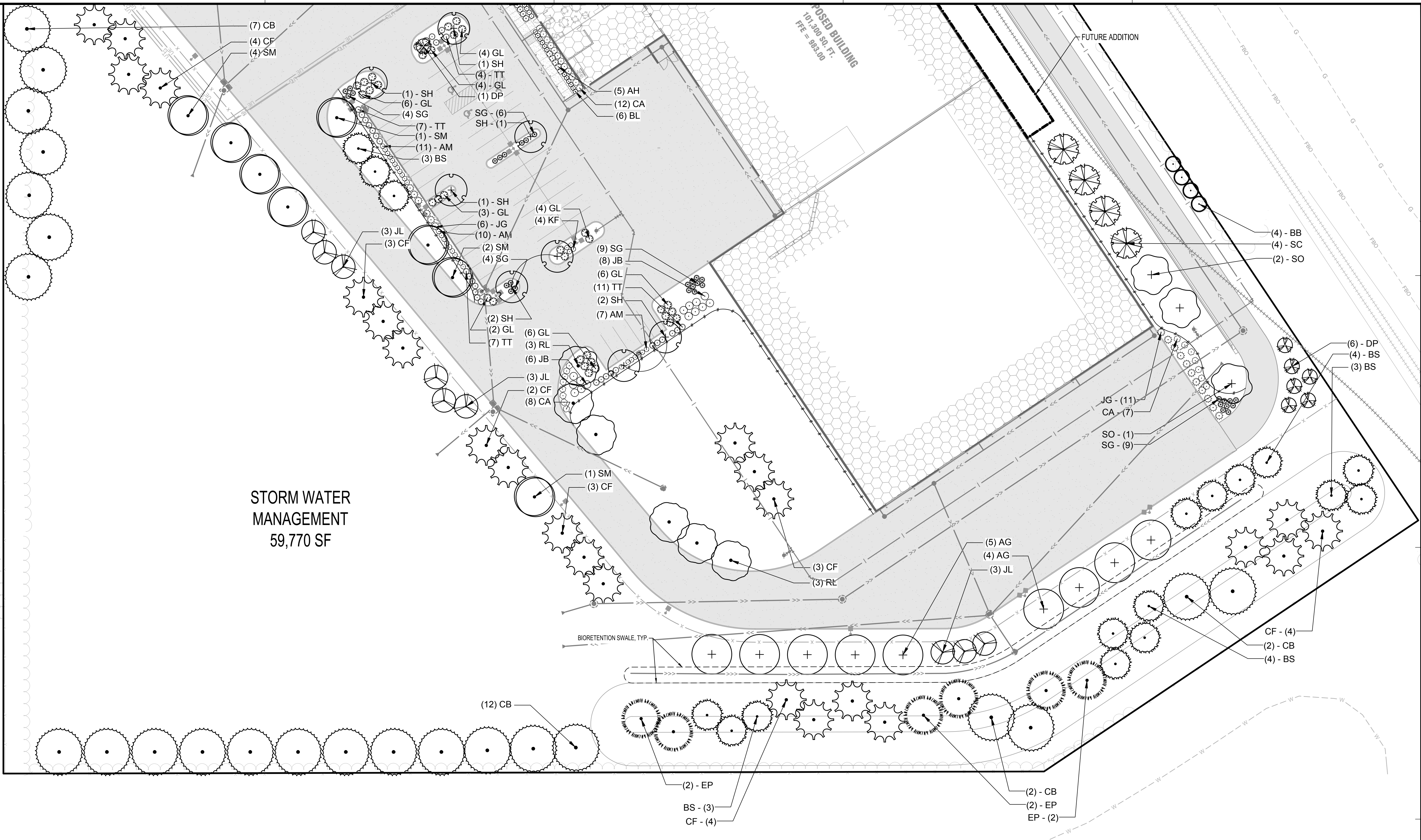
PROJECT NO.	19-23010
FILE NAME	23010 C5-LANDSCAPE
DRAWN BY	CLF
DESIGNED BY	ARA
REVIEWED BY	EBG
ORIGINAL ISSUE DATE	01/28/20
CLIENT PROJECT NO.	-

TITLE

**PLANTING PLAN
(SOUTH)**

SHEET

C5-22

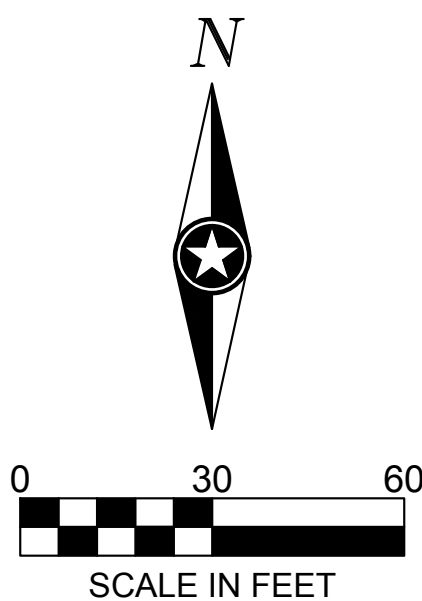


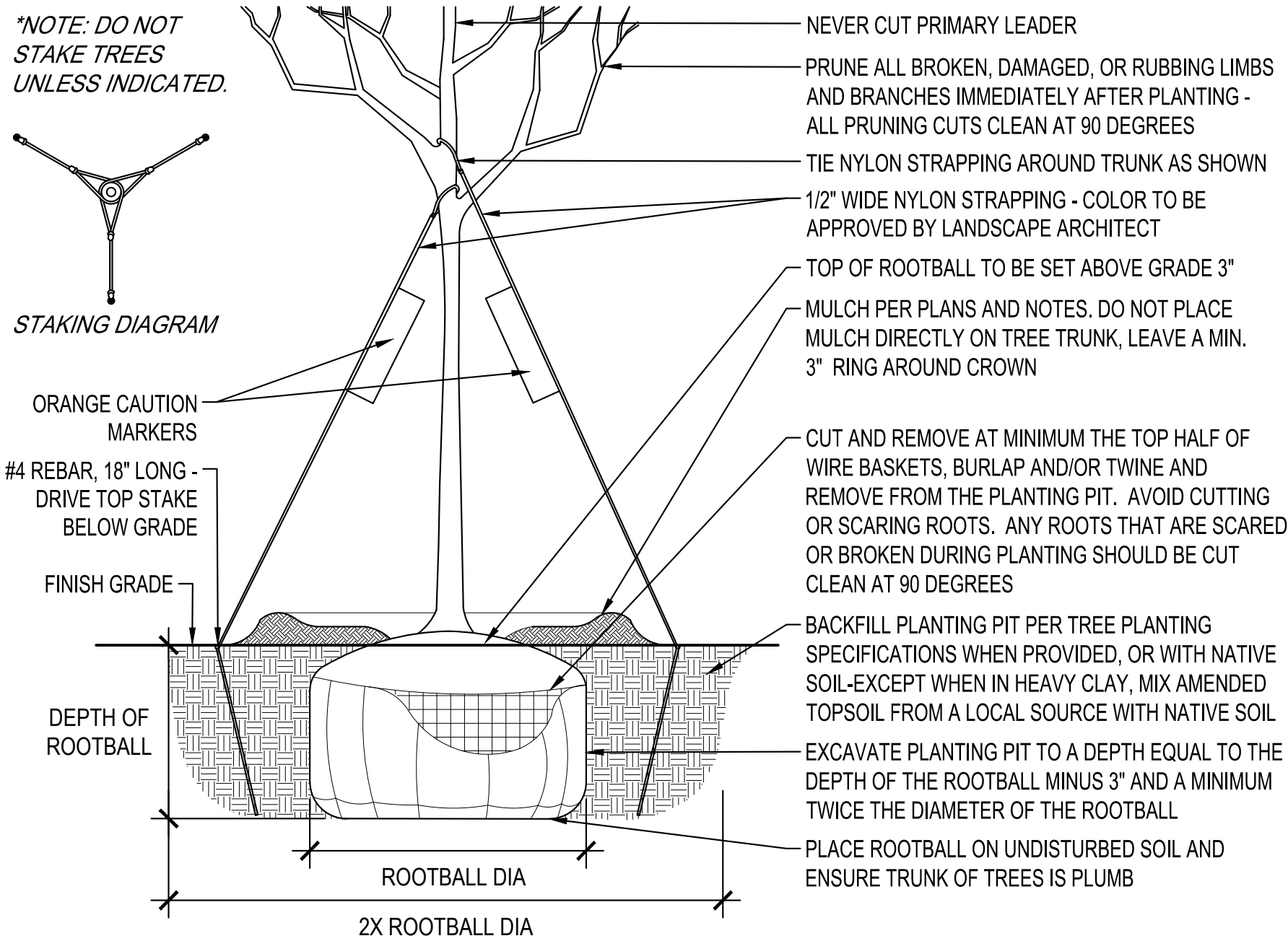
STORM WATER
MANAGEMENT
59,770 SF

PLANT SCHEDULE SOUTH

EVERGREEN TREE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	NOTE
BB	4	Baby Blue Eyes Spruce	Picea pungens 'Baby Blue Eyes'	6' HT MIN	B & B	
BS	17	Black Hills Spruce	Picea glauca densata	6' HT MIN	B & B	
CB	23	Colorado Blue Spruce	Picea pungens glauca	6' HT MIN	B & B	
CF	23	Concolor Fir	Abies concolor	6' HT MIN	B & B	
EP	6	Eastern White Pine	Pinus strobus	6' HT MIN	B & B	
OVERSTORY TREE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	NOTE
AG	9	Autumn Gold Ginkgo	Ginkgo biloba 'Autumn Gold'	1.5" CAL	B & B	10' HT MIN
RL	6	Redmond American Linden	Tilia americana 'Redmond'	1.5" CAL	B & B	10' HT MIN
SH	8	Street Keeper Honeylocust	Gleditsia triacanthos 'Draves'	2" CAL	B & B	12' HT MIN
SM	8	Legacy Sugar Maple	Acer saccharum 'Legacy'	1.5" CAL	B & B	10' HT MIN
SO	3	Swamp White Oak	Quercus bicolor	2" CAL	B & B	12' HT MIN
UNDERSTORY TREE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	NOTE
DP	7	Dakota Pinnacle Asian White Birch	Betula platyphylla 'Fargo' TM	1.5" Cal.	B & B	10' HT MIN
JL	9	Japanese Tree Lilac 'Ivory Silk'	Syringa reticulata 'Ivory Silk'	1.5" Cal.	B & B	10' HT MIN
SC	4	Spring Snow Crabapple	Malus x 'Spring Snow'	1.5" Cal.	B & B	10' HT MIN

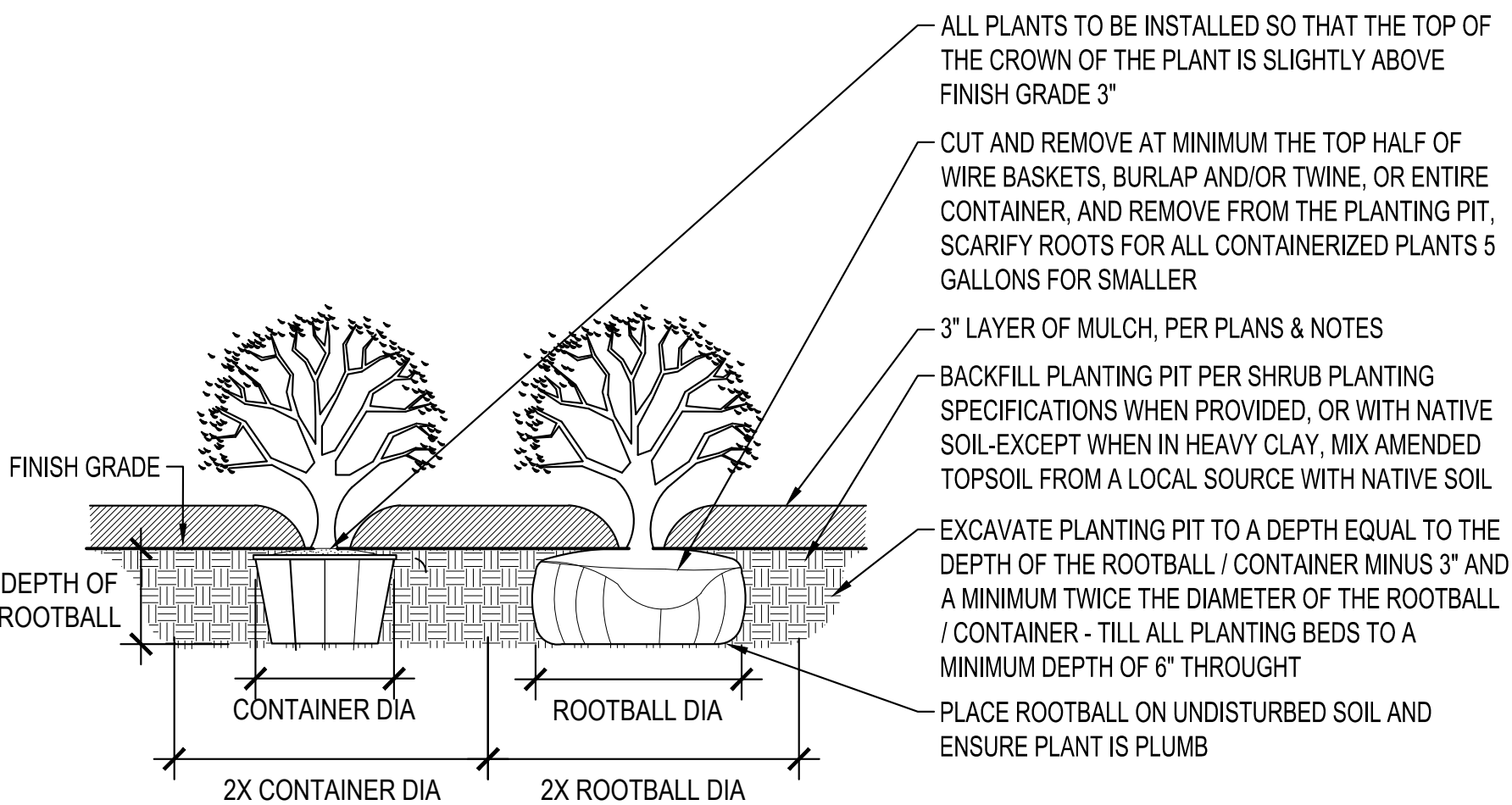
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	NOTE
KF	4	Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 GAL	CONT	18" HT MIN
SG	32	Switch Grass	Panicum virgatum 'Shenandoah'	1 GAL	CONT	18" HT MIN
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	NOTE
AH	5	Annabelle Smooth Hydrangea	Hydrangea arborescens 'Annabelle'	5 GAL	CONT	24" HT MIN
AM	28	Black Chokeberry	Aronia melanocarpa	5 GAL	CONT	24" HT MIN
BL	12	Birchleaf Spirea	Spiraea betulifolia	3 GAL	CONT	24" HT MIN
CA	27	Artic Fire Dogwood	Cornus sericea 'Artic Fire'	5 GAL	CONT	24" HT MIN
GL	34	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	5 GAL	CONT	24" HT MIN
JB	14	Buffalo Juniper	Juniperus sabina 'Buffalo'	5 GAL	CONT	12" HT MIN
JG	17	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 GAL	CONT	24" HT MIN
TT	29	Tauton Yew	Taxus x media 'Tautonii'	3 GAL	CONT	





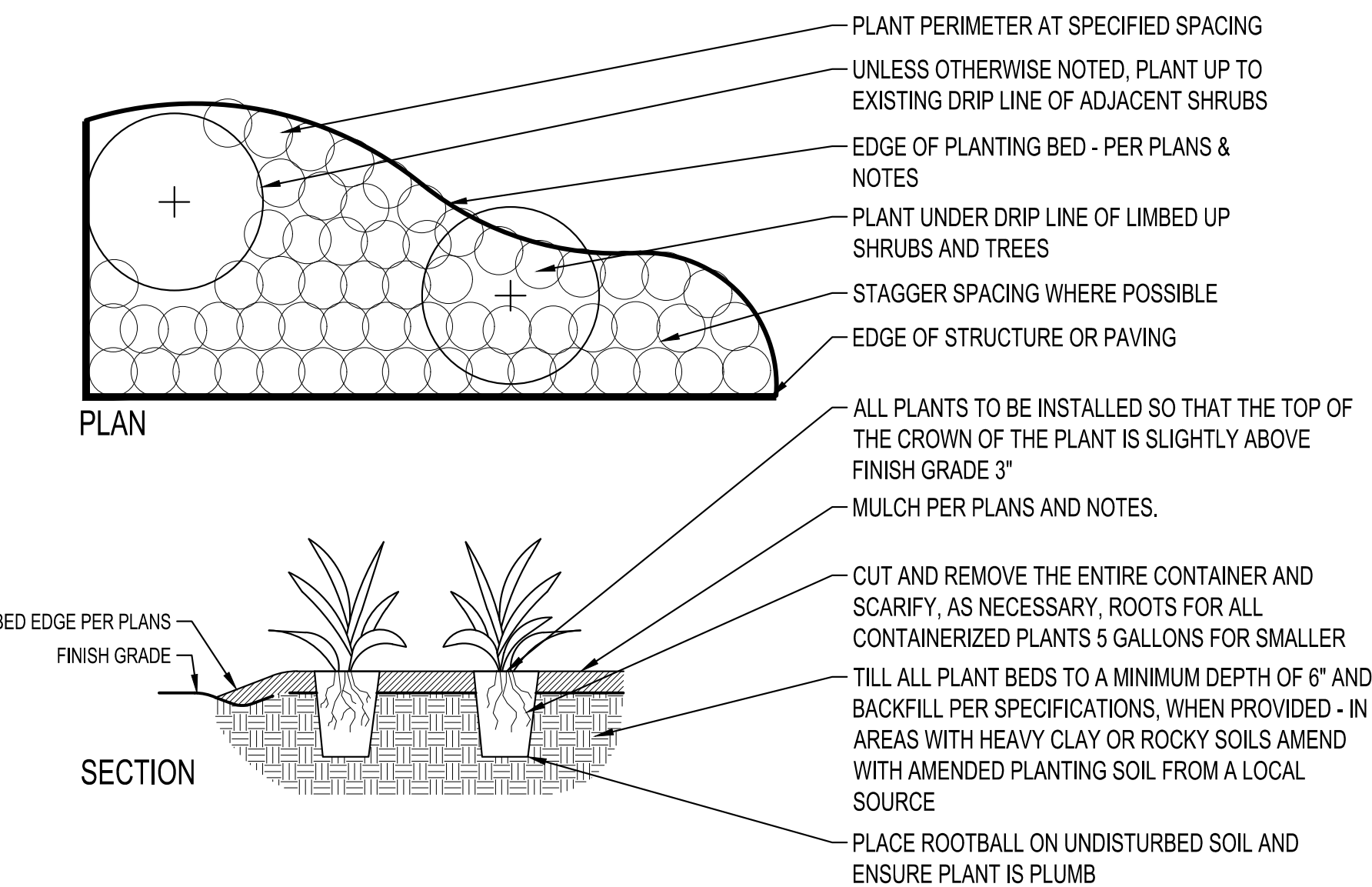
DECIDUOUS TREE PLANTING DETAIL

SCALE: 1" = 1'-0"



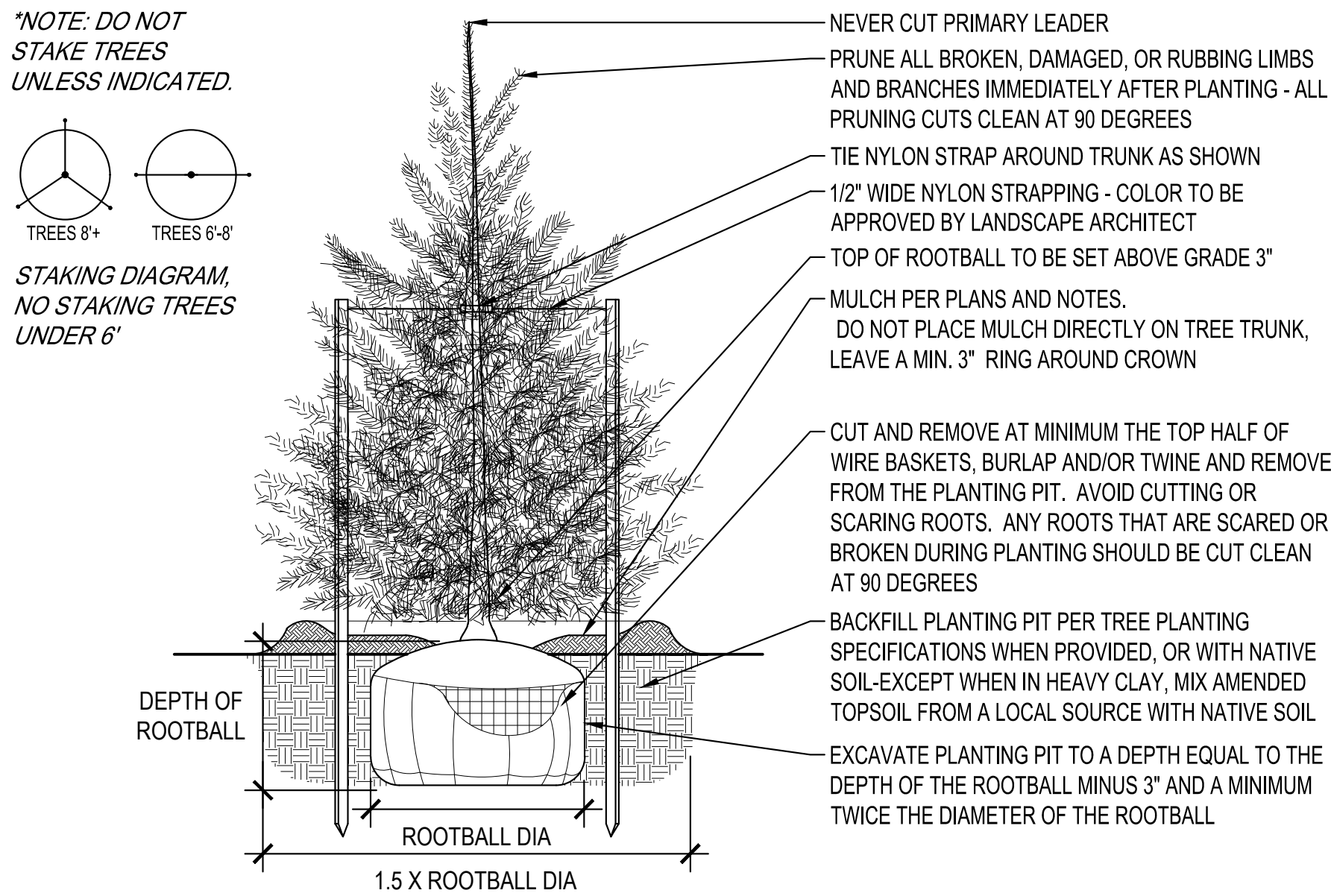
SHRUB PLANTING DETAIL

SCALE: 1" = 1'-0"



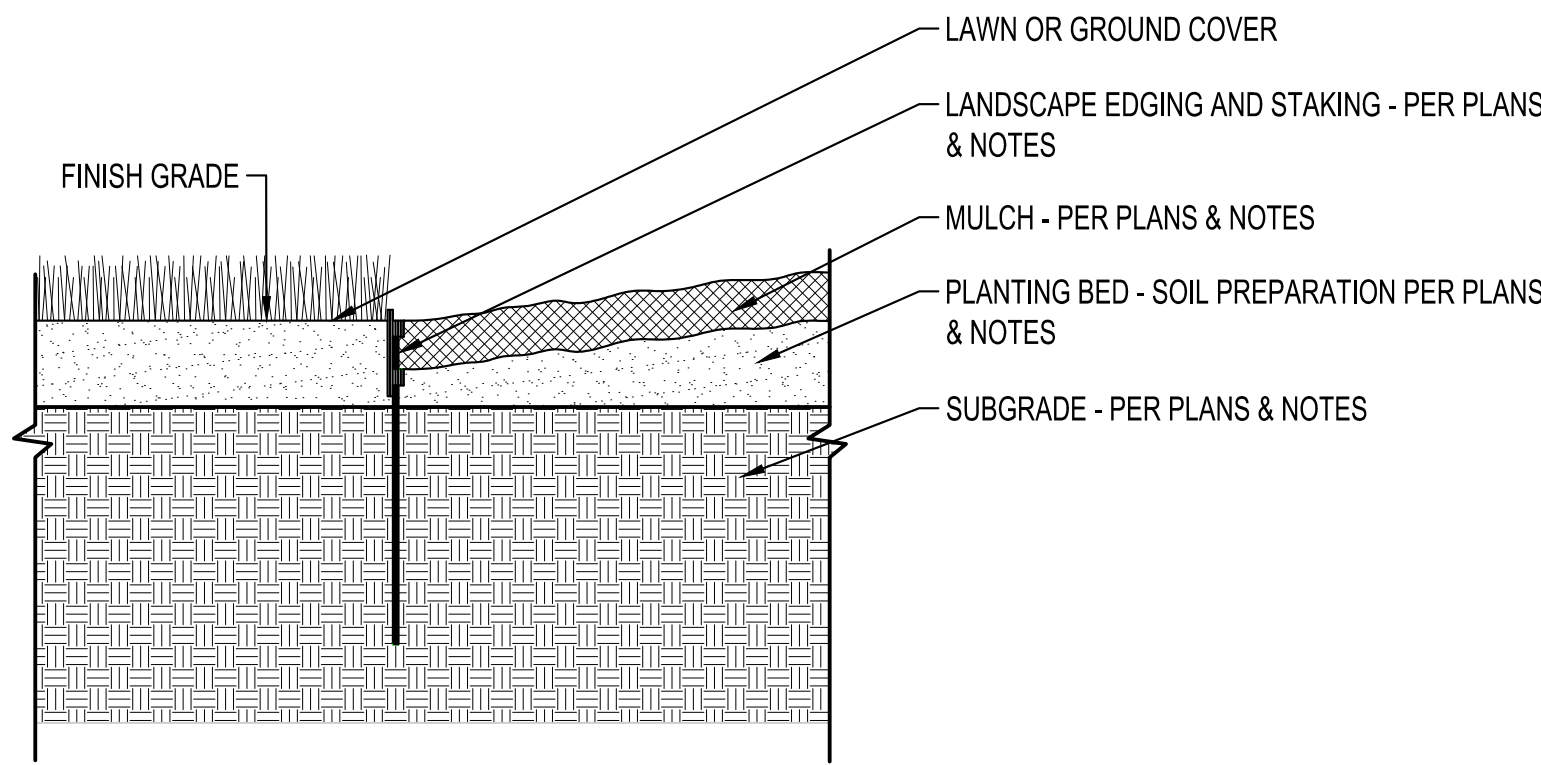
PERENNIAL PLANTING DETAIL

SCALE: 1" = 1'-0"



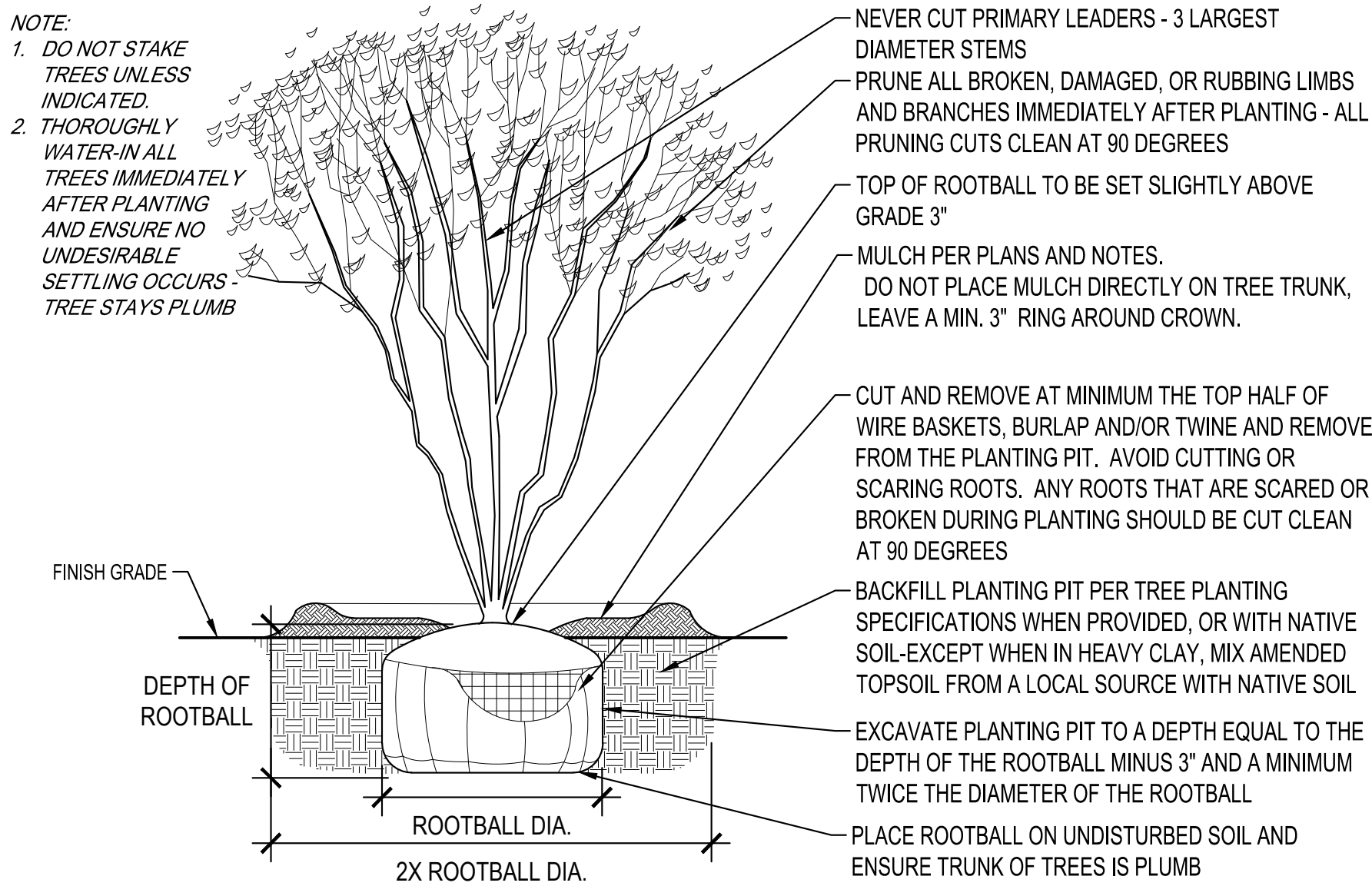
CONIFER / EVERGREEN TREE PLANTING DETAIL

SCALE: 1" = 1'-0"



LANDSCAPE EDGING DETAIL

SCALE: 1" = 1'-0"



MULTI STEM PLANTING

SCALE: 1" = 1'-0"

GENERAL PLANTING NOTES

- COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
- SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
- REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
- LAWN AREAS SHALL HAVE 8 INCHES MINIMUM DEPTH OF TOPSOIL. TOPSOIL SHALL BE COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
- REFER TO PLANTING DETAILS PLAN FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES.
- FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
- ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
- IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
- OWNER RESERVES THE RIGHT TO REVISE QUANTITIES TO SUIT BUDGET LIMITATIONS. CONTRACTOR'S UNIT BID PRICES SHALL PREVAIL FOR ANY CHANGES IN QUANTITIES.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL FROM THE CITY OF GRIME'S ZONING ADMINISTRATOR, OWNER'S REPRESENTATIVE, AND OWNER.
- OWNER MAY NOT REVISE QUANTITIES BELOW THE MINIMUM REQUIREMENTS.
- ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (A.N.S.I.), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO A.N.S.I.
- ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED FREE OF CHARGE WITH THE SAME GRADE AND SPECIES. ALL TREES SHALL HAVE A STRONG CENTRAL LEADER.
- CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- PLANTING BED EDGING - USE 1/8" x 4" STEEL EDGING IN ALL AREAS WHERE PLANTING BED MEETS LAWN AREAS OR WHERE INDICATED. USE 12" STEEL SPIKES AS INSTRUCTED BY MANUFACTURER.
- PROVIDE ROCK MULCH, 2-INCH CLEAN RIVER ROCK WITH LANDSCAPE FABRIC, IN ALL PLANTING BEDS TO A 3-INCH MINIMUM DEPTH.
- PROVIDE SHREDDED HARDWOOD MULCH, NATURAL COLOR, SURROUNDING ALL PROPOSED TREES TO A 4-INCH MINIMUM DEPTH AS SHOWN IN TREE PLANTING DETAIL. DO NOT USE AN UNDERLAYMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. IF LOCATED WITHIN A ROCK MULCHED PLANT BED, SUBSTITUTE THIS MULCH WITH THE MULCH CALLED FOR WITHIN THAT PLANT BED. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING.
- SOD SECTIONS SHALL BE STAKED IN PLACE WITH BIODEGRADABLE SOD STAKES WHEN SLOPE IS STEEPER THAN 5:1 OR WHEN CONDITIONS REQUIRE.
- ALL PLANTS AND TURF TO BE IRRIGATED WITH A PERMANENT, UNDERGROUND IRRIGATION SYSTEM.
- INDICATED QUANTITIES ARE ESTIMATES AND SHOULD BE CONFIRMED BY THE CONTRACTOR/BIDDER.



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PROJECT

**METRO WASTE
AUTHORITY**

MRF FACILITY

GRIMES

IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
12/31/19	CITY SUBMITTAL #1	ARA
01/13/20	CITY SUBMITTAL #2	ARA
01/28/20	CITY SUBMITTAL #3	ARA

PROJECT NO.	19-23010
FILE NAME	23010 C5-LANDSCAPE
DRAWN BY	CLF
DESIGNED BY	ARA
REVIEWED BY	EBG
ORIGINAL ISSUE DATE	01/28/20
CLIENT PROJECT NO.	-

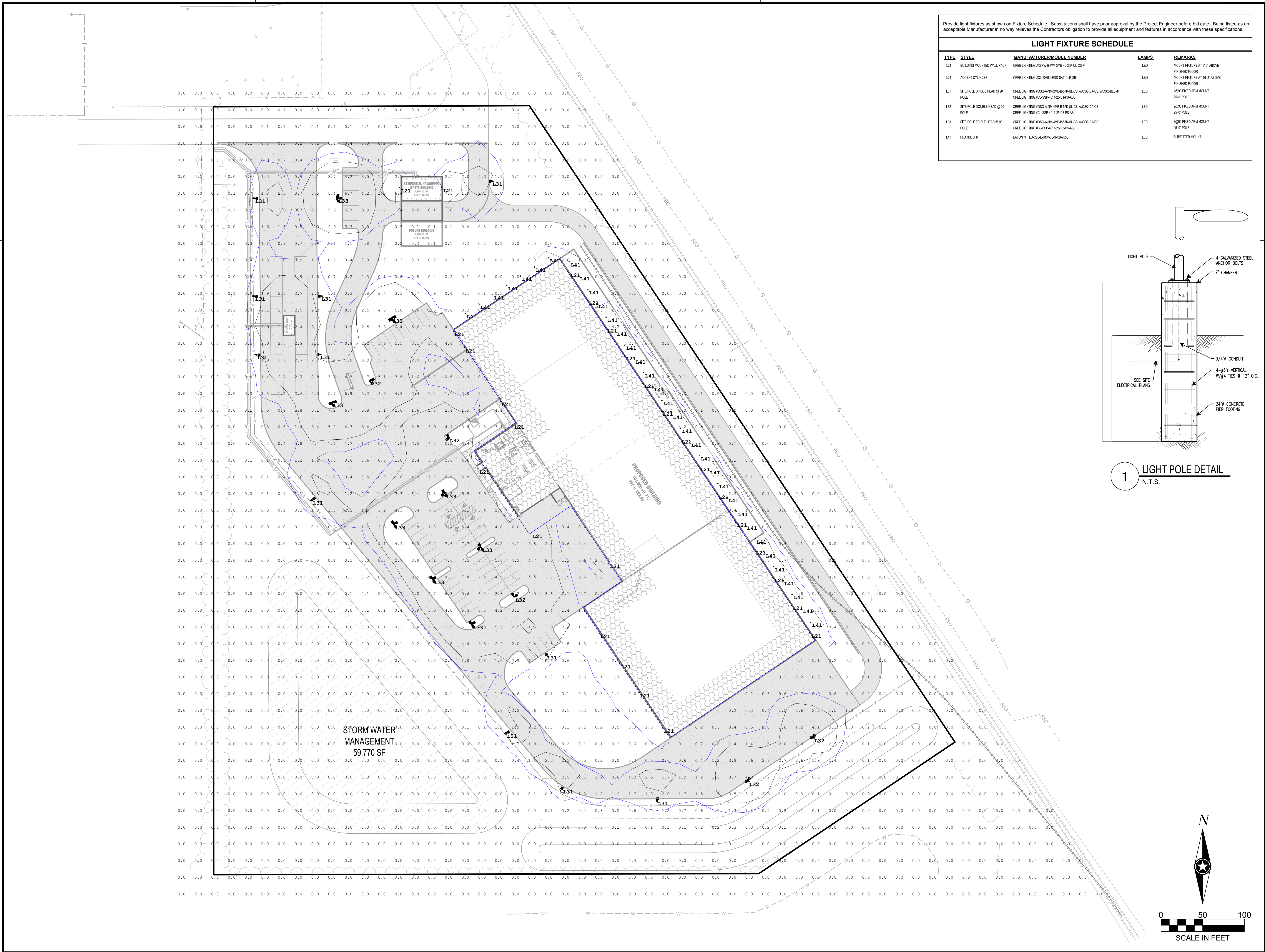
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**PLANTING NOTES
AND DETAILS**

SHEET

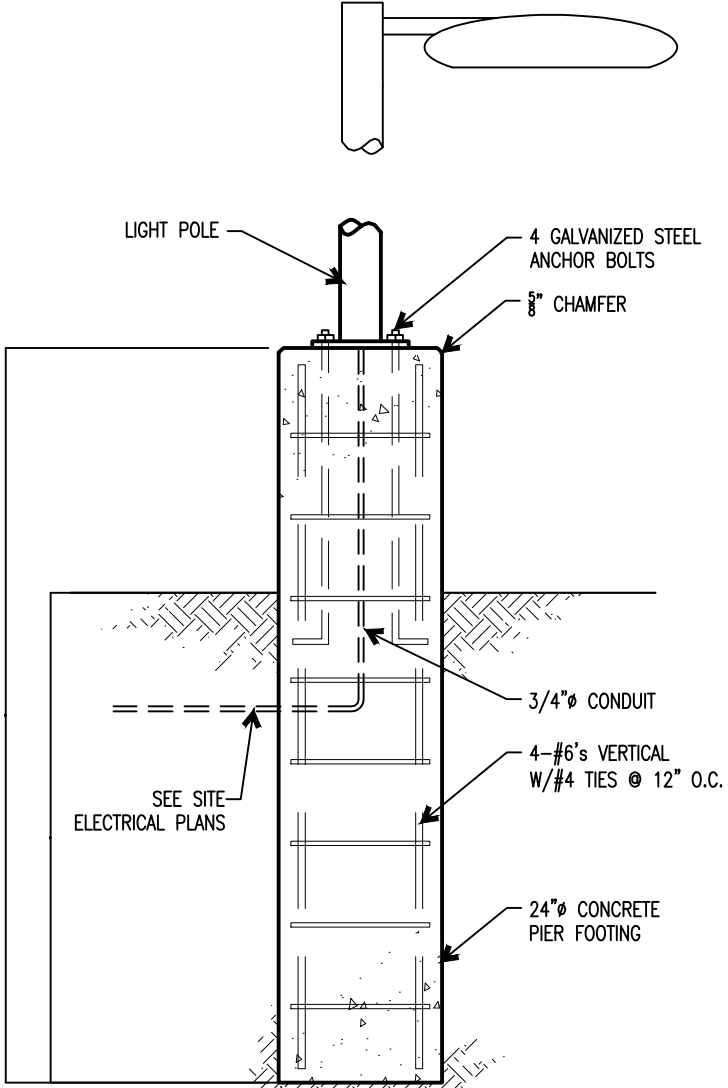
C5-30

PRELIMINARY NOT FOR CONSTRUCTION



Provide light fixtures as shown on Fixture Schedule. Substitutions shall have prior approval by the Project Engineer before bid date. Being listed as an acceptable Manufacturer in no way relieves the Contractors obligation to provide all equipment and features in accordance with these specifications.

LIGHT FIXTURE SCHEDULE				
TYPE	STYLE	MANUFACTURER/MODEL NUMBER	LAMPS	REMARKS
L21	BUILDING MOUNTED WALL PACK	CREE LIGHTING K35P16-WA-3NE-4L-30K-UL-CSP	LED	ARMOUNT FIXTURE AT 8'4" ABOVE FINISHED FLOOR
L24	ACCENT CYLINDER	CREE LIGHTING KCL203ALEDD-SAT-CLR-8B	LED	ARMOUNT FIXTURE AT 16'2" ABOVE FINISHED FLOOR
L31	SITE POLE SINGLE HEAD @ 90 POLE	CREE LIGHTING K05Q-AAA-M2E-6-5YK-UL-CS, W05Q-D4-CS, W05Q-BL-SMF CREE LIGHTING KCL-SSP-4011-25-D1-P8-ABL	LED	18'90" FIXED ARM MOUNT 25'-0" POLE
L32	SITE POLE DOUBLE HEAD @ 90 POLE	CREE LIGHTING K05Q-AAA-M2E-6-5YK-UL-CS, W05Q-D4-CS CREE LIGHTING KCL-SSP-4011-25-D3-P8-ABL	LED	28'90" FIXED ARM MOUNT 25'-0" POLE
L33	SITE POLE TRIPLE HEAD @ 90 POLE	CREE LIGHTING K05Q-AAA-M2E-6-5YK-UL-CS, W05Q-D4-CS CREE LIGHTING KCL-SSP-4011-25-D3-P8-ABL	LED	38'90" FIXED ARM MOUNT 25'-0" POLE
L41	FLOODLIGHT	EATON NF1LD-C25-E-UNV-46-5CB-7060	LED	SUPPITTER MOUNT



1 LIGHT POLE DETAIL
N.T.S.

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PROJECT

**METRO WASTE
AUTHORITY

MRF FACILITY**

GRIMES IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
12/31/19	CITY SUBMITTAL #1	ARA
01/13/20	CITY SUBMITTAL #2	ARA
01/28/20	CITY SUBMITTAL #3	ARA

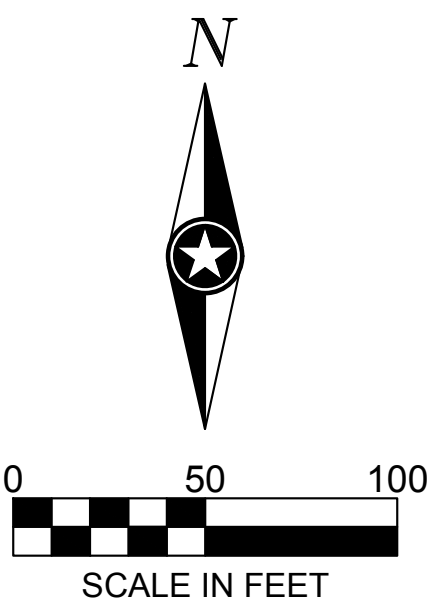
PROJECT NO.	19-23010
FILE NAME	23010 C6-LIGHTING
DRAWN BY	----
DESIGNED BY	----
REVIEWED BY	----
ORIGINAL ISSUE DATE	01/28/20
CLIENT PROJECT NO.	-

TITLE

**PHOTOMETRIC
PLAN**

SHEET

C6-10



PRELIMINARY NOT FOR CONSTRUCTION

Planning & Zoning Staff Report



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

GENERAL INFORMATION:

Applicant:

Metro Waste Authority

Requested Action

Site Plan

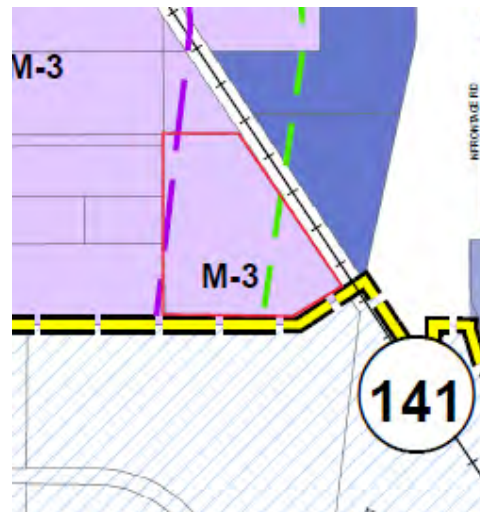
Location

4185 SE Beisser Drive

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	General Industrial	M-3
North	Heavy Industrial	General Industrial	M-3
South	City Limits	General Industrial	M-3
East	Light Industrial	Light Industrial	M-2
West	Heavy Industrial	General Industrial	M-3

BACKGROUND:

The applicant, is requesting approval of a site plan, which will allow for the construction of a Material Recovery Facility, to be operated by Metro Waste Authority. A Material Recovery Facility receives, separate sand prepares bulk recycles materials for marketing and distribution to end users and manufactures.

Metro Waste currently operates a transfer station directly north-west of the subject site.

The property is located with Zone 1 and Zone 2 of the HWY 141 Corridor Overlay.

ANALYSIS:

Building/Elevations:

The building is proposed to be principally constructed out of pre-cast concrete, opaque metal paneling (example included) and glazing. Due to the pre-cast construction, a minimum of 30% glazing is required for the elevations that face the public ROW. This has been accommodated on the east/north elevations that are oriented towards HWY 141.

The 5 minimum factors as required by the overlay are provided with architectural banding, awnings variations in roof height, color variations (all earth tone), panel texture variations, and reveals.

The applicant has also provided enhanced corner elements for the façade that orients towards HWY 141.

There are a number of overhead doors on the site due to the dependence on the transit of materials, however all doors are provided in a format that adds to the overall architecture of the building, and are screened with beaming and landscaping. Examples of the overhead doors are included in your packet.

There is also a scale house and residential hazardous waste drop off-building proposed on the site. Those elevations are also included in your packet for review. Staff does not object to the design.

The lower portions of the building are proposed to be 35-feet in height, and the upper middle portion of the building is proposed at 56-feet in height. This is permitted by the Zoning District.

Staff has also analyzed the perspective of the vehicular traffic from the proposed flyover, as it views this development. The proposed elevation of the north bound ramp, when adjacent to the subject site, is shown to be 1003. The ground elevation of the proposed MRF is at 983, which will equate to top of wall elevations of 1018 and 1039 on the building. The ramp is also decreasing a rate of 4%, so given the downward transition, and elevation considerations, staff does not feel that there will be a negative view point from the flyover.

There are a number of future building additions shown on the plans. Note that these will need to come back for further review as a site plan amendment.

Architectural up lighting on the south-east façade is shown in accordance with the HWY 141 Corridor Overlay.

Site Layout:

The site is proposed to have 2 points of access. All access points are from the existing private driveway that services the. The western access is primarily for the inbound and outbound truck traffic. Truck circulation has been reviewed and found to present no issues. The eastern access points will allow for staff, visitors and residents to access the site. Parking is providing near and adjacent to these areas.

A fire access lane is provided on the east side of the building. This is proposed as hard surface with no curb and gutter.

A trash enclosure is provided near the center part of the west façade.

The applicant is showing a future rail spur into the site. At this time, they are not certain that rail access will provide a benefit, but did want to conceptually show the improvements. While this is not part of the approval today, the applicant did want to lay the groundwork for it in the future.

Parking:

Based upon the square footage of the building, and its respective uses (office, warehouse) a total of 82 parking spaces are required.

As proposed, the site will provide a total of 89 parking spaces.

Landscaping/Streetscape:

The site is required to provide a minimum of 20% open space. As proposed, the site provides a total of 49% open space.

The minimum landscaping requirements have been met per the HWY 141 Corridor Overlay District. A combination of overstory, ornamental, evergreen and shrubs are planted throughout out the site.

Utilities:

Sanitary sewer access is provided from an existing 8" sewer running along the north side of the site. A new 4" service will be brought into the building. A sand/oil separator may be necessary internal to the building, but confirmation will be made during the building permit review process.

Water is provided from an existing 8" main west of the site. A new 6" service will be brought into the site to provide fire and domestic service to the building. Fire hydrants are adequately spaced throughout the site in accordance with the Fire Code.

Storm water detention is handled with a wet bottom pond at the south-west corner of the site. The pond will be private and not maintained by the City.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for Metro Waste MRF Site Plan, subject to any remaining staff comments.

CITY OF GRIMES



Alex Pfaltzgraff
Development Services Director

When the Metro Waste Authority ("MWA") issues new tax-exempt bonds, all participating entities get an allocation for their portion of the new debt. This allocation counts toward each entities' bank-qualification limit of \$10 million per calendar year. This just applies when new tax-exempt debt is being issued and only counts once for that calendar year in which the debt is being issued. NOTE: This will also be the case for the WRA once the City joins. The City will receive an annual allocation for BQ purposes for all new tax-exempt loans being issued annually. PFM tracks this information internally for all participating communities. So we know how this impact the City each year for planning purposes.

Specifically for the City of Grimes, the city will be allocated \$663,689 for the new MWA tax-exempt bonds. You don't have a WRA allocation in calendar 2020 since you are not yet a member. As far as BQ for 2020, the water plant SRF loan was done as taxable, so it does not count toward the City's BQ limit in 2020. Assuming the City only issues the CIP bonds, the City would be BQ for 2020, even with the MWA allocation. If the City issues a portion of GO bonds for the library in calendar 2020, then the City would NOT be BQ for either the CIP bonds or the library bonds. But I don't think that has been decided yet. We will need to know before the City issues the GO CIP Bonds.

I happy to answer any other questions you might have. But the only impact I am aware of for the MWA debt is the bank qualification impact.

Thanks!
Susanne

Susanne Gerlach
Director

PFM Financial Advisors LLC

gerlachs@pfm.com E-MAIL | 515.724.5734 OFFICE | 515.243.6994 FAX | pfm.com WEB
801 Grand Avenue, Suite 3300 | Des Moines, IA 50309

MEMORANDUM

To: Members of the Metro Waste Authority

From: Michael McCoy

Date: February 11, 2020

Re: Member resolution for financing authority granted to Board of the Metro Waste Authority

As previously discussed the Board of the Authority has begun the process of financing the construction of a material recovery facility and, in accordance with the Code of Iowa, each member of the Authority (a "Member") will be required to adopt a resolution that confirms the ability of the Board to complete the financing.

The attached resolution has been prepared by bond counsel in order for each Member of Metro Waste Authority to authorize the Board of the Metro Waste Authority to borrow money in three respects:

1. Granting to the Board the authority to borrow not to exceed \$24,500,000 for the purpose of funding a material recovery facility, and
2. Granting to the Board the authority for refunding now, or in the future, the outstanding approximate \$8,000,000 Taxable Note (Grimes Solid Waste Transfer Station Project), Series 2014, and
3. Granting to the Board the authority to issue additional indebtedness not to exceed an aggregate principal amount outstanding at any time of \$50,000,000.

The resolution confirms indebtedness of the Authority will be repaid solely from the net revenues of the Authority and is not a general obligation of any of the Members. In addition, each Member acknowledges the intent of the Authority to borrow on a federal tax-exempt basis and acknowledges the tax-exempt indebtedness will be apportioned amongst the Members and count against the annual \$10,000,000 bank-qualification of the Members.

Please present this resolution to your city council or board of supervisors as soon as possible, and return an executed copy of your resolution to the Authority office.

Please do not hesitate to contact Michael McCoy at 515.323.6535 or mmc@mwatoday.com to the extent you have any questions.

METRO WASTE AUTHORITY MEMBER RESOLUTION –CITY

RESOLUTION NO. 02-

Resolution authorizing and approving the Des Moines Metropolitan Area Solid Waste Agency d/b/a Metro Waste Authority to enter into a loan agreement and providing for the issuance and securing the payment of a Material Recovery Facility Solid Waste Disposal Revenue Note, Series 2020, in a principal amount not to exceed \$24,500,000, refund current outstanding indebtedness and maintain outstanding indebtedness in an aggregate principal amount not to exceed \$50,000,000

WHEREAS, the Metro Waste Authority (the “Authority”) has proposed to enter into a loan agreement (the “Loan Agreement”) in a principal amount not to exceed \$24,500,000 in accordance with the provisions of the Authority’s Intergovernmental Agreement pursuant to which the Authority was created (the “Intergovernmental Agreement”) for the purpose of financing a material recovery facility, related improvements, funding a debt service reserve fund, if necessary, and paying for costs of issuance of a note or bond (the “Series 2020 Note”) (collectively referred to as the “Project”); and

WHEREAS, the Authority currently has outstanding an approximately \$8,000,000 Taxable Revenue Note (Grimes Solid Waste Transfer Station Project), Series 2014 (the “Series 2014 Note”); and

WHEREAS, the Authority from time to time may find it necessary to fund additional indebtedness and/or to refund outstanding indebtedness for any lawful purpose and in accordance with the Authority’s Intergovernmental Agreement; and

WHEREAS, the City of Grimes (the “City”) is a Member of the Metro Waste Authority and it is necessary for each Member of the Authority to approve incurring indebtedness payable from the net revenues of the Authority;

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

Section 1. It is hereby determined that the Authority may enter into a Loan Agreement and issue the Series 2020 Note in an aggregate principal amount not to exceed \$24,500,000 with such terms, reserves, provisions, covenants and requirements as shall be determined and approved by resolution of the Board of the Authority.

Section 2. It is hereby determined the Authority may revise, restructure, amend, refund and defease the Series 2014 Note with such terms, reserves, provisions, covenants and requirements as shall be determined and approved by resolution of the Board of the Authority.

Section 3. It is hereby determined the Authority shall be granted the authority to incur indebtedness in any form, in one or more series, and from time to time as shall be determined necessary to carry out the purposes of the Authority with such terms, reserves, provisions, covenants and requirements as shall be determined and approved by resolution of the Board of the Authority. Indebtedness may be issued by the Authority for any lawful purpose as set forth in the Code of Iowa and in accordance with the Intergovernmental Agreement in an aggregate principal amount not to be outstanding at any given time in excess of \$50,000,000.

Section 4. Repayment of any indebtedness, incurred pursuant to the authority granted by this Resolution, including the Series 2020 Note, shall be payable solely from net revenues of the Authority. Any indebtedness issued pursuant to this resolution shall not be an obligation of any Member of the Authority and shall not be payable from or constitute a lien against the general fund of any of the Members. No Member shall be in any manner liable by reason of the failure of the net revenues of the Authority to be sufficient for the payment in whole or in part of the indebtedness issued pursuant hereto and the interest thereon.

Indebtedness issued pursuant to the grant of authority provided hereto shall not be a general obligation of the Authority but, together with any additional obligations as may be hereafter issued by the Authority and outstanding from time to time ranking on a parity therewith is payable solely and only from net revenues of the Authority, a sufficient portion of which will be ordered set aside and pledged for that purpose by the Authority.

Section 5. It is the intention of the Authority, when possible, that interest on the Authority's indebtedness, including the Series 2020 Note, be and remain excluded from gross income for federal income tax purposes pursuant to the appropriate provisions of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations in effect with respect thereto (all of the foregoing herein referred to as the "Internal Revenue Code"). In furtherance thereof the Authority, and this Member, covenants to comply with the provisions of the Internal Revenue Code as they may from time to time be in effect or amended and further covenants to comply with applicable future laws, regulations, published rulings and court decisions as may be necessary to insure that the interest on the indebtedness of the Authority will remain excluded from gross income for federal income tax purposes. Any and all of the officers of the Authority are hereby authorized and directed to take any and all actions as may be necessary to comply with the covenants herein contained.

Section 6. The City further certifies when indebtedness of the Authority will be issued as a tax-exempt obligation the City shall recognize a percentage portion of the indebtedness incurred equal to the benefit provided to the City with respect to the indebtedness, to be determined by the Authority upon closing, and will be counted against the City with respect to the City's determination of its compliance with section 265 of the Internal Revenue Code for the calendar year in which the indebtedness is incurred, and to the extent the City plans to issue tax-exempt obligations for its own purposes the City's share of the percentage portion of the Authority's indebtedness will be included for the City's calculation of the City's requirements for compliance with section 265 of the Internal Revenue Code. The City further certifies it shall be the responsibility of the City to maintain compliance with the City's indebtedness regarding compliance with section 265 of the Internal Revenue Code.

Section 7. The City understands and agrees with respect to this resolution that Dorsey & Whitney LLP ("Dorsey") represents the Authority in connection with the purposes of this Resolution and pursuant to the Authority documents, and, the City hereby consents to such representation to the extent such a representation may be a conflict of interest with Dorsey's representation of the City with respect to other matters, and the City hereby waives any such conflict and consents to Dorsey's representation of the Authority with respect to the aforementioned matters.

Section 8. If any section, paragraph, clause or provision of this resolution shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

Section 9. All resolutions and orders or parts thereof in conflict with the provisions of this resolution are, to the extent of such conflict, hereby repealed.

Section 10. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved this ____ day of _____, 2020.

Mayor Scott Mikkelsen

ATTEST:

City Clerk Rochelle Williams

**MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE CITY OF GRIMES, IOWA AND
THE METRO WASTE AUTHORITY**

This Memorandum of Understanding is made and entered into this ___ day of _____ by and between the **CITY OF GRIMES, IOWA** ("City"), and **METRO WASTE AUTHORITY**, ("MWA").

WITNESSETH; THAT WHEREAS, the City is currently party to a contract for municipal solid waste hauling services for residential customers within the City's corporate limits, and

WHEREAS, the City's agreement for municipal solid waste hauling has a term with optional renewal periods, and

WHEREAS, the City is a member of the MWA, and

WHEREAS, MWA has the expertise to 1) manage solid waste hauling and removal contracts, 2) has invested in customer service resources, and 3) can coordinate with neighboring communities to package and optimize routes and efficiency; and

WHEREAS, the City wishes to secure the most advantageous rates and services for the Grimes residents, now

THEREFORE, the parties to this Memorandum of Understanding agree as follows:

1. **INTENT**: The intent of this Memorandum is to establish the City's desire to have MWA manage its solid waste hauling and removal from this date forward.

2. **MWA AGREES AS FOLLOWS:**

- A. To coordinate between MWA member Cities in order to establish efficiencies in solid waste hauling.
- B. Upon selection of a proposal by the City Council, to manage or assist with the negotiation of a mutually agreeable contract which takes advantage of established efficiencies.

2. **THE CITY OF GRIMES AGREES AS FOLLOWS:**

- A. To respond to the MWA administratively and to act on proposals in a timely fashion.

IN WITNESSETH WHEREOF, the parties have hereunto subscribed their names on the date first written above.

CITY OF GRIMES, IOWA:

ATTEST:

By _____
Scott Mikkelsen, Mayor

By _____
Rochelle Williams, City Clerk

MWA:

By _____
Michael McCoy, Executive Director



February 25, 2020

Waste Connections of Iowa, Inc.
4705 NE 22nd Street
Des Moines, Iowa 50313

Re: Residential Garbage Collection and Disposal Services Contract With Grimes

Dear President:

Pursuant to Section III (B) of Residential Garbage Collection and Disposal Services Contract with Grimes, Iowa, the City of Grimes gives notice of its intent to terminate the contract effective June 30, 2020, on the contract's expiration date. Please let Grimes City Administrator know if you have any questions regarding this notice.

Thank you for your consideration.

Yours truly,

Scott Mikkelsen
Mayor of Grimes

RESOLUTION TO GIVE NOTICE OF TERMINATION OF WASTE COLLECTION CONTRACT

Grimes Resolution No. 2-__

WHEREAS, the City of Grimes previously entered into a seven year Residential Garbage Collection And Disposal Services Contract (contract) with Waste Connections of Iowa, Inc.;

WHEREAS, this contract requires a termination notice be given at least 120 days prior to the contract expiration date of June 30, 2020; and,

WHEREAS, the City of Grimes wishes to seek competitive bids for a new Residential Garbage Collection and Disposal Services Contract;

THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Mayor is authorized to execute the attached Termination Notice Letter on behalf of the City of Grimes advising Waste Connections of Iowa, Inc., of Grimes intent to terminate the contract on the expiration date, as specified in the letter.

Passed by the City Council of the City of Grimes, Iowa, by of vote of __ to __ the 25th day of February, 2020, and approved this 25th day of February, 2020.

Scott Mikkelsen, Mayor

Attested:

Rochelle Williams, City Clerk





101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846

AGENDA MEMO

Item No. X
For Meeting of February 25, 2020

AGENDA HEADING: New 1.5 MG Elevated Water Storage Tank – Approval of Water Tower painting and Logo Decisions

SYNOPSIS: The new water tower is at the stage where the City of Grimes needs to decide on what color to paint the tank and the style, color and placement of the logos going on it. The contract documents call for 2 placements of the current City of Grimes logo on the tank. The current logo has removed the tree and staff would propose to also remove the “City Of” portion too, leaving just the “GRIMES” lettering to put on the water tower as the logo. There may be an option to add an upper and lower banding to the water tower tank body too. The placement of the 2 logos for the best visibility would probably be north and south facing. The thinking on the color selection is painting the tank white with dark gray color for the “GRIMES” lettering.

FISCAL IMPACT: None

PREVIOUS COUNCIL ACTION(S):

BOARD/COMMISSION ACTION(S):

STAFF/COMMITTEE RECOMMENDATION: The staff recommendation is to paint the tank white with dark gray “GRIMES” lettering facing north and south centered on the tank body. Staff would also recommend the banding too, if that option is available.

**SUPPLEMENT TO WRA AGREEMENT
ADMITTING THE CITY OF GRIMES AS A
PARTICIPATING COMMUNITY OF THE WRA
EFFECTIVE JULY 1, 2022**

This Supplement to WRA Agreement (the "Supplement") is made and entered into as of the _____ day of _____, 20__ by and between the City of Grimes, Iowa, an Iowa municipal corporation (the "City"), and the Des Moines Metropolitan Wastewater Reclamation Authority (the "WRA"), an entity organized and existing under Chapters 28E and 28F of the Code of Iowa, as amended, and the Amended and Restated Agreement for the Des Moines Metropolitan Wastewater Reclamation Authority effective as of July 1, 2004 and as amended by the Second Amended and Restated Agreement for the Des Moines Metropolitan Wastewater Reclamation Authority (the "WRA Agreement");

WHEREAS, the Cities of Altoona, Ankeny, Bondurant, Clive, Cumming Des Moines, Johnston, Norwalk, Pleasant Hill, Polk City, Waukee and West Des Moines, and Polk County, Warren County, the Urbandale Sanitary Sewer District, the Urbandale-Windsor Heights Sanitary District and the Greenfield Plaza/Hills of Coventry Sanitary District are parties to the WRA Agreement and are Participating Communities as defined therein; and

WHEREAS, Article XII of the WRA Agreement provides that other cities, counties or sanitary districts may become Participating Communities under the provisions of the WRA Agreement; and

WHEREAS, the City has reviewed the terms and conditions of the WRA Agreement with its legal and financial advisors and has determined to become a Participating Community as defined in the WRA Agreement pursuant to the terms of this Supplement.

NOW, THEREFORE, the City and the WRA agree as follows:

Section 1. Definitions. All capitalized terms used in this Supplement and not otherwise defined herein shall have the meanings given to them in the WRA Agreement.

Section 2. City to become Participating Community. From and after July 1, 2022, the City shall be a Participating Community and an Expansion Community for all purposes of the WRA Agreement. The City hereby accepts all the terms of the WRA Agreement and shall be bound to comply with all the terms thereof from and after July 1, 2022, to the same extent that the City would be bound had it executed the WRA Agreement with the other Participating Communities. All provisions of the WRA Agreement are hereby incorporated by reference into this Supplement and made a part hereof as if fully set out herein. Without limiting the foregoing, the City hereby consents to the issuance of the Bonds described in Article XIII of the WRA Agreement and agrees to assume all the obligations of a Participating Community under the WRA Agreement from and after July 1, 2022, including but not limited to payment of the annual WRA budget shares allocated to the City under Article IX of the WRA Agreement.

Section 3. Capital Contributions. In accordance with Article XII, Section 4 of the WRA Agreement, the City agrees to make surcharge payments to the WRA in respect of the

City's use of the WRF, certain conveyance facilities constructed prior to the execution of the WRA Agreement (consisting of Phase 3 – Southside Des Moines River Interceptor, Segment4), and the facilities funded by WRA revenue bonds issued after July 1, 2004 and prior to the date the City becomes a Participating Community and budgeted annually as set forth in this Supplement and Exhibit 1 and Exhibit 2 to this Supplement, the terms and conditions of which are in all respects approved and made a part of this Supplement by this reference.

Section 4. Transition Matters.

(a) Until July 1, 2022, the City shall be notified of all WRA Board meetings and receive copies of all materials distributed to WRA Board members in advance thereof. A representative of the City may attend each Board meeting as an observer.

(b) City shall pay the sum of \$606,953 to the WRA, on or before August 31, 2020, as its contribution to WRA reserve funds, calculated as shown in Exhibit 1, Part 6 (A), hereto. Initial contributions to reserve fund amounts are computed based on the WRA Budget for FY 2019-2020 and shall be held by the WRA until the WRA Budget for FY 2022-2023 is approved where they will be credited to the City's budget share of the WRA Budget for FY 2022-2023.

(c) The WRA Budget for FY 2022-2023 and budgets following until FY 2051-2052 shall include an allocation to the City for payment of the principal amount of capital costs of \$17,552,000 and interest costs of \$9,853,300 in accordance with the payment schedule in Exhibit 2. The City shall pay to the WRA the total amount of \$27,405,300, including principal and interest, in accordance with the schedule set forth below and more specifically in accordance with and pursuant to the dates set forth in Exhibit 2:

<u>Fiscal Year</u>	<u>Annual Amount</u>
2023	582,680
2024	673,560
2025	719,060
2026	763,060
2027	805,560
2028	846,560
2029	886,060
2030	920,060
2031	936,680
2032	962,400
2033	965,920
2034	965,870
2035	965,340
2036	965,330
2037	965,810

2038	965,750
2039	965,150
2040	965,010
2041	965,300
2042	964,990
2043	965,080
2044	965,540
2045	965,340
2046	965,480
2047	965,930
2048	965,660
2049	965,670
2050	965,930
2051	965,410
2052	<u>965,110</u>
Total	\$27,405,300

The schedule of the reversionary interest that the City will acquire is set forth in Exhibit 3 to this Supplement, the terms and conditions of which are in all respects approved and made a part of this Supplement by this reference.

(d) The amount of \$17,552,000 in Exhibit 2 includes estimates for FY 2020-2021 and FY2021-2022 which shall be adjusted as a part of the WRA Budget for FY 2022-2023 with the amount of the adjustment communicated to the City prior to July 1st, 2022.

(e) The City shall make all payments required under the WRA Agreement beginning in July 2022 and thereafter.

Section 5. Chapter 28E Matters.

(a) The purpose of this Supplement is to set forth the basis and date upon which the City shall become a Participating Community under the WRA Agreement, and to impose upon the City all of the obligations of a Participating Community under the WRA Agreement as of July 1, 2022.

(b) This Supplement shall become effective upon its approval by the governing bodies of the WRA and the City, the recording of the same with the Records of Polk, Dallas and Warren Counties and the filing of the same within the Iowa Secretary of State.

DES MOINES METROPOLITAN
WASTEWATER RECLAMATION AUTHORITY

By: _____
Chair

ATTEST:

By: _____
Secretary

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this _____ day of _____, 20__, before a Notary Public in and for the Des Moines Metropolitan Wastewater Reclamation Authority, personally appeared _____ and _____, to me personally known, who being duly sworn, did say that they are the Chair and Secretary, respectively of the Des Moines Metropolitan Wastewater Reclamation Authority, a legal entity created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Authority, and that said instrument was signed and sealed on behalf of said Authority by authority and resolution of its Board and said Chair and Secretary acknowledged said instrument to be the free act and deed of said Authority by it voluntarily executed.

Notary Public in and for the State of Iowa

EXHIBIT 1

CITY OF GRIMES, IOWA DETERMINATION OF CAPITAL CONTRIBUTIONS UNDER ARTICLE XII, SECTION 4 AND CONTRIBUTIONS FOR FY2004-2005 THROUGH FY2019-2020 AND ESTIMATED CONTRIBUTIONS FOR FY2020-2021 AND FY2021-2022

Part 1 - Required Capital Contributions

Under Article XII, Section 4 Capital Contributions by the City of Grimes are required for the following:

- Wastewater Reclamation Facility (Part 3 of this Exhibit)
- Certain conveyance facilities constructed under the ICA Agreement (Part 4 of this Exhibit)
- Facilities funded by WRA revenue bonds issued after July 1, 2004 and prior to the date the City of Grimes becomes a Participating Community (Part 5 of this Exhibit)

Part 2 - Definitions

1. City of Grimes Flow. The wastewater flow from the City of Grimes as measured by the influent flow meter to the City of Grimes wastewater treatment plant plus the flow from the City of Grimes tributary to the WRA system as determined by the WRA flow metering system. The wastewater flow is determined over a comparable period of time used by the WRA for purposes of determining the flow of a Participating Community for budget allocation purposes. If the WRA determines the flow for a Participating Community as a multi-year average flow method the same method will be used to determine the City of Grimes Flow.
2. Core Community Flow. The flow determined by the WRA for the allocation of debt service costs for Core Improvements under Article IX, Section 3 (d) increased by the flow for all Participating Communities that are allocated a capital contribution for Core Improvements funded under the bond issue for which the capital contribution is calculated.

3. Expansion Community Flow. The flow as determined by the WRA for the allocation of debt service costs for Expansion Improvements under Article IX, Section 3 (e) increased by the flow for all Expansion Communities that are allocated a capital contribution for Expansion Improvements funded under the bond issue for which the capital contribution is calculated.
4. Southwest Diversion Flow. The flow as determined by the WRA for the allocation of debt service costs for the Southwest Area Diversion Project under Article IX, Section 3 (f) increased by the flow for all Participating Communities that are allocated a capital contribution for the Southwest Area Diversion Project improvements funded under the bond issue for which the capital contribution is calculated.
5. WRF Valuation. Valuation of the Wastewater Reclamation Facility with said determination being based on the total cost including grant shares indexed to current value by the ENR Construction Cost Index and depreciated. The valuation shall include projects in progress or planned for which the City of Grimes will not make a contribution through any other payment allocation.

The value as of July 1, 2019 is \$261,970,000. This value shall apply for the City of Grimes.

6. Reversionary Interest Determination. The reversionary interest shall be determined by the cumulative value of the capital contribution and rounded to the nearest 0.01%, or 0.001%, as determined by the WRA. The rounding of the reversionary interest acquisition shall not affect the cumulative reversionary interest acquisition calculated each year based on the cumulative net present value of the capital contribution.
7. Relevant Bond Issue. Any bond issue dated prior to the date the City of Grimes becomes a Participating Community. The City of Grimes is obligated for a capital contribution for each bond issue dated prior to the date the City of Grimes becomes a Participating Community.

Part 3 - Wastewater Reclamation Facility Capital Contribution

1. The capital contribution for the Wastewater Reclamation Authority to be paid by the City of Grimes for the Wastewater Reclamation Facility is as follows:

Base Population	13,500
Growth Population	16,200
Per Capita Flow, (gpcd)	226
Reversionary Interest Capacity (mgd)	3.661
Capital Contribution Rate (\$/mgd)	\$1,950,000

WRF Capital Contribution

\$7,139,340

2. Determination of Reversionary Interest.

Because the City of Grimes is paying its membership cost on a fixed payment schedule, the use of the normal calculation procedure that adjusts the payment based on the present worth factor is not utilizable for the City of Grimes. For the City of Grimes the Reversionary Interest Acquired will be determined by the alternate procedure as follows:

$$\text{WRF Reversionary Interest (mgd)} = 3.661\text{mgd} \times \text{Equivalent Total Principal Paid} \times \$7,139,340 / \text{Total Equivalent Principal Paid}$$

The calculation of the reversionary interest acquired by the City of Grimes is set forth in Exhibit 3.

Part 4 - Conveyance Facilities Constructed Under the ICA Agreement prior to 2004 Capital Contribution

the City of Grimes will make a connection to the WRA Joint Trunk:

1. The conveyance facilities for which the City of Grimes is required to make a capital contribution

- Phase 3 – Southside Des Moines River Interceptor, Segment 4

2. Present value of the conveyance facilities as of July 1, 2019

Phase 3 – Southside Des Moines River Interceptor, Segment 4	\$ 4,158,298
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3. Capacity of Conveyance Facilities

Phase 3 – Southside Des Moines River Interceptor, Segment 4	130 mgd
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4. Allocation of conveyance facility capital contribution to Grimes

Phase 3 – Southside Des Moines River Interceptor, Segment 4	2.0 mgd or 1.54%
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5. The capital contribution to be paid by the City of Grimes for the Conveyance Facilities Constructed Under the ICA Agreement as follows:

Phase 3 – Southside Des Moines River Interceptor, Segment 4	\$ 64,038
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6. The reversionary interest for the conveyance system acquired by the City of Grimes shall use the alternate valuation procedure based on the fixed payment schedule for the City of Grimes as follows:

$$\text{Reversionary Interest (mgd)} = 2.00 \text{ mgd} \times \text{Equivalent Total Principal Paid} \\ \times (\$64,038 / \text{Total Equivalent Principal to be paid over 30 years})$$

The calculation of the reversionary interest acquired by the City of Grimes is set forth in Exhibit 3.

Part 5 - Facilities Funded by WRA by Revenue Bonds Issued After July 1, 2004 and Prior to the Date the City of Grimes Becomes a Participating Community

1. A Capital Contribution for facilities constructed under bond issues dated after July 1, 2004 and prior to the date the City of Grimes becomes a Participating Community shall be paid for each Relevant Bond Issue and for the following three components of each Relevant Bond Issue.
 - Core Improvements
 - Expansion Improvements
 - Southwest Area Diversion Project Improvements
2. Capital contributions under this Part shall be paid by the City of Grimes for each fiscal year in which the WRA is obligated for principal and interest payments under each Relevant Bond Issue for which a capital contribution by the City of Grimes is required. The capital contributions will end with the Fiscal Year 2021-2022. Thereafter Grimes share of the debt service will be included in the annual budget allocation to Grimes.
3. Reversionary interests acquired by the City of Grimes for capital contributions shall be as set forth in Article XII and shown in Exhibit 3.
4. The capital contribution under this Part for fiscal years starting with the fiscal year in which the City of Grimes makes its initial payment to the WRA and for all subsequent fiscal years in which a capital contribution is required shall be the sum of the following three capital contributions for each Relevant Bond Issue.
 - A. Core Improvements Capital Contributions. The annual capital contribution for the City of Grimes for the Core Improvements component of each bond issue shall be determined as follows:

Core Improvements Capital Contribution = (City of Grimes Flow ÷ Core Community Flow) x Net Annual Principal and Interest to be Paid by WRA for the Core Improvements Under the applicable bond issue for the Fiscal Year.

- B. Expansion Improvements Capital Contribution. The annual capital contribution for the City of Grimes for the Expansion Improvements component of each bond issue shall be determined as follows:

Expansion Improvements Capital Contribution = (City of Grimes Flow ÷ Expansion Community Flow) x Net Annual Principal and Interest Allocated to the Expansion Improvements for the Fiscal Year

- C. Southwest Area Diversion Project Capital Contribution. The annual capital contribution for the City of Grimes for the Southwest Area Diversion Project component of each bond issue shall be determined as follows:

Southwest Area Diversion Project Capital Contribution = (City of Grimes Flow ÷ Southwest Diversion Flow) x Net Annual Principal and Interest Allocated to the Southwest Area Diversion Project for the Fiscal Year

- D. The net annual principal and interest calculated for the Core Improvements Capital Contribution, Expansion Improvements Capital Contribution and Southwest Area Diversion Project Capital Contribution in 5(A), 5(B) and 5(C) above is the total annual principal and interest to be paid under the applicable bond issue reduced by the estimated interest to be earned on the bond reserve funds allocated separately to the Core Improvements, Expansion Improvements and Southwest Area Diversion Project for that bond issue.
- E. In the event there is an adjustment in net debt service allocated to the Participating Communities as a result in the change in interest earned, the City of Grimes capital contribution shall be adjusted in the same manner as other Participating Communities.
- F. In the event other Participating Communities receive a credit on debt service as a result of additional capital contributions paid by another community joining the WRA and making capital contribution for a bond issue, the City of Grimes shall be treated proportionally as all other Participating Communities in the calculation of appropriate adjustments in payment obligations.

Part 6 - Contributions to be Paid at Approval of Membership

The City of Grimes is obligated to make an initial contribution to reserve funds that were funded by certain of the other Participating Communities during FY2004-2005 through FY2021-2022. The City of Grimes is obligated to make a contribution to the Operating Reserve Small Capital and Replacement Reserve, Equipment Replacement and Insurance Reserve that was funded by certain other Participating Communities during FY2004-2005 through FY2020-FY2021. The contributions for FY2004-2005 through FY2019-2020 are actual amounts. The contributions for FY2020-2021 and FY2021-2022 are estimated.

The City of Grimes contribution to reserve funds to be paid on joining is determined on the basis of the City of Grimes flow to the total WRA flow is as follows:

- A. Annual Reserve Funds. The calculation of the City of Grimes initial obligation to the reserve funds is based on the FY2019-2020 budget as follows:

Reserve	Total Amount	Grimes Share (%)	One Time Grimes Cost
Operating Reserve (through FY2020)	\$8,566,600	2.748	\$235,418
Operating Reserve Increase (FY2021)	\$400,000	2.748	\$10,992
Operating Reserve Increase (FY2022)	\$200,000	2.748	\$5,496
Equipment Replacement	1,000,000	2.748	27,481
R&R Base Reserve	10,000,000	2.748	274,809
Insurance Reserve	<u>1,919,764</u>	2.748	<u>52,757</u>
Total	\$22,086,364		\$606,953

- B. Small Capital and Replacement Reserve. The City of Grimes calculation of its obligation to the small capital and equipment replacement reserves (R&R or Small CIP) based on the flow ratios is as follows:

Fiscal Year	R&R Annual Amount	Share to Grimes
2006	2,100,000	33,881
2007	2,200,000	34,372
2008	2,220,000	37,364
2009	2,300,000	39,362
2010	2,500,000	39,825
2011	2,650,000	40,915
2012	2,800,000	43,657
2013	3,300,000	54,629
2014	3,500,000	65,388
2015	3,600,000	66,344
2016	3,800,000	78,887

Fiscal Year	R&R Annual Amount	Share to Grimes
2017	4,080,000	87,803
2018	4,000,000	95,218
2019	4,169,000	105,221
2020	4,567,750	<u>125,526</u>
	Subtotal	948,392

The estimated contributions for FY2020-2021 and FY2021-2022 is:

2021	4,200,000	115,420
2022	4,500,000	<u>123,664</u>
	Total	1,187,476

The City of Grimes cumulative contribution to the R&R fund for membership on July 1, 2022 is \$1,187,472.

- C. Equipment Replacement Fund. The City of Grimes contribution to the Equipment Replacement Fund is as follows:

Fiscal Year	Equipment Replacement Annual Amount	Share to Grimes
2006	53,266	859
2007	85,000	1,328
2008	35,000	589
2009	10,000	171
2010	50,000	796
2011	50,000	772
2012	70,000	1,091
2013	50,000	828
2014	50,000	934
2015	75,000	1,382
2016	90,000	1,868
2017	100,000	2,152
2018	100,000	2,380
2019	100,000	2,524
2020	110,000	<u>3,023</u>
	Subtotal	20,697

The estimated contributions for FY2020-2021 and FY2021-2022 is:

2021	120,000	3,298
2022	130,000	3,572
Total		27,567

The City of Grimes estimated cumulative contribution to the equipment replacement fund for membership on July 1, 2022 is \$27,567.

- D. Annual Debt Service. The Wastewater Reclamation Authority sold its first bond issue for new projects in the fall of 2004. A second bond issue was sold in 2006. Since 2007 the WRA has sold participated in the SRF loan program rather than selling revenue bonds.

The City of Grimes capital contribution for projects constructed since 2004 is an amount equal to the annual debt service that would have been allocated to Grimes each fiscal year since 2006 calculated in the same manner as if Grimes had been a Participating Community for that fiscal year. The following table shows a calculation of the accumulated debt service through FY2019-2020 and an estimate for FY2020-2021 and FY2021-2022.

Fiscal Year	Allocated Core Debt Service	Allocated Expansion Debt Service	Allocated SW Diversion Debt Service	Allocated Total Debt Service
2006	\$25,413	\$50,036	\$13,295	\$88,744
2007	\$33,671	\$58,284	\$15,974	\$107,928
2008	\$44,208	\$83,174	\$36,123	\$163,505
2009	\$48,118	\$94,882	\$54,641	\$197,641
2010	\$44,844	\$111,462	\$53,817	\$210,123
2011	\$46,127	\$152,063	\$66,150	\$264,340
2012	\$62,497	\$182,496	\$84,034	\$329,027
2013	\$100,766	\$219,413	\$102,240	\$422,420
2014	\$158,322	\$239,902	\$126,906	\$525,130
2015	\$167,169	\$247,726	\$136,574	\$551,469
2016	\$203,226	\$283,829	\$188,783	\$675,838
2017	\$209,985	\$288,762	\$191,119	\$689,865
2018	\$251,009	\$319,932	\$209,992	\$780,933
2019	\$294,863	\$340,957	\$223,317	\$859,138
2020	\$403,480	\$373,605	\$238,873	<u>\$1,015,957</u>
			Subtotal	\$6,882,058
2021	\$493,960	\$382,510	\$241,874	\$1,118,343
2022	\$508,830	\$382,574	\$241,815	<u>\$1,132,769</u>
			Total	\$9,133,170

The cumulative prior debt service to be paid by the City of Grimes through FY2019-2020 is \$6,882,058. The estimated cumulative prior debt service to be paid by the City of Grimes for membership on July 1, 2022 is \$9,133,170.

- E. Capital Contribution (WRF). As calculated in Part 3 of this document in the amount of \$7,139,340.
- F. Capital Contribution (Conveyance) As calculated in Part 4 of this document in the amount of \$64,038.

Part 7 – Total Membership Cost

The total cost of membership for the City of Grimes is the total of its one time contribution to the various reserve and the membership payment costs excluding the membership fee already paid. A summary of the costs for membership effective July 1, 2022 shall be as follows:

<u>Description</u>	<u>Membership on July 1, 2022</u>
Operating Reserve (through FY2020)	\$235,418
Operating Reserve Increase (FY2021)	\$10,992
Operating Reserve Increase (FY2022)	\$5,496
Equipment Reserve	\$27,481
R&R Base Reserve	\$274,809
Insurance Reserve	<u>\$52,757</u>
Total	\$606,953

The principal amount due for prior costs subject to adjustment for the actual FY2020 and FY2020-2021 and FY2021-2022 amounts are the applicable of the following:

	<u>Connection to WRA Joint Trunk</u>
R&R (small CIP)	\$1,187,476
Equipment Replacement	\$27,567
Debt Service Allocation	\$9,133,170
Capital Contribution (WRF)	\$7,139,340
Capital Contribution (Conveyance)	<u>\$64,038</u>
TOTAL	\$17,551,591
	Rounded \$17,552,000

Part 8 – Connection to WRA System

The City of Grimes is responsible for all costs for design, property interest acquisition and construction of necessary sewers and appurtenances to connect to the WRA system at its

designated point except for the cost of installation of WRA flow meters. The WRA will provide and install the appropriate flow meters at locations approved by the WRA.

The designated point of connection for the City of Grimes is at the upstream end of the WRA Joint Trunk Sewer Phase 14, Segment 2 as determined by the City of Grimes with the approval of the WRA.

The connector sewer to be constructed by the City of Grimes is determined to be a primarily point of connection sewer. Under WRA policy the WRA will accept ownership and future operation and maintenance of a gravity sewer to the primary point of connection provided the City of Grimes fully complies with all procedures, standards and requirements of the WRA relative to the design and construction of the connector sewer and all property interests associated with the connector sewer satisfy the procedural and substantive requirements of the WRA relative to property acquisition.

In accordance with the requirements of the WRA the City of Grimes must enter into a separate 28E Agreement with the WRA relative to the connector sewer.

City of Grimes, Iowa

Proposed WRA Surcharge Structure

Assumes FY 2022 Membership and FY 2023 Connection

EXHIBIT 2

WRA Joint Trunk Connection

SOURCES & USES	
SOURCES	
Par Amount	17,552,000.00
Other Monies	
Total Sources	17,552,000.00
USES	
Deposit to Construction Account	17,552,000.00
Costs of Issuance	
Rounding Amount	
Total Uses	17,552,000.00
ASSUMPTIONS	
Dated Date	7/1/2022
Delivery Date	7/1/2022
First Interest Date	12/1/2022
First Principal Date	6/1/2023
Last Principal Date	6/1/2052

Arbitrage Yield	3.00011%
TIC	3.00011%
AIC	3.00011%
Average Life	18.71 Years

FY 2006-FY2020 Known Costs	
Membership Fee	\$67,500
R&R (small CIP)	948,392
Equipt Replacement	20,697
Debt Service	6,882,061
WRF	7,139,340
Conveyance	64,038
	\$15,122,028

Estimated Costs	
FY 2021 Estimated	1,237,061
FY 2022 Estimated	1,260,002

Total Estimated Membership Costs	
FY 2006-2020	\$15,122,028
FY 2021	1,237,061
FY 2022	1,260,002
	\$17,619,091
Paid to Date	(\$67,500)
	\$17,551,591
Rounded	\$17,552,000

as of 09-25-2019

DEBT SERVICE SCHEDULE						
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service	
12/1/2022			219,400	219,400		
6/1/2023	100,000	3.000%	263,280	363,280	582,680	1.0
12/1/2023			261,780	261,780		
6/1/2024	150,000	3.000%	261,780	411,780	673,560	2.0
12/1/2024			259,530	259,530		
6/1/2025	200,000	3.000%	259,530	459,530	719,060	3.0
12/1/2025			256,530	256,530		
6/1/2026	250,000	3.000%	256,530	506,530	763,060	4.0
12/1/2026			252,780	252,780		
6/1/2027	300,000	3.000%	252,780	552,780	805,560	5.0
12/1/2027			248,280	248,280		
6/1/2028	350,000	3.000%	248,280	598,280	846,560	6.0
12/1/2028			243,030	243,030		
6/1/2029	400,000	3.000%	243,030	643,030	886,060	7.0
12/1/2029			237,030	237,030		
6/1/2030	446,000	3.000%	237,030	683,030	920,060	8.0
12/1/2030			230,340	230,340		
6/1/2031	476,000	3.000%	230,340	706,340	936,680	9.0
12/1/2031			223,200	223,200		
6/1/2032	516,000	3.000%	223,200	739,200	962,400	10.0
12/1/2032			215,460	215,460		
6/1/2033	535,000	3.000%	215,460	750,460	965,920	11.0
12/1/2033			207,435	207,435		
6/1/2034	551,000	3.000%	207,435	758,435	965,870	12.0
12/1/2034			199,170	199,170		
6/1/2035	567,000	3.000%	199,170	766,170	965,340	13.0
12/1/2035			190,665	190,665		
6/1/2036	584,000	3.000%	190,665	774,665	965,330	14.0
12/1/2036			181,905	181,905		
6/1/2037	602,000	3.000%	181,905	783,905	965,810	15.0
12/1/2037			172,875	172,875		
6/1/2038	620,000	3.000%	172,875	792,875	965,750	16.0
12/1/2038			163,575	163,575		
6/1/2039	638,000	3.000%	163,575	801,575	965,150	17.0
12/1/2039			154,005	154,005		
6/1/2040	657,000	3.000%	154,005	811,005	965,010	18.0
12/1/2040			144,150	144,150		
6/1/2041	677,000	3.000%	144,150	821,150	965,300	19.0
12/1/2041			133,995	133,995		
6/1/2042	697,000	3.000%	133,995	830,995	964,990	20.0
12/1/2042			123,540	123,540		
6/1/2043	718,000	3.000%	123,540	841,540	965,080	21.0
12/1/2043			112,770	112,770		
6/1/2044	740,000	3.000%	112,770	852,770	965,540	22.0
12/1/2044			101,670	101,670		
6/1/2045	762,000	3.000%	101,670	863,670	965,340	23.0
12/1/2045			90,240	90,240		
6/1/2046	785,000	3.000%	90,240	875,240	965,480	24.0
12/1/2046			78,465	78,465		
6/1/2047	809,000	3.000%	78,465	887,465	965,930	25.0
12/1/2047			66,330	66,330		
6/1/2048	833,000	3.000%	66,330	899,330	965,660	26.0
12/1/2048			53,835	53,835		
6/1/2049	858,000	3.000%	53,835	911,835	965,670	27.0
12/1/2049			40,965	40,965		
6/1/2050	884,000	3.000%	40,965	924,965	965,930	28.0
12/1/2050			27,705	27,705		
6/1/2051	910,000	3.000%	27,705	937,705	965,410	29.0
12/1/2051			14,055	14,055		
6/1/2052	937,000	3.000%	14,055	951,055	965,110	30.0
	17,552,000		9,853,300	27,405,300	27,405,300	
Scale : WRA Surcharge - Estimated as of September 25, 2019						

EXHIBIT 3

CITY OF GRIMES, IOWA

CAPITAL CONTRIBUTIONS AND REVERSIONARY INTEREST EARNED FOR THE CAPITAL PAYMENTS MADE TO THE WRA FOR FY2022-2023 THROUGH FY2051-2052

Part 1 - Principal amount of Capital Contributions will follow Exhibit 2 and the table below:

Grimes Capital Contribution

<u>Fiscal Year</u>	<u>Annual Principal Amount</u>
2023	\$100,000
2024	\$150,000
2025	\$200,000
2026	\$250,000
2027	\$300,000
2028	\$350,000
2029	\$400,000
2030	\$446,000
2031	\$476,000
2032	\$516,000
2033	\$535,000
2034	\$551,000
2035	\$567,000
2036	\$584,000
2037	\$602,000
2038	\$620,000
2039	\$638,000
2040	\$657,000
2041	\$677,000
2042	\$697,000
2043	\$718,000
2044	\$740,000
2045	\$762,000
2046	\$785,000
2047	\$809,000
2048	\$833,000
2049	\$858,000
2050	\$884,000
2051	\$910,000

**Grimes
Capital Contribution**

<u>Fiscal Year</u>	<u>Annual Principal Amount</u>
2052	\$937,000
	\$17,552,000

Part 2 - Capital Contributions attributed to the WRA Wastewater Reclamation Facility will follow table below:

**Grimes
Capital Contribution
WRF**

<u>Fiscal Year</u>	<u>Annual Principal Amount</u>	<u>Annual Reversionary Interest</u> (mgd)	<u>Cumulative Reversionary Interest</u> (mgd)
2023	\$40,675	0.0209	0.0209
2024	\$61,013	0.0313	0.0521
2025	\$81,351	0.0417	0.0939
2026	\$101,688	0.0521	0.1460
2027	\$122,026	0.0626	0.2086
2028	\$142,364	0.0730	0.2816
2029	\$162,701	0.0834	0.3650
2030	\$181,412	0.0930	0.4581
2031	\$193,615	0.0993	0.5574
2032	\$209,885	0.1076	0.6650
2033	\$217,613	0.1116	0.7766
2034	\$224,121	0.1149	0.8915
2035	\$230,629	0.1183	1.0098
2036	\$237,544	0.1218	1.1316
2037	\$244,866	0.1256	1.2572
2038	\$252,187	0.1293	1.3865
2039	\$259,509	0.1331	1.5196
2040	\$267,237	0.1370	1.6566
2041	\$275,372	0.1412	1.7979
2042	\$283,507	0.1454	1.9432
2043	\$292,049	0.1498	2.0930
2044	\$300,998	0.1544	2.2474
2045	\$309,946	0.1589	2.4063
2046	\$319,302	0.1637	2.5701
2047	\$329,064	0.1688	2.7388
2048	\$338,826	0.1738	2.9126

**Grimes
Capital Contribution
WRF**

<u>Fiscal</u> <u>Year</u>	<u>Annual Principal Amount</u>	<u>Annual</u> <u>Reversionary</u> <u>Interest</u> (mgd)	<u>Cumulative</u> <u>Reversionary</u> <u>Interest</u> (mgd)
2049	\$348,995	0.1790	3.0915
2050	\$359,570	0.1844	3.2759
2051	\$370,146	0.1898	3.4657
2052	\$381,128	0.1955	3.6612

**Part 3 - Capital Contributions for conveyance for the Southside Des Moines River
Interceptor Phase 3, Segment 4, if applicable, will follow the table below:**

<u>Fiscal</u> <u>Year</u>	<u>Grimes Capital</u> <u>Annual Amount</u>	<u>Annual</u> <u>Reversionary</u> <u>Interest</u> (mgd)	<u>Cumulative</u> <u>Reversionary</u> <u>Interest</u> (mgd)
2023	\$365	0.0114	0.0114
2024	\$912	0.0171	0.0285
2025	\$1,642	0.0228	0.0513
2026	\$2,554	0.0285	0.0798
2027	\$3,648	0.0342	0.1139
2028	\$4,925	0.0399	0.1538
2029	\$6,385	0.0456	0.1994
2030	\$8,012	0.0508	0.2502
2031	\$9,749	0.0542	0.3045
2032	\$11,631	0.0588	0.3633
2033	\$13,583	0.0610	0.4242
2034	\$15,594	0.0628	0.4870
2035	\$17,662	0.0646	0.5516
2036	\$19,793	0.0665	0.6182
2037	\$21,989	0.0686	0.6868
2038	\$24,251	0.0706	0.7574
2039	\$26,579	0.0727	0.8301
2040	\$28,976	0.0749	0.9050
2041	\$31,446	0.0771	0.9821
2042	\$33,989	0.0794	1.0615
2043	\$36,609	0.0818	1.1433
2044	\$39,309	0.0843	1.2277
2045	\$42,089	0.0868	1.3145
2046	\$44,953	0.0894	1.4039
2047	\$47,904	0.0922	1.4961
2048	\$50,944	0.0949	1.5910
2049	\$54,074	0.0978	1.6888
2050	\$57,299	0.1007	1.7895
2051	\$60,619	0.1037	1.8932
2052	<u>\$64,038</u>	0.1068	2.0000
Total	\$781,523		



**DES MOINES METROPOLITAN
WASTEWATER RECLAMATION AUTHORITY**
CITY OF DES MOINES, OPERATING CONTRACTOR

Transmitted by Email only

January 22, 2020

Mr. Jake Anderson, City Administrator
City of Grimes
101 NE Harvey
Grimes, IA 50111

RE: Transmittal of "Supplement to WRA Agreement Admitting the City of Grimes as a Participating Community of the WRA Effective July 1, 2022"

Dear Mr. Anderson:

Attached is the above referenced document that was approved and authorized by the WRA Board at its meeting on January 21, 2020 to be transmitted to the City of Grimes for consideration and execution. Also attached is the corresponding form of resolution to be used by the City of Grimes to approve the agreement, the Executed Amended & Restated WRA 28E Agreement and the WRA Facility Plan Update.

Please provide five signed originals and a copy of the resolution approving the agreement by the Grimes City Council. The WRA Board will act on said agreement after the WRA is notified and transmitted the original documents at its earliest possible WRA Board meeting.

If you have any questions or concerns please don't hesitate to contact me at sthutchens@dmgov.org or 515-323-8031.

Sincerely,

Scott Hutchens
WRA Director

attachment

WORKING TOGETHER FOR CLEAN WATER

Phone 515/323-8000 • Fax 515/323-8050 • www.dmmwra.org
3000 Vandalia Road • Des Moines, Iowa 50317-1346

**AMENDED AND RESTATED
AGREEMENT**

for the

**DES MOINES METROPOLITAN
WASTEWATER RECLAMATION AUTHORITY**



Doc ID: 015158230111 Type: GEN
Recorded: 06/24/2004 at 02:32:06 PM
Fee Amt: \$561.00 Page 1 of 111
Revenue Tax: \$0.00
Polk County Iowa
TIMOTHY J. BRIEN RECORDER
File# 2004-00144552

BK 10609 PG 422-532

Fee:

Return To:

City Clerks Office
City Hall
400 Robert D. Ray Dr.
Des Moines IA 50309-1891

Type of Document:

Amended & Restated 28E Agreement

Prepared By:

Diane Rauh 400 Robert D. Ray Dr. DM-IA
Individual's Name Street Address City Zip Phone 50309-1891

Address Tax

Statement:

Individual's Name Street Address City Zip Phone

Timothy J. Brien

111 Court Avenue Room #250

Des Moines, IA 50309-2251

515-286-3160

www.co.polk.ia.us

Polk County Recorder

FILED
SECRETARY OF STATE
IOWA

JUN 25 11 00 AM '07

AMENDED AND RESTATED

AGREEMENT

for the

DES MOINES METROPOLITAN

WASTEWATER RECLAMATION AUTHORITY



June 25, 2004

DIANE RAUH, CITY CLERK
CITY OF DES MOINES
400 ROBERT D RAY DR
DES MOINES, IA 50309

RE: Filing of 28E Agreement between the CITY OF DES MOINES and the
CITIES OF ALTOONA, ANKENY, BONDUARNT, ETAL

Dear MS RAUH, CITY CLERK

We have received the above described agreement which you have submitted
to this office for filing, pursuant to the provisions of Chapter 28E, Code of Iowa.

You may consider the same filed as of June 25, 2004.

Sincerely,

A handwritten signature in cursive script, appearing to read "Chit Culver".

Chester J Culver
Secretary of State

CJC/pm
Enclosures

WARREN COUNTY, IOWA
FILED FOR RECORD

04 JUN 24 PM 3:35

BOOK 2004 PAGE 7159
JUDITH K. DATHROP, RECORDER

JP DEPUTY

pd
556-
✓

**AMENDED AND RESTATED
AGREEMENT**

for the

**DES MOINES METROPOLITAN
WASTEWATER RECLAMATION AUTHORITY**

R/ City of Des Moines
City Clerk's Office
400 Robert D. Ray Drive
Des Moines, Iowa
50309-1891

AMENDED AND RESTATED

AGREEMENT

for the

DES MOINES METROPOLITAN

WASTEWATER RECLAMATION AUTHORITY

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WHEREAS, the Cities of Altoona, Ankeny, Bondurant, Clive, Des Moines, Johnston, Pleasant Hill and West Des Moines, and Polk County, Warren County, the Urbandale Sanitary Sewer District and the Urbandale-Windsor Heights Sanitary District (the "Constituent Communities") are parties to the Integrated Community Area Agreement dated February 19, 1979 or to one or more of the Supplements thereto (together, the "I.C.A. Agreement"), and consider it desirable to amend and restate the I.C.A. Agreement in order to provide a "two-tier" utility model of governance for the WRA System (as defined herein) currently being operated by the Des Moines Metropolitan Wastewater Reclamation Authority (the "WRA") under the terms of the I.C.A. Agreement; and

WHEREAS, the City of Norwalk and the Greenfield Plaza/Hills of Coventry Sanitary District desire to participate with the Constituent Communities in the joint acquisition, ownership, expansion, upgrading and operation of the WRA System under the terms of this new Agreement; and

WHEREAS, the Constituent Communities, the City of Norwalk and the Greenfield Plaza/Hills of Coventry Sanitary District (hereinafter referred to collectively as the "Participating Communities") have agreed that the I.C.A. Agreement shall terminate on the Effective Date of this Agreement, and that from and after the Effective Date the terms of this Agreement shall be given effect and govern the matters set forth herein.

NOW, THEREFORE, THE PARTICIPATING COMMUNITIES AGREE AS FOLLOWS:

ARTICLE I. DEFINITIONS

Section 1. Definitions. For purposes of this Agreement, the following words and phrases shall have the following meanings:

- (a) "Acquisition Date" shall mean the date that the WRA acquires, through issuance of Bonds by the Board, all rights to the use, operation and maintenance of the existing WRF and WRA conveyance facilities from the Participating Communities, described in Article VI hereof.
- (b) "Agreement" shall mean this Amended and Restated WRA Agreement, as the same may be amended and supplemented from time to time.
- (c) "Appeal Committee" shall mean the committee established under the provisions of Article V, Section 3, of this Agreement.

- (d) "Board" shall mean the board of the WRA, being the successor to the Management Agency created under the I.C.A. Agreement.
- (e) "Bonds" shall mean any and all bonds, notes, loan or lease agreements, interim obligations, or other obligations issued by the WRA as authorized under Chapter 28F of the Code or any other applicable provision of law, to acquire and construct the Improvements to the WRA System.
- (f) "Code" shall mean the Code of Iowa, 2003, as the same may be amended and supplemented from time to time.
- (g) "Core Communities" shall mean the Cities of Altoona, Ankeny, Bondurant, Clive, Des Moines, Johnston, Norwalk, Pleasant Hill and West Des Moines, Polk County, Warren County, Greenfield Plaza/Hills of Coventry Sanitary District, Urbandale Sanitary Sewer District and Urbandale-Windsor Heights Sanitary District.
- (h) "Core Improvements" shall mean those infrastructure improvements undertaken as authorized in this Agreement to the core of the existing WRA System, including treatment plant, existing interceptors, pump stations, key combined sewers and flow equalization facilities. The Core Improvements expected to be undertaken by the Participating Communities under the terms of this Agreement are described in Article VII, Section 1 hereof and in Exhibits 3 through 13 attached hereto and made a part hereof. It is recognized and agreed that the Board may determine, as provided in Article VII, Section 4, to undertake additional Improvements to the existing WRA System and classify the same as being Core Improvements.
- (i) "Debt Service" shall mean the aggregate annual principal (whether at maturity or pursuant to sinking fund redemption requirements), interest and other payments (including liquidity charges, letter of credit fees, auction agent and remarketing fees and broker-dealer fees) to be made by a Participating Community on outstanding Bonds or Refunding Bonds for the period or periods in question; provided however, that payments on Bonds which have been advance refunded and defeased shall be excluded, as shall payments on Bonds which are to be made from capitalized interest or other funds escrowed or deposited with a third party. If the WRA shall issue variable rate Bonds, there shall be taken into account in determining Debt Service the amount of principal and interest payable in the current year, assuming that the interest rate for a whole year on such variable rate Bonds

is the rate the Board determines to be appropriate for that purpose and applying such rate on a consistent basis.

- (j) "Effective Date" shall mean July 1, 2004.
- (k) "Expansion Communities" shall mean the Cities of Altoona, Ankeny, Bondurant, Clive, Norwalk and West Des Moines, Warren County, and Urbandale Sanitary Sewer District, as well as any other newly connecting communities that subsequently become Participating Communities hereunder.
- (l) "Expansion Improvements" shall mean those infrastructure improvements undertaken to provide additional capacity relating to expansion of Participating Communities or extension of sewer service to newly connecting communities. The Expansion Improvements expected to be undertaken by the Participating Communities under the terms of this Agreement are described in Article VII, Section 2 hereof and in Exhibits 14 through 26 attached hereto and made a part hereof. It is recognized and agreed that the Board may determine, as provided in Article VII, Section 4 hereof, to undertake additional Improvements to expand or extend sanitary sewer service and to classify the same as being Expansion Improvements.
- (m) "I.C.A. Agreement" shall mean, collectively, the I.C.A. Agreement dated February 19, 1979, the Addendum thereto, and the First, Second, Third, Fourth, Fifth and Sixth Supplements thereto.
- (n) "IDNR" shall mean the Iowa Department of Natural Resources, or any successor to the same.
- (o) "Improvements" shall mean the Core Improvements, Expansion Improvements, Southwest Area Diversion Project and any other Improvements to the WRA System constructed or acquired under Article VII, Section 4 of this Agreement.
- (p) "Interest Rate Agreement" means an interest rate swap, cap, collar, floor, forward, option, put, call or other agreement, arrangement or security however denominated, entered into by the Board in order to hedge interest rate fluctuations on any of the Bonds or Refunding Bonds or to provide debt management by changing payments to be made by the WRA with respect to any of the Bonds or Refunding Bonds with a goal of achieving lower interest costs or reducing interest risk.

- (q) "Local Obligations" shall mean any sewer revenue bonds or notes issued by a Participating Community for non-WRA projects.
- (r) "Nominating Committee" shall mean the committee established under the provisions of Article V, Section 1 of this Agreement.
- (s) "NPDES Permit" shall mean the permits required to operate the WRF under the federal National Pollutant Discharge Elimination System regulations.
- (t) "Operating Contractor" shall initially mean the City of Des Moines, acting under the contract approved by the Board as described in Article VIII hereof, and thereafter such other public or private agency selected by the Board for the purposes of operating and maintaining the WRA System and providing such other services as the Board shall determine to be appropriate.
- (u) "Outstanding Obligations" shall mean all sewer revenue bonds and SRF loan agreements issued by the City of Des Moines under the I.C.A. Agreement that remain outstanding on the Effective Date of this Agreement.
- (v) "Participating Communities" shall mean the Cities of Altoona, Ankeny, Bondurant, Clive, Des Moines, Johnston, Norwalk, Pleasant Hill and West Des Moines, and Polk County, Warren County, the Urbandale Sanitary Sewer District, the Urbandale-Windsor Heights Sanitary District and the Greenfield Plaza/Hills of Coventry Sanitary District, together with any other cities, counties, or sanitary districts that become Participating Communities under the provisions of this Agreement.
- (w) "Refunding Bonds" shall mean any bonds, notes, loan agreements or other obligations issued by the WRA for the purposes of refunding any of the Bonds under the provisions of Article XIII, Section 2(b) hereof.
- (x) "Renewal and Replacement Fund" shall mean the reserve fund maintained by the Board to pay the costs of extraordinary expenses or repairs, renewals and replacements not included in the annual WRA budget, payments due for any property purchased as part of the WRA System, and for capital improvements to the WRA System, which fund is expected to be funded and maintained in the amount of \$10 million or such other amount as may be determined by the Board.

- (y) "Southwest Area Diversion Project" shall mean those infrastructure improvements described in Article VII, Section 3 hereof and in Exhibit 27 attached hereto and made a part hereof.
- (z) "Technical Committee" shall mean the committee established under the provisions of Article V of this Agreement.
- (aa) "WRA" shall mean the Des Moines Metropolitan Wastewater Reclamation Authority established and operating as described in this Agreement.
- (bb) "WRA Flows" shall mean the total metered flows of the Participating Communities to the WRF and to any other wastewater treatment facility during the immediate prior calendar year, or estimated flows to such facilities where no prior metered flows exist or where insufficient metered flows data is available, as determined by the Technical Committee.
- (cc) "WRA System" shall mean and include the WRF, all WRA sanitary sewer conveyance facilities and all properties of every nature hereinafter owned by the WRA and comprising part of or used as a part of the WRA System, including all wastewater treatment facilities, storage facilities, pumping stations, sanitary sewer extensions, force mains and all related property and improvements and extensions to the same, all real and personal property of the WRA and all appurtenances, contracts, leases, franchises and other intangibles of the WRA. The "WRA System" does not include any of the local sanitary sewer collection system facilities maintained by the Participating Communities.
- (dd) "WRF" shall mean the Wastewater Reclamation Facility located generally at 3000 Vandalia Road, Des Moines, Iowa, as the same may be expanded or improved in the future.
- (ee) "WRF Flows" shall mean the total metered flows of the Participating Communities to the WRF during the immediate prior calendar year, or estimated flows to the WRF where no prior metered flows exist or where insufficient metered flow data is available, as determined by the Technical Committee.

ARTICLE II. PURPOSE AND STATUS AS LEGAL ENTITY

Section 1. Purpose. This Agreement is an amendment and restatement of the I.C.A. Agreement, and is intended to provide for the continuation and expansion of the joint project commenced under the I.C.A. Agreement under a "two-tier" utility model of governance, and to provide for a means of jointly constructing Improvements to expand, upgrade, maintain and extend the WRA System in the future.

Section 2. Status as Legal Entity. Pursuant to Sections 28E.5 and 28F.1 of the Code, the WRA shall be constituted as a separate legal entity, governed by the Board and to be known as the "Des Moines Metropolitan Wastewater Reclamation Authority" or the "WRA". As so constituted, the entity shall be both a corporation and a political subdivision, and it may sue and be sued, contract, acquire and hold real and personal property necessary for its corporate purposes, adopt a corporate seal and alter the seal at its pleasure and execute all the powers conferred in Chapters 28E and 28F of the Code or any successor laws.

ARTICLE III. ORGANIZATION OF BOARD

Section 1. Governing Body. The WRA shall be governed in all matters by the Board established in this Article.

Section 2. Composition. (a) Each representative of a Participating Community on the Board shall be a member of its governing body, or other person appointed by the mayor or chair of the governing body and approved by such governing body. The governing body of a Participating Community may similarly appoint an alternate or alternates on a temporary or permanent basis, as a Participating Community shall determine.

(b) Each Participating Community shall be entitled to one representative on the Board, plus either: (a) one additional representative for each 25,000 population or fraction thereof over the first 25,000 as shown by the most recent U.S. census; or, in the alternative, (b) such additional number of representatives, not to exceed one for each 25,000 population or fraction thereof over the first 25,000, similarly determined, as the governing body thereof shall establish by resolution and certify to the Board. For purposes of the foregoing, the applicable populations will be determined by reference to population data from the most recent U.S. Census, regular or special, for the actual population of a city, sanitary sewer district, or defined service area of a county. Population shall be considered without regard to the sewer status of individual properties, so long as some portion of the service area is connected to a centralized sewer system.

Commercial and industrial users do not affect the determination of the applicable population. In the case of sanitary districts and the defined service areas of counties, the populations thereof shall be determined by reference to population data from the most recent U.S. Census, regular or special, for those census tracts situated wholly or partially within the boundaries of the district or the defined service area of the county.

(c) In January of each year (or upon the admission of a newly connecting community as a Participating Community), the Technical Committee shall review the most recently available census data for each Participating Community and shall report to the Board the population of each city that is a Participating Community and the population of each census tract situated wholly within a sanitary district or defined service area of a county that is a Participating Community. As to census tracts situated partially within a sanitary district or defined service area of a county, the Technical Committee shall estimate the population thereof within the district or defined service area, utilizing a methodology approved by the Board, and shall report such estimate to the Board. The Technical Committee also shall recommend a proportional assignment of the total population of each Participating Community to each of the Board representatives to which the Participating Community is entitled, for purposes of determining the result of a population weighted vote called under Section 3(b) of this Article. Upon Board approval of the population data and proportional assignments to Board representatives, such populations and proportional assignments shall be binding on all Participating Communities in determining Board representation and population weighted votes during that calendar year.

(d) All representatives who are elected officials of Participating Communities shall serve during the time they hold office entitling them to such representative status, unless terminated by resolution of the Participating Community so represented. All representatives who are not elected officials of the Participating Community shall serve at the pleasure of their governing body and until their appointment is terminated by resolution of the Participating Community so represented.

(e) During November of each year, the Secretary of the Board shall contact the governing body of each Participating Community to request the names of each Participating Community's representative(s) and alternate(s) to serve on the Board for the upcoming calendar year, not to exceed the total number of representatives for a Participating Community as determined in subsection (b) above. The appointment of representatives and alternates to the Board shall be approved by the governing bodies of the Participating Communities, which appointments shall be certified to the Board before the annual meeting of the Board in January of each year.

Section 3. Voting. (a) In the ordinary conduct of the Board's business, each representative on the Board will have one vote, and the majority vote of those representatives present and voting shall decide such matters. Notwithstanding the foregoing, however, if the representative of a Participating Community does not represent an underlying service area population, the representative shall not be considered a voting member of the Board on any matter. In such a case, the representative may participate in discussion, but shall not make or second a motion or cast a vote on any matter to come before the Board.

(b) At any time on any question before the Board, any Participating Community represented at that meeting may request a population weighted vote, whereupon the vote on that item will automatically be continued to the next regularly scheduled or specially called meeting of the Board, and notice of the impending population weighted vote will be given in the agenda for that meeting. At such meeting, the decision on the question that is the subject of the population weighted vote shall be determined by the side of the question compiling the highest total population number, utilizing for this purpose the population numbers assigned under Section 2(c) of this Article to the Board representatives of each Participating Community (or, where applicable, their appointed alternates) who are present at such meeting and voting thereon.

(c) The Chair, or in the Chair's absence, the Vice Chair of the Board, may vote and participate in discussion, but shall not make or second a motion.

Section 4. Officers. (a) The officers of the Board shall be the Chair, the Vice Chair and the Secretary, each of whom shall be elected by vote of the Board.

(b) The Chair shall preside at all meetings of the Board. The Chair shall sign any instruments which the Board has authorized to be executed, except in cases where the signing of instruments shall be required by law or protocol to be otherwise signed or executed.

(c) In the absence of the Chair, or in the event of the death, inability to act or refusal to act by the Chair, the Vice Chair shall perform the duties of the Chair, and when so acting, shall have all the powers of and be subject to all the restrictions upon that office.

(d) The Secretary shall have responsibility for (i) the taking and preservation of minutes of the proceedings of the Board, (ii) the giving of all notices in accordance with this Agreement or any bylaws, or as otherwise directed by the Board or required by law, (iii) acting as custodian of the records of the WRA and (iv) keeping a current registry of

the names and addresses of the members of the governing body of each Participating Community, and of each Participating Community's principal officers and Board representatives and alternates. With the approval of the Board, the foregoing secretarial duties may be performed by or with the assistance of the Operating Contractor and its staff.

(e) The officers of the Board shall be elected annually by and from the representatives of the Participating Communities present at the annual meeting of the Board. The Nominating Committee shall select and offer nominations for each office at the annual meeting. Nominations shall also be accepted from the representatives present at the annual meeting. All nominees, including those offered by the Nominating Committee, must receive a second in order to be considered a candidate and voted on for office.

(f) Each officer shall hold office until his or her successor has been duly elected. Alternates shall not be eligible to serve as officers. Each of the officers shall be from different Participating Communities. A vacancy in the office of Chair, Vice-Chair or Secretary shall be filled by the Board for the unexpired portion of the term.

Section 5. Meetings. (a) Regular meetings shall be held at least monthly at the place, day and hour set forth in a schedule of regular meetings for the following year that is approved by the Board by no later than the last meeting in December of each year. The annual meeting shall be the first regular meeting held in January of each year. A copy of the agenda and all materials to be considered at the meeting shall be mailed or delivered to the designated representative(s) of each Participating Community and the elected official and/or administrator designated by each Participating Community, at least four (4) days prior to the meeting, or as may otherwise be set forth in the bylaws.

(b) Special meetings of the Board, for any purpose or purposes not inconsistent with this Agreement, may be called by the Chair and shall be called by the Chair at the request of any two Participating Communities. The notice requirements of subsection (a) shall apply to all special meetings.

(c) All meetings of the Board shall be conducted in compliance with Chapter 21 of the Code or any successor laws, as the same may be amended or supplemented in the future, and in general accordance with Robert's Rules of Order.

(d) The presence of a majority of Board representatives shall constitute a quorum. A quorum is required to be present to convene a meeting of the Board and for the conduct of its business. The Chair shall determine whether a quorum exists, shall cause the names of all representatives present to be entered into the meeting minutes, and shall call the meeting to order if a quorum exists.

Section 6. Bylaws. The Board may adopt bylaws relating to the notice and conduct of its meetings and those of any committees it shall establish. Such bylaws may be adopted, and may be amended or repealed, by a majority vote of the Board taken at any regularly scheduled or specially called meeting as described in Article III, Section 3 hereof, provided that such bylaws or proposed amendment or repeal of such bylaws, was presented in writing at a prior regular meeting of the Board, and provided that notice of the impending vote thereon is contained in the meeting notice and agenda of the meeting at which such vote is to be taken.

ARTICLE IV. POWERS OF BOARD

Section 1. Grant of Powers. The Board shall have and may exercise all of the powers granted by Chapters 28E and 28F of the Code or any successor laws, as the same may be amended and supplemented in the future, for the purpose of jointly acquiring and constructing the Improvements to expand, extend and upgrade the WRA System on behalf of the Participating Communities, to operate and maintain the same for the benefit of all Participating Communities, and to jointly finance the acquisition and construction of said Improvements through the issuance of Bonds or other obligations as may be authorized for such purposes. Without limiting the foregoing, the Board shall have all of the powers set forth in this Agreement, including the power to (i) approve its own budget, (ii) contract for services and/or employ such staff as it deems necessary, (iii) approve its own capital improvement program, (iv) define parameters and benchmarks for all services and (v) enter into agreements, contracts or other arrangements for the financing of all such Improvements, including the issuance of Bonds.

ARTICLE V. COMMITTEES

Section 1. Nominating Committee. A Nominating Committee is hereby established for the purpose of selecting and offering nominations for each office of the Board at the annual meeting in January. Members of the Nominating Committee shall be appointed by the Chair at a regular Board meeting held at least three (3) months prior to the annual meeting in January. The Nominating Committee shall be chaired by a representative elected by the other members of the Nominating Committee.

Section 2. Technical Committee. A Technical Committee is hereby established and shall be chaired by a representative elected by the voting members of the Technical Committee. The Technical Committee shall be comprised of one member appointed by each Participating Community who shall be an individual who is familiar with the WRA and local sewer systems, and who is not an elected official of the Participating Community. If a Participating Community is also the Operating Contractor, such Participating Community's representative shall represent the Participating Community. Each Participating Community may similarly appoint an alternate for its representative.

The Technical Committee shall include one representative appointed by the Operating Contractor to represent the Wastewater Reclamation Facility. Other representatives of the Operating Contractor shall not be considered members of the committee.

The Technical Committee shall meet in accordance with a meeting schedule approved by the Technical Committee, at the call of the chair or at the direction of the Board, to provide technical advice or recommendation to the Board, including (i) service area population estimates and allocations to Board representatives, (ii) annual updating of the reversionary ownership interests of Participating Communities, (iii) design flows for all Improvements to be constructed, (iv) capital contribution and surcharge payment amounts for newly connecting communities, (v) annual determination of community flows, including the accuracy of flow data and (vi) such other duties as may be assigned by the Board.

Section 3. Appeal Committee. An Appeal Committee may be established by the Chair for the purpose of hearing and deciding appeals of industrial permittees from decisions of the Operating Contractor with respect to the suspension or revocation of wastewater discharge permits on account of prohibited discharges. The Appeal Committee shall be comprised of a representative from the Participating Community where the discharge is or will occur, the Chair of the Board, and a Board representative from another Participating Community appointed by the Chair. In the event of the Chair's conflict of interest or unavailability, the Chair may appoint a Board representative from another Participating Community as a member of the Appeal Committee. If the Operating Contractor seeking the suspension or termination is then the City of Des Moines, the Board representative for the City of Des Moines shall not be appointed to serve on the Appeal Committee. Only one Board representative from a particular Participating Community may serve on the Appeal Committee.

The Appeal Committee shall decide all appeals by a majority vote of the members of the Appeal Committee. If the Appeal Committee affirms the action of the Operating

Contractor, thereby continuing the suspension or revocation, the Appeal Committee shall so state and order in its written decision, and a record shall be made of the proceedings of the Appeal Committee.

Section 4. Other Committees: The Board may, by resolution, designate two or more of its representatives to constitute a committee. Such committee shall, if authorized by resolution of the Board, provide advice and recommendations to the Board. The designation of such committee shall not operate to relieve the Board of any responsibility imposed by this Agreement. Meetings of such committees may be held at such time and place as the committee members may fix from time to time.

ARTICLE VI. ACQUISITION OF EXISTING FACILITIES AND TRANSFER OF ASSETS

Section 1. Acquisition of Existing Facilities. On the Acquisition Date, the WRA shall acquire all rights to the use, operation and maintenance of and beneficial interests in the WRF, the existing wastewater conveyance facilities described on Exhibit 1 hereto and all other physical assets, real property, easements, equipment, cash, investment securities and all other financial instruments then held in the name of or by the City of Des Moines or any other Participating Communities under the I.C.A. Agreement, and all such assets, rights and interests shall be deemed transferred to the WRA on the Acquisition Date. Upon request of the Board, legal titles to the same shall be transferred to the WRA by the City of Des Moines or any other Participating Community possessing the same by quit claim deed, bill of sale or other instrument of title as may be requested by the Board.

Section 2. Reversionary Interests in Transferred Assets. Each Participating Community shall retain reversionary interests equal to its current capacity ownership allocations in the assets, properties and interests transferred to the WRA on the Acquisition Date. A schedule of the current reversionary interests and capacity ownership allocations of the Participating Communities in the transferred assets is attached hereto as Exhibit 2 and made a part hereof, which schedule shall be updated annually as set forth in Article XIV, Section 2 hereof.

Section 3. Issuance of Bonds. On the Acquisition Date, Bonds shall be issued by the WRA under Article XIII hereof for the purpose of acquiring the foregoing rights and interests to the transferred assets. The Bonds shall be issued in an amount necessary to fully pay the principal of, premium, if any, and interest on the Outstanding Obligations to their respective dates of maturity or earlier redemption. Proceeds of the Bonds shall be placed in escrow by the City of Des Moines on the Acquisition Date, so as to defease all

of said Outstanding Obligations under the terms of the resolution authorizing their issuance. Payment of Debt Service on the Bonds issued to defease the Outstanding Obligations shall be allocated by the Board in the annual budgets of the WRA to the Participating Communities in the same percentages as the existing allocations of Debt Service under the I.C.A. Agreement, it being the intent of the Participating Communities to preserve the existing repayment allocations on those Bonds issued to effect a defeasance of the Outstanding Obligations. Notwithstanding the foregoing, with the consent of the holders of an Outstanding Obligation, the Board may assume the payment of principal and interest on the Outstanding Obligation in lieu of defeasing the same through the issuance of Bonds.

ARTICLE VII. CONSTRUCTION OF FUTURE IMPROVEMENTS.

Section 1. Construction of Core Improvements. The Board is hereby authorized and directed to undertake the construction of each of the Core Improvements, which shall generally consist of the following:

<u>Project</u>	<u>Description</u>	<u>Reference</u>
East 20th Street Trunk Connector - Phase I	Interceptor from WRF to City of Des Moines East 20th Trunk	Exhibit 3
Des Moines River Outlet	New combined sewer overflow, sewer crossing of Des Moines River and extension northerly along west side of Des Moines River to approximately Grand Avenue	Exhibit 4
Westside Pump Station Improvements	Improvements to increase capacity of Westside Pump Station to approximately 35 mgd"	Exhibit 5
WRF Emissions Control Improvements	Improvements to improve management of gaseous emissions at WRF	Exhibit 6
Ingersoll Run Combined Sewer Improvements	New Ingersoll Run Combined Sewer Overflow	Exhibit 7

WRF Gas Holding Improvements	New gas holding sphere and associated facilities at WRF	Exhibit 8
WRF Digester Mixing Improvements	Replacement of existing digester mixing system and associated improvement	Exhibit 9
Combined Sewer Solids Separation Facility	New treatment facility to provide solids separation for combined sewer flow from Main Outfall	Exhibit 10
East 20th Street Trunk Connector Phase 2 and 3	Extension of East 20th Trunk westerly to east side of Des Moines River	Exhibit 11
WRF Nutrient Removal	Improvements to reduce effluent nutrient levels to meet anticipated regulatory requirements	Exhibit 12
Birdland Pump Station Replacement	New pump station to replace existing Birdland Pump Station	Exhibit 13

Attached to this Agreement as Exhibits 3 through 13 are schedules and maps illustrating the general location of each of the Core Improvements, the current estimated costs of constructing the Core Improvements and the anticipated year of construction. The costs of Debt Service on Bonds issued for the purpose of acquiring and constructing the Core Improvements shall be allocated to the Core Communities, as described in Article IX, Section 3 hereof.

Section 2. Construction of Expansion Improvements. The Board is hereby authorized and directed to undertake the construction of each of the Expansion Improvements, which shall generally consist of the following:

<u>Project</u>	<u>Description</u>	<u>Reference</u>
West Des Moines Outfall Improvements	Parallel outfall from Southwest Equalization Basin to 60th and Grand in West Des Moines	Exhibit 14

Four Mile Interceptor Extension	New interceptor sewer from Broadway Street to City of Ankeny Southeast Water Pollution Control Plant	Exhibit 15
Little Four Mile Interceptor Extension	Interceptor sewer from east side of Highway 65 to Altoona wastewater treatment plant	Exhibit 16
Middle Creek Trunk Sewer Extension	Trunk sewer from east of Highway 28 westerly along Middle Creek	Exhibit 17
West Des Moines Outfall Extension	Outfall sewer from 60th and Grand Avenue in West Des Moines westerly to Sugar Creek and northwesterly along Sugar Creek to approximately Interstate 80	Exhibit 18
Four Mile Interceptor Improvements	Parallel interceptor from WRF to Broadway Street	Exhibit 19
Little Four Mile Interceptor Extension - South Branch	Trunk sewer from east side of Highway 65 easterly along NE 27th Avenue corridor to westerly of NE 88th Street	Exhibit 20
Mud Creek Interceptor Improvements	Lift station on Mud Creek near NE 27th Avenue with force main westerly to NE 88th Street and interceptor northerly to Bondurant wastewater treatment plant	Exhibit 21
Common Trunk Improvements	Parallel interceptor from Southwest Equalization Basin to 73rd Street south of University Avenue	Exhibit 22
Joint Trunk Sewer Improvements	Parallel trunk sewer from 73rd Street south of University Avenue to approximately 142nd Street and Douglas Parkway	Exhibit 23

Southern Tier Interceptor - Eastern Phase	Parallel interceptor along Southern Tier Interceptor east of Highway 69	Exhibit 24
Southern Tier Pump Station and Force Main	Increase capacity of Southern Tier Interceptor Pump Station and construction of parallel force main	Exhibit 25
Southern Tier Interceptor - Western Phase	Parallel interceptor from Southern Tier Pump Station to east side of Highway 28	Exhibit 26

Attached to this Agreement as Exhibits 14 through 26 are schedules and maps illustrating the general location of each of the Expansion Improvements, the current estimated costs of constructing the Expansion Improvements and the anticipated year of construction. The costs of Debt Service on Bonds issued for the purpose of acquiring and constructing the Expansion Improvements shall be borne by the Expansion Communities, as described in Article IX, Section 3 hereof.

Section 3. Construction of Southwest Area Diversion Project. The Board is authorized and directed to undertake the construction of the Southwest Area Diversion Project, which shall generally consist of the following:

New pump station at Southwest Equalization Basin, force main and gravity sewer southerly to North River basin, conversion of Norwalk wastewater treatment plant to equalization basin and new interceptor along North River from equalization basin to Southern Tier Interceptor Pump Station	Exhibit 27
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Attached to this Agreement as Exhibit 27 is a schedule and map illustrating the general location of the Southwest Area Diversion Project, the current estimated costs of constructing the Southwest Area Diversion Project and the anticipated year of construction. The costs of Debt Service on Bonds issued for the purposes of acquiring and constructing the Southwest Area Diversion Project shall be borne by the Core Communities and the Expansion Communities as described in Article IX, Section 3 hereof.

Section 4. Construction of Other Improvements. (a) In addition to the Core Improvements, Expansion Improvements and the Southwest Area Diversion Project, the Board is authorized to acquire and/or construct other necessary or desirable Improvements to the WRA System in order to maximize the capacity and performance of the WRA System facilities or to extend or provide regional sewer service to particular areas. The Board is authorized to classify any such additional Improvements as either a Core Improvement or an Expansion Improvement, and thereby to determine which of the Participating Communities shall pay Debt Service on Bonds issued to finance the acquisition and construction of the same and thereby acquire reversionary interests in the same. In those instances where the Board determines that an Improvement cannot reasonably be classified as either a Core Improvement or an Expansion Improvement, the Board may create a separate classification for the same and determine which of the Participating Communities shall pay Debt Service on Bonds issued to finance the acquisition and construction of the same and thereby acquire reversionary interests in the same.

(b) The Participating Communities recognize and agree that their classification as either a Core Community or an Expansion Community under this Agreement serves to obligate them to finance the acquisition and construction of the Core Improvements and Expansion Improvements, respectively, as well as the Southwest Area Diversion Project and any other Improvements designated by the Board as described in subsection (a) hereof, to the extent of the Bond financing authorized in Article XIII. In connection with a future amendment of this Agreement, the Participating Communities may determine to modify such classifications for purposes of constructing Improvements beyond those contemplated by this Agreement.

(c) Any Participating Community classified as a Core Community for purposes of this Agreement may acquire design flow capacity and a proportionate reversionary interest in any Expansion Improvement undertaken in accordance with this Agreement. In such event, the requesting Core Community shall notify the Board in writing of its intention to participate in an Expansion Improvement, which notice must be received prior to Board approval of the plans and specifications for the Expansion Improvement. The requesting Core Community shall be responsible for a proportionate share of the costs of acquiring and constructing such Expansion Improvement, based on the proportion of its design flow allocation to the total design flow of each project segment of the Expansion Improvement in which the Core Community desires to participate, or such other fixed cost share as the applicable Expansion Communities may determine and be approved by the Board. The requesting Core Community shall pay all such costs at such times and in such amounts as shall be determined by the Board, it being the intention of the Participating Communities not to utilize Bond financing authorized in Article XIII for such purposes.

(d) Notwithstanding anything in this Agreement to the contrary, any one or more Participating Communities may determine to undertake sanitary sewer improvements or extensions on their own, under such terms as they shall agree upon. Any such improvements shall not be financed as provided in Article XIII of this Agreement or considered part of the WRA System unless and until accepted by the Board, in its sole discretion.

Section 5. Permitted Adjustments. Given the necessity for accommodating circumstances relating to particular projects as they arise, the Board shall have discretion to adjust the timing, sequence of construction, scope and location of all Improvements contemplated by this Agreement, and to approve plans and specifications, cost estimates, schedules of construction and cost allocations that differ from those set forth or described in this Agreement or the Exhibits hereto, so long as the level of sanitary sewer service to be provided to those areas is not materially different from that contemplated by the Core Improvements, the Expansion Improvements and the Southwest Area Diversion Project. In conjunction with a request by a Participating Community to advance the schedule for construction of an Improvement from the date set forth on the applicable Exhibit to this Agreement, the Board may require such Participating Community to provide interim funding to the WRA in amounts and at the times deemed necessary by the Board to complete the design and construction of the Improvement without the issuance of Bonds, so long as the WRA agrees to reimburse the Participating Community for the amounts so advanced on terms acceptable to the Board and the Participating Community.

Section 6. Reversionary Interests in New Construction. All rights to the use, operation and maintenance of all Improvements constructed under the terms of this Agreement shall be and hereby are granted to and shall be held by the WRA. Subject to Article XII and the right of newly connecting communities to acquire reversionary interests in Improvements, each Participating Community shall retain a reversionary ownership interest in the Improvements constructed under this Agreement equal to the ownership interests allocated to them for each project segment in the course of establishing the design flows for the Improvements. Reversionary ownership interests to any Improvements made to the WRF shall be identical to the then current ownership shares held by the Participating Communities in the WRF as reflected in Exhibit 2 hereto or any subsequent updating of the same.

Section 7. Recommended Design Flows. The Technical Committee shall meet and determine appropriate design flows for all improvements to be constructed under this Agreement, taking into account the needs of the affected Participating Communities and the desire to optimize the performance of the WRA System. The recommendations of the Technical Committee with respect to the design flows shall be presented to the Board and

shall, upon Board approval, be included in the plans and specifications for the particular Improvements involved.

Section 8. Contracts for Construction. All contracts for construction of Improvements under this Agreement shall be considered and entered into by the Board, on behalf of the WRA and the Participating Communities, in accordance with applicable provisions of Iowa law.

ARTICLE VIII. OPERATION AND MAINTENANCE RESPONSIBILITIES.

Section 1. Board Responsibilities for Operation and Maintenance. The Board shall operate and maintain all WRA System facilities for the benefit of all Participating Communities. It is recognized that there are costs of the workforce, equipment, supplies, repairs, reserves, replacements and additions of equipment, management costs, legal and engineering costs, audit costs, insurance, claims, expenses (including costs and penalties) incurred by reason of Federal and State laws, regulations and requirements and other costs fairly and reasonably attributable to the operation and maintenance of the WRF and the WRA System. All WRA System facilities shall be operated in such a way as to maximize the capacity and performance of the same, and to accommodate the wastewater flows from each Participating Community. It is recognized and agreed that the Board may establish peak flow limitations and surcharges for excess peaking flow or infiltration/inflow, and impose the same on any Participating Community responsible for the same, and also may provide incentives to Participating Communities that reduce their flow levels.

Section 2. Staff and Contracts. In fulfilling its responsibilities, the Board may determine to employ such staff for such purposes and on such terms as it determines to be necessary or appropriate, and may contract with third parties for all necessary or desirable services, including operating services, and may define and enforce applicable parameters and benchmarks for the same. The City of Des Moines shall be the initial Operating Contractor and shall provide for performance of the following services on behalf of the WRA as provided in the Initial Operating Contract dated as of the Effective Date between the WRA and the City of Des Moines:

(a) Operation, maintenance and development of the WRF and the WRA System facilities, including all Improvements; preparation of a capital improvement program for the WRA with assistance of Technical Committee; procurement of consultant proposals for Board approval; procurement of competitive bids for WRA improvement projects for award by Board; management of WRA improvement projects; processing of consultant and contractor pay requests for Board approval.

(b) Operation of a pretreatment program directed at preventing the introduction of pollutants into the WRF by commercial and industrial wastewater contributors located in the Participating Communities, as required by state and federal law and regulation.

(c) Finance services, including preparation of WRA budget for Board approval; administration of approved WRA budget and annual auditing of WRA revenues and expenditures, including reports required by the Board; payment of bills and payroll; making and maintaining WRA investments.

(d) Engineering services, including development of plans and specifications for minor or emergency projects; preparation of bid documents and contracts for WRA capital improvement projects; preparation of request for qualifications/proposals for consultant services; consultant agreement monitoring and administration; provision of project management services by WRF staff personnel; provision of construction management and inspection including pay requests and project close-out by staff personnel or by contract with a third party; preparation of Board proceedings associated with WRA improvement projects including the capital improvement plan; acquisition of property for WRA improvement projects.

(e) Legal services including drafting and/or review of WRA contracts for Board action; legal review of real estate acquisition documents including initiation of eminent domain proceedings; issuance of legal opinions at the request of operating contractor or the Board; provision of legal advice and representation and issuance of legal opinions upon request of the operating contractor and/or the Board regarding WRA operations and activities, including state and federal regulations; defense or initiation of lawsuits involving the WRA and provision of strategic legal advice, as requested by the Board; defense of workers compensation claims.

(f) Human resources services, including administration of pay and benefits and employment (union) contracts for Operating Contractor employees who work in support of WRF and WRA conveyance facilities and for Board employees, if any.

(g) Information Technology services, including procurement, installation and maintenance of computer hardware, peripherals and applications.

(h) Administrative/secretarial services for the Board and for the Board Chair and Secretary, including the keeping of Board meeting minutes; preparing and sending out Board meeting notices, meeting agendas and meeting minutes; maintaining information regarding the Participating Communities and their representatives; preparing and sending out notices concerning the appointment of Participating Community

representatives; and maintenance of a WRA website containing information concerning Board meetings, Participating Community information, WRA activities and status of WRA projects.

(i) Secretarial and staff support services to the Technical Committee, including the keeping of Committee meeting minutes; preparing and sending out Committee meeting notices, meeting agendas and meeting minutes; providing staff support in the annual calculation of reversionary interests of Participating Communities and in determining the appropriate allocation among Participating Communities of surcharges paid by newly connecting communities.

Subsequent operating contracts may include any or all of the above listed services. Services not contracted for in subsequent operating contracts may, at the Board's discretion, be performed by Board staff and/or by other parties under separate contract or contracts.

ARTICLE IX. BUDGET

Section 1. Fiscal Year. The WRA shall operate on the same fiscal year as a city under Iowa law.

Section 2. Schedule for Budget Preparation. Each year the Board shall cause there to be prepared and submitted to the Board and to the Participating Communities a proposed preliminary WRA budget for the next fiscal year. The preliminary WRA budget shall include, among other things, (i) a calculation of the annual operating cost shares (including amounts for all reserves to be funded) and Debt Service allocated to each Participating Community as provided in this Agreement and (ii) a comparison of the budgeted and actual WRA expenditures for the current fiscal year. The Board shall establish the date, time and place for a hearing on the proposed WRA budget before the Board, and each Participating Community shall be notified thereof in writing not less than thirty days prior to the hearing. Upon the request of any Participating Community, the Board shall make available such reasonably accessible information, schedules, comparisons and analysis as may be deemed reasonably necessary by such Participating Community in order to fully analyze the proposed WRA budget.

Section 3. Allocation of Annual Budget Shares. In each annual WRA budget, the annual budgeted costs of operation and maintenance (including but not limited to administrative expense, flow monitoring, industrial pretreatment, and additions to the Renewal and Replacement Fund and the reserves for operating and working capital, and

insurance and claims) and Debt Service shall be allocated to the Participating Communities as follows:

- (a) The cost of operation and maintenance of WRA System facilities, including general WRA administration, operation of flow meters, administration of the industrial pretreatment program, and the reserves for insurance and claims, shall be allocated to the Participating Communities on the basis of WRF Flows.
- (b) The costs of funding such other reserves as the Board shall determine to be necessary, including the Renewal and Replacement Fund, operating and working capital reserves necessary to maintain cash flow and liquidity, and reserves established for the purpose of paying Debt Service on any series of Bonds or Refunding Bonds or securing the payment thereof, shall be allocated to the Participating Communities on the basis of WRA Flows.
- (c) The costs of Debt Service on Bonds issued under Article VI, Section 3 of this Agreement shall be allocated to the Participating Communities in the same percentages as the existing allocations of Debt Service under the I.C.A. Agreement.
- (d) The costs of Debt Service on Bonds or Refunding Bonds issued under this Agreement to finance the acquisition or construction of Core Improvements shall be allocated to the Core Communities on the basis of the WRA Flows of the Core Communities.
- (e) The costs of Debt Service on Bonds or Refunding Bonds issued under this Agreement to finance the acquisition or construction of Expansion Improvements shall be allocated to the Expansion Communities on the basis of the WRA Flows of the Expansion Communities.
- (f) The costs of Debt Service on Bonds or Refunding Bonds issued under this Agreement to finance the acquisition or construction of the Southwest Area Diversion Project shall be allocated as follows: two-thirds of the cost shall be allocated to the Core Communities on the basis of the WRA Flows of such Core Communities and one-third of the cost shall be allocated to the Expansion Communities on the basis of the total WRA Flows of the Expansion Communities, except the portion of the cost normally allocated to the City of Clive as an Expansion Community shall be allocated to the Urbandale-Windsor Heights Sanitary District.
- (g) The costs of Debt Service on Bonds or Refunding Bonds issued under this Agreement to finance the acquisition or construction of any other Improvements that are classified separately by the Board as being other than a Core Improvement or an

Expansion Improvement under this Agreement (as authorized in Article VII, Section 4 hereof) shall be allocated to those Participating Communities designated by the Board to pay for and acquire reversionary interests in the same on the basis of the WRA Flows of such Participating Communities.

(h) Any additional costs for major capital improvement projects initiated prior to July 1, 2004 and funded through the budget shall be allocated to the Participating Communities in the same percentages as the existing allocation of major capital improvement projects under the I.C.A. agreement.

(i) If actual expenses for operation and maintenance of the WRA System facilities for any year (based on the audited financial statements) differ from the budgeted amount allocated to the Participating Communities for that year, the difference between the actual and budgeted amount shall be credited or charged to the Participating Communities on the basis of WRF Flows in the next budget year.

Section 4. Rate Stabilization. Notwithstanding Section 3 above, the Board may determine at any time to implement a system of rate stabilization for purposes of determining the annual allocated cost shares that are derived from metered flows as described in Section 3, and utilize a multi-year average of metered flows in lieu of those attributable to the immediate prior calendar year in determining the annual cost shares. Any such system of rate stabilization shall be implemented or discontinued at the beginning of a fiscal year and shall be approved in connection with the approval of a WRA budget for that fiscal year.

Section 5. Budget Hearing. At or before the hearing on the WRA budget, any Participating Community may file with the Secretary of the Board such objections as it deems appropriate and at such hearing may appear and present such information as it desires in support of its objections. The Board shall consider all such objections and upon the termination of the hearing may, but need not, modify the budget, and shall thereafter adopt the budget as submitted or as modified; provided, however, that final action on the budget shall occur each year by no later than May 1st. Absent such final action thereon by the Board on or before such date, the budget, including the allocation of cost shares, shall be deemed adopted as of such date, subject to any modifications previously approved by the Board.

Section 6. Arbitration. (a) Any Participating Community may request arbitration of the budget or any part thereof as adopted or deemed adopted by the Board, so long as such request is filed with the Board within ten days following the date of approval or deemed approval of the budget by the Board. Such request shall also be sent by registered or certified mail to the American Arbitration Association, Chicago, Illinois

("AAA") and to each of the Participating Communities to whom an annual cost share of the budget has been allocated. That part of the budget or allocation so specified in the request for arbitration shall then proceed to arbitration under the rules of the AAA and the decision of the arbitrator shall be final and binding upon all parties. In each instance, the Participating Community objecting to the budget shall have the burden of establishing that each challenged allocation or budgeted expenditure was not calculated in accordance with this Agreement.

(b) The Participating Community requesting arbitration shall bear all the costs thereof unless the arbitrator determines that the item(s) for which arbitration was requested should be reduced or excluded or the allocation was not correctly calculated. In such case, the cost shall be deemed a WRA administration expense and allocated to all Participating Communities on the same basis as other administrative expenses.

(c) If the arbitrator does not make his or her decision by the beginning of the budget year, the Participating Communities shall make their payments to the WRA upon the basis of the adopted budget pending a decision by the arbitrator. If the budget is modified as a result of the arbitration, the Board shall credit or charge to each Participating Community any excess previously paid or additional amount due as a result of the arbitrator's decision, as applicable. If the cost share of a Participating Community is modified as a result of the arbitration, the Board shall credit or charge to that Participating Community any excess previously paid or additional amount due as a result of the arbitrator's decision, as applicable and shall adjust the cost shares of other Participating Communities accordingly. The arbitrator shall have the authority to direct and require the re-allocation or re-adjustment of budget items and/or allocation of cost shares to reflect the arbitrator's decisions.

Section 7. Imposition of Rates; Payments to WRA. Each Participating Community shall pay to the WRA, and for that purpose shall impose by ordinance such sewer rates and charges on contributors in its respective community sufficient in amount, together with other funds or sources of revenues appropriated for that purpose, to contribute on a monthly basis to the WRA during each fiscal year, (i) its allocated share of the operating budget and Debt Service on Bonds and Refunding Bonds as determined in accordance with this Agreement, and (ii) any surcharge payments imposed under Articles XI or XII hereof. The first such payment in each fiscal year shall be due to the WRA and be payable by each Participating Community on July 15, with succeeding payments being due to the WRA and payable by each Participating Community on the 1st day of each month thereafter. Each Participating Community shall establish, maintain and revise such rates and charges from time to time whenever necessary as will always provide each Participating Community with sufficient revenue, together with other funds or sources of revenues as may be appropriated for such purpose, as will produce at least

110% of the amount necessary to pay Debt Service and the principal and interest on all outstanding Local Obligations during the fiscal year. If such rates and charges are not paid by the users of the sanitary sewer facilities as so provided in the ordinance, each Participating Community shall promptly certify the unpaid amounts to the appropriate county for collection.

Section 8. Priority of Payment Obligations. (a) The obligation of each Participating Community to pay its allocated share of the WRA operating budget shall stand on a parity and equality of rank with respect to any prior pledge or covenant to fund operations and maintenance expenses made in connection with any other Local Obligations issued by the Participating Community.

(b) Each Participating Community shall treat its obligation to pay Debt Service under this Agreement as standing as nearly as practicable on a parity and equality of rank with respect to the lien and claim to the net revenues of the sanitary sewer utility of the Participating Community held by the holders of any other Local Obligations issued by the Participating Community, although it is recognized that such parity status may not be set forth in resolutions authorizing Local Obligations in all cases until currently outstanding Local Obligations are paid or discharged. Such parity status shall not extend, however, to any debt service reserve fund maintained by a Participating Community in respect of its Local Obligations. To that end, each Participating Community shall include provisions in any resolutions of its governing body authorizing the issuance of Local Obligations after the Effective Date of this Agreement to the effect that the obligation of the Participating Community to pay Debt Service under this Agreement shall have such parity status to the full extent authorized by the resolutions authorizing the currently outstanding Local Obligations.

(c) The financial officer of each Participating Community or, at the direction of the Board, an independent auditing firm selected by the Board and paid by the WRA, shall annually certify to the WRA, before the beginning of each fiscal year, to the effect that (i) the Participating Community has included the amount of its Debt Service obligation to the WRA for the coming fiscal year as an outstanding obligation for purposes of any applicable rate covenant made by the Participating Community for the benefit of the holders of any outstanding Local Obligations, (ii) the Participating Community has not issued any Local Obligations within the fiscal year then ending except on the basis set forth in subsection (b) above, and (iii) the Participating Community has imposed sufficient rates and charges or appropriated other funds in its budget for the next fiscal year sufficient in amount to timely pay its monthly payment obligations to the WRA during the next fiscal year.

Section 9: Payment Defaults. (a) In the event of a failure by a Participating Community to make any payment due to the WRA as required under this Agreement, which failure continues for a period of ten (10) days, the unpaid amount shall bear interest from the due date until paid at a rate equal to the then-prevailing prime rate in effect at a national banking association with an office in the city of Des Moines designated by the Board.

(b) If any failure by a Participating Community to make a required payment to the WRA continues for a period of thirty (30) days, the Board shall have the right to take any action at law or equity as may appear necessary or appropriate to collect the amounts then due and thereafter to become due under this Agreement, including but not limited to those actions seeking money damages, specific performance or the appointment of a receiver to take control of the operation and management of the sanitary sewer utility system of the Participating Community.

(c) In the event a payment default by a Participating Community results in the expenditure of debt service reserve funds being held as security for any series of Bonds or Refunding Bonds, the Board promptly shall order the imposition of a special charge upon the Participating Communities in the amount necessary to fully replenish the reserve funds so expended, which shall be allocated among the Participating Communities on the basis of WRA Flows. Each Participating Community shall pay its allocated amount of the special charge to the WRA within 90 days of the Board's action to impose the special charge. If, however, the Board determines that the defaulting Participating Community is unlikely to timely pay its allocated share of the amount necessary to fully replenish the reserve fund, the Board shall allocate the share of the defaulting Participating Community to the other Participating Communities that are not in default, on the basis of WRA Flows (excluding for this purpose the flows of the defaulting Participating Community). A defaulting Participating Community shall be obligated to repay the WRA all amounts imposed as special charges under this subsection (together with interest thereon at the rate set forth in subsection (a) above), which the WRA shall in turn credit to the monthly payment obligations of the Participating Communities (on the basis of the original WRA Flows used to impose the special charge) upon the WRA's receipt thereof.

ARTICLE X. FUNDS AND ACCOUNTS

Section 1. Funds and Investments. The Board shall establish and maintain appropriate funds and accounts for the purposes set forth in this Agreement including, but not limited to, separate accounts for operation and maintenance, administrative expenses, flow monitoring, industrial pretreatment, Debt Service on Bonds and Refunding Bonds

and reserves for operating and working capital, insurance and claims and the Renewal and Replacement Fund. All funds held by the Board shall be accounted for, managed and invested in compliance with Iowa law, including but not limited to Chapters 12B and 12C of the Code.

Section 2. Annual Audit. Annually the audit of the financial statements of the WRA shall be conducted in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States and Chapter 11 of the Code. The annual audit shall be conducted by an independent auditing firm engaged by the Operating Contractor for that year, unless the Board determines and notifies the Operating Contractor, prior to June 30th of any year, that the WRA audit shall be conducted by another independent auditing firm selected by the Board. Following the receipt of the audit report, the Board shall deliver a copy of the same to the Participating Communities and may appoint an audit committee or schedule a meeting of the Board for the purpose of having representatives of the independent auditing firm submit an oral presentation of the audit and answer questions as may be posed to them.

ARTICLE XI. SURCHARGES FOR CERTAIN PARTICIPATING COMMUNITIES.

Section 1. Surcharges for Certain Participating Communities. It is recognized and agreed that the Cities of Ankeny, Bondurant and Norwalk have not previously utilized the WRF or other WRA System facilities to collect or treat their wastewater flows. As such, in lieu of any allocation of Debt Service for the Bonds issued under Article VI, Section 3 hereof, the Cities of Ankeny, Bondurant and Norwalk shall make capital contributions or surcharge payments to the WRA for their use of the WRF, in such amounts and on such dates as are set forth in the schedules attached to this Agreement as Exhibits 28 through 30. As the capital contribution or surcharge payments are paid, the Cities of Ankeny, Bondurant and Norwalk will acquire reversionary interests in the flow capacity and capital investment basis of the WRF, with such reversionary interests being equal to the applicable percentage set forth in Exhibits 28 through 30. Upon receipt by the WRA, the capital contributions or surcharge payments made by the Cities of Ankeny, Bondurant and Norwalk shall be credited to the monthly payment obligations of those Participating Communities having reversionary interests as of the Effective Date in the WRF in amounts equal to their capital contributions to such facilities (set forth in Exhibit 2).

ARTICLE XII. NEWLY CONNECTING COMMUNITIES

Section 1. Admission of Newly Connecting Communities. During the term of this Agreement, additional cities, counties or sanitary districts organized under Chapter 358 of the Code may be admitted to membership as a Participating Community, and thereby become entitled and subject to all of the benefits and obligations of this Agreement. Any newly connecting community may commence full participation in this Agreement as a Participating Community at the beginning of any fiscal year, upon Board approval and execution of a supplement to this Agreement prior to November 15th of the year preceding the fiscal year in which the newly connecting community would become a Participating Community. Any such supplement shall be signed by the Chair and the Secretary on behalf of the WRA and by authorized officers of the newly connecting community. Any such supplement shall (i) designate the newly connecting community as an Expansion Community for purposes of this Agreement, (ii) obligate the newly connecting community to comply with all of the provisions of this Agreement applicable to Participating Communities and (iii) contain such other terms and conditions as the Board shall determine to be appropriate in light of the service to be provided to the newly connecting community.

Section 2. Voting Rights. A newly connecting community shall be entitled to representation on the Board and the voting rights as provided in this Agreement, with such representation and voting rights to commence on the first day of the fiscal year in which the newly connecting community becomes a Participating Community under this Agreement.

Section 3. Budget Share Allocations. Upon becoming a Participating Community, a newly connecting community shall commence payments of the annual budget shares allocated to it in the WRA budget for that fiscal year and thereafter, as set forth in Article IX hereof. The Debt Service allocation for a newly connecting community, however, shall be based upon only those Bonds issued after the first day of the fiscal year in which the newly connecting community becomes a Participating Community, and the newly connecting community shall have no liability with respect to Debt Service on Bonds issued prior to said date. As set forth in Article IX, Section 3, Debt Service on Bonds issued under this Agreement after the date the newly connecting community becomes a Participating Community shall be allocated to said Participating Community on the basis of (i) its classification as an Expansion Community under this Agreement and (ii) the WRA Flows of the Expansion Communities.

Section 4. Capital Contribution. (a) Each newly connecting community shall make a capital contribution or surcharge payments to the WRA for its use of (i) the WRF, (ii) that portion of the WRA System constructed under the I.C.A. Agreement and (iii)

Improvements constructed under this Agreement, with such capital contribution or surcharge payments being paid in lieu of any liability for Debt Service on Bonds and Refunding Bonds issued prior to the date that the newly connecting community becomes a Participating Community. Upon receipt by the Board of a recommendation from the Technical Committee, the amount of the capital contribution or surcharge payments and the extent of the interests to be acquired shall be determined by the Board, and detailed in the supplement to this Agreement referred to in Section 1 of this Article. The Board may determine to accept a cash payment from the newly connecting community in respect of all or any portion of the required capital contribution, or may agree to a schedule of surcharge payments to be made by the newly connecting community over a period of years. As the capital contribution or surcharge payments are paid, the newly connecting community will acquire a reversionary interest in (i) the WRF and the WRA System facilities constructed under the I.C.A. Agreement for which a contribution or surcharge is required, in accordance with its capital investment basis, and (ii) Improvements constructed under this Agreement, except to the WRF, on the basis of the design flow shares assigned to the newly connecting community.

(b) All contributions or surcharge payments received by the WRA from a newly connecting community for a project constructed under the provisions of the I.C.A. Agreement shall be credited to the monthly payment obligations of the Participating Communities on the basis of their reversionary interests in each respective component of the WRA System facilities for which the contributions or surcharges were applicable based on the reversionary interest of each Participating Community at the time of admission of the newly connecting community. All contributions or surcharge payments received by the WRA from a newly connecting community for Improvements constructed under the provisions of this Agreement shall be credited to the monthly payment obligations of the Participating Communities based on the percentage of the project cost paid by each Participating Community in each respective component of the WRA System facilities at the time of admission. In each case, the Board shall determine the specific amounts to be so credited under this subsection upon receipt by the Board of a recommendation from the Technical Committee.

ARTICLE XIII. ISSUANCE OF BONDS

Section 1. Obligations and Use of Reserves Authorized. (a) As a means of financing the acquisition and construction of Improvements to expand, extend and upgrade the WRA System facilities described in this Agreement, the Board is authorized to issue its Bonds and Refunding Bonds under the authority of Chapter 28F of the Code, or as otherwise may be authorized by law from time to time for the purposes set forth in this Agreement.

(b) The Board also is authorized, in its sole discretion, to utilize existing WRA reserves or other available funds, not otherwise obligated or previously appropriated for another purpose, (i) to pay all or any portion of the costs associated with the acquisition or construction of any Core Improvements, in lieu of issuing Bonds for the same under this Agreement, and (ii) for the purpose of advancing, on a temporary basis, all or any portion of the costs associated with the acquisition or construction of any Improvements, with the intent of reimbursing such advanced funds with a subsequent issuance of Bonds.

Section 2. Consent to Issuance. (a) By their approval and execution of this Agreement, the Participating Communities hereby consent to and authorize the Board, pursuant to Section 28F.3 of the Code, to issue Bonds in the aggregate principal amount of not to exceed \$475,000,000 for the purposes of acquiring and constructing the Improvements contemplated by this Agreement. The Participating Communities further consent to and agree that such Bonds may be issued and sold by the Board in multiple series, at such times and from time to time over a period of years, in such amounts, to such purchasers and for such purposes, by either public or private sale, at fixed or variable rates of interest as shall be prevailing at the time of issuance of the Bonds, but which shall not exceed 15% in any event, with such covenants and terms and in such form and manner as the Board shall determine to be appropriate, in its sole discretion, and in accordance with the preliminary offering schedule set forth on Exhibit 31 to this Agreement. The Participating Communities further consent to and authorize the Board to adjust the principal amount or time of offering of any of the Bonds from the amounts and times set forth on said Exhibit 31 at the time of the sale and issuance of any series of the Bonds in order to respond to changes in the costs, schedule or sequence of construction of the Improvements contemplated by this Agreement, or to market conditions then prevailing, or to otherwise complete the sale on terms deemed advantageous by the Board under the circumstances then and there existing, so long as such modified terms are approved by the Board at the time of sale of the Bonds.

(b) In addition to the Bonds authorized in subsection (a) hereof, the Participating Communities hereby consent to and authorize the Board, pursuant to Section 28F.10 of the Code, to issue Refunding Bonds for the purpose of refunding or refinancing any of the Bonds during the term of this Agreement. Such Refunding Bonds may be issued and sold by the Board in multiple series, at such times and from time to time over a period of years, in such amounts, to such purchasers by either public or private sale, at such rates of interest as shall be prevailing at the time of issuance of the Refunding Bonds, but which shall not exceed 15% in any event, with such covenants and terms and for the purpose of refunding or refinancing such series of Bonds as the Board shall determine to be appropriate.

(c) To the extent permitted by law, the Board is authorized to and may enter into, amend or terminate, as it determines to be necessary or appropriate, Interest Rate Agreements or other contracts entered into for the benefit of the WRA or for the benefit of any of the holders of the Bonds or Refunding Bonds to facilitate the issuance, sale, resale, purchase, repurchase or payment of any of the Bonds or Refunding Bonds, including bond insurance, letters of credit and liquidity facilities.

(d) Any unspent Bond proceeds may be reallocated by the Board and applied to pay the costs of other Improvements that are of the same classification (e.g., Core, Expansion or Southwest Area Diversion) as those Improvements for which the Bonds were initially issued.

Section 3. Not General Obligations. The principal of and interest on all Bonds and Refunding Bonds issued under this Agreement shall be payable solely from and secured by the net revenues of the WRA System facilities and from other funds of the WRA lawfully available therefore as provided in Section 28F.5 of the Code, or other applicable provisions of law, and the Bonds and Refunding Bonds shall not in any respect be general obligations of the Participating Communities, nor shall the Participating Communities be in any manner liable by reason of such net revenues or other funds being insufficient to pay the Bonds and Refunding Bonds.

Section 4. Allocations of Debt Service. Following the issuance of the Bonds and Refunding Bonds and for so long as any of the Bonds and Refunding Bonds remain outstanding, the Debt Service thereon shall be allocated to the Participating Communities in accordance with Articles IX, XI and XII of this Agreement, and each Participating Community agrees to pay its allocated share of such Debt Service to the WRA at the times set forth in this Agreement.

Section 5. Cash Payments in lieu of Bonds. Prior to each issuance of Bonds, the Board shall notify each Participating Community of the anticipated schedule for the proposed Bond issuance, the Improvements to be financed with the Bonds, the anticipated Debt Service repayment schedule, and an estimate of each Participating Community's share of Debt Service on the proposed Bonds (using the most recent WRA Flows available). Each Participating Community shall have the right, during the period of time established by the Board and set forth in the notice of the proposed issuance, to make a cash payment to the WRA equal in amount to the present value of the Participating Community's estimated share of Debt Service on the proposed Bonds (using the most recent WRA Flows available and a discount rate equal to the estimated true interest cost of the proposed Bonds, as determined by the Board). Upon receipt of such payment, the Board shall reduce the principal amount of the proposed Bonds to be issued accordingly (the amount of such reduction being determined by the Board), and shall

hold the funds paid by the Participating Community in a separate account and invest the same as the Participating Community shall direct. The Board thereafter shall be authorized to draw upon such funds from time to time, on a proportionate basis with the proceeds of the Bonds, to pay for the costs of the particular Improvements in respect of which the cash payment was received, and thereafter shall credit the same on behalf of the Participating Community to the costs of the Improvements being acquired. At the end of every third fiscal year following such cash payment, and at the final maturity of the Bonds in respect of which the cash payment was made, the Technical Committee shall reconcile the cash payment made by the Participating Community for the period under review to an updated Debt Service schedule for the principal amount of the Bonds initially proposed to be issued (prior to the cash payment being made), reflecting the actual interest rates on the Bonds as issued, actual WRA Flows during the period under review and the actual true interest cost of the Bonds as issued (for purposes of the present value calculation). If the reconciliation by the Technical Committee demonstrates that the cash payment made by the Participating Community for the period under review was less than the amount that would have been required under the updated Debt Service schedule, the Participating Community shall promptly pay the shortfall to the WRA upon notice thereof. If the reconciliation demonstrates that the cash payment made by the Participating Community was in excess of the amount that would have been required under the updated Debt Service schedule, the WRA shall credit the excess amount to the monthly payment obligation of the Participating Community under Article IX, Section 7 of this Agreement. The Board shall have discretion to adjust the methodology set forth in this section as it may determine to be necessary to ensure equity among the Participating Communities in the cost allocations used to determine the appropriate cash payment amount.

Section 6. Restriction on Withdrawal. The Participating Communities further agree that no Participating Community may withdraw or in any way terminate, amend or modify in any way its obligations under this Agreement to the detriment of the holders of the Bonds and Refunding Bonds while any of the Bonds and Refunding Bonds are outstanding and unpaid, and the provisions of Section 28F.3 of the Code with respect thereto are hereby approved and accepted.

Section 7. Future Interpretation. The provisions of this Article are intended and shall be construed as to fully invoke the provisions of Chapter 28F of the Code with respect to the issuance of the Bonds and Refunding Bonds by the Board as described herein, and to reflect the full authorization, consent and agreement of the Participating Communities to the issuance of the Bonds and Refunding Bonds on the terms, at the times, in the amounts and for the purposes set forth in this Article.

ARTICLE XIV. TRANSFERS AND RECORDS OF OWNERSHIP INTERESTS

Section 1. Transfers of Ownership Interests. During the term of this Agreement, no Participating Community shall permit any connections to be made to any of the WRA System facilities or the non-WRA sanitary sewer improvements maintained by the Participating Community, or enter into any operating agreements or other arrangements providing for a transfer or conveyance of any rights or interests in or to said facilities, by or with any municipality or political subdivision that is not itself a Participating Community under the terms of this Agreement. In addition, all such proposed connections, operating agreements or arrangements with respect to the transfer of rights or interests in WRA System facilities between or among two or more Participating Communities shall be reported to the Board and must be approved by the Board before becoming effective.

Section 2. Records of Ownership Interests. The Technical Committee shall annually prepare an updated version of Exhibit 2, reflecting the reversionary ownership interests held by each of the Participating Communities in the WRA System facilities and all Improvements constructed under this Agreement, and the current capital contributions of each Participating Community to the WRF, as of the end of each fiscal year. The updated record shall be presented to the Board as soon as practicable after the close of the prior fiscal year, and upon approval by the Board, shall be binding on all Participating Communities until a further updated record is approved by the Board.

ARTICLE XV. ACQUISITION AND DISPOSITION OF PROPERTY

Section 1. Acquisition. The WRA may acquire such property as it needs to accomplish its public purposes by purchase, gift, exchange, transfer, conveyance or otherwise, and shall hold all real, personal and intangible property which it acquires in its own name. To the extent authorized by law, the WRA also may acquire real property or an interest therein for a public use or purpose related to its function by use of the power of eminent domain, and is authorized to bring an action in eminent domain in its own name or may request a Participating Community to bring such action, which the Participating Community shall then do so long as the WRA shall fully reimburse the Participating Community for all costs of acquisition, including the damages to be paid to the owner of the property being so acquired and all related administrative and legal expenses incurred by the Participating Community to complete the acquisition. In the event the Board determines not to pay the award made by the compensation commissioners and take possession of the property at the conclusion of the eminent domain proceedings or any appeal thereof, the WRA shall reimburse the Participating

Community for the costs and expenses as aforesaid and any attorney fees or damages awarded to the property owner.

Section 2. Disposition. The WRA may dispose of any of its property and shall do so in the same manner as a city. All proceeds from the sale or disposition of property, no matter the origin of such property, shall be the property of the WRA.

ARTICLE XVI. NPDES PERMIT AND INDUSTRIAL PRETREATMENT PROGRAM

Section 1. WRA to Obtain and Hold NPDES Permit. The WRA shall apply for, obtain and hold all State of Iowa and federal permits necessary for the operation of the WRA System, including the NPDES Permit for the WRF issued by the IDNR. In January of 2001, the IDNR issued an NPDES Permit for the WRF to the City of Des Moines as Operating Agency for the WRA, which permit expired on December 26, 2003. Until the NPDES Permit issued by IDNR in January of 2001 is replaced by a new NPDES Permit, the Operating Contractor is authorized to continue the operation, maintenance and management of the WRF as required by the permit issued in January of 2001. The Operating Contractor is further authorized to negotiate on behalf of the WRA the issuance of a replacement NPDES Permit, such permit to be issued to and held in the name of the WRA, and such permit to be effective on July 1, 2004 or as soon thereafter as the IDNR shall issue such permit.

Section 2. Administration of Industrial Pretreatment Program. Under the NPDES Permit issued by the IDNR for the WRF, the permit holder is required to establish, maintain in effect and continuously administer and enforce an Industrial Pretreatment Program consistent with federal regulations and as approved by the IDNR. Pursuant to said federal regulations and the NPDES Permit issued by the IDNR, the holder of the NPDES Permit is required to report in writing to the IDNR regarding a variety of matters, including but not limited to (a) the identity and location of all possible industrial users which might be subject to the Industrial Pretreatment Program, (b) the identity and location of a "major contributing industry" (as defined in the NPDES Permit), (c) the identity and location of a major contributing industry proposing an expansion, production increase or process modification that may result in the discharge of a new pollutant or a discharge in excess of limitation stated in an existing pretreatment agreement, and (d) the identity and location of a new major contributing industry from whom a Participating Community has committed to accept wastewater. The Participating Communities hereby agree to assist the WRA in meeting all such reporting requirements, as required by current or future federal regulations or NPDES Permits, by notifying the Board, or the Operating Contractor or Board staff if so directed by the Board, of the

proposed connection of any new commercial or industrial facilities to their sanitary sewer systems, of any increase in size or increase in wastewater discharge of existing commercial or industrial facilities, or of any other matters related thereto, such notification to occur far enough in advance of such new connection, expansion, or introduction of wastewater to permit the WRA to comply with the above referenced reporting requirements. A newly connecting community shall, as a condition of its admission to the WRA, conduct a census of all commercial or industrial facilities within its corporate boundaries or sanitary sewer service area, utilizing census criteria provided by the WRA, and shall report the results of such census to the Board, or to the Operating Contractor or Board staff if so directed by the Board, prior to its admission to the WRA.

Section 3. Adoption of Ordinances. The Participating Communities hereby agree to enact industrial pretreatment ordinances in a form consistent in all respects with those approved by the Board. In the case of a sanitary district which is a Participating Community, the district shall either enact such an industrial pretreatment ordinance or cause the underlying city within which the district lies, to enact an industrial pretreatment ordinance. Thereafter, all Participating Communities shall maintain those ordinances in continuous effect and update and amend the ordinances as may be requested in writing by the Board.

Section 4. Enforcement. The Participating Communities hereby assign authority for enforcement of the industrial pretreatment ordinances enacted within their respective jurisdictions to the Board, which shall be authorized to further assign specific duties and responsibilities with respect to the industrial pretreatment program and enforcement of industrial pretreatment ordinances to the Operating Contractor. The Appeal Committee shall hear and decide appeals of industrial permittees from decisions of the Operating Contractor with respect to the suspension or revocation of wastewater discharge permits due to prohibited discharges.

ARTICLE XVII. ANNEXATION

Section 1. Not Prohibited. This Agreement shall not be construed or interpreted to prohibit the annexation by a Participating Community that is a city of a portion of the unincorporated area of a county, including a county that is a Participating Community, so long as the same is undertaken in accordance with all applicable provisions of the Code. Upon the effective date of any such annexation, the Participating Community that is carrying out the annexation shall be deemed to have acquired the service area flows and population of the annexed area for all purposes of this Agreement, and the county in which the annexed area is located, if it is a Participating Community, shall be deemed to have released the service area flows and population of the annexed

area for purposes of this Agreement. In the case of a sanitary district which is a Participating Community, the district shall not annex any incorporated area of a city (with the exception of annexations by the Urbandale Sanitary Sewer District of any portion of the City of Urbandale) which is not a Participating Community unless approved by the Board. Any reversionary interests in the WRA System facilities serving the annexed area shall be deemed to remain with the affected county, unless separately acquired by the Participating Community that undertakes the annexation.

ARTICLE XVIII. CONSOLIDATION OR MERGER

Section 1. Not Prohibited. This Agreement shall not be construed or interpreted to prohibit the consolidation or merger of two or more Participating Communities so long as the same is undertaken in accordance with all applicable provisions of the Code. Upon the effective date of any such consolidation or merger, the surviving entity shall be deemed to be a Participating Community under this Agreement and shall be deemed to have the service area flows and population of the consolidated or merged area for all purposes of this Agreement. The consolidated or merged entity that results from the consolidation or merger shall be deemed to be a Participating Community for all purposes of this Agreement, and shall provide details of the completed consolidation or merger to the Board promptly upon the same becoming effective. The Board shall adjust the locations of any flow meters that may be affected by the consolidation or merger, and shall reflect any such adjustments in flow levels in the following year's annual budget. Adjustments in the population of a Participating Community as a result of the consolidation or merger shall be given effect under this Agreement from and after the date that the consolidation or merger becomes effective. The reversionary interests in the WRA System facilities serving the consolidated or merged area shall be deemed to be held by the Participating Community that results from the consolidation or merger from and after the effective date of the same.

ARTICLE XIX. DISCONTINUATION OF SANITARY DISTRICTS

Section 1. Discontinuation. It is recognized and agreed that the Code currently permits a sanitary district to convey its interest to a city within which part or all of its boundaries lie and discontinue itself, so long as the city agrees to assume the duties, responsibilities, obligations and functions of the sanitary district. The Participating Communities therefore agree that if a Participating Community that is a sanitary district is so terminated, the Board shall be deemed to have approved the conveyance if the city assuming the sanitary district's responsibilities is itself a Participating Community and if the city has accepted and assumed all responsibilities of the sanitary district as they

pertain to the WRA. In such event, the Participating Community assuming and accepting such responsibilities shall be deemed to have acquired the population and service area flows of the former sanitary district without additional approvals or requirements.

Section 2. Board Discretion. If in connection with the discontinuance of any sanitary district that is a Participating Community the duties, responsibilities, obligations and functions of the sanitary district are assumed by more than one city or other public agency, or are not fully assumed and accepted by another Participating Community to the satisfaction of the Board, the Board may determine, in its sole discretion, whether and to what extent the assumed interest shall entitle a particular city or other public agency to representation on the Board and status as a Participating Community under this Agreement.

ARTICLE XX. AMENDMENTS

Section 1. Amendments. This Agreement may be amended for any purpose upon approval by a 90% population weighted vote, determined in accordance with Article III, Section 3 hereof, of the representatives of the Participating Communities on the Board, taken at a Board meeting called for that purpose, and shall become effective upon execution of a written supplement to this Agreement incorporating such amendment(s) by the governing bodies of those Participating Communities whose representatives voted in favor of such amendment(s). All amendments adopted pursuant to the provisions of this Article shall be binding upon all Participating Communities.

ARTICLE XXI. BEST EFFORTS/INDEMNIFICATION

Section 1. Disclaimer. The Participating Communities agree that the WRA facilities heretofore and hereafter designed and constructed for or by the WRA are special purpose structures. Neither the Board as successor to the Management Agency, nor the initial Operating Contractor hereunder and as successor to the Operating Agency, warrant or guarantee that WRA System facilities existing as of the date of this Agreement were appropriately designed or constructed, or that they will function efficiently or accomplish the purpose for which they were designed, nor does the Board or the initial Operating Contractor warrant or guarantee that the Improvements will be built within any time frame or that, once designed and constructed, they will function efficiently or accomplish the purpose for which they were designed. The Board and the initial Operating Contractor will exercise the judgment that a public body generally exercises in the selection of the design engineer or engineers, letting the construction contracts, and in monitoring the actual construction of such special purpose facilities.

Section 2. Best Efforts. Each Participating Community agrees to cooperate in good faith with the Board and the other Participating Communities, exercise diligence in performing its obligations hereunder and use its best efforts to carry out the provisions of this Agreement.

Section 3. No Liability. No Participating Community shall be liable to any other Participating Community by reason of any failure to finance or construct any of the Improvements, or to provide any sanitary sewer services contemplated by the Improvements, or for any negligence or error of judgment on the part of the Board, except for any bad faith or wilful disregard for the terms of this Agreement.

Section 4. Indemnification. Each Participating Community agrees to indemnify the WRA, the Board and the other Participating Communities, including the initial Operating Contractor hereunder, and hold them harmless for any fine or penalty imposed on the WRA due to an identifiable violation of law, regulation, permit or standard which is attributable to action or inaction by the Participating Community.

Section 5. Remedies. In addition to any other remedies available under applicable law, each Participating Community and the Board shall have the right to the equitable remedy of specific performance to enforce compliance with any provision of this Agreement.

Section 6. Notices. All notices which the Participating Communities and the Board are authorized or required to give one another under this Agreement shall be in writing and may be personally delivered or sent by ordinary mail (i) in the case of the Board of the WRA, to Chair, WRA Board, c/o Des Moines Wastewater Reclamation Facility, 3000 Vandalia Road, Des Moines, Iowa 50317, and (ii) in the case of any Participating Community, to the presiding officer of the governing body of the Participating Community at the address then on file with the Secretary of the Board. Mailed notices shall be deemed to be received by the party to whom they are directed one business day after the date they are postmarked. Any Participating Community may designate another address or specific person to whom the notice should be directed upon written notice thereof to the Secretary of the Board

ARTICLE XXII. WITHDRAWAL BY PARTICIPATING COMMUNITIES

Section 1. Restrictions on Withdrawal. It is recognized that under current law no Participating Community may withdraw or in any way terminate, amend or modify in any way its obligations under this Agreement to the detriment of the holders of the Bonds

while any of the Bonds are outstanding and unpaid. If a Participating Community desires to withdraw or in any way terminate, amend or modify its obligations under this Agreement, therefore, it shall provide one year's written notice to the Board of the proposed withdrawal or modification, and the same shall not become effective unless and until approved by the Board. The Board, in its sole discretion, may require the Participating Community seeking withdrawal from this Agreement to pay over to the Board an amount determined by the Board to be necessary to fully fund (i) the future payment obligations of the Participating Community with respect to Debt Service on all Bonds that is to be allocated to the Participating Community under the provisions of Article IX, Section 3, hereof, and (ii) any unpaid surcharges imposed under Articles XI or XII hereof. If so approved by the Board, the Participating Community may withdraw from membership and participation in this Agreement, but shall, in all events, forfeit its reversionary interests in any and all of the WRA System facilities and shall be entitled to no compensation in respect of the interests being forfeited. Withdrawal by a Participating Community shall not constitute termination of this Agreement.

ARTICLE XXIII. EFFECTIVE DATE AND DURATION OF AGREEMENT

Section 1. Effective Date. This Agreement shall become effective at 12:01 a.m. on July 1, 2004.

Section 2. Duration. This Agreement shall extend for a term of fifty (50) years from the Effective Date, and shall terminate and be of no further force or effect as of midnight on June 30, 2054, unless terminated earlier by the unanimous consent of all Participating Communities.

Section 3. Disposal of Property upon Termination. Upon termination of this Agreement, the Participating Communities shall be deemed to acquire and thereafter to possess ownership interests in all WRA System facilities and assets in which they had reversionary interests on the date of termination, with such ownership interests being held as tenants in common with other Participating Communities possessing similar interests. In each case, the ownership interest of a Participating Community in a particular WRA System facility or asset shall be equal to the percentage indicated by the reversionary interest held by the Participating Communities on that date in the specific WRA System facility or asset, according to the record of reversionary interests maintained by the Board. To the extent there shall be any WRA System facilities or assets that are not the subject of a reversionary interest recorded with the Board on the date of termination, the Participating Communities shall be deemed to acquire and thereafter to possess ownership interests in those facilities or assets in percentages equal to the reversionary interests then held by the Participating Communities in the WRF.

ARTICLE XXIV. TRANSITION MATTERS

Section 1. Prior Budget Actions. All prior actions of the Management Agency and the Operating Agency undertaken pursuant to the terms of the I.C.A. Agreement prior to the Effective Date with respect to the consideration and approval of a WRA budget for the fiscal year beginning July 1, 2004 are hereby accepted and approved.

Section 2. Assumption of Contracts. All contracts, including engineering consultant and construction contracts, entered into by the City of Des Moines, in its capacity as Operating Agency under the I.C.A. Agreement, and being performed on the Effective Date of this Agreement shall be and hereby are approved and accepted by the WRA. The Board henceforth shall assume responsibility for administration of such existing contracts, and the City of Des Moines, as Operating Agency under the I.C.A. Agreement, shall assign such contracts to the WRA upon request of the Board.

Section 3. Approval of Initial Operating Contract. The Initial Operating Contract, as approved by the Management Agency on behalf of the Participating Communities prior to the Effective Date of this Agreement, shall become effective as of the Effective Date, and the Board shall thereafter be bound by said contract and assume responsibility for its administration. The City of Des Moines shall not by reason of its role as initial Operating Contractor be deemed disqualified from voting for approval of said contract by reason of conflict of interest.

Section 4. Officers. The Chair and Vice-Chair elected by the Management Agency in January 2004 shall serve as the Chair and Vice-Chair of the Board under this Agreement until their successors are elected. Following the Effective Date, the Board may appoint a member to serve as Secretary until a successor is elected.

Section 5. Policies. All policies previously approved by the Management Agency under the I.C.A. Agreement and in effect on the Effective Date of this Agreement shall continue in force as approved policies of the Board until modified or rescinded by the Board.

ARTICLE XXV. SEVERABILITY

Section 1. Provisions to be Severable. If any provision of this Agreement is held to be invalid by a court of competent jurisdiction, the invalidity of any such provision shall not affect the other provisions of this Agreement which can be given effect without the provision determined to be invalid, and to that end the provisions of this Agreement are severable.

ARTICLE XXVI. EXECUTION OF AGREEMENT

Section 1. Passage of Resolution. A Participating Community shall become a party hereto by the passage of a resolution approving this Agreement and authorizing execution of the same by its statutory officers. This Agreement shall become effective only upon approval and execution by all of the Participating Communities.

Section 2. Signature Pages. Each Participating Community approving this Agreement shall execute the separate signature page provided for it, and the parties hereto authorize the City Clerk of the City Des Moines to assemble the signature pages and append same to copies of this Agreement, to file the Agreement with the Secretary of State and to record with the Records of Polk, Dallas and Warren Counties.

CITY OF ALTOONA, IOWA

(SEAL)

By: Timothy J. Burget
Mayor

ATTEST

By: Shirley Riem
City Clerk

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this 20th day of April, 2004, before a Notary Public in and for the City, personally appeared Timothy J. Burget and Randy Pierce, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of Altoona, Iowa, a Municipality, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.



Kristine Penquite
Notary Public in and for the State of Iowa

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2. The second part of the paper is devoted to a discussion of the general principles of the theory of the structure of the atom.

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CITY OF ANKENY, IOWA

By:

Merk O. Johnson
Mayor

ATTEST:

By:

Pamela DeMuth
City Clerk

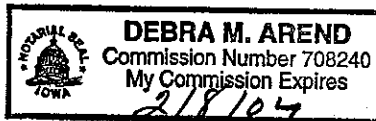
STATE OF IOWA)

) SS

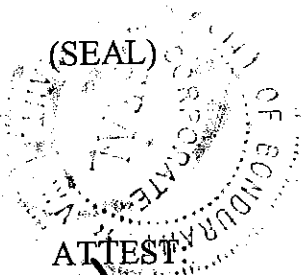
COUNTY OF POLK)

On this 19th day of April, 2004, before a Notary Public in and for the City, personally appeared Merk O. Johnson and Pamela DeMuth, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of Ankeny, Iowa, a Municipality, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

Debra M. Arend
Notary Public in and for the State of Iowa



CITY OF BONDURANT, IOWA



By: Allen B. Shide
Mayor

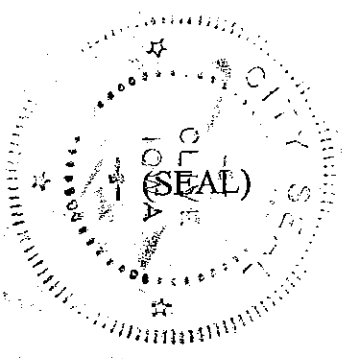
By: David Steven Carlyle
City Clerk

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this 3rd day of May, 2004, before a Notary Public in and for the City, personally appeared Allen B. Shide and David Steven Carlyle, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of Bondurant, Iowa, a Municipality, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.



Sandra K. Rhodes
Notary Public in and for the State of Iowa



CITY OF CLIVE, IOWA

By: *Joe Anshen*
Mayor

ATTEST:

By: *Pamela L. Shannon*
City Clerk

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this 18th day of May, 2004, before a Notary Public in and for the City, personally appeared *Joe Anshen* and *Pamela Shannon* to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of Clive, Iowa, a Municipality, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

Joni Lynn Haag
Notary Public in and for the State of Iowa



CITY OF DES MOINES, IOWA

(SEAL)

By:

T. M. Franklin Cownie
Mayor

ATTEST:

By:

Diane Rauh
City Clerk

STATE OF IOWA)

) SS

COUNTY OF POLK)

On this 19th day of April, 2004, before a Notary Public in and for the City, personally appeared T. M. Franklin Cownie and Diane Rauh, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of Des Moines, Iowa, a Municipality, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.



Karen Marie Herzberg
Notary Public in and for the State of Iowa

CITY OF JOHNSTON, IOWA

By: Brian J. Lanza
Mayor

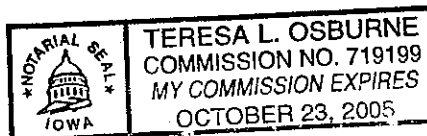
ATTEST:

By: Stephanie L. Reynolds
City Clerk

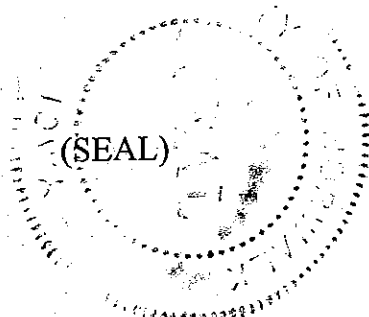
STATE OF IOWA)
) SS
COUNTY OF POLK)

On this 19th day of April, 2004, before a Notary Public in and for the City, personally appeared Brian J. Lanza and Stephanie L. Reynolds to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of Johnston, Iowa, a Municipality, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

Teresa L. Osburne
Notary Public in and for the State of Iowa



CITY OF NORWALK, IOWA



By: *Jimmy Starkweather*
Mayor

ATTEST:

By: *Jayne Cortum*
City Clerk

STATE OF IOWA)
) SS
COUNTY OF WARREN)

On this 26 day of April, 2004, before a Notary Public in and for the City, personally appeared *Jimmy Starkweather* and *Jayne Cortum*, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of Norwalk, Iowa, a Municipality, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

Jane Powell
Notary Public in and for the State of Iowa

12/04

CITY OF PLEASANT HILL, IOWA

By: *Mark K. Langford*
Mayor

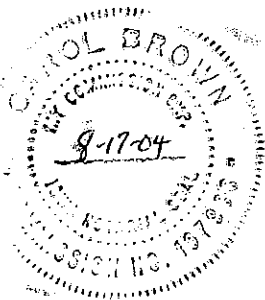
ATTEST:

By: *Jimi Haag*
City Clerk

STATE OF IOWA)
)SS
COUNTY OF POLK)

On this 9th day of June, 2004, before a Notary Public in and for the City, personally appeared *Mark K. Langford* and *Jimi Haag*, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of Pleasant Hill, Iowa, a Municipality, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

Carol Brown
Notary Public in and for the State of Iowa



CITY OF WEST DES MOINES, IOWA

(SEAL)

By:

Eugene T. Meyer
Mayor Eugene T. Meyer

ATTEST:

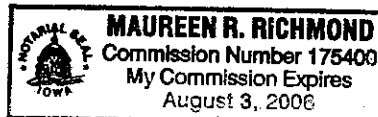
By:

Jody E. Smith
City Clerk Jody E. Smith

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this 26th day of April, 2004, before a Notary Public in and for the City, personally appeared Eugene T. Meyer and Jody E. Smith, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of West Des Moines, Iowa, a Municipality, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

Maureen R. Richmond
Notary Public in and for the State of Iowa



POLK COUNTY, IOWA

(SEAL)

By:

John F. Mauro
Chair, Board of Supervisors

By:

Michael A. Mauro
County Auditor

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this 27th day of APRIL, 2004, before me a Notary Public in and for said State, personally appeared JOHN F. MAURO and MICHAEL MAURO to me personally known, who being duly sworn, did say that they are the Chair of the Board of Supervisors and County Auditor, respectively, of Polk County, Iowa, a political subdivision, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said County, and that said instrument was signed and sealed on behalf of said County by authority and resolution of its Board of Supervisors and said Chair of the Board of Supervisors and County Auditor acknowledged said instrument to be the free act and deed of said County by it voluntarily executed.



Rebecca Dewey
Notary Public in and for the State of Iowa

2. The second part of the document addresses the role of the audit committee in overseeing the financial reporting process. It details the committee's responsibilities, including reviewing the financial statements, assessing the effectiveness of internal controls, and ensuring compliance with applicable laws and regulations. The document also describes the process for selecting and appointing audit committee members.

(SEAL)

WARREN COUNTY, IOWA

By: Bob G. Sandy
Vice- Chair, Board of Supervisors

ATTEST:

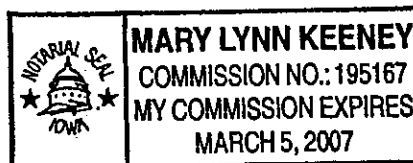
By:

Traci Vander Linden
County Auditor

STATE OF IOWA)
) SS
COUNTY OF WARREN)

On this 22nd day of June, 2004, before me a Notary Public in and for said State, personally appeared Bob G. Sandy and Traci Vander Linden to me personally known, who being duly sworn, did say that they are the Chair of the Board of Supervisors and County Auditor, respectively, of Warren County, Iowa, a political subdivision, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said County, and that said instrument was signed and sealed on behalf of said County by authority and resolution of its Board of Supervisors and said Chair of the Board of Supervisors and County Auditor acknowledged said instrument to be the free act and deed of said County by it voluntarily executed.

Mary Lynn Keeney
Notary Public in and for the State of Iowa



GREENFIELD PLAZA/HILLS OF
COVENTRY SANITARY DISTRICT

No
(SEAL)

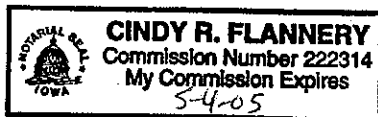
By: *Douglas R. Johnson*
President of the Board of Trustees

ATTEST:

By: *Paul W. Aardsma*
Clerk of the Board of Trustees

STATE OF IOWA)
) SS
COUNTY OF POLK)

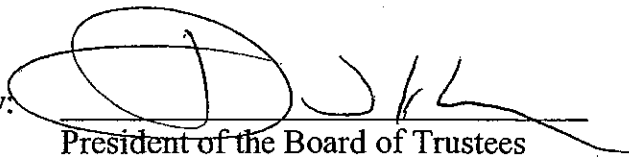
On this 1st day of May, 2004, before me a Notary Public in and for said State, personally appeared Douglas R. Johnson and Paul W. Aardsma to me personally known, who being duly sworn, did say that they are the President of the Board of Trustees and Clerk, respectively, of the Greenfield Plaza/Hills of Coventry Sanitary District, State of Iowa, a political subdivision, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said District, and that said instrument was signed and sealed on behalf of said District by authority and resolution of its Board of Trustees and said President of the Board of Trustees and Clerk acknowledged said instrument to be the free act and deed of said District by it voluntarily executed.



Cindy R. Flannery
Notary Public in and for the State of Iowa

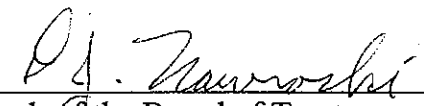
URBANDALE SANITARY SEWER
DISTRICT

(SEAL)

By: 

President of the Board of Trustees

ATTEST:

By: 

Clerk of the Board of Trustees

STATE OF IOWA)

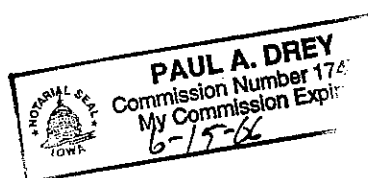
) SS

COUNTY OF POLK)

On this 29th day of April, 2004, before me a Notary Public in and for said State, personally appeared Don S. Mears and D. J. Nawrocki to me personally known, who being duly sworn, did say that they are the President of the Board of Trustees and Clerk, respectively, of the Urbandale Sanitary Sewer District, State of Iowa, a political subdivision, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said District, and that said instrument was signed and sealed on behalf of said District by authority and resolution of its Board of Trustees and said President of the Board of Trustees and Clerk acknowledged said instrument to be the free act and deed of said District by it voluntarily executed.



Notary Public in and for the State of Iowa



URBANDALE-WINDSOR HEIGHTS
SANITARY DISTRICT

(SEAL)

By:

Donald J. Broadbent
President of the Board of Trustees

ATTEST:

By:

Harland E. Hayek
Clerk of the Board of Trustees

STATE OF IOWA)

) SS

COUNTY OF POLK)

On this 20th day of April, 2004, before me a Notary Public in and for said State, personally appeared Donald J. Broadbent and Harland E. Hayek to me personally known, who being duly sworn, did say that they are the President of the Board of Trustees and Clerk, respectively, of the Urbandale-Windsor Heights Sanitary District, State of Iowa, a political subdivision, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said District, and that said instrument was signed and sealed on behalf of said District by authority and resolution of its Board of Trustees and said President of the Board of Trustees and Clerk acknowledged said instrument to be the free act and deed of said District by it voluntarily executed.

Paul A. Drey
Notary Public in and for the State of Iowa

WRA4

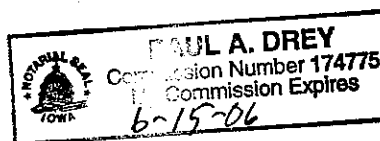


EXHIBIT 1

Existing WRA Facilities

The WRA facilities identified in ARTICLE VI Section 1 include the following:

A. WRA Facilities Identified in Fourth Supplement to ICA Agreement.

1. Wastewater Reclamation Facility (Phase 1).
2. Southwest Equalization Basin (Phase 2).
3. Southside Des Moines River Interceptor (Phase 3).
4. Westside Pump Station and Equalization Basin (Phase 4).
5. Westside Interceptor (Phase 5).
6. Beaver Creek Interceptor (Phase 6).
7. Saylor Creek Interceptor (Phase 7).
8. Four Mile Interceptor (Phase 8).
9. Pleasant Hill Interceptor (Phase 9).
10. Southern Tier Interceptor (Phase 10).
11. Common Trunk (Phase 11).
12. Southwest Outfall (Phase 12).

B. WRA Facilities Not Identified in Fourth Supplement to ICA Agreement

1. West Des Moines Outfall (Phase 13).
2. Joint Trunk Sewer (Phase 14).
3. Little Four Mile Interceptor (Phase 15).

C. Facilities Under Construction.

1. West Des Moines Outfall Improvements, Phase 1 - 1st Street to 4th Street (Phase 13, Segment 2).
2. West Des Moines Outfall Extension, South 60th Street to South 74th Street (Phase 13, Segment 3).
3. East 20th Street Trunk Connector Sewer - Phase 1 (Phase 16, Segment 1 and Segment 2).
4. Des Moines River Outfall, Phase 1 (Phase 17, Segment 1).
5. Southwest Area Diversion Facility.

D. Other WRA Facilities.

1. Flow Meters.
2. Rolling Stock.

EXHIBIT 2

March 16, 2004

WRA Participating Communities Reversionary Interest and Capacity Allocation

I. Percentage Allocation of WRA Facilities - Reversionary Interest under Agreement

Facility	Altoona (%)	Ankeny (%)	Bondurant (%)	Clive (%)	Des Moines (%)	GP/HOC (%)	Johnston (%)	Norwalk (%)	Pleasant Hill (%)	Polk County (%)	USSD (%)	U-WH (%)	Warren County (%)	West Des Moines (%)
Phase 1 - WRF	2.82			4.09	56.31	0.64	1.14	0.86	2.60	3.69	8.55	2.32		16.98
Phase 2 - Southwest Basin														
P2S1				8.06	17.32						27.82	16.49		30.31
P2S2					100.00									
Phase 3 - Southside Des Moines River Interceptor														
P3S1				6.05	37.18		2.06			10.26	16.36	6.88		21.21
P3S2				5.56	42.27		1.89			9.43	15.03	6.32		19.50
P3S3				5.16	46.43		1.76			8.75	13.94	5.87		18.09
P3S4				4.38	51.85	1.00	1.49	1.66		7.46	11.83	4.98		15.35
Phase 4 - Westside Interceptor														
P4S1					49.03		6.57			17.68	26.72			
P4S2					74.26		3.32			8.93	13.49			
P4S3					80.63		2.50			6.72	10.15			
P4S4					80.63		2.50			6.72	10.15			
Phase 4 - Westside Pump Station and Equalization														
P4S1					80.63		2.50			6.72	10.15			
Phase 6 - Beaver Creek Interceptor														
P6S1											100.00			
P6S2											100.00			
P6S3							44.87				55.13			
P6S4					38.60		25.84				35.56			
P6S5					36.69		24.56			4.95	33.40			
Phase 7 - Saylor Creek Interceptor														
P7S1										100.00				
P7S2					4.53					95.47				
P7S3					15.09					84.91				
P7S4										100.00				
P7S5					31.18					68.82				
Phase 8 - Four Mile Interceptor														
P8S1										100.00				
P8S2					74.50					25.50				
P8S3					87.89					12.11				
P8S4					72.09				17.97	9.94				
P8S5					68.69				21.84	9.47				
P8S6					58.00				35.61	6.39				
P8S7					62.39				31.89	5.72				

[illegible]

Facility	Altoona (%)	Ankeny (%)	Bondurant (%)	Clive (%)	Des Moines (%)	GP/HOC (%)	Johnston (%)	Norwalk (%)	Pleasant Hill (%)	Polk County (%)	USSD (%)	U-WH (%)	Warren County (%)	West Des Moines (%)
* Up to 7.69% of the reversionary interest is held by the City of Altoona as a reserved reversionary interest for the City of Pleasant Hill under the provisions of the 28E agreement between the City of Altoona and the City of Pleasant Hill for the construction of the Little Four Mile Interceptor. The 28E agreement provides the City of Pleasant Hill may obtain a reversionary interest in up to 7.69% of the sewer based on payment of a proportionate share of the capital cost of the project to the City of Altoona. At such time as the City of Pleasant Hill makes payment under the 28E agreement, the City of Pleasant Hill will obtain a reversionary interest in proportion to its capital contribution and such reversionary interest will be reflected in the reversionary interests for the Little Four Mile Interceptor.														

II. Design Capacity Allocation - The allocation is for illustration purposes only

Facility	Altoona (mgd)	Ankeny (mgd)	Bondurant (mgd)	Clive (mgd)	Des Moines (mgd)	GP/HOC (mgd)	Johnston (mgd)	Norwalk (mgd)	Pleasant Hill (mgd)	Polk County (mgd)	USSD (mgd)	U-WH (mgd)	Warren County (mgd)	West Des Moines (mgd)
Phase 1 - WRF*	3.78			5.48	75.46	0.86	1.53	1.15	3.48	4.94	11.46	3.11		22.75
Phase 2 - Southwest Basin				0.81	1.73						2.78	1.65		3.03
P2S1														15.00
P2S2														
Phase 3 - Southside Des Moines River Interceptor														
P3S1				6.05	37.18		2.06			10.26	16.36	6.88		21.21
P3S2				7.23	54.95		2.46			12.26	19.54	8.22		25.35
P3S3				6.71	60.36		2.29			11.38	18.12	7.63		23.52
P3S4				5.69	67.40	1.30	1.94	2.17		9.70	15.38	6.47		19.96
Phase 4 - Westside Pump Station and Equalization														
P4S1					13.73		1.84			4.95	7.48			
Phase 5 - Beaver Creek Interceptor					45.30		2.03			5.45	8.23			
P5S1					56.44		1.75			4.70	7.11			
P5S2					28.22		0.88			2.35	3.55			
P5S3														
P5S4														
Phase 6 - Beaver Creek Interceptor					16.13		0.50			1.34	2.03			
P6S1												1.50		
P6S2												7.60		
P6S3							5.61					6.89		
P6S4					4.83		3.23					4.45		
P6S5					4.59		3.07			0.62	4.18			
Phase 7 - Saylor Creek Interceptor														
P7S1										8.00				
P7S2					0.36					7.64				
P7S3					2.57					14.43				
P7S4										9.50				
P7S5					2.49					5.51				
Phase 8 - Four Mile Interceptor														
P8S1										1.70				
P8S2					4.47					1.53				
P8S3					16.70					2.30				
P8S4					12.40				3.09	1.71				
P8S5					13.05				4.15	1.80				
P8S6					20.88				12.82	2.30				
P8S7					22.46				11.48	2.06				

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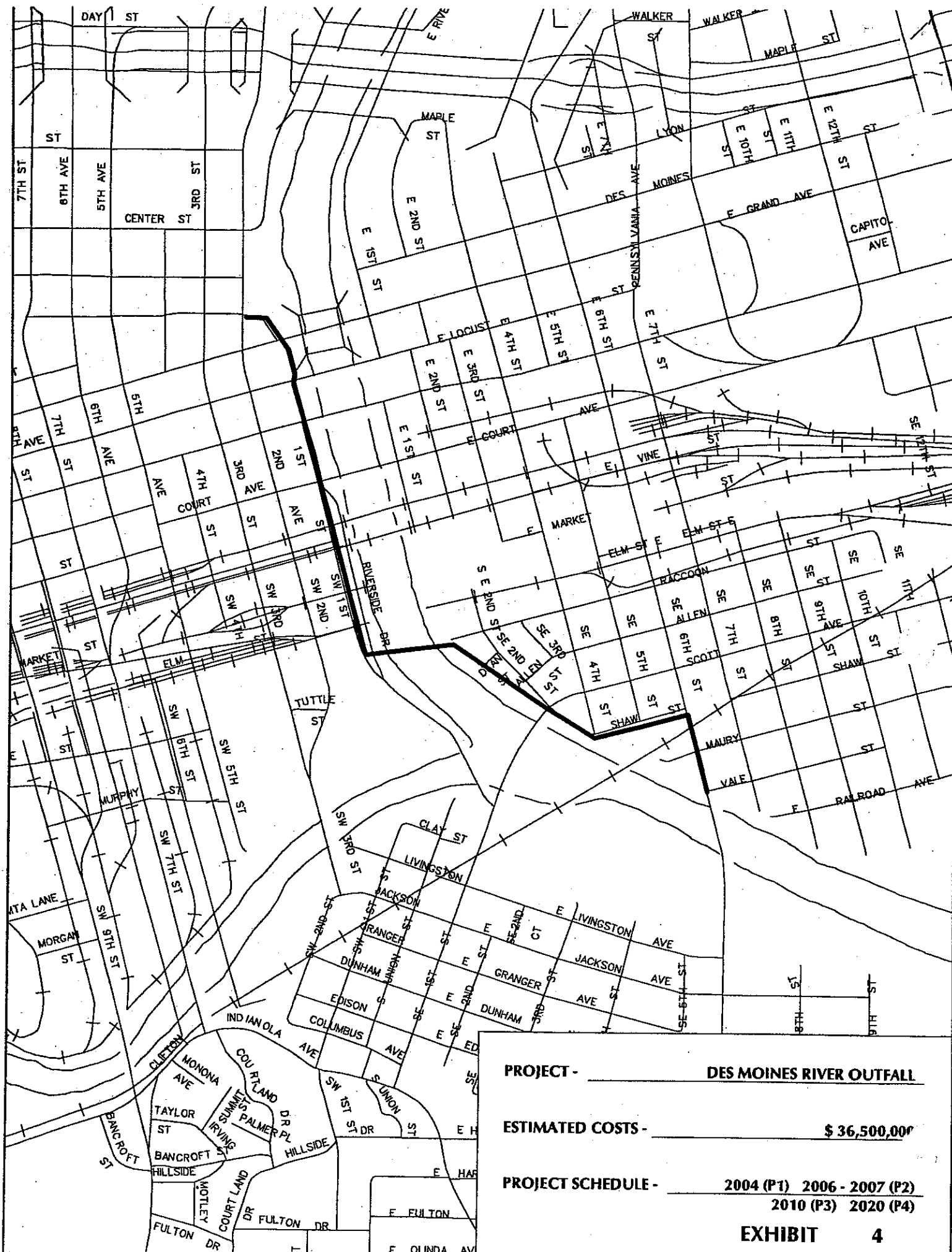
III. Derivation of Reversionary Interest

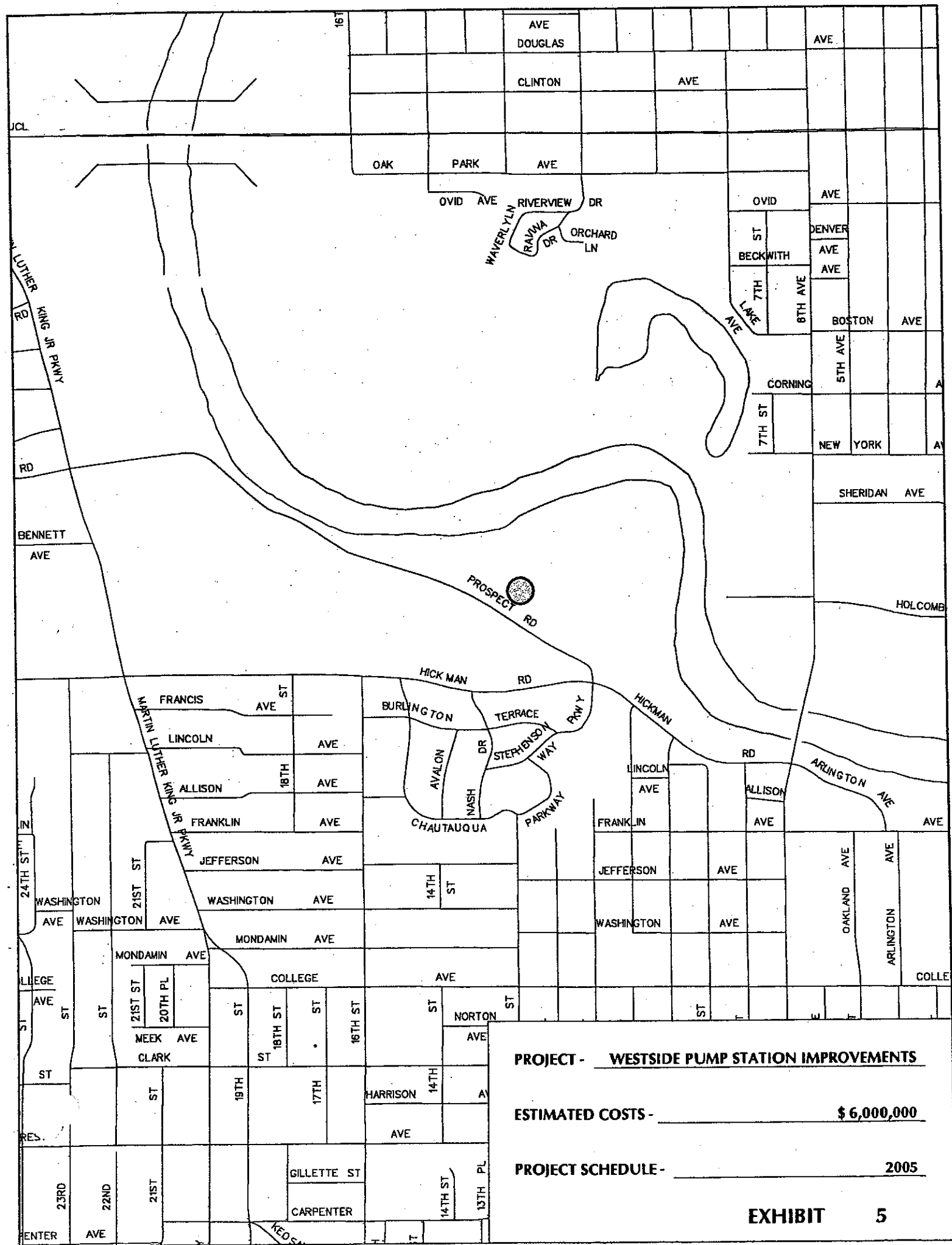
- A. Fourth Supplement to ICA Agreement
- B. Conditioned sale of capacity from Urbandale-Windsor Heights Sanitary District to Urbandale Sanitary Sewer District.
- C. Western Area Facility Plan sale of capacity by Des Moines to West Des Moines, Clive, Urbandale Sanitary Sewer District and Johnston.
- D. Western Area Facility Plan sale of capacity by Urbandale-Windsor Heights Sanitary District to Urbandale Sanitary Sewer District.
- E. Warren County allocation of capacity to Norwalk and Greenfield Plaza/Hills of Coventry Sanitary District.
- F. Warren County allocation of additional capacity from Western Area Facility Plan to Norwalk and Greenfield Plaza/Hills of Coventry Sanitary District.
- G. City of Norwalk acquisition of capacity from Greenfield Plaza/Hills of Coventry Sanitary District.
- H. City of Johnston acquisition of 0.4 mgd of WRF capacity from City of Pleasant Hill.
- I. City of Norwalk acquisition of Southern Tier Interceptor capacity from City of Des Moines.
- J. City of Altoona acquisition of WRF capacity from Polk County.
- K. City of Des Moines acquisition of capacity from City of Altoona in Little Four Mile Interceptor
- L. 28E Agreement between City of Altoona and City of Pleasant Hill on acquisition of capacity in Little Four Mile Interceptor. City of Pleasant Hill can acquire up to 2 mgd of interest in Little Four Mile Interceptor from City of Altoona at time City of Pleasant Hill connects flow to Little Four Mile Interceptor. The City of Pleasant Hill is required to acquire a capacity interest before using Little Four Mile Interceptor. If the City of Pleasant Hill acquires an interest, the interest will be reflected in reversionary interest and capacity allocation.

IV. WASTEWATER RECLAMATION FACILITY CAPITAL CONTRIBUTION DISTRIBUTION AS OF JULY 1, 2004⁽¹⁾

Clive	2.31%
Des Moines	71.08%
Johnston	0.79%
Pleasant Hill	2.15%
Polk County	5.44%
Urbandale Sanitary Sewer District	6.25%
Urbandale-Windsor Heights Sanitary District	2.63%
Greenfield Plaza/Hills of Coventry Sanitary District	0.53%
Norwalk	0.72%
West Des Moines	8.10%

⁽¹⁾ Capital contribution basis for distribution of capital contribution and surcharge payments made by the Cities of Ankeny, Bondurant and Norwalk.



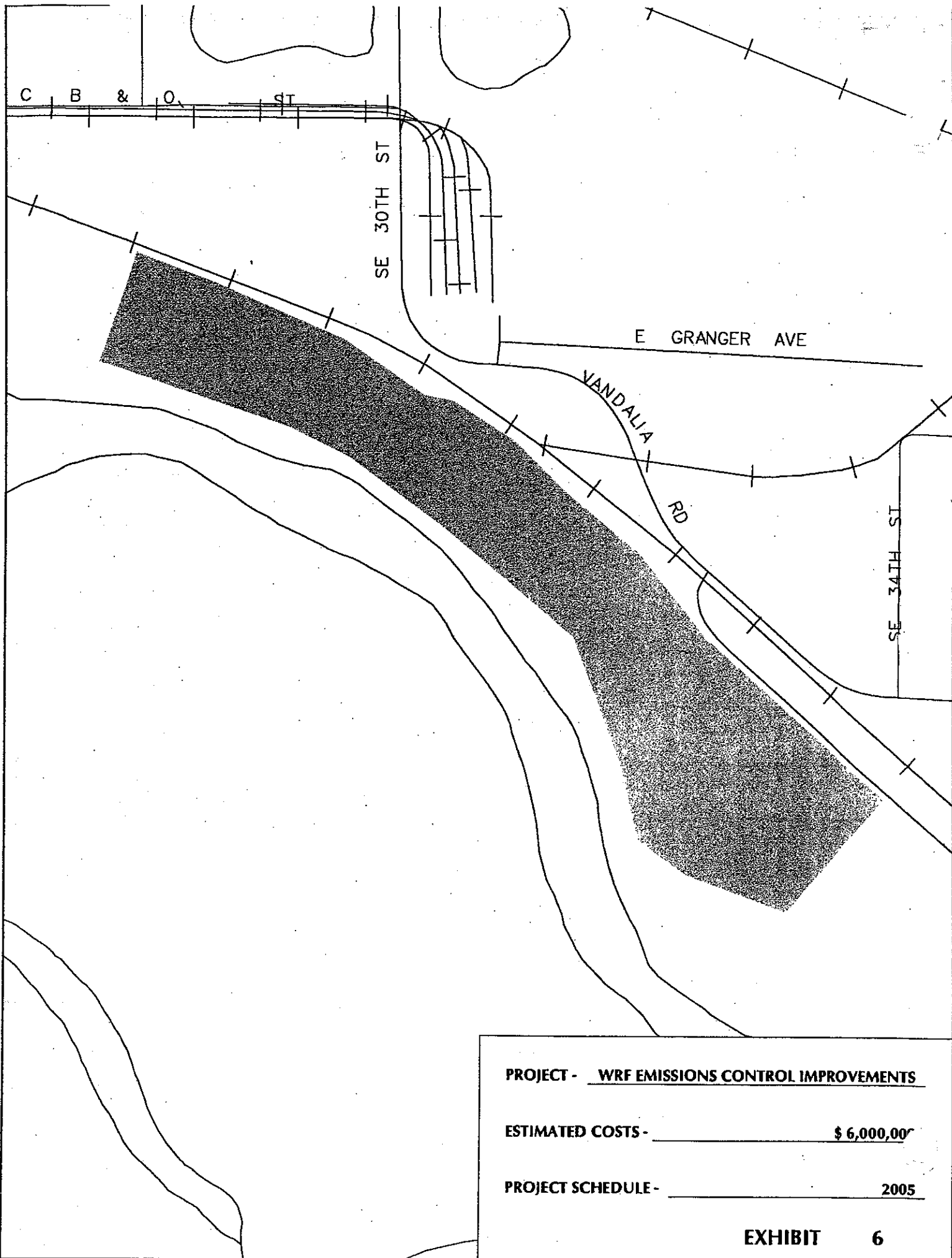


PROJECT - WESTSIDE PUMP STATION IMPROVEMENTS

ESTIMATED COSTS - \$ 6,000,000

PROJECT SCHEDULE - 2005

EXHIBIT 5

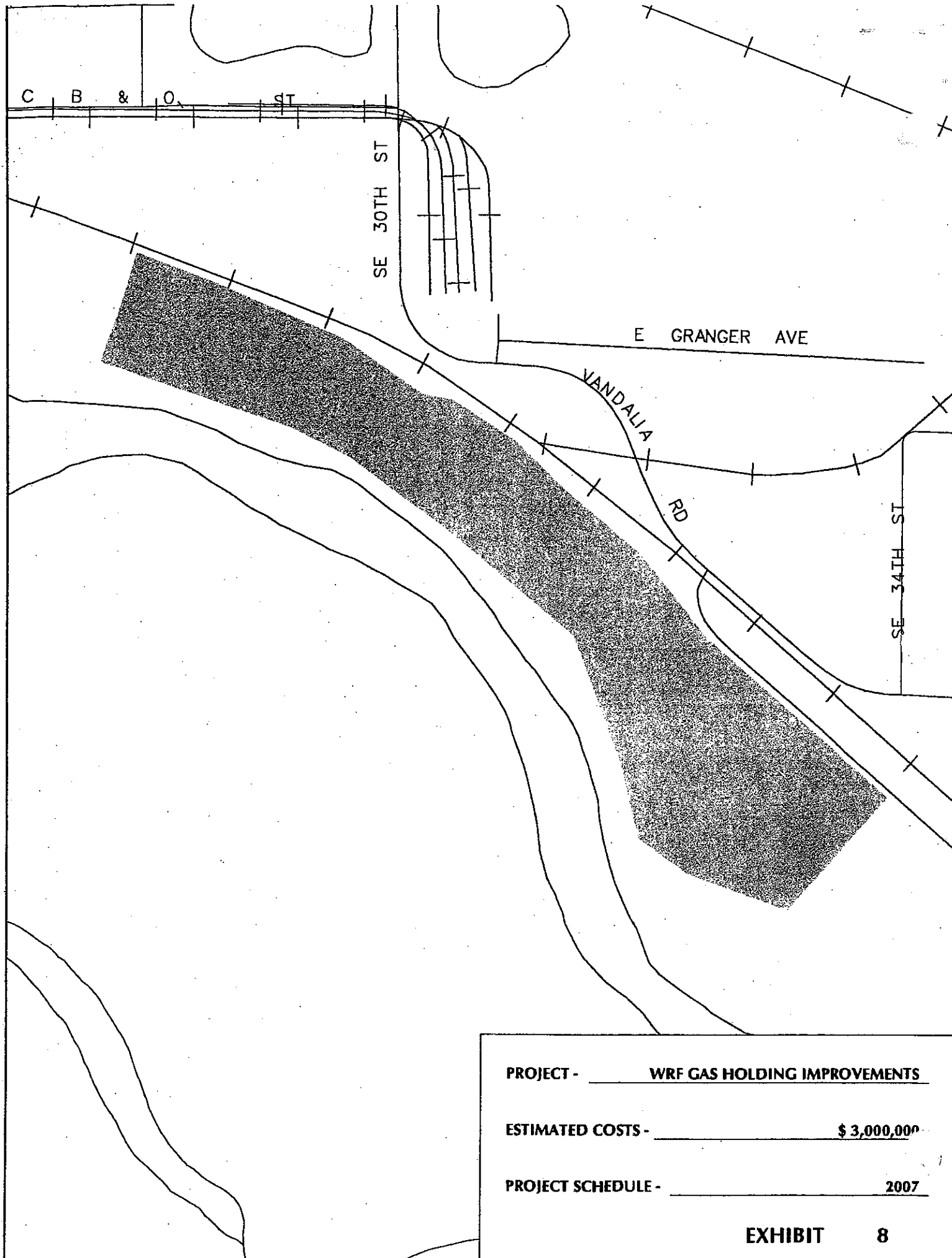


PROJECT - WRF EMISSIONS CONTROL IMPROVEMENTS

ESTIMATED COSTS - _____ \$ 6,000,000

PROJECT SCHEDULE - _____ 2005

EXHIBIT 6

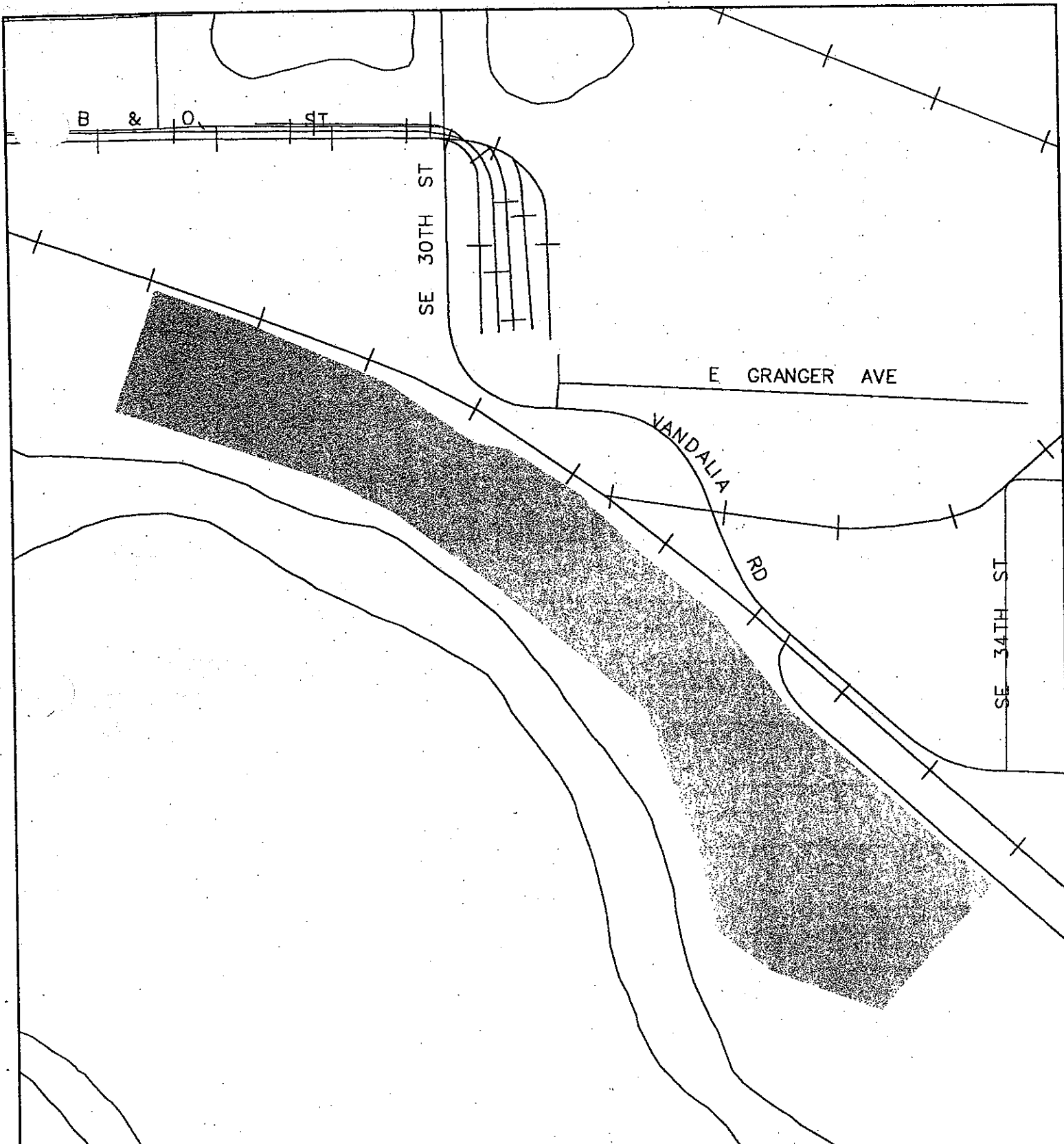


PROJECT - WRF GAS HOLDING IMPROVEMENTS

ESTIMATED COSTS - \$ 3,000,000

PROJECT SCHEDULE - 2007

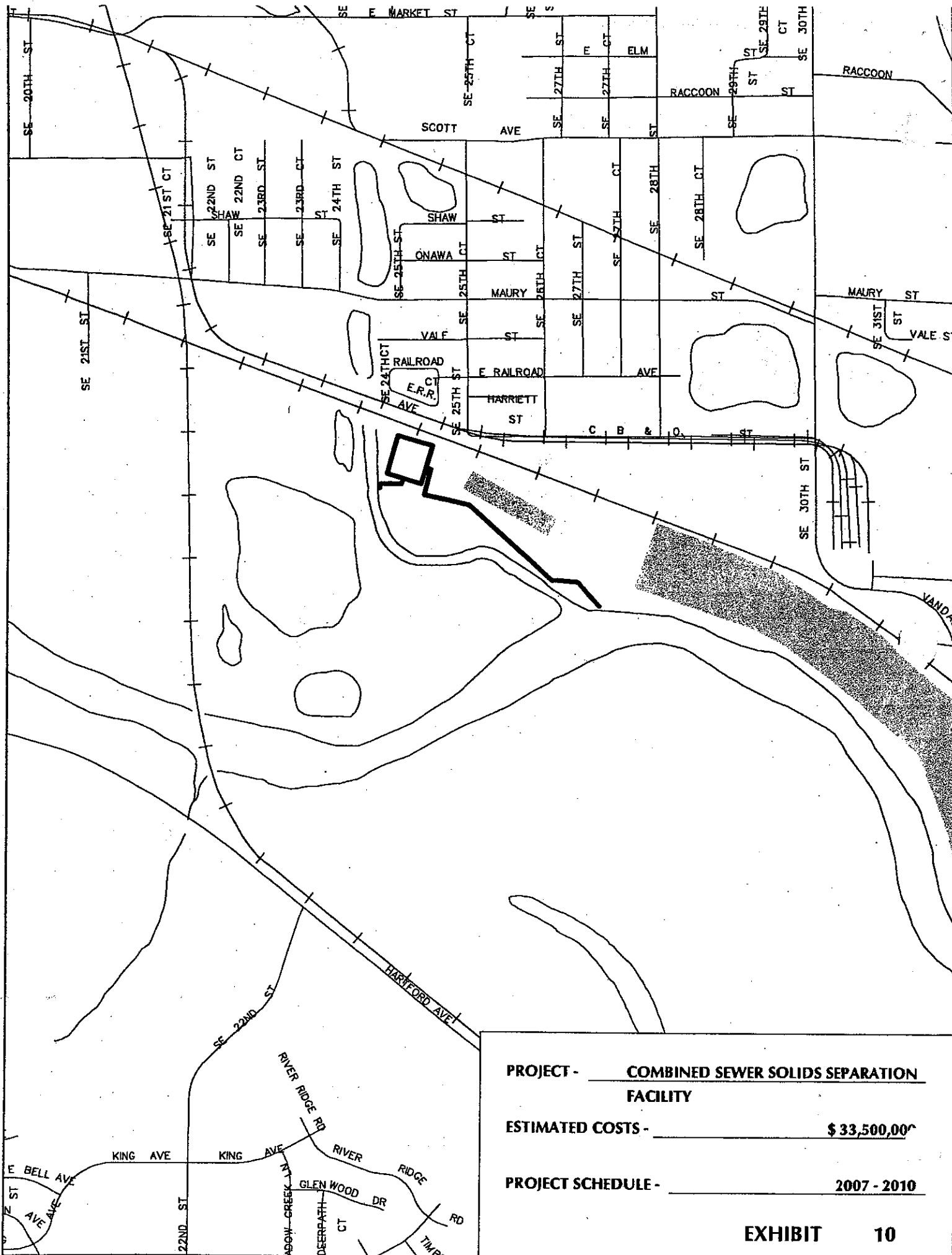
EXHIBIT 8



PROJECT - WRF DIGESTER MIXING IMPROVEMENTS

ESTIMATED COSTS - \$ 7,500,000

PROJECT SCHEDULE - 2007

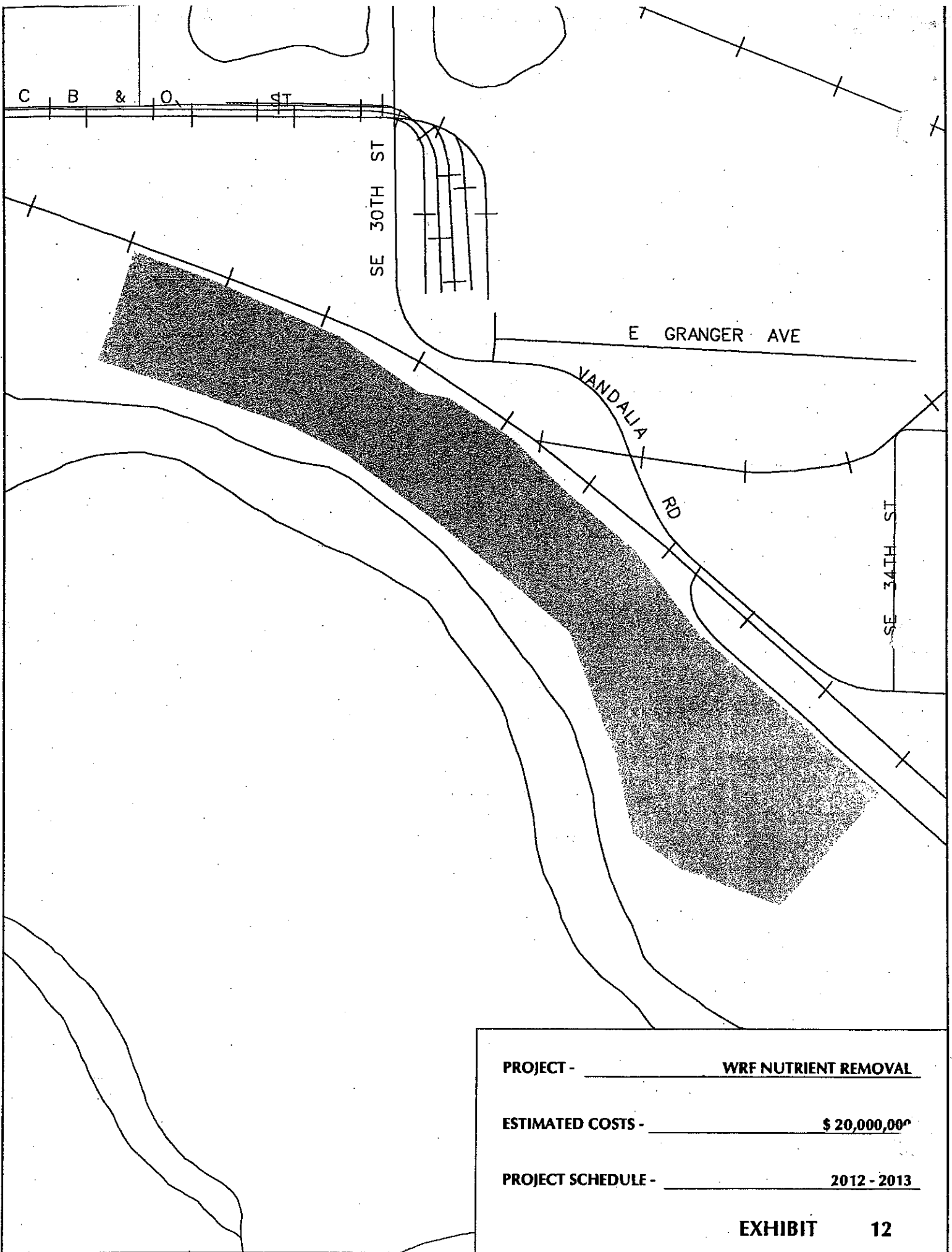




PROJECT - EAST 20TH STREET TRUNK CONNECTOR -
SEWER PHASE 2 AND 3

ESTIMATED COSTS - \$ 3,000,000 (P2) 2,000,000 (P3)

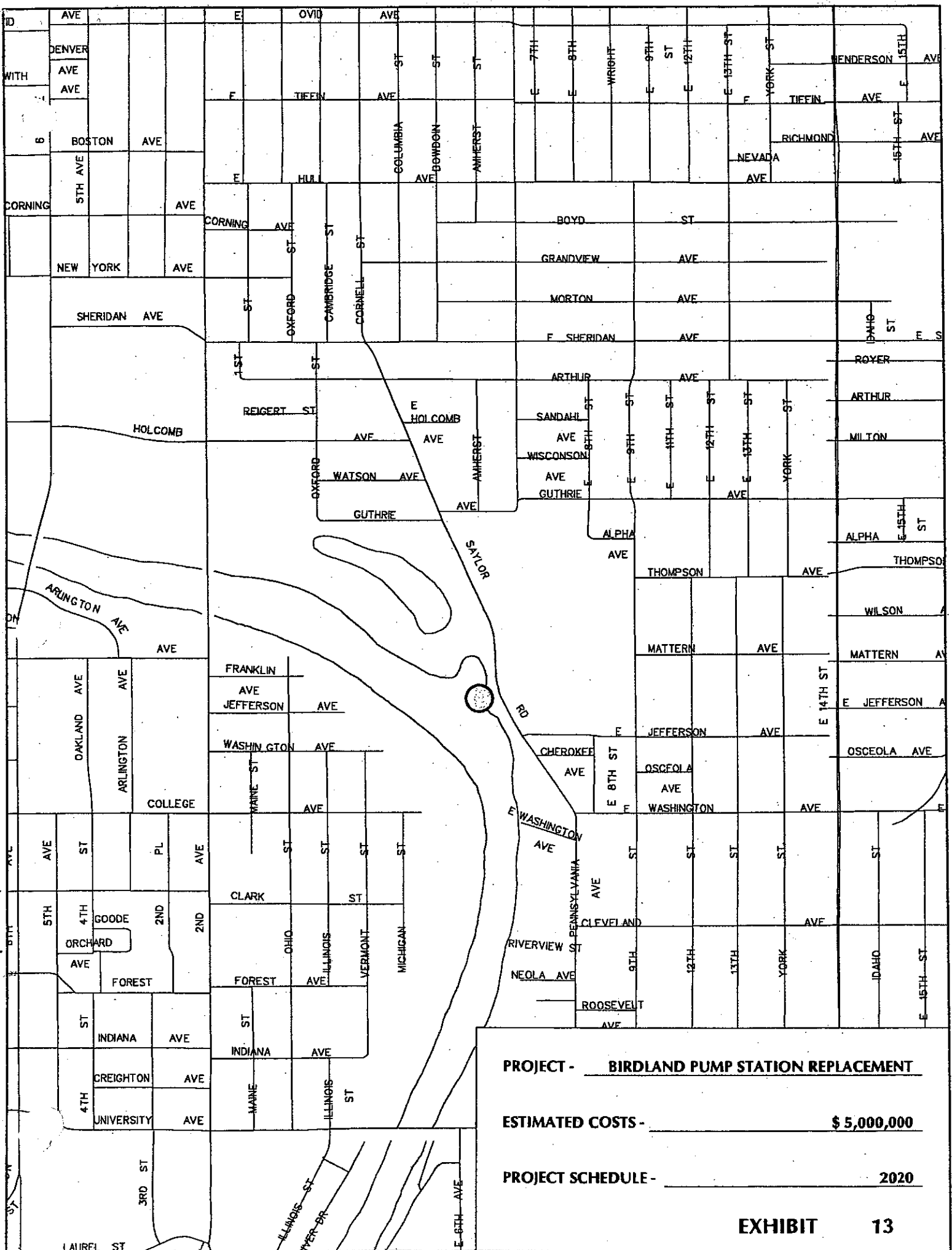
PROJECT SCHEDULE - 2015 (P2) 2020 (P3)



PROJECT - WRF NUTRIENT REMOVAL

ESTIMATED COSTS - \$ 20,000,000

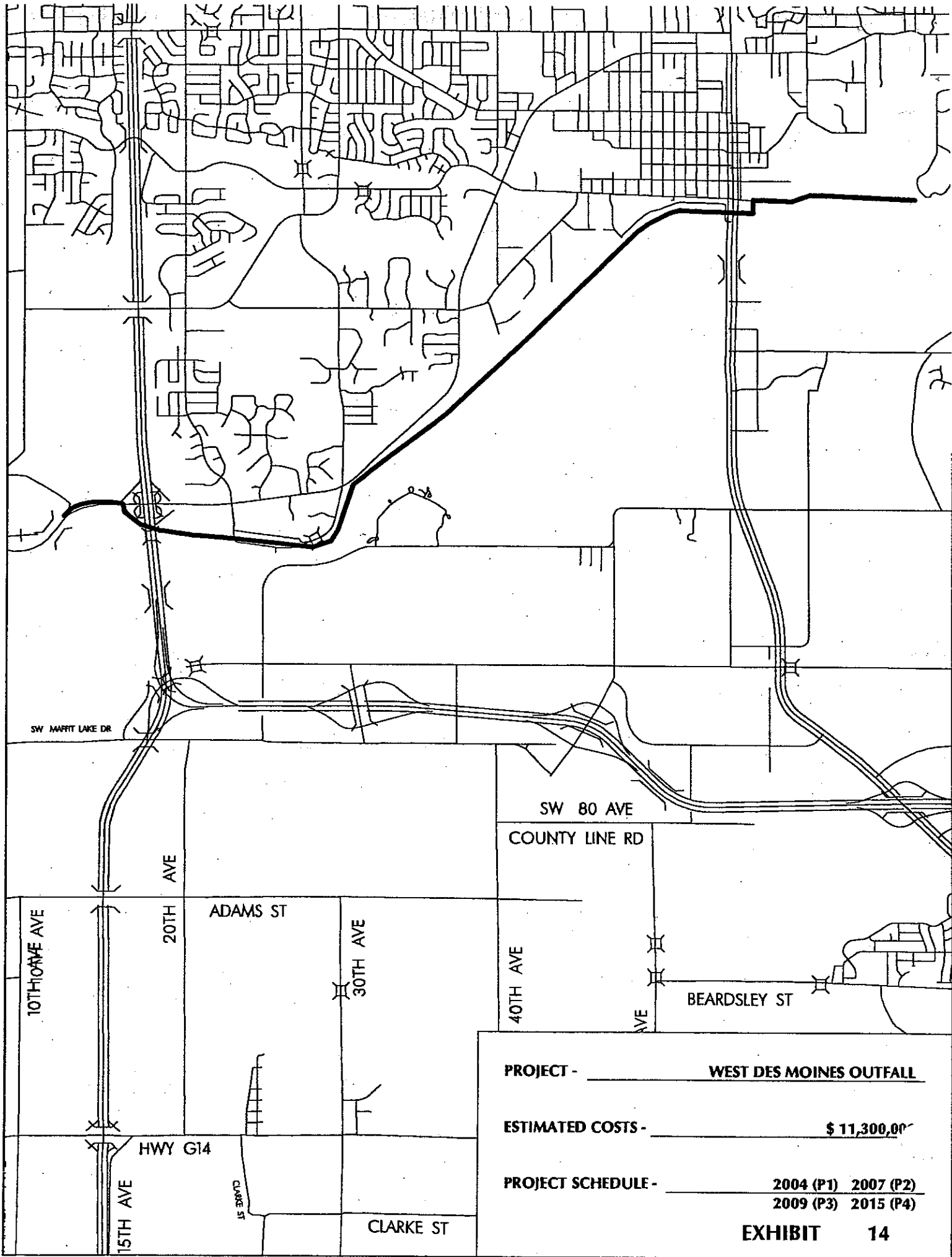
PROJECT SCHEDULE - 2012 - 2013

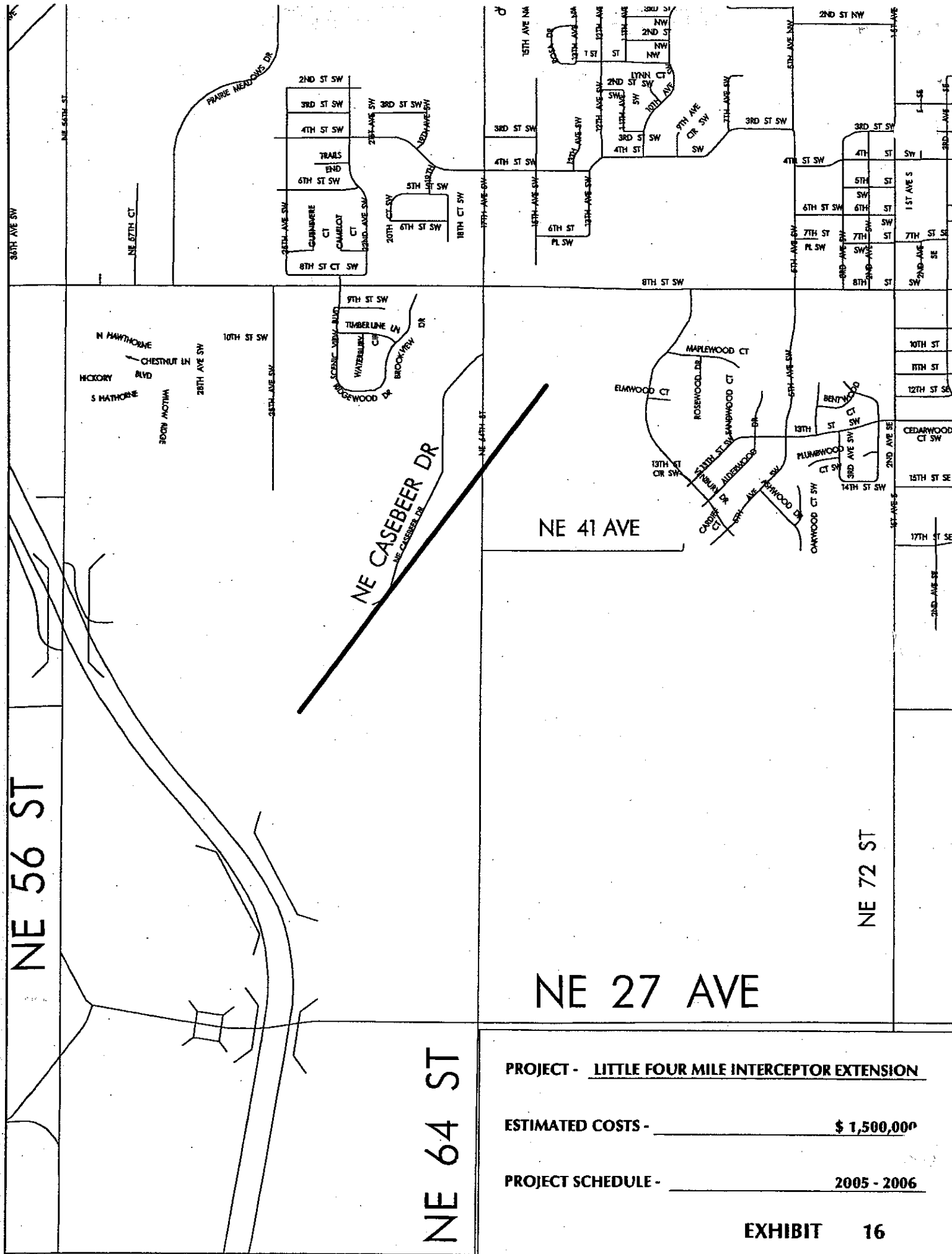


PROJECT - BIRDLAND PUMP STATION REPLACEMENT

ESTIMATED COSTS - \$ 5,000,000

PROJECT SCHEDULE - 2020

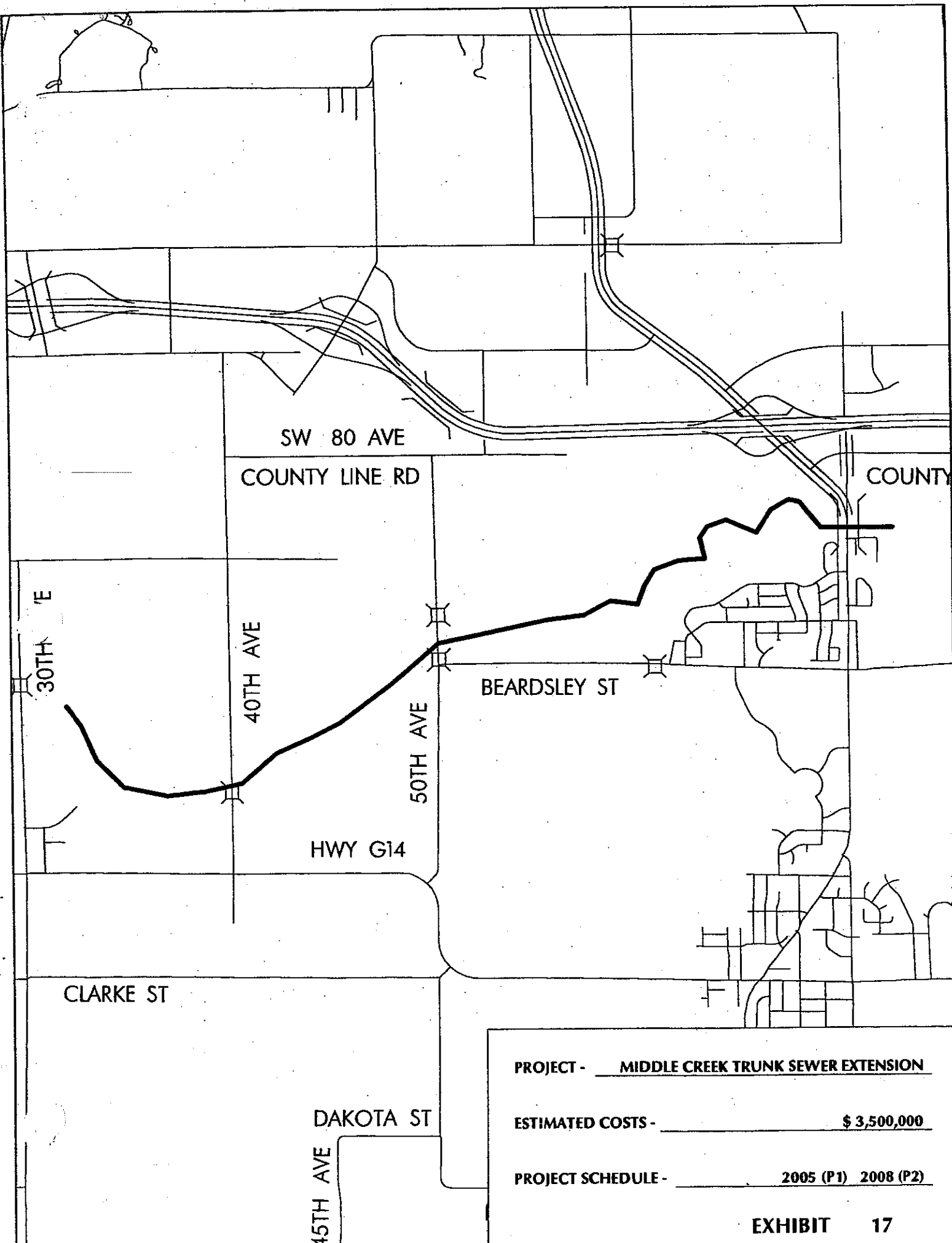




PROJECT - LITTLE FOUR MILE INTERCEPTOR EXTENSION

ESTIMATED COSTS - \$ 1,500,000

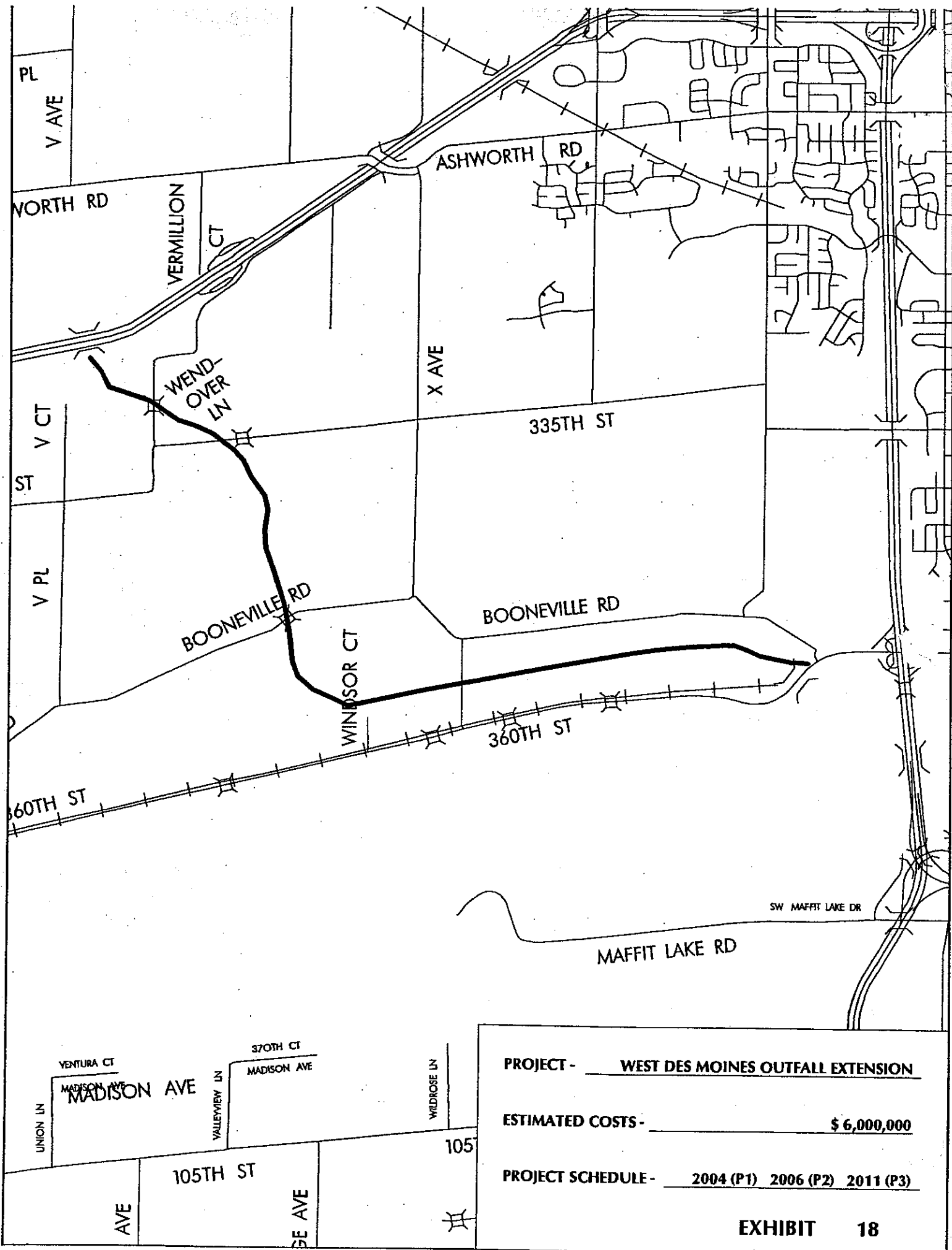
PROJECT SCHEDULE - 2005 - 2006



PROJECT - MIDDLE CREEK TRUNK SEWER EXTENSION

ESTIMATED COSTS - \$ 3,500,000

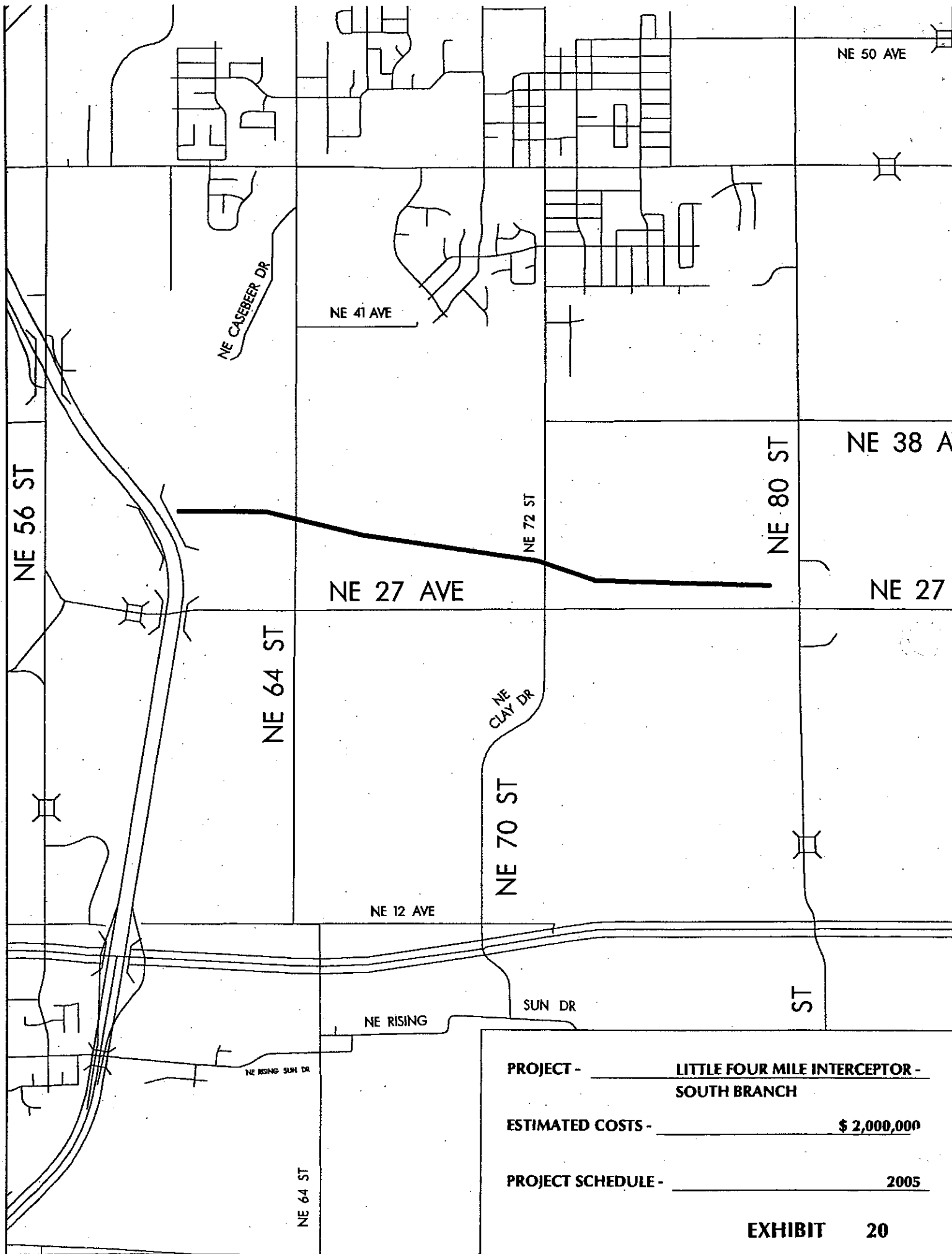
PROJECT SCHEDULE - 2005 (P1) 2008 (P2)



PROJECT - WEST DES MOINES OUTFALL EXTENSION

ESTIMATED COSTS - \$ 6,000,000

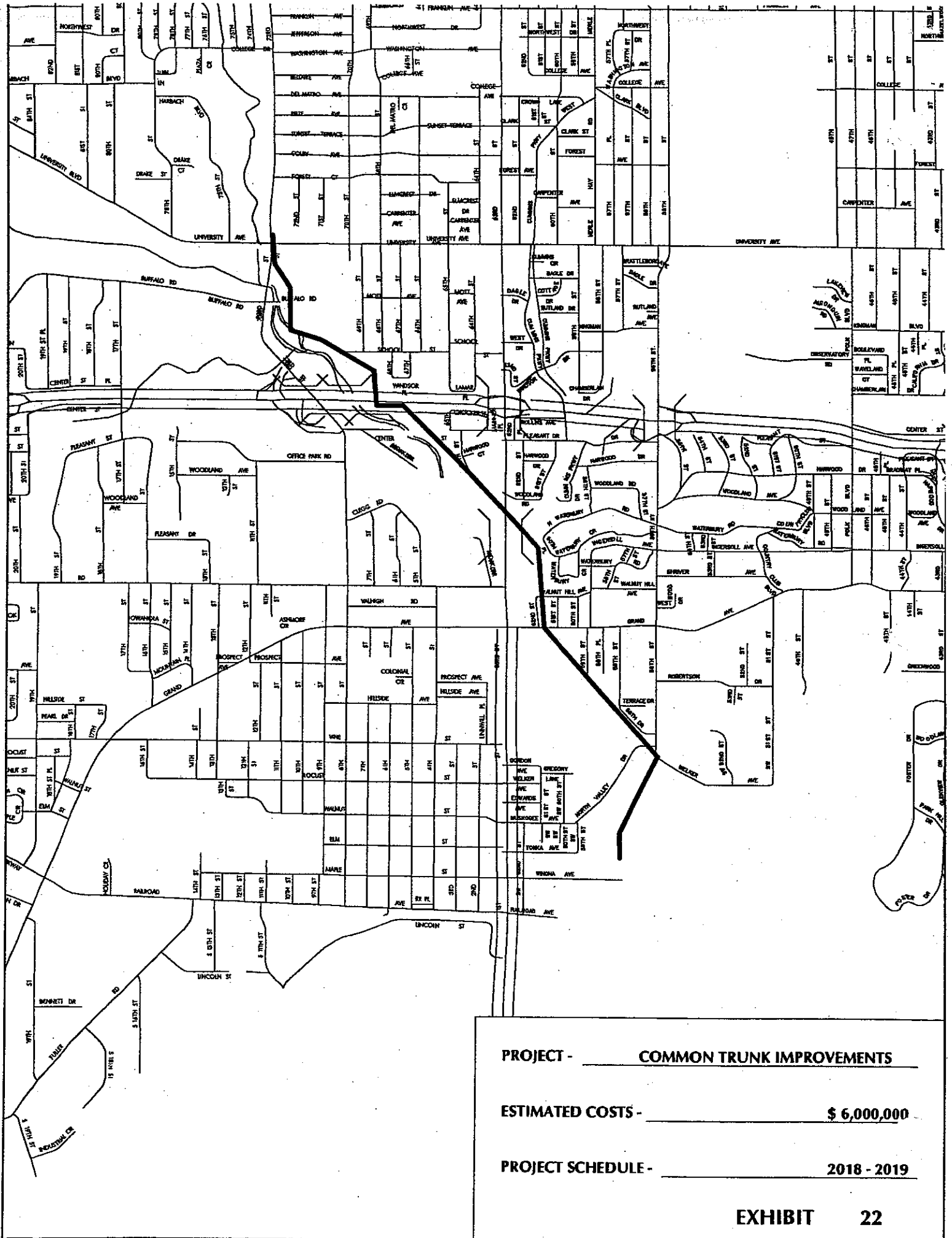
PROJECT SCHEDULE - 2004 (P1) 2006 (P2) 2011 (P3)



PROJECT - LITTLE FOUR MILE INTERCEPTOR - SOUTH BRANCH

ESTIMATED COSTS - \$ 2,000,000

PROJECT SCHEDULE - 2005



PROJECT - COMMON TRUNK IMPROVEMENTS

ESTIMATED COSTS - \$ 6,000,000

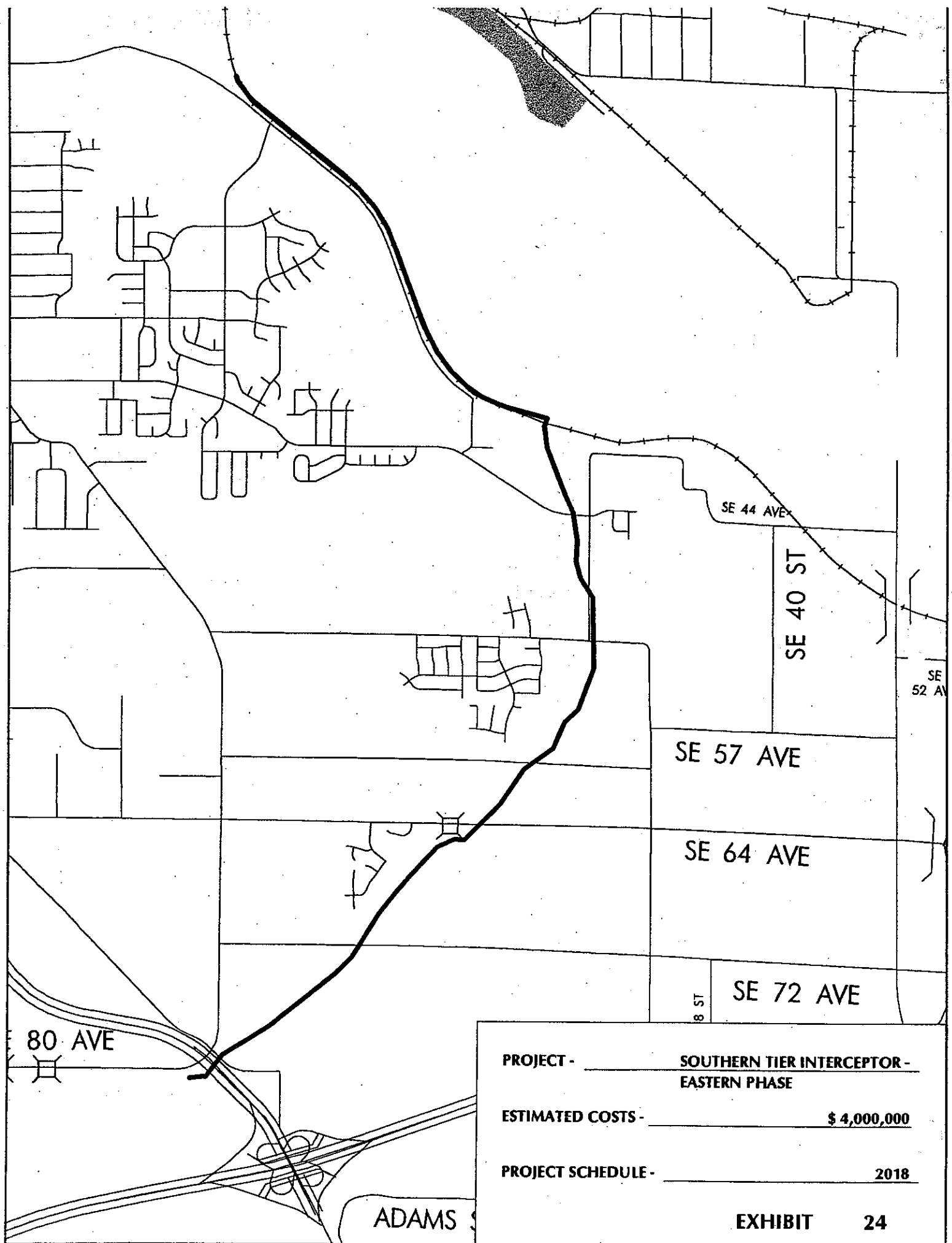
PROJECT SCHEDULE - 2018 - 2019



PROJECT - CLIVE - USSD JOINT TRUNK

ESTIMATED COSTS - \$ 9,500,000

PROJECT SCHEDULE - 2020



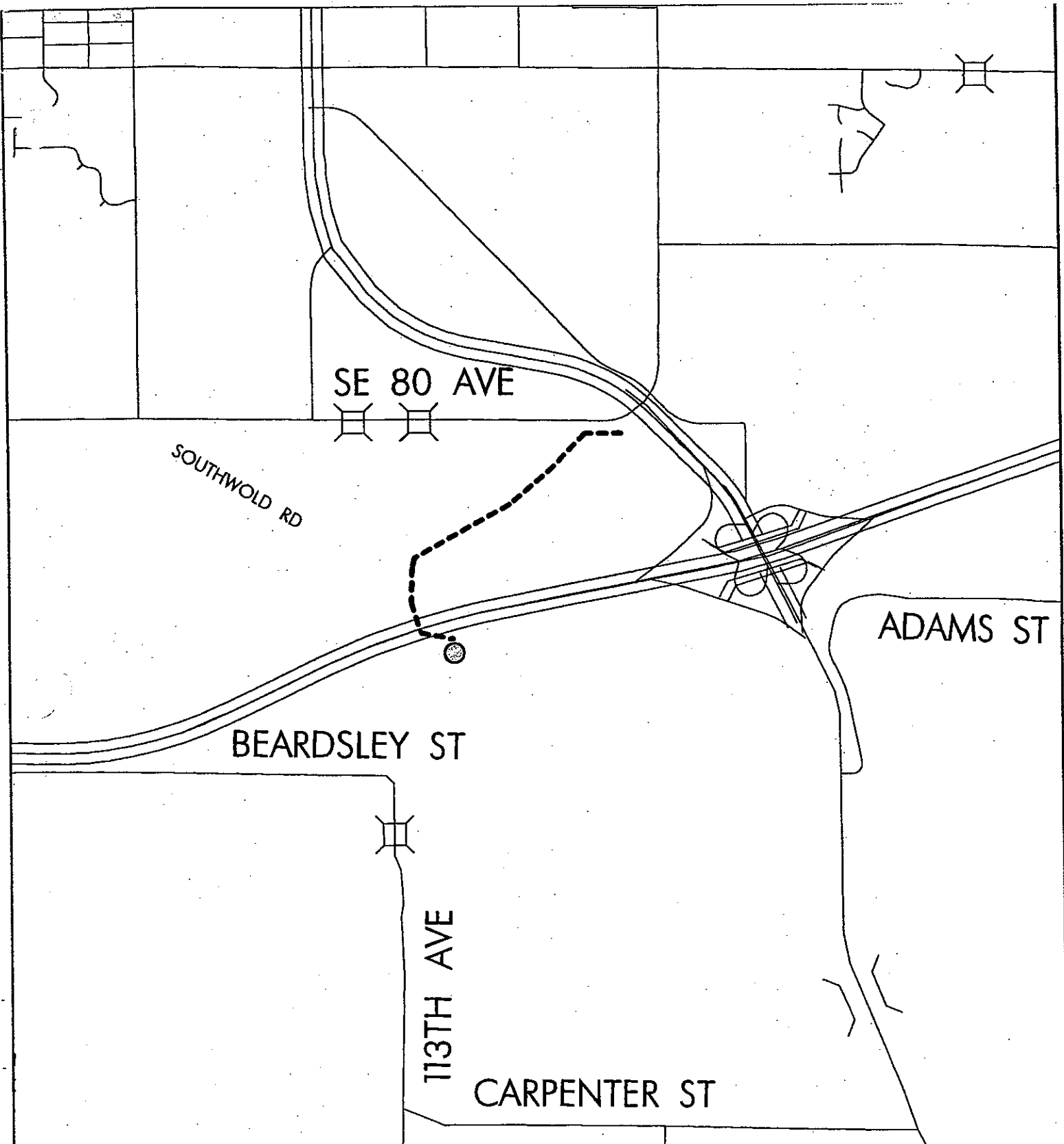
PROJECT - SOUTHERN TIER INTERCEPTOR - EASTERN PHASE

ESTIMATED COSTS - \$ 4,000,000

PROJECT SCHEDULE - 2018

ADAMS ST

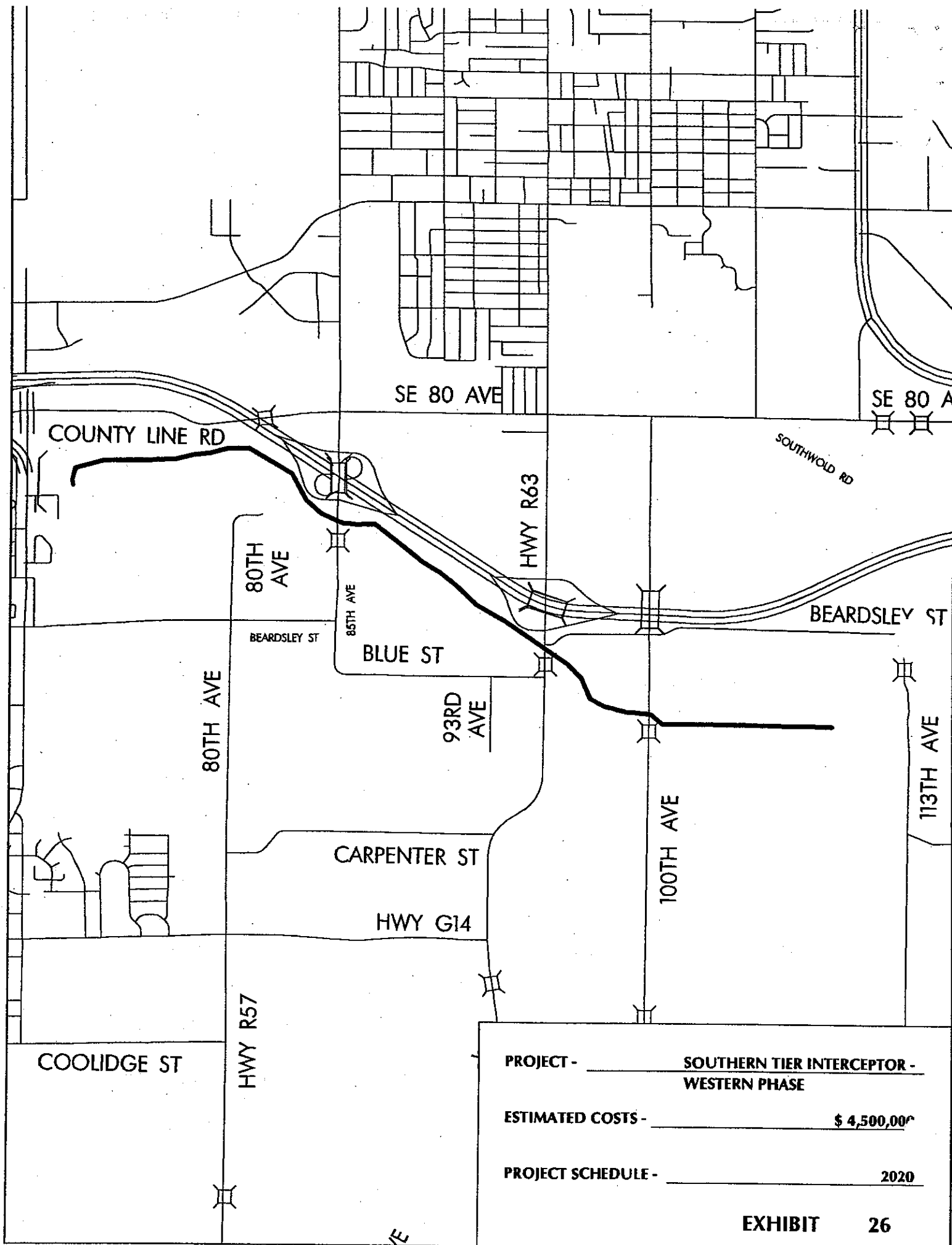
EXHIBIT 24



PROJECT - SOUTHERN TIER INTERCEPTOR -
PUMP STATION AND FORCE MAIN

ESTIMATED COSTS - \$ 6,000,000

PROJECT SCHEDULE - 2018

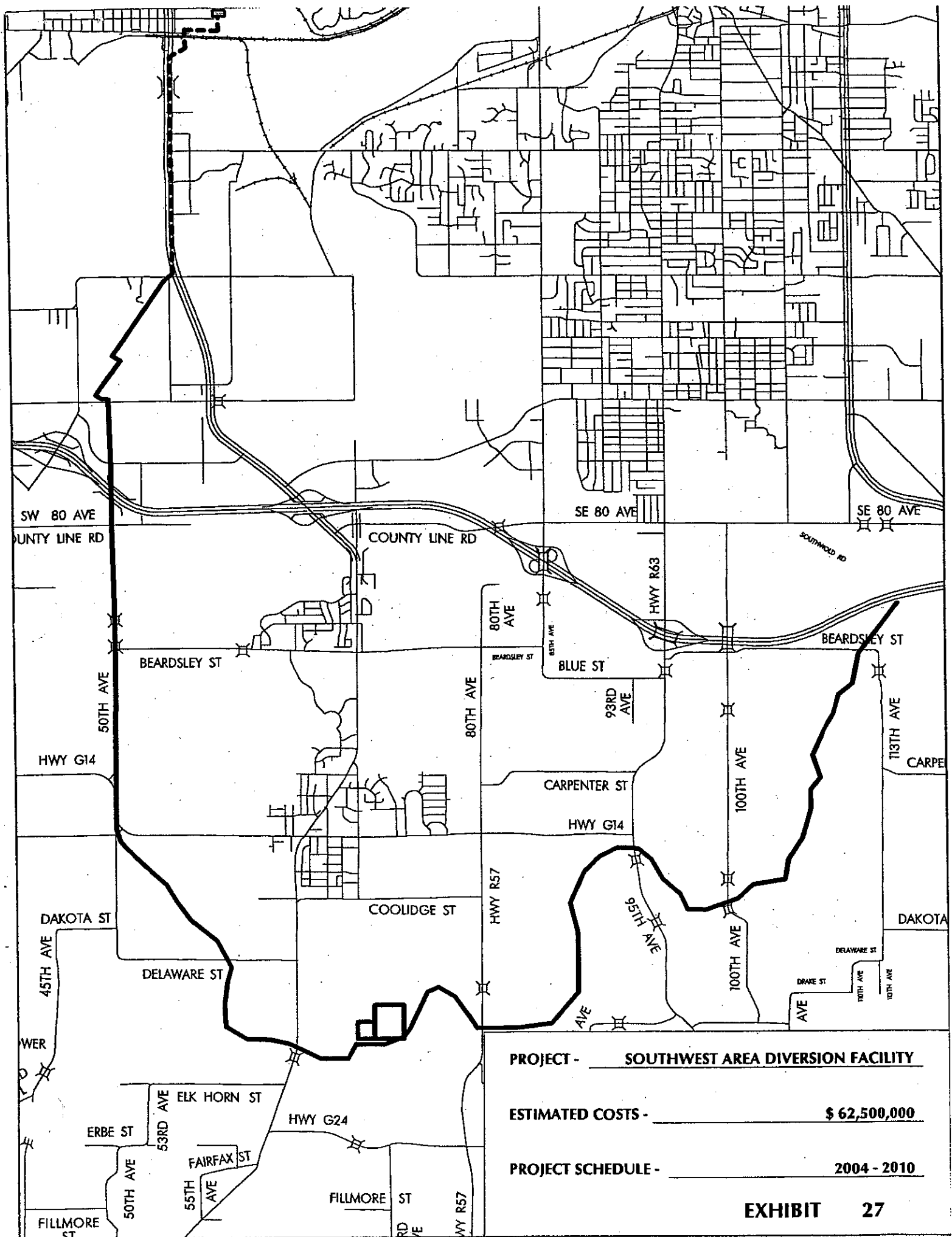


PROJECT - SOUTHERN TIER INTERCEPTOR -
WESTERN PHASE

ESTIMATED COSTS - \$ 4,500,000

PROJECT SCHEDULE - 2020

EXHIBIT 26



PROJECT - SOUTHWEST AREA DIVERSION FACILITY

ESTIMATED COSTS - \$ 62,500,000

PROJECT SCHEDULE - 2004 - 2010

EXHIBIT 28

SCHEDULE OF SURCHARGE PAYMENTS CITY OF ANKENY, IOWA

PART 1 - CAPACITY COST ALLOCATION

Description	Value
Population ¹⁾	27,117
WRF Valuation ²⁾	\$224,694,784
Maximum 30 Day WRF Capacity, mgd ³⁾	134.0
Cost per mgd of Maximum 30 Day Capacity ⁴⁾	\$1,676,827
Daily Per Capita Flow, gpd ⁵⁾	226
Growth Allocation Factor ⁶⁾	140%
Capacity Requirement, mgd ⁷⁾	8.580
Required Capital Contribution ⁸⁾	\$14,386,869

Assumptions

- ¹⁾ 2000 Census Population of City of Ankeny
- ²⁾ Valuation of Wastewater Reclamation Facility as of July 1, 2004
(\$197,794,784 + estimated value of hauled waste facility) (\$4,400,000)
+ estimated value of renewal and replacement funded projects currently
in progress (\$12,500,000) + renewal and replacement fund balance
\$10,000,000 = \$224,694,784
- ³⁾ Maximum 30 day capacity of Wastewater Reclamation Facility as
determined by WRA Facility Plan Update
- ⁴⁾ Valuation of Wastewater Reclamation Facility divided by maximum 30
day capacity
- ⁵⁾ Daily per capita flow as determined from ICA Facility Plan
- ⁶⁾ Growth allocation factor based on average growth of original ICA
communities
- ⁷⁾ Population x per capita daily flow x growth allocation factor, stated in
mgd
- ⁸⁾ Required capacity x cost per mgd of maximum 30 day capacity.

PART 2 - SURCHARGE CALCULATION

Fiscal Year	Payment Rate ¹⁾²⁾	Annual Winter Average Flow ³⁾⁴⁾	Annual Surcharge Payment	Present Value of Reversionary Purchase ⁵⁾	Maximum 30 Day WRF Reversionary Interest Acquired ⁶⁾ (mgd)
2005	\$0.6000	968,000	\$ 580,800	\$ 557,122	0.33
2006	0.6240	997,040	622,153	572,460	0.67
2007	0.6480	1,026,951	665,464	587,350	1.02
2008	0.6730	1,057,760	711,872	602,695	1.38
2009	0.6990	1,089,493	761,555	618,474	1.75
2010	0.7260	1,122,177	814,701	634,661	2.13
2011	0.7550	1,155,843	872,661	652,099	2.52
2012	0.7850	1,190,518	934,557	669,880	2.92
2013	0.8160	1,226,233	1,000,606	687,985	3.33
2014	0.8480	1,263,020	1,071,041	706,392	3.75
2015	0.8810	1,300,911	1,146,103	725,081	4.18
2016	0.9160	1,339,938	1,227,384	744,848	4.63
2017	0.9520	1,380,137	1,313,890	764,839	5.08
2018	0.9900	1,421,541	1,407,325	785,832	5.55
2019	1.0290	1,464,187	1,506,648	806,995	6.03
2020	1.0700	1,508,112	1,613,680	829,088	6.53
2021	1.1120	1,553,356	1,727,332	851,300	7.04
2022	1.1560	1,599,957	1,849,550	874,373	7.56
2023	1.2020	1,647,955	1,980,842	898,265	8.09
2024	1.2500	1,697,394	1,878,507	<u>817,131</u>	8.58
Total				14,386,869	

Assumptions

- 1) Initial payment rate \$0.60 per 1,000 gallons.
- 2) Annual rate of increase of payment rate 4.3%
- 3) Winter average flow for three prior year average for December, January and February annualized from 3 month flow.
- 4) Annual rate of flow growth 3%.
- 5) Present value discount rate 4.25%, present value date June 30, 2004
- 6) Capacity acquired determined by the present value reversionary purchase rate based on cost per mgd of maximum 30 day capacity

Other Parameters

- A. Annual winter average flow amount will be adjusted for each fiscal year based on actual annualized winter flow for the prior calendar year (or such other period being used to measure WRA Flows) and paid in equal monthly installments at the specified payment rate during the following fiscal year.
- B. Regardless of actual flows, the annual payment amount shall not be less than 90% of the value set forth in the above surcharge calculations.
- C. If payments are made in excess of the amounts set forth in above calculations, the obligation of the City of Ankeny to make surcharge payments will terminate when it has paid the full amount of its required capital contribution.
- D. If on June 30, 2024, the City of Ankeny has not paid the full amount of its required capital contribution, the City of Ankeny shall make payments of the remaining balance on or before June 30, 2025.

EXHIBIT 29

SCHEDULE OF SURCHARGE PAYMENTS CITY OF NORWALK, IOWA

PART 1 - CAPACITY COST ALLOCATION

Description	Value
Population ¹⁾	6,884
WRF Valuation ²⁾	\$224,694,784
Maximum 30 Day WRF Capacity, mgd ³⁾	134.0
Cost per mgd of Maximum 30 Day Capacity ⁴⁾	\$1,676,827
Daily Per Capita Flow, gpd ⁵⁾	226
Growth Allocation Factor ⁶⁾	140%
Capacity Requirement, mgd ⁷⁾	1.178
Required Capital Contribution ⁸⁾	\$1,975,465

Assumptions

- ¹⁾ 2000 Census Population of City of Norwalk
- ²⁾ Valuation of Wastewater Reclamation Facility as of July 1, 2004
(\$197,794,784 + estimated value of hauled waste facility) (\$4,400,000)
+ estimated value of renewal and replacement funded projects currently
in progress (\$12,500,000) + renewal and replacement fund balance
\$10,000,000 = \$224,694,784
- ³⁾ Maximum 30 day capacity of Wastewater Reclamation Facility as
determined by WRA Facility Plan Update
- ⁴⁾ Valuation of Wastewater Reclamation Facility divided by maximum 30
day capacity
- ⁵⁾ Daily per capita flow as determined from ICA Facility Plan
- ⁶⁾ Growth allocation factor based on average growth of original ICA
communities
- ⁷⁾ Population x per capita daily flow x growth allocation factor stated in
mgd (2.178) less 1.000 mgd of existing capacity = 1.178 mgd
- ⁸⁾ Required capacity x cost per mgd of maximum 30 day capacity.

PART 2 - SURCHARGE CALCULATION

Fiscal Year	Payment Rate ¹⁾²⁾	Annual Winter Average Flow ³⁾⁴⁾	Annual Surcharge Payment	Present Value of Reversionary Purchase ⁵⁾	Maximum 30 Day WRF Reversionary Interest Acquired ⁶⁾ (mgd)
2005	\$0.6000	110,900	\$ 66,540	\$ 63,827	0.04
2006	0.6340	114,337	72,490	66,700	0.08
2007	0.6700	117,882	78,981	69,710	0.12
2008	0.7080	121,537	86,048	72,851	0.16
2009	0.7480	125,304	93,728	76,118	0.21
2010	0.7900	129,189	102,059	79,505	0.26
2011	0.8530	133,194	111,217	83,107	0.31
2012	0.8820	137,323	121,119	86,817	0.36
2013	0.9320	141,580	131,952	90,726	0.41
2014	0.9850	145,969	143,779	94,828	0.47
2015	1.0410	150,494	156,664	99,113	0.53
2016	1.1000	155,159	170,675	103,575	0.59
2017	1.1620	159,969	185,884	108,206	0.65
2018	1.2280	164,928	202,531	113,091	0.72
2019	1.2970	170,041	220,543	118,128	0.79
2020	1.3700	175,312	240,177	123,400	0.86
2021	1.4480	180,747	261,721	128,987	0.94
2022	1.5300	186,350	285,115	134,788	1.02
2023	1.6170	192,127	310,669	140,881	1.11
2024	1.7090	198,083	278,411	<u>121,106</u>	1.18
Total				1,975,465	

Assumptions

- 1) Initial payment rate \$0.60 per 1,000 gallons.
- 2) Annual rate of increase of payment rate 5.7%
- 3) Winter average flow for three prior year average for December, January and February annualized from 3 month flow.
- 4) Annual rate of flow growth 3.1%.
- 5) Present value discount rate 4.25%, present value date June 30, 2004.
- 6) Capacity acquired determined by the present value reversionary purchase rate based on cost per mgd of maximum 30 day capacity.

Other Parameters

- A. Annual winter average flow amount will be adjusted for each fiscal year based on actual annualized winter flow for the prior calendar year (or such other period being used to measure WRA Flows) and paid in equal monthly installments at the specified payment rate during the following fiscal year.
- B. Regardless of actual flows, the annual payment amount shall not be less than 90% of the value set forth in the above surcharge calculations.
- C. If payments are made in excess of the amounts set forth in above calculations, the obligation of the City of Norwalk to make surcharge payments will terminate when it has paid the full amount of its required capital contribution.
- D. If on June 30, 2024, the City of Norwalk has not paid the full amount of its required capital contribution, the City of Norwalk shall make payments of the remaining balance on or before June 30, 2025.

EXHIBIT 30

SCHEDULE OF SURCHARGE PAYMENTS CITY OF BONDURANT, IOWA

PART 1 - CAPACITY COST ALLOCATION

Description	Value
Population ¹⁾	1,846
WRF Valuation ²⁾	\$224,694,784
Maximum 30 Day WRF Capacity, mgd ³⁾	134.0
Cost per mgd of Maximum 30 Day Capacity ⁴⁾	\$1,676,827
Daily Per Capita Flow, gpd ⁵⁾	226
Growth Allocation Factor ⁶⁾	140%
Capacity Requirement, mgd ⁷⁾	0.584
Required Capital Contribution ⁸⁾	\$979,391

Assumptions

- ¹⁾ 2000 Census Population of City of Bondurant
- ²⁾ Valuation of Wastewater Reclamation Facility as of July 1, 2004
(\$197,794,784 + estimated value of hauled waste facility) (\$4,400,000)
+ estimated value of renewal and replacement funded projects currently
in progress (\$12,500,000) + renewal and replacement fund balance
\$10,000,000 = \$224,694,784
- ³⁾ Maximum 30 day capacity of Wastewater Reclamation Facility as
determined by WRA Facility Plan Update
- ⁴⁾ Valuation of Wastewater Reclamation Facility divided by maximum 30
day capacity
- ⁵⁾ Daily per capita flow as determined from ICA Facility Plan
- ⁶⁾ Growth allocation factor based on average growth of original ICA
communities
- ⁷⁾ Population x per capita daily flow x growth allocation factor, stated in
mgd
- ⁸⁾ Required capacity x cost per mgd of maximum 30 day capacity.

PART 2 - SURCHARGE CALCULATION

Fiscal Year	Payment Rate ¹⁾²⁾	Annual Winter Average Flow ³⁾⁴⁾	Annual Surcharge Payment	Present Value of Reversionary Purchase ⁵⁾	Maximum 30 Day WRF Reversionary Interest Acquired ⁶⁾ (mgd)
2005	\$0.9000	34,700			
2006	0.9360	35,741			
2007	1.0310	36,813			
2008	1.1040	37,918	\$ 41,861	\$ 35,441	0.02
2009	1.1820	39,055	46,163	37,490	0.04
2010	1.2650	40,227	50,887	39,641	0.07
2011	1.3540	41,434	56,101	41,992	0.09
2012	1.4500	42,677	61,881	44,356	0.12
2013	1.5520	43,957	68,221	46,907	0.15
2014	1.6620	45,276	75,248	49,629	0.18
2015	1.7800	46,634	83,008	52,515	0.21
2016	1.9060	48,033	91,551	55,558	0.24
2017	2.0410	49,474	100,976	58,780	0.28
2018	2.1850	50,958	111,343	62,173	0.31
2019	2.3400	52,487	122,819	65,785	0.35
2020	2.5060	54,061	135,478	69,607	0.39
2021	2.6830	55,683	149,398	73,630	0.44
2022	2.8730	57,354	164,778	77,898	0.48
2023	3.0760	59,074	181,713	82,403	0.53
2024	3.2940	60,847	196,917	<u>85,657</u>	0.58
Total				979,391	

Assumptions

- 1) Initial payment rate \$0.90 per 1,000 gallons.
- 2) Annual rate of increase of payment rate 7.1%
- 3) Winter average flow for three prior year average for December, January and February annualized from 3 month flow.
- 4) Annual rate of flow growth 3.1%.
- 5) Present value discount rate 4.25%, present value date June 30, 2004.
- 6) Capacity acquired determined by the present value reversionary purchase rate based on cost per mgd of maximum 30 day capacity

Other Parameters

- A. Annual winter average flow amount will be adjusted for each fiscal year based on actual annualized winter flow for the prior calendar year (or such other period being used to measure WRA Flows) and paid in equal monthly installments at the specified payment rate during the following fiscal year.
- B. Regardless of actual flows, the annual payment amount shall not be less than 90% of the value set forth in the above surcharge calculations.
- C. If payments are made in excess of the amounts set forth in above calculations, the obligation of the City of Bondurant to make surcharge payments will terminate when it has paid the full amount of its required capital contribution.
- D. If on June 30, 2024, the City of Bondurant has not paid the full amount of its required capital contribution, the City of Bondurant shall make payments of the remaining balance on or before June 30, 2025.

Exhibit 31
Preliminary Bond Offering Schedule

<u>Bond Series</u>	<u>Bond Purpose</u>	<u>Dated Date</u>	<u>Par Amount</u>	<u>Project Costs</u>
2004	Refunding	August 1, 2004	45,385,000	46,824,693 ¹
2004	New Money	August 1, 2004	67,245,000	59,188,782
2006	New Money	March 1, 2006	31,575,000	26,891,017
2007	New Money	March 1, 2007	30,705,000	26,146,155
2008	New Money	March 1, 2008	28,950,000	24,643,961
2009	New Money	March 1, 2009	38,790,000	33,064,516
2010	New Money	March 1, 2010	80,475,000	68,736,066
2012	New Money	March 1, 2012	40,515,000	34,540,147
2015	New Money	March 1, 2015	11,040,000	9,318,384
2018	New Money	March 1, 2018	29,015,000	24,700,906
2020	New Money	March 1, 2020	<u>51,850,000</u>	<u>44,240,582</u>
Total Par			455,545,000	398,295,209

Notes:

¹ A portion of these project costs are funded with a cash contribution used to reduce the bond size.

Exhibit 31
Preliminary Bond Offering Schedule

Projects Funded with August 1, 2004 New Money Bonds

	Est. Project Date	Est. PV Cost	Est. FV Cost
<u>Core Improvements</u>			
East 20th Trunk Connector	07/01/04	4,400,000	4,477,096
Des Moines River Outfall-Phase 1	07/01/04	8,000,000	8,140,174
WRF Power Generation	01/02/05	1,700,000	1,755,879
WRF Emissions Control	07/01/05	6,000,000	6,289,658
Westside Pump Station	07/01/05	6,000,000	6,289,658
Ingersoll Run Combined Sewer	07/01/05	2,000,000	2,096,553

Total Core		28,100,000	29,149,018
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<u>Expansion Improvements</u>			
West Des Moines Outfall-Phase 1	07/01/04	700,000	712,265
Four Mile Interceptor Extension-Phase 1	01/02/05	9,500,000	9,812,265
Little Four Mile Interceptor-South Branch	07/01/05	2,000,000	2,096,553
Little Four Mile Interceptor Extension	01/02/06	1,500,000	1,596,133
West Des Moines Outfall Extension-Phase 1	07/01/04	1,000,000	1,017,522
Middle Creek Trunk Extension	07/01/05	2,000,000	2,096,553

Total Expansion		16,700,000	17,331,291
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<u>Southwest Area Diversion Expansion</u>			
Southwest Area Diversion - Phase 1	07/01/04	12,633,255	12,808,472

Total SW Diversion Expansion		12,633,255	12,808,472
Total Project Costs		57,433,255	59,188,782

Exhibit 31
Preliminary Bond Offering Schedule

Projects Funded with March 1, 2006 New Money Bonds

<u>Core Improvements</u>	Est. Project Date	Est. PV Cost	Est. FV Cost
Flow Monitoring	07/01/06	6,400,000	6,911,747
Des Moines River Outfall--Phase 2A	07/01/06	6,000,000	6,479,763

<u>Total Core</u>		12,400,000	13,391,510
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Expansion Improvements

West Des Moines Outfall Extension --Phase 2	07/01/06	2,500,000	2,699,901
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<u>Total Expansion</u>		2,500,000	2,699,901
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Southwest Area Diversion Expansion

Southwest Area Diversion	07/01/06	10,000,000	10,799,605
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<u>Total SW Expansion</u>		10,000,000	10,799,605
Total Project Costs		24,900,000	26,891,017

Exhibit 31
Preliminary Bond Offering Schedule

Projects Funded with March 1, 2007 New Money Bonds

	Est. Project Date	Est. PV Cost	Est. FV Cost
<u>Core Improvements</u>			
WRF Gas Holding	07/01/07	3,000,000	3,337,807
WRF Digester Mixing	07/01/07	7,500,000	8,344,518
Combined Sewer Solids Separation--Design	07/01/07	3,500,000	3,894,108
Des Moines River Outfall--Phase 2B	07/01/07	5,000,000	5,563,012

Total Core	19,000,000	21,139,445
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<u>Expansion Improvements</u>			
Four Mile Interceptor	7/1/2007	1,500,000	1,668,904
West Des Moines Outfall--Phase 2	7/1/2007	3,000,000	3,337,807

Total Expansion	4,500,000	5,006,711
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Southwest Area Diversion Expansion

Total SW Expansion	4,500,000	5,006,711
Total Project Costs	23,500,000	26,146,155

Exhibit 31
Preliminary Bond Offering Schedule

Projects Funded with March 1, 2008 New Money Bonds

<u>Core Improvements</u>	Est. Project Date	Est. PV Cost	Est. FV Cost
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Total Core			
<u>Expansion Improvements</u>			
Middle Creek Trunk Sewer--Phase 2	07/01/08	1,500,000	1,719,346

Total Expansion		1,500,000	1,719,346
<u>Southwest Area Diversion Expansion</u>			
Southwest Area Diversion	07/01/08	20,000,000	22,924,615
Total SW Expansion		20,000,000	22,924,615
Total Project Costs		21,500,000	24,643,961

Exhibit 31
Preliminary Bond Offering Schedule

Projects Funded with March 1, 2009 New Money Bonds

	Est. Project Date	Est. PV Cost	Est. FV Cost
<u>Core Improvements</u>			
Combined Sewer Solids Separation	07/01/09	15,000,000	17,713,134
Des Moines River Outfall--Phase 3	07/01/09	3,000,000	3,542,627

<u>Total Core</u>		18,000,000	21,255,761
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Expansion Improvements

Four Mile Interceptor--A	07/01/09	6,000,000	7,085,253
West Des Moines Outfall Extension--Phase 3	07/01/09	4,000,000	4,723,502

<u>Total Expansion</u>		10,000,000	11,808,755
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<u>Total Project Costs</u>		28,000,000	33,064,516
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Exhibit 31
Preliminary Bond Offering Schedule

Projects Funded with March 1, 2010 New Money Bonds

<u>Core Improvements</u>	Est. Project Date	Est. PV Cost	Est. FV Cost
Combined Sewer Separation	07/01/10	15,000,000	18,248,513
Des Moines River Outfall--Phase 3	07/01/10	8,500,000	10,340,824

<u>Expansion Improvements</u>		2,500,000	28,389,373
Four Mile Interceptor--B	07/01/10	5,000,000	6,082,838
Four Mile Interceptor Extension--Phase 2	07/01/10	5,500,000	6,691,121
West Des Moines Outfall--Phase 3	07/01/10	2,500,000	3,041,419

<u>Southwest Area Diversion Expansion</u>		13,000,000	15,815,738
Southwest Area Diversion	07/01/10	20,000,000	24,331,351

<u>Total Project Costs</u>		56,500,000	68,736,066
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Exhibit 31
Preliminary Bond Offering Schedule

Projects Funded with March 1, 2012 New Money Bonds

	Est. Project Date	Est. PV Cost	Est. FV Cost
<u>Core Improvements</u>			
WRF Nutrient Removal	07/01/12	20,000,000	25,824,409

<u>Total Core</u>		20,000,000	25,824,409
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<u>Expansion Improvements</u>			
Mud Creek Interceptor	07/01/12	6,750,000	8,715,738

<u>Total Expansion</u>		6,750,000	8,715,738
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<u>Total Project Costs</u>		26,750,000	34,540,147
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Exhibit 31
Preliminary Bond Offering Schedule

Projects Funded with March 1, 2015 New Money Bonds

<u>Core Improvements</u>	Est. Project Date	Est. PV Cost	Est. FV Cost
East 20th Street Connector--Phase 3	07/01/15	3,000,000	4,235,629

Total Core		3,000,000	4,235,629
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<u>Expansion Improvements</u>			
West Des Moines Outfall--Phase 4	07/01/15	3,600,000	5,082,755

Total Expansion		3,600,000	5,082,755
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Total Project Costs		6,600,000	9,318,384
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Exhibit 31
Preliminary Bond Offering Schedule

Projects Funded with March 1, 2018 New Money Bonds

<u>Core Improvements</u>	Est. Project Date	Est. PV Cost	Est. FV Cost
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Total Core			
<u>Expansion Improvements</u>			
Common Trunk	07/01/18	6,000,000	9,262,840
Southern Tier Interceptor—Eastern	07/01/18	4,000,000	6,175,226
Southern Tier Pump Station	07/01/18	6,000,000	9,262,840

Total Expansion		16,000,000	24,700,906
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Total Project Costs		16,000,000	24,700,906
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Exhibit 31
Preliminary Bond Offering Schedule

Projects Funded with March 1, 2020 New Money Bonds

	Est. Project Date	Est. PV Cost	Est. FV Cost
<u>Core Improvements</u>			
East 20th Street Trunk Connector--Phase 3	07/01/20	2,000,000	3,277,080
Birdland Pump Station	07/01/20	5,000,000	8,192,700
Des Moines River Outfall	07/01/20	6,000,000	9,831,240

Total Core		13,000,000	21,301,020
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<u>Expansion Improvements</u>			
Southern Tier Interceptor--Western	07/01/20	4,500,000	7,373,430
Clive USSD Joint Trunk	07/01/20	9,500,000	15,566,131

Total Expansion		14,000,000	22,939,561
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Total Project Costs		27,000,000	44,240,582
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ITEMS TO INCLUDE ON AGENDA

CITY OF GRIMES, IOWA

Des Moines Metropolitan Wastewater Reclamation Authority

- Resolution approving and authorizing execution and delivery of a Supplement to the Second Amended and Restated Agreement for the Des Moines Metropolitan Wastewater Reclamation Authority (WRA), consenting to the issuance of Bonds by the Board of the WRA for the purpose of constructing improvements under the terms of said Agreement, and related matters

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE CHAPTER 21
AND THE LOCAL RULES OF THE CITY.

_____, 20__

The City Council of Grimes, Iowa, met in _____ session, in the Council Chambers, City Hall, Grimes, Iowa, at _____ o'clock __.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

Council Member _____ introduced the following resolution entitled "RESOLUTION APPROVING AND AUTHORIZING EXECUTION AND DELIVERY OF A SUPPLEMENT TO THE SECOND AMENDED AND RESTATED AGREEMENT FOR THE DES MOINES METROPOLITAN WASTEWATER RECLAMATION AUTHORITY (WRA), CONSENTING TO THE ISSUANCE OF BONDS BY THE BOARD OF THE WRA FOR THE PURPOSE OF CONSTRUCTING IMPROVEMENTS UNDER THE TERMS OF SAID AGREEMENT, AND RELATED MATTERS", and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following resolution duly adopted.

RESOLUTION APPROVING AND AUTHORIZING EXECUTION AND DELIVERY OF A SUPPLEMENT TO THE SECOND AMENDED AND RESTATED AGREEMENT FOR THE DES MOINES METROPOLITAN WASTEWATER RECLAMATION AUTHORITY (WRA), CONSENTING TO THE ISSUANCE OF BONDS BY THE BOARD OF THE WRA FOR THE PURPOSE OF CONSTRUCTING IMPROVEMENTS UNDER THE TERMS OF SAID AGREEMENT, AND RELATED MATTERS

WHEREAS, the Cities of Altoona, Ankeny, Bondurant, Clive, Cumming, Des Moines, Johnston, Norwalk, Pleasant Hill, Polk City, Waukee and West Des Moines, and Polk County, Warren County, the Urbandale Sanitary Sewer District, the Urbandale-Windsor Heights Sanitary District and the Greenfield Plaza/Hills of Coventry Sanitary District (together, the "Participating Communities") are parties to the Second Amended and Restated Agreement for the Des Moines Metropolitan Wastewater Reclamation Authority filed with the Secretary of State on June 11, 2014 (the "Agreement"); and

WHEREAS, the Agreement, among other things, establishes the Des Moines Metropolitan Wastewater Reclamation Authority (the "WRA") as a separate legal entity, describes the Improvements to be constructed and the Bonds proposed to be issued by the Board of the WRA for the purpose of acquiring and constructing the same, and provides a means of allocating the budgeted costs of the WRA to each of the Participating

Communities; and

WHEREAS, it has been proposed that the City of Grimes become a Participating Community under the terms of the Agreement; and

WHEREAS, there has been prepared a Supplement to WRA Agreement Admitting the City of Grimes as a Participating Community of the WRA Effective July 1, 2022 (the "Supplement"), a copy of which is now before this City Council and incorporated by this reference; and

WHEREAS, this City Council has reviewed the Agreement and the Supplement and the exhibits thereto and has determined that the approval of the same is in the best interests of the City of Grimes and the residents thereof, and that the City Council should evidence its consent to the issuance of Bonds as provided in the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA:

Section 1. Definitions. All capitalized terms used in this resolution shall have the meanings given to them in the Agreement.

Section 2. Approval of Agreement and Supplement. The form and content of the Agreement and the Supplement are in all respects authorized, confirmed and approved, and the Mayor and City Clerk are hereby authorized, empowered and directed to execute, attest, seal and deliver the Supplement for and on behalf of the City of Grimes, and that from and after the execution and delivery of the Supplement, the Mayor and City Clerk are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Agreement and the Supplement, including any such certificates or documents as may be necessary or desirable in order to further evidence the authorization of the City of Grimes with respect to the issuance of any Bonds or Refunding Bonds as provided in the Agreement.

Section 3. Consent to Issuance of Bonds. The City of Grimes hereby consents to and authorizes the Board, pursuant to Section 28F.3 of the Code of Iowa, as amended, (the "Code"), to issue Bonds as and to the extent described in Article XIII, Section 2 of the Agreement, for the purposes of acquiring and constructing the Improvements contemplated by the Agreement. The City of Grimes consents to and agrees that such Bonds may be issued and sold by the Board in multiple series, at such times and from time to time over a period of years, in such amounts, to such purchasers and for such purposes, by either public or private sale, at fixed or variable rates of interest as shall be prevailing at the time of issuance of the Bonds, but which shall not exceed 15% in any event, with such covenants and terms and in such form and manner as the Board shall determine to be

appropriate, in its sole discretion, and in accordance with the Preliminary Bond Offering Schedule attached as Exhibit 53 to the Agreement. The City of Grimes further consents to and authorizes the Board to adjust the principal amount or time of offering of any of the Bonds from the amounts and times set forth in said Exhibit 53 at the time of the sale and issuance of any series of the Bonds in order to respond to changes in the costs, schedule or sequence of construction of the Improvements contemplated by the Agreement, or to market conditions then prevailing, or to otherwise complete the sale on terms deemed advantageous by the Board under the circumstances then and there existing, so long as such modified terms are approved by the Board at the time of sale of the Bonds. Notwithstanding the foregoing grant of discretion to the Board, all Bonds authorized and issued by the Board under the Agreement shall be scheduled to mature so that the aggregate principal amount of all Bonds outstanding on June 30 of each year during the term of the Agreement does not exceed \$675,000,000.

Section 4. Consent to Issuance of Refunding Bonds. In addition to the Bonds authorized in Section 3 hereof, the City of Grimes hereby consents to and authorizes the Board, pursuant to Section 28F.10 of the Code, to issue Refunding Bonds for the purpose of refunding or refinancing any of the Bonds during the term of the Agreement. Such Refunding Bonds may be issued and sold by the Board in multiple series, at such times and from time to time over a period of years, in such amounts, to such purchasers by either public or private sale, at such rates of interest as shall be prevailing at the time of issuance of the Refunding Bonds, but which shall not exceed 15% in any event, with such covenants and terms and for the purpose of refunding or refinancing such series of Bonds as the Board shall determine to be appropriate.

Section 5. Not General Obligations. The principal of and interest on all Bonds and Refunding Bonds issued under the Agreement shall be payable solely from and secured by the Pledged Revenues of the WRA System facilities (as defined in the Agreement) and from other funds of the WRA lawfully available therefore as provided in Section 28F.5 of the Code, or other applicable provisions of law, and the Bonds and Refunding Bonds shall not in any respect be general obligations of the City of Grimes.

Section 6. Allocations of Debt Service. Following the issuance of the Bonds and Refunding Bonds and for so long as any of the Bonds and Refunding Bonds remain outstanding, the Debt Service thereon shall be allocated to the Participating Communities in accordance with Article IX of the Agreement, and the City of Grimes agrees to pay its allocated share of such Debt Service to the WRA at the times set forth in the Agreement.

Section 7. Restriction on Withdrawal. The City of Grimes further agrees that it may not withdraw or in any way terminate, amend or modify in any way its obligations under the Agreement to the detriment of the holders of the Bonds and Refunding Bonds

while any of the Bonds and Refunding Bonds are outstanding and unpaid, and the provisions of Section 28F.3 of the Code with respect thereto are hereby approved and accepted.

Section 8. Approval of form of Facilities Plan. The form and content of the WRA 2012 Facility Plan is in all respects authorized, confirmed and approved.

Section 9. Certification. A certified copy of this resolution and the executed signature page to the Supplement shall be promptly provided to the Secretary of the WRA for recording and filing as contemplated in the Supplement.

Passed and approved this _____ day of _____, 20__.

Mayor

ATTEST:

City Clerk

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF POLK

)

I, the undersigned City Clerk of Grimes, Iowa, do hereby certify that attached is a true and complete copy of the portion of the corporate records of said Municipality showing proceedings of the Council, and the same is a true and complete copy of the action taken by said Council with respect to said matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council (a copy of the face sheet of said agenda being attached hereto) pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by said law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in said proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of said Municipality hereto affixed this _____ day of _____, 20__.

City Clerk, Grimes, Iowa

SEAL

Grimes

Monthly Operations
and Maintenance
Report

January 2020

Prepared by:



1801 James Street
Grimes, IA 50111
(515)986-7300

www.uswutilitygroup.com

MONTHLY REPORT
JANUARY 2020
GRIMES WATER & WASTEWATER TREATMENT PLANTS
DISTRIBUTION AND COLLECTION SYSTEMS

Prepared By:





Water and Wastewater Utility Operations, Maintenance, Engineering, Construction

February 11, 2020

Mayor Scott Mikkelsen
City of Grimes
101 NE Harvey St.
Grimes, IA 50111

RE: Monthly Update January 2020

Dear Mayor Scott Mikkelsen:

In accordance with contract requirements, we are pleased to provide the following monthly report for January 2020. 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 January 2020 Monthly Operating Reports to IDNR.
- The City was issued a ***“Notice of Violation”*** from IDNR Field Office #5 for elevated ammonia levels in November 2019. This violation was attributed to improper discharge by National Carwash Services and continued overloading of the treatment facility. City staff, USWUG and V&K communicated with the IDNR to express that all parties understand the impact, severity and importance of continued compliance and the City’s intent to connect to WRA. Field Office #5 was satisfied with the combined response.

Safety Training

- Safety Training in January included a **“Safe Driving Online Course.”**

Safety Meeting

- The OSHA safety topic for all USW UTILITY GROUP employees for the month of January 2020 included, **“Powerful Protection From PPE, Tips for Working Remotely or Alone, Understanding Safety Data Sheets along with CPR and AED’s can Save Lives.”**
- 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 January 2020

1. WTP monthly preventative maintenance and inspections were performed the first week of January. Inspections included the completion of thirty-one (31) work orders that are generated monthly from our Computerized Maintenance Management System.
2. Shank Construction continued site work for the new Reverse Osmosis plant. Shank Constructors also began site piping connections.
3. Staff repaired Sludge Pump #1 discharge valve and replaced #2 actuator valve.
4. Staff coordinated with Progressive Structures to pressure test and take bacteriological samples on the 16" water main project. Due to flow and redundancy restraints, pressure testing will be performed with the new Jordan Well #202. Well #202 is scheduled to be online mid-March 2020. Bacteriological testing was absent for e-coli and coliform.
5. A progress meeting with CB&I for the construction of the 1.5 MG water tower is scheduled for February 13, 2020. The progress meeting will be focused around ownership change, responsibly of project and schedule delays.
6. Reverse Osmosis skids #1 and #2 performed well during the month of January. Normalized flows were within design parameters. No filters were changed.
7. ASR well injection continues.
8. Staff attended progress and pre-con meetings throughout the month.
9. Mechanical and electrical gear installation is scheduled to be completed on Jordan well #202 in March 2020.
10. Lime residual hauling stopped until spring.
11. Exercised generators at WTP, Booster station, ASR Well and North Well Field in accordance with Iowa Administrative Code (IAC).
12. Paint work, site work and cleaning continue.



Water and Wastewater Utility Operations, Maintenance, Engineering, Construction

Grimes Distribution and Collection Report for January 2020

1. 83 field service work order were completed for the City.
2. 1 commercial and 32 residential water meters were installed.
3. 1 temporary hydrant flow meters was used.
4. 31 non-payment disconnects were completed.
5. 16 fire hydrants were inspected and flushed, 115 manholes were inspected and 22 valves were exercised.
6. Monthly water loss was estimated at 1,3500,000 gallons due to water main breaks and normal maintenance.
7. There were five (5) high usage calls. These were customer issues related to plumbing and equipment issues.
8. Staff continues to encounter “jumpers” and water theft on service lines. USW and the City are working together to monitor and remedy this situation.
9. Hydro cleaning and televising for 2019 was completed. A report has been finished and turned into USW for review. Staff met with AccuJet to determine importance and schedule for repairs.



Water and Wastewater Utility Operations, Maintenance, Engineering, Construction

Grimes Wastewater Treatment Plant

Report for January 2020

1. Monthly preventative maintenance and inspections were performed the first week of January. Inspections included the completion of twenty-six (26) 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 January.
3. Clarifier #3 was brought back online after maintenance and the retrieval of heating lamps that was caused by winter weather.
4. SE and Gateway lift stations were hydro cleaned and inspected.
5. Staff assisted with Process Blower #1 removal and repair. Blower #1 check valve failed and created negative pressure on the coupling thus resulting in shaft and bearing damage. Blower #1 has been repaired and placed back in service.
6. On January 28th main power to the Administration Building was lost. Staff, along with Jectco Inc. found the main 1200-amp breaker in the switch gear had tripped. Staff bypassed influent to the equalization basin until the plant could be stabilized and returned to service.
7. Exercised WWTP, Gateway Lift Station and Southeast Lift Station generators according to Iowa Administrative Code (IAC).
8. Weekly lift station inspections were performed.
9. 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 Van Horn
 - 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



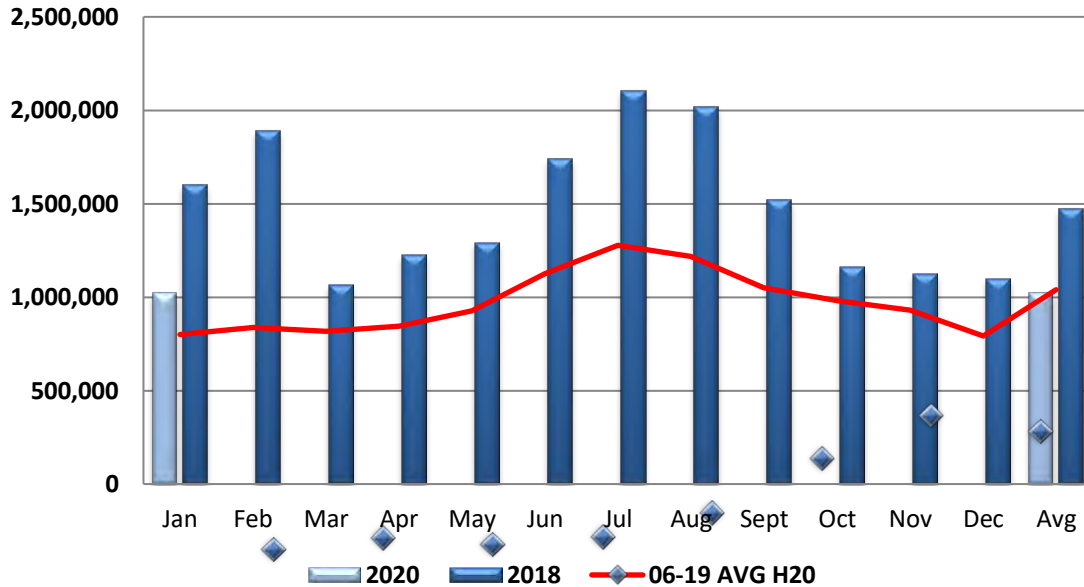
Water and Wastewater Utility Operations, Maintenance, Engineering, Construction

		Jan-20	Dec-19	Jan-19
Water	Units			
Average Daily Pumped	gallons	1,019,645	1,097,711	1,599,484
Maximum Daily Pumped	gallons	1,356,000	1,379,000	2,106,000
Minimum Daily Pumped	gallons	669,000	789,000	976,000
Hardness				
Hardness - Avg Raw	grains	28.51	28.92	26.40
Hardness - Avg Finish	grains	5.26	5.72	4.56
Iron mg/l				
Avg Raw	mg/L	7.89	7.34	7.10
Avg Finish	mg/L	0.05	0.04	0.06
Fluoride mg/l				
Avg Raw Fl.	mg/L	0.23	0.29	0.26
Avg Finish Fl.	mg/L	0.15	0.23	0.23
Wastewater				
BOD	mg/L			
BOD Effluent Avg	mg/L	4.02	1.50	0.57
BOD Effluent Permit Limit	mg/L	25	25	25
TSS				
TSS Effluent Avg	mg/L	0.00	0.00	1.27
TSS Effluent Permit Limit	mg/L	30	30	30
Nitrogen Ammonia				
NH3-N Effluent Avg	mg/L	0.18	0.10	0.00
NH3-N Effluent Permit Limit	mg/L	5.2	2.8	5.2
Effluent Flow				
Average Daily	gallons	1,670,968	1,757,581	1,790,645
Maximum Daily	gallons	1,900,000	1,960,000	2,060,000
Minimum Daily	gallons	1,510,000	1,486,000	1,370,000
Distribution				
Work Orders	#	83	73	48
Locates	#	-	-	-
Meters Installed				
Residential	#	32	13	26
Commercial	#	1	0	0
Temporary Hydrants Meters	#	1	0	3
Disconnect Notices	#	-	-	107
Services Disconnected	#	31	57	19
Hydrants Inspected/Flushed	#	16	5	10
Valves Exercised	#	22	11	10
Manholes Inspected	#	115	183	15

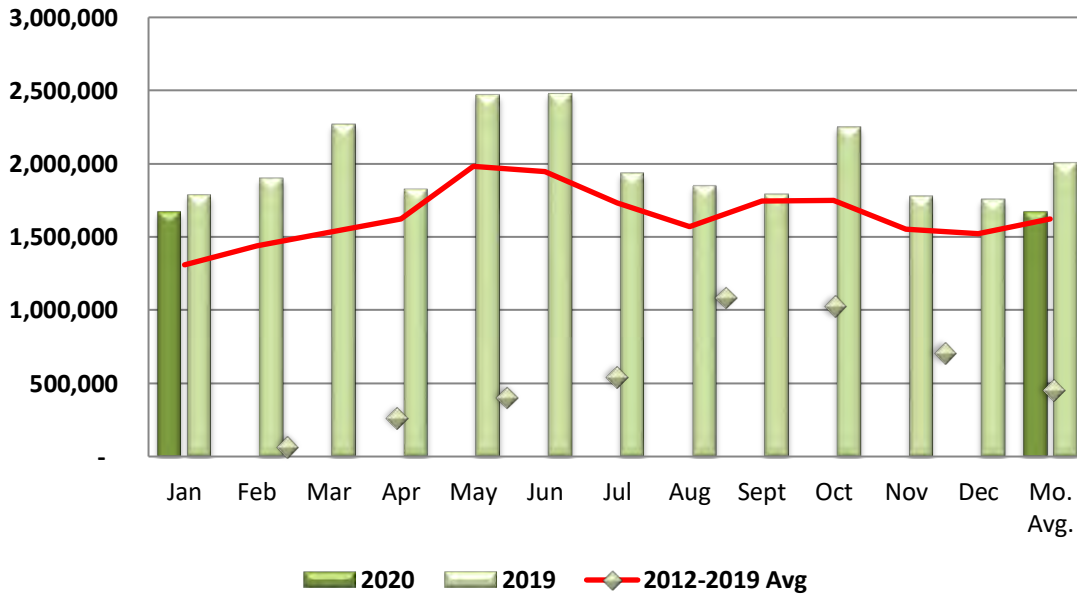


Water and Wastewater Utility Operations, Maintenance, Engineering, Construction

Average Daily Water Pumped - In Gallons

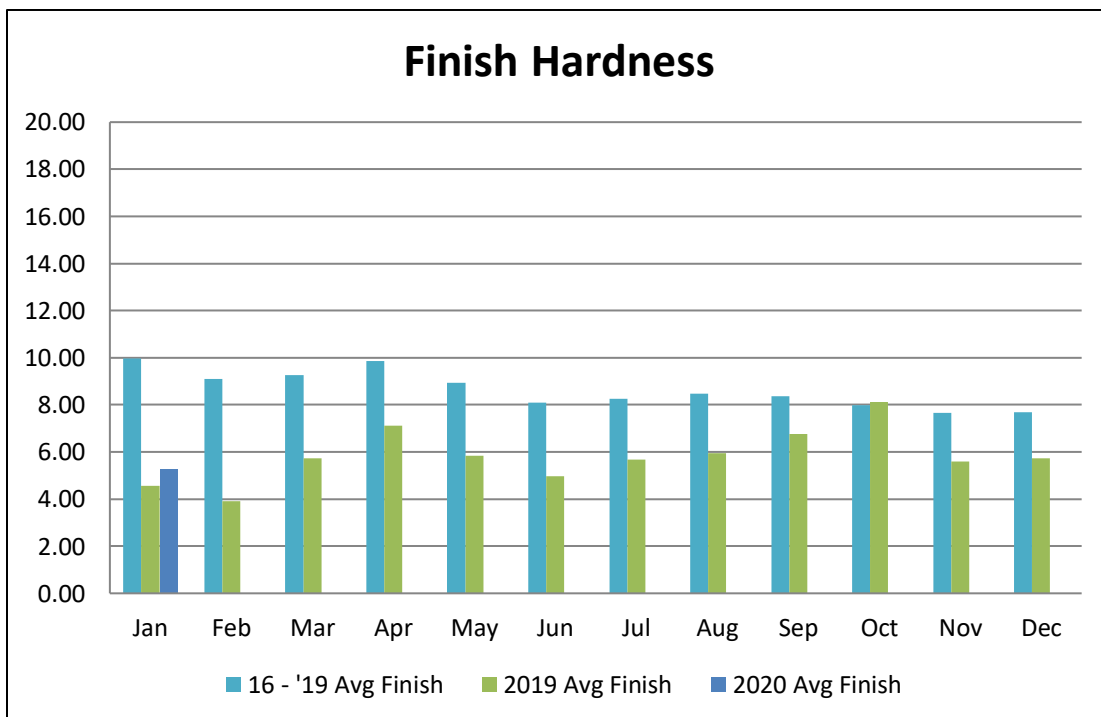
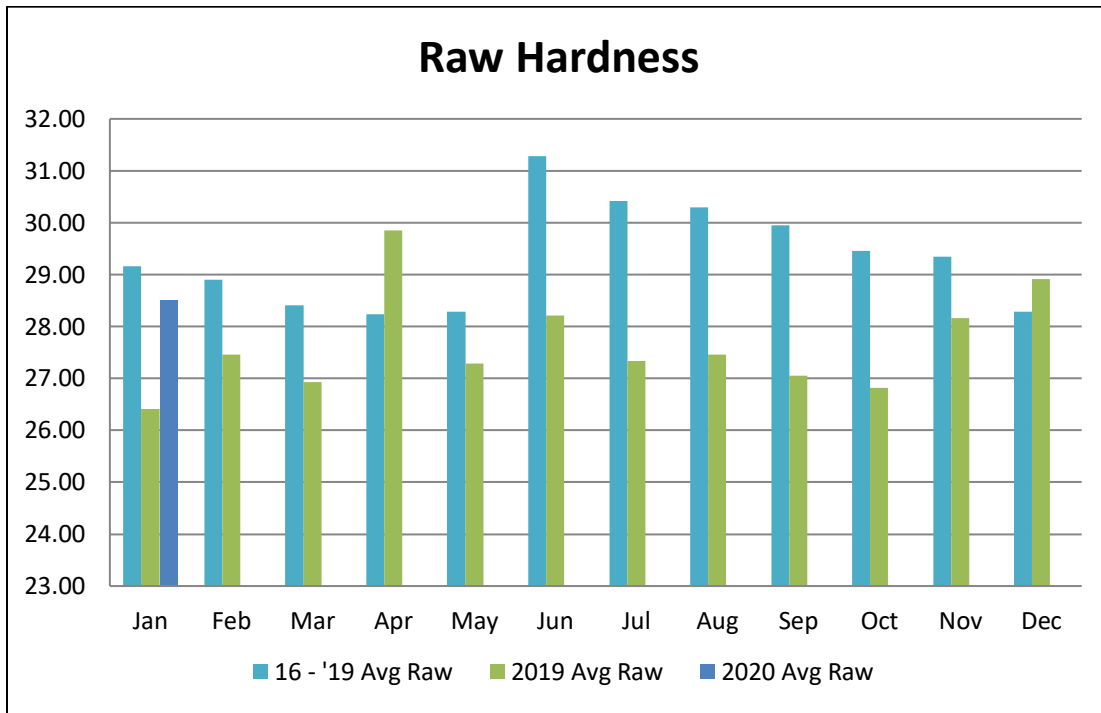


Average Daily Wastewater Pumped - In Gallons





Water and Wastewater Utility Operations, Maintenance, Engineering, Construction





Lions Park Public Meeting

Tuesday, February 25, 2020 at 6 PM

Grimes Community Center

Banquet Hall

410 SE Main Street, Grimes, Iowa 50111

Join us for a short presentation discussion
regarding the Lions Park Master Plan.

Questions? Call Molly at 515-309-3205

