Planning and Zoning Commission

July 6, 2021
Agenda
Meeting Held Electronically due to COVID-19
5:30 P.M.

Electronic Meeting as Provided Under Iowa Code, Chapter 21*

***Please note that this Grimes Planning and Zoning Meeting will be an electronic meeting pursuant to Iowa Code Section 21.8 due to the national health emergency that makes it impossible or impractical for an in-person meeting.**

The public is welcome and encouraged to attend and participate in this meeting by either internet or phone as follows:

1. Internet- Meeting attendance may be obtained by "Join Zoom Meeting". Simply enter the following internet address and ID:

Join Zoom Meeting
https://zoom.us/j/99800442112?pwd=RkVXWlRMMk5aTEUyR09yYm5JaDBMQT09

Meeting ID: 998 0044 2112

Passcode: 1234

2. By Phone: 877 853 5257 US Toll-free.

Hearing Assistance: If you are hearing impaired, Grimes will provide a sign language communicator on the internet Zoom meeting video presentation upon request. Please contact the Grimes City Clerk Rochelle Williams by email at rwilliams@grimesiowa.gov to request this service.

For any additional assistance or questions in attending the meeting, please call 515-986-3036 from 8 a.m. to 5 p.m., or contact the Grimes City Clerk Rochelle Williams by email at rwilliams@grimesiowa.gov.

For any additional assistance or questions in attending the meeting, please call 515-986-3036 from 8 a.m. to 5 p.m. Monday-Friday.

Meetings will be recorded

AGENDA

A GENERAL AGENDA ITEMS

1. Call to Order
2. Roll Call: Amy Montford, Craig Patterson, Scott Almeida, Danielle Smid, Courtney Strutt Todd Council Liaison Andrew Borcherding
3. Approval of the Agenda
4. Approval of Previous Minutes

B. PUBLIC AGENDA ITEMS

1. Project # 21-1014: Meadows – Rezone
2. Project # 21-1015: Hope Commercial Plat 4 – Preliminary Plat
3. Project # 21-1016: 37th Street Mega Storage – Site Plan
4. Project # 21-1017: 1831 SE Princeton Drive – Site Plan
5. Project # 21-1007: Grimes Public Library – Site Plan
6. Project # 21-1007: Heritage Town Center Phase 2 – Site Plan

C. REPORTS

1. Department Update
2. Council Liaison Update
3. Old Business
4. New Business

D. ADJOURNMENT

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

This meeting of the Grimes Planning and Zoning Commission was called to order Tuesday, June 1, 2021 at 5:30 P.M. and was held electronically due to the global health pandemic.

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

Staff: Alex Pfaltzgraff, Evann Martin

Absent: Danielle Smid, Rachel Greving

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

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

2. APPROVAL OF THE MINUTES

Motion by Strutt-Todd, Second by Patterson, to approve the minutes from the May 4, 2021 meeting
Roll call: Ayes-All: Nays-0 Motion passes: 4-0

B. PUBLIC AGENDA ITEMS

Project #21-1014: City State Bank – Site Plan Amendment

Staff member Martin presented the details of the project. Located at the NW corner of NE Jacob Street and E 1st Street, the property is zoned C-2. The proposal is to add an 800 square foot addition to the north end of the existing building.

The commission questioned if the parking met the requirements. Staff explained that it does meet requirements and that adding more parking would be impractical given the size of the lot.

Motion by Strutt-Todd, Second by Montford to approve City State Bank – Site Plan Amendment
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Project #21-1015: Crossroads Plat 4 – Preliminary Plat

Staff member Martin presented the details of the plat. The project is located north of 37th Street and west of Crossroads Drive, and it is zoned M-1A within Zone 1 of the Highway 141 Corridor. The proposal included combining two lots on the west side into one lot.

Motion by Patterson, Second by Montford to approve Crossroads Plat 4 – Preliminary Plat
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Project #21-1016: Crossroads Plat 4 – Final Plat

Staff member Martin presented the details of the project. It is the same project as the preliminary plat just covered. The proposal included combining two lots on the west side into one lot.

Motion by Montford, Second by Strutt-Todd to approve Crossroads Plat 4 – Final Plat
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Project #20-1017: Crossroads Plat 4 – Site Plan

Staff member Martin presented the details of the project. It is a site plan for the same property zoned M-1A. The proposal includes 2 buildings: one retail and one a warehouse. Both elevations meet the requirements, and the landscape buffering is present as well. No LED lights are proposed, the lighting includes normal wall sconces.

Motion by Montford, Second by Strutt-Todd to approve Crossroads Plat 4 – Site Plan
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Project #20-1007: James Place – Rezone

Staff member Martin presented the details of the project. Located at the SW corner of SW 19th Street and South James Street, the current zoning is A-1. The proposed zoning is PUD. The concept plan shows a section for commercial/mixed use, a section for high-density/multifamily/senior living facilities, and a section for medium-density residential and senior living facilities.

The commission questioned if the new zoning would coincide with the current future land use map. Staff explained that this new zoning would not be too much of a difference from the future land use initially planned. The transition from residential to industrial is appropriate in the way the concept plan shows it.

Motion by Patterson, Second by Montford to approve James Place – Rezone
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Sign Ordinance Amendment

Staff member Martin presented the details of the sign ordinance amendment.

The commission discussed their opinions on the changes involving temporary signs in the City Right of Way and agreed with the regulations presented by staff.

The commission discussed their opinions on the changes involving electronic signs and recommended that the signs only be permitted for the limited uses listed within the proposed sign amendment. The commission requested that addition restrictions for electronic sign colors be added to the proposed amendment to limit the background color to black and the text to one color.

Motion by Montford, Second by Patterson to approve Sign Ordinance Amendment
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

C. **PUBLIC FORUM – None**

D. **REPORTS**

1. **Department Update – Staff provided an update on development and capital projects around the City.**
2. **Council Liaison Update – N/A**
3. **Old Business – N/A**
4. **New Business – N/A**
5. Next meeting July 6, 2021

Meeting is adjourned at 6:51 p.m.

_____

Signature

Planning & Zoning Staff Report

TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: July 6, 2021
RE: Meadows - Rezone

GENERAL INFORMATION:

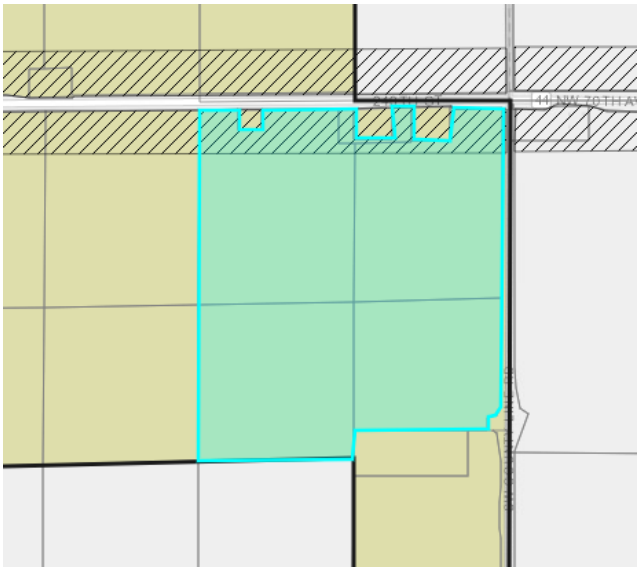
Applicant: Mozart Properties , LLC

Requested Action Rezoning

Location Generally located at the southwest corner of County Line Road and Highway 44

SUPPORTING INFORMATION:

Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Low Density Residential, Mixed Use 1, Neighborhood Commercial, Civic	A-1
North	Vacant/High School	Civic, Mixed Use 1	A-1
South	Vacant/Middle School	Low Density Residential	A-1
East	Vacant	Low Density Residential, Mixed Use 1	Polk County
West	Vacant	Low Density Residential, Mixed Use 1	A-1

BACKGROUND:

The applicant is requesting approval of a rezoning from A-1 to PUD for approximately 161 acres generally located at the southwest corner of County Line Road and Highway 44. The rezoning will allow for a mix of land uses including, commercial, multi-family, townhomes, single-family, and public park. A portion of the property is located within the Transportation Corridor Overlay.

ANALYSIS:

Zoning/Development Intent:

The future land use plan calls for this area to be Neighborhood Commercial, Mixed Use 1, Low Density Residential, Civic and Future Park. The projected activity for this property matches the Future Land Use Plan designations with the exception of the Civic land use designation, which was established to plan for the new middle school location. The middle school has since been constructed to the south of the Meadows development. Therefore, the Civic land use designation on the Meadows property is no longer needed/anticipated.

The Development Agreement for the project is proposed to include the following development standards:

Single-Family 70' Wide Lots

- Minimum Lot Size - 8,500 sq. ft.
- Minimum Dwelling Size - 1,400 sq. ft. (Single story dwellings), 1,600 sq. ft. (Two-story dwellings)
- Minimum Garage Size – 3-car
- Minimum 20% masonry
- Setbacks
    - Front Yard – 30'

    - Rear Yard – 25′
    - Side Yard – 5′

Single-Family 60′ Wide Lots

- Minimum Lot Size - 7,500 sq. ft.
- Minimum Dwelling Size - 1,200 sq. ft. (Single story dwellings), 1,400 sq. ft. (Two-story dwellings)
- Minimum Garage Size – 2-car
- Minimum 20% masonry
- Setbacks
    - Front Yard – 30′
    - Rear Yard – 25′
    - Side Yard – 5′

Townhomes

- Maximum Density – 8 du/a
- Minimum Dwelling Size – 900 sq. ft.
- Maximum height – 35′
- Minimum 2-car attached garage
- Minimum 10% masonry, 50% minimum for units facing the ROW
- Minimum 20% open space

Multi-Family

- Maximum Density – 18 du/a
- Minimum Dwelling Size – 500 sq. ft.
- Maximum height – 45′
- Minimum 60% masonry
- Minimum 20% open space

Commercial

- C-2 uses permitted with some exceptions (mini storage, used car lots, warehouses, auto repair, outdoor exercise runs)
- Maximum height – 45′
- Minimum 60% masonry
- Minimum 20% open space
- No outdoor storage permitted

Site Layout:
The concept plan shows multiple access points in and out of the development from County Line Road and Highway 44, as well as the future extension of SW 11th Street and future north/south road to the west of the project.

An 8′ trail is proposed along SW 11th Street. Public sidewalks will be provided on both sides of all internal streets. The park is strategically placed on the west side of the development to allow for expansion west with future development. Detention ponds within the development are proposed to be wet ponds. Any ponds maintained by the City will be designed to support fishing.

Landscape buffers will be provided between commercial and residential areas and along roadways where rear yards back up to the right-of-way.

Streetscaping is proposed along the three major roads to provide tree-lined streets.

STAFF RECOMMENDATION:
Staff would recommend approval of the Meadows rezoning subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin
Assistant Planner

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

~~June 3, 2021~~
June 18, 2021

Civil Engineering Consultants, Inc.
Attn: Ed Arp
2400 86th Street Unit 12
Des Moines, IA 50322

RE: Meadows Rezone

Dear Mr. Arp:

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

General Comments:

1. Will the detention areas be maintained by the City or privately maintained?

2. ~~Is the pond in the park area going to be a dry pond or wet pond?~~

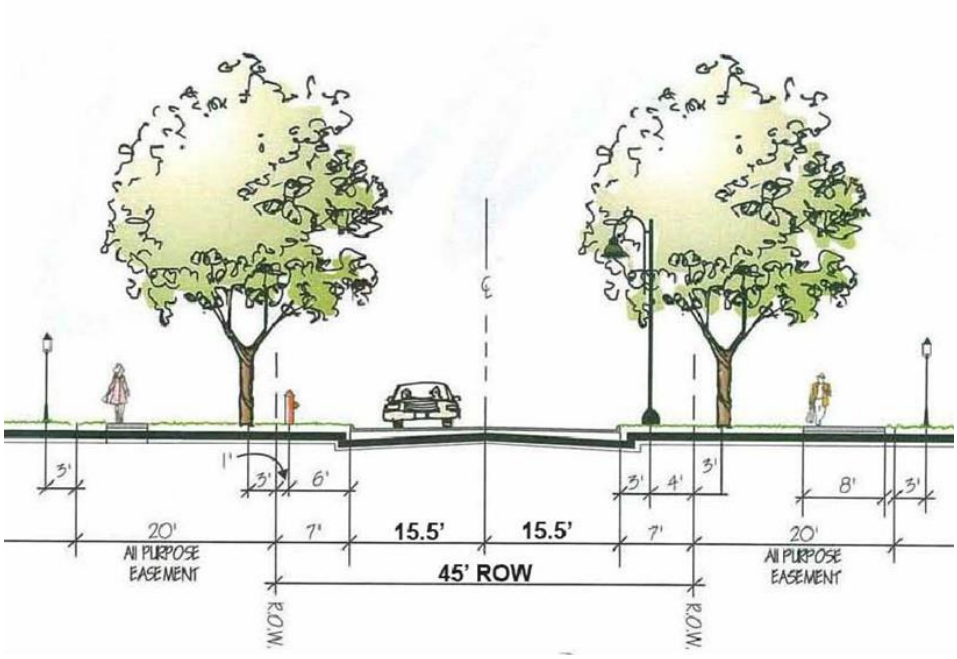
3. ~~What zoning classifications are requested? Are you planning to use straight zoning? Or PUD? If PUD is requested, please provide a justification for requesting a PUD. What is the reason for needing PUD zoning.~~

4. ~~Please provide some desired development standards for each land use type (dwelling unit size, garage size).~~

5. Label the 8' trail on the north side 11th St on the concept.

6. Buffering will be required along County Line Rd and the future N/S road along the west property line to screen back yards from the ROW. Please label on the concept plan.

7. A streetscape is going to be desired along SW 11th Street and along the main corridors from the full access point off of Highway 44 and the west/east connector street. Staff anticipates utilizing a shrunken ROW, and adjoining City Improvement Easements to create the appearance of a tree lined corridor (trees between sidewalk and street). Staff can provide a cross section.



8. ~~The portion along Highway 44 is within the Transportation Corridor overlay. The apartments, commercial, and townhomes would be within the overlay. Buildings in this area would be subject to the overlay architecture standards. 165B of the Grimes Zoning Ordinance.~~

9. The road along the west property line can be removed due to the transmission lines in that location. The road with be shifted further to the west off of the Meadows property. No ROW dedication will be required along the west property line.

10. Label the ROW widths on the concept plan.

11. The ROW for 11th St should be 70' (37' pavement) with a 15' City Improvement easement on either side of the ROW similar to the cross section provided.

12. The park should be at least 8.56 acres. The detention basin will need to incorporated into the park with trails and depth for fish to be counted toward the parkland dedication.

13. Please provide a concept for the townhomes and apartments.

14. Please label the acreage of the detention basins.

15. Revise the symbology of the west townhome area so it matches the east area.

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.

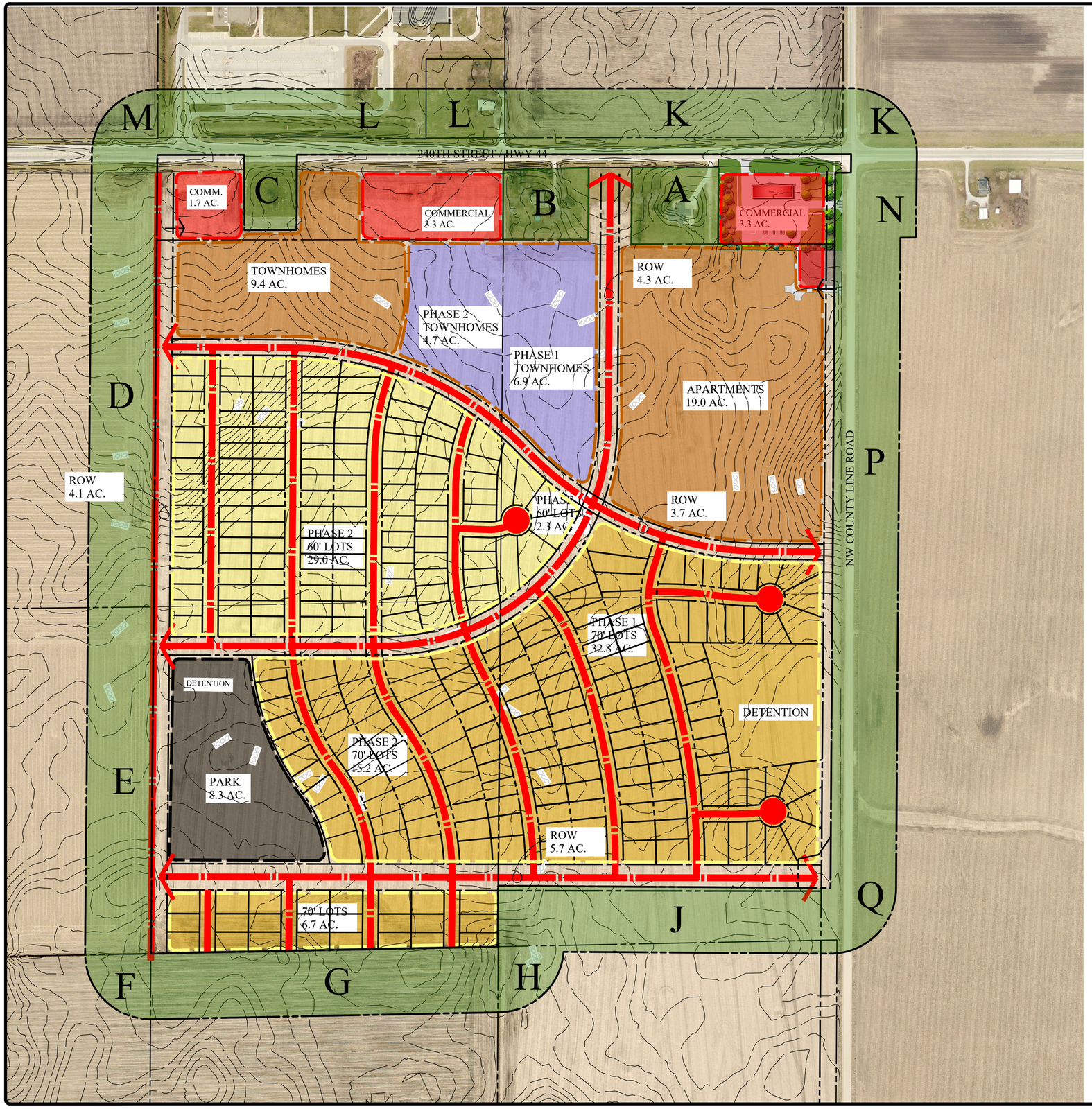
SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	June 9, 2021 **(1 PDF of Rezoning Map and Concept Plan)**
PLANNING & ZONING:	July 6, 2021 at 5:30 at the Grimes City Hall
COUNCIL MEETING:	July 13, 2021 at 5:30 at the Grimes City Hall

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

Sincerely,

Evann Martin
Assistant Planner



LEGAL DESCRIPTION:

AREA
941,446 SF REZONING AREA

LEGEND

- NEIGHBORING AREAS WITHIN 250' OF REZONING
- AREA BEING REZONED TO R-2 60 SINGLE FAMILY RESIDENTIAL
- AREA BEING REZONED TO R-2 60 SINGLE FAMILY RESIDENTIAL
- AREA BEING REZONED TO R-3 MED MULTI-FAMILY RESIDENTIAL
- AREA BEING REZONED TO R-3 HIGH MULTI-FAMILY RESIDENTIAL
- AREA BEING REZONED TO C-1 COMMERCIAL

REZONING NEIGHBOR LIST

	Name of Property Owner	Property Address	Mailing Address
A	Connie S Tuttle Living Trust	2150 W 1st St.	P.O. Box 379, Grimes, IA 50111
B	Scott T & Elaine L Stokely	2250 W 1st St.	
C	Adams Township Board of Trustees		35015 L Ave, Adel, IA 50003
D	J. Dennis Bohrofen		801 Jazzwood Dr., Grimes, IA 50111
E	J. Dennis Bohrofen		801 Jazzwood Dr., Grimes, IA 50111
F	Petersen, LLC		5305 Glen Oaks Way, West Des Moines, IA 50266
G	Petersen, LLC		5305 Glen Oaks Way, West Des Moines, IA 50266
H	Dallas Center, Grimes Community School District	2555 W 1st St., Grimes, IA 50111	
J	Dallas Center, Grimes Community School District	2555 W 1st St., Grimes, IA 50111	
K	Lorraine E. Ellis	23831 Y Ave	
L	Dallas Center, Grimes Community School District	2555 W 1st St., Grimes, IA 50111	
M	Phyllis R Wise Rev. Trust		30049 240th St., Dallas Center, IA 50063
N	Michael F. & Chereen L. Broderick	14172 NW 70th Ave.	
P	Vincent R., Michael F, and Chereen L. Broderick	14172 NW 70th Ave.	
Q	Vincent R. & Michael F. Broderick	14172 NW 70th Ave.	

SCALE: 1"=400' (11"x17")
SCALE: 1"=200' (22"x34")
0' 200' 400'

NORTH

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 . Des Moines, Iowa 50322
515.276.4884 . mail@cecIac.com
CEC

DATE: 05-01-2021
DATE OF SURVEY: ###
DESIGNED BY: ###
DRAWN BY: ###

THE MEADOWS
GRIMES, IOWA

CONCEPT PLAN

SHEET
OF 1

A-2116

Q:\A-FILES\A-2100\A2116_C3D Drawings\Rezoning\A2116 REZONING.dwg, 5/1/2021 11:27:54 AM, mmorgan, 1:1

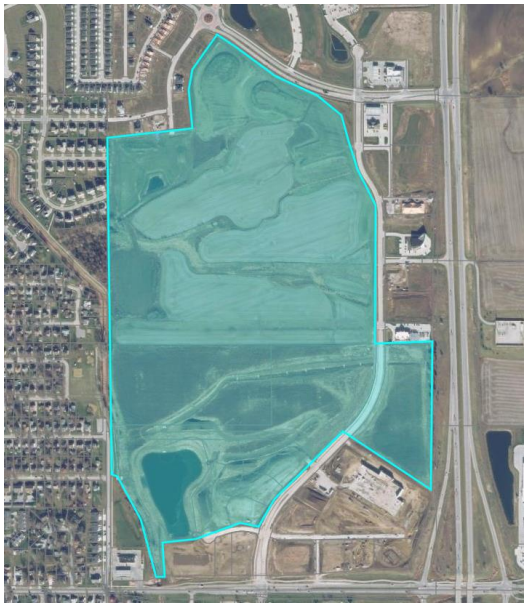
Planning & Zoning Staff Report

TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: July 6, 2021
RE: Hope Commercial Plat 4 – Preliminary Plat

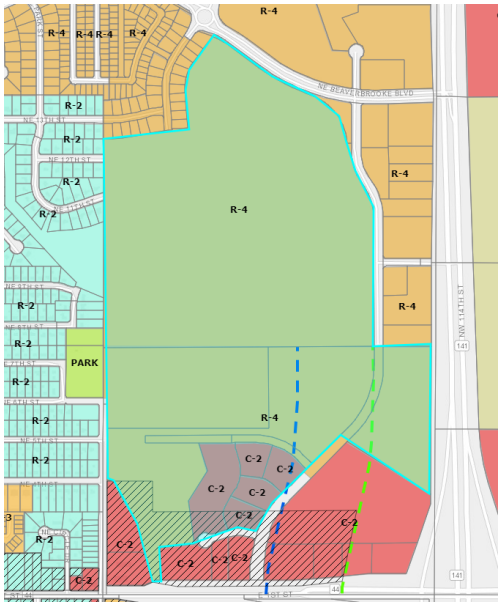
GENERAL INFORMATION:

Applicant:	Hope K Farms, LLC
Requested Action	Preliminary Plat
Location	Generally located north of Highway 44 and west of Highway 141

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Residential, Commercial, Mixed Use	R-4
North	Residential	Low & Medium Density Residential	R-4
South	Commercial	Mixed Use 1	C-2
East	Commercial	Mixed Use 1	R-4, C-2
West	Residential	Low Density Residential	R-2

BACKGROUND:

The applicant is requesting approval of a preliminary plat, which will allow for the future subdivision of the approximately 167-acre property into 56 development lots and one outlot for the regional detention basin. The development lots range in size depending on the type of development proposed. Lots at the northwest corner of the development are intended for single-family lots at approximately one-quarter acre in size. The commercial lots are generally 1-2 acres with some larger lots provided for mixed-use development and the sports complex. The plat will also dedicate right-of-way to the City for the extension of NE Heritage Drive, NE 10th Street, and NE 12th Street.

ANALYSIS:

A conceptual layout is shown for the preliminary plat. Access to the development will be provided via NE Gateway Drive, NE 2nd Ct, NE Heritage Drive, NE 10th Street and NE 12th Street.

Sanitary and water will be extended through the development along the right-of-way with services stubbed to the individual lots.

An 8' trail is proposed to be constructed along NE Heritage Drive, NE 10th Street, and around the regional detention basin.

STAFF RECOMMENDATION:

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

CITY OF GRIMES

Evann Martin
Assistant Planner

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

~~March 12, 2021~~
~~May 7, 2021~~
June 15, 2021

Civil Design Advantage
Attn: Josh Trygstad
3405 SE Crossroads Drive, Suite G
Grimes, IA 50111

RE: Hope Commercial Plat 4 Preliminary Plat

Dear Mr. Trygstad:

The Development Services Department is in receipt of a proposed Preliminary Plat for Hope Commercial Plat 4. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. ~~Change zoning designation to C-2 and R-4 (Hope Commercial PUD)~~
2. ~~Change street name label from SE Gateway to NE Gateway.~~
3. ~~Show services to all lots.~~
4. ~~Provide Geotech report. Copy was not submitted.~~
5. ~~A turn around is needed at 11th Street. Please label gate and Knox Box.~~
6. ~~Provide a grading plan.~~
7. ~~Will this be constructed in phases? If so, please provide phasing plan.~~

Sheet 2/13

1. ~~Utilize quarter point jointing on 29' typical.~~
2. ~~Show subdrain at BOC.~~

3. ~~Add with CD Baskets to 8" PCC Pavement callout.~~

4. ~~Note trail thickness to be 6".~~

Sheet 4/13

1. ~~Verify that easement callout in Lot 5 "Ex. 50' Storm Sewer Easement" is for storm and not sanitary as there is a sanitary sewer in the easement.~~

2. ~~Show services to all lots.~~

Sheet 5/13

1. ~~Provide an easement around the proposed 8" watermain in lot 21.~~

2. ~~Label existing sanitary on Gateway as 8" (labeled as 6").~~

3. ~~Show services to lots. Verify lot 51 has a sanitary service.~~

4. ~~There is a 20' public storm sewer easement located on Lot 9. Please show the storm sewer in the easement.~~

5. ~~There is a storm sewer going from lot 9 to 20. Please provide an easement for the storm sewer.~~

6. ~~There is a 20' public storm sewer easement located in Lot 21. Please show the storm sewer in the easement.~~

7. ~~Please provide a storm sewer easement for the section of storm sewer on the south side of Lot 50.~~

8. ~~How does Lot 18 get water? Please show connection and easement.~~

9. ~~Revise trail easement to 5'.~~

Sheet 7/13

1. ~~There is a storm sewer structure located in the southwest corner of Lot 1. Please provide an easement for said structure.~~

Sheet 8/13

1. ~~Locate sanitary sewer in the center of Heritage Dr and 10th Streets.~~

2. ~~There is a storm sewer structure located in lots 16, 17, and 28 that do not have an easement around the structures. Please provide an easement for the structures.~~

Sheet 9/13

1. ~~Please provide an easement for the storm sewer structure located in located in Lots 28 and 27.~~

2. ~~Label trail around the regional basin 8' wide.~~

Sheet 10/13

1. ~~Verify street names, it appears 13th St. is labeled as Heritage~~

2. ~~Run proposed sanitary in the center of the street on 12th.~~

3. ~~Please label N 11th St and N 12th St as NE 11th Street and NE 12th Street.~~

4. ~~The minimum lot width for the single family lots is 70'. Please revise.~~

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

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	~~March 19, 2021~~ May 14, 2021 **(1 PDF of Preliminary Plat)**
PLANNING & ZONING:	INSERT DATE at 5:30 at the Grimes City Hall
COUNCIL MEETING:	INSERT DATE at 5:30 at the Grimes City Hall

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

Sincerely,

Evann Martin
Assistant Planner

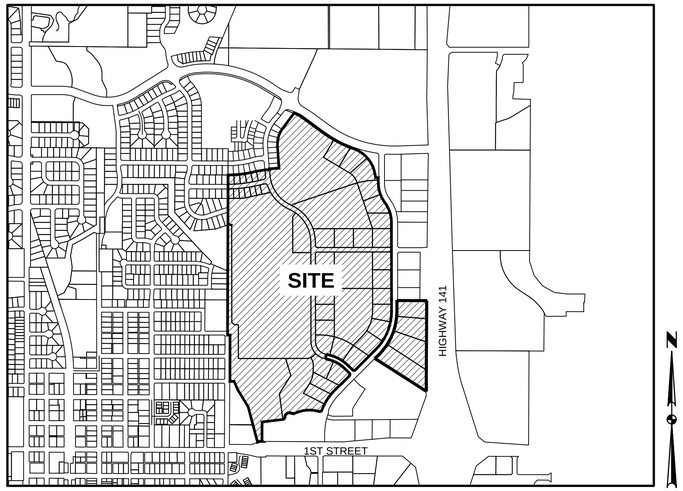
PRELIMINARY PLAT FOR:

HOPE COMMERCIAL PLAT 4

GRIMES, IOWA

VICINITY MAP

1"=500'



GRIMES, IOWA

REFER TO GEOTECHNICAL EXPLORATION REPORT NO. 08195021–03 PREPARED BY TERRACON CONSULTANTS, INC. FOR GEOTECHNICAL REQUIREMENTS.

OWNER / APPLICANT

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

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: JOSH TRYGSTAD
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369–4400
FX. (515) 369–4410

NOTES:

1. PROPOSED SPEED LIMIT ON NE GATEWAY DRIVE IS 35 MPH.
2. STREET LOT A AND STREET LOT B TO BE DEDICATED TO THE CITY OF GRIMES.

FEMA FLOOD NOTE:

POLK COUNTY, PANEL 160 OF 555
MAP NUMBER= 19153C0160F
EFFECTIVE DATE= FEBRUARY 1, 2019

ZONING

C–2 GENERAL AND HIGHWAY
SERVICE COMMERCIAL DISTRICT
(PORTION OF THE SITE IS WITHIN TRANSPORTATION
CORRIDOR MIXED USE DEVELOPMENT OVERLAY DISTRICT)

R–4 HOPE COMMERCIAL PUD
(PLANNED UNIT DEVELOPMENT)

OPEN SPACE NOTE

THE TOTAL LAND AREA DEVOTED TO OPEN SPACE AND LANDSCAPING SHALL NOT BE LESS THAN THE SPECIFIED PERCENTAGE OF THE GROSS LAND AREA INCLUDED IN THE BUILDING LOT. SUCH OPEN SPACE SHALL BE MAINTAINED AS GRASSED AND LANDSCAPED AREA AND SHALL NOT INCLUDE ACCESS DRIVES, PARKING AREAS, STRUCTURES OR BUILDINGS, EXCEPT ORNAMENTAL STRUCTURES INCLUDED AS PART OF THE LANDSCAPING THEME

PRELIMINARY PLAT DESCRIPTION

A PART OF OUTLOT 'Q', HERITAGE AT GRIMES PLAT 2, A PART OF OUTLOT 'X' AND OUTLOT 'Y', HOPE COMMERCIAL PLAT 1, AND ALL OF LOTS 4 THROUGH 8, STREET LOT B AND STREET LOT C, HOPE COMMERCIAL PLAT 2, ALL OFFICIAL PLATS IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT 'Q'; THENCE NORTH 00°10'21" EAST ALONG THE WESTERLY LINE OF SAID OUTLOT 'Q', 681.65 FEET; THENCE NORTH 00°10'40" EAST CONTINUING ALONG SAID WESTERLY LINE, 981.39 FEET TO THE SOUTHWEST CORNER OF BEAVERBROOKE POINTE PLAT 3, AN OFFICIAL PLAT; THENCE NORTH 88°21'01" EAST ALONG THE SOUTHERLY LINE OF SAID BEAVERBROOKE POINTE PLAT 3, A DISTANCE OF 75.32 FEET; THENCE NORTH 85°50'43" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 75.47 FEET; THENCE NORTH 82°32'38" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 75.47 FEET; THENCE NORTH 79°14'33" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 75.47 FEET; THENCE NORTH 75°56'27" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 75.47 FEET; THENCE NORTH 81°23'13" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 116.97 FEET; THENCE NORTH 86°01'56" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 60.00 FEET; THENCE NORTH 03°58'04" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 9.73 FEET; THENCE NORTH 86°01'56" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 125.00 FEET TO THE SOUTHEAST CORNER OF SAID BEAVERBROOK POINTE PLAT 3; THENCE NORTH 03°58'04" WEST ALONG THE EASTERLY LINE OF SAID BEAVERBROOK POINTE PLAT 3, 294.13 FEET; THENCE NORTHERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 345.00 FEET, WHOSE ARC LENGTH IS 244.23 FEET AND WHOSE CHORD BEARS NORTH 16°18'46" EAST, 239.16 FEET; THENCE NORTH 36°35'35" EAST CONTINUING ALONG SAID EASTERLY LINE, 254.14 FEET TO THE NORTHERLY LINE OF SAID OUTLOT 'Q'; THENCE SOUTH 69°29'49" EAST ALONG SAID NORTHERLY LINE, 6.77 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 438.50 FEET, WHOSE ARC LENGTH IS 122.13 FEET AND WHOSE CHORD BEARS SOUTH 61°36'21" EAST, 121.74 FEET; THENCE SOUTH 53°33'24" EAST CONTINUING ALONG SAID NORTHERLY LINE, 322.31 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1580.50 FEET, WHOSE ARC LENGTH IS 494.94 FEET AND WHOSE CHORD BEARS SOUTH 62°32'27" EAST, 492.92 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 430.00 FEET, WHOSE ARC LENGTH IS 434.49 FEET AND WHOSE CHORD BEARS SOUTH 38°30'03" EAST, 416.24 FEET; THENCE SOUTH 09°36'25" EAST CONTINUING ALONG SAID NORTHERLY LINE , 49.24 FEET; THENCE NORTH 89°56'37" EAST CONTINUING ALONG SAID NORTHERLY LINE , 34.52 FEET TO THE EASTERLY LINE OF SAID OUTLOT 'Q'; THENCE SOUTH 00°06'01" EAST ALONG SAID EASTERLY LINE, 68.08 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 430.00 FEET, WHOSE ARC LENGTH IS 253.84 FEET AND WHOSE CHORD BEARS SOUTH 16°59'40" EAST, 250.17 FEET; THENCE SOUTH 33°59'47" EAST CONTINUING ALONG SAID EASTERLY LINE, 52.07 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 420.00 FEET, WHOSE ARC LENGTH IS 248.22 FEET AND WHOSE CHORD BEARS SOUTH 16°57'10" EAST, 244.63 FEET; THENCE SOUTH 00°02'34" EAST CONTINUING ALONG SAID EASTERLY LINE, 1035.03 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'X'; THENCE SOUTH 00°02'25" EAST ALONG THE EASTERLY LINE OF SAID OUTLOT 'X', 145.49 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 710.00 FEET, WHOSE ARC LENGTH IS 558.13 FEET AND WHOSE CHORD BEARS SOUTH 22°28'47" WEST, 543.87 FEET; THENCE SOUTH 45°00'00" WEST CONTINUING ALONG SAID EASTERLY LINE, 381.57 FEET TO THE NORTHEAST CORNER OF STREET LOT 'B' OF SAID HOPE COMMERCIAL PLAT 2; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID STREET LOT 'B' AND 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" WEST, 35.36 FEET; THENCE NORTH 45°00'00" WEST CONTINUING ALONG SAID NORTHERLY LINE, 81.13 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 530.00 FEET, WHOSE ARC LENGTH IS 331.07 FEET AND WHOSE CHORD BEARS NORTH 62°53'42" WEST, 325.71 FEET; THENCE SOUTH 09°12'35" WEST, 60.00 FEET TO THE SOUTHERLY LINE OF SAID STREET LOT 'B'; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 470.00 FEET, WHOSE ARC LENGTH IS 293.59 FEET AND WHOSE CHORD BEARS SOUTH 62°53'42" EAST, 288.84 FEET; THENCE SOUTH 45°00'00" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 81.13 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.27 FEET AND WHOSE CHORD BEARS SOUTH 00°00'00" EAST, 35.36 FEET TO EASTERLY LINE OF SAID HOPE COMMERCIAL PLAT 2 ; THENCE SOUTH 45°00'00" WEST ALONG SAID EASTERLY LINE, 147.92 FEET; THENCE SOUTH 47°51'45" WEST CONTINUING ALONG SAID EASTERLY LINE, 100.12 FEET; THENCE SOUTH 45°00'00" WEST CONTINUING ALONG SAID EASTERLY LINE, 9.27 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 795.00 FEET, WHOSE ARC LENGTH IS 333.25 FEET AND WHOSE CHORD BEARS SOUTH 32°59'29" WEST, 330.81 FEET TO THE NORTHERLY LINE OF STREET LOT 'A' OF SAID HOPE COMMERCIAL PLAT 2; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 37.59 FEET AND WHOSE CHORD BEARS SOUTH 64°03'35" WEST, 34.15 FEET; THENCE NORTH 72°51'47" WEST CONTINUING ALONG SAID NORTHERLY LINE, 3.40 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 430.00 FEET, WHOSE ARC LENGTH IS 264.75 FEET AND WHOSE CHORD BEARS SOUTH 89°29'53" WEST, 260.59 FEET; THENCE SOUTH 71°51'34" WEST CONTINUING ALONG SAID NORTHERLY LINE, 78.82 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 34.50 FEET, WHOSE ARC LENGTH IS 28.44 FEET AND WHOSE CHORD BEARS NORTH 84°31'16" WEST, 27.65 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 60.50 FEET, WHOSE ARC LENGTH IS 144.91 FEET AND WHOSE CHORD BEARS SOUTH 50°28'44" WEST, 112.67 FEET TO THE NORTH LINE OF LOT 1 OF SAID HOPE COMMERCIAL PLAT 2; THENCE SOUTH 71°51'34" WEST ALONG SAID NORTH LINE, 31.74 FEET; THENCE SOUTH 83°07'18" WEST CONTINUING ALONG SAID NORTH LINE, 275.23 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00°11'36" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 246.06 FEET; THENCE SOUTH 44°48'05" EAST CONTINUING ALONG SAID WEST LINE, 14.14 FEET TO THE SOUTHERLY LINE OF SAID OUTLOT 'X'; THENCE NORTH 89°48'24" WEST ALONG SAID SOUTHERLY LINE, 40.55 FEET; THENCE SOUTH 68°23'31" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 30.70 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'X'; THENCE NORTH 14°45'05" WEST ALONG THE WESTERLY LINE OF SAID OUTLOT 'X', 239.08 FEET; THENCE NORTH 14°44'29" WEST CONTINUING ALONG SAID WESTERLY LINE, 242.48 FEET; THENCE NORTH 31°26'59" WEST CONTINUING ALONG SAID WESTERLY LINE, 265.70 FEET; THENCE NORTH 23°05'59" WEST CONTINUING ALONG SAID WESTERLY LINE, 120.90 FEET; THENCE NORTH 89°46'31" WEST CONTINUING ALONG SAID WESTERLY LINE, 55.90 FEET; THENCE NORTH 00°11'45" EAST CONTINUING ALONG SAID WESTERLY LINE, 610.94 FEET; THENCE NORTH 89°48'15" WEST CONTINUING ALONG SAID WESTERLY LINE, 33.00 FEET; THENCE NORTH 00°11'45" EAST CONTINUING ALONG SAID WESTERLY LINE, 449.40 FEET TO THE POINT OF BEGINNING.

AND

OUTLOT 'Y', HOPE COMMERCIAL PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.
ALL CONTAINING 167.26 ACRES (7,285,628 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

FEATURES

PROPOSED		EXISTING	
GROUND SURFACE CONTOUR		GROUND SURFACE CONTOUR	
TYPE SW–501 STORM INTAKE		SANITARY MANHOLE	
TYPE SW–503 STORM INTAKE		WATER VALVE BOX	
TYPE SW–505 STORM INTAKE		FIRE HYDRANT	
TYPE SW–506 STORM INTAKE		WATER CURB STOP	
TYPE SW–513 STORM INTAKE		WELL	
TYPE SW–401 STORM MANHOLE		STORM SEWER MANHOLE	
TYPE SW–402 STORM MANHOLE		STORM SEWER SINGLE INTAKE	
TYPE SW–301 SANITARY MANHOLE		STORM SEWER DOUBLE INTAKE	
STORM/SANITARY CLEANOUT		FLARED END SECTION	
WATER VALVE		DECIDUOUS TREE	
FIRE HYDRANT ASSEMBLY		CONIFEROUS TREE	
SIGN		DECIDUOUS SHRUB	
DETECTABLE WARNING PANEL		CONIFEROUS SHRUB	
SANITARY SEWER WITH SIZE	8"S	ELECTRIC POWER POLE	
STORM SEWER	15"ST	GUY ANCHOR	
WATERMAIN WITH SIZE	8"W	STREET LIGHT	
		POWER POLE W/ TRANSFORMER	
		UTILITY POLE W/ LIGHT	
		ELECTRIC BOX	
		ELECTRIC TRANSFORMER	
		ELECTRIC MANHOLE OR VAULT	
		TRAFFIC SIGN	
		TELEPHONE JUNCTION BOX	
		TELEPHONE MANHOLE/VAULT	
		TELEPHONE POLE	
		GAS VALVE BOX	
		CABLE TV JUNCTION BOX	
		CABLE TV MANHOLE/VAULT	
		MAIL BOX	
		BENCHMARK	
		SOIL BORING	
		UNDERGROUND TV CABLE	TV
		GAS MAIN	G
		FIBER OPTIC	FO
		UNDERGROUND TELEPHONE	T
		OVERHEAD ELECTRIC	OE
		UNDERGROUND ELECTRIC	E
		FIELD TILE	TILE
		SANITARY SEWER W/ SIZE	8"S
		STORM SEWER W/ SIZE	15"ST
		WATER MAIN W/ SIZE	8"W

SURVEY	FOUND	SET
SECTION CORNER	▲	△
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
ROW MARKER	■	□
ROW RAIL	⧗	⧗
PLATTED DISTANCE	(P)	
MEASURED BEARING & DISTANCE	(M)	
RECORDED AS	(R)	
DEED DISTANCE	(D)	
CALCULATED DISTANCE	(C)	
CURVE ARC LENGTH	AL	
MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION	MPE	
CENTERLINE		
SECTION LINE		
1/4 SECTION LINE		
1/4 1/4 SECTION LINE		
EASEMENT LINE		
LOT LINE		
RIGHT OF WAY		
BUILDING SETBACK		
PLAT BOUNDARY		

BENCHMARKS

BURY BOLT ON HYDRANT @ SE CORNER OF HWY 44 & SE GATEWAY DRIVE
ELEVATION=940.44

CITY BENCHMARK G6J–012
CAP BOLT ON HYDRANT @ SW CORNER 5TH ST & NORTH LITTLE BEAVER DR.
ELEVATION=926.02

CITY BENCHMARK G6N–004
CAP BOLT ON FIRE HYDRANT AT THE SOUTHWEST CORNER OF NORTH 4TH STREET AND NORTH LITTLE BEAVER DRIVE
ELEVATION=927.36

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PRELIMINARY PLAT SUBMITTAL 1	02/25/2021

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT | TECH: TDT
CIVIL DESIGN ADVANTAGE

HOPE COMMERCIAL PLAT 4
PRELIMINARY PLAT
GRIMES, IOWA

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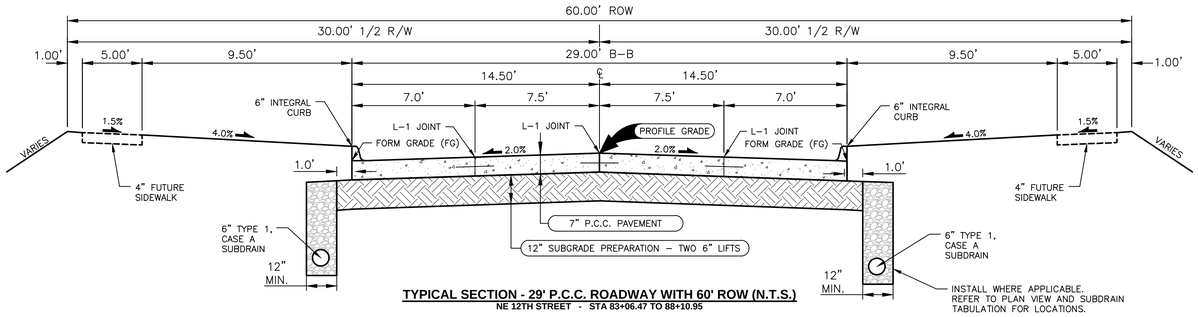
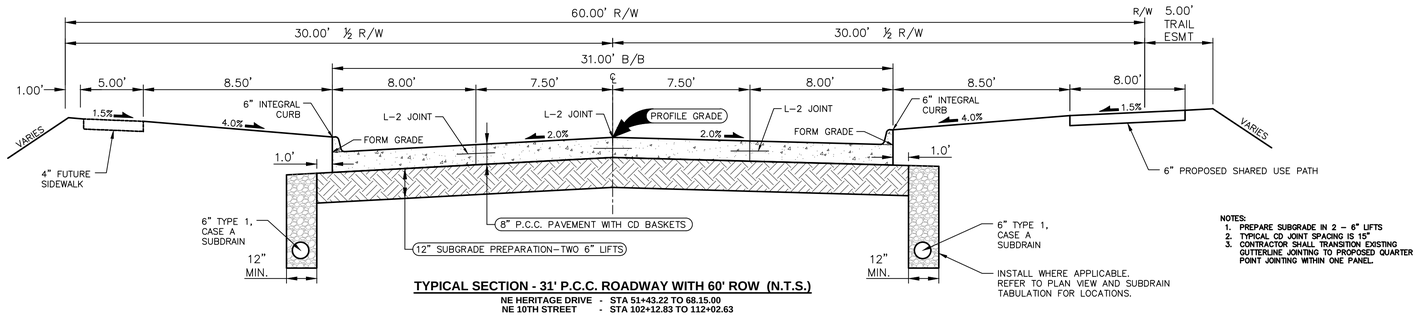


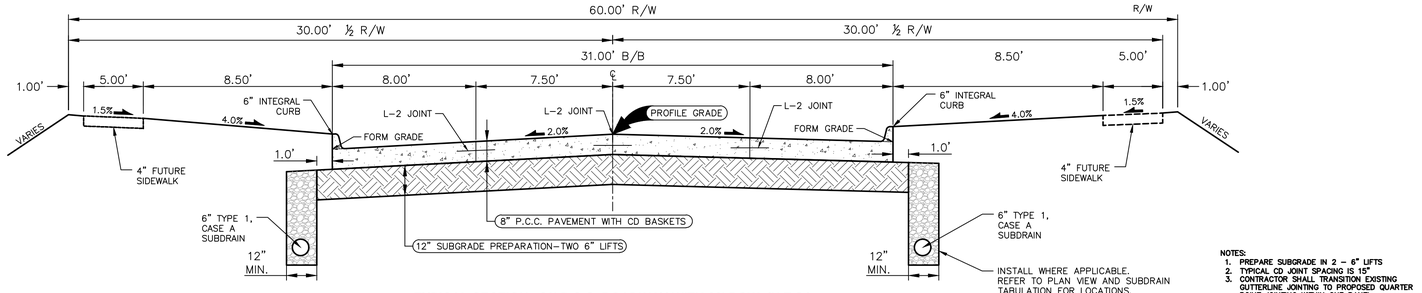
TYPICAL SECTION - 29' P.C.C. ROADWAY WITH 60' ROW (N.T.S.)
NE 12TH STREET - STA 83+06.47 TO 88+10.95

NOTES:
1. PREPARE SUBGRADE IN 2 - 6" LIFTS
2. TYPICAL C JOINT SPACING IS 15'
3. CONTRACTOR SHALL TRANSITION EXISTING GUTTERLINE JOINTING TO PROPOSED QUARTER POINT JOINTING WITHIN ONE PANEL.



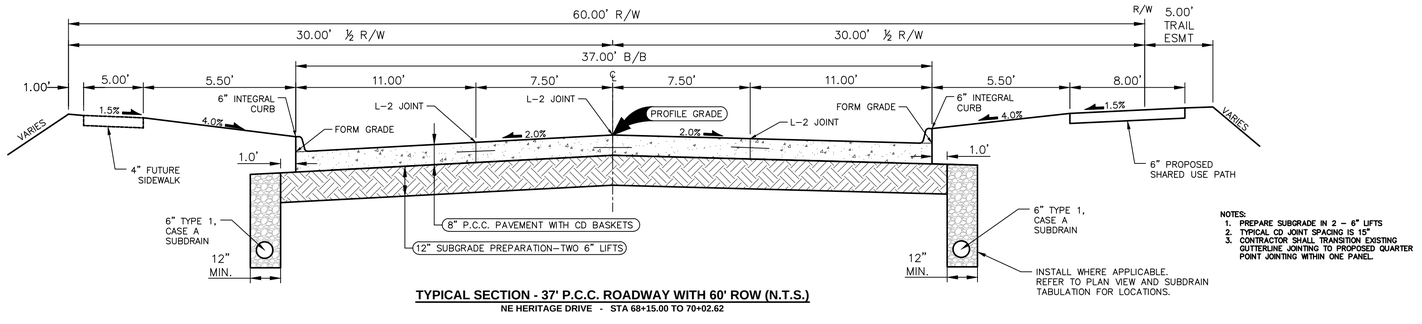
TYPICAL SECTION - 31' P.C.C. ROADWAY WITH 60' ROW (N.T.S.)
NE HERITAGE DRIVE - STA 51+43.22 TO 68.15.00
NE 10TH STREET - STA 102+12.83 TO 112+02.63

NOTES:
1. PREPARE SUBGRADE IN 2 - 6" LIFTS
2. TYPICAL CD JOINT SPACING IS 15'
3. CONTRACTOR SHALL TRANSITION EXISTING GUTTERLINE JOINTING TO PROPOSED QUARTER POINT JOINTING WITHIN ONE PANEL.



TYPICAL SECTION - 31' P.C.C. ROADWAY WITH 60' ROW (N.T.S.)
NE HERITAGE DRIVE - STA 38+02.01 TO 50+62.22

NOTES:
1. PREPARE SUBGRADE IN 2 - 6" LIFTS
2. TYPICAL CD JOINT SPACING IS 15'
3. CONTRACTOR SHALL TRANSITION EXISTING GUTTERLINE JOINTING TO PROPOSED QUARTER POINT JOINTING WITHIN ONE PANEL.



TYPICAL SECTION - 37' P.C.C. ROADWAY WITH 60' ROW (N.T.S.)
NE HERITAGE DRIVE - STA 68+15.00 TO 70+02.62

NOTES:
1. PREPARE SUBGRADE IN 2 - 6" LIFTS
2. TYPICAL CD JOINT SPACING IS 15'
3. CONTRACTOR SHALL TRANSITION EXISTING GUTTERLINE JOINTING TO PROPOSED QUARTER POINT JOINTING WITHIN ONE PANEL.

3405 S.E. CROSSROADS DRIVE, SUITE G
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PRELIMINARY PLAT SUBMITTAL 1	02/25/2021

ENGINEER: JAT | TECH: TDT

CIVIL DESIGN ADVANTAGE

HOPE COMMERCIAL PLAT 4
PRELIMINARY PLAT

GRIMES, IOWA

2/13
2102051

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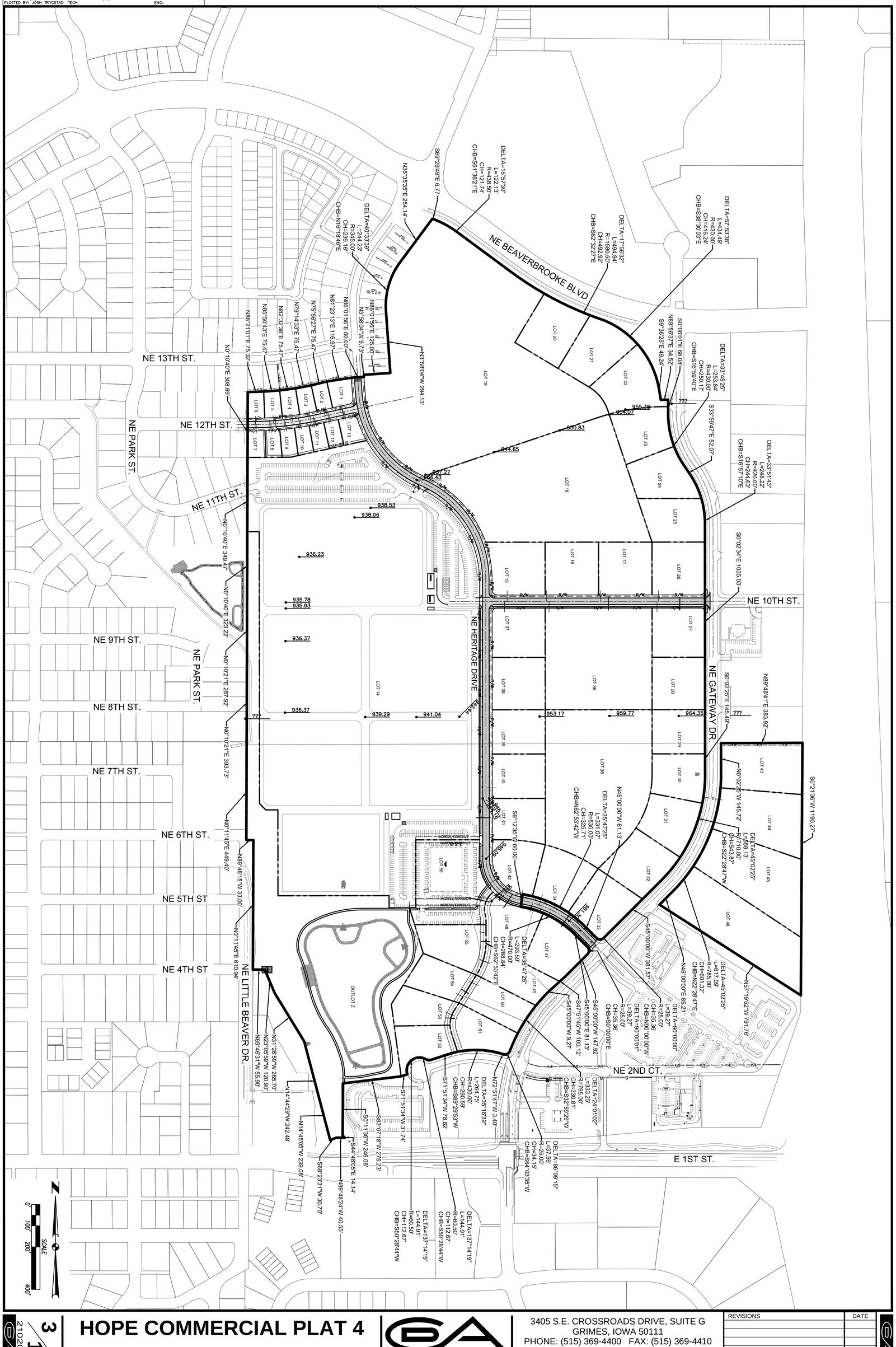

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HOPE COMMERCIAL PLAT 4

PRELIMINARY PLAT

GRIMES, IOWA

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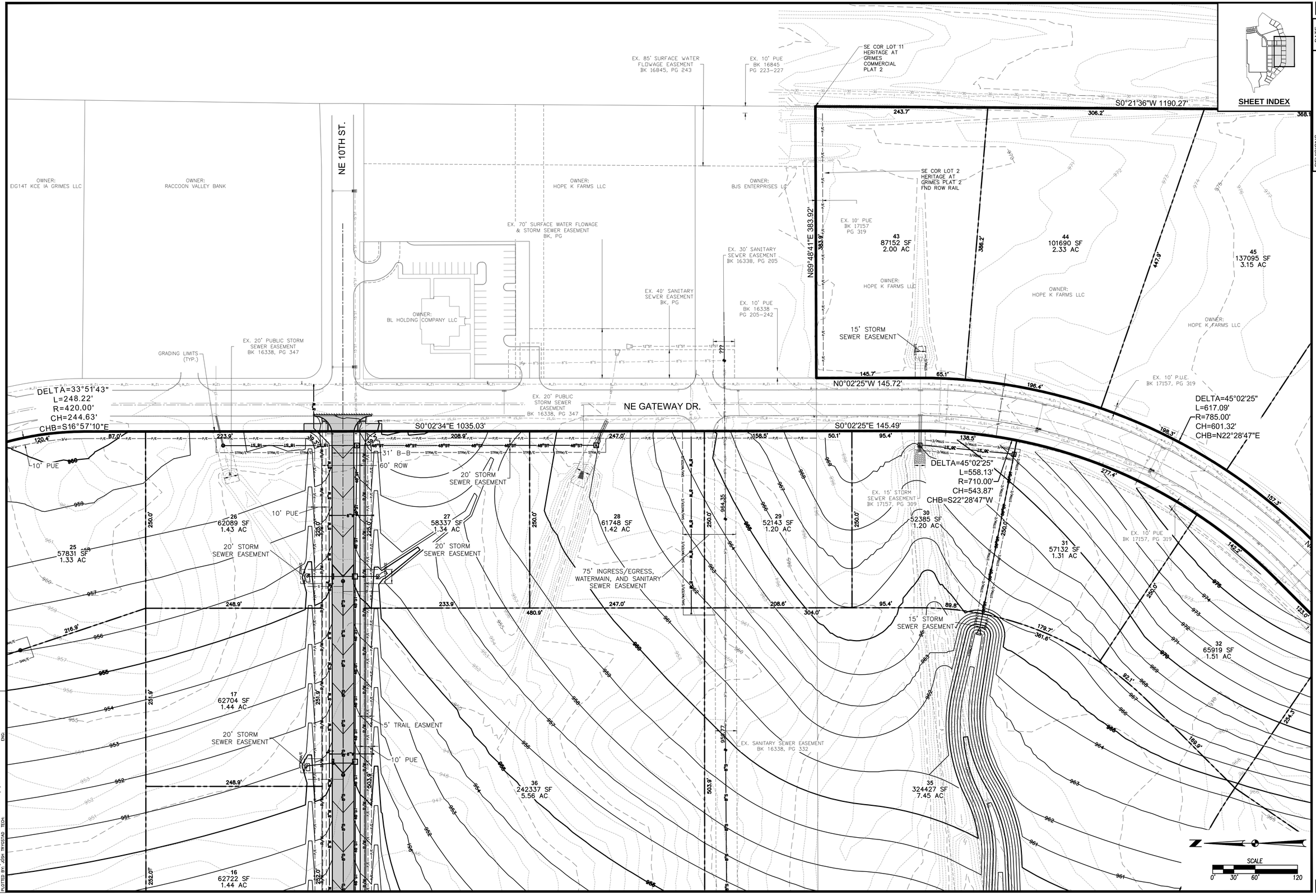
2102051



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CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

HOPE COMMERCIAL PLAT 4

PRELIMINARY PLAT

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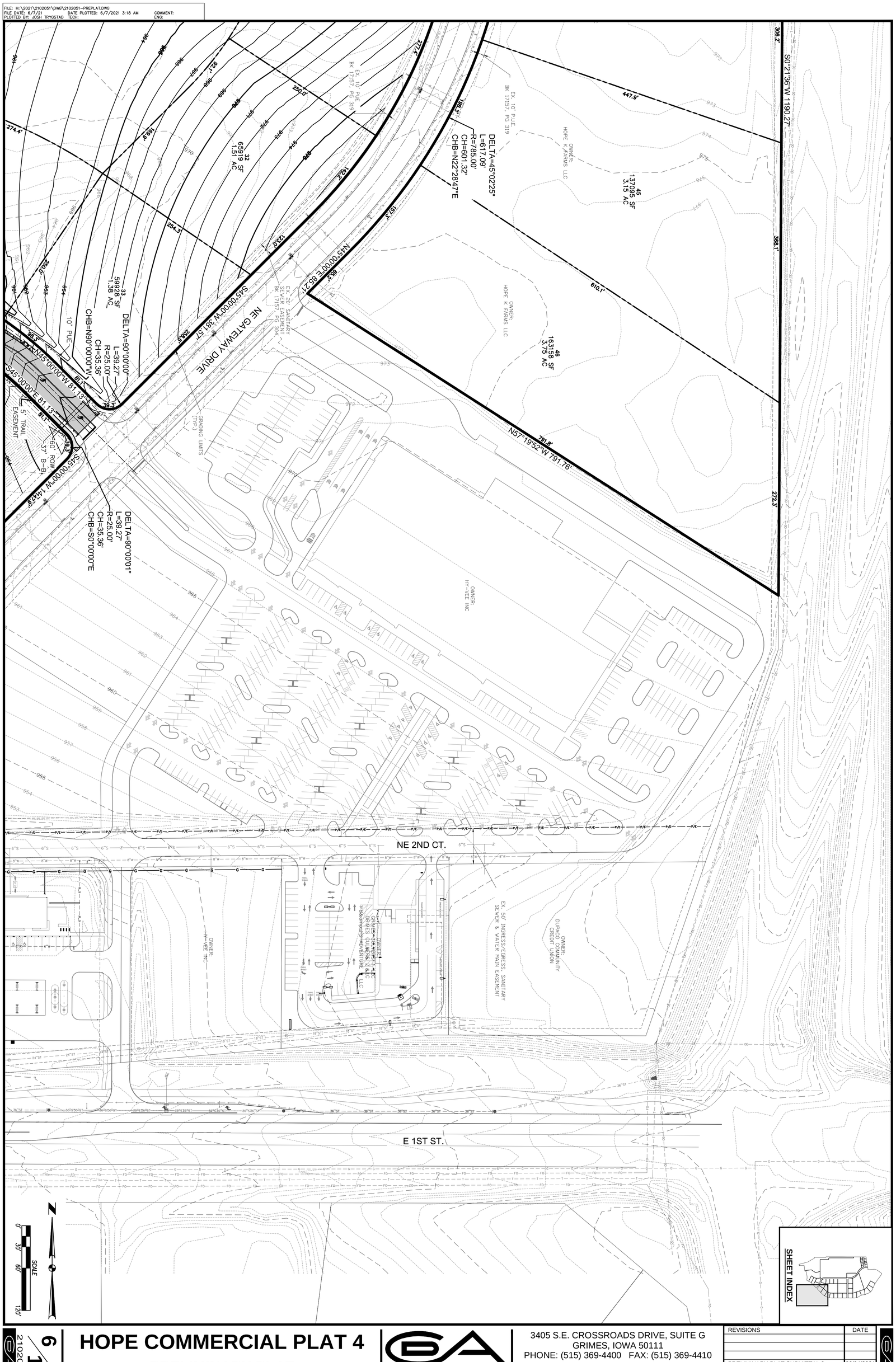

HOPE COMMERCIAL PLAT 4

PRELIMINARY PLAT

GRIMES, IOWA

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SHEET INDEX

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CIVIL DESIGN ADVANTAGE

HOPE COMMERCIAL PLAT 4

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GRIMES, IOWA

7/13

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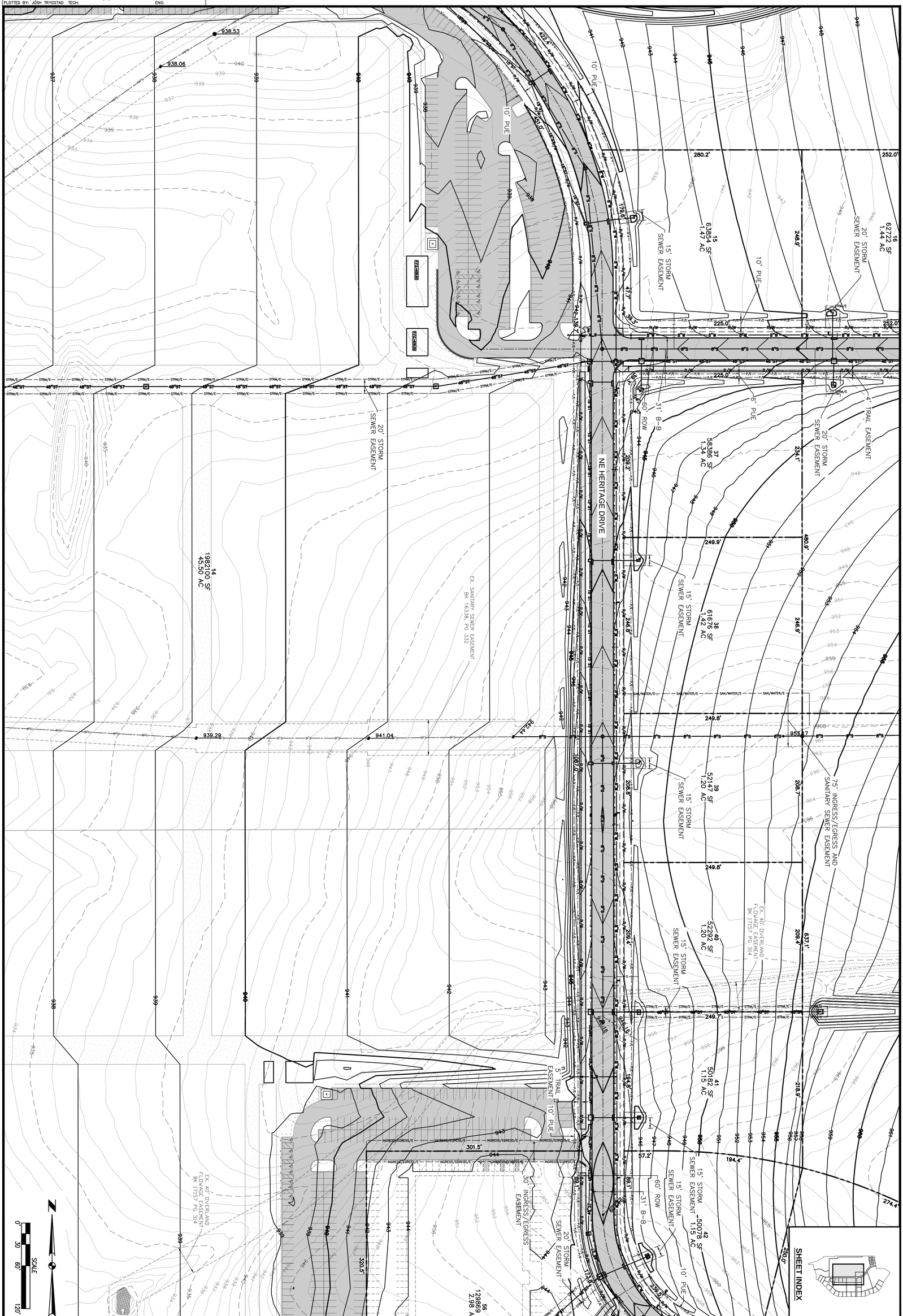

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GRIMES, IOWA

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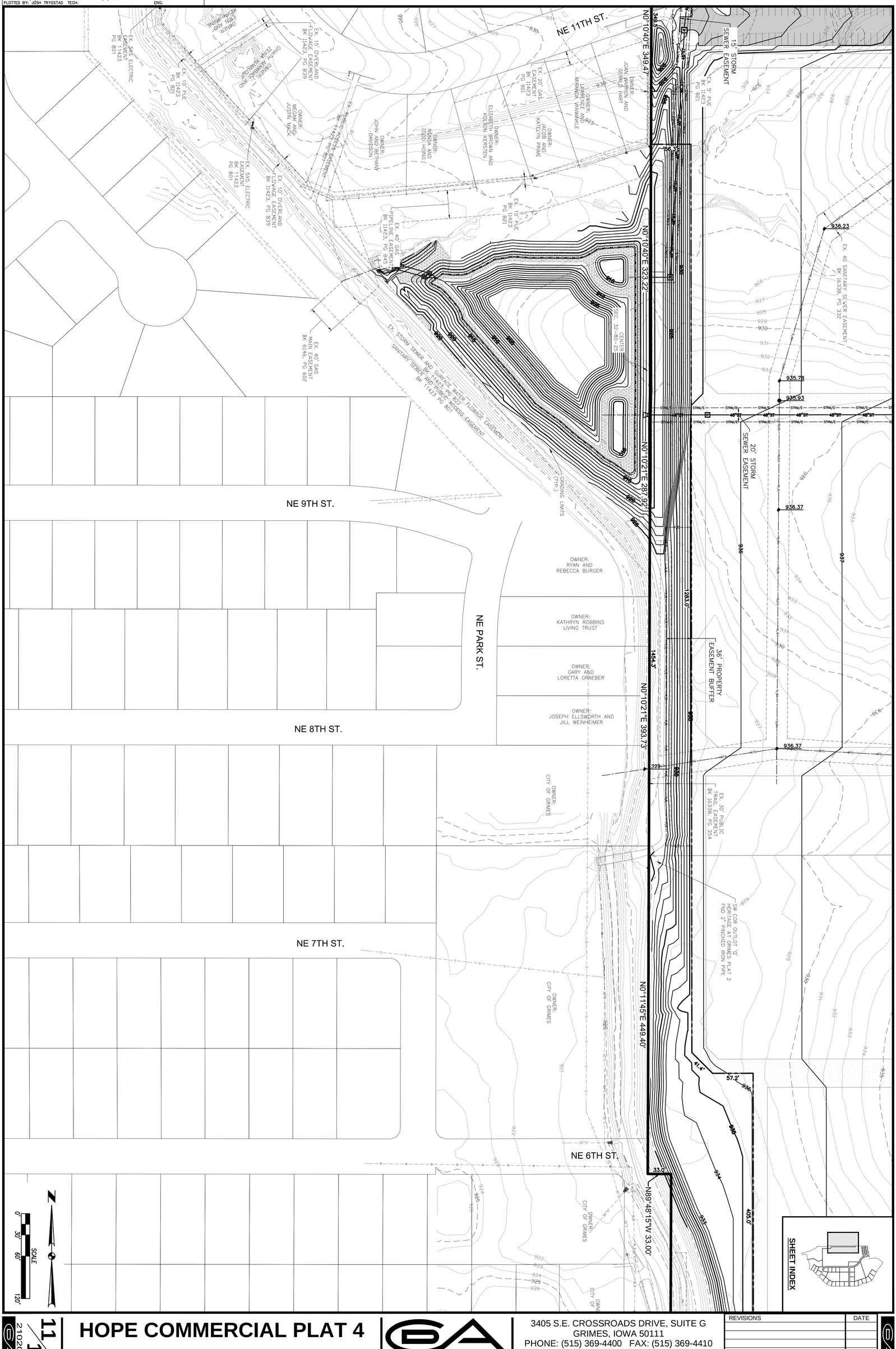
GRIMES, IOWA

CIVIL DESIGN ADVANTAGE
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT TECH: TDT

REVISIONS	DATE
PRELIMINARY PLAT SUBMITTAL 3	06/04/2021
PRELIMINARY PLAT SUBMITTAL 2	04/23/2021
PRELIMINARY PLAT SUBMITTAL 1	02/25/2021

10 / 13
2102051



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PLOTTED BY: JOSH TRYGSTAD TECH: DNG

11 / 13
2102051

HOPE COMMERCIAL PLAT 4

PRELIMINARY PLAT

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

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REVISIONS	DATE
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12/13

2102051

HOPE COMMERCIAL PLAT 4

PRELIMINARY PLAT

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PLOTTED BY: JOSH TRYGSTAD TECH: ENG:

HOPE COMMERCIAL PLAT 4

PRELIMINARY PLAT

GRIMES, IOWA

13/13 2102051

CIVIL DESIGN ADVANTAGE

3405 S.E. CROSSROADS DRIVE, SUITE G
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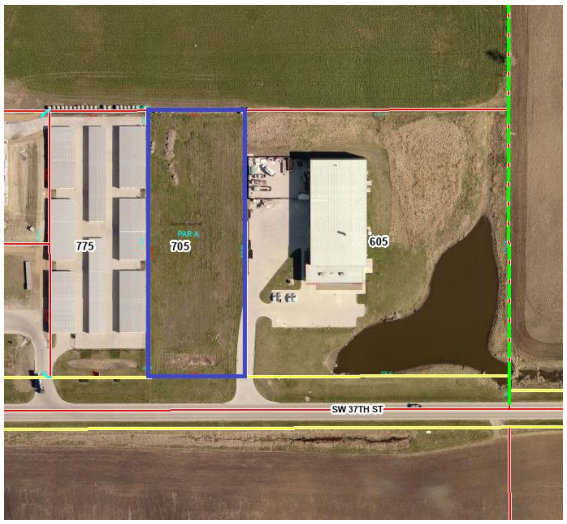
Planning & Zoning Staff Report

TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: July 6, 2021
RE: 37th Street Mega Storage – Site Plan

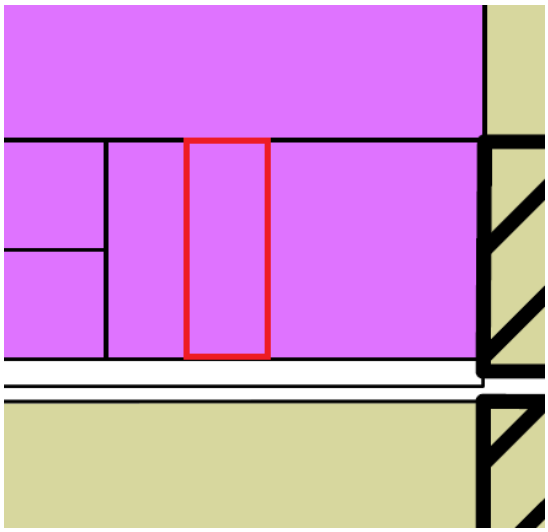
GENERAL INFORMATION:

Applicant:	Mega Storage - Kevin Henter
Requested Action	Site Plan
Location	705 SE 37th Street

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-2
North	Vacant	General Industrial	M-2
South	Vacant	Business Park	A-1
East	Industrial	General Industrial	M-2
West	Industrial	General Industrial	M-2

BACKGROUND:

The applicant is requesting approval of the site plan for a Mega Storage large unit storage facility. Five buildings are proposed onsite with each building ranging from 4,800 to 5,600 square feet in size. All buildings on site total 25,730 square feet. This project will be similar to the Mega Storage facility constructed in 2020 at 3000 SE Destination Drive.

The property is located within the M-2 zoning district and is not within an overlay district.

ANALYSIS:

Building/Elevations:

The façade is proposed to be principally constructed of metal with stone provided along the bottom of the buildings that face the street frontage. The architecture will match the buildings constructed at 3000 SE Destination but will have a different color scheme of gray and black.

Given the available space between the man and overhead doors on the interior building facades, staff has suggested installing the required square footage of stone on the front and outer facades of the building. This is a reasonable compromise in staff's opinion.

Site Layout:

The site will be accessed from the existing driveway off of SE 37th Street that is shared between this property and Eagle Signs to the east. A future 5' sidewalk will be provided along the project frontage. No dumpster is provided onsite. Each storage unit will be responsible for managing their own trash.

Parking:

No required parking is needed onsite due to the nature of the facility. Adequate space is provided between the buildings for individuals to park in front of their storage units while loading and unloading.

Landscaping/Streetscape:

The site provides landscaping along the project frontage between the building and the detention basin, and around the transformer to help screen it from view from SE 37th Street and

the neighboring property. There are no minimum landscape standards for this property, therefore the site meets the minimum requirements.

Utilities:
No sanitary sewer or water lines will connect to the buildings since the facility is meant for storage only. However, new 6" water main will be constructed from the existing main on SE 37th Street to provide the required fire hydrant coverage.

Storm water will be stored in the detention basin located along the project frontage on the south side of the facility.

STAFF RECOMMENDATION:
Staff would recommend approval of the site plan for 37th Street Mega Storage, subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin
Assistant Planner

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

~~June 2, 2021~~
~~June 15, 2021~~
June 29, 2021

Civil Design Advantage
Attn: Doug Mandernach
3405 SE Crossroads Drive, Suite G
Grimes, IA 50111

RE: 37th Street Mega Storage

Dear Mr. Mandernach:

The Development Services Department is in receipt of a proposed Site Plan for the 37th Street Mega Storage. Based on the review of the provided submittal materials, staff have the following comments:

Sheet 3:

1. ~~Label setback of pavement to the north property line. 5' minimum required.~~

2. ~~Show future 5' public sidewalk along 37th Street.~~

3. ~~Show the relation of the driveway to the existing driveway/parking lot for the lot to the east.~~

4. ~~The building numbers on the plans don't match the building elevations. Please revise.~~

5. ~~Are bollards propose to be placed at the building corners or elsewhere on site? A bollard detail was provided. Please label locations on the site plan.~~

Sheet 4:

1. ~~Clean out the basin and verify that the minimum requirements are still being met. Please provide a volumetric analysis.~~

2. Swale needs to be 2% slope or provide subdrain with 1% slope. Grade needs to be at least 1% within the swale. Please revise.

Sheet 5:

1. ~~Provide perimeter sediment controls.~~

2. ~~Please add rip rap quantities to the quantities table.~~

3. ~~Please specify what type of TRM will be installed at the discharge pipe into the basin.~~

Sheet 6:

1. ~~Provide roof drain connections.~~

2. ~~In between the buildings, please stripe fire lanes in front of the hydrants to prevent parking in front of the hydrants or move the hydrants out closer to the main drive aisle. Alternatively, this area could be curbed and sodded.~~

3. ~~Provide water main length.~~

4. ~~Provide standpipe detail.~~

Sheet 7:

1. ~~Add detail for the hydrodynamic separator.~~

Sheet 8:

1. ~~Please change the plant type around the transformer to be an evergreen shrub.~~

2. ~~Please provide additional landscaping along the south side of the buildings. 1 shrub per 4 linear feet is typical planting spacing. Please extend the landscape strip to the east side of the flume. Staff would like to see some additional shrubs along Building 1.~~

3. ~~Please sod the site.~~

Architecture:

1. ~~Can the color of door on the front of Building 1 be changed to blend in with the front façade? Or can building 1 and 3 be switched and the stone moved to building 3 so the door is not facing 37th Street? In addition, there is no way to get to the door anyway since the transformer is in the way and there is not sidewalk/paved pad to get there.~~

2. ~~Please provide details for all proposed lighting and provide lighting cut sheets. Are any LED light strips or colored lights proposed? P&Z and Council must be aware of all proposed lighting.~~

SWPPP:

1. ~~Provide SWPPP.~~

2. ~~Provide NPDES permit once it is received.~~

3. ~~Owner and all contractors need to sign certification statements on final SWPPP.~~

Stormwater Management Plan (SWMP):

1. ~~As per ISWMM, dry bottom detention basins do not provide water quality. If the basin proposed is a dry detention basin, a different method needs to be used to address treatment.~~

2. ~~DB 1 Peak Release Summary: Show both proposed and future release rates.~~

3. ~~DB 1A Off: You cannot assume this area will not drain through the site once that lot is developed. DB 1A Off will have to meet an allowable release rate for that lot, but you cannot cut off drainage that originally drained onto your site.~~

4. ~~Provide channel protection volume calculations.~~

5. ~~Storm Sewer Design: Show 100-yr calculations as well.~~

6. ~~Provide area intake calculations.~~

7. ~~Provide final (signed) copy of SWMP.~~

Site Plan:

1. ~~Erosion Control Sheet: Show proposed contours.~~

2. ~~Utility Plan Sheet: Will there be roof drain connections?~~

3. ~~Utility Plan Sheet: Label critical crossing.~~

4. ~~Utility Plan Sheet: ST-4 show required treatment flowrate and maximum bypass flowrate (i.e. 100-yr).~~

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: ~~June 8, 2021~~
June 21, 2021
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: July 6, 2021 at 5:30 at the Grimes City Hall

COUNCIL MEETING: July 13, 2021 at 5:30 at the Grimes City Hall

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

Sincerely,

Evann Martin
Assistant Planner

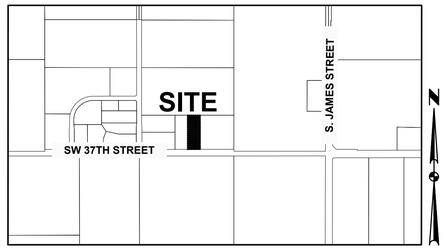
SITE PLAN FOR:

37TH STREET MEGA STORAGE

GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

DEVELOPMENT SUMMARY

AREA: 1.95 ACRES (84864 SF)

ZONING: M-2 LIGHT INDUSTRIAL

SETBACKS:
FRONT: 25'
SIDE: NONE
REAR: 25'

PROPOSED BUILDING USES: STORAGE

BUILDING HEIGHT: 18'

OPEN SPACE CALCULATION:

TOTAL SITE:	= 84,864 SF (1.95 AC.)
BUILDING	- 25,730 SF
DRIVEWAYS	- 27,457 SF
OPEN SPACE PROVIDED	= 31,677 SF (37.33%)
OPEN SPACE REQUIRED	= 8,486.4 SF (10%)
IMPERVIOUS AREA:	= 53,187 SF (62.67%)

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	TOPOGRAPHIC SURVEY AND DEMOLITION PLAN
3	DIMENSION PLAN
4	GRADING PLAN
5	EROSION AND SEDIMENT CONTROL PLAN
6	UTILITY PLAN
7	DETAILS
8	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED

- PROPERTY BOUNDARY
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY (R/W)
- BUILDING SETBACK
- PERMANENT EASEMENT (P/E)
- TEMPORARY EASEMENT (T/E)
- TYPE SW-501 STORM INTAKE
- TYPE SW-502 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-512 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- FLARED END SECTION
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- WATER CURB STOP
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- STORM SERVICE
- WATERMAIN WITH SIZE (8"W)
- WATER SERVICE
- SAWCUT (FULL DEPTH)
- SILT FENCE
- USE AS CONSTRUCTED (UAC)
- MINIMUM PROTECTION ELEVATION (MPE)

EXISTING

- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ELECTRIC POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POWER POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE OR VAULT
- TRAFFIC SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE/VAULT
- TELEPHONE POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- MAIL BOX
- BENCHMARK
- SOIL BORING
- UNDERGROUND TV CABLE
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIELD TILE
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE
- WATER MAIN W/ SIZE

OWNER

LONG DIRT INVESTMENTS LLC
17389 BERKSHIRE PARKWAY
CLIVE, IA 50325
CONTACT: ERIC GRUBB
EMAIL: ERIC@SOLIDGROUNDIOWA.COM
PH: 515-975-7441

APPLICANT

MEGA STORAGE
3070 WHITEPINE CT.
WAUKEE, IA 50263
CONTACT: KEVIN HENTER
EMAIL: KLHENTERIA@GMAIL.COM
PH: 515-250-4051

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

BENCH MARK:

NW BURY BOLT ON HYDRANT APPROXIMATELY 20' EAST OF ENTRANCE TO SOILTECH.
ELEVATION = 978.01

BURY BOLT ON HYDRANT ALONG SOUTH LINE OF STORAGE MART ALONG THE WEST SIDE OF SITE.
ELEVATION=1000.72

DATE OF SURVEY:

APRIL 30, 2021

ZONING:

M-2 LIGHT INDUSTRIAL DISTRICT

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.

LEGAL DESCRIPTION

PARCEL "A" AS RECORDED IN BOOK 13602 PAGE 142 POLK COUNTY IOWA. CONTAINING 1.948 ACRES.

SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PROJECT SITE ADDRESS

705 SW 37TH STREET

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = SUMMER 2021
ANTICIPATED FINISH DATE = FALL 2021

SUBMITTAL DATES

FIRST SUBMITTAL: 05/24/2021
SECOND SUBMITTAL: 06/08/2021
THIRD SUBMITTAL: 06/17/2021

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 2101.047

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

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 2020 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.

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.

JEFFREY J. NESWICK, P.E. — DATE

LICENSE NUMBER 23810
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET 1-7

PRELIMINARY NOT FOR CONSTRUCTION

37TH STREET MEGA STORAGE - 2101.047

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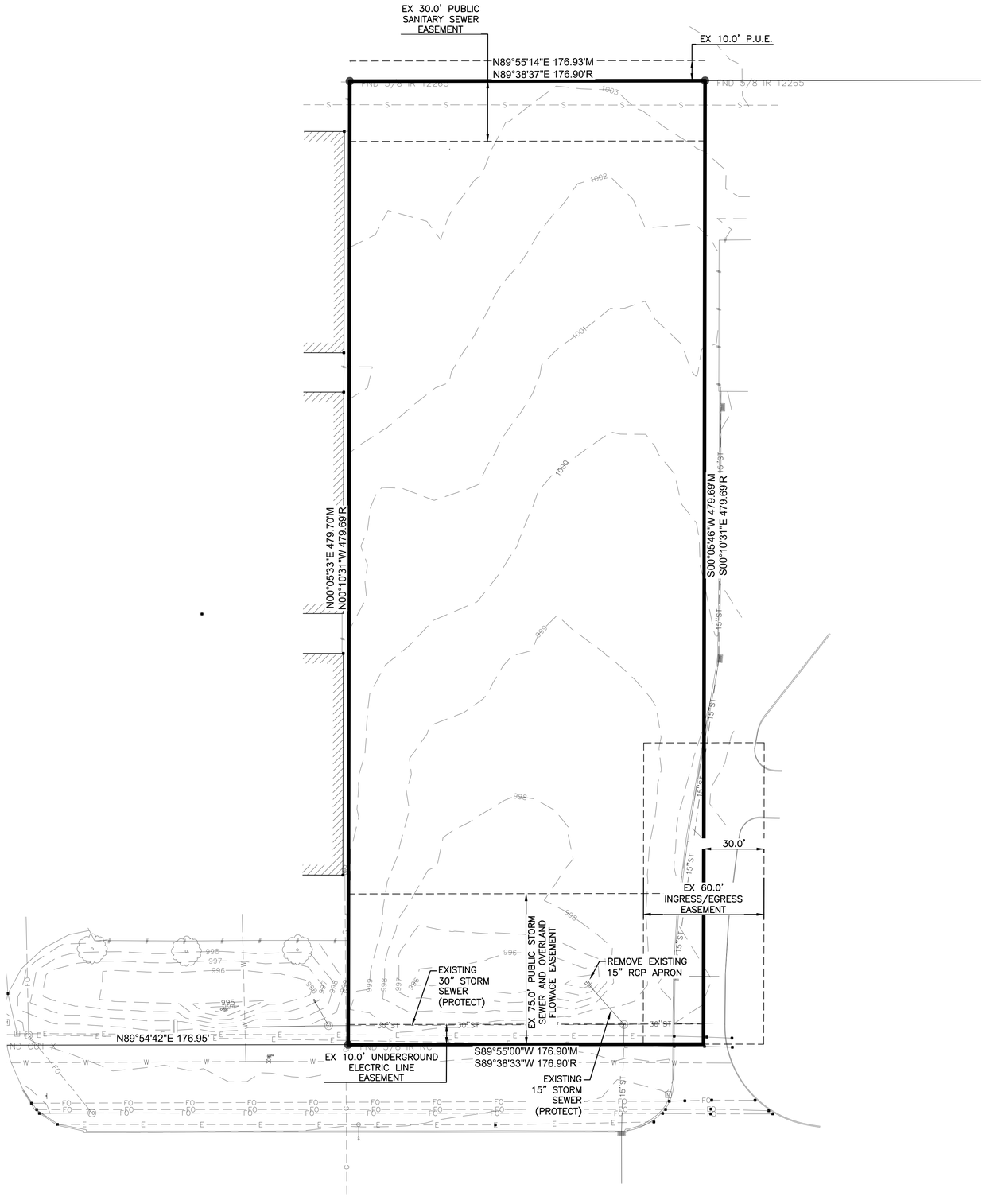

TOPOGRAPHIC SURVEY NOTES

1. EXISTING TOPOGRAPHIC SURVEY INFORMATION FOR THE SITE WAS TAKEN FROM PREVIOUSLY PREPARED TOPOGRAPHIC SURVEY AND DESIGN INFORMATION FROM CONSTRUCTION PLANS FOR HOPE COMMERCIAL PLAT 1 AND HOPE COMMERCIAL PLAT 2. SOME IMPROVEMENTS MAY NOT BE INSTALLED. CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ADJACENT CONSTRUCTION ACTIVITIES.

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 REGULATORY AGENCIES.
4. PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
5. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE CONTRACTOR. 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, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
7. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
8. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
9. CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. 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.

TRAFFIC CONTROL NOTES

1. TRAFFIC CONTROL REQUIRED ON ALL PUBLIC STREETS DURING ANY WORK WITHIN EXISTING RIGHT-OF-WAY. CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY FOR APPROVAL PRIOR TO CONSTRUCTION.
2. 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.
3. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
4. 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.
5. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
6. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH THE CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
7. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
8. 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.

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

REVISIONS	DATE
THIRD SUBMITTAL	06-17-21
SECOND SUBMITTAL	06-08-21
FIRST SUBMITTAL	05-24-21

CIVIL DESIGN ADVANTAGE

37TH STREET MEGA STORAGE
TOPOGRAPHIC SURVEY AND DEMOLITION PLAN
GRIMES, IOWA

2 / 8

2101.047

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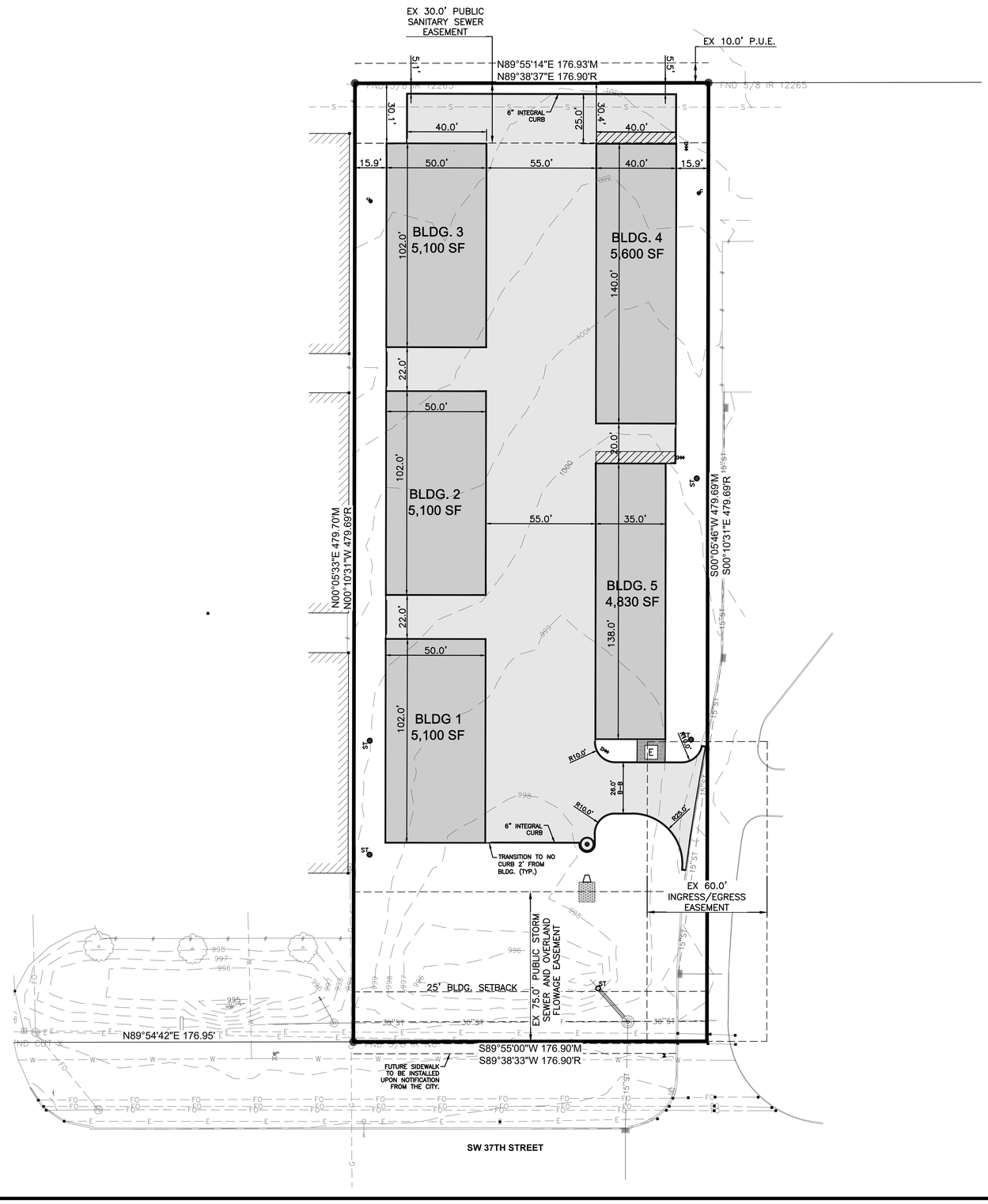

GENERAL NOTES

1. THE 2020 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S ENGINEERING DEPARTMENT.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY OF GRIMES STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR SHALL BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
16. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY OF GRIMES CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
17. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
18. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
    - A. CITY OF GRIMES
    - B. APPROPRIATE UTILITY COMPANIES
    - C. OWNER
    - D. CIVIL DESIGN ADVANTAGE
21. PARKING LOT STRIPING SHALL BE A 4" WHITE STRIPE UNLESS OTHERWISE NOTED (MINIMUM TWO COATS).
22. ALL EXTERIOR LIGHTING SHALL BE LOW-GLARE FULL CUTOFF TYPE FIXTURES AND SHALL NOT EXCEED ZERO FOOT-CANDLES BEYOND THE PROPERTY LINE. THE CONTRACTOR SHALL COORDINATE FINAL LIGHTING AND ELECTRICAL DESIGN WITH THE OWNER.
23. ANY SITE CHANGES THAT DIFFER FROM THE SITE PLAN MUST BE APPROVED BY THE CITY OF GRIMES PRIOR TO INSTALLATION/AMENDEMENT.

PAVEMENT THICKNESS

1. ALL PAVEMENT WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARDS SPECIFICATIONS.
2. SIDEWALKS, DRIVEWAYS, DRIVE LANES WITHIN PARKING AND PARKING SPACES SHALL BE CLASS C PORTLAND CEMENT CONCRETE (P.C.C.) COARSE AGGREGATE FOR P.C.C. CONSTRUCTION SHALL BE CLASS 3 DURABILITY.
3. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
4. PAVEMENT THICKNESS:

SIDEWALKS	4" P.C.C.
PATIO	4" P.C.C.
TRAIL	6" P.C.C.
SIDEWALK CURB RAMPS	6" P.C.C.
STANDARD DUTY PAVING	6" P.C.C.
TRASH ENCLOSURE	8" P.C.C.
WITHIN ROW	8" P.C.C.

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS

1. GENERAL NOTES:
    - a. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE 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 KNOXBOX.COM.
    - 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 & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISING.
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 RESIDENTIAL, 2" COMMERCIAL 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 & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISING.
    - e. USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.

SCALE
0' 15' 30' 60'

REVISIONS	DATE
THIRD SUBMITTAL	06-17-21
SECOND SUBMITTAL	06-08-21
FIRST SUBMITTAL	05-24-21

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

CIVIL DESIGN ADVANTAGE

37TH STREET MEGA STORAGE
DIMENSION PLAN

GRIMES, IOWA

3 / 8

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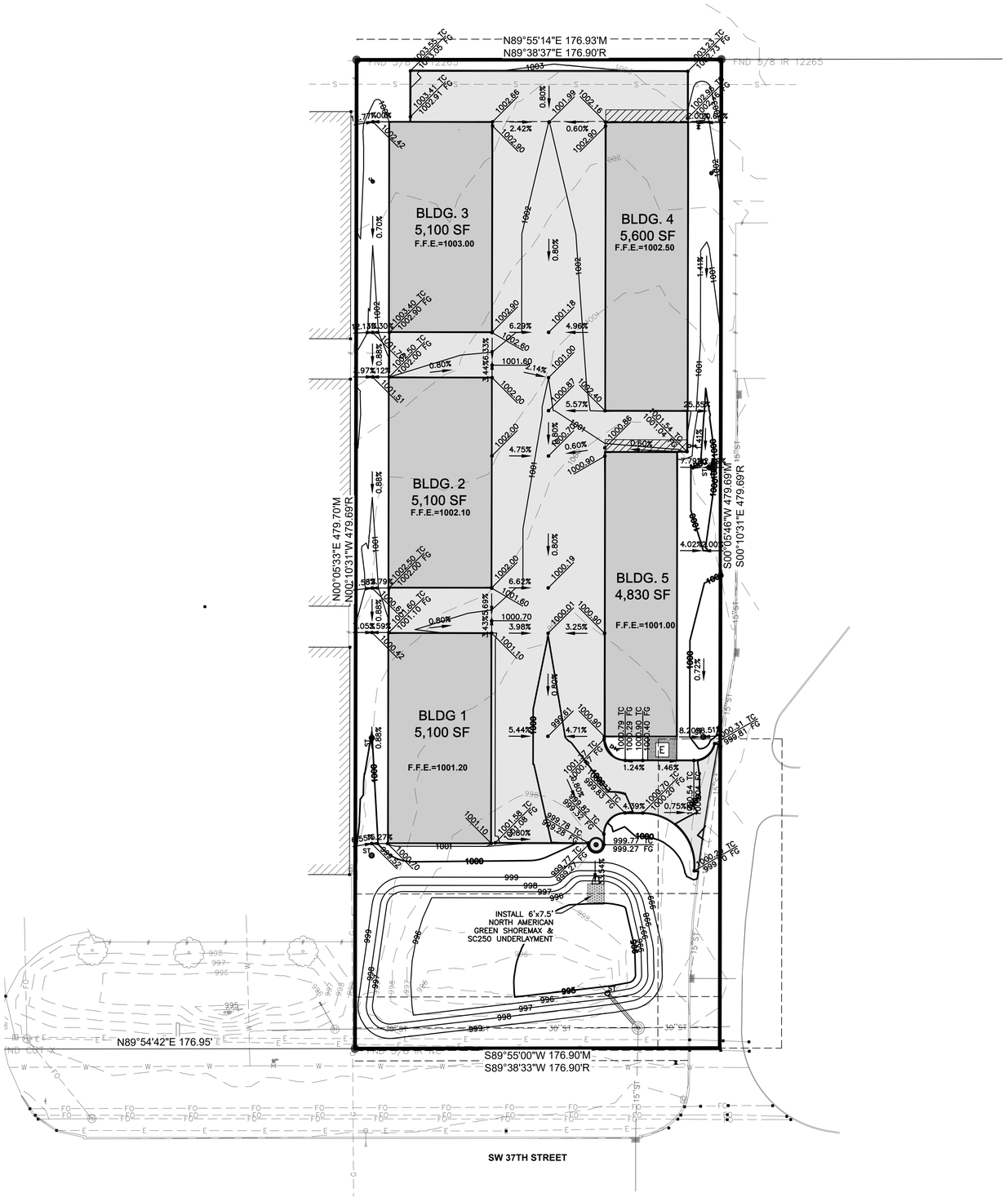

GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY OF GRIMES' BUILDING DIVISION.
2. 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.
3. 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.
4. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2020 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES SUPPLEMENTALS, IF APPLICABLE.
5. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
6. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
7. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
8. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
9. 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.
10. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
11. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
12. 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.
13. SIDEWALKS:
    MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
14. EXISTING TOPO FOR THIS AREA WAS TAKEN FROM PROPOSED CONTOURS FOR THE HOPE COMMERCIAL PLAT 1 & HOPE COMMERCIAL PLAT 2. TIE-IN POINTS MAY VARY BASED ON CONSTRUCTED ELEVATIONS.

SCALE
0' 15' 30' 60'

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3405 S.E. CROSSROADS DRIVE, SUITE G
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PHONE: (515) 369-4400 FAX: (515) 369-4410
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CIVIL DESIGN ADVANTAGE

37TH STREET MEGA STORAGE
GRADING PLAN

GRIMES, IOWA

4 / 8

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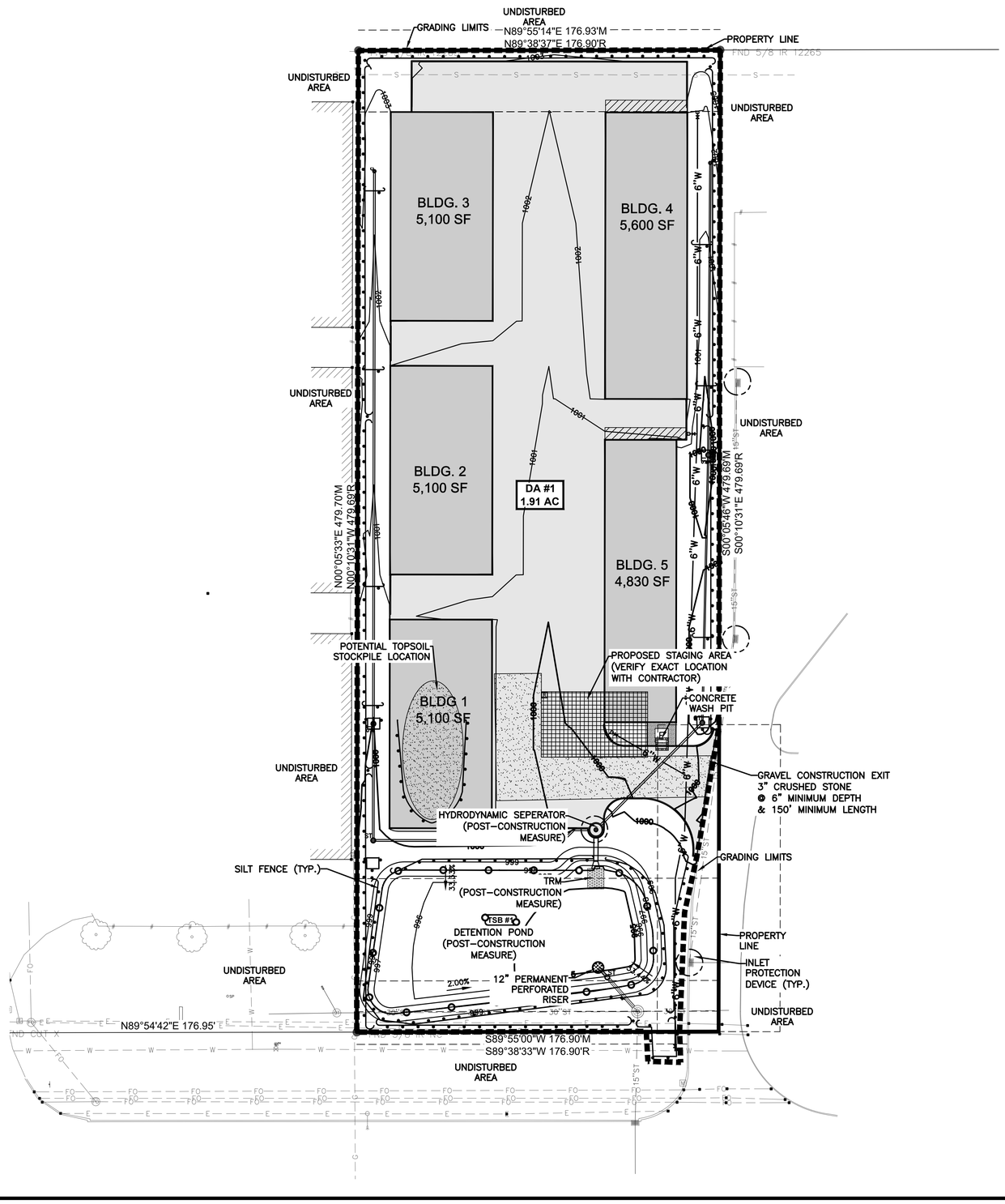

EROSION CONTROL NOTES

1. THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMIT AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL REQUIREMENTS OF THE SWPPP AND LOCAL, STATE AND FEDERAL REQUIREMENTS. THE OWNER SHALL EMPLOY A SEPARATE FIRM TO PROVIDE SWPPP MONITORING AND UPDATES. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH THE SELECTED FIRM.
2. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED ACCORDING TO SUDAS CHAPTER 7 EROSION AND SEDIMENT CONTROL.
3. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
4. DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
5. STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

SWPPP LEGEND

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

AREA TO BE SEEDED
STRAW MAT
UNDISTURBED AREA
RIP-RAP
GRAVEL ENTRANCE
STAGING AREA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,973
2	SEEDING, FERTILIZING, AND MULCHING	AC	0.77
3	INLET PROTECTION DEVICES	EA	4
4	CONCRETE WASHOUT PIT	EA	1
5	TURF REINFORCEMENT MATTING	SF	45

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO NORTH WALNUT CREEK ±1,025 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	1.91 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	6,876 CU FT
VOLUME PROVIDED IN TSB #1	15,858 CU FT
VOLUME PROVIDED IN SILT FENCE (1,973 LF @ 4.5 CU FT/LF OF FENCE)	8,879 CU FT
TOTAL VOLUME PROVIDED	24,737 CU FT

REVISIONS	DATE
FIRST SUBMITTAL	05-24-21
SECOND SUBMITTAL	06-08-21
THIRD SUBMITTAL	06-17-21

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

37TH STREET MEGA STORAGE
EROSION AND SEDIMENT CONTROL PLAN

GRIMES, IOWA

5 / 8

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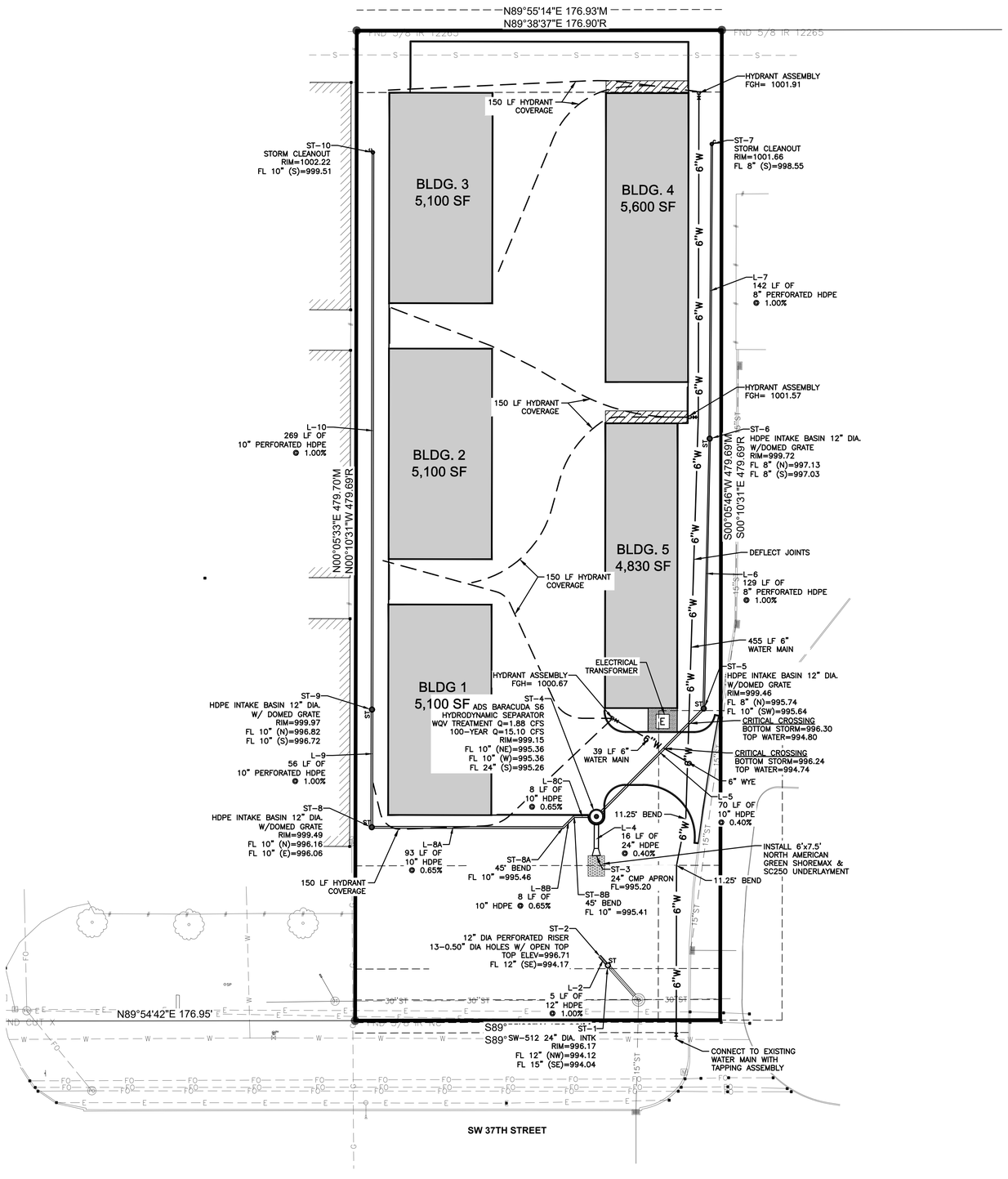
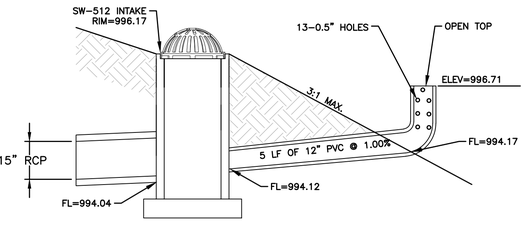
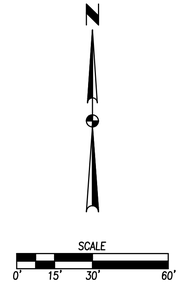


UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2020 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2020 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES. PERIODIC MAINTENANCE AND CLEANING OF STORM AND SANITARY SEWER MAY BE NECESSARY.
14. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.



POND OUTLET SW-512 WITH STANDPIPE
ST-2 DETAIL



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CIVIL DESIGN ADVANTAGE

37TH STREET MEGA STORAGE
UTILITY PLAN

GRIMES, IOWA

6 / 8

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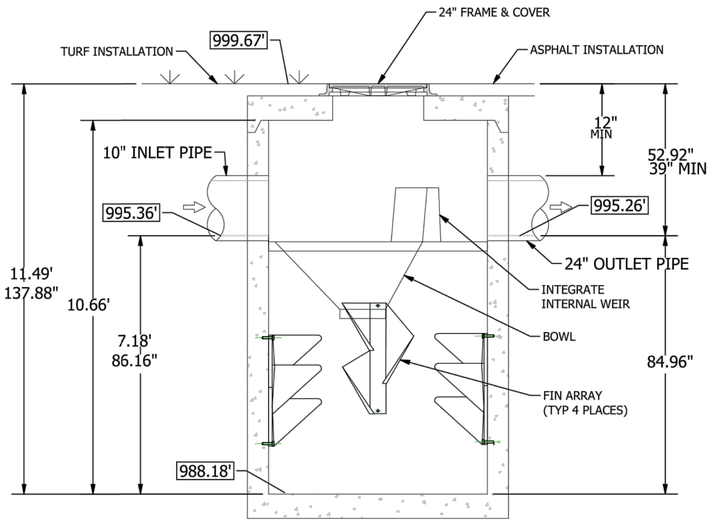
PRODUCT SPECIFICATIONS

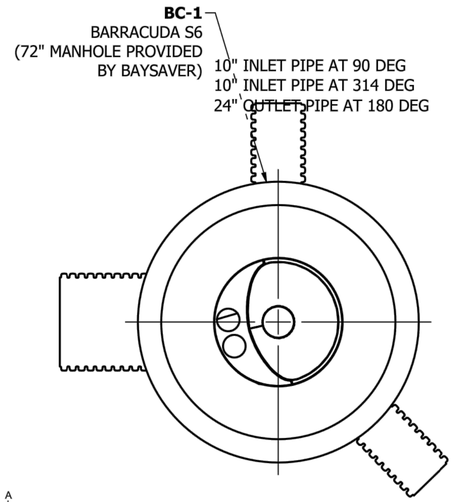
- THE STORMWATER TREATMENT UNIT SHALL BE AN INLINE UNIT CAPABLE OF CONVEYING 100% OF THE DESIGN PEAK FLOW. IF PEAK FLOW RATES EXCEED MAXIMUM HYDRAULIC RATE, THE UNIT SHALL BE INSTALLED OFFLINE.
- THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 80% OF THE SUSPENDED SOLIDS ON AN ANNUAL AGGREGATE REMOVAL BASIS. SAID REMOVAL SHALL BE BASED ON FULL-SCALE THIRD PARTY TESTING USING OK-110 MEDIA GRADATION OR EQUIVALENT AND 300 mg/L INFLUENT CONCENTRATION. SAID FULL SCALE TESTING SHALL HAVE INCLUDED SEDIMENT CAPTURE BASED ON ACTUAL TOTAL MASS COLLECTED BY THE STORMWATER TREATMENT UNIT.
  -OR -
  THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS USING A MEDIA MIX WITH d/50=75 MICRON AND 200 MG/L INFLUENT CONCENTRATION.
  -OR -
  THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS PER CURRENT NJDEP/NJCAT HDS PROTOCOL.

BARRACUDA S6	
UNIT ID	S6
PEAK FLOW RATE CFS	2.43
TREATMENT FLOW RATE CFS	1.88

*TREATMENT FLOW RATE PER OK-110

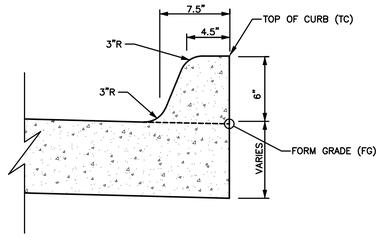


SECTION VIEW A-A
SCALE: N.T.S.

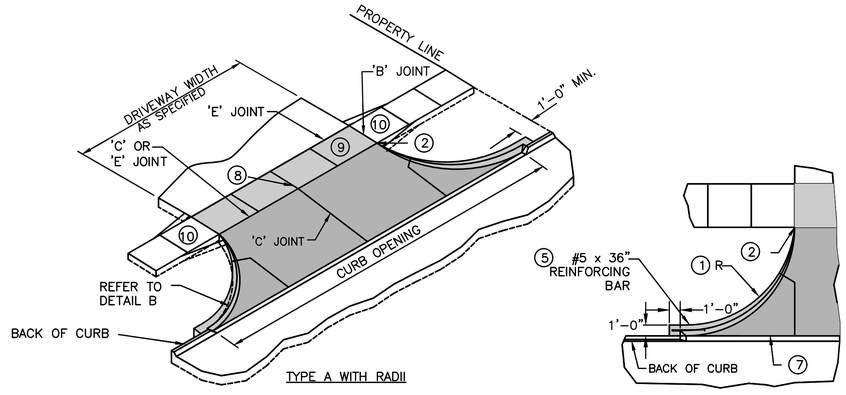


SITE SPECIFIC PLAN VIEW
SCALE 1:27

3 ADS BARACUDA S6 HYDRODYNAMIC SEPARATOR DETAIL
NOT TO SCALE



2 INTEGRAL 6" STANDARD CURB AND SPOT ELEVATION REFERENCE DETAIL
NOT TO SCALE



1 CONCRETE DRIVEWAY TYPE A
NOT TO SCALE

1. DRIVEWAY RADIUS (R).
2. PAVEMENT THICKNESS. RESIDENTIAL: 6 INCHES MINIMUM. COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.
3. SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY.
4. CENTER REINFORCING BAR VERTICALLY IN THE PAVEMENT.
5. MATCH THICKNESS OF ADJACENT ROADWAY, 8 INCHES MINIMUM.
6. PROVIDE 'E' JOINT AT BACK OF CURB UNLESS 'B' JOINT IS SPECIFIED.
7. FOR ALLEYS, INVERT THE PAVEMENT CROWN 2% TOWARD CENTER OF ALLEY.
8. TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. IF SPECIFIED IN THE CONTRACT DOCUMENTS, CONSTRUCT THE SIDEWALK THROUGH THE DRIVEWAY 5 FEET WIDE TO SERVE AS A PASSING SPACE.
9. IF CROSS SLOPE OF ADJACENT SIDEWALK PANEL EXCEEDS 2.0%, REMOVE AND REPLACE TO TRANSITION FROM EXISTING SIDEWALK TO SIDEWALK THROUGH DRIVEWAY. IF ELEVATION CHANGE REQUIRES A CURB RAMP, COMPLY WITH FIGURE 7030.205; VERIFY NEED FOR DETECTABLE WARNING PANEL WITH ENGINEER.

37TH ST MEGA STORAGE
GRIMES, IA

DATE:
DRAWN:
PROJECT #:
CHECKED:

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

1030 Deer Hollow Drive
Mount Airy, MD 21771
1-800-BAYSAVER
1-800-229-7283

4640 TRUEMAN BLVD
HILLIARD, OH 43026

AS NOTED

SCALE:

SHEET:
1 OF 1

REVISIONS

DATE
06-17-21
06-08-21
05-24-21

THIRD SUBMITTAL
SECOND SUBMITTAL
FIRST SUBMITTAL

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

PM: DAM | PE: JN

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

37TH STREET MEGA STORAGE
DETAILS

7/8
2101.047

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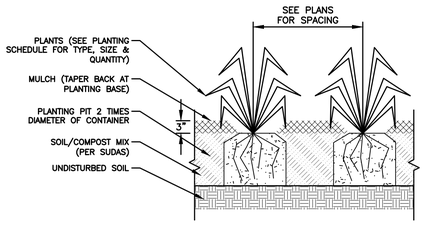
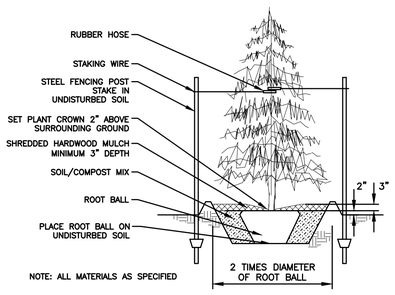
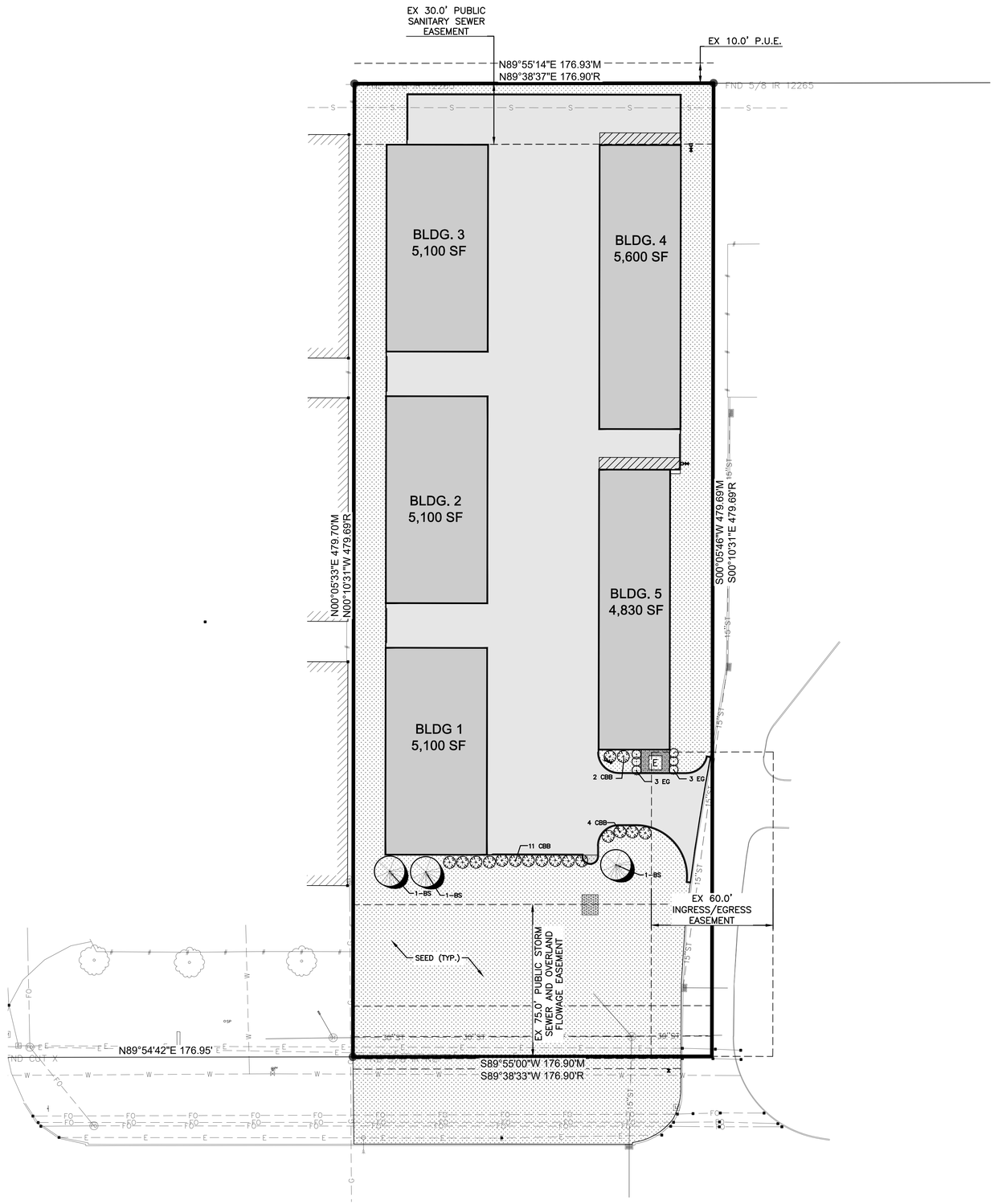
PLOTTED BY: DOUG MANDERNACH TECH: ENG:



SHRUB PLANTING



CONIFEROUS TREE PLANTING



LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
3. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
4. SEED OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER. SEED SHALL BE SUPER TURF II LS FROM UNITED SEEDS.
5. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
6. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
7. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A MINIMUM DEPTH OF 3". ALL GROUPS OF MORE THAN ONE SHRUB SHALL BE MULCHED IN A CONTINUOUS BED, SEPARATED FROM TURF BY A 3" SPADE-CUT EDGE. MULCH AROUND ALL CONIFEROUS TREES SHALL BE A 10' DIAMETER CIRCLE. ALL EDGING SHALL BE SPADE-CUT EDGE.
8. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
9. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
10. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
11. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER FOR APPROVAL.

PLANT SCHEDULE

CODE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND
CBB	17	COMPACT BURNING BUSH	EUONYMOUS ATATUS 'COMPACTUS'	3 GAL	
EG	7	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS 'EMERALD GREEN'	3 GAL	
BS	3	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLUACA'	4' HT.	B&B

SCALE
0' 15' 30' 60'

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COMMENT:
TECH: ENG:

REVISIONS	DATE
THIRD SUBMITTAL	06-17-21
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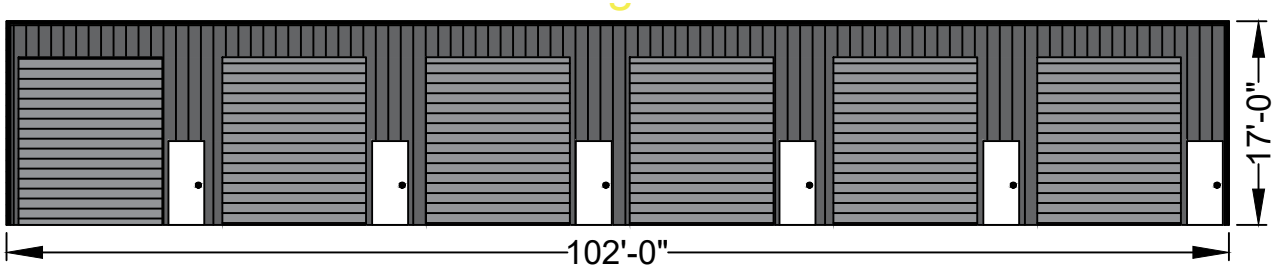
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
PM: DAM | PE: JJN

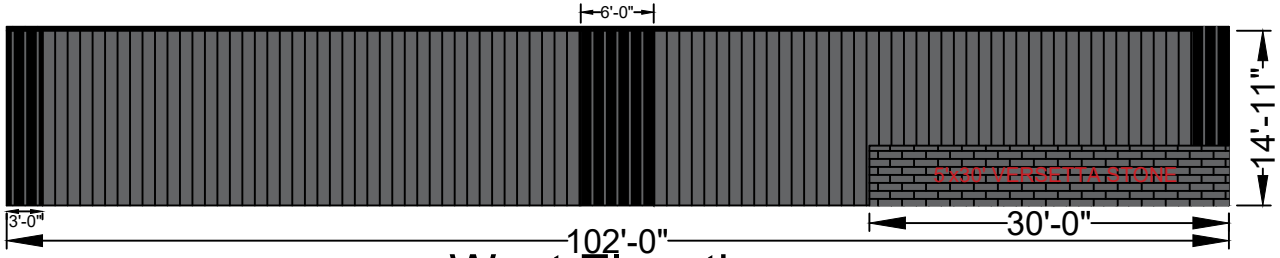
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

37TH STREET MEGA STORAGE
LANDSCAPE PLAN

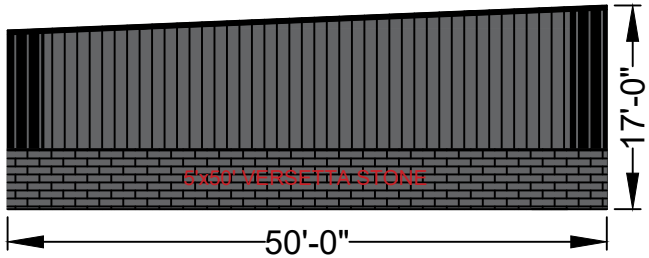
8/8
2101.047



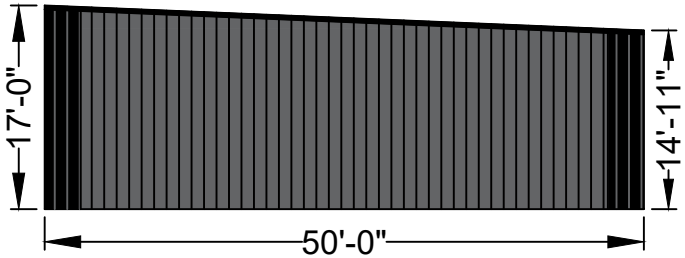
East Elevation



West Elevation



South Elevation



North Elevation

Unit Mix

- 6- 17'-0" x 50'-0"

Building 1

50' x 102' x 17'

Colors

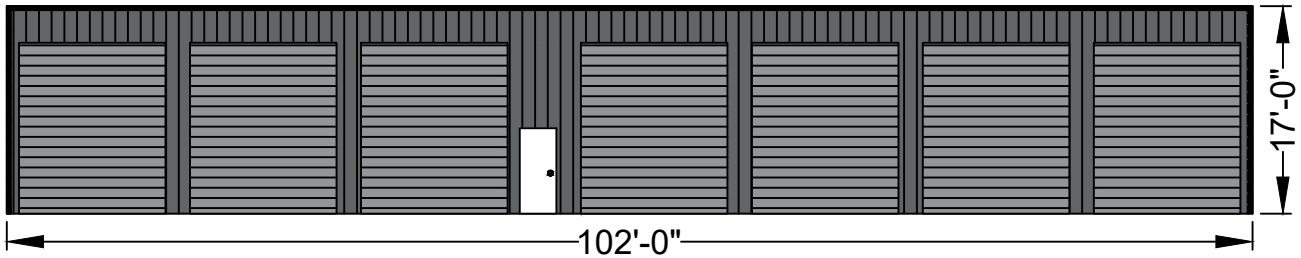
- Steel: Charcoal Gray
- Corners & Gutters: Black
- Doors: Silhouette Gray
- Walk Doors: White

FIELD VERIFY ALL SITE DIMENSIONS AND BEARINGS

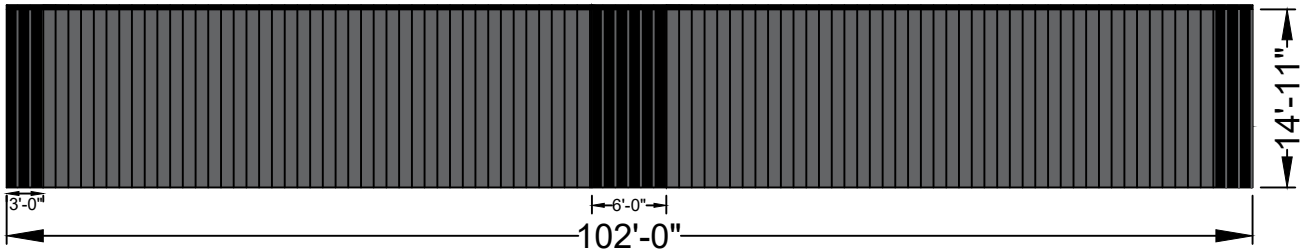
Mega Storage 37th Street
Building 1 Elevation

Pella Building Systems, INC.
906 WEST 9TH ST.
Pella, Iowa 50219
1-800-225-0491 or 1-641-628-9300
www.Pellabuilding.com

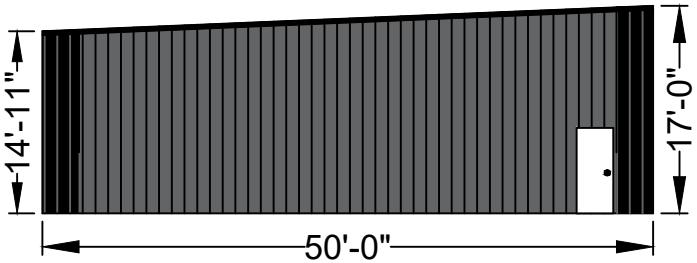
Pella Building Systems, Inc.
THE INDUSTRY'S LEADER IN SELF STORAGE DESIGN AND CONSTRUCTION



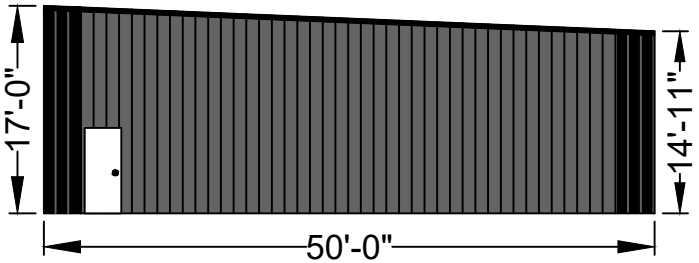
East Elevation



West Elevation



South Elevation



North Elevation

Unit Mix

- 1- 18'-0" x 50'-0"
- 3- 28'-0" x 50'-0"

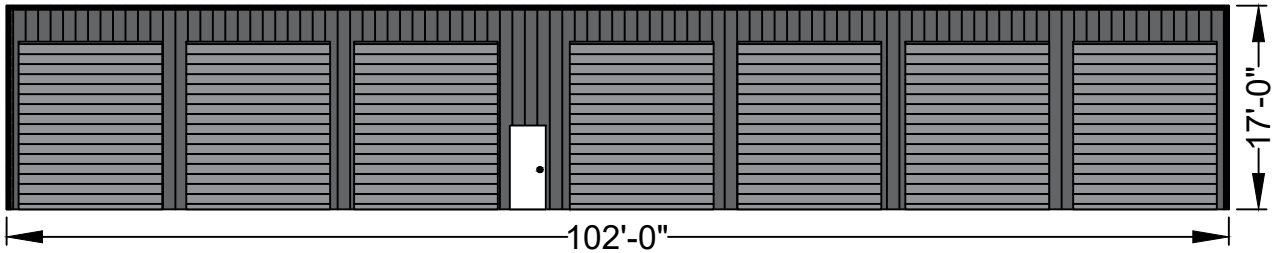
Building 2

50' x 102' x 17'

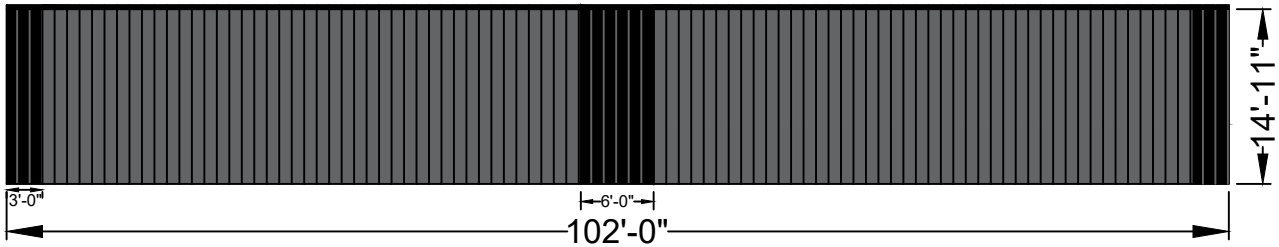
Colors

- Steel: Charcoal Gray
- Corners & Gutters: Black
- Doors: Silhouette Gray
- Walk Doors: White

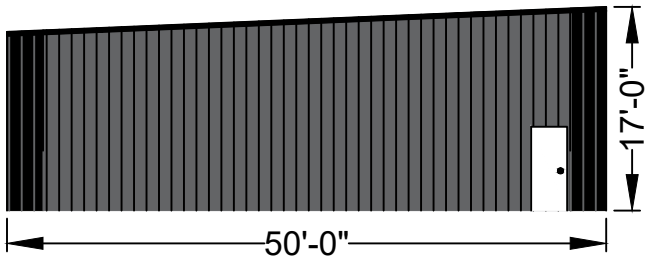
• FIELD VERIFY ALL SITE DIMENSIONS AND BEARINGS	Mega Storage 37th Street Building 2 - Elevation	Pella Building Systems, INC. 906 WEST 9TH ST. Pella, Iowa 50219 1-800-225-0491 or 1-641-628-9300 www.Pellabuilding.com	Pella Building Systems, Inc. THE INDUSTRY'S LEADER IN SELF STORAGE DESIGN AND CONSTRUCTION



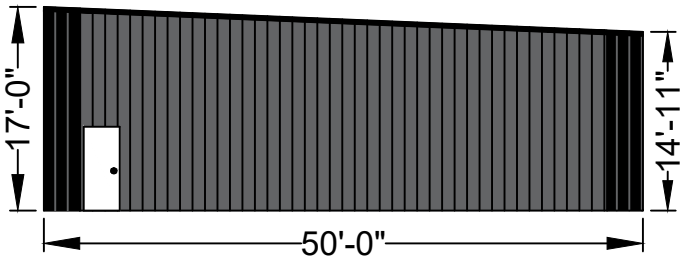
East Elevation



West Elevation



South Elevation



North Elevation

Unit Mix

- 1- 18'-0" x 50'-0"
- 3- 28'-0" x 50'-0"

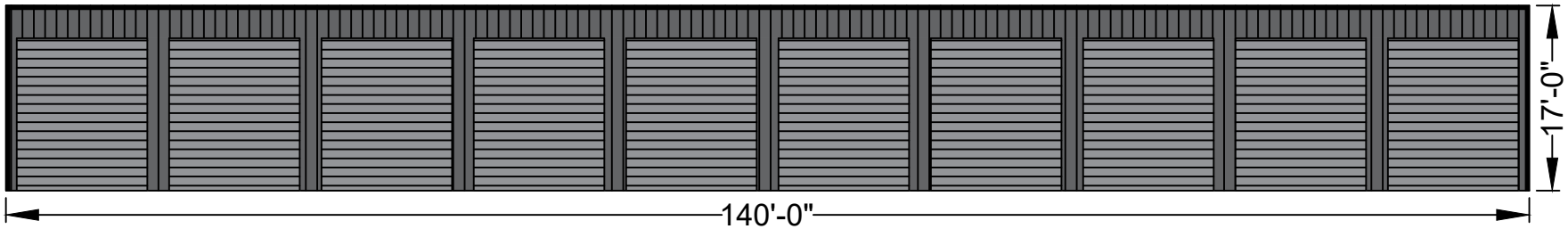
Building 3

50' x 102' x 17'

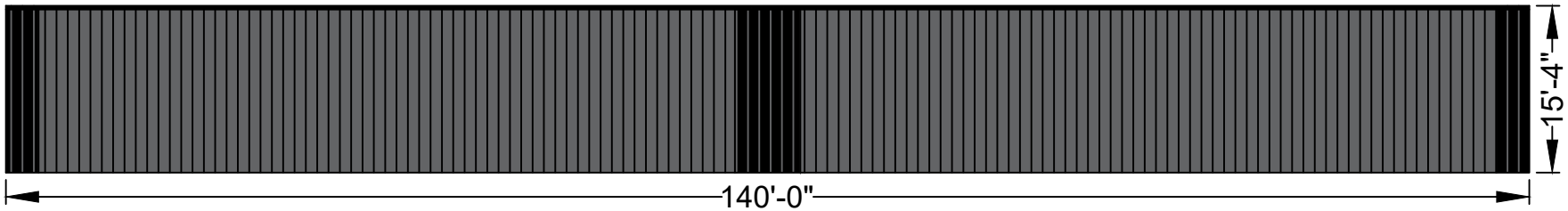
Colors

- Steel: Charcoal Gray
- Corners & Gutters: Black
- Doors: Silhouette Gray
- Walk Doors: White

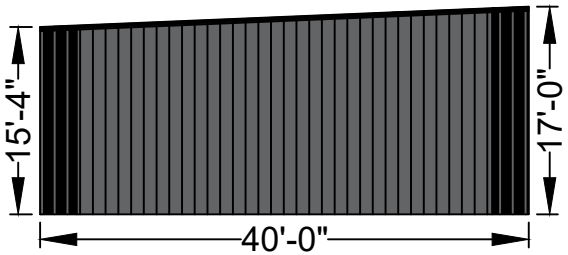
FIELD VERIFY ALL SITE DIMENSIONS AND BEARINGS	Mega Storage 37th Street Building 3 Elevation	Pella Building Systems, INC. 906 WEST 9TH ST. Pella, Iowa 50219 1-800-225-0491 or 1-641-628-9300 www.Pellabuilding.com	Pella Building Systems, Inc. THE INDUSTRY'S LEADER IN SELF STORAGE DESIGN AND CONSTRUCTION



West Elevation



East Elevation



North Elevation

Unit Mix

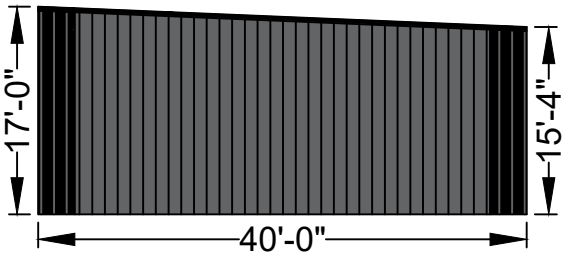
-10 - 14'-0" x 40'-0"

Building 4

40' x 140' x 17'

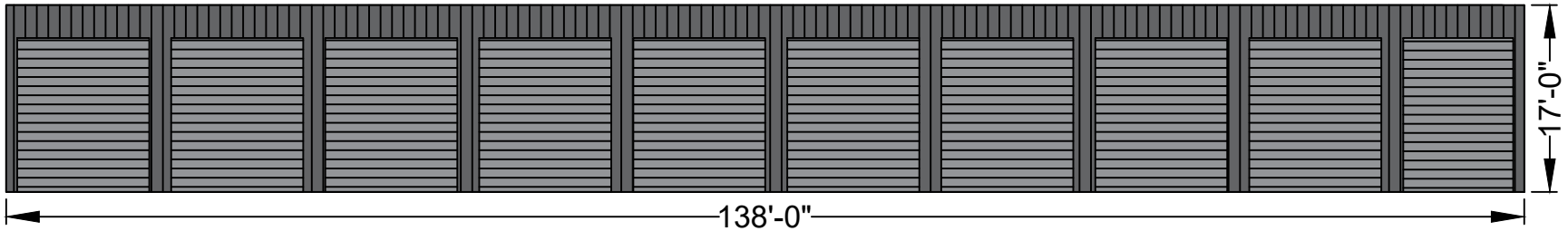
Colors

- Steel: Charcoal Gray
- Corners & Gutters: Black
- Doors: Silhouette Gray

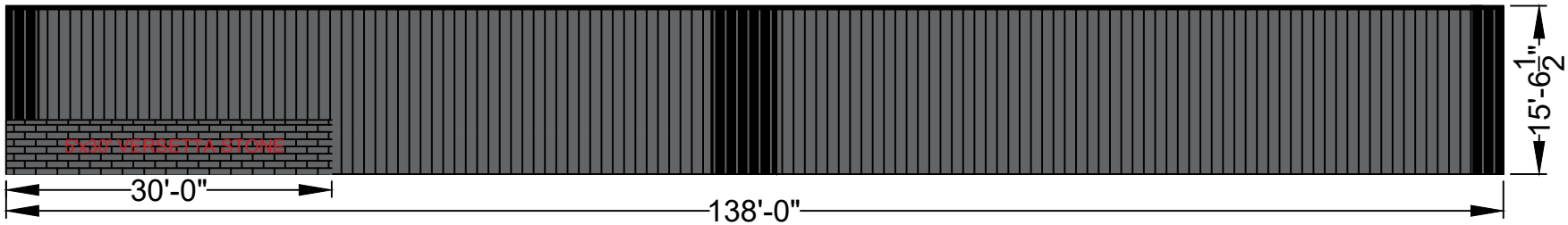


South Elevation

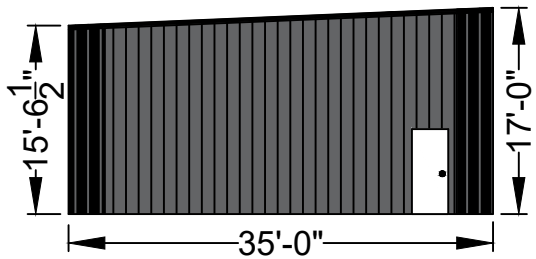
• FIELD VERIFY ALL SITE DIMENSIONS AND BEARINGS	Mega Storage 37th Street Building 4 - Elevation	Pella Building Systems, INC. 906 WEST 9TH ST. Pella, Iowa 50219 1-800-225-0491 or 1-641-628-9300 www.Pellabuilding.com	Pella Building Systems, Inc. THE INDUSTRY'S LEADER IN SELF STORAGE DESIGN AND CONSTRUCTION



West Elevation



East Elevation



North Elevation

Unit Mix

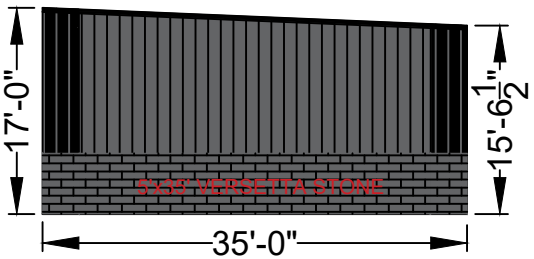
-9 - 14'-0" x 35'-0"
-1 - 12'-0" x 35'-0"

Building 5

35' x 138' x 17'

Colors

- Steel: Charcoal Gray
- Corners & Gutters: Black
- Doors: Silhouette Gray
- Walk Doors: White



South Elevation

• FIELD VERIFY ALL SITE DIMENSIONS AND BEARINGS	Mega Storage 37th Street Building 5 - Elevation	Pella Building Systems, INC. 906 WEST 9TH ST. Pella, Iowa 50219 1-800-225-0491 or 1-641-628-9300 www.Pellabuilding.com	Pella Building Systems, Inc. THE INDUSTRY'S LEADER IN SELF STORAGE DESIGN AND CONSTRUCTION

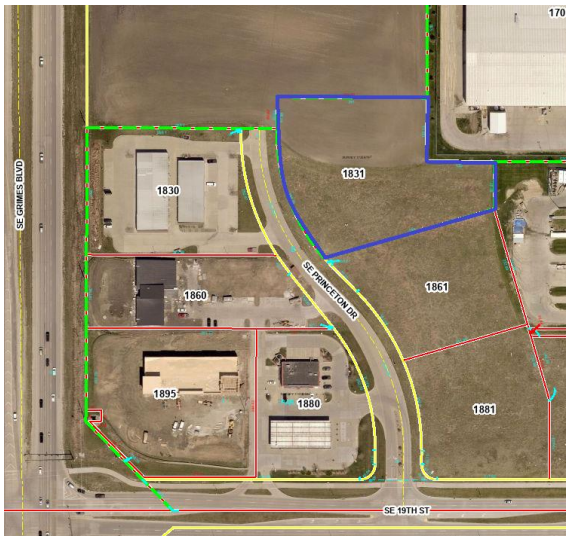
Planning & Zoning Staff Report

TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: July 6, 2021
RE: 1831 SE Princeton Drive – Site Plan

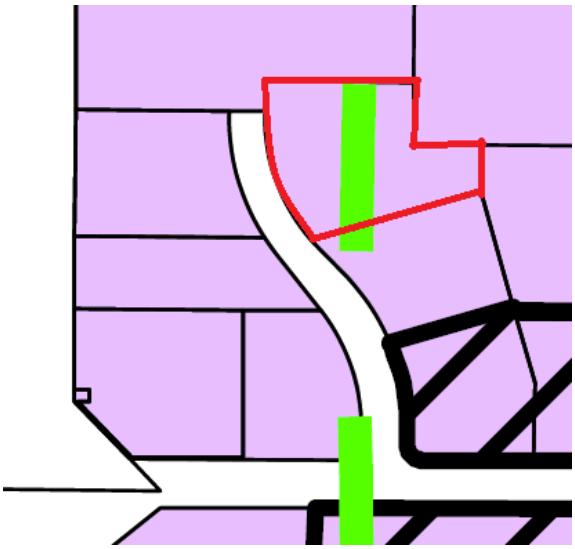
GENERAL INFORMATION:

Applicant:	Paramount Kitchen & Bath
Requested Action	Site Plan
Location	1831 SE Princeton Drive

SUPPORTING INFORMATION:



Location Map


Zoning Map

LAND USES & ZONING:

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

BACKGROUND:

Paramount Kitchen & Bath is requesting approval of a site plan for a 16,660 square foot warehouse and showroom located at 1831 SE Princeton Drive. Approximately 9,891 square feet is proposed to be warehouse and the remaining 6,769 square feet is proposed as showroom.

The property is located within the M-1A zoning district and is within Zone 1 of the Highway 141 Mixed Use Development Corridor District.

ANALYSIS:

Building/Elevations:

The façade is proposed to be principally constructed of stone and brick with metal and Nichiha accents. The dumpster enclosure will be constructed of brick to match the building with a metal gate. Wall sconces and recessed down lighting, and interior lighting within the clerestory windows will be used to highlight the building architecture. The elevations appear to meet all of the minimum architectural standards within the Highway 141 Zone 1 Overlay.

Site Layout:

The site will be accessed from two driveways off of SE Princeton Drive which will line up with the driveways across the street at the Green Horizon retail center. Pedestrian connectivity is provided via a 5-foot sidewalk along SE Princeton Drive with a sidewalk connection leading to the building.

Pole mounted light fixtures will be provided throughout the parking lot.

Parking:

The site provides the minimum required number of parking spaces for the site with 32 total parking spaces provided. Loading spaces are provided at the rear of the building at the garage doors.

Landscaping/Streetscape:

The site meets the minimum required number of plantings for the Highway 141 Mixed Use Development Corridor District. Landscaping is provided along the project frontage, within parking islands, around the transformer, and along the building foundation. The groundcover will be sod.

Utilities:
A new 6"sanitary sewer will connect to the existing 10" sanitary sewer on the east side of SE Princeton and run east to the building.

A new 6" water service will connect to the existing 8" main located on the west side of SE Princeton Drive and will be constructed east to connect to the building. The building is proposed to be fitted with a fire suppression system and therefore an FDC is provided. Appropriate hydrant coverage is provided.

Stormwater is managed onsite within a detention basin located at the southwest corner of the site along SE Princeton Drive.

STAFF RECOMMENDATION:
Staff would recommend approval of the site plan for 1831 SE Princeton Drive subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin
Assistant Planner

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

~~June 2, 2021~~
~~June 15, 2021~~
~~June 29, 2021~~
July 1, 2021

Snyder & Associates, Inc.
Attn: Korey Marsh
2727 SW Snyder Blvd
Ankeny, Iowa 50023

RE: 1831 SE Princeton Drive

Dear Mr. Marsh:

The Development Services Department is in receipt of a proposed Site Plan for 1831 SE Princeton Drive – Paramount Kitchen and Bath. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. ~~How many employees will there be in the showroom and in the warehouse at this site?~~

2. ~~Provide $250 SWPPP fee.~~

Sheet C101:

1. ~~Please list the open space required vs. provided. Please update required open space to 20%.~~

2. ~~Please list the proposed use.~~

3. ~~Under utility contacts, please update US Water contact information to Nick Deardorff ndeardorff@uswatercorp.net (515) 822-4501.~~

4. ~~City of Grimes Standard Notes (B.) please update information to Tony Hanson City of Grimes Engineering Department (515) 986-4050.~~

Sheet C200:

1. ~~Move the ADA parking closer to the front door. ADA spaces are supposed to be located nearest along the accessible route.~~

2. ~~Provide a sidewalk connection from SE Princeton to the building.~~

3. ~~Provide stop sign locations at the entrances.~~

4. ~~Label public sidewalk 5' wide.~~

5. ~~Please show the missing section of sidewalk north of the driveway extending to the north property line as future sidewalk.~~

6. ~~Construction note 3.C. calls out 6' depth prepared subgrade. Please revise.~~

Sheet C300:

1. ~~The hydrant coverage for the proposed building does not meet the requirements of Section 507.5.1 of the City of Grimes Fire Code, which requires hydrant coverage along an approved route around the building. Additional hydrant coverage is needed for the rear of the building.~~

2. ~~The supply line for the fire sprinkler system shall be a minimum of 6" per Section 24.1.3.2 of NFPA 13. Verify that the supply is size appropriately.~~

3. ~~Verify there is enough room to connect 12" RCP to existing intake manhole.~~

Sheet 400:

1. ~~Please add the following items to the quantities~~
    a. ~~Stabilization (seeding, mulch, sod etc.)~~
    b. ~~Construction entrance~~
    c. ~~Concrete washout~~
    d. ~~Rip rap type~~

2. ~~Provide inlet protection to the street intakes directly adjacent to the site.~~

3. ~~Show the provide the location construction entrance, staging area, dumpster, and portable restroom facility.~~

Sheet C401:

1. ~~Please provide the slope and cross slopes for the sidewalk ramps and ADA parking spaces at right angles. Do not show the slope at a diagonal.~~

Sheet C500:

1. ~~Staff recommends and prefers that the bottom of the basin be sodded. Seeded ponds typically do not establish well and will require continued quarterly inspections.~~

2. ~~Please update the minimum open space shrub requirement. Should be 37. (1/500 sf)~~

3. ~~Update Princeton Dr landscaping to include the shrub requirements. Shrubs required every 4'. Please revise.~~

4. ~~Remove the perimeter barrier landscape requirement. That applies to properties next to residential.~~

5. ~~Please try to move the south tree along SE Princeton farther away from the sanitary sewer.~~

Architecture:

1. ~~Is there any other lighting proposed for the building other than the wall light fixtures? Are there any LED light strips or colored lighting? Please provide details for all proposed lighting. Any lighting changes will need to be approved by P&Z and Council.~~

2. Provide up lighting on the west elevation. Provide cut sheets. Add lighting location to elevation drawing. Provide cut sheets.

3. ~~Provide list of 5 treatments demonstrated on the building per 165A.24 pg. 15.~~

4. ~~Will there be any roof top equipment? If so, please provide screening details (material, color, elevation) and add to the elevation drawings.~~

5. ~~Label glazing percentage for the west elevation.~~

6. ~~Please provide material percentages for each elevation excluding glass and doors.~~

7. Provide dumpster elevation details. Gate must have a metal frame. Please label.

SWPPP

1. ~~Provide SWPPP.~~

2. ~~Receiving water is North Walnut Creek, not Little Walnut Creek.~~

3. ~~Provide NPDES permit # and permit once it is received~~

4. Make sure SWPPP is signed by owner, and all contractors.

Stormwater Management Plan (SWMP)

1. ~~Page 1: Table 1, 2-year Q undetained should be 0.463 cfs.~~

2. ~~Page 1: Table 2, 50-year Q(actual) should be 5.969 cfs.~~

3. ~~What type of detention practice is proposed?~~

4. ~~How is treatment being provided?~~

5. ~~Provide existing conditions map.~~

6. ~~As per ISWMM, dry bottom detention basins do not provide water quality. If the basin proposed is a dry detention basin, a different method needs to be used to address treatment.~~

7. ~~Channel Protection Volume Calculations: The calculation should be made for the entire site, not just the detained area.~~

8. ~~Storm Sewer Design: Check all slopes, sizes, and sections. Make sure they line up with plans.~~

9. ~~P-14, Why is there a different intensity for this section?~~

10. ~~Basin Modeling: Is the perforated pipe 3" or 4"? UP says 4", detail says 3". The perforated pipe should be modeled by using exfiltration and specifying the exfiltration rate. This is what is infiltrated through the trench. Then the opening on the sides of the intake should be put back as orifice "C" in the model. Redo model, update spreadsheets, and update hydrograph sheets.~~

11. ~~Caution the use of an infiltration basin in this area. The existing soils are type C/D.~~

~~12. If P-14 is only sized for the 5-year event than annotate that somehow. It is on a 100-yr spreadsheet. Since it is not sized for the 100-yr event, show calculation of gutter depth before it bypasses to the curb cut.~~

~~13. Provide final signed SWMP.~~

Site Plan

1. ~~C300 & C600: How large is the opening on ST-15A~~

2. ~~C300: Label storm sewer pipes.~~

3. ~~C300: ST-15B needs to be capped on top. This structure cannot be an area intake but can be a cleanout.~~
4. ~~C300: How is P-14, trench drain connecting to the storm sewer?~~

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:

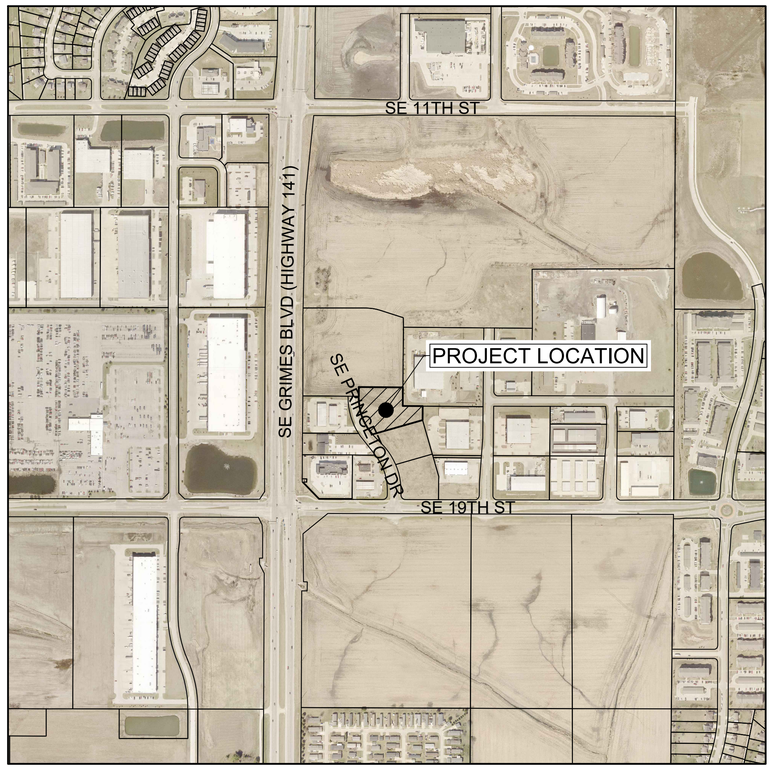
SUBMITTAL DATE:	~~June 8, 2021~~ June 21, 2021 **(1 PDF of Site plan with Elevation Plan included)**
PLANNING & ZONING:	July 6, 2021 at 5:30 at the Grimes City Hall
COUNCIL MEETING:	July 13, 2021 at 5:30 at the Grimes City Hall

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

Sincerely,

Evann Martin
Assistant Planner

SITE PLAN
FOR
1831 SE PRINCETON DRIVE
CITY OF GRIMES, POLK COUNTY, IOWA



1" = 500'

VICINITY MAP

OWNER
NEWARK LAND TRUST, LLC
POB 373
JOHNSTON, IA 50131

DEVELOPER
J CORP INC.
1680 SW ANKENY ROAD, SUITE 2D
ANKENY, IOWA 50023
CONTACT: BEN JENSEN
PHONE: (515) 597-5457

Index of Sheets

Sheet Number	Sheet Title
C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	DIMENSION PLAN
C300	UTILITY PLAN
C400	GRADING & EROSION CONTROL PLAN
C401	GRADING & EROSION PLAN DETAILS
C500	PLANTING PLAN
C600	SITE DETAILS

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

KOREY M. MARSH
P25347
LICENSED PROFESSIONAL ENGINEER
IOWA

Korey M. Marsh, P.E. Date

License Number P25347

My License Renewal Date is December 31, 2022

Pages or sheets covered by this seal:

MARK	REVISION	DATE	BY
2	REVISED AS PER CITY COMMENTS	6/21/21	ZTA
1	REVISED AS PER CITY COMMENTS	6/8/21	RMB

Engineer: ZTA | Checked By: KMM | Scale: 1" =500'
Technician: RMB | Date: 05-24-2021 | T-R-S: TTN-RRW-SS
Project No: 121.0234.01

Sheet C100

GRIMES, IOWA

1831 SE PRINCETON DRIVE

TITLE SHEET

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

SNYDER & ASSOCIATES

Project No: 121.0234.01

Sheet C100

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LEGEND

FEATURES	FOUND	SET
Section Corner	▲	△
1/2" Rebar, Cap # 11579 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail		25
Control Point	⊙CP	
Bench Mark		
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

FEATURES	EXISTING	PROPOSED
Spot Elevation	X 1225.25	X 1225.25
Contour Elevation	1225	1225
Fence (Barbed, Field, Hog)	X	X
Fence (Chain Link)	//	//
Fence (Wood)	O	O
Fence (Silt)		
Tree Line		
Tree Stump		
Deciduous Tree \\ Shrub		
Coniferous Tree \\ Shrub		
Communication	C(*)	C
Overhead Communication	OC(*)	OC
Fiber Optic	FO(*)	FO
Underground Electric	E(*)	E
Overhead Electric	OE(*)	OE
Gas Main with Size	G(*)	G
High Pressure Gas Main with Size	HPG(*)	HPG
Water Main with Size	W(*)	W
Sanitary Sewer with Size	S(*)	S
Duct Bank	DUCT(*)	DUCT
Test Hole Location for SUE w/ID		

(*) Denotes the survey quality service level for utilities

Sanitary Manhole	⊘	⊘
Storm Sewer with Size	ST(*)	ST
Storm Manhole	⊘	⊘
Single Storm Sewer Intake	▭	▭
Double Storm Sewer Intake	▭▭	▭▭
Fire Hydrant		
Fire Hydrant on Building		
Water Main Valve	⋈	⋈
Water Service Valve	⊖	⊗
Well	Ⓦ	Ⓦ
Utility Pole		
Guy Anchor		
Utility Pole with Light		
Utility Pole with Transformer		
Street Light		
Yard Light		
Electric Box	EB	EB
Electric Transformer	E	E
Traffic Sign		
Communication Pedestal	C	C
Communication Manhole	C	C
Communication Handhole	C	C
Fiber Optic Manhole	FO	FO
Fiber Optic Handhole	FO	FO
Gas Valve		
Gas Manhole	G	G
Gas Apparatus	G	G
Fence Post or Guard Post	●	●
Underground Storage Tank	UST	
Above Ground Storage Tank	AST	
Sign		
Satellite Dish		
Mailbox		
Sprinkler Head	+	+
Irrigation Control Valve	⋈ICV	⋈ICV

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 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.

GENERAL NOTES

A. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.

B. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO SUDAS 2015 STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE SOILS REPORTS PREPARED BY OTHERS.

C. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.

D. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.

E. NOTIFY OWNER, ENGINEER, AND GRIMES PUBLIC WORKS AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.

F. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.

G. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.

H. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.

I. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.

J. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.

K. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.

L. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.

M. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.

N. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTANENCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.

O. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.

P. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF GRIMES, AND THE OWNER PRIOR TO CONSTRUCTION.

Q. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.

R. NO OUTSIDE STORAGE WILL BE ALLOWED ON THE PREMISES.

S. NO LAWN IRRIGATION IS PLANNED FOR THIS SITE.

NOTES

1. BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
2. FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
3. FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
4. UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DESIGNATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
5. UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.
6. BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND ENABLE CREATION OF SAID CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT BE SET.

PROPERTY DESCRIPTION

LOT 2 PRINCETON SUBDIVISION PLAT 3

PROPERTY ADDRESS

1831 SE PRINCETON DR
GRIMES, IA 50111

ZONING

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

PARKING REQUIREMENTS

1 STALL PER 2000 SF OF WAREHOUSE SPACE
1 X 9,891 SF / 2000 SF = 5 STALLS

4 STALLS PER 1000 SF OF SHOWROOM SPACE
4 X 6,769 SF / 1000 SF = 27 STALLS

32 STALLS REQUIRED
32 STALLS PROVIDED (INCLUDING 2 HANDICAP STALLS)

LOT INFORMATION

LOT AREA: 92,478 SF (2.12 AC)
OPEN SPACE: 33,698 SF (36.4%)
20% OPEN SPACE REQUIRED (92,478 SF x 0.2 = 18,496 SF)
SETBACKS:
FRONT YARD: 25'
SIDE YARD: NONE
REAR YARD: 25'
MAX BUILDING HEIGHT ALONG HWY 141: 90'

CONSTRUCTION SCHEDULE

GRADING	SUMMER 2021
UTILITIES	SUMMER 2021
BUILDING	FALL 2021
PAVEMENT	FALL 2021

PROPOSED USE

COMMERCIAL / WAREHOUSE

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 551903014.

G1- GAS MAIN	BLACK HILLS ENERGY CHUCK WOODS 515-343-2037 CHUCK.WOODS@BLACKHILLSCORP.COM
CO1-COMMUNICATION	CENTURY LINK SADIE HULL 918-547-0147 SADIE.HULL@LUMEN.COM
UE1-UNDERGROUND ELECTRIC	MIDAMERICAN ENERGY JAMIE NEER 515-252-6972 MECDSMDESIGNLOCATES@MIDAMERICAN.COM
W1-WATER MAIN	GRIMES, CITY OF NICK DEARDORFF 515-822-2320 NDEARDORFF@USWATERCORP.NET

CITY OF GRIMES STANDARD NOTES

1. GENERAL NOTES:
   A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE SOILS REPORTS PREPARED BY OTHERS.
   B. A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING. CONTACT TONY HANSON WITH THE CITY OF GRIMES (515-986-4050).
   C. ALL PERMITS (IDNR, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
   D. THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS OF ALL IMPROVEMENTS AS PER CITY STANDARD PROCEDURES.
   E. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT AND SHALL BE OBTAINED AT CITY HALL.
   F. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.

2. SANITARY SEWER NOTES:
   A. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE PLUG SHALL BE REMOVED FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
   B. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8"TO 15").
   C. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4"TO 6").
   D. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
   E. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH INTERIOR CHIMNEY SEALS.
   F. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE BOXED OUT.
   G. SANITARY SEWER TESTING & TELEVISING (8"TO 15") SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISING.

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.
   D. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
   E. WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
   F. PROPOSED WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE DEVELOPER. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF GRIMES. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE DEVELOPER AND RESULTS PROVIDED BY FAX TO US WATER AT 515-986-7300. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.

4. STORM SEWER NOTES:
   A. ALL STORM SEWER IN THE ROW SHALL BE 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. ALL SUMP SERVICE LINES SHALL HAVE TRACER WIRE.IS SITE.

CONTROL POINTS

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

CP1 N=7519204.14 E=18484515.26 Z=959.69
SET CUT "X" IN WEST BACK OF CURB PRINCETON DRIVE @ EOR OF NORTH OFFICE BUILDINGS (AS SHOWN ON SURVEY)

CP2 N=7518901.44 E=18484636.28 Z=958.19
SET CUT "X" IN WEST BACK OF CURB PRINCETON DRIVE @ EOR MERKLE ENTRANCE, +- 10' SE OF MAIL BOX PAD (AS SHOWN ON SURVEY)

CP3 N=7519050.08 E=18484988.85 Z=959.83
FOUND ¾" PIPE WITH ORANGE PLASTIC CAP 12971, SE CORNER LOT, +- 365' EAST OF PRINCETON DRIVE (AS SHOWN ON SURVEY)

CP4 N=7519264.44 E=18484857.51 Z=963.03
FOUND ¾" PIPE WITH ORANGE PLASTIC CAP 12971, NE CORNER LOT, +-20' WEST OF FENCE, +- 325' EAST OF PRINCETON DRIVE (AS SHOWN ON SURVEY)

BENCHMARKS

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

BM500	ELEV=960.99 NE BOLT ON HYDRANT, +-10' WEST PRINCETON DRIVE, +-25' NORTH OF NORTH ENTRANCE OFFICE BUILDINGS
BM501	ELEV=960.55 ARROW ON HYDRANT +-10' WEST OF PRINCETON DRIVE, +-25' SOUTH OF SOUTH ENTRANCE OFFICE BUILDINGS

DATE OF SURVEY

MARCH 24TH, 2021

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

MARK	REVISION	DATE	BY
2	REVISED AS PER CITY COMMENTS	6/21/21	ZTA
1	REVISED AS PER CITY COMMENTS	6/8/21	RMB

Engineer: ZTA | Checked By: KMM | Scale: 1" =1"
Technician:RMB | Date: 05-24-2021 | T-R-S: TTN-RRW-SS
Project No.121.0234.01

Sheet C101

GRIMES, IOWA

1831 SE PRINCETON DRIVE

PROJECT INFORMATION

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

SNYDER & ASSOCIATES

Project No: 121.0234.01
Sheet C101

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DIMENSION PLAN CONSTRUCTION NOTES

1. PROTECT ALL SITE FEATURES NOT SCHEDULED FOR DEMOLITION OR MODIFICATION. ANY DAMAGES TO ITEMS NOT SHOWN SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNERS SPECIFICATIONS WITHOUT ADDITIONAL COMPENSATION.
   A. EXISTING PAVEMENTS TO REMAIN.
   B. EXISTING UTILITIES. COORDINATE ANY NECESSARY RELOCATIONS OR ADJUSTMENTS WITH THE OWNER AND UTILITY PROVIDER PRIOR TO CONSTRUCTION. ADJUSTMENTS OF UTILITY APPURTENANCE TO FINISH GRADE IS CONSIDERED INCIDENTAL TO THE PROJECT.

2. DEMOLITION. REMOVE AND DISPOSE OF THE FOLLOWING EXISTING ITEMS:
   A. GRIND CURB.
   B. REMOVE AND RELOCATE EXISTING LIGHT POLE.

3. PAVEMENTS, PROVIDE THE FOLLOWING:
   A. 7" DEPTH PCC PAVEMENT ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   B. 6" DEPTH PCC PAVEMENT ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   C. 4" DEPTH PCC SIDEWALK ON 6" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   D. STANDARD CURB, SEE DETAIL.
   E. PCC INTEGRAL CURB, SEE DETAIL.
   F. PEDESTRIAN RAMP WITH MAXIMUM SLOPE OF 8.33%.
   G. TAPER CURB.
   H. CONNECT TO EXISTING PAVEMENT W/ TYPE "B" CONNECTION. REMOVE 2' CURB AND GUTTER SECTION OR TO NEAREST JOINT LINE. SAWCUT TO FULL DEPTH OF PAVEMENT AND DISPOSE OF EXISTING CONCRETE.
   I. 5' CURB OPENING.
   J. 5' WIDE CONCRETE FLUME. SEE DETAIL THIS SHEET.
   K. NO CURB.
   L. FUTURE 5' PUBLIC SIDEWALK.

4. PAVEMENT MARKINGS PROVIDE THE FOLLOWING:
   A. 4" WIDE PAINTED PARKING STALL LINES, COLOR AS PER OWNER.
   B. PAINTED STATE OF IOWA APPROVED ACCESSIBLE SYMBOL.
   C. 45° STRIPPING AT 3' ON CENTER SPACING WHERE SHOWN.

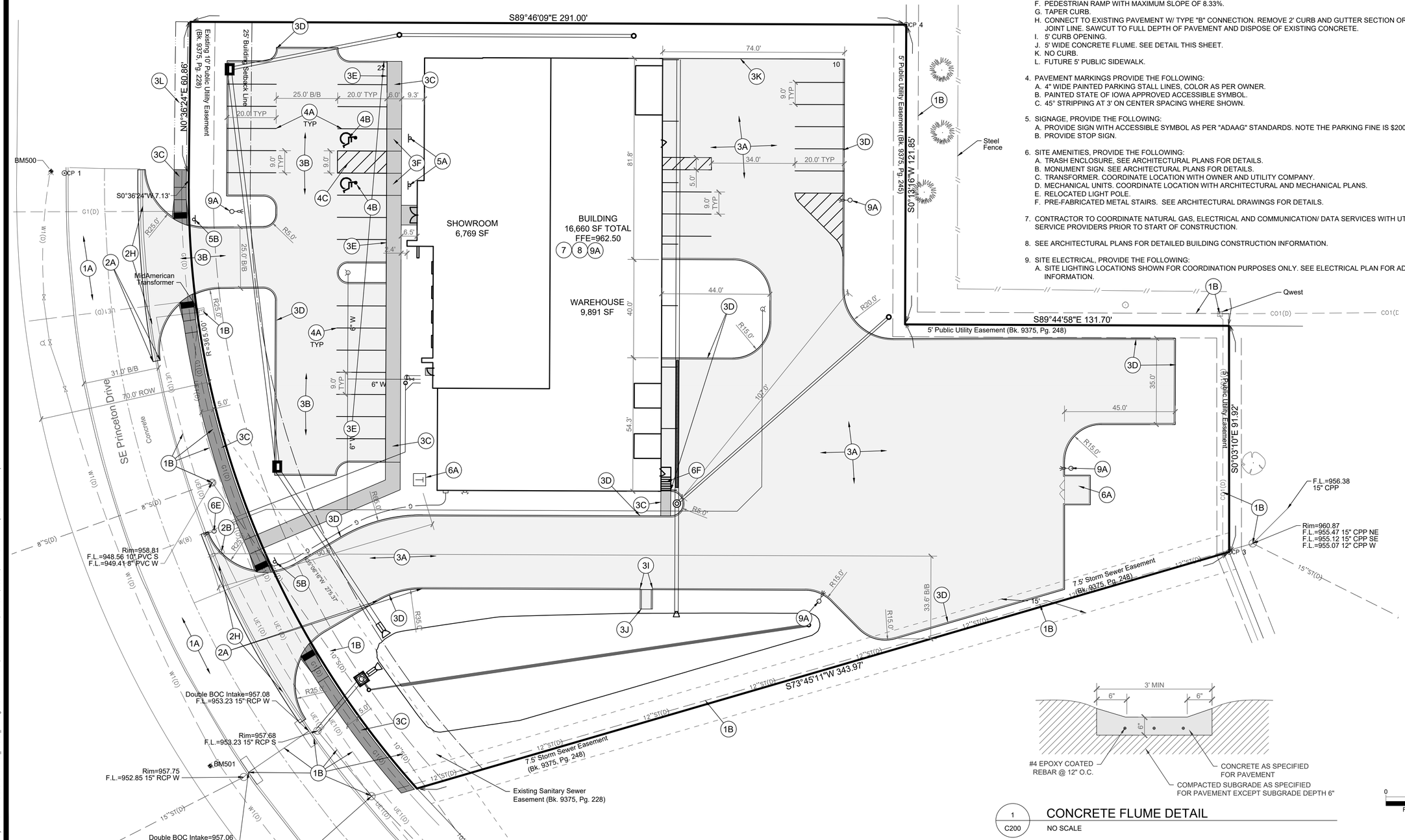
5. SIGNAGE, PROVIDE THE FOLLOWING:
   A. PROVIDE SIGN WITH ACCESSIBLE SYMBOL AS PER "ADAAG" STANDARDS. NOTE THE PARKING FINE IS $200.00.
   B. PROVIDE STOP SIGN.

6. SITE AMENITIES, PROVIDE THE FOLLOWING:
   A. TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS.
   B. MONUMENT SIGN. SEE ARCHITECTURAL PLANS FOR DETAILS.
   C. TRANSFORMER. COORDINATE LOCATION WITH OWNER AND UTILITY COMPANY.
   D. MECHANICAL UNITS. COORDINATE LOCATION WITH ARCHITECTURAL AND MECHANICAL PLANS.
   E. RELOCATED LIGHT POLE.
   F. PRE-FABRICATED METAL STAIRS. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.

7. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL AND COMMUNICATION/ DATA SERVICES WITH UTILITY SERVICE PROVIDERS PRIOR TO START OF CONSTRUCTION.

8. SEE ARCHITECTURAL PLANS FOR DETAILED BUILDING CONSTRUCTION INFORMATION.

9. SITE ELECTRICAL, PROVIDE THE FOLLOWING:
   A. SITE LIGHTING LOCATIONS SHOWN FOR COORDINATION PURPOSES ONLY. SEE ELECTRICAL PLAN FOR ADDITIONAL INFORMATION.



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MARK	REVISION	DATE	BY
2	REVISED AS PER CITY COMMENTS	6/21/21	ZTA
1	REVISED AS PER CITY COMMENTS	6/8/21	RMB

Engineer: ZTA | Checked By: KMM | Scale: 1" =20'
Technician: RMB | Date: 05-24-2021 | T-R-S: TTN-RRW-SS

Project No: 121.0234.01

Sheet C200

GRIMES, IOWA

1831 SE PRINCETON DRIVE

DIMENSION PLAN

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

SNYDER & ASSOCIATES

Project No: 121.0234.01

Sheet C200

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UTILITY PLAN CONSTRUCTION NOTES

1. PROTECT ALL SITE FEATURES NOT SCHEDULED FOR DEMOLITION OR MODIFICATION. ANY DAMAGES TO ITEMS NOT SHOWN SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNERS SPECIFICATIONS WITHOUT ADDITIONAL COMPENSATION.
   A. EXISTING UTILITIES. COORDINATE ANY NECESSARY RELOCATIONS OR ADJUSTMENTS WITH THE OWNER AND UTILITY PROVIDER PRIOR TO CONSTRUCTION. ADJUSTMENTS OF UTILITY APPURTENANCE TO FINISH GRADE IS CONSIDERED INCIDENTAL TO THE PROJECT.

2. SANITARY SEWER SERVICE. PROVIDE SANITARY SEWER PIPE AND STRUCTURES AS NOTED ON PLAN AND AS FOLLOWS:
   A. CONNECT TO EXISTING SANITARY SEWER SERVICE AS PER CITY OF GRIMES STANDARDS. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING SANITARY SEWER PRIOR TO CONSTRUCTION.
   B. 6" PVC SANITARY SEWER SERVICE AT A MINIMUM SLOPE OF 1%.
   C. SANITARY CLEANOUT.
   D. BUILDING SERVICE CONNECTION. COORDINATE WITH ARCHITECT'S PLUMBING PLANS FOR ADDITIONAL INFORMATION. CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND ELEVATION WITH PLUMBING PLANS PRIOR TO CONSTRUCTION.
   E. CRITICAL CROSSING. MAINTAIN 18" MINIMUM SEPARATION.

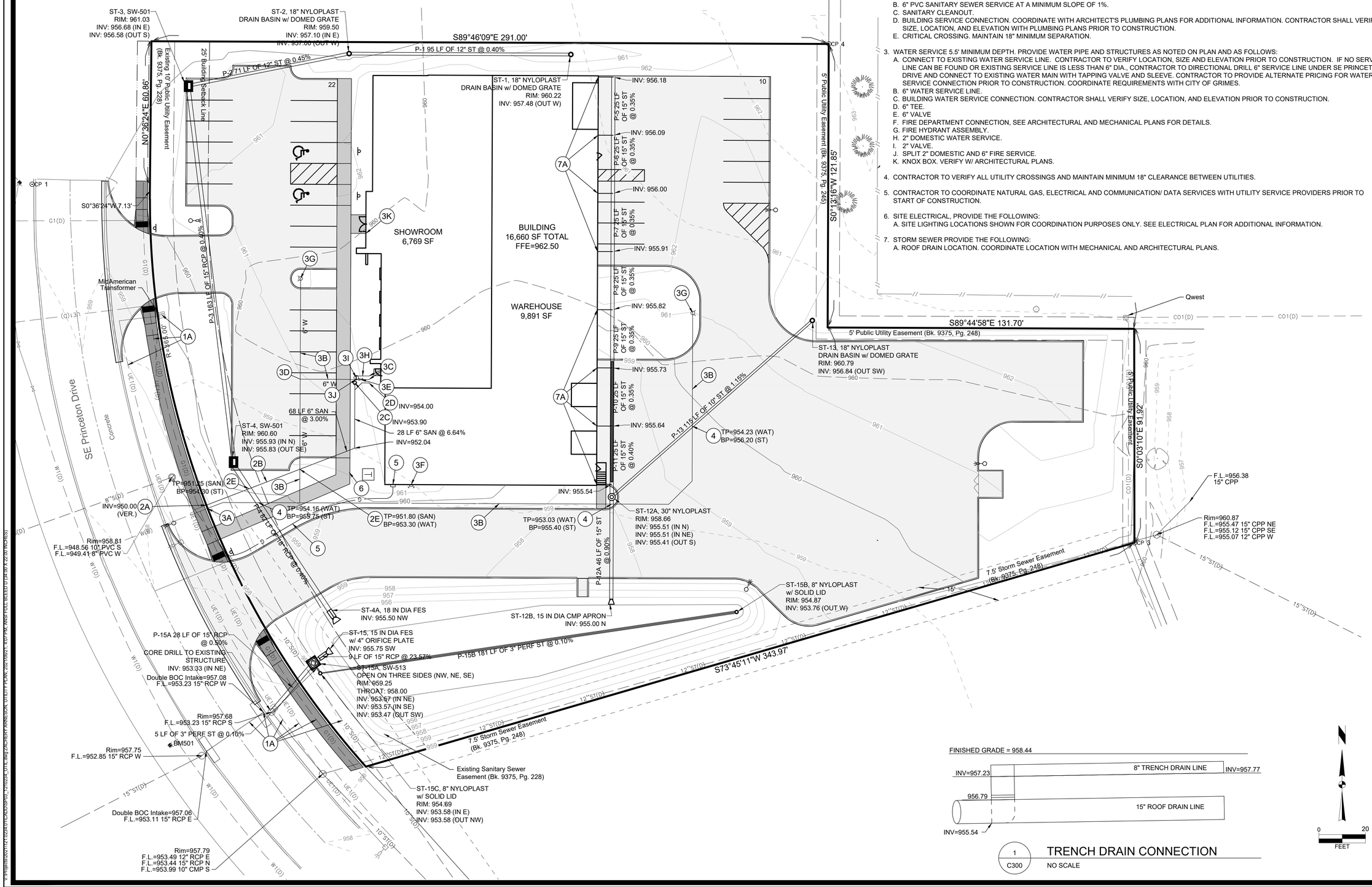
3. WATER SERVICE 5.5' MINIMUM DEPTH. PROVIDE WATER PIPE AND STRUCTURES AS NOTED ON PLAN AND AS FOLLOWS:
   A. CONNECT TO EXISTING WATER SERVICE LINE. CONTRACTOR TO VERIFY LOCATION, SIZE AND ELEVATION PRIOR TO CONSTRUCTION. IF NO SERVICE LINE CAN BE FOUND OR EXISTING SERVICE LINE IS LESS THAN 6" DIA., CONTRACTOR TO DIRECTIONAL DRILL 6" SERVICE LINE UNDER SE PRINCETON DRIVE AND CONNECT TO EXISTING WATER MAIN WITH TAPPING VALVE AND SLEEVE. CONTRACTOR TO PROVIDE ALTERNATE PRICING FOR WATER SERVICE CONNECTION PRIOR TO CONSTRUCTION. COORDINATE REQUIREMENTS WITH CITY OF GRIMES.
   B. 6" WATER SERVICE LINE.
   C. BUILDING WATER SERVICE CONNECTION. CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND ELEVATION PRIOR TO CONSTRUCTION.
   D. 6" TEE.
   E. 6" VALVE
   F. FIRE DEPARTMENT CONNECTION, SEE ARCHITECTURAL AND MECHANICAL PLANS FOR DETAILS.
   G. FIRE HYDRANT ASSEMBLY.
   H. 2" DOMESTIC WATER SERVICE.
   I. 2" VALVE.
   J. SPLIT 2" DOMESTIC AND 6" FIRE SERVICE.
   K. KNOX BOX. VERIFY W/ ARCHITECTURAL PLANS.

4. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" CLEARANCE BETWEEN UTILITIES.

5. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL AND COMMUNICATION/ DATA SERVICES WITH UTILITY SERVICE PROVIDERS PRIOR TO START OF CONSTRUCTION.

6. SITE ELECTRICAL, PROVIDE THE FOLLOWING:
   A. SITE LIGHTING LOCATIONS SHOWN FOR COORDINATION PURPOSES ONLY. SEE ELECTRICAL PLAN FOR ADDITIONAL INFORMATION.

7. STORM SEWER PROVIDE THE FOLLOWING:
   A. ROOF DRAIN LOCATION. COORDINATE LOCATION WITH MECHANICAL AND ARCHITECTURAL PLANS.



1 C300 TRENCH DRAIN CONNECTION
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MARK	REVISION	DATE	BY
2	REVISED AS PER CITY COMMENTS	6/21/21	ZTA
1	REVISED AS PER CITY COMMENTS	6/8/21	RMB

Engineer: ZTA | Checked By: KMM | Scale: 1" =20'
Technician:RMB | Date: 05-24-2021 | T-R-S: TTN-RRW-SS

Project No.121.0234.01

Sheet C300

GRIMES, IOWA

1831 SE PRINCETON DRIVE

UTILITY PLAN

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
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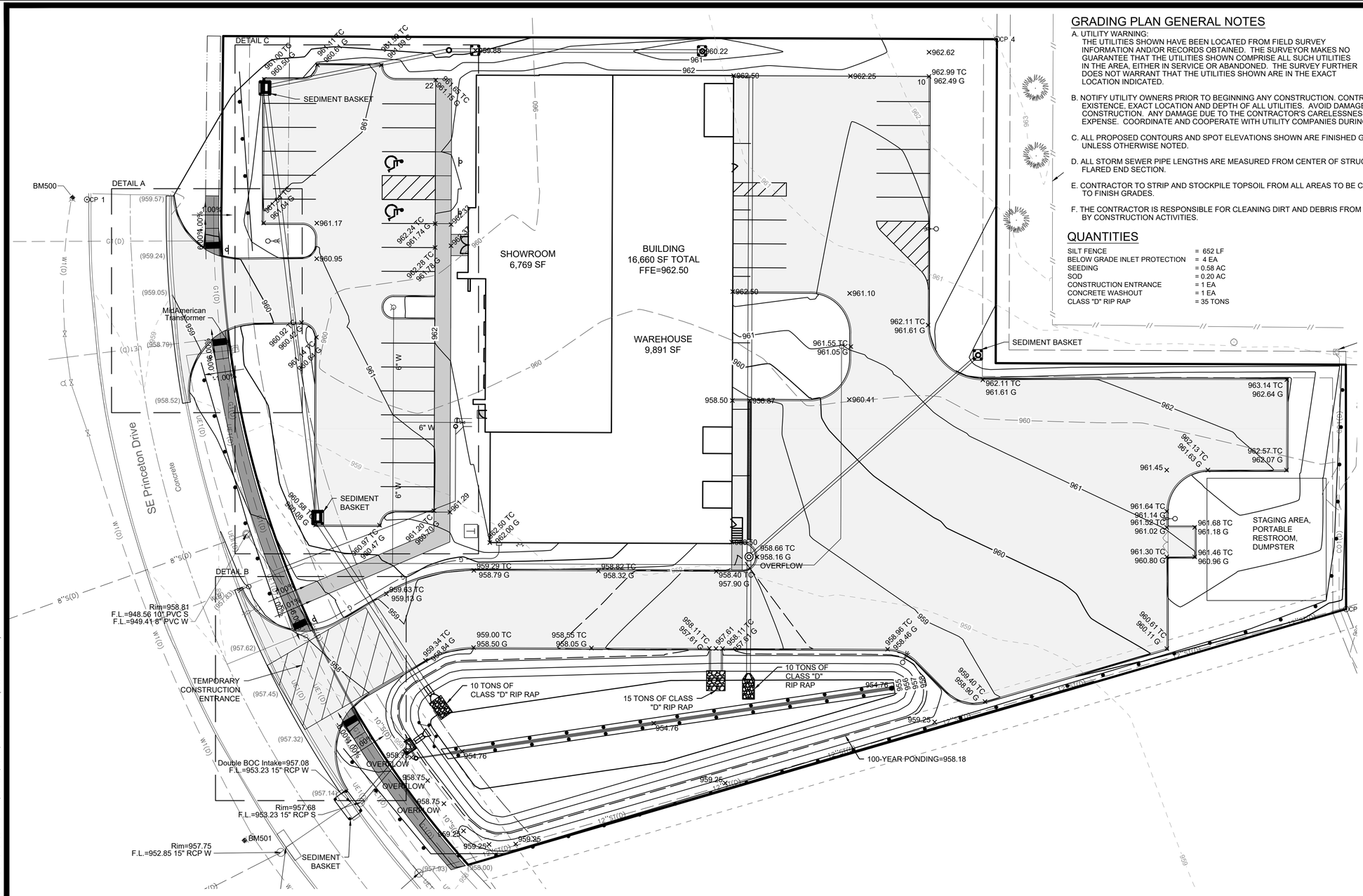

GRADING PLAN GENERAL NOTES

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 PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.

D. ALL STORM SEWER PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND INCLUDE FLARED END SECTION.

E. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.

F. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES.

QUANTITIES

SILT FENCE	= 652 LF
BELOW GRADE INLET PROTECTION	= 4 EA
SEEDING	= 0.58 AC
SOD	= 0.20 AC
CONSTRUCTION ENTRANCE	= 1 EA
CONCRETE WASHOUT	= 1 EA
CLASS "D" RIP RAP	= 35 TONS

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Technician:RMB | Date: 05-24-2021 | T-R-S: TTN-RRW-SS

Project No.121.0234.01

Sheet C400

GRIMES, IOWA

1831 SE PRINCETON DRIVE

GRADING & EROSION CONTROL PLAN

SNYDER & ASSOCIATES, INC.

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

SNYDER & ASSOCIATES

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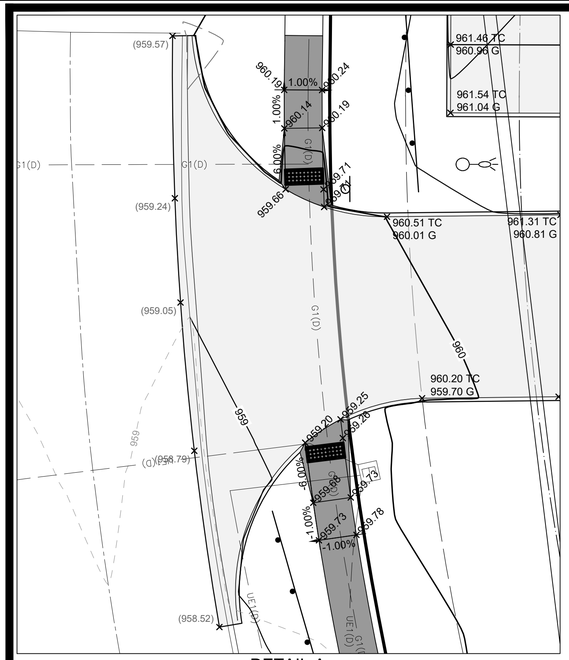

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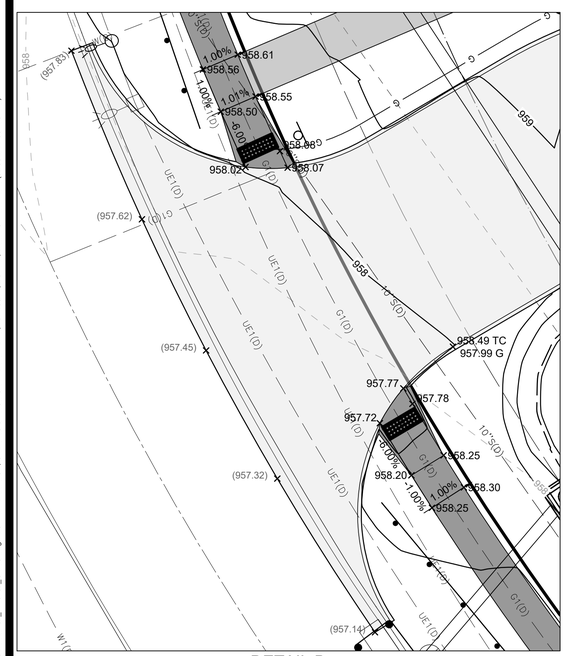

DETAIL B
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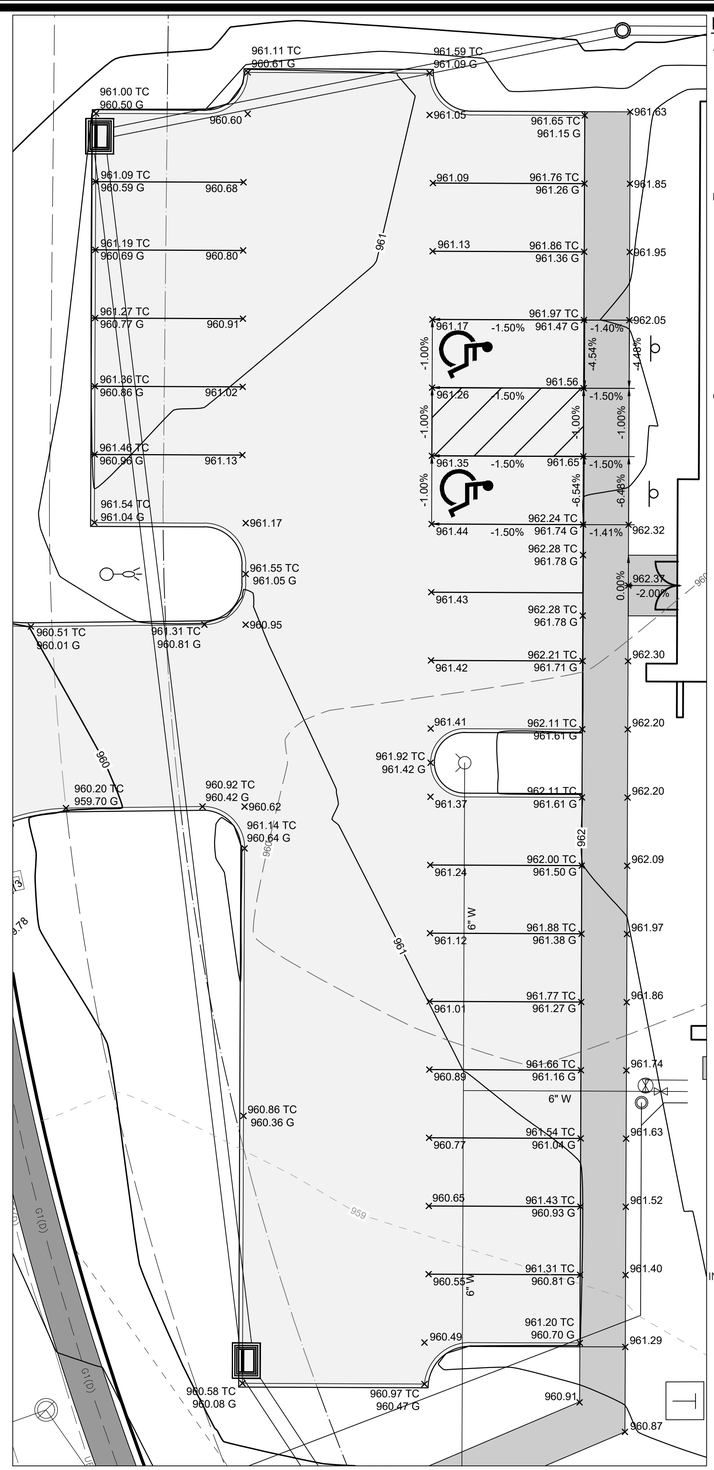


DETAIL C
1" = 10'

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.

2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.

2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.

3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.

2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.

3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.

4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:

   a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.

   b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.

   c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.

   d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.

   e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.

   f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.

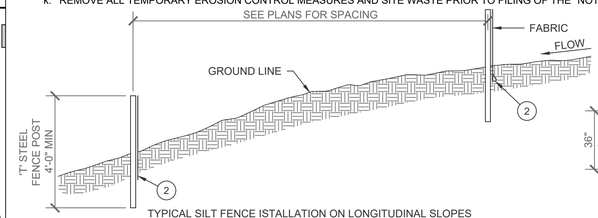
   g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.

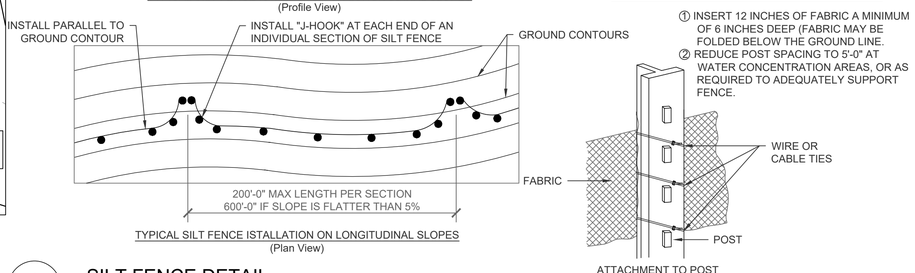
   h. RESPREAD A MINIMUM OF 8 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.

   i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.

   j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.

   k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".





1 / C401 SILT FENCE DETAIL
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2	REVISED AS PER CITY COMMENTS	6/21/21	ZTA
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Project No: 121.0234.01

Sheet C401

GRIMES, IOWA

1831 SE PRINCETON DRIVE

GRADING & EROSION PLAN DETAILS

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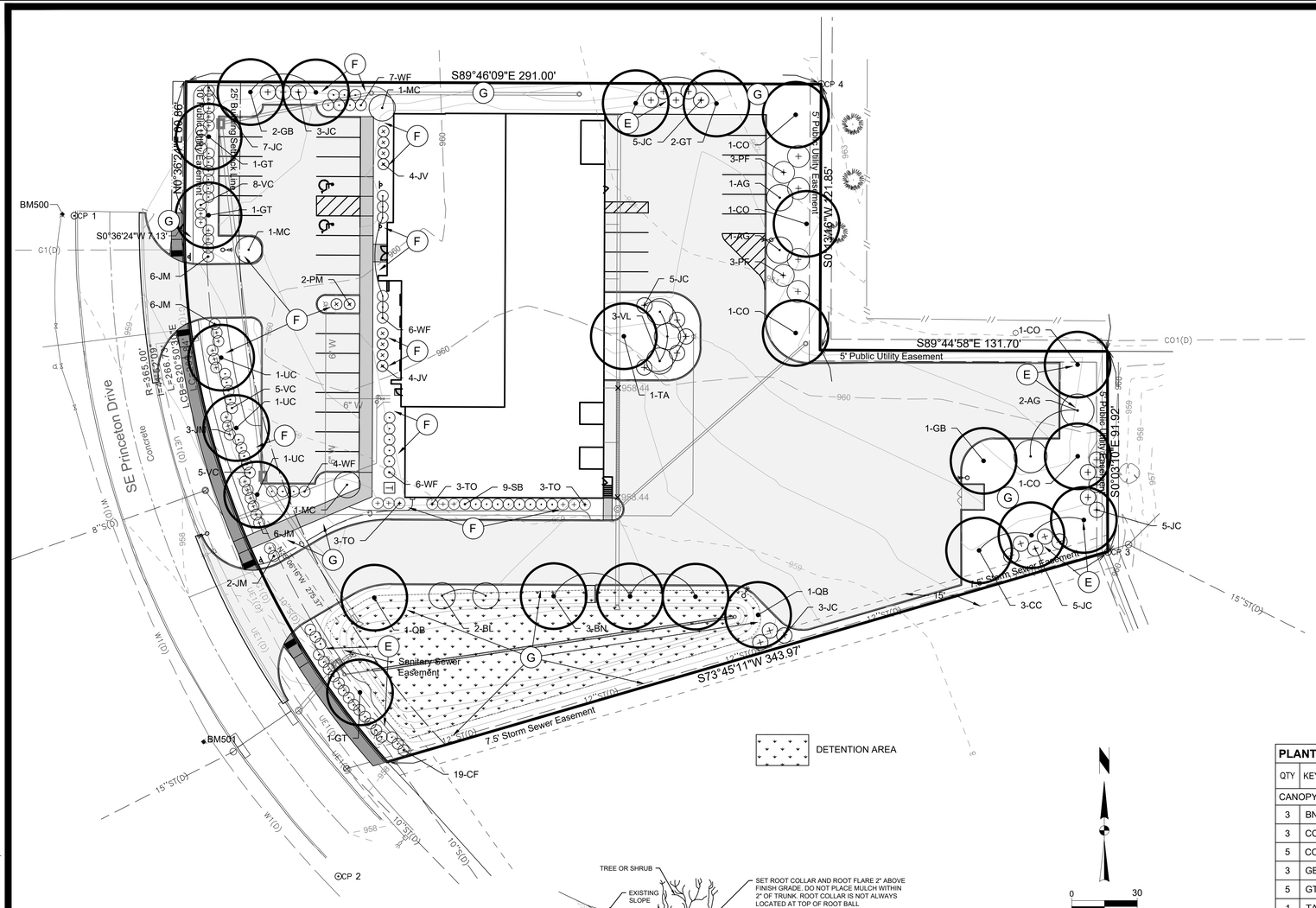


PLANTING PLAN GENERAL NOTES

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. SOD ALL AREAS DISTURBED BY CONSTRUCTION UNLESS OTHERWISE NOTED. INSTALL AND MAINTAIN SOD PER SUDAS SECTION 9020.

PLANTING PLAN REQUIREMENTS:

ZONE: M-1A
HIGHWAY 141 MIXED USE DEVELOPMENT
CORRIDOR DISTRICT (ZONE 1)

OPEN SPACE REQUIREMENT-
TOTAL LOT AREA = 92,478 SF
-- 92,478 X 20% = 18,495.6 SF OPEN SPACE REQUIRED
-- 33,698 SF PROVIDED (36.4%)

2 TREES PER 1,000 SF OF OPEN SPACE
18,495.6/1,000 SF = 18.5 PLANT UNITS
-- 18.5 X 2 = 37 TREES REQUIRED
-- 37 TREES PROVIDED

1 SHRUB PER 500 SF OF OPEN SPACE
18,495.6/500 SF = 36.99 PLANT UNITS
-- 36.99 X 1 = 36.99 SHRUBS REQUIRED
-- 37 SHRUBS PROVIDED

PLANTINGS REQUIRED @ BUILDING ENTRANCE THAT FACE R.O.W.
--34 SHRUBS PROVIDED

PUBLIC RIGHT-OF-WAY REQUIREMENTS -
1 OVERSTORY TREE EVERY 50 LF OF LOT FRONTAGE
CONTINUOUS ROW OF SHRUBS ALONG LANDSCAPE BUFFER

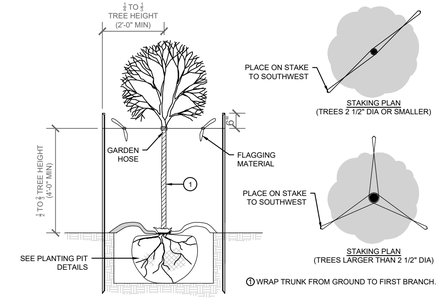
PRINCETON DRIVE -
-- 274 LF/50 LF = 5.48 TREES REQUIRED
-- 6 TREES PROVIDED
-- CONTINUOUS SHRUB HEDGE REQUIRED, 1 SHRUB EVERY 4'
-- 70 SHRUBS PROVIDED

NOTE: TOTAL REQUIRED PLANT UNITS COUNT TOWARDS OPEN SPACE P.U. REQUIREMENTS.

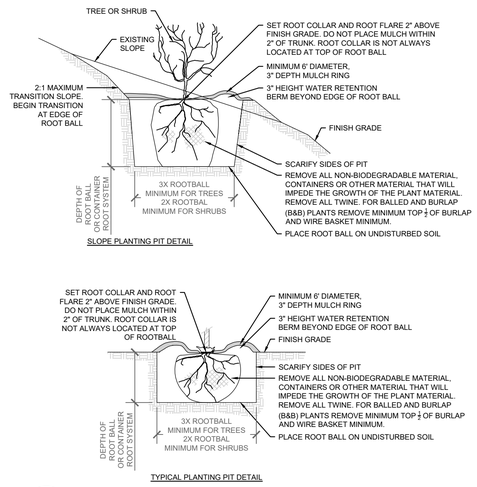
PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENTS
CANOPY TREES					
3	BN	Betula nigra	RIVER BIRCH	2" Cal.	B&B
3	CC	Carpinus caroliniana	AMERICAN HORNBEAM	2" Cal.	B&B
5	CO	Celtis occidentalis 'Prairie Pride'	PRAIRIE PRIDE HACKBERRY	2" Cal.	B&B
3	GB	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD GINKGO	2" Cal.	MALE ONLY, B&B
5	GT	Gleditsia triacanthos f. inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	2" Cal.	B&B
1	TA	Tilia americana 'Redmond'	REDMOND LINDEN	2" Cal.	B&B
2	QB	Quercus bicolor	SWAMP WHITE OAK	2" Cal.	B&B
3	UC	Ulmus carpinifolia x parvifolia 'Frontier'	FRONTIER ELM	2" Cal.	B&B
EVERGREEN TREES					
6	PF	Picea flexilis 'Vanderwolf Pyramid'	VANDERWOLF'S LIMBER PINE	8' HT.	B&B
ORNAMENTAL TREES					
4	AG	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	1 ½" Cal.	B&B, MULTI-STEM, 8' HT.
2	BN	Betula nigra 'Little King'	FOX VALLEY RIVER BIRCH	1 ½" Cal.	B&B, 8' HT.
3	MC	Malus 'Camelot'	CAMELOT CRABAPPLE	1 ½" Cal.	8' HT., SINGLE STEM
3	VL	Viburnum lentago	NANNYBERRY TREE VIBURNUM	1 ½" Cal.	B&B, MULTI-STEM, 8' HT.
SHRUBS					
2'-4' SPREAD					
9	SB	Spiraea betulifolia 'Tor'	TOR SPIREA	24" Ht.	3 GAL. CONT (5' O.C.).
23	WF	Weigela florida 'Verweil-4'	SONIC BLOOM RED WEIGELA	24" Ht.	3 GAL. CONT (5' O.C.).
DECIDUOUS SHRUBS					
4'-10' SPREAD					
19	CF	Cornus sericea 'Flaviramea'	FLAVIRAMEA YELLOW TWIG DOGWOOD	36" Ht.	3 GAL. CONT (7' O.C.).
18	VC	Viburnum carlesii	KOREAN SPICE VIBURNUM	24" Ht.	3 GAL. CONT (5' O.C.).
4'-6' SPREAD					
23	JC	Juniperus chinensis 'Sea Green'	SEA GREEN JUNIPER	24" Ht.	3 GAL. CONT (5' O.C.).
33	JM	Juniperus chinensis 'Maney'	MANEY JUNIPER	24" Ht.	3 GAL. CONT (5' O.C.).
8	JV	Juniperus virginiana 'Grey Owl'	GREY OWL JUNIPER	18" Ht.	3 GAL. CONT (5' O.C.).
2	PM	Pinus mugo 'White Bud'	WHITE BUD DWARF MUGO PINE	24" Ht.	3 GAL. CONT (5' O.C.).
9	TO	Thuja occidentalis 'Holmstrup'	HOLMSTRUP ARBORVITAE	24"-36" Ht.	3 GAL. CONT (5' O.C.).

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 / C500 DECIDUOUS TREE STAKING DETAIL
NO SCALE



2 / C500 PLANTING PIT DETAILS
NO SCALE

MARK	REVISION	DATE	BY
2	REVISED AS PER CITY COMMENTS	6/21/21	ZTA
1	REVISED AS PER CITY COMMENTS	6/8/21	RMB

Engineer: ZTA | Checked By: KMM | Scale: 1" =20'
Technician:RMB | Date: 05-24-2021 | T-R-S: TTN-RRW-SS
Project No.121.0234.01

Sheet C500

GRIMES, IOWA

1831 SE PRINCETON DRIVE

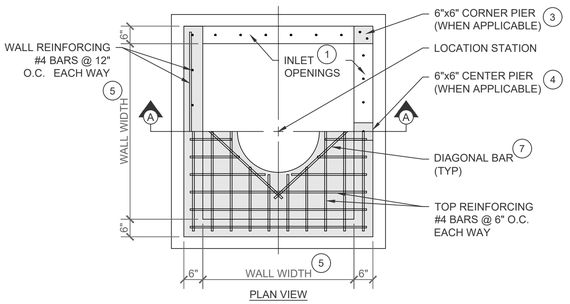
PLANTING PLAN

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

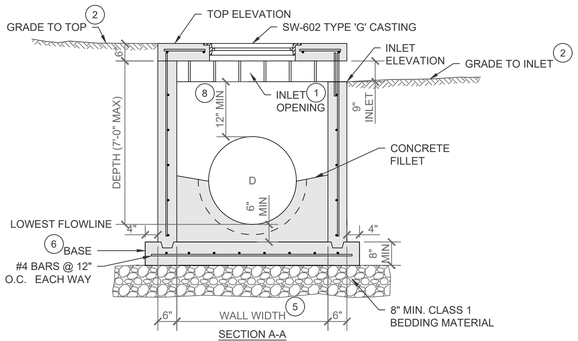
SNYDER & ASSOCIATES

Project No: 121.0234.01
Sheet C500

V:\Projects\2021\121.0234.01\CAD\SHEETS\121.0234.01 PLANTING PLAN.dwg, ZACHERY ARNESON, PLANTING PLAN, 2021/05/24 4:07 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



PLAN VIEW



SECTION A-A

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

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

① CONSTRUCT INLET OPENINGS WITH 15-INCH #4 EPOXY-COATED BARS AT 8 INCHES ON CENTER. EMBED BARS A MINIMUM OF 3 INCHES INTO WALLS AND TOP AT ALL OPENINGS.

② GRADE TO INLET ELEVATION ON OPEN SIDES. GRADE TO TOP ELEVATION ON CLOSED SIDES.

③ CORNER PIER REQUIRED BETWEEN OPENINGS OF TWO ADJACENT WALLS. EXTEND WALL REINFORCING VERTICALLY THROUGH PIER. INSTALL ONE ADDITIONAL 15-INCH #4 BAR IN PIER.

④ CENTER PIER REQUIRED AT CENTER OF ANY INLET OPENING WITH LENGTH OF 5 FEET OR GREATER. EXTEND WALL REINFORCING VERTICALLY THROUGH PIER. INSTALL ONE ADDITIONAL 15-INCH #4 BAR IN PIER.

⑤ WALL WIDTHS VARY WITH PIPE DIAMETER. PROVIDE 6 INCHES OF WALL WIDTH (MINIMUM) EACH SIDE OF PIPING OPENING. MINIMUM WALL WIDTH IS 36 INCHES. MAXIMUM WALL WIDTH IS 72 INCHES.

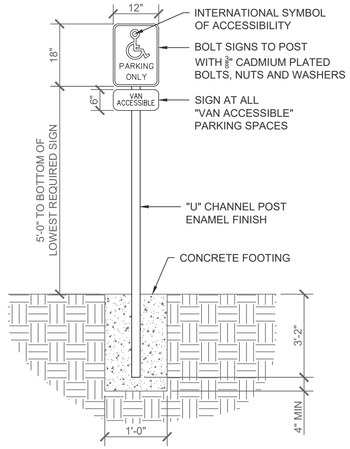
⑥ CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALL, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.

⑦ INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.

⑧ 12" MINIMUM WALL HEIGHT ABOVE ALL PIPES.

1 C600 — SW-513 OPEN-SIDED AREA INTAKE

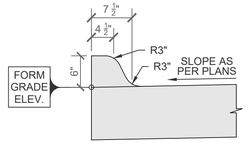
NO SCALE



NOTE: SIGNS AS PER ADAAG STANDARDS

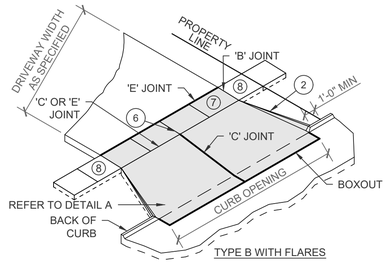
2 C600 — ACCESSIBLE PARKING SIGN

NO SCALE

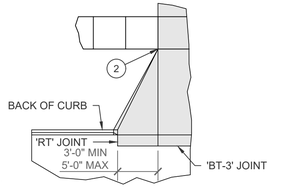


5 C600 — 6-INCH STANDARD CURB

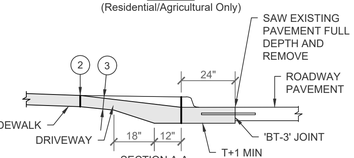
NO SCALE



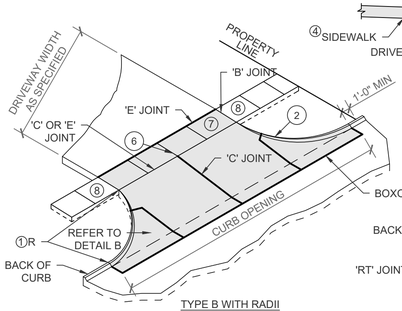
TYPE B WITH FLARES



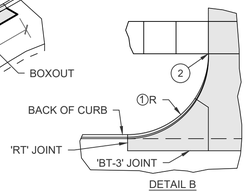
DETAIL A
(Residential/Agricultural Only)



SECTION A-A



TYPE B WITH RADII



DETAIL B

① DRIVEWAY RADIUS (R). RESIDENTIAL: 10 FOOT MINIMUM, 15 FOOT MAXIMUM. COMMERCIAL AND INDUSTRIAL: AS SPECIFIED IN THE CONTRACT DOCUMENTS.

② TRANSITION THE CURB HEIGHT TO 0 INCHES AT END OF TAPER/RADIUS OR AT THE FRONT EDGE OF SIDEWALK. DO NOT EXTEND RAISED CURB ACROSS SIDEWALK.

③ PAVEMENT THICKNESS. RESIDENTIAL: 6 INCHES MINIMUM. COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.

④ SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY.

⑤ IF LONGITUDINAL JOINT IS LOCATED 48 INCHES OR LESS FROM THE BACK OF CURB, EXTENDED BOXOUT TO JOINT LINE. FULL DEPTH SAW CUT IS STILL REQUIRED.

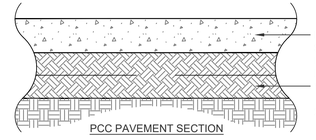
⑥ FOR ALLEYS, INVERT THE PAVEMENT CROWN 2% TOWARD CENTER OF ALLEY.

⑦ TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. IF SPECIFIED IN THE CONTRACT DOCUMENTS, CONSTRUCT THE SIDEWALK THROUGH THE DRIVEWAY 5 FEET WIDE TO SERVE AS A PASSING SPACE.

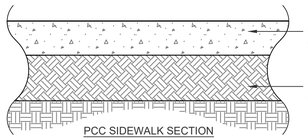
⑧ IF CROSS SLOPE OF ADJACENT SIDEWALK PANEL EXCEEDS 2.0%, REMOVE AND REPLACE TO TRANSITION FROM EXISTING SIDEWALK TO SIDEWALK THROUGH DRIVEWAY. IF ELEVATION CHANGE REQUIRES A CURB RAMP, COMPLY WITH FIGURE 7030.205; VERIFY NEED FOR DETECTABLE WARNING PANEL WITH ENGINEER.

3 C600 — CONCRETE DRIVEWAY, TYPE B

NO SCALE



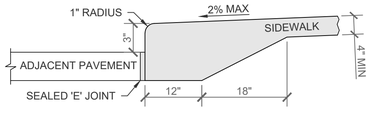
PCC PAVEMENT SECTION



PCC SIDEWALK SECTION

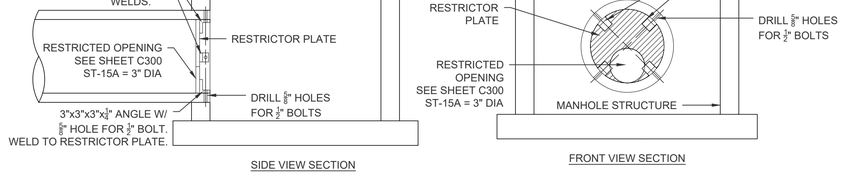
7 C600 — TYPICAL PAVEMENT CROSS SECTIONS

NO SCALE



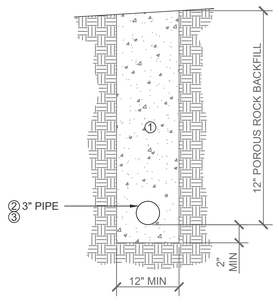
6 C600 — INTEGRAL SIDEWALK AND CURB DETAIL

NO SCALE



4 C600 — CIRCULAR RESTRICTION PLATE DETAIL

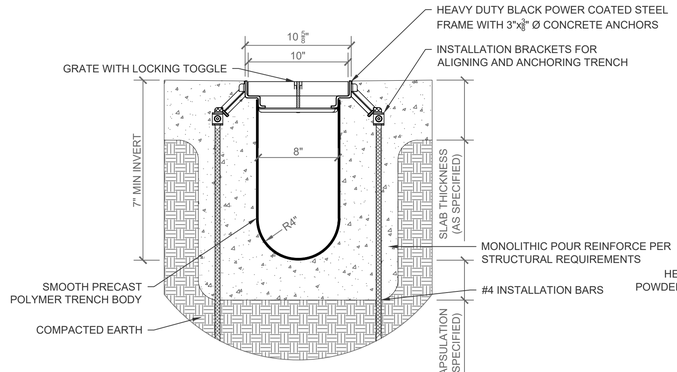
NO SCALE



NOTES:
① BACKFILL ALL SUBDRAIN WITH POROUS BACKFILL (SUDAS 3010, 2.10).
② PLACE PERFORATIONS DOWN FOR ALL INSTRUCTIONS.
③3" PERFORATED POLYETHYLENE CORRUGATED TUBING.
④ PROVIDE 12" NYLOPLAST INLINE DRAINS WITH STANDARD GRATE AT LOCATIONS NOTED ON THE PLANS.

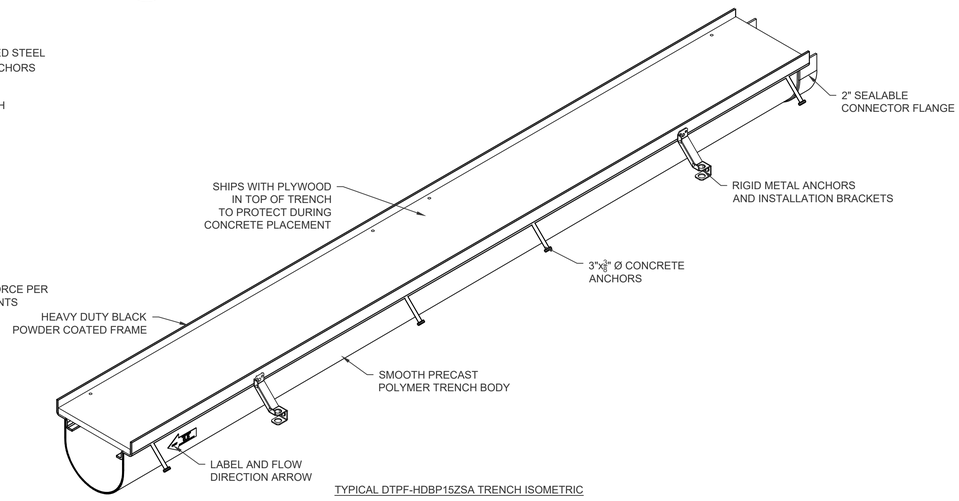
X C600 — DRAINAGE SWALE SUBDRAIN DETAIL

NO SCALE



NOTES:
1. STANDARD SLOPE IS 0.5% UNLESS OTHERWISE SPECIFIED.
2. REINFORCE ACCORDING TO STRUCTURAL REQUIREMENTS.
3. TRENCH DRAIN MUST BE ⅜" BELOW FINISH CONCRETE GRADE.

TYPICAL DTPF8-HDBP15ZSA TRENCH SECTION



TYPICAL DTPF-HDBP15ZSA TRENCH ISOMETRIC

8 C600 — TRENCH DRAIN

NO SCALE

MARK	REVISION	DATE	
1	REVISED AS PER CITY COMMENTS	6/8/21	RMB
2	REVISED AS PER CITY COMMENTS	6/21/21	ZTA

Scale: 1" =1"

Engineer: ZTA | Checked By: KMM

Technician: RMB | Date: 05-24-2021 | T-R-S: TTN-RRW-SS

Project No: 121.0234.01

Sheet C600

GRIMES, IOWA

1831 SE PRINCETON DRIVE

SITE DETAILS

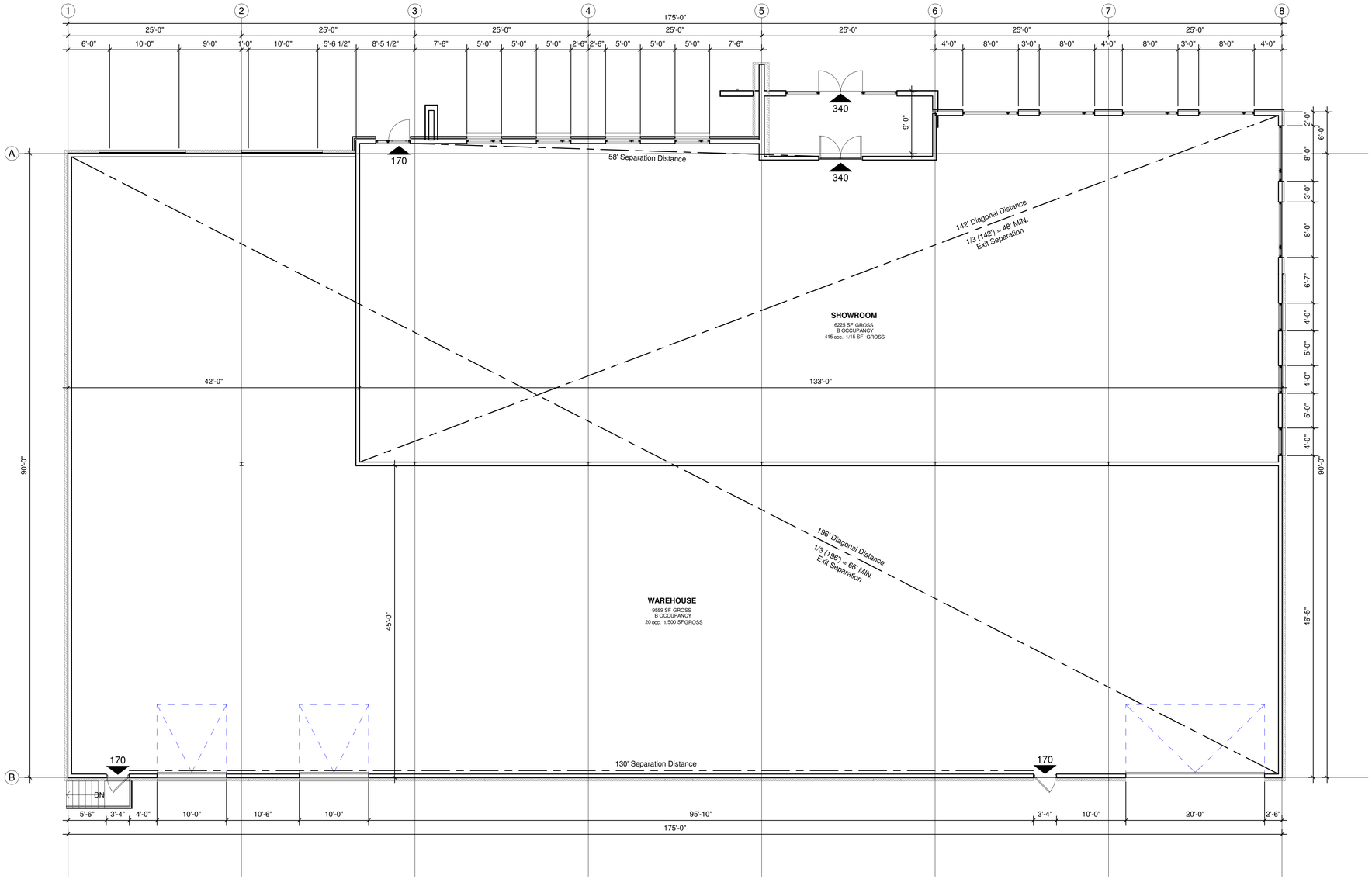
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 121.0234.01

Sheet C600

V:\Projects\2021\121.0234.01\CAD\SSP01 - 121l0234_PLAN.dwg ZACHERY ARNESON, SITE DETAILS, 2021/06/21, 4:49:7 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



NORTH 1 **1ST FLOOR**
SCALE: 1/8" = 1'-0"

PRELIMINARY- NOT FOR CONSTRUCTION

JCorp
1680 SW Ankeny Rd, #2D
Ankeny, IA 50023
Phone: (515) 597-5457
Fax: (515) 597-5461
www.jcorpdesignbuild.com

KEY PLAN

PROJECT:
Paramount Kitchen & Bath

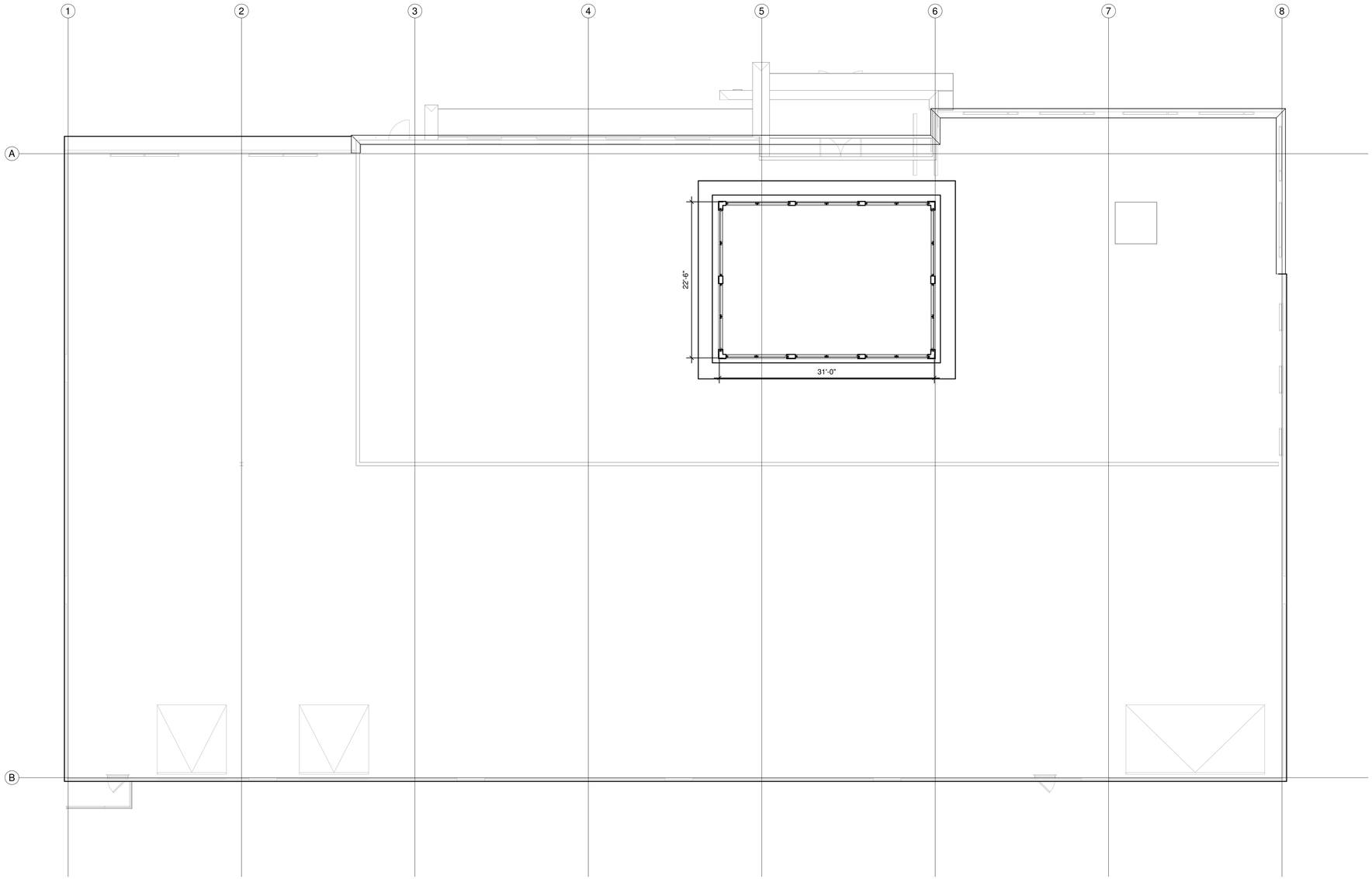
REVISIONS:

05 / 18 / 2021

PROJECT NO: 21-014

CONTENTS:
Floor Plans

SHEET NO:
A101



NORTH 1 **ROOF PLAN**
SCALE: 1/8" = 1'-0"

PRELIMINARY- NOT FOR CONSTRUCTION

JCorp
1680 SW Ankeny Rd, #2D
Ankeny, IA 50023
Phone: (515) 597-5457
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KEY PLAN

PROJECT:
Paramount Kitchen & Bath

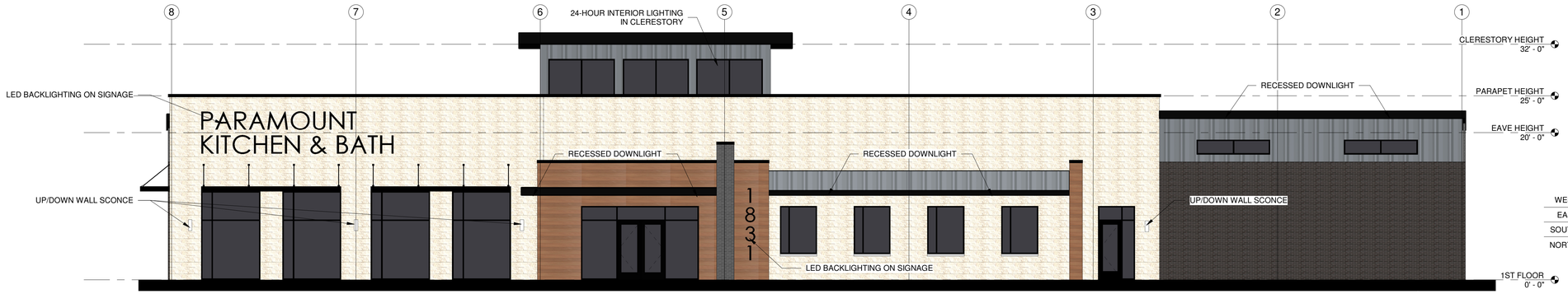
REVISIONS:

05 / 18 / 2021

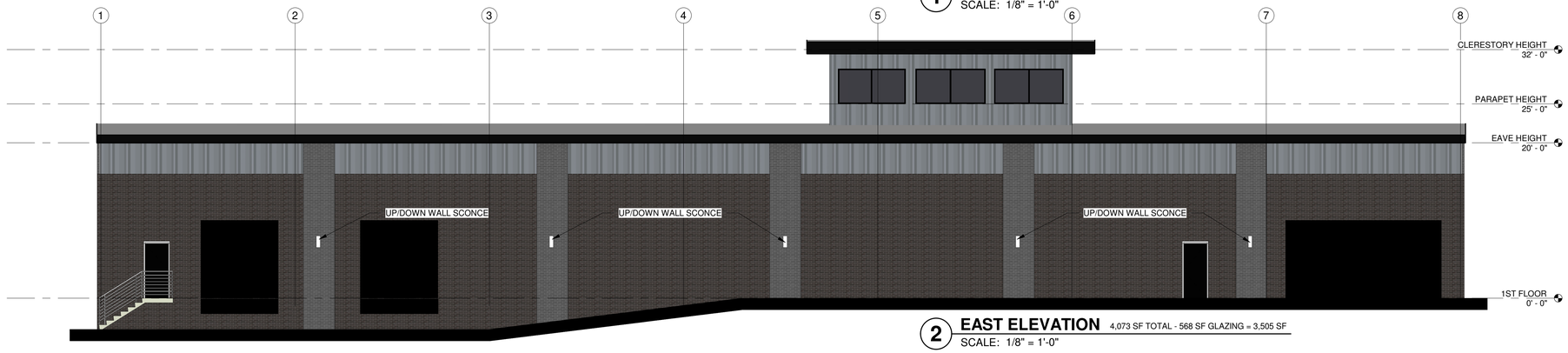
PROJECT NO: 21-014

CONTENTS:
Roof Plan

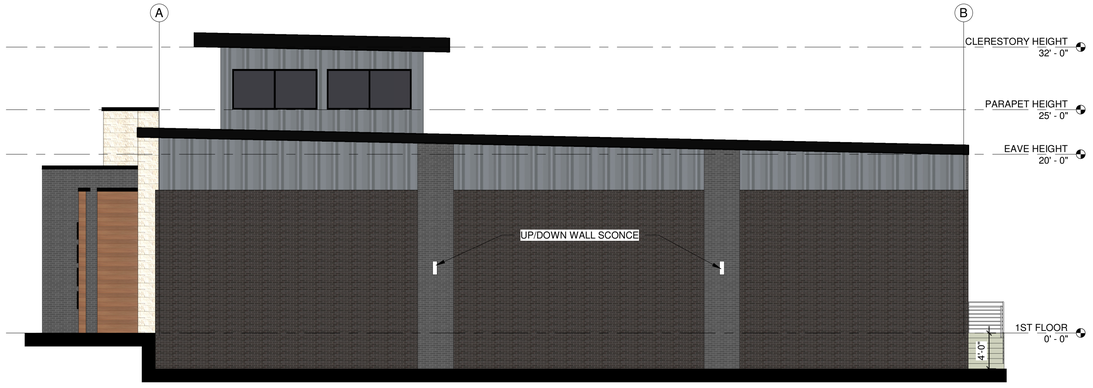
SHEET NO:
A102



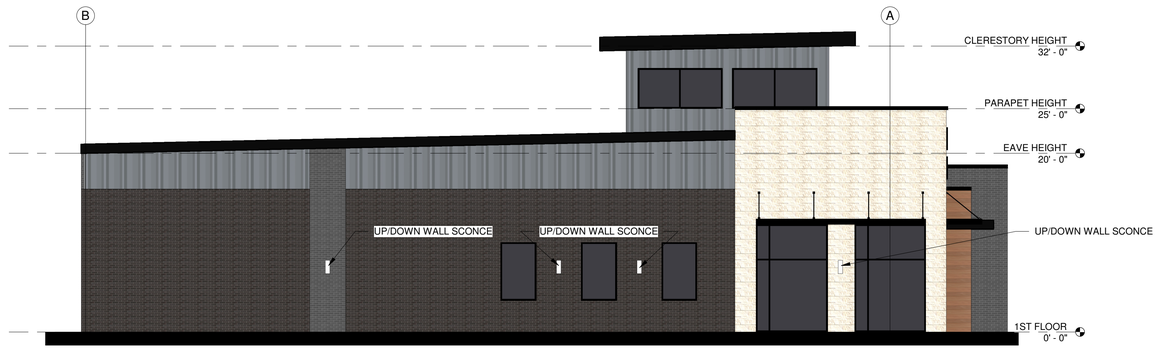
1 WEST ELEVATION 4,472 SF TOTAL - 893 SF GLAZING (20%) = 3,573 SF
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION 4,073 SF TOTAL - 568 SF GLAZING = 3,505 SF
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION 2,750 SF TOTAL - 86 SF GLAZING = 2,664 SF
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION 2,429 SF TOTAL - 356 SF GLAZING = 2,073 SF
SCALE: 1/8" = 1'-0"

5 VIEW FROM SW - ENTRY
SCALE:

6 VIEW FROM SW
SCALE:

MATERIAL SCHEDULE

Type Mark	Description	Area
B1	Brick - Modular	5703 SF
B2	Brick - Modular	1193 SF
B3	Cultured Stone	2970 SF
G1	Storefront Glazing	1490 SF
S1	Metal Siding	2411 SF
S2	Nichiha Vintage Wood	703 SF
Grand total: 66		14470 SF

	B1	B2	B3	S1	S2
WEST	665 SF (19%)	43 SF (1%)	2,048 SF (57%)	488 SF (14%)	329 SF (9%)
EAST	2,288 SF (65%)	428 SF (12%)	0 SF (0%)	789 SF (23%)	0 SF (0%)
SOUTH	1,666 SF (69%)	300 SF (11%)	75 SF (3%)	530 SF (14%)	93 SF (3%)
NORTH	1,028 SF (49%)	161 SF (8%)	415 SF (20%)	425 SF (21%)	44 SF (2%)

JCorp
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Ankeny, IA 50023
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www.jcorpdesignbuild.com

KEY PLAN

PRELIMINARY- NOT FOR CONSTRUCTION

PROJECT:
Paramount Kitchen & Bath

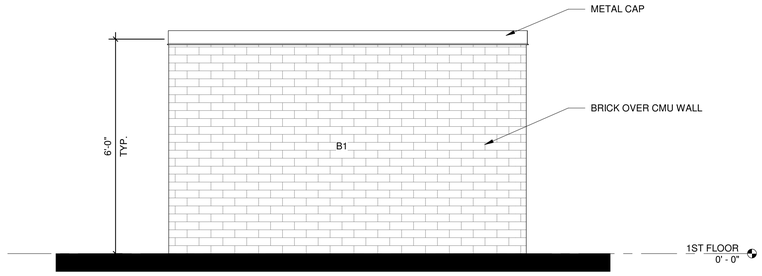
REVISIONS:

05 / 18 / 2021

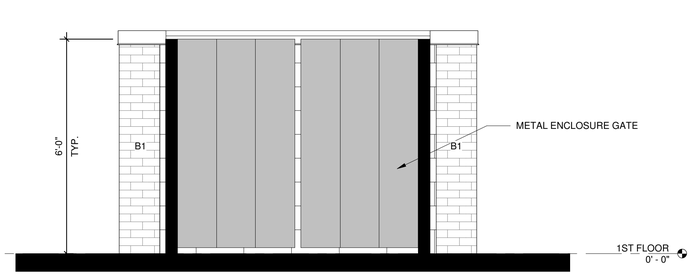
PROJECT NO: 21-014

CONTENTS:
Elevations

SHEET NO:
A201



2 DUMPSTER - EAST
SCALE: 1/2" = 1'-0"



3 DUMPSTER - SOUTH
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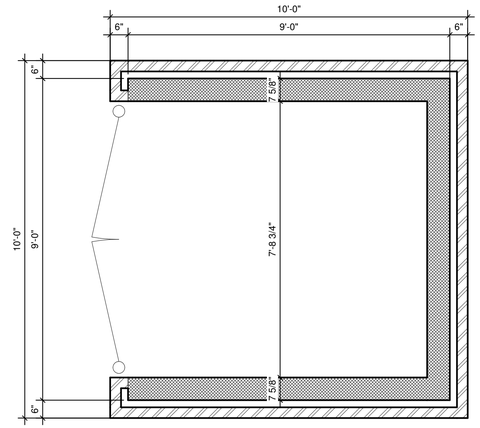
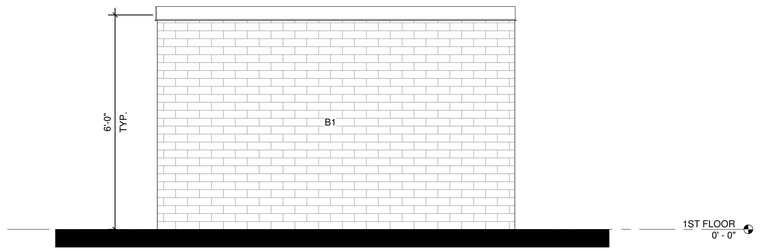
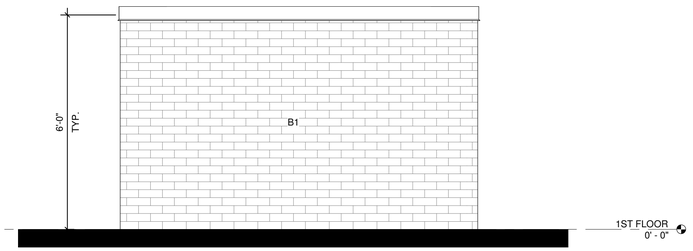


1 DUMPSTER ENCLOSURE
SCALE: 1/2" = 1'-0"



4 DUMPSTER - WEST
SCALE: 1/2" = 1'-0"



5 DUMPSTER - NORTH
SCALE: 1/2" = 1'-0"

PRELIMINARY- NOT FOR CONSTRUCTION

JCorp
1680 SW Ankeny Rd, #2D
Ankeny, IA 50023
Phone: (515) 597-5457
Fax: (515) 597-5461
www.jcorpdesignbuild.com

KEY PLAN

PROJECT:
Paramount Kitchen & Bath

REVISIONS:

06 / 15 / 2021

PROJECT NO: 21-014

CONTENTS:
Dumpster Enclosure

SHEET NO:
A103

Planning & Zoning Staff Report

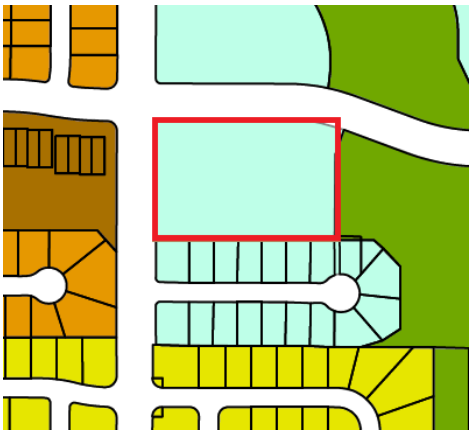
TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: July 6, 2021
RE: Grimes Public Library – Site Plan

GENERAL INFORMATION:

Applicant:	City of Grimes
Requested Action	Site Plan
Location	200 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	Neighborhood Commercial	R-4
North	Vacant	Neighborhood Commercial	R-4
South	Residential	Low Density Residential	R-4
East	Park	Park	Park
West	Residential	Medium Density Residential	R-3

BACKGROUND:

The applicant is requesting approval of the site plan for the 14,460 square foot Grimes Public Library located at 200 NE Beaverbrooke Blvd. 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 architectural metal siding with limestone accents and sloped roofs. The dumpster enclosure will be constructed of brick veneer to match the building with ribbed metal gates.

Site Layout:

The site has one access point from NE Beaverbrooke Blvd. The building will sit along NE Beaverbrooke Blvd with parking located at the rear of the building. A drive-up book drop-off will be located on the east side of the building. The site provides additional space on the west side of the building for possible future building expansion and on the south side of the site for future parking expansion.

Pedestrian connectivity to the site is existing along NE Beaverbrooke Blvd. Two sidewalk connections from NE Beaverbrooke and one from the existing trail just east of the site will provide connectivity to the building. The missing sidewalk along N James Street will be constructed with this project to provide continuous sidewalk from NE Beaverbrooke Blvd to E 1st Street.

Site lighting is proposed for the development. Pole lights will be provided throughout the parking lot consistent with the Heritage PUD. Illuminated bollards will be located at the building entrances and along the sidewalk leading into the parking lot. Wall pack lighting will be provided on the building.

Parking:

The site provides more than the permitted 125% of the minimum required number of parking spaces. Additional open space equivalent to the increased pavement is provided on site as required by the parking ordinance. A total of 84 parking spaces are proposed.

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 more than the required number of plantings. Landscaping will be provided along the right-of-way, along the building foundation, and within parking islands. Additional buffering will be provided along the south property line to shield the single-family homes from the site.

Utilities:
Sanitary sewer to the site will connect from the existing 24" sewer along NE Beaverbrooke Blvd.

Water to the site will connect from the existing 12" main along NE Beaverbrooke Blvd. 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 the regional detention basin just east of the site. A bioswale with native plantings will be provided within the parking lot median to provide additional stormwater management onsite.

STAFF RECOMMENDATION:
Staff would recommend approval of the site plan for the Grimes Public Library, subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin
Assistant Planner

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

~~June 2, 2021~~
June 16, 2021

Bishop Engineering
Attn: Rick Baumhover
3501 104th Street
Des Moines, IA 50322

RE: Grimes Public Library Site Plan

Dear Mr. Baumhover:

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

General Comments:

1. ~~We will need a sign application. Staff sent to the Cheryl for signature.~~

2. ~~Add City standard notes (attached).~~

3. Sheet C5.1 is missing from the plans. Please provide.

Cover Sheet:

1. ~~The address will be 200 NE Beaverbrooke Blvd. Please add.~~

2. ~~A minimum of 3 spaces/1000 GFA are required for the library. Please revise parking calculation. The meeting calculation can be removed.~~

3. ~~Please note that the site cannot provide more than 125% of the minimum requirement without providing extra open space and a market study (See maximum parking requirements 165.34).~~

Sheet C2.1:

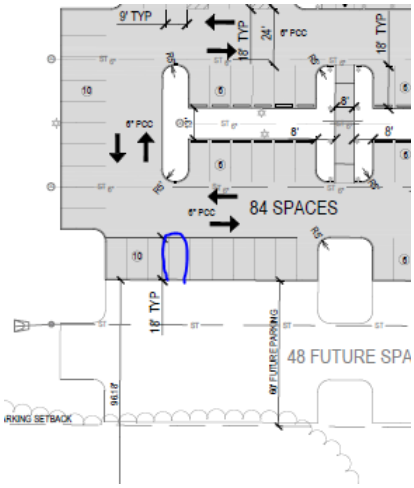
1. ~~Please add the lot dimensions to the nearest tenth foot.~~

2. ~~Label stop sign location at Beaverbrooke Blvd.~~

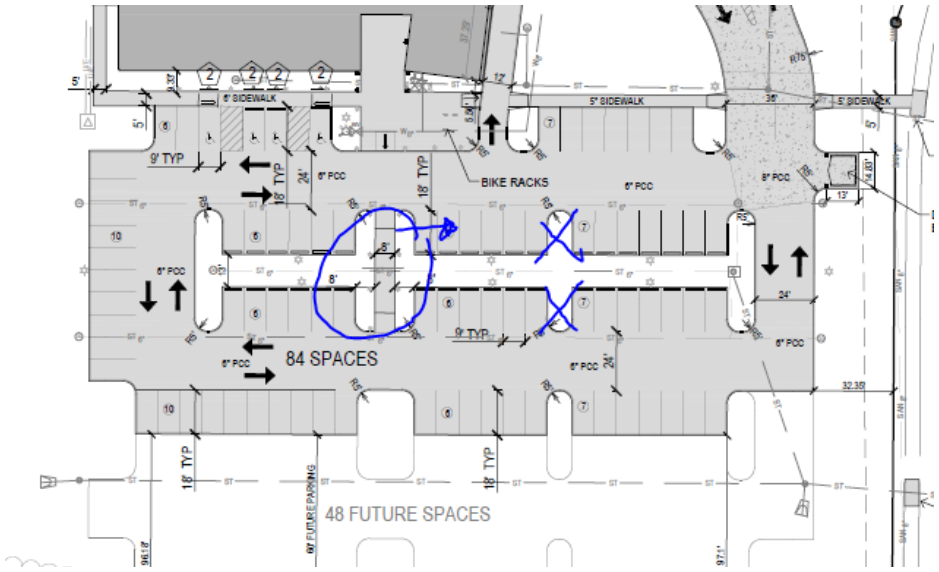
3. Remove wheel stops. We are open to other options such as rain guardians or cutting the curb to provide drainage to the bioswale, however wheel stops are not considered acceptable.

4. ~~Please shorten the median at the driveway entrance to allow an easier turn out of the book drop off lane.~~

5. Add a corresponding parking island on the south row of parking. It will be necessary when the parking lot is expanded.



6. Consider removing one set of islands around the bioswale and shifting the sidewalk east. This would help make the parking lot easier to plow and make help to reduce some costs. There only needs to be islands every 12 parking spaces.



~~7. Is the intent of the bioswale to be bioretention?~~

8. Has Mid-American confirmed the location of the transformer? Staff is concerned that the proposed location would be in the way of the future building expansion. Can the transformer be moved elsewhere on site? Possibly on the east side of the building within the landscape area north of the parking lot?

~~9. Verify the pavement depth in the legend and plan view match. The labels of the pavement thickness are inconsistent. The legend says 7" PCC but the plan is labeled 6" PCC. Please clarify.~~

~~10. Please tapper the curb to align the driveway entrance to the parking lot. Reduce width from 36' to 24'.~~

11. Adjust radius on outer parking islands to 10'.

Sheet C3.1:

~~1. There is a section of the swale along the south portion of the property that is labeled at 1.33% of slope. The grading will need to be adjusted to a minimal 2% slope. If unable to adjust slope, provide a concrete flume or subdrain system.~~

2. Staff questions the need for the drainage swale on the west side of the parking lot/library. If the intent is to program/activate this space, a 5-foot deep swale acts as an impediment.

Sheet C4.1:

1. ~~Is the only roof drain connection on the south side of the building? Will that be enough?~~

2. ~~If tapping the existing sanitary main, utilize a Romac saddle and televise and pressure test the existing main.~~

3. Why are we not using the existing service lines?

4. Provide 2-year maintenance bonds for site improvements that do not already carry a warranty. Bonds will be needed at time of acceptance of the project.

Sheet 5.1:

1. Revise open space requirement to 1 evergreen/6000sf. Please revise to 1/6000.

2. ~~2 overstory trees are required for parking islands that are equal in size to 2 parking spaces~~

3. ~~Overstory trees are required to be 2.5 caliper minimum.~~

4. Please change the seeding to sod. Staff does not wish to have native plantings in this area.

5. ~~Please remove the trees from the median at the driveway entrance. As proposed, they present a site distance issue.~~

6. Remove the plants from the large parking island in the south row of parking. It doesn't make sense to plant this area if the sidewalk will be extended through the parking island in the future. Please only put in 12 shrubs/plantings to meet the minimum requirements per the PUD.

7. Mulch large island next to book drop off and add shrubs/plantings to make it a plant bed.

Sheet 7.1:

1. ~~Provide quantities for the following items.~~
    a. ~~Stabilization (seeding, mulch, sod etc.)~~
    b. ~~Silt fence~~
    c. ~~Inlet protection~~
    d. ~~Construction entrance~~

~~e. Concrete washout~~

~~2. Provide perimeter sediment controls around the site.~~

~~3. Provide inlet protection for the street intakes immediately adjacent form the entrance.~~

Architecture:

~~1. Provide material percentages for each building elevation.~~

~~2. Provide dumpster enclosure detail.~~

~~3. Is roof mounted equipment proposed? If so, please show location on the elevations and provide details for the screening.~~

Photometric Plan:

1. Provide a legend for the photometric plan.

2. Label all wall sconce and wall wash lighting locations.

SWPPP:

1. Provide SWPPP. Please provide.

Stormwater Management Plan (SWMP):

~~1. Provide existing drainage map.~~

2. Provide rain garden design calculations.

Site Plan:

~~1. C3.1: Show proposed contours through the parking lot~~

~~2. C4.1: Label storm sewer pipes.~~

~~3. C4.1: Label critical crossings.~~

~~4. C4.1: 10" Roof connection is in line with 6" and 2" water service valves. Something needs to move.~~

5. C3.1: The city would like the wheel stops in front of the rain garden removed, and instead use curb with curb openings.

6. C3.1 and C6.1: Provide rain garden details.

7. C5.1: Remove seed from the rain garden area and use river rock.

8. C4.1: Label critical crossings. Not all critical crossings were labeled.

9. C4.1 Some of the utilities are covered by hatches.

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:	June 8, 2021 **(1 PDF of Site plan with Elevation Plan included)**
PLANNING & ZONING:	July 6, 2021 at 5:30 at the Grimes City Hall
COUNCIL MEETING:	July 13, 2021 at 5:30 at the Grimes City Hall

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

Sincerely,

Evann Martin
Assistant Planner

FOR CONSTRUCTION

PRELIMINARY- NOT FOR CONSTRUCTION

GRIMES PUBLIC LIBRARY
SITE PLAN

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 MANHOLE
	FIBER OPTIC RISER
	FIBER OPTIC FAULT
	CABLE TV RISER
	SIGN
	BOLLARD
7	DENOTES NUMBER OF PARKING STALLS
	PROPERTY CORNER - FOUND AS NOTED
	PROPERTY CORNER- PLACED AS NOTED
	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

BENCHMARK:
CAP BOLT LOCATED ON HYDRANT @ NW CORNER OF N. JAMES STREET & NW 7TH PLACE, HOUSE #103
ELEV. = 933.03

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

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
It's Law! Utilities. Call before you dig.

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

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2021 SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF GRIMES MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
5. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
6. BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
7. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
8. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
9. LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
10. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
11. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
12. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF GRIMES.
13. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
14. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
16. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

PAVING NOTES:

1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH CITY OF GRIMES STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
2. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBASE PRIOR TO ANY PAVEMENT BEING PLACED.
3. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
4. ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A.D.A. DETECTABLE WARNING PLANEL(S) AS PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
5. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

UTILITY NOTES:

1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
3. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
4. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
5. 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.
6. ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
7. 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.
8. WATERMAINS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
9. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
10. PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF GRIMES.
11. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
12. 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.
13. THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.

UTILITY CONFLICT NOTES:

1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION

SURVEY NOTES:

1. SURVEY WORK WAS COMPLETED BY CDA ON DECEMBER 17, 2019.

CITY NOTES:

City of Grimes Standard Notes for Site Plans:

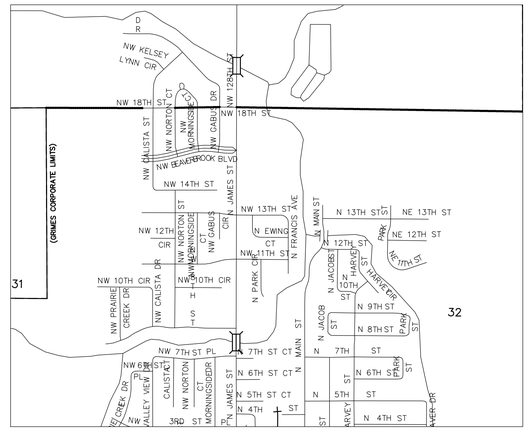
1. GENERAL NOTES:
   a. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
   b. A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START 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 KNOXBOX.COM.
   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 & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISING.

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 RESIDENTIAL, 2" COMMERCIAL 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 & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISING.
   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 DEVELOPER.
   b. ALL SIGN POSTS SHALL BE TELESPAR 2"X2" SQUARE TUBE GALVANIZED STEEL (14-GAUGE MIN.) WITH 7/16" KNOCK-OUT STYLE PERFORATIONS THAT ARE PRE-PUNCHED.



VICINITY MAP
SCALE: 1" = 1,000'

PROPERTY DESCRIPTION:
LOT 6 HERITAGE AT GRIMES PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA.

ADDRESS:
200 NE BEAVERBROOKE BLVD.

OWNER/PREPARED FOR:
CITY OF GRIMES
101 NE HARVEY ST
GRIMES, IA 50111

ZONING:
PUD - PLANNED UNIT DEVELOPMENT HERITAGE AT GRIMES COMMERCIAL
SETBACKS:
FRONT = 20 FEET
SIDE = 0 FEET
REAR = 0 FEET/35 FEET ADJ. SINGLE FAMILY RESIDENTIAL

HEIGHT: 50' MAX. / 4 STORIES

USE: LIBRARY WITH ONE MEETING ROOM

PARKING REQUIREMENTS:
LIBRARY : 19,640 S.F.
3 STALLS PER 1,000 S.F. = 59 STALLS

PROVIDED PARKING = 84 STALLS INC. 4 ADA STALLS

125% OF REQUIRED = 74,
PROVIDED 10 STALLS OVER 125%
ADDITIONAL GREEN SPACE = 10 EA X (9' X (18' + 12') = 4,050 SF

OPEN SPACE REQUIREMENTS:
EASTERN PORTION, DEVELOPED THIS PROJECT = 123,792 S.F. (2.84 AC)
REQUIRED OPEN SPACE 25% = 30,948 SF (0.71 AC)
PLUS EXCESS PARKING AMOUNT OF 4,050 SF
TOTAL REQUIRED = 34,998 SF (0.80 AC)

PROVIDED OPEN SPACE = 71,338 SF (1.64 AC) 57%

IMPERVIOUS SURFACE:
EXISTING IMPERVIOUS SURFACE = 0 S.F.
PROPOSED IMPERVIOUS SURFACE = 56,504 SF

CONSTRUCTION SCHEDULE:
Begin - October 2021
Complete - December 2022

SHEET INDEX:

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LICENSED PROFESSIONAL ENGINEER
RICHARD H. BAUMHOVER
12386
IOWA

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

SIGNED:_____ DATE:_____
RICHARD H. BAUMHOVER, P.E. 12386
LICENSE RENEWAL DATE: DEC. 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL: C0.1 - C7.1

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COVER SHEET

REFERENCE NUMBER:

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REVISION DATE:
5-21-21 CITY SUBMTL
6-8-21 CITY SUBMTL
6-21-21 CITY SUBMTL

PROJECT NUMBER: 190534

SHEET NUMBER: C0.1

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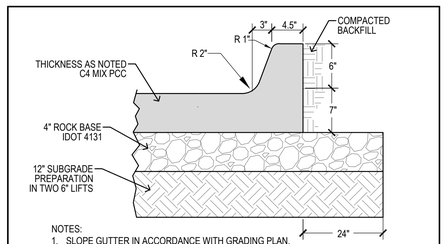
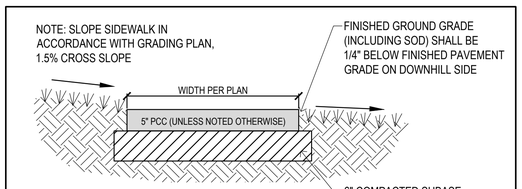
PRELIMINARY- NOT FOR CONSTRUCTION



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

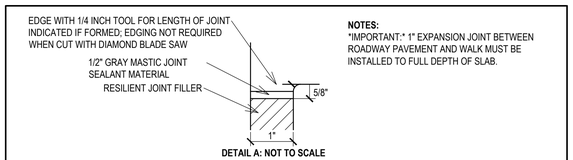
PAVEMENT SECTION

SCALE NONE



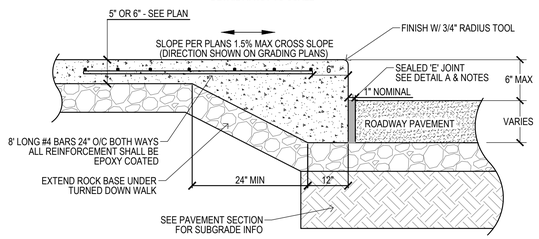
SIDEWALK DETAIL

NOT TO SCALE



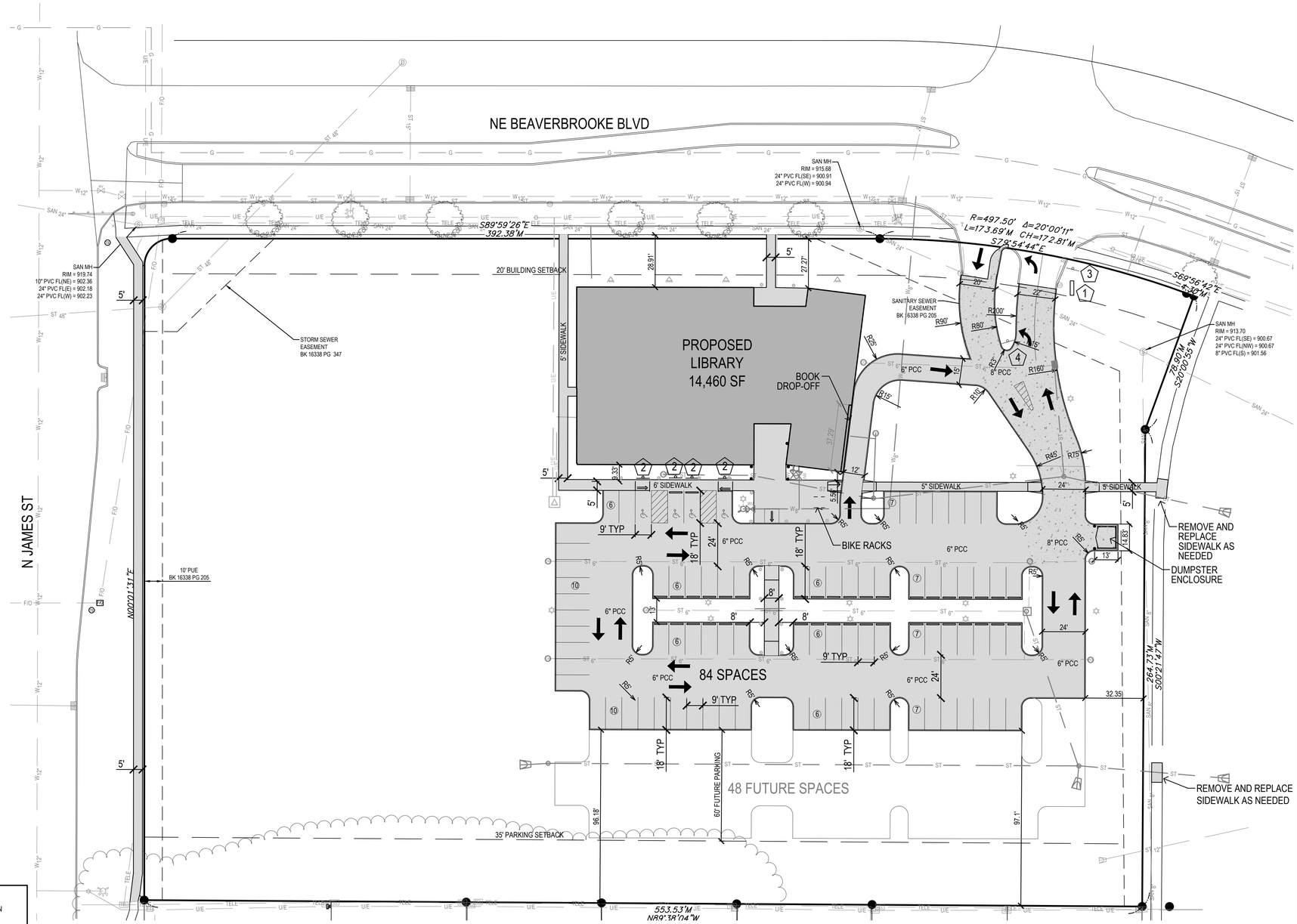
DETAIL A: NOT TO SCALE

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



TURNED DOWN WALK DETAIL

SCALE NONE



PAVEMENT MARKING NOTES:
1. 4" WHITE LINES FOR ALL CROSS WALK STRIPING, UNLESS NOTED.

PAVING NOTES:
1. SAWCUT NEW PAVEMENT INTO SECTIONS BETWEEN APPROXIMATELY 12' X 12' AND 15' X 15'. LENGTH SHALL NOT EXCEED 150% OF WIDTH.
2. PLACE 1/2" EXPANSION JOINT MATERIAL (FIBERBOARD) AROUND ALL STRUCTURES (MANHOLES, JUNCTION BOXES, POLES, BOLLARDS, ETC.) IN PAVEMENT; NEXT TO BUILDING, AND ALONG ADJACENT SIDEWALKS.
3. CONTRACTOR TO PROVIDE SAWCUT JOINTING PLAN TO OWNER OR OWNER'S REPRESENTATIVE PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
4. PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED WITHOUT AN APPROVED JOINTING PLAN.
5. TIE-BARS (L-1 JOINT) SHALL BE PLACED ON FIRST JOINT IN FROM SIDES OF LOT.
6. ALL TRANSVERSE JOINTS SHALL BE TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

KEYED NOTES:
1. MONUMENT SIGN BY OWNER
2. ADA PARKING SIGNS
3. STOP SIGN & POST (R1-1, 30"X30")
4. KEEP RIGHT SIGN & POST (R4-7, 24" X 30")

LEGEND:
- 6" PCC PARKING LOT, 5" SIDEWALK
- 8" ENTRANCE DRIVE & TRASH ENCLOSURE

GRAPHIC SCALE
30 0 15 30 60

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LAYOUT PLAN

REFERENCE NUMBER:

DRAWN BY: CEJ

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REVISION DATE:
5-21-21 CITY SUBMTL
6-8-21 CITY SUBMTL
6-21-21 CITY SUBMTL

PROJECT NUMBER: 190534

SHEET NUMBER: C2.1

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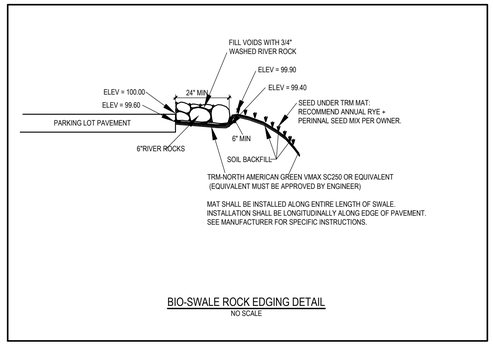
PRELIMINARY- NOT FOR CONSTRUCTION

TOPSOIL NOTES:

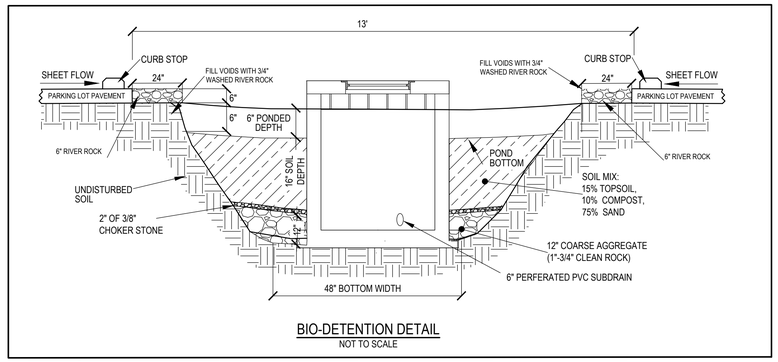
1. STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 8" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
3. **TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.**
4. TOPSOIL IS DEFINED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

GRADING NOTES:

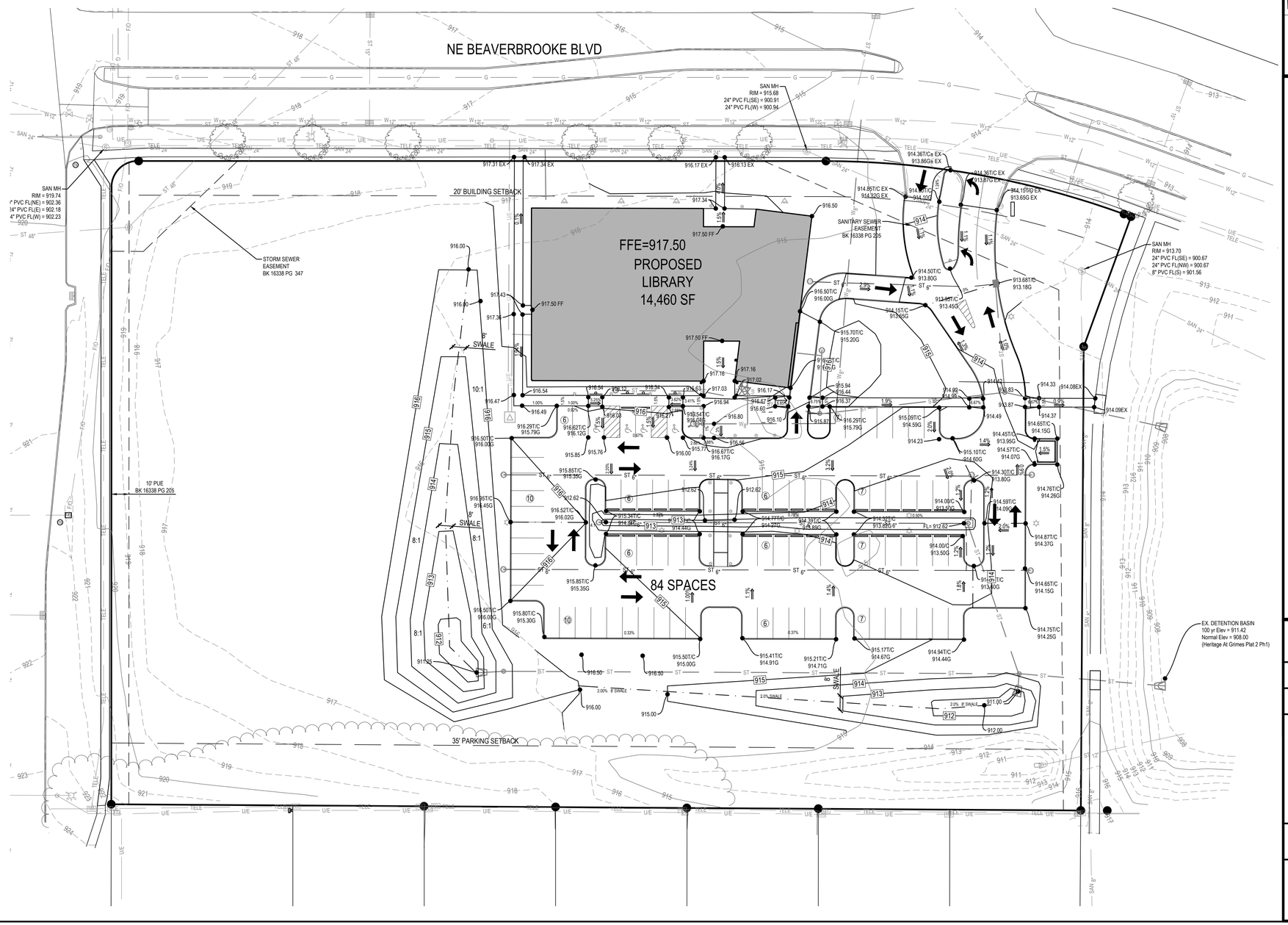
1. ALL FINAL SLOPES SHALL BE 4:1 (HORZ TO VERT) OR FLATTER, UNLESS OTHERWISE NOTED ON PLANS, ESPECIALLY AT INTAKES AND OPEN PIPE ENDS.
2. SODDING SHALL NOT OCCUR UNTIL OWNER HAS REVIEWED AND ACCEPTED FINAL GRADING.
3. ALL FINISHED EARTH GRADE AREAS AROUND BUILDING SHALL BE A MINIMUM 6" BELOW FINISHED FLOOR ELEVATION, IN ORDER FOR WALL DRAINAGE WEEPS TO WORK.

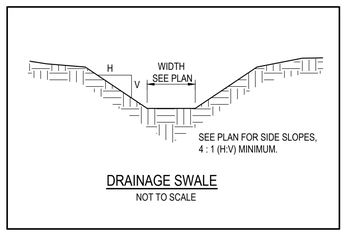


BIO-SWALE ROCK EDGING DETAIL
NO SCALE



BIO-DETENTION DETAIL
NOT TO SCALE





DRAINAGE SWALE
NOT TO SCALE

GRADING LEGEND:

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

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

GRAPHIC SCALE
30 0 15 30 60

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GRADING PLAN

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DRAWN BY:	CEJ
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REVISION DATE:	5-21-21 CITY SUBMTL 6-8-21 CITY SUBMTL 6-21-21 CITY SUBMTL
PROJECT NUMBER:	190534
SHEET NUMBER:	C3.1

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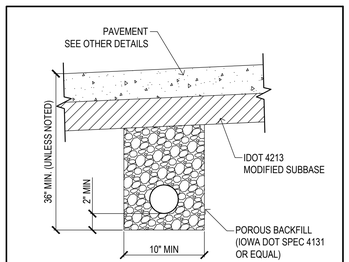
PRELIMINARY- NOT FOT CONSTRUCTION

UTILITY NOTES:

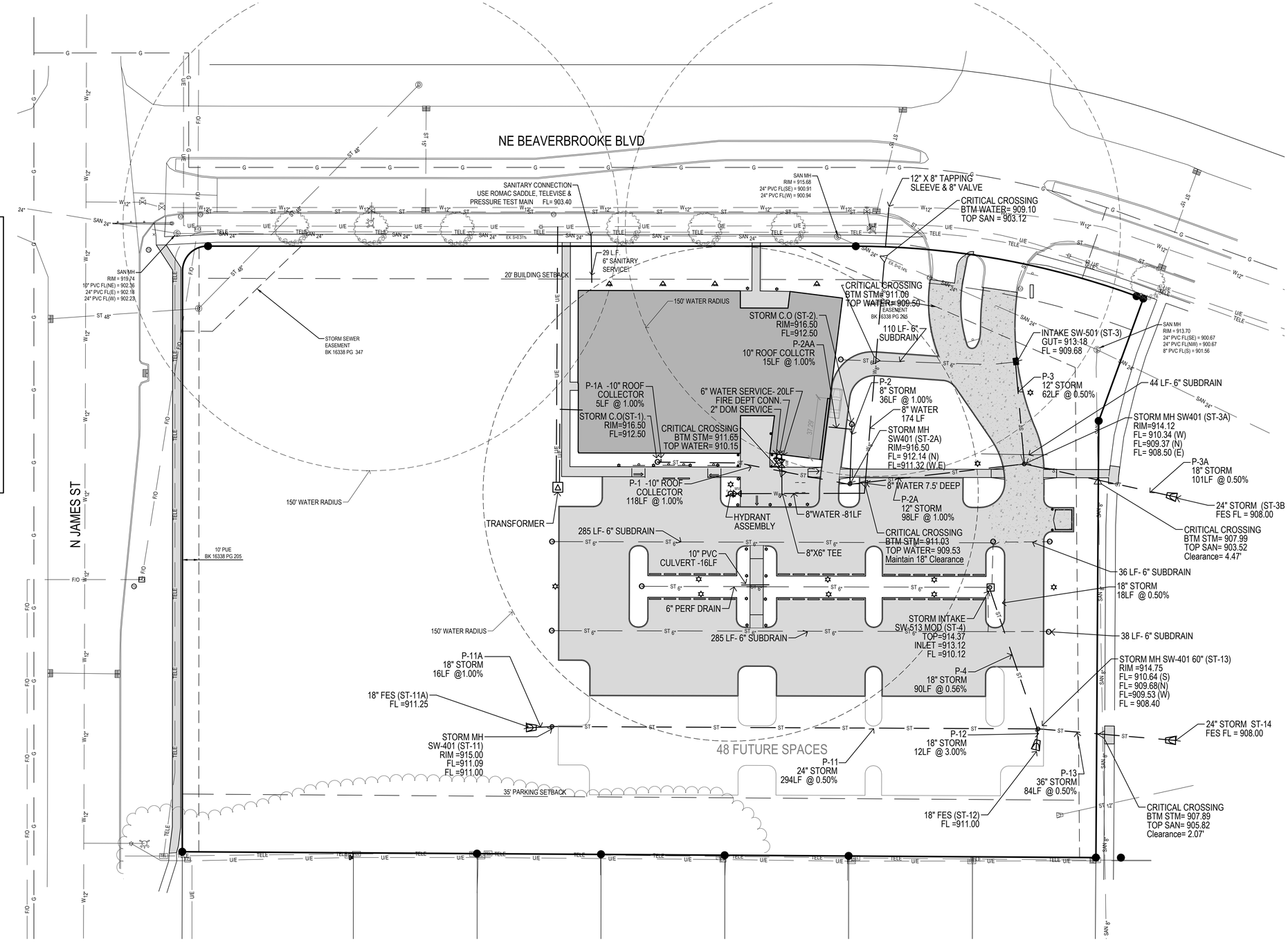
1. ALL PROPOSED UTILTIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5' OF COVER UNLESS NOTED OTHERWISE.
3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH, VALVE AND HYDRANT.
4. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
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. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.



NOTE: CONTRACTOR SHALL INSTALL SUBDRAIN SUCH THAT NO LOW SPOTS EXISTS. MINIMUM DEPTHS MAY BE ADJUSTED TO MAINTAIN SLOPE.

SUBDRAIN DETAILS

SCALE NONE



GRAPHIC SCALE

X X X X X

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UTILITY PLAN

REFERENCE NUMBER:

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REVISION DATE:
5-21-21 CITY SUBMTL
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6-21-21 CITY SUBMTL

PROJECT NUMBER: 190534

SHEET NUMBER: C4.1

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PRELIMINARY- NOT FOR CONSTRUCTION

METAL EDGING AROUND ALL STREET BUFFER PLANTING BEDS

SAN MH
M = 919.74
) = 902.36
) = 902.18
Y) = 902.23

20' BUILDING SETBACK

STONE EDGING

STONE EDGING (TYP)

STONE EDGING

SANITARY SEWER EASEMENT BK 16338 PG 205

STORM SEWER EASEMENT BK 16338 PG 347

PROPOSED LIBRARY 14,460 SF

SAN MH
RIM = 915.68
4" PVC FL(SE) = 900.31
4" PVC FL(E) = 900.94

8' SWALE

TRENCH EDGE BETWEEN SOD AND NATIVE SEEDING

10' CME
BK 16338 PG 205

84 SPACES

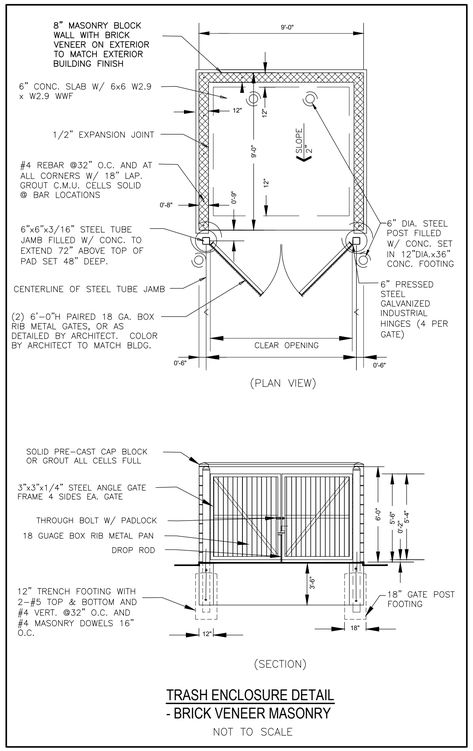
METAL EDGE

METAL EDGE (TYP)

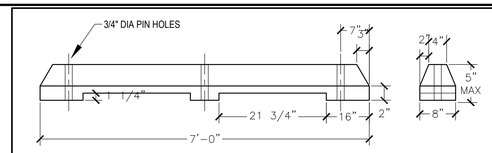
35' PARKING SETBACK

| | | |

PRELIMINARY- NOT FOR CONSTRUCTION

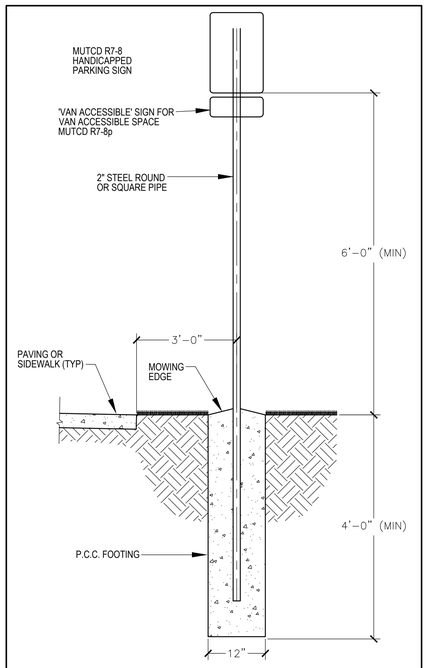


TRASH ENCLOSURE DETAIL
- BRICK VENEER MASONRY
NOT TO SCALE

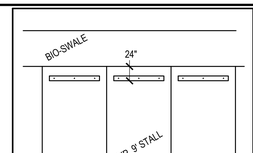


GENERAL NOTES:
1. DETAILS INDICATED HEREON ARE TYPICAL ONLY. ALTERNATE DESIGNS MAY BE SUBMITTED TO THE ENGINEER FOR APPROVAL. ANY ALTERNATE DESIGN APPROVED FOR USE ON CONSTRUCTION SHALL CONFORM TO THE MINIMUM REQUIREMENTS AS SHOWN. REFER TO ADDITIONAL PORTIONS OF THE PROJECT PLANS FOR COMPLETE DATA AS TO INSTALLATION, LOCATION, ETC.
2. ANY PRECAST P.C.C. CURB STOP MEASURING LONGER THAN 6 FEET WILL REQUIRE 3 ANCHOR PINS TO HOLD CURB STOP IN POSITION.
3. ANCHOR PINS SHALL BE 5/8" DIAMETER, 1'-6" LONG. ANCHOR PINS THAT ARE NOT BEDDED IN CONCRETE SHALL BE GALVANIZED. GROUT ANCHOR PINS MINIMUM OF 2" DEEP.
4. REINFORCING STEEL USED IN PRECAST P.C.C. CURB STOPS SHALL HAVE A MINIMUM OF 2" CLEARANCE TO THE CONCRETE SURFACES.
5. MINIMUM CONCRETE STRENGTH IS 4,000 PSI. LOCATED 6" FROM EDGE OF PAVEMENT TO CENTER OF CURB STOP. CENTER CURB STOP IN EACH STALL.

P.C.C. CURB STOP DETAIL
NOT TO SCALE

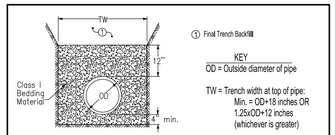


ACCESSIBLE PARKING SIGN
NOT TO SCALE



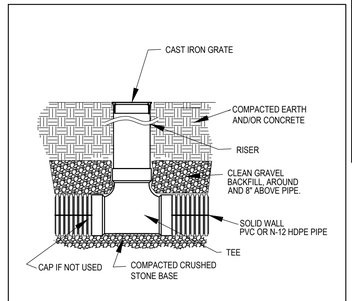
1. PLACE CONCRETE WHEEL STOP 24" FROM EDGE OF WALK, TO ALLOW FOR 2' CAR OVERHANG.
2. CENTER STOP IN STALL.
2. PLACE 2 - 5/8" DIA X 18" ANCHOR PINS IN EACH STOP; PLACE 3 ANCHORS IF STOP IS MORE THAN 6' LONG.

WHEEL STOP LAYOUT
NOT TO SCALE



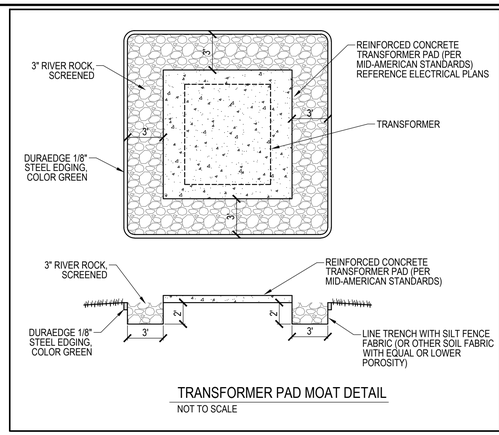
BEDDING CLASS F-3

FLEXIBLE PIPE -TRENCH BEDDING
NOT TO SCALE

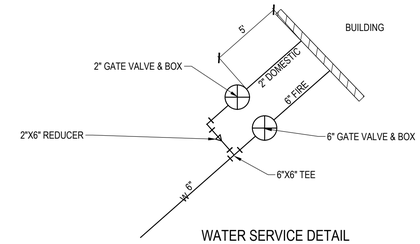


NOTES:
1. MAX COVER OVER TOP OF PIPE IS 4 FT.
2. GRATE TO BE INSTALLED PRIOR TO BACKFILLING.

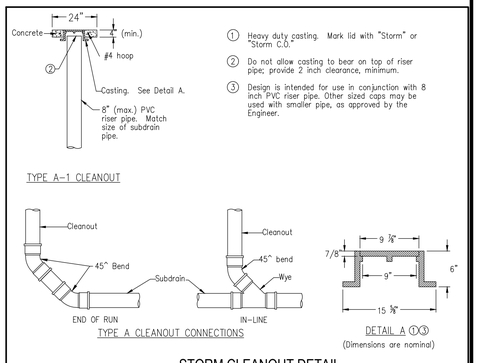
IN-LINE STORM DRAIN
NOT TO SCALE



TRANSFORMER PAD MOAT DETAIL
NOT TO SCALE

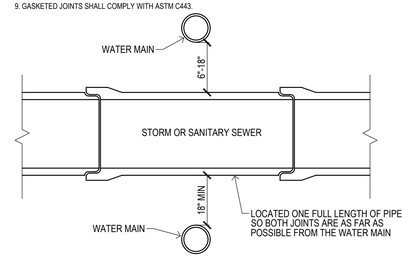


WATER SERVICE DETAIL
NOT TO SCALE

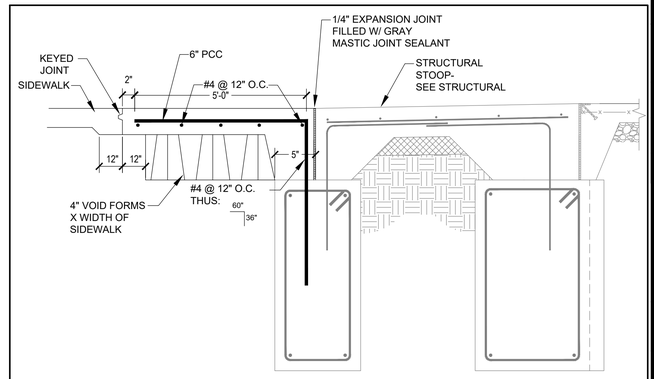


STORM CLEANOUT DETAIL
SCALE NONE

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



WATER MAIN & STORM OR SANITARY SEWER CROSSING DETAIL
SCALE NONE



STRUCTURAL STOOP / SIDEWALK TRANSITION DETAIL
SCALE NONE

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FOR CONSTRUCTION

PRELIMINARY- NOT FOR CONSTRUCTION

STORM WATER POLLUTION PREVENTION PLAN

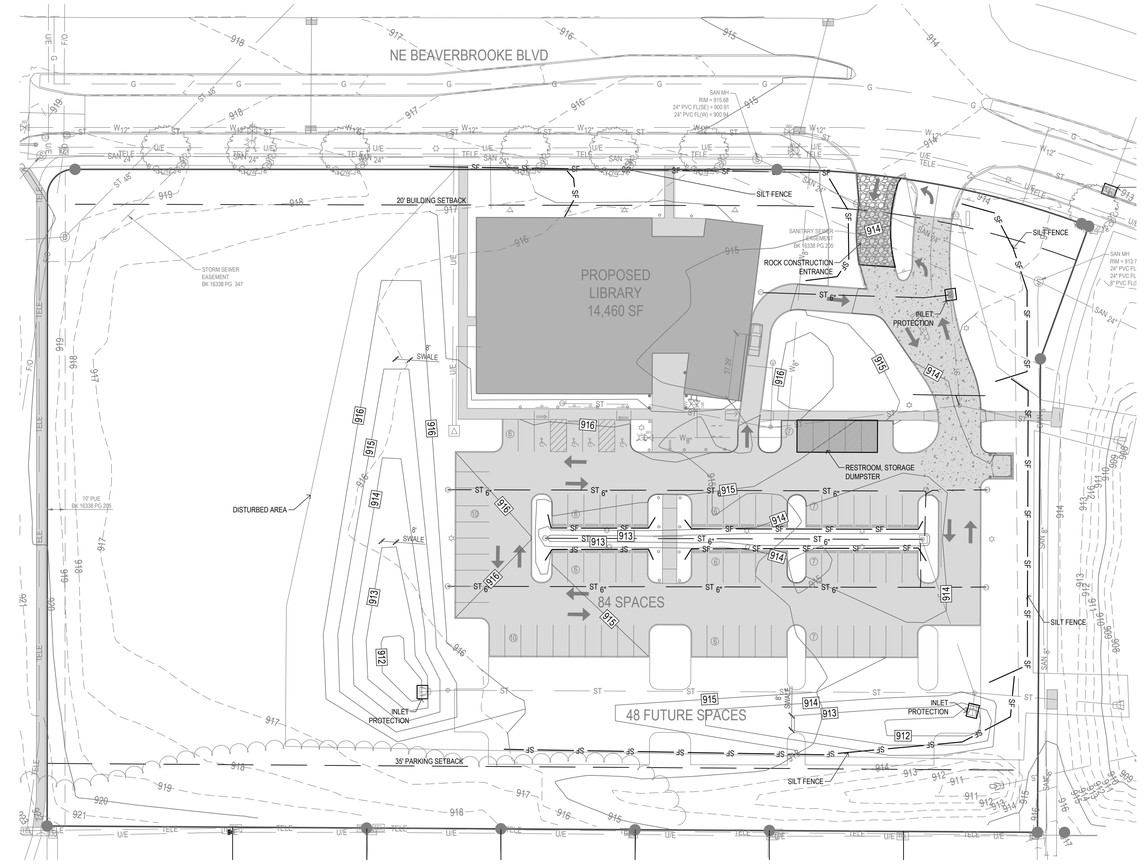
PROPERTY DESCRIPTION:
LOT 6 HERITAGE AT GRIMES PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA.

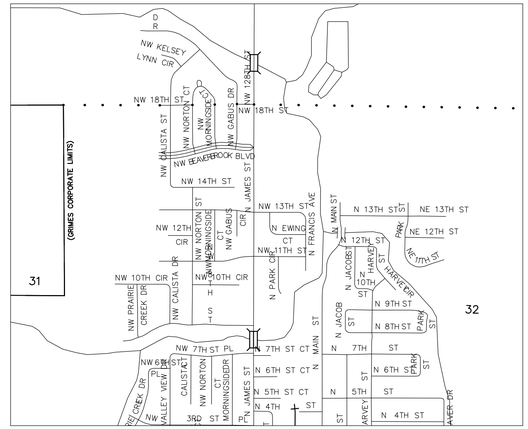
ADDRESS:
200 NE BEAVERBROOKE BLVD
GRIMES, IA

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

SITE AREA:
4.70 ACRES (204,518 S.F.)

BENCHMARK:
CAP BOLT LOCATED ON HYDRANT @ NW CORNER OF N. JAMES STREET & NW 7TH PLACE, HOUSE #103
ELEV. = 933.03





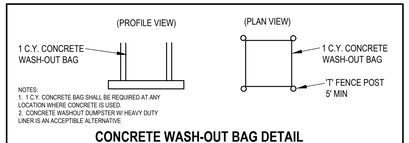
VICINITY MAP
SCALE: 1" = 1,000'

EROSION CONTROL NOTES:
1. SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES. ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
2. SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
3. INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
4. INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
5. INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
6. OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

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

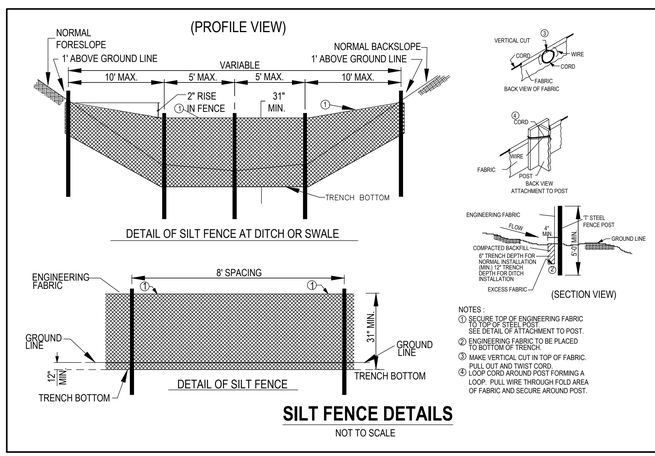
LEGEND:
- 120 — EXISTING CONTOUR
- 120 — PROPOSED CONTOUR
- SF — SILT FENCE
- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- U/E — UNDERGROUND ELECTRIC
- O/E — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- F/O — FIBER OPTIC
- CATV — CABLE TV
- STORM MANHOLE
- CURB INTAKE
- SURFACE 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

GRAPHIC SCALE
40 0 20 40 80



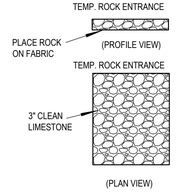
CONCRETE WASH-OUT BAG DETAIL
NOT TO SCALE

INLET PROTECTION DETAIL
NOT TO SCALE



SILT FENCE DETAILS
NOT TO SCALE

STABILIZED ENTRANCE SHALL BE AT LEAST 50' LONG AND EXTEND TO THE PUBLIC ROADWAY.



SITE ENTRANCE DETAIL
NOT TO SCALE

ESTIMATE OF QUANTITIES:

1. STABILIZATION (SEEDING & MULCHING)	54,060	SF
2. SILT FENCE	1,520	LF
3. INLET PROTECTION	4	EA
4. CONSTRUCTION ENTRANCE (6" OF CLEAN ROCK)	1,000	SF
5. CONCRETE WASHOUT	1	EA

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
Iowa one-call. Call before you dig.

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.

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

GRIMES PUBLIC LIBRARY
200 NE BEAVERBROOKE BLVD.
SWPPP

REFERENCE NUMBER:

DRAWN BY: CEJ

CHECKED BY: RHB

REVISION DATE:
5-21-21 CITY SUBMTL
6-8-21 CITY SUBMTL
6-21-21 CITY SUBMTL

PROJECT NUMBER: 190534

SHEET NUMBER: C7.1

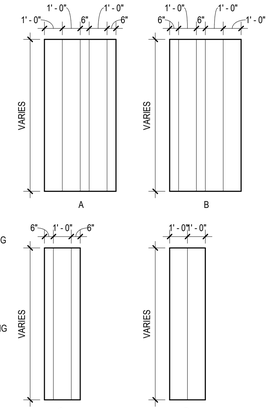
6/21/2021 1:43:19 PM M:\LAND PROJECTS 2019\190534 GRIMES LIBRARY\DWG\C7.1 SWPPP.DWG

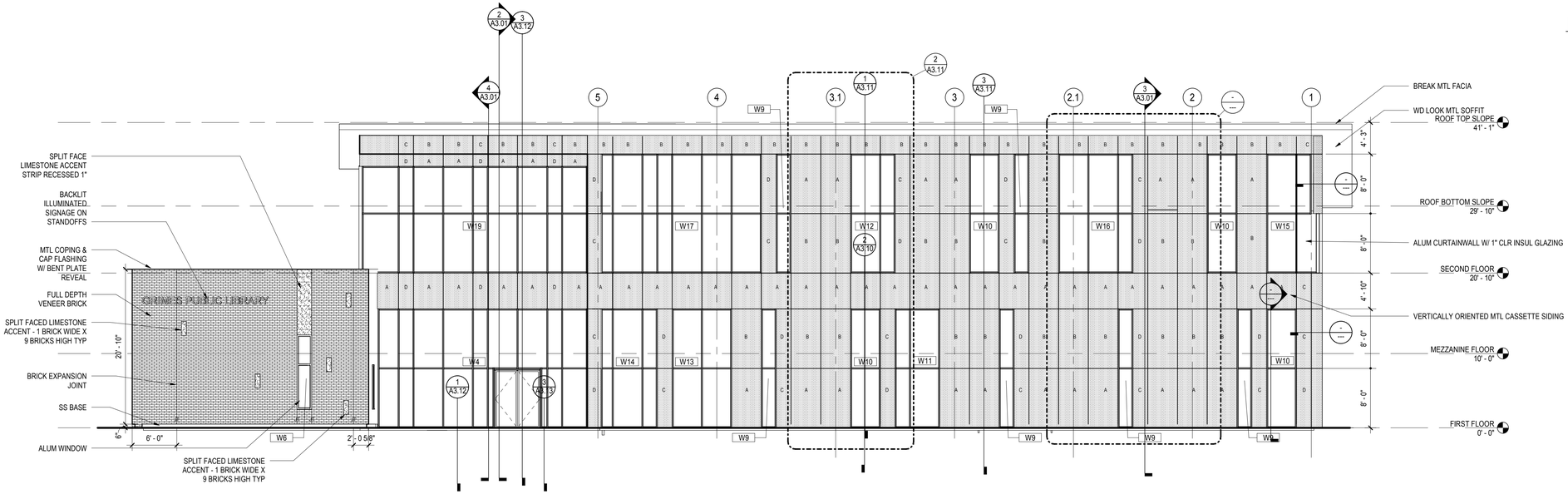
GENERAL ELEVATION NOTES:

1. SEE ARCHITECTURAL FLOOR PLANS FOR WALL TYPES, WINDOW NUMBERS, DOOR NUMBERS, AND DIMENSIONS.
2. PLACEMENT OF WALL MOUNTED ITEMS (FIRE STROBE, DOOR OPERATOR BUTTON, WALL HYDRANTS, ETC) ARE DIMENSIONED TO CENTERLINE OF ITEM.
3. HATCHED AREA IS FOR REFERENCE ONLY.
4. ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.
5. ELEVATION MATERIAL %'S

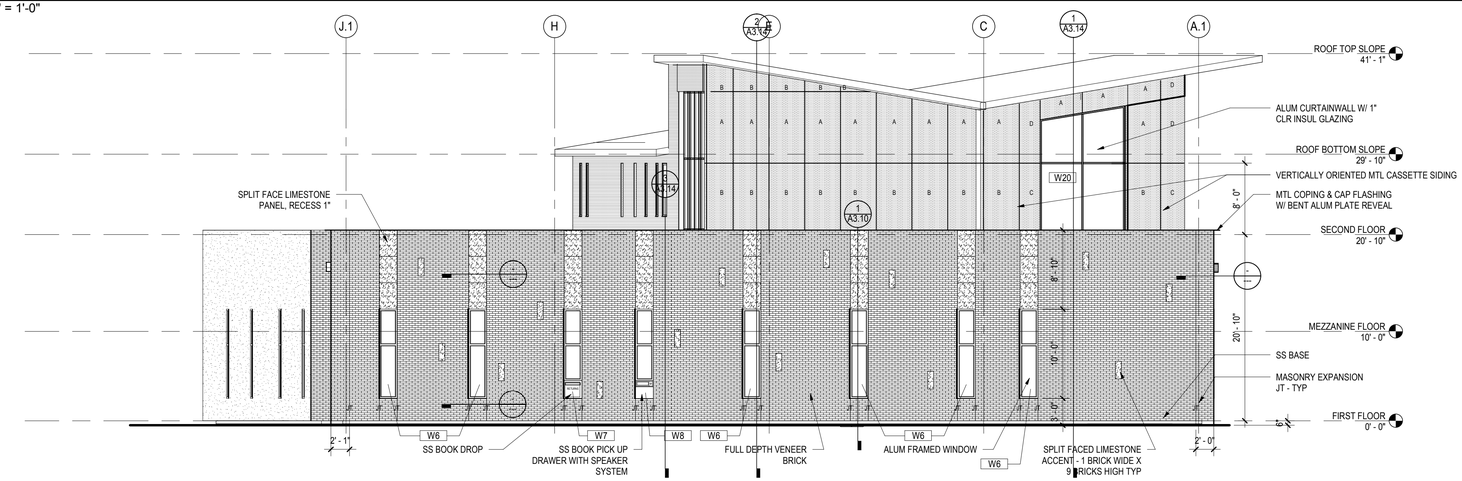
NORTH	METAL	47%
	MASONRY	12%
	WINDOWS	41%
EAST	METAL	20%
	MASONRY	70%
	WINDOWS	10%
SOUTH	METAL	27%
	MASONRY	54%
	WINDOWS	19%
WEST	METAL	63%
	MASONRY	25%
	WINDOWS	12%

MTL PANEL PATTERN KEY





1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

INVISION
PLANNING | ARCHITECTURE | INTERIORS

303 Watson Powell Jr. Way
Suite 200
Des Moines, Iowa 50309
515.633.2941
515.633.2942 Fax
www.invisionarch.com

CONSULTANT:
CIVIL ENGINEERING
BISHOP ENGINEERING

STRUCTURAL ENGINEERING
IMEG

MEPT ENGINEERING
IMEG

REVISIONS:

Description	Date	No.

OWNER SIGN-OFF:

DATE	NAME

CITY OF GRIMES
GRIMES PUBLIC LIBRARY
200 NE BEAVERBROOKE BLVD.

PROJECT NO: 19073

DATE: MAY 10, 2021

SHEET SET: 75% CD / BUILDING PERMIT SET

SHEET NAME: EXTERIOR ELEVATIONS

SHEET: A2.01

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SHEET RESPONSIBILITY: INITIALS! 6/7/2021 10:07:24 AM BIM 360://19073_Grimes_Public_Library/19073_Grimes_Public_Library_21.rvt

PRELIMINARY NOT FOR CONSTRUCTION

FOR REFERENCE ONLY

GENERAL ELEVATION NOTES:

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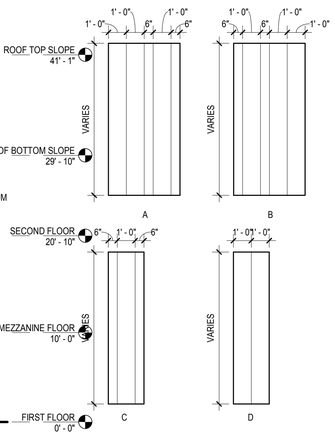
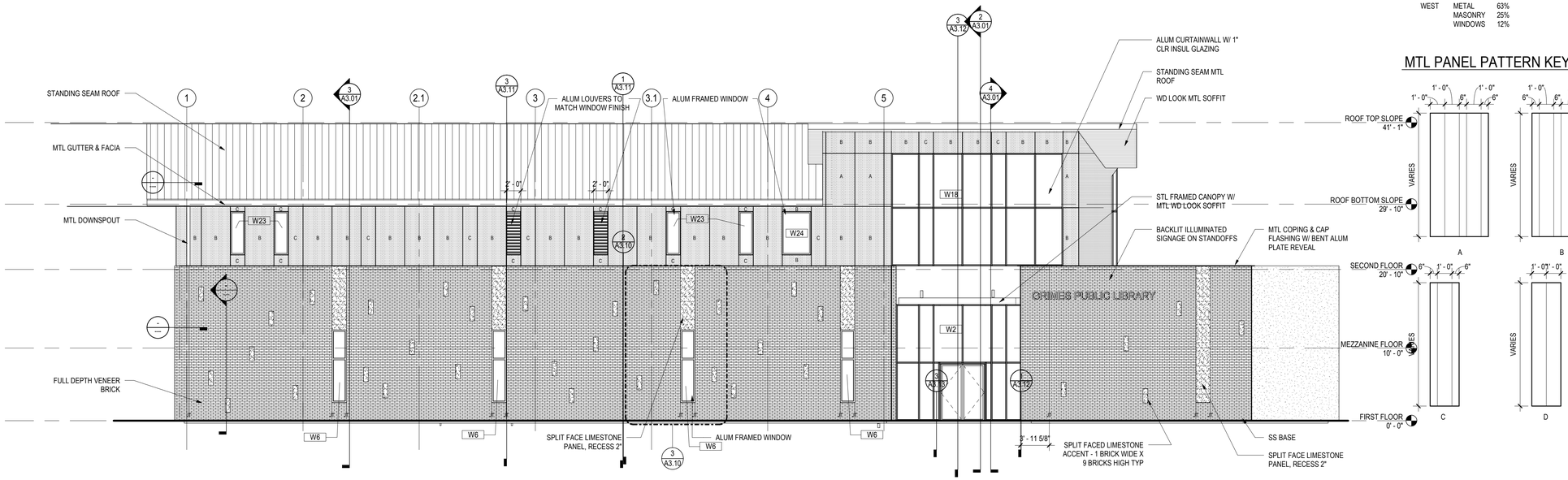
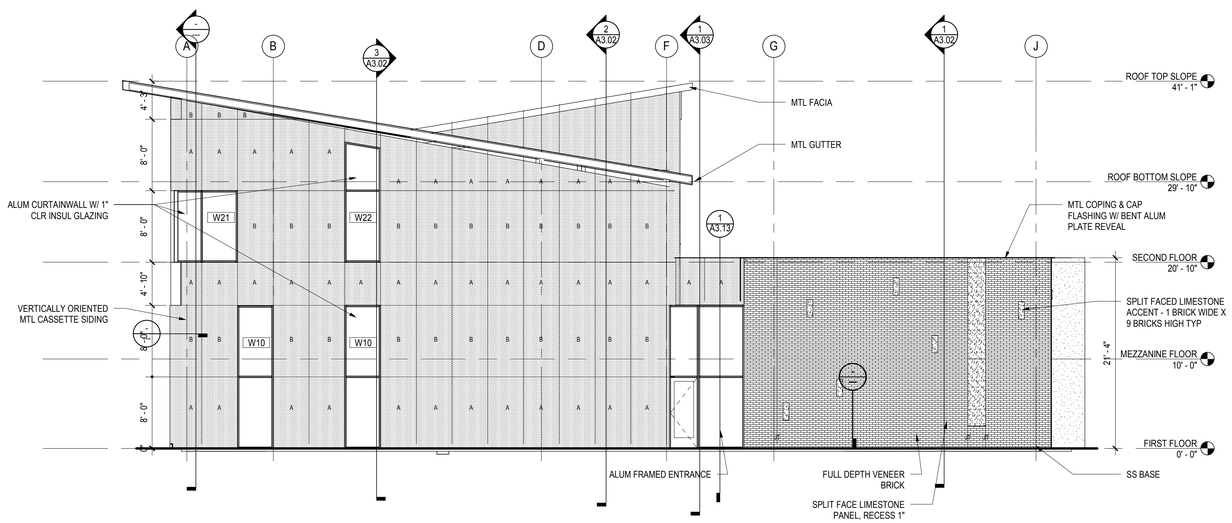
	WINDOWS	19%
WEST	METAL	63%
	MASONRY	25%
	WINDOWS	12%

MTL PANEL PATTERN KEY





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



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

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IMEG

REVISIONS:

Description	Date	No.

OWNER SIGN-OFF:

DATE	NAME

CITY OF GRIMES
GRIMES PUBLIC LIBRARY
200 NE BEAVERBROOKE BLVD.

PROJECT NO:
19073

DATE:
MAY 10, 2021

SHEET SET:
75% CD / BUILDING PERMIT SET

SHEET NAME:
EXTERIOR ELEVATIONS

SHEET:
A2.02

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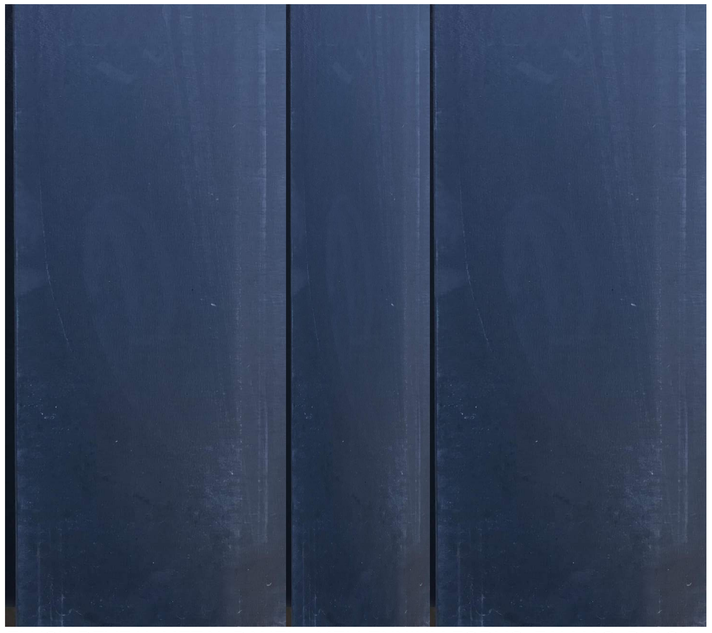
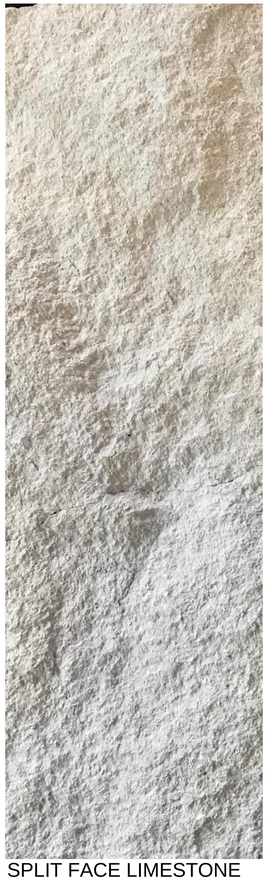
WOOD LOOK METAL SOFFIT - KNOTWOOD, CEDAR

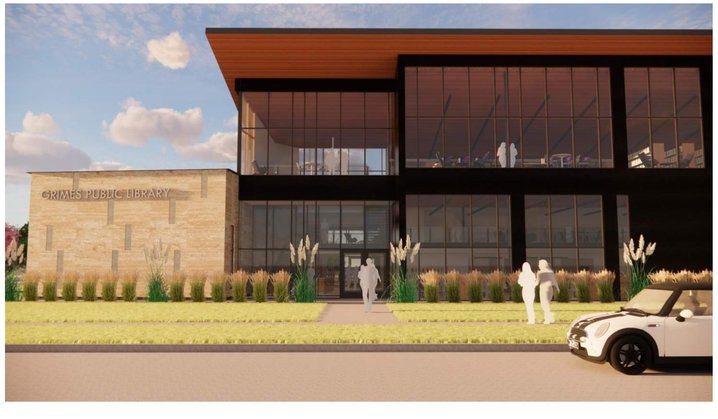


FLUSH REVEAL METAL PANEL - MELLENNIUM FORMS, ZALMAG, BLACK
2 STORY VOLUME - COLLECTION SPACES

MODULAR BRICK - GLEN GERY, ST CLOUD
1 STORY VOLUME - STAFF AND MEETING SPACES



SPLIT FACE LIMESTONE
ACCENT



INVISION

GRIMES PUBLIC LIBRARY
EXTERIOR PALETTE

Planning & Zoning Staff Report

TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: July 6, 2021
RE: Heritage Town Center Phase 2 – Site Plan

GENERAL INFORMATION:

Applicant:	TAAG Development
Requested Action	Site Plan
Location	1120 NE Station Crossing

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	Residential	Medium Density Residential	R-4
South	Park	Park	R-4
East	Mixed Use	Mixed Use 1	R-4
West	Vacant	Mixed Use 1	R-4

BACKGROUND:

The applicant is requesting approval of a site plan which will allow for the construction of a basketball training facility at approximately 48,600 square feet and the remaining internal street network and parking for the Town Center development. The basketball facility will mainly be used for training; however, tournaments are proposed to be held at the facility.

The sports facility and internal streets and parking will comprise Phase 1 of this project. Phase 2 will include a 3-story office/retail building at approximately 37,000 square feet which will be constructed at a later date and is not part of this site plan approval request.

The property is located within the Heritage at Grimes PUD.

ANALYSIS:

Building/Elevations:

The sports facility is proposed to be principally constructed of pre-cast concrete panels with architectural metal paneling and glazing. Overhead doors are planned on the north side of the building to open the space to the outdoors. The intent is not to provide any level of service to the overhead doors. 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 four elevations exceed the 75% primary wall covering requirement.

The south elevation of the basketball facility is proposed to remain a blank two-tone acid-etched concrete wall until the office/retail portion is constructed, at which point, the south wall will become an interior wall and no longer visible from the outside.

A conceptual design for the office/retail portion of the building has been provided. The intent is to carry over the existing character that has been established with the existing building constructed to the east. Store fronts are proposed along the ground floor. Businesses on the second and third floors would be accessed internally through the main entrance. The office/retail portion of the building is not part of this site plan request and will be required to be presented to P&Z and Council for approval prior to construction.

An alternate elevation for the south wall of the basketball facility has been provided in the event that plans for the office/retail portion of the building are not submitted to the City for review within 18 months of completion of the basketball facility. The alternate elevation is proposed to mimic the color and pattern that will be established on the north elevation of the building but does not propose any glazing.

Site Layout:
The site is proposed to have two direct access points from NE Station Crossing. In addition, the internal road network within the town center will provide multiple access points to the site from NE Little Beaver Drive, NE Beaverbrooke Blvd, and NE Heritage Drive.

Parking will be provided along the west, south, and east sides of the building, with existing on-street parking provided on the north side.

Streetscaping with benches, trash receptacles, and tree wells will be provided on the south side of the building with the construction of the office/retail building. These features are shown to be consistent with the Heritage PUD requirements. This area will remain green open space until the office/retail building is constructed.

A trash enclosure is located at the northwest corner of the site and is proposed to be constructed with precast acid-etched concrete to match the principal building.

Ample pedestrian connections are provided into the site from the public streets as well as internal to the town center.

Lighting is shown for the entire site, and is consistent with the Heritage PUD fixture style requirements.

Parking:
Based upon the proposed spectator occupancy and the square footage of the prospective uses (office, restaurant, retail, basketball facility), a total of 342 parking spaces are required to serve the site.

A total of 162 parking spaces will be constructed with this project. Currently, 211 parking spaces are provided on-street and within Phase 1 of the town center. A total of 373 parking spaces would serve the entire town center development after the construction of Phase 2.

Staff is comfortable allowing the construction of Phase 2 knowing that deficits in parking will be addressed with future phases of the town center. In addition, the applicant is seeking to establish offsite parking agreements with neighboring properties to offset parking deficiencies. Staff will require that offsite parking agreements are in place prior to approval of future phases within the town center.

Landscaping/Streetscape:
The site is required to provide a minimum of 20% open space. As proposed, the plan for this site shows 22.84% open space.

The minimum landscaping requirements have been met per the Heritage PUD. A combination of overstory, ornamental, evergreen and shrubs are planted throughout the site.

Utilities:
Sanitary sewer access is provided from an existing 8" sewer running along the north side of the site within the NE Station Crossing ROW. A grease interceptor is shown to accommodate any future food/restaurant uses.

Water is provided from an existing 8"main within the NE Station Crossing ROW. The facility will be fitted with a fire suppression system, therefore the appropriate FDC and hydrant spacing is provided.

Storm water detention is handled regionally within the larger pond to the west of this site.

STAFF RECOMMENDATION:
Staff would recommend approval of the site plan for Heritage Town Center Phase 2 Site Plan, subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin
Assistant Planner

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

~~June 2, 2021~~
~~June 16, 2021~~
July 2, 2021

Confluence Inc.
Attn: Devon Blosch
525 17th Street
Des Moines, IA 50309

RE: Heritage Town Center Phase 2 Site Plan

Dear Mr. Blosch:

The Development Services Department is in receipt of a proposed Site Plan for the Heritage Town Center Phase 2. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. ~~Provide site plan review fee. $3250~~
2. ~~Provide SWMP and SWPPP.~~
3. ~~What is the construction timeline for the front portion of the building? (Part 2).~~
4. ~~Please provide HRC review letter. Please provide when available.~~
5. ~~Provide a phasing plan that includes the site improvements intended to be completed with Phase 1 of the building. It is staff's expectation that everything is completed except the Phase 2 building at time of CO for Phase 1 of the building.~~
6. ~~Provide lighting cut sheets for the light poles.~~
7. ~~Upon resubmittal, please provide a detailed list of all new features not shown on this 75% plan set.~~
8. ~~Provide construction drawings for the public utilities (water and sewer)~~

Cover Sheet:

1. ~~Please clarify what the calculations provided for "Phase 2 percent of green provided" and "Phase green space" mean?~~

2. ~~Please update Owner Address to current.~~

3. Update the parking calculations on the cover sheet and L002 to ensure they match and are using the same calculation method. Calculations do not match. Please update.

L001:

1. ~~Under erosion control general notes (L) please update stabilization comments to reflect NPDES General permit #2 0/14 day stabilization rules. Current note does not comply with current regulations. DNR changed the stabilization rule to 0/14 day stabilization rule. Note still needs to be updated.~~

2. ~~Under erosion control general notes (N) 1/2 inch rain inspection are not required by general permit number #2. Suggest removal of note from plan.~~

3. ~~Under erosion control general notes (A), please update to include runoff coefficient that is not filled in.~~

4. ~~Provide City of Grimes Standard Notes (attached).~~

L002:

1. ~~Label the overall impervious vs pervious percentage.~~

4. ~~The training facility on Site 3 should be calculated based on the assembly/event/arena calculation which is 20/1000 or 1 space per 4 fixed seats. Based on the site plan, it appears 720 seats are proposed which would require 180 parking spaces for the facility.~~

5. ~~Revise the retail calculations to be based on the flex retail calculation of 6/1000 to accommodate retail and restaurant uses. Alternatively, parking calculations could be provided for retail uses (4/1000) and restaurant uses (10/1000).~~

6. ~~Based on the attached parking calculator table, a minimum of 677 parking spaces is required for the entire town center. 127 additional spaces are required to be provided. Staff is open to allowing shared parking on adjoining sites to provide the additional 127 spaces, however there will need to be a formal arrangement documented and provided to staff for review. Staff will support this proposed parking for this phase,~~

however details related to any offsite parking arrangements will need to be provided for the next future phase to move forward.

7. Staff is concerned with the ability to provide ADA parking spaces across the entire site, consistent with the ADA Standards. Based upon current standards, spaces may need to be provided for each parking area/building. As currently shown, ADA spaces are not provided across the entire site, which will result in a reduced number of provided parking spaces (need to provide appropriate aisles). Staff is ok with evaluating the ADA parking requirements with each phase, with the understanding that modifications to exiting sites to meet the minimum standards may be necessary.

Sheet L100:

1. Please add the property line on the plan.

2. Add truncated domes to the main crosswalk on the south side of the building. Please label and add to the legend.

3. Are there any bollards proposed? There is a bollard detail and they are noted in the legend but we did not see any locations shown on the plans. Please clarify and show proposed locations.

4. Label all ADA parking sign locations.

5. Label stop sign locations for the two major intersections, as well as any locations out to the public street. Not all signs are shown for the four way stops. Please revise.

6. Please provide paved walkway from the overhead doors on the north side of the building to the sidewalk.

7. Extend the sidewalk on the east side of the building north to the stairs.

Sheet L102:

1. Parking islands are required every 12 spaces. Please revise in the west parking area south of Town Center Phase 3.

L301:

1. All landscape islands are required to have a minimum of 6 shrubs. Some islands are not shown to have shrubs. Please revise.

L303:

1. ~~Provide required evergreen plantings. 4 trees are required. Please remove General Note B.~~

2. ~~Shrubs are required to be #5 minimum.~~

3. ~~Please provide calculation for required vs provided plantings.~~

Sheet C1.1:

1. ~~Provide slope and cross slope details for all ADA Parking spaces.~~

2. ~~Should the parallel ADA parking spaces be at grade with the sidewalk? Can the sidewalk adjacent to the parking spaces provide the required access aisle or does there need to be a designated loading space next to the parking spaces?~~

3. ~~Provide truncated domes on all cross walks. There are a few missing on this sheet (SW corner of site)~~

4. ~~4.~~ Please provide additional spot elevations for all sidewalk crossings. Please provide slope and cross slope of all ADA ramps and all sidewalk crossings.

5. ~~Provide enlarged detail of stair/dumpster area configuration with additional spot elevations.~~

Sheet C1.2:

1. ~~Provide perimeter sediment controls.~~

2. ~~Provide the location of the staging area including dumpster and portable restroom location.~~

3. ~~Provide quantities for the following items.~~
    i. ~~Stabilization (seeding, mulch, sod etc.)~~
    ii. ~~Silt fence~~
    iii. ~~Inlet protection~~
    iv. ~~Construction entrance~~
    v. ~~Concrete washout~~

4. ~~Please provide what the size of the construction entrance stone will be.~~

Sheet C1.3:

1. ~~The north FDC cannot be blocked by parking. Please provide a landscape island in front of the FDC or move to another location.~~

2. ~~Why are there two FDC locations? Are both needed?~~

3. ~~Please provide hydrant coverage route lines (150-foot travel path). Please demonstrate hydrant coverage with 150' linear routes. The route should be shown along the path of travel for fire trucks.~~

4. ~~Label the grease trap and provide a detail. Note that it does not appear to be connected to the sanitary sewer. Verify sizing with WRA for grease interceptor.~~

5. ~~Check for utility conflicts with landscaping, specifically fire hydrants must have a 5-foot clear zone.~~

6. ~~Add note that contractor will need to test against the existing valve at the north end connection and against the existing valve to the east at the east connection.~~

7. ~~Add note to east water main connection to remove existing blow off hydrant and valve (under sidewalk).~~

8. ~~On a separate sheet, there appears to be an intake within the dumpster enclosure. Note that this will not be permitted due to possible illicit discharges.~~

9. ~~Staff notes that there are many missing components to the utilities plan. Staff will provide additional comments.~~

10. ~~It looks like the number of hydrants onsite could be reduced by shifting them around and utilizing the existing hydrants on the East side of the proposed building that were installed for the existing building.~~

11. ~~One hydrant approximately in the center of the building on the North and South sides would provide coverage for the building and the two possible locations shown for the FDC.~~

12. Commercial sanitary services to be 6".

13. Add note that existing standpipe to be removed.

Sheet C3.2:

1. Show existing hydrant and valve at connection point and label if hydrant is to be removed (blowoff).

2. Labels in plan view on water and sewer say to "Ref to Public Plans", aren't these the public plans? Please remove label.

3. Will hydrants shown north and south of tee and valves be permanent or temporary blowoffs?

4. Label all fittings (tees, bends, etc.) and valves.

5. Label sanitary sewer and water lines and label sizes.

6. Is storm public, if not show in half tone.

7. Label water and sanitary easements.

8. Will pavement removal be needed to install MH #4 at connection to existing?

Sheet C3.3

1. Label sanitary MH #1 in plan view.

2. Sanitary services to connected into main and not public MH.

3. Provide water blowoff on 4" water stub for future building.

Sheet C3.5

4. Provide blowoff hydrant at 8" watermain stub.

Architecture:

1. ~~Provide elevation for both phases of the building. The building for Phase 1 does not meet the minimum requirements on its own. Staff is willing to allow construction of Phase 2 at a later date but will need the elevations for both phases to be approved together by P&Z and Council. Staff would expect that Phase 2 is constructed shortly after Phase 1. The rendering doesn't quite match the 2D drawings. Please make sure they match.~~

2. ~~Please provide a rendering of the building without the retail on the front.~~

3. ~~In the event that the retail/office portion were not constructed 18 months after the completion of Part 1, the sport facility would need to be modified on the south elevation to meet the architecture requirements. Please provide a proposed elevation for the south side of the sport facility that would bring the building into compliance with the Heritage PUD. We will need to present the elevation to P&Z/Council.~~

4. ~~Please add some additional features to the north elevation to make it more pedestrian oriented. The building feels a lot larger and more commercial than the existing building. Adding awnings and lowering/adding windows at eye level will help to accomplish this. Additional overhead doors would help to break up the long expansive north elevation.~~

5. Add additional material variation on the north side. Can the corners be articulated a little differently than the reset of the north elevation? Can other materials be incorporated? Staff still thinks there should be something added to the north elevation to help break up the scale, possibly another material at the corners or under the windows or adding the same white framing around the garage doors as is shown on the entrance on the west elevation. Please provide detail for the sunshade over the garage. What will it look like? Label location on the 2D elevations.

6. ~~Please provide color elevations and renderings.~~

7. ~~Has the applicant considered sloping the roof similar to the Phase 1 building to the east? Doing so may provide some continuity between the phases. Is the purpose of the parapet wall at the north corners to help screen the roof units?~~

8. Is roof mounted equipment proposed? If so, please provide locations on the building elevations and provide screening details and elevations. If the units are visible, staff will require that they be screened from view.

9. ~~Provide lighting details and cut sheets. Are any LED light strips or colored lighting proposed? Please provide all proposed lighting. Anything not shown and approved by P&Z/Council will need to go back for approval. Where are the FLB141 LED #2 Symmetric lights proposed to be placed? Where are the BEAM 2 lights proposed to be placed? Do you have a picture showing what they look like?~~

SWPPP

1. Fill out all contact information once they are known.

2. Provide NPDES permit once it is received.

3. Provide all appendices.

4. Once SWPPP is final make sure owner and all contractors sign the certification statements.

5. Provide grading and erosion control sheets within SWPPP document.

Stormwater Management Plan (SWMP)

1. ~~Provide SWMP. A SWMP is required for this site. Even though a regional pond is providing treatment and storage a narrative, conveyance, and intake spreadsheets still need to be provided.~~

2. Provide 100-yr storm spread sheet and intake spread sheets.

3. SAG Intake CB3 should add uncaptured flows from CB10 and CB13.

4. Flow should not overtop curb for minor storm events, and the ponded area cannot exceed ROW or 6" above crown.

Site Plan

1. ~~C2.1-2.4: Provide sizes of existing storm sewers tying into proposed structures.~~

2. ~~C2.1-2.4: Label critical crossings.~~

3. ~~C2.1-2.4: Label all storm sewer and structures.~~

4. C2.2: CB 12 – The existing storm sewer drawn in this area does not match the plans Bishop Engineering submitted for Heritage Town Center. They show a double great intake near the middle of the intersection and a FES in the middle of the street heading West/Northwest. Please verify.

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: ~~June 8, 2021~~
~~June 23, 2021~~
July 7, 2021

(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: July 6, 2021 at 5:30 at the Grimes City Hall

COUNCIL MEETING: July 13, 2021 at 5:30 at the Grimes City Hall

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

Sincerely,

Evann Martin
Assistant Planner

HERITAGE AT GRIMES - PHASE 2

TAAG DEVELOPMENT, LLC.

3060 SE GRIMES BLVD
GRIMES, IA 50111

APPLICANT

DEVON BLOSCH, PLA, ASLA
CONFLUENCE
525 17TH ST,
DES MOINES, IA 50309
515.288.4875

OWNER(S)

LOT 1 & 2 HERITAGE TOWN CENTER

MIKKELSEN, SCOTT & AMBER
813 NE BRIDGE PARK PLACE, GRIMES, IA 50111

LOT 3 HERITAGE TOWN CENTER
TAAG 1 LLC
3100 SE GRIMES BLVD STE 400 GRIMES, IA 50111

SITE PLAN PREPARATION BY

CONFLUENCE, INC.
LANDSCAPE ARCHITECTURE + URBAN PLANNING
525 17TH ST,
DES MOINES, IA 50309
515.288.4875

PROPERTY ADDRESS(ES)

1020 NE STATION XING (LOT 1 HERITAGE TOWN CENTER)
1120 NE STATION XING (LOT 2 HERITAGE TOWN CENTER)
1220 NE STATION XING (LOT 3 HERITAGE TOWN CENTER)

ZONING DESIGNATION

PUD (HERITAGE AT GRIMES)
SEE L001 FOR ZONING REQUIREMENTS

AREA

202,232 SF / 4.643 AC (1020 NE STATION XING)
102,387 SF / 2.350 AC (1120 NE STATION XING)
207,291 SF / 4.759 AC (1220 NE STATION XING)

166,373 SF / 3.82 AC (PHASE 2 EXTENT OF WORK)

PROPOSED USE

THE BUILDING IS A MULTI USE FACILITY.

PART 1 OF THE BUILDING IS THE NORTHERN PORTION; A SINGLE STORY (HT UNDER 35'). THIS VOLUME HOUSES (6) BASKETBALL COURTS, VIEWING AREAS, BLEACHERS, AND CONCESSIONS.

PART 2 OF THE BUILDING IS THE SOUTHERN PORTION; 3 STORIES (HT OVER 40'). THIS VOLUME HOUSES RETAIL (RETAIL STORE, SHOPS) ON THE FIRST FLOOR, AND OFFICE (BUSINESS, PROFESSIONAL OFFICE) IN THE 2 STORIES ABOVE.

WATER AND WASTEWATER DEMAND

115 GPM (2.5" DIA WATER & 4" SANITARY)
6" FIRE LINE

POTENTIAL NUISANCE(S)

NONE

PARKING

EXISTING PARKING STALLS

SITE 1: 119
SITE 2: 0
SITE 3: 42
SITE 4: 24 (TO BE BUILT BY PARK)
SITE 5: 52
SITE 6: 19

PARKING STALLS TO BE BUILT IN PHASE 2: 160

TOTAL AVAILABLE PARKING AFTER PHASE 2: 392

PARKING REQUIREMENTS FOR PHASE 1: 133
TRAINING (22,150 SF @ 1/1000 SF) 22
OFFICE (11,200 SF @ 3/1000 SF) 34
RETAIL (12,765 SF @ 6/1000 SF) 77

PARKING REQUIREMENTS FOR PHASE 2: 342
FLEX SPACE (48,600 SF @ 3.7/1000 SF) 180
OFFICE (24,480 @ 3/1000 SF) 74
RESTAURANT (6,240 @ 10/1000 SF) = 63
RETAIL (6,240 @ 4/1000 SF) = 25

TOTAL PARKING REQUIRED FOR PHASE 1 & 2 = 449

TOTAL ADA STALLS REQUIRED FOR PHASE 2: 5
STANDARD: 4
VAN: 1

PROVIDED ADA STALLS: 5
STANDARD: 2
VAN: 3

LOADING SPACES REQUIRED: N/A

LOADING SPACES PROVIDED: 0

APPROXIMATE NUMBER OF EMPLOYEES: PART 1: 10
PART 2: 300

FUTURE PHASE(S) ESTIMATED PARKING PROVIDED = 128
TOTAL COMPLETED HTC PARKING PROVIDED = 553
ESTIMATED COMPLETED HTC PARKING REQUIRED = 873
DEVELOPMENT PARKING DEFICIT= -323

PARKING SET BACKS

PARKING SPACE SHALL NOT BE CLOSER THAN TEN (10) FEET TO ANY ESTABLISHED STREET RIGHT-OF-WAY LINE (UNLESS WITHIN A RESIDENTIAL DRIVEWAY.)

NO PART OF ANY PARKING SPACE OR DRIVEWAY SHALL BE CLOSER THAN FIVE (5) FEET TO ANY ESTABLISHED SIDE OR REAR YARD PROPERTY LINE.

NO PART OF ANY PARKING SPACE OR DRIVEWAY SHALL BE CLOSER THAN FIVE (5) FEET TO ANY EXISTING OR PLANNED TRAIL OR SIDEWALK.

PERVIOUS SPACE

SEE L001 FOR ZONING REQUIREMENTS

TOTAL AREA SF FOR HTC = 605,772 SF / 13.907 AC

202,232 SF / 4.643 AC (1020 NE STATION XING)
102,387 SF / 2.350 AC (1120 NE STATION XING)
207,291 SF / 4.759 AC (1220 NE STATION XING)
*EXCLUDING PARK LOT

PERCENTAGE OF REQUIRED PERVIOUS SPACE: 20%

PERCENTAGE OF PERVIOUS SPACE PROVIDED: 22.84%

PHASE 2 PERCENT OF PERVIOUS SPACE PROVIDED: 21.66%

PHASE 2 PERVIOUS SPACE: 36,031.54 SF / 0.82 AC

CONSTRUCTION SCHEDULE

		2021									2022					
		APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	NOTES/COMMENTS
	SITE GRADING & SITE UTILITIES				X	X										
	FOOTINGS/FOUNDATION					X										
	PRECAST/STEEL ERECTION						X	X								
	BUILDING ENCLOSURE (ROOF/DOORS/WINDOWS)							X	X							
	SITE PAVING & INTERIOR SOD								X	X						
	MEP/HVAC INSTALLATION								X	X	X	X	X	X		
	FIRE PROTECTION SYSTEM										X	X				
	INTERIOR FINISHES										X	X	X	X		
	SITE LANDSCAPING												X	X		
	PUNCHLIST & CORRECT													X		
TAAG DEVELOPMENT	CERTIFICATE OF OCCUPANCY/OWNER MOVE-IN														X	

** PHASE TWO, PART TWO CONSTRUCTION OF SITE 3 OFFICE & RETAIL SHALL COMMENCE IN SPRING 2024, WITH AN ANTICIPATED CONSTRUCTION SCHEDULE OF EIGHTEEN (18) MONTHS. THE ANTICIPATED SUBSTANTIAL COMPLETION DATE OF THIS PORTION OF WORK SHALL OCCUR IN FALL OF 2025.

TAAG DEVELOPMENT

DEVELOPER
TAAG DEVELOPMENT, LLC.
3060 SE GRIMES BLVD., SUITE 900
GRIMES, IA 50111
PH: (515) 259.0019
INFO@TAAGDEV.COM

CLIENT CONSULTANT
FORMATION GROUP
5530 WEST PKWY #400
JOHNSTON, IA 50131
PH: (515) 313.7925
MATT BROWN, AIA

CIVIL ENGINEER
LARSON ENGINEERING
1001 OFFICE PARK ROAD, SUITE 120
WEST DES MOINES, IA 50265
PH: (515) 225-4377
MICHAEL MURPHY, P.E.

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

PRELIMINARY

NAME REGISTRATION #00000 DATE

MY REGISTRATION DATE IS:

SHEETS COVERED BY THIS SEAL:

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com
DEVON BLOSCH, PLA

STATE OF IOWA — DEVON BLOSCH — LANDSCAPE ARCHITECT NO. 709 — PROFESSIONAL LICENSURE

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

PRELIMINARY

NAME REGISTRATION #00709 DATE

MY REGISTRATION DATE IS: 02/27/2018

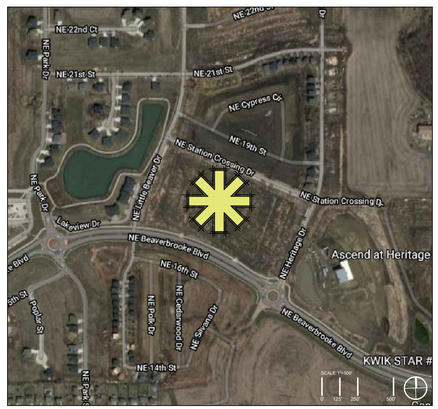
SHEETS COVERED BY THIS SEAL: ALL "L" SHEETS

CONFLUENCE

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
L000	COVER
L001	GENERAL NOTES
L002	HTC MASTER PLAN
L003	EXISTING CONDITIONS PLAN
L004	PHASING PLAN
L005	PHASE 2 DEVELOPMENT LAYOUT
L100	LAYOUT NORTH
L101	LAYOUT SOUTH
L102	LAYOUT WEST
L300	PLANTING NORTH
L301	PLANTING SOUTH
L302	PLANTING WEST
L303	PLANTING SCHEDULE
L400	DETAILS
L401	DETAILS
L402	TRASH ENCLOSURE DETAILS
L403	PLANTING DETAILS
L500	LIGHTING NORTH
L501	LIGHTING SOUTH
L502	LIGHTING WEST
E1.1	PHOTOMETRIC PLAN, DRAFT
C0.0	GENERAL CIVIL NOTES
C1.1	OVERALL GRADING PLAN
C1.2	GRADING PLAN - ZONE 1
C1.3	GRADING PLAN - ZONES 2 & 3
C1.4	GRADING PLAN - ZONE 4
C1.5	EROSION CONTROL PLAN
C2.1	OVERALL UTILITY PLAN
C2.2	UTILITY PLAN - ZONE 1
C2.3	UTILITY PLAN - ZONES 2 & 3
C2.4	UTILITY PLAN - ZONE 4

VICINITY MAP



ISSUED:
6/23/2021
FOR:
SITE REVIEW
NOT FOR CONSTRUCTION

811 Know what's below. Call before you dig.

COVER

CONFLUENCE PROJECT # 21081

L000

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Drawing: N:\2021\21081_Heritage at Grimes PH2\21081_WORKINGAUTOCADXREFS\xr-ttb.dwg
Saved By: dbloch Save Time: 5/20/2021 7:12 PM Plotted by: Devon Blosch Plot Date: 1/25/2019 3:23 PM

GENERAL NOTES

A. SURVEY (vr. 3-13-2020) USED WAS PREPARED BY BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IA 50322 (515.276-0467). IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

E. 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.

F. 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.

G. A PRE-CONSTRUCTION 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).

H. ALL PERMITS (IDNR, SWP, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

I. 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.

J. TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT, SANITARY, WATER, SUMP.

K. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT AND SHALL BE OBTAINED AT KNOXBOX.COM

L. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.

M. PROVIDE A 4-YEAR MAINTENANCE POND FOR ALL PUBLIC IMPROVEMENTS.

EROSION CONTROL GENERAL NOTES

A. SITE DESCRIPTION: THIS PROJECT COVERS APPROXIMATELY 11.75 ACRES WITH AN ESTIMATED 4.24 ACRES BEING DISTURBED BY CONSTRUCTION. THE ESTIMATED AVERAGE RUNOFF COEFFICIENT FOR THIS PROJECT AFTER COMPLETION WILL BE 93.7. RUNOFF FROM THE SITE WILL FLOW VIA UNDERGROUND STORM PIPE INTO THE EXISTING STORM SEWER ADJACENT TO THE SITE WHICH OUTLETS TO THE EXISTING DEVELOPMENT DETENTION POND ON THE WEST.

B. POTENTIAL SOURCES OF POLLUTION: SITE SOURCES OF POLLUTION: SITE SOURCES OF POLLUTION GENERATED AS A RESULT OF THIS PROJECT RELATED TO SILTS AND SEDIMENT AND OTHER MATERIALS WHICH MAY BE TRANSPORTED AS A RESULT OF A STORM EVENT FROM THE CONSTRUCTION SITE.

C. RESPONSIBILITY: THIS POLLUTION PREVENTION PLAN ILLUSTRATES GENERAL MEASURES TO BE TAKEN FOR COMPLIANCE WITH THE PERMIT. ALL MITIGATION MEASURES REQUIRED, AS A RESULT OF ACTIVITIES, ARE THE RESPONSIBILITY OF THE CONTRACTOR SHALL TAKE ALL ACTIONS NECESSARY FOR INSTALLATION OF CONTROL MEASURES FOR COMPLIANCE WITH PERMIT REQUIREMENTS.

D. CONTROLS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE AND FULFILLING ALL THE REQUIREMENTS OF THE GENERAL PERMIT INCLUDING BUT NOT LIMITED TO, THE FOLLOWING:

E. THE CONTRACTOR SHALL PROTECT ADJOINING PROPERTY INCLUDING PUBLIC UTILITIES, SANITARY AND STORM DRAINAGE SYSTEMS AND STREETS FROM ANY DAMAGE RESULTING FROM MOVEMENT OF EARTH OR OTHER DEBRIS FROM PROJECT SITE. REPAIR ANY DAMAGE IMMEDIATELY AT NO ADDITIONAL COST.

F. THE CONTRACTOR SHALL PREVENT ACCUMULATION OF EARTH, SILTATION OR DEBRIS ON ADJOINING PUBLIC OR PRIVATE PROPERTY FROM PROJECT SITE. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR PREVENTION.

G. PRIOR TO SITE CLEARING AND GRADING OPERATIONS, CONTRACTOR SHALL INSTALL SILT FENCE ALONG THE PERIMETER OF THE PROJECT ON THE DOWNSLOPE SIDES OF THE SITE AND EXCAVATE THE TEMPORARY SILTATION BASINS IN THE EXISTING DRAINAGE WAY AS SHOWN ON THE PLANS.

H. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION.

I. A COMBINATION OF SILT FENCES, MULTIPLE SEDIMENT TRAPS OR EQUIVALENT SEDIMENT CONTROLS ARE REQUIRED FOR ALL SIDE SLOPES AND DOWNSLOPE BOUNDARIES OF THE DISTURBED AREA.

J. AS AREAS REACH THEIR FINAL GRADE AND UPON THE COMPLETION OF THE STORM SEWERS, PROVIDE ADDITIONAL SILTATION FENCE, TEMPORARY SILT BASINS, DIVERSION DIKES AND EARTH DIKES, SILT FENCE AND STRAW BALES WRAPPED WITH FILTER FABRIC, DITCH CHECKS AND SILT FENCE ENCLOSURES AROUND ALL STORM SEWER OUTFALLS. THE CONTRACTOR SHALL PROVIDE ADDITIONAL SILTATION FENCE AND EARTH DIKES AS MAY BE REQUIRED ON ALL EMBANKMENTS, EARTH STOCKPILES AND OTHER AREAS TO PROVIDE CONTROL.

K. THE CONTRACTOR SHALL PROVIDE TEMPORARY AND/OR PERMANENT SEEDING OF AREAS UPON COMPLETION OF GRADING AS SOON AS PRACTICAL. "FINAL STABILIZATION" MEANS ALL SOIL DISTURBING ACTIVITIES ARE COMPLETE AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A MINIMUM DENSITY OF 70% FOR THE AREA HAS BEEN ESTABLISHED OR AN EQUIVALENT STABILIZATION MEASURE.

L. 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.

M. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEANING OF SILT CONTROL DEVICES SHALL BEGIN WHEN THE FEATURES HAVE LOST A MAXIMUM OF 50% OF THEIR CAPACITY.

DEMOLITION GENERAL NOTES

A. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPORT ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.

B. 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. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.

C. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.

E. CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.

F. CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CONTROL JOINT WHERE PRACTICAL.

G. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

SITE LAYOUT NOTES

A. ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

B. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

E. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

F. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED

GRADING NOTES

A. ALL SPOT ELEVATIONS ARE AT THE TOP OF FINISHED SURFACES. SPOT ELEVATIONS SHOWN IN PARKING ARE AT THE BOTTOM OF CURB. ADD 6" TO COMPUTE TOP OF CURB ELEVATION.

B. CONTRACTOR TO VERIFY ALL SPOT ELEVATIONS FOR POSITIVE DRAINAGE BEFORE INSTALLATIONS. 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.

C. WALK CROSS SLOPE MAY NOT EXCEED 2%. RUNNING SLOPE MAY NOT EXCEED 5%. RUNNING SLOPE FOR RAMPS MAY NOT EXCEED 1:12 WITH LANDINGS THAT DO NOT EXCEED 2% IN ANY DIRECTION.

D. 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.

E. CONTACT LANDSCAPE ARCHITECT PRIOR TO BACKFILLING AGAINST EXISTING BUILDINGS. PROVIDE WATERPROOFING WHEN BACKFILLING AGAINST EXISTING BUILDINGS.

F. FINAL BERM SHAPE TO APPROVED BY LANDSCAPE ARCHITECT.

G. SEE SPECIFICATIONS FOR MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS AND PLANTING BEDS.

H. DEBRIS SHALL BE REMOVED AND PAVEMENT WITHIN THE RIGHT-OF-WAY SWEPT AT THE END OF EACH WORKING DAY.

I. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISHED GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES, AND LIGHT BASES.

J. SILT FENCE AND INLET PROTECTION SHALL BE MAINTAINED UNTIL ESTABLISHMENT OF PERMANENT GROUND COVER.

UTILITY GENERAL NOTES

A. DEWATERING (IF REQUIRED) IS CONSIDERED AN INCIDENTAL EXPENSE. NO ADDITIONAL PAYMENT WILL BE MADE FOR DEWATERING.

B. COORDINATE INSPECTIONS FOR CONNECTIONS TO PUBLIC WATER, SANITARY, AND STORM SEWER WITH THE APPROPRIATE JURISDICTIONS.

C. INSTALL TEMPORARY INLET PROTECTION AROUND ALL PERMANENT STORM SEWER INLETS IN COMPLIANCE WITH LOCAL SWPPP REQUIREMENTS.

D. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISH GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES AND LIGHT BASES.

E. FOR PATCHING USE PAVEMENT MIX PER CITY OF GRIMES IOWA STANDARD SPECIFICATIONS.

PLANTING GENERAL NOTES

A. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.

B. 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 ACCEPTANCE OF THE PROJECT.

C. 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.

D. 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. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.

E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.

F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.

G. PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.

H. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

I. SOD ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.

J. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".

K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

ZONING REQUIREMENTS

THE TOWN CENTER AREA OF HERITAGE IS INTENDED AS A UNIQUE DESTINATION WITHIN THE CITY OF GRIMES. THE BASIS FOR ZONING IS C-1, AS DESCRIBED IN CITY OF GRIME ORDINANCE CHAPTER 165.26, FOR THE PURPOSES OF REGULATIONS. THE C-1 ZONING REQUIREMENTS ARE AMENDED AS FOLLOWS:

165.26 (3) BULK REGULATIONS: SEE FIGURE 3.2
HERITAGE PUD PDF (vr. 10/27/2020)
HTTPS://WWW.GRIMESIOWA.GOV/CITYORDINANCES.ASPX

MAX BUILDING HT (PRIMARY) 50'/4 (ACCESSORY) 15'/1
MIN LOT AREA: N/A MIN LOT WIDTH: N/A

MIN SET BACKS
FRONT MIN: 15' MAX 15' SIDE: 0' REAR: 0'

MIN PERCENTAGE OPEN SPACE RQ: 20%

ALL PROPOSED CONSTRUCTION IS TO BE REVIEWED BY THE CITY OF GRIMES AS WELL AS THE HERITAGE REVIEW COMMITTEE. ARCHITECTURAL DESIGN WILL BE REQUIRED TO MEET MINIMUMS FOR DESIGN AS OUTLINED WITHIN SECTION 5 OF THIS PUD DOCUMENT. THE CONCEPT PLAN FOR THE TOWN CENTER IS SHOWN BELOW IN FIGURE 3.5. FINAL DESIGN AND CONSTRUCTION IS EXPECTED TO GENERALLY CONFORM TO THIS LAYOUT. SIGNIFICANT CHANGES TO BUILDING SIZE/ LOCATION, ETC WILL BE REVIEWED BY THE HRC AND THE CITY OF GRIMES TO DETERMINE APPROPRIATENESS IN FOLLOWING THE DESIGN INTENT LAID OUT WITHIN THIS PUD.

A. MINIMUM LANDSCAPE REQUIREMENTS (OPEN SPACE)

A.A. 2 OVERSTORY TREES (2.5" CALIPER OR LARGER) PER 3,000 SF OF REQUIRED OPEN SPACE
A.B. 1 UNDERSTORY TREE (1.5" CALIPER OR LARGER) PER 3,000 SF OF REQUIRED OPEN SPACE
A.C. 1 EVERGREEN TREE (6' HEIGHT OR LARGER) PER 6,000 SF OF REQUIRED OPEN SPACE
A.D. 6 SHRUBS (#5 OR LARGER) PER 3,000 SF OF REQUIRED OPEN SPACE

MINIMUM LANDSCAPE REQUIREMENTS (STREET FRONTAGE PLANTING & LANDSCAPE BUFERS)

B. LANDSCAPE BUFFERS SHALL BE PLACED BETWEEN ANY COMMERCIAL OR MULTI FAMILY RESIDENTIAL PROPERTY AND ADJACENT SINGLE FAMILY RESIDENTIAL

B.A. 1 OVERSTORY TREES (2.5" CALIPER OR LARGER) PER 50 LF OF STREET FRONTAGE OR BUFFER
B.B. 2 UNDERSTORY TREES (1.5" CALIPER OR LARGER) PER 50 LF OF STREET FRONTAGE OR BUFFER
B.C. 5 SHRUBS (#5 OR LARGER) PER 50 LF OF STREET FRONTAGE OR BUFFER

C. LANDSCAPED ISLANDS SHALL BE PLACED, AT A MINIMUM, EVERY TWELVE (12) STALLS WITHIN A ROW OF PARKING. LANDSCAPED ISLANDS SHALL BE EQUAL TO OR LARGER THAN A STANDARD PARKING STALL WITHIN THE LOT.

D. THE MINIMUM PLANTING REQUIREMENT FOR OFF STREET PARKING AREAS ARE AS FOLLOWS:

D.A. 2 OVERSTORY TREES IN EACH LANDSCAPED ISLAND EQUAL TO 2 PARKING STALLS.
D.B. 1 OVERSTORY TREE IN EACH LANDSCAPED ISLAND EQUAL TO 1 PARKING STALL.
D.C. 12 SHRUBS (#5 OR LARGER) IN EACH LANDSCAPED ISLAND EQUAL TO 2 PARKING STALLS.
D.D. 6 SHRUBS (#5 OR LARGER) IN EACH LANDSCAPED ISLAND EQUAL TO 1 PARKING STALLS

RECOMMENDED PLANT SPECIES LIST:

SEE FIGURE 9.1
HERITAGE PUD PDF (VR. 10/27/2020)
HTTPS://WWW.GRIMESIOWA.GOV/CITYORDINANCES.ASPX

PARKING

BUSINESS, PROFESSIONAL OFFICE: THREE (3) PER ONE THOUSAND (1,000) SQUARE FEET OF GORSES FLOOR AREA.

FLEXIBLE SPACE (RETAIL/OFFICE): SIX (6) PER ONE THOUSAND (1,000) SQUARE FEET OF GORSES FLOOR AREA.

RETAIL/SHOP: FOUR (4) PER ONE THOUSAND (1,000) SQUARE FEET OF GORSES FLOOR AREA.

NOTE: THE NUMBER OF REQUIRED PARKING SPACES FOR USES WITH DIFFERING BUSINESS HOURS THAT SHARE A PARKING LOT MAY BE REDUCED BY 25 PERCENT OF THE TOTAL REQUIRED FOR EACH USE IF IT IS DETERMINED BY THE ZONING ADMINISTRATOR THAT SUCH REDUCTION WILL NOT HAVE A NEGATIVE IMPACT ON THE CONGESTION OR SAFETY OF THE DEVELOPMENT OR ADJOINING DEVELOPMENTS.

LOADING DOCK

ANY BUILDING OR PART THEREOF HEREAFTER ERECTED, WHICH REQUIRES THE RECEIPT OR DISTRIBUTION BY VEHICLES OF MATERIAL OR MERCHANDISE, SHALL PROVIDE AND MAINTAIN ON THE SAME LOT WITH SUCH BUILDING, AT LEAST ONE (1) OFF-STREET LOADING SPACE FOR EACH LOADING DOOR OR DOCK.

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 MANHOLE 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 & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISING.

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 RESIDENTIAL, 2" COMMERCIAL 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 WATER MAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.

STORM SEWER NOTES

A. ALL STORM SEWERS 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 & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISING.

E. USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATER MAIN PER IDNR REQUIREMENT.

SIGNAGE NOTES

A. ALL SIGNAGE SHALL BE SUPPLIED AND INSTALLED BY THE DEVELOPER.

B. ALL SIGN POSTS SHALL BE TELESPAR 2"X2" SQUARE TUBE GALVANIZED STEEL (14-GAUGE MIN.) WITH ¾" KNOCK-OUT STYLE PERFORATIONS THAT ARE PRE-PUNCHED.

ABBREVIATIONS

(NOT ALL ARE USED)

ALW	ALLOWANCE
APPROX	APPROXIMATE
ARCH	ARCHITECT
AVE	AVERAGE
B&B	BALLED AND BURLAPPED
BOC	BACK OF CURB
BLDG	BUILDING
BW	BOTH WAYS
CAL	CALIPER
CF	CUBIC FEET
CIP	CAST IN PLACE
CL	CENTER LINE
CLR	CLEAR
CO	CLEANOUT
CONT	CONTINUOUS
CY	CUBIC YARD
DEMO	DEMOLISH
DIA	DIAMETER
DIM	DIMENSION
DTL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ENG	ENGINEER
EQ	EQUAL
EST	ESTIMATE
EW	EACH WAY
EXIST	EXISTING
EXP	EXPANSION
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEV
FG	FINISHED GRADE
FL	FLOW LINE
FOC	FACE OF CURB
FL	FLOWLINE
FT	FEET
FTG	FOOTING
GA	GAUGE
GEN	GENERAL
HORIZ	HORIZONTAL
HP	HIGH POINT
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCHES
INCL	INCLUDED
JT	JOINT
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MFG	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PC	POINT OF CURVE
PE	POLYETHYLENE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PT	POINT
PVC	POLY VINYL CHLORIDE
QTY	QUANTITY
R	RADIUS
REF	REFERENCE
REINF	REINFORCE
R-EJ	REINFORCED EXPANSION JT
REQD	REQUIRED
REV	REVISION
ROW	RIGHT-OF-WAY
S	SOUTH
SAN	SANITARY
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SPECS	SPECIFICATIONS
ST	STORM SEWER
SY	SQUARE YARD
STA	STATION
STD	STANDARD
SYM	SYMMETRICAL
SQ	SQUARE
T&B	TOP AND BOTTOM
TBD	TO BE DETERMINED
TC	TOP OF CURB
TH	THICK
TOPO	TOPOGRAPHY
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VAR	VARIES
VOL	VOLUME
W/	WITH
W/O	WITHOUT
WT	WEIGHT
WWM	WELDED WIRE MESH
YD	YARD

LINE SYMBOL LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- ## EXISTING INDEX CONTOUR
- ## EXISTING CONTOUR
- ## PROPOSED INDEX CONTOUR
- ## PROPOSED CONTOUR
- COM COMMUNICATIONS
- OE OVERHEAD ELECTRIC
- UE UNDERGROUND ELECTRIC
- F/O FIBER OPTIC
- S SANITARY SEWER
- ST STORM SEWER
- UD UNDERDRAIN
- T TELEPHONE
- W WATER
- SF SILT FENCE
- FENCE
- FENCE
- FENCE

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HERITAGE AT GRIMES

TAAG DEVELOPMENT, LLC

GRIMES / IA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	5/24/2021	CITY SITE PLAN SUBMITTAL
2	6/8/2021	CITY SITE PLAN 1ST RESUBMITTAL
3	6/23/2021	CITY SITE PLAN 2ND RESUBMITTAL

ISSUED:
6/23/2021
FOR:
SITE REVIEW
NOT FOR CONSTRUCTION

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GENERAL NOTES

CONFLUENCE PROJECT NO: 21081

L001

Drawing: N:\2021\21081_Heritage at Grimes PH2\21081_WORKING\AUTOCAD\SHEETS\L000_COVER.dwg
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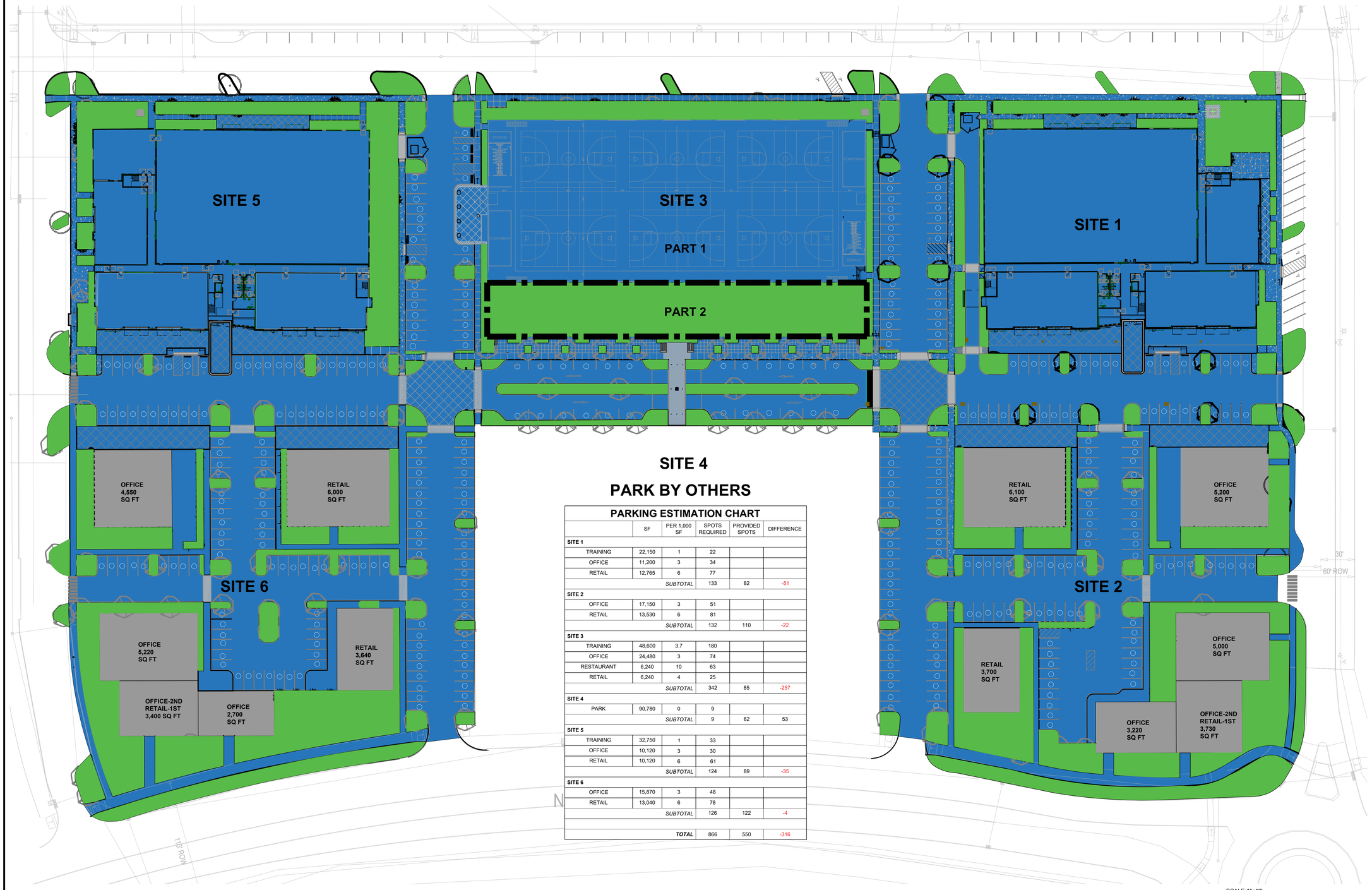

SITE 4

PARK BY OTHERS

PARKING ESTIMATION CHART

	SF	PER 1,000 SF	SPOTS REQUIRED	PROVIDED SPOTS	DIFFERENCE
SITE 1					
TRAINING	22,150	1	22		
OFFICE	11,200	3	34		
RETAIL	12,765	6	77		
		SUBTOTAL	133	82	-51
SITE 2					
OFFICE	17,150	3	51		
RETAIL	13,530	6	81		
		SUBTOTAL	132	110	-22
SITE 3					
TRAINING	48,600	3.7	180		
OFFICE	24,480	3	74		
RESTAURANT	6,240	10	63		
RETAIL	6,240	4	25		
		SUBTOTAL	342	85	-257
SITE 4					
PARK	90,780	0	9		
		SUBTOTAL	9	62	53
SITE 5					
TRAINING	32,750	1	33		
OFFICE	10,120	3	30		
RETAIL	10,120	6	61		
		SUBTOTAL	124	89	-35
SITE 6					
OFFICE	15,870	3	48		
RETAIL	13,040	6	78		
		SUBTOTAL	126	122	-4
		TOTAL	866	550	-316

1
L002
HERITAGE TOWN CENTER MASTER PLAN

SCALE:1"=40'
0' 20' 40' 80'

CONFLUENCE

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HERITAGE AT GRIMES
TAAG DEVELOPMENT, LLC
GRIMES / IA

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ISSUED:
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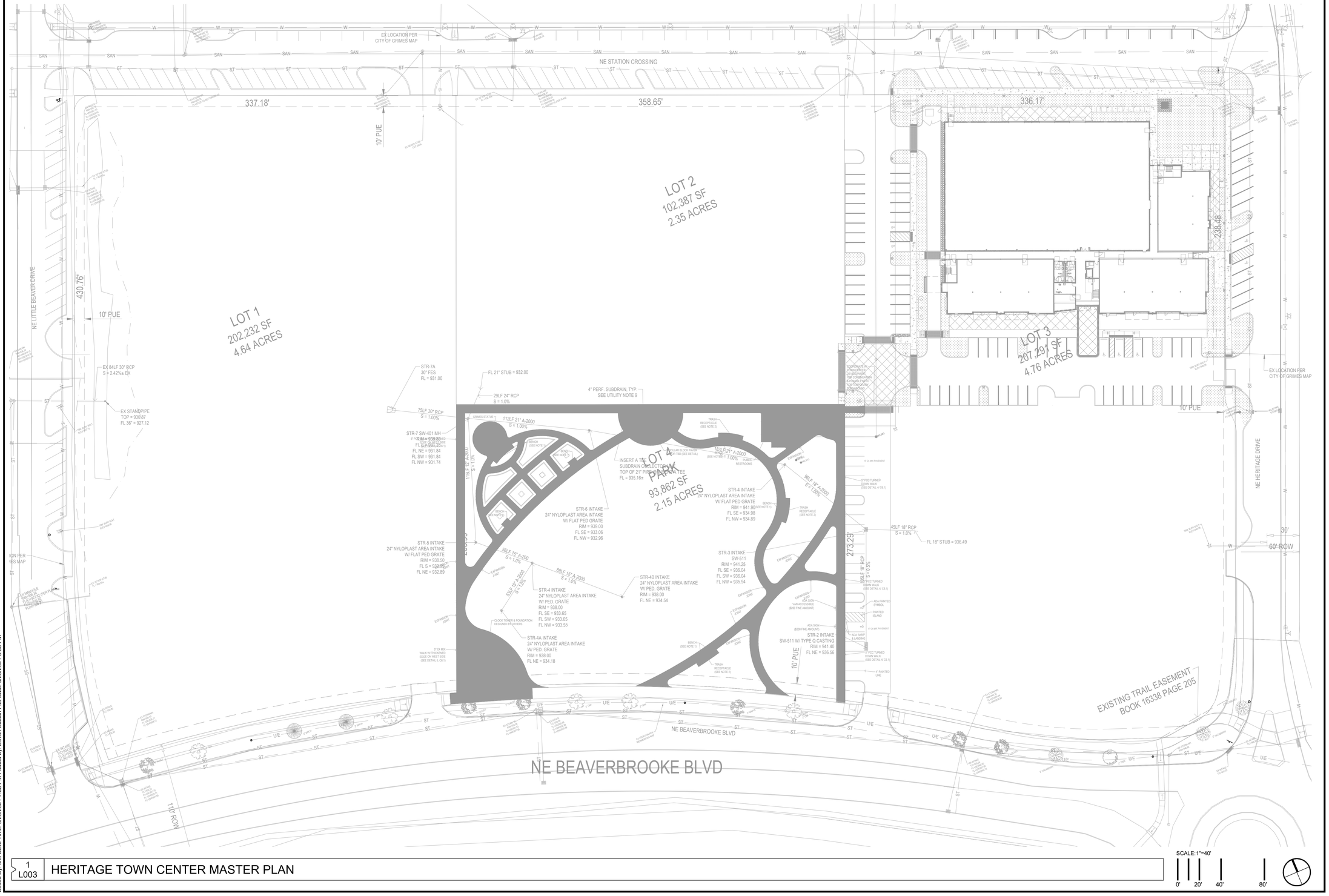
HTC MASTER PLAN

CONFLUENCE PROJECT NO: 21081

L002

EXISTING CONDITIONS NOTES:

1. CONTRACTOR TO REFERENCE ALL NOTES ON L001 AND SPECIFICATIONS REGARDING EXISTING CONDITIONS.


NE STATION CROSSING
EX LOCATION PER CITY OF GRIMES MAP
337.18'
358.65'
336.17'
10' PUE
LOT 1
202,232 SF
4.64 ACRES
LOT 2
102,387 SF
2.35 ACRES
LOT 3
207,291 SF
4.76 ACRES
LOT A
PARK
93,862 SF
2.15 ACRES
NE LITTLE BEAVER DRIVE
430.76'
238.48'
273.29'
NE HERITAGE DRIVE
30'
60' ROW
11.0' ROW
NE BEAVERBROOKE BLVD
EXISTING TRAIL EASEMENT
BOOK 16338 PAGE 205
EX 84LF 30" RCP
S = 2.42%± EX
EX STANDPIPE
TOP = 930.87
FL 36" = 927.12
STR-7A
30" FES
FL = 931.00
29LF 24" RCP
S = 1.0%
FL 21" STUB = 932.00
75LF 30" RCP
S = 1.00%
STR-7 SW-401 MH
RIM = 938.50
FL SE = 931.84
FL NE = 931.84
FL SW = 931.84
FL NW = 931.74
112LF 21" A-2000
S = 1.00%
113LF 21" A-2000
S = 1.00%
16LF 21" A-2000
S = 1.00%
4" PERF. SUBDRAIN, TYP.
SEE UTILITY NOTE 9
INSERT A TEE
SUBDRAIN CLEANOUT
TOP OF 21" PIPE = 935.16±
FL = 935.16±
STR-6 INTAKE
24" NYLOPLAST AREA INTAKE
W/ FLAT PED GRATE
RIM = 939.00
FL SE = 933.06
FL NW = 932.96
STR-6 INTAKE
24" NYLOPLAST AREA INTAKE
W/ FLAT PED GRATE
RIM = 938.50
FL S = 932.99
FL NE = 932.89
STR-4 INTAKE
24" NYLOPLAST AREA INTAKE
W/ FLAT PED GRATE
RIM = 941.50
FL SE = 934.98
FL NW = 934.89
STR-3 INTAKE
SW-511
RIM = 941.25
FL SE = 936.04
FL SW = 936.04
FL NW = 935.94
STR-4B INTAKE
24" NYLOPLAST AREA INTAKE
W/ PED. GRATE
RIM = 938.00
FL NE = 934.54
STR-4 INTAKE
24" NYLOPLAST AREA INTAKE
W/ PED. GRATE
RIM = 938.00
FL SE = 933.65
FL SW = 933.65
FL NW = 933.55
STR-4A INTAKE
24" NYLOPLAST AREA INTAKE
W/ PED. GRATE
RIM = 938.00
FL NE = 934.18
STR-2 INTAKE
SW-511 W/ TYPE Q CASTING
RIM = 941.40
FL NE = 936.56
45LF 18" RCP
S = 1.0%
FL 18" STUB = 936.49
95LF 18" RCP
S = 13.5%
95LF 15" A-2000
S = 1.0%
89LF 15" A-2000
S = 1.0%
51LF 15" A-2000
S = 1.0%
GRIMES STATUE
BENCH (SEE NOTE 1)
TRASH RECEPTACLE (SEE NOTE 2)
PUBLIC RESTROOMS
CLOCK TOWER & FOUNDATION DESIGNED BY ARCHITECT
EXPANSION JOINT
ADA SIGN (VAN ACCESSIBLE) ($200 FINE AMOUNT)
ADA SIGN ($200 FINE AMOUNT)
ADA PAINTED SYMBOL
PAINTED ISLAND
ADA RAMP & LANDING
5' PCC TURNED DOWN WALK (SEE DETAIL 4/ C6.1)
4" PAINTED LINE
9" CM MIX WALK W/ THICKENED EDGE ON WEST SIDE (SEE DETAIL 5/ C6.1)
EX LOCATION PER CITY OF GRIMES MAP
EX MANHOLE RIM = 936.50 INVERT IN = 927.50 INVERT OUT = 927.40
EX 8" WM
EX 12" WM
EX 6" WM
EX STORM MH RIM = 931.50 FL 12" = 927.50
EX STORM MH RIM = 931.50 FL 12" = 927.50
EX STORM MH RIM = 931.50 FL 12" = 927.50

PHASING PLAN NOTES

1. THE EXTENTS OF PART 2 SHALL BE SEEDED WITH TURF GROUNDCOVER DURING THE COURSE OF PART 1 CONSTRUCTION.

LEGEND

- PHASE 1
- PHASE 2 - PART 1
- PHASE 2 - PART 2

PHASE 2 PART A

PHASE 2 PART B

PHASE 1

PHASE 2 PART 1

NE BEAVERBROOKE BLVD

110' ROW

60' ROW

30'

1 L004 HERITAGE TOWN CENTER MASTER PLAN

SCALE: 1"=40'

0' 20' 40' 80'

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
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HERITAGE AT GRIMES

TAAG DEVELOPMENT, LLC

GRIMES / IA

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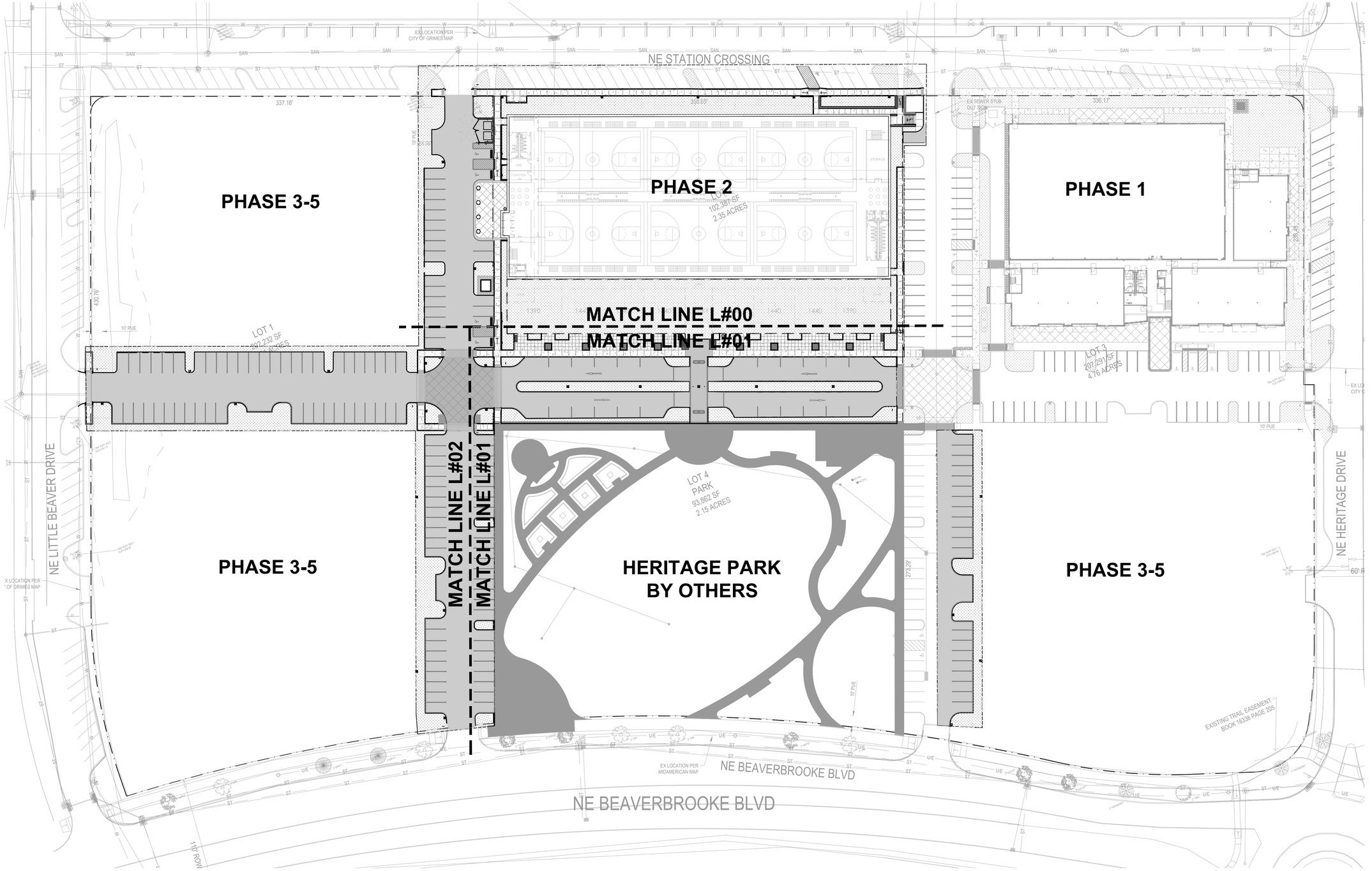
PHASING PLAN

CONFLUENCE PROJECT NO: 21081

L004

GENERAL NOTES

A. REFERENCE ALL NOTES ON L001 AND SPECIFICATIONS MANUAL.



01 L005 KEY MAP

SCALE:1"=40'

0' 20' 40' 80'

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IOWA 50309
515.288.4875
CONTACT: DEVON BLOSCH, PLA

CIVIL ENGINEER
LARSON ENGINEERING
1001 OFFICE PARK ROAD, SUITE 120
WEST DES MOINES, IA 50265
515.225.4377
CONTACT: MICHAEL MURPHY, P.E.

CLIENT CONSULTANT
FORMATION GROUP
5530 WEST PKWY #400
JOHNSTON, IA 50131
515.313.7925
CONTACT: MATT BROWN, AIA

HERITAGE AT GRIMES

TAAG DEVELOPMENT, LLC

GRIMES / IA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	5/24/2021	CITY SITE PLAN SUBMITTAL
2	6/8/2021	CITY SITE PLAN 1ST RESUBMITTAL
3	6/23/2021	CITY SITE PLAN 2ND RESUBMITTAL

ISSUED:
6/23/2021
FOR:
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NOT FOR CONSTRUCTION

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PHASE 2 DEVELOPMENT LAYOUT

CONFLUENCE PROJECT NO: 21081

L005

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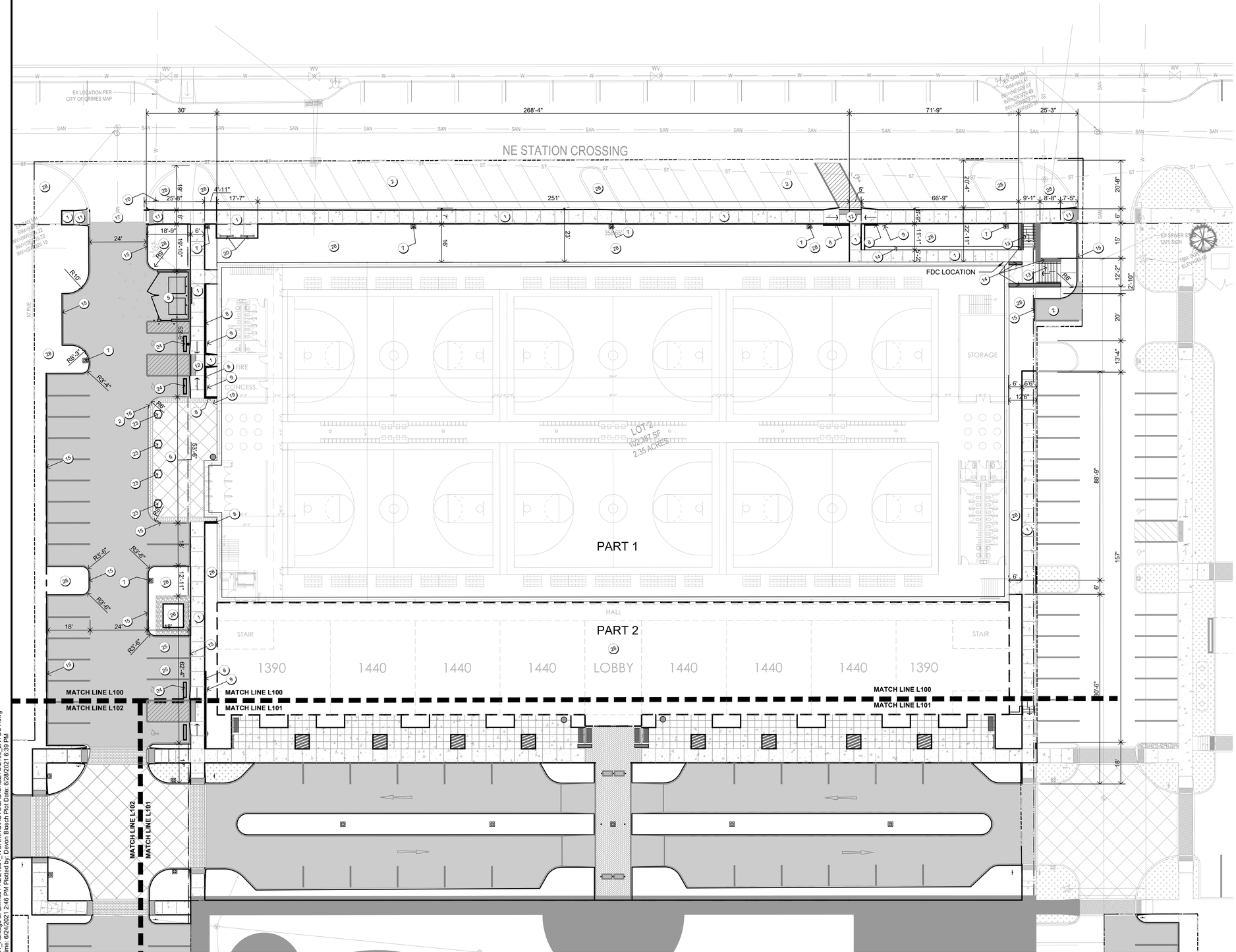


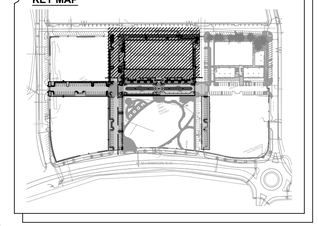
GENERAL NOTES

A. REFERENCE ALL NOTES ON L001 AND SPECIFICATIONS MANUAL.

SITE LAYOUT KEYNOTES

1. TYPE 1 PCC (PEDESTRIAN), SEE DETAIL 1/L400
2. TYPE 2 PCC (VEHICULAR), SEE DETAIL 2/L400
3. DECORATIVE DRIVE, SEE DETAIL 4/L400
4. PAVER WITH CONCRETE BAND, REFER TO DETAIL 03/L400
5. TRASH ENCLOSURE PER CITY STANDARDS, SEE SHEET L402
6. PCC WITH DECORATIVE JOINT PATTERN, SEE DETAIL 11/L400
7. LIGHT FOOTING, SEE DETAIL 15/L400
8. BEAM CURB
9. ACCESSIBLE STALL SIGNAGE IN PLANTING AREA, SEE DETAIL 05/L401
10. STOP SIGN, SEE DETAIL 08/L401
11. PERPENDICULAR CURB RAMP SEE DETAIL 13/L400
12. PARALLEL CURB RAMP, SEE DETAIL 16/L400
13. STAIR AND HAND RAIL, REFER TO DETAIL 09/L400
14. RETAINING WALL, SEE DETAIL 6/L401
15. STANDARD CURB AND GUTTER, SEE DETAIL 5/L400
16. INTEGRAL CURB AND GUTTER
17. EXISTING APPROACH, MODIFY AS NEEDED
18. BENCH, SEE DETAIL 1/L401
19. TRASH RECEPTACLE, SEE DETAIL 3/L401
20. BIKE RACK, SEE DETAIL 2/L401
21. BOLLARD, SEE DETAIL 4/L401
22. PLANTER TYPE A
23. PLANTER TYPE B
24. PCC WHEEL STOP
25. GREASE TRAP PER MEP
26. TRANSFORMER PER ELECTRICAL
27. TREE GRATE, SEE DETAIL 12/L403
28. LANDSCAPE AREA, SEE PLANTING SHEETS
29. TRUNCATED DOME ADA PAVER . SEE DETAIL 07/L401

KEY MAP



01 L100 SITE LAYOUT

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IOWA 50309
515.288.4875
CONTACT: DEVON BLOSCH, PLA

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LARSON ENGINEERING
1001 OFFICE PARK ROAD, SUITE 120
WEST DES MOINES, IA 50265
515.225.4377
CONTACT: MICHAEL MURPHY, P.E.

CLIENT CONSULTANT
FORMATION GROUP
5530 WEST PKWY #400
JOHNSTON, IA 50131
515.313.7925
CONTACT: MATT BROWN, AIA

HERITAGE AT GRIMES

TAAG DEVELOPMENT, LLC
GRIMES / IA

ISSUE SCHEDULE

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1	5/24/2021	CITY SITE PLAN SUBMITTAL
2	6/8/2021	CITY SITE PLAN 1ST RESUBMITTAL
3	6/23/2021	CITY SITE PLAN 2ND RESUBMITTAL

ISSUED:
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FOR:
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LAYOUT NORTH

CONFLUENCE PROJECT NO: 21081

L100

Drawing: N:\2021\21081_Heritage at Grimes PH2\21081_WORKING\AUTOCAD\SHEETS\L100_LAYOUT.dwg
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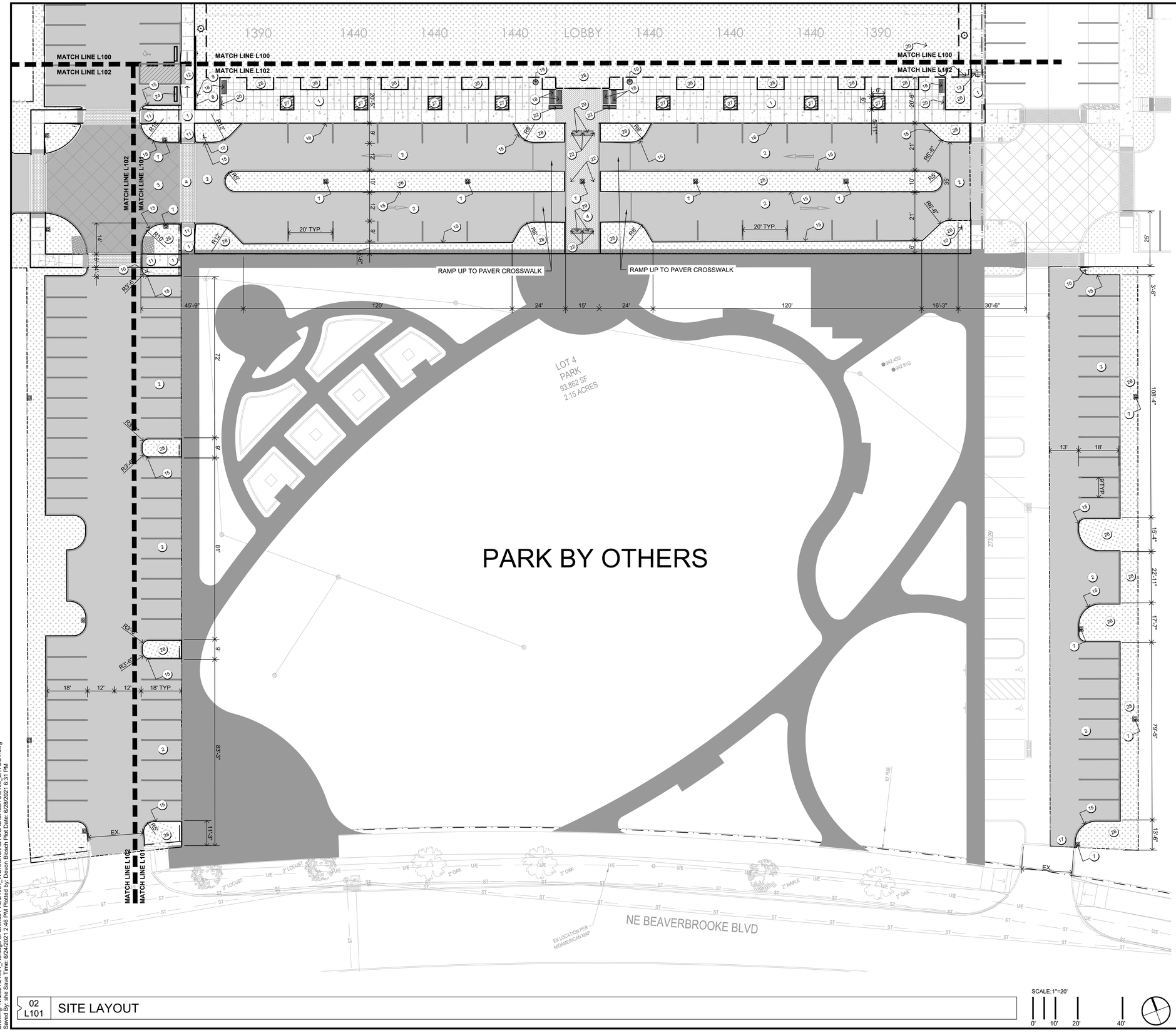

02
L101
SITE LAYOUT

SCALE: 1"=20'
0' 10' 20' 40'

GENERAL NOTES

A. REFERENCE ALL NOTES ON L001 AND SPECIFICATIONS MANUAL.

SITE LAYOUT KEYNOTES

1. TYPE 1 PCC (PEDESTRIAN), SEE DETAIL 1/L400
2. TYPE 2 PCC (VEHICULAR), SEE DETAIL 2/L400
3. DECORATIVE DRIVE, SEE DETAIL 4/L400
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6. PCC WITH DECORATIVE JOINT PATTERN, SEE DETAIL 11/L400
7. LIGHT FOOTING, SEE DETAIL 15/L400
8. BEAM CURB
9. ACCESSIBLE STALL SIGNAGE IN PLANTING AREA, SEE DETAIL 05/L401
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12. PARALLEL CURB RAMP, SEE DETAIL 16/L400
13. STAIR AND HAND RAIL, REFER TO DETAIL 09/L400
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19. TRASH RECEPTACLE, SEE DETAIL 3/L401
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23. PLANTER TYPE B
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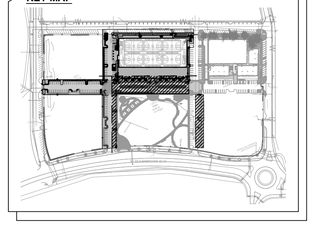
26. TRANSFORMER PER ELECTRICAL
27. TREE GRATE, SEE DETAIL 12/L403
28. LANDSCAPE AREA, SEE PLANTING SHEETS
29. TRUNCATED DOME ADA PAVER . SEE DETAIL 07/L401

KEY MAP



CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IOWA 50309
515.288.4875
CONTACT: DEVON BLOSCH, PLA

CIVIL ENGINEER
LARSON ENGINEERING
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515.225.4377
CONTACT: MICHAEL MURPHY, P.E.

CLIENT CONSULTANT
FORMATION GROUP
5530 WEST PKWY #400
JOHNSTON, IA 50131
515.313.7925
CONTACT: MATT BROWN, AIA

HERITAGE AT GRIMES

TAAG DEVELOPMENT, LLC
GRIMES / IA

ISSUE SCHEDULE

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LAYOUT SOUTH

CONFLUENCE PROJECT NO: 21081

L101

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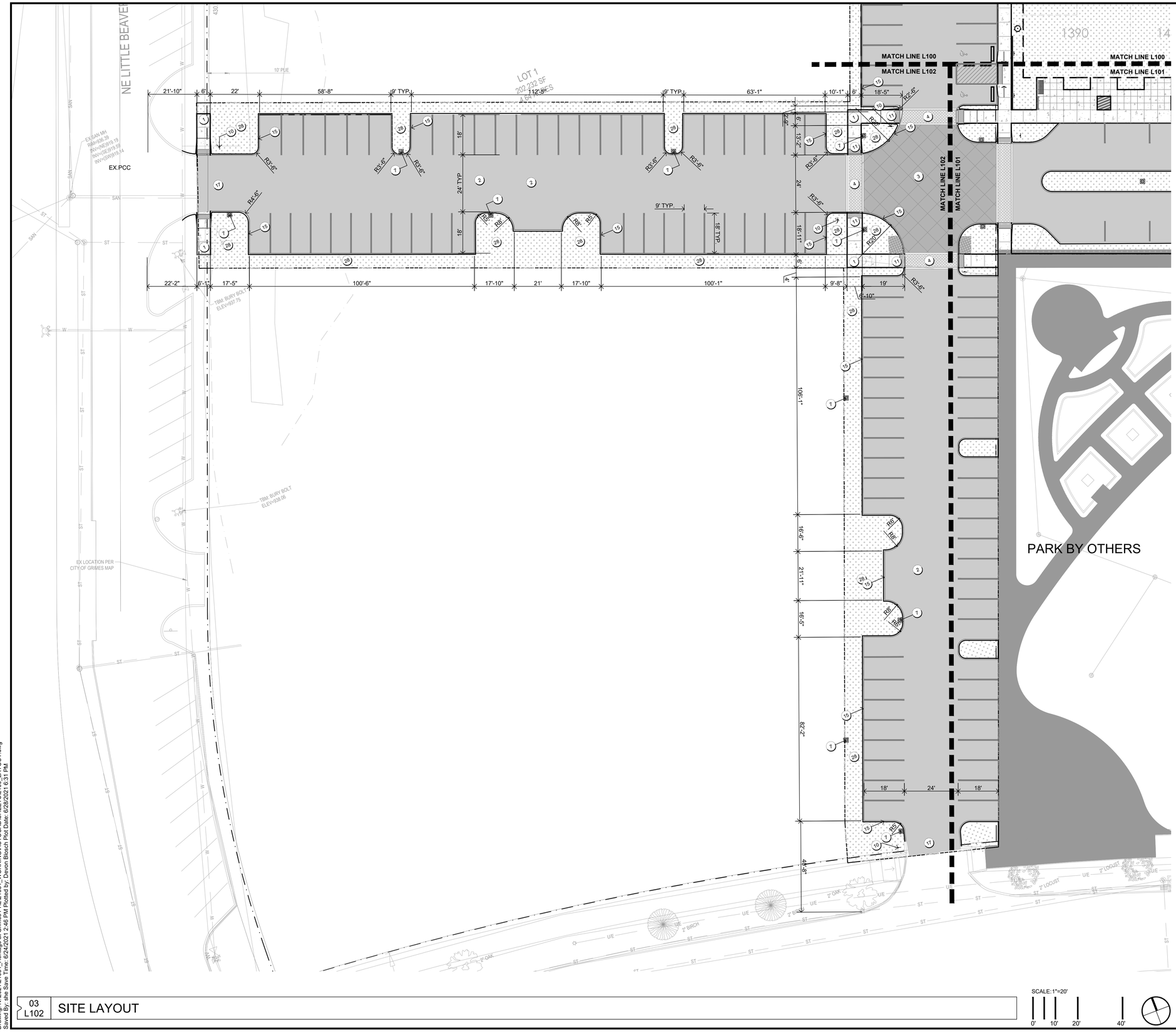

GENERAL NOTES

A. REFERENCE ALL NOTES ON L001 AND SPECIFICATIONS MANUAL.

SITE LAYOUT KEYNOTES

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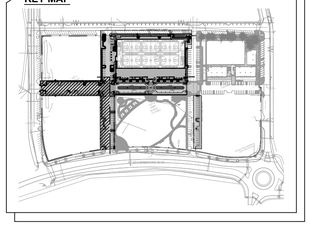
KEY MAP



SCALE: 1"=20'

0' 10' 20' 40'

03
L102
SITE LAYOUT

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IOWA 50309
515.288.4875
CONTACT: DEVON BLOSCH, PLA

CIVIL ENGINEER
LARSON ENGINEERING
1001 OFFICE PARK ROAD, SUITE 120
WEST DES MOINES, IA 50265
515.225.4377
CONTACT: MICHAEL MURPHY, P.E.

CLIENT CONSULTANT
FORMATION GROUP
5530 WEST PKWY #400
JOHNSTON, IA 50131
515.313.7925
CONTACT: MATT BROWN, AIA

HERITAGE AT GRIMES

TAAG DEVELOPMENT, LLC

GRIMES / IA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	5/24/2021	CITY SITE PLAN SUBMITTAL
2	6/8/2021	CITY SITE PLAN 1ST RESUBMITTAL
3	6/23/2021	CITY SITE PLAN 2ND RESUBMITTAL

ISSUED:
6/23/2021
FOR:
SITE REVIEW
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LAYOUT WEST

CONFLUENCE PROJECT NO: 21081

L102

Drawing: N:\2021\21081_Heritage at Grimes PH2\21081_WORKING\AUTOCAD\SHEETS\L100_LAYOUT.dwg
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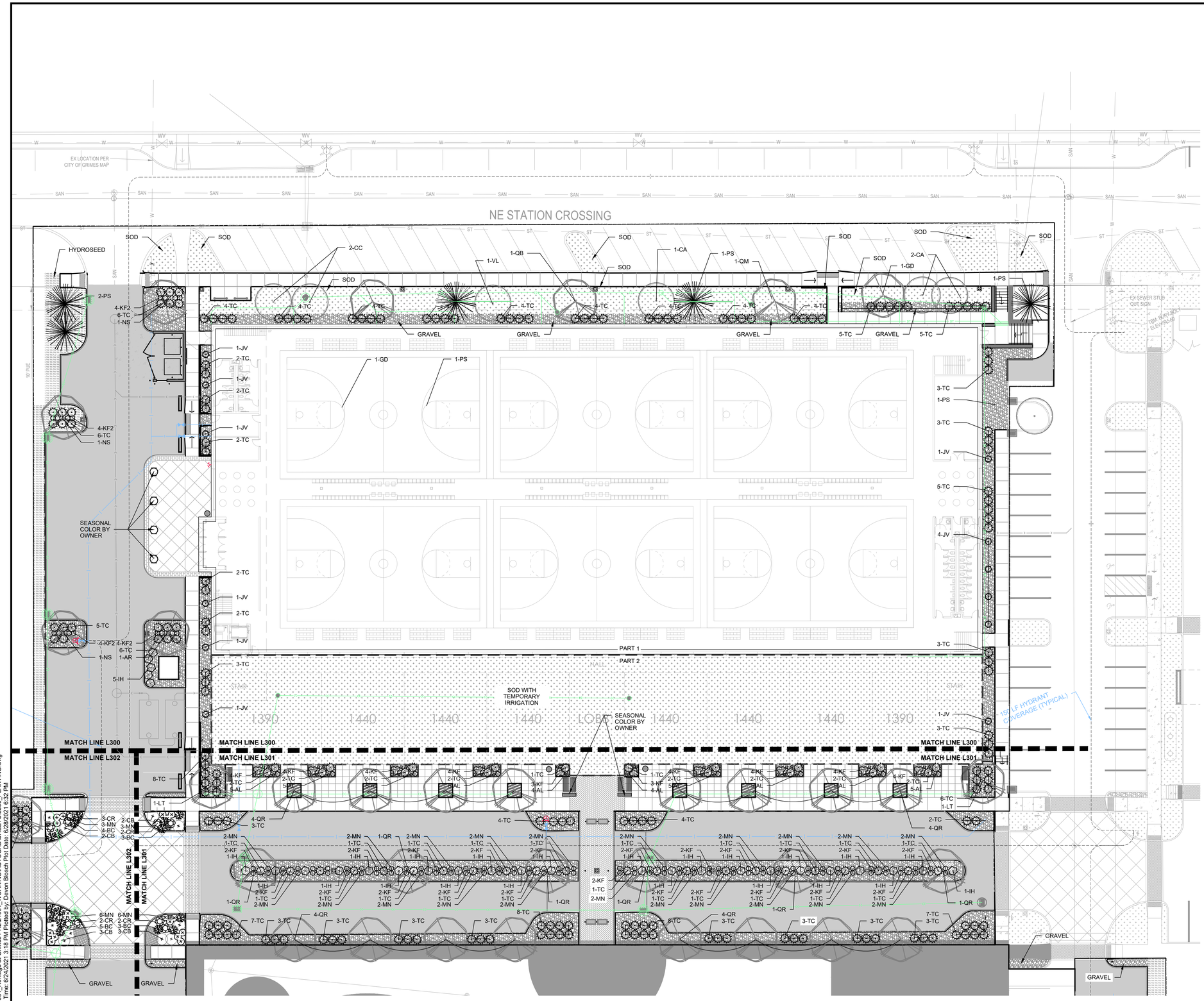
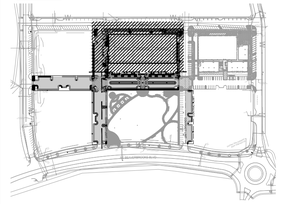


GENERAL NOTES

A. REFERENCE ALL NOTES ON L001 AND SPECIFICATIONS MANUAL.

B. SEE PLANT SCHEDULES ON L303.

KEY MAP



HATCH LEGEND

- SOD
- GRAVEL TRAP ROCK, 1-2" DIA.
- HYDRO SEED
- MULCH

01 L300 PLAN: PLANTING NORTH

SCALE: 1"=20'

0' 10' 20' 40'

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IOWA 50309
515.288.4875
CONTACT: DEVON BLOSCH, PLA

CIVIL ENGINEER
LARSON ENGINEERING
1001 OFFICE PARK ROAD, SUITE 120
WEST DES MOINES, IA 50265
515.225.4377
CONTACT: MICHAEL MURPHY, P.E.

CLIENT CONSULTANT
FORMATION GROUP
5530 WEST PKWY #400
JOHNSTON, IA 50131
515.313.7925
CONTACT: MATT BROWN, AIA

HERITAGE AT GRIMES

TAAG DEVELOPMENT, LLC

GRIMES / IA

ISSUE SCHEDULE

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1	5/24/2021	CITY SITE PLAN SUBMITTAL
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PLANTING NORTH

CONFLUENCE PROJECT NO: 21081

L300

Drawing: N:\2021\21081_Heritage at Grimes PH2\21081_WORKINGAUTOCADSHEETS\L300_PLANTING.dwg
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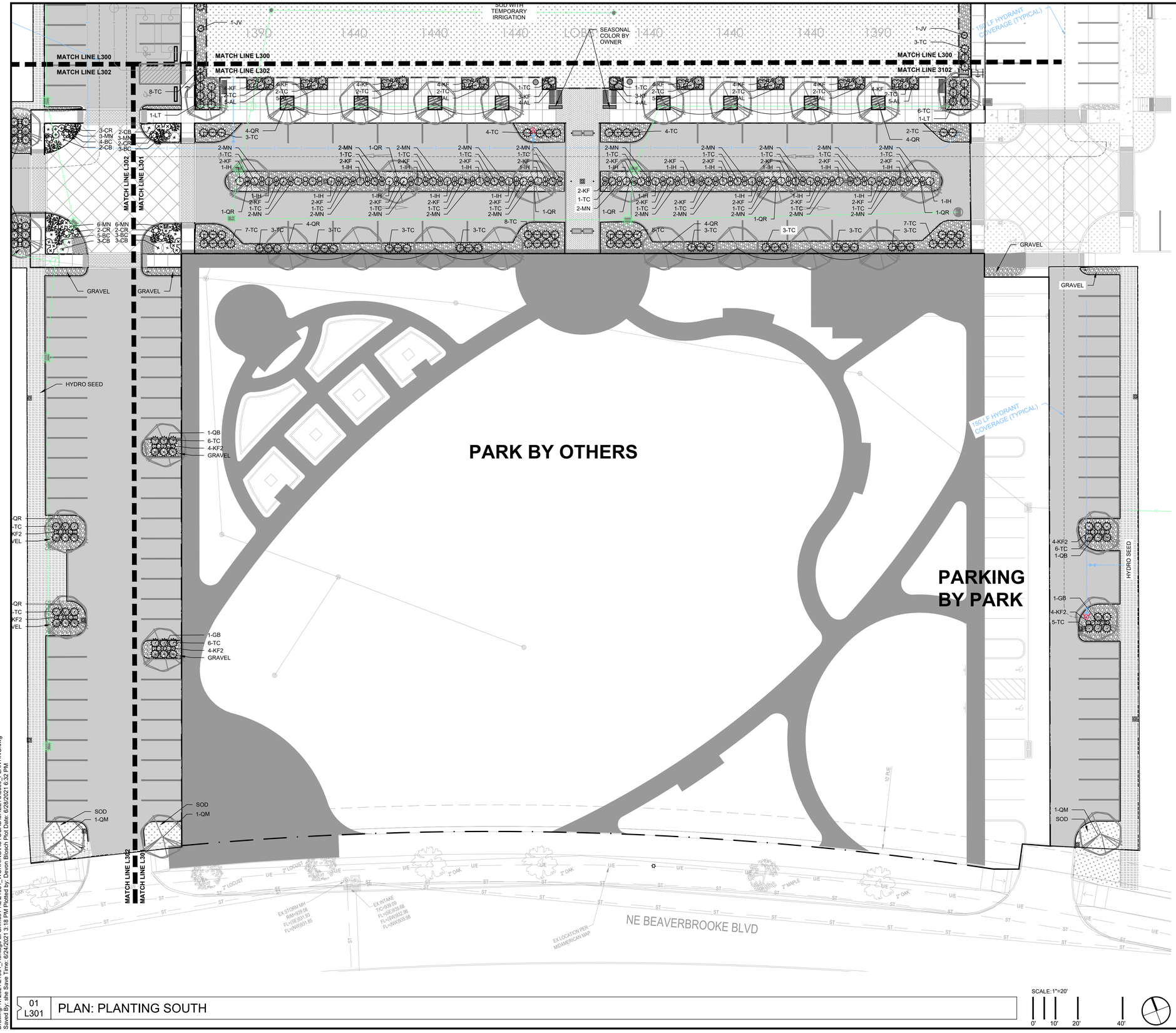
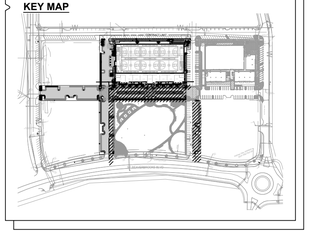


GENERAL NOTES

A. REFERENCE ALL NOTES ON L001 AND SPECIFICATIONS MANUAL.

B. SEE PLANT SCHEDULES ON L303.

KEY MAP



HATCH LEGEND

- SOD
- GRAVEL TRAP ROCK, 1-2" DIA.
- HYDRO SEED
- MULCH

SCALE: 1"=20'

0' 10' 20' 40'

01 L301 PLAN: PLANTING SOUTH

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IOWA 50309
515.288.4875
CONTACT: DEVON BLOSCH, PLA

CIVIL ENGINEER
LARSON ENGINEERING
1001 OFFICE PARK ROAD, SUITE 120
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JOHNSTON, IA 50131
515.313.7925
CONTACT: MATT BROWN, AIA

HERITAGE AT GRIMES

TAAG DEVELOPMENT, LLC

GRIMES / IA

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PLANTING SOUTH

CONFLUENCE PROJECT NO: 21081

L301

Drawing: N:\2021\21081_Heritage at Grimes PH2\21081_WORKINGAUTOCADSHEETS\L300_PLANTING.dwg
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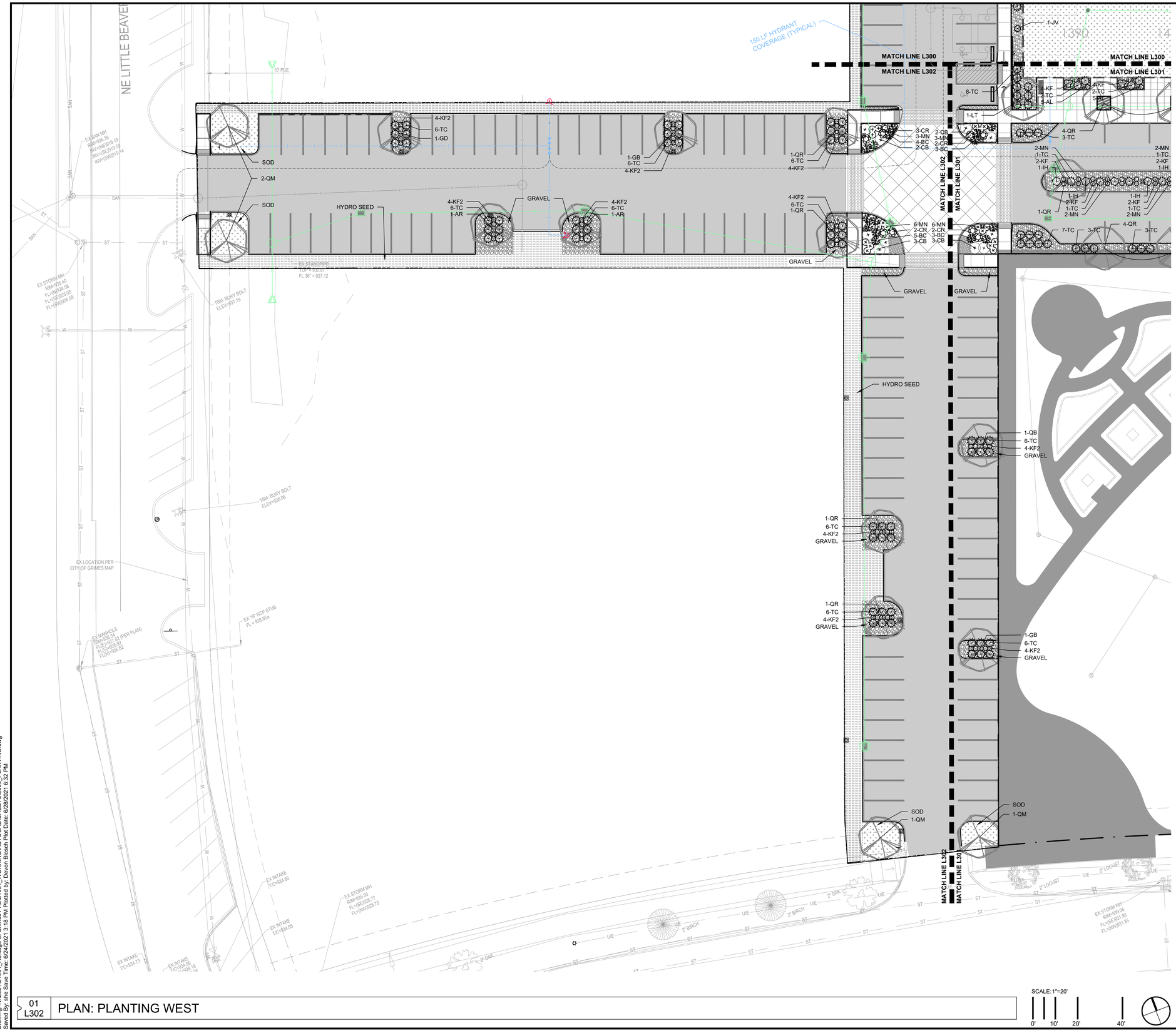
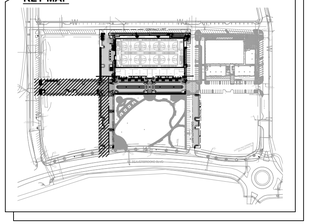


GENERAL NOTES

A. REFERENCE ALL NOTES ON L001 AND SPECIFICATIONS MANUAL.

B. SEE PLANT SCHEDULES ON L303.

KEY MAP



HATCH LEGEND

- SOD
- GRAVEL TRAP ROCK, 1-2" DIA.
- HYDRO SEED
- MULCH

01 L302 PLAN: PLANTING WEST

SCALE: 1"=20'

0' 10' 20' 40'

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IOWA 50309
515.288.4875
CONTACT: DEVON BLOSCH, PLA

CIVIL ENGINEER
LARSON ENGINEERING
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HERITAGE AT GRIMES

TAAG DEVELOPMENT, LLC

GRIMES / IA

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PLANTING WEST

CONFLUENCE PROJECT NO: 21081

L302

Drawing: N:\2021\21081_Heritage at Grimes PH2\21081_WORKING\AUTOCAD\SHEETS\L300_PLANTING.dwg
Saved By: ahe Save Time: 6/24/2021 3:18 PM Plotted by: Devon Blosch Plot Date: 6/28/2021 6:32 PM

PLANT SCHEDULE (ALL SHEETS)

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING/REMARKS
			CANOPY TREES			
AR	3	Acer 'Gingerbread'	GINGERBREAD PAPERBARK MAPLE	2.5" CAL	B&B	SINGLE TRUNK
GB	3	Ginkgo biloba 'Autumn Gold'	MAIDENHAIR TREE	2.5" CAL	B&B	SINGLE TRUNK
GD	3	Gymnocladus dioica	KENTUCKY COFFEE TREE	2.5" CAL	B&B	SINGLE TRUNK
LT	2	Liriodendron tulipifera	TULIP TREE	2.5" CAL	B&B	SINGLE TRUNK
NS	3	Nyssa sylvatica	BLACK TUPELO	2.5" CAL	B&B	SINGLE TRUNK
QB	3	Quercus bicolor 'Bonnie & Mike'	SWAMP WHITE OAK	2.5" CAL	B&B	SINGLE TRUNK
QM	6	Quercus muehlenbergii	CHINKAPIN OAK	2.5" CAL	B&B	SINGLE TRUNK
QR	26	Quercus rubra	NORTHERN RED OAK	2.5" CAL	B&B	SINGLE TRUNK
			ORNAMENTAL TREES			
CC	2	Cercis canadensis	EASTERN REDBUD	1.5" CAL	B&B	
CA	4	Cornus alternifolia	PAGODA DOGWOOD	1.5" CAL	B&B	
VL	4	Viburnum lentago	NANNYBERRY VIBURNUM	1.5" CAL	B&B	TREE FORM
			CONIFER TREES			
PS	5	Pinus Strobus	EASTERN WHITE PINE	6' HT.	B&B	
			CONIFER SHRUBS			
TC	291	Taxus cuspidata 'Monloo'	JAPANESE YEW	#5	CONT.	
JV	12	Juniperus virginiana 'Taylor'	RED CEDAR	8-10' HT. MIN	B&B	SINGLE LEADER
			PERENNIALS			
AL	48	Allium 'Round and Purple'	ORNAMENTAL ONION	#1	CONT.	
CR	9	Coreopsis verticillata 'moonbeam'	THREADLEAF COREOPSIS	#1	CONT.	
IH	27	Itea virginica 'Little Henry'	LITTLE HENRY SWEETSPIRE	#1	CONT.	
CB	10	Salvia nemorosa 'CRYSTAL BLUE'	CRYSTAL BLUE SALVIA	#1	CONT.	
MN	61	Salvia sylvestris 'MAYNIGHT'	MAYNIGHT SALVIA	#1	CONT.	
			ORNAMENTAL GRASSES			
BC	15	Bouteloua curtipendula	SIDEOATS GRAMA	#1	CONT.	
KF	52	Calamagrostis x acutiflora 'Karl Foerster'	FEATHER REED GRASS	#1	CONT.	
KF2	64	Calamagrostis x acutiflora 'Karl Foerster'	FEATHER REED GRASS	6"	CONT.	

GENERAL NOTES

A. REFERENCE ALL NOTES ON L001 AND SPECIFICATIONS MANUAL.

HATCH LEGEND

- SOD
- GRAVEL TRAP ROCK, 1-2" DIA.
- HYDRO SEED
- MULCH

PLANTING STANDARDS AND CALCULATION:		
TOTAL CONSTRUCTION AREA: 184,998 SF		
TOTAL OPEN SPACE PROVIDED: 43,491 SF		
OPEN SPACE REQUIREMENTS:		
2 OVERSTORY TREES PER 3,000 SF OF REQ OPEN SPACE		
1 UNDERSTORY TREE PER 3,000 SF OF REQ OPEN SPACE		
1 EVERGREEN TREE PER 6,000 SF OF REQ OPEN SPACE		
6 SHRUBS PER 3,000SF OF PER OPEN SPACE		
LANDSCAPE PROVIDED:		
OVERSTORY TREES:		UNDERSOTY TREES:
TOTAL REQUIRED: 20		TOTAL REQUIRED: 10
TOTAL PROVIDED: 56		TOTAL PROVIDED: 10
EVERGREEN TREES:		SHRUBS:
TOTAL REQUIRED: 5		TOTAL REQUIRED: 114
TOTAL PROVIDED: 5		TOTAL PROVIDED: 303

CONFLUENCE

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HERITAGE AT GRIMES

TAAG DEVELOPMENT, LLC

GRIMES / IA

ISSUE SCHEDULE

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1	5/24/2021	CITY SITE PLAN SUBMITTAL
2	6/8/2021	CITY SITE PLAN 1ST RESUBMITTAL
3	6/23/2021	CITY SITE PLAN 2ND RESUBMITTAL

ISSUED:
6/23/2021
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PLANTING SCHEDULE

CONFLUENCE PROJECT NO: 21081

L303

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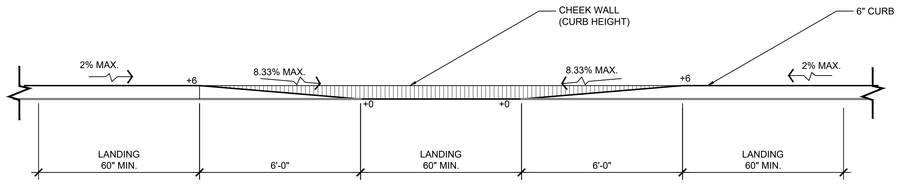
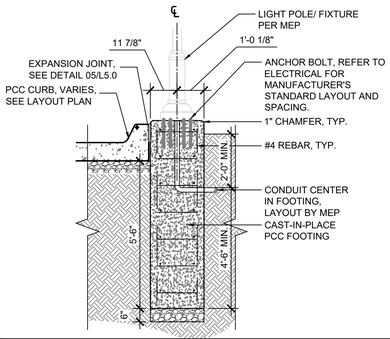
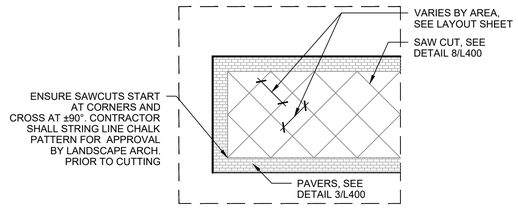


10 L400 PARALLEL RAMP (TYP.) N.T.S.

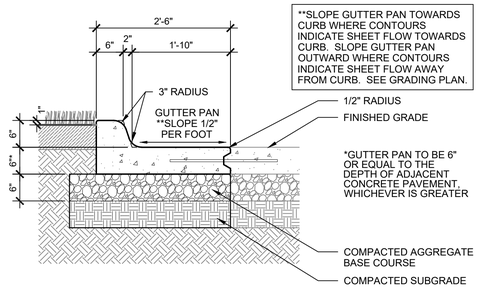


15 L400 LIGHT FOOTING (TYP.) N.T.S.

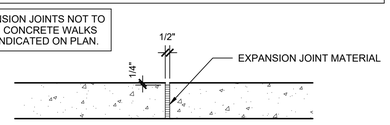


NOTE: CONTRACTOR SHALL PROVIDE ISOLATION AND EXPANSION JOINT(S) LAYOUT PLAN FOR APPROVAL; PRIOR TO POURING PCC. IF PATTERN IS NOT APPROVED BEFORE INSTALLATION, ITS THE CONTRACTOR'S RESPONSIBILITY TO DEMO AND REPAIR PCC.

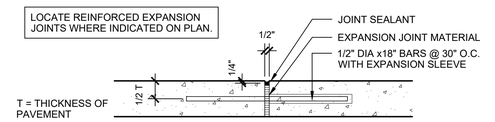
11 L400 DECORATIVE SAWCUT PATTERN (TYP.) N.T.S.



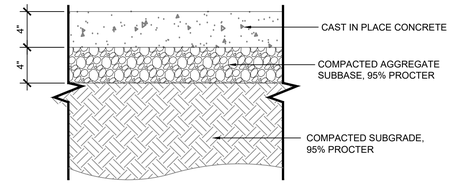
5 L400 STANDARD CURB AND GUTTER (TYP.) N.T.S.



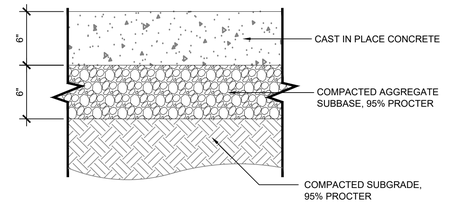
6 L400 EXPANSION JOINT (TYP.) N.T.S.



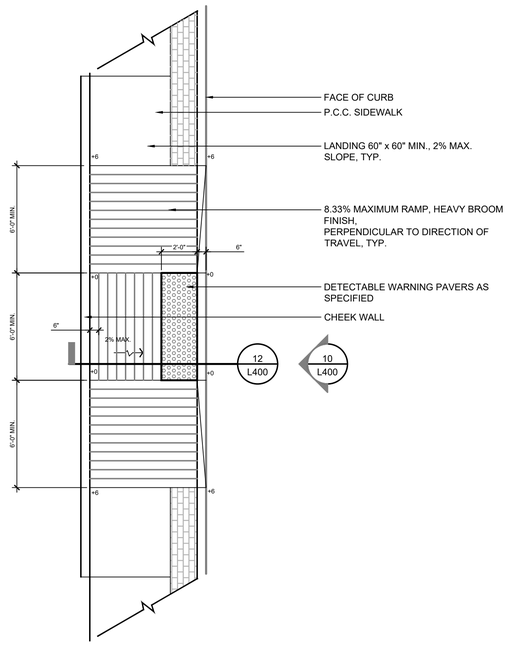
7 L400 REINFORCED EXPANSION JOINT (TYP.) N.T.S.



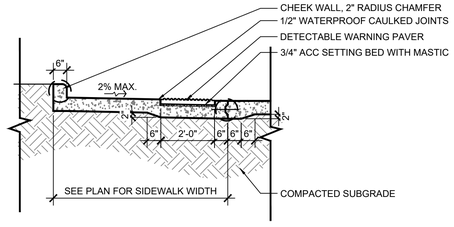
1 L400 TYPE 1 PCC (PEDESTRIAN) (TYP.) N.T.S.



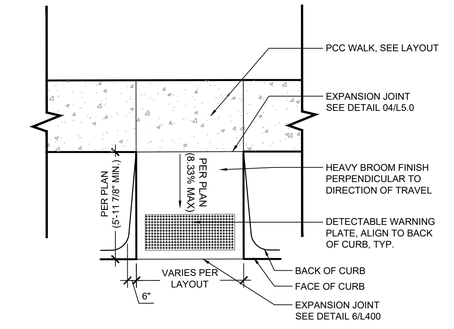
2 L400 TYPE 2 PCC (VEHICULAR) (TYP.) N.T.S.



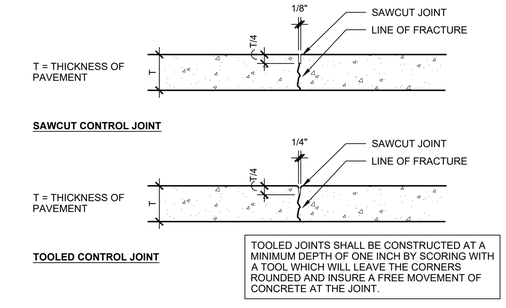
16 L400 PARALLEL RAMP (TYP.) N.T.S.



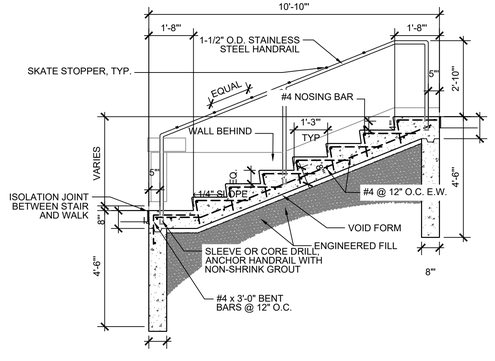
12 L400 ACCESSIBLE RAMP, PARALLEL (TYP.) N.T.S.



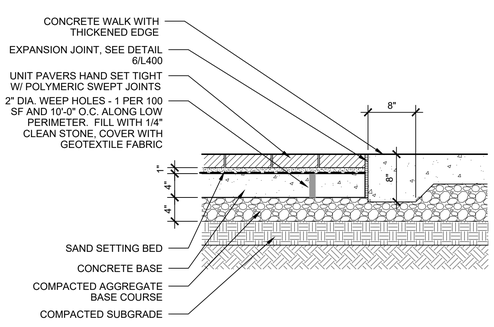
13 L400 ADA RAMP (TYP.) N.T.S.



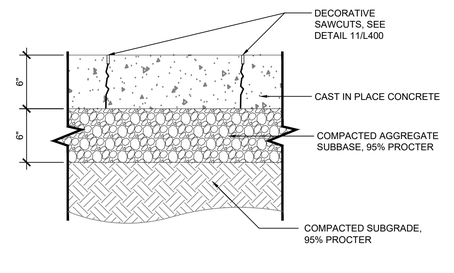
8 L400 CONTROL JOINTS (TYP.) N.T.S.



9 L400 PCC STAIR AND HANDRAIL(TYP.) N.T.S.



3 L400 UNIT PAVERS (TYP.) N.T.S.



4 L400 DECORATIVE PCC DRIVE (TYP.) N.T.S.

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GRIMES / IA

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DETAILS

CONFLUENCE PROJECT NO: 21081

L400

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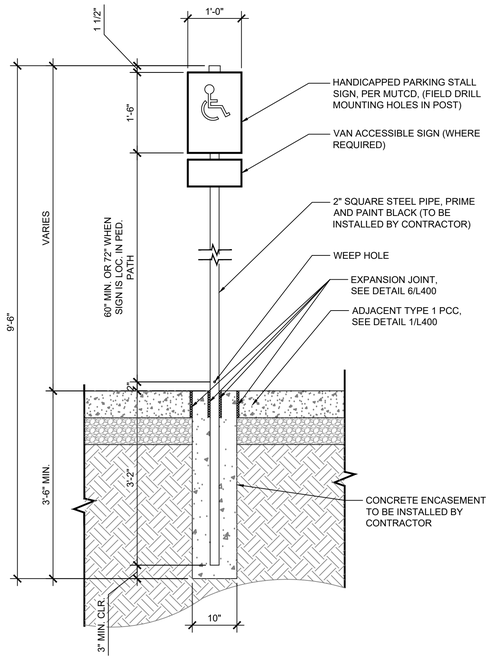
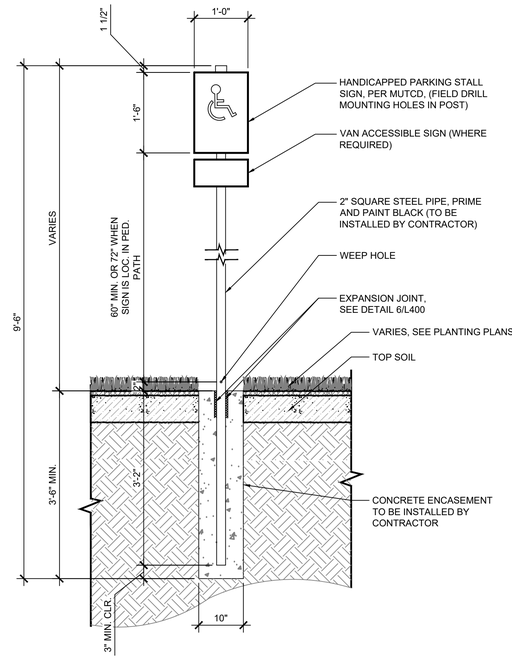
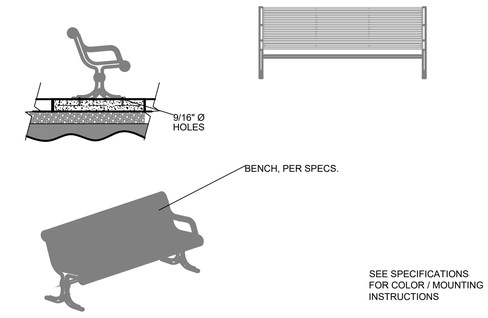


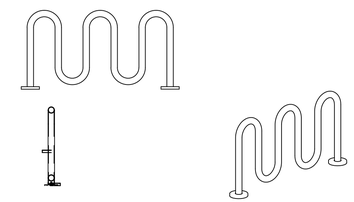
7 L401 ACCESSIBLE STALL SIGNAGE IN WALK N.T.S.



5 L401 ACCESSIBLE STALL SIGNAGE IN PLANTING N.T.S.

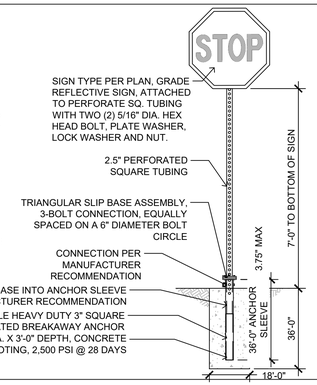


1 L401 BENCH (TYP.) N.T.S.

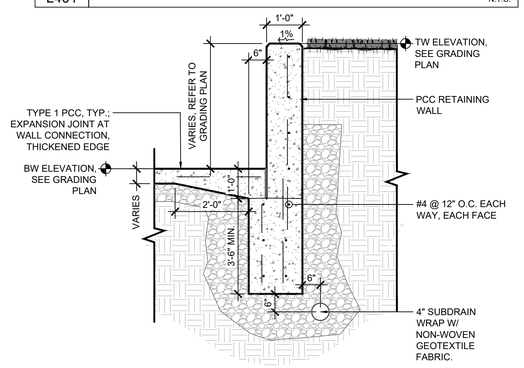


2 L401 BIKE RACK (TYP.) N.T.S.

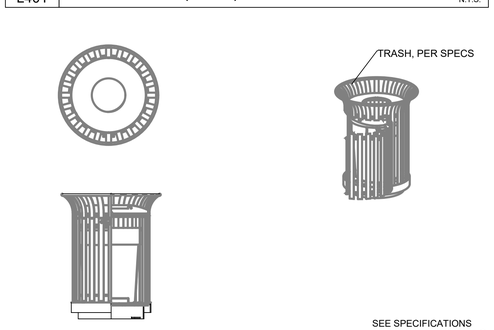
NOTES:
1. SHIM AS REQUIRED PER MANUFACTURER RECOMMENDATION TO TAKE UP TOLERANCE BETWEEN SLIP BASE STUB AND ANCHOR SLEEVE.
2. GALVANIZE PIPE AASHTO M111
3. PAINT PIPE WITH ONE SHOP COAT AND ONE FIELD COAT OF ZINC RICH BASED PAINT AND ONE FIELD COAT OF ALUMINUM PAINT.
4. CONFORM STEEL PIPE TO THE REQUIREMENTS OF ASTM A 53 TYPE E OR S, GRADE B.
5. SUBMIT SHOT DRAWINGS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO FABRICATION.



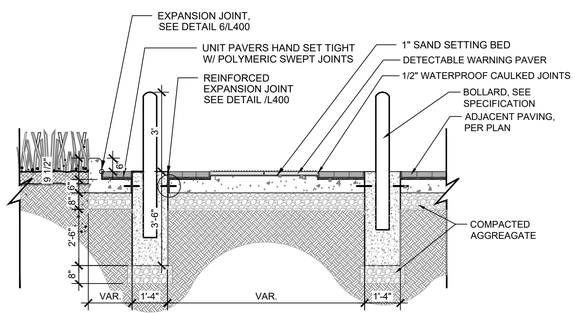
8 L401 STOP SIGN (TYP.) N.T.S.



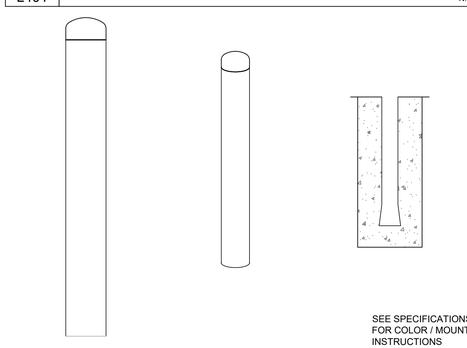
6 L401 CAST-IN-PLACE PCC RETAINING WALL N.T.S.



3 L401 TRASH RECEPTACLE (TYP.) N.T.S.



7 L401 TRUNCATED DOMES WITH BOLLARD SECTION N.T.S.



4 L401 SECURITY BOLLARD (TYP.) N.T.S.

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DETAILS

CONFLUENCE PROJECT NO: 21081

L401

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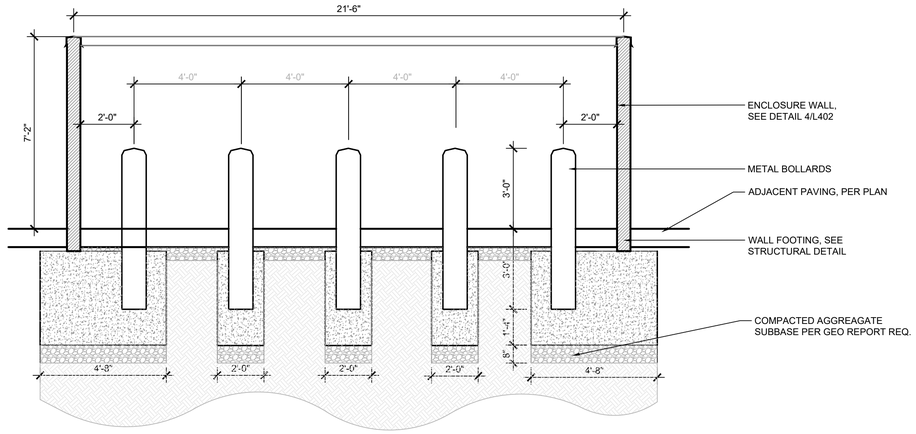
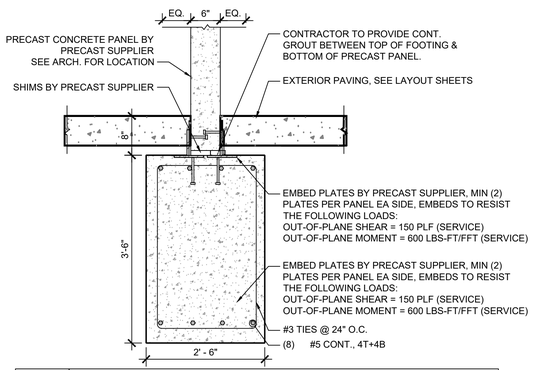


3 L402 TRASH ENCLOSURE BOLLARDS

N.T.S.



5 L402 TRASH ENCLOSURE FTG ENLARGEMENT

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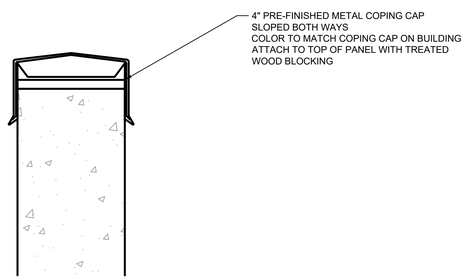
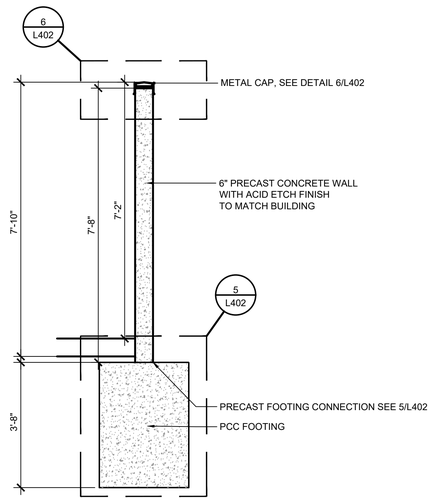


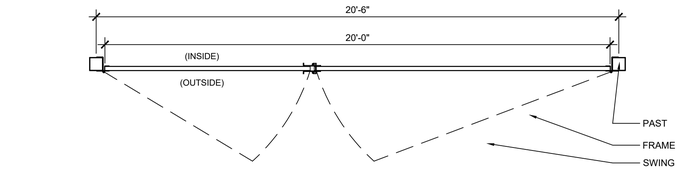
6 L402 TRASH ENCLOSURE CAP

N.T.S.



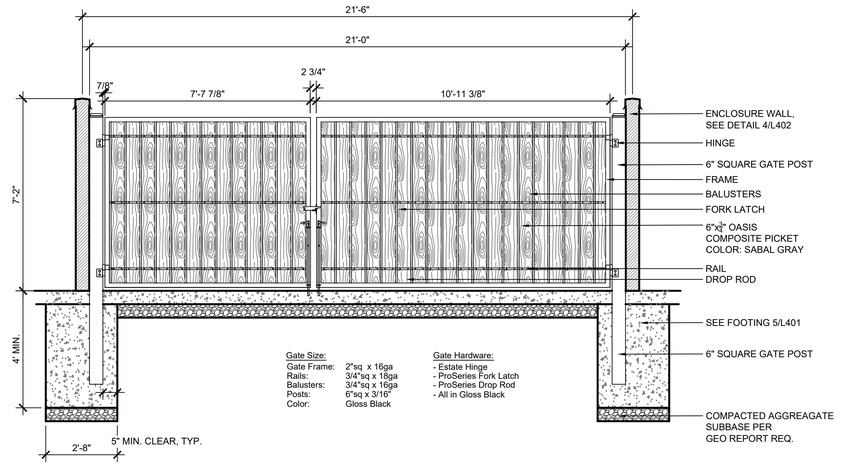
4 L402 TRASH ENCLOSURE WALL AND FOOTING

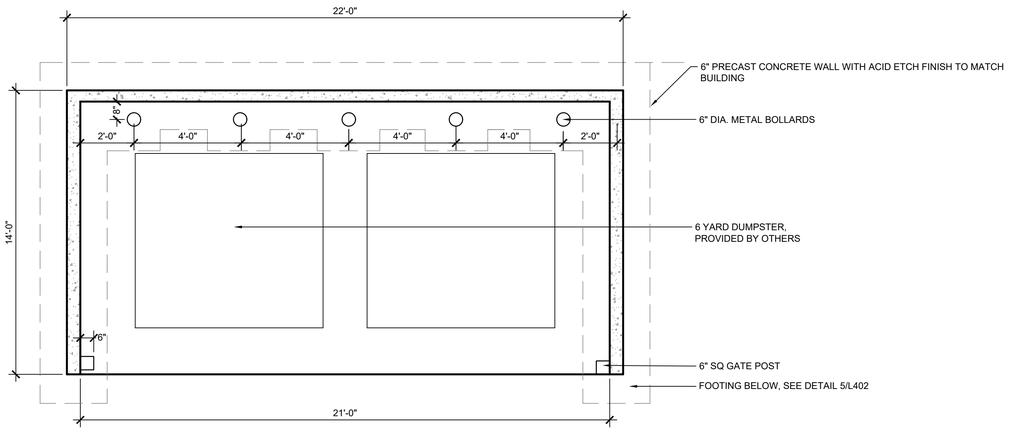
N.T.S.



1 L402 FORTRESS FENCE PRODUCTS DOUBLE GATE

N.T.S.





2 L402 TRASH ENCLOSURE

N.T.S.

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TRASH ENCLOSURE DETAILS

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L402

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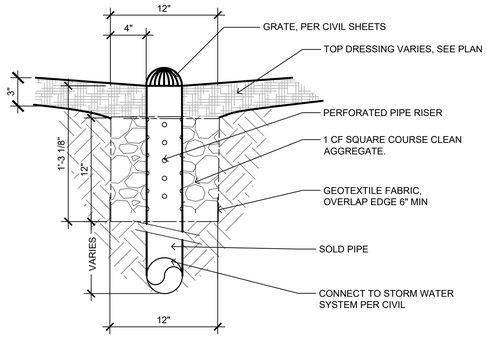
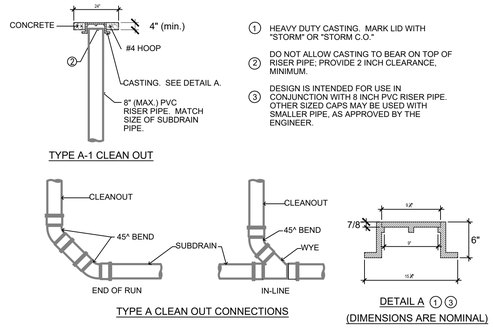
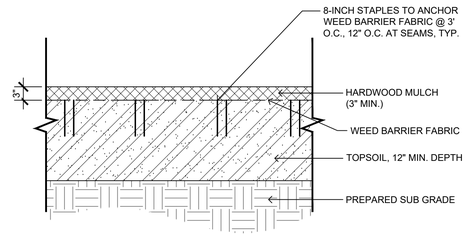


10 L403 AREA DRAIN (TYP.) N.T.S.



7 L403 CIVIL PIPES AND CONNECTIONS N.T.S.



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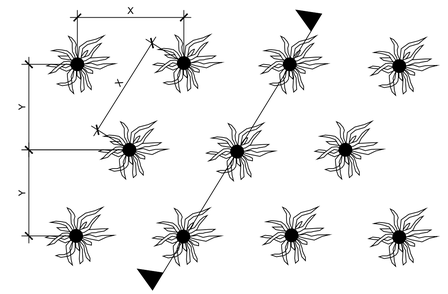

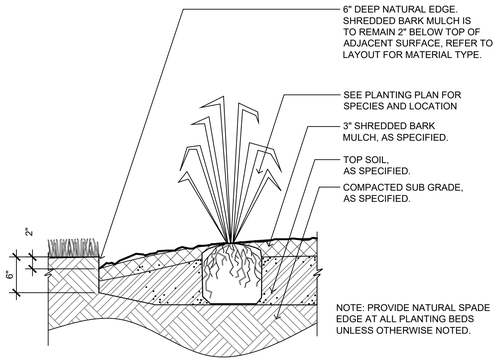

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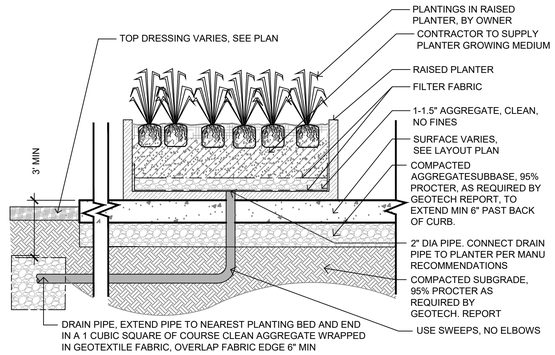

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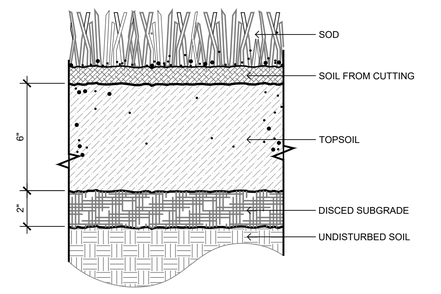

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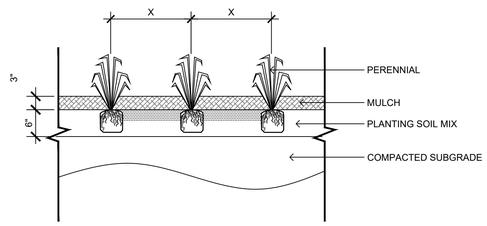
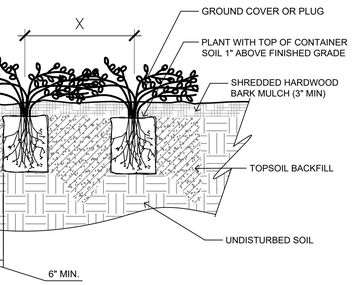
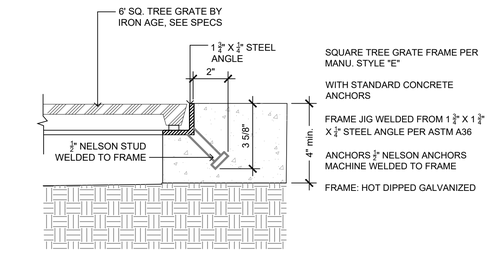
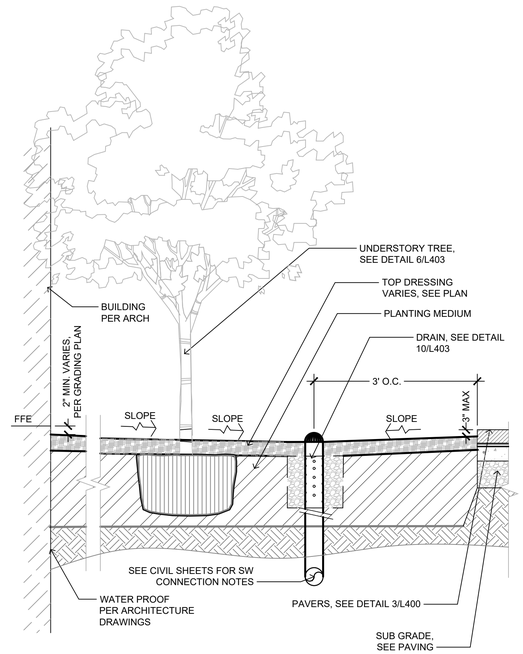


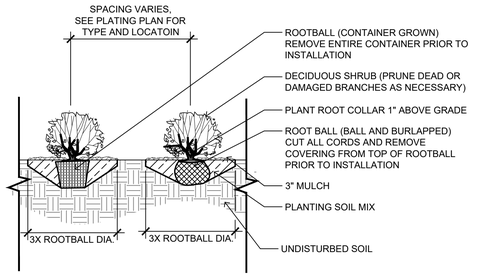




12 L403 TREE GRATE N.T.S.



9 L403 PLANTING BED AGAINST BUILDING (TYP.) N.T.S.



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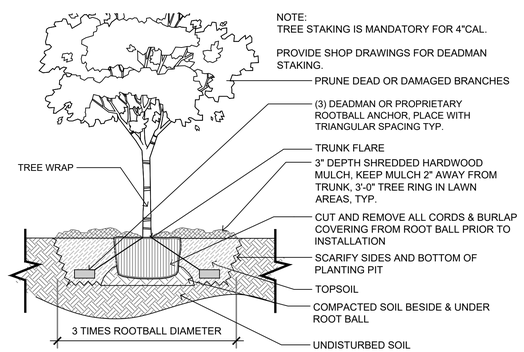
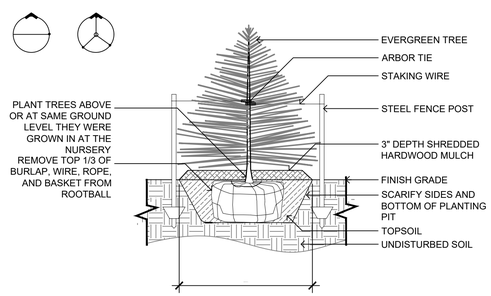


6 L403 TREE PLANTING (TYP.) N.T.S.



2 L403 EVERGREEN TREE PLANTING (TYP.) N.T.S.

CONFLUENCE

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HERITAGE AT GRIMES

TAAG DEVELOPMENT, LLC

GRIMES / IA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	5/24/2021	CITY SITE PLAN SUBMITTAL
2	6/8/2021	CITY SITE PLAN 1ST RESUBMITTAL
3	6/23/2021	CITY SITE PLAN 2ND RESUBMITTAL

ISSUED:
6/23/2021
FOR:
SITE REVIEW
NOT FOR CONSTRUCTION

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PLANTING DETAILS

CONFLUENCE PROJECT NO: 21081

L403

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Saved By: ste Save Time: 6/24/2021 2:45 PM Plotted by: Devon Blosch Plot Date: 6/29/2021 6:33 PM

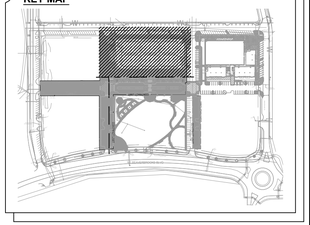
LIGHTING SCHEDULE (ALL SHEETS)

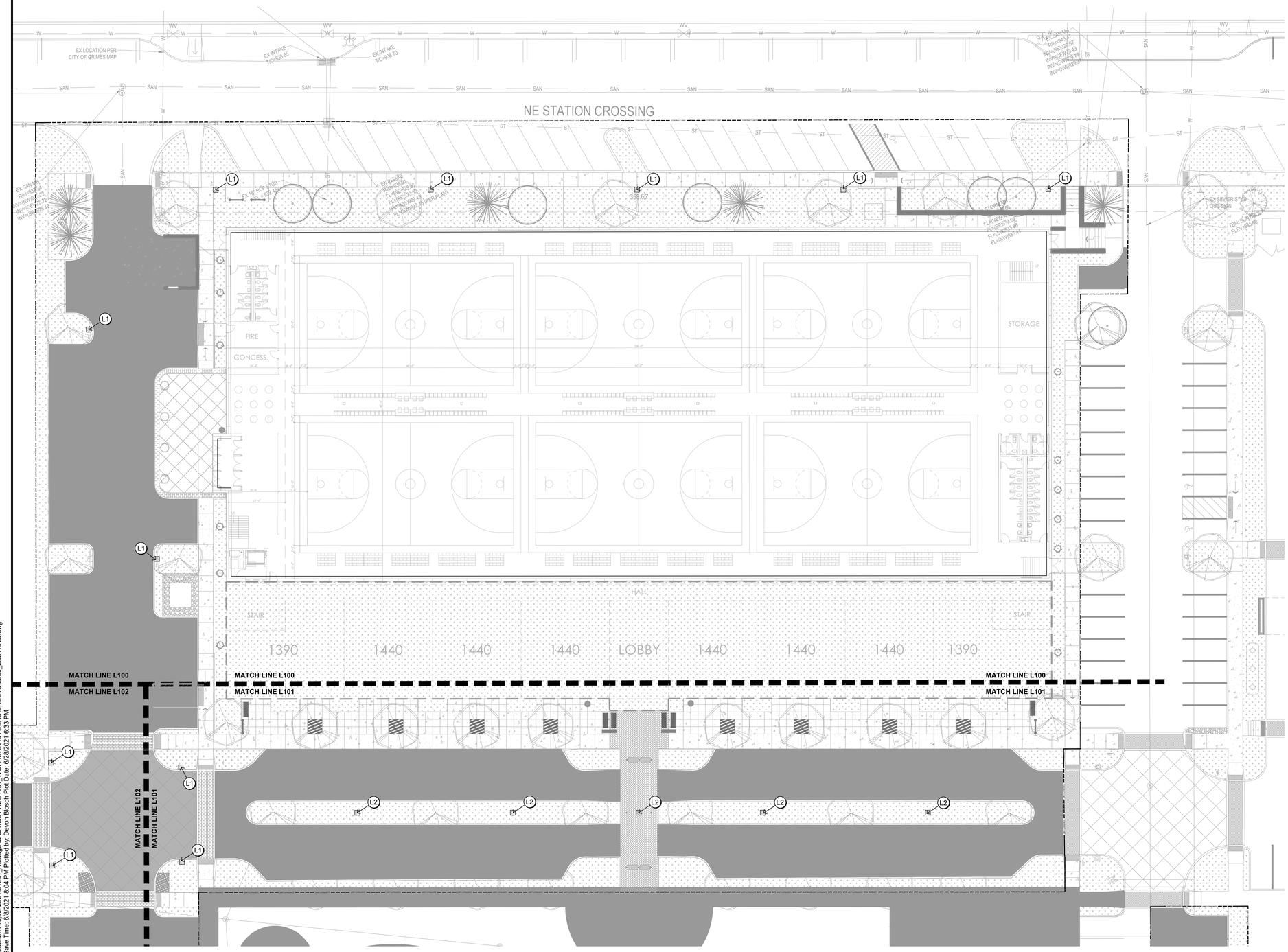
KEY	QTY	MANUFACTURE	DESCRIPTION	POLE HT '	LUM WATTS	COLOR TEMP	FEATURES
L1	#	STERNBERG	PT-A850SRLED-5P-24L30T2-MDL018-A/3916FP5-.188/BKT	16'	90	3000K	TO MATCH PH1
L2	#	STERNBERG	PT-A850SRLED-5P-24L30T2-MDL018-A/3916FP5-.188/BKT	18'	90	3000K	BANNER & FLAG POLE

GENERAL NOTES

A. REFERENCE ALL NOTES ON L001 AND SPECIFICATIONS MANUAL.

KEY MAP





SCALE: 1"=20'

0' 10' 20' 40'

L500 TITLE:

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HERITAGE AT GRIMES

TAAG DEVELOPMENT, LLC

GRIMES / IA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	5/24/2021	CITY SITE PLAN SUBMITTAL
2	6/8/2021	CITY SITE PLAN 1ST RESUBMITTAL
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ISSUED:
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LIGHTING NORTH

CONFLUENCE PROJECT NO: 21081

L500

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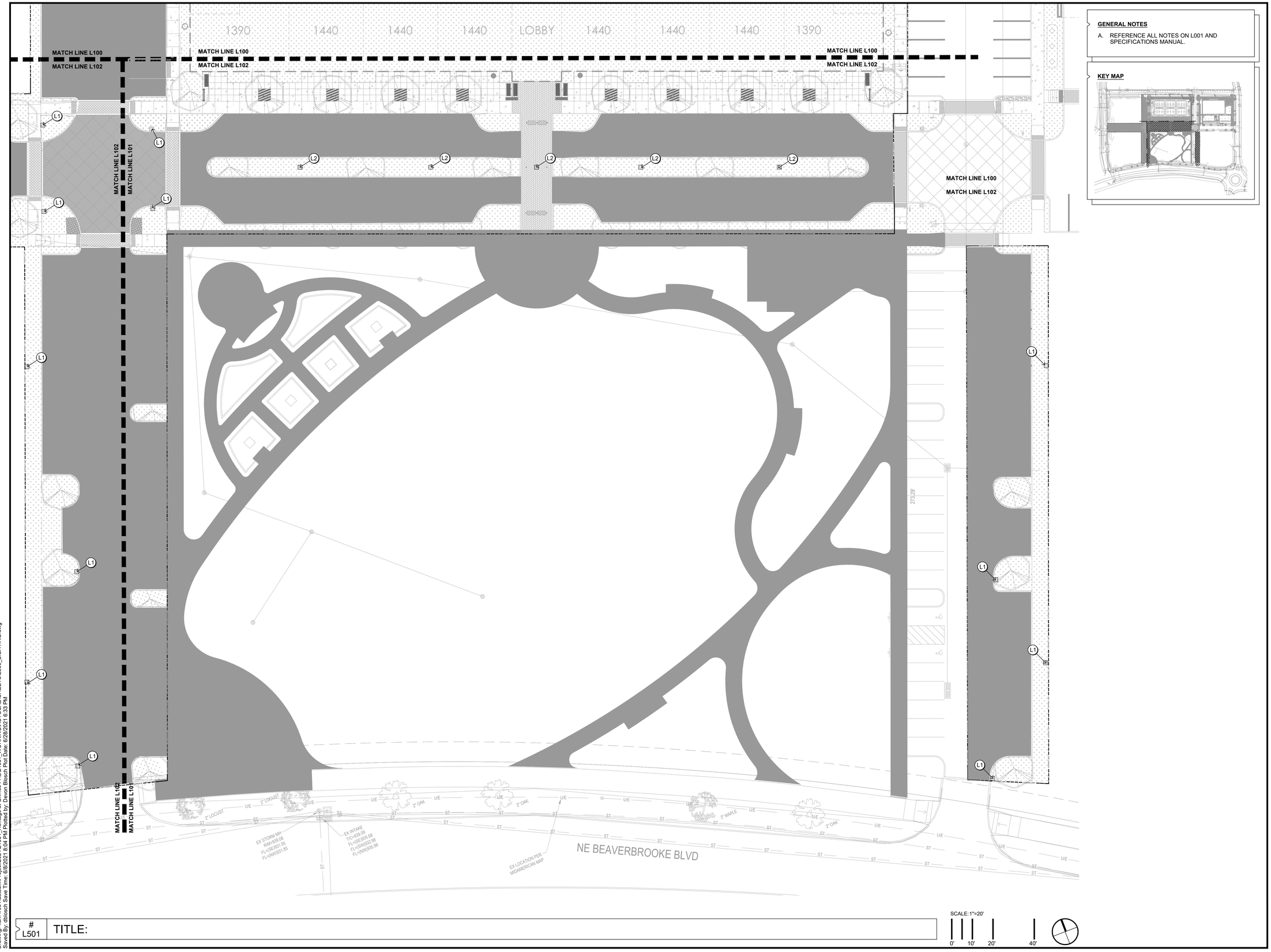

GENERAL NOTES

A. REFERENCE ALL NOTES ON L001 AND SPECIFICATIONS MANUAL.

KEY MAP

SCALE: 1"=20'

0' 10' 20' 40'

L501 TITLE:

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CONTACT: MATT BROWN, AIA

HERITAGE AT GRIMES

TAAG DEVELOPMENT, LLC

GRIMES / IA

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ISSUED:
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LIGHTING SOUTH

CONFLUENCE PROJECT NO: 21081

L501

Drawing: \\dm-free1\data\dm\Project\2021\21081_Heritage at Grimes PH2\21081_WORKINGAUTOCADSHEETS\L500_LIGHTING.dwg
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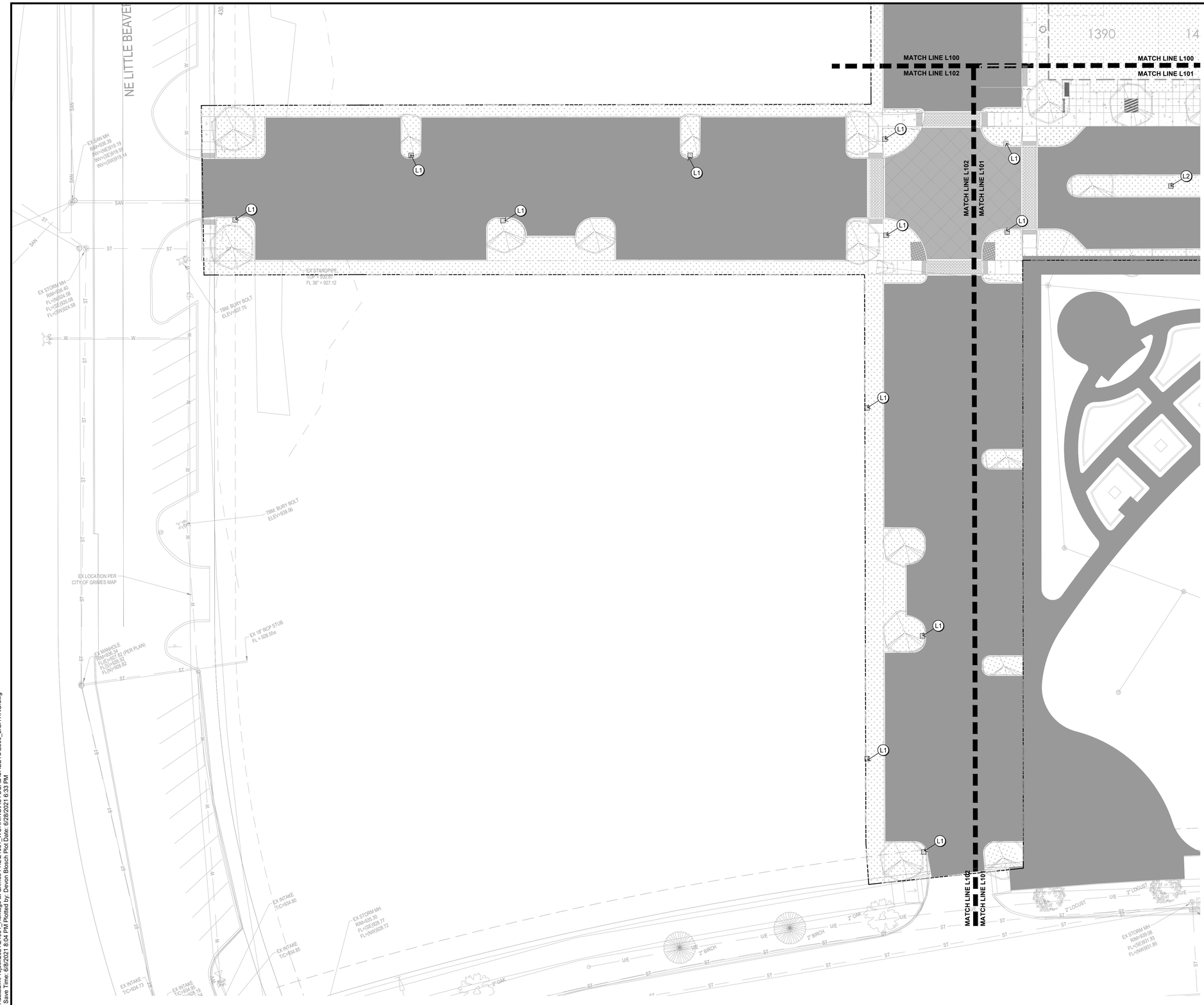
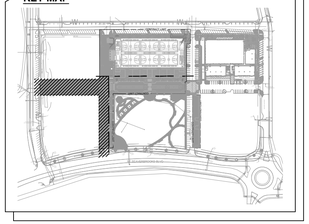


GENERAL NOTES

A. REFERENCE ALL NOTES ON L001 AND SPECIFICATIONS MANUAL.

KEY MAP



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HERITAGE AT GRIMES

TAAG DEVELOPMENT, LLC

GRIMES / IA

ISSUE SCHEDULE		
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LIGHTING WEST

CONFLUENCE PROJECT NO: 21081

L502

L502 TITLE:

SCALE: 1"=20'
0' 10' 20' 40'

Drawing: \\dm-free1\data\dm\Project\2021\21081_Heritage at Grimes PH2\21081_WORK\NGAUTOCAD\SHEETS\L500_LIGHTING.dwg
Saved By: dbloesch Save Time: 6/8/2021 8:04 PM Plotted by: Devon Bloesch Plot Date: 6/28/2021 6:33 PM

NE STATION CROSSING

@ SCG: 50,400 ft²
- Price as traditional & PrimX

8H Boom

NE BEAVERBROOKE BLVD

NE HERITAGE DRIVE

Highlighted to show values between 0.0 - 0.49/FC.

Highlighted to show values between 0.5 - 0.99/FC.

Luminaire Schedule

Symbol	Qty	Label	Description	LLF	Lum. Lumens	Lum. Watts
	14	P1	Sternberg PT-A850SRLED-SP-24L30T4-MDL018-A/3916FP5-.188/BKT	1.000	12274	116
	9	P2	Sternberg PT-A850SRLED-SP-24L30T5-MDL018-A/3916FP5-.188/BKT	0.900	12679	115.8
	1	P1-Existing	Sternberg PT-A850SRLED-SP-24L30T4-MDL018-A/3916FP5-.188/BKT	1.000	12274	116
	2	P2-Existing	Sternberg PT-A850SRLED-SP-24L30T5-MDL018-A/3916FP5-.188/BKT	0.900	12679	115.8

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
East Parking	Illuminance	Fc	1.89	4.4	0.2	9.45	22.00
Middle Parking	Illuminance	Fc	2.46	3.7	0.9	2.73	4.11
West Parking	Illuminance	Fc	1.68	4.0	0.1	16.80	40.00
West Parking & Drive	Illuminance	Fc	1.85	4.9	0.1	18.50	49.00

01 BASE PLAN

SCALE:1"=40'

Drawing No.: 20210101_Heritage at Grimes Phase 2
Revised By: dbarker Revised Time: 4/29/2021 8:28 AM Plotted by: dbarker Plot Date: 4/29/2021 8:28 AM

Scale: 1 inch= 40 Ft.

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Windsor Heights, IA 50324
Phone: (515) 273-0100
Fax: (515) 273-0108
john.temple@3e-co.com

ELECTRICAL ENGINEERING & EQUIPMENT COMPANY

#	Date	Comments
1	5/24/2021	Site Lighting Plan_v4

Revisions

Drawn By: John Temple
Checked By:
Date:5/24/2021
Scale: 1" = 40'

Heritage at Grimes, Phase 2

Grimes, IA

GENERAL NOTES:

1. 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.
2. 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).
3. All permits (IDNR, SWP, IDOT, Army Corp., etc.) shall be obtained prior to the start of construction.
4. 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.
5. Typical Building Service Layout to reflect the City's service order from Left to right facing the lot, Sanitary, Water, Sump.
6. A Knox box is required by the fire department and shall be obtained at Knoxbox.com.
7. All site lighting shall not spill onto adjacent properties or right-of-ways.
8. Provide a 4-year maintenance bond for all public improvements

GENERAL UTILITY NOTES:

1. It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all onsite amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
2. All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
3. The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation.
4. The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
5. Maintain a minimum of 5' of cover over all water lines and sanitary sewer lines. Install water lines 18" above sanitary sewers, where the sanitary sewer crosses over the water line, install sewer piping of materials equal to watermain standards for 9 feet on both sides and maintain 18" of separation.
6. Where 5' of cover is not provided over sanitary sewer and water lines, install 2" rigid polystyrene insulation with a thermal resistance of at least 5 and a compressive strength of at least 25 psi. Insulation shall be 8' wide, centered over pipe with 6" sand cushion between pipe and insulation.
7. All watermain piping shall be class 52 ductile iron pipe unless noted otherwise.
8. Pipe bedding shall meet the requirements set forth by the Iowa Statewide Urban Design and Specifications Manual (SUDAS).
9. Pressure test and disinfect all new watermains in accordance with state and local requirements. See water main notes for more detail.

SANITARY SEWER NOTES:

1. 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.
2. Sanitary gravity pipe material shall be PVC SDR 26 or Truss (8" to 15").
3. Sanitary gravity service pipe material shall be PVC SDR 23.5 (4" to 6").
4. All sanitary sewer manholes shall have steps.
5. All sanitary sewer manholes castings shall be sealed with Heat Shrink Sleeves.
6. All sanitary sewer manhole castings located within pavement shall be Type B:PCC W/Adjusting Mechanism.
7. Sanitary Sewer testing, cleaning & televising shall be completed prior to paving. The sewer system shall be flushed with water prior to televising.

WATER MAIN NOTES:

1. 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'.
2. 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.
3. A tracer wire receptacle shall be installed at each hydrant, AA Manufacturing Tracer Wire Receptacle Model TW-18-2.
4. All valves shall be resilient wedge gate valves.
5. Water service shall be 1-inch residential, 2" Commercial minimum type K copper.
6. 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.
7. All watermain fittings to be restrained joint, Mega-lug or approved equal.

STORM SEWER NOTES:

1. All storm sewer in the ROW shall be RCP, unless otherwise approved by the City.
2. 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.
3. 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.
4. Storm Sewer cleaning & televising shall be completed prior to paving. The sewer system shall be flushed with water prior to televising.
5. Use O ring gaskets on storm sewers crossing over watermain per IDNR requirement.

SIGNAGE NOTES:

1. All signage shall be supplied and installed by the Developer.
2. All sign posts shall be Telespar 2"x2" square tube galvanized steel (14-gauge min.) with 7/16" knock-out style perforations that are pre-punched.

GRADING NOTES:

1. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. See Landscape Plans for restoration of disturbed areas, including topsoil and seed requirements.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

EROSION CONTROL NOTES:

1. Owner and Contractor shall obtain Iowa DNR-NPDES permit. Contractor shall be responsible for all fees pertaining to this permit. The SWPPP shall be kept onsite at all times.
2. Install temporary erosion control measures (inlet protection, silt fence, and rock construction entrances) prior to beginning any excavation or demolition work at the site.
3. Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins, additional siltation fencing, and/or disk the soil parallel to the contours as deemed necessary to further control erosion. All changes shall be recorded in the SWPPP.
4. All construction site entrances shall be surfaced with crushed rock across the entire width of the entrance and from the entrance to a point 50' into the construction zone.
5. The toe of the silt fence shall be trenched in a minimum of 6". The trench backfill shall be compacted with a vibratory plate compactor.
6. All grading operations shall be conducted in a manner to minimize the potential for site erosion. Sediment control practices must be established on all down gradient perimeters before any up gradient land disturbing activities begin.
7. All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces are exempt from this requirement.
8. Pipe outlets must be provided with energy dissipation within 24 hours of connection to surface water.
9. All riprap shall be installed with a filter material or soil separation fabric and comply with the Iowa Department of Transportation Standard Specifications.
10. All storm sewer catch basins not needed for site drainage during construction shall be covered to prevent runoff from entering the storm sewer system. Catch basins necessary for site drainage during construction shall be provided with inlet protection.
11. In areas where concentrated flows occur (such as swales and areas in front of storm catch basins and intakes) the erosion control facilities shall be backed by stabilization structure to protect those facilities from the concentrated flows.
12. Inspect the construction site once every seven days during active construction. All inspections shall be recorded in the SWPPP.
13. All silt fences must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access. All repairs shall be recorded in the SWPPP.
14. If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
15. All soils tracked onto pavement shall be removed daily.
16. Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater.
17. Collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with Iowa DNR disposal requirements.
18. Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with Iowa DNR regulations.
19. External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed onsite.
20. All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with Iowa DNR regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
21. Upon completion of the project and stabilization of all graded areas, all temporary erosion control facilities (silt fences, hay bales, etc.) shall be removed from the site.
22. All permanent sedimentation basins must be restored to their design condition immediately following stabilization of the site.

LEGEND

- 950 — EXISTING CONTOURS
- 950 — PROPOSED CONTOURS - MAJOR INTERVAL
- 949 — PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- 2.0% GRADE SLOPE
- SILT FENCE
- RIP-RAP / ROCK CONST. ENTRANCE
- INLET PROTECTION
- CONCRETE WASHOUT STATION
- 950.00 TC / 949.50 GL

SPOT ABBREVIATIONS:

TC - TOP OF CURB
GL - GUTTER LINE
B - BITUMUNOUS
C - CONCRETE
EO - EMERGENCY OVERFLOW
TW - TOP OF WALL
BW - BOTTOM OF WALL (F/G)
(*) - EXISTING TO BE VERIFIED

- STORM MANHOLE
- CATCH BASIN
- CURB INLET
- FLARED END
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE & BOX
- WATER SHUTOFF
- LIGHT POLE
- CTV — CABLE UNDERGROUND LINE
- OE — ELECTRIC OVERHEAD LINE
- UE — ELECTRIC UNDERGROUND LINE
- FO — FIBER OPTIC UNDERGROUND LINE
- G — NATURAL GAS UNDERGROUND LINE
- SANITARY SEWER PIPE
- STORM SEWER PIPE
- T — TELEPHONE UNDERGROUND LINE
- WATERMAIN PIPE
- DT — DRAINTILE PIPE

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HERITAGE AT GRIMES - PHASE 2

TAAG DEVELOPMENT, LLC

GRIMES / IA

REVISION SCHEDULE

ISSUE	DATE	DESCRIPTION
1	5/24/2021	CITY SITE PLAN SUBMITTAL
2	6/8/2021	CITY SITE PLAN 1ST RESUBMITTAL
3	6/28/21	CITY SITE PLAN 2ND RESUBMITTAL

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GENERAL CIVIL NOTES

CONFLUENCE PROJECT NO: 21081

C0.0

GRADING NOTES

1. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. Restore all disturbed areas with 4" of good quality topsoil and seed,
5. All construction shall be performed in accordance with state and local standard specifications for construction.

LEGEND

- 950 — EXISTING CONTOURS
- 950 — PROPOSED CONTOURS - MAJOR INTERVAL
- 949 — PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- 2.0% — GRADE SLOPE
- SILT FENCE
- RIP-RAP / ROCK CONST. ENTRANCE
- INLET PROTECTION
- CONCRETE WASHOUT STATION

SPOT ABBREVIATIONS:

950.00 TC
949.50 GL

TC - TOP OF CURB
GL - GUTTER LINE
B - BITUMUNOUS
C - CONCRETE
EO - EMERGENCY OVERFLOW
TW - TOP OF WALL
BW - BOTTOM OF WALL (F/G)
(*) - EXISTING TO BE VERIFIED

ZONE 1
ZONE 2
ZONE 3
ZONE 4
FFE = 939.50

NORTH
0 20 40 80

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HERITAGE AT GRIMES - PHASE 2
TAAG DEVELOPMENT, LLC
GRIMES / IA

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OVERALL GRADING PLAN

CONFLUENCE PROJECT NO: 21081

C1.1

GRADING NOTES

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2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. Restore all disturbed areas with 4" of good quality topsoil and seed,
5. All construction shall be performed in accordance with state and local standard specifications for construction.

LEGEND

- 950 — EXISTING CONTOURS
- 950 — PROPOSED CONTOURS - MAJOR INTERVAL
- 949 — PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- 2.0% — GRADE SLOPE
- SILT FENCE
- RIP-RAP / ROCK CONST. ENTRANCE
- INLET PROTECTION
- CONCRETE WASHOUT STATION

950.00 TC
949.50 GL

SPOT ABBREVIATIONS:
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C - CONCRETE
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TW - TOP OF WALL
BW - BOTTOM OF WALL (F/G)
(*) - EXISTING TO BE VERIFIED

FFE = 939.50

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NORTH

0 10 20 40

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HERITAGE AT GRIMES - PHASE 2

TAAG DEVELOPMENT, LLC

GRIMES / IA

REVISION SCHEDULE

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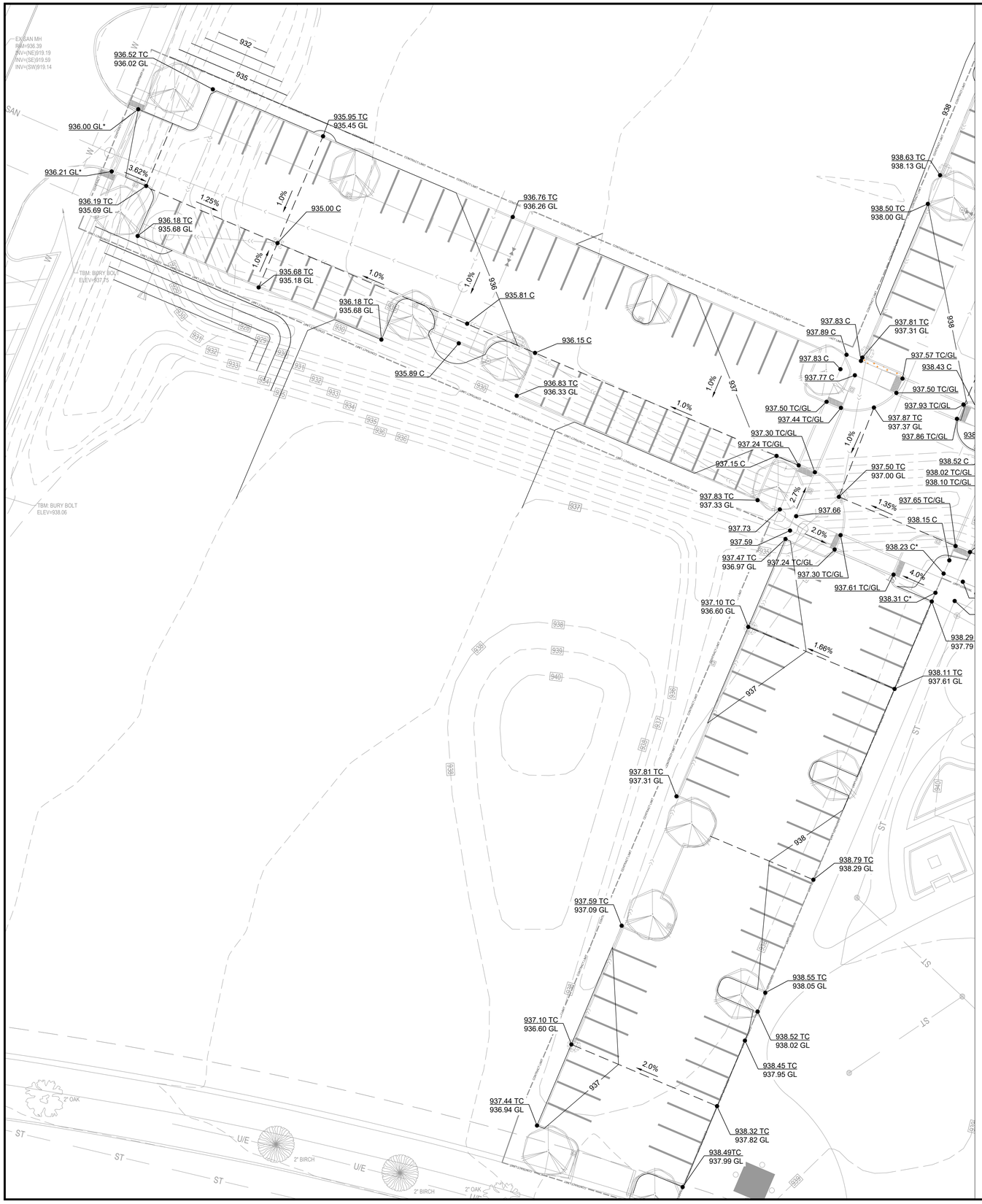
GRADING PLAN - ZONE 1

CONFLUENCE PROJECT NO: 21081

C1.2



GRADING NOTES

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2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. Restore all disturbed areas with 4" of good quality topsoil and seed,
5. All construction shall be performed in accordance with state and local standard specifications for construction.

LEGEND

- 950 — EXISTING CONTOURS
- 950 — PROPOSED CONTOURS - MAJOR INTERVAL
- 949 — PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- 2.0% GRADE SLOPE
- SILT FENCE
- RIP-RAP / ROCK CONST. ENTRANCE
- INLET PROTECTION
- CONCRETE WASHOUT STATION

SPOT ABBREVIATIONS:

950.00 TC
949.50 GL

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BW - BOTTOM OF WALL (F/G)
(*) - EXISTING TO BE VERIFIED

NORTH

0 10 20 40

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HERITAGE AT GRIMES - PHASE 2

TAAG DEVELOPMENT, LLC
GRIMES / IA

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GRADING PLAN - ZONES 2 & 3

CONFLUENCE PROJECT NO: 21081

C1.3

GRADING NOTES

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- 949 — PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- 2.0% — GRADE SLOPE
- SILT FENCE
- RIP-RAP / ROCK CONST. ENTRANCE
- INLET PROTECTION
- CONCRETE WASHOUT STATION

950.00 TC
949.50 GL

SPOT ABBREVIATIONS:

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GL - GUTTER LINE
B - BITUMUNOUS
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EO - EMERGENCY OVERFLOW
TW - TOP OF WALL
BW - BOTTOM OF WALL (F/G)
(*) - EXISTING TO BE VERIFIED

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NORTH

0 10 20 40

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HERITAGE AT GRIMES - PHASE 2

TAAG DEVELOPMENT, LLC

GRIMES / IA

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GRADING PLAN - ZONE 4

CONFLUENCE PROJECT NO: 21081

C1.4

EROSION CONTROL NOTES

SEE SHEET C0.0 FOR EROSION CONTROL NOTES.

EROSION CONTROL QUANTITIES

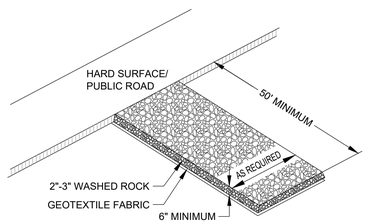
STABILIZATION (SEEDING, MULCH, ETC.) = 45,000 S.F.
SILT FENCE = 2,000 LF
INLET PROTECTION = 35 EA
CONSTRUCTION ENTRANCE = 5 EA
CONCRETE WASHOUT = 3 EA

LEGEND

- 950 — EXISTING CONTOURS
- 950 — PROPOSED CONTOURS - MAJOR INTERVAL
- 949 — PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- 2.0% — GRADE SLOPE
- SILT FENCE
- RIP-RAP / ROCK CONST. ENTRANCE
- INLET PROTECTION
- CONCRETE WASHOUT STATION
- STAGING AREA

LOCATION FOR DUMPSTER AND PORTABLE RESTROOMS DURING CONSTRUCTION

FFE = 939.50



1 / C1.5 ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE

NORTH

0 20 40 80

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HERITAGE AT GRIMES - PHASE 2

TAAG DEVELOPMENT, LLC

GRIMES / IA

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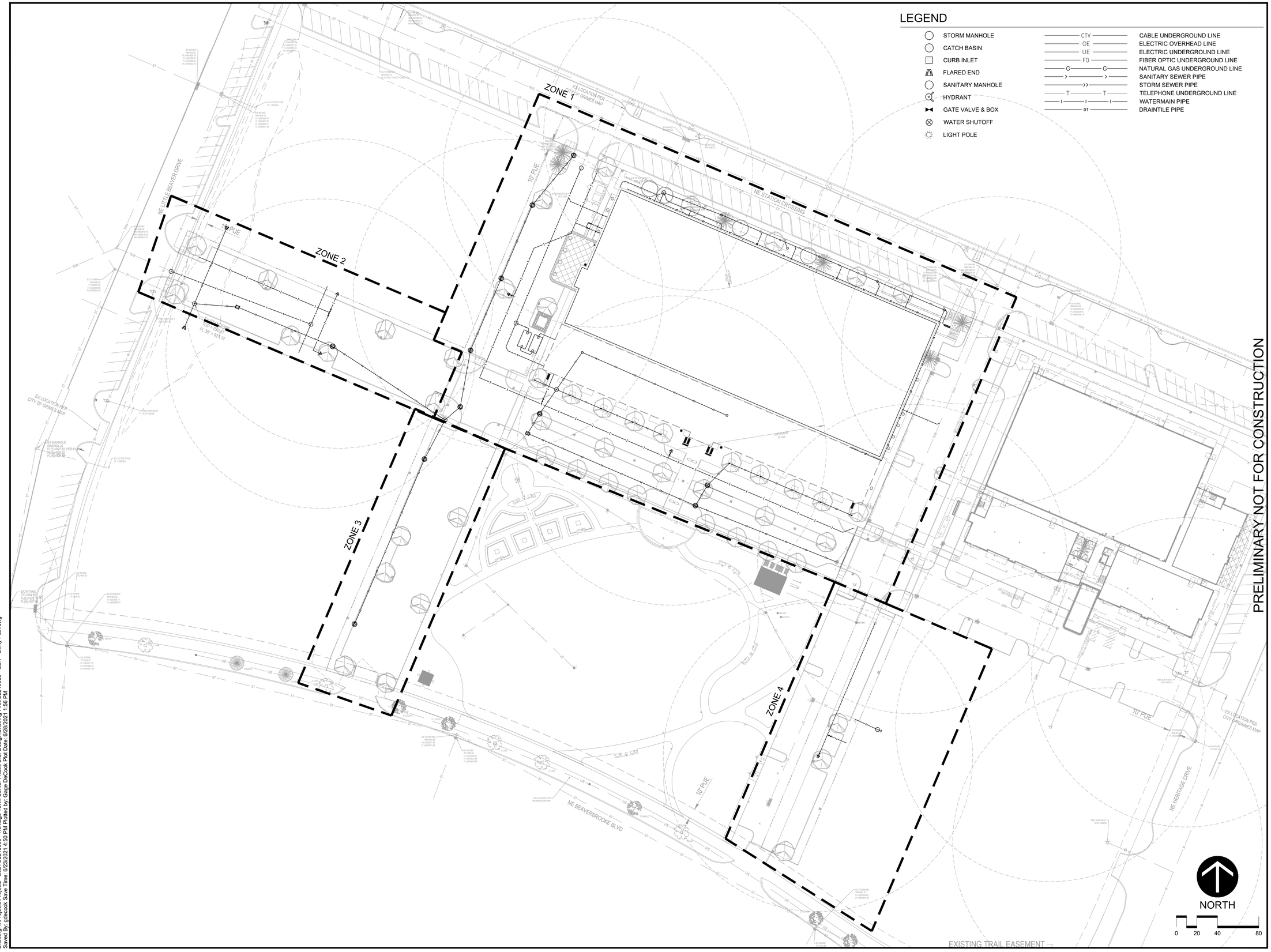
EROSION CONTROL PLAN

CONFLUENCE PROJECT NO: 21081

C1.5



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HERITAGE AT GRIMES - PHASE 2

TAAG DEVELOPMENT, LLC

GRIMES / IA

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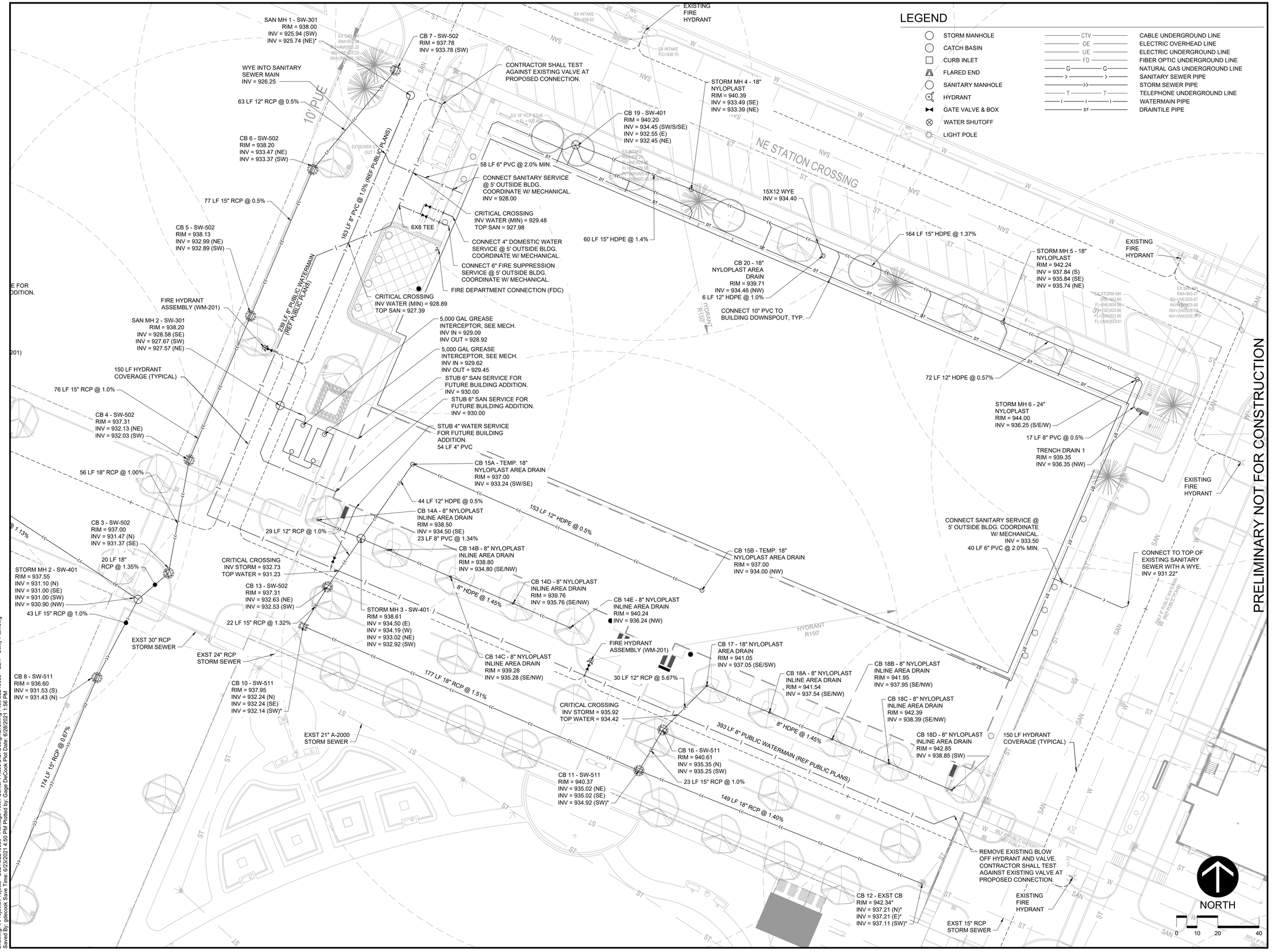
OVERALL UTILITY PLAN

CONFLUENCE PROJECT NO: 21081

C2.1



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HERITAGE AT GRIMES - PHASE 2

TAAG DEVELOPMENT, LLC

GRIMES / IA

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UTILITY PLAN - ZONE 1

CONFLUENCE PROJECT NO: 21081

C2.2

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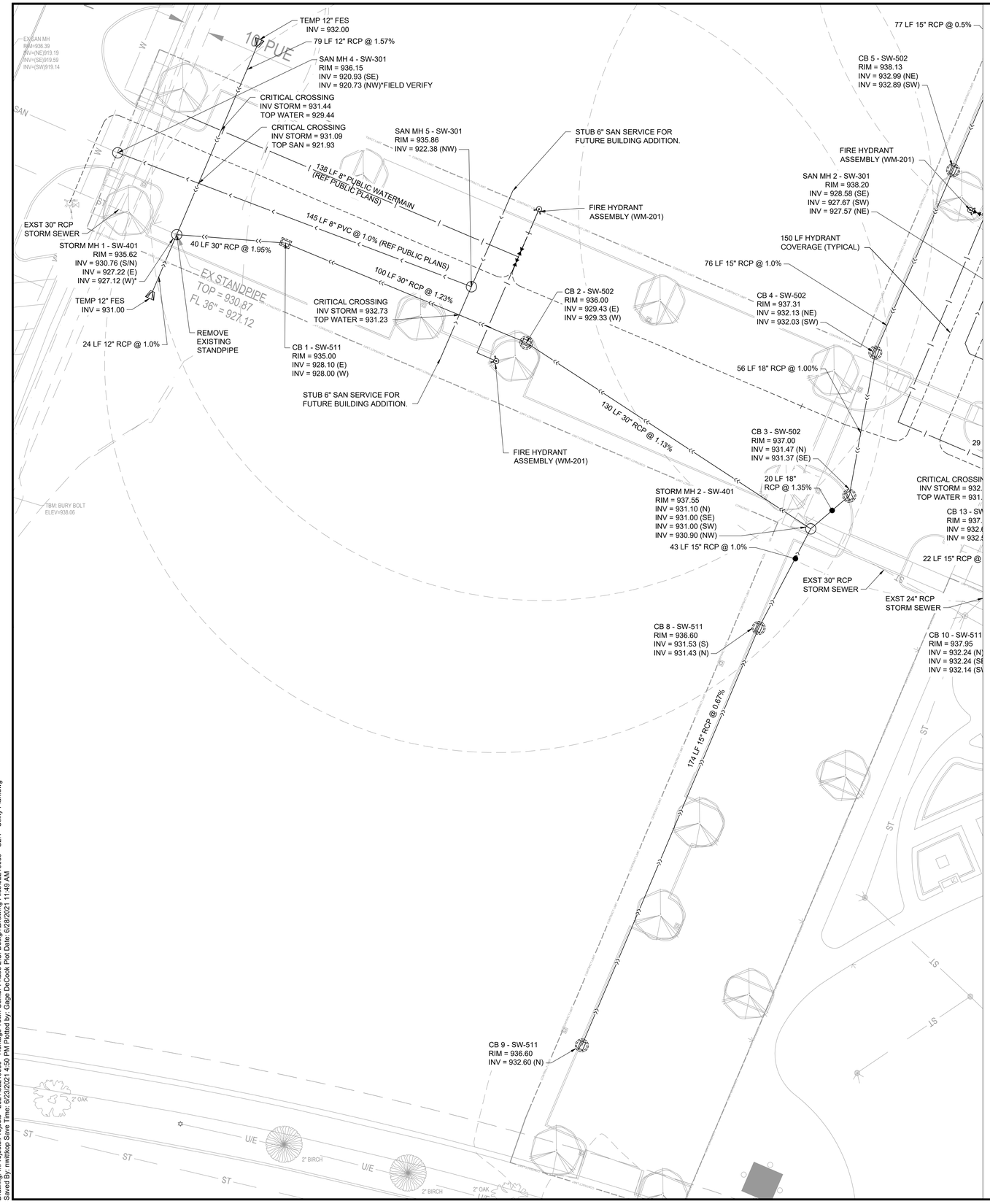

LEGEND

STORM MANHOLE		CTV	CABLE UNDERGROUND LINE
CATCH BASIN		OE	ELECTRIC OVERHEAD LINE
CURB INLET		UE	ELECTRIC UNDERGROUND LINE
FLARED END		FO	FIBER OPTIC UNDERGROUND LINE
SANITARY MANHOLE		G	NATURAL GAS UNDERGROUND LINE
HYDRANT		S	SANITARY SEWER PIPE
GATE VALVE & BOX		ST	STORM SEWER PIPE
WATER SHUTOFF		T	TELEPHONE UNDERGROUND LINE
LIGHT POLE		W	WATERMAIN PIPE
		DT	DRAINTILE PIPE

NORTH

0 10 20 40

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HERITAGE AT GRIMES - PHASE 2

TAAG DEVELOPMENT, LLC
GRIMES / IA

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UTILITY PLAN - ZONES 2 & 3

CONFLUENCE PROJECT NO: 21081

C2.3

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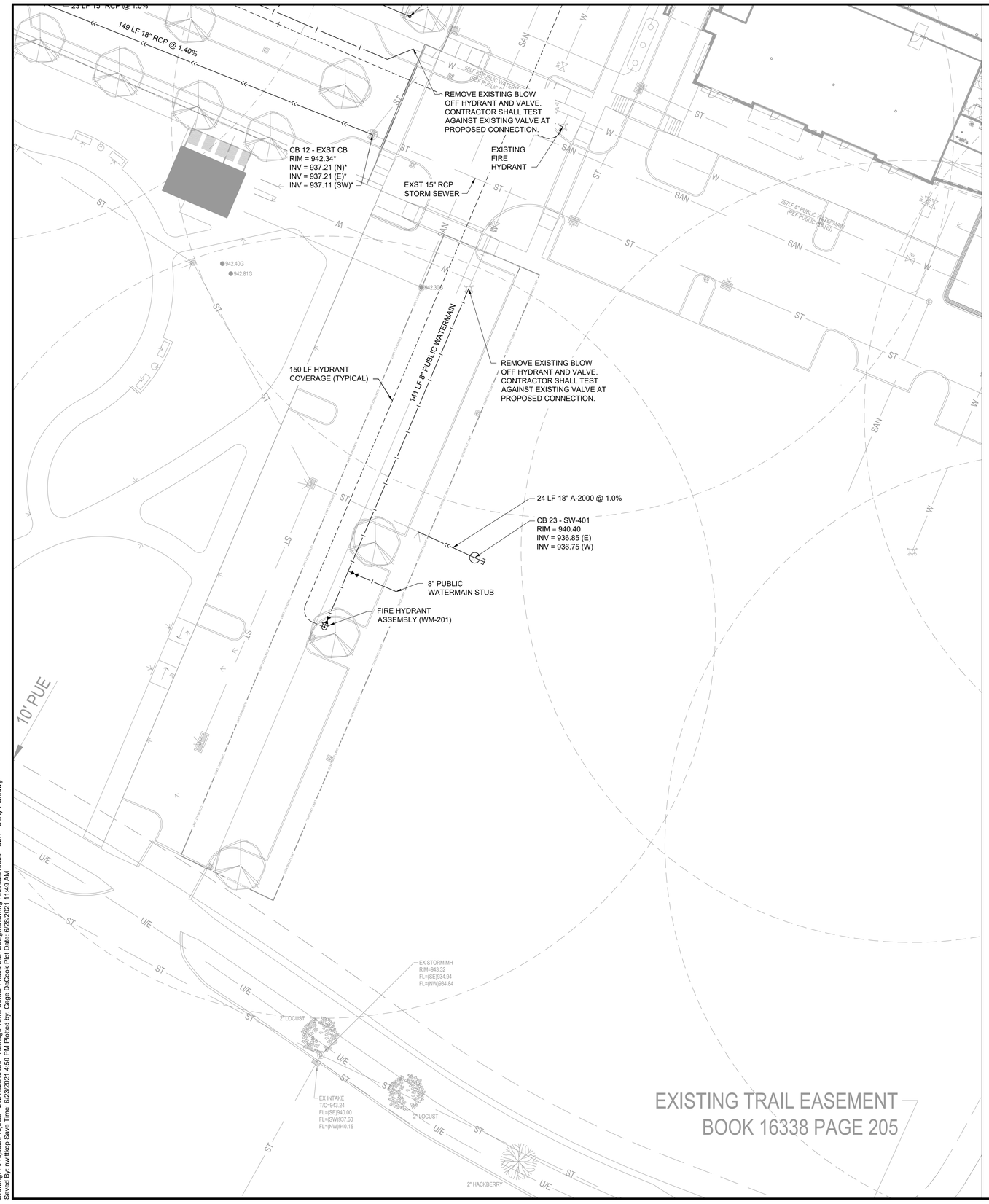

LEGEND

STORM MANHOLE	CABLE UNDERGROUND LINE
CATCH BASIN	ELECTRIC OVERHEAD LINE
CURB INLET	ELECTRIC UNDERGROUND LINE
FLARED END	FIBER OPTIC UNDERGROUND LINE
SANITARY MANHOLE	NATURAL GAS UNDERGROUND LINE
HYDRANT	SANITARY SEWER PIPE
GATE VALVE & BOX	STORM SEWER PIPE
WATER SHUTOFF	TELEPHONE UNDERGROUND LINE
LIGHT POLE	WATERMAIN PIPE
	DRAINTILE PIPE

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NORTH

0 10 20 40

CONFLUENCE

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HERITAGE AT GRIMES - PHASE 2

TAAG DEVELOPMENT, LLC

GRIMES / IA

REVISION SCHEDULE

ISSUE	DATE	DESCRIPTION
1	5/24/2021	CITY SITE PLAN SUBMITTAL
2	6/8/2021	CITY SITE PLAN 1ST RESUBMITTAL
3	6/28/21	CITY SITE PLAN 2ND RESUBMITTAL

ISSUED:
6/28/21
ISSUED FOR:
SITE REVIEW
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UTILITY PLAN - ZONE 4

CONFLUENCE PROJECT NO: 21081

C2.4

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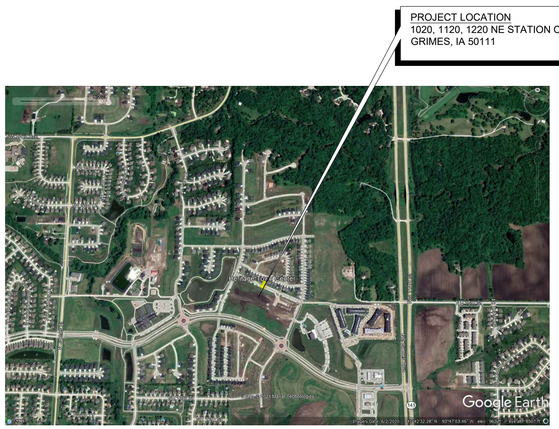
PROJECT:

HERITAGE AT GRIMES - PHASE 2

VICINITY MAP



INDEX OF DRAWINGS

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SITE INFORMATION

PROPERTY DESCRIPTION:
- LOTS 1, 2, AND 3 OF HERITAGE TOWN CENTER, AN OFFICIAL PLAT OF GRIMES, POLK COUNTY, IOWA.

ADDRESS:
- 1020 NE STATION CROSSING (LOT 1 HERITAGE TOWN CENTER)
- 1120 NE STATION CROSSING (LOT 2 HERITAGE TOWN CENTER)
- 1220 NE STATION CROSSING (LOT 3 HERITAGE TOWN CENTER)

OWNER:
- LOT 1 & 2 HERITAGE TOWN CENTER:
  MIKKELSEN, SCOTT & AMBER
  813 NE BRIDGE PARK PLACE, GRIMES, IA 50111
- LOT 3 HERITAGE TOWN CENTER
  TAAG 1 LLC
  3100 SE GRIMES BLVD STE 400, GRIMES, IA 50111

ZONING:
- PUD (HERITAGE AT GRIMES)
- SETBACKS:
  FRONT MIN: 15'
  FRONT MAX: 15'
  SIDE: 0'
  REAR: 0'

PARKING:
- STALLS TO BE BUILT IN PHASE 2: 147
- TOTAL AVAILABLE PARKING AFTER PHASE 2: 425
- TOTAL PARKING REQUIRED FOR PHASE 1 AND 2: 423
- ADA STALLS REQUIRED FOR PHASE 2:
  STANDARD: 4
  VAN: 1
  TOTAL: 5
- PROVIDED ADA STALLS:
  STANDARD: 4
  VAN: 1
  TOTAL: 5

PERVIOUS SURFACE:
- PERCENTAGE OF REQUIRED PERVIOUS SPACE: 20%
- PHASE 2 PERVIOUS SPACE: 36,031 SF/ 0.82 AC
- PERCENTAGE OF PERVIOUS SPACE PROVIDED: 22.85%

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)

GENERAL NOTES:

1. 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.
2. 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).
3. All permits (IDNR, SWP, IDOT, Army Corp., etc.) shall be obtained prior to the start of construction.
4. 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.
5. Typical Building Service Layout to reflect the City's service order from Left to right facing the lot, Sanitary, Water, Sump.
6. A Knox box is required by the fire department and shall be obtained at Knoxbox.com.
7. All site lighting shall not spill onto adjacent properties or right-of-ways.
8. Provide a 4-year maintenance bond for all public improvements

GENERAL UTILITY NOTES:

1. It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all onsite amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
2. All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
3. The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation.
4. The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
5. Maintain a minimum of 5' of cover over all water lines and sanitary sewer lines. Install water lines 18" above sanitary sewers, where the sanitary sewer crosses over the water line, install sewer piping of materials equal to watermain standards for 9 feet on both sides and maintain 18" of separation.
6. Where 5' of cover is not provided over sanitary sewer and water lines, install 2" rigid polystyrene insulation with a thermal resistance of at least 5 and a compressive strength of at least 25 psi. Insulation shall be 8' wide, centered over pipe with 6" sand cushion between pipe and insulation.
7. All watermain piping shall be class 52 ductile iron pipe unless noted otherwise.
8. Pipe bedding shall meet the requirements set forth by the Iowa Statewide Urban Design and Specifications Manual (SUDAS).
9. Pressure test and disinfect all new watermains in accordance with state and local requirements. See water main notes for more detail.

SANITARY SEWER NOTES:

1. 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.
2. Sanitary gravity pipe material shall be PVC SDR 26 or Truss (8" to 15").
3. Sanitary gravity service pipe material shall be PVC SDR 23.5 (4" to 6").
4. All sanitary sewer manholes shall have steps.
5. All sanitary sewer manholes castings shall be sealed with Heat Shrink Sleeves.
6. All sanitary sewer manhole castings located within pavement shall be Type B:PCC W/Adjusting Mechanism.
7. Sanitary Sewer testing, cleaning & televising shall be completed prior to paving. The sewer system shall be flushed with water prior to televising.

WATER MAIN NOTES:

1. 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'.
2. 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.
3. A tracer wire receptacle shall be installed at each hydrant, AA Manufacturing Tracer Wire Receptacle Model TW-18-2.
4. All valves shall be resilient wedge gate valves.
5. Water service shall be 1-inch residential, 2" Commercial minimum type K copper.
6. 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.
7. All watermain fittings to be restrained joint, Mega-lug or approved equal.

STORM SEWER NOTES:

1. All storm sewer in the ROW shall be RCP, unless otherwise approved by the City.
2. 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.
3. 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.
4. Storm Sewer cleaning & televising shall be completed prior to paving. The sewer system shall be flushed with water prior to televising.
5. Use O ring gaskets on storm sewers crossing over watermain per IDNR requirement.

SIGNAGE NOTES:

1. All signage shall be supplied and installed by the Developer.
2. All sign posts shall be Telespar 2"x2" square tube galvanized steel (14-gauge min.) with 7/16" knock-out style perforations that are pre-punched.

GRADING NOTES:

1. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. See Landscape Plans for restoration of disturbed areas, including topsoil and seed requirements.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

EROSION CONTROL NOTES:

1. Owner and Contractor shall obtain Iowa DNR-NPDES permit. Contractor shall be responsible for all fees pertaining to this permit. The SWPPP shall be kept onsite at all times.
2. Install temporary erosion control measures (inlet protection, silt fence, and rock construction entrances) prior to beginning any excavation or demolition work at the site.
3. Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins, additional siltation fencing, and/or disk the soil parallel to the contours as deemed necessary to further control erosion. All changes shall be recorded in the SWPPP.
4. All construction site entrances shall be surfaced with crushed rock across the entire width of the entrance and from the entrance to a point 50' into the construction zone.
5. The toe of the silt fence shall be trenched in a minimum of 6". The trench backfill shall be compacted with a vibratory plate compactor.
6. All grading operations shall be conducted in a manner to minimize the potential for site erosion. Sediment control practices must be established on all down gradient perimeters before any up gradient land disturbing activities begin.
7. All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces are exempt from this requirement.
8. Pipe outlets must be provided with energy dissipation within 24 hours of connection to surface water.
9. All riprap shall be installed with a filter material or soil separation fabric and comply with the Iowa Department of Transportation Standard Specifications.
10. All storm sewer catch basins not needed for site drainage during construction shall be covered to prevent runoff from entering the storm sewer system. Catch basins necessary for site drainage during construction shall be provided with inlet protection.
11. In areas where concentrated flows occur (such as swales and areas in front of storm catch basins and intakes) the erosion control facilities shall be backed by stabilization structure to protect those facilities from the concentrated flows.
12. Inspect the construction site once every seven days during active construction. All inspections shall be recorded in the SWPPP.
13. All silt fences must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access. All repairs shall be recorded in the SWPPP.
14. If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
15. All soils tracked onto pavement shall be removed daily.
16. Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater.
17. Collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with Iowa DNR disposal requirements.
18. Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with Iowa DNR regulations.
19. External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed onsite.
20. All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with Iowa DNR regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
21. Upon completion of the project and stabilization of all graded areas, all temporary erosion control facilities (silt fences, hay bales, etc.) shall be removed from the site.
22. All permanent sedimentation basins must be restored to their design condition immediately following stabilization of the site.

LEGEND

950	EXISTING CONTOURS
950	PROPOSED CONTOURS - MAJOR INTERVAL
949	PROPOSED CONTOURS - MINOR INTERVAL
	GRADE BREAK LINE
2.0%	GRADE SLOPE
	SILT FENCE
	RIP-RAP / ROCK CONST. ENTRANCE
	INLET PROTECTION
	CONCRETE WASHOUT STATION
950.00 TC 949.50 GL	

SPOT ABBREVIATIONS:
TC - TOP OF CURB
GL - GUTTER LINE
B - BITUMUNOUS
C - CONCRETE
EO - EMERGENCY OVERFLOW
TW - TOP OF WALL
BW - BOTTOM OF WALL (F/G)
(*) - EXISTING TO BE VERIFIED

	STORM MANHOLE
	CATCH BASIN
	CURB INLET
	FLARED END
	SANITARY MANHOLE
	HYDRANT
	GATE VALVE & BOX
	WATER SHUTOFF
	LIGHT POLE
CTV	CABLE UNDERGROUND LINE
OE	ELECTRIC OVERHEAD LINE
UE	ELECTRIC UNDERGROUND LINE
FO	FIBER OPTIC UNDERGROUND LINE
G	NATURAL GAS UNDERGROUND LINE
>	SANITARY SEWER PIPE
>>	STORM SEWER PIPE
T	TELEPHONE UNDERGROUND LINE
I	WATERMAIN PIPE
DT	DRAINTILE PIPE

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. MURPHY, P.E.
PRINTED OR TYPED NAME

SIGNATURE & DATE

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HERITAGE AT GRIMES - PHASE 2
TAAG DEVELOPMENT, LLC
GRIMES / IA

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PUBLIC UTILITY PLANS AND PROFILES - TITLE SHEET

CONFLUENCE PROJECT NO: 21081

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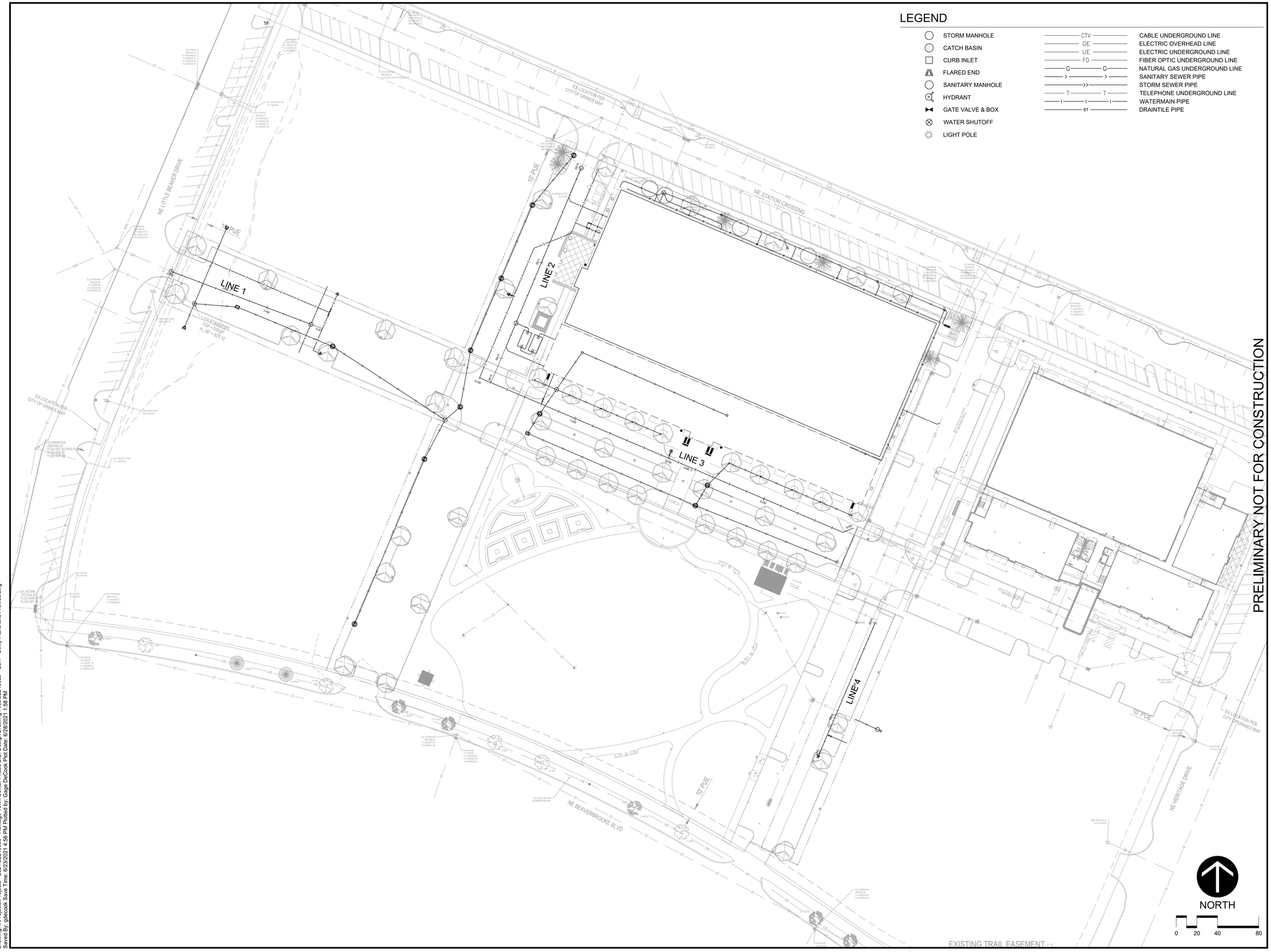

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PUBLIC UTILITY PLANS AND PROFILES LINE LOCATIONS

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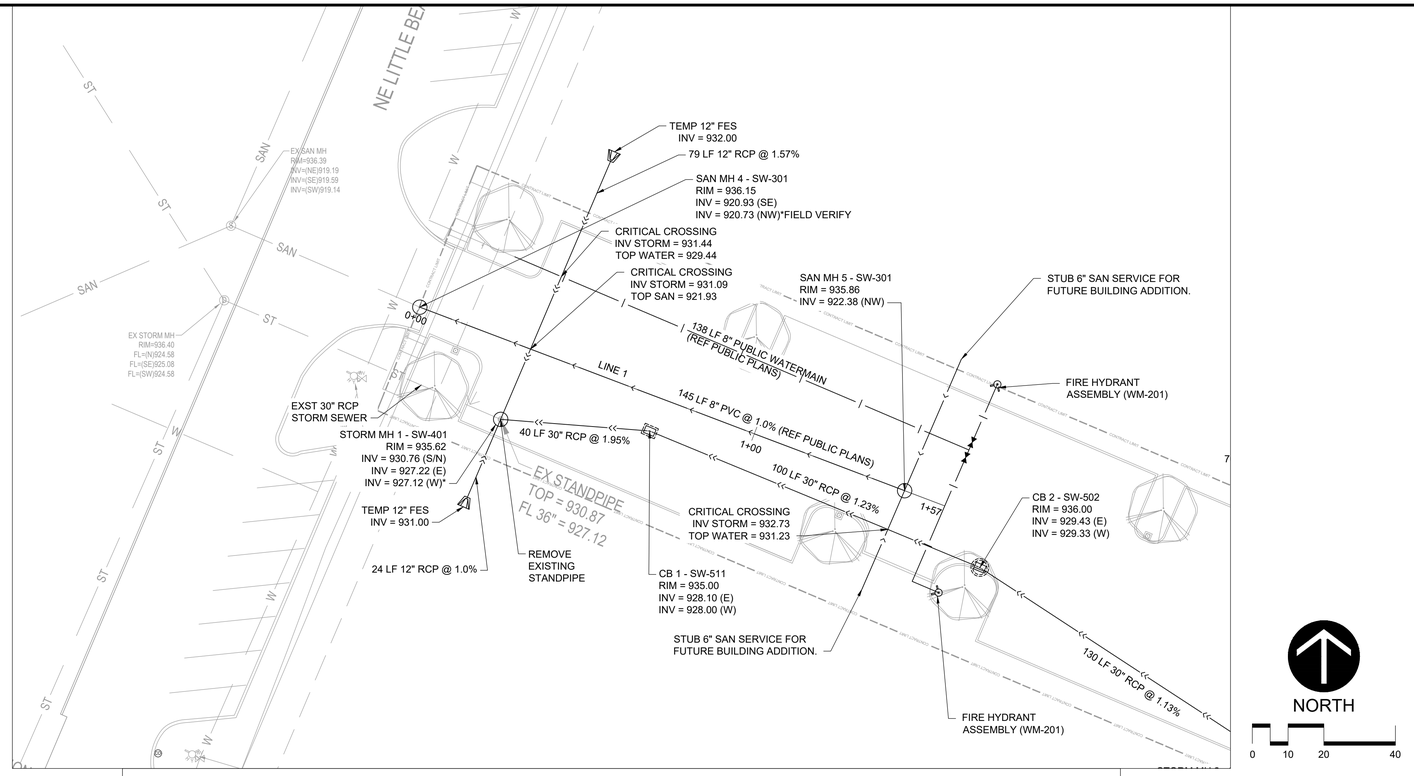
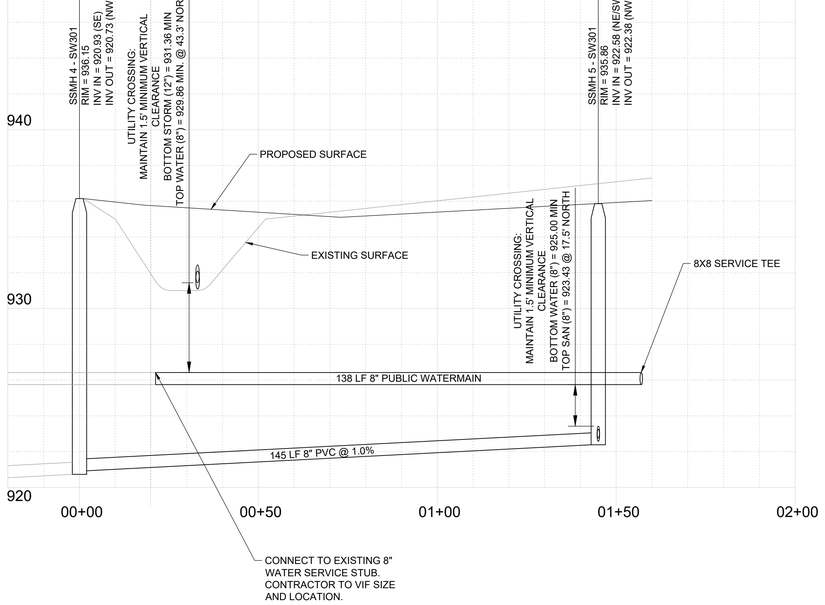


LINE 1: PUBLIC UTILITY PROFILE



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HERITAGE AT GRIMES - PHASE 2

TAAG DEVELOPMENT, LLC

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PUBLIC UTILITY PLANS AND PROFILES - LINE 1

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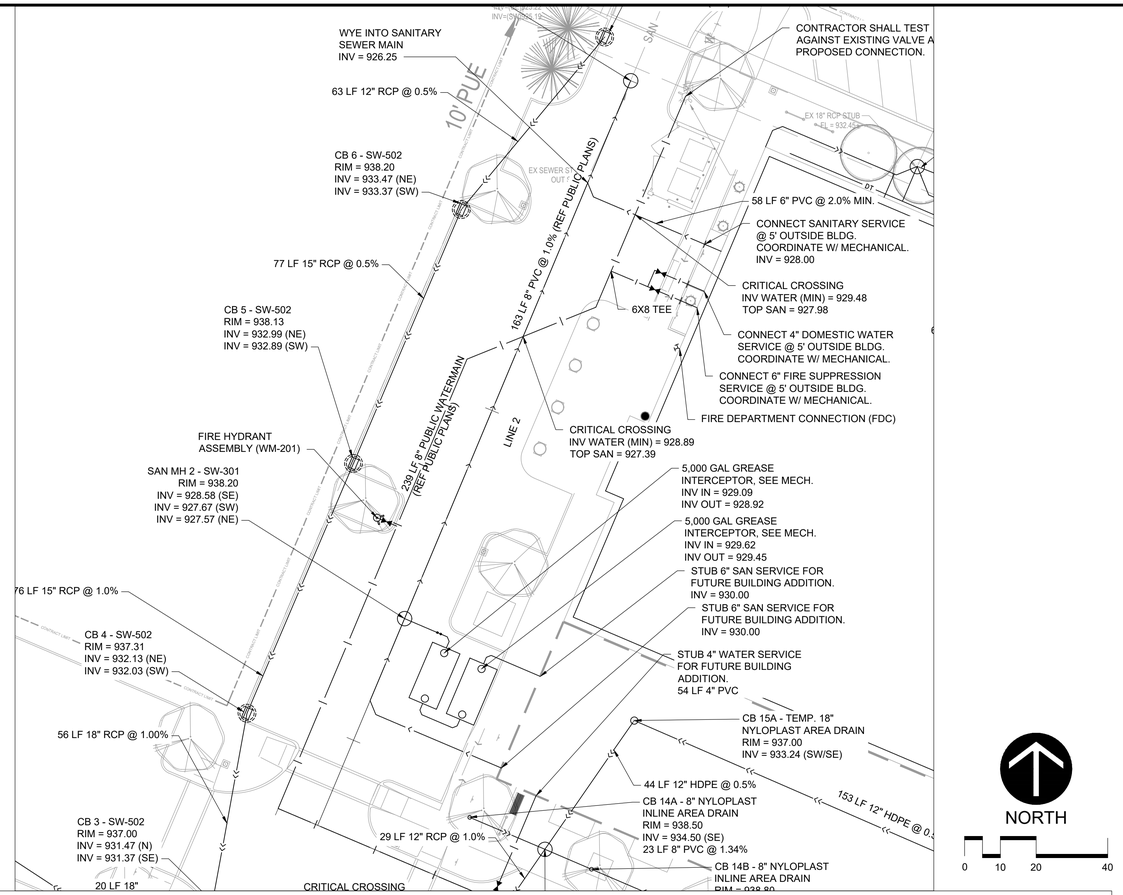
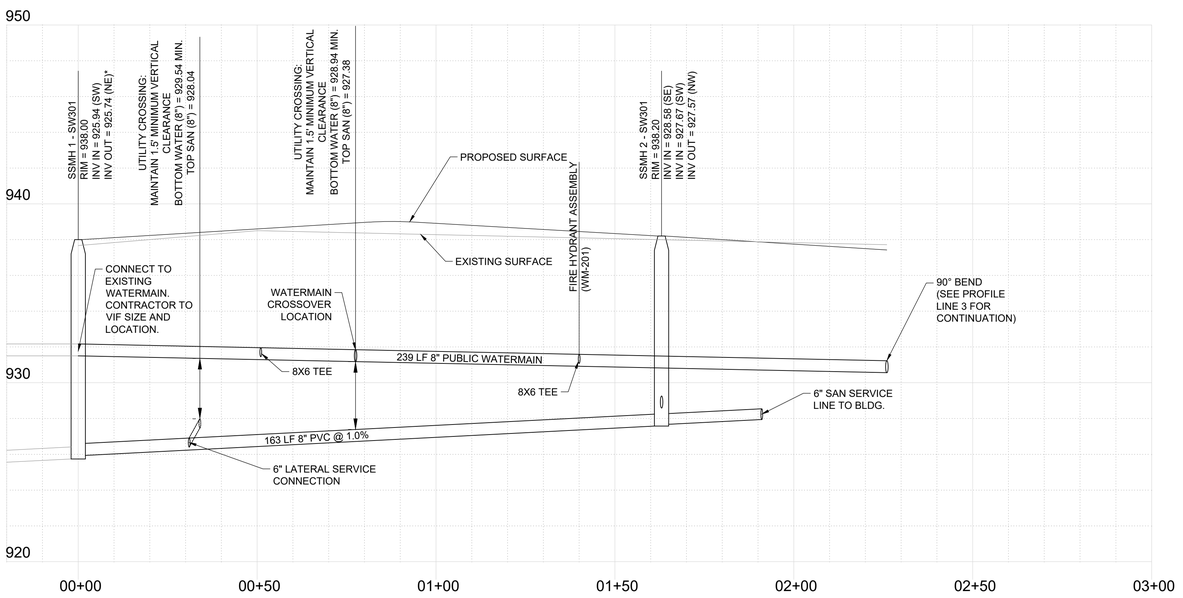


LINE 2: PUBLIC UTILITY PROFILE



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PUBLIC UTILITY PLANS AND PROFILES - LINE 2

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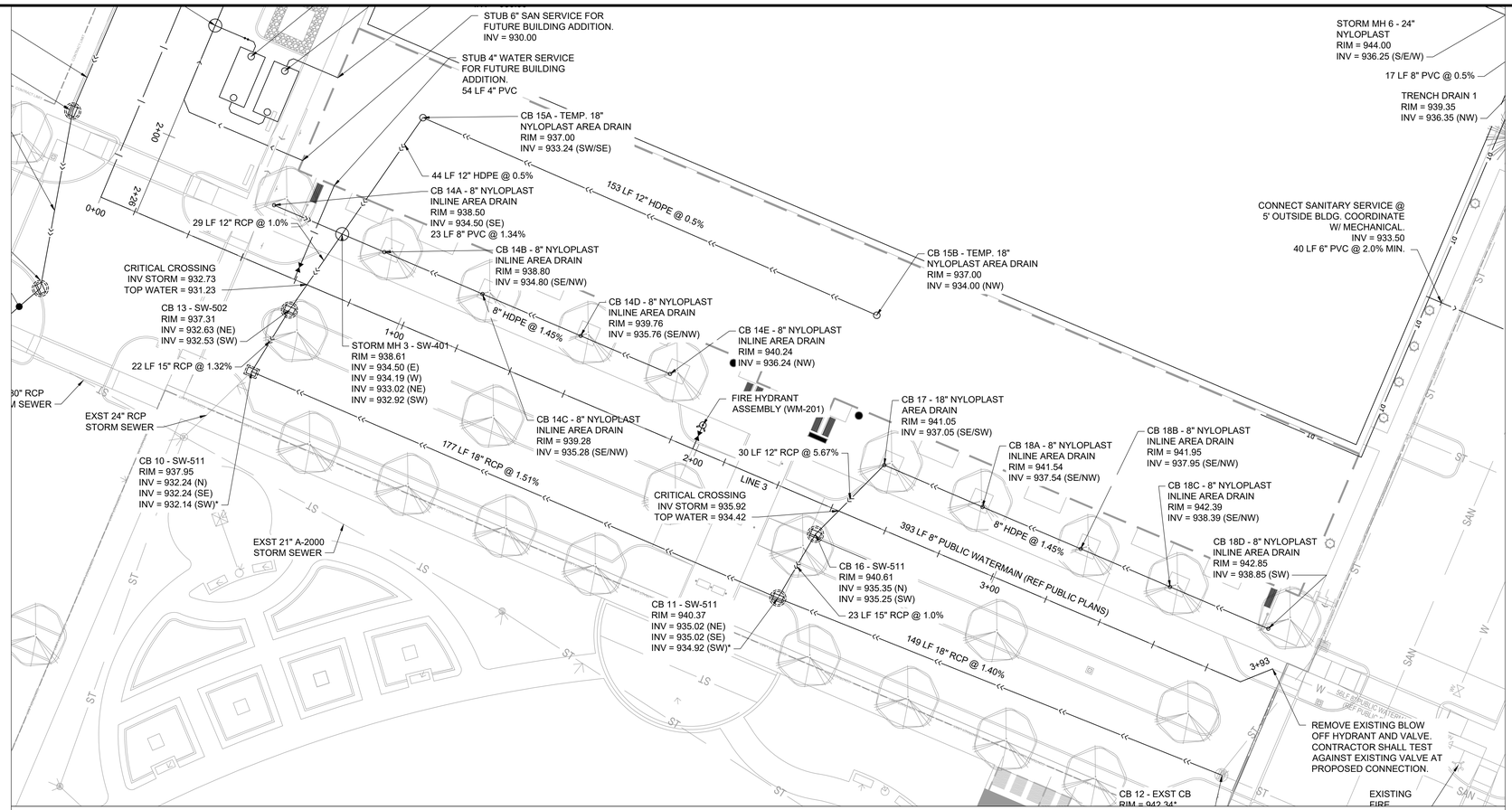
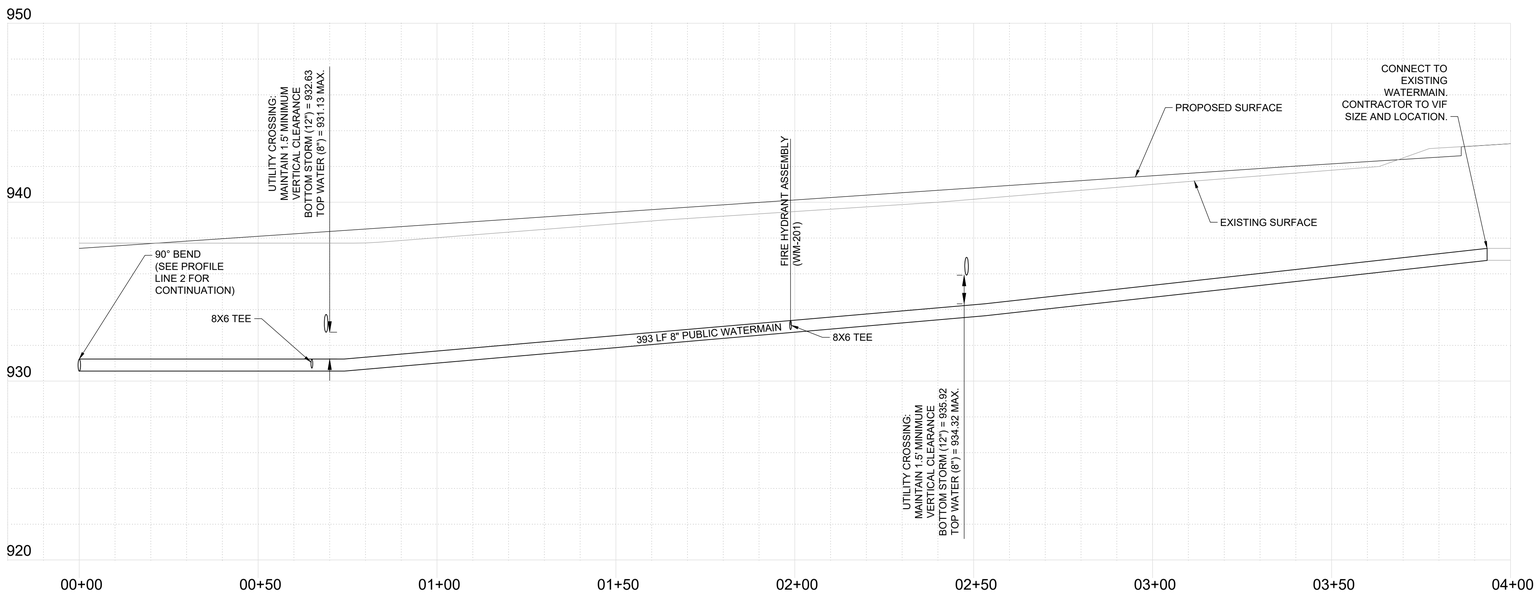


LINE 3: PUBLIC UTILITY PROFILE



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HERITAGE AT GRIMES - PHASE 2

TAAG DEVELOPMENT, LLC

GRIMES / IA

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REVISION SCHEDULE

ISSUE	DATE	DESCRIPTION
1	5/24/2021	CITY SITE PLAN SUBMITTAL
2	6/8/2021	CITY SITE PLAN 1ST RESUBMITTAL
3	6/28/21	CITY SITE PLAN 2ND RESUBMITTAL

ISSUED:
6/28/21
ISSUED FOR:
SITE REVIEW
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PUBLIC UTILITY PLANS AND PROFILES - LINE 3

CONFLUENCE PROJECT NO: 21081

C3.4

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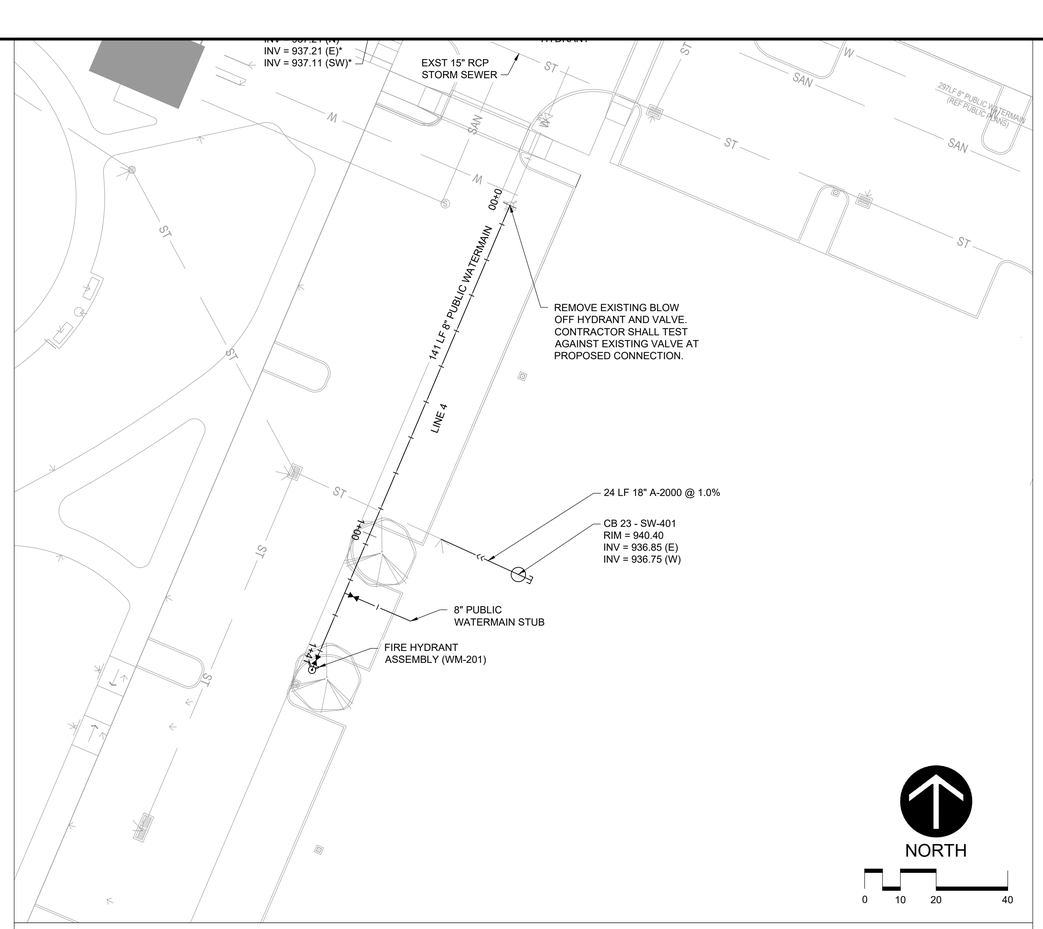
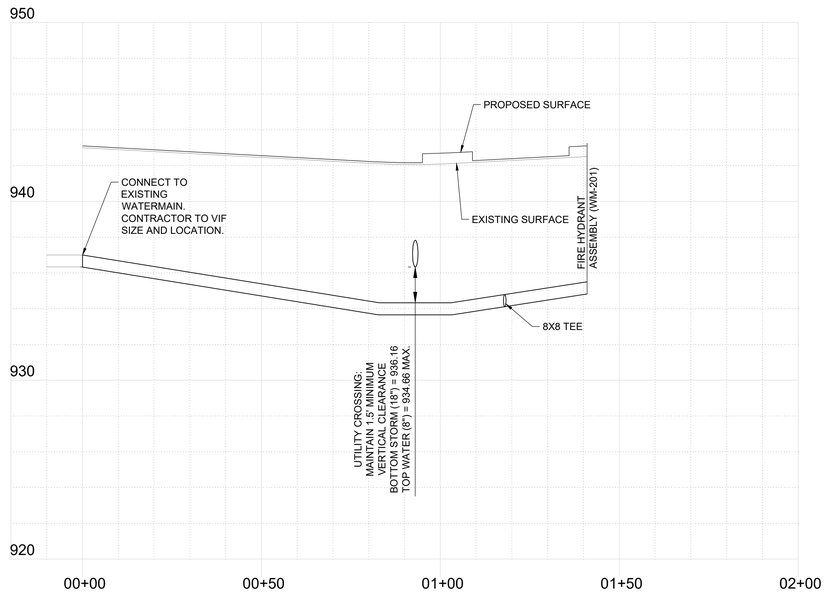


LINE 4: PUBLIC UTILITY PROFILE



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HERITAGE AT GRIMES - PHASE 2

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PUBLIC UTILITY PLANS AND PROFILES - LINE 4

CONFLUENCE PROJECT NO: 21081

C3.5

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EXTERIOR ELEVATIONS KEY NOTE LEGEND

1. INSULATED PRECAST PANEL:
   PROVIDE 12'-0" WIDE INSULATED PRECAST, U.N.O., SANDWICH PANELS. SMOOTH EXTERIOR FACE W/ INTEGRAL STAIN/FINISH. SEE PLAN FOR PANEL WIDTHS & LOCATIONS. PROVIDE REVEALS @ 36" O.C.
   - 1A SANDBLAST (LIGHT GREY)
   - 1B ACID ETCH (DARK GREY)
   - 1C PAINTED

   *** PRECAST PANEL DETAILS ARE PROVIDED BY THE PRECAST BUILDING SUPPLIER.

2. BOARD AND BATTEN METAL PANEL SYSTEM:
   PANEL WITH EXTRUDED STEEL BATTENS AT 12" O.C. ALL FLASHINGS AND TRIM TO BE FABRICATED FROM THE SAME MANUFACTURER AND PROVIDED BY CONTRACTOR. COLOR TO BE SELECTED BY ARCHITECT.

3. CONCRETE SLAB, STOOP, OR FOUNDATION:
   RADIUS-TROWEL ALL EXPOSED 90° EDGES PROVIDE SMOOTH FINISH ON VERTICAL SURFACES PROVIDE BROOM FINISH ON HORIZONTAL SURFACES. SEE STRUCTURAL.

4. METAL COPING CAP:
   SLOPED COPING CAP (1" SLOPE-FRONT TO BACK.) - 6" TALL OUTSIDE FACE W/ SNAP CLEAT AND HEMMED DRIP EDGE AT EACH SIDE. BY FIRESTONE ROOFING OR MANUFACTURER'S EQUAL. WIDTH OF CAP TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO ORDER AND FABRICATION. METAL WITH KYNAR FINISH. COLOR TO BE SELECTED BY ARCHITECT.

5. METAL GUTTER:
   8X12 PRE-FABRICATED GUTTER KYLAR FINISH COLOR TO BE SELECTED BY ARCHITECT. SEE ROOF PLAN.

6. METAL DOWNSPOUT:
   8X8 PRE-FABRICATED CLOSED-FACE DOWNSPOUT CONNECTED TO UNDERGROUND STORM DRAINAGE SYSTEM. KYNAR FINISH COLOR TO BE SELECTED BY ARCHITECT.

7. METAL CANOPY SYSTEM:
   PRE-ENGINEERED METAL CANOPY WITH BUILT IN DRAINAGE SYSTEM. KYNAR FINISH. COLOR BLACK.

8. STEEL SUNSHADE:
   ½" GALVANIZED PLATE STEEL ATTACHED TO PRECAST OPENING WITH COUNTERSUNK FASTENERS. SEE DETAILS.

9. METAL FASCIA:
   ANCHORGUARD PLATINUM FASCIA BY FIRESTONE ROOFING OR MANUFACTURER'S EQUAL. METAL WITH KYNAR FINISH. COLOR TO BE SELECTED BY ARCHITECT. PROVIDE REVEAL STYLE COVER PLATES AT JOINT LOCATIONS INDICATED WITH C.P.

WX STOREFRONT/CURTAIN-WALL WINDOW SYSTEM:
2" WIDE PROFILE, THERMALLY-BROKEN ALUMINUM DEPTH AND STRUCTURE TO BE DELEGATED DESIGN BY STOREFRONT/CURTAIN-WALL MANUFACTURER

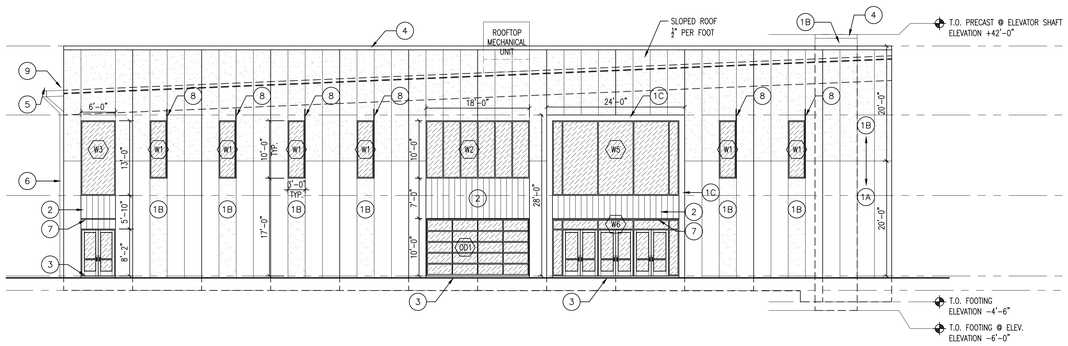
WINDOW FRAME: SEE WINDOW/FRAME ELEVATIONS & DOOR SCHEDULE

WINDOW GLAZING: 1" INSULATED CLEAR GLAZING (ARGON FILLED W/ LOW-e COAT ON 3RD FACE)

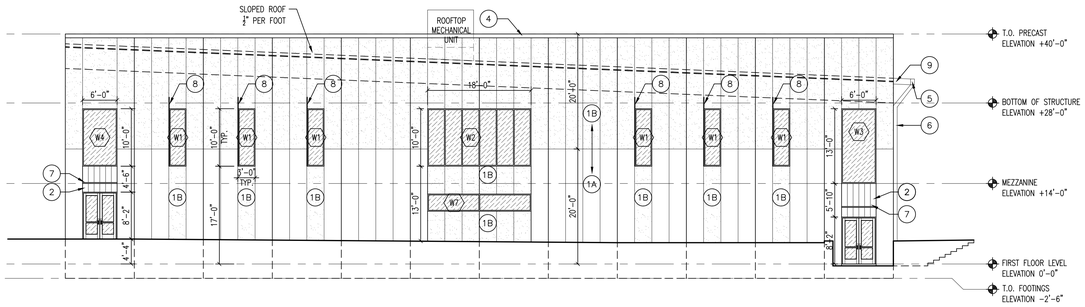
EXTERIOR DOORS: PROVIDE MEDIUM STILE, FULL-LITE ALUMINUM DOORS W/ 10" TALL ADA BOTTOM RAIL

HORIZONTAL SUNSHADE LOUVERS: PROVIDE 4" TALL HORIZONTAL SUNSHADE LOUVER WITH SQUARE ENDCAP. CLIP TO VERTICAL MULLION AS PER MANUFACTURER. LOUVER BLADE PROFILE AS SELECTED BY ARCHITECT.

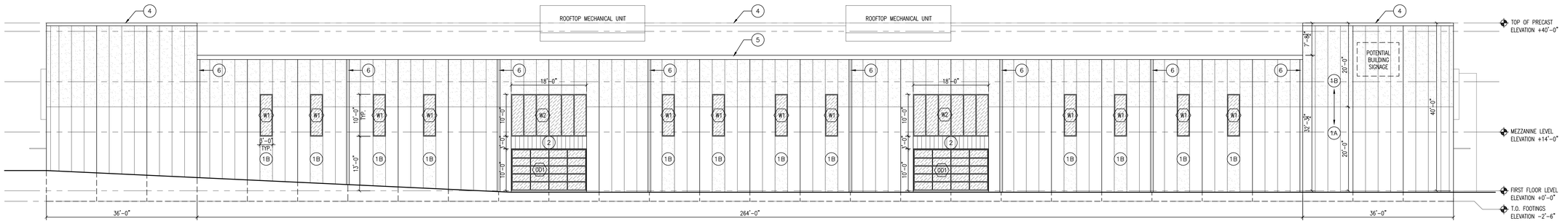
OD GLASS OVERHEAD DOOR SYSTEM: 12" COMMERCIAL ALUMINUM DOOR WITH CLEAR GLAZING. NARROW LINE FRAME. COLOR: DARK BRONZE ANODIZED SEE SPECIFICATIONS.



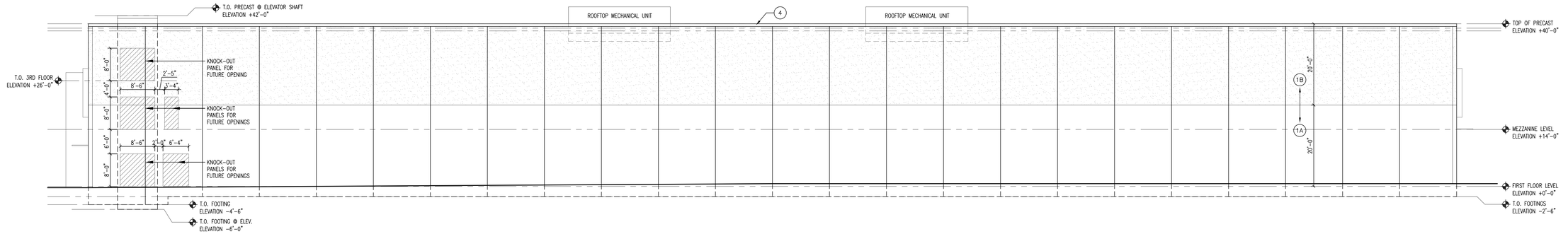
3 EXTERIOR ELEVATION - WEST
SCALE: 3/32" = 1'-0"



4 EXTERIOR ELEVATION - EAST
SCALE: 3/32" = 1'-0"



2 EXTERIOR ELEVATION - NORTH
SCALE: 3/32" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH
SCALE: 3/32" = 1'-0"

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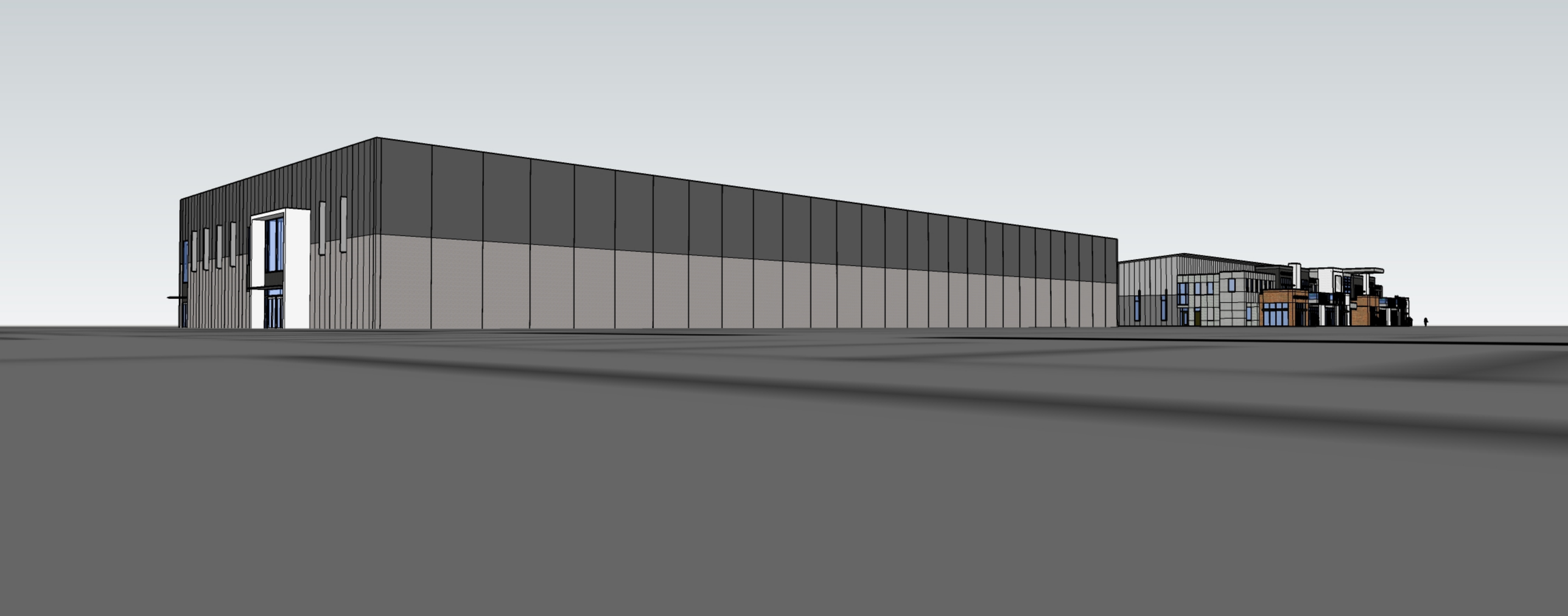
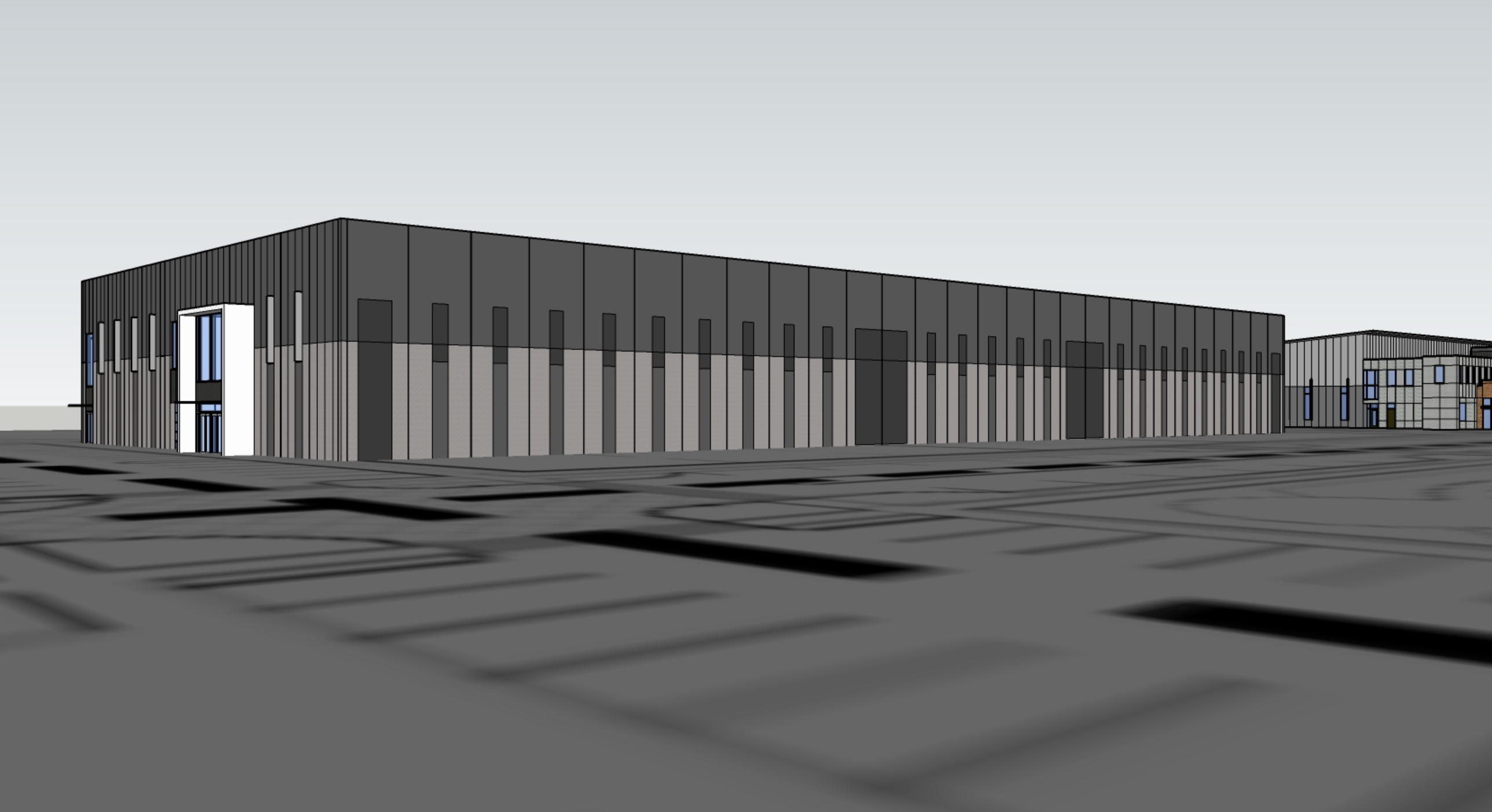
GRIMES, IA 50222 BASKETBALL FACILITY

PRINT DATE: 23 JUNE, 2021
SHEET NAME: EXTERIOR ELEVATIONS

A2.1





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