Planning and Zoning Commission

March 1, 2022

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://us06web.zoom.us/j/88962444520?pwd=bk5VQ2p4OThoUjhaQk1YaGJyOGdVUT09

Meeting ID: 889 6244 4520

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 # 21-1051: James Point – Rezone
2. Project # 22-1001: Grimes Tree Farm – Site Plan Amendment
3. Project # 22-1007: Walmart – Site Plan Amendment
4. Project # 21-1034: 3600 SE Miehe Drive – Site Plan
5. Project # 22-1002: Willow Hills North – Preliminary Plat
6. Project # 21-1050: Destination Ridge Plat 7 – Preliminary Plat
7. Project # 22-1003: Mid Iowa Gymnastics – Site Plan
8. Project # 22-1004: West Metro Industrial – Preliminary Plat
9. Project # 22-1005: West Metro Industrial – Site Plan
10. Project # 22-1008: 2100 SE 44th Court – Site Plan Amendment
11. Project # 22-1010: James Street Villas Plat 2 – Final Plat

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 Thursday, January 20, 2022 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

Staff: Alex Pfaltzgraff, Evann Martin

Absent: Danielle Smid (joined at 5:32), Council Liaison: Andrew Borcherding

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: 3-0

2. APPROVAL OF THE MINUTES

Motion by Strutt-Todd, Second by Patterson, to approve the minutes from the January 4th, 2022 meeting
Roll call: Ayes-All: Nays-0 Motion passes: 3-0

B. PUBLIC AGENDA ITEMS

Project #: Autumn Park Plat 7 – Final Plat

Martin presented the Final Plat to the Commission. Martin stated that the Final Plat will provide for the subdivision of 78 townhomes, 1 commercial development lot, and 1 outlot for the common area.

The Commission discussed the proposal and asked questions of staff.

Motion by Strutt-Todd, Second by Patterson to approve Autumn Park Plat 7 Final Plat
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

C. ADJOUNMENT

Meeting is adjourned at 5:35 p.m.

_____

Signature

Planning & Zoning Staff Report

TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: March 1, 2022
RE: James Point – Rezoning

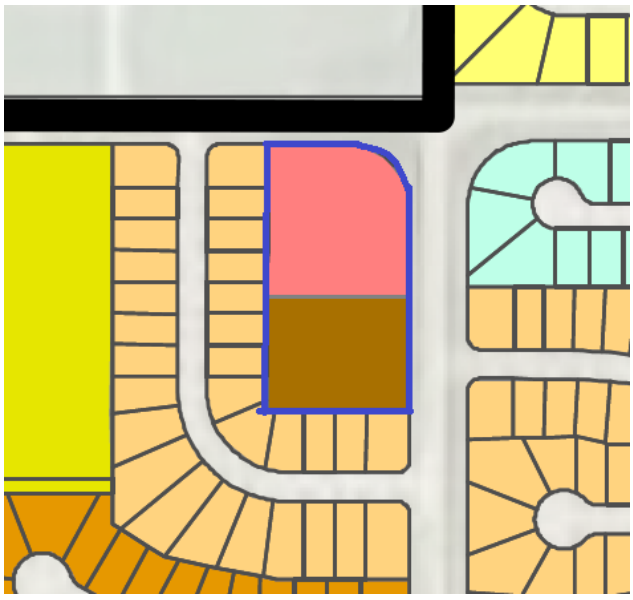
GENERAL INFORMATION:

Applicant:	James Point, LLC
Requested Action	Rezoning
Location	Located at the southwest corner of NW 27th Street and North James Street

SUPPORTING INFORMATION:



Location Map


Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Neighborhood Commercial	C-1 and R-3
North	Vacant	Low Density Residential	Polk County Estate Residential District
South	Single-Family	Low Density Residential	R2-60
East	Single-Family	Low Density Residential	R2-60/R-4
West	Single-Family	Low Density Residential	R2-60

BACKGROUND:

The applicant is requesting approval of a rezoning from C-1 and R-3 Medium to R-3 Medium for approximately 3.69 acres generally located at the southwest corner of NW 27th Street and North James Street. The R-3 Medium zoning district will allow for townhomes dwellings, two family dwellings, multiple family dwellings.

ANALYSIS:

In 2015, the Board of Adjustment granted a Special use Permit to allow R-3 Medium residential use within the C-1 district. The provision to grant special use permits to allow residential uses within commercial districts has since been removed from the zoning ordinance and the special use permit granted for the site has expired. As such, the entire property needs to be rezoned to allow residential uses across the site.

The future land use plan calls for this property to be Neighborhood Commercial. By approving the rezoning to R-3 Medium, the future land use for this site would change to Medium Density Residential. Staff is supportive of the land use change given that the overall intensity of the site would be reduced by removing the C-1 zoning district. In addition, only a few low intensity commercial uses would be suitable for the area given the limited access to the site and single-family nature of the surroundings. Removing the C-1 district would ensure that higher intensity uses such as retail would not be permitted on the property. The change to Medium Density Residential is an appropriate alternative. To transition between the medium and low-density residential land uses, buffering will be provided between the townhome and single-family developments.

The James Street Corridor study has identified a roundabout is needed at the intersection of NW 27th Street and North James Street. The James Point project will need to dedicate additional right-of-way at the northeast corner of the site to accommodate the future roundabout improvements and is shown on the concept plan. The right-of-way will be dedicated to the City upon completion of the site.

The applicant desires to provide 26 attached townhome units with associated private streets and visitor parking. The R-3 Medium zoning district will allow up to 8 dwelling units per acre to be constructed. The current concept plan demonstrates a density of 7.05 dwelling units per acre.

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

- R-3 Medium
    - Density: Maximum 8 dwelling units per acre
    - Minimum Lot Size: No minimum. Postage stamp lots permitted.
    - Setbacks:
        - Front: 30′ from external property lines
        - Side: 15′ from external property lines
        - Rear: 30′ from external property lines
    - Maximum Height: 35′, 2-stories
    - Building Separation: 20′
    - Minimum Living Area: 1,400 square feet
    - Garage Size: Minimum 2-car attached garage per unit
    - Open Space: Minimum 40%

Site Layout:
The concept plan shows one access point off of North James Street. Pedestrian access to the site will be provided via an 8′ trail along NW 27th Street and North James Street and 5′ internal sidewalks on at least one side of the private streets. Visitor parking is proposed at the northeast corner of the site. Detention will be located on the south side of the site within the existing detention easement.

Landscaping:
A minimum 20′ wide buffer will be provided along the west and south sides of the site to provide screening between the existing single-family development and the James Point project. Street landscaping will be provided along NW 27th and North James Streets to enhance the site aesthetics and provide shade along the pedestrian corridor.

Utilities:
Sanitary sewer for the project will connect to the existing sanitary sewer on the west side of the site. Water will loop through the site and connect to the existing mains along NW 27th Street and North James Street.

Elevations:
Conceptual elevations have been provided to demonstrate the intended product type for the townhome units. Staff will review the elevations with the site plan to ensure compliance with the zoning ordinance and development agreement. Staff has asked for additional architecture elements such as porches, overhangs, and dormers for building facades that back up to NW 27th and North James Streets to dress up the rear elevations and enhance views along the public streets.

STAFF RECOMMENDATION:
Staff would recommend approval of the James Point 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

~~January 13, 2022~~
January 26, 2022

James Point, LLC
Attn: Jim Isenhart
2331 NW Gabus Drive
Grimes, IA 50111

RE: James Point Rezone

Dear Mr. Isenhart:

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

General Comments:

1. ~~Provide consent from neighboring property owners. Please provide.~~

2. Provide legal description in Word document format. Please provide a legal description of the area to be rezoned to the centerline of the road in Word format.

3. ~~Please loop the water line that dead ends at unit #8 across James St to connect to the existing main.~~

4. ~~Proposed addresses are provided. See attached. Addresses are subject to change if modifications are made to the layout.~~

5. ~~Label current zoning and proposed zoning. Based on the density, R-3 MED is the proposed zoning. Add R-3 to existing zoning as well. The property is currently both C-1 and R-3.~~

6. ~~Label 8' trail along James and NW 27th St. Please add 8'trail along NW 27th and James St.~~

7. ~~Label ROW to be dedicated to the City.~~

8. ~~Please update the required visitor parking spaces to 6 spaces. Update total required spaces to 58.~~

9. Please provide an example elevation for the elevations that face out to James and NW 27th St. Please provide.

~~10. Please move landscaping outside of the ROW to be dedicated.~~

~~11. Provide landscaping along the west and south edges of the site. Typical buffer is one overstory tree, two understory trees and one evergreen tree for every 50 feet.~~

~~12. Label the setback between the buildings along James St. There needs to be 20' minimum.~~

~~13. What is the proposed living area square footage for the units? Please provide.~~

~~14. A Development Agreement is being drafted for review and will include development standards including parkland dedication, ROW dedication, and architecture requirements.~~

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

SITE PLAN SUBMITTAL SCHEDULE:

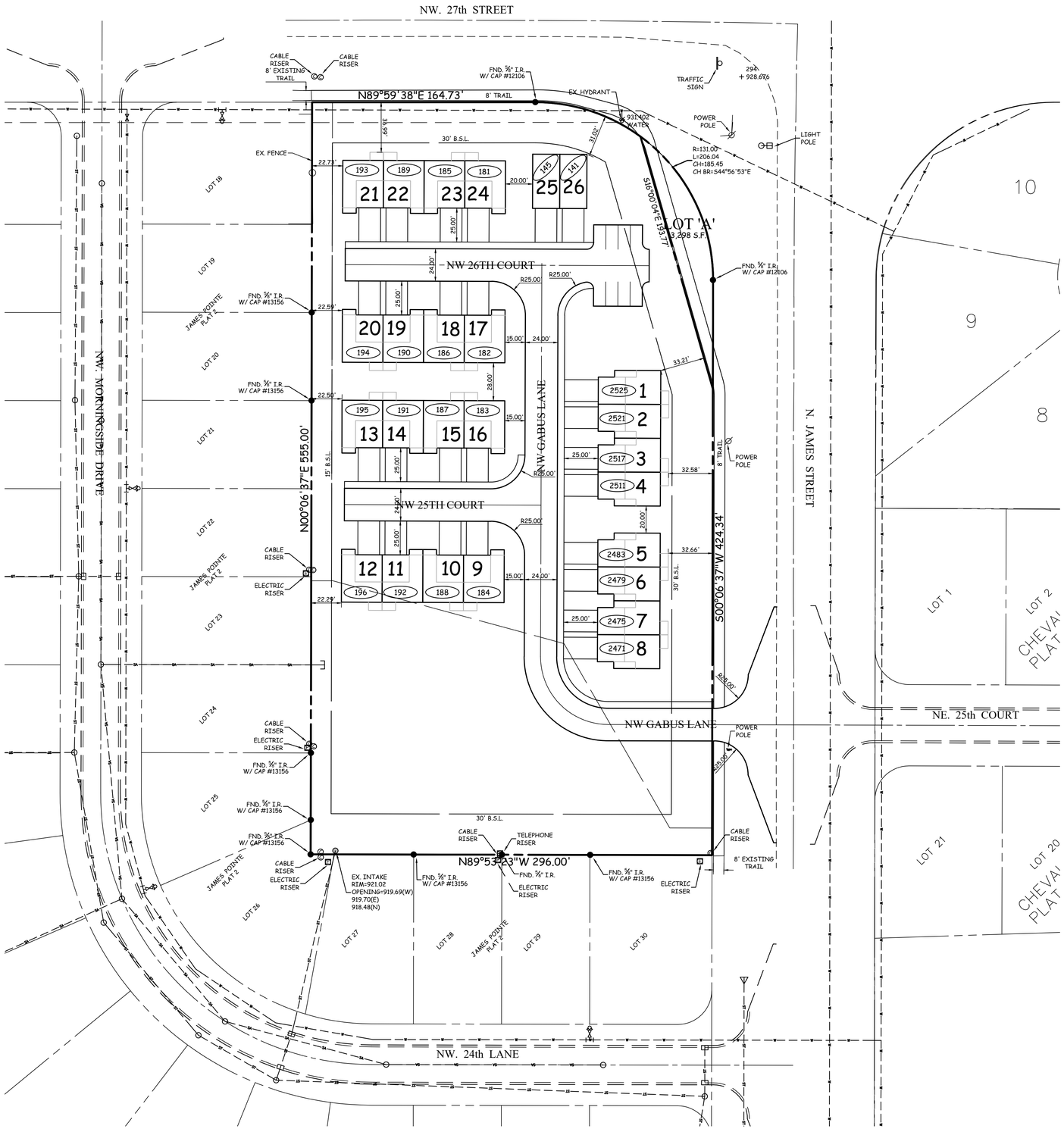
SUBMITTAL DATE:	January 19, 2022 **(1 PDF of Rezoning Map and Concept Plan)**
PLANNING & ZONING:	February 1, 2022 at 5:30
COUNCIL MEETING:	February 22, 2022 at 5:30

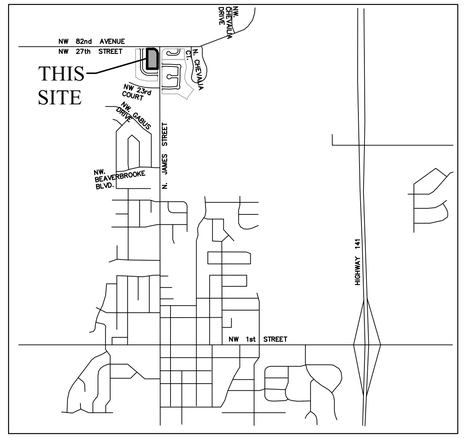
Please feel free to contact me at emartin@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Evann Martin
Assistant Planner

SITE PLAN
JAMES POINT





VICINITY SKETCH

NORTH
SCALE: 1"=2,000'

PARKING REQUIREMENTS
REQUIRED: 2 SPACES PER UNIT, PLUS 1 VISITOR SPACE PER 5 UNITS.

REQUIRED: 58 SPACES (52 SPACES + 6 VISITOR SPACES)
PROPOSED: 112 SPACES

CONSTRUCTION SCHEDULE

ERECT BUILDING	SPRING 2022
PAVING	SPRING 2022
GRADING/LANDSCAPING	SPRING 2022
FINAL INSPECTION	SPRING 2022

NOTES
1. LOT 'A' TO BE DEEDED TO THE CITY OF GRIMES FOR PUBLIC STREETS

OWNER
JAMES POINTE, LLC
111 HEKILI STREET, SUITE A464
KAILUA, HAWAII 96734-2800

APPLICANT
TEAL CREEK HOMES
15920 HICKMAN ROAD, SUITE 400
BOX 225
CLIVE, IOWA 50325

ZONING
EXISTING: C-1 AND R-3
PROPOSED: R-3 MED MEDIUM DENSITY TWO OR MORE FAMILY DWELLING DISTRICT

SETBACKS
FRONT-30'
REAR-30'
SIDE-15'

LAND USE
EXISTING: VACANT
PROPOSED: TOWNHOME DEVELOPMENT

SITE AREAS

BUILDINGS	00,000 S.F.	00%
PAVING	00,000 S.F.	00%
SIDEWALKS	00,000 S.F.	00%
OPEN SPACE	00,000 S.F.	00%
TOTAL	160,669 S.F.	100%

OPEN SPACE
REQUIRED: 24,100 S.F. (15% OF SITE)
PROPOSED: 00,000 S.F. (00% OF SITE)

LEGAL DESCRIPTION
OUTLOT 'Z' (EXCEPT JAMES POINTE PLAT 2) IN JAMES POINTE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA, CONTAINING 3.688 ACRES MORE OR LESS.

LEGEND
EXISTING/PROPOSED

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

CERTIFICATION

LICENSED PROFESSIONAL ENGINEER
BRADLEY R. COOPER
12980
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.

BRADLEY R. COOPER, IOWA LICENSE NO. 12980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

PAGES OR SHEETS COVERED BY THIS SEAL:
Sheets 1-3

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

IOWA ONE-CALL
800-292-8989
DIAL-FREE
CALL-BEFORE-YOU-DIG

DATE: 12-22-2021
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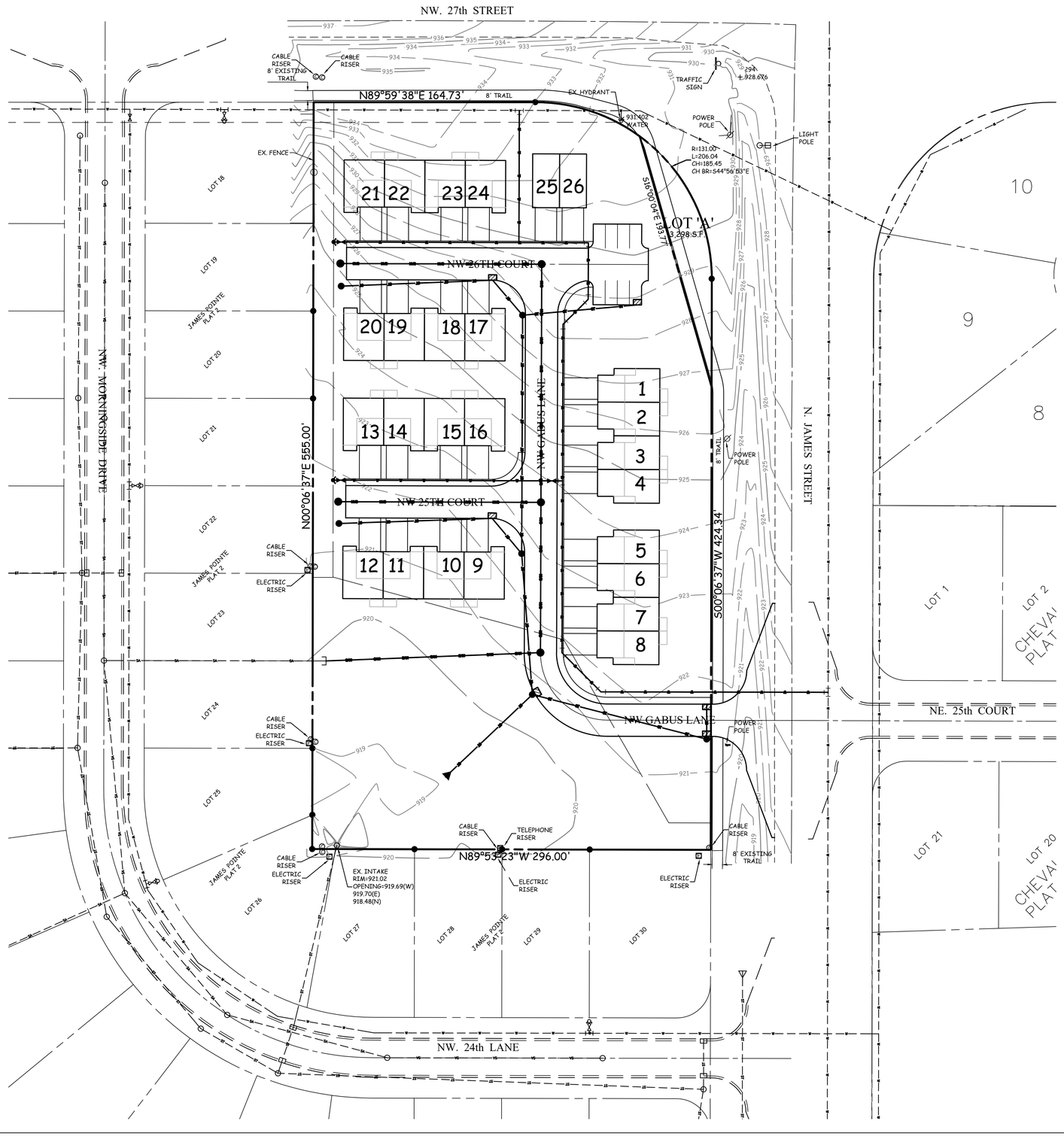
JOB NUMBER
CC 2575

SITE PLAN
GRIMES

SHEET 1 OF 4

SITE PLAN

GRIMES



EROSION & POLLUTION CONTROL NOTES

1. THE SUBCONTRACTOR RESPONSIBLE FOR EROSION AND POLLUTION CONTROL SHALL CARRY OUT THE MEASURES DETAILED ON THIS PLAN.
2. CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.
3. THE SUBCONTRACTOR SHALL INSPECT THE SITE AT MINIMUM ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF THE END OF A 1/2 INCH OR GREATER RAINFALL. ALL DISTURBED AREAS OF THE SITE, AREAS OF MATERIAL STORAGE, LOCATIONS WHERE VEHICLES ENTER/EXIT THE SITE. ALL OF THE EROSION AND SEDIMENT CONTROLS THAT ARE IDENTIFIED AS PART OF THIS PLAN AND ACCESSIBLE DISCHARGE LOCATIONS MUST BE INSPECTED.
4. THE SUBCONTRACTOR IS TO TAKE NECESSARY ACTIONS TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN 7 DAYS AFTER THE INSPECTION IN WHICH THE DEFICIENCY WAS FOUND.
5. THE SUBCONTRACTOR SHALL KEEP LOG AND PREPARE WEEKLY REPORTS DETAILING THE INSPECTIONS AND MEASURES TAKEN TO CORRECT ANY AND ALL DEFICIENCIES FOUND IN THE EROSION AND POLLUTION CONTROL MEASURES. THE REPORTS SHALL CONFORM TO THE STANDARDS SET BY THE IOWA DEPARTMENT OF NATURAL RESOURCES. COPIES OF THESE REPORTS SHALL BE FORWARDED TO THE DEVELOPER AND TO COOPER CRAWFORD & ASSOCIATES, L.L.C.
6. AFTER INITIAL GRADING PRIOR TO UTILITY CONSTRUCTION - ALL DISTURBED AREAS OUTSIDE OF THE PROPOSED R.O.W.'S ARE TO HAVE TEMPORARY SEEDING AND MULCHING. CONTRACTOR AND SUBS ARE TO TRY TO MINIMIZE DISTURBANCE TO THESE SEEDED AREAS THROUGH THE USE OF SPECIFIC ACCESS ROUTES WITHIN THE SITE.
7. DURING CONSTRUCTION, IF IT BECOMES EVIDENT THAT A DISTURBED AREA WILL NOT BE DISTURBED FOR 21 DAYS, IT SHALL BE SEEDED BY DAY.
8. PERMANENT SEEDING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
9. ANY FAILED AREAS OF SEEDING/MULCHING SHALL BE REAPPLIED.
10. ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ONTO ADJOINING RIGHT-OF-WAYS AND PROPERTY WILL BE CLEANED UP BY THE OWNER/CONTRACTOR WITHIN 24 HOURS.
11. SILT FENCING TO BE INSPECTED ONCE A WEEK AND AFTER EACH RAINSTORM, LOOK FOR UNDERCUTTING AND FAILURES IN FABRIC. REPLACE/REPAIR AS NECESSARY.
12. ADDITIONAL SILT FENCING (TO THAT SHOWN ON THIS PLAN) MAY BE REQUIRED BY THE CITY OF GRIMES IN AREAS WHERE EROSION IS EVIDENT.
13. SILT FENCING TO BE CLEANED UP WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
14. ALL INTAKES SHALL HAVE SILT FENCING PRIOR TO PAVING AND INLET FILTERS AFTER PAVING. THESE FILTERS REMAIN IN PLACE UNTIL THE SITE HAS A PERMANENT PERENNIAL GROUND COVER.
15. ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN THE STORM SEWER.
16. IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS WILL BE MULCHED.
17. NO BORROW/SPOILS SITES ARE ANTICIPATED.

GRADING NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
3. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
4. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT.
5. STOCKPILE SUFFICIENT TOPSOIL TO RESPREAD A MINIMUM OF 4-INCHES ON UNPAVED AREAS.
6. ALL AREAS TO RECIEVE FILL TO BE BENCHED.
7. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES.
8. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
9. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL NOT DEVIATE FROM OPTIMUM BY MORE THAN 2%.
10. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
11. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
12. A MINIMUM OF ONE FOOT OF COMPACTED COHESIVE SUBGRADE SHALL BE PROVIDED BENEATH ALL PAVEMENTS.
13. EXISTING TREES WILL BE SAVED TO THE EXTENT POSSIBLE TO ACCOMMODATE GRADING, UTILITY AND STREET CONSTRUCTION.
14. NO DRAINAGE SHALL FLOW OVER ANY SIDEWALKS.
15. PAVEMENT SHALL BE 6-INCH P.C.C.
16. 3-INCH ROLL CURB WHERE INDICATED.

LEGEND

EXISTING/PROPOSED

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

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COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 12-22-2021
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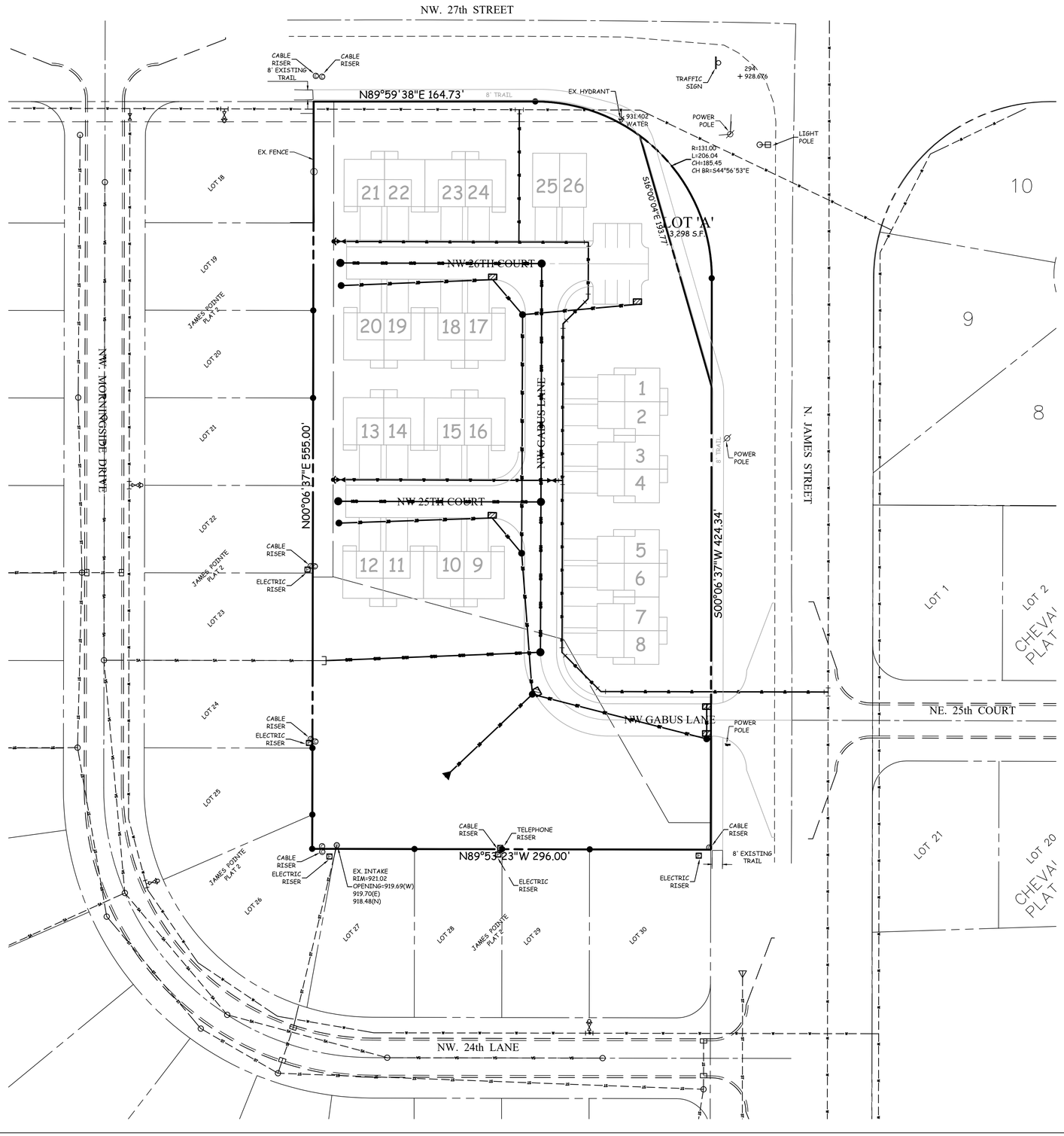
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JOB NUMBER
CC 2575

SITE PLAN
GRIMES

SHEET 2 OF 4

SITE PLAN
GRIMES



UTILITY NOTES

1. General Notes:

a. All work shall be done in accordance with the current version of the Urban Standards Specifications for Public Improvements on the date of approval and the City of Grimes Supplemental Specifications.
b. A preconstruction meeting is required prior to the start of construction. The Contractor shall be responsible to coordinate this meeting. Contact Brandt Williamson with FOX Engineering (515.233.0000).
c. All permits (IDNR, IDOT, Army Corp., etc.) shall be obtained prior to the start of construction.
d. The Developer and/or Contractor shall be responsible to provide the City of Grimes with Record Drawings of all improvements as per City standard procedures.
e. A Knox box is required by the fire department and shall be obtained at City Hall.
f. All site lighting shall not spill onto adjacent properties or right-of-ways.

2. Sanitary Sewer Notes:

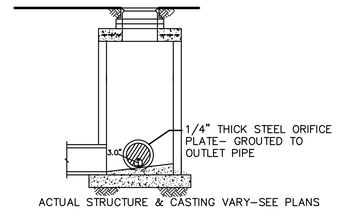
a. The Contractor is required to place a temporary plug in the existing downstream sanitary sewer manhole prior to the start of construction. The plug shall be removed following approval of construction by the City of Grimes.
b. Sanitary gravity pipe material shall be PVC SDR 26 or Truss (8" to 15").
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. If there are multiple meters requested for a multi-tenant building, each unit shall have its own service.
g. Pressure test and disinfection of the water service/main is required. The filling of the water main shall be done by Thorpe Water Development Company. 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. A copy of the bacteria results shall be sent to Thorpe Water Development Company.

4. Storm Sewer Notes:

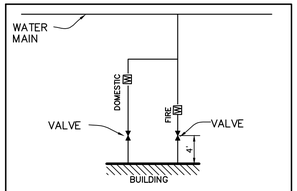
a. All storm sewer in the ROW shall be RCP, unless otherwise approved by the City.
b. All flared end sections shall have footings and apron grates. The last 3 pipe sections and the flared end section on all culverts shall be tied. All storm sewer joints shall be wrapped with engineering fabric.
c. The 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.



ACTUAL STRUCTURE & CASTING VARY–SEE PLANS

OUTLET RESTRICTION DETAIL

NOT TO SCALE



**SIZES PER MECHANICAL CONTRACTOR

WATER SERVICE DETAIL

NO SCALE

LEGEND

EXISTING/PROPOSED

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

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

IOWA ONE-CALL
800-292-8989
TOLL-FREE
CALL- BEFORE- YOU- DIG

DATE: 12-22-2021
REVISIONS:

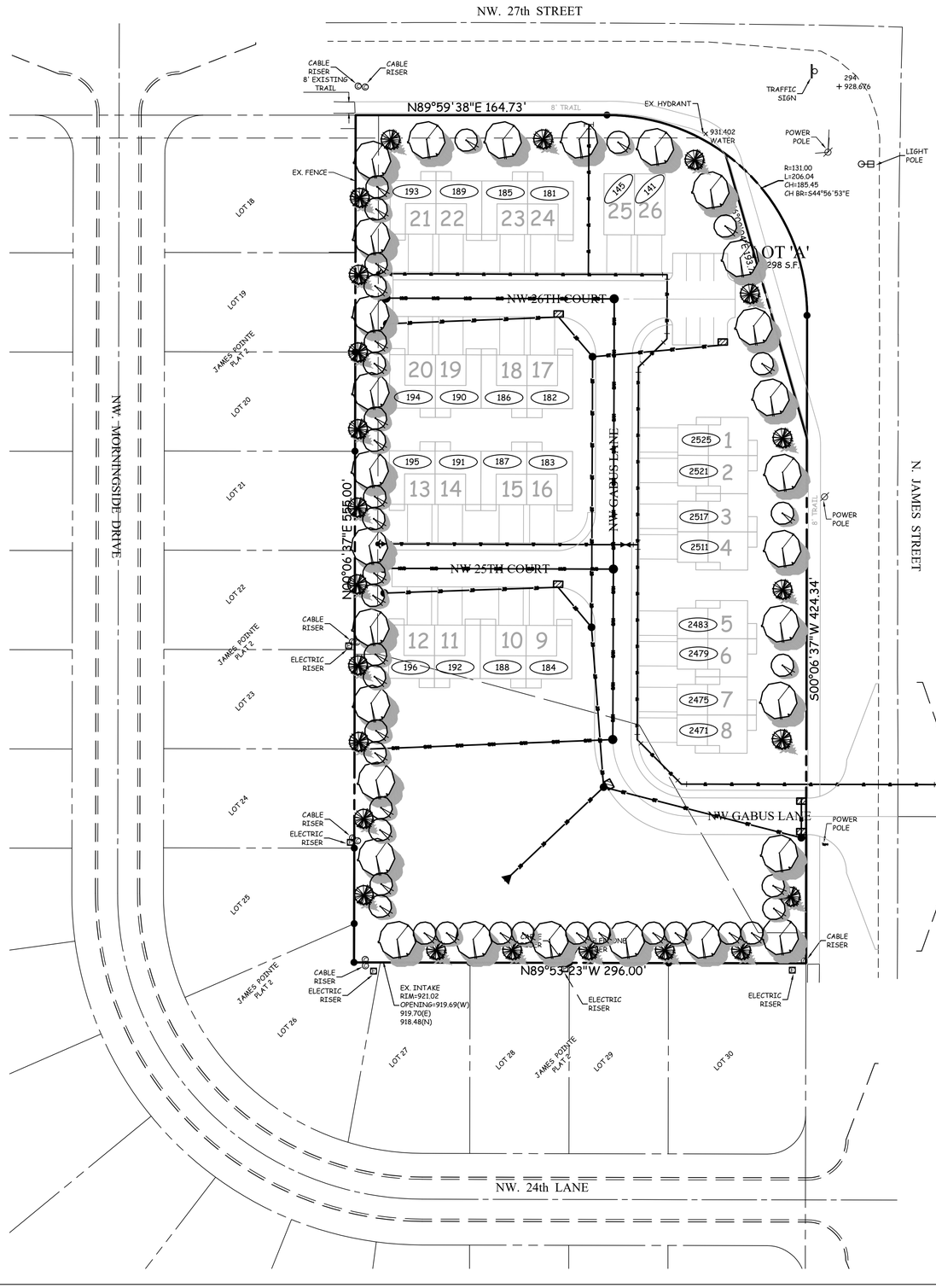
N
0 20 40
SCALE: 1"=40'

APPROVED: --- INITIALED: --- AS-BUILT: ---

JOB NUMBER
CC 2575

SITE PLAN
GRIMES

SHEET 3 OF 4



SITE PLAN

GRIMES

PLANTING SCHEDULE

COUNT	KEY	Botanical name/COMMON NAME	SIZE	CONDITION	REMARKS
00	AR	Acer rubrum 'Red Sunset' RED MAPLE	2" CAL.	TS/B&B	SEE PLAN
00	GT	Gleditsia tricanthos 'inermis' SUNBURST HONEYLOCUST	2" CAL.	TS/B&B	SEE PLAN
00	PG	Picea glauca conica ALBERTA DWARF SPRUCE	18"-24" ht.	CONT.	SEE PLAN
00	SB	Spirea bumalda 'Goldflame' GOLDFLAME SPIREA	18"-24" ht.	CONT.	SEE PLAN
00	EA	Euonymus alatus 'compacta' DWARF BURNING BUSH	18"-24" ht.	CONT.	SEE PLAN
00	CS	Cornus stolonifera DWARF REDTWIG DOGWOOD	18"-24" ht.	CONT.	SEE PLAN
00	VO	Viburnum opulus nanum DWARF VIBURNUM	18"-24" ht.	CONT.	SEE PLAN

LANDSCAPE REQUIREMENTS

PARKING LOT LANDSCAPING:
1 TREE FOR EVERY 40 LF. ALONG PERIMETER OF PARKING LOT.
BASED ON 445 LF.

REQUIRED: 00 TREES
PROPOSED: 00 TREES

NOTES

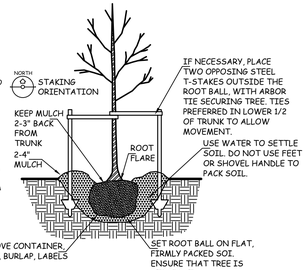
1. ALL SITEWORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH THE URBAN DESIGN STANDARDS CITY OF URBANDALE SUPPLEMENTAL SPECIFICATIONS.
2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
3. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH URBAN DESIGN STANDARDS AND CITY OF URBANDALE ADDENDUMS.
5. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-1990).
6. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION.
7. THE CONTRACTOR SHALL REMOVE THE TREE STAKES ONE YEAR AFTER INSTALLATION.
8. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
9. ALL TREES, SHRUBS, BEDS AND GROUND COVERS SHALL BE MULCHED WITH AT LEAST 3-INCHES SHREDDED BARK MULCH.
10. ONE WEEK PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT.
11. THE CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
12. ALL DECIDUOUS TREES SHALL BE PLANTED AT LEAST 5 FEET FROM R.O.W. AND CONIFEROUS TREES AT LEAST 10 FEET FROM R.O.W.

LEGEND

EXISTING/PROPOSED

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

1. REMOVE SOD ENTIRELY FROM SITE. DIG HOLE 2X'S WIDER THAN ROOT BALL.
2. PEEL BACK ROPE/BURLAP/CAGE AND REMOVE SUFFICIENT SOIL TO EXPOSE ROOT FLARE.
3. MEASURE FROM ROOT FLARE TO BOTTOM OF ROOT BALL.
4. DIG HOLE ONLY TO REQUIRED DEPTH TO ALLOW ROOT FLARE TO SHOW AT FINAL GRADE.
5. REMOVE LOWER 1/3 OF WIRE CAGE.
6. SET TREE IN PLANTING HOLE. SUPPORT WITH SOME SOIL, THEN REMOVE ENTIRE BALANCE OF WIRE CAGE AND TOP 2/3 OF BURLAP.
7. BACKFILL 2/3 OF LOOSE SOIL. USE WATER TO SETTLE SOIL. DO NOT TAMP OR STEP ON SOIL.
8. BACKFILL BALANCE AND WATER A SECOND TIME.
9. EXCESS SOIL MAY BE USED TO CREATE A BERM/SAUCER OUTSIDE OF ROOT BALL.
10. ADD 2-4" OF WOOD MULCH AND DO FINAL WATERING.



NOTE:
- STAKING OF STREET TREES LOCATED IN THE CITY R.O.W. IS NOT ALLOWED.
- DO NOT SET TOP OF ROOT BALL AT FINISHED GRADE. IT IS ESSENTIAL THAT THE ROOT FLARE BE EXPOSED BEFORE PLANTING, SO THE TREE CAN BE SET TO SHOW ROOT FLARE AT FINISHED GRADE.

DECIDUOUS TREE PLANTING & STAKING DETAIL

NO SCALE

IOWA ONE-CALL
800-292-8989
TOLL-FREE
CALL BEFORE YOU DIG

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 12-22-2021
REVISIONS:

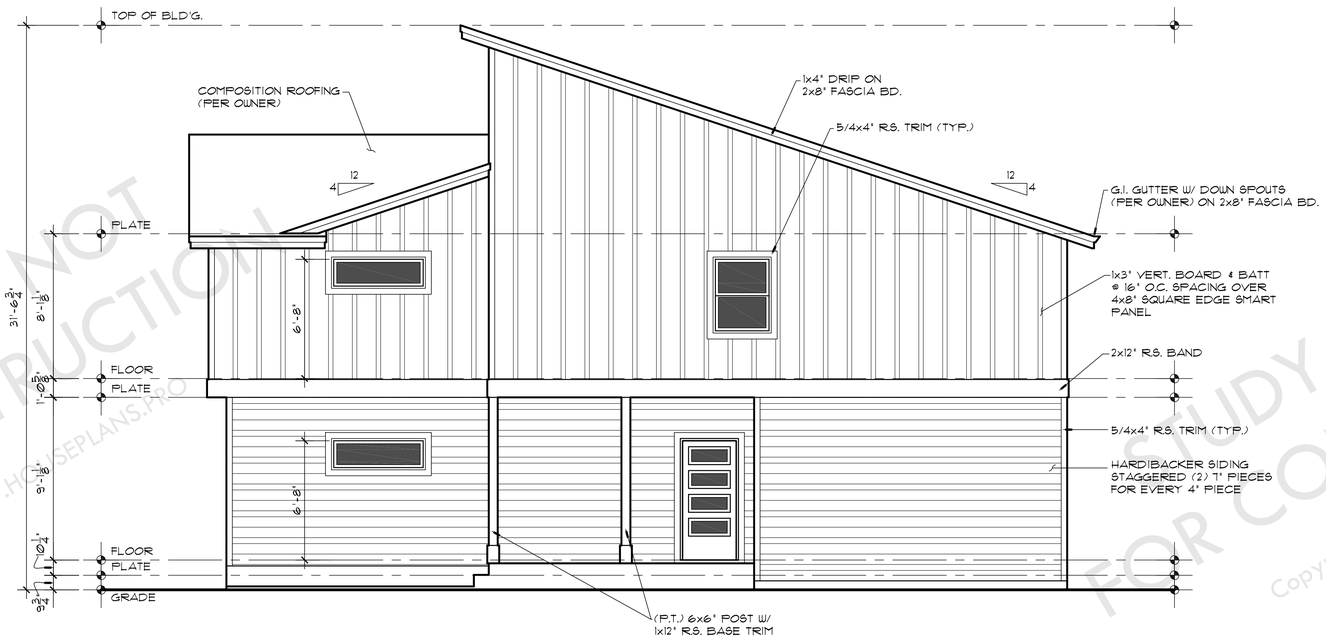
SCALE: 1"=40'

APPROVED: --- INITIALED: --- AS-BUILT: ---

JOB NUMBER
CC 2575

SITE PLAN
GRIMES

SHEET 4 OF 4



Right Side Elevation

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SCALE: 1/4"=1'-0"

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Front Elevation

© www.houseplans.pro

SCALE: 1/4"=1'-0"

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©
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

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building designers 503-246-3022
1304 SW BERTHA BLVD. PORTLAND OREGON 97219

REVISIONS
F-603

DRAWN BY: CFB
CHECKED BY: DAW
DATE: 1/2020

SHEET 1 OF 11

PLAN NUMBER: F-610

Planning & Zoning Staff Report

TO: Planning and Zoning Commission
FROM: Molly Mannel, Assistant Planner
DATE: March 1st, 2022
RE: Grimes Tree Farm Phase 2 – Site Plan Amendment

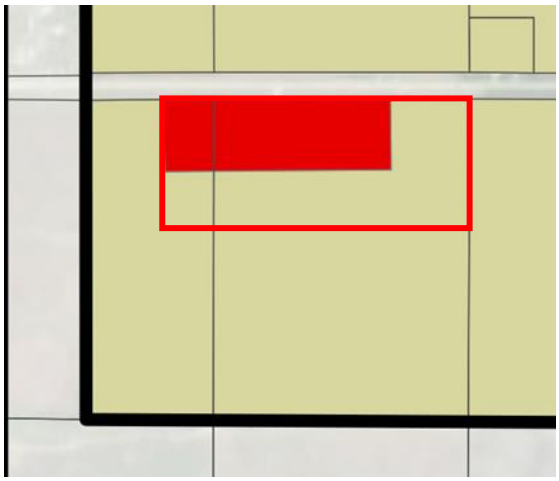
GENERAL INFORMATION:

Applicant:	South 44 Farms LLC
Requested Action	Site Plan Amendment
Location	4400 W 1st Street

SUPPORTING INFORMATION:



Location Map


Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Commercial	Medium Density Residential	A-1 and C-2
North	Vacant	Medium Density Residential and Neighborhood Commercial	A-1
South	Vacant	Low Density Residential	A-1
East	Vacant	Mixed Use 1 and High Density Residential	A-1
West	Vacant	Mixed Use 1	A-1

BACKGROUND:

The applicant is requesting approval of a site plan amendment for to construct a new greenhouse to be located at 4400 West 1st Street. This site is known as the Bentley Ridge Tree Farm & Nursery. The original site plan was approved in 2018. The site plan amendment will provide an additional 11,700 square foot greenhouse, as well as new driveways. The site is located within the C-2 zoning district and the Transportation Corridor Mixed Use Development Overlay District.

ANALYSIS:

Building/Elevations:

The greenhouse will be built upon an existing portland cement concrete slab, and will be a galvanized framework consisting of 14-foot walls made of green metal and clear glass. The roof will consist of clear polycarbonate. The staging and retail space will be enclosed with six-foot chain link fencing. A sidewalk and planting areas will be installed in the outdoor storage and display area at the rear of the greenhouse, and will have covered via a shade cloth.

Site Layout:

The site will be accessed from an existing driveway off of Highway 44. Future pedestrian connectivity will be provided along Highway 44. Parking will be provided at the front and east side of the building, with a loading dock located to the rear of the outside staging and retail area. The loading dock can be accessed via a gate through the eastern parking lot.

Two of the existing cold frame buildings located at the southeast corner of the site, will be relocated to the southwest corner of the site.

No pole mounted light fixtures are proposed, as business hours during the summer will remain in daylight. Hours during the winter will close by 3 p.m.

Parking:

The site will provide sixty-six parking spaces, including three accessible spaces. Parking for the site is calculated per 250 square feet of gross floor area. Two additional raised islands will be

located upon entry to the parking lot, and one between the east side parking stalls. This will allow bordering to ensure pedestrian safety and proper movement of vehicles.

Landscaping/Streetscape:
Due to the property being located within the Transportation Corridor Mixed Use Development Overlay District, a three-foot tall landscape barrier made of bloomerang purple lilac trees and little devil ninebark shrubs are planted between the right-of-way and parking lot. Foundation plantings and trees are planted along the front and sides of the building within each parking island.

The fire hydrant and FDC located at the front of the existing building will not be blocked by any landscaping.

Utilities:
A new six-inch service line will be installed for a sprinkler system, and will run from an existing domestic line from the original building to the new greenhouse. Fire hydrants will be located at the edge of the existing west gate, and within the center and eastern parking islands.

Drainage tile will be installed under granular surfacing within the detention pond. Water will drain into ST-100 and drain into the NW basin. Drainage from the outdoor display area will also drain in ST-100 and into the NW basin.

STAFF RECOMMENDATION:
Staff would recommend approval of the Site Plan Amendment for Grimes Tree Farm Phase 2, subject to any remaining staff comments.

CITY OF GRIMES

Molly Mannel
Assistant Planner

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

~~February 1, 2022~~
February 15, 2022

Civil Design Advantage
Attn: Dean Roghair
4121 NW Urbandale Dr
Urbandale. IA 50322

RE: Grimes Tree Farm Site Plan Amendment

Dear Mr. Roghair:

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

General Comments:

1. ~~Staff will contact Xenia about water connection.~~

2. ~~Please provide as-builts upon project completion.~~

Cover Sheet:

1. ~~Label required vs provided open space.~~

Sheet 2.0:

1. ~~Update the City standard notes. Current notes are provided.~~

Sheet 3.0:

1. ~~There are two labels for the existing zoning boundary on the west side of the site. Which is correct?~~

2. ~~Label ADA parking signage.~~

3. ~~Are two of the Cold Frame buildings planned to be removed? Are they planned to be relocated elsewhere onsite? Show location.~~

4. ~~How does the loading dock work? Will there need to be a gate on the north side?~~

5. ~~Label tapping sleeve and valve at watermain connection.~~

6. ~~Provide valve on water service 5' from building.~~

Sheet 4.0:

1. ~~Label cross slopes on the ADA parking ramp.~~

2. ~~Label slope and cross slope of ADA parking space.~~

Sheet 5.0:

1. ~~Are standpipes going to be needed in any of the three basins?~~

2. ~~It is recommended to add stockpile stabilization and sediment controls.~~

Sheet 6.0:

1. You call out plugging the end of a 15" storm sewer pipe with flowable mortar. Staff suggests either removal of pipe back to structure or installing an intake structure in the parking lot.

2. ~~Please verify if the new building will run the domestic water off of the original building or if they are going to run a new domestic water line to the addition. The plans call out for a 6" water service, is this for a sprinkler system?~~

3. ~~Please show where all points of building egress will be located on the new addition.~~

Sheet 7.0

1. ~~Please add trees to the new landscape island near the site entrance.~~

Architecture:

1. ~~Please label the height of the greenhouse.~~

2. ~~Please label the materials used.~~

Stormwater Management Plan (SWMP)

1. ~~Site Characteristics section should be updated for three basins.~~

2. ~~What is the purpose of the third basin on the south side? Is this basin intended for future development?~~

3. ~~Site Characteristics, Post-Development: Is the owner Accurate Development or South 44 Farms, LLC?~~

4. ~~Update pre-development runoff summary table. Drainage Basins 1 and 2 are only DB 1 EX and DB 2 EX, it is not the entire drainage basin. Or if the intent is to just show those 2 subareas, then rename the "Discharge Points"~~

5. ~~Design standards should be updated to current ISWMM and SUDAS. Report states 2007 for ISWMM, and 2018 for SUDAS.~~
6. ~~Dry bottom detentions do not provide WQv treatment as per ISWMM 9.01. Some other method needs to be used to treat the WQv. (i.e. Infiltration basin/trench, vegetated swale, hydrodynamic separator…..)~~

7. ~~CPv is required. The requirement to not provide CPv if it is less than 2 cfs was removed from the manual in 2020.~~

8. ~~Update intake and storm sewer spreadsheet to names shown on SP. Include all proposed sewers and structures.~~

9. ~~Maps: Not all of DB 2 enters the storm sewer. There appears to be a large area on the east side the sheet flows to the ravine. The storm sewer spread sheet has a smaller area listed as well. DB 2 does not match DA 103.~~

10. ~~Provide signed final SWMP.~~

Site Plan

1. ~~Sheet C6.1: ST-2, 5, and 8 have rim elevations lower than side openings.~~

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: ~~February 7, 2022~~
February 21, 2022
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: March 1, 2022 at 5:30 at the Grimes City Hall

COUNCIL MEETING: March 22, 2022 at 5:30 at the Grimes City Hall

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

Sincerely,

Molly Mannel
Assistant Planner

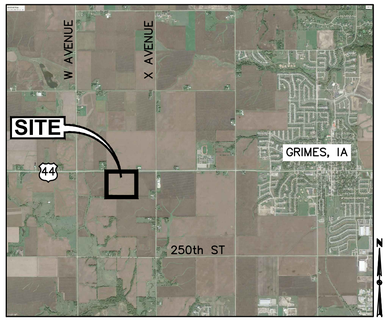
SITE PLAN FOR:

GRIMES TREE FARM

GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



OWNER/ APPLICANT

SOUTH 44 FARMS LLC
9500 UNIVERSITY AVENUE
WEST DES MOINES, IA 50266
PH. (515) 327-0800
FX. (515) 327-0900

ENGINEER

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

SURVEYOR

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

SUBMITTAL DATES

-SITE PLAN SUBMITTAL TO CITY #1:	01/14/2022
-SITE PLAN SUBMITTAL TO CITY #2:	02/06/2022
-SITE PLAN SUBMITTAL TO CITY #3:	02/17/2022

SITE PLAN LEGAL DESCRIPTION

THE NORTH 370 FEET OF THE EAST 200 FEET OF THE EAST HALF OF THE NORTHEAST FRACTION QUARTER OF THE NORTHWEST FRACTIONAL QUARTER AND THE NORTH 370 FEET OF THE WEST 357 FEET OF THE NORTHWEST FRACTION QUARTER OF THE NORTHEAST FRACTIONAL QUARTER ALL IN SECTION 2, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, EXCEPT THE IOWA HIGHWAY 44 RIGHT OF WAY.

ADDRESS

4400 W. 1ST STREET

PROPOSED USE

RETAIL GARDEN CENTER AND SHADED LANDSCAPE AREAS

ZONING

C-2 GENERAL AND HIGHWAY SERVICE COMMERCIAL DISTRICT.

PROPERTY IS ALSO WITHIN THE HIGHWAY 44 TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT OVERLAY DISTRICT

DEVELOPMENT SUMMARY

SITE PLAN AREA: 3.81 ACRES (166,136 SF)

SETBACKS:
FRONT: 25'
SIDE: 0'
REAR: 25'

OPEN SPACE CALCULATION:

SITE PLAN AREA:	=	166,136 SF
BUILDING	=	3,600 SF
GREENHOUSE	=	11,700
VEHICLE PAVEMENT	=	60,705 SF
SIDEWALKS/ DISPLAY	=	15,622 SF
OPEN SPACE PROVIDED	=	74,509 SF (45%)
OPEN SPACE REQUIRED	=	16,614 SF (10%)

PARKING:
1 SPACE PER 250 SF OF GROSS FLOOR AREA
3,600 SF BUILDING + 11,700 SF GREENHOUSE

TOTAL REQUIRED	= 62 SPACES
TOTAL PROVIDED	= 66 SPACES
ACCESSIBLE SPACES REQUIRED	= 3 SPACES
ACCESSIBLE SPACES PROVIDED	= 3 SPACES

DATE OF SURVEY

MAY 21, 2018

BENCHMARKS

CAPPED REBAR ON SOUTH SIDE OF HWY 44 @ CENTERLINE DRIVE SOUTH.
ELEVATION=1007.85

NW CORNER OF CONCRETE SLAB @ NW CORNER OF JAZZWOOD(X AVE) & HWY 44.
ELEVATION=1004.68

CONSTRUCTION SCHEDULE

SPRING 2022

INDEX OF SHEETS

NO.	DESCRIPTION
1.0	COVER SHEET
2.0	NOTES AND DETAILS
3.0-3.1	DIMENSION PLAN
4.0-4.1	GRADING PLAN
5.0	EROSION AND SEDIMENT CONTROL PLAN
6.0-6.1	UTILITY PLAN
7.0	LANDSCAPE PLAN

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www.iowaonecall.com
811 Know what's below. Call before you dig.

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.

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

PROJECT NO. 2110756

GENERAL LEGEND

PROPOSED

PROJECT BOUNDARY
LOT LINE
SECTION LINE
CENTER LINE
RIGHT OF WAY (R/W)
PERMANENT EASEMENT (P/E)
TEMPORARY EASEMENT (T/E)
TYPE SW-501 STORM INTAKE
TYPE SW-503 STORM INTAKE
TYPE SW-505 STORM INTAKE
TYPE SW-506 STORM INTAKE
TYPE SW-513 STORM INTAKE
TYPE SW-401 STORM MANHOLE
TYPE SW-402 STORM MANHOLE
TYPE SW-301 SANITARY MANHOLE
STORM/SANITARY CLEANOUT
WATER VALVE
FIRE HYDRANT ASSEMBLY
SIGN
DETECTABLE WARNING PANEL
STORM SEWER STRUCTURE NO. (ST-10)
STORM SEWER PIPE NO. (L-10)
SANITARY SEWER STRUCTURE NO. (S-10)
SANITARY SEWER PIPE NO. (P-10)
SANITARY SEWER WITH SIZE (8"S)
SANITARY SERVICE
STORM SEWER
STORM SERVICE (ST)
WATERMAIN WITH SIZE (8"W)
WATER SERVICE (W)
SAWCUT (FULL DEPTH)
SILT FENCE

EXISTING

SANITARY MANHOLE (S)
WATER VALVE BOX
FIRE HYDRANT
WATER CURB STOP
WELL
STORM SEWER MANHOLE (ST)
STORM SEWER SINGLE INTAKE
STORM SEWER DOUBLE INTAKE
FLARED END SECTION
ROOF DRAIN/ DOWNSPOUT (RD)
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 (E)
ELECTRIC TRANSFORMER (E)
ELECTRIC MANHOLE OR VAULT (E)
TRAFFIC SIGN
TELEPHONE JUNCTION BOX (T)
TELEPHONE MANHOLE/VAULT (T)
TELEPHONE POLE
GAS VALVE BOX (G)
CABLE TV JUNCTION BOX (TV)
CABLE TV MANHOLE/VAULT (TV)
MAIL BOX (M)
BENCHMARK (BM)
SOIL BORING (SB)
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" RCP)
WATER MAIN W/ SIZE (8"W)

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

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

THE MOST RECENT 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.

R. DEAN ROGHAIR, P.E. — DATE

14229 — IOWA

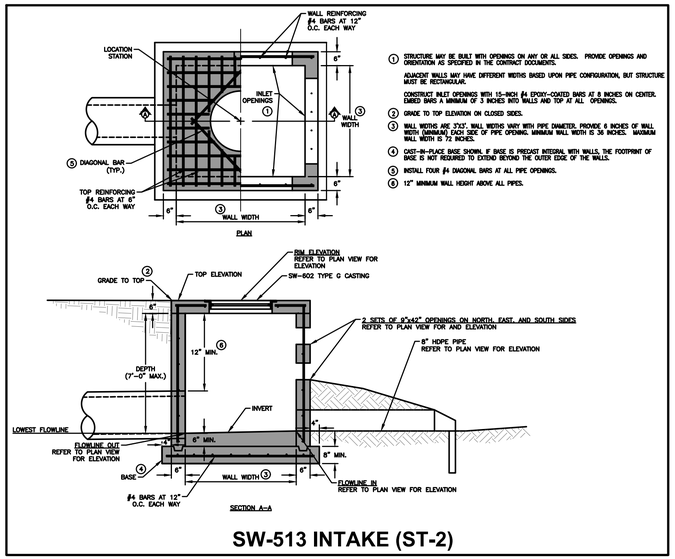
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PRELIMINARY NOT FOR CONSTRUCTION

FILE: H:\2021\2110756\DWG\2110756-SITE.DWG
PLOT DATE: 2/16/2022 2:53 PM
PLOTTED BY: RYAN LUNDHOLM TECH:
COMMENT:
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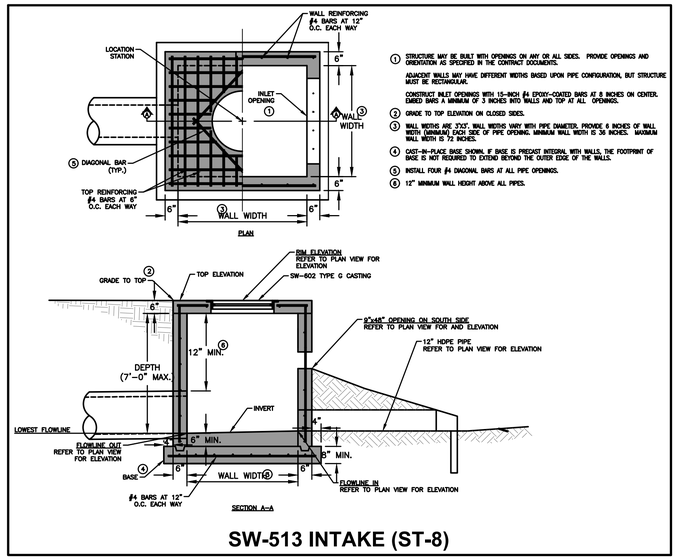
PAVEMENT THICKNESS

1. SIDEWALKS	4" P.C.C.
2. DRIVES	7" P.C.C.
3. PARKING SPACES	6" P.C.C.



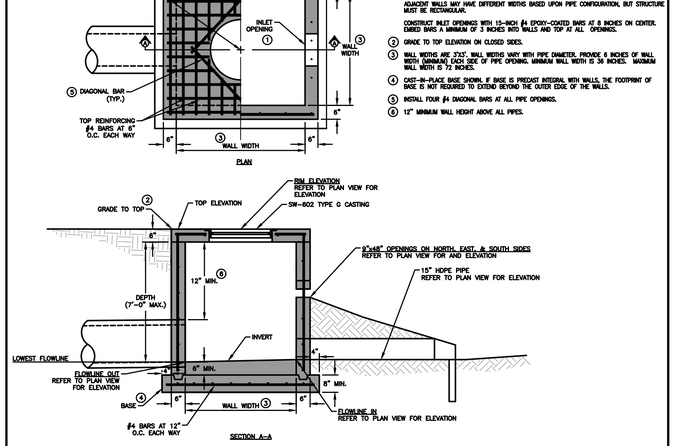
1. STRUCTURE MAY BE BUILT WITH OPENINGS ON ANY OR ALL SIDES. PROVIDE OPENINGS AND ORIENTATION AS SPECIFIED IN THE CONTRACT DOCUMENTS.
   ADJACENT WALLS MAY HAVE DIFFERENT WIDTHS BASED UPON PIPE CONFIGURATION, BUT STRUCTURE MUST BE RECTANGULAR.
   CONSTRUCT INLET OPENINGS WITH 15-INCH #4 EPOXY-COATED BARS AT 8 INCHES ON CENTER. EMBED BARS A MINIMUM OF 3 INCHES INTO WALLS AND TOP AT ALL OPENINGS.
2. GRADE TO TOP ELEVATION ON CLOSED SIDES.
3. WALL WIDTHS ARE 3'X3'. WALL WIDTHS VARY WITH PIPE DIAMETER. PROVIDE 8 INCHES OF WALL WIDTH (MINIMUM) EACH SIDE OF PIPE OPENING. MINIMUM WALL WIDTH IS 36 INCHES. MAXIMUM WALL WIDTH IS 72 INCHES.
4. CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
5. INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.
6. 12" MINIMUM WALL HEIGHT ABOVE ALL PIPES.

SW-513 INTAKE (ST-2)



1. STRUCTURE MAY BE BUILT WITH OPENINGS ON ANY OR ALL SIDES. PROVIDE OPENINGS AND ORIENTATION AS SPECIFIED IN THE CONTRACT DOCUMENTS.
   ADJACENT WALLS MAY HAVE DIFFERENT WIDTHS BASED UPON PIPE CONFIGURATION, BUT STRUCTURE MUST BE RECTANGULAR.
   CONSTRUCT INLET OPENINGS WITH 15-INCH #4 EPOXY-COATED BARS AT 8 INCHES ON CENTER. EMBED BARS A MINIMUM OF 3 INCHES INTO WALLS AND TOP AT ALL OPENINGS.
2. GRADE TO TOP ELEVATION ON CLOSED SIDES.
3. WALL WIDTHS ARE 3'X3'. WALL WIDTHS VARY WITH PIPE DIAMETER. PROVIDE 6 INCHES OF WALL WIDTH (MINIMUM) EACH SIDE OF PIPE OPENING. MINIMUM WALL WIDTH IS 36 INCHES. MAXIMUM WALL WIDTH IS 72 INCHES.
4. CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
5. INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.
6. 12" MINIMUM WALL HEIGHT ABOVE ALL PIPES.

SW-513 INTAKE (ST-8)



1. STRUCTURE MAY BE BUILT WITH OPENINGS ON ANY OR ALL SIDES. PROVIDE OPENINGS AND ORIENTATION AS SPECIFIED IN THE CONTRACT DOCUMENTS.
   ADJACENT WALLS MAY HAVE DIFFERENT WIDTHS BASED UPON PIPE CONFIGURATION, BUT STRUCTURE MUST BE RECTANGULAR.
   CONSTRUCT INLET OPENINGS WITH 15-INCH #4 EPOXY-COATED BARS AT 8 INCHES ON CENTER. EMBED BARS A MINIMUM OF 3 INCHES INTO WALLS AND TOP AT ALL OPENINGS.
2. GRADE TO TOP ELEVATION ON CLOSED SIDES.
3. WALL WIDTHS ARE 3'X3'. WALL WIDTHS VARY WITH PIPE DIAMETER. PROVIDE 8 INCHES OF WALL WIDTH (MINIMUM) EACH SIDE OF PIPE OPENING. MINIMUM WALL WIDTH IS 36 INCHES. MAXIMUM WALL WIDTH IS 72 INCHES.
4. CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
5. INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.
6. 12" MINIMUM WALL HEIGHT ABOVE ALL PIPES.

SW-513 INTAKE (ST-5)

6" PCC INTEGRAL CURB

DRIVE AISLE PCC PAVING

NOTE:
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB.

P.C.C. PAVING

CLASS 'A' INTEGRAL CURB AND SIDEWALK DETAIL

NOTE:
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING.

P.C.C. SIDEWALK

GENERAL NOTES

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

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.

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.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY 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 MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.

GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE,
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
    MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL

REVISIONS	DATE
SITE PLAN SUBMITTAL #3	02/17/22
SITE PLAN SUBMITTAL #2	02/06/22
SITE PLAN SUBMITTAL #1	01/14/22

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

ENGINEER: | TECH:

CIVIL DESIGN ADVANTAGE

GRIMES TREE FARM PHASE 2

GRIMES, IOWA

NOTES AND DETAILS

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HIGHWAY 44

FUTURE 10' PUBLIC SIDEWALK. (SIDEWALK SHALL BE INSTALLED AT THE DEVELOPER'S EXPENSE WITHIN 60 DAYS OF NOTIFICATION BY THE CITY.)

18"ST

S89°39'54"W 105.72'

S88°17'24"W 199.90'

EXISTING 10' PUBLIC UTILITY EASMENT

S89°46'24"W 251.66'

EXISTING MONUMENT SIGN

(12) PROPOSED PARKING SPACES

FULL DEPTH SAW CUT (TYP.)

25' BUILDING SETBACK

EXISTING 6' BLACK VINYL COATED CHAIN LINK FENCE

EXISTING 6' BLACK VINYL COATED CHAIN LINK FENCE

4" WHITE PAINT STRIPE (TYPICAL)

6" PCC INTEGRAL CURB (TYP.)

EDGE OF PAVEMENT (NO CURB)

SITE PLAN LIMITS

EXISTING GRANULAR SURFACE

EXISTING 6' BLACK VINYL COATED CHAIN LINK FENCE

EXISTING PAVEMENT

EXISTING GATE

EXISTING PARKING LOT

SITE PLAN LIMITS

PERPENDICULAR RAMP

PLANTING AREA

EXISTING RAMP (TYP.)

NEW SIDEWALK GRATE

EXISTING TRANSFORMER

ADA PARKING SIGN

EXISTING COVERED AREA WITH TRANSLUCENT ROOF

EXISTING 3,600 SF BUILDING

REMOVE/ REPLACE PAVEMENT

PROPOSED 7" P.C.C. (REMOVE GRANULAR SURFACE)

RAISED ISLAND

EDGE OF PAVEMENT (NO CURB, TYP.)

WHEEL STOP (TYPICAL)

RELOCATED PARKING SPACES

PROPOSED 6" P.C.C. (PARKING SPACES)

S00°13'36"E 295.09'

N00°13'36"W 300.00'

EXISTING ZONING BOUNDARY

EXISTING PAVEMENT

EXISTING GRANULAR SURFACE

EXISTING PAVEMENT

EXISTING GRANULAR SURFACE

81.66'

DOOR CENTERED

130'

DOOR (TYP.)

OVERHEAD DOOR (TYP.)

90'

NEW GREENHOUSE 11,700 sf 90'X130' (USE EXISTING PCC SLAB)

6' BLACK VINYL COATED CHAIN LINK FENCE (TYP.)

STAGING AREA/ RETAIL

BLACK VINYL COATED CHAIN LINK SWING GATE

GATE

SITE PLAN LIMITS

SITE PLAN LIMITS

PROPOSED 6" P.C.C.

N89°38'28"E 199.93'

EXISTING ZONING BOUNDARY

DOOR CENTERED

N89°46'24"E 357.28'

6' BLACK VINYL COATED CHAIN LINK FENCE (TYP.)

80.56'

FILL DETENTION POND. ADD GRANULAR SURFACE W/ DRAIN TILE

33'

80.03'

81.29'

P.C.C. SIDEWALK

FILL DETENTION POND AND CONNECT PIPES. INSTALL SIDEWALK AND PLANTING DISPLAY AREAS

OUTDOOR STORAGE/ DISPLAY AREA W/ SHADE CLOTH

25.5'

30'

GATE

33.5'

50'

6" P.C.C.

7" P.C.C. LOADING DOCK

41'

10.86'

P.C.C. WALL

6' BLACK VINYL COATED CHAIN LINK FENCE (TYP.)

GATE

EXISTING GRANULAR SURFACE

EXISTING GRANULAR SURFACE

24"ST

30' 5' 30'

RELOCATED COLD FRAME BUILDING

RELOCATED COLD FRAME BUILDING

120'

AG BUILDING (NOT PART OF THIS PLAN) F.F.E.= 1002.50

25.00'

60.00'

COLD FRAME 3 (NOT PART OF THIS PLAN)

COLD FRAME 4 (NOT PART OF THIS PLAN)

COLD FRAME 5 (NOT PART OF THIS PLAN)

6' 30' 6' 30' 6' 30' 6'

N

SCALE 0' 15' 30' 60'

REVISIONS	DATE
SITE PLAN SUBMITTAL #3	02/17/22
SITE PLAN SUBMITTAL #2	02/06/22
SITE PLAN SUBMITTAL #1	01/14/22

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

ENGINEER: TECH:

CIVIL DESIGN ADVANTAGE

GRIMES TREE FARM PHASE 2

DIMENSION PLAN (30 SCALE)

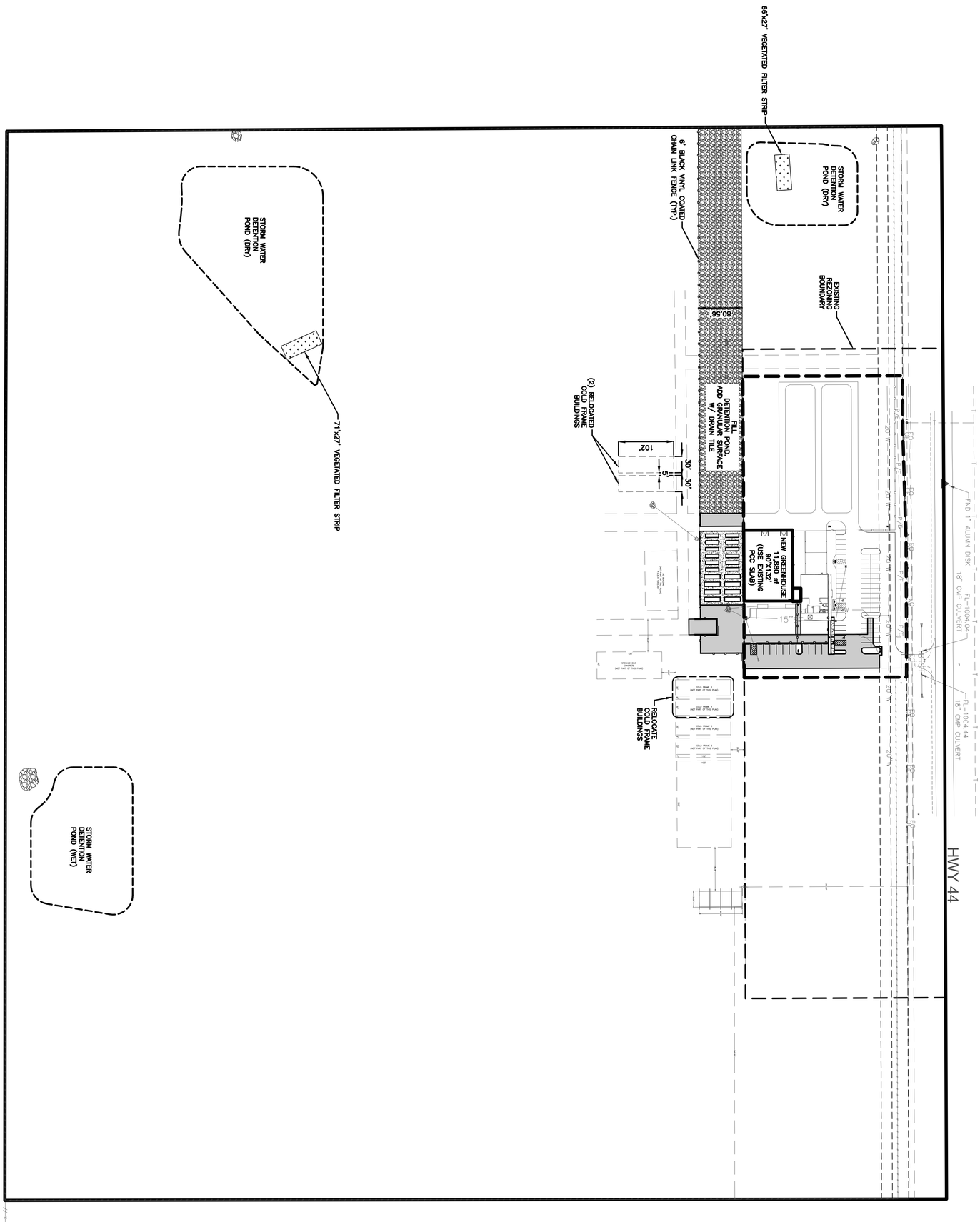
GRIMES, IOWA

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PLOTTED BY: RYAN LUNDHOLM TECH: ENG:



SCALE
0' 50' 100' 200'

N

GRIMES TREE FARM PHASE 2

DIMENSION PLAN (100 SCALE)

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

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

ENGINEER:

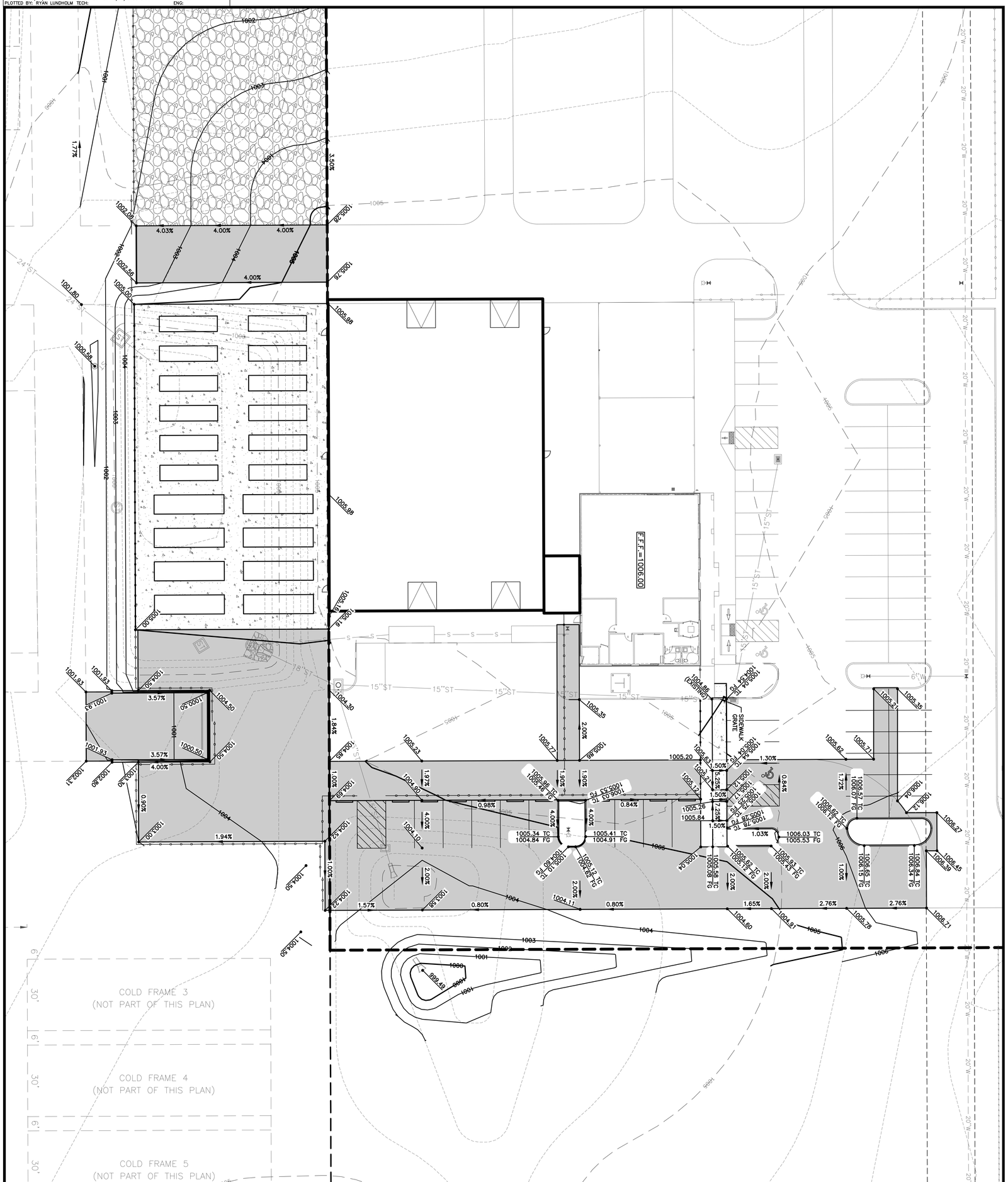
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SITE PLAN SUBMITTAL #2	02/06/22
SITE PLAN SUBMITTAL #1	01/14/22

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PLOTTED BY: RYAN LUNDHOLM TECH:



GRIMES TREE FARM PHASE 2

GRADING PLAN (20 SCALE)

GRIMES, IOWA

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CIVIL DESIGN ADVANTAGE

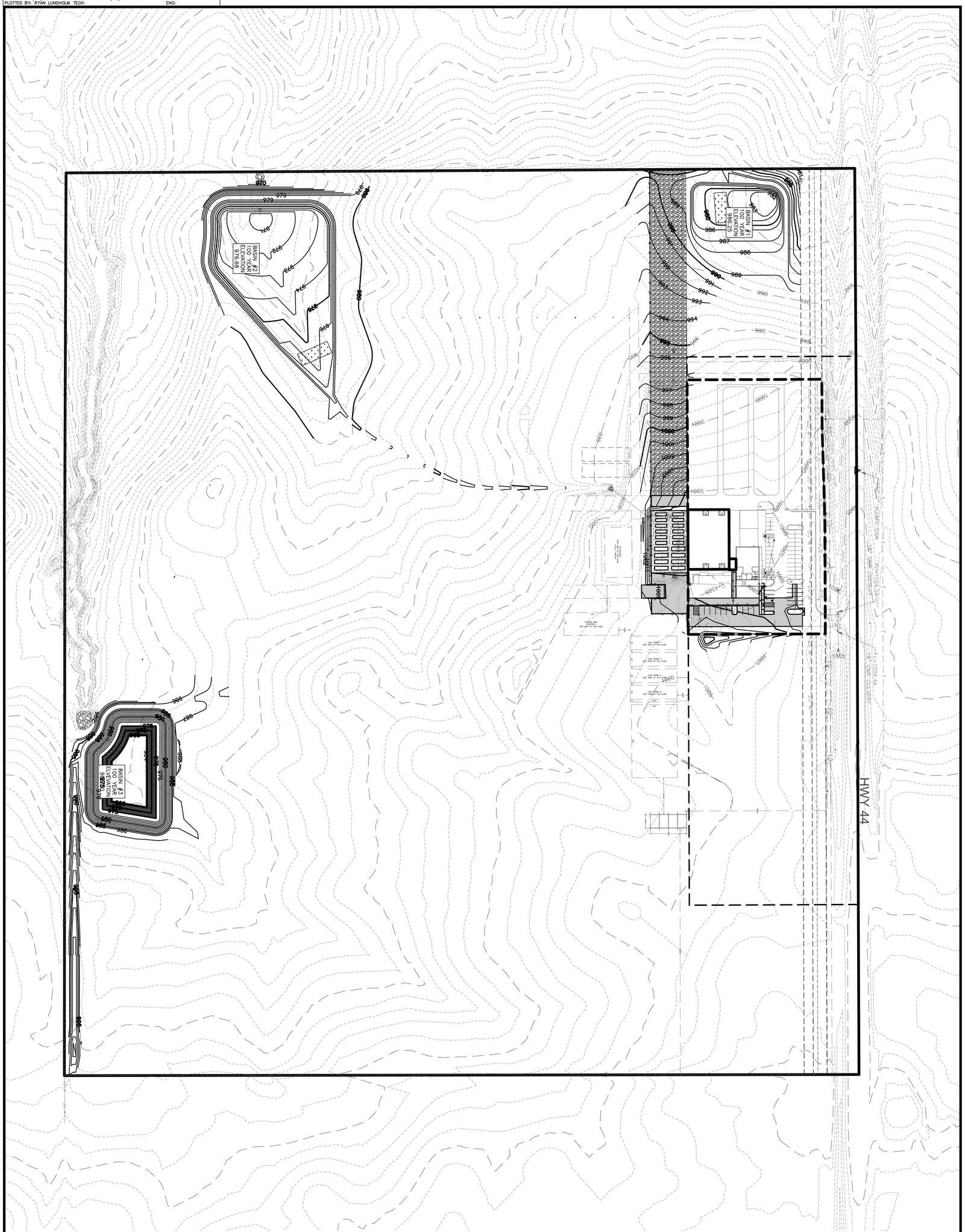
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400

ENGINEER:

TECH:

REVISIONS	DATE
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SITE PLAN SUBMITTAL #2	02/06/22
SITE PLAN SUBMITTAL #1	01/14/22

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2110756

GRIMES TREE FARM PHASE 2

GRADING PLAN (100 SCALE)

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

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

ENGINEER: TECH:

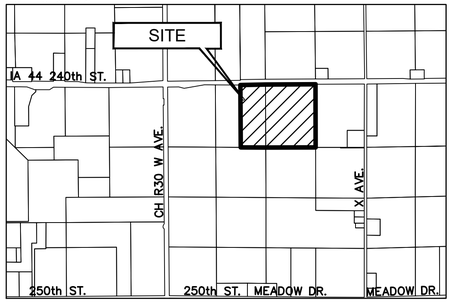
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SITE PLAN SUBMITTAL #3	02/17/22
SITE PLAN SUBMITTAL #2	02/06/22
SITE PLAN SUBMITTAL #1	01/14/22

GRIMES TREE FARM

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	6,931
2	FILTER SOCK	LF	238
3	SEEDING, FERTILIZING, AND MULCHING	AC	7.66
4	INLET PROTECTION DEVICES	EA	2
5	CONCRETE WASHOUT PIT	EA	1

SWPPP LEGEND

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

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

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO WALNUT CREEK ±1560 FT

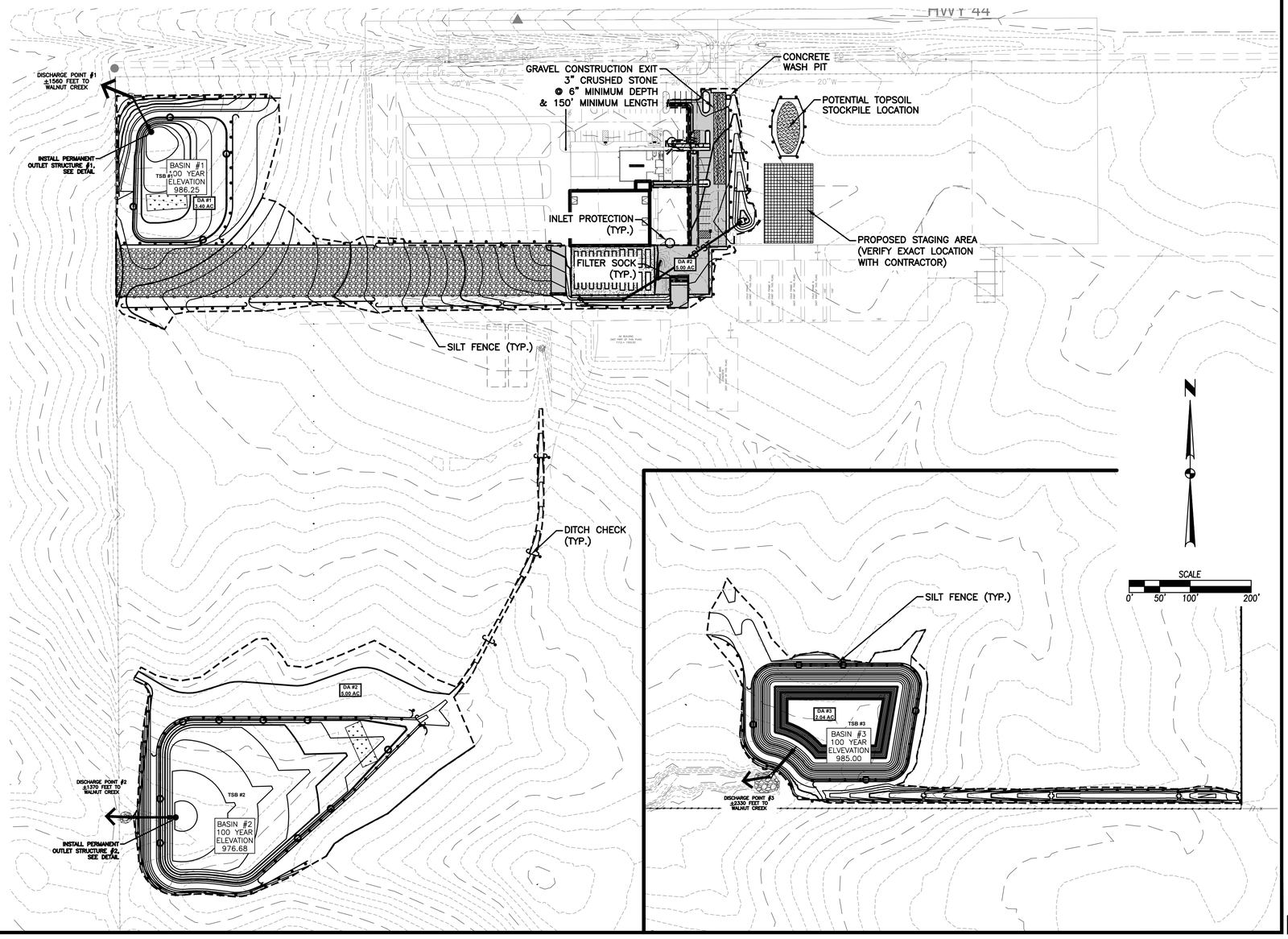
TOTAL AREA DISTURBED TO DISCHARGE POINT	3.40 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	12,240 CU FT
VOLUME PROVIDED IN SILT FENCE (2159 LF @ 10 CU FT/LF OF FENCE)	21,590 CU FT
VOLUME PROVIDED IN TSB #1 (OVEREXCAVATE TO 980' @ 3:1)	5,587 CU FT
TOTAL VOLUME PROVIDED	27,177 CU FT

DISCHARGE POINT #2 TO WALNUT CREEK ±1370 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	5.00 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	18,000 CU FT
VOLUME PROVIDED IN SILT FENCE (2,257 LF @ 10 CU FT/LF OF FENCE)	22,570 CU FT
VOLUME PROVIDED IN FILTER SOCK (238 LF @ 2.0 CU FT/LF OF SOCK)	476 CU FT
VOLUME PROVIDED IN TSB #2 (OVEREXCAVATE TO 968' @ 3:1)	24,773 CU FT
TOTAL VOLUME PROVIDED	47,819 CU FT

DISCHARGE POINT #3 TO WALNUT CREEK ±2330 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	2.04 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	7,344 CU FT
VOLUME PROVIDED IN SILT FENCE (2,275 LF @ 10 CU FT/LF OF FENCE)	22,750 CU FT
VOLUME PROVIDED IN TSB #3	118,411 CU FT
TOTAL VOLUME PROVIDED	141,161 CU FT



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

ENGINEER: TECH:

REVISIONS	DATE
SITE PLAN SUBMITTAL #1	01/14/22

CIVIL DESIGN ADVANTAGE

GRIMES TREE FARM PHASE 2

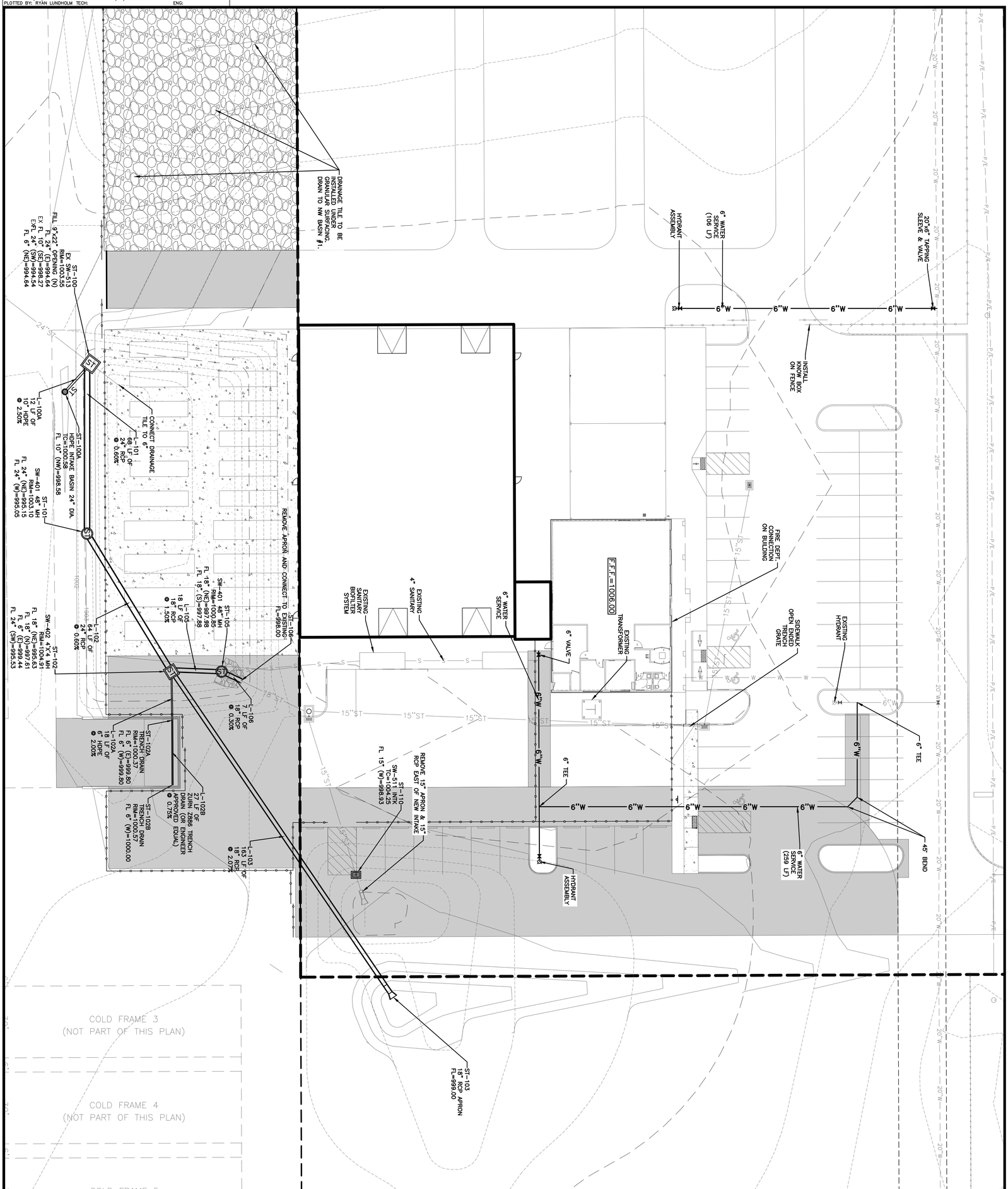
EROSION AND SEDIMENT CONTROL PLAN

GRIMES, IOWA

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TECH:



GRIMES TREE FARM PHASE 2

UTILITY PLAN (20 SCALE)

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

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

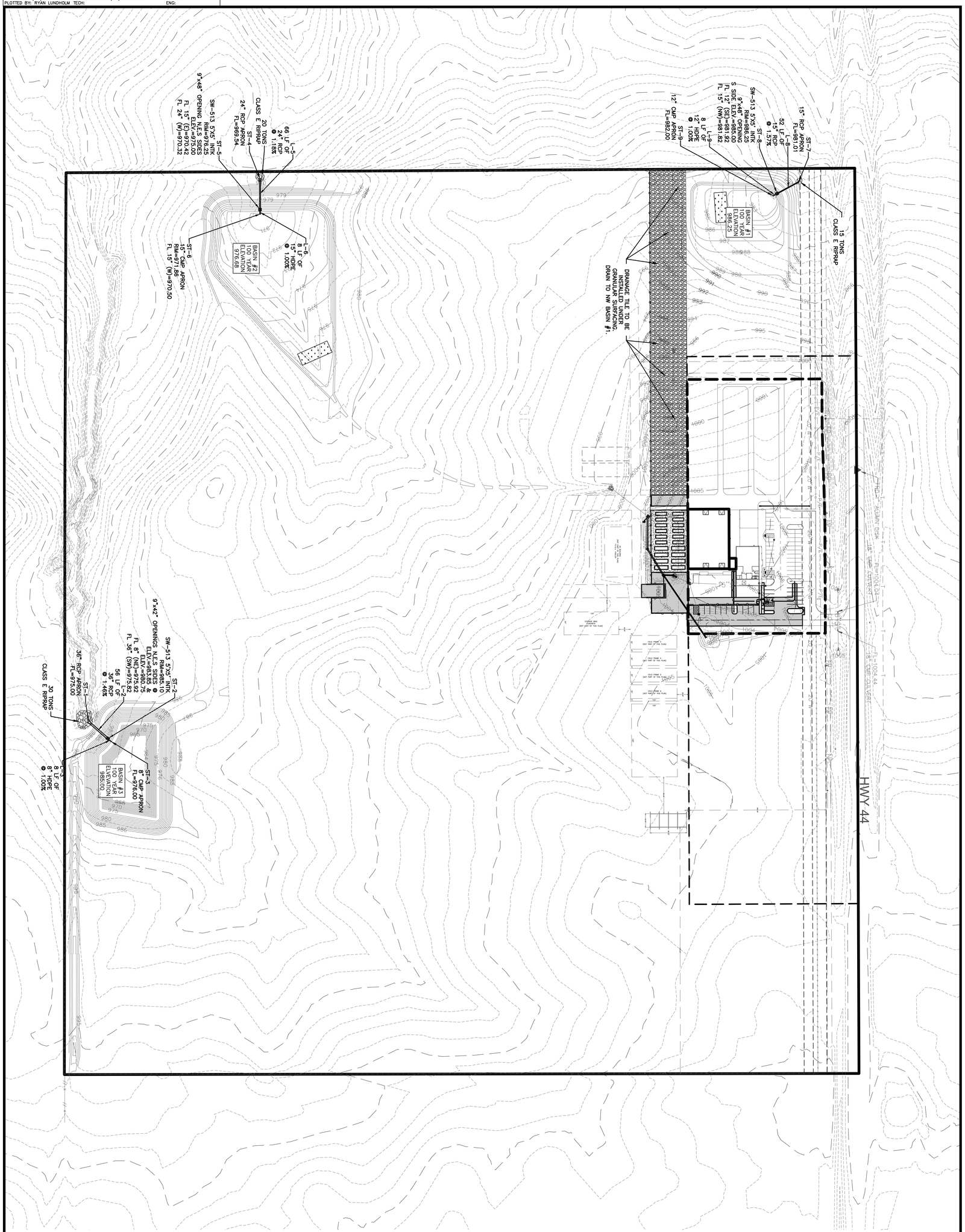
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GRIMES TREE FARM PHASE 2

UTILITY PLAN (100 SCALE)

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

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

ENGINEER: TECH:

REVISIONS	DATE
SITE PLAN SUBMITTAL #3	02/17/22
SITE PLAN SUBMITTAL #2	02/06/22
SITE PLAN SUBMITTAL #1	01/14/22

PARKING LOT SETBACK REQUIREMENT

HIGHWAY 44: 160 LF

REQUIRED
A HEDGE, WALL, EARTH BERM, OR OTHER DURABLE LANDSCAPE BARRIER A MINIMUM OF THREE (3) FEET IN HEIGHT.

THE PLANTING OF TREES IS NOT REQUIRED ALONG HIGHWAY 44 IN ORDER TO PRESERVE SIGHT VISIBILITY AND TO AVOID INTERFERENCE WITH STREET LIGHTING.

PROVIDED
SHRUBS: 30 SHRUBS (HEDGE 3+' TALL)

FOUNDATION PLANTING REQUIREMENT

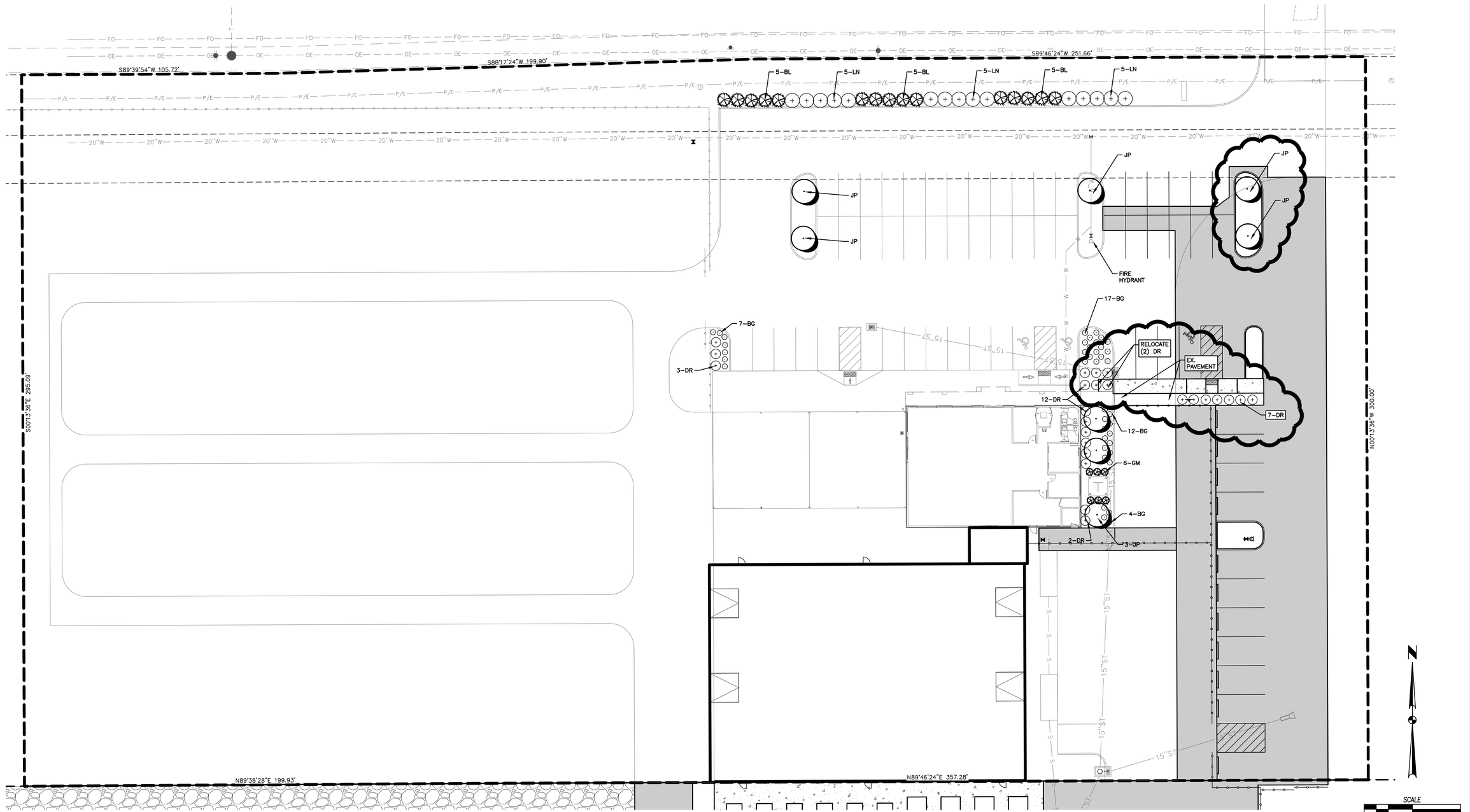
FOUNDATION PLANTINGS, INCLUDING DECIDUOUS AND CONIFEROUS SHRUBS, AND PERENNIALS, SHALL BE PLANTED ALONG THE FRONTS AND SIDES OF COMMERCIAL, GOVERNMENTAL, AND INSTITUTIONAL BUILDINGS AND MULTIPLE DWELLINGS.

EXISTING PLANT SCHEDULE

CODE	QTY			SIZE	COND
JP	6	JAVELIN PEAR	PYRUS 'NCPX1'	2" CAL	B&B
BL	15	BLOOMERANG PURP. LILAC	SYRINGA X 'PENDA'	3 GAL	CONT
LN	15	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	3 GAL	CONT
DR	17	DOUBLE KNOCKOUT ROSE	ROSA X 'RADTKO'	3 GAL	CONT
GM	6	GREEN MOUNTAIN BOXWOOD	BUXUS X 'GREEN MOUNTAIN'	3 GAL	CONT
BG	40	BLAZE LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM BLAZE	1 GAL	CONT

PROPOSED PLANT SCHEDULE

CODE	QTY			SIZE	COND
DR	5	DOUBLE KNOCKOUT ROSE	ROSA X 'RADTKO'	3 GAL	CONT
JP	2	JAVELIN PEAR	PYRUS 'NCPX1'	2" CAL	B&B



DATE	REVISIONS
02/17/22	SITE PLAN SUBMITTAL #3
02/06/22	SITE PLAN SUBMITTAL #2
01/14/22	SITE PLAN SUBMITTAL #1

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

ENGINEER: TECH:

CIVIL DESIGN ADVANTAGE

GRIMES TREE FARM PHASE 2

EXISTING LANDSAPE PLAN

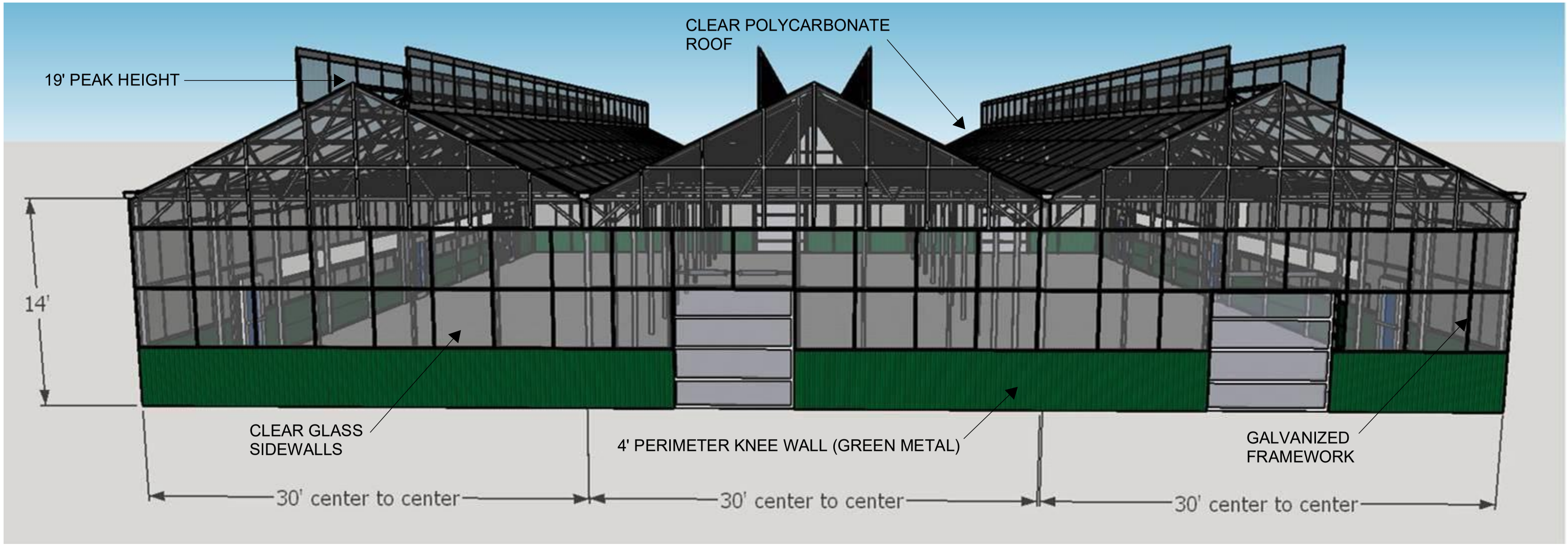
GRIMES, IOWA

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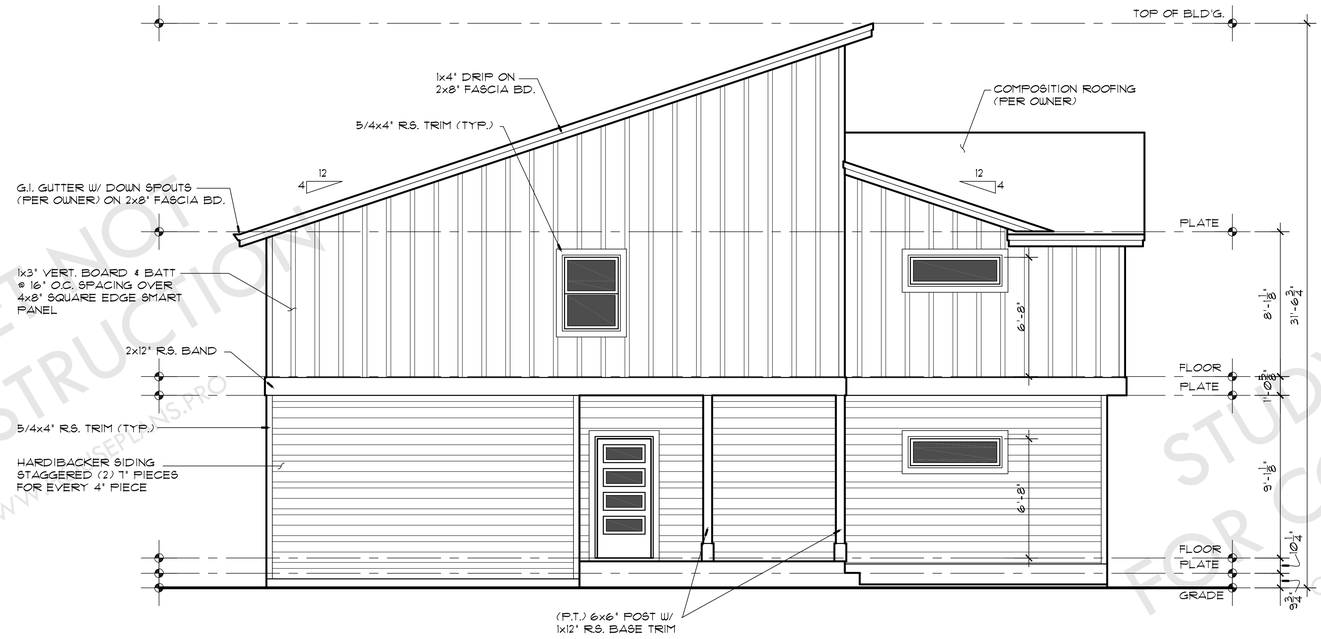
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PLOTTED: 2/16/2022 2:54 PM
PLOTTED BY: RYAN LUNDHOLM
COMMENT:
ENG:

GRIMES TREE FARM GREENHOUSE
EAST ELEVATION VIEW



February 2, 2022



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Left Side Elevation

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SCALE: 1/4"=1'-0"



Rear Elevation

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SCALE: 1/4"=1'-0"

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REVISIONS
F-609

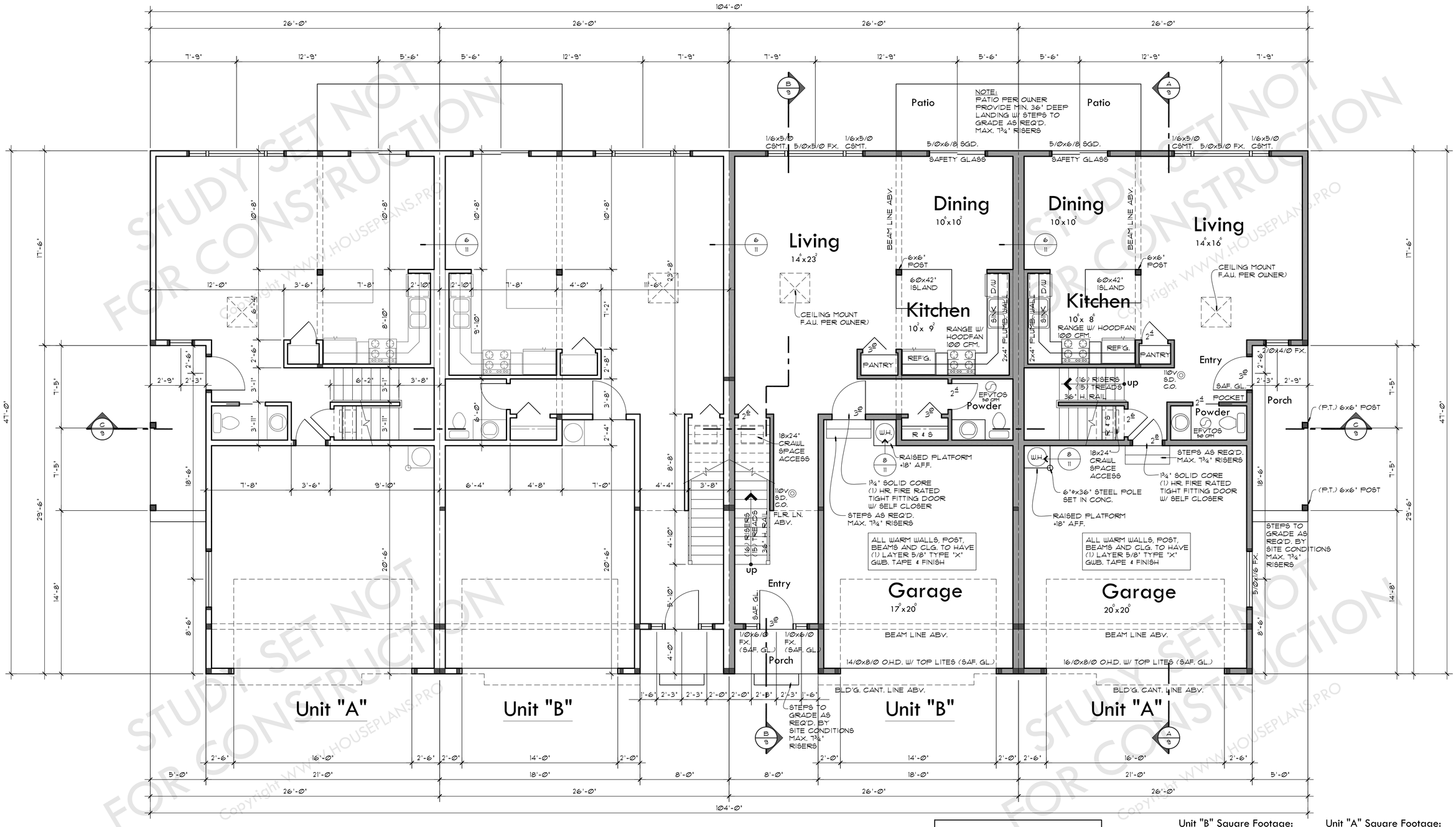
DRAWN BY: CFB
CHECKED BY: DAW
DATE: 1/2010

SHEET 2 OF 11

PLAN NUMBER: F-610

110V◎ S.D. CO smoke/carbon monoxide detector

Provide one smoke/carbon monoxide detector (min.) per floor and one in each corridor accessing bedrooms & in bedrooms. All detectors located outside sleeping rooms shall be interconnected so that when one is tripped the all will sound. Provide battery backup for all units.



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NOTE:
ALL NOTES & DIMENSIONS TYPICAL EACH UNIT

Main Floor Plan

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SCALE: 1/4"=1'-0"

Unit "B" Square Footage:

Main Floor: — 814 sq. ft.
Upper Floor: — 1080 sq. ft.
Total Living: — 1894 sq. ft.
Garage — 376 sq. ft.

Unit "A" Square Footage:

Main Floor: — 664 sq. ft.
Upper Floor: — 1078 sq. ft.
Total Living: — 1742 sq. ft.
Garage — 431 sq. ft.

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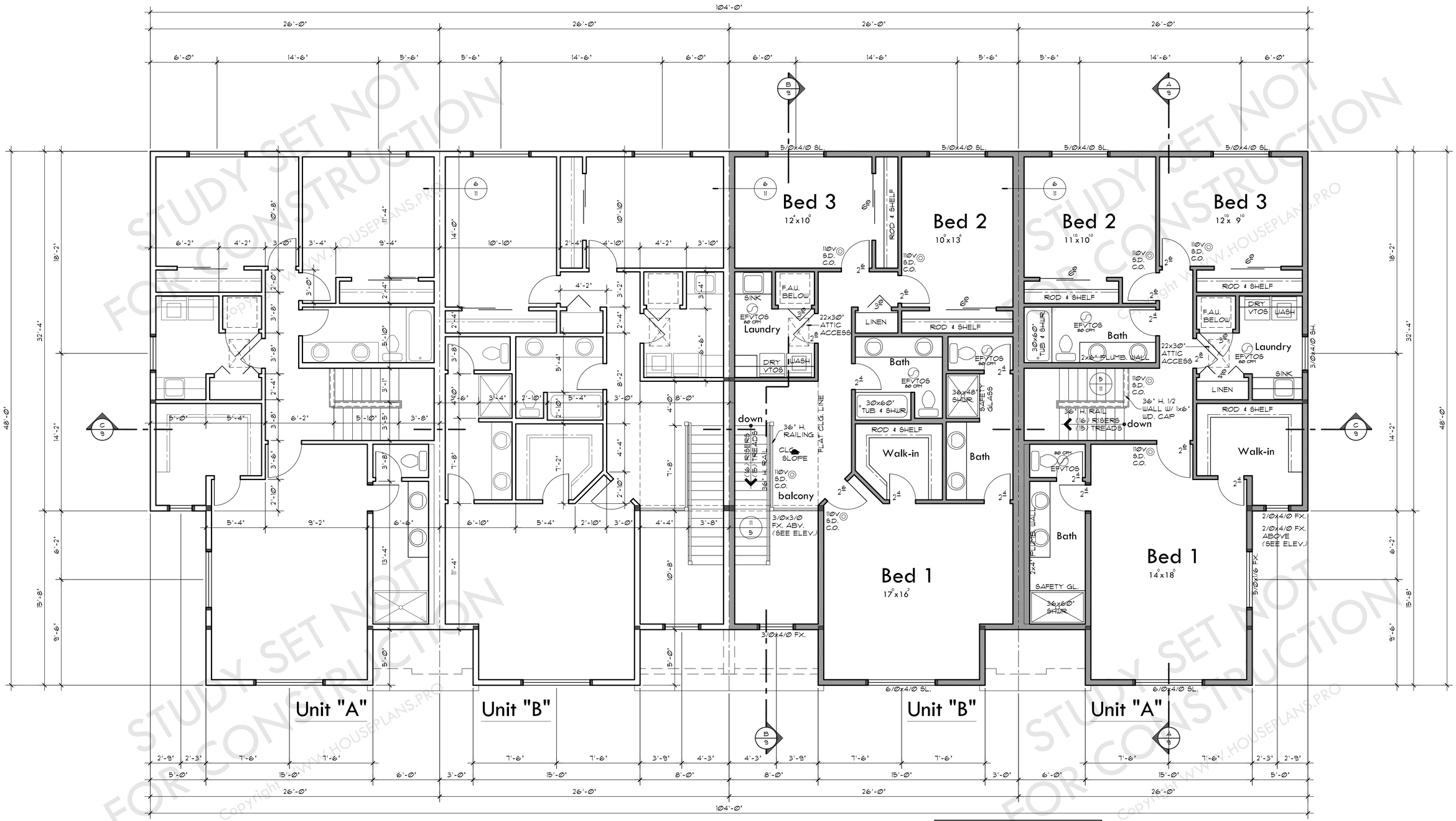
DRAWN BY: CFB
CHECKED BY: DAW
DATE: 1/2010

SHEET 5 OF 11

PLAN NUMBER: F-610

110V S.D. CO ◎ smoke/carbon monoxide detector

Provide one smoke/carbon monoxide detector (min.) per floor and one in each corridor accessing bedrooms & in bedrooms. All detectors located outside sleeping rooms shall be interconnected so that when one is tripped the all will sound. Provide battery backup for all units.



NOTE:
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Upper Floor Plan

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SCALE: 1/4"=1'-0"

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REVISIONS
F-609

DRAWN BY: CFB
CHECKED BY: DAW
DATE: 1/2020

SHEET 7 OF 11

PLAN NUMBER: F-610

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Planning & Zoning Staff Report

TO: Planning and Zoning Commission
FROM: Molly Mannel, Assistant Planner
DATE: March 1st, 2022
RE: Walmart – Site Plan Amendment

GENERAL INFORMATION:

Applicant: BFA Civil Engineering and Land Surveying

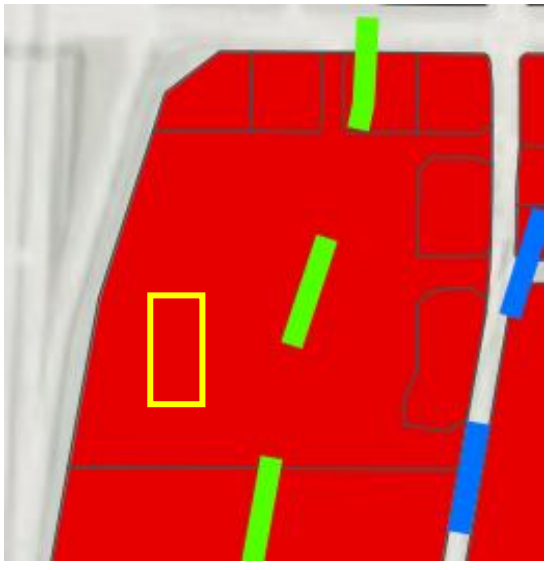
Requested Action Site Plan Amendment

Location 2150 E 1st Street

SUPPORTING INFORMATION:



Location Map


Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Commercial	General Commercial	C-2
North	Commercial	General Commercial	C-2
South	Vacant	General Commercial	C-2
East	Commercial/Vacant	General Commercial	C-2
West	Highway 141	Highway 141	Highway 141

BACKGROUND:

The site plan for Walmart was previously approved in 2016. The applicant is requesting approval of a site plan amendment, to build a 980 square foot new building. The site is located within the C-2 zoning district and the Highway 141 Mixed Use Development Overlay District, Zone 1.

ANALYSIS:

Building/Elevations:

The proposed building will be principally constructed of split face cmu to match the existing building on site. Although the new addition will be separate from the existing building, a metal canopy will connect the two buildings and provide a walkway for employees. The entire building will be painted in grey tones, with blue vinyl wrapping added to existing Trespa panels for signage. Staff has evaluated the ordinance as it relates to the blue vinyl wrapping of the Trespa panels, and determined that it is an appropriate branded architectural feature. The ordinance prohibits the painting of precast panels in anything other than earth tone colors. The area shown on blue at the northwest corner of the building will require Board of Adjustment approval because the precast is proposed to be painted blue, which is not an earth tone color. The applicant is planning to submit a variance request to be considered by the Board.

Site Layout:

The addition will be accessed from a shared parking lot with the existing site. Bollards will be added to assist in guiding traffic around spaces 19-22 of the site. The bollards and striped islands will allow the associates to still move their carts in and out of the lot, while still being protected.

Two existing pole mounted light fixtures are located within the center of the parking lot. Lighting details for the addition will match the existing building on site.

Parking:

The site provides more than the required number of parking spaces, but does not provide more than 25% above the minimum required spaces. The overall site will provide 686 parking spaces, including 18 ADA stalls. Blue signage designating pickup directions and lanes 1-37 will be placed throughout the parking lot.

Landscaping/Streetscape:

The site is required to provide 10% of green space, and will increase the amount of open space by 70 square feet. Due to the site being located in the Highway 141 Mixed Use Development Overlay District Zone 1, landscaping is provided on islands and medians within the vehicular area.

Utilities:
A 20-foot-wide existing utility easement will also be rerouted to flow alongside the western edge of the addition. Existing underground electric, waterline, and sanitary will be rerouted within the easement. The underground electric will connect to two existing light poles in the center of the parking lot.

The stormwater drainage system will run through an existing concrete flume and catch basin to the west and southwest of the site.

STAFF RECOMMENDATION:
Staff would recommend approval of the Site Plan Amendment for Walmart, subject to any remaining staff comments.

CITY OF GRIMES

Molly Mannel
Assistant Planner

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

February 2, 2022

BFA
Attn: Rick Rohlfing
103 Elm Street
Washington, MO 63090

RE: Walmart Site Plan Amendment

Dear Mr. Rohlfing:

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

General Comments:

~~1. Add City standard notes.~~

~~2. Any new building signage will need a separate sign permit.~~

Cover Sheet:

1. Please provide a construction schedule.

~~2. Please change the Transportation Overlay to highway 141 Mixed Use Development Corridor District Zone 1 under Zoning.~~

~~3. How is the open space being increased by 70 sf?~~

Sheet GS-1 – Grading Plan

~~1. Sediment controls recommended at concrete flumes and open throat intakes during construction.~~

Sheet GS-1 – Site Plan

1. Please provide a curb or mountable curb on the south side of parking spaces 19-22 to help direct traffic instead of striping the area. During the winter months, striping is not visible so a curb will help guide traffic.

2. ~~Is the building connected to the existing building or separate?~~

3. Show existing grease trap connection to the existing 8" sanitary, verify the grease trap connection is not in the area proposed to be removed.

4. Call out and label sanitary sewer bends.

5. Add note that proposed sanitary sewer connections to existing MH to be made by core drill utilizing a link seal or approved equal.

6. Existing flowline north in sanitary MH to be removed and plugged.

7. Show and label proposed service lines on sanitary sewer (commercial lines to be 6" minimum).

8. Note proposed watermain reroute will result in watermain shutdowns.

Sheet UT-1 – OGP Ramp Area

1. ~~Label cross slope on the ramp.~~

Sheet UT-1 – Utility Plan

1. ~~Reroute the water main so it does not cross underneath the landscape island.~~

2. ~~Label roof drain connections to the storm sewer.~~

3. ~~Provide water service into the building for sprinkler.~~

4. ~~Label critical crossings.~~

Architecture:

1. ~~Please keep some of the existing brown tones throughout the front elevation. By changing everything to gray, staff feels the precast may be out of place.~~

2. On the west elevation, change the blue wall to an earth-tone color. This would be consistent with the previous changes approved by Council.

3. ~~Provide lighting details and cut sheets for the building.~~

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:	February 8, 2022 **(1 PDF of Site plan with Elevation Plan included)**
PLANNING & ZONING:	March 1, 2022 at 5:30 at the Grimes City Hall
COUNCIL MEETING:	March 22, 2022 at 5:30 at the Grimes City Hall

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

Sincerely,

Molly Mannel
Assistant Planner

PROPOSED SITE IMPROVEMENT PLANS FOR

Walmart #05748-233

2150 EAST 1ST STREET

GRIMES, POLK COUNTY, IOWA 50111

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:

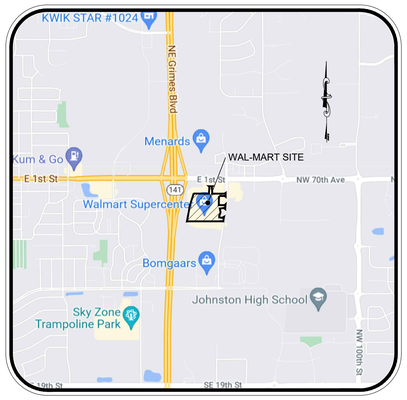
a. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 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.



SITE LOCATION MAP
NOT TO SCALE

ALERT TO CONTRACTOR:

1. THE SITEWORK FOR THE WAL-MART PORTION OF THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS."

2. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO CONTRACT COMPLETION AND THE FINAL CONNECTION OF SERVICES.

Three working days prior to the start of any excavation on this site the Contractor shall call 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

CONTACTS INFORMATION:

CITY OF GRIMES
101 NE HARVEY STREET
GRIMES, IA 50111
PHONE: (515) 986-3036

WALMART STORE
GRIMES WM STORE #05748
PHONE: (515) 986-1783

DEWATERING NOTE:
WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	CS-1
TOPOGRAPHIC SURVEY/DEMOLITION PLAN	TD-1
GRADING PLAN/SITE PLAN	GS-1
UTILITY PLAN	UT-1
DETAIL SHEET 1	DTL-1
DETAIL SHEET 2	DTL-2
DETAIL SHEET 3 (SUDAS DETAILS)	DTL-3

SITE DATA
TOTAL TRACT 31.987 AC./1,393,366 S.F.

PROPERTY DESCRIPTION
Lot 6 of the "Final Plat Wal-Mart's First Addition to the City of Grimes" recorded on March 2, 2009 in Book 12932, Page 899 of the Polk County Recorder of Deeds Office "being part of the Northwest Quarter of Section 4, Township 79 North, Range 25 West of the 5th P.M., Polk County, Iowa.

ZONING
A portion of this site lies in the Highway 141 mixed use Development Corridor District Zone 1.

This site is zoned C-2 "General and Highway Service Commercial District" as per the City of Grimes, Iowa, Zoning Regulations.

Building setback lines as per The City of Grimes, Iowa, Zoning Regulations are:
Front Yard = 25 feet
Side Yard = 25 feet when adjacent to street R.O.W.
Rear Yard = 25 feet
Highway 141 Setback = 100 feet

PROPERTY USE
This site is being used as a Commercial Retail Store/Supermarket.

GREEN SPACE
Green space site increased by 70 s.f.

WATER AND WASTEWATER DEMAND
No change in site water or wastewater demand

PARKING REQUIREMENTS (One typical stall is equivalent to 167 s.f.)
Existing Parking Stalls = 680 spaces provided.
Parking Stalls required = 620 , 686 spaces provided.
ADA Stalls required = 17 spaces, 18 spaces provided.
Loading Spaces required = 4 spaces, 4 spaces provided.
Approximate number of employees = Same as existing.
Parking Setbacks = 10' min. along street right of way.
5' min. along a side or rear property line.

ARCHITECT
HFA (HARRISON FRENCH & ASSOCIATES)
1705 S WALTON BLVD., STE 3
BENTONVILLE, AR 72712

APPLICANT/ENGINEER

BFA Engineering•Surveying
103 ELM STREET
WASHINGTON, MISSOURI 63090
bfaeng.com
TELEPHONE: (636) 239-4751

OWNER

Walmart, Inc.,
2608 S.E. J Street
Bentonville, Arkansas 72716-0550
TEL: (479) 273-4000

REVISIONS
1
By: App:
2
By: App:

DRAWN E.G.S.
CHECKED R.G.R.
DATE 02/08/22
SCALE NO SCALE
JOB No. 6876A
SHEET COVER SHEET

CS-1

FOR CITY REVIEW

LICENSED PROFESSIONAL ENGINEER
RICK G. ROHLFING
19049
IOWA

Rick G. Rohlfing, P.E. #19049
State of Iowa
Registered Professional Engineer
for BFA, Inc.

02/08/22
Date

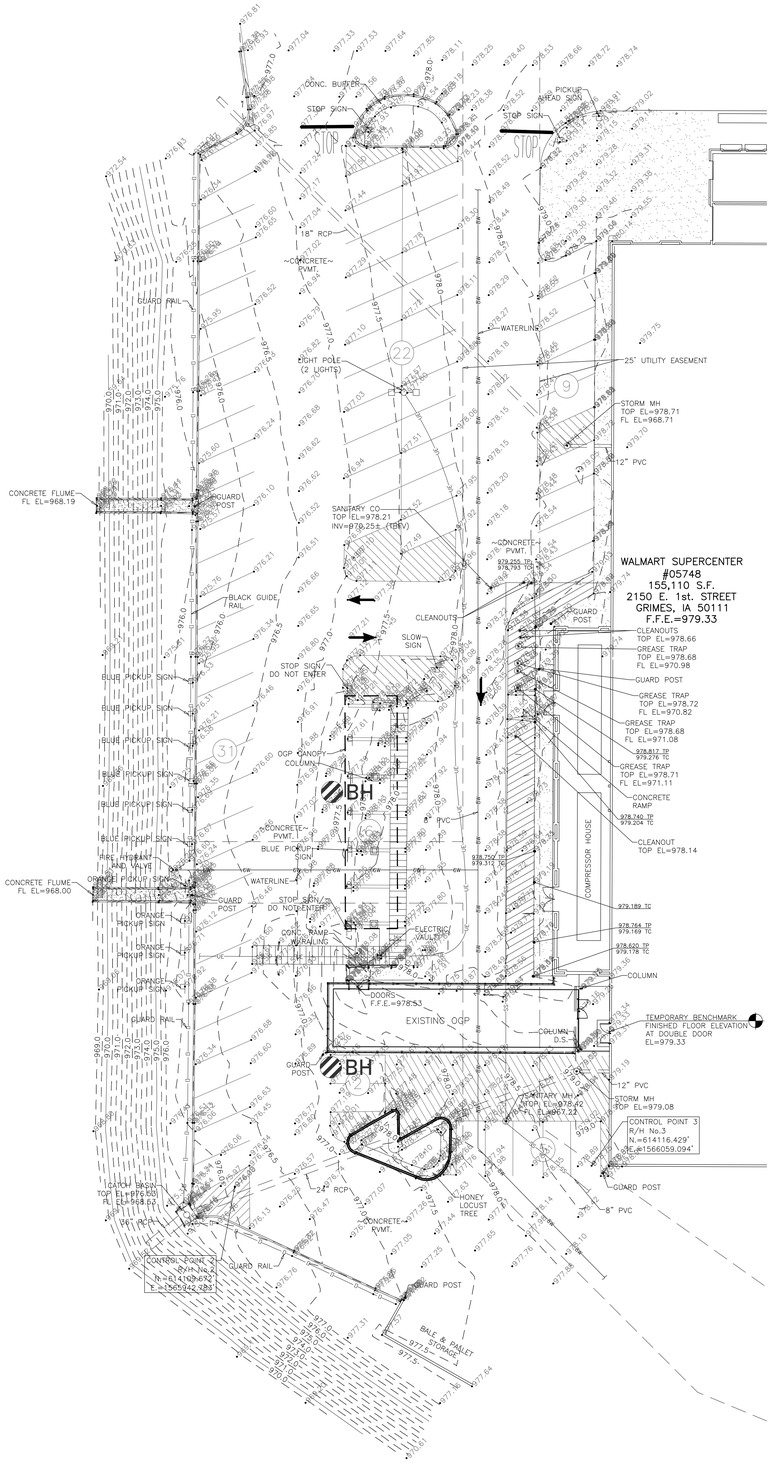
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TOPOGRAPHIC SURVEY

(THIS IS NOT A BOUNDARY SURVEY)

0 20' 40'

SCALE: 1" = 20'



TOPOGRAPHIC SURVEY NOTES:

1. Underground facilities, structures, and utilities have been plotted from available surveys and records. Therefore, their location must be considered approximate only. There may be others, the existence of which is presently not known.

2. Bearings referenced to the Iowa Coordinate System 1983, South Zone per GPS observations.

3. Field work was completed on this site by Buescher Frankenberg Associates, Inc. on October 25, 2021.

4. Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.

Bearings referenced to the Iowa Coordinate System 1983, South Zone per GPS observations.

Temporary Benchmark – Finished Floor at the double doors, El=979.33

5. This site scales within Zone X, areas determined to be outside the 0.2% annual chance floodplain as per Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 19099010080C, Map Date November 18, 1992.

6. Soil boring locations shown on this plan were taken from the subsurface shall be considered approximate.

7. This site is zoned C–2 Commercial District as per the City of Grimes, IA Official Zoning Map dated March 1, 2019.

Setback lines are:

Front Yard: 25 ft. min.
Side Yard: 25 ft. when adjacent to street right of way.
Rear Yard: 25 ft. min.
Highway 141 Setback: 100 ft.
Height: 45 ft. max., 3 stories max.

8. No irrigation system was located on site.

9. Water service to this site is provided by Peoples Servive, at the time of survey.

10. Sanitary sewer service to this site is provided by Peoples Servive, at time of survey.

11. Electrical service to this site is provided by Mid American Energy, at the time of survey.

12. Telephone service to this site is provided by Qwest, at the time of survey.

13. Natural gas service to this site is provided by Aquila Natural Gas, at the time of survey.

14. Existing storm sewers, that were accessible at the time field work was completed, appeared to be in good condition.

15. Existing sanitary sewers, that were accessible at the time field work was completed, appeared to be in good condition.

16. The minimum depth of cover for waterlines on this site is 66 inches. Actual depths of waterlines may vary.

17. Utilities shown hereon located by GPRS Inc. dated October 26, 2021.

18. There are currently 697 total parking spaces. The parking ratio is 4.5/1000 SF based on 155,110 SF. Parking required: 4 spaces/1,000 SF. Parking spaces are approximately 9.5' x 18' in size and drive aisles are 25' in width.

19. Utility Easements as shown heron taken from Final Plat Walmart's second addition to the City of Grimes recorded 09/18/2009 in Polk County, Document ID: 02280850013, File #: 2010–00024379, Book 13209, Page 223–235.

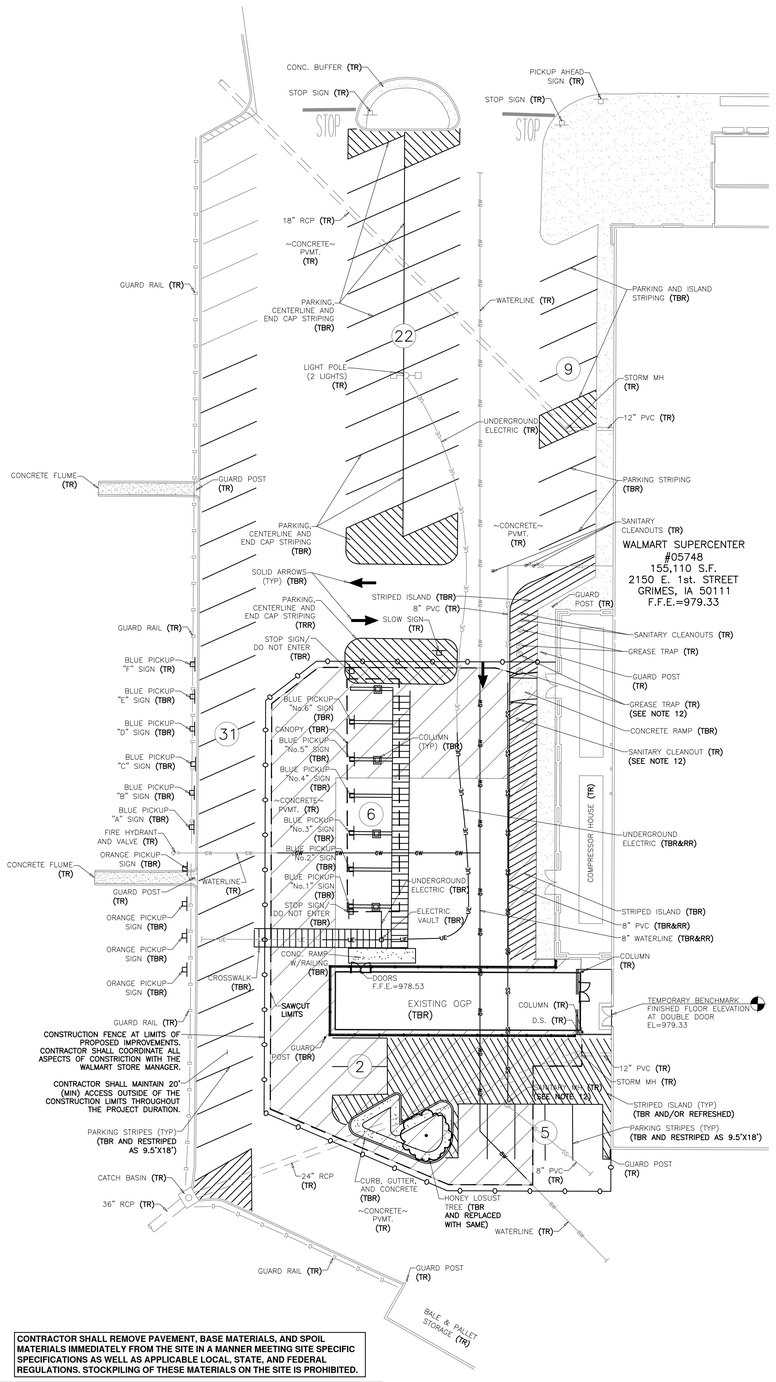
TOPOGRAPHIC LEGEND	
DESCRIPTION	EXISTING
AERIAL ELECTRIC	AE
UNDERGROUND ELECTRIC	UE
UNDERGROUND TELEPHONE	UT
GAS LINE	G
WATERLINE	W
SANITARY SEWER	SS
STORM SEWER	
EASEMENT	
PROPERTY LINE	
GUIDE RAIL	
CHAINLINK FENCE	
BARBWIRE FENCE	X X X
CONTOURS	100
UTILITY POLE	
GUARD POST	GP
SANITARY MANHOLE	
WATER VALVE	
FIRE HYDRANT	
CATCH BASIN	
JUNCTION BOX	
FLARED END SECTION	
CLEANOUT	
GRATED INLET	
SOIL BORING	BH

HORIZONTAL CONTROL POINTS			
POINT NUMBER	DESCRIPTION	NORTHING	EASTING
2	R/H No.2	614109.672	1565942.783
3	R/H No.3	614116.429	1566059.094

DEMOLITION PLAN

0 20' 40'

SCALE: 1" = 20'



DEMOLITION PLAN NOTES:

1. The Contractor shall conform to all applicable State and local codes for demolition of structures, safety of adjacent structures, dust control, and sediment and erosion control during construction.

2. The Contractor shall verify that all required permits and licenses from appropriate authorities have been obtained prior to construction.

3. The Contractor shall notify and coordinate scheduling with affected utility companies before starting work and comply with their requirements.

4. The Contractor shall not close or obstruct public or private roadways, sidewalks, or fire hydrants without appropriate permits or written authorization.

5. The Contractor shall accurately record actual locations of capped utilities and subsurface obstructions that will remain after demolition.

6. The Contractor shall provide, erect, and maintain sediment and erosion control devices, temporary barriers, and security devices during construction.

7. The Contractor shall protect existing landscaping materials, appurtenances, and structures, which are not to be demolished. Any damage caused by demolition operations shall be repaired by the Contractor at no cost to Owner.

8. The Contractor shall protect and maintain in a safe and operable condition utilities that are to remain. The Contractor shall prevent interruption of existing utility service to occupied or used facilities, except when authorized in writing by authorities having jurisdiction. The Contractor shall provide temporary services during interruptions to existing utilities as acceptable to governing authorities and Owner. Contractor shall phase utility improvements, including rerouted utilities, in a manner that maintains utility services in operation throughout construction.

9. The Contractor shall notify adjacent owners of work that may affect their property, potential noise, utility outages or disruptions.

10. Completely fill below grade areas and voids resulting from demolition or removal of structures, underground fuel storage tanks, wells, cisterns, etc., using approved select fill materials consisting of stone, gravel, and sand. Fill materials shall be free from debris, trash, frozen materials, roots, and other organic matter.

11. No burning of any material, debris, or trash on–site or off–site will be allowed, except when allowed by appropriate governing authority and Owner. Any permits required for doing so shall be obtained by the Contractor.

12. All items that are to remain shall be raised or lowered to match the new grade indicated to be flush with the surrounding pavement. (i.e. manhole rims, valve covers, grates, etc.) Contractor shall protect all items that are to remain throughout construction and shall replace and/or repair and item damaged during construction at no additional cost to the owner.

13. Unless noted otherwise, utilities designated to be removed shall be removed in their entirety. Trenches shall then be backfilled and compacted as per the sitework specifications.

14. Should hazardous materials be found during demolition operations, the Contractor shall notify the owner and all governing agencies, if necessary, and conform to all applicable regulatory procedures.

15. The Contractor shall provide, install, and maintain traffic control at all times during construction. This includes signs, barriers, construction fencing, striping, etc. necessary to safely control site traffic.

16. The Contractor shall keep the premises clean and free of debris during construction.

17. The Contractor shall maintain pedestrian safe access between the building and the parking lot at all times during construction. The Contractor shall coordinate all work which may affect customer access to the store with the Sam's Club Store Manager and the Construction Manager.

18. The fire protection for the site shall remain in service at all times during construction.

19. Existing paint striping within the parking lot shall be removed where indicated. Striping shall be removed by sand blasting, milling, or grinding.

20. All survey monuments disturbed during construction shall be replaced by a licensed land surveyor, licensed in the state where this project is located.

21. The edges of all pavement and curb sections to be removed shall be sawcut. Remaining pavement and curb sections shall have smooth, clean edges. This may mean more than one sawcut is necessary based on Contractor's means and methods. Contractor shall sawcut pavement along existing concrete joints where possible.

22. Remove all stumps, bushes, trees, weeds and other surface obstructions from the site that are within the proposed construction area and that are not otherwise noted to remain. Contractor to strip all topsoil from entire area to be graded. This may be done in phases. (Refer to Erosion and Sediment Control Plans.) Additional recommendations from final disposition of topsoil provided in the geotechnical report. Extent of topsoil use on site as per the on site geotechnical representative.

23. The sitework for this project shall meet or exceed "The Site Specific Specifications".

24 The Contractor shall maintain the site in a well–drained manner in order to assure the shortest possible drying time after each rainfall. This will mean that pumping of standing water in the low areas on the site may be required during construction.

25. The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on plans.

26. Striping that is to be removed shall be removed in its entirety. This site has concrete pavement.

27. Contractor shall coordinate with Store Manager to see if the store wants existing signs that are to be removed.

DEMOLITION LEGEND	
DESCRIPTION	EXISTING
AERIAL ELECTRIC	AE
UNDERGROUND ELECTRIC	UE
UNDERGROUND TELEPHONE	UT
GAS LINE	G
WATERLINE	W
SANITARY SEWER	SS
STORM SEWER	
EASEMENT	
PROPERTY LINE	
GUIDE RAIL	
CHAINLINK FENCE	
BARBWIRE FENCE	X X X
CONTOURS	100
UTILITY POLE	
GUARD POST	GP
SANITARY MANHOLE	
WATER VALVE	
FIRE HYDRANT	
CATCH BASIN	
JUNCTION BOX	
FLARED END SECTION	
CLEANOUT	
GRATED INLET	
SOIL BORING	BH

CONTRACTOR SHALL REMOVE PAVEMENT, BASE MATERIALS, AND SPOIL MATERIALS IMMEDIATELY FROM THE SITE IN A MANNER MEETING SITE SPECIFIC SPECIFICATIONS AS WELL AS APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. STOCKPILING OF THESE MATERIALS ON THE SITE IS PROHIBITED.

CAUTION - NOTICE TO CONTRACTOR REGARDING EXISTING UTILITIES

THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE PERFORMING ANY CONSTRUCTION ACTIVITIES TO REQUEST FIELD LOCATIONS OF THEIR UTILITIES. THE CONTRACTOR MUST BE AWARE THAT SOME EXISTING UTILITIES, SUCH AS UNDERGROUND ELECTRIC LINES SERVING PARKING LOT LIGHTING, STORM SEWER LINES, CABLES FOR SECURITY CAMERAS, ETC. MAY NOT BE LOCATED BY LOCAL OR STATE UTILITY COMPANIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE NECESSARY ACCOMMODATIONS TO ACCURATELY LOCATE ALL EXISTING UTILITIES.

ALL EXISTING UTILITIES SERVING WALMART, WALMART'S PROPERTY, OR ADJACENT DEVELOPMENTS SHALL REMAIN IN PLACE AND OPERATIONAL AT ALL TIMES DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE EXISTING UTILITIES WHEN NECESSARY TO FACILITATE THE REQUIRED IMPROVEMENTS SHOWN BY THESE PLANS. THE CONTRACTOR MUST COORDINATE ANY RELOCATIONS OR MODIFICATIONS TO THE EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY, THE WALMART MANAGER AND WALMART CONSTRUCTION MANAGER.

CONSTRUCTION COORDINATION

CONTRACTOR SHALL COORDINATE PHASING OF OGP IMPROVEMENTS WITH THE WALMART STORE MANAGER THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PHASE CONSTRUCTION AND PROVIDE TEMPORARY SIGNAGE AS NEEDED TO AIDE STORE OGP OPERATIONS TO REMAIN IN SERVICE THROUGHOUT CONSTRUCTION.

ABBREVIATION LEGEND
(TBR) = TO BE REMOVED
(TBR & R) = TO BE REMOVED AND RELOCATED
(TBRVF) = TO BE FIELD VERIFIED
(TR) = TO REMAIN (SEE NOTE 12)
(TBR&RR) = TO BE REMOVED AND REROUTED

EXISTING CONCRETE PAVEMENT AND CURB AND GUTTER TO BE REMOVED.

Three working days prior to the start of any excavation on this site the Contractor shall contact 811 for location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

REVISIONS

1		
2	By:	App:
3	By:	App:
4	By:	App:

FOR CITY REVIEW

BFA Engineering•Surveying
TELEPHONE: (636) 239–4751
bfaeng.com
103 ELM STREET WASHINGTON, MISSOURI 63090

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 for BFA, Inc. under the laws of the State of Iowa.

Rick G. Rohlfing, P.E. #19048
State of Iowa
Registered Professional Engineer

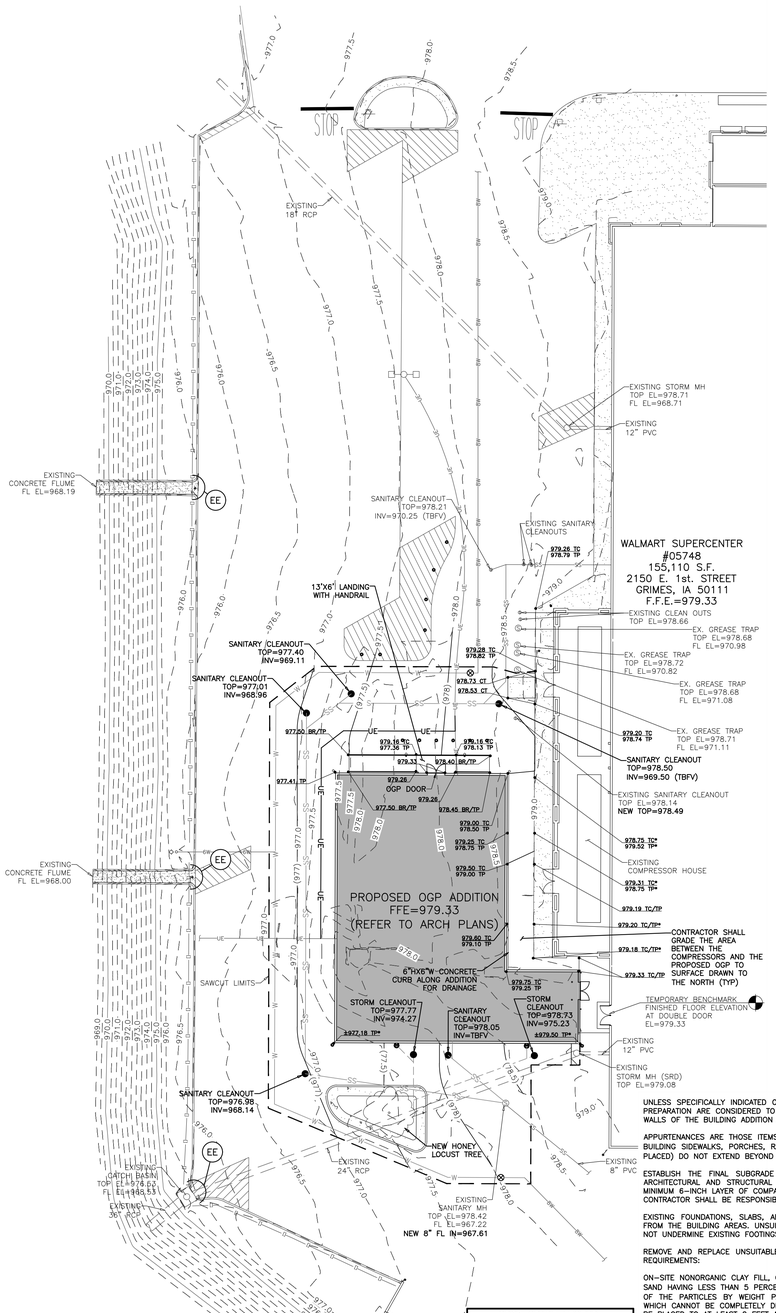
RICK G. ROHLFING 19048 PROFESSIONAL ENGINEER 02/08/22

Walmart
#05748-233
2150 East 1st. Street
Grimes, Polk County, Iowa
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

DRAWN	E.J.H., E.G.S.
CHECKED	R.G.R
DATE	02/08/22
SCALE	1"=20'
JOB No.	6876A
SHEET NAME	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
	TD–1

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GRADING PLAN



0 20' 40'

SCALE: 1" = 20'

GRADING NOTES:

1. The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on plans.

2. Bearings referenced to the Iowa Coordinate System 1983, South Zone per GPS observations.

3. Field work was completed on this site by Buescher Frankenberg Associates, Inc. on October 25, 2021.

4. Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.

Bearings referenced to the Iowa Coordinate System 1983, South Zone per GPS observations.

Temporary Benchmark – Finished Floor at the double doors, El=979.33

5. This site scales within Zone X, areas determined to be outside the 0.2% annual chance floodplain as per Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 1909010080C, Map Date November 18, 1992.

6. Refer to Geotechnical Report for Soil Boring Locations.

7. Utilities shown hereon provided by GPRS Inc. dated October 26, 2021.

8. All trenches under paved areas shall be backfilled with granular material and compacted to meet compaction requirements for the parking lot. Granular material shall be placed and compacted to a level equal to the trench depth at the time of the utility installations.

9. All unsurfaced areas are to receive six inches of topsoil. Contractor to seed, mulch, fertilize and maintain all areas outside of paved areas that were disturbed during construction until an acceptable stand of grass is established. Contractor shall be responsible to take whatever means necessary to establish permanent soil stabilization.

10. Contractor to contact telephone, electric, gas, and water companies to have underground utilities located on this site and adjacent to this site prior to doing any excavating.

11. Contractor shall refer to architectural plans for exact locations and dimensions of vestibules, exit porches, ramps, truck docks, precise building dimensions, exact building utility entrance locations, exact number and location of downspouts, and guard post.

12. The Contractor is responsible for keeping stormwater run-off and sedimentation under control during construction.

13. All survey monuments disturbed during construction shall be replaced by a surveyor licensed in the state, in which this project is located, at the contractors expense.

14. The sitework for this project shall meet or exceed "The Site Specific Specifications."

15. The Contractor shall verify and/or perform all necessary inspections and/or certifications required by codes and/or utility companies prior to the announced building possession date and the final connections of utility services. All fees shall be paid by the Contractor.

16. Contractor shall be responsible for all removals of and/or relocations, including but not limited to, utilities, storm drainage, signs, traffic signals and poles, etc as required. All work shall be done in accordance with governing authorities specifications and shall be approved by such. All costs shall be included in base bid.

WALMART SUPERCENTER
#05748
155,110 S.F.
2150 E. 1st. STREET
GRIMES, IA 50111
F.F.E.=979.33

LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	AE	AE
UNDERGROUND ELECTRIC	UE	UE
UNDERGROUND TELEPHONE	UT	UT
GAS LINE	G	G
FIBER OPTIC LINE		FO
WATERLINE	W	W
SANITARY SEWER	SS	SS
DRAINTILE		DT
STORM SEWER		
PROPERTY LINE		
CHAINLINK FENCE		
CONTOURS	(100)	100
UTILITY POLE		
GUARD POST	GP	GP
SANITARY MANHOLE		
WATER VALVE		
FIRE HYDRANT		
CATCH BASIN/AREA INLET		
JUNCTION BOX		
GRATED INLET		
CLEANOUT		

NOTE:
ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.

(EE) EROSION EEL (SEE DETAIL)

FOUNDATION SUBSURFACE PREPARATION
PROPOSED OGP---WALMART #5748
GRIMES, IOWA

UNLESS SPECIFICALLY INDICATED OTHERWISE IN THE DRAWINGS AND/OR SPECIFICATIONS, THE LIMITS OF THIS SUBSURFACE PREPARATION ARE CONSIDERED TO BE THAT PORTION OF THE SITE DIRECTLY BENEATH AND 5 FEET BEYOND THE EXTERIOR WALLS OF THE BUILDING ADDITION AND APPURTENANCES.

APPURTENANCES ARE THOSE ITEMS ATTACHED TO THE BUILDING PROPER, TYPICALLY INCLUDING, BUT NOT LIMITED TO, THE BUILDING SIDEWALKS, PORCHES, RAMPS, STOOPS, TRUCK WELLS/DOCKS, ETC. THE SUBBASE AND VAPOR BARRIER (WHERE PLACED) DO NOT EXTEND BEYOND THE LIMITS OF THE ACTUAL BUILDING AND THE APPURTENANCES.

ESTABLISH THE FINAL SUBGRADE ELEVATION TO ALLOW FOR THE OGP CONCRETE SLAB AND BASE. REFERENCE THE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR REQUIRED SLAB THICKNESS. THE SLAB SHOULD BE SUPPORTED ON A MINIMUM 6-INCH LAYER OF COMPACTED GRANULAR MATERIAL SUCH AS IOWA DOT GRADATION NO. 11 CRUSHED STONE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ACCURATE MEASUREMENTS FOR ALL CUT AND FILL DEPTHS REQUIRED.

EXISTING FOUNDATIONS, SLABS, ABANDONED UTILITIES, PAVEMENTS AND BELOW-GRADE STRUCTURES SHALL BE REMOVED FROM THE BUILDING AREAS. UNSUITABLE SOILS SHALL BE REMOVED FROM THE BUILDING AREAS. OVEREXCAVATIONS SHOULD NOT UNDERMINE EXISTING FOOTINGS.

REMOVE AND REPLACE UNSUITABLE MATERIALS WITH SUITABLE FILL MATERIAL. FILL MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS:

ON-SITE NONORGANIC CLAY FILL, OR IMPORTED CLAY AND SILT HAVING PLASTICITY INDIXES LESS THAN 20, COARSE, CLEAN SAND HAVING LESS THAN 5 PERCENT OF THE PARTICLES BY WEIGHT PASSING A #200 SIEVE, AND LESS THAN 50 PERCENT OF THE PARTICLES BY WEIGHT PASSING A #40 SIEVE SHALL INITIALLY BE PLACED IN EXCAVATIONS CONTAINING WATER WHICH CANNOT BE COMPLETELY DEWATERED OR IF THE EXCAVATION BOTTOMS ARE SATURATED. THE COARSE SAND SHOULD BE PLACED TO AT LEAST 2 FEET ABOVE THE WATER SURFACE OR SATURATED SOILS BEFORE COMPACTION.

FILL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS AND COMPACTED TO AT LEAST 98 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) AT A MOISTURE CONTENT WITHIN 3 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT.

IN AREAS BELOW THE PROPOSED INTERIOR FLOOR SLAB, SUBEXCAVATE TO BOTTOM OF INTERIOR FOOTING ELEVATIONS, AND REPLACE IN COMPACTED LIFTS AFTER MOISTURE-CONDITIONING (DEFINED IN REPORT).

THE SITE SOILS WILL BE "TENDER" (E.G., PUMPING AND RUTTING) IN THE PRESENCE OF CONSTRUCTION TRAFFIC AND EXCESSIVE MOISTURE. CAUTION MUST BE EXERCISED DURING GRADING TO MAINTAIN THE SUBGRADE INTEGRITY AND TO CONTROL DISTURBANCE.

THE FOUNDATION SYSTEM SHALL BE ISOLATED SPREAD FOOTINGS AT COLUMNS AND CONTINUOUS SPREAD FOOTINGS AT WALLS DESIGNED FOR A NET ALLOWABLE BEARING PRESSURE OF 2,500 PSF.

THIS FOUNDATION SUBSURFACE PREPARATION DOES NOT CONSTITUTE A COMPLETE SITEWORK SPECIFICATION. IN CASE OF CONFLICT, INFORMATION COVERED IN THIS PREPARATION SHALL TAKE PRECEDENCE OVER THE WALMART SPECIFICATIONS. REFER TO THE SPECIFICATIONS FOR SPECIFIC INFORMATION NOT COVERED IN THIS PREPARATION. ADDITIONAL RECOMMENDATIONS MAY ALSO BE FOUND IN THE GEOTECHNICAL EXPLORATION REPORT PREPARED BY MIDWEST TESTING AND DATED NOVEMBER 12, 2021.

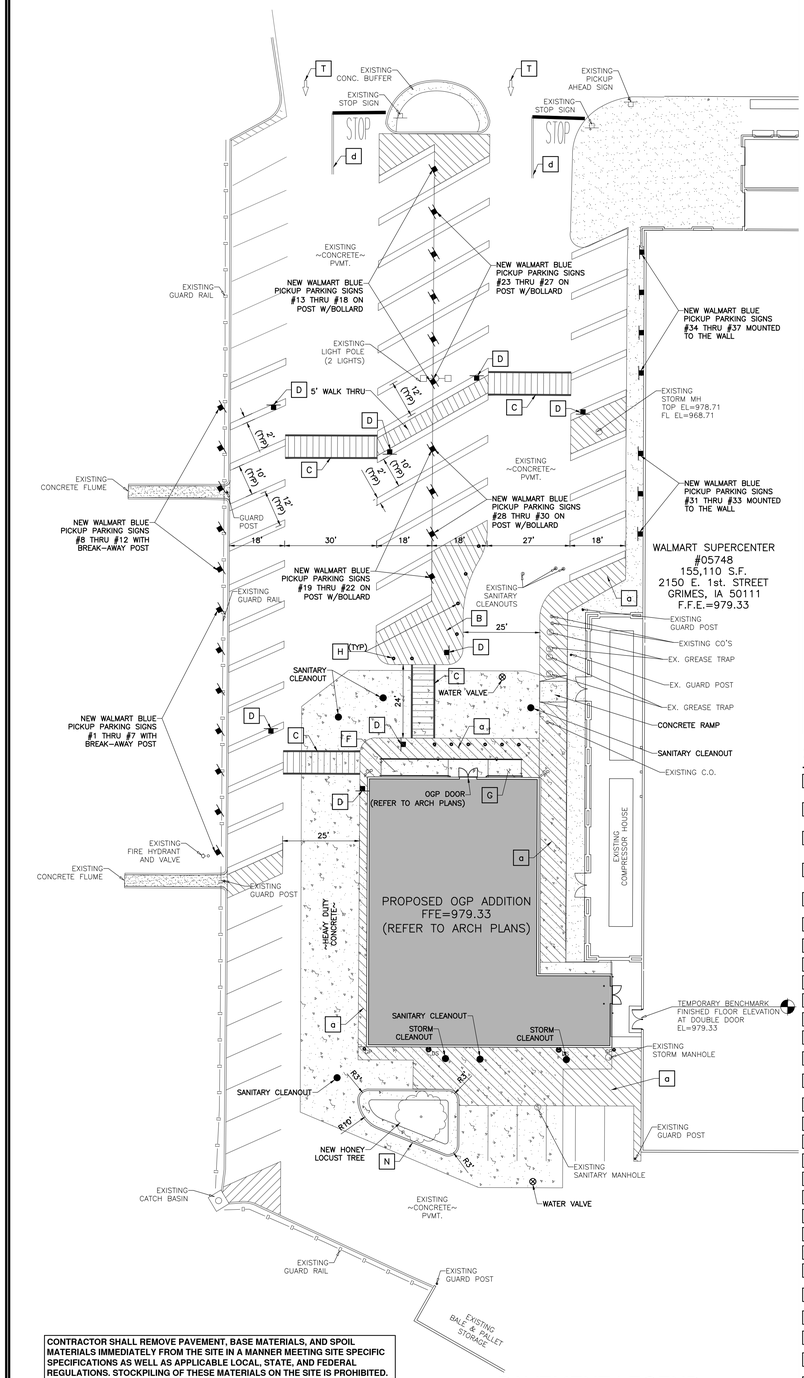
GEOTECHNICAL REPORT IS FOR INFORMATION ONLY AND IS NOT A CONSTRUCTION SPECIFICATION.

E-MAIL ADDRESS FOR THE GEOTECHNICAL ENGINEER: RLAUGHLIN@MWTESTING.COM

SPOT GRADE LEGEND	
TOP OF CURB	000.00TC
PAVEMENT ELEVATION @ CURB/SIDEWALK	000.00TP
INTERIOR PAVEMENT/ GROUND ELEVATIONS	000.00
GUTTER ELEVATION @ FACE OF CURB	000.00G
ELEVATION TO MATCH EXISTING	000.00*
TOP OF SIDEWALK	000.00TS

ABBREVIATION LEGEND
(TBFV) = TO BE FIELD VERIFIED

SITE PLAN



0 20' 40'

SCALE: 1" = 20'

SITE NOTES:

1. The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on plans.

2. Bearings referenced to the Iowa Coordinate System 1983, South Zone per GPS observations.

3. Field work was completed on this site by Buescher Frankenberg Associates, Inc. on October 25, 2021.

4. Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.

Bearings referenced to the Iowa Coordinate System 1983, South Zone per GPS observations.

Temporary Benchmark – Finished Floor at the double doors, El=979.33

5. This site scales within Zone X, areas determined to be outside the 0.2% annual chance floodplain as per Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 1909010080C, Map Date November 18, 1992.

6. This site is zoned C-2 Commercial District as per the City of Grimes, IA Official Zoning Map dated March 1, 2019.

Setback lines are:

Front Yard: 25 ft. min.
Side Yard: 25 ft. when adjacent to street right of way.
Rear Yard: 25 ft. min.
Highway 141 Setback: 100 ft.
Height: 45 ft. max., 3 stories max.

7. All dimensions are to the face of curb and radii are to the back of curb, unless otherwise shown.

8. Striping that is to be removed shall be removed in its entirety. This site has concrete pavement.

9. Proposed parking Ratio: 689 spaces = 4.4/1000 sq.ft. Based on 155,110 S.F. Parking required 626.

WALMART SUPERCENTER
#05748
155,110 S.F.
2150 E. 1st. STREET
GRIMES, IA 50111
F.F.E.=979.33

LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	AE	AE
UNDERGROUND ELECTRIC	UE	UE
UNDERGROUND TELEPHONE	UT	UT
GAS LINE	G	G
FIBER OPTIC LINE		FO
WATERLINE	W	W
SANITARY SEWER	SS	SS
DRAINTILE		DT
STORM SEWER		
PROPERTY LINE		
CHAINLINK FENCE		
UTILITY POLE		
GUARD POST	GP	GP
SANITARY MANHOLE		
WATER VALVE		
FIRE HYDRANT		
CATCH BASIN/AREA INLET		
JUNCTION BOX		
GRATED INLET		
CLEANOUT		

SITE LEGEND

- A 6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED ON CONCRETE ALONG CONCRETE/ASPHALT TRANSITION.
- B PAINTED ISLAND/AREA TYPICAL UNLESS NOTED OTHERWISE. STRIPES SHALL BE PAINTED SYSL/4" AT 2'-0" O.C. PERPENDICULAR TO THE PARKING SPACE. (SEE DETAIL)
- C CROSSWALK, 7'-4" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS.
- D "STOP HERE FOR PEDESTRIANS" SIGN TYPICAL AT PEDESTRIAN CROSSWALKS. WITH NEW POST AND BASE. (SEE DETAIL)
- E "STOP HERE FOR PEDESTRIANS" SIGN TYPICAL AT PEDESTRIAN CROSSWALKS WITH EXISTING POST AND BASE. (SEE DETAIL)
- F 22LF RAMP @ 8.0% GRADE WITH HANDRAILS ON TWO SIDES.
- G 11LF RAMP @ 8.0% GRADE WITH HANDRAILS ON TWO SIDES.
- H 6"Ø PIPE BOLLARD - TYPICAL.
- I AT GRADE OVERHEAD DOOR LOCATION. (TO REMAIN) RAMP PAVEMENT FLUSH WITH TOP OF STOOP.
- J 4" WIDE x 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.
- K CONCRETE. (NEW)
- L OIL INTERCEPTOR. (TO REMAIN)
- M ACCESSIBLE PARKING SPACES TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE LAYOUTS, SIZE, SIGN AND SYMBOL ("VAN" INDICATES VAN ACCESSIBLE SPACE).
- N INTERIOR LANDSCAPE ISLAND WITH 3' CONCRETE BUFFER (TYP). (SEE DETAIL)
- O NEW CONCRETE CURB AND GUTTER TYPICAL. (MATCH EXISTING CURB AND GUTTER DIMENSIONS) (SEE PHASING PLANS FOR LOCATIONS)
- P CART CORRAL. (SEE DETAIL)
- Q 30" X 15' STRIPED AREA PAINTED SYYL/4" AT 45° @ 2'-0" O.C. AT IID CRANE LOCATION.
- R GREASE INTERCEPTOR. (TO REMAIN)
- S TRASH COMPACTOR. (TO REMAIN)
- T OPEN ARROW PAVEMENT MARKINGS TYPICAL. SEE TYPE INDICATED AT SYMBOL. (SEE DETAIL)
- U "PICKUP" SIGN TO BE REPLACED WITH "WALMART BLUE" SIGN. (SEE OGP PLAN SET)
- V "ALL WAY PLAQUE" SIGN. (TO REMAIN)
- W NOT USED.
- X TILE STRIPING. (SEE DETAIL)
- Y "STOP" SIGN. SEE SIZE INDICATED AT SYMBOL. (SEE DETAIL) (NOTE: 30"X36" SIGNS REQUIRE DOUBLE POSTS)
- Z STOP BAR (TYP). (SEE DETAIL)
- a 4" PAINTED SOLID TRAFFIC YELLOW STRIPES 2'-0" O.C. @ 45°.
- b 6' LONG STRIPE WITH 18" GAPS - TYPICAL.
- c TRUCK EXIT SIGN, AND/OR NO TRUCK SIGN, AND/OR DELIVERY TRAFFIC ONLY SIGN, AND/OR TRUCK ENTRANCE SIGN. (TO REMAIN)
- d 20' LONG 4" PAINTED TRAFFIC YELLOW DOUBLE SOLID LINE.
- e GAS METER WITH BOLLARDS. (TO REMAIN)
- f CROSS TRAFFIC DOES NOT STOP PLAQUE.

CONTRACTOR SHALL REMOVE PAVEMENT, BASE MATERIALS, AND SPOIL MATERIALS IMMEDIATELY FROM THE SITE IN A MANNER MEETING SITE SPECIFIC SPECIFICATIONS AS WELL AS APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. STOCKPILING OF THESE MATERIALS ON THE SITE IS PROHIBITED.

CAUTION - NOTICE TO CONTRACTOR REGARDING EXISTING UTILITIES

THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE PERFORMING ANY CONSTRUCTION ACTIVITIES TO REQUEST FIELD LOCATIONS OF THEIR UTILITIES. THE CONTRACTOR MUST BE AWARE THAT SOME EXISTING UTILITIES, SUCH AS UNDERGROUND ELECTRIC LINES SERVING PARKING LOT LIGHTING, STORM SEWER LINES, CABLES FOR SECURITY CAMERAS, ETC. MAY NOT BE LOCATED BY LOCAL OR STATE UTILITY COMPANIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE NECESSARY ACCOMMODATIONS TO ACCURATELY LOCATE ALL EXISTING UTILITIES.

ALL EXISTING UTILITIES SERVING WALMART, WALMART'S PROPERTY, OR ADJACENT DEVELOPMENTS SHALL REMAIN IN PLACE AND OPERATIONAL AT ALL TIMES DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE EXISTING UTILITIES WHEN NECESSARY TO FACILITATE THE REQUIRED IMPROVEMENTS SHOWN BY THESE PLANS. THE CONTRACTOR MUST COORDINATE ANY RELOCATIONS OR MODIFICATIONS TO THE EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY, THE WALMART MANAGER AND WALMART CONSTRUCTION MANAGER.

PAVEMENT LEGEND

- EXISTING CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE
- EXISTING BUILDING & SIDEWALK CONCRETE (SEE ARCH. PLANS AND SPECS.)

Three working days prior to the start of any excavation on this site the Contractor shall contact 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

REVISIONS		
1		
2	By:	App:
3	By:	App:
4	By:	App:

FOR CITY CITY REVIEW

BFA Engineering•Surveying
TELEPHONE: (636) 239-4751
WASHINGTON, MISSOURI 63090
103 ELM STREET
bfaeng.com

Rick G. Rohlfing, P.E. #19049 02/08/22
State of Iowa
Registered Professional Engineer for BFA, Inc.

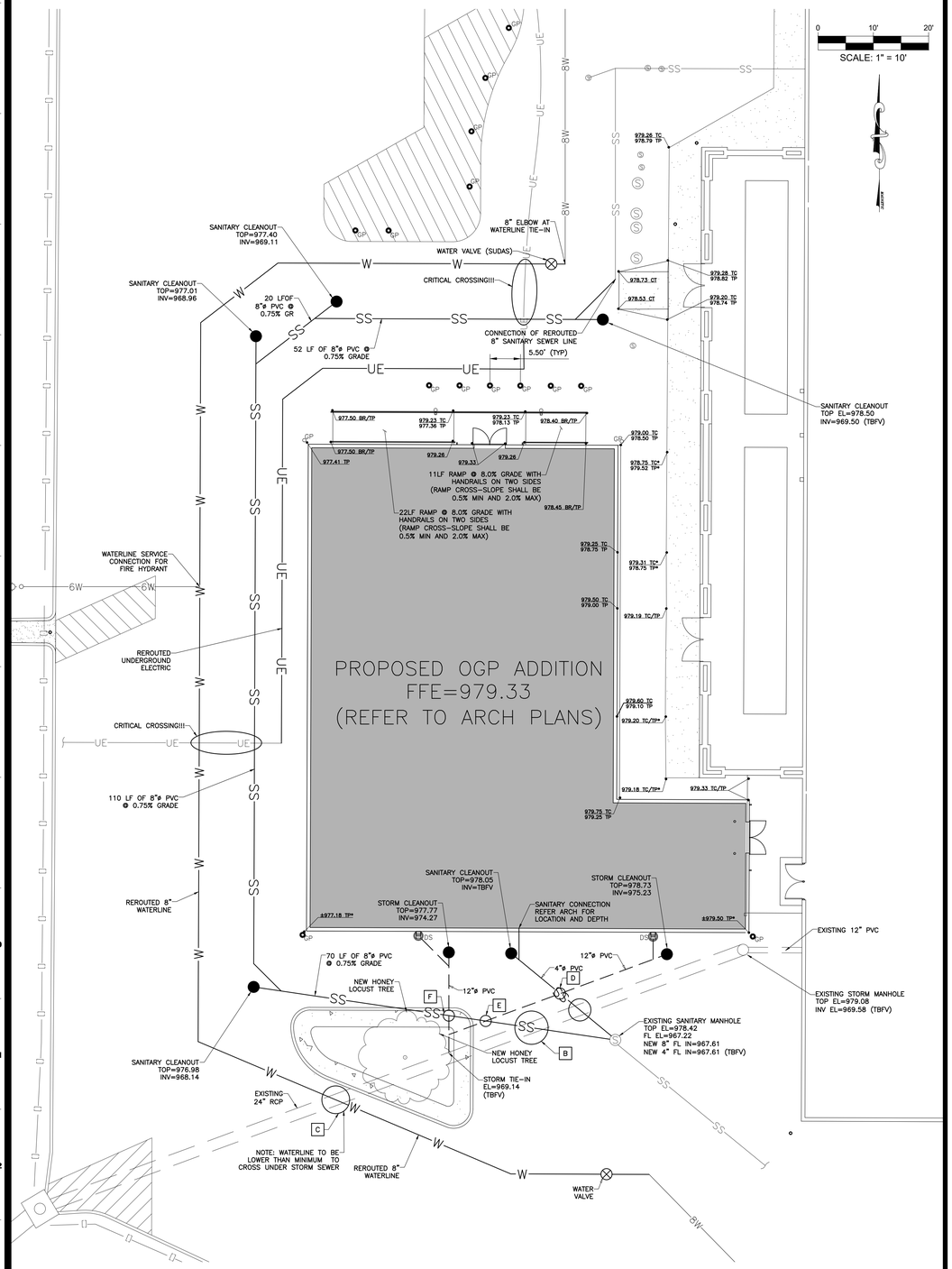
RICK G. ROHLFING 19049 REGISTERED PROFESSIONAL ENGINEER

Walmart: #05748-233
2150 East 1st. Street
Grimes, Polk County, Iowa
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

DRAWN	E.J.H., E.G.S.
CHECKED	R.G.R
DATE	02/08/22
SCALE	1"=20'
JOB No.	6876A
SHEET NAME	GRADING & SITE PLAN
	GS-1

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ENLARGED OGP RAMP AREA

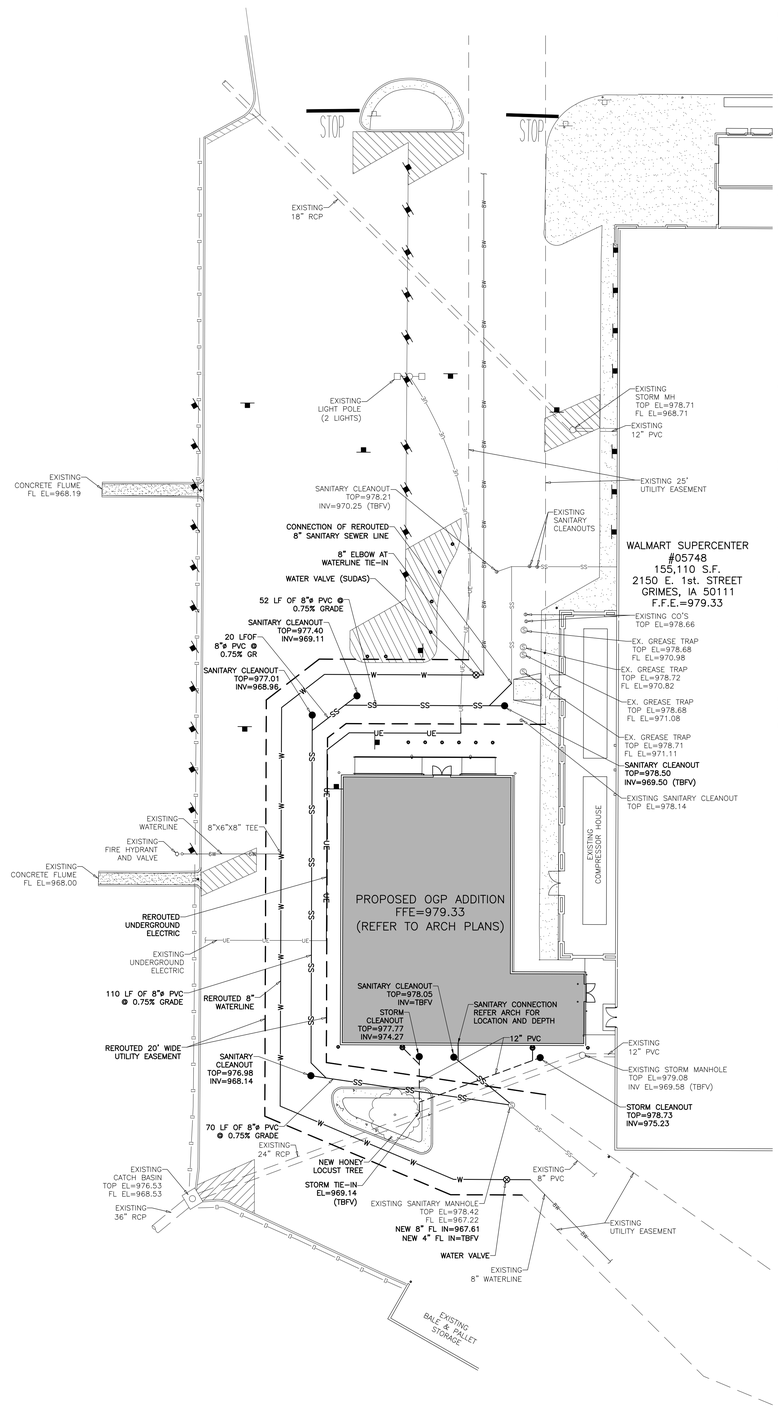


CRITICAL CROSSING LEGEND
A — BOTTOM STORM = 969.1, TOP SANITARY = 968.0
B — BOTTOM STORM = 969.0, TOP SANITARY = 968.4
C — BOTTOM STORM = 968.7, TOP SANITARY = 967.2
D — BOTTOM STORM = 972.7, TOP SANITARY = 969.1
E — BOTTOM STORM = 971.2, TOP SANITARY = 968.5
F — BOTTOM STORM = 971.8, TOP SANITARY = 968.6

DS = DOWNSPOUT/ROOFDRAIN CONNECTION LATERALS SHALL BE 12"ø PVC

SPOT GRADE LEGEND	
TOP OF CURB	000.00TC
PAVEMENT ELEVATION @ CURB/SIDEWALK	000.00TP
INTERIOR PAVEMENT/ GROUND ELEVATIONS	000.00
GUTTER ELEVATION @ FACE OF CURB	000.00G
ELEVATION TO MATCH EXISTING	000.00*
TOP OF SIDEWALK	000.00TS

UTILITY PLAN



UTILITY NOTES:

1. The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on plans.

2. Bearings referenced to the Iowa Coordinate System 1983, South Zone per GPS observations.

3. Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.

Bearings referenced to the Iowa Coordinate System 1983, South Zone per GPS observations.

Temporary Benchmark – Finished Floor at the double doors, El=979.33

4. This site scales within Zone X, areas determined to be outside the 0.2% annual chance floodplain as per Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 19099100B0C, Map Date November 18, 1992.

5. All trenches under paved areas shall be backfilled with granular material and compacted to meet compaction requirements for the parking lot. Granular material shall be placed and compacted to a level equal to the trench depth at the time of the utility installation.

6. All unsurfaced areas are to receive six inches of topsoil. Contractor to seed, mulch, fertilize, and maintain all areas outside of paved areas that were disturbed during construction until an acceptable stand of grass is established. Contractor shall be responsible to take whatever means necessary to establish permanent soil stabilization.

7. Contractor to contact telephone, electric, gas, cable, and water companies to have underground utilities located on this site and adjacent to this site prior to doing any excavating.

8. Contractor shall refer to architectural plans for exact locations and dimensions of vestibules, exit porches, ramps, truck docks, precise building dimensions, exact building utility entrance locations, exact number and location of downspouts, and guard post.

9. All parking lot lighting poles and fixtures with lamps and paint will be provided by Wal-mart and installed by the Electrical Contractor. The Electrical Contractor shall provide Wal-mart a one-year warranty certificate. All incurred costs for receiving, storage, liability and warranty labor shall be included in the installation and contract price. Refer to architectural plans for location and layout of conduit and wiring.

10. The Contractor is responsible for keeping stormwater run-off and sediment under control during construction. All Contractors shall refer to Erosion and Sediment Control Plans throughout construction.

11. All survey monuments disturbed during construction shall be replaced at the Contractors expense, by a surveyor licensed in the state in which this project is located, at the Contractors expense.

12. The sitework for this project shall meet or exceed "The Site Specific Specifications."

13. The Contractor shall verify and/or perform all necessary inspections and/or certifications required by codes and/or utility companies prior to the announced building possession data and the final connections of utility services. All fees shall be paid by the contractor.

14. Contractor shall notify utility authorities inspectors at least 72 hours before connecting to any existing line. Underground utilities shall be installed, inspected and approved prior to backfilling.

15. All required utilities serving the Walmart building shall be coordinated and constructed to within five (5) feet of each Walmart building utility entrance location. All required connection fees, for the Walmart building only, shall be paid by the Walmart building Contractor. Any necessary extensions, relocations or corrections five (5) feet beyond the Walmart building to complete connection of utilities to the building shall be made by the Walmart site Contractor.

16. Contractor shall provide all waterline tees, valves, bends, tapping sleeves, meters, meter pits, fire hydrants, etc. necessary to construct the waterlines as shown on these plans. Thrust blocking shall be provided at all tees, bends and fire hydrants.

17. All flared end sections shall be RCP or CMP. Flared end sections that are CPP will not be allowed. Connections must be soil tight.

18. Utility Contractor shall provide a 2'x2'x8" thick concrete apron at all water valves and cleanouts outside the building. See detail.

19. Contractor shall obtain and follow installation requirements for storm sewer from pipe manufactures for each type of piping material.

20. Contractor shall coordinate adjustments to existing utilities with appropriate utility company as work progresses. All costs shall be paid by the Contractor.

21. Utility Contractor shall be responsible for all taping and tie-in fees, as well as cost of service connections.

22. Unless indicated otherwise, all waterline and sanitary sewer crossings shall have a minimum 18 inch vertical separation and 10 feet horizontal separation. The Contractor shall note that the depths of existing utilities have been plotted from information provided by various utility companies and is to be considered approximate. If the minimum separations cannot be constructed as shown the Contractor shall notify the Walmart Construction Manager and appropriate modifications will be issued.

In the event of a vertical conflict between water lines, sanitary lines, storm lines and gas lines (existing and proposed). The sanitary line shall be Ductile Iron with mechanical joints at least 10' on both sides of the crossing. The waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 18" clearance, meeting the requirements of ANSI A21.10 or ANSI 21.11 (AWWA C-151) (Class 50).

23. Verify location of all existing utilities to be crossed and identify potential conflicts prior to starting construction.

CONSTRUCTION COORDINATION

CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH THE STORE MANAGER AND WALMART CONSTRUCTION MANAGER THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PREPARE, INSTALL, MAINTAIN, AND REMOVE TEMPORARY CONSTRUCTION FENCES, BARRIERS, TRAFFIC CONTROL SIGNAGE, ETC. CONTRACTOR SHALL MAINTAIN SAFE DELIVERY TRUCK ROUTES, CUSTOMER PARKING AND DRIVES, AS WELL AS PEDESTRIAN WALKWAYS.

CAUTION - NOTICE TO CONTRACTOR REGARDING EXISTING UTILITIES

THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE PERFORMING ANY CONSTRUCTION ACTIVITIES TO REQUEST FIELD LOCATIONS OF THEIR UTILITIES. THE CONTRACTOR MUST BE AWARE THAT SOME EXISTING UTILITIES, SUCH AS UNDERGROUND ELECTRIC LINES SERVING PARKING LOT LIGHTING, STORM SEWER LINES, CABLES FOR SECURITY CAMERAS, ETC. MAY NOT BE LOCATED BY LOCAL OR STATE UTILITY COMPANIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE NECESSARY ACCOMMODATIONS TO ACCURATELY LOCATE ALL EXISTING UTILITIES.

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UTILITY PLAN LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	AE	AE
UNDERGROUND ELECTRIC	UE	UE
UTILITY POLE		
GAS LINE	G	G
GUARD POST	GP	GP
SANITARY SEWER	SS	SS
SANITARY MANHOLE		
STORM SEWER		
CATCH BASIN		
JUNCTION BOX		
FLARED END SECTION		
CLEANOUT		
GRATED INLET		
GUIDE RAIL		
CHAINLINK FENCE		
WATERLINE	W	W
WATER VALVE		
FIRE HYDRANT		
EASEMENT		

ABBREVIATION LEGEND
(TBFV) = TO BE FIELD VERIFIED

Three working days prior to the start of any excavation on this site the Contractor shall contact 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

REVISIONS		
1		
2	By:	App:
3	By:	App:
4	By:	App:

FOR CITY REVIEW

BFA Engineering•Surveying
TELEPHONE: (636) 239-4751
bfaeng.com
103 ELM STREET WASHINGTON, MISSOURI 63090

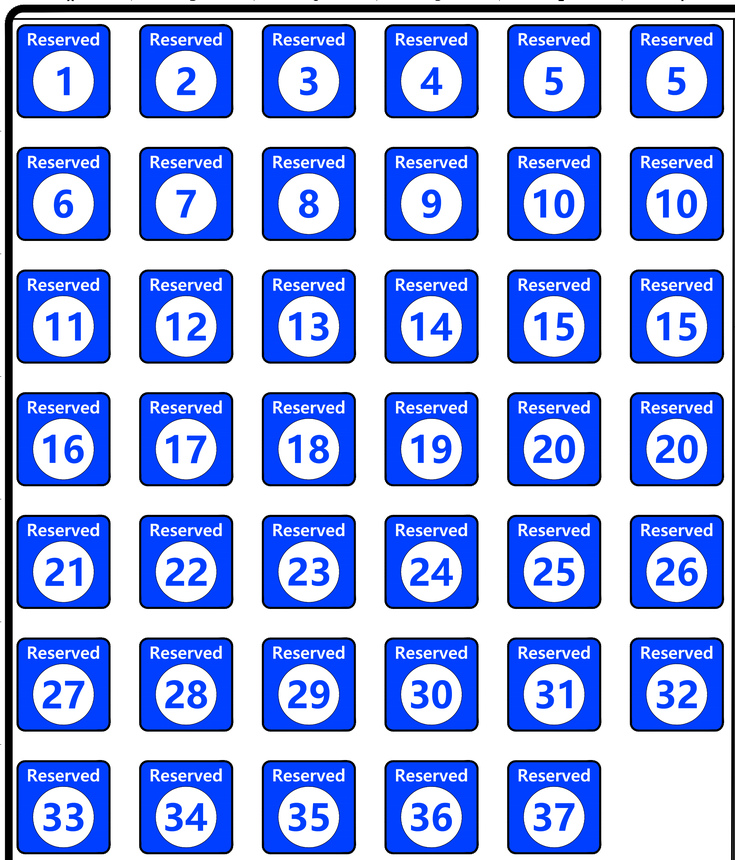
Rick G. Rohlfing, P.E. #19049 02/08/22
State of Iowa
Registered Professional Engineer for BFA, Inc.

Walmart #05748-233
2150 East 1st. Street
Grimes, Polk County, Iowa
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

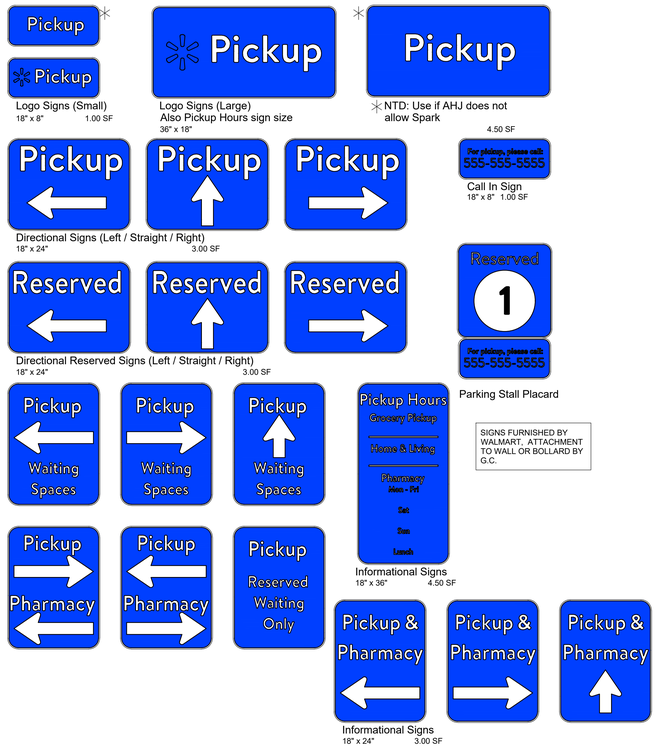
DRAWN	E.G.S.
CHECKED	R.G.R
DATE	02/08/22
SCALE	SHOWN AS
JOB No.	6876A
SHEET NAME	UTILITY PLAN

UT–1

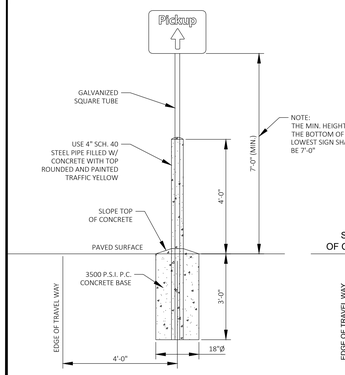
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Stall Designation Signs
18" x 18" 2.25 SF



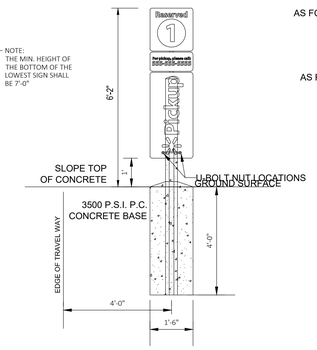
"PICKUP" SIGNAGE
N.T.S.



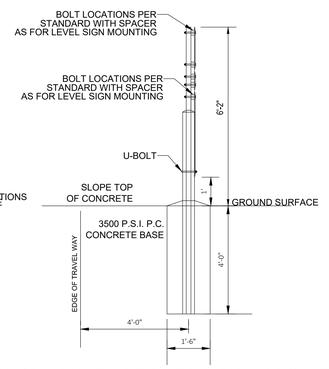
SINGLE POST WITH BOLLARD
N.T.S.

NOTES FOR SINGLE POST WITH BOLLARD:
1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. GALVANIZED SQUARE TUBE

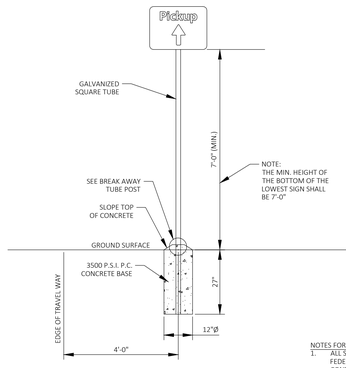
   POST TUBES - 2"x2" 12ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.



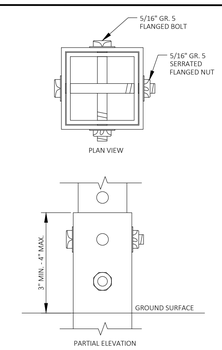
FRONTVIEW - TYPICAL PICKUP PARKING SIGNAGE
N.T.S.



SIDEVIEW - TYPICAL PICKUP PARKING SIGNAGE
N.T.S.



SINGLE POST WITH BREAK AWAY POST
N.T.S.



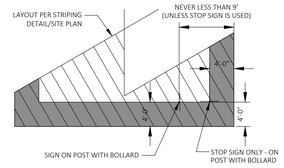
SQUARE TUBE BREAK AWAY POST
N.T.S.

NOTES FOR SINGLE POST WITH BREAK AWAY POST:
1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. GALVANIZED SQUARE TUBE

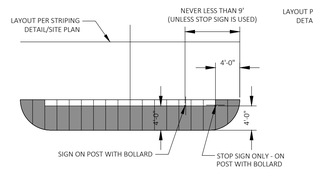
   POST TUBES - 2"x2" 12ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

   ANCHOR TUBE - 2-1/4"x2-1/4 12ga
   HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B.
   STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123.

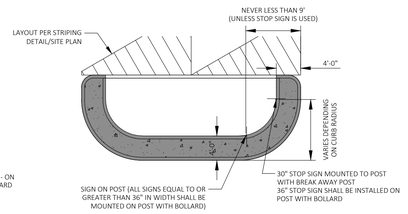
   THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 27" DEEP WITH 3" MIN. 4" MAX. EXPOSED ABOVE FINISH GRADE.



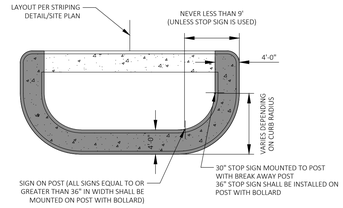
PAINTED ENDCAP - 60°
SIGN LOCATIONS - 60° PARKING



PAINTED ENDCAP - 90°
SIGN LOCATIONS - 90° PARKING



CURBED ISLAND - 60°
SIGN LOCATIONS - 60° PARKING



CURBED ISLAND - 90°
SIGN LOCATIONS - 90° PARKING

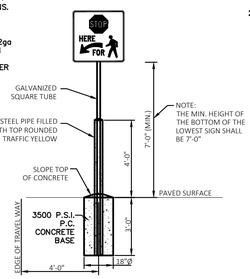
PICKUP SIGN MOUNTING AND BASE
N.T.S.

06/13/19

NOTES FOR SINGLE POST WITH BOLLARD:
1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. GALVANIZED SQUARE TUBE

   POST TUBES – 2"x2"x3/16" 12ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

NOTE: SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.



SINGLE POST WITH BOLLARD

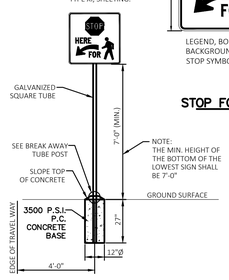
NOTES FOR SINGLE POST WITH BREAK AWAY POST:
1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. GALVANIZED SQUARE TUBE

   POST TUBES – 2"x2"x3/16" 12ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

   ANCHOR TUBE – 2-1/4"x2-1/4"x3/16" 12ga
   HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B.
   STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123.

   THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 27" DEEP WITH 3" MIN. 4" MAX. EXPOSED ABOVE FINISH GRADE.

NOTE: SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.



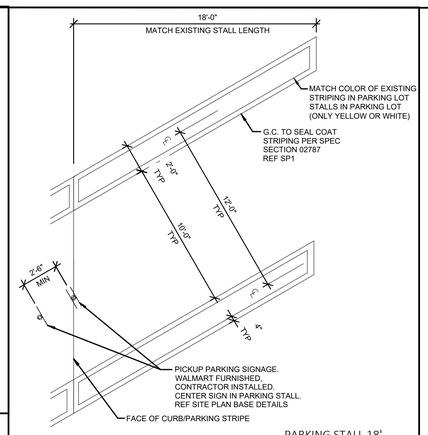
SINGLE POST WITH BREAK AWAY POST



NOTE: SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

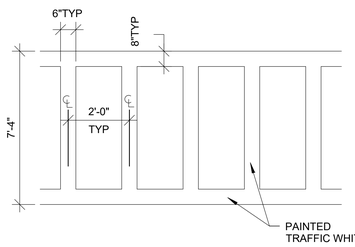
LEGEND, BORDER - BLACK
BACKGROUND - WHITE (RETROREFLECTIVE)
STOP SYMBOL - RED (RETROREFLECTIVE)

R1-5b
STOP FOR PEDESTRIANS
N.T.S.

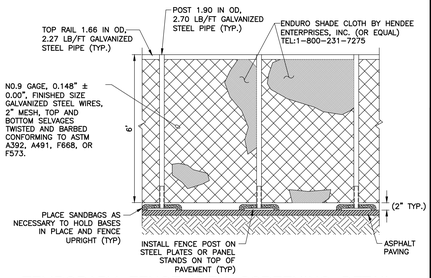


PARKING STALL 18'
N.T.S.

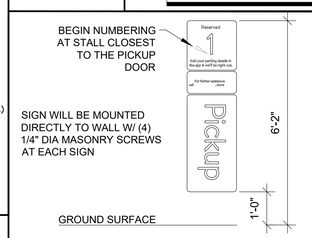
NOTE TO CONTRACTOR:
INSTALL SEAL COAT ON EXISTING ASPHALT PAVING AT ANY STRIPED AREA THAT IS PART OF THE PICKUP SCOPE OF WORK. FOR EXISTING CONCRETE SURFACES, G.C. TO PREPARE SURFACE FOR PAINT ONLY.



CROSSWALK PATH DETAIL
NO SCALE



TEMPORARY FENCE WITH SCREENING DETAIL
NO SCALE



TYPICAL PARKING SIGNAGE WALL MOUNTED

Three working days prior to the start of any excavation on this site the Contractor shall call 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

FOR CITY REVIEW

REVISIONS		
1		
By:		App:
2		
By:		App:
3		
By:		App:
4		
By:		App:

BFA Engineering•Surveying
TELEPHONE: (636) 239-4751
bfaeng.com
103 ELM STREET WASHINGTON, MISSOURI 63090

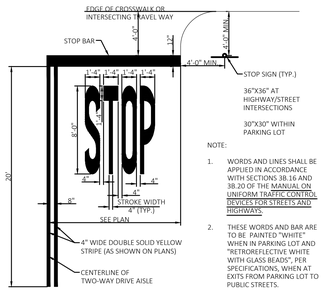
I hereby certify that this plan, specification or report was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer for BFA, Inc. State of Iowa
Rick G. Rohlfing, P.E. #19049 02/08/22
My license renewal date is December 31, 2022
Pages or sheets covered by this seal: DTL-1
RICK G. ROHLFING 19049 IOWA LICENSED PROFESSIONAL ENGINEER

Walmart #05748-233
2150 East 1st. Street
Grimes, Polk County, Iowa
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

DRAWN	E.G.S.
CHECKED	R.G.R
DATE	02/08/22
SCALE	AS NOTED
JOB No.	6876A
SHEET NAME	DETAIL SHEET 1

DTL-1

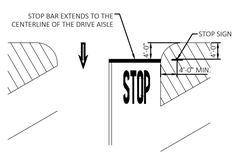
P:\Vault\6876A Grimes IA OOP Improvements\6876A Plan Sheets\6876A Detail Sheets.dwg
2/8/2022 4:13 PM



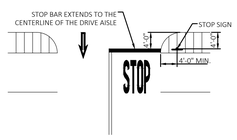
NOTE:

1. WORDS AND LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTIONS 3B.16 AND 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT AND "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.

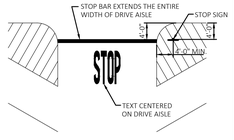
STOP PAVEMENT MARKINGS - PARKING LOT
WHERE INTERSECTING DRIVES ARE AT 90° WITH STOP SIGN
(AS SHOWN ON PLANS)



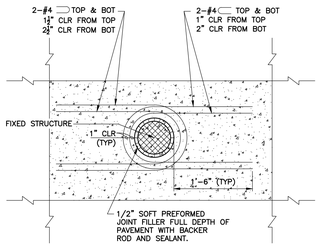
60° PARKING - TWO-WAY DRIVE AISLE



90° PARKING

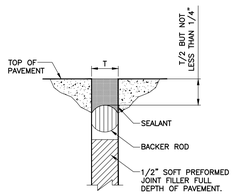


60° PARKING - ONE-WAY DRIVE AISLE

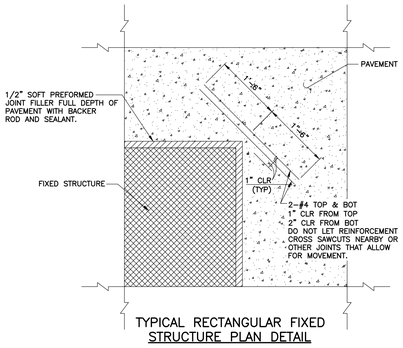


TYPICAL ROUND FIXED
STRUCTURE PLAN DETAIL

USES: MANHOLES, LIGHT POLE BASES AND BOLLARDS

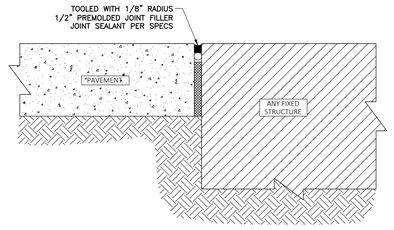


BACKER ROD AND SEALANT
SECTION AT FIXED STRUCTURE



TYPICAL RECTANGULAR FIXED
STRUCTURE PLAN DETAIL

USES: BUILDINGS, RETAINING WALLS/DOCK WALLS AND DROP INLETS



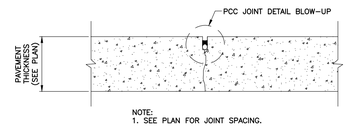
ISOLATION JOINT

NOTES:

ISOLATION JOINT TO BE USED FOR FIXED STRUCTURES SUCH AS BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS.

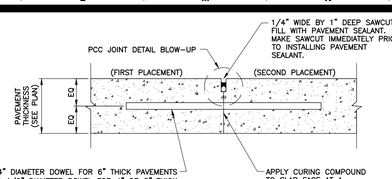
PAVEMENT IS NOT CONSIDERED A FIXED STRUCTURE.

ISOLATION JOINT DETAILS
NO SCALE

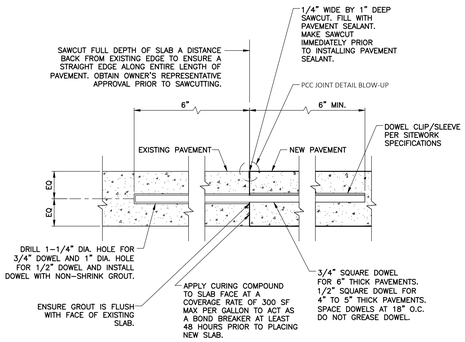


NOTE:
1. SEE PLAN FOR JOINT SPACING.

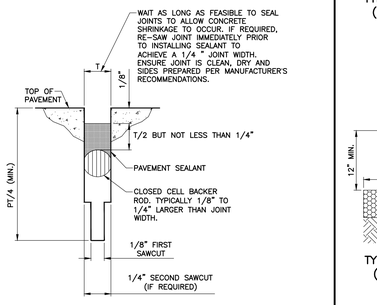
CONTRACTION JOINT



CONSTRUCTION JOINT



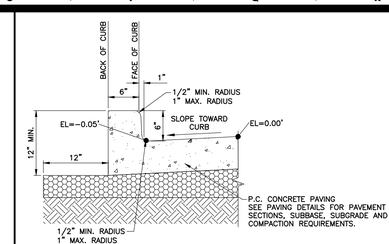
CONSTRUCTION JOINT TO EXISTING PAVEMENT



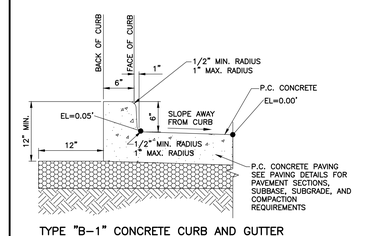
NOTES:
1. ENSURE JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
2. INSTALL CLOSED CELL BACKER ROD AFTER JOINTS HAVE BEEN CLEANED AND DRIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.
3. INSTALL BACKER TOD AT CONSISTENT AND UNIFORM DEPTH.
4. JOINT SEALANT APPLICATION SHALL BE IN STRICT COMPLIANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.

JOINT DETAIL BLOW-UP (TYP.)

CONCRETE JOINT DETAILS
NO SCALE



TYPE "B" CONCRETE CURB AND GUTTER
(PAVEMENT SLOPES TOWARD GUTTER)

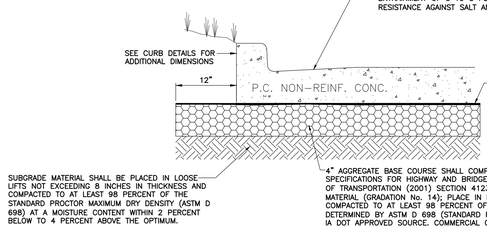


TYPE "B-1" CONCRETE CURB AND GUTTER
(PAVEMENT SLOPE AWAY FROM GUTTER)

CURB DETAILS
NO SCALE

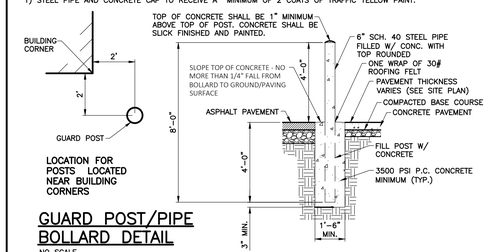
NOTES:
1. ALL AREAS INDICATED AS HEAVY DUTY CONCRETE SHALL BE CONSTRUCTED WITH CONCRETE. OTHER AREAS INDICATED ONLY AS "HEAVY DUTY" OR "STANDARD DUTY" PAVEMENT CAN BE CONSTRUCTED USING CONCRETE OR ASPHALT. PAVEMENT TYPE SELECTED SHALL BE CONSISTENT ON ENTIRE PROJECT. CONCRETE PAVING SHALL BE BID AS AN "ADD" OR "DEDUCT" ON THE BID DOCUMENTS.

2. CONSTRUCTION JOINTS MIN. 90' O.C., CONTROL JOINTS MAX. 12' EACH WAY. (SEE TYPICAL JOINT DETAILS AND SITE SPECIFIC SPECIFICATIONS FOR JOINT DETAILS AND SEALANTS)

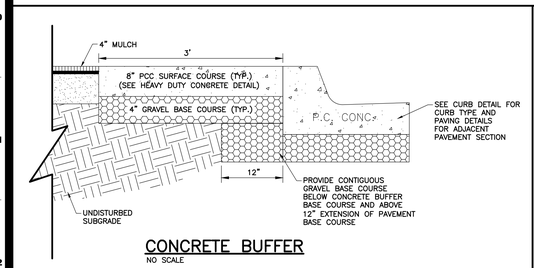


HEAVY DUTY CONCRETE PAVING DETAIL
NO SCALE

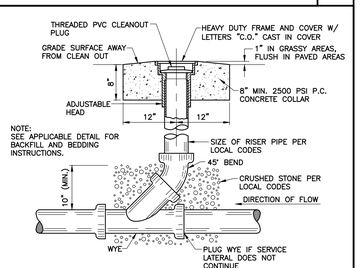
NOTE:
1) STEEL PIPE AND CONCRETE CAP TO RECEIVE A MINIMUM OF 2 COATS OF TRAFFIC YELLOW PAINT.



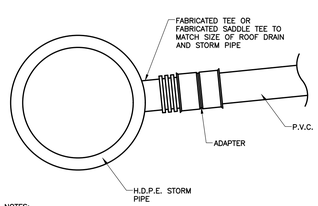
GUARD POST/PIPE
BOLLARD DETAIL
NO SCALE



CONCRETE BUFFER
NO SCALE

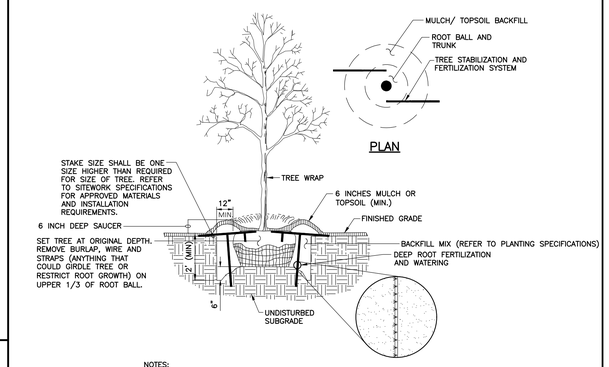


SANITARY SEWER CLEANOUT DETAIL
NO SCALE



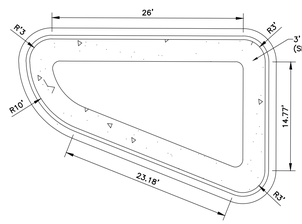
NOTES:
1. CONTRACTOR SHALL SAW CUT OR DRILL OPENINGS AS PER MANUFACTURES GUIDELINES.
2. ON ADS STORM PIPES CONTRACTOR MAY USE THE INSERTA TEE FITTINGS SDR 35 TO N-12.
3. CONTRACTOR SHALL FOLLOW MANUFACTURES GUIDELINES ON ALL TYPES OF CONNECTIONS.

ROOF DRAIN/STORM PIPE
CONNECTION DETAIL
NO SCALE

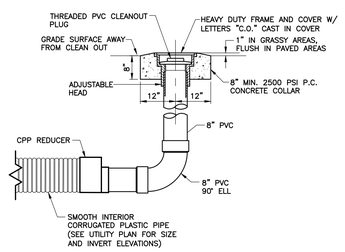


NOTES:
1. SET TREE AT ORIGINAL DEPTH. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOT BALL.
2. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
3. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT
4. BRANCHING HEIGHT TO A.A.N. STANDARDS

TREE PLANTING/STABILIZATION DETAIL
NO SCALE



CONCRETE ISLAND CURB DETAIL
NO SCALE



STORM SEWER CLEANOUT DETAIL
NO SCALE

Three working days prior to the start of any excavation on this site the Contractor shall call 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

REVISIONS

	By:	App:
1		
2		
3		
4		

FOR CITY CITY REVIEW

BFA Engineering•Surveying
TELEPHONE: (636) 239-4751
bfaeng.com
103 ELM STREET WASHINGTON, MISSOURI 63090

Rick G. Rohlfing, P.E. #19049 02/08/22
State of Iowa
Registered Professional Engineer for BFA, Inc.
RICK G. ROHLFING 19049 REGISTERED PROFESSIONAL ENGINEER

Walmart #05748-233
2150 East 1st. Street
Grimes, Polk County, Iowa
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

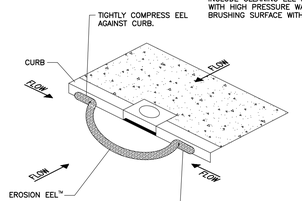
DRAWN	E.G.S.
CHECKED	R.G.R
DATE	02/08/22
SCALE	AS NOTED
JOB No.	6876A
SHEET NAME	DETAIL SHEET 2

DTL-2

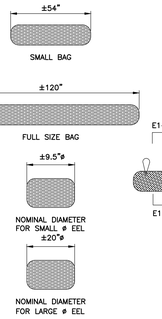
P:\Vault\6876A Grimes IA OQP Improvements\6876A Plan Sheets\6876A Detail Sheets.dwg
2/9/2022 9:13 AM

NOTE:

PERIODIC MAINTENANCE SHALL INCLUDE CLEANING EEL SURFACE WITH HIGH PRESSURE WASH OR BRUSHING SURFACE WITH BROOM.



CURB INLET SEDIMENT TRAP
N.T.S.



DETAIL E1-A: EROSION EELs™
N.T.S.

GENERAL NOTES:

1. MIXTURE SPECIFICATION A FILTER MIXTURE COMPRISED OF 100% SHREDDED RUBBER. THE SHREDDED RUBBER SHALL BE WASHED AND PROCESSED TO REMOVE MOST, IF NOT ALL, METAL COMPONENTS. THE RUBBER SHALL BE DERIVED FROM RECYCLED TIRES AND SHALL BE SHREDDED TO PRODUCE A MAXIMUM PARTICLE SIZE OF +/– 2 INCH.

2. EROSION EELS SHALL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE GEOTEXTILE COVERING THE INTERIOR FILTER MATERIALS OF SHREDDED RUBBER.

3. LENGTHS OF EROSION EELS SHALL BE EITHER A NOMINAL +/–10 FT. OR +/– 4.5 FT. NOMINAL DIAMETER SHALL BE +/–9.5 INCHES.

4. EROSION EELS CAN BE PLACED AT THE TOP, ON THE FACE, OR AT THE TOE OF SLOPES TO INTERCEPT RUNOFF, REDUCE FLOW VELOCITY, RELEASE THE RUNOFF AS SHEET FLOW AND PROVIDE REMOVAL OF SEDIMENT FROM THE RUNOFF.

5. EROSION EELS SHALL BE INSTALLED ALONG THE GROUND CONTOUR, AT THE TOE OF SLOPES, AT AN ANGLE TO THE CONTOUR TO DIRECT FLOW AS A DIVERSION BERM, AROUND INLET STRUCTURES, IN A DITCH AS A CHECK DAM TO HELP REDUCE SUSPENDED SOLIDS LOADING AND RETAIN SEDIMENT, OR AS A GENERAL FILTER FOR ANY DISTURBED SOIL AREA.

6. NO TRENCHING IS REQUIRED FOR INSTALLATION OF EROSION EELS.

7. PREPARE BED FOR EEL INSTALLATION BY REMOVING ANY LARGE DEBRIS INCLUDING ROCKS, SOIL CLODS, AND WOODY VEGETATION. EROSION EELS CAN ALSO BE PLACED OVER PAVED SURFACES INCLUDING CONCRETE AND ASPHALT WITH NO SURFACE PREPARATION REQUIRED.

8. RAKE BED AREA WITH A HAND RAKE OR BY DRAG HARROW.

9. DO NOT PLACE EEL DIRECTLY OVER RILL AND GULLIES UNTIL AREA HAS BEEN HAND-EXCAVATED AND RAKED TO PROVIDE A LEVEL BEDDING SURFACE.. ALL SURFACES SHALL BE UNIFORMLY COMPACTED FOR MAXIMUM SEATING OF EELS IN PLACE.

10. FOR LOCATIONS WHERE EELS WILL BE PLACED IN CONCENTRATED FLOWS (SUCH AS CHECK DAMS, INLET PROTECTION) AND FOR PERIMETER CONTROLS AT PRIMARY DISCHARGE LOCATIONS, BED THE EELS IN A FLOOMAT CRADLE.

11. FOR DITCH APPLICATIONS, THE MAXIMUM DRAINAGE AREA SHALL BE 10 ACRES.

12. IF MORE THAN ONE EROSION EEL IS PLACED IN A ROW, THE EELS SHALL BE OVERLAPPED A MINIMUM OF 12 INCHES TO PREVENT FLOW AND SEDIMENT FROM PASSING THROUGH THE FIELD JOINT. COMPRESS THE TWO EELS OF THE OVERLAP TIGHTLY TOGETHER EITHER BY HAND OR MANUFACTURER–APPROVED MECHANIZED MEANS.

13. REMOVE SEDIMENT AND DEBRIS WHEN ACCUMULATION REACHES 50% OF THE STORAGE HEIGHT BEHIND THE SINGLE OF STACKED EEL ARRANGEMENT. DISPOSE OF SEDIMENT AND DEBRIS AT AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

14. WHEN USED IN DITCHES AS A CHECK DAM, EROSION EELS SHALL BE INSTALLED PER MANUFACTURER'S DETAILS.

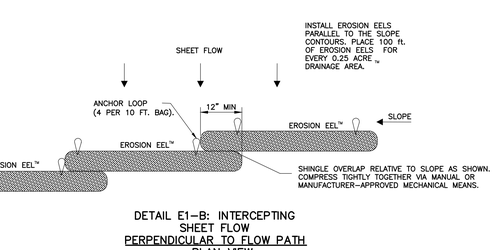
15. FOR CHECK DAM APPLICATIONS, EROSION EELS SHALL BE PLACED PERPENDICULAR TO THE FLOW OF THE WATER. EROSION EELS SHALL CONTINUE UP THE SIDES SLOPES A MINIMUM OF 3 FEET ABOVE THE DESIGN FLOW DEPTH.

16. EROSION EELS SHALL REMAIN IN PLACE UNTIL FULLY ESTABLISHED VEGETATION HAS COMPLETELY DEVELOPED OR UNTIL THE STORAGE CAPACITY/FUNCTIONAL LIFE OF THE EEL HAS BEEN EXHAUSTED (REQUIRING REPLACEMENT WITH NEW EELS).

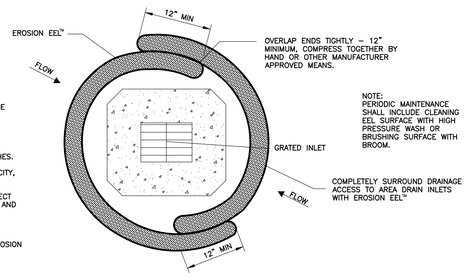
17. ANCHORING POSTS FOR CHECK DAM APPLICATIONS SHALL HAVE A MINIMUM WEIGHT OF 1.25 LBS/FT STEEL T–POSTS (5 TO 7 FT. LENGTHS) ROLLED FROM HIGH CARBON STEEL. POSTS SHOULD BE HOT–DIP GALVANIZED OR COATED WITH A WEATHER–RESISTANT PAINT FOR STEEL APPLICATION. POSTS SHOULD BE EQUIPPED WITH A METAL ANCHOR PLATE. INSTALL PER DETALS ON THIS SHEET.

18. PLACE T–POSTS THROUGH HANDLE OF BAGS. DO NOT DRIVE POSTS THROUGH EROSION EELS . T–POSTS ARE TO BE EMBEDDED A MINIMUM OF 2 FT INTO GROUND.

LAST REVISED:	BFA STANDARD DETAIL
JULY 2014	



DETAIL E1–B: INTERCEPTING SHEET FLOW PERPENDICULAR TO FLOW PATH – PLAN VIEW



NOTE:
PERIODIC MAINTENANCE SHALL INCLUDE CLEANING EEL SURFACE WITH HIGH PRESSURE WASH OR BRUSHING SURFACE WITH BROOM.

GRATED INLET SEDIMENT TRAP
N.T.S.

SPACING RECOMMENDATIONS FOR THE EROSION EEL™ FOR PERIMETER CONTROLS AND INTERCEPTING SHEET FLOW ON SLOPES

SLOPE(%)	SINGLE EEL SPACING(ft)	★ STACKED DUAL EEL SPACING(ft)
0.5	300	N/A
1	200	N/A
2	160	N/A
3	80	N/A
4	50	N/A
5	40	N/A
6	35	N/A
8	30	N/A
10	25	N/A
15	+17	N/A
20	+12	+25
25	N/A	+15
33	N/A	+10
50	N/A	+6

★ DUAL STACK REFERS TO TWO EELS STACKED ATOP ONE ANOTHER AND STABILIZED WITH T–POSTS.

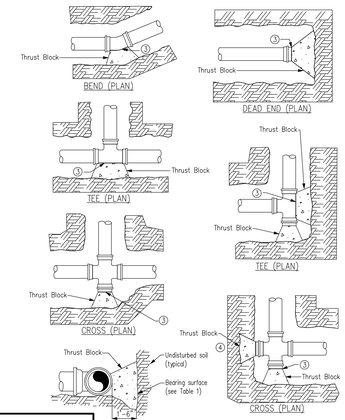
+ PLACE STAKES BEHIND EELS @ 24" C/C SPACING.

CONTACT INFORMATION
FRIENDLY ENVIRONMENT
100 PRINCE STREET
SHELBYVILLE, TN 37160
1–866–H2O–EELS
INFO@FRIENDLYENVIRONMENTUS.COM
http://FRIENDLYENVIRONMENTUS.COM/INDEX.HTML

EE EROSION EELS DETAIL
N.T.S.

Type of Pipe		Material	Use	Allowable Depth of Fill Above Top of Pipe: TYPE C EMBED.	TYPE B EMBED.	CSE EMBED.	TYPE A–1 EMBEDMENT
Rigid	Pipe Stiffness >651 psi	RCP; ASTM C 76 Class III; 12"–24"	Storm, Gravity	Up to 8'	Up to 10'	Up to 10'	Up to 10'
		RCP; ASTM C 76 Class III; 27"–84"	Storm, Gravity	Up to 10'	Up to 13'	Up to 13'	Up to 13'
		RCP; ASTM C 76 Class IV; 12"–24"	Storm, Gravity	Up to 12'	Up to 16'	Up to 16'	Up to 16'
		RCP; ASTM C 76 Class IV; 24"–27"	Storm, Gravity	Up to 16'	Up to 23'	Up to 23'	Up to 23'
		RCP; ASTM C 76 Class V; 12"–21"	Storm, Gravity	Up to 19'	Up to 25'	Up to 25'	Up to 25'
		RCP; ASTM C 76 Class V; 24"–84"	Storm, Gravity	Up to 30'	Up to 40'	Up to 40'	Up to 40'
		RCAP; ASTM C 506 (Class A III); 18"–84" Equiv.	Storm, Gravity				Up to 13'
		RCEP; ASTM C507 (Class HE III); 18"–84" Equiv.	Storm, Gravity				Up to 9'
		RCEP; ASTM C507 (Class VE III); 36"–84" Equiv.	Storm, Gravity				Up to 13'
		Ductile Iron; AWWA C151 (Class 52); 8"–54"	Sanitary, Gravity	Up to 50', No Bedding Required			
		Ductile Iron; AWWA C151 (Class 52); 4"–64"	Sanitary, Force Main	Up to 50', No Bedding Required			
		Extra Strength, VCP; ASTM C 700 8"–10"	Sanitary, Gravity	Up to 16'	Up to 20'	Up to 24'	Up to 24'
		Extra Strength, VCP; ASTM C 700 12"–21"	Sanitary, Gravity	Up to 12'	Up to 15'	Up to 18'	Up to 18'
		Extra Strength, VCP; ASTM C 700 24"–42"	Sanitary, Gravity	Up to 13'	Up to 18'	Up to 23'	Up to 23'
Semi–Rigid	Pipe Stiffness 151 psi to 650 psi	PVC; ASTM D 3034 (SDR 23.5); 8"–15"	Sanitary, Gravity			Up to 30'	Up to 30'
		PVC; ASTM D 2680 (Truss); 8"–15"	Sanitary, Gravity			Up to 30'	Up to 30'
		PVC; AWWA C900 (DR18); 4"–12"	Sanitary, Force Main	Up to 30', No Bedding Required			
		PVC; AWWA C905 (DR18); 14"–24"	Sanitary, Force Main	Up to 30', No Bedding Required			
Flexible	Pipe Stiffness 46 psi to 150 psi	PVC; ASTM D 3034 (SDR 35 & 26); 8"–15"	Sanitary, Gravity				Up to 30'
		PVC; ASTM F 679 (T–1 Wall); 18"–27"	Sanitary, Gravity				Up to 30'
		PVC; ASTM F 949 ; 8"–36"	Sanitary, Gravity				Up to 30'
		PVC; ASTM F 1803 (Closed Profile); 21"–36"	Sanitary, Gravity				Up to 30'
		PVC; ASTM F 949 ; 12"–36"	Storm, Gravity			Up to 30'	Up to 30'
		HDPE; AASHTO M 294 ; 12"	Storm, Gravity				Up to 11'
	Pipe Stiffness 22 psi to 45 psi	HDPE; AASHTO M 294 ; 15"–36"	Storm Gravity				Up to 11'

Notes:
– Lined reinforced concrete pipe (LRCP), used for sanitary sewer applications, shall follow depth requirements of RCP (minimum Class IV).
– Allowable depth of bury may be modified by Jurisdictional Engineer based upon site conditions and installation methods.
– Water Main Pressure Pipe: In areas where sand or other suitable soil backfill is available, Water Main Pressure Pipe (excluding PE Pipe) may be backfilled with these natural materials (Class I material not required) using a flat trench bottom and bell hole shaping.



GENERAL NOTES:

Use alternate thrust block at dead ends only when permitted by the Jurisdictional Engineer, or when specified in the contract documents.

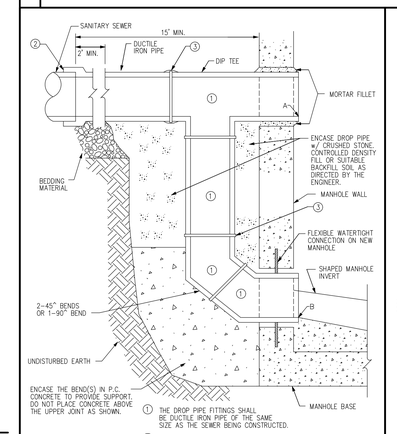
1. Extend thrust blocks to undisturbed soil.
2. Form vertical surfaces of poured concrete thrust blocks except on bearing surface.
3. Encase all fittings in polyethylene wrap. Do not allow concrete to directly contact joints or fitting bolts.
4. Excavation into trench wall may be necessary.
5. Refer to Table 1 for minimum bearing surface area.

TABLE 1

SIZE OF PIPE (IN)	MINIMUM BEARING SURFACE (SF) BENDS 11.25°	22.5°	45°	90°	TEE OR DEAD END
4	1.0	1.0	2.0	4.0	3.0
6	1.0	2.0	4.0	8.0	6.0
8	2.0	4.0	7.0	14.0	10.0
10	3.0	6.0	11.0	21.0	15.0
12	4.0	8.0	16.0	29.0	21.0
14	5.0	11.0	21.0	39.0	28.0
16	7.0	14.0	27.0	50.0	36.0
18	9.0	17.0	34.0	63.0	45.0
20	11.0	21.0	42.0	78.0	55.0
24	15.0	31.0	60.0	111.0	78.0
30	24.0	47.0	92.0	171.0	121.0
36	34.0	67.0	132.0	244.0	173.0

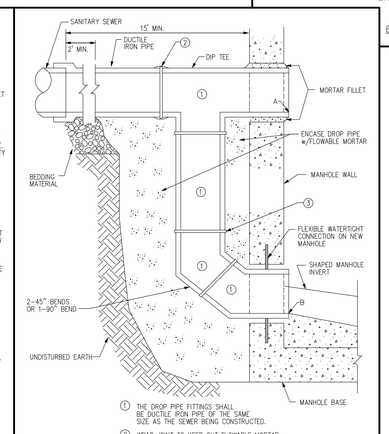
NOTE: Area based upon water pressure of 150 PSI and allowable soil pressure of 1000 PSF. Jurisdictional engineer may modify required size based upon site conditions.

PPC THRUST BLOCKS



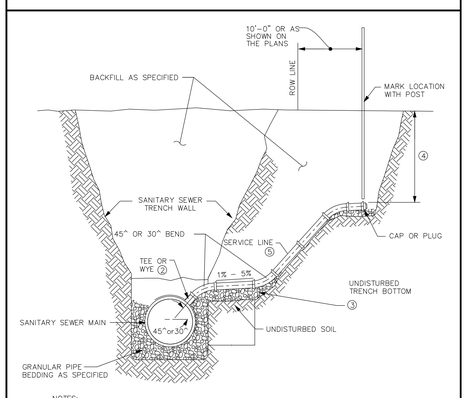
① THE DROP PIPE FITTINGS SHALL BE DUCTILE IRON PIPE OF THE SAME SIZE AS THE SEWER BEING CONSTRUCTED.
② WRAP JOINT TO KEEP OUT FLOWABLE MORTAR.
③ CONSTRUCT DROP WITH MECHANICAL JOINT FITTINGS.

DROP CONNECTION (SANITARY SEWER) CONCRETE ENCASED



① THE DROP PIPE FITTINGS SHALL BE DUCTILE IRON PIPE OF THE SAME SIZE AS THE SEWER BEING CONSTRUCTED.
② WRAP JOINT TO KEEP OUT FLOWABLE MORTAR.
③ CONSTRUCT DROP WITH MECHANICAL JOINT FITTINGS.

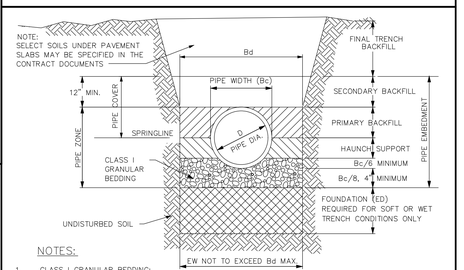
DROP CONNECTION (SANITARY SEWER) FLOWABLE MORTAR ENCASED



NOTES:

① USE FOR SERVICE CONNECTION WHEN SANITARY SEWER DEPTH IS GREATER THAN 12 FT.
② NEW SEWER MAIN (EXCEPT RCP): MANUFACTURED, PREFORMED OR PRECAST WYE OR TEE. EXISTING SEWER MAIN AND ALL RCP: PREFORMED SADDLE WYE OR SADDLE TEE COMPATIBLE WITH SEWER MAIN.
③ BEDDING FOR SERVICE AS SPECIFIED FOR SEWER MAIN
④ 10 FT. TO 12 FT. DEPTH, UNLESS OTHERWISE SPECIFIED.
⑤ IF RISER SLOPE IS GREATER THAN 1:1, CONSTRUCT SERVICE WITH SCHEDULE 40 PVC (ASTM D 1785) OR DUCTILE IRON PER SECTION 5010.

SANITARY SEWER STUB (DEPTH OF 12' OF GREATER)

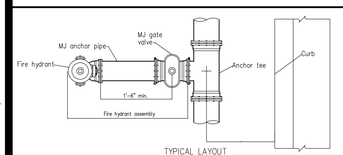


NOTES:

1. CLASS I GRANULAR BEDDING: SEE SECTION 3010, 2.03.
2. HAND PLACED BACKFILL SHALL BE SELECTED, FINELY DIVIDED EXCAVATED MATERIAL FREE FROM DEBRIS, STONES, ORGANIC MATTER OR FROZEN LUMPS AND CAREFULLY COMPACTED.
3. A. TRENCH WIDTH (RIGID PIPE)
   MIN. WIDTH: Bd=Bc+1.5',
   MAX WIDTH: Bd = 1.25Bc+1' OR 54", WHICHEVER IS GREATER.
   B. TRENCH WIDTH (SEMI–RIGID AND FLEXIBLE PIPE)
   MIN. WIDTH: Bd = 1.25Bc+1' OR Bc+1.5', WHICHEVER IS GREATER.
   C. TRENCH WIDTH REQUIREMENTS MAY BE MODIFIED BY JURISDICTIONAL ENGINEER BASED UPON SITE CONDITIONS.
   Bd = TRENCH WIDTH AT TOP OF PIPE.
   EW=EXCAVATION WIDTH AT BOTTOM OF TRENCH.
   DEPTH OF BEDDING MATERIAL BELOW PIPE = Bc/8, 4" MINIMUM.
4. FOUNDATION ROCK (CLEAN CRUSHED STONE – 2 1/2 " MATERIAL) WHEN REQUIRED SHALL BE PLACED BELOW NORMAL BEDDING. MEASUREMENT FOR FOUNDATION ROCK SHALL BE IN TONS; OVER EXCAVATION SHALL BE INCIDENTAL.
5. FOR ROCK EXCAVATION, THE TRENCH SHALL BE OVER EXCAVATED A MINIMUM OF 6" AND REFILLED WITH NORMAL BEDDING.

COMPACTION REQUIREMENTS	
BACKFILL	% COMPACTION
FINAL	95%
PRIMARY OR SECONDARY	CLASS II – 90% CLASS III – 95% CLASS IVA – 95%
HAUNCH	90%
PIPE BEDDING	90%

TRENCHING AND BEDDING DETAIL



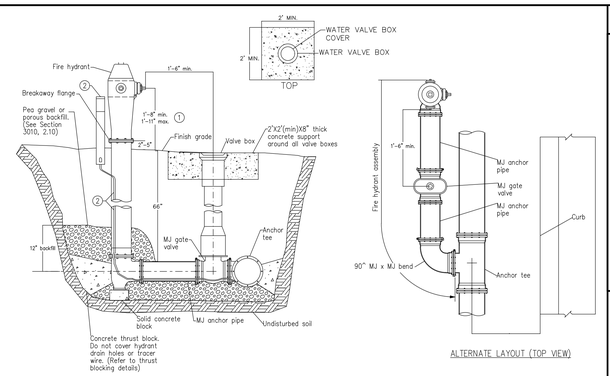
TYPICAL LAYOUT

GENERAL NOTES:

Utilize typical layout unless alternate layout is indicated in the contract documents or directed by the Engineer.

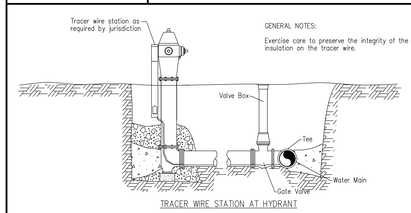
Use ductile iron pipe with restrained joints for hydrant assembly.

1. Lowest nozzle must be at least 1 foot–8 inches and not more than 1 foot–11 inches above finish grade.
2. Install tracer wire and tracer wire station per Figure 5010.3.
3. All hydrants to be set plumb w/ nozzle facing street unless otherwise specified by fire department.
4. All concrete to be 2500 psi P.C. concrete.
5. Fire hydrant assembly includes gate valve and appurtenances.
6. All hydrants must meet city specifications and SUDAS.



FIRE HYDRANT DETAIL

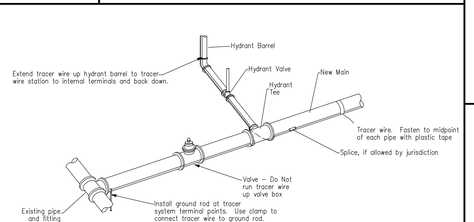
ALTERNATE LAYOUT (TOP VIEW)



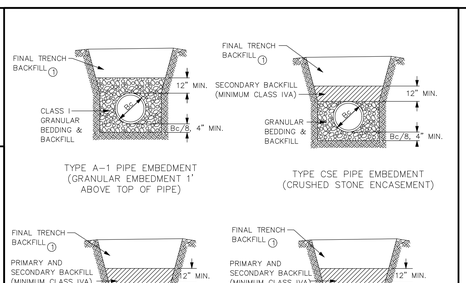
TRACER WIRE STATION AT HYDRANT

GENERAL NOTES:

Exercise care to preserve the integrity of the insulation on the tracer wire.



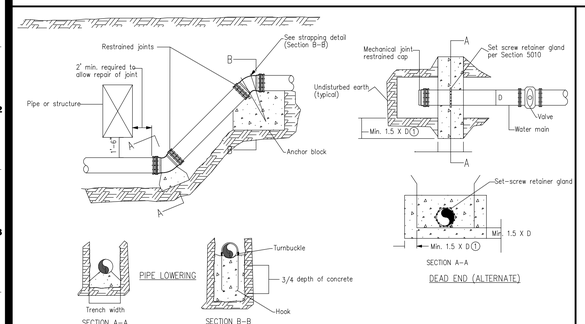
TRACER WIRE DETAIL



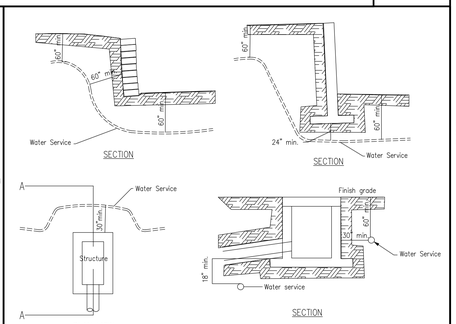
③ FINAL TRENCH BACKFILL SHALL BE MINIMUM CLASS IV A. CLASS IVB MAY BE USED IF APPROVED BY THE JURISDICTIONAL ENGINEER. CLASS II MATERIAL MAY BE SPECIFIED IN THE CONTRACT DOCUMENTS BY THE JURISDICTIONAL ENGINEER BETWEEN THE PIPE EMBEDMENT ZONE AND THE TOP 2' OF THE FINAL BACKFILL WHEN THE TRENCH IS UNDER THE PAVEMENT.

– THE CLASS OF MATERIAL STATED IS THE MINIMUM ALLOWED. HIGHER QUALITY MATERIALS (AS REPRESENTED BY LOWER CLASS NUMBERS) MAY ALSO BE USED. SEE SECTION 3010, 2.03 – 2.08 FOR MATERIAL PROPERTIES.

PIPE EMBEDMENT DETAILS



PPC THRUST BLOCKS



CLEARANCE BETWEEN WATER SERVICE AND STRUCTURE

Three working days prior to the start of any excavation on this site the Contractor shall call 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state–plan regulations established for the type of construction required by these plans.

REVISIONS

	By:	App:
1		
2		
3		
4		

FOR CITY CITY REVIEW

BFA Engineering•Surveying
TELEPHONE: (636) 239–4751
WASHINGTON, MISSOURI 63090
103 ELM STREET
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Rick G. Rohlfing, P.E. #19045
02/08/22
State of Iowa
Registered Professional Engineer for BFA, Inc.
RICK G. ROHLFING 19045 LICENSED PROFESSIONAL ENGINEER

Walmart #05748-233
2150 East 1st. Street
Grimes, Polk County, Iowa
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

DRAWN	E.G.S.
CHECKED	R.G.R
DATE	02/08/22
SCALE	AS NOTED
JOB No.	6876A
SHEET NAME	DETAIL SHEET 3

DTL–3

P:\Vault\6876A Grimes IA DGP Improvements\6876A Plan Sheets\6876A Detail Sheets.dwg
2/9/2022 9:15 AM

KEYNOTES

4.08	SPLIT FACE CMU
7.04	METAL FASCIA COVER

COLOR LEGEND

P5E	SAFETY YELLOW
P33E	CREAM
P49E	DARK GRAY
P76U	WALMART BLUE (URETHANE-LIKE)
P134E	LIGHT GRAY
P135E	MEDIUM GRAY
P162E	BLACK GRAY

DEMOLITION NOTES

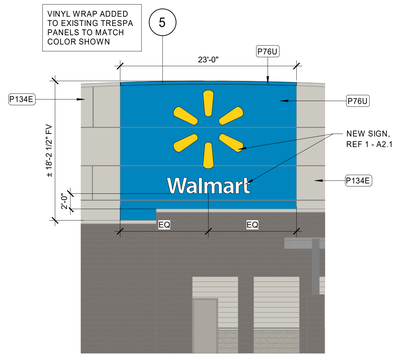
1. REMOVE EXTERIOR TENANT SIGNS. COORDINATE REMOVAL WITH WALMART CM AND TENANT PRIOR TO BEGINNING WORK. DELIVER REMOVED TENANT SIGNS TO TENANT.
2. REMOVAL OF BUILDING MOUNTED ITEMS, SHOWN OR NOTED TO BE DEMOLISHED OR AS REQUIRED BY SCOPE OF WORK, SHALL OCCUR PRIOR TO PAINTING BUILDING. COORDINATE DEMOLITION WORK SO EXTERIOR PAINTING WILL OCCUR PRIOR TO INSTALLATION OF BUILDING MOUNTED ITEMS.

HATCH LEGEND

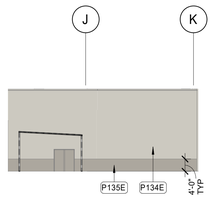
EIFS AREA TO BE RESURFACED (REF SPECS)

SHEET NOTES

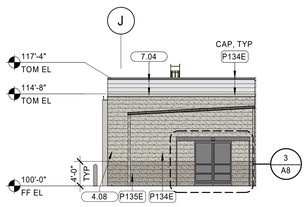
1. PATCH AND REPAIR EXTERIOR WALL SURFACES, DAMAGED OR EXPOSED DUE TO REMOVAL OF BUILDING MOUNTED ITEMS, TO MATCH ADJACENT AS REQUIRED.
2. REFER TO DETAILS ON SHEET A2.1 FOR SUBSTRATE AND FINISH REQUIREMENTS AT LOCATIONS OF BUILDING MOUNTED SIGNS.
3. RESURFACE EXISTING EIFS WHERE SHOWN (HATCHED AREA).
4. NOT USED.
5. PRIOR TO PAINTING WALL AT LOCATION(S) OF LIT ID/LOGO SIGN(S), COORDINATE SCOPE OF WORK WITH WALMART CM.
6. IF PAINTING ADJACENT WALLS PAINT HOLLOW METAL STEEL DOORS, FRAMES, AND DOWNSPOUTS, EXPOSED METAL FLASHING, HANDRAILS, AND EXPOSED MISCELLANEOUS STEEL TO MATCH ADJACENT BUILDING COLOR UNO.
7. PAINT ANY NEW ROOFTOP GAS PIPING (P5E) WHERE EXTERIOR WALL IS BEING PAINTED, GAS PIPE ALONG SIDE WALL TO GRADE SHOULD MATCH ADJACENT BUILDING. DO NOT PAINT METER OR VALVES.
8. IF PAINTING ADJACENT WALLS PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL.
9. WHERE CANOPIES ARE VISIBLE TO AND ACCESSED BY CUSTOMERS, PAINT UNDERSIDE OF CANOPY DECK (P33E) DO NOT PAINT CANOPY DECK IF NOT PREVIOUSLY PAINTED
10. PAINT ALL EXTERIOR ENTRY BOLLARDS TO MATCH EXISTING COLOR UNLESS NOTED TO RECEIVE PLASTIC BOLLARD SLEEVE.
11. PAINT SECURITY WALL PACK HOUSINGS TO MATCH ADJACENT WALL. REMOVE PAINT OVERSPRAY FROM LENSES.
12. NOT USED.
13. NOT USED.
14. NOT USED.
15. DO NOT PAINT QUIK BRIK, STONE VENEER, FACE BRICK, UNPAINTED TILT-WALL OR PRECAST PANELS
16. NOT USED.



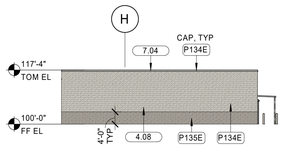
9 ENLARGED ELEVATION
1/8" = 1'-0"



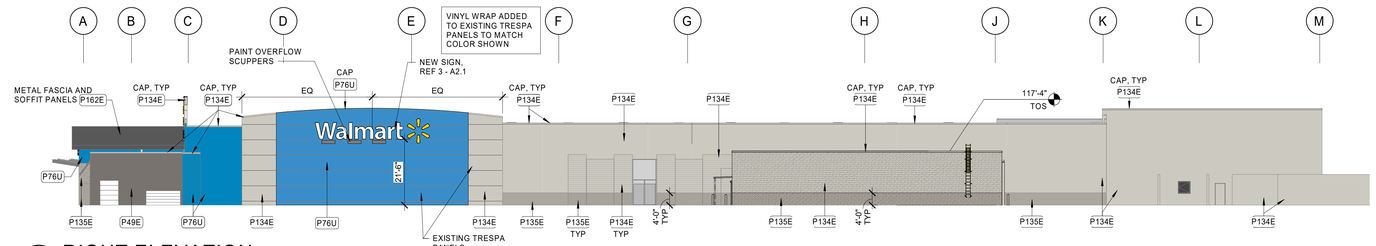
8 PICKUP DOOR ELEVATION
1" = 20'-0"



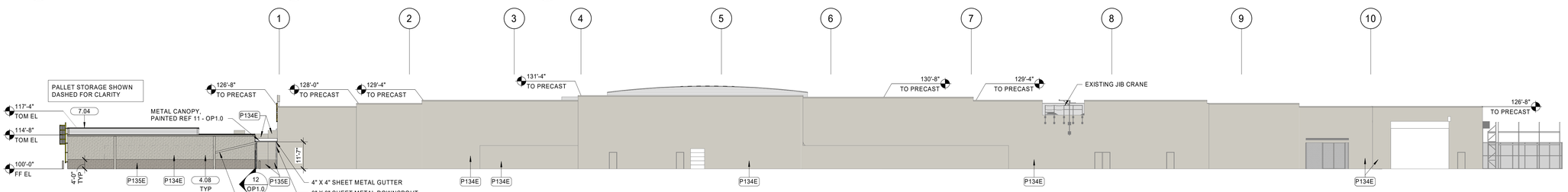
7 PICKUP SIDE ELEVATION
1" = 10'-0"



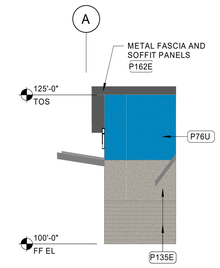
6 PICKUP LEFT ELEVATION
1" = 20'-0"



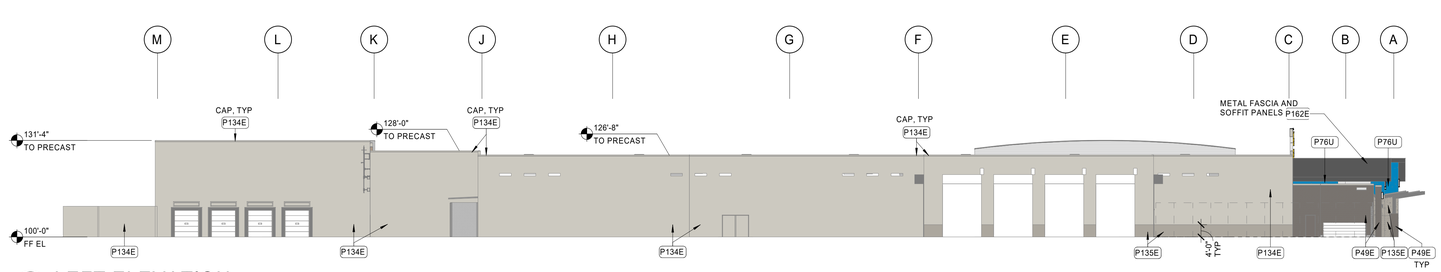
5 RIGHT ELEVATION
1" = 20'-0"



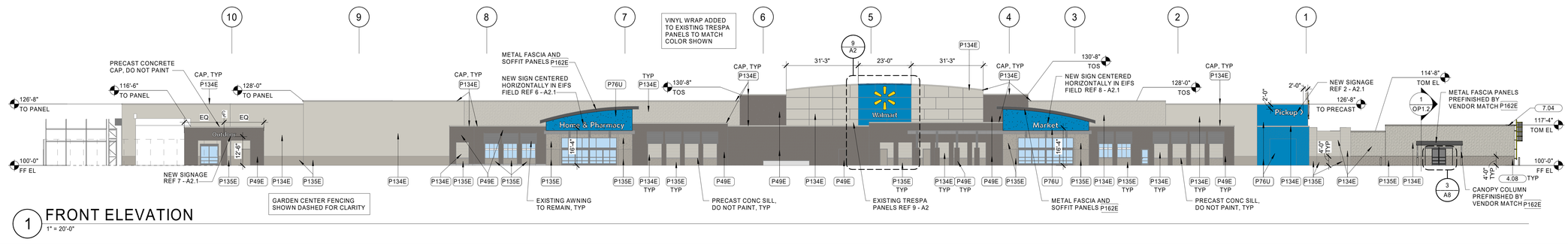
4 REAR ELEVATION
1" = 20'-0"



3 VESTIBULE SIDE ELEVATION
1" = 10'-0"



2 LEFT ELEVATION
1" = 20'-0"



1 FRONT ELEVATION
1" = 20'-0"

HFA
Creative Solutions Meaningful Places
HARRISON FRENCH & ASSOCIATES, LTD
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ae.com

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Walmart
GRIMES, IA
STORE NO. 05748- 233
150 PROTO SC
JOB NUMBER 02-22-2574B

ISSUE BLOCK		
1	ADD1	01/13/22

CHECKED BY:	RLS/AML
DRAWN BY:	SNS
DOCUMENT DATE:	12/02/21
PROTO:	150 PROTO SC
PROTO CYCLE:	09/24/21

EXTERIOR ELEVATIONS

SHEET: A2



I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION NAMED HEREON WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

(SIGNATURE) (DATE)
BOGUE L. EBBRECHT
(PRINTED OR TYPED NAME)
LICENSE NUMBER 07266
LICENSE RENEWAL DATE 06/30/22
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL ARCHITECTURAL SHEETS

3/17/2022 3:51:37 PM
C:\Users\sns\OneDrive\Documents\2020 Revit Projects\05748_Grimes_IA_150_L_Arch_V20_VF4.Army.Loyd.rvt
150/24.0 EXTERIOR ELEVATIONS-A001

Planning & Zoning Staff Report

TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: March 1, 2022
RE: 3600 SE Miehe Dr – Site Plan

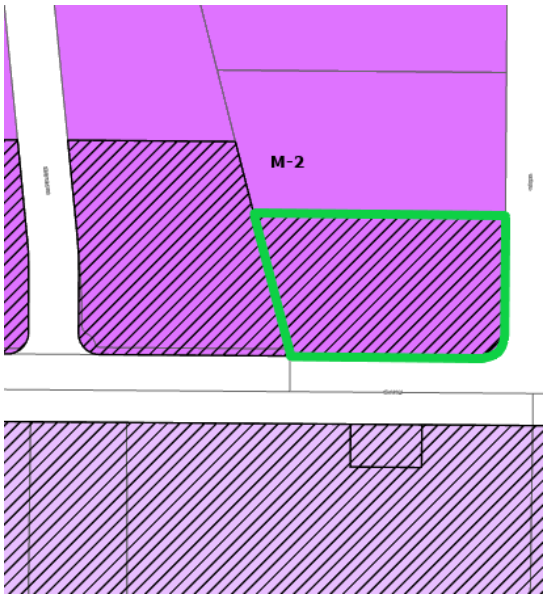
GENERAL INFORMATION:

Applicant:	Pelds Design Services
Requested Action	Site Plan
Location	3600 SE Miehe Drive

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Mixed Use 2	M-2
North	Light Industrial	Mixed Use 2	M-2
South	Institutional/Public Facilities	Public Facilities/Civic	M-1A
East	Light Industrial	Light Industrial	M-2
West	Light Industrial	Greenway	M-2

BACKGROUND:

The applicant is requesting approval of the site plan for a 8,092 square foot multiuse commercial building located at 3600 SE Miehe Drive. The property is located within the M-2 zoning district and is within the Transportation Corridor Mixed Use Development Overlay District.

ANALYSIS:

Building/Elevations: Building/Elevations:

The façade is proposed to be constructed with stone, smooth and textured fiber cement panels, and fiber cement LAP siding. The building will provide the required glazing across 40% of the façade length eye level across the facades facing the public streets. The dumpster enclosure will be constructed of stone and metal-framed gates with fiber cement planks to match the building.

As the building is not 100% masonry, a 4/5th's vote by Council is required to include additional materials such as fiber cement and LAP siding. Staff has reviewed the request, and feels that the proposed materials are high-quality and that the building incorporates a large amount of glazing and architectural variation.

Site Layout:

The site will be accessed from a driveway off of SE Miehe Drive. Pedestrian connectivity be provided along SE Miehe Drive. The trail along SE 37th Street will be constructed with future improvements to SE 37th Street. Once completed, the applicant will construct a future sidewalk connection from the trail north into the site to connect to the sidewalk in front of the building. To accommodate future improvements to SE 37th Street, 10' of right-of-way will be dedicated to the City on the south side of the site.

The west side of the site is located within the floodplain. However, the building and paving will be constructed outside of the floodplain boundary. Only utilities are proposed to be constructed within the floodplain. The City has issued the appropriate floodplain permit for the improvements.

An outdoor patio area is proposed on the west side of the building.

Pole lighting is proposed within the parking lot as well as wall sconces on the north and east sides of the building. No colored or flashing/changing lights are proposed.

Parking:
The site provides more than the required number of parking spaces for the site and provides two spaces above the maximum permitted parking spaces. However, the site provides additional open space onsite to offset the additional parking spaces. A total of 63 spaces are proposed onsite.

Landscaping/Streetscape:
The site meets the minimum required number of plantings for the Transportation Corridor Overlay. Plantings will be provided along SE Miehe Dr and SE 37th Street, along the building foundation. Staff has asked for the trees along SE 37th Street be shifted north outside of the right-of-way and sanitary sewer easement and to add plantings around the transformer to shield it from the right-of-way.

Utilities:
A 6" sanitary sewer service will connect to the existing gravity main on the west side of the site. A grease interceptor is not proposed be installed. If a restaurant is proposed in the future, a grease interceptor will be provided with the tenant building permit.

Water will connect to the existing 8" water main on the east side of the lot. The building will be fitted with a fire suppression system and therefore the appropriate FDC and hydrant locations will need to be provided.

Detention is handled within the underground detention basin located under the parking lot and will outlet to the creek to the west.

STAFF RECOMMENDATION:
Staff would recommend approval of the site plan for 3600 SE Miehe 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

~~August 4, 2021~~
~~February 2, 2022~~
~~February 17, 2022~~
February 24, 2022

Pelds Design Services
Attn: Nick Day
2323 Dixon Street
Des Moines, IA 50316

RE: 3600 SE Miehe Drive Site Plan

Dear Mr. Day:

The Development Services Department is in receipt of a proposed Site Plan for 3600 SE Miehe Drive. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. ~~Add City standards notes.~~

2. ~~Label the floodplain boundary on all sheets. Study of Zone A will be required if the building is proposed within the floodplain.~~

3. ~~Floodplain permit is required for work within the floodplain. Staff will provide signed application. Signed application provided.~~

4. ~~Provide 10' of ROW along 37th St so there is 60' of ROW from centerline. The City will need the ROW for improvements to 37th St.~~

5. ~~Move the building out of the storm/sanitary easement.~~

Sheet C1:

1. ~~Address is 3600 SE Miehe Dr. Please revise.~~

2. ~~Provide construction schedule. Please provide.~~

3. ~~Add Transportation Corridor Mixed Use Development Overlay to the zoning.~~

4. ~~Please change the US Water contact to Nick Deardorf. ndeardorff@uswatercorp.net (515)822-4501.~~

5. ~~Please verify what the use of the building is going to be. On sheet C1, it calls out the use as "mix-use – Restaurant & Salon" but on C4 is call out the spaces as "Hair Salon and Real Estate Office". Change to flex retail.~~

Sheet C2:

1. ~~Sanitary Service Notes – Commercial properties are required to have at minimal a 6" service. Please remove note about 4" service.~~

Sheet C3:

1. ~~Show existing force main with sanitary sewer. Show both sanitary sewers within the easement, gravity and force main and label which is gravity/force. The sanitary service cannot connect to the force main. A map is provided showing the sanitary locations.~~

2. ~~Label existing utilities sizes.~~

Sheet C4:

1. ~~Label future 5' sidewalk along SE Miehe Dr.~~

2. Rather than install trail along 37th St, please provide cost of the trail to the City to be used for future installation by the City. Please provide fee prior to CO.

3. Provide future sidewalk connection from building to the public sidewalk/trail. The future connection cannot be shown through the parking lot. The parking spaces are required for the site and cannot be removed in the future to construct the sidewalk. Add note to install sidewalk with once trail is completed.

4. ~~Provide 10' parking setback from SE Miehe.~~

5. ~~Are parking lot lights proposed? If so, show locations and provide lighting cut sheets and photometric plan. Staff would recommend lights if businesses are open past 5pm. Please provide lighting cut sheets and pole heights.~~

6. ~~Label transformer location.~~

7. ~~Add 8" PCC in drive approach to ROW.~~

8. ~~Label fence location. Why is there fencing proposed along the ROW? Please remove.~~

Sheet C5:

1. Label slope and cross slope of ADA parking spaces and ramps. Provide blown up detail to show all grades and slopes, including the ramp. Label cross slope of sidewalk in front of the ADA parking. Revise label shown as "???".

2. ~~Provide perimeter sediment controls.~~

3. ~~Provide a quantities tab showing stabilization, sediment controls, concrete washout, stabilized construction entrance, inlet protection devices, and rolled erosion control.~~

4. ~~Relocate the topsoil stockpile on the site plan. Current location is in the surface water flowage easement. Do not place stockpile in any drainage easements.~~

5. ~~Inlet protection is recommended.~~

6. ~~Provide missing grade at the NE corner of the ADA parking. Currently labeled as ???.~~

Sheet C6:

1. ~~Label hydrant locations and label the 150' linear coverage routes along the path of travel of the fire truck (around parking islands and parking stalls). Hydrant coverage needed on north side of building (move hydrant shown on plans to north island in parking lot.~~

2. ~~The building will need to have a fire sprinkler system. Label the water service size.~~

3. ~~Label the FDC location. Will need to be within 100' of a hydrant. FDC should be placed in front of the accessible parking access aisle or on the NE corner of the building.~~

4. ~~Label know box location.~~

5. ~~Provide grease interceptor if restaurant is proposed.~~

6. ~~Verify there is no existing sanitary service stub, if not available utilize Romac Saddle for connection on 37th St. main. Add a note to the plans to check for existing sanitary stub.~~

7. ~~Provide sanitary sewer length and grade. Label grade.~~

8. ~~Water main connection to be made with tapping sleeve and valve. Please label.~~

9. ~~Separate domestic and fire water lines 5' outside of building and provide a curb stop and valve. Label the size of the fire and domestic.~~

10. ~~Label all utility sizes. Please label existing utility sizes.~~

11. ~~Verify proposed storm outlet does not obstruct existing drainage from ditch. May need to be pulled back toward the east away from the culvert.~~

12. ~~Move the underground detention out of the sanitary sewer easement. Please label sanitary easement location on the plans.~~

13. ~~What is the purpose and width of the proposed easements at the SW corner of the site?~~

14. ~~Provide rip rap at STM 1 to prevent erosion at the discharge of the pipe.~~

Sheet C7:

1. ~~Label transformer location and provide evergreen landscape screening to shield transformer from the ROW.~~

2. Provide 1 overstory tree per 40 along the ROW. With the ROW dedication, the landscaping along SE 37th St will be too close to the sanitary sewer. Please move the plantings outside of the sanitary easement. Please move shrubs north of the easement to keep the plants out of the ROW. Apologies. I meant to include the trees as well. Please move trees out of the sanitary easement and ROW.

3. ~~Provide plants along the front of the building.~~

4. ~~Provide berm or hedge along the ROW.~~

5. ~~If FDC is placed across from the ADA parking access aisle, please remove shrubs in front of the FDC.~~

6. ~~In response to your email regarding conflicts with trees and light poles in the parking islands, shrubs would be acceptable in the north island. Please keep 5' clearance around the fire hydrant. On the southern island, is it possible to shift the light pole to one side and plant a tree on the other?~~

7. Please provide evergreen landscaping on the south and west side of the transformer to shield it from the ROW.

Architecture:

1. ~~Provide lighting cut sheets. Label locations on the building.~~

2. ~~Is any colored lighting proposed? Will the lights change colors? Please provide details for all proposed lighting. Changes in lighting may be required to return to P&Z/Council for approval.~~

3. ~~Provide dumpster enclosure detail.~~

4. ~~Label building material types, colors, and percentages. Please break down the material percentages. A minimum of 25% of the building is required to be masonry/primary material. The LP siding would not be considered primary material but can still be used on the building.~~

5. ~~Buildings with less than 100% masonry require 4/5 vote of approval by Council.~~

6. ~~Provide glazing calculation. A minimum of 40% of the length of the building at eye level is required to be glazed.~~

7. ~~Label the height of the building.~~

8. ~~Roof mounted units are required to be screened from the ROW.~~

9. ~~On the west elevation, please continue the stone and smooth fiber cement panel across the elevation to dress it up. This elevation will be very visible from SE 37th St.~~

Stormwater Pollution Prevention Plan (SWPPP)

1. ~~Provide SWPPP. Please provide.~~

2. In construction schedule Final Stabilization and Landscaping- Be sure contractor keeps perimeter controls in place until project reaches 70% vegetative growth over 100% of the site to be sure sediments do not enter the waterway

3. Include updated BMP map and be sure to keep SWPPP updated as construction drawings are updated.

4. Section 2 Erosion and Sediment Controls sections A and B– Adjust inspection requirements as stormwater inspections after rain events are no longer required by GP2

5. Section 2.B.5.c Dewatering- Recommending changing bullet points to “Plan indicates discharges from dewatering activities, including discharges from dewatering of trenches and excavations, are prohibited unless managed by appropriate controls.” From General Permit No. 2

6. Contractor certifications need signed

7. Public Notice- Refer to General Permit No. 2 Part II.C.3 “PUBLIC NOTIFICATION A demonstration that the public notice specified in Iowa Administrative Code 567--64.6(1)"c"(1) was published at least one day, in one newspaper with the largest circulation in the area in which the facility is located or the activity will occur.”

8. Section 3.C(second C that should be renamed D) Materials Management 3.d Concrete Wastes- Add contain washout water and solids in a leak proof container so the material does not reach the soil surface and migrate into surface waters or the ground water

9. Include IDNR Letter of Authorization

Stormwater Management Plan (SWMP)

1. ~~Provide WQv calculation.~~

2. ~~Table 2: Double check release rates for detention basin and site total for storm events 25-100.~~

3. ~~Pond Report: Where are orifices 1-3 located?~~

4. ~~Appendix E: DA 1 is missing.~~

5. ~~Change address on cover sheet and within the document.~~

6. ~~Update license renewal date.~~

7. ~~Drainage Maps: Provide Areas and CN values.~~

8. ~~Provide signed report when completed.~~

Plans:

1. ~~Provide details on underground storage detention, including typical cross section.~~

2. ~~C6: What is the depth of the sanitary sewer at the crossing with the 12" storm sewer?~~

3. ~~Provide temporary erosion protection at FES.~~

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:	~~August 9, 2021~~ ~~February 8, 2022~~ February 23, 2022 **(1 PDF of Site plan with Elevation Plan included)**
PLANNING & ZONING:	March 1, 2022 at 5:30
COUNCIL MEETING:	March 22, 2022 at 5:30

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

Sincerely,

Evann Martin
Assistant Planner

SITE IMPROVEMENTS

FOR

PLATINUM DEVELOPMENT
3600 SE MIEHE DR
GRIMES, IOWA

SITE ADDRESS
3600 SE MIEHE DR
GRIMES, IOWA 50111

SITE USE
MULTI USE COMMERCIAL BUILDING

ZONING
EXISTING: M-2 LIGHT INDUSTRIAL W/ TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT OVERLAY

PROPOSED: M-2 LIGHT INDUSTRIAL W/ TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT OVERLAY

ADJACENT ZONING:
NORTH: M-2
EAST: M-22
SOUTH: M-1A
WEST: M-2

SETBACKS
FRONT: 25 FEET
SIDE: NONE
REAR: 25 FEET

BUILDINGS
EXISTING: NA
PROPOSED: 88' x 106' - 8,169 SQ.FT.
MAX HEIGHT: 45FT OR 3 STORIES

BUILDING USES
MULTI-USE - FLEX RETAIL & HAIR SALON

PAVING
PARKING LOT: 6" THICK NON REINFORCED P.C.C. WITH MINIMUM 6" CRUSHED ROCK SUBBASE**
CURB: 6" TALL STANDARD CURB
SIDEWALK 4" THICK P.C.C

***6" CRUSHED ROCK SUBBASE THAT COMPLIES WITH AASHTO M147 GRADE C OR GRADE D AND SUBGRADE THAT IS COMPACTED TO 95% STANDARD PROCTOR DENSITY. GEOTECHNICAL REPORT UNAVAILABLE AT THE TIME OF CIVIL SET PREPARATION. VERIFY SUBBASE DEPTH WITH ENGINEER PRIOR TO CONSTRUCTION.

SITE AREA
1.43 ACRES (62,295 SQ.FT.)

OPEN SPACE
EXISTING: 100% (62,295 SQ.FT.)
REQUIRED: 10% (6,230 SQ.FT.)
PROPOSED: 44% (27,614 SQ.FT.)

IMPERVIOUS SPACE
EXISTING: 0% (0 SQ.FT.)
PROPOSED: 56% (34,681 SQ.FT.)

PARKING
REQUIRED: 40 SPACES (FLEX RETAIL: 6 PER 1000 SQFT GFA + SALON: 4 PER 1000 SQFT GFA)
PROPOSED: 63 SPACES (INCLUDING 3 HANDICAP PARKING STALLS)

SIGN
PROPOSED FREESTANDING SIGN AT NE CORNER OF SITE, NORTH OF SITE ACCESS

DISTURBED AREAS
ESTIMATED: 43,982 SQ.FT.
ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED.
THE DISTURBED AREA FOR THIS SITE IS GREATER THAN 1 ACRE, THEREFORE A NPDES PERMIT IS REQUIRED.

FLOODPLAIN
PER FEMA MAP #19153C0167F, THE SITE IS LOCATED IN ZONE X, WHICH IS DESCRIBED AS AN AREA OF MINIMAL FLOOD HAZARD, AND ALSO IN ZONE A, WHICH IS DESCRIBED AS A FLOOD ZONE WITHOUT A BASE FLOOD ELEVATION.

FAA
PER FAA NOTICE CRITERIA TOOL, SITE DOES NOT EXCEED NOTICE CRITERIA UP TO 100 FT HEIGHT (FOR POSSIBLE CRANE HEIGHT) AND THEREFORE FILING WITH THE FAA IS NOT REQUIRED

ESTIMATED CONSTRUCTION SCHEDULE

SITE WORK	4/11/2022	5/20/2022
FRAMING	5/20/2022	7/8/2022
MECHANICAL	6/27/2022	7/28/2022
PRE-FINISH	7/21/2022	8/12/2022
FINISH WORK	8/1/2022	9/9/2022
FINAL FINISH	9/12/2022	9/30/2022
COMPLETION	9/26/2022	9/30/2022

SEE PUBLISHED SCHEDULE FOR FURTHER DETAILS

VICINITY MAP



SHEET INDEX

C1 - COVER SHEET
C2 - NOTE SHEET
C3 - TOPO SHEET
C4 - SITE SHEET
C5 - GRADING SHEET
C6 - UTILITY SHEET
C7 - LANDSCAPING SHEET
C8 - DETAIL SHEET

LEGAL DESCRIPTION:

LOT 9 OF WESTERN PLAINS BUSINESS PARK PLAT 3, AN OFFICIAL PLAT, AS RECORDER IN BOOK:18300 PAGE:529 OF THE OFFICE OF THE POLK COUNTY RECORDER, EXCEPT THE SOUTH 10.00 FEET OF SAID LOT 9.

CITY OF GRIMES STANDAR 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.

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(T15) MEDIACOM COMMUNICATIONS CORP
Contact Name : Paul May
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Contact Email: pmay@mediacomcc.com

(UPN) UNITE PRIVATE NETWORKS, LLC
Contact Name : Joe Klitzer
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(WDC) WATER DEVELOPMENT COMPANY
Contact Name : Tom W Thorpe
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Contact Email: tom@thorpewater.com

REVISIONS:
01-24-2022 - REVISED SET BASED ON COMMENTS FROM CITY
02-08-2022 - REVISED SET BASED ON COMMENTS FROM CITY

LEGEND:

	CALCULATED SECTION CORNER	E	ELEC. MANHOLE		SINGLE INTAKE	CATV	CABLE TELEVISION
	FOUND SECTION CORNER	EV	ELEC. VAULT		AREA INTAKE	FO	FIBER OPTIC
F.F.	FINISHED FLOOR		PARKING SPACE		GUY ANCHOR		THROAT INTAKE	G	GAS LINE
+/-	MORE OR LESS		SIGN		TEL. JUNCTION BOX		FLARED END SECTION	OHE	OVERHEAD ELEC.
123.45G	GUTTER ELEVATION		STREET LIGHT	TV	CABLE TV JUNCTION BOX		VALVE	OHT	OVERHEAD TEL.
123.45TC	TOP OF CURB ELEVATION		POWER POLE		GAS VALVE		FIRE HYDRANT	SAN	SANITARY SEWER
123.45/ 123.45	EXISTING/ PROPOSED ELEVATION		LIGHT POLE	GM	GAS METER	WM	WATER METER	ST	STORM SEWER
FL	FLOWLINE ELEVATION		AREA LIGHT	S	SANITARY SEWER MANHOLE		WATER VALVE	UGE	UNDERGROUND ELEC.
	CONTROL POINT	ET	ELEC. TRANSFORMER	ST	STORM SEWER MANHOLE		WATER TEE	UGT	UNDERGROUND TEL.
	CALCULATED CORNER	EM	ELEC. METER		CLEANOUT	P XX	PROPOSED UTILITY LINE	W	WATER
	FOUND CORNER	EB	ELEC. BOX	D	DOWNSPOUT	E XX	EXISTING UTILITY LINE		FENCE LINE

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.

VOLDEMARS L. PELDS, P.E. IA. LIC. NO. 18842 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE): C1 - C8

PELDS DESIGN SERVICES
Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

TITLE:
PLATINUM DEVELOPMENT
3600 SE MIEHE DR
GRIMES, IOWA

BENCHMARK:
REVISIONS: PRELIMINARY
COPYRIGHT DATE: 5.14.2021
DRAWN BY: N. DAY
SCALE:
LATEST REVISION: 02.23.2022
DRAWING NO: 21-015
FILE PATH: J:\2021 Projects\21-015 - Site Plan - 5402 Miehe Dr Grimes - Platinum Development\Engineering\Site Plan\Sheet Set
C1 - Cover Sheet

CIVIL ENGINEERING NOTES
FOR
PLATINUM DEVELOPMENT
3600 SE MIEHE DR
GRIMES, IOWA

GENERAL NOTES

1. THE CITY OF GRIMES MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. ALL PROPOSED MATERIALS AND STRUCTURES SHALL BE APPROVED BY THE CITY OF GRIMES AND BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
3. 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.
4. 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."
5. PELDS DESIGN SERVICES 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.
6. 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.
7. IF A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING.
8. 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.
9. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
10. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNER'S REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF GRIMES.
11. 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.
12. 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.
13. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES OR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
14. ALL CONSTRUCTION WITHIN THE PUBLIC R.O.W/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE CITY OF GRIMES.
15. THE CONTRACTOR SHALL CONTACT THE CITY OF GRIMES TO SCHEDULE ANY REQUIRED INSPECTIONS AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS
16. IN THE EVENT OF ANY CONFLICTING NOTES BETWEEN THE COVER SHEET AND ALL OTHER SHEETS, THE NOTES ON THE COVER SHEET SHALL SUPERCEDE ALL OTHERS
17. IN THE EVENT OF ANY CONFLICTING INFORMATION BETWEEN THE LABEL, ELECTRONIC CAD FILE, AND THE ELECTRONIC SURFACE, THE DESIGN ENGINEER SHALL BE CONTACTED FOR CLARIFICATION

SURVEY NOTES

1. SURVEY WORK WAS COMPLETED BY PELDS DESIGN SERVICES IN MARCH 2021. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

STAKING NOTES

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

DEMO NOTES

1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
3. PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.
4. PROPERLY DISCONNECT ALL PUBLIC AND PRIVATE UTILITIES, AS NECESSARY.
5. COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE AND PROPERLY DISPOSE OF SIDEWALKS, STEPS, DRIVEWAYS, AND STRUCTURES (INCLUDING BOTH ABOVE GROUND AND BELOW GROUND ELEMENTS).
6. COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE FUEL TANKS, SEPTIC TANKS, CISTERNS, AND ANY OTHER UNDERGROUND FACILITIES; AND TO PROPERLY DISPOSE OF ANY LIQUIDS OR PRODUCTS CONTAINED WITHIN THESE ITEMS.
7. PLACE BACKFILL MATERIAL IN HOLES AND DEPRESSIONS, GRADE THE SITE, AND ESTABLISH GROUND COVER.
8. PROTECT EXISTING FIRE HYDRANTS, STREET LIGHTS, TRAFFIC SIGNALS, UTILITY POLES, FIRE ALARM BOXES, WIRE CABLES, UNDERGROUND UTILITIES, AND OTHER APPURTENANCES IN THE VICINITY OF THE DEMOLITION SITE
9. COMPLY WITH NOISE POLLUTION REQUIREMENTS AND ANY WORKING HOUR RESTRICTIONS OF THE JURISDICTION.
10. MAINTAIN OR RE-ESTABLISH ALL TILES, ROADWAY SUBDRAINS, CULVERTS, OR OTHER DRAINAGE FACILITIES NOT IDENTIFIED IN THE CONTRACT DOCUMENTS FOR REMOVAL.
11. IMPLEMENT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR EACH SITE PRIOR TO INITIATING DEMOLITION BY PLACING ALL REQUIRED DEVICES; INCLUDE MEASURES TO PREVENT TRACKING OF MUD ONTO ADJACENT STREETS OR ALLEYS.
12. COMPLY WITH ALL APPLICABLE AIR POLLUTION REQUIREMENTS OF THE JURISDICTION. USE WATER OR APPROPRIATE CHEMICALS FOR CONTROL OF DUST IN THE DEMOLITION AREA, ON HAULING EQUIPMENT, ON ADJACENT ROADWAYS, AND WHEN GRADING THE SITE.
13. TAKE STEPS TO PREVENT THE GENERATION OF LITTER DURING DEMOLITION AND COLLECT ALL LITTER FROM THE DEMOLITION AREA AT THE END OF EACH WORKING DAY. LOAD TRUCKS TO PREVENT LEAKAGE OR BLOWING OF DEBRIS.
14. REMOVE ALL CONCRETE, ASPHALT, OR MASONRY SLABS AND APPURTENANCES.
15. REMOVE AND DISPOSE OF ALL BRUSH, SHRUBS, TREES, LOGS, DOWNED TIMBER, AND OTHER YARD WASTE ON THE SITE UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. DO NOT MIX WITH DEMOLITION MATERIAL. REMOVE STUMPS TO A MINIMUM OF 2 FEET BELOW FINISH GRADE. PROTECT ANY TREES OR OTHER VEGETATION NOT DESIGNATED FOR REMOVAL BY PLACING A FENCE AT THE DRIP LINE ENCOMPASSING THE ENTIRE TREE AND KEEPING ALL OPERATIONS OUTSIDE OF THE FENCED IN AREA, INCLUDING STORAGE OF EQUIPMENT OR MATERIALS. AT NO ADDITIONAL COST TO THE CONTRACTING AUTHORITY, REPLACE ANY TREES THAT ARE DESIGNATED FOR PROTECTION BUT ARE DAMAGED BEYOND TREATMENT. THE ENGINEER WILL DETERMINE SIZE AND SPECIES OF THE REPLACEMENT TREE.
16. SAW-CUT ALL HARD SURFACING AT LOCATION OF REMOVAL LIMITS.
17. WHERE SELECTIVE DEMOLITION IS SHOWN AT PAVED AREAS, DEMOLISH THE EXISTING PAVING BACK TO AN EXISTING CONTROL JOINT NEAR THE LOCATION SHOWN.

WETLAND NOTES

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

DISCLAIMER

1. THIS DRAWING IS BEING MADE AVAILABLE BY PELDS DESIGN SERVICES (P.D.S.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH P.D.S.'S AGREEMENT FOR PROFESSIONAL SERVICES. P.D.S. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.
2. P.D.S DISCLAIMS ANY AND ALL LIABILITY OR RESPONSIBILITY FOR INFORMATION THAT DOES NOT BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL IN CHARGE.

UTILITY NOTES

1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. PIPE LENGTHS CALLED OUT ON PLANS DO NOT INCLUDE FLARED END SECTION, WHERE APPLICABLE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTORS EXPENSE.
4. THE CONTRACTOR SHALL RELOCATE EXISTING UTILITIES AS NECESSARY, SHOWN OR NOT SHOWN.
5. THE CONTRACTOR SHALL COORDINATE WITH THE CITY ON ALL SIZE, DEPTHS, AND MATERIALS OF ALL PROPOSED UTILITIES.
6. THE CONTRACTOR MUST PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES IF REQUIRED BY CITY.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONNECTION OR DISCONNECTION OF A SERVICE LINE.
8. CONTRACTOR IS TO COMPLY WITH THE LATEST SUDAS SPECIFICATIONS FOR MAINTENANCE, INSTALLATION, AND TESTING FOR CONSTRUCTION.
9. 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.
10. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
11. ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
12. ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
13. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
14. ALL STRUCTURES CALLED OUT AS "MODIFIED" OR "SPECIAL" SHALL BE ENGINEERED BY THE PRECASTER TO ENSURE STRUCTURE STABILITY. MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE DIAMETERS AND ADDITIONAL WALL WIDTH & BASE DEPTH TO ACCOUNT FOR DEEPER STRUCTURES. ANY AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BID

ELECTRICAL SERVICE NOTES

15. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS
16. 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.

SANITARY SERVICE NOTES

17. SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 1% FOR A 6" PIPE. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATER MAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.

STORM WATER SERVICE NOTES

18. ALL STORM SEWER IN THE ROW SHALL BE RCP (CLASS III RCP), UNLESS OTHERWISE SPECIFIED.
19. 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.
20. ALL SUMP SERVICE LINES SHALL HAVE TRACE WIRE

WATER SERVICE NOTES

21. WATER SERVICE SHALL BE TYPE K COPPER, DIP OR HDPE, DEPENDING ON SIZE AND JURISDICTIONAL REQUIREMENTS. IF CONTAMINATED OR "HOT" SOILS, ENSURE APPROPRIATE PIPE IS BEING UTILIZED. SIZE OF WATER MAIN AS SHOWN ON PLANS.
22. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
23. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION.
24. ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENDS, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS.
25. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5 FEET OF COVER UNLESS NOTED OTHERWISE.

EXISTING UTILITIES NOTE

1. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION: IOWA ONE-CALL (1-800-292-8989).

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 BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION THAT ARE EITHER CALLED OUT ON THE PLANS OR NOT CALLED OUT.
3. CONTRACTOR SHALL COMPLY WITH ALL DNR REQUIREMENTS FOR PIPE MATERIAL, PIPE JOINTS, AND ANY OTHER APPLICABLE REQUIREMENTS ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18" BELOW A WATER MAIN.
4. FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY PELDS DESIGN SERVICES PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

SPECIFICATIONS NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST VERSION OF THE URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
2. IN THE EVENT OF A DISCREPANCY BETWEEN THE PROJECT SPECIFICATIONS AND THE CITY OF GRIMES REQUIREMENTS AND SPECIFICATIONS, PLUMBING CODE, AND URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT, THE CITY OF GRIMES STANDARD SPECIFICATIONS SHALL GOVERN.
3. FOR ALL SPECIFICATION DISCREPANCIES, THE PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF THE ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.

REQUIRED AS-BUILT NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF AS-BUILT TOPO, IF REQUIRED BY CITY.
2. CONTRACTOR SHALL CONTACT PELDS DESIGN SERVICES TO PERFORM SAID AS-BUILT SURVEYS.
3. IF ANYTHING HAS BEEN CONSTRUCTED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.

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 SODDED IN ACCORDANCE WITH CITY OF GRIMES SPECIFICATIONS AND THE LATEST VERSION OF SUDAS.
2. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
3. DETECTABLE WARNING PANEL(S) CALLED OUT ON PLANS SHALL BE PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
4. SIDEWALKS SHALL HAVE EXPANSION JOINTS AT 100 FOOT INTERVALS AS REQUIRED BY CITY CODE
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.

PAVEMENT SAWCUT NOTES

1. CONTRACTOR TO PROVIDE SAWCUT JOINTING PLAN PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
2. PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED WITHOUT AN APPROVED PLAN.
3. LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE SUDAS TYPE 'L-1' OR 'L-2' JOINTS AND HAVE STEEL. INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND SHALL BE SUDAS TYPE 'B' OR TYPE 'K' JOINTS. ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

SOIL NOTES

1. STRIP AND STOCKPILE THE TOP 8 INCHES OF SOIL ON ALL DISTURBED AREAS. GRADING CONTRACTOR SHALL STOCKPILE TOPSOIL FOR SHOULDERING.
2. SOD REQUIREMENT PER SUDAS: IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, A SODBED SHOULD BE CONSTRUCTED BY SPREADING A MINIMUM OF 6 INCHES OF TOPSOIL PRIOR TO SODDING. DEEPER TOPSOIL DEPTHS (8 TO12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL.
3. PERMANENT SEED REQUIREMENT PER SUDAS: IN ORDER TO PROVIDE AN ADEQUATE GROWING MEDIUM, A MINIMUM OF 8 INCHES OF TOPSOIL SHOULD BE PLACED OVER THE DISTURBED AREA PRIOR TO SEEDING. DEEPER TOPSOIL DEPTHS (8-12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL.
4. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
5. 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.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
7. REFERENCE GEOTECHNICAL REPORT FOR ADDITIONAL SOILS INFORMATION INCLUDING BUT NOT LIMITED TO SUBGRADE INFORMATION, FOOTING DESIGN, AND ANY POSSIBLE OVER EXCAVATION DUE TO POOR SOILS. PAVEMENT SECTIONS ON THE PLANS GOVERN OVER PAVEMENT THICKNESS IN THE SOILS REPORT.

GRADING NOTES

1. AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHED. STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
2. PREPARE BOTTOM OF BENCH FOR FILL BY DISKING TO A DEPTH OF 12 INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RE-COMPACTED WITH ON-SITE FILL MATERIALS.
3. ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12 INCHES DISKED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
4. MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
5. FINISH GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FT, AND PAVED AREAS SHALL BE WITHIN 0.10 FT OF THE PROPOSED GRADES SHOWN ON THE PLAN
6. MAXIMUM ALLOWABLE GRADE ON ALL PROPOSED SLOPES IS 3:1.
7. THE MOISTURE CONTENT SHALL NOT DEVIATE FROM THE OPTIMUM BY MORE THAN 2% IN STRUCTURAL FILL.
8. MAXIMUM 2% CROSS-SLOPE ON ALL SIDEWALKS.
9. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.

LANDSCAPING NOTES

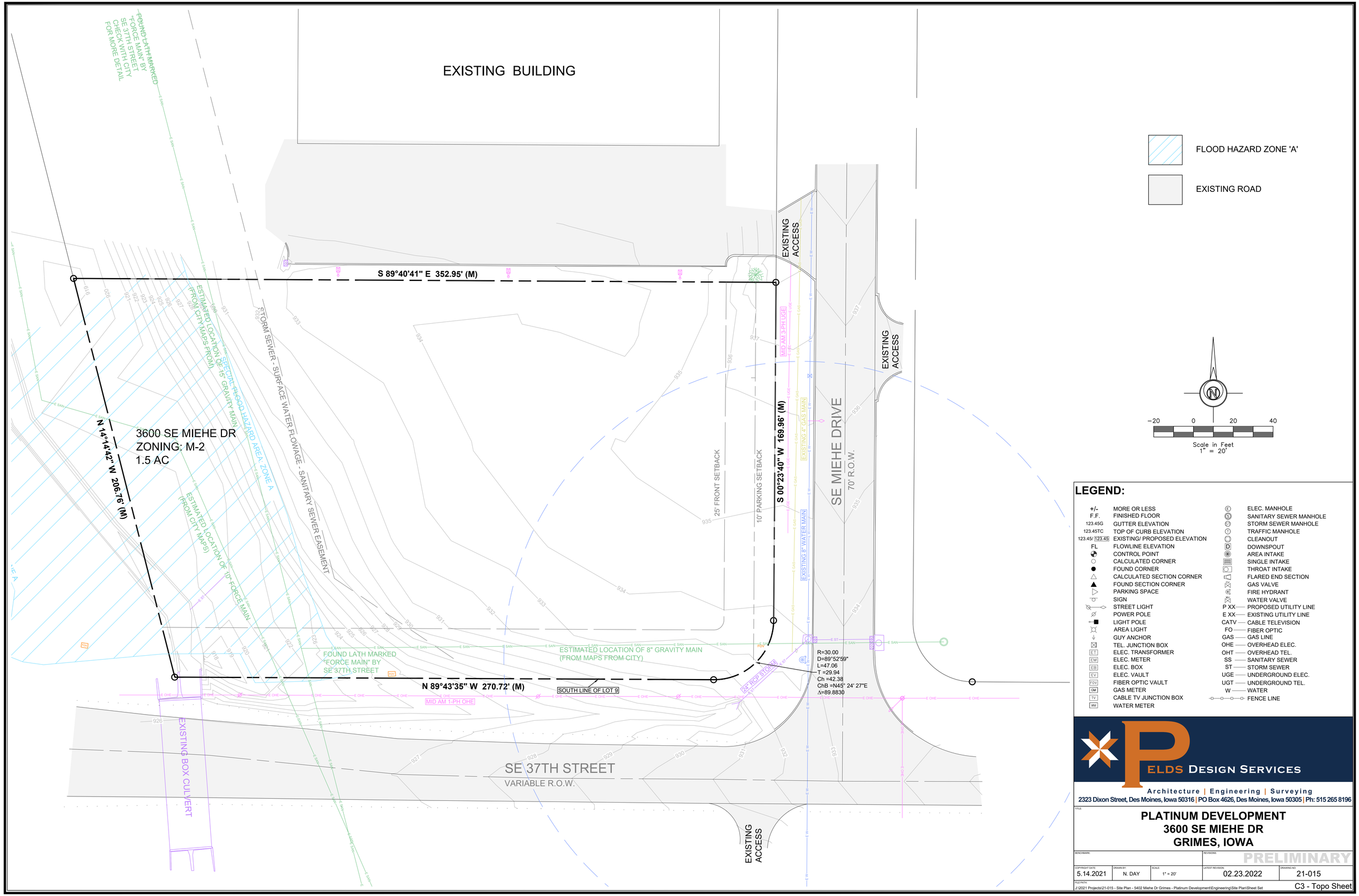
1. ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SEED OR SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES. SEED ALL DISTURBED AREAS OFF-SITE
3. STAKE SOD ON ALL SLOPES 4:1 OR GREATER.
4. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
6. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
7. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH OR BRICK CHIPS OR WASHED STONE AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
8. PROVIDE 6MIL MINIMUM PLASTIC BELOW ROCK/BRICK.
9. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
10. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
11. CONTRACTOR SHALL DESIGN AND PROVIDE IRRIGATION SYSTEM. COORDINATION WITH ARCHITECT REQUIRED.
12. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.

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Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

TITLE:
PLATINUM DEVELOPMENT
3600 SE MIEHE DR
GRIMES, IOWA

BENCHMARK:			REVISIONS: PRELIMINARY	
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LEGEND:

+/-	MORE OR LESS	E	ELEC. MANHOLE
F.F.	FINISHED FLOOR	S	SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION	ST	STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION	T	TRAFFIC MANHOLE
123.45/ 123.45	EXISTING/ PROPOSED ELEVATION		CLEANOUT
FL	FLOWLINE ELEVATION	D	DOWNSPOUT
	CONTROL POINT		AREA INTAKE
	CALCULATED CORNER		SINGLE INTAKE
	FOUND CORNER		THROAT INTAKE
	CALCULATED SECTION CORNER		FLARED END SECTION
	FOUND SECTION CORNER		GAS VALVE
	PARKING SPACE		FIRE HYDRANT
	SIGN		WATER VALVE
	STREET LIGHT	P XX	PROPOSED UTILITY LINE
	POWER POLE	E XX	EXISTING UTILITY LINE
	LIGHT POLE	CATV	CABLE TELEVISION
	AREA LIGHT	FO	FIBER OPTIC
	GUY ANCHOR	GAS	GAS LINE
	TEL. JUNCTION BOX	OHE	OVERHEAD ELEC.
ET	ELEC. TRANSFORMER	OHT	OVERHEAD TEL.
EM	ELEC. METER	SS	SANITARY SEWER
EB	ELEC. BOX	ST	STORM SEWER
EV	ELEC. VAULT	UGE	UNDERGROUND ELEC.
FOV	FIBER OPTIC VAULT	UGT	UNDERGROUND TEL.
GM	GAS METER	W	WATER
TV	CABLE TV JUNCTION BOX		FENCE LINE
WM	WATER METER		

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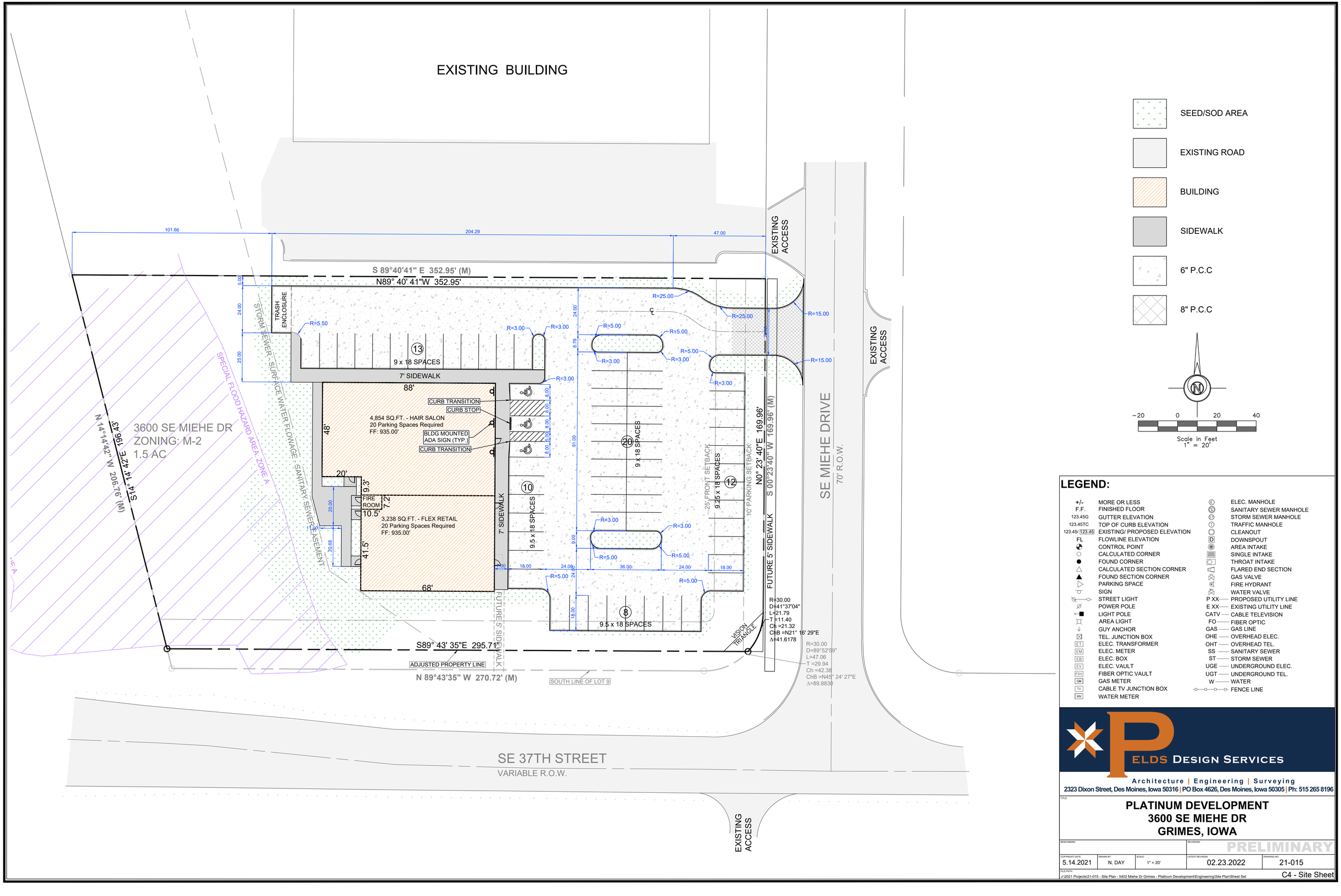
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C3 - Topo Sheet



LEGEND:

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▲	FOUND SECTION CORNER		GAS VALVE
▷	PARKING SPACE		FIRE HYDRANT
	SIGN		WATER VALVE
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BENCHMARK:

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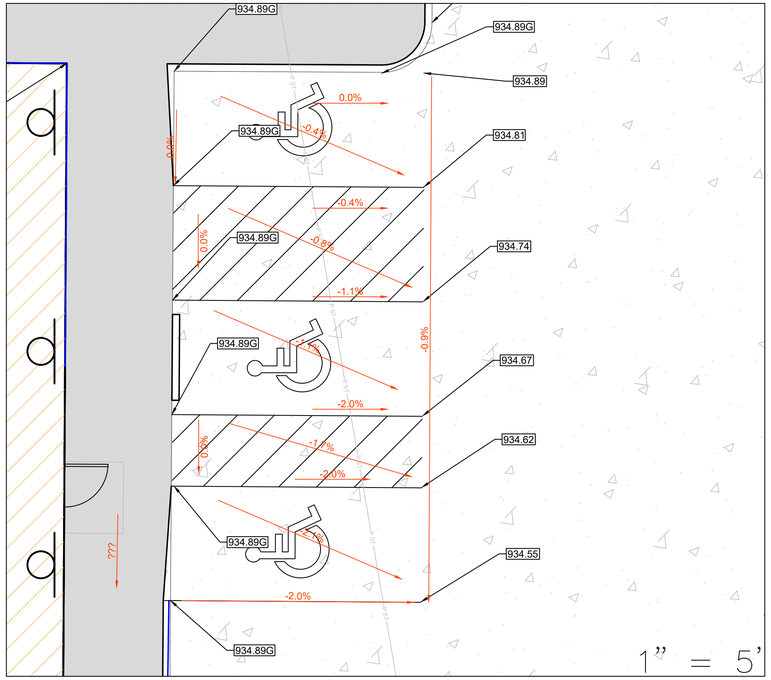
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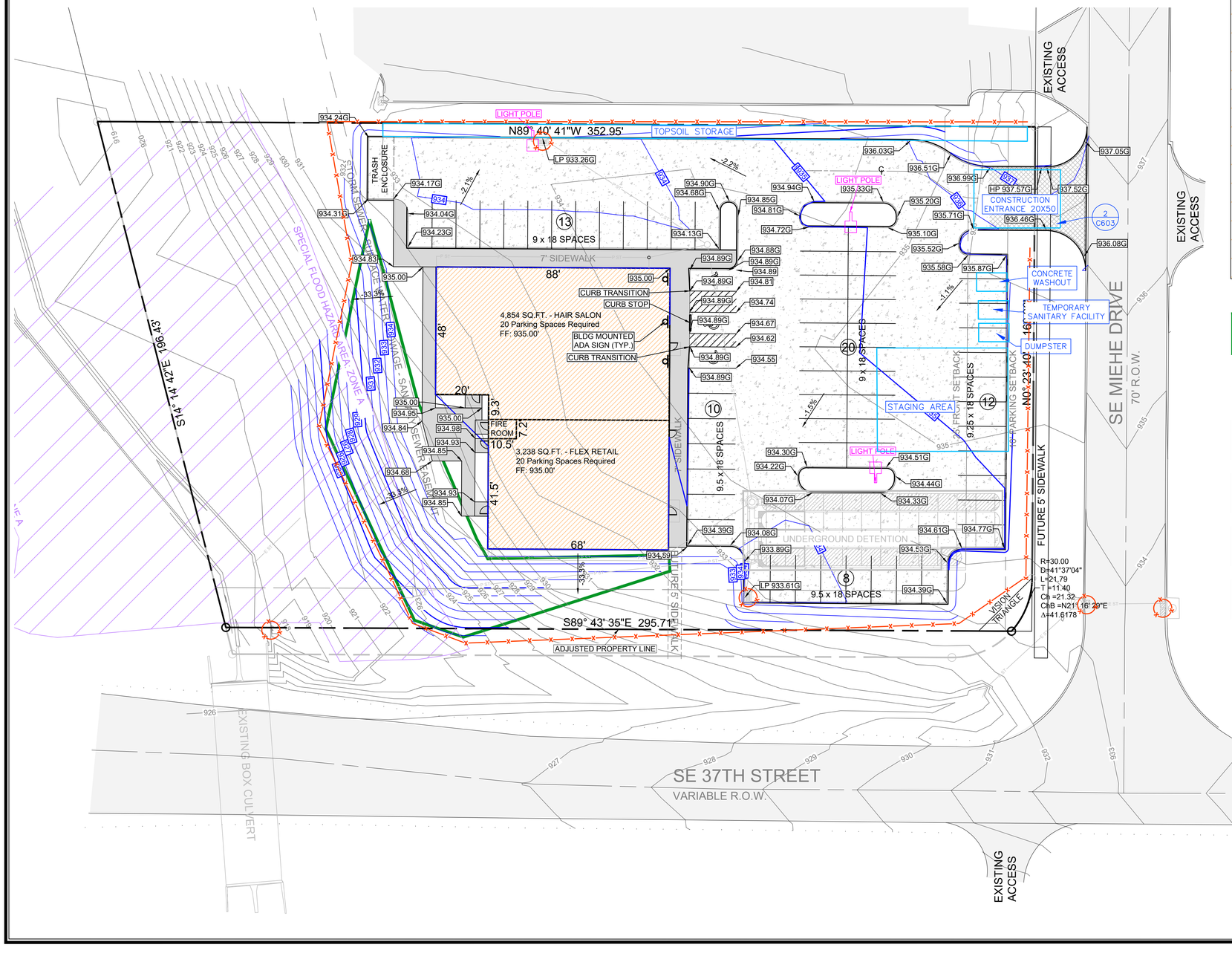
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C4 - Site Sheet

ITEM	QUANTITY INFORMATION	UNITS
STABILIZATION	43,982	SQ.FT.
FILTER SOCK	815	L.F.
CONCRETE WASHOUT	1	EACH
STABILIZED CONSTRUCTION ENTRANCE	1,000	SQ.FT.
INLET PROTECTION DEVICES	2	EACH
ROLLED EROSION CONTROL	5,335	SQ.FT.

ADA AND SIDEWALK DETAIL





ROLLED EROSION CONTROL

FILTER SOCK

EXISTING PAVING

BUILDING

SIDEWALK

6" P.C.C

LEGEND:

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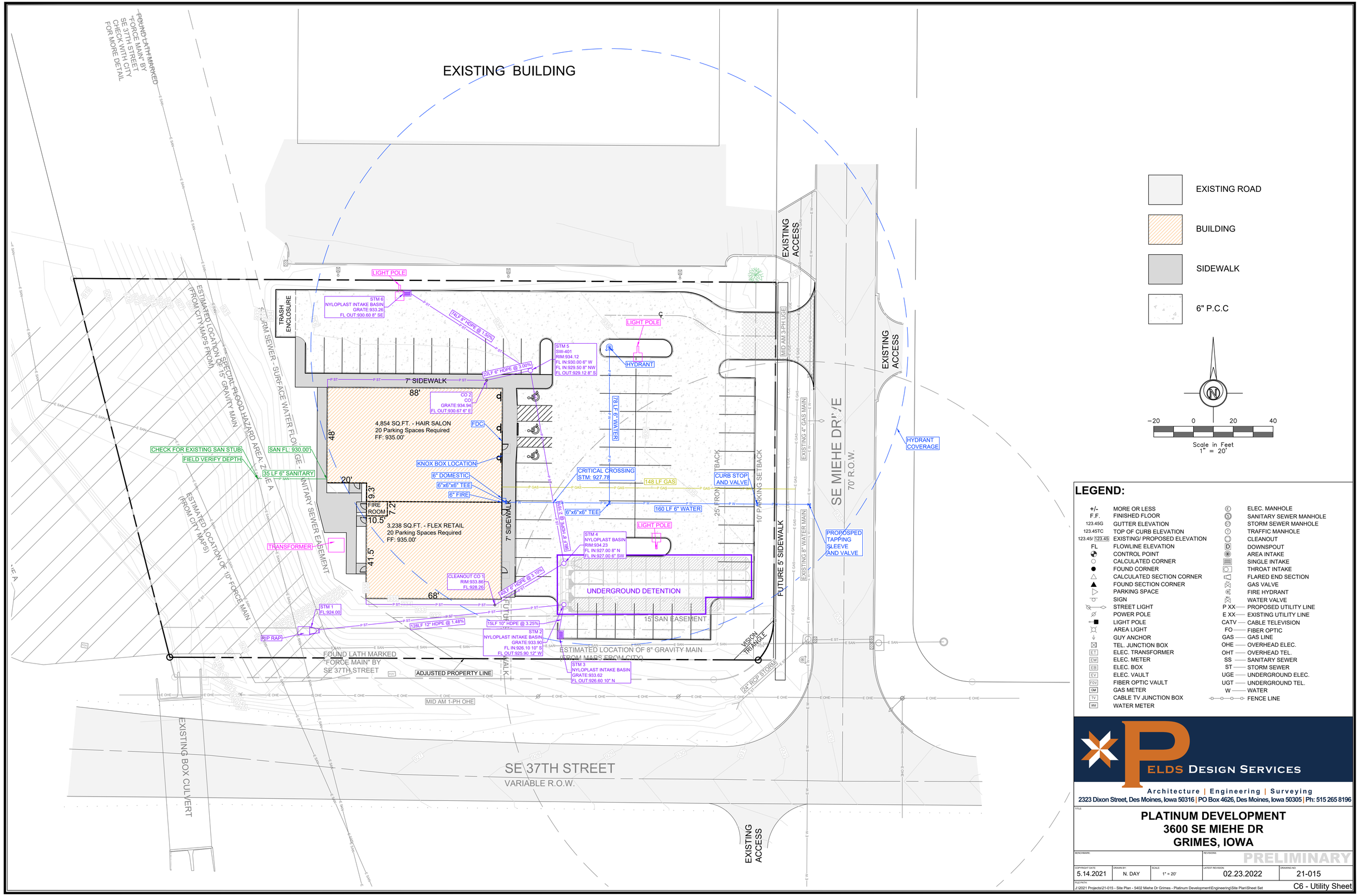
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C5 - Grading Sheet



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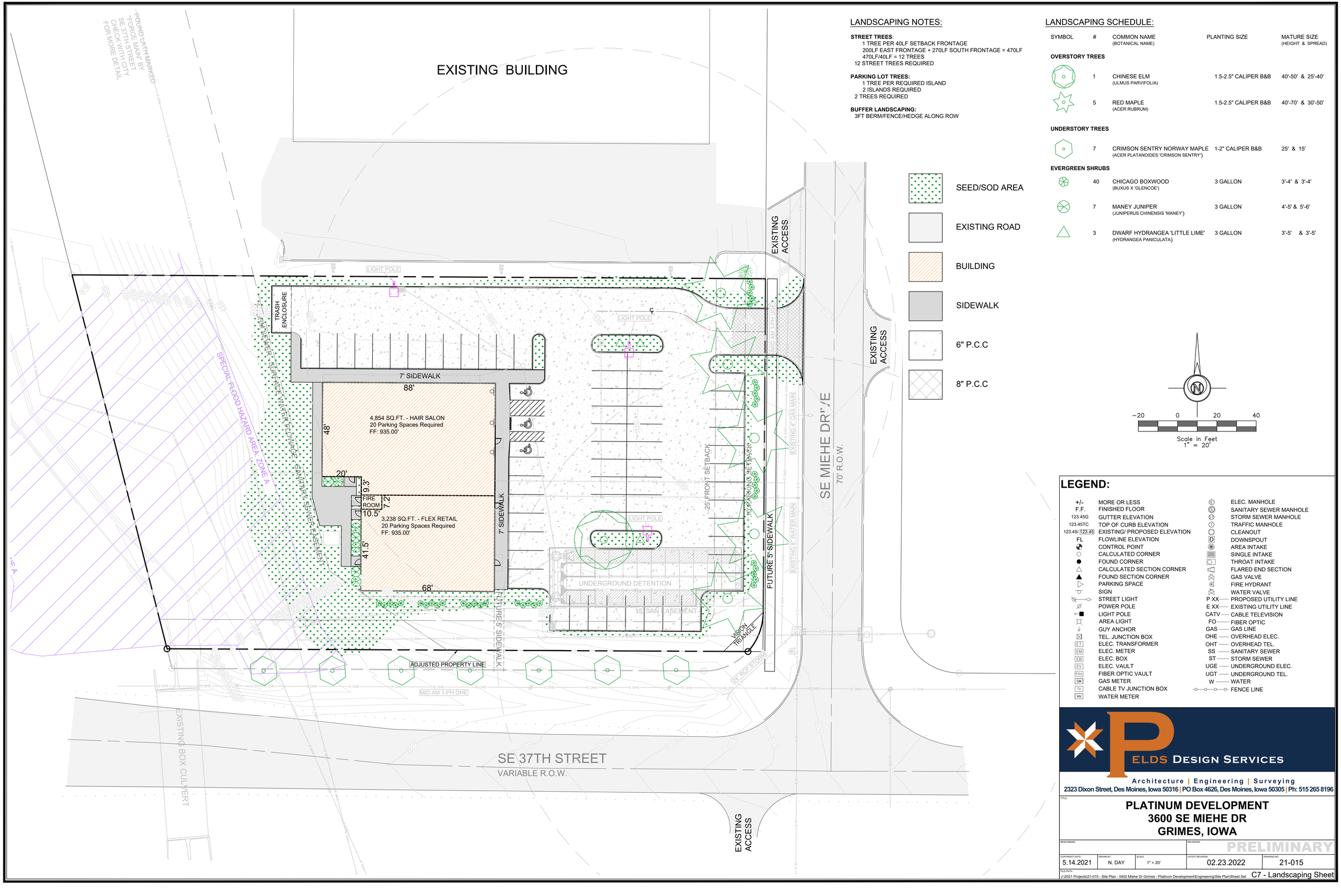
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C6 - Utility Sheet



LANDSCAPING NOTES:

STREET TREES:
1 TREE PER 40LF SETBACK FRONTAGE
200LF EAST FRONTAGE + 270LF SOUTH FRONTAGE = 470LF
470LF/40LF = 12 TREES
12 STREET TREES REQUIRED

PARKING LOT TREES:
1 TREE PER REQUIRED ISLAND
2 ISLANDS REQUIRED
2 TREES REQUIRED

BUFFER LANDSCAPING:
3FT BERM/FENCE/HEDGE ALONG ROW

LANDSCAPING SCHEDULE:

SYMBOL	#	COMMON NAME (BOTANICAL NAME)	PLANTING SIZE	MATURE SIZE (HEIGHT & SPREAD)
OVERSTORY TREES				
	1	CHINESE ELM (ULMUS PARVIFOLIA)	1.5-2.5" CALIPER B&B	40'-50' & 25'-40'
	5	RED MAPLE (ACER RUBRUM)	1.5-2.5" CALIPER B&B	40'-70' & 30'-50'
UNDERSTORY TREES				
	7	CRIMSON SENTRY NORWAY MAPLE (ACER PLATANOIDES 'CRIMSON SENTRY')	1-2" CALIPER B&B	25' & 15'
EVERGREEN SHRUBS				
	40	CHICAGO BOXWOOD (BUXUS X 'GLENCOE')	3 GALLON	3'-4' & 3'-4'
	7	MANEY JUNIPER (JUNIPERUS CHINENSIS 'MANEY')	3 GALLON	4'-5' & 5'-6'
	3	DWARF HYDRANGEA 'LITTLE LIME' (HYDRANGEA PANICULATA)	3 GALLON	3'-5' & 3'-5'

SEED/SOD AREA
EXISTING ROAD
BUILDING
SIDEWALK
6" P.C.C
8" P.C.C

N

−20 0 20 40

Scale in Feet
1" = 20'

LEGEND:

+/-	MORE OR LESS	E	ELEC. MANHOLE
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123.45/ 123.45	EXISTING/ PROPOSED ELEVATION		CLEANOUT
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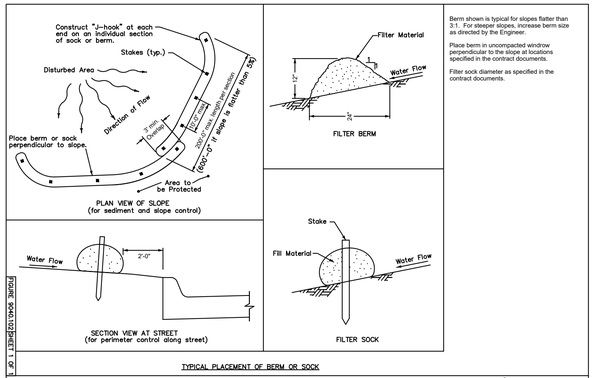
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C7 - Landscaping Sheet



Berm shown is typical for slopes flatter than 3:1. For steeper slopes, increase berm size as directed by the Engineer.

Place berm in uncompacted windrow perpendicular to the slope at locations specified in the contract documents.

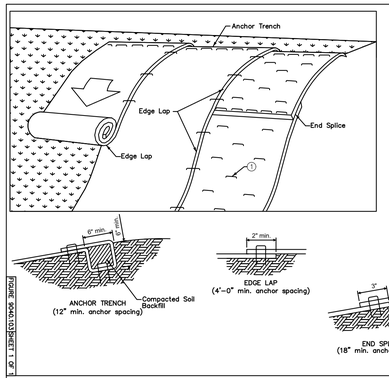
Filter sock diameter as specified in the contract documents.

TYPICAL PLACEMENT OF BERM OR SOCK

PAVE 9040.102 SHEET 1 OF 1

9040-102 FILTER BERM AND FILTER SOCK

SUDAS



① Secure blanket to ground according to manufacturer's recommended anchoring pattern and minimum shown in Table 1.

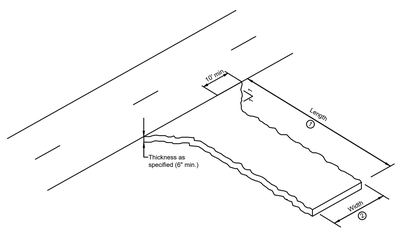
TABLE 1

Max. slope	Min. anchors
≤ 3:1	1.5/yd²
2:1	2/yd²
1:1	2.5/yd²

PAVE 9040.103 SHEET 1 OF 1

9040-103 ROLLED EROSION CONTROL PRODUCT

SUDAS



1. Remove vegetation and excavate soft soils from entrance area. Thoroughly compact subgrade prior to placing stone.
2. Install culvert under entrance if necessary to maintain drainage.
3. Grade entrance to prevent runoff from flowing onto street. Direct all runoff from entrance to a sediment retention device.
4. When specified, install subgrade stabilization fabric prior to placing crushed stone.
5. Install layer of crushed stone to the thickness (6 in. min.) and dimensions specified.

① Entrance length: 50 ft. minimum (30 ft. for single family residential), or as specified. Length of entrance may be increased if sediment track-out occurs.

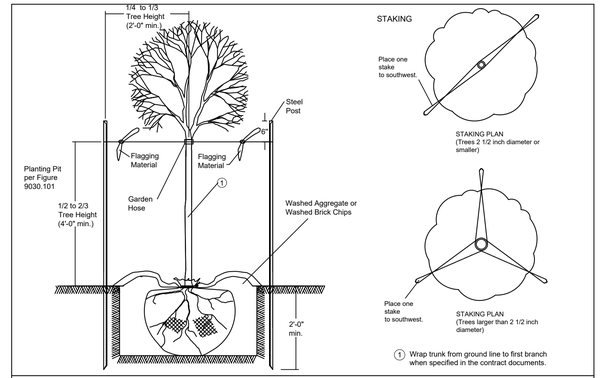
② Entrance width: 20 ft. minimum.

SUDAS	REVISION NO.
	REVISION DATE: 10/13/06
FIGURE: 9040.120	SHEET 1 OF 1

STABILIZED CONSTRUCTION ENTRANCE

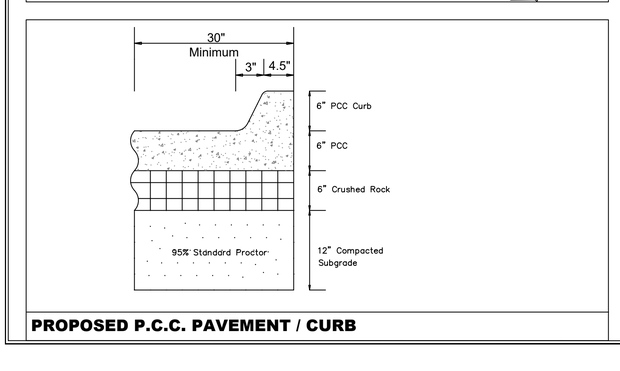
PAVE 9040.120 SHEET 1 OF 1

STABILIZED CONSTRUCTION ENTRANCE



① Wrap trunk from ground line to first branch when specified in the contract documents.

PLANTING DETAIL



PAVE 9040.200 SHEET 1 OF 1

NYLOPLAST DRAIN BASIN

PAVE 9040.201 SHEET 1 OF 1

NYLOPLAST BASIN - WITH WEIR

REINFORCING BAR LIST

D	W	Mark	Size	Length	Count
12"	2'-4"	4f1	4	2'-0"	3
		4f2	4	3'-8"	2
15"	2'-10 ½"	4f1	4	2'-6 ½"	3
		4f2	4	3'-8"	2
18"	3'-5"	4f1	4	3'-0"	3
		4f2	4	3'-8"	3
24"	4'-6"	4f1	4	4'-2"	3
		4f2	4	3'-8"	3
30"	5'-7"	4f1	4	5'-3"	3
		4f2	4	3'-8"	4
36"	6'-8"	4f1	4	6'-4"	3
		4f2	4	3'-8"	5
42"	7'-3"	4f1	4	6'-11"	3
		4f2	4	3'-8"	5
48"	7'-10"	4f1	4	7'-5"	3
		4f2	4	3'-8"	6
54"	8'-5"	4f1	4	8'-1"	3
		4f2	4	3'-8"	6
60"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	6
66"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	6
72"	10'-0"	4f1	4	9'-8"	3
		4f2	4	3'-8"	7
78"	10'-7"	4f1	4	10'-3"	3
		4f2	4	3'-8"	7
84"	11'-1"	4f1	4	10'-9"	3
		4f2	4	3'-8"	8

PAVE 9030.221 SHEET 1 OF 1

SW-221 RCP APRON SECTION FOOTING

SUDAS



TYPE 1 APRONS				MINIMUM		
DIAM.	SLOPE	A	B	C	E	F
12"	2.4:1	4"	2'-0"	4'-2"	6"–2"	2'-0"
15"	2.4:1	6"	2'–3"	3'–10"	6"–1"	2'–6"
18"	2.5:1	8"	2'–3"	3'–10"	6"–1"	2'–9"
21"	2.4:1	9"	3'–0"	3'–10"	8"–0"	3'–0"
24"	2.5:1	10"	3'–2"	4'–1"	7"–6"	3'–4"
27"	2.5:1	10"	4'–1"	3'–9"	9"–1"	4'–4"
30"	2.5:1	12"	4'–4"	3'–7"	9"–8"	4'–8"
36"	2.5:1	15"	5'–3"	3'–9"	9"–0"	5'–0"
42"	2.5:1	21"	5'–3"	3'–9"	8"–0"	5'–4"
48"	2.5:1	24"	6'–0"	3'–9"	7"–0"	5'–8"
54"	1.8:1	27"	6'–0"	3'–9"	8"–0"	7'–0"
60"	1.8:1	29"	7'–0"	3'–9"	8"–0"	8'–0"
66"	1.7:1	30"	8'–0"	3'–9"	8"–0"	8'–0"
72"	1.8:1	30"	8'–6"	3'–9"	8"–0"	9'–0"
78"	1.8:1	30"	7'–11"	3'–9"	8"–0"	9'–0"
84"	1.5:1	29"	8'–9"	3'–9"	8"–0"	10'–0"

TYPE 2 APRONS				MINIMUM		
DIAM.	SLOPE	A	B	C	E	F
12"	2.4:1	4"	2'–0"	4'–2"	6"–2"	2'–0"
15"	2.4:1	6"	2'–3"	3'–10"	6"–1"	2'–6"
18"	2.5:1	8"	2'–3"	3'–10"	6"–1"	2'–9"
21"	2.4:1	9"	3'–0"	3'–10"	8"–0"	3'–0"
24"	2.5:1	10"	3'–2"	4'–1"	7"–6"	3'–4"
27"	2.5:1	10"	4'–1"	3'–9"	9"–1"	4'–4"
30"	2.5:1	12"	4'–4"	3'–7"	9"–8"	4'–8"
36"	2.5:1	15"	5'–3"	3'–9"	9"–0"	5'–0"
42"	2.5:1	21"	5'–3"	3'–9"	8"–0"	5'–4"
48"	2.5:1	24"	6'–0"	3'–9"	7"–0"	5'–8"
54"	1.8:1	27"	6'–0"	3'–9"	8"–0"	7'–0"
60"	1.8:1	29"	7'–0"	3'–9"	8"–0"	8'–0"
66"	1.7:1	30"	8'–0"	3'–9"	8"–0"	8'–0"
72"	1.8:1	30"	8'–6"	3'–9"	8"–0"	9'–0"
78"	1.8:1	30"	7'–11"	3'–9"	8"–0"	9'–0"
84"	1.5:1	29"	8'–9"	3'–9"	8"–0"	10'–0"

Dimension "E" shown is the minimum and is considered the design length. Adjust for any difference between the actual length of concrete apron installed and the length indicated below for the length of concrete culvert pipe furnished.

① Tongue end used on inlet end section. Groove end used on outlet end section.

PAVE 9030.222 SHEET 1 OF 1

SW-222 RCP APRON

SUDAS

Refer to SW-514 for boxout details.

①Install four #4 diagonal bars at all pipe openings.

②SW-503 Type R unless Type Q is specified in the contract documents.

③Cast-in-place base shown. If base is precast integral with walls, the footprint of the base is not required to extend beyond the outer edge of the walls.

④12 inch minimum wall height above all pipes.

REINFORCING BAR LIST						
Mark	Size	Location	Shape	Length	Count	Spacing
4w1	4	Walls	——	Wall Height minus 3"	Bf	12"
4w2	4	Long Walls	——	3'–8"	Varies	12"
4w3	4	Short Walls	——	2'–8"	Varies	12"
4b1	4	Base	——	4'–2"	4	10"
4b2	4	Base	——	3'–2"	5	10"

MAXIMUM PIPE DIAMETERS		
Pipe Location	Precast Structure	Cast-in-place Structure
Short Wall	15"	18"
Long Wall	24"	30"

PAVE 9040.501 SHEET 1 OF 1

SW-501 SINGLE GRATE INTAKE

SUDAS

DISABLED SIGN WITH REQUIRED UNIVERSAL SYMBOL OF ACCESSIBILITY, INCLUDE APPROPRIATE WORDING TO CLEARLY INDICATING THAT THE SPACE IS RESERVED FOR THE EXCLUSIVE USE OF VEHICLES WHICH DISPLAY A DISTINGUISHING LICENSE PLATE OR CARD

SIGN INDICATING THIS SPACE IS A 'VAN ACCESSIBLE' SPACE

A SIGN STATING "$XXX FINE", IF REQUIRED BY AUTHORITY HAVING JURISDICTION. FINE AMOUNT PER LOCAL REQUIREMENT

NOTE:
VERIFY HEIGHT OF H.C. SIGN FROM TOP OF GRADE WITH LOCAL AUTHORITY. SIGNAGE PROVIDED BY OWNER

ADA PARKING WALL MOUNTED SIGN

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 the back of curb radius or at the front edge of sidewalk. Do not extend raised curb cross 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, extend boxout to joint line. Full depth saw cut is still required.

⑥ For alleys, invert the pavement crown 2% toward the center of the 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 the elevation change requires a curb ramp, comply with Figure 7030.205; verify need for detectable warning panel with Engineer.

PAVE 7030.102 SHEET 1 OF 1

7030.102 - CONCRETE DRIVEWAY - TYPE B

SUDAS

PROPOSED P.C.C. PAVEMENT / CURB

PELDS DESIGN SERVICES

Architecture | Engineering | Surveying

2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

TITLE:

PLATINUM DEVELOPMENT
3600 SE MIEHE DR
GRIMES, IOWA

BENCHMARK:

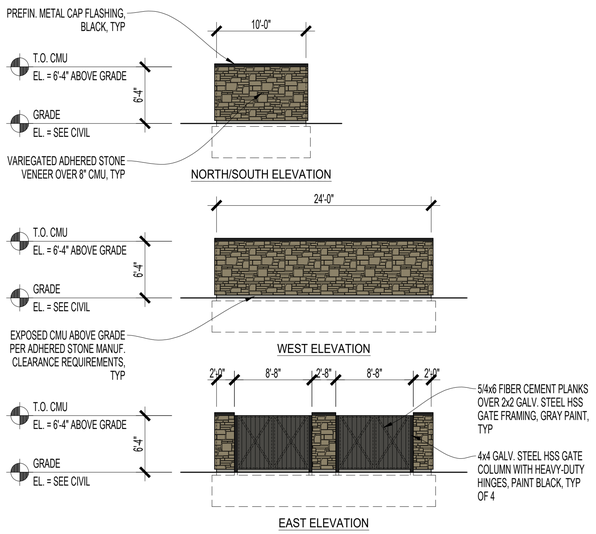
REVISIONS:

PRELIMINARY

COPYRIGHT DATE	DRAWN BY	SCALE:	LATEST REVISION	DRAWING NO.
5.14.2021	N. DAY		02.23.2022	21-015

FILE PATH: J:\2021 Projects\21-015 - Site Plan - 5402 Miehe Dr Grimes - Platinum Development\Engineering\Site Plan\Sheet Set

C8 - DETAIL SHEET



TRASH ENCLOSURE ELEVATIONS

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

GLAZING CALCULATION

LOCATION	OVERALL LENGTH	GLAZING LENGTH
WEST BUILDING ELEVATION	106'-6"	44'-8"
SOUTH BUILDING ELEVATION	88'-6"	45'-0"
EAST BUILDING ELEVATION	106'-6"	56'-8"
NORTH BUILDING ELEVATION	88'-6"	45'-0"
TOTALS	390'-0"	191'-4"
GLAZING PERCENTAGE AT 5'-0" AFF (EYE LEVEL)		49.1%

MASONRY CALCULATION

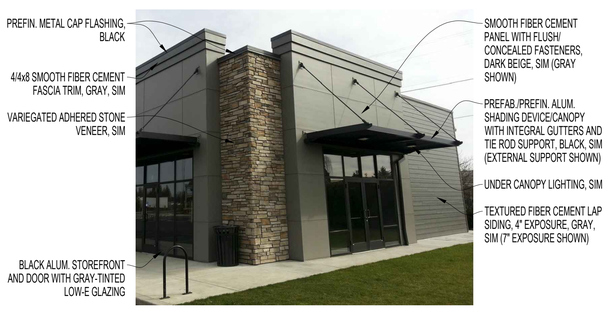
(MINUS METAL ROOF, MISC. METALS, METAL FLASHING, ALUMINUM/HM DOORS AND FRAMING AND GLAZING)

MASONRY PERCENTAGE (FIBER CEMENT SIDING/PANEL, ADHERED STONE VENEER)	100%

MATERIAL AREA CALCULATION

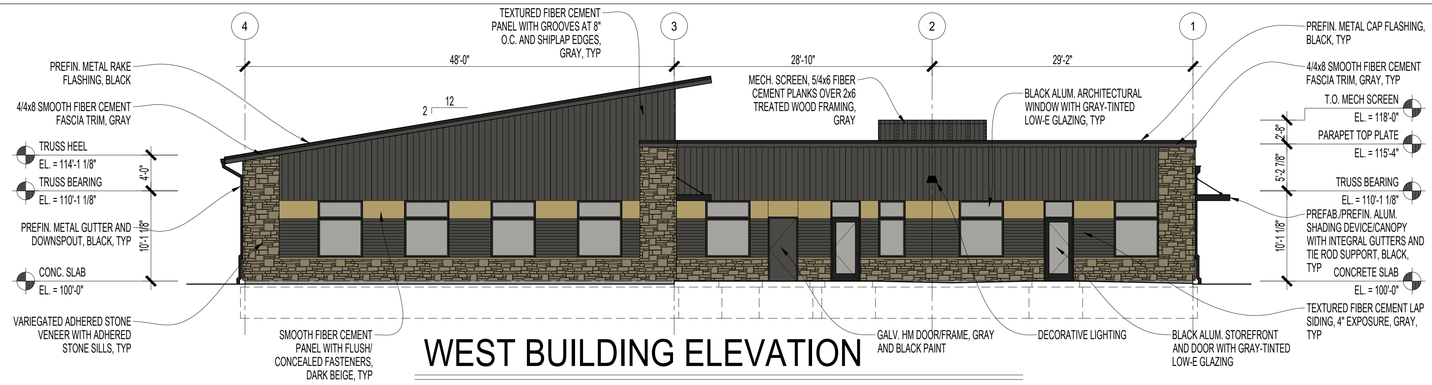
LOCATION	WINDOWS/DOORS	MISC. METALS	ADHERED STONE	TEXTURED PANEL	SMOOTH PANEL/TRIM	LAP SIDING	EXPOSED CONC.*
WEST BUILDING ELEVATION	324.6 SF	52.1 SF	395.2 SF	710.2 SF	148.7 SF	200.4 SF	27.3 SF
SOUTH BUILDING ELEVATION	348.3 SF	135.7 SF	273.9 SF	700.7 SF**	290.0 SF	154.9 SF	29.8 SF
EAST BUILDING ELEVATION	416.7 SF	63.9 SF	368.2 SF	535.0 SF	286.5 SF	161.8 SF	17.4 SF
NORTH BUILDING ELEVATION	285.0 SF	80.9 SF***	258.7 SF	338.8 SF	81.1 SF	162.5 SF	35.6 SF
TOTALS	1,374.6 SF	332.6 SF	1,296.0 SF	2,284.7 SF	806.3 SF	679.6 SF	110.1 SF
MATERIAL % MINUS WINDOWS/DOORS, MISC. METALS (5,176.7 TOTAL MASONRY)		25.0%	44.1%	15.6%	13.1%	2.1%	

* APPROXIMATE, PER ADHERED STONE MANUFACTURER'S GRADE CLEARANCE REQUIREMENTS.
** DOES NOT INCLUDE 70.2 SF OF ANGLED TEXTURED SOFFIT PANEL PROJECTED ONTO VERTICAL PLANE. DOES NOT INCLUDE 65.3 SF OF MECH SCREEN FOR CLARITY.
*** DOES NOT INCLUDE 827.7 SF OF ANGLED METAL STANDING SEAM ROOF PROJECTED ONTO VERTICAL PLANE.



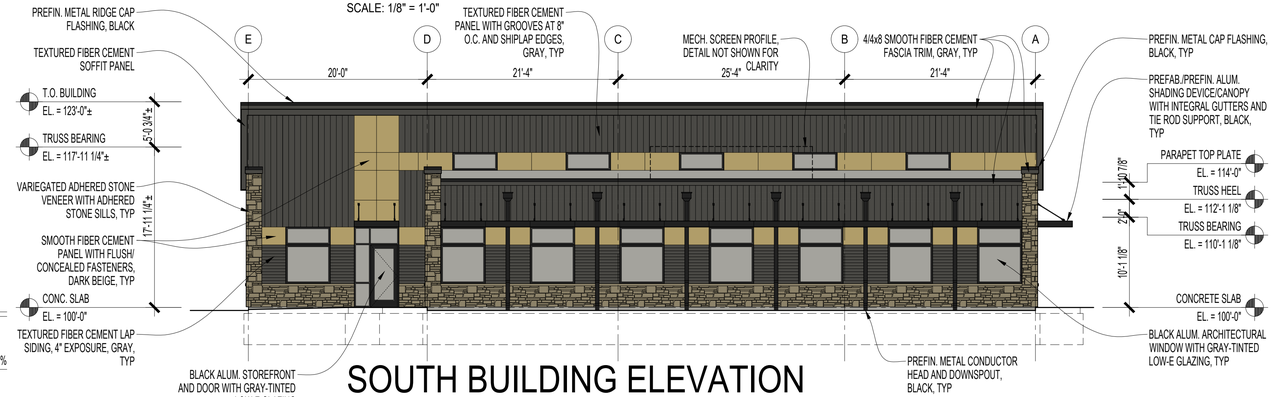
PRECEDENT EXAMPLE

NO SCALE



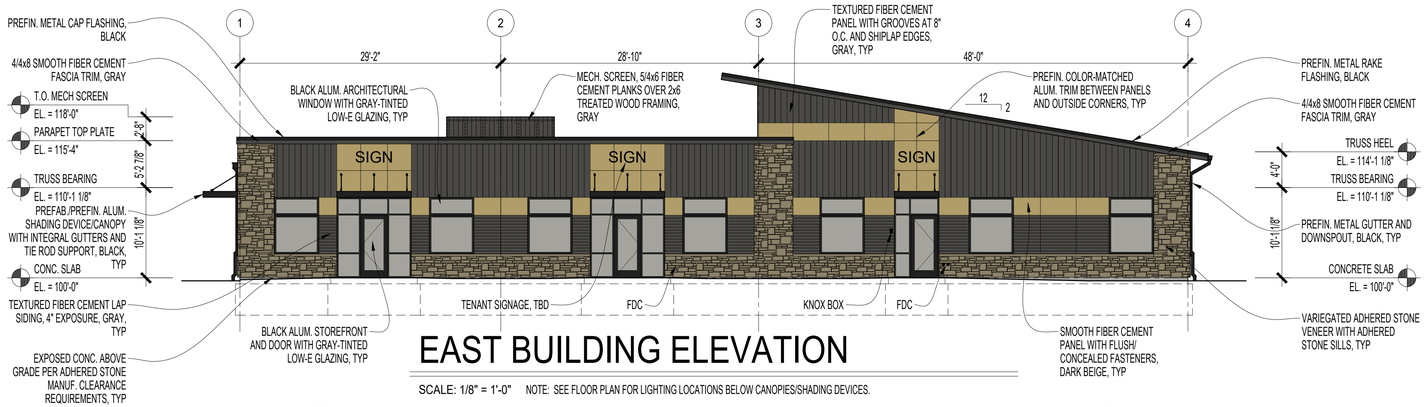
WEST BUILDING ELEVATION

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



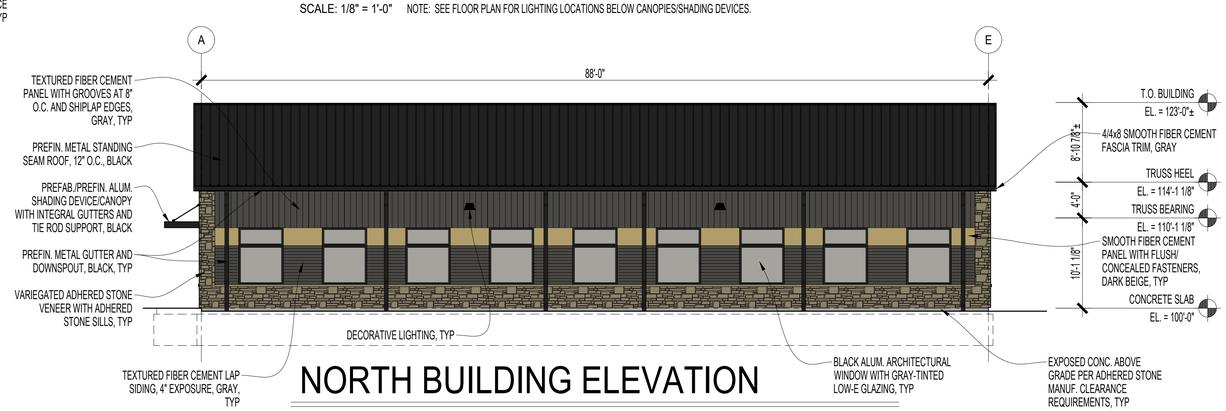
SOUTH BUILDING ELEVATION

SCALE: 1/8" = 1'-0" NOTE: SEE FLOOR PLAN FOR LIGHTING LOCATIONS BELOW CANOPIES/SHADING DEVICES.



EAST BUILDING ELEVATION

SCALE: 1/8" = 1'-0" NOTE: SEE FLOOR PLAN FOR LIGHTING LOCATIONS BELOW CANOPIES/SHADING DEVICES.



NORTH BUILDING ELEVATION

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

ARCHITECT
nAscent Architecture studio
6915 MARK TWAIN CT.
JOHNSTON, IOWA 50131
515-371-1923
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DEVELOPER
PLATINUM DEVELOPMENT COMPANY
custom homes + design-build + land development

PROJECT NAME
MULTI-USE COMMERCIAL BLDG. - SALON AND FLEX SPACE
5402 SE MIEHE DRIVE
GRIMES, IOWA 50111

DRAWING TITLE
- BUILDING ELEVATIONS
- TRASH ENCLOSURE ELEV.
- MASONRY/GLAZING CALC.
- MATERIAL AREA CALCULATION
- PRECEDENT EXAMPLE

PROJECT NUMBER
20210329

ISSUE DATE - JANUARY 24, 2021

REVISIONS

MARK	DATE	TYPE
--	FEB. 08, 2022	--

SHEET
A5.01

Planning & Zoning Staff Report

TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: March 1, 2022
RE: Willow Hills North – Preliminary Plat

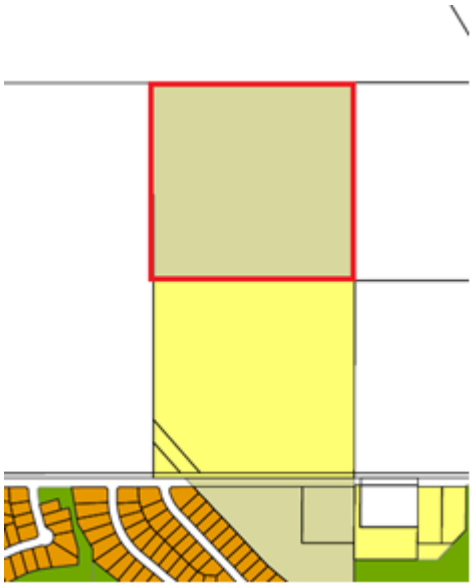
GENERAL INFORMATION:

Applicant:	Willow Hills North, LLC
Requested Action	Preliminary Plat
Location	Generally located north NW 27th St and the Willow Hills subdivision

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Urban Reserve	R-1 & R-2
North	Vacant	No designation assigned	Polk County Agricultural District
South	Single-Family	Low Density Residential	R-1
East	Vacant	Urban Reserve	Polk County Agricultural District
West	Vacant	Urban Reserve	Polk County Agricultural District

BACKGROUND:

The applicant is requesting approval of a preliminary plat for the Willow Hills North development, which will allow for the future subdivision of the 40-acre property. The plat will consist of 91 single-family lots and 7.5 acres for parkland with a detention pond. The parkland and all streets within the development will be public and dedicated to the City with the final plat.

ANALYSIS:

The preliminary plat shows two access points from the south that will connect to the streets within the Willow Hills subdivision. Six future street connections are provided to the east, west, and north to connect to future development. Trail will connect to the existing trail around the Willow Hills pond and run north through the parkland and eventually continue north with future development.

Sanitary sewer and water for the development will connect to the existing mains within the Willow Hills subdivision and to the existing sanitary sewer that runs to the lift station northeast of the development. Utilities will be extended to the plat boundary to provide connections to future development. The detention basin will be a wet basin and designed for public fishing.

STAFF RECOMMENDATION:

Staff would recommend approval of the Willow Hill North preliminary plat 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

~~February 4, 2022~~
February 24, 2022

McClure Engineering
Attn: Jake Becker
1360 NW 121st Street
Clive, IA 50325

RE: Willow Hills North Preliminary Plat

Dear Mr. Becker.

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

General Comments:

1. Please update street names as provided. We had a mistake on the address sheet. Please update to NW Beechwood Drive, instead of Street.

2. ~~Provide sidewalk ramps out to the street where the trails connect to the sidewalks.~~

3. Staff is evaluating the stream bank/tree area to determine if any shaping and stabilization will be required prior to issuing COs.

4. Please keep as many trees on Outlot W as possible.

Sheet 1

1. Please note the Zoning Change and Development Agreement, and provide book/page. Book/page will be provided once signed agreement is recorded.

Sheet 2

1. ~~Please note that the existing turn-around easement is to be abandoned upon completion of the project.~~

2. Please provide book and page for all existing easements. Provide book and page for storm sewer easement on the north side of Willow Hills. BK 18896 PG 150-154

3. ~~Please label existing water service size.~~

4. ~~Please label existing sanitary sewer size and any structures.~~

5. ~~Please label and call out any existing fencing on the properties.~~

Sheet 3

1. ~~Please loop water main from the end of the cul-de-sac to NW 33rd Street. If you offset the sanitary in the 35-foot easement, you can fit both in the same easement, however it may need to run east along Lot 12 to avoid conflicts with the storm sewer.~~

2. ~~Please provide off site easements for the storm sewer and sanitary extension on SE 33rd to the west, as well as the storm to the north of the subdivision.~~

3. Please adjust the Storm Sewer Easement between Lots 63/64 and 34/35 to include overland flowage, assuming the overflow path for the intake is to the basin. Label easement on west side of the basin.

4. ~~Please revise the storm sewer cross run at Lot 42 to avoid a conflict with the sanitary sewer.~~

5. ~~Please provide street light locations.~~

6. Please provide mail box pad locations. The mailbox pads will need ramps. Staff would suggest coordinating the mailbox pad location with the sidewalk ramps at the trail locations.

7. Provide temporary turn around and easement at the east end of NW 33rd St. The fire department and garbage utility need a place to turn around. This location was suggested since the developer is proposing to develop the property to the west and is likely easier to obtain an easement in this location.

8. Please provide phasing lines or a separate phasing sheet.

9. Please renumber Lot 57 (NW corner) to match proposed phasing.

10. For all street stubs, extend the street paving, sidewalks and utilities to the property line.

11. It appears the sanitary sewer line is not drawing correctly. Some sections are missing. Please revise.

12. At the NW corner, it looks like an outlot is shown. Is it the applicant's intent to purchase the property to the west? If not, staff would suggest creating one large lot rather than an outlot to avoid maintenance issues of the outlot and create unnecessary space between lots.

13. Please show all utilities in the same color. The preliminary plat needs to show all utilities for the project and should not show improvements in phases. The construction drawing will show the utilities to be constructed with each phase.

Sheet 4

1. ~~Please provide street light locations.~~

2. ~~Please provide mail box pad locations.~~

3. ~~Please shift trail between Lots 48/49 so that it runs straighter to the west. Staff is trying to preserve the area between the trail and Willow Hills Plat 2 for a possible playground.~~

Sheet 5

1. Please provide off site easements for the storm sewer, sanitary extension and water extensions. Provide offsite easement for sanitary at the NW corner of the site or move to the property line.

Sheet 6

1. ~~Please provide an overflow path between Lots 63/64~~

2. ~~Please provide an overflow path between Lots 12/13~~

3. ~~Please note on the plans where sidewalk/ROW will need to be depressed to allow for overflow areas and require details on construction drawings.~~

4. Please grade Outlots W straight through east west, and provide a graded path down for future trail. Please revise as requested. Staff is evaluating this area to potentially be a trail head with parking in the future.

5. ~~Please label swale percentages on plans.~~

6. ~~Please provide a minimum 15-feet maintenance shelf from the property lines around the basin.~~

7. ~~Please provide off site grading easements for Bauman property.~~

8. ~~Please revise the pond grading to increase the depth to allow for public fishing.~~

9. ~~Staff is concerned about the point source discharge on Lot 78 to the north. Has this been evaluated with the property owner? At a minimum, outlet protection will need to be provided. Please detail.~~

Stormwater Management Plan (SWMP)

1. ~~Provide forebays and calculations for both ponds.~~

2. ~~East Basin: Please model future condition as laid out in ISWMM Ch. 3.01-5. C.2.c, "Scenario 'C'".~~

3. Provide final signed report

Site Plan (SP)

1. Sheet 6: Make sure overflow route to the north is lower than the trail and rear yard swale to the east. This can be addressed during construction drawing stage.

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:	February 9, 2022 **(1 PDF of Preliminary Plat)**
PLANNING & ZONING:	March 1, 2022 at 5:30
COUNCIL MEETING:	March 22, 2022 at 5:30

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

Sincerely,

Alex Pfaltzgraff

Development Services Director

WILLOW HILLS NORTH PRELIMINARY PLAT

GRIMES, IA

OWNER/APPLICANT

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

ENGINEER/SURVEYOR

McCLURE ENGINEERING
1360 NW 121ST STREET
CLIVE, IOWA 50325
(515) 964-1229
jbecker@mecresults.com
ATTN: JAKE BECKER

ZONING

R-1: PHASE 1: 1, 14-15, 27
PHASE 2: 12-29
PHASE 3: 1-28

R-2*: PHASE 1: 2-13, 16-26
PHASE 2: 1-11, 30-36
PHASE 3: NONE

*CERTAIN ADDITIONAL REQUIRMEENTS APPLY TO PARTICULAR R-2 LOTS WHERE THEY ARE ACROSS FROM R-1 LOTS. SEE BULK REGULATIONS BELOW FOR DETAILS.

SEE REZONING AND ASSOCIATED DEVELOPMENT AGREEMENT IN BK XXX PG XXX.

BULK REGULATIONS

R-1: SEE LOT BREAKDOWN ABOVE

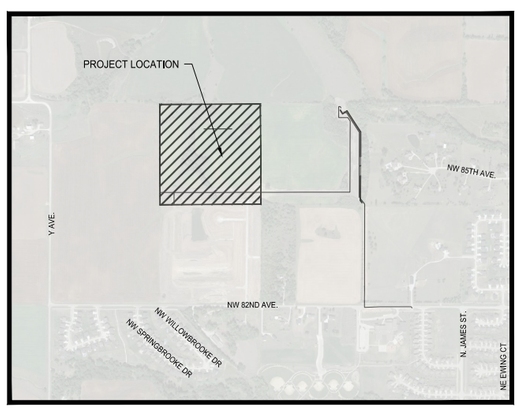
FRONT SETBACK = 35'
SIDE SETBACK = 7' SINGLE STORY, 10' TWO STORY
REAR SETBACK = 35'
LOT WIDTH = 75' MINIMUM
LIVING AREA = 1,600 SF ONE STORY
= 1,800 SF ONE AND ONE HALF STORY
= 2,000 SF TWO STORY OR GREATER
GARAGE SIZE = 3 CAR

R-2 LOTS ACROSS FROM R-1:
PHASE 1: LOTS 2, 13, 16, 26
PHASE 2: LOTS 1-11, 31-36

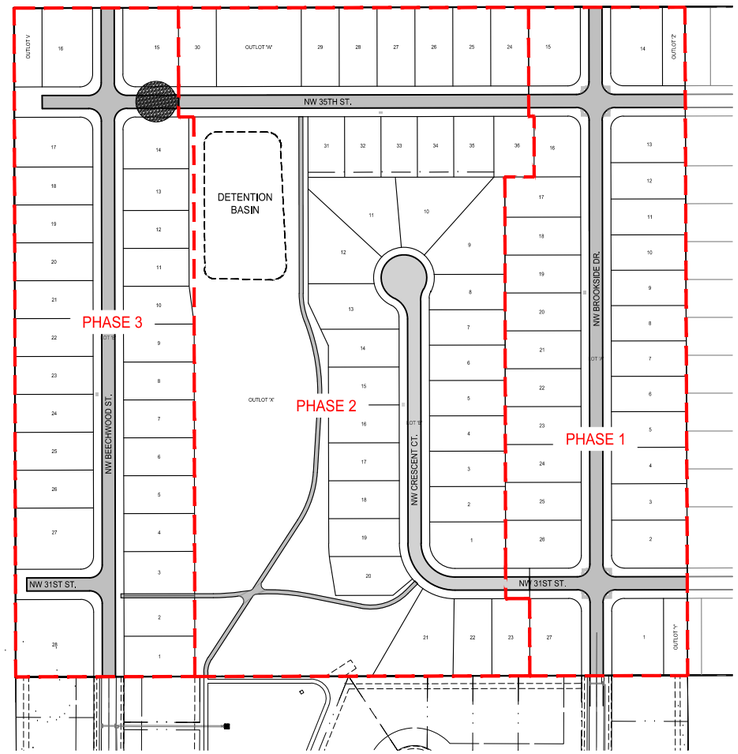
FRONT SETBACK = 30'
SIDE SETBACK = 7' SINGLE STORY, 10' TWO STORY
REAR SETBACK = 25'
LOT WIDTH = 70' MINIMUM
MAXIMUM HEIGHT = 35'
LIVING AREA = 1,450 SF ONE STORY
= 1,650 SF ONE AND ONE HALF STORY
= 1,800 SF TWO STORY
GARAGE SIZE = 3 CAR

R-2 LOTS ACROSS FROM R-2:
PHASE 1: LOTS 3-12, 17-25
PHASE 2: NONE

FRONT SETBACK = 30'
SIDE SETBACK = 7' SINGLE STORY, 10' TWO STORY
REAR SETBACK = 25'
LOT WIDTH = 70' MINIMUM
MAXIMUM HEIGHT = 35'
LIVING AREA = 1,350 SF ONE STORY
= 1,650 SF ONE AND ONE HALF STORY
= 1,650 SF TWO STORY
GARAGE SIZE = 2 OR 3 CAR

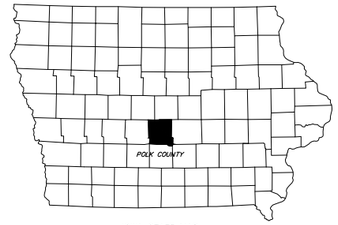


VICINITY MAP
NOT TO SCALE



ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE 2022 IOWA STATEWIDE URBAN DESIGN STANDARD AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AS ACCEPTED BY THE CITY OF GRIMES AND THE GRIMES SUPPLEMENTAL SPECIFICATIONS EXCEPT WHERE ALTERED OR AMENDED BY THE CITY OF GRIMES.

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



IOWA STATE MAP
NO SCALE

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA, AND IS SUBJECT TO ALL EASEMENTS OF RECORD.

GENERAL NOTES:

1. THIS PRELIMINARY PLAT SHOWS DEPICTS CERTAIN IMPROVEMENTS ON THE PROPERTY EAST OF THIS SUBJECT PROPERTY AS FUTURE IMPROVEMENTS. SAID FUTURE IMPROVEMENTS ARE WITHIN GROUND THAT IS NOT ANNEXED IN TO THE CITY OF GRIMES AS OF THE DATE OF THIS PRELIMINARY PLAT, THUS ARE NOT OFFICIALLY PART OF THIS PRELIMINARY PLAT. THESE IMPROVEMENTS ARE SHOWN FOR PLANNING PURPOSES AS THEY RELATE TO THE IMPROVEMENTS PROPOSED BY THIS PRELIMINARY PLAT. FUTURE ANNEXATION, ZONING, AND PLATTING PROCEDURES WILL BE NEEDED FOR THE PROPERTY EAST OF THIS PRELIMINARY PLAT.
2. OUTLOTS Z AND Y ARE INTENDED FOR FUTURE LOTS UPON THE DEVELOPMENT OF THE PROPERTY EAST OF THIS PRELIMINARY PLAT. THE DEVELOPER INTENDS TO RETAIN SAID OUTLOTS UNTIL THAT TIME.
3. OUTLOTS X AND W ARE INTENDED FOR CITY PARK DEDICATION.
4. OUTLOT ## ARE INTENDED FOR DRAINAGE CONVEYANCE.
5. LETTERED STREET LOTS A, B, AND C ARE INTENDED FOR DEDICATION OF PUBLIC ROW.
6. STREETS ARE PULLED BACK IN ORDER TO PROVIDE CONVEYANCE OF SIGNIFICANT VOLUME OF OFFSITE STORMWATER RUNOFF ON THE EAST SIDE OF THE PROPERTY LINE. THE PORTIONS OF THE SWALES ACROSS THE ROW WOULD BE TEMPORARY UNTIL THE PROPERTY TO THE WEST DEVELOPS.

Sheet List Table

Sheet No.	Sheet Title	Sheet Description
1	PP-01	COVER SHEET
2	PP-02	EXISTING CONDITIONS AND SURVEY CONTROL
3	PP-03	GENERAL LAYOUT AND DIMENSION PLAN NORTHEAST
4	PP-04	GENERAL LAYOUT AND DIMENSION PLAN SOUTH
5	PP-05	GENERAL LAYOUT AND DIMENSION PLAN NORTHEAST
6	PP-06	GRADING PLAN NORTH
7	PP-07	GRADING PLAN SOUTH

SUBMITTAL & REVISION TABLE

SUBMITTAL	DATE	DESCRIPTION
1	1/21/2022	CITY SUBMITTAL #1
2	2/23/2022	CITY SUBMITTAL #2; REVISIONS PER CITY COMMENTS DATED 2/4/2022
3		
4		
5		
6		
7		
8		

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.

JACOB A. BECKER, PE NO. 25047 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

PAGES OR SHEETS COVERED BY THIS SEAL:

LICENSED PROFESSIONAL ENGINEER
JACOB A. BECKER
25047
IOWA

PRELIMINARY

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1360 NW 121ST. Street
Clive, Iowa 50325
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fax 515-964-2370

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COVER SHEET

NORTH

0 75' 150' 300'
GRAPHIC SCALE

WILLOW HILLS NORTH PRELIMINARY PLAT

GRIMES, IA
210851

CURRENT VERSION DATE:
2/23/2022

ENGINEER: J BECKER
DRAWN BY: B. FLAHERTY
CHECKED BY: -
FIELD BOOK NO.: -
DRAWING NO.: PP-01
SHEET NO.: 1 / 7

\\mcoostemp\01\Projects\21085106-Drawings\Civil\Plan\Preliminary Plat\Preliminary Plat.dwg 2/22/2022 1:23 PM

Control Point Table				
Point No.	Description	Easting	Northing	Elevation
1	CP/ 1\2IN REBAR MEC BLUE CAP	18474840.03	7532011.38	941.42
2	CP/ 1\2IN REBAR MEC BLUE CAP	18474734.78	7533402.47	907.47
3	CP/ CUT X IN WEST BACK OF CURB	18475863.78	7533345.13	910.16
4	CP/ CUT X IN STORM STRUCTURE	18475293.95	7533346.64	907.52
5	CP/ 1\2IN REBAR MEC BLUE CAP	18476332.65	7533580.27	887.06
6	CP/ 1\2IN REBAR MEC BLUE CAP	18476996.13	7533388.78	893.05
7	CP/ 1\2IN REBAR MEC BLUE CAP	18477367.36	7534058.86	867.25
8	CP/ 1\2IN REBAR MEC BLUE CAP	18477148.93	7534705.42	871.45
9	CP/ 1\2IN REBAR MEC BLUE CAP	18476323.90	7534704.36	866.88
10	CP/ 1\2IN REBAR MEC BLUE CAP	18475674.55	7534696.22	876.58
11	CP/ 1\2IN REBAR MEC BLUE CAP	18474780.95	7534685.45	884.65
12	CP/ 1\2IN REBAR MEC BLUE CAP	18474736.40	7533954.80	900.19

NOTE: NOT ALL POINTS SHOWN IN TABLE ABOVE ARE SHOWN IN PLAN VIEW ON THIS PAGE.



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EXISTING CONDITIONS AND SURVEY CONTROL

NORTH

0 40' 80' 160'
GRAPHIC SCALE

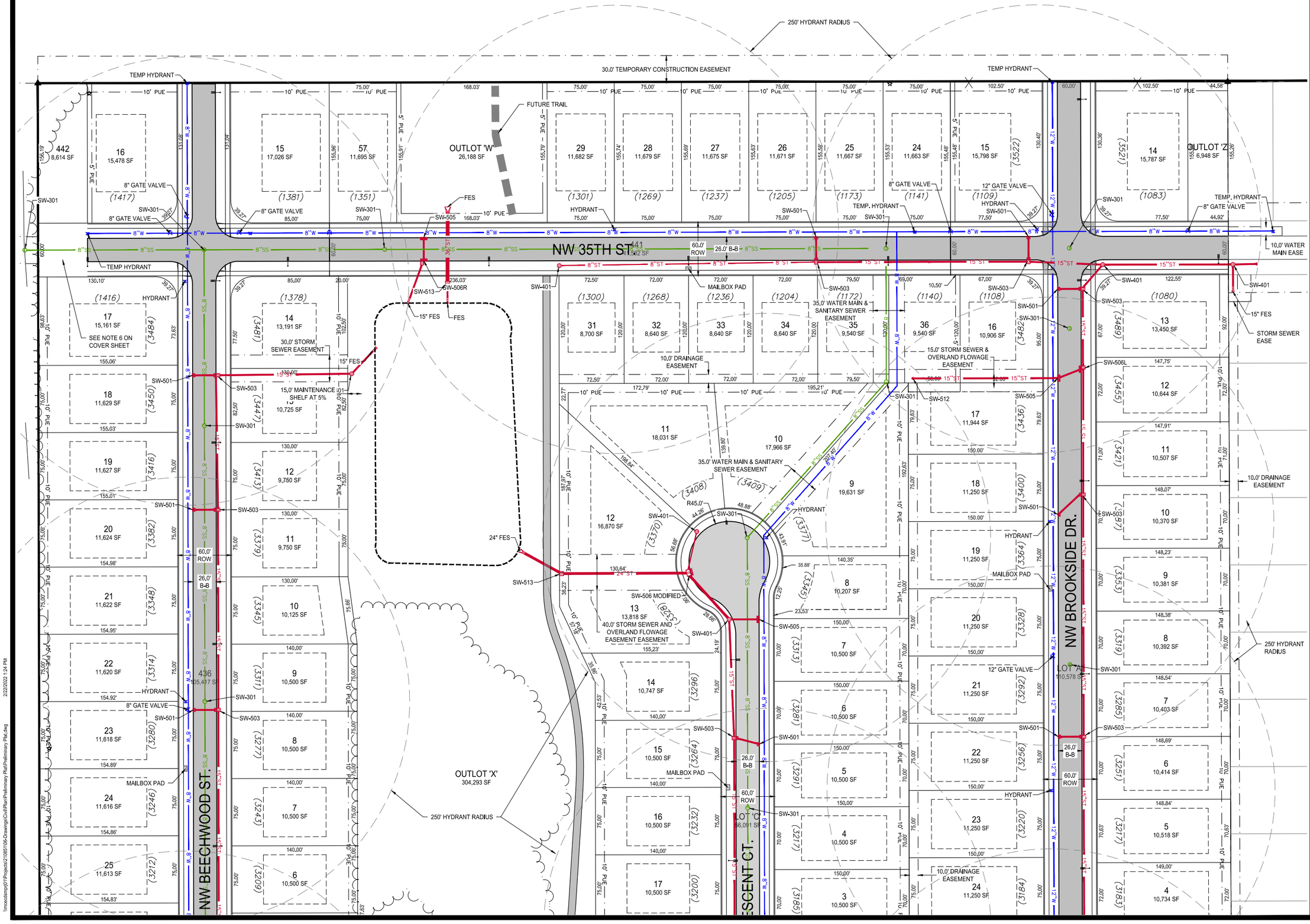
WILLOW HILLS NORTH PRELIMINARY PLAT

GRIMES, IA
210851

CURRENT VERSION DATE:
2/23/2022

ENGINEER	DRAWN BY
J BECKER	B. FLAHERTY
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-	-
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PP-02	2 / 7

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GENERAL LAYOUT AND DIMENSION PLAN NORTH

NORTH

0 25' 50' 100'
GRAPHIC SCALE

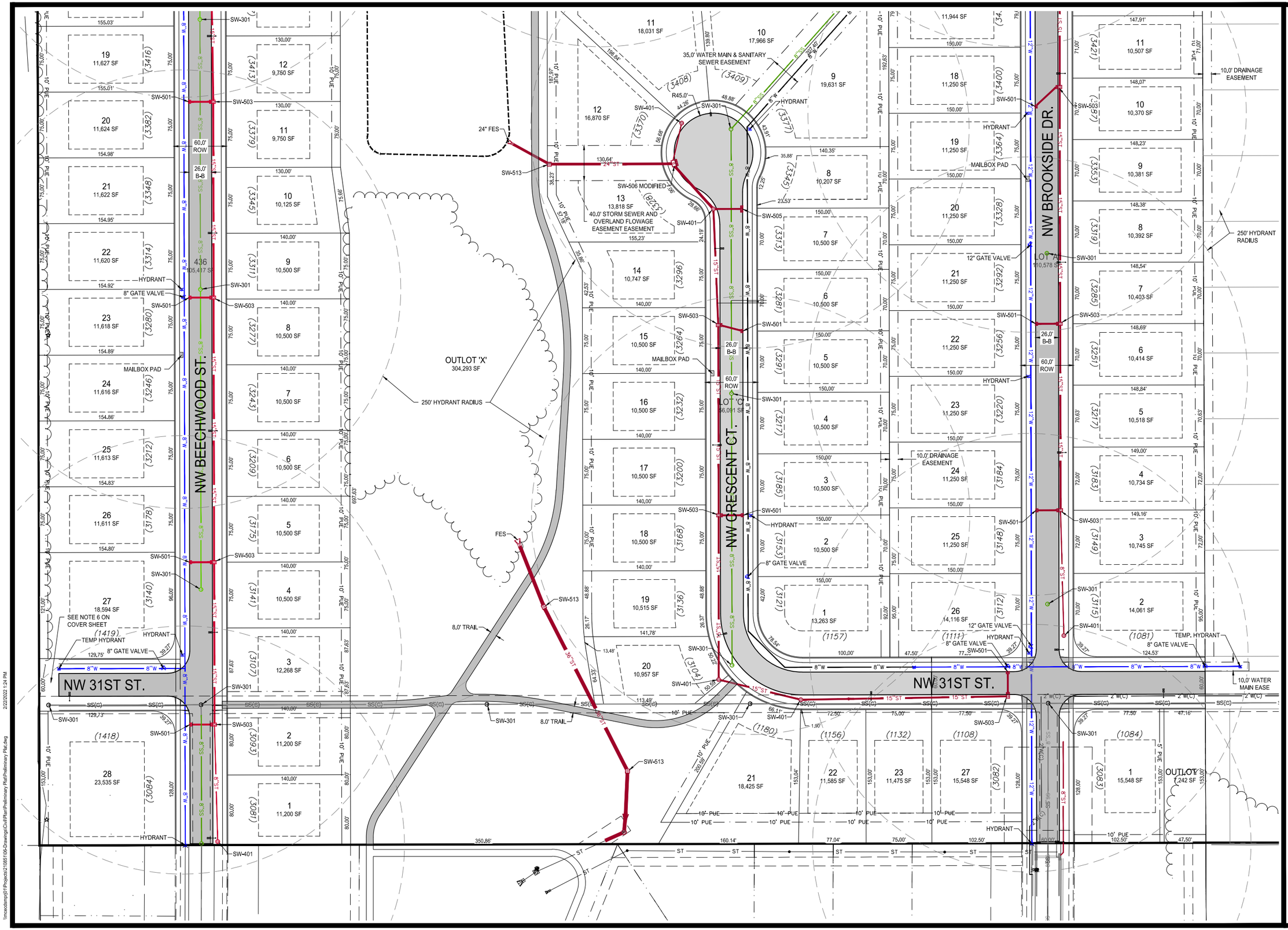
WILLOW HILLS NORTH PRELIMINARY PLAT

GRIMES, IA
210851

CURRENT VERSION DATE:
2/23/2022

ENGINEER	DRAWN BY
J BECKER	B. FLAHERTY
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-	-
DRAWING NO.	SHEET NO.
PP-03	3 / 7

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GENERAL LAYOUT AND DIMENSION PLAN SOUTH

NORTH

0 25' 50' 100'

GRAPHIC SCALE

WILLOW HILLS NORTH PRELIMINARY PLAT

GRIMES, IA
210851

CURRENT VERSION DATE:
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-	-
DRAWING NO.	SHEET NO.
PP-04	4 / 7

EXISTING FENCE

GRADING AND DRAINAGE EASEMENT WILL BE REQUIRED TO CONSTRUCT FUTURE POND OUTLET

35.0' SANITARY SEWER EASEMENT

FUTURE PLATTING AND GRADING

NW BROOKSIDE DR.

TEMP HYDRANT

12" GATE VALVE

HYDRANT

SW-501

SW-301

TEMP. HYDRANT

8" GATE VALVE

10.0' WATER MAIN EASE

SW-401

SW-503

15" FES

STORM SEWER EASE

SEWER & FLOWAGE EMENT

SW-506L

SW-505

MAILBOX PAD

10.0' DRAINAGE EASEMENT

250' HYDRANT RADIUS

OUTLOT 'Z'
6,948 SF

15 15,798 SF
14 15,787 SF
16 10,906 SF
13 13,450 SF
12 10,644 SF
17 11,944 SF
11 10,507 SF
18 11,250 SF
10 10,370 SF
19 11,250 SF
9 10,381 SF
20 11,250 SF
8 10,392 SF
21

(1109) (3522) (1221) (1083) (1108) (1086) (3482) (3459) (3436) (3455) (3400) (3424) (3364) (3337) (3328) (3319)

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GENERAL LAYOUT AND DIMENSION PLAN NORTH EAST

NORTH

0 25' 50' 100'
GRAPHIC SCALE

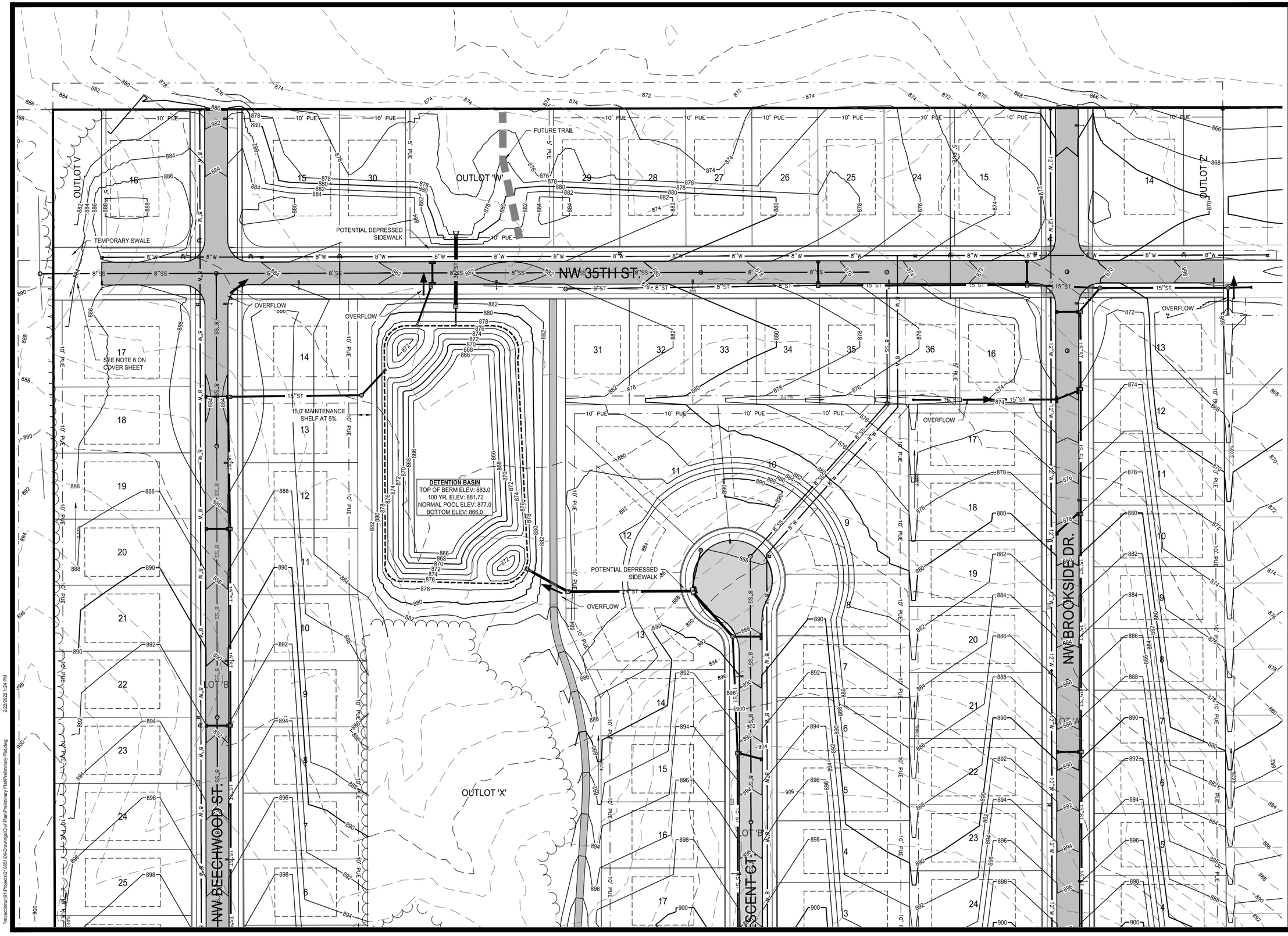
WILLOW HILLS NORTH PRELIMINARY PLAT

GRIMES, IA
210851

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-	-

DRAWING NO.	SHEET NO.
PP-05	5 / 7



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GRADING PLAN NORTH

NORTH

0 25' 50' 100'

GRAPHIC SCALE

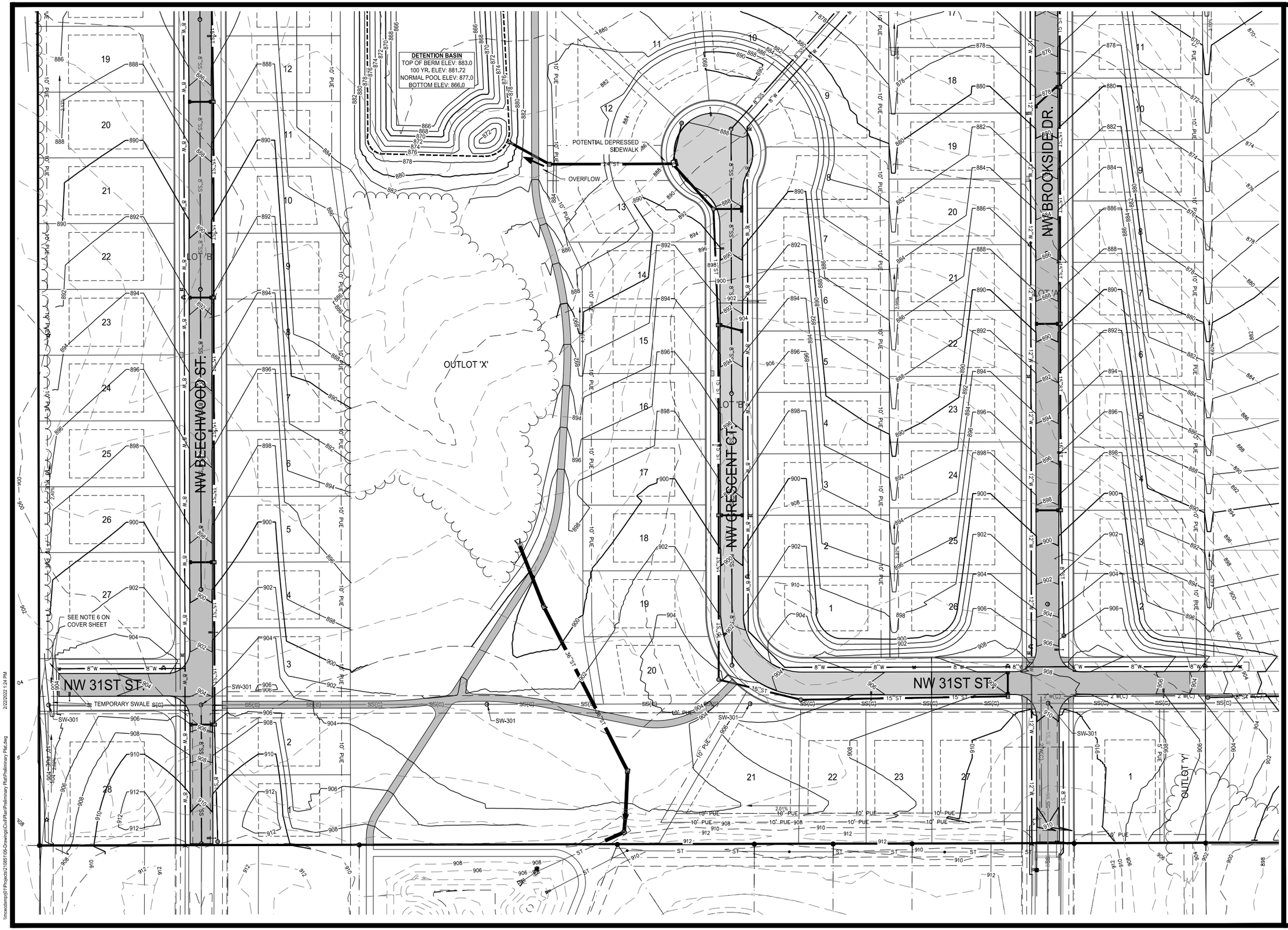
WILLOW HILLS NORTH PRELIMINARY PLAT

GRIMES, IA

210851

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2/23/2022

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-	-
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GRADING PLAN

NORTH

0 25' 50' 100'
GRAPHIC SCALE

WILLOW HILLS NORTH PRELIMINARY PLAT

GRIMES, IA
210851

CURRENT VERSION DATE:
2/23/2022

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J BECKER	B. FLAHERTY
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DRAWING NO.	SHEET NO.
PP-07	7 / 7

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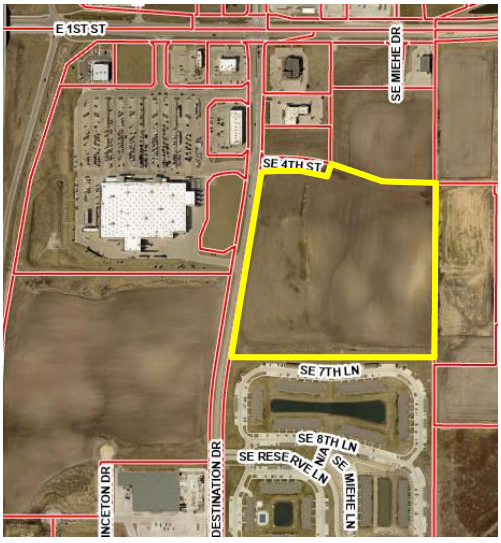
Planning & Zoning Staff Report

TO: Planning and Zoning Commission
FROM: Alex Pfaltzgraff, Development Services Director
DATE: March 1, 2022
RE: Destination Ridge Plat 7 – Preliminary Plat

GENERAL INFORMATION:

Applicant:	All Points Development L.C.
Requested Action	Preliminary Plat
Location	Located east of SE Destination Drive, south of SE 4th Street, and north of the Reserve at Destination Pointe

SUPPORTING INFORMATION:



Location Map


Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	General Commercial	C-2
North	Vacant	General Commercial	C-2
South	Residential	High Density Residential	R-3
East	Vacant	Johnston	Johnston
West	Commercial	General Commercial	C-2

BACKGROUND:

The applicant is requesting approval of a preliminary plat for Destination Ridge Plat 7. The plat will consist of 8 commercial lots, with frontage along SE Destination Drive, and future SE 3rd Street. At this time, there is one site plan for the preliminary plat under review, which is currently shown as Lot 1 within the subdivision. No additional public streets are proposed within the development, and all lots will be accessed by shared driveways covered by ingress/egress easements.

As this is a commercial development, no parkland dedication is required.

ANALYSIS:

Site Layout: The 8 lot commercial subdivision will have 4 points of access. 2 on SE Destination and 2 on SE 3rd Street. Note that SE 3rd Street was formerly refereed to as SE 4th Street. Staff has changed the street designation to align better with the existing address grid. A concept plan for how the site could layout has been provided, but should be noted that it maybe subject to changes in the future.

Landscaping/Streetscape: The site is within the Hwy 141 Corridor Overlay, specifically zone 2. As such, there are certain landscaping requirements along the street frontages, as well as within the development itself. While the layout is purely conceptual, it does appear that there is adequate space to meet the landscaping requirements.

Utilities: There are existing water and sewer utilities within the ROW of SE Destination and SE 3rd Street. From those existing mains, extensions will be made into the site to support the subdivision. The concept plan demonstrates additional water connections from these public mains, as well as sewer connections.

Storm water is still conceptual, however the concept plan does start to demonstrate the ability to provide a regional detention facility, which will also act as nice amenity to the development.

STAFF RECOMMENDATION:

Staff would recommend approval of the preliminary plat for Destination Ridge Plat 7, subject to any remaining staff comments.

CITY OF GRIMES

Alex Pfaltzgraff
Development Services Director

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

~~December 1, 2021~~
~~December 28, 2021~~
February 18, 2022

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

RE: Destination Ridge Plat 7 Preliminary Plat

Dear Mr. Clausen:

The Development Services Department is in receipt of a proposed Preliminary Plat for the Destination Ridge Plat 7. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. Provide a concept plan for the entire parcel showing how the site could be developed and subdivided in the future. Include cross connectivity between the sites. How will SE 6th Street terminate/connect to the development? Include a utility layout with service stubs to each lot. Please provide a revised concept plan demonstrating the following items. We understand that this is a concept plan and could change but we need to review this site in its entirety, rather than piecemeal, and make sure that the development can meet the development requirements.

    a. Show how the outlot would be subdivided. Provide a concept for Outlot Z to show the internal road and utility network. Staff would like to see a connection from Lot 6 into Outlot Z. Staff understands that the plat may not be developed exactly like the concept but the concept is required to show how the property could be developed and to show general access and utility locations.

    ~~b. Provide a development summary to demonstrate that the lots can meet the development standards (use, building envelopes, setbacks, parking, open space).~~

    c. Provide internal utility network and services to each lot. Label utility locations, services to each lot, and sizes.

d. ~~Coordinate with CDA for the concept plan layout for Lot 1. The concept for the preliminary plat and CDA's concept does not match.~~

2. Please revise SE 4th St to SE 3rd St and revise SE 6th St to either SE 4th or SE 5th St.

3. The preliminary plat needs to show all plat improvements to be constructed in full tone. Do not show the improvements in phases as is currently shown. Please show all sidewalks, trails, detention, roads, and utilities that will be constructed as part of this plat. The construction drawings can be broken up into phases to show what will be constructed with each phase.

Sheet 1:

1. ~~Update Utility address to 410 SE Main St Suite 102~~

2. ~~Update water to City of Grimes~~

3. ~~Update Fire Department contact to Craig Ver Huel, everhuel@cityofjohnston.com, 515-251-7692.~~

4. ~~Update the Gas Utility to Black Hills.~~

5. ~~Remove the parkland dedication section. The property is all zoned commercial.~~

6. ~~Remove the land use section.~~

7. ~~Update the zoning to include that lots with frontage along SE Destination Dr are to follow the Highway 141 Mixed Used Corridor District Zone 2 architecture and landscape requirements per Ordinance 569.~~

8. ~~Remove the Hwy 141 setback from the Bulk Regulations.~~

9. ~~Update the lot area and lot width requirements to follow the C-2 standards (Lot area = no minimum requirement, Lot width = no minimum requirement)~~

Sheet 2:

1. ~~Add the City of Grimes standard notes. Please use the attached notes.~~

2. ~~Why is the Case E Type 2 clouded?~~

3. ~~Provide an additional 37' B/B cross section for the intersection.~~

Sheet 3:

1. ~~Remove the parkland and R-3 zoning. The entire site is zoned C-2.~~

2. ~~Please show SE 4th Street to be constructed in one phase.~~

3. ~~Provide a curb cut for the planned driveways along SE 4th St. Provide a curb cut for the planned driveway on the north side of SE 4th St.~~

4. ~~Construction drawings SWMP and SWPPP for SE 4th St will need to be submitted for review prior to development of any sites within the development and IDNR permits will be needed for sanitary and water main construction.~~

5. ~~Based on the proposed concept plan, the water main may need to be upsized.~~

6. ~~Show the sidewalk all the way down SE Destination Dr.~~

Sheet 4:

1. ~~Provide a temporary turn around at the end of future SE 4th Street for emergency services.~~

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

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	~~December 7, 2021~~ February 23, 2022 **(1 PDF of Preliminary Plat)**
PLANNING & ZONING:	March 1, 2022 at 5:30
COUNCIL MEETING:	March 22, 2022 at 5:30

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

Sincerely,

Evann Martin
Assistant Planner

PRELIMINARY PLAT
DESTINATION RIDGE PLAT 7
GRIMES, IOWA

ALL POINTS DEVELOPMENT L.C., KNAPP PROPERTIES, 5000 WESTOWN PARKWAY, SUITE 400, WEST DES MOINES, IA 50266

UTILITIES
CITY OF GRIMES PUBLIC WORKS
ADDRESS: 410 SE MAIN STREET, SUITE 102
GRIMES, IA 50111
PHONE: (515) 201-3918
CONTACT: TONY HANSON
ENIGINEERING TECHNICIAN
EMAIL: THANSON@GRIMESIOWA.GOV

SANITARY SEWER - CITY OF GRIMES
STORM SEWER - CITY OF GRIMES
WATER - CITY OF GRIMES

DEVELOPMENT SERVICES
CITY OF GRIMES
410 SE MAIN STREET, SUITE 102
GRIMES, IA 50111
PHONE: 515-986-4050

ELECTRIC AND NATURAL GAS UTILITY
ELECTRIC
MIDAMERICAN ENERGY CORPORATION
666 GRAND AVENUE
DES MOINES, IA 50309
CONTACT: MATT REINHARDT
PHONE: 515-515-252-6413
EMAIL: MJREINHARDT@MIDAMERICAN.COM

NATURAL GAS
BLACK HILLS ENGERY
1205 SW 37TH ST.
GRIMES, IA 50111
PHONE: 888-890-5554

TELEPHONE
CENTURY LINK
4201 KINGMAN BLVD. 2nd FLOOR
DES MOINES, IA 50311
CONTACT: CINDY CARTER
PHONE: 515-554-3316

HEALTH DEPARTMENT
POLK COUNTY
PUBLIC HEALTH DEPARTMENT
ADDRESS: 1907 CARPENTER AVENUE
DES MOINES, IA 50314
PHONE: (515) 286-3798

FIRE DEPARTMENT
200 S. JAMES STREET
GRIMES, IA 50111
FIRE CHIEF: CRAIG VER HUEL
PHONE: 515-251-7642
EMAIL: CVERHUEL@CITYOFJOHNSTON.COM

FRANCHISE UTILITIES
1. CONTRACT FOR STREET LIGHTING SHALL BE EXECUTED WITH FINAL PLAT.
2. CONTRACT FOR ELECTRIC DISTRIBUTION SYSTEM SHALL BE EXECUTED WITH FINAL PLAT.
3. NATURAL GAS, TELEPHONE, CABLE OR OTHER UTILITIES SHALL BE INSTALLED AFTER COMPLETION OF PLAT IMPROVEMENTS.

UTILITY DEMANDS
PEAK WASTEWATER DEMAND: 0.126 MGD
PEAK WATER DEMAND: 0.222 MGD

FEMA F.I.R.M. CLASSIFICATION
THIS PARCEL LIES WITHIN FLOOD ZONE 'X' AS IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP NO. 19153C0165F OF WITH EFFECTIVE DATE OF FEBRUARY 1, 2019

COMMUNITY PANEL NUMBER	PANEL	SUFFIX
• CITY OF GRIMES	190228	0165F
• POLK COUNTY	190901	0165F

AND

THIS PARCEL LIES WITHIN FLOOD ZONE 'X' AS IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP NO. 19153C0155F OF WITH EFFECTIVE DATE OF FEBRUARY 1, 2019

COMMUNITY PANEL NUMBER	PANEL	SUFFIX
• CITY OF GRIMES	190228	0165F

*** FEMA MAPS ARE SUBJECT TO CHANGE ***
PLEASE SEE FEMA FLOOD MAP SERVICE CENTER FOR CURRENT MAPS
WEB: WWW.FEMA.GOV
MAIL: FEMA REGION VII, 9221 WARD PARKWAY, KANSAS CITY, MO 64114
PHONE: 1-877-336-2627
EMAIL: FEMAMAPSPECIALIST@RISKMAPCDS.COM

BENCHMARK
GRIMES BENCH MARK GTC-002
BURY BOLT ON HYDRANT AT THE SE CORNER OF 1ST STREET & GATEWAY DRIVE.
ELEVATION = 940.51

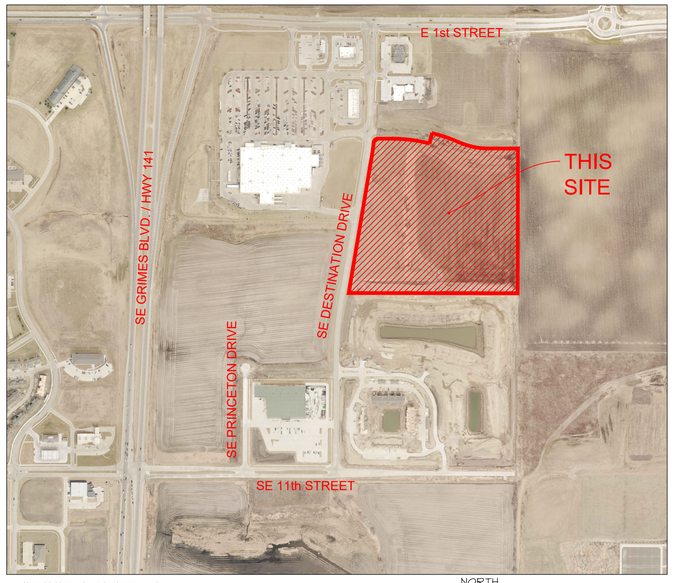
CUT "A" ON THE TRAFFIC SIGNAL BASE AT THE SOUTHEAST CORNER OF THE IOWA HIGHWAY #141 AND THE HIGHWAY #44 INTERCHANGE.
ELEVATION = 972.49

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	NOTES & INFORMATION SHEET
03	DEMOLITION & CLEARING PLAN
04	DIMENSION PLAN
05	FIRE HYDRANT RADIUS COVERAGE MAP
06	UTILITY PLAN
07	GRADING PLAN

SUBMITTAL TABLE	
SUBMITTAL DATE	SUBMITTAL NOTES
NOVEMBER 18, 2021	INITIAL SUBMITTAL
DECEMBER 20, 2021	
JANUARY 31, 2022	
FEBRUARY 23, 2022	

PIPE	Current Use	Area (ac.)	Flow (gpd/ac)	Dry Weather Peak (mgd)	Peaking Factor	Flow (mdg)	Cumm. Flow (mgd)	Pipe Cap. @ 2/3 full (n=0.013) (mgd)	Pipe Diameter (in)	Pipe Slope (%)
8-INCH	C-2	22.61	5000	0.113	1.00	0.113				
SAN MAIN	**TOTAL**	**22.61**		**0.113**			**0.113**	**0.39**	**8**	**0.40%**

PIPE	Current Use	Area (ac.)	Flow (gpd/ac)	Dry Weather Peak mgd	Peaking Factor	Flow (mdg)	Cumm. Flow (mgd)	Pipe Cap. @ 2/3 full (n=0.013) (mgd)	Pipe Diameter (in)	Pipe Slope (%)
8-INCH	C-2	22.61	5000	0.113	1.00	0.113				
WATER MAIN	**TOTAL**	**22.61**		**0.113**			**0.113**	**0.39**	**8**	**0.40%**



VICINITY SKETCH
1" = 500'

NORTH

GENERAL LEGEND

PROPOSED
- PLAT BOUNDARY
- SECTION LINE
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- FLARED END SECTION
- DRAIN BASIN OR SEDIMENT RISER
- DRAIN BASIN WITH SOLID GRATE
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- BLOW-OFF HYDRANT
- SCOUR STOP MAT
- TURF REINFORCEMENT MAT
- STORM SEWER WITH SIZE
- WATER SEWER WITH SIZE
- WATER SERVICE
- PROPOSED CONTOUR
- SILT FENCE
- ADDRESS
- RIPRAP

EXISTING
- LOT LINE
- SANITARY/STORM MANHOLE
- WATER VALVE
- FIRE HYDRANT
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- STORM SEWER ROUND INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- POWER POLE
- STREET LIGHT
- GUY ANCHOR
- ELECTRIC TRANSFORMER
- GAS METER
- TELEPHONE RISER
- SIGN
- CATV — UNDERGROUND TELEVISION
- USE — UNDERGROUND ELECTRIC
- -G- — UNDERGROUND GAS
- UGFO — UNDERGROUND FIBER OPTIC
- UGT — UNDERGROUND TELEPHONE
- OHW — OVERHEAD ELECTRIC
- SAN — SANITARY SEWER WITH SIZE
- ST — STORM SEWER WITH SIZE
- W — WATER MAIN WITH SIZE
- 926 — EXISTING CONTOUR
- TREELINE
- B.S.L. — BUILDING SETBACK LINE
- P.U.E. — PUBLIC UTILITY EASEMENT
- M.O.E. — MINIMUM OPENING ELEVATION

PROPERTY OWNER / DEVELOPER
ALL POINTS DEVELOPMENT L.C.
KNAPP PROPERTIES
5000 WESTOWN PARKWAY SUITE 400
WEST DES MOINES, IA 50266-5921
CONTACT: TOM WITTMAN
515-223-4000
TOM.WITTMAN@KNAPPPROPERTIES.COM

PROFESSIONAL LAND SURVEYOR:
CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS #18381
2400 86TH STREET, SUITE #12
URBANDALE, IA 50322
PHONE: 515-276-4884 EXT 221
EMAIL: GADDIS@CECLAC.COM

PROJECT MANAGER:
PAUL CLAUSEN, PE
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
DES MOINES, IOWA 50322
PH. 515-276-4884 EXT. #217
EMAIL: CLAUSEN@CECLAC.COM

LEGAL DESCRIPTION
ALL OF OUTLOT 'Y', DESTINATION RIDGE PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 12715, PAGE 967-979, AT THE POLK COUNTY RECORDER'S OFFICE, IN THE NW1/4 OF SECTION 4, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE 5th P.M., CITY OF GRIMES, POLK COUNTY IOWA; EXCEPT DESTINATION RIDGE PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 13663, PAGE 242-302 AT THE POLK COUNTY RECORDER'S OFFICE; EXCEPT DESTINATION RIDGE PLAT 4, AN OFFICIAL PLAT RECORDED IN BOOK 15758, PAGE 113-120 AT THE POLK COUNTY RECORDER'S OFFICE; AND EXCEPT DESTINATION RIDGE PLAT 5, AN OFFICIAL PLAT RECORDED IN BOOK 16555, PAGE 147-153 AT THE POLK COUNTY RECORDER'S OFFICE AND CONTAINING 23.56 ACRES MORE OR LESS.

ZONING
C-2 (GENERAL AND HIGHWAY SERVICE COMMERCIAL DISTRICT)

BULK REGULATIONS

LOT AREA:	NO MINIMUM REQUIREMENT
LOT WIDTH:	NO MINIMUM REQUIREMENT
FRONT YARD SETBACK:	25 FT
SIDE YARD SETBACK:	NOT ANY UNLESS ADJOINING TO "R" DISTRICT OR STREET RIGHT-OF-WAY, IN WHICH CASE 25 FT
REAR YARD SETBACK:	25 FT
MAXIMUM HEIGHT:	45 FT
MAXIMUM STORIES:	3 STORIES

LOTS WITH FRONTAGE ALONG SE DESTINATION DRIVE ARE TO FOLLOW THE HIGHWAY 141 MIXED CORRIDOR DISTRICT ZONE 2 ARCHITECTURE AND LANDSCAPE REQUIREMENTS PER ORDINANCE 569.

PROPOSED CONSTRUCTION SCHEDULE

DEMOLITION	- MARCH, 2022
UTILITIES	- APRIL, 2022
PAVEMENT	- MAY, 2022
PUNCH LIST	- JULY, 2022

CERTIFICATIONS

*** THIS LAND SURVEYOR'S CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, MINIMUM OPENING ELEVATIONS, MINIMUM BASEMENT ELEVATIONS, DETENTION BASIN & STORM WATER EVENT ELEVATIONS, OR ANY OTHER ITEMS THAT MAY FALL UNDER THE PRACTICE OF A PROFESSIONAL CIVIL ENGINEER. ***

PRELIMINARY

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
February 23, 2022
JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

PRELIMINARY

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.

PAUL J.D. CLAUSEN, IOWA LICENSED NO. 23712 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023.
PAGES OR SHEETS COVERED BY THIS SEAL:

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

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 , Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

PUBLISH DATE: February 23, 2022
DATE OF SURVEY:
DESIGNED BY: MEH
DRAWN BY: PJC

PRELIMINARY
DESTINATION RIDGE PLAT 7
GRIMES, IOWA
COVER SHEET

SHEET 01 OF 07

E8719

PLOT BY: MARTIN HILL - 2022/02/23 - Q:\E-FILES\E-8000\E8719_C3D Drawings\Plat\PDF\E8719 PP COVER.dwg, 2/23/2022 10:40:21 AM, mehill, 1:1
Q:\E-FILES\E-8000\E8719_C3D Drawings\Plat\PDF\E8719 PP COVER.dwg - ANSI EXPAND D (34.00 X 22.00 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION).pc3 - CEC-ADES TEST.ctb - PLOT SCALE = 1:1

NOTES

1. PROPERTIES WITHIN THIS DEVELOPMENT ARE REQUIRED TO ADHERE TO THE GRIMES' "POST-CONSTRUCTION STORM WATER RUNOFF CONTROL ORDINANCE. EACH LOT WILL BE RESPONSIBLE FOR THEIR OWN DETENTION. THE ALLOWABLE DISCHARGE RATE IA THE 5-YEAR UNDEVELOPED RUNOFF.
2. PROPERTIES WITHIN THIS DEVELOPMENT ARE REQUIRED TO ADHERE TO THE P.U.D.
3. ALL DISTURBED AREAS TO BE SEEDED AND MULCHED AFTER CONSTRUCTION.
4. STREET LIGHTING IS REQUIRED ALONG ALL PUBLIC AND PRIVATE STREETS IN CONFORMANCE WITH CITY OF GRIMES STANDARDS.
5. PROPOSED PUBLIC RIGHT OF WAY LOT 'A' SHALL BE DEDICATED TO THE CITY OF GRIMES FOR STREET PURPOSES.
6. PUBLIC IMPROVEMENT CONSTRUCTION DRAWINGS ARE REQUIRED FOR SANITARY SEWER, STORM SEWER, WATER MAIN AND GRADING IMPROVEMENTS.

GENERAL NOTES

1. ALL CONSTRUCTION (PUBLIC & PRIVATE) SHALL BE IN ACCORDANCE WITH 2022 EDITION OF S.U.D.A.S. STANDARD SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
   a. CITY OF GRIMES (515-986-4050).
   b. ALL POINTS DEVELOPMENT, L.C. (515-223-4000)
   c. CIVIL ENGINEERING CONSULTANTS, INC. (515-278-4884)
   d. IOWA ONE-CALL
2. LOT 'A' SHALL BE DEDICATED TO THE CITY FOR PUBLIC RIGHT-OF-WAY.
3. CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE TO SATISFACTION OF OWNER.
4. CIVIL ENGINEERING CONSULTANTS INC. IS NOT A GEOTECHNICAL ENGINEER. GEOTECHNICAL REPORT IS AVAILABLE BY CONTACTING ENGINEER. CONTRACTORS AND BIDDERS SHALL REFER TO AND FOLLOW RECOMMENDATIONS OF GEOTECHNICAL REPORT.
5. SOME LOTS ACCEPT DRAINAGE FROM ADJACENT PROPERTY. BUILDING ON THESE LOTS MUST TAKE INTO ACCOUNT UPSTREAM DRAINAGE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF UTILITY SERVICES.
7. ALL UTILITIES INDICATED ON PLAT ARE PUBLIC UNLESS OTHERWISE NOTED.
8. LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING AREA, AND IOWA ONE CALL, TO DETERMINE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
9. CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR CONTRACTOR SHALL IMMEDIATELY CONTACT UTILITY'S OWNER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY FARM TILE DAMAGE DURING CONSTRUCTION AND RECORDING LOCATION OF TILE. CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING CONSTRUCTION.
11. ANY CHANGES TO CONSTRUCTION DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY CITY OF GRIMES PUBLIC WORKS DEPARTMENT.
12. CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN APPROVED IN WRITING BY CITY OF GRIMES PUBLIC WORKS DEPARTMENT.
13. CONTRACTOR SHALL NOTIFY CITY OF GRIMES PUBLIC WORKS DEPARTMENT 48-HOURS IN ADVANCE OF ANY WORK BEING PERFORMED ON HOLIDAY OR WEEKEND.
14. ALL CONSTRUCTION STAKING SHALL BE PERFORMED BY LICENSED ENGINEER OR LAND SURVEYOR.
15. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON PLANS SHALL RELIEVE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE SAFETY REGULATIONS.
16. CONTRACTOR SHALL CONDUCT CLEAN-UP, SURFACE RESTORATION, AND SURFACE REPLACEMENT ACTIVITIES AS CONSTRUCTION PROGRESSES. ALL DEBRIS SPILLED ON R.O.W. OR ON ADJACENT PROPERTY SHALL BE PICKED UP BY CONTRACTOR AT END OF EACH DAY.
17. IF DISCREPANCY EXISTS BETWEEN DETAILED PLANS AND QUANTITIES, PLANS SHALL GOVERN.
18. LOCATIONS OF ALL UTILITY SERVICES SHALL BE CLEARLY MARKED AND LOCATION INFORMATION SHALL BE GIVEN TO CITY OF GRIMES.
19. ALL STATIONING IS BASED ON STREET CENTERLINE MEASUREMENT AND SPECIFICATIONS.

PAVING NOTES

1. ALL ELEVATIONS ARE PROPOSED FINISHED GRADE AT CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL STREETS SHALL HAVE 6-INCH CURBS UNLESS NOTED OTHERWISE.
3. PROVIDE CURB DROPS FOR SIDEWALKS AT INTERSECTIONS.
4. CONTRACTOR SHALL FOLLOW PAVEMENT RECOMMENDATIONS OF GEOTECHNICAL REPORT.
5. CITY OF GRIMES SHALL BE NOTIFIED OF ALL SUBGRADE TREATMENTS PRIOR TO USE.
6. SPECIAL CARE IS REQUIRED IN AREAS OF FILL TO MINIMIZE THE AMOUNT OF SETTLEMENT AND POTENTIAL FOR CRACKING.

NPDES/SWPPP

1. OWNER AND/OR CONTRACTOR ARE REQUIRED TO OBTAIN NPDES PERMIT AND FOLLOW REQUIREMENTS OF ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.

GRADING NOTES

1. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
2. ALL AREAS TO RECEIVE FILL TO BE BENCHED.
3. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO DEPTH OF 6-INCHES.
4. ALL SITE GRADING FILL SHALL BE COMPACTED TO DENSITY NOT LESS THAN 95% STANDARD PROCTOR. MOISTURE CONTENT OF FILL MATERIAL SHALL MATCH URBAN STANDARD.
5. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
6. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
7. STRIP BLACK DIRT AND RE-SPREAD (8" MINIMUM).
8. ADDITIONAL SILT FENCING MAY BE REQUIRED AFTER CITY FIELD INSPECTION.
9. SPECIAL CARE MUST BE TAKEN IN AREAS OF FILL TO REDUCE THE RISK OF SETTLEMENT AND SAGGING.
10. AREAS TO BE SURCHARGED SHALL BE STRIPPED PRIOR TO SURCHARGING.

CITY OF GRIMES - STANDARD NOTES FOR SITE PLANS

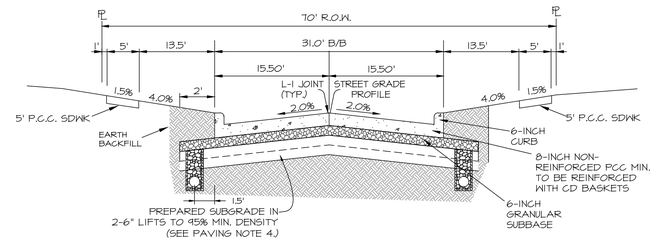
1. GENERAL NOTES:
   a. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
   b. A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START 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 (8A TO 15A).
   c. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4A TO 6A).
   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: 6A MJ SHOE, 2-1/2A HOSE NOZZLE, 4-1/2A 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, 2A 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.

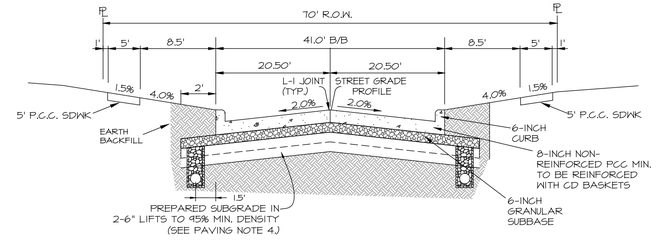
4. STORM SEWER NOTES:
   a. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
   b. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES, THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH 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. STORM SEWER NOTES:
   a. ALL SIGNAGE SHALL BE SUPPLIED AND INSTALLED BY THE DEVELOPER.
   b. ALL SIGN POSTS SHALL BE TELESPAR 24X2A SQUARE TUBE GALVANIZED STEEL (14-GAUGE MIN.) WITH 7/16A KNOCK-OUT STYLE PERFORATIONS THAT ARE PRE-PUNCHED.



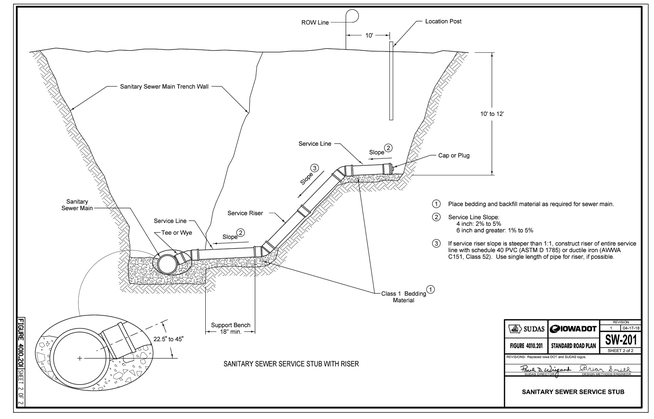
TYPICAL 31' B/B CROSS SECTION

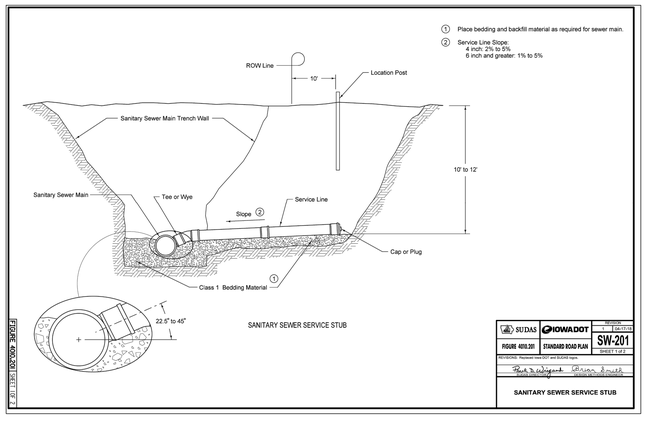
NO SCALE

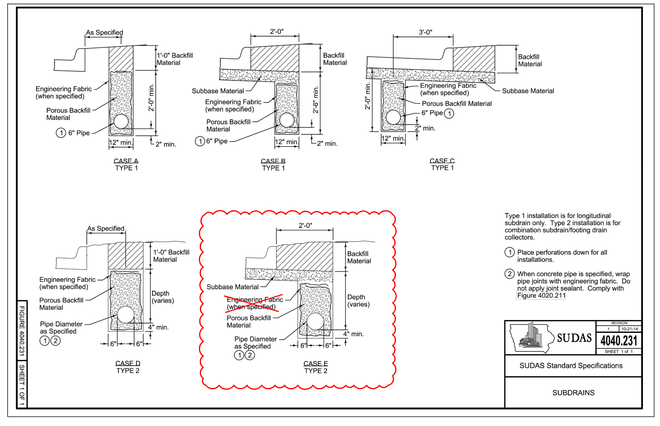


TYPICAL 41' B/B CROSS SECTION

NO SCALE







Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

PUBLISH DATE: February 23, 2022

DATE OF SURVEY:	XX	
DESIGNED BY:	PC	
DRAWN BY:	MEH	

PRELIMINARY

DESTINATION RIDGE PLAT 7

GRIMES, IOWA

NOTES & INFORMATION SHEET

SHEET 02 OF 07

E8719

PLOT BY: MARTIN HILL - 2022/02/23 - Q:\E-FILES\E-8000\E8719_C3D Drawings\Plat 7\PHASE 1\PLAT 7 PHASE 1 PP NOTES & INFORMATION.dwg, 2/23/2022 10:40:28 AM, mshill, 1:1
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PLOT BY : MARTIN HILL - 2022/02/23 - Q:\E-FILES\E-8000\E8719_C3D Drawings\Plat\PP\E8719 PP DEMO & CLEARING.dwg) - ANSI EXPAND D (34.00 X 22.00 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 - CEC-XE5 TEST.CTB - PLOT SCALE = 1:1



PRELIMINARY

DESTINATION RIDGE PLAT 7

GRIMES, IOWA

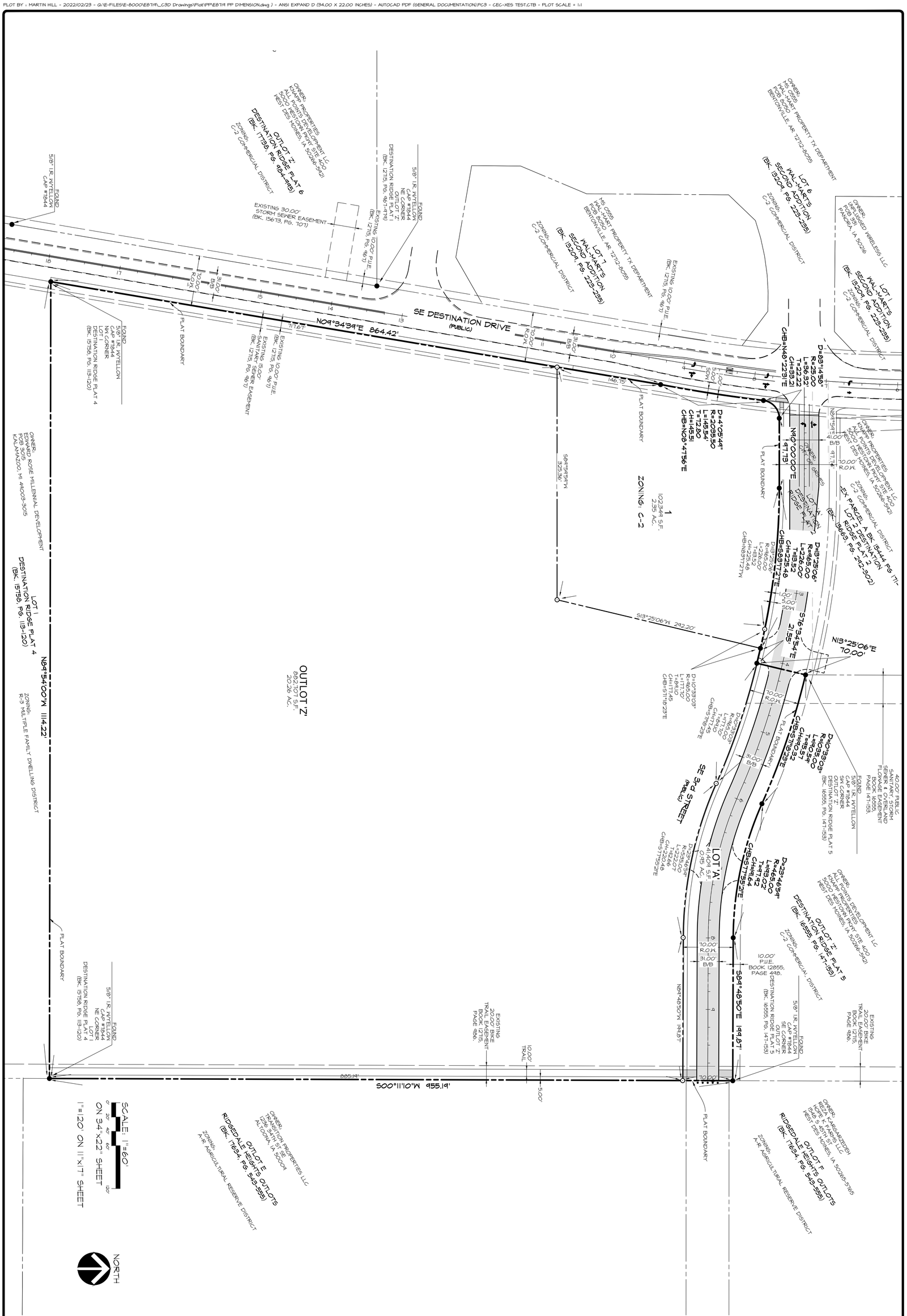
DEMOLITION & CLEARING PLAN

SHEET 03 OF 07

E8719

PUBLISH DATE:	February 23, 2022
DATE OF SURVEY:	XX
DESIGNED BY:	PC
DRAWN BY:	MEH

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PRELIMINARY

SHEET 04 OF 07

E8719

DESTINATION RIDGE PLAT 7

GRIMES, IOWA

DIMENSION PLAN

PUBLISH DATE: February 23, 2022

DATE OF SURVEY: XX
DESIGNED BY: PC
DRAWN BY: MEH

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LOT 1
WAL-MART'S
SECOND ADDITION
(BK. 15209, PG. 223-235)

LOT 6
WAL-MART'S
SECOND ADDITION
(BK. 15209, PG. 223-235)

LOT 7
WAL-MART'S
SECOND ADDITION
(BK. 15209, PG. 223-235)

R150.00'
HYD. RADIUS

PLAT BOUNDARY

EX PARCEL A BK 15444 PG 171-
LOT 2 DESTINATION
RIDGE PLAT 2
(BK. 13668, PG. 292-302)

N04°58'54"E 97.74'

40.00' PUBLIC
SANITARY, STORM
SEWER & OVERLAND
FLOWAGE EASEMENT
BOOK 16555,
PAGE 147-153.

EXISTING
20.00' BIKE
TRAIL EASEMENT
BOOK 12715,
PAGE 486.

OUTLOT 'Z'
DESTINATION RIDGE PLAT 5
(BK. 16535, PG. 147-153)

OUTLOT F
RIDGEDALE HEIGHTS OUTLOTS
(BK. 17634, PG. 543-555)

10.00'
P.U.E.
BOOK 12855,
PAGE 448.

W 001
HYDRANT, TEE
& 6-INCH VALVE
W/8-INCH VALVE
ADJ. TO EAST LEG
N: 7215.6785
E: 6144.2881

CONNECT TO EXISTING
EAST LEG OF TEE

W 002
HYDRANT, TEE
& 6-INCH VALVE
W/8-INCH VALVE
ADJ. TO WEST LEG
N: 7201.5713
E: 7014.5641

SE 3rd STREET
(PUBLIC)

FUTURE W 003
BLOWOFF HYDRANT
N: 7153.8692
E: 7372.1524

LOT 'A'

FUTURE W 001
HYDRANT, TEE
& 6-INCH VALVE
N: 7109.9335
E: 7247.4417

FUTURE W 004
HYDRANT, TEE
& 6-INCH VALVE
W/8-INCH VALVE
ADJ. TO EAST LEG
N: 7085.9607
E: 7551.2104

FUTURE W 005
8-INCH
WATER TIGHT CAP
N: 7085.6818
E: 7644.4506

EXISTING 10.00' P.U.E.
(BK. 12715, PG. 467)

EXISTING 10.00' P.U.E.
(BK. 12715, PG. 467)

EXISTING 15.00'
SANITARY SEWER EASEMENT
(BK. 12715, PG. 467)

SE DESTINATION DRIVE

OUTLOT 'Z'
DESTINATION RIDGE PLAT 6
(BK. 17738, PG. 484-495)

OUTLOT 'Z'

OUTLOT E
RIDGEDALE HEIGHTS OUTLOTS
(BK. 17634, PG. 543-555)

LOT 1
DESTINATION RIDGE PLAT 3
(BK. 15758, PG. 113-120)

SCALE: 1"=60'
0' 20' 40' 60' 120'
ON 34"x22" SHEET

1"=120' ON 11"x17" SHEET

NORTH

PRELIMINARY

CEC
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceciac.com

PUBLISH DATE: February 23, 2022

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DRAWN BY: MEH

DESTINATION RIDGE PLAT 7
GRIMES, IOWA

FIRE HYDRANT RADIUS COVERAGE MAP

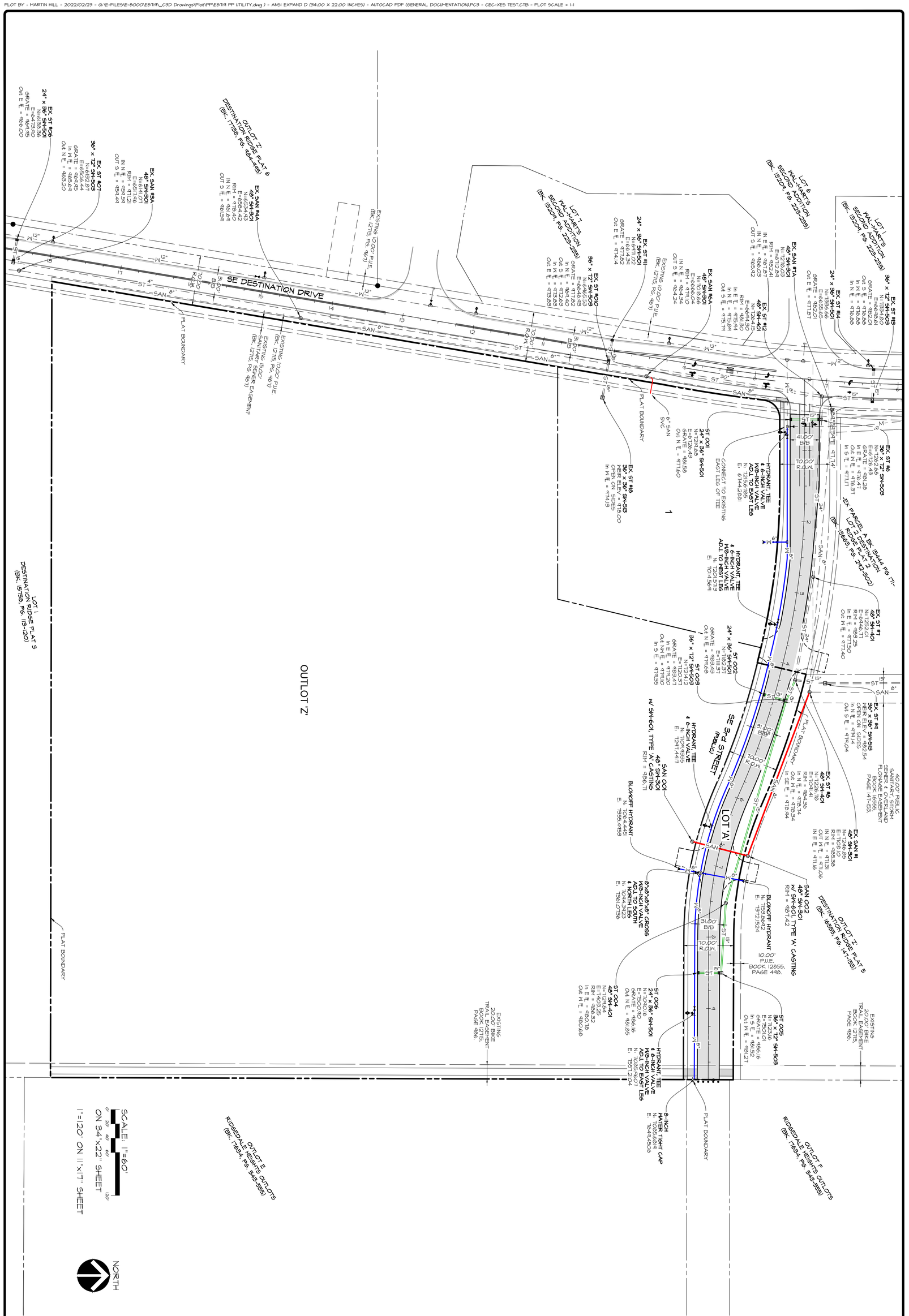
SHEET
01
OF 01

E8719

PLOT BY: MARTIN HILL - 2022/02/23 - Q:\E-FILES\E-8000\E8719_C3D Drawings\Plat\PPE8719 PP HYD RADIUS.dwg) - ANSI EXPAND D (34.00 X 22.00 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 - CEC-XES TEST.CTB - PLOT SCALE = 1:1

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PLOT BY : MARTIN HILL - 2022/02/23 - Q:\E-FILES\E-8000\E8719_C3D Drawings\Plat\PP\E8719 PP UTILITY.dwg) - ANSI EXPAND D (34.00 X 22.00 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 - CEC-XE5 TEST.CTB - PLOT SCALE = 1:1



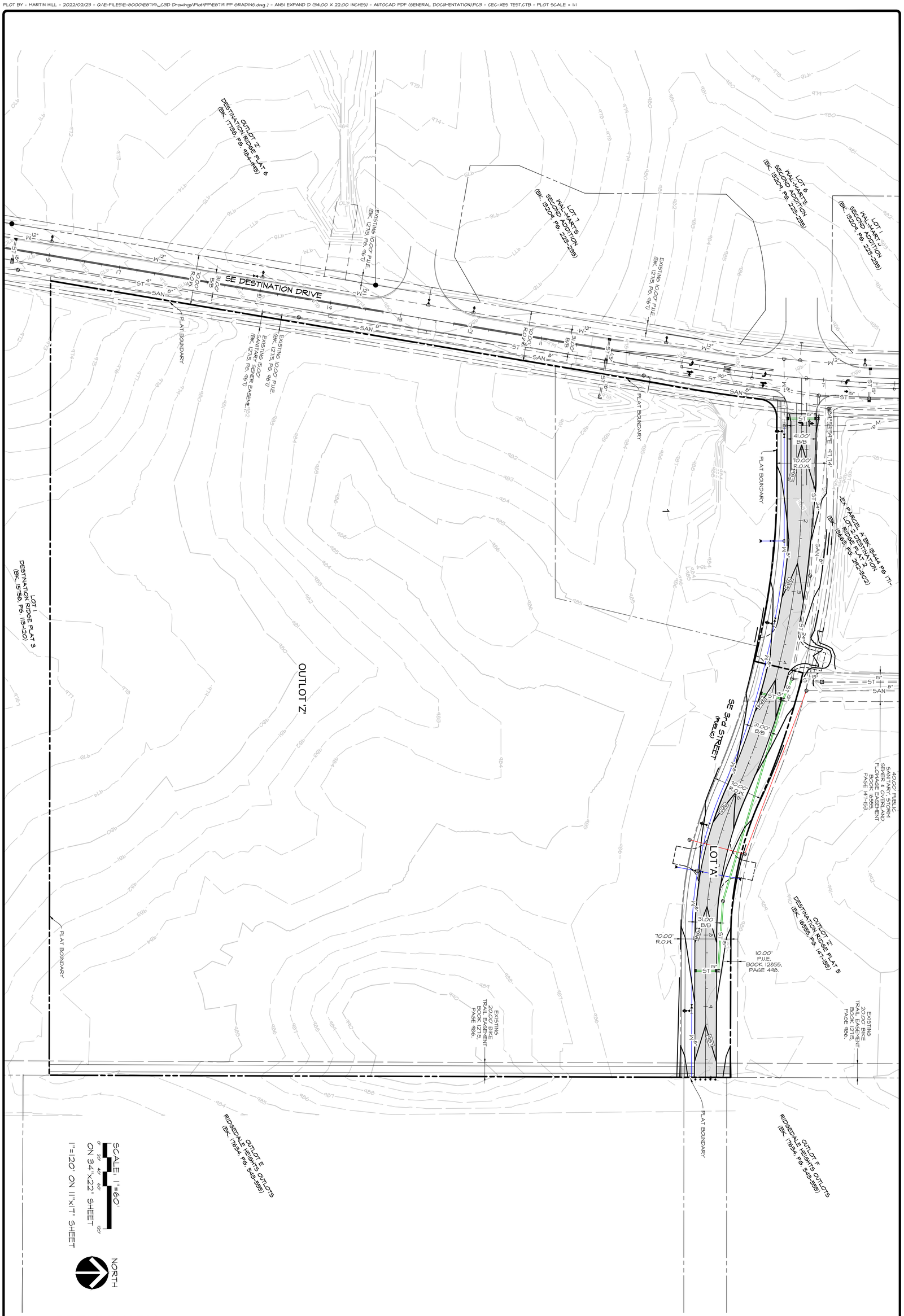
PRELIMINARY

DESTINATION RIDGE PLAT 7	PUBLISH DATE: February 23, 2022
GRIMES, IOWA	
UTILITY PLAN	DATE OF SURVEY: XX
	DESIGNED BY: PC
	DRAWN BY: MEH

SHEET 06 OF 07

E8719

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

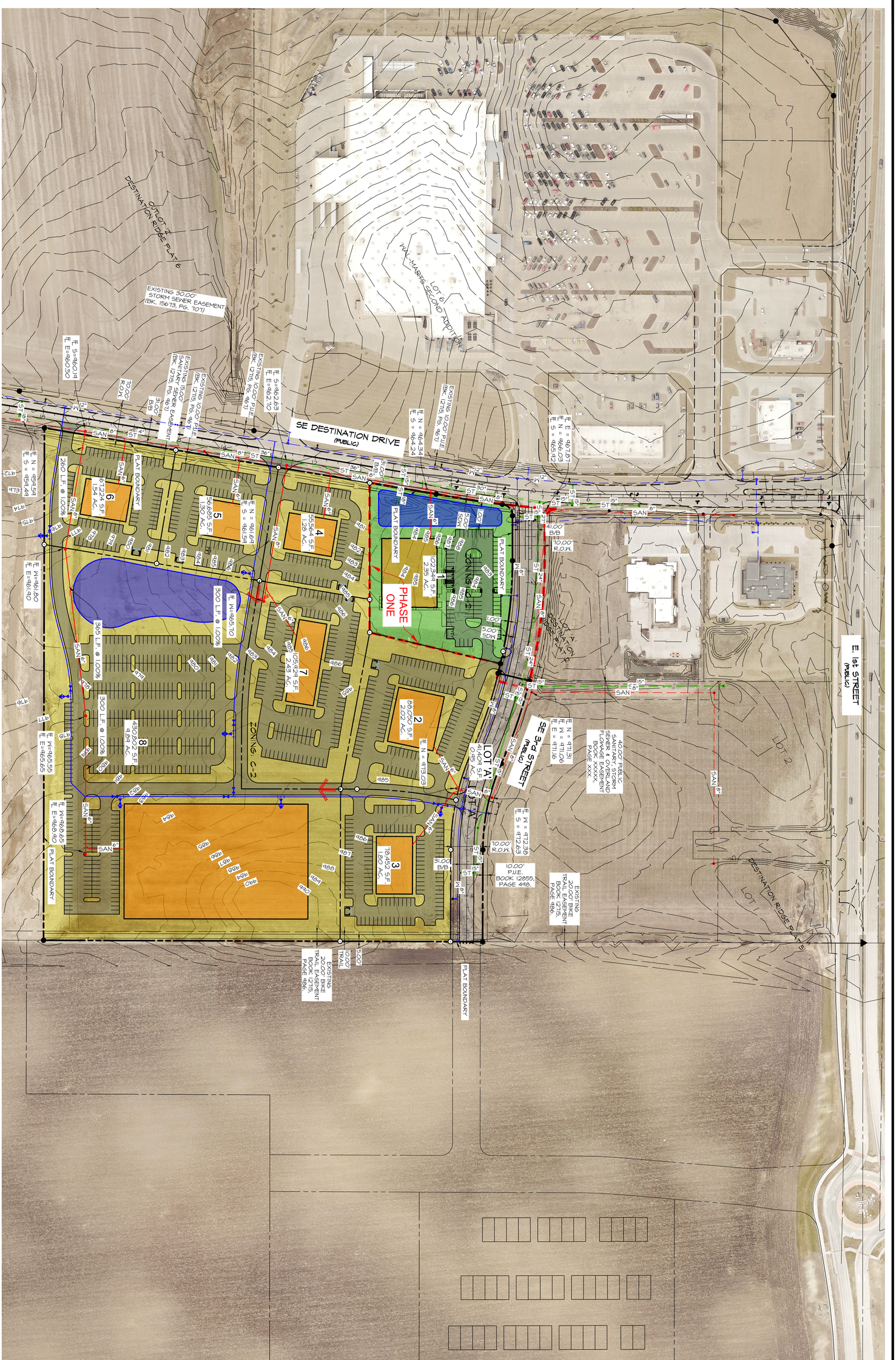


PRELIMINARY

SHEET 01 OF 01	DESTINATION RIDGE PLAT 7 GRIMES, IOWA GRADING PLAN	PUBLISH DATE: February 23, 2022 DATE OF SURVEY: XX DESIGNED BY: PC DRAWN BY: MEH

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

E8719



SCALE: 1"=100'
0 100 200
1"=200' ON 11"X17" SHEET
ON 34"X22" SHEET

NORTH

PRELIMINARY

DESTINATION RIDGE PLAT 7

GRIMES, IOWA

CONCEPTUAL LAYOUT

SHEET 01 OF 01

E8719

PUBLISH DATE:	February 23, 2022
DATE OF SURVEY:	XX
DESIGNED BY:	PC
DRAWN BY:	MEH

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Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

Planning & Zoning Staff Report

TO: Planning and Zoning Commission
FROM: Molly Mannel, Assistant Planner
DATE: March 1st, 2022
RE: Mid Iowa Gymnastics – Site Plan

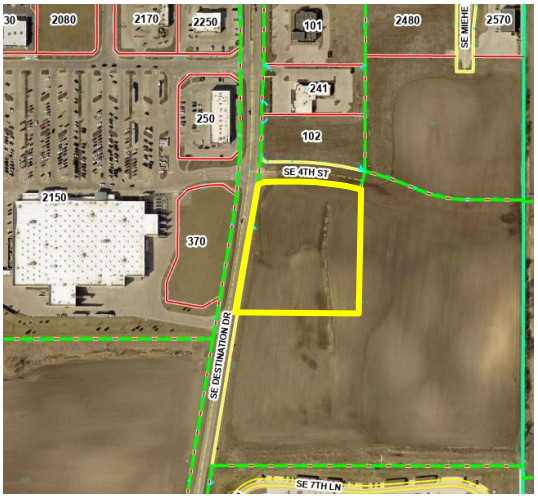
GENERAL INFORMATION:

Applicant: Mid Iowa Gymnastics & More

Requested Action Site Plan

Location 2340 SE 3rd Street

SUPPORTING INFORMATION:



Location Map


Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	General Commercial	C-2
North	Vacant	General Commercial	C-2
South	Residential	High Density Residential	R-3
East	Vacant	Johnston	Johnston
West	Commercial	General Commercial	C-2

BACKGROUND:

The applicant is requesting approval of a site plan for 18,123 square foot gym and event space for Mid Iowa Gymnastics. The site is located at 2340 SE 3rd Street and is within the C-2 zoning district. When the property was rezoned, additional zoning requirements were placed upon the property to require the lots with frontage along SE Destination Drive meet the Highway 141 Corridor Zone 2 standards for architecture and landscaping. Note that the roadway name has been changed to 3rd Street from 4th Street as 4th Street was determined to be incorrect based upon the existing address grid. No buildings are currently addressed off of the roadway, as it does not exist today.

ANALYSIS:

Building/Elevations:

The proposed building is required to meet the Highway 141 Corridor Zone 2 requirements and has a base archetypical requirement in the C-2 zone as well. The proposed building will be principally constructed of split face CMU, veneer stone, and architectural metal paneling. Glazing elements will be added to each side of the building with one-inch insulated vision glass. Mid Iowa Gymnastics logo will be placed on the west elevation, facing SE Destination Drive. It appears that the proposed building meets all of the minimum architectural requirements.

Dumpster enclosures will be constructed of paintable smooth CMU with a trex composite decking gate. The dumpster enclosures will match the colors of the main building.

Site Layout:

The site will be accessed from a single driveway off of SE 3rd Street. Pedestrian connectivity will be provided along SE 3rd Street and SE Destination Drive. The main entrance is located at the north side of the building, with additional entrances and exits all sides of the building. A 144 square foot overhead door will be constructed at the north west corner of the building, and will allow for larger equipment to be moved in or out of the facility. The event space will hold 200 seats.

Pole mounted light fixtures will be installed within the parking lot. Bollard uplighting will border the entrance, and building lighting will be provided on all four facades.

Parking:

The site will provide 50 parking spaces, including four accessible spaces. Parking for the site is calculated by one parking space per four seats for event space. Future parking is proposed with an additional 23 spaces.

Landscaping/Streetscape:
The site provides more than the required open space at 55%. Landscaping is proposed within each parking island, and along SE Destination Drive to ensure a streetscape along the frontages. Shrubs along the north, west, and western portions will provide a barrier between the building and parking lot, and provide coverage for the dumpster location.

Utilities:
An 18-inch and a 12-inch storm main will be constructed underneath the parking lot. Roof drains will be placed on the north and south elevations, and connect to the twelve-inch storm main, and filter through storm intake two. All storm drainage will collect and filter through a bioretention cell to the west of the site, and continue through a storm intake across SE Destination Drive.

A six-inch water service will connect to the water main along SE 3rd Street and appropriate hydrant locations have been provided.

Sanitary sewer is provided from the existing main on SE Destination Drive.

The pad mounted transformer will be located southwest of the parking lot.

STAFF RECOMMENDATION:
Staff would recommend approval of the site plan for Mid Iowa Gymnastics, subject to any remaining staff comments.

CITY OF GRIMES

Molly Mannel
Assistant Planner

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

~~February 1, 2022~~
February 15, 2022

Civil Design Advantage
Attn: Nikki Neal
4121 NW Urbandale Dr
Urbandale, IA 50322

RE: Mid Iowa Gymnastics Site Plan

Dear Ms. Neal:

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

General Comments:

1. ~~Provide building floor plan showing the gym vs event space area.~~

2. ~~Revise the street name from SE 4th to SE 3rd St. We will reassign the street name to better fit within our grid.~~

Cover Sheet:

1. ~~Label address - 2340 SE 3rd St~~

2. ~~Change zoning to C-2 with conditions as approved by Ordinance 569.~~

3. ~~Update required open space to 10%.~~

4. ~~Update event space parking calculation based on the ordinance standard of 1 space/4 seats or 20 spaces/1000 sf. Staff expects that the site provide the minimum parking spaces.~~

5. ~~Add event space to the proposed use.~~

6. ~~Please add anticipated planting schedule to the construction schedule.~~

Sheet C1.1:

1. ~~Driveway connection to be SUDAS Type A.~~

Sheet C2.1:

1. ~~Provide photometric plan and cut sheets.~~

2. ~~Label stop sign location at the driveway.~~

Sheet C3.1:

1. ~~Provide a blown-up detail of the ADA parking cross slopes.~~

2. ~~Label the slopes and cross slopes for all sidewalk ramps.~~

3. ~~Please shift the berm grading 2' from the sidewalk. Label grade line at overflow.~~

4. ~~Staff would suggest targeting a lesser slope on the ramps to avoid issues with constructing the ramps too steep.~~

5. ~~Provide isolation expansion joints on sidewalk through driveway and provide detail. In the "Concrete Driveway Type A" detail there is a second callout that still says 'C' or 'E' joint, please change to 'E'. Specify 'B' joint at back of curb in Note 7.~~

6. ~~There is a filter fabric envelope around the clean washed aggregate. We suggest a choker layer of stone instead of filter fabric on top of the #57 clean washed aggregate. Filter fabric tends to plug with the amended soil.~~

7. ~~Will the 18" storm pipe serve the property to the south? If so, how much cover will be over the top of the Hickenbottom intake?~~

Sheet C3.2:

1. ~~Please provide additional controls recommended between the parking lot/building and the bioretention cell to keep the amended soils from filling with sediment.~~

2. ~~Relocate the topsoil stock pile outside of the detention basin and provide sediment controls around the topsoil stockpile.~~

Sheet C4.1:

1. ~~Label knoxbox location.~~

2. ~~Provide roof drain connections on the north side of the building. Label T fittings.~~

3. ~~Will the event space have a kitchen? If so, a grease interceptor will be required.~~

4. ~~We suggest a viewing port at the "T" of the 6" perforated pipe in the bioretention cell. This way you can view if system is functioning properly.~~

5. ~~Provide a detail for ST-12.~~

Sheet L1.1:

1. ~~Update open space required plantings to meet 2 per 1000 sf required open space area.~~

2. ~~Provide ROW landscaping based on the property line length not the parking lot. Update calculations accordingly.~~

3. ~~Provide foundation plantings along the west side of the building.~~

4. ~~Label utility locations so we can see if there are any conflicts.~~

5. ~~Provide 5' clearance around hydrants.~~

6. ~~Please remove shrubs in front of the FDC and hydrant.~~

Architecture:

1. ~~Glazing on the north elevation needs to be 20% minimum.~~

2. ~~Is the overhear door glazed? What is the proposed material? Please label the materials on the elevation sheet.~~

3. ~~Is roof-mounted equipment proposed? If so, they will need to be screened from the ROW.~~

4. ~~Provide dumpster enclosure elevations and details. A masonry enclosure and opaque metal-framed gate is required.~~

5. ~~Provide lighting cut sheets. Please provide.~~

Stormwater Management Plan (SWMP)

1. ~~Storm sewer spreadsheet: SWMP states L-12 as the pipe name, and SP states L-EX 1. Please use the same name.~~

2. ~~SP shows roof drain connections on the north and south sides of the building. If the building is being split up, DA 9 needs to be adjusted.~~

3. Please provide a signed SWMP.

Site Plan

1. ~~Sheet C4.1: Provide length of subdrain. Is there a cleanout or just a tee where the subdrain heads west to ST-12?~~

2. ~~Sheet C4.1: Is there a roof drain connection to L-9?~~

3. ~~Sheet C4.1: ST-13 FL is listed as 977.14', but the existing ground is in between 978'-979'. What is the intent of the offsite drainage? Additionally, is 977.14' deep enough to service offsite area, or should the storm sewer be installed with a slope of 1.5% (similar to the existing line), and install a temporary hickenbottom/stand pipe at the end?~~

4. ~~Sheet C4.1: ST-13 Label states ground elevation = 978.00, but the contour lines show 979.00. Does the proposed grading or label need to be revised?~~

SWPPP:

1. Page 6: Total Area of Site and Disturbed Area- please confirm if disturbed area is greater than area of site.

2. Page 12: Anticipated Sequence on Construction Activities- 16. This is not a housing development, please consider removing.

3. Page 38: Public Notice- Refer to General Permit No. 2 Part II.C.3 "PUBLIC NOTIFICATION. A demonstration that the public notice specified in Iowa Administrative Code 567--64.6(1)"c"(1) was published at least one day, in one newspaper with the largest circulation in the area in which the facility is located or the activity will occur."

4. Contractor certifications need signed.

5. Please include IDNR Letter of Authorization.

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:	~~February 7, 2022~~ February 21, 2022 **(1 PDF of Site plan with Elevation Plan included)**
PLANNING & ZONING:	March 1, 2022 at 5:30
COUNCIL MEETING:	March 22, 2022 at 5:30

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

Sincerely,

Molly Mannel
Assistant Planner

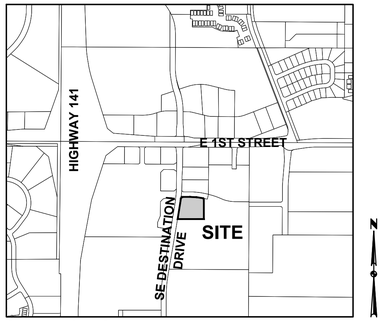
SITE PLAN FOR:

MID IOWA GYMNASTICS

GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

OWNER

ALL POINTS DEVELOPMENT LC
5000 WESTOWN PARKWAY SUITE 400
WEST DES MOINES, IA 50266-5921
CONTACT: GERARD D. NEUGENT
PH: (515) 223-4000

APPLICANT

MID IOWA GYMNASTICS & MORE
3580 SW BROOKSIDE DRIVE
GRIMES, IA 50111
CONTACT: ROBIN NOLAN
PH: (515) 419-3424

ENGINEER

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

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
CONTACT: MIKE BROONER
EMAIL: MIKEB@CDA-ENG.COM
PH. (515) 369-4400

ARCHITECT

SIMONSON AND ASSOCIATES
1717 INGERSOLL AVENUE SUITE 117
DES MOINES, IA 50309
CONTACT: STEPHANIE POOLE
PH: (515) 440-5626

SUBMITTAL DATES

FIRST SUBMITTAL: 01/24/2022
SECOND SUBMITTAL: 02/07/2022
THIRD SUBMITTAL: 02/21/2022

LEGAL DESCRIPTION

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

BEGINNING AT THE SOUTHWEST CORNER OF LOT 'A', DESTINATION RIDGE PLAT 2, AN OFFICIAL PLAT IN SAID CITY OF GRIMES; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 'A' AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 36.32 FEET AND WHOSE CHORD BEARS NORTH 48°30'22" EAST, 33.21 FEET; THENCE SOUTH 89°52'09" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 97.74 FEET; THENCE EASTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 965.00 FEET, WHOSE ARC LENGTH IS 198.66 FEET AND WHOSE CHORD BEARS SOUTH 83°58'18" EAST, 198.31 FEET; THENCE SOUTH 00°07'51" WEST, 290.19 FEET; THENCE NORTH 89°52'09" WEST, 366.50 FEET TO THE WESTERLY LINE OF SAID OUTLOT 'Y'; THENCE NORTH 09°42'30" EAST ALONG SAID WESTERLY LINE, 148.97 FEET; THENCE NORTH 10°22'33" EAST CONTINUING ALONG SAID WESTERLY LINE, 42.91 FEET; THENCE NORTHERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 2035.50 FEET, WHOSE ARC LENGTH IS 100.42 FEET AND WHOSE CHORD BEARS NORTH 08°17'42" EAST, 100.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.40 ACRES (104,331 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ADDRESS

2340 SE 3RD STREET

ZONING

EXISTING: C-2 (COMMERCIAL DISTRICT) WITH CONDITIONS AS APPROVED BY ORDINANCE 569.

EXISTING/ PROPOSED USE

EXISTING: UNDEVELOPED/AGRICULTURE

PROPOSED: EVENT SPACE

DEVELOPMENT SUMMARY

AREA:	2.33 ACRES (101,497 SF)
SETBACKS	
FRONT:	25 FT
SIDE:	25 FT
REAR:	25 FT
IMPERVIOUS AREA	
BUILDING:	18,123 SF
DRIVEWAYS:	15,133 SF
PARKING AREAS:	8,873 SF
SIDEWALKS:	3,173 SF
	45,302 SF
OPEN SPACE	
REQUIRED:	10,150 SF (10%)
PROVIDED:	56,195 SF (55%)
PARKING	
REQUIRED	
EVENT (1 SPACE PER 4 SEATS)	
200 SEATS	50 SPACES
PROVIDED	
STANDARD:	50 SPACES
ACCESSIBLE:	4 SPACES
	54 SPACES
FUTURE PARKING:	23 SPACES

DATE OF SURVEY

10/28/2021

BENCHMARKS

1. SW BOLT ON HYDRANT SE CORNER OF 4TH STREET AND DESTINATION DRIVE.
   ELEVATION=983.49
2. BURY BOLT ON HYDRANT SE CORNER OF 1ST AND GATEWAY DRIVE.
   ELEVATION=940.44

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = SPRING 2022
ANTICIPATED FINISH DATE = SPRING 2023

PLANTING SCHEDULE

ANTICIPATED START DATE = APRIL 2022

INDEX OF SHEETS

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

GENERAL LEGEND

PROPOSED

PROPERTY BOUNDARY
SECTION LINE
CENTER LINE
RIGHT OF WAY (R/W)
BUILDING SETBACK
PERMANENT EASEMENT (P/E)
TEMPORARY EASEMENT (T/E)
TYPE SW-501 STORM INTAKE
TYPE SW-502 STORM INTAKE
TYPE SW-503 STORM INTAKE
TYPE SW-505 STORM INTAKE
TYPE SW-506 STORM INTAKE
TYPE SW-512 STORM INTAKE
TYPE SW-513 STORM INTAKE
TYPE SW-401 STORM MANHOLE
TYPE SW-402 STORM MANHOLE
FLARED END SECTION
TYPE SW-301 SANITARY MANHOLE
STORM/SANITARY CLEANOUT
WATER VALVE
FIRE HYDRANT ASSEMBLY
SIGN
DETECTABLE WARNING PANEL
WATER CURB STOP
SANITARY SEWER
SANITARY SERVICE (S)
STORM SEWER
STORM SERVICE (ST)
WATERMAIN WITH SIZE (8"W)
WATER SERVICE (W)
SAWCUT (FULL DEPTH)
SILT FENCE
USE AS CONSTRUCTED (UAC)
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 (TV)
GAS MAIN (G)
FIBER OPTIC (FO)
UNDERGROUND TELEPHONE (T)
OVERHEAD ELECTRIC (OE)
UNDERGROUND ELECTRIC (E)
FIELD TILE (TILE)
SANITARY SEWER W/ SIZE (8"S)
STORM SEWER W/ SIZE (15"ST)
WATER MAIN W/ SIZE (8"W)

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

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.

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322
PH: (515) 369-4400

PROJECT NO. 2110.813

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 MOST RECENT 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.

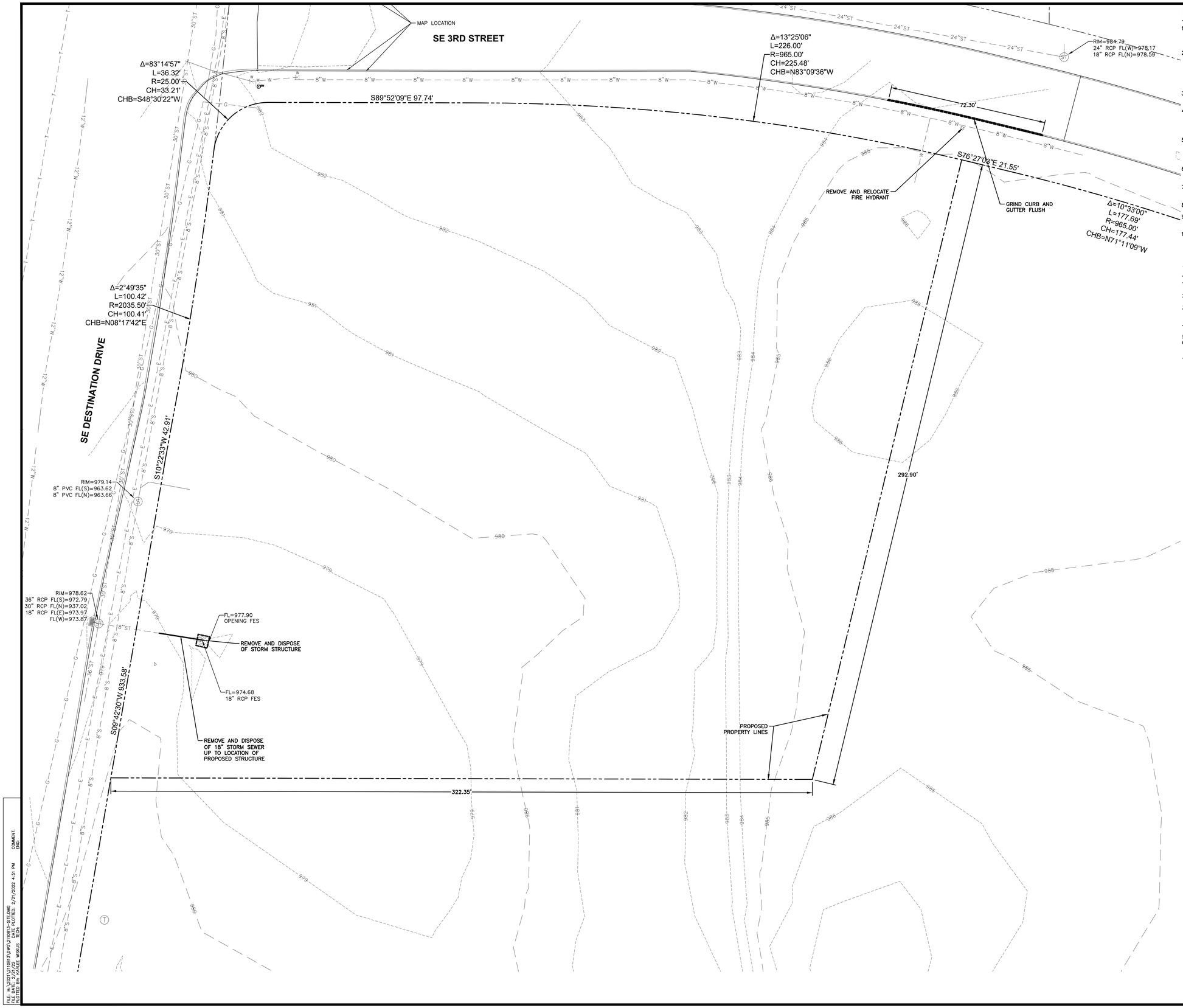
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JOHN PATRICK BECKER, P.E. — DATE

LICENSE NUMBER 25523
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

FILE: H:\2021\21108\13-DWG\21108-SITE.DWG
FILE DATE: 2/21/22
PLOTTED BY: KATEE WOOLS
DATE PLOTTED: 2/21/2022 4:51 PM
TECH:
COMMENT: DNS



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

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

DATE | REVISIONS | DRAFTED: | ENGINEER:

MID IOWA GYMNASTICS

TOPOGRAPHIC SURVEY/ DEMOLITION PLAN

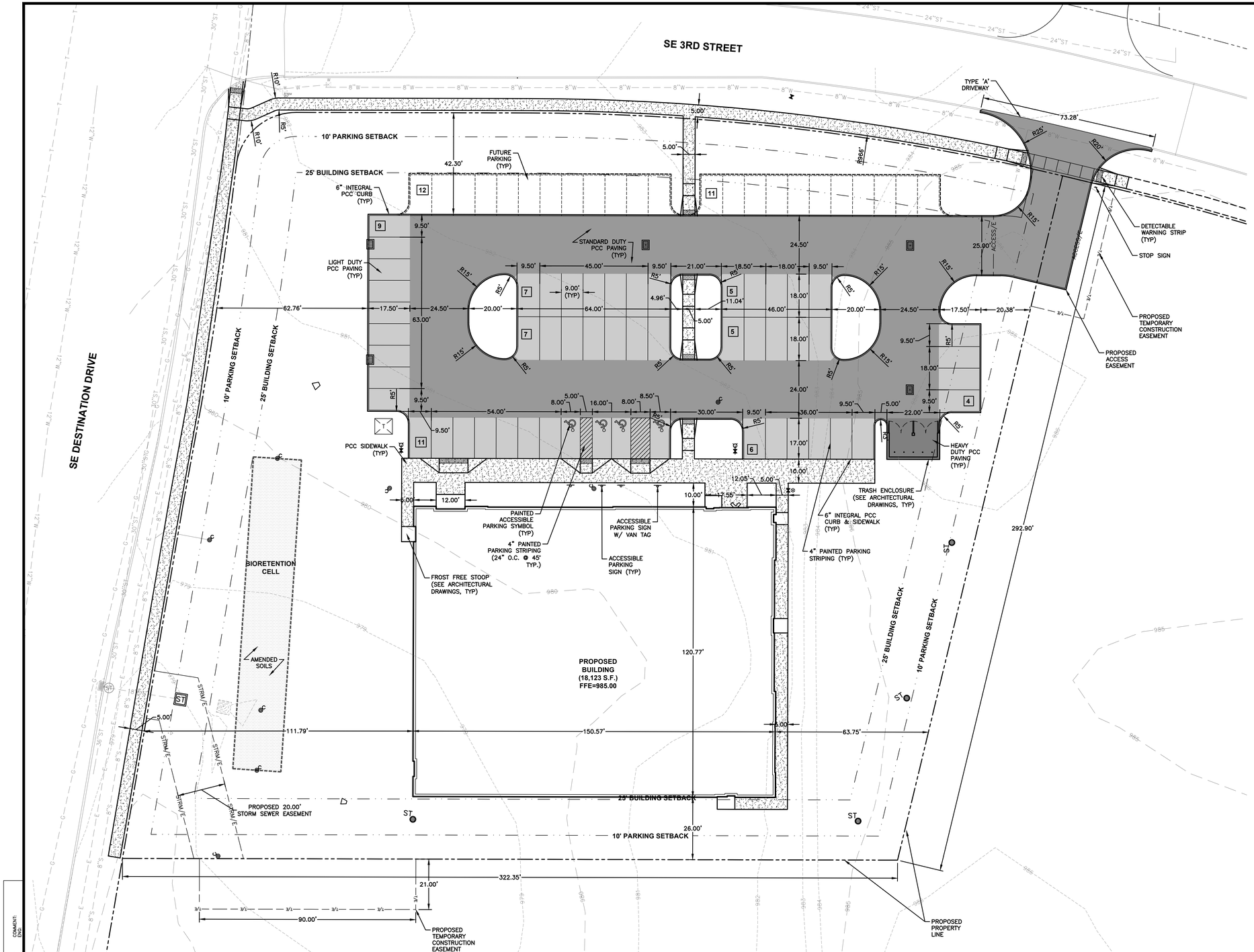
GRIMES, IOWA

DATE: 02/07/2022

SHEET NUMBER: C1.1

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GENERAL NOTES

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

PAVEMENT THICKNESS

1. SIDEWALKS	4" P.C.C.	
2. LIGHT DUTY PAVING	6" P.C.C.	
3. STANDARD DUTY PAVING	7" P.C.C.	
4. HEAVY DUTY PAVING	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. 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 2-INCH MINIMUM TYPE K COPPER.
f. PROPOSED WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE DEVELOPER. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF GRIMES. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE DEVELOPER AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DEPT. AND BY FAX TO US WATER AT 515-986-7300. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
g. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.

4. STORM SEWER NOTES:

a. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
b. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
c. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE, THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
d. STORM SEWER CLEANING & 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.

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SCALE
0' 10' 20' 40'

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URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

DRAFTED:
ENGINEER:

CIVIL DESIGN ADVANTAGE

MID IOWA GYMNASTICS
GRIMES, IOWA

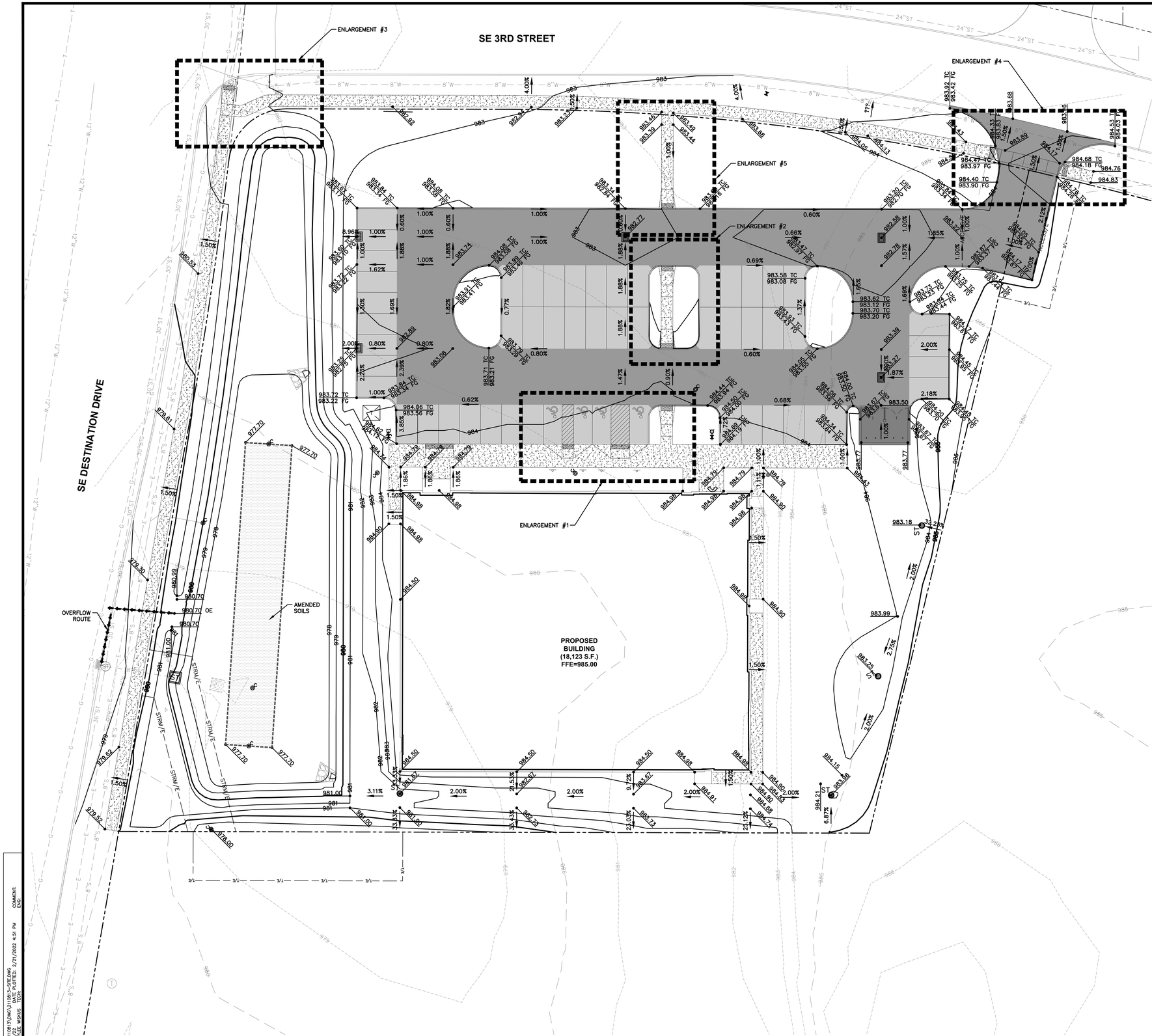
DIMENSION PLAN

DATE:
02/07/2022

SHEET NUMBER:
C2.1
2110.813

REVISIONS | DATE

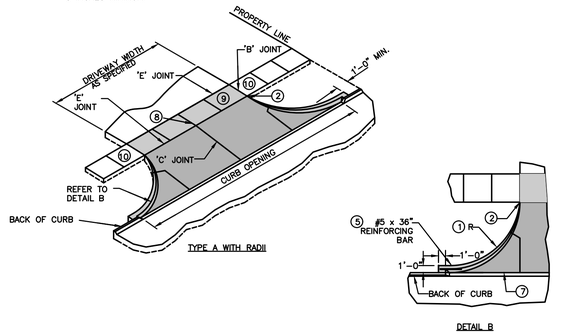
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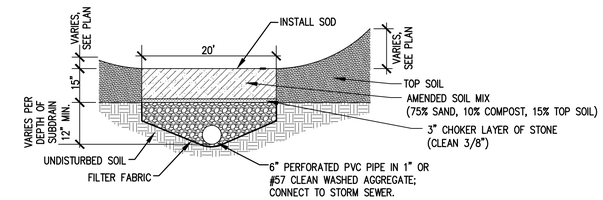
GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
    MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.

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



CONCRETE DRIVEWAY TYPE A



NOTE:
1. REFER TO IOWA STORMWATER MANAGEMENT MANUAL FOR FURTHER DETAILS.
2. CONTRACTOR SHALL INSTALL AND FINAL GRADE BIO-RETENTION AREA AFTER ALL DISTURBED AREAS ARE ESTABLISHED TO MINIMIZE THE AMOUNT OF SEDIMENT REACHING THE FILTER BED.
3. SOD SHALL BE INSTALLED WITHIN THE BIO-RETENTION AREA.

BIORETENTION DETAIL

N

SCALE 0' 10' 20' 40'

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: DRAFTED:

CIVIL DESIGN ADVANTAGE

DATE / REVISIONS

MID IOWA GYMNASTICS

GRIMES, IOWA

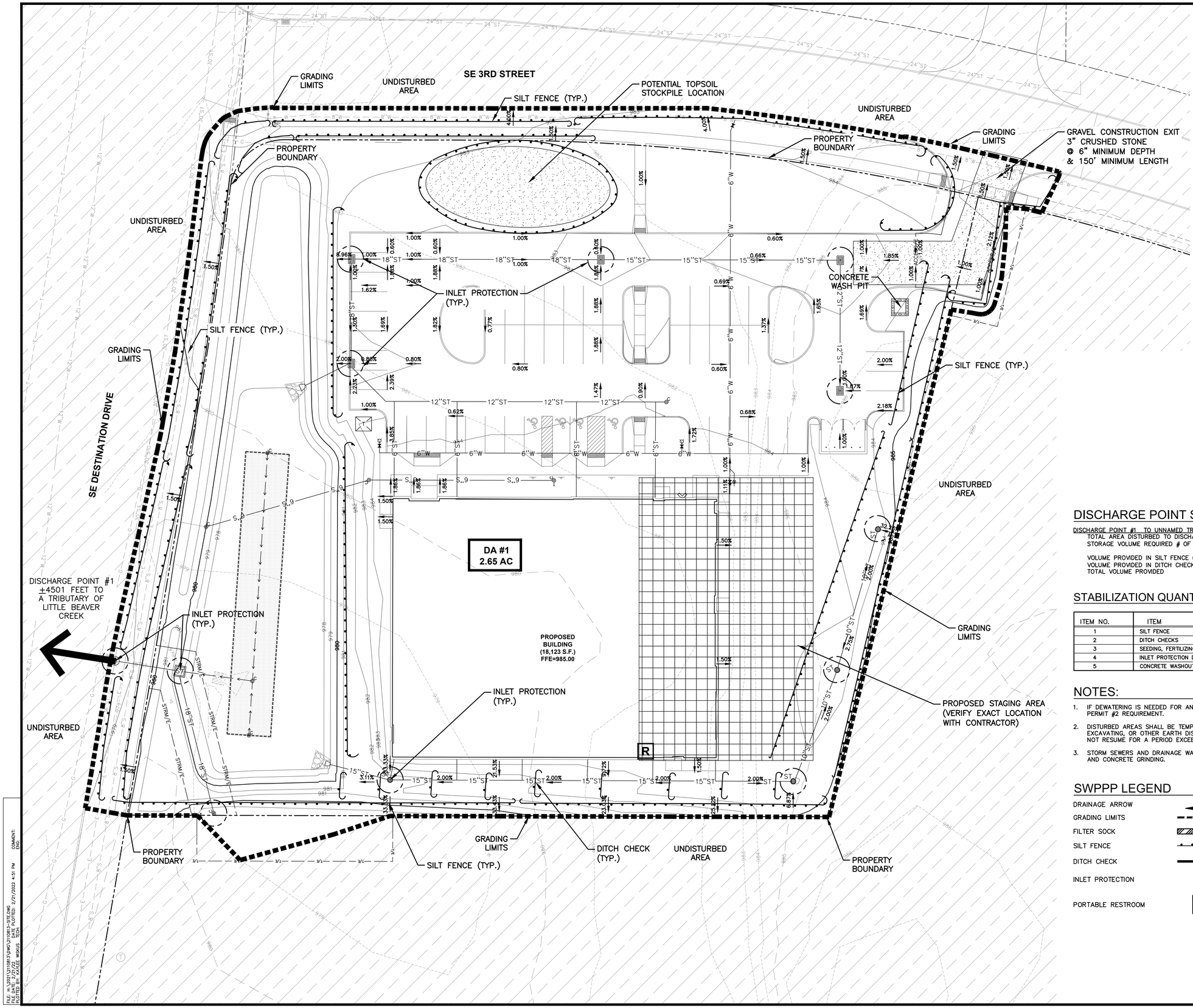
MID IOWA GYMNASTICS
GRADING PLAN

DATE: 02/07/2022

SHEET NUMBER: C3.1

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DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO UNNAMED TRIBUTARY OF LITTLE BEAVER CREEK ±4501 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	2.65 ACRES
STORAGE VOLUME REQUIRED # OF ACRES*3600 CU FT)	9,540 CU FT
VOLUME PROVIDED IN SILT FENCE (2,612 LF @ 4.5 CU FT/LF OF FENCE)	11,754 CU FT
VOLUME PROVIDED IN DITCH CHECK (179 LF @ 4.5 CU FT/LF)	806 CU FT
TOTAL VOLUME PROVIDED	12,560 CU FT

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,612
2	DITCH CHECKS	LF	179
3	SEEDING, FERTILIZING, AND MULCHING	AC	2
4	INLET PROTECTION DEVICES	EA	12
5	CONCRETE WASHOUT PIT	EA	1

NOTES:

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

SWPPP LEGEND

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

N

SCALE 0' 10' 20' 40'

CIVIL DESIGN ADVANTAGE
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PHONE: (515) 369-4400 FAX: (515) 369-4410

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MID IOWA GYMNASTICS

EROSION & SEDIMENT CONTROL PLAN

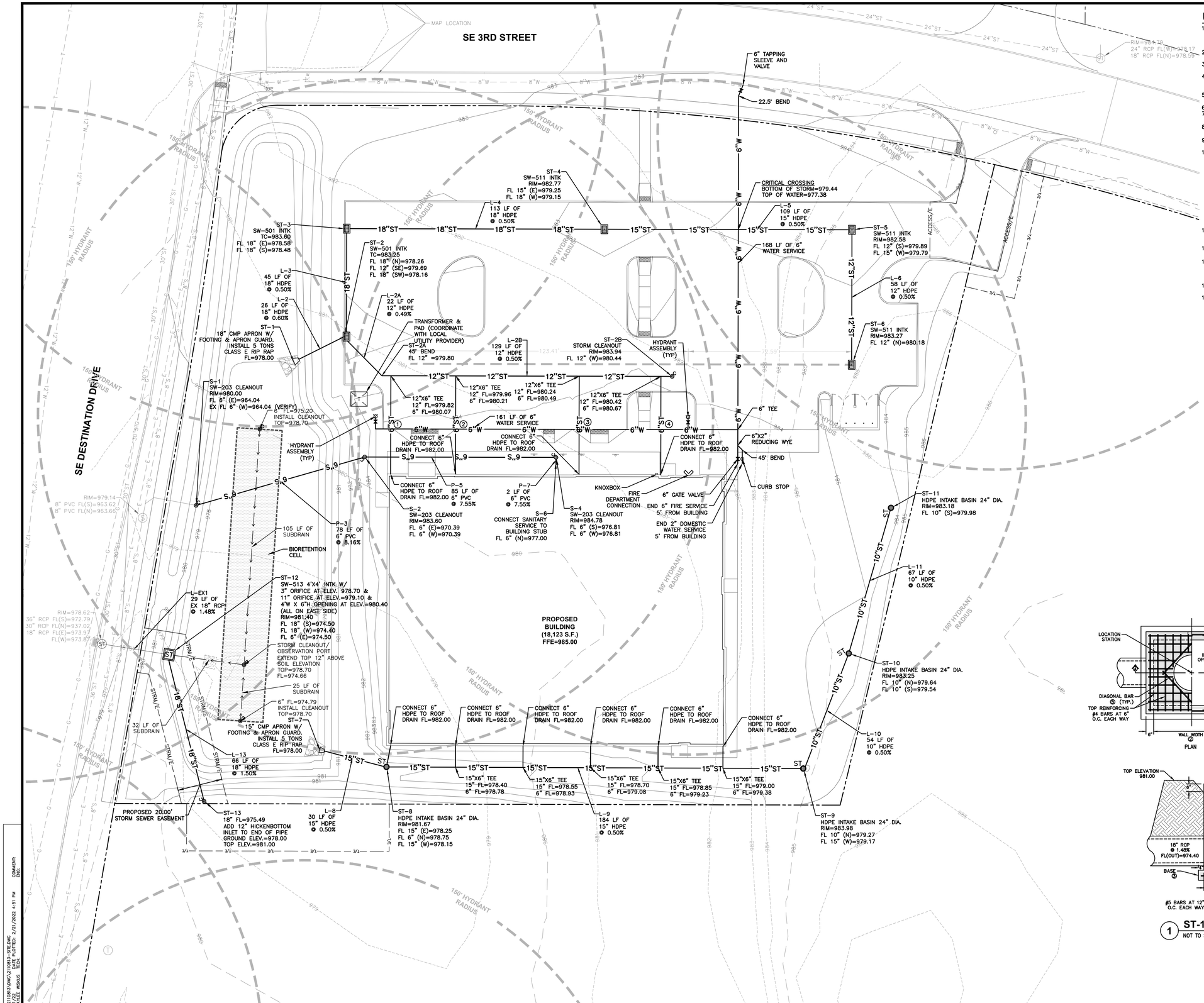
GRIMES, IOWA

DATE: 02/07/2022

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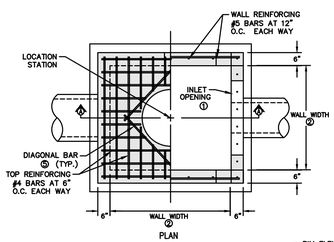


UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY 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 MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.

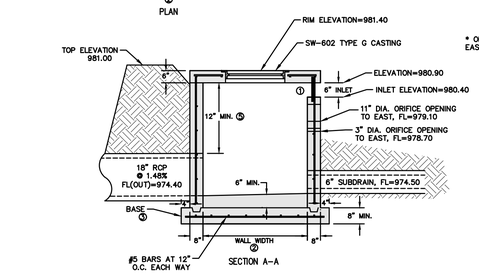
ROOFDRAIN CRITICAL CROSSINGS

1. BOTTOM STORM=981.06 TOP WATER=979.14
2. BOTTOM STORM=981.13 TOP WATER=979.13
3. BOTTOM STORM=981.26 TOP WATER=978.99
4. BOTTOM STORM=981.34 TOP WATER=979.19



- STRUCTURE MAY BE BUILT WITH OPENINGS ON ANY OR ALL SIDES. PROVIDE OPENINGS AND ORIENTATION AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- ADJACENT WALLS MAY HAVE DIFFERENT WIDTHS BASED UPON PIPE CONFIGURATION, BUT STRUCTURE MUST BE RECTANGULAR.

1. CONSTRUCT 1 INLET OPENING WITH 12-INCH #4 EPOXY-COATED BARS AT 8 INCHES ON CENTER. EMBED BARS A MINIMUM OF 3 INCHES INTO WALLS AND TOP AT ALL OPENINGS. CONSTRUCT 1 INLET OPENING 6" TALL AND 48" WIDE.
2. WALL WIDTHS VARY WITH PIPE DIA. PROVIDE 6 INCHES OF WALL WIDTH (MINIMUM) EACH SIDE OF PIPE OPENING. MINIMUM WALL WIDTH IS 36 INCHES. MAXIMUM WALL WIDTH IS 72 INCHES.
3. CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
4. INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.
5. 12" MINIMUM WALL HEIGHT ABOVE ALL PIPES.



* OPENING SHALL BE PLACED ON THE EAST SIDE OF THE INTAKE.

1 ST-12 MODIFIED SW-513 INTAKE - 4'X4' (BASIN 1)
NOT TO SCALE

SCALE 0' 10' 20' 40'

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

DRAFTED:
ENGINEER:

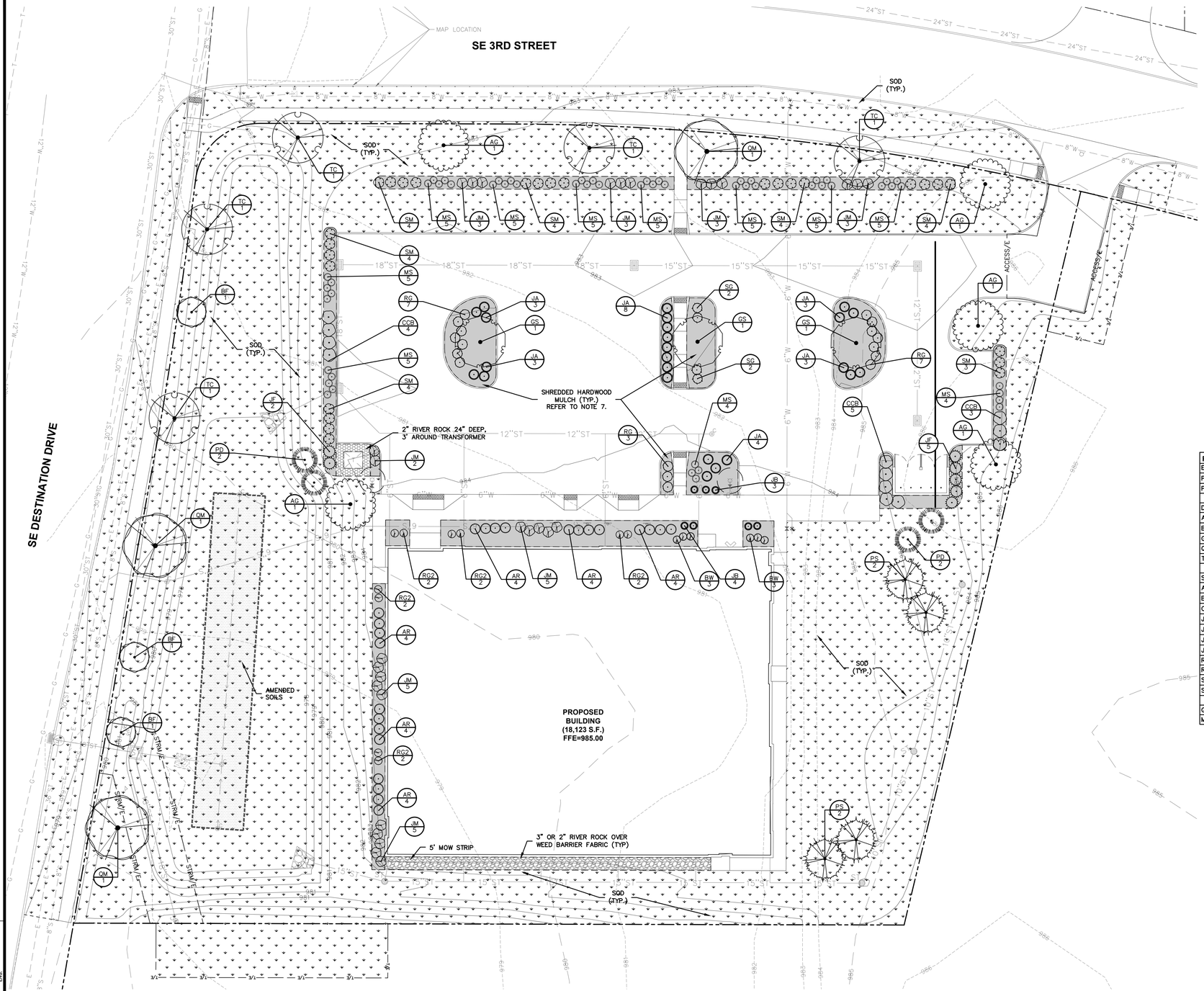
CIVIL DESIGN ADVANTAGE

MID IOWA GYMNASTICS
GRIMES, IOWA

UTILITY PLAN

DATE: 02/07/2022
SHEET NUMBER: C4.1
2110.813

FILE: N:\2021\21081\DWG\211813-SITE.DWG
FILE DATE: 2/21/22
PLOTTED BY: KATIE WILKUS
DATE PLOTTED: 2/21/2022 4:51 PM
COMMENT:
DWG:
TECH:



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. SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
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.
12. SITE RESTORATION TO BE COMPLETED WITH SOD OVER A MINIMUM OF 8-INCH TOPSOIL OR AMENDED SOIL.

LANDSCAPE REQUIREMENTS

PUBLIC RIGHT OF WAY BUFFER:
1 TREE PER 50 LF AND 1 SHRUB PER 4 L.F. BETWEEN VEHICLE USE AREAS AND RIGHT OF WAY

SE 4TH STREET (144 FT.)

	REQUIRED	PROVIDED
TREES	= 3	3
SHRUBS	= 36	42

NE DESTINATION DRIVE (82 FT.)

	REQUIRED	PROVIDED
TREES	= 2	2
SHRUBS	= 21	22

OPEN SPACE CALCULATION:

A. 2 TREES PER 1000 SF REQUIRED OPEN SPACE (50% 2 IN. CALIPER, 50% 1.5 IN. CALIPER AT 8' MINIMUM)

B. 2 SHRUBS PER 1000 SF REQUIRED OPEN SPACE

TOTAL SITE:	=	101,497 SF (2.33 AC.)
OPEN SPACE REQUIRED:	=	10,150 SF (10%)
OPEN SPACE PROVIDED	=	56,195 SF (55%)

OPEN SPACE 10,150 SF

	REQUIRED	PROVIDED
TREES	= 21	21
SHRUBS	= 21	138

PLANT SCHEDULE

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	CAL
PD	4	Black Hills White Spruce	Picea glauca 'Densata'	B&B, 6' HEIGHT	
PS	4	White Pine	Pinus strobus	B&B, 6' HEIGHT	
DECIDUOUS TREES	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONDITION AND SIZE**	**CAL**
AG	5	Green Column Maple	Acer nigrum 'Greencolumn'	B&B	2"
BF	3	Dakota Pinnacle Asian White Birch	Betula platyphylla 'Fargo' TM	B&B	2"
GS	3	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B&B	2"
QM	3	Burr Oak	Quercus macrocarpa	B&B, 1.5" CALIPER	
TC	5	Chancellor Littleleaf Linden	Tilia cordata 'Chancole' TM	B&B, 1.5" CALIPER	
SHRUBS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONDITION AND SIZE**	
AR	24	Rosy Lights Azalea	Azalea x 'Rosy Lights'	3 GAL	
BW	6	Winter Gem Japanese Boxwood	Buxus microphylla japonica 'Winter Gem'	3 GAL	
CCB	12	Bailey's Compact American Cranberry Bush	Viburnum trilobum 'Bailey Compact'	3 GAL	
JA	24	Arcadia Juniper	Juniperus sabina 'Arcadia'	3 GAL	
JB	7	Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	3 GAL	
JF	7	Sea Green Juniper	Juniperus chinensis 'Sea Green'	3 GAL	
JM	29	Sea of Gold Pfitzer Juniper	Juniperus x pfitzeriana 'Monsan' TM	24" HEIGHT	
RG	17	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	3 GAL	
RG2	10	Alder Buckthorn	Rhamnus frangula	3' HEIGHT	
SG	4	Goldflame Spirea	Spiraea x bumalda 'Goldflame'	3 GAL	
SM	27	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	3 GAL	
GRASSES	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONDITION AND SIZE**	
MS	53	Silver Feather Eulalia Grass	Miscanthus sinensis 'Silberfeder'	3 GAL	

N

SCALE 0' 10' 20' 40'

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

DRAFTED:
ENGINEER:

CIVIL DESIGN ADVANTAGE

MID IOWA GYMNASTICS

GRIMES, IOWA

MID IOWA GYMNASTICS
LANDSCAPE PLAN

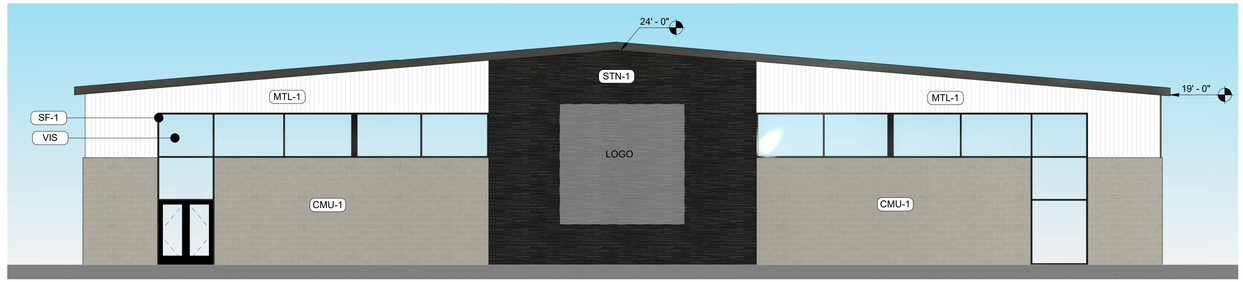
DATE: 02/07/2022

SHEET NUMBER: L1.1

2110.813

REVISIONS | DATE

FILE: H:\2021\2110813\DWG\2110813-SITE.DWG
FILE DATE: 2/21/22
PLOTTED BY: ALEXEE WISKUS
DATE PLOTTED: 2/21/2022 4:51 PM
COMMENT: ENG
TECH:



1 **WEST (STREET FACING) ELEVATION**
SCALE: 1/8" = 1'-0"

WEST ELEVATION:

TOTAL: 2590 SF — TOTAL (EXCLUDING GLAZING): 2069 SF

GLAZING = 521 SF (20%) — PRIMARY MATERIAL = 1643 SF (79%)
CMU = 940 SF
STONE = 703 SF
NICHIHA = 0 SF
METAL = 426 SF

EXTERIOR MATERIAL LEGEND

MAT. LABEL	MATERIAL DESCRIPTION
CMU-1	4"x8"x16" CMU SPLIT FACE VENEER, VERTICAL JOINTS STAGGERED, GROUTED & REINFORCED CELL; COLOR - BEIGE GRAY
FCB-1	FIBER CEMENT PANEL - NICHIHA OR APPROVED EQUAL; COLOR - ASH
MTL-1	RIBBED METAL PANEL, CONCEALED FASTENERS; COLOR - WHITE
MTL-2	RIBBED METAL PANEL, CONCEALED FASTENERS; COLOR - BLACK
RF	STANDING SEAM METAL ROOF; COLOR - BLACK
SF-1	PREFINISHED ALUMINUM STOREFRONT; COLOR - BLACK
SP-1	1" INSULATED OPAQUE SPANDREL GLASS: COLOR - WHITE
STN-1	MANUFACTURED VENEER STONE (INSTALLED PER MFR.); COLOR - DARK GRAY
VIS-1	1" INSULATED VISION GLASS: CLEAR W/ LOW E COATING
OHD	STEEL OVERHEAD DOOR FRAME; COLOR BLACK

TOTAL EXTERIOR WALL SF (EXCLUDING GLAZING): 7785 SF

TOTAL EXTERIOR WALL PRIMARY MATERIAL SF = 4839 SF (62%)



3 **EAST (PATIO) ELEVATION**
SCALE: 1/8" = 1'-0"

EAST ELEVATION:

TOTAL: 1740 SF — TOTAL (EXCLUDING GLAZING): 1038 SF

GLAZING = 702 SF — PRIMARY MATERIAL = 652 SF (63%)
CMU = 472 SF
STONE = 0 SF
NICHIHA = 160 SF
METAL = 386 SF

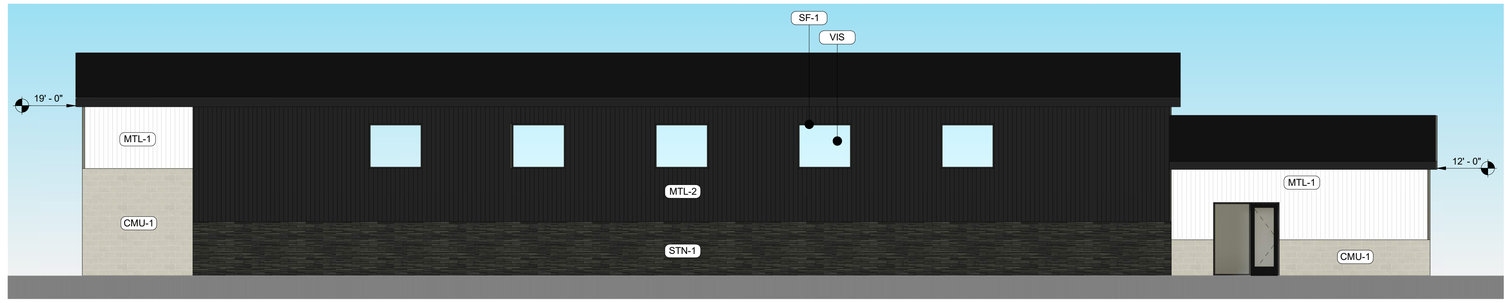
NOTE: UPPER BLACK PANEL WALL IS SETBACK 60' AND THEREFORE NOT INCLUDED IN THIS FACADES CALCULATIONS

2 **NORTH (FRONT) ELEVATION**
SCALE: 1/8" = 1'-0"

NORTH ELEVATION:

TOTAL: 2806 SF — TOTAL (EXCLUDING GLAZING): 2244 SF

GLAZING = 418 SF — PRIMARY MATERIAL = 1653 SF (74%)
CMU = 453 SF
STONE = 480 SF
NICHIHA = 720 SF
METAL = 591 SF
OH DOOR = 144 SF



4 **SOUTH (BACK) ELEVATION**
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION:

TOTAL: 2644 SF — TOTAL (EXCLUDING GLAZING): 2434 SF

GLAZING = 210 SF — PRIMARY MATERIAL = 891 SF (37%)
CMU = 235 SF
STONE = 656 SF
NICHIHA = 0 SF
METAL = 1543 SF

mid iowa GYMNASTICS

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MID-IOWA GYMNASTICS

GRIMES, IOWA

02/21/22

24"x36" SHEET (FULL SIZE)
- SCALE IS AS NOTED

12"x18" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED

OTHER SHEET SIZES NOT TO SCALE

SAA JOB #: 21133

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

Planning & Zoning Staff Report

TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: March 1, 2022
RE: West Metro Industrial – Preliminary Plat

GENERAL INFORMATION:

Applicant: ATI Grimes Industrial Holdings, LLC

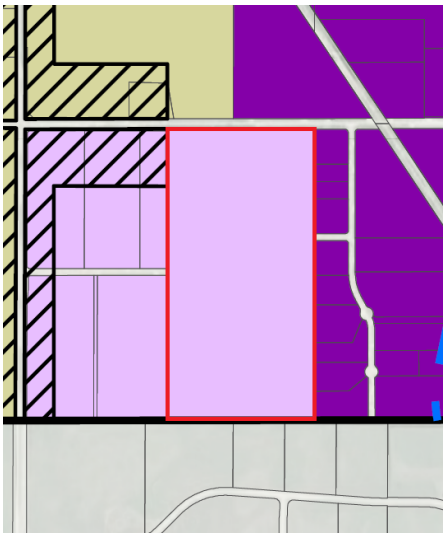
Requested Action Preliminary Plat

Location Located south of SE 37th Street and east of Prairie Business Park

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Business Park	M-1A
North	Vacant/Heavy Industrial	Business Park/General Industrial	A-1/M-3
South	Vacant	Urbandale	Urbandale
East	Heavy Industrial	General Industrial	M-3
West	Light Industrial	Business Park	M-1A

BACKGROUND:
The applicant is requesting approval of a preliminary plat for the West Metro Industrial, which will allow for the future subdivision of the 78.64-acre property. The plat will consist of four lots for industrial development and two public streets to be dedicated to the City with the final plat: SE Park Drive and the missing segment of SE 41st Street.

ANALYSIS:
The preliminary plat shows three access points from SE 37th Street and additional access via SE 41st Street and sidewalks will be provided along the public streets.

Sanitary sewer will be extended along SE 37th Street and from an existing sewer to the east within the Gateway Commerce development. Water for the development will we provided along SE 41st Street and SE Park Drive. Detention within the development will be handled via individual basins on each lot.

The project is proposed to be constructed in phases. Construction drawings for each phase will be reviewed by staff to provide the appropriate public improvements to serve each phase. The first phase will include construction of a portion of SE Park Drive and SE 41st Street to serve development on Lot 1.

STAFF RECOMMENDATION:
Staff would recommend approval of the West Metro Industrial preliminary plat 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

~~February 1, 2022~~
~~February 17, 2022~~
February 25, 2022

McClure Engineering
Attn: Trent Smith
1360 NW 121st Street
Clive, IA 50325

RE: Grimes Industrial Preliminary Plat

Dear Mr. Smith:

The Development Services Department is in receipt of a proposed Preliminary Plat for the Grimes Industrial Plat 1. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. ~~Keep storm sewer out from under pavement when running longitudinal. Show storm lines to MH section of SW-503 to keep storm out of pavement.~~

2. ~~Please provide a revised, more unique or site-specific plat name. Grimes already has Grimes Industrial Park and we will want to avoid any confusion between the two plats.~~

3. Revise street name to SE 41st St. There is still a label for SE 40th St. Please revise.

Cover:

1. Please add the zoning date and zoning change development agreement book/page. Staff will provide once the agreement is recorded.

Sheet 2

1. ~~Please add a demolition sheet following this sheet.~~

2. ~~Please extend the boundary survey 20 feet into the adjoining properties to assist with evaluating tie off grades.~~

Sheet ~~3~~ 4

1. ~~Please removal all demoded items and tree lines.~~

2. ~~All lots should be labeled 1-4. Do not label lots as future.~~

3. ~~The preliminary plat should reflect the improvements for the entire site. This should include roads, utilities, services, future buildings, landscaping, etc, similar to what was shown in the concept plan. Please update for all sheets. Do not show the street as halftone and show the street all as one lot.~~

4. ~~Remove all future labels from easements, infrastructure, etc.~~

5. ~~Staff questions if the storm water basins will be placed into outlots for common area maintenance. If, so, please show future outlots and update for all sheets.~~

6. ~~Staff questions if the applicant intends to provide any site signage for the site. If so, please denote easements for common area maintenance.~~

7. ~~SE Park Drive should be constructed with turn lane at the intersection. Show turn lanes on preliminary plat. Turn lane to be constructed with phase 1 improvements. Storm and water do not appear to be revised for future turn lane.~~

8. ~~Staff feels that the pavement should be pulled further in in SE Park Drive, to allow for the driveway to be further separated from SE 37th. In an improved condition, it appears the driveway will be less than 50 feet from the intersection.~~

9. ~~In order to avoid future conflicts, please shift sanitary sewer off the ROW and into the site. Adjust easement accordingly. The future expansion of 37th St will roughly match the alignment of the south curb at the intersection of 37th and James St. Please shift sanitary accordingly.~~

10. Please add a 20-foot temporary construction easement for future SE 37th street. Provide now or provide language within the declaration that the City can obtain the easement at no cost. When final plat is prepared, the declaration language will allow City to obtain easement at no cost.

11. ~~Please extend the PUE along SE 37th Street, west of SE Park Drive.~~

12. ~~Please label all pipe sizes and structure types.~~

13. Please show sidewalk along the public streets. Label 5' sidewalk along SE 37th St. Label 5' sidewalk. The applicant can enter into an agreement to provide the City with the cost of the sidewalk for the City to construct with the SE 37th St improvements or applicant can enter into an agreement to construct the sidewalk after the SE 37th St improvements are completed.

~~14. Please show street lights along all public streets.~~

~~15. Please provide a cluster mail box along the street or on site for mail delivery. Staff would suggest one for each lot/building.~~

Sheet ~~4~~ 5

1. ~~Staff questions why the engineer has proposed a 45-degree bend in the watermain on 41st as it extends east from Prairie Business Park.~~

2. How will water be provided to the south side of 41st? Please show extensions/stub to south side. Please show water service to development south of SE 41st St. Water services to lots on the opposite side of street to be installed prior to paving.

3. ~~Please label all pipe sizes and structure types.~~

4. ~~Staff questions if alternatives to the 45 degree water main drops are possible.~~

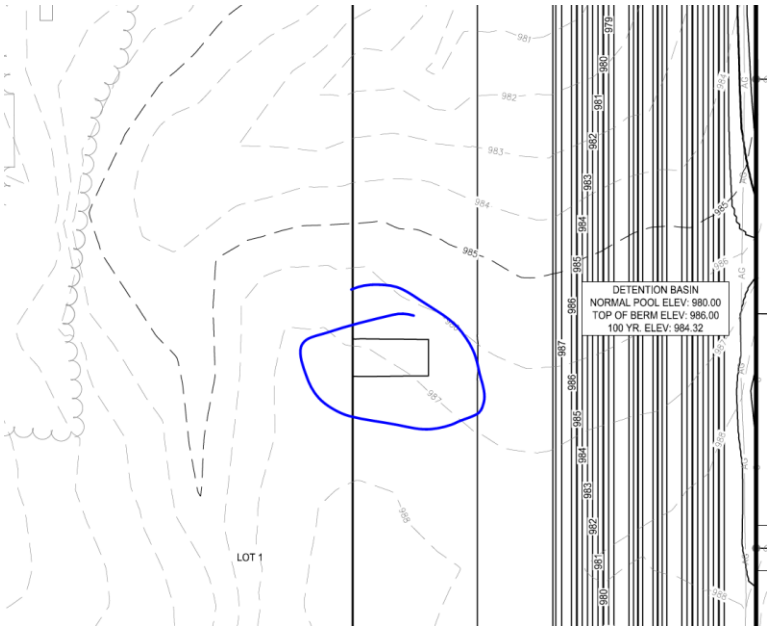
5. Show future services for sanitary services.

6. Show phasing/plat lines and utilities to each limit. (water shown going south to north of intersection of Park and 41st)

Sheet ~~6~~ 7

1. ~~Please remove all demoed items and tree lines.~~

2. ~~Staff questions what this is?~~



3. ~~Please identify overflow points for the storm basin.~~

4. ~~Please ensure all future contours are labeled. Label contours at the northwest corner of the site and contours at the south side of the building.~~

5. ~~Please provide existing street grades on SE 37th Street.~~

6. ~~Please plan for a sidewalk along SE 37th Street. Please provide 5' sidewalk.~~

7. ~~Please provide pad site elevations.~~

Sheet ~~7~~ 8

1. ~~Please identify overflow points for the storm basins.~~

2. ~~Where overflows exist adjacent to sidewalks or ROW, please provide a note to depress the area and detail on future construction drawings. Please revise note to "depress typical sidewalk section…" and move arrow to sidewalk at the northeast basin.~~

3. ~~Please show how the basins south of SE 41st St release.~~

Stormwater Management Plan (SWMP)

1. ~~Maps: Provide north arrow, scale, and label contours.~~

2. ~~Existing Map: Remove proposed construction and surface from existing conditions map.~~

3. ~~Proposed Map: Please show overflow route and label Detention Basins 1-3. Provide contour labels. Fix draw order of drainage areas. Difficult to see "green" line in certain areas.~~

4. ~~Pages 15 & 17 (13/30 and 15/30): Should these sheets be notated as runoff curve number, instead of runoff coefficient?~~

5. ~~Time of Concentration – Proposed Conditions: Double check ground cover type.~~

6. ~~Proposed Detention Basin 3: Is there an orifice plate on the outlet pipe?~~

7. ~~Provide WQv and CPv calculations. Don't just show the result.~~

8. ~~Watershed Model Schematics: Most models are not showing.~~

9. ~~Model Current, Proposed, and Future Conditions as per ISWMM Ch. 3.01-5. C.2.c, "Scenario 'C'".~~

10. ~~Page 60 and 105: Why are there 2 different models for existing conditions?~~

11. Proposed Conditions Map: There should be 2 undetained areas. There is the area that is discharging at Discharge Point A and the area discharging at Discharge Point B.

12. Proposed Conditions Map: Swale grading along SE 37th Street does not match grading shown on PP. If PP is correct, how does a flat swale bottom drain to the outlet?

13. Provide entire WQv and CPv calculations, don't just show results. Include Rv calculations and number of acres for each. CPv calculation is missing for Discharge Point A. Fix units on CPv calculations. CPv calculation is using the wrong ratio of outflow to inflow. T=24 hrs is 0.02 (figure C3-S6-1).

14. Model Current, Proposed, and Future Conditions as per ISWMM Ch. 3.01-5. C.2.c, "Scenario 'C'". Yes, the ponds are detaining more runoff in the proposed conditions than in future conditions. But, your allowable release rate in future conditions will be less than proposed. When those areas are developed, they will need to reduce their release rate to less than the natural conditions. The exercise for modelling future

conditions is to see if any modifications need to be made to the outlet structure (i.e. close openings, reduce opening sizes, install wier plates…..)

15. All hydrographs: Table of Contents should be at the beginning of each section, not end.

16. Page 60 and 105: If you are using the existing 5-yr to cap larger storm event release rates, there is no need to include hydrographs past the 5 yr event. The hydrographs for the natural condition's scenario are the only ones that need to go to the 100-yr event.

17. Storm Water Runoff Summary: Discharge A – 10-yr Existing condition should be 29.08 cfs, and update allowable release rate.

18. Why is Pond 1 not used in the hydrograph?

19. Pond 3: Hydrograph shows only 1 – 9"X48" opening. The Public Construction Drawings show 3 openings. Please rectify. Drawings also show a different sized outlet pipe, length, slope, and invert elevations than hydrograph.

20. Pond 2: Fix orifice A and B invert elevations and slopes.

Construction Drawings (CDs)

1. ~~Provide construction drawings or details for proposed outlet pipes and basin connection pipes.~~

2. ~~Recommend adding forebays to ponds.~~

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:	~~February 7, 2022~~ February 23, 2022 **(1 PDF of Preliminary Plat)**
PLANNING & ZONING:	March 1, 2022 at 5:30
COUNCIL MEETING:	March 22, 2022 at 5:30

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

Sincerely,
Evann Martin
Assistant Planner

WEST METRO INDUSTRIAL PRELIMINARY PLAT

GRIMES, IA

OWNER

ATI GROUP
1615 SW MAIN STREET
SUITE 207
ANKENY, IOWA 50023
ATTN: TYLER LEO

APPLICANT

OPUS DESIGN BUILD LLC
1860 NW 118TH STREET
SUITE 250
CLIVE, IOWA 50325
ATTN: MICHAEL ANTHONY

ENGINEER/SURVEYOR

McCLURE ENGINEERING
1360 NW 121ST STREET
CLIVE, IOWA 50325
(515) 964-1229
TSMITH@MECRESULTS.COM
ATTN: TRENT SMITH

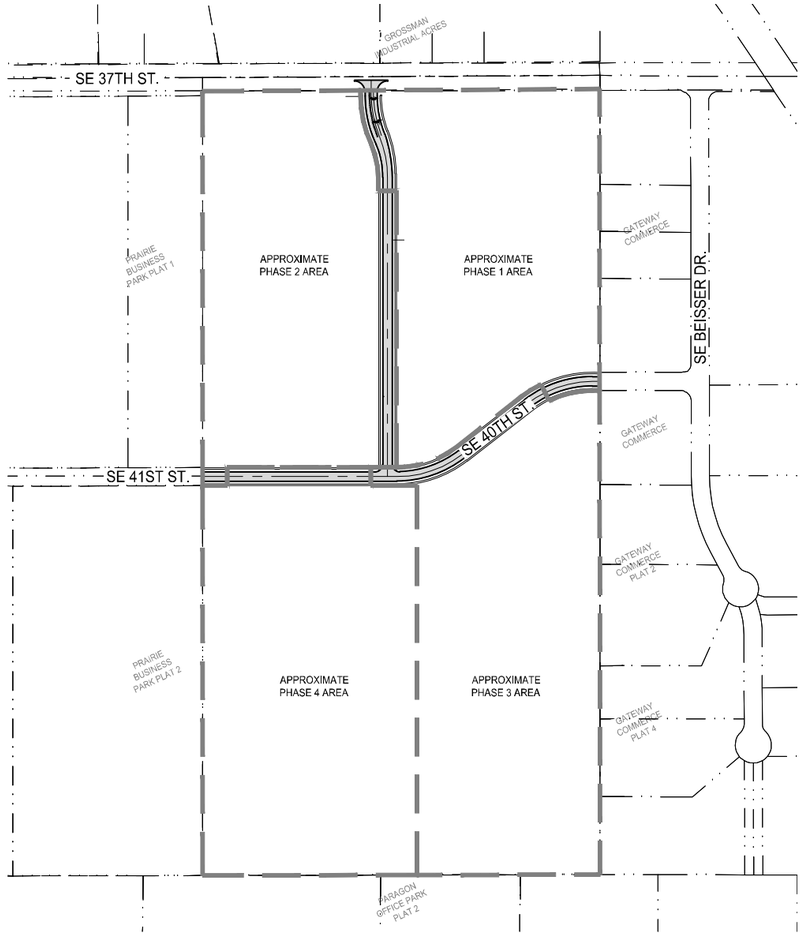
BULK REGULATIONS

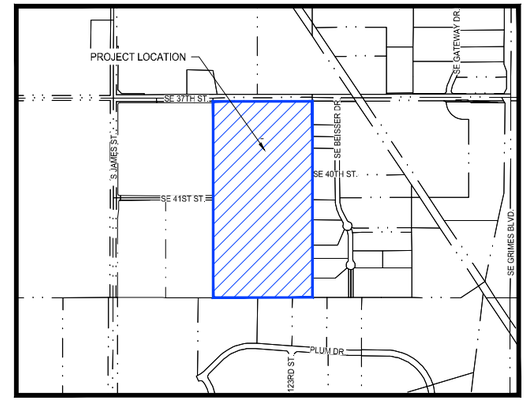
M-1A:
FRONT SETBACK = 25'
REAR SETBACK = 25'

LEGAL DESCRIPTION

CURRENT DEED OF RECORD IN BOOK 18889 PAGE 26

THE EAST ONE HALF OF THE NORTHWEST QUARTER (E 1/2 NW 1/4) OF SECTION 17, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY (NOW CITY OF GRIMES), IOWA EXCEPT ROADWAY, CONTAINING 78.13 ACRES, MORE OR LESS



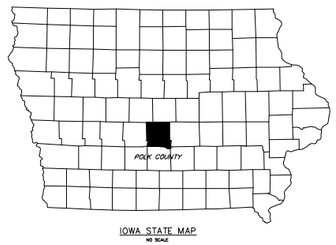


VICINITY MAP

NOT TO SCALE

SHEET LIST TABLE		
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	PP-01	COVER SHEET
2	PP-02	EXISTING CONDITIONS AND SURVEY CONTROL
3	PP-03	DEMOLITION PLAN
4	PP-04	GENERAL LAYOUT AND DIMENSION PLAN
5	PP-05	GENERAL LAYOUT AND DIMENSION PLAN
6	PP-06	GENERAL LAYOUT AND DIMENSION PLAN
7	PP-07	GRADING PLAN
8	PP-08	GRADING PLAN
9	PP-09	GRADING PLAN

SUBMITTAL & REVISION TABLE		
SUBMITTAL	DATE	DESCRIPTION
1	1/24/2022	CITY SUBMITTAL #1
2	2/7/2022	CITY SUBMITTAL #2
3	2/23/2022	CITY SUBMITTAL #2



IOWA STATE MAP
NO SCALE

ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE 2022 IOWA STATEWIDE URBAN DESIGN STANDARD AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AS ACCEPTED BY THE CITY OF GRIMES AND THE GRIMES SUPPLEMENTAL SPECIFICATIONS EXCEPT WHERE ALTERED OR AMENDED BY THE CITY OF GRIMES.

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811

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.

TRENT LUNDY SMITH, PE NO. 26452 DATE:

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

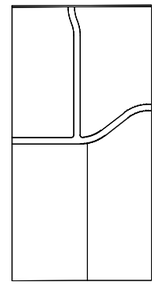
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COVER SHEET

NORTH

WEST METRO INDUSTRIAL PRELIMINARY PLAT

GRIMES, IA
211031
JANUARY 24, 2022

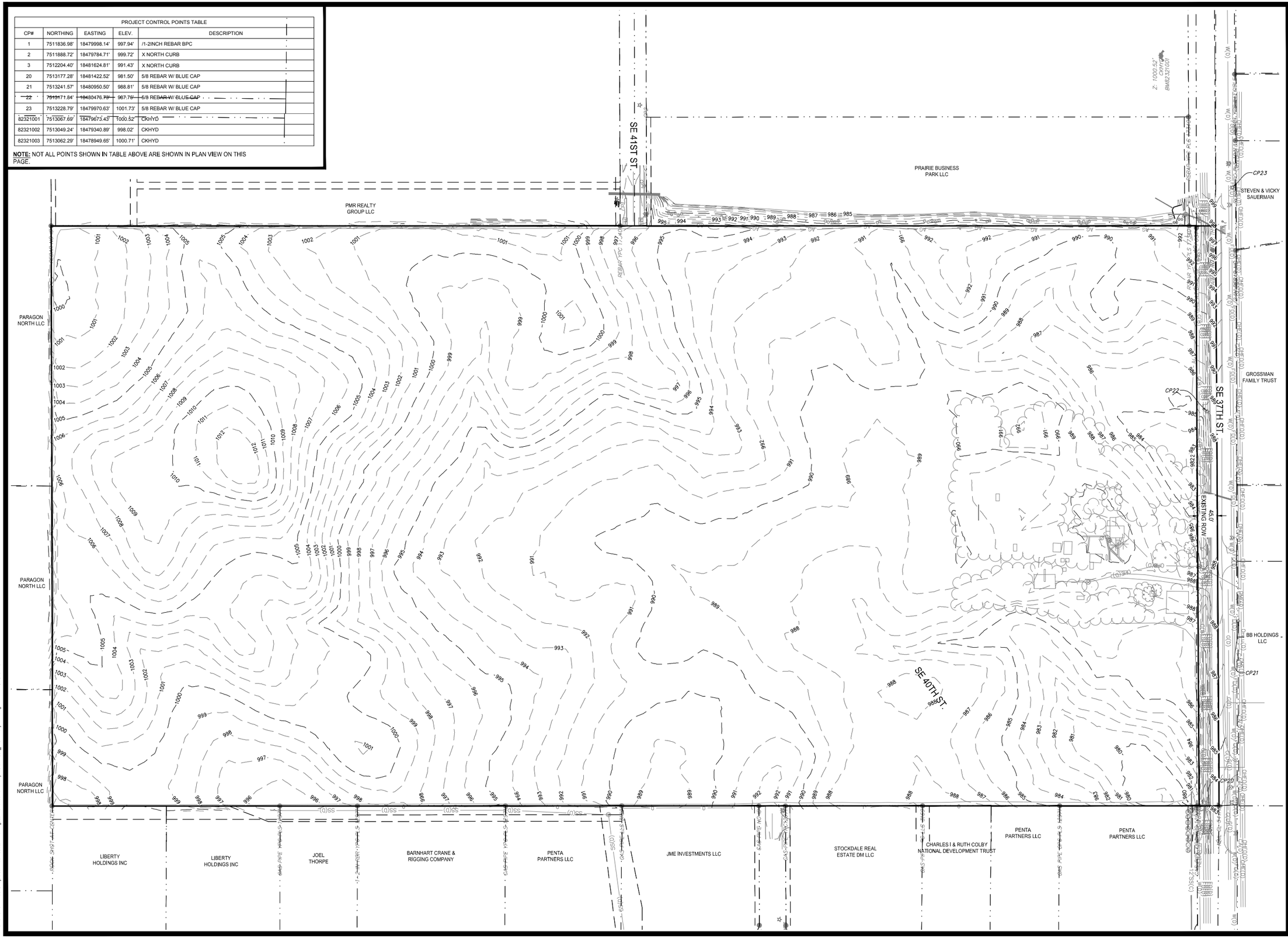
REVISIONS
-
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-

ENGINEER: T. SMITH
DRAWN BY: J. ALVAREZ
CHECKED BY: -
FIELD BOOK NO.: -
DRAWING NO.: PP-01
SHEET NO.: 1 / 9

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PROJECT CONTROL POINTS TABLE				
CP#	NORTHING	EASTING	ELEV.	DESCRIPTION
1	7511836.98'	18479998.14'	997.94'	/1-2INCH REBAR BPC
2	7511888.72'	18479784.71'	999.72'	X NORTH CURB
3	7512204.40'	18481624.81'	991.43'	X NORTH CURB
20	7513177.28'	18481422.52'	981.50'	5/8 REBAR W/ BLUE CAP
21	7513241.57'	18480950.50'	988.81'	5/8 REBAR W/ BLUE CAP
~~22~~	~~7513171.84'~~	~~18480476.73'~~	~~967.76'~~	~~5/8 REBAR W/ BLUE CAP~~
23	7513228.79'	18479970.63'	1001.73'	5/8 REBAR W/ BLUE CAP
82321001	7513067.69'	18479673.43'	1000.52'	CKHYD
82321002	7513049.24'	18479340.89'	998.02'	CKHYD
82321003	7513062.29'	18478949.65'	1000.71'	CKHYD

NOTE: NOT ALL POINTS SHOWN IN TABLE ABOVE ARE SHOWN IN PLAN VIEW ON THIS PAGE.



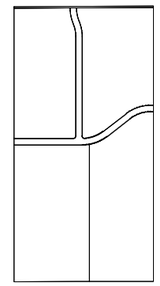
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EXISTING CONDITIONS AND SURVEY CONTROL

NORTH

0 50' 100' 200'

GRAPHIC SCALE

WEST METRO INDUSTRIAL PRELIMINARY PLAT

GRIMES, IA

211031

JANUARY 24, 2022

REVISIONS

ENGINEER	DRAWN BY
T. SMITH	J. ALVAREZ
CHECKED BY	FIELD BOOK NO.
-	-
DRAWING NO.	SHEET NO.
PP-02	2 / 9

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PROJECT CONTROL POINTS TABLE				
CP#	NORTHING	EASTING	ELEV.	DESCRIPTION
1	7511836.98'	18479998.14'	997.94'	/1-2INCH REBAR BPC
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82321003	7513062.29'	18478949.65'	1000.71'	CKHYD

NOTE: NOT ALL POINTS SHOWN IN TABLE ABOVE ARE SHOWN IN PLAN VIEW ON THIS PAGE.

SE 41ST ST.

PMR REALTY GROUP LLC

PRAIRIE BUSINESS PARK LLC

STEVEN & VICKY SAUERMAN

GROSSMAN FAMILY TRUST

BB HOLDINGS LLC

SE 37TH ST.

SE 40TH ST.

PARAGON NORTH LLC

PARAGON NORTH LLC

PARAGON NORTH LLC

LIBERTY HOLDINGS INC

LIBERTY HOLDINGS INC

JOEL THORPE

BARNHART CRANE & RIGGING COMPANY

PENTA PARTNERS LLC

JME INVESTMENTS LLC

STOCKDALE REAL ESTATE DM LLC

CHARLES I & RUTH COLBY NATIONAL DEVELOPMENT TRUST

PENTA PARTNERS LLC

PENTA PARTNERS LLC

REMOVE 1050 LF OF CHAIN LINK FENCE

REMOVE WOOD SHED ROOF COLLAPSED WALLS COLLAPSED

REMOVE ABANDONED CAR

REMOVE GRAIN BIN TRAILOR

REMOVE WOOD SHED ROOF COLLAPSED WALLS COLLAPSED

REMOVE YARD HYRANT

REMOVE PILE OF TIRES

REMOVE JUNK PILE METAL GRAIN ELEVATORS

REMOVE JUNK PILE OLD TRACTOR

REMOVE RESIDENT BUILDING

REMOVE WOOD GARAGE

REMOVE L.P. TANK

REMOVE JUNK PILE METAL FENCE WIRE

REMOVE ABANDONED CAR

REMOVE TRASH DUMPSTER

REMOVE OVERHEAD ELECTRIC LINE

REMOVE TRASH PILE ROCK PILE

REMOVE GRAVEL DRIVE

REMOVE ENTRANCE GATE & FENCE

REMOVE TRASH PILE FENCE POST AROUND TREE

REMOVE ABANDONED CAR

REMOVE 2 FUEL TANKS ABOVE GROUND 55 GALLON TANKS

REMOVE WOOD BARN ROOF COLLAPSED

REMOVE TRASH PILE OLD WIRE FENCE

REMOVE GRAIN TRAILER

REMOVE WOOD BARN

REMOVE ABANDONED CAR

REMOVE BRICK SHED ROOF COLLAPSED

REMOVE GRAIN ELEVATOR

REMOVE 405 LF OF CHAIN LINK FENCE

EXISTING ROW 45.0'

CP20

CP21

CP22

CP23

Z: 1000.53' CKHYD BM82321001

NORTH

0 50' 100' 200'

GRAPHIC SCALE

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DEMOLITION PLAN

WEST METRO INDUSTRIAL PRELIMINARY PLAT

GRIMES, IA
211031
JANUARY 24, 2022

REVISIONS

ENGINEER	DRAWN BY
T. SMITH	J. ALVAREZ
CHECKED BY	FIELD BOOK NO.
-	-
DRAWING NO.	SHEET NO.
PP-03	3 / 9

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SE 37TH ST.

MAG NAIL ON 3" DNAIL IN ROAD

CEDAR KEVIN ROAD

1310.46'
S89°40'49"W

MAG NAIL AT BASE OF FENCE POST

CEDAR YRC PLS 17340

15.00'
S00°00'12"E

521.82'
S89°40'49"W

10.0' PUE

APPROXIMATE LANDSCAPE SCREENING

SW-505

24" RCP

SW-506 MODIFIED

FES

24" RCP

15.0' SANITARY SEWER EASEMENT

SW-301
3.27'
S00°00'00"E

CP22

SANITARY SERVICE STUB

SIGN EASEMENT

18" RCP

SW-401

6" PVC

19,657 SF
0.45 AC
LOT A

FES

24" RCP

70.00'
S89°40'49"W

40.0'
B-B

3.66'
N00°00'00"E

45° BEND

45° BEND

CHD L=117.02'
CHD=N19°42'17"W
Δ=21°24'32"
R=315.12'
L=117.70'

70.0'
ROW

HYDRANT

GATE VALVE 8"

SW-501

15" RCP

CHD L=160.49'
CHD=S12°01'48"E
Δ=24°03'07"
R=385.14'
L=161.67'

18" RCP

SW-503

CHD L=144.85'
CHD=N19°42'06"W
Δ=21°24'18"
R=390.00'
L=145.70'

18" RCP

SW-401

CHD L=120.87'
CHD=S12°01'41"E
Δ=24°03'21"
R=290.00'
L=121.76'

HYDRANT

CLUSTER MAILBOX PAD

18" RCP

10.0' PUE

15" RCP

10.0' PUE

CLUSTER MAILBOX PAD

SW-503

SW-501

SE PARK DR.

8" PVC

60.0'
ROW

150' HYDRANT COVERAGE

31.0'
B-B

HYDRANT

GATE VALVE 8"

5' SIDEWALK (TYP)

SW-503

18" RCP

SW-501

18" RCP

HYDRANT

925.95'
S00°00'45"W

30.00'
N00°00'45"E

5' SIDEWALK (TYP)

8" PVC

15" RCP

SW-501

SW-503

FFE: 995.00±

LOT 2
704,008 SF
16.16 AC

1226.48'
N00°00'12"W

12" PVC

718.65'
S89°40'49"W

SW-301

15.0' SANITARY SEWER EASEMENT

10.0' PUE

12" PVC

15.00'
N00°00'45"W

SW-301

FFE: 993.00±

LOT 1
720,092 SF
16.53 AC

300.00'
S00°00'45"E

155.00'
S00°00'45"E

155.00'
S00°00'45"E

310.00'
S00°00'45"E

24.83'
S89°59'15"W

CP21

CP20

NAIL CL 54TH

REBAR YRC/WEST PLS

GAS RISER

GAS RISER

GAS RISER

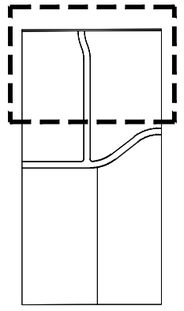
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GENERAL LAYOUT AND DIMENSION PLAN

NORTH

0 25' 50' 100'

GRAPHIC SCALE

WEST METRO INDUSTRIAL PRELIMINARY PLAT

GRIMES, IA

211031

JANUARY 24, 2022

REVISIONS

ENGINEER
T. SMITH

DRAWN BY
J. ALVAREZ

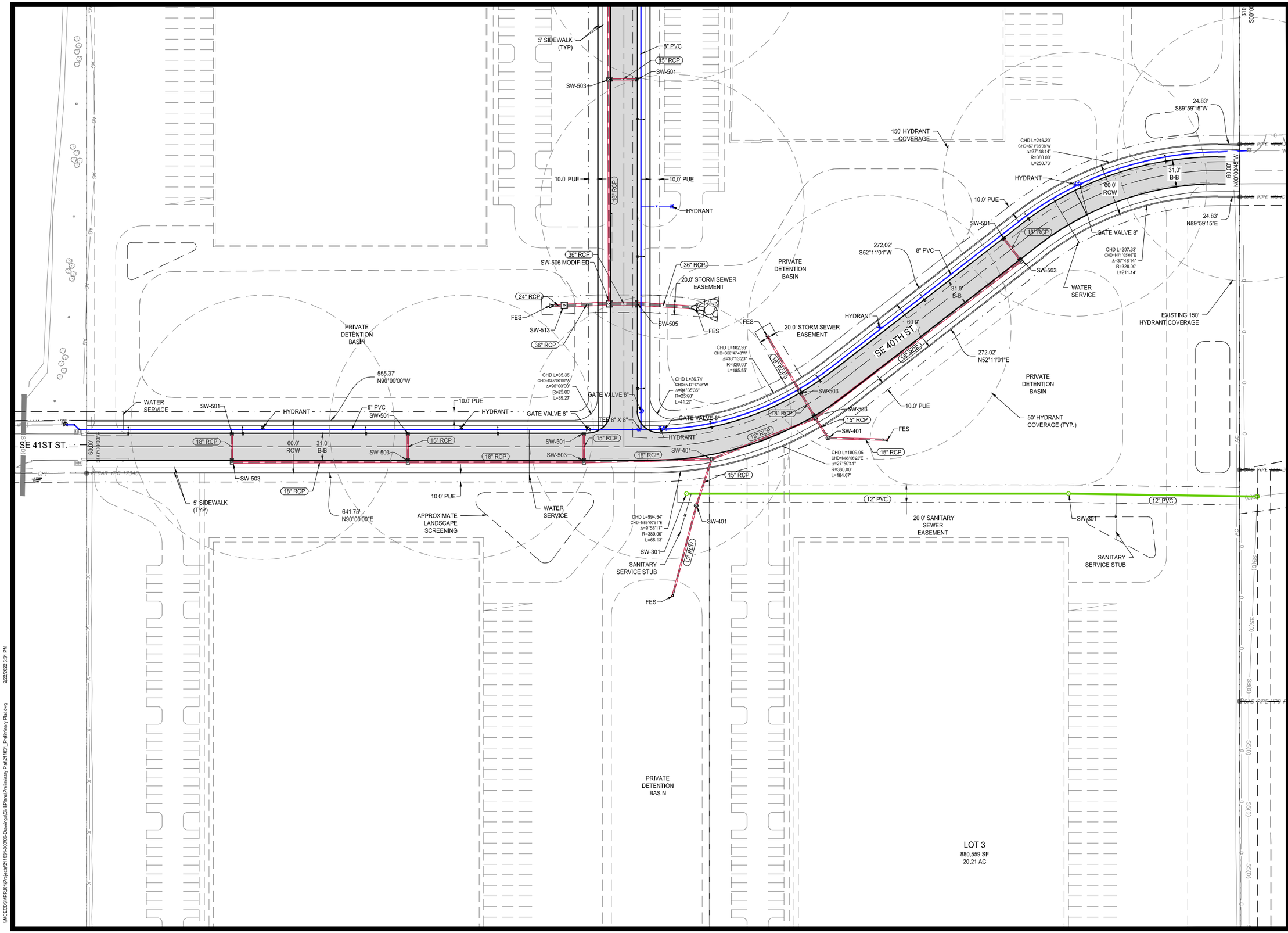
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DRAWING NO.
PP-04

SHEET NO.
4 / 9

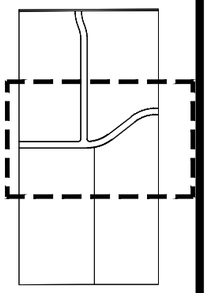
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GENERAL LAYOUT AND DIMENSION PLAN

NORTH

0 25' 50' 100'
GRAPHIC SCALE

WEST METRO INDUSTRIAL
PRELIMINARY PLAT

GRIMES, IA
211031
JANUARY 24, 2022

REVISIONS
-
-
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-
-

ENGINEER
T. SMITH

DRAWN BY
J. ALVAREZ

CHECKED BY
-

FIELD BOOK NO.
-

DRAWING NO.
PP-05

SHEET NO.
5 / 9

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BASIN

1286.54'
N00°00'07"E

CLUSTER
MAILBOX PAD

LOT 4
909,868 SF
20.89 AC

FFE: 1001.00±

1290.66'
S00°00'00"E

CLUSTER
MAILBOX PAD

LOT 3
880,559 SF
20.21 AC

FFE: 997.00±

175.00'
N00°01'48"W

587.89'
N89°52'09"E

119.70'
S89°52'09"W

340.30'
N89°52'09"E

AG

REBAR W/ ID

ROCK SHOT AT

SS(O)

SDE P/L TYPE A

SDE P/L TYPE A

5'

5'

5'

SE 37TH ST.

SE PARK DR.

APPROXIMATE LANDSCAPE SCREENING

CLUSTER MAILBOX PAD

CLUSTER MAILBOX PAD

FFE: 995.00±

FFE: 993.00±

LOT 2

BASIN 1
NORMAL POOL ELEV: 980.00
TOP OF BERM ELEV: 986.00
100 YR. ELEV: 984.64

12" PVC

12" PVC

OVERFLOW ROUTE

FREDA KEHR ROAD

MAG NAIL ON 30" IN ROAD

REBAR W/ PLS 17340

CP22

CP21

CP20

NORTH

0 25' 50' 100'

GRAPHIC SCALE

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GRADING PLAN

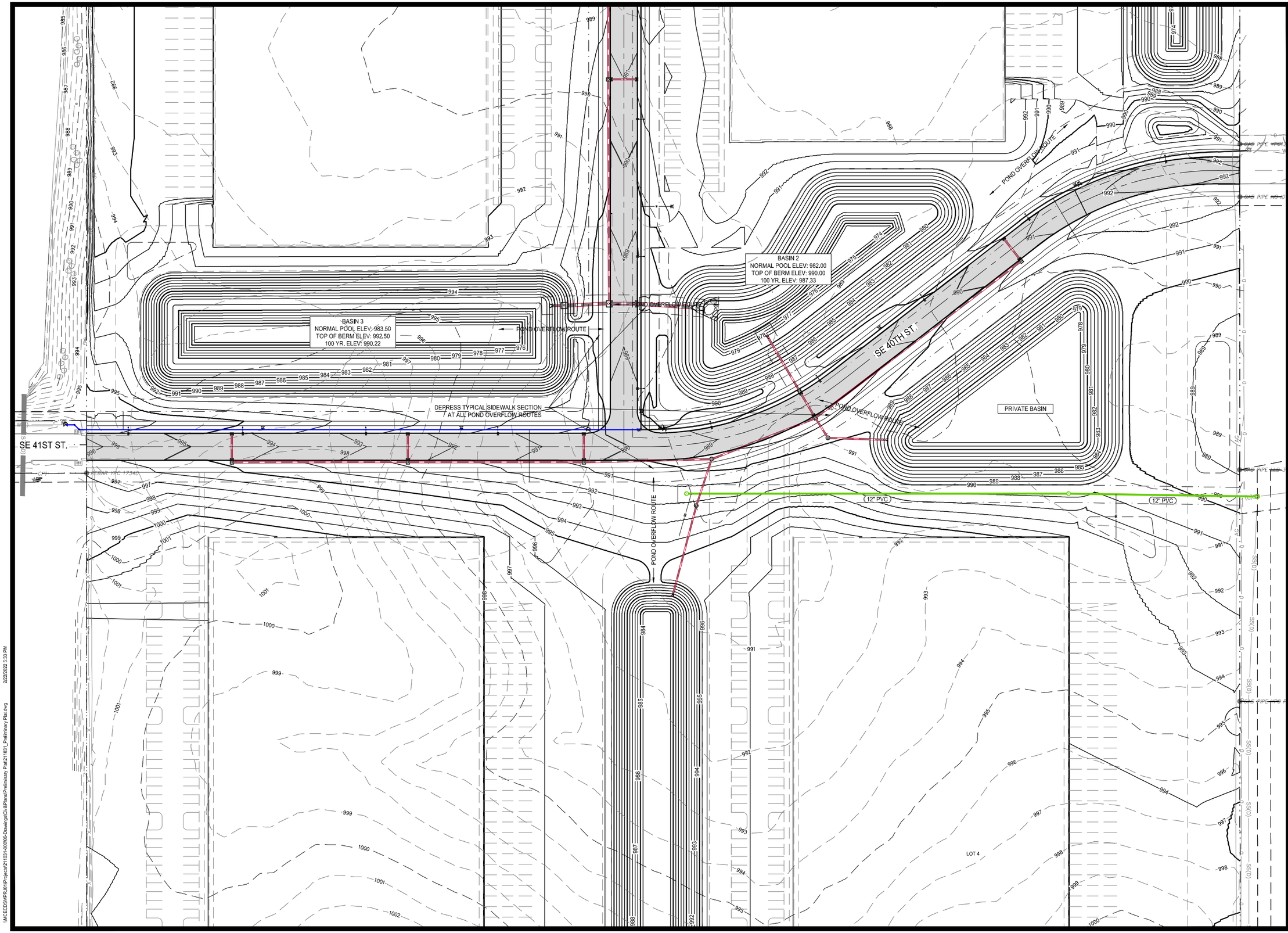
WEST METRO INDUSTRIAL PRELIMINARY PLAT

GRIMES, IA
211031
JANUARY 24, 2022

REVISIONS
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ENGINEER: T. SMITH
DRAWN BY: J. ALVAREZ
CHECKED BY: -
FIELD BOOK NO.: -
DRAWING NO.: PP-07
SHEET NO.: 7 / 9

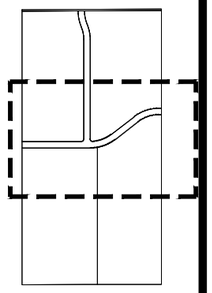
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GRADING PLAN

NORTH

0 25' 50' 100'
GRAPHIC SCALE

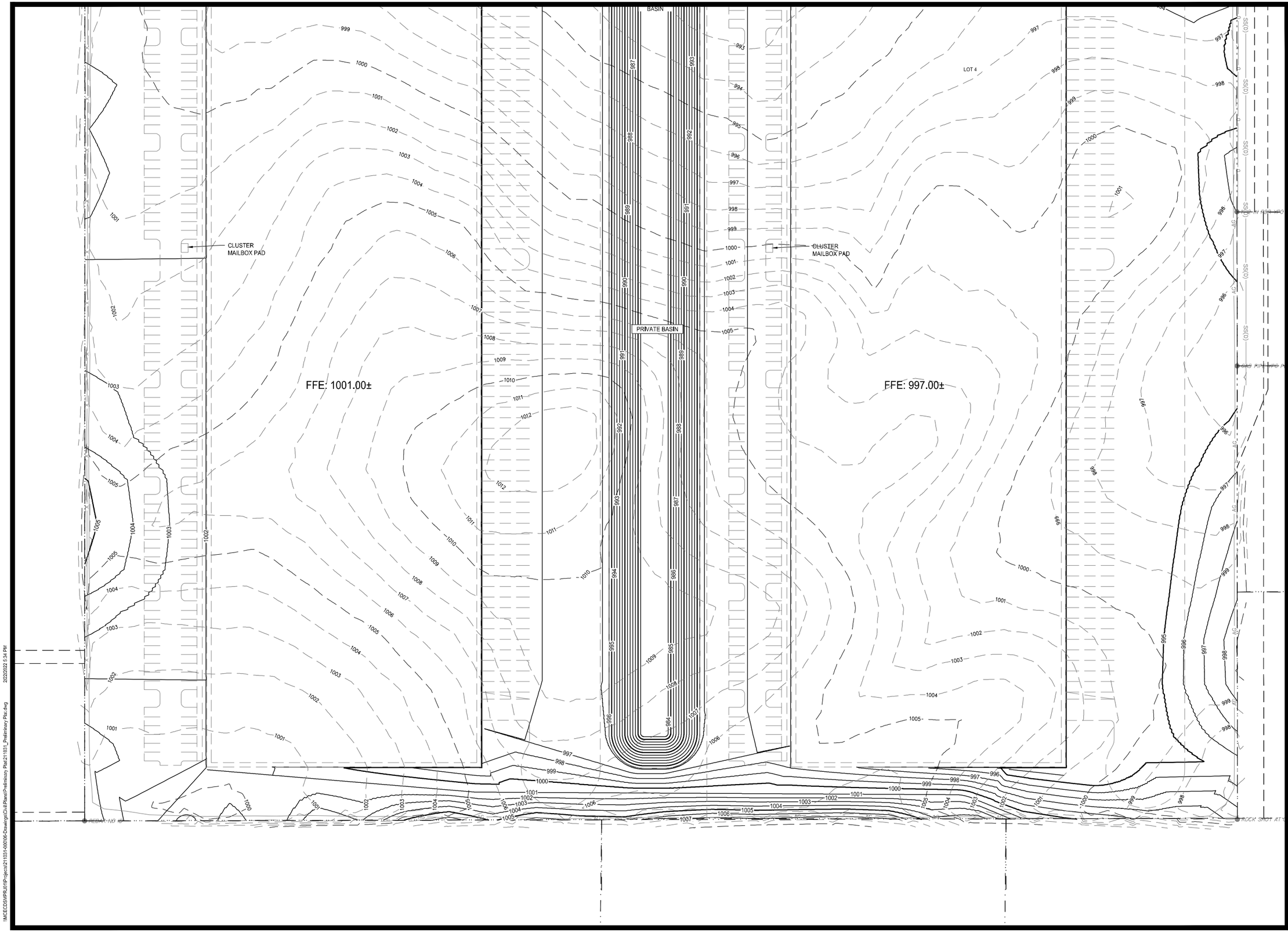
WEST METRO INDUSTRIAL PRELIMINARY PLAT

GRIMES, IA
211031
JANUARY 24, 2022

REVISIONS
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ENGINEER	DRAWN BY
T. SMITH	J. ALVAREZ
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-	-
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PP-08	8 / 9

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NORTH

0 25' 50' 100'
GRAPHIC SCALE

GRADING PLAN

WEST METRO INDUSTRIAL PRELIMINARY PLAT

GRIMES, IA
211031
JANUARY 24, 2022

REVISIONS

ENGINEER	DRAWN BY
T. SMITH	J. ALVAREZ
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PP-09	9 / 9

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Planning & Zoning Staff Report

TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: March 1, 2022
RE: West Metro Industrial – Site Plan

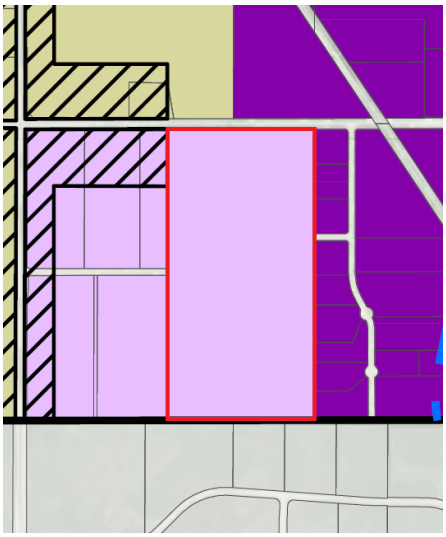
GENERAL INFORMATION:

Applicant:	ATI Grimes Industrial Holdings, LLC
Requested Action	Site Plan
Location	Located south of SE 37th Street and east of Prairie Business Park

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Business Park	M-1A
North	Vacant/Heavy Industrial	Business Park/General Industrial	A-1/M-3
South	Vacant	Urbandale	Urbandale
East	Heavy Industrial	General Industrial	M-3
West	Light Industrial	Business Park	M-1A

BACKGROUND:

The applicant is requesting approval of a site plan, which will allow for the construction of an approximately 270,000 square foot flex industrial warehouse building located south of SE 37th Street and east of Prairie Business Park. The property is not located within an overlay district.

ANALYSIS:

Building/Elevations:

The building will consist of gray, white, and blue precast with store front glazing and awnings at the tenant entrances. Accent windows will be provided along the white accent band running across all facades of the building. Loading docks will be provided on the east side of the building. White wall wash lighting will be provided all the public streets.

Dumpster enclosures are not proposed for the site. All trash will be stored inside the building.

Site Layout:

The site will have four access points: two off of SE Park Drive, one off of SE 37th Street, and one off of SE 41st St. The south west driveway off of SE Park Drive will be constructed with a future phase of the development. The driveway off of SE 37th Street will be full access when constructed but will likely be right-in/right-out only with the completion of improvements to SE 37th Street. Access will become clear after the City completes a corridor study for SE 37th Street. Sidewalk along SE 37th Street will be completed in conjunction with the SE 37th Street improvements. Portions of sidewalk along SE Park Drive and SE 41st Street will be constructed to match the proposed Phase 1 public improvements. The remainder of the sidewalk will be constructed after SE Park Drive and SE 41st Street are completed. The applicant will enter into an agreement to complete the missing sidewalk sections as part of the final plat process.

Parking:

The ordinance requires a total of 1 space per every 2,000 square feet of gross floor area for warehouse uses. Based upon the total proposed square footage, a total of 135 spaces is required. A total of 176 spaces are proposed which is seven spaces more than the maximum permitted number of parking spaces. However, the site will provide increased open space on site to accommodate the increased parking pavement. Additional parking is desired to provide flexibility for future tenants onsite.

Landscaping/Streetscape:
The site is required to provide a minimum of 10% open space. As proposed, the site will provide 28% open space.

Landscaping is proposed along all public streets, along the parking lot to provide headlight screening along the right-of-way and along the building foundation. Landscaping will also be provided along SE 37th Street and SE 41st Street to screen the loading dock areas from the right-or-way. The landscape plan meets the requirements outlined in the development agreement that was approved as part of the rezoning process. A portion of the landscaping along SE Park Drive and SE 41st Street will be installed in the future after completion of the public street improvements. The applicant will enter into an agreement to complete the required landscaping as part of the final plat process.

Utilities:
A 6" sanitary service will connect to a new sanitary main that will be constructed along SE 37th Street as part of the Phase 1 public improvement plans.

An 8" water service will connect to the new water service that will be constructed along SE 41st Street as part of the Phase 1 public improvement plans. The building will be fitted with a fire suppression system, therefore the appropriate FDC is provided. Fire hydrants will be installed onsite to provide the required coverage for the building.

Storm water detention is being handled via two on-site detention basins on the east and south sides of the site.

STAFF RECOMMENDATION:
Staff would recommend approval of the site plan for West Metro Industrial, 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

~~February 1, 2022~~
~~February 17, 2022~~
February 25, 2022

McClure Engineering
Attn: Trent Smith
1360 NW 121st Street
Clive, IA 50325

RE: Grimes Industrial Site Plan

Dear Mr. Smith:

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

General Comments:

1. Change the street name from SE 40th to SE 41st St. The City has renamed the street. The street has been officially renamed to SE 41st St. The sign has been replaced. Please revise all labels. SE 40th St labels still shown. Please revise.

2. ~~Label detention basin numbers all sheets.~~

3. ~~Additional controls recommended to protect stormwater detention basins until ground is stabilized.~~

4. Provide SWPPP for review and $250 fee.

EX-01:

1. ~~Label lot dimensions.~~

GR-04:

1. ~~Label slope and cross slope of ADA parking spaces.~~

2. ~~Label slope of ramps in front of the ADA parking.~~

DT-01:

1. ~~Provide dock access ramp detail.~~

Sheet C.00

1. Please add the zoning date and zoning change development agreement book/page. Staff will provide information once the agreement is recorded.

2. ~~Please add intended use of property/site. The current parking is based off of the warehouse calculation. While there are some extra spaces onsite, the parking could lead to limitations in tenant uses. For example, if offices and gym facilities move in to the building, they will eat up a lot of the parking spaces and may not leave enough parking for other uses. Something to keep in mind. Each tenant will need to submit a zoning compliance application for staff to evaluate, parking will be part of that evaluation. May want to considered providing parking based on the flex warehouse calculation.~~

3. ~~Please add required and provided open space.~~

4. ~~Please note that outdoor storage is prohibited.~~

5. ~~Please update with standard notes for site plans, see attached.~~

6. ~~Label the address as 3901 SE Park Dr.~~

Sheet C1.0

1. ~~Consistent with comments made on the preliminary plat, please extend driveway connection on SE Park further south.~~

2. ~~Please shift driveway for loading east to align with CTI.~~

3. ~~It appears that there is a future connection between the loading area and employee parking area along the north side of the building. Staff is concern with the proximity of the frontage road to the property line, in that it does not leave adequate space for landscaping. Staff would suggest shifting the building further south, or reducing the footprint of the building to allow such. With the current design and easements, there will not be enough room to place the required landscaping along SE 37th St and the future drive. Please revise.~~

4. ~~Please provide a pedestrian connection from the sidewalk into the site.~~

5. ~~Please label the public sidewalk width.~~

6. ~~Please label the sidewalk width that is adjacent to the building.~~

7. ~~Please provide a sidewalk from the man doors on the north and south sides of the building, to the parking areas.~~

8. ~~Please show parking lot lights on this sheet, and confirm there are no conflicts with storm sewer or other infrastructure.~~

9. ~~Per the ADA, a minimum of 5 ADA parking spaces must be provided. This original comment was an error. It is actually 6 ADA required parking spaces. Please revise.~~

10. Please note that a dumpster enclosure is required if there is intended to be exterior dumpsters. If the applicant wishes to require tenants to keep dumpsters inside, that is fine, however it must be noted on the plans that no dumpsters are permitted outside. The developer needs to determine if dumpster enclosures will be required or if dumpsters can be stored inside the units. If dumpster enclosures are preferred, locations will need to be shown on the plans and enclosure elevations provided.

11. ~~Dimension all loading and parking spaces.~~

12. ~~Move driveway approach further south of intersection (300' minimum)~~

Sheet C1.01

1. ~~Staff questions why there are two parallel FPL's on the loading side of the building.~~

2. ~~Staff would prefer the FPL be extended from 40th rather than 37th, thus to avoid an additional main under SE 37th Street.~~

3. ~~Please label all pipe sizes and structure types.~~

4. ~~Please label the required 150-foot hydrant route on the plans.~~

5. ~~Given the distance from the sanitary main to the building staff would suggest installing a manhole rather than a cleanout.~~

6. ~~Please note location of KnoxBox.~~

7. ~~Please note that tapping sleeves/valves are required for the live water main connection.~~

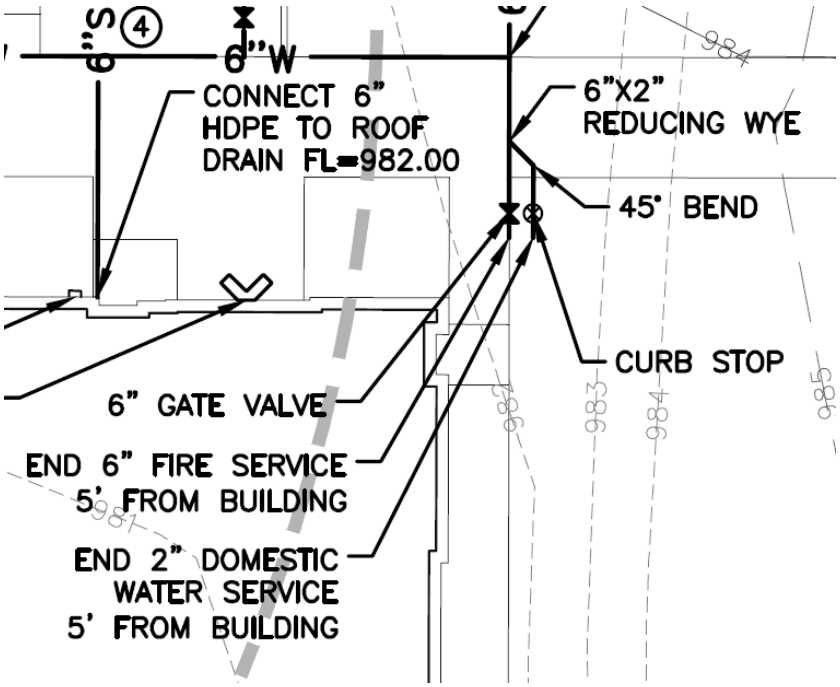
~~8. Sanitary service to be 6" for commercial. Label lengths and slope on pipe segments.~~

~~9. Sanitary service connection to be installed with sanitary main installation with wye. Note on site plan should say to tie into existing service stub, wye to be installed with sewer main installation.~~

~~10. Label all watermain fittings; tapping sleeve, tees, bends, valves, & hydrant assembly, etc.~~

~~11. Call out bore location of watermain under 37th St.~~

12. Water service lines to building to provide a valve or curb stop on each line (domestic and fire) 5' from the building. Water service to building to split 5' outside of building (domestic & fire) and a separate valve on fire line and curb stop/valve on service line. Domestic water service should split off of the fire line. See example below.



~~13. Label material, size and slope of all storm sewers and label storm structures with flowline elevations.~~

~~14. Label existing storm sewer size material and elevation at NE corner of site in road ditch.~~

~~15. Provide rip rap at storm outlets and label size and quantity. What is "erosion stone", provide a gradation or class.~~

16. ~~It would be best to have the FDC in the middle of the east side of the building near the fire pump room.~~

17. ~~The knox box should be placed near the pump room as well.~~

18. ~~Move hydrants on the west side of building to parking lot islands. Hydrants are not needed along the street. Please move the hydrants within the parking islands so they are accessible to the fire department within the site.~~

Sheet C1.02

1. ~~Please provide a detail/cross section for what each pavement type is (depth, base etc) on this sheet and remove from C4.00~~

Sheet C2.00

1. ~~Please remove all erosion control items and place upon separate sheet.~~

2. ~~Please break the grading sheet into multiple sheets. At this scale, staff cannot review the sheets.~~

3. Please regrade ditch sections to ensure positive flow. Right now, they appear flat, and not naturally draining. Label slope. Provide 2% minimum slope.

4. ~~Please provide enlarged detail of the two entrances of SE Park and SE 41st. Provide sidewalk ramp slope and cross slopes and truncated domes. Show expansion joints through the driveway and label the type of joints.~~

5. ~~Driveway connections to public streets to be per SUDAS Type A ground curb (or formed drop curb with public improvements).~~

6. ~~Isolate sidewalks with expansion joints through driveways and show detail. Driveways to be 8" thick PCC in public ROW. Label the type of expansion joints.~~

7. ~~Add pavement thickness to Legend.~~

Sheet C3.00

1. ~~Staff questions where the curb is proposed to be crenelated, and how the downstream side will be protected.~~

2. ~~Please provide outlet protection and details.~~

Sheet C4.00

1. ~~Staff questions where the concrete parking bumpers are being provided. Label bumpers on site plan layout.~~

2. ~~Label structure types per SUDAS for Detention Basin outlet structures.~~

Sheet 12:

1. ~~Provide a quantities tab calling out temporary stabilization, concrete washout, construction entrance, sediment controls, inlet protection, standpipe, rip rap, and any other best management practice that will be used on site.~~

2. Please verify that the proposed detention basins will act as the temporary or permanent sediment basins for the site.

3. ~~Provide a temporary standpipe at the outlet of the site.~~

Sheet L001

1. ~~Please add the required street trees along SE 37th Street, as well as in all islands as required by the Zoning Change and Development Agreement.~~

2. ~~Please add the required headlight screening along the parking that faces SE Park Street, as required by the Zoning Change and Development Agreement.~~

3. Please provide landscaping at the NE corner of the site, to assist in screening of the loading areas. Please add evergreen trees next to the north and south driveways to help screen the loading areas from the ROW.

4. ~~Staff would suggest some landscaping around the basin to enhance the appearance.~~

5. ~~Please add landscaping around the transformer on the east side of the building. Provide screening on the north and south sides of the transformer to screen from ROW.~~

6. Please add the utility sheet to the landscaping sheet in half tone to ensure there are no conflicts. Please show utilities in color. It's hard to see the utilities at this scale. The trees at the south driveway at SE 41st St need to be moved away from the water main. Please move evergreen trees away from water main at the southeast corner of the building.

~~7. Revise required open space to 10%.~~

~~8. Label square footage of required vs provided open space.~~

~~9. Provide required open space planting calculation (1 tree per 1000 square feet of required open space).~~

~~10. Update street tree calculations. The lengths provided don't appear to be accurate. One tree per 50 linear feet of lot frontage is required.~~

11. Remove future street tree calculations. All plantings are required to be installed at the same time. Upon completion of the site, future trees will need to be bonded for until installed.

12. Label plant type around the transformer and label ground cover within the island. Label ground cover within the island.

13. Trees along SE 37th St cannot be placed within the sanitary sewer easement. Please move and label easement. Move trees at the northeast corner of the site outside of the sanitary easement.

14. Move trees out of the parking islands where hydrants are placed. Please provide shrubs instead and provide at least 5' of clearance around the hydrants.

Architecture/Lighting

1. Staff is seeking additional architectural detailing than what is shown. Along the public right of ways, particular 37th and SE Park, additional glazing and detailing should be added. Per the ordinance "Pre-cast, tilt-up concrete panels and cement board siding are acceptable, provided additional architectural detailing is provided along the public faces of the building." and "Commercial buildings shall incorporate façade modulation in all building elevations, either by physical offsets or by the use of color, pattern, or texture in order to preserve building scale and reduce the negative aesthetic impact of long, large, expansive wall surfaces." Please add some additional detailing along the street facing facades. Staff would suggest additional windows and color/material detailing. Please provide additional windows along SE 37th St. to provide detail along the street frontage.

~~2. Staff questions the stair stepping of the panels along the narrow end of the building.~~

3. ~~Please note that all roof top units must be screened. With the stair stepping that is occurring, it likely that the units will need be screened form the east. Please note the locations on a floorplan and provide for review.~~

4. Please identify and detail the required architectural up lighting.

5. ~~Please provide pole height for lighting.~~

6. ~~Please provide location of all other building mounted lighting (emergency and others). Please label wall wash lighting along SE 37th St. Please label emergency lighting.~~

7. ~~Please note that any lighting not presented for consideration by P&Z/Council may require the lighting to be reviewed again by P&Z/Council. What color will the lighting be? Is the lighting proposed to change colors? Is the wall wash lighting at the entrances the only building lighting proposed?~~

Lighting Plan:

1. ~~Provide lighting cut sheets.~~

Stormwater Management Plan (SWMP)

1. ~~Page 2: Drainage Plan: Please change difference as "-" instead of "+", as the site plan is less than the master plan.~~

2. ~~Page 2: Proposed Development: Not all runoff is directed to basins. There are undetained areas.~~

3. ~~Appendix B can be removed as the soil maps are included with the MSWMP, unless soils have changed in this area.~~

4. ~~Storm sewer spreadsheet: Page 2 states runoff coefficients from MSWMP would be used, but the spreadsheet shows different runoff coefficients.~~

5. ~~Provide intake capacity spreadsheet.~~

6. Page 2: Proposed Development: Not all runoff is directed to basins. There are undetained areas. You state all drainage is conveyed to shared detention basins. This is not the case. Just describe the undetained area and what is being done with it.

Construction Drawings (CDs)

1. ~~C101: Provide critical crossing labels.~~

2. ~~Provide storm sewer design information: Structure elevations, invert elevations, lengths, slopes…..~~

3. GR-01 – GR-03: How is drainage directed to the intakes?

4. Provide storm sewer design information: Structure elevations, invert elevations, lengths, slopes…..

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:	~~February 7, 2022~~ February 23, 2022 **(1 PDF of Site plan with Elevation Plan included)**
PLANNING & ZONING:	March 1, 2022
COUNCIL MEETING:	March 22, 2022

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

WEST METRO INDUSTRIAL
SITE PLAN
GRIMES, IOWA

OWNER/APPLICANT:

OPUS DESIGN BUILD L.L.C.
1860 NW 118TH STREET, SUITE 250
CLIVE, IOWA 50325
(515) 446-4935
C/O: MICHAEL ANTHONY

ENGINEER/SURVEYOR:

McCLURE ENGINEERING
1360 NW 121ST STREET
CLIVE, IOWA 50325
(515) 964-1229
tsmith@mcclurevision.com
ATTN: TRENT SMITH

BULK REGULATIONS:

M-1A:
FRONT SETBACK = 25'
REAR SETBACK = 25'
PARKING SETBACK = 10'

SITE ADDRESS:

3901 SE PARK DRIVE, GRIMES, IOWA 50111
LOT 1 - WEST METRO INDUSTRIAL

BUILDING SUMMARY:

TOTAL NUMBER OF BUILDINGS	= 1
TOTAL BUILDING S.F.	= 270,000± S.F.
INTENDED USE	= WAREHOUSE BUILDING

PARKING:

APPROX. NUMBER OF EMPLOYEES = 55-80

REQUIRED = 135 STALLS (1 STALL PER 2,000 SQ. FT. GROSS BLDG. AREA)

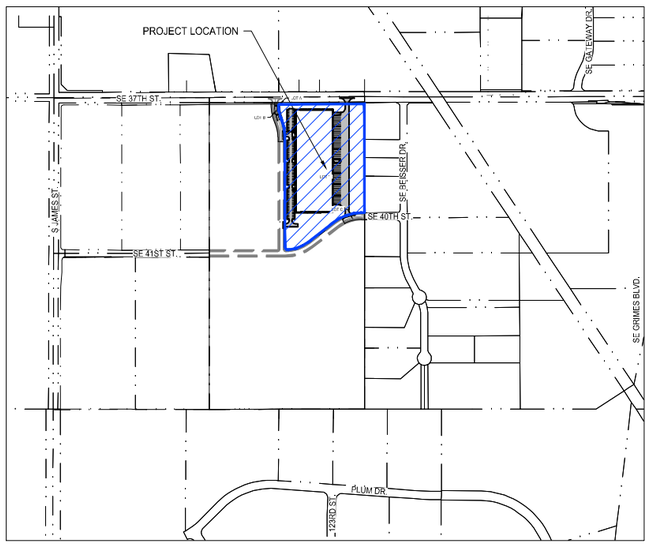
PROVIDED = 176 STALLS (INCLUDE 6 ADA STALLS)

LEGAL DESCRIPTION:

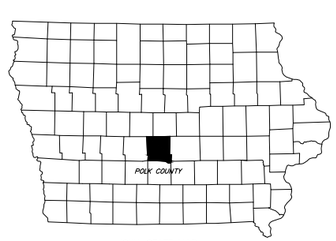
LOT 1, WEST METRO INDUSTRIAL, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

DEVELOPMENT SUMMARY:

GROSS LAND AREA:	=721,075± S.F. (16.55± AC.)
PROJECT IMPERVIOUS AREA:	
PAVING AREA	=178,705± S.F. (24.8%)
BUILDING AREA	=270,439± S.F. (37.5%)
TOTAL	=449,144± S.F. (62.3%)
PROJECT OPEN SPACE:	
REQUIRED	= 72,107± S.F. (10.0%)
PROVIDED	= 271,931± S.F. (37.7%)



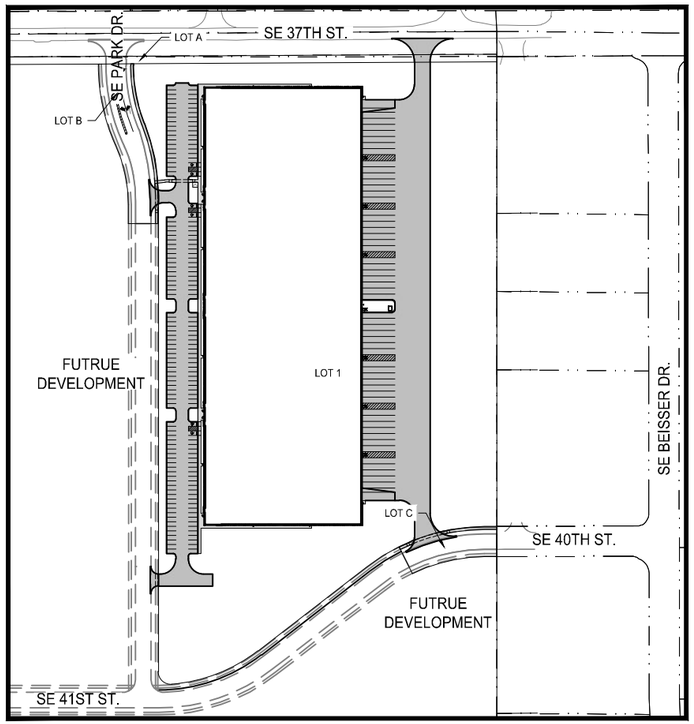
VICINITY MAP
NOT TO SCALE



IOWA STATE MAP
NO SCALE

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

ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE 2022 IOWA STATEWIDE URBAN DESIGN STANDARD AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AS ACCEPTED BY THE CITY OF GRIMES AND THE GRIMES SUPPLEMENTAL SPECIFICATIONS EXCEPT WHERE ALTERED OR AMENDED BY THE CITY OF GRIMES.



0 75' 150' 300'
GRAPHIC SCALE

NORTH

SUBMITTAL AND REVISION TABLE

SUBMITTAL	DATE	DESCRIPTION
1	1/24/2022	CITY SUBMITTAL #1
2	2/7/2022	CITY SUBMITTAL #2
3	2/23/2022	CITY SUBMITTAL #3

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
01	GN-01	COVER SHEET
02	GN-02	LEGEND AND GENERAL NOTES
03	EX-01	EXISTING CONDITIONS
04	SP-01	OVERALL LAYOUT
05	SP-02	SITE PLAN
06	SP-03	SITE PLAN
07	SP-04	SITE PLAN
08	GR-01	GRADING PLAN
09	GR-02	GRADING PLAN
10	GR-03	GRADING PLAN
11	GR-04	GRADING PLAN
12	EC-01	SEDIMENT AND EROSION CONTROL PLAN
13	PA-01	PAVING PLAN
14	UT-01	UTILITY PLAN
15	UT-02	UTILITY PLAN
16	UT-03	UTILITY PLAN
17	LS-01	LANDSCAPE PLAN
18	LS-02	LANDSCAPE DETAILS
19	DT-01	TYPICAL DETAILS
20	DT-02	TYPICAL 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.

LICENSED PROFESSIONAL ENGINEER
TRENT LUNDY SMITH 26452
IOWA

TRENT LUNDY SMITH, PE NO. 26452 DATE:

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

PAGES OR SHEETS COVERED BY THIS SEAL:

PRELIMINARY

PRELIMINARY

McCLURE™ ENGINEERING CO.
building strong communities.
1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

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COVER SHEET

WEST METRO INDUSTRIAL SITE PLAN

GRIMES, IOWA
211031-000
JANUARY 24, 2022
REVISIONS
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.
.
.
.

ENGINEER	DRAWN BY
T. SMITH	J. ALVAREZ
CHECKED BY	FIELD BOOK NO.
C. SMITH	.

DRAWING NO. GN-01
SHEET NO. 01 / 20

P:\211031-000\06-Drawings\Civil\Plans\Site Plan\Cover & Notes.dwg 2/23/2022 3:48 PM

GENERAL LEGEND

EXISTING	PROPOSED		EXISTING	PROPOSED		EXISTING	PROPOSED	
	SS	SANITARY SEWER MAIN	Ⓢ	Ⓢ	SANITARY SEWER MANHOLE			BOLLARD (BUMPER POST)
SS	SS	SANITARY SEWER SERVICE	Ⓒ	Ⓒ	SANITARY SEWER CLEANOUT			ROADWAY SIGN
FM	FM	SANITARY SEWER FORCE MAIN	Ⓐ	Ⓐ	AIR RELEASE MANHOLE/DRAIN MANHOLE			MAILBOX
	ST	STORM SEWER MAIN OR CULVERT	Ⓓ	Ⓓ	STORM SEWER MANHOLE			WELL
ST		SECONDARY STORM SEWER MAIN	Ⓒ		STORM SEWER CLEANOUT			DECIDUOUS TREE
ST		SECONDARY STORM SEWER SERVICE		□	STORM SEWER INTAKE			EVERGREEN TREE
	W	WATER MAIN			STORM SEWER BEEHIVE INTAKE			SHRUB OR BUSH
	W	WATER SERVICE	>	>	FLARED END SECTION			TREE OR SHRUB LINE
E	E	UNDERGROUND ELECTRIC			FIRE HYDRANT			STUMP
OHE	OHE	OVERHEAD ELECTRIC			WATER VALVE			MONITORING WELL
T		UNDERGROUND TELEPHONE			WATER VALVE MANHOLE			SOIL BORINGS
FO	FO	UNDERGROUND FIBER OPTIC			CURB STOP			FLAG POLE
TV	TV	UNDERGROUND CABLE TV			WATER METER MANHOLE			SATELLITE DISH
	G	GAS MAIN OR SERVICE			YARD HYDRANT			SLOPE INDICATORS
		CONTOUR LINES INTERMEDIATE			ELECTRIC MANHOLE / VAULT			CONTROL POINT
		CONTOUR LINES INDEX			ELECTRIC PEDESTAL / TRANSFORMER			BENCH MARK
		PROPERTY LINE / LOT LINE			OUTDOOR ELECTRIC POWER OUTLET			SECTION CORNER
		SECTION LINE			POWER POLE			IRON PIN SET
		EASEMENT			POWER POLE w/ STREET LIGHT			IRON PIN FOUND
		GUARD RAIL			STREET LIGHT POLE		DR-1	DRAWING NUMBER
X	X	FIELD FENCE			GUY WIRE			
O	O	CHAIN LINK FENCE			TRAFFIC SIGNAL	**ABBREVIATIONS**		
□	□	WOODEN FENCE			TRAFFIC SIGNAL BOX	T/S		TOP OF SLAB
		ROAD CENTERLINE			TRAFFIC SIGNAL MANHOLE / VAULT	BC		BACK OF CURB
		GRADING LIMITS			RAILROAD CROSSING SIGNAL	TC		TOP OF CURB
		CONSTRUCTION LIMITS			TELEPHONE MANHOLE / VAULT	FL		FLOWLINE
AG	AG	AG LINE			TELEPHONE PEDESTAL	CL		CENTERLINE
		WATERWAY FLOWLINE			CABLE TV MANHOLE / VAULT	C		CUT
		TOP OF SLOPE			CABLE TV PEDESTAL	F		FILL
		BOTTOM OF SLOPE			GAS VALVE	S		OFFSET
X	X	SILT FENCE				TOP		TOP OF SLOPE
						BOT		BOTTOM OF SLOPE
						EP		EDGE OF PAVING

PRELIMINARY CONSTRUCTION SCHEDULE:

(ESTIMATE AS PROVIDED BY OPUS 1-20-22)

ATI Group - Grimes Industrial Building
A Schedule

OPUS THE OPUS GROUP

Report Date: 3/2/2020

Line	Name	Duration	Start	Finish
	Construction	207d	01/24/22	11/14/2022
	Sitework	168d	01/24/22	9/19/2022
3	Site Demolition / Tree Clearing	15d	01/24/22	2/11/2022
4	Building Pad - Grading, Cement, Rock	20d	03/28/22	4/22/2022
5	Remaining Site Grading	15d	04/22/22	5/12/2022
6	Site Utilities	25d	05/02/22	6/6/2022
7	Exterior Paving	30d	07/11/22	8/19/2022
8	Landscaping	25d	08/15/22	9/19/2022
	Core + Shell	138d	04/25/22	11/7/2022
10	Foundations	25d	04/25/22	5/27/2022
11	Precast Erection	20d	05/23/22	6/20/2022
12	Steel Erection	25d	06/20/22	7/25/2022
13	Roofing	25d	07/18/22	8/19/2022
14	Dock Doors & Equipment	15d	08/22/22	9/12/2022
15	Glass & Glazing	20d	08/22/22	9/19/2022
16	Prepare Subgrade, Underfloor	5d	08/01/22	8/5/2022
17	Prep and Pour SOG	25d	08/08/22	9/12/2022
18	Fire Sprinkler	45d	09/06/22	11/7/2022
19	Plumbing, HVAC, and Electrical	45d	09/06/22	11/7/2022
20	Install Doors, Frames & Hardware	15d	08/15/22	9/2/2022
21	Exterior Paint	25d	08/29/22 *	10/3/2022
	Project Completion	10d	10/31/22	11/14/2022
23	Inspections / Punchlist	10d	10/31/22	11/11/2022
24	Occupancy	0d	11/14/22	11/14/2022

2022: J | February | March | April | May | June | July | August | September | October | Nov

24 :7 :21 :7 :21 :4 :18 :2 :16 :30 :13 :27 :11 :25 :8 :22 :5 :19 :3 :17 :31

Print Date: 1/20/2022 Page: 1 of 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, AND 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.

I. OUTDOOR STORAGE IS PROHIBITED.

J. NO EXPOSED DUMPSTERS ARE PERMITTED OUTSIDE

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.

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.

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.

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.

GRADING NOTES:

1. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.

2. ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE FIELD VERIFIED.

3. CURB INTAKE RIM ELEVATIONS = PAVING TOP OF CURB ELEVATIONS.

4. CONTRACTOR TO ADJUST ALL TOP OF CASTING ELEVATIONS WITHIN THE PROJECT LIMITS TO THE FINAL ELEVATIONS SHOWN ON THE PLANS.

5. ALL SPOT ELEVATIONS ARE TO THE TOP OF FINISHED GRADE, UNLESS OTHERWISE NOTED.

6. ALL SLOPES IN UNPAVED AREAS SHALL BE GRADED TO DRAIN.

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

IOWA ONE CALL. CALL - BEFORE - YOU - DIG 800/292-8989

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION 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.

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LEGEND AND GENERAL NOTES

WEST METRO INDUSTRIAL SITE PLAN

GRIMES, IOWA

211031-000

JANUARY 24, 2022

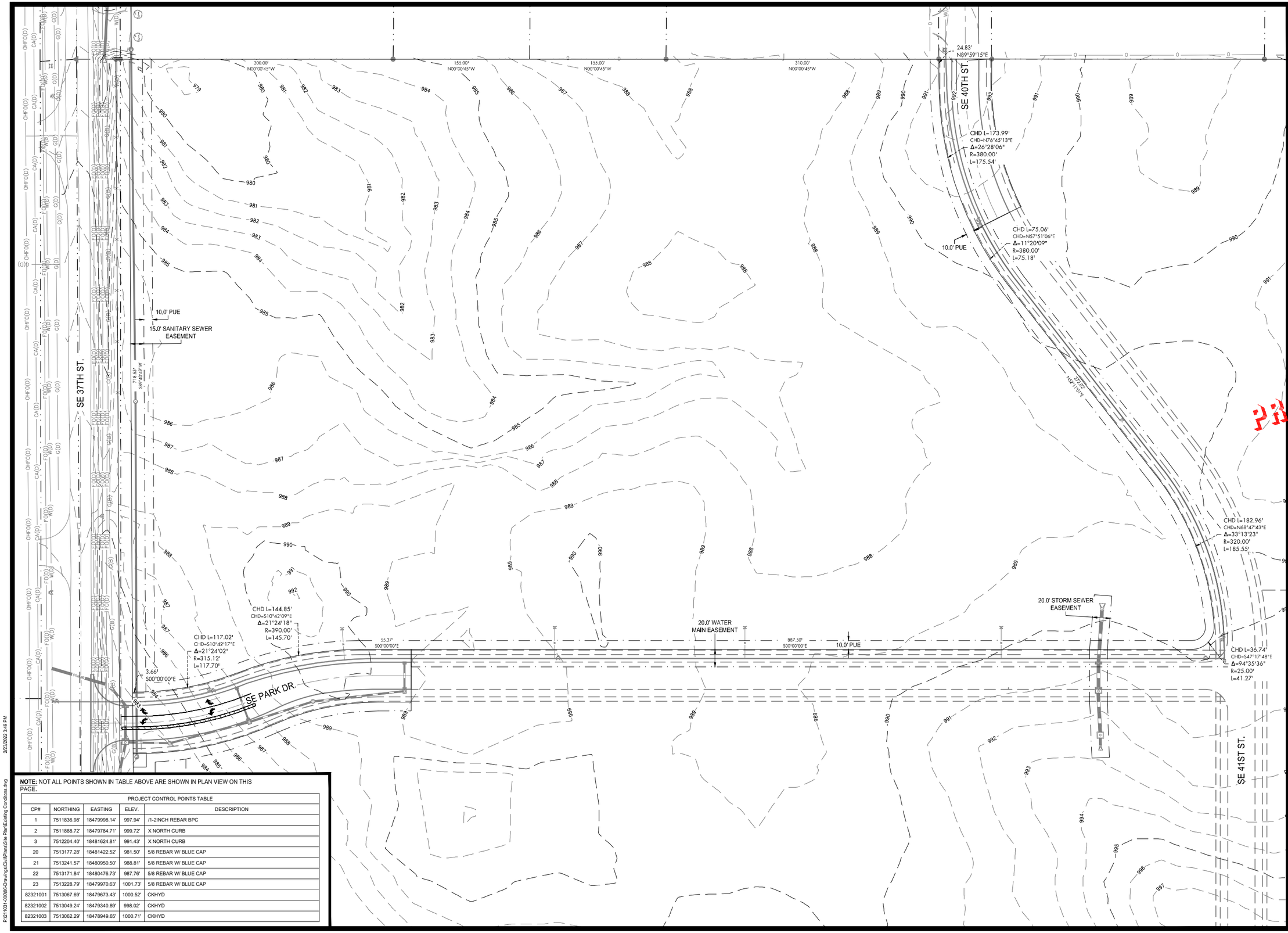
REVISIONS

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T. SMITH	J. ALVAREZ
CHECKED BY	FIELD BOOK NO.
C. SMITH	.

DRAWING NO. GN-02

SHEET NO. 02 / 20

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NOTE: NOT ALL POINTS SHOWN IN TABLE ABOVE ARE SHOWN IN PLAN VIEW ON THIS PAGE.

PROJECT CONTROL POINTS TABLE

CP#	NORTHING	EASTING	ELEV.	DESCRIPTION
1	7511836.98'	18479998.14'	997.94'	/1-2INCH REBAR BPC
2	7511888.72'	18479784.71'	999.72'	X NORTH CURB
3	7512204.40'	18481624.81'	991.43'	X NORTH CURB
20	7513177.28'	18481422.52'	981.50'	5/8 REBAR W/ BLUE CAP
21	7513241.57'	18480950.50'	988.81'	5/8 REBAR W/ BLUE CAP
22	7513171.84'	18480476.73'	987.76'	5/8 REBAR W/ BLUE CAP
23	7513228.79'	18479970.63'	1001.73'	5/8 REBAR W/ BLUE CAP
82321001	7513067.69'	18479673.43'	1000.52'	CKHYD
82321002	7513049.24'	18479340.89'	998.02'	CKHYD
82321003	7513062.29'	18478949.65'	1000.71'	CKHYD

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EXISTING CONDITIONS

NORTH

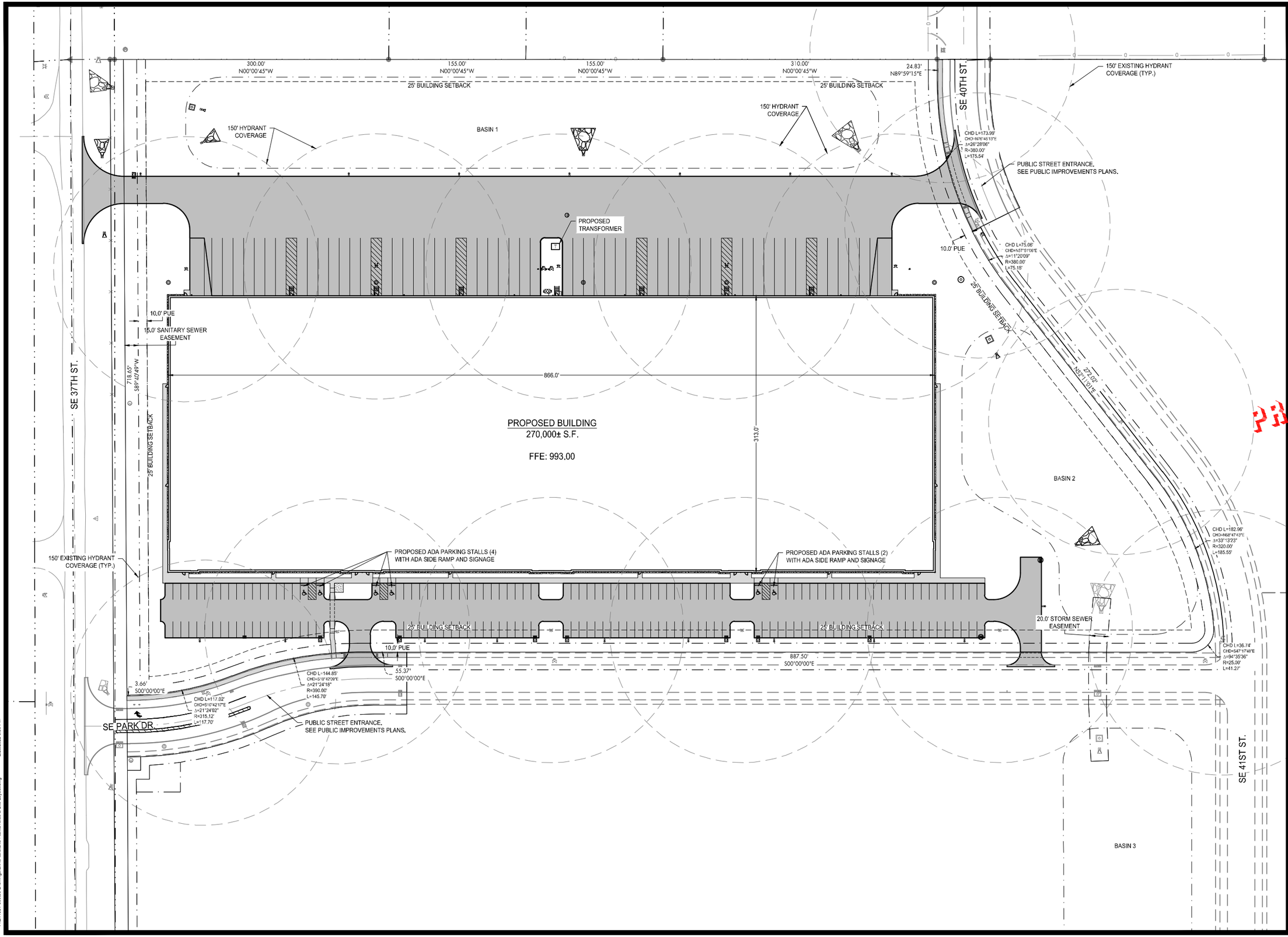
0 25' 50' 100'
GRAPHIC SCALE

WEST METRO INDUSTRIAL SITE PLAN

GRIMES, IOWA
211031-000
JANUARY 24, 2022

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OVERALL LAYOUT

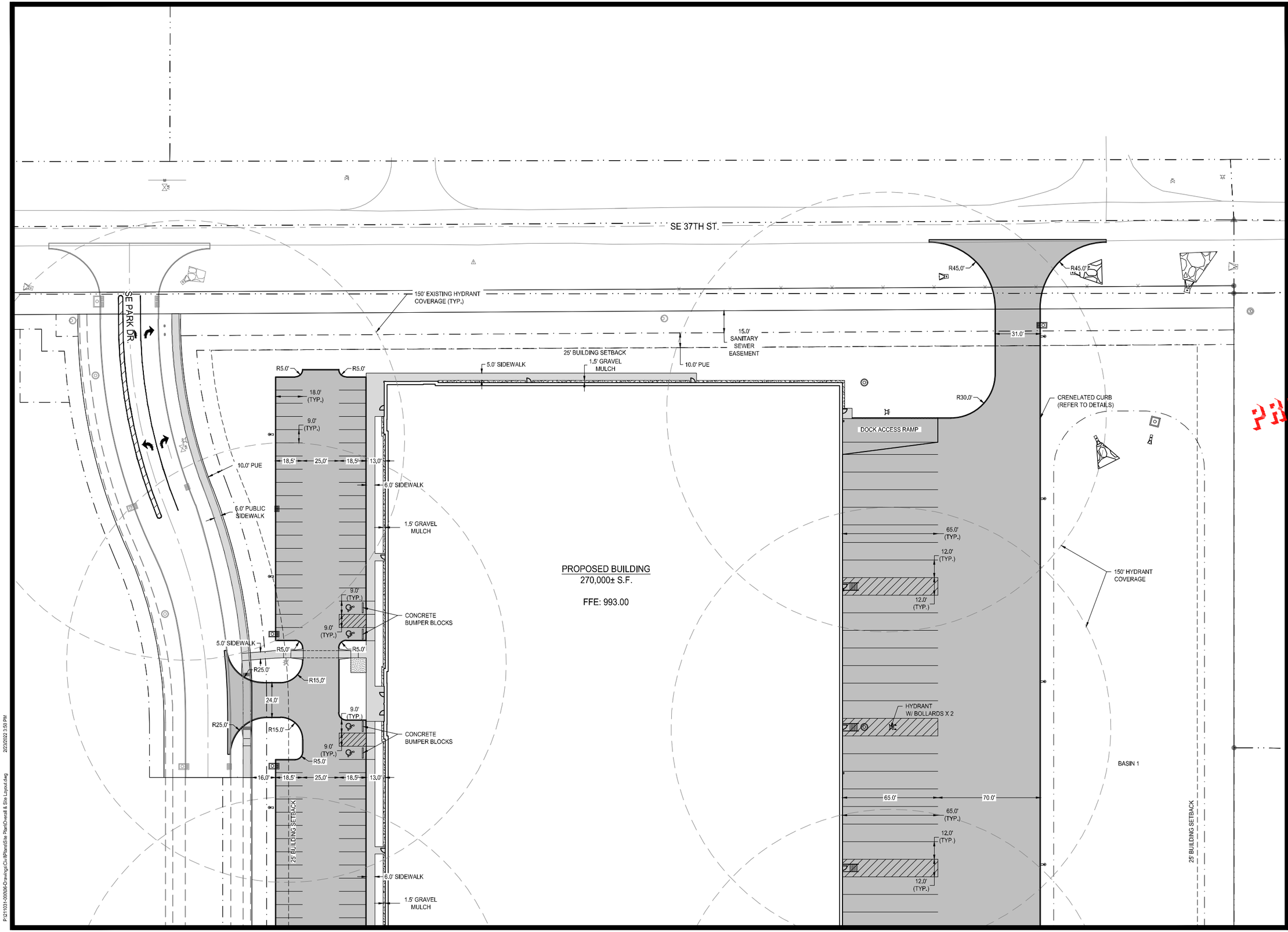
NORTH

0 25' 50' 100'
GRAPHIC SCALE

WEST METRO INDUSTRIAL
SITE PLAN

GRIMES, IOWA
211031-000
JANUARY 24, 2022
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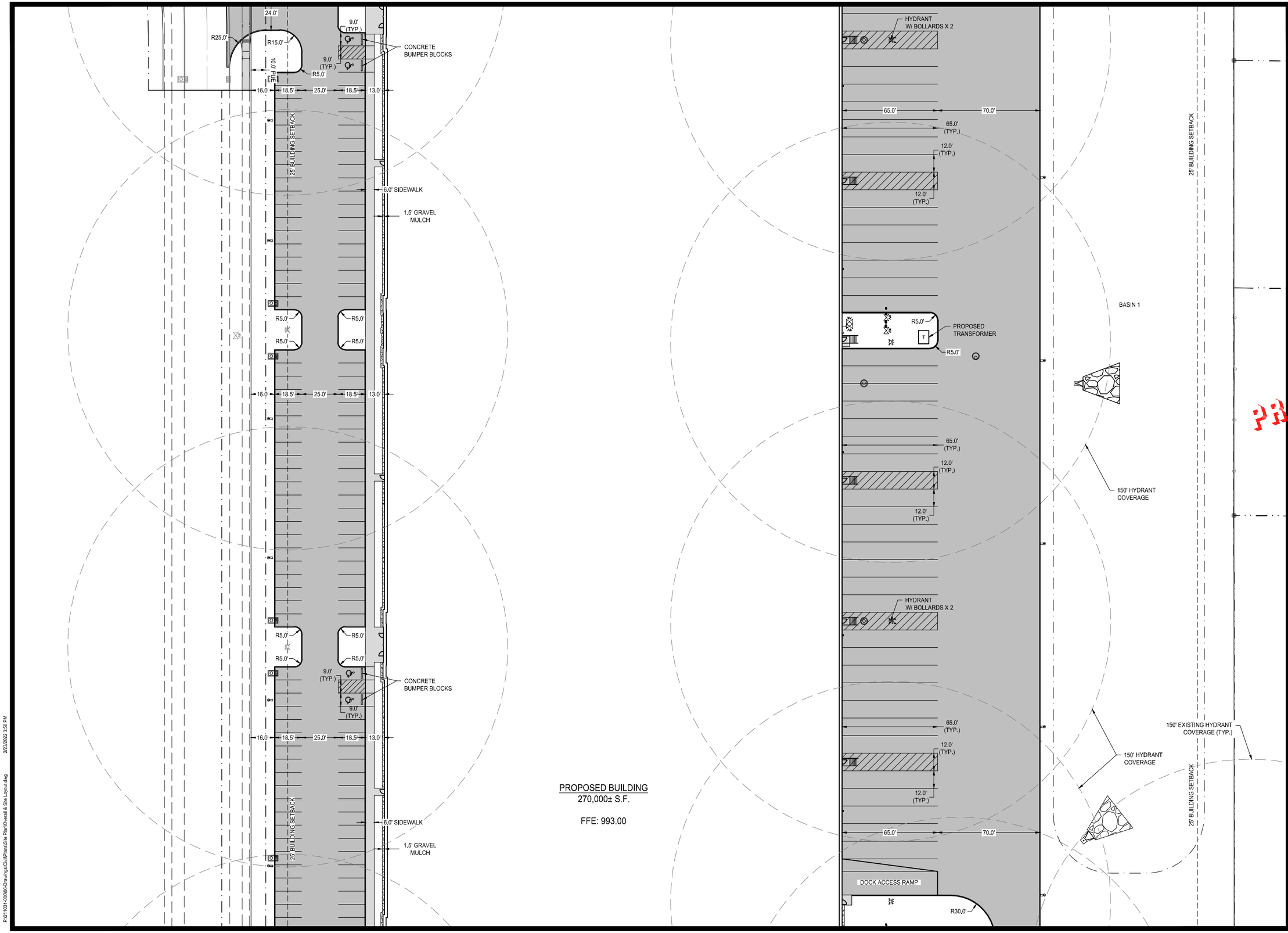
NORTH

0 15' 30' 60'
GRAPHIC SCALE

WEST METRO INDUSTRIAL SITE PLAN

GRIMES, IOWA
211031-000
JANUARY 24, 2022
REVISIONS
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SITE PLAN

NORTH

0 15' 30' 60'
GRAPHIC SCALE

WEST METRO INDUSTRIAL SITE PLAN

GRIMES, IOWA
211031-000
JANUARY 24, 2022
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PROPOSED BUILDING
270,000± S.F.

FFE: 993.00

9.0' (TYP.)
16.0'
18.5'
25.0'
18.5'
13.0'
25' BUILDING SETBACK
6.0' SIDEWALK
1.5' GRAVEL MULCH
6.0' SIDEWALK
5.0' SIDEWALK
1.5' GRAVEL MULCH
65.0' (TYP.)
12.0' (TYP.)
12.0' (TYP.)
65.0'
70.0'
DOCK ACCESS RAMP
R30.0'
31.0'
150' EXISTING HYDRANT COVERAGE (TYP.)
150' HYDRANT COVERAGE
BASIN 1
25' BUILDING SETBACK
R45.0'
5.0' PUBLIC SIDEWALK
10.0' PUE
R30.0'
SE 40TH ST.
R5.0'
25.0'
R5.0'
R30.0'
R15.0'
R30.0'
24.0'
24.0'
R15.0'
25' BUILDING SETBACK
BASIN 2
20.0' STORM SEWER EASEMENT
BASIN 3
SE 41ST ST.

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SITE PLAN

NORTH

0 15' 30' 60'
GRAPHIC SCALE

WEST METRO INDUSTRIAL
SITE PLAN

GRIMES, IOWA
211031-000
JANUARY 24, 2022
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ENGINEER
T. SMITH

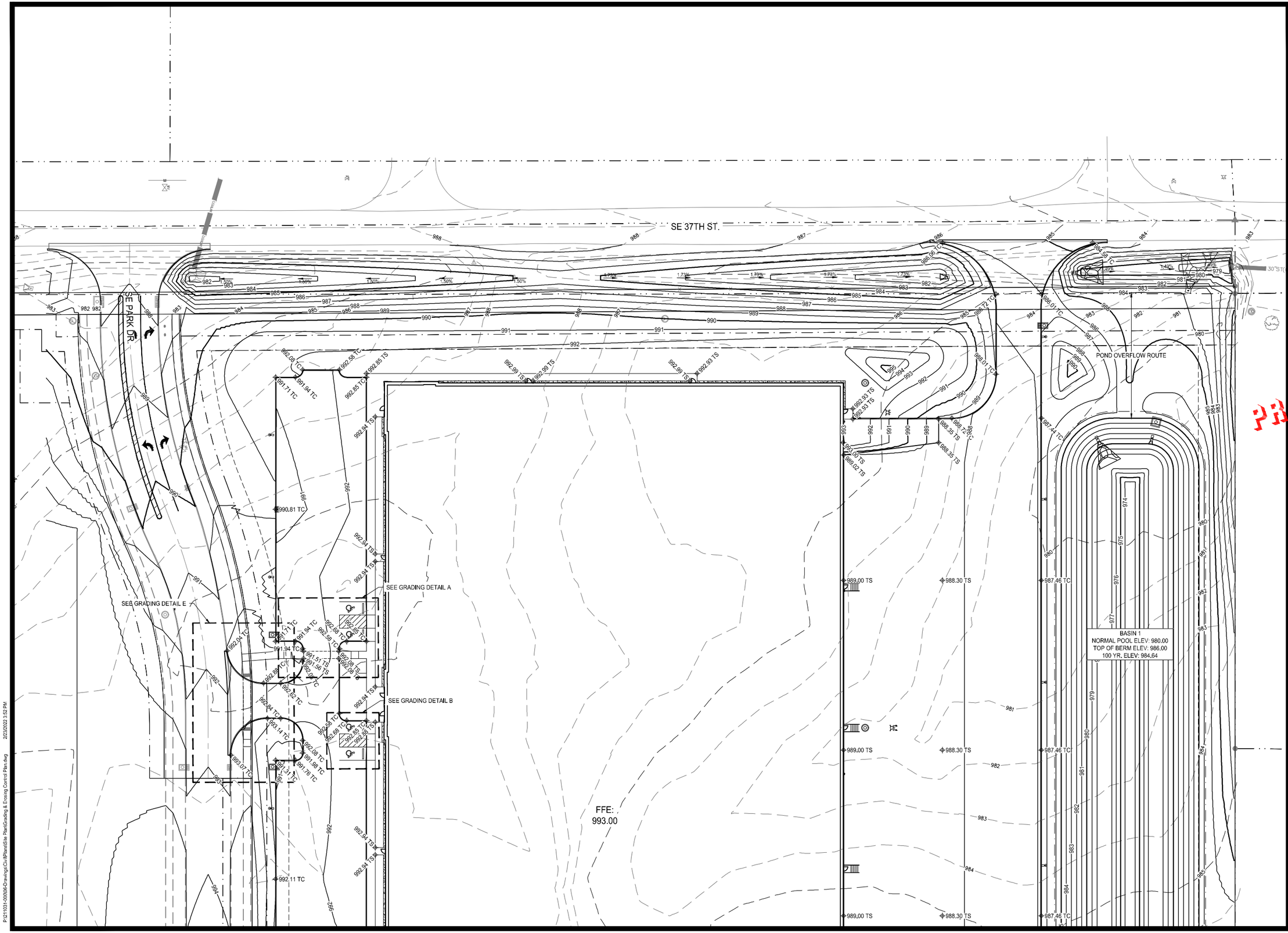
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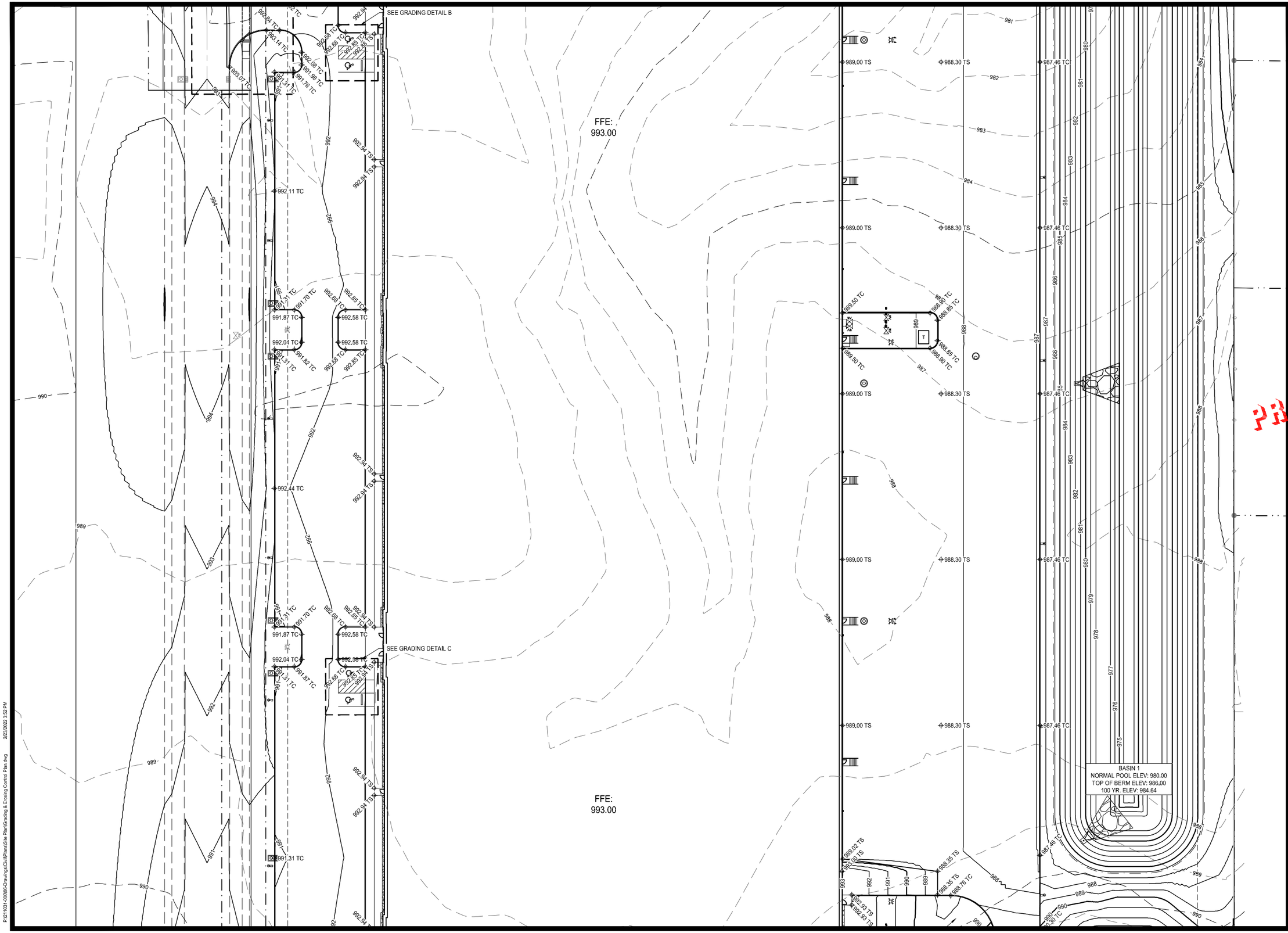
0 15' 30' 60'
GRAPHIC SCALE

WEST METRO INDUSTRIAL SITE PLAN

GRIMES, IOWA
211031-000
JANUARY 24, 2022
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NORTH

0 15' 30' 60'
GRAPHIC SCALE

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GRIMES, IOWA
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JANUARY 24, 2022
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FFE:
993.00

BASIN 1
NORMAL POOL ELEV: 980.00
TOP OF BERM ELEV: 986.00
100 YR. ELEV: 984.64

BASIN 2
NORMAL POOL ELEV: 982.00
TOP OF BERM ELEV: 990.00
100 YR. ELEV: 987.33

BASIN 3
NORMAL POOL ELEV: 983.50
TOP OF BERM ELEV: 992.50
100 YR. ELEV: 990.22

POND OVERFLOW ROUTE

OVERFLOW ROUTE

OVERFLOW ROUTE

SEE GRADING DETAIL D

SE 40TH ST.

SE 41ST ST.

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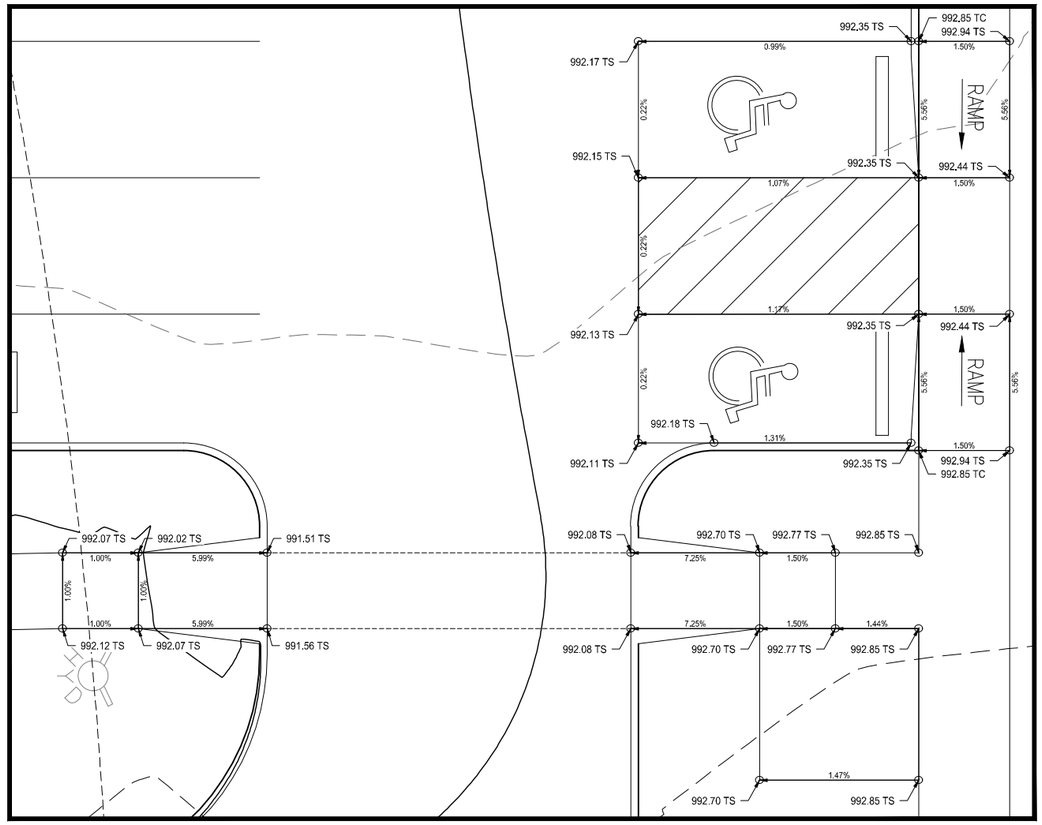
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GRAPHIC SCALE

WEST METRO INDUSTRIAL
SITE PLAN

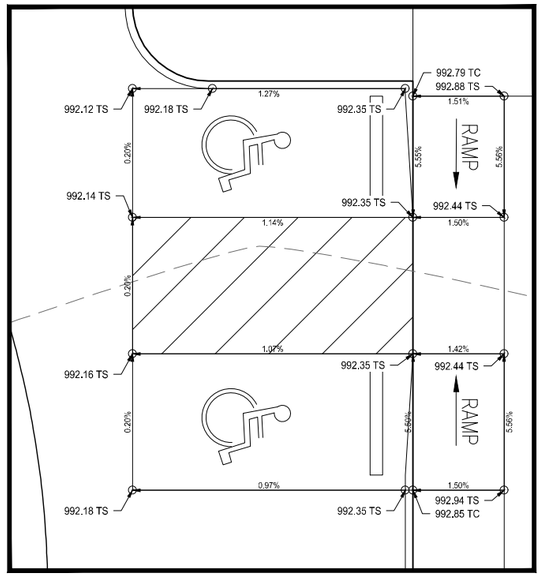
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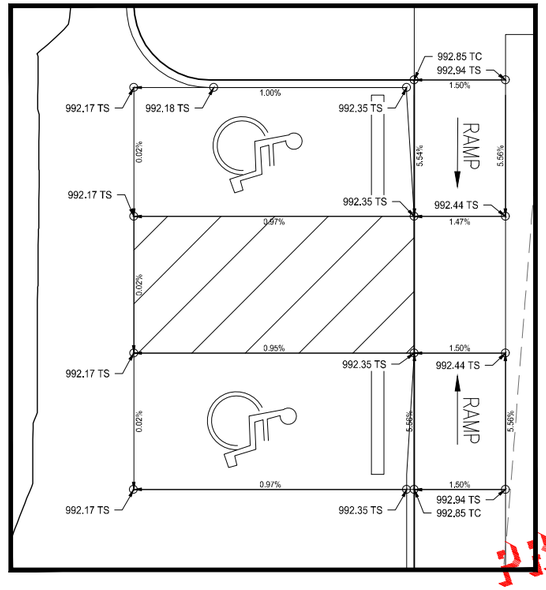
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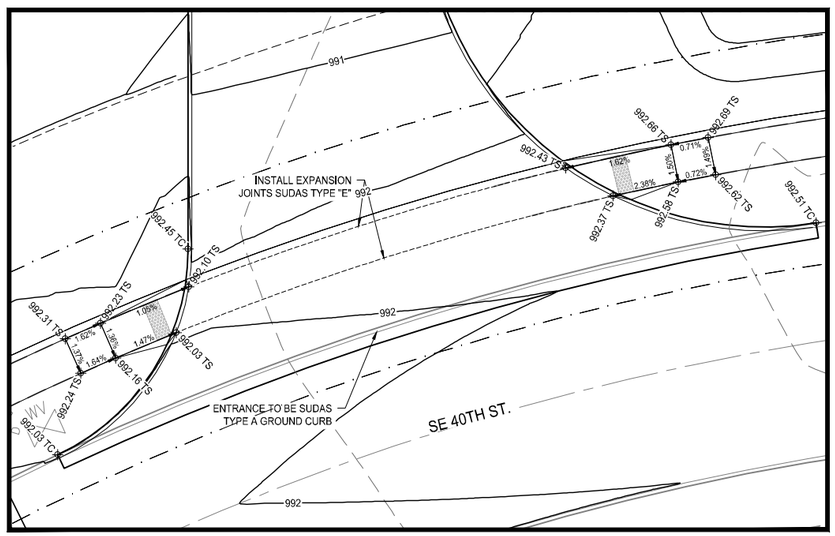
GRADING DETAIL - A
SCALE: 1" = 5'



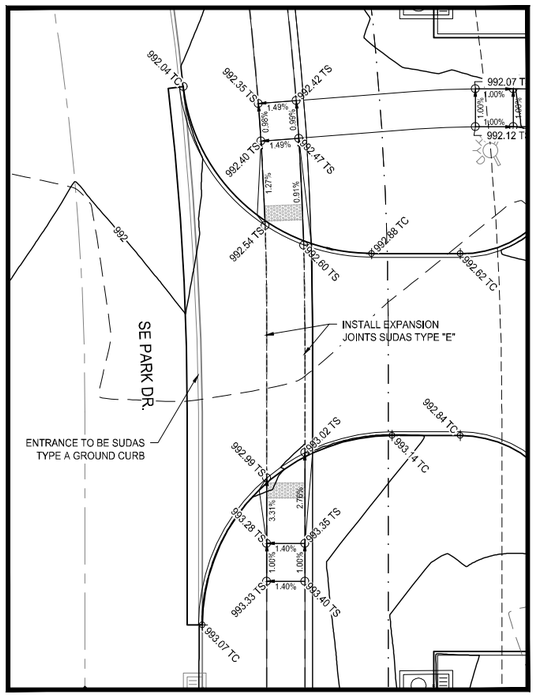
GRADING DETAIL - B
SCALE: 1" = 5'



GRADING DETAIL - C
SCALE: 1" = 5'



GRADING DETAIL - D
SCALE: 1" = 10'



GRADING DETAIL - E
SCALE: 1" = 10'

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GRADING PLAN

NORTH

WEST METRO INDUSTRIAL
SITE PLAN

GRIMES, IOWA
211031-000
JANUARY 24, 2022
REVISIONS
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ENGINEER
T. SMITH

DRAWN BY
J. ALVAREZ

CHECKED BY
C. SMITH

FIELD BOOK NO.
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DRAWING NO.
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DISCHARGE LOCATION

40 TONS CLASS E STONE

STANDPIPE LOCATION (REFER TO DETAIL)

CLASS E STONE (COORDINATE TONNAGE WITH MECHANICAL PLANS)

BASIN 1
NORMAL POOL ELEV: 980.00
TOP OF BERM ELEV: 986.00
100 YR. ELEV: 984.64

15 TONS CLASS E STONE

40 TONS CLASS E STONE

15 TONS CLASS E STONE

SILT FENCE OR MULCH LOG (TYP.)

SE 37TH ST.

SE 40TH ST.

SEE PUBLIC IMPROVEMENT PLANS FOR EROSION CONTROLS ADJACENT TO SITE AND SE 40TH ST.

STANDPIPE LOCATION (REFER TO DETAIL)

FFE: 993.00

BASIN 2
NORMAL POOL ELEV: 982.00
TOP OF BERM ELEV: 990.00
100 YR. ELEV: 987.33

25 TONS CLASS E STONE

STAGING AREA / EQUIPMENT STORAGE

ROCK CONSTRUCTION ENTRANCE 24' x 60 '

STORM OUTLET
SEE PUBLIC IMPROVEMENTS PLANS.

PR

DUMPSTER

PORTABLE RESTROOM

SE PARK DR.

LINED OR ROLL OFF WASH OUT (50' MIN. FROM INTAKES)

BELOW GRADE INTAKE PROTECTION (TYP.)

SEE PUBLIC IMPROVEMENT PLANS FOR EROSION CONTROLS ADJACENT TO SITE AND SE PARK DR.

SE 41ST ST.

BASIN 3
NORMAL POOL ELEV: 983.50
TOP OF BERM ELEV: 992.50
100 YR. ELEV: 990.22

ITEM	QUANTITY	UNIT
SILT FENCE	2600	LINEAR FEET
SILT FENCE OR MULCH LOG	11	EACH
BELOW GRADE INTAKE PROTECTION (POST PAVING)	13	EACH
ROCK CONSTRUCTION ENTRANCE	1	EACH
STAGING AREA	1	EACH
DUMPSTER	1	EACH
PORTABLE RESTROOM	1	EACH
WASH OUT	1	EACH
STAND PIPE	2	EACH
RIP RAP (CLASS D STONE)	135	TONS

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PRELIMINARY

SEDIMENT AND EROSION CONTROL PLAN

NORTH

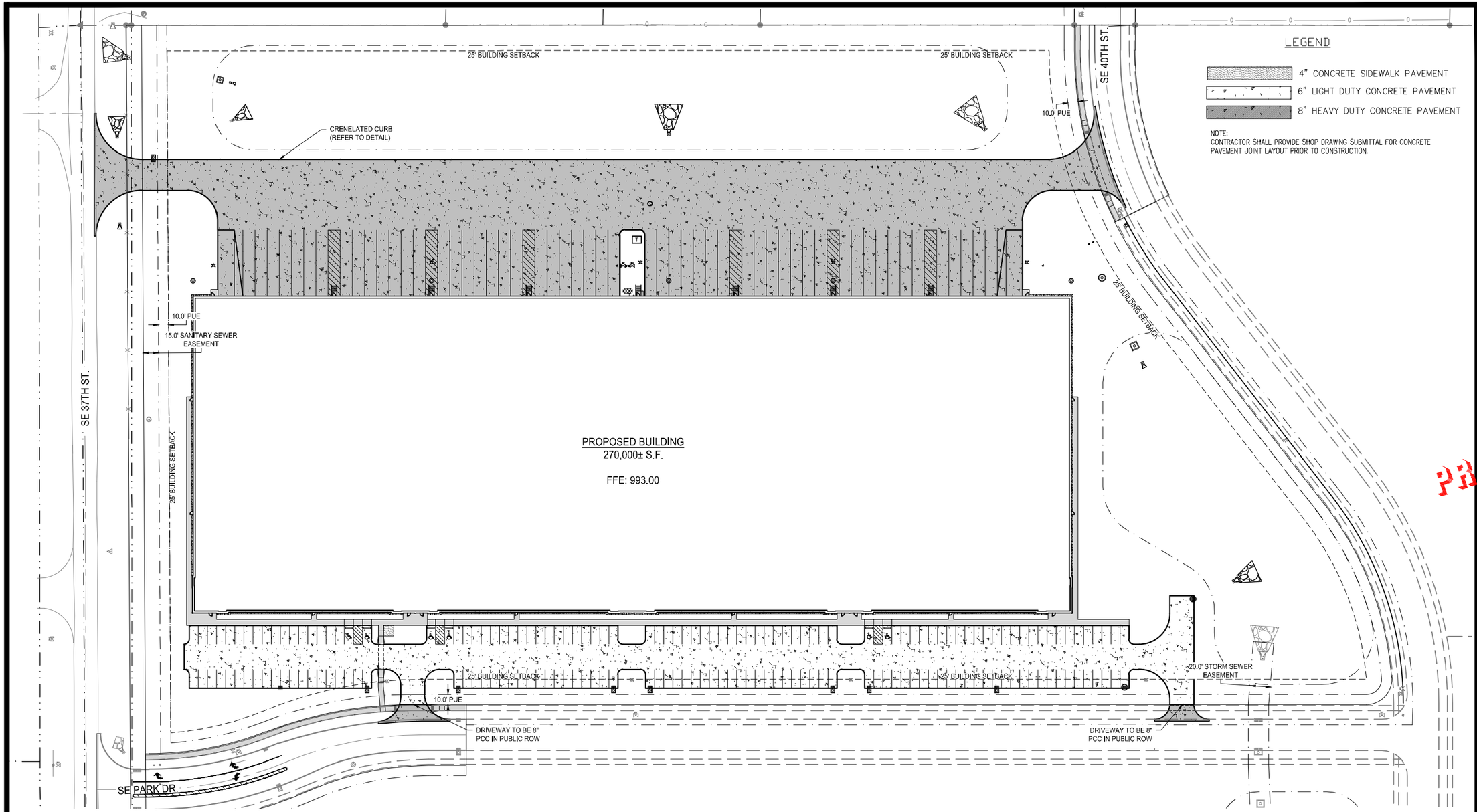
0 25' 50' 100'
GRAPHIC SCALE

WEST METRO INDUSTRIAL SITE PLAN

GRIMES, IOWA
211031-000
JANUARY 24, 2022

REVISIONS
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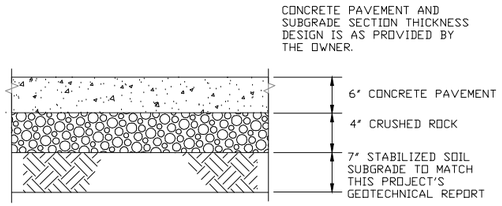
ENGINEER: T. SMITH
DRAWN BY: J. ALVAREZ
CHECKED BY: C. SMITH
FIELD BOOK NO.: .
DRAWING NO.: EC-01
SHEET NO.: 12 / 20



LEGEND

- 4" CONCRETE SIDEWALK PAVEMENT
- 6" LIGHT DUTY CONCRETE PAVEMENT
- 8" HEAVY DUTY CONCRETE PAVEMENT

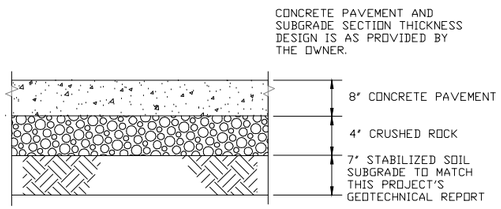
NOTE:
CONTRACTOR SHALL PROVIDE SHOP DRAWING SUBMITTAL FOR CONCRETE PAVEMENT JOINT LAYOUT PRIOR TO CONSTRUCTION.



CONCRETE PAVEMENT AND SUBGRADE SECTION THICKNESS DESIGN IS AS PROVIDED BY THE OWNER.

NOTE:
SUBGRADE SHALL BE PREPARED AND COMPACTED PER RECOMMENDATIONS IN THE GEOTECHNICAL REPORT FOR THIS PROJECT.

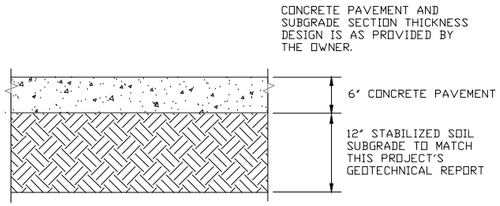
LIGHT DUTY CONCRETE PAVEMENT DETAIL
NO SCALE



CONCRETE PAVEMENT AND SUBGRADE SECTION THICKNESS DESIGN IS AS PROVIDED BY THE OWNER.

NOTE:
SUBGRADE SHALL BE PREPARED AND COMPACTED PER RECOMMENDATIONS IN THE GEOTECHNICAL REPORT FOR THIS PROJECT.

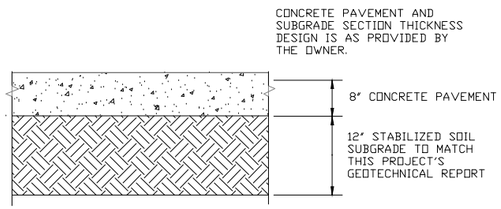
HEAVY DUTY CONCRETE PAVEMENT DETAIL
NO SCALE



CONCRETE PAVEMENT AND SUBGRADE SECTION THICKNESS DESIGN IS AS PROVIDED BY THE OWNER.

NOTE:
SUBGRADE SHALL BE PREPARED AND COMPACTED PER RECOMMENDATIONS IN THE GEOTECHNICAL REPORT FOR THIS PROJECT.

ALTERNATE LIGHT DUTY CONCRETE PAVEMENT DETAIL
NO SCALE



CONCRETE PAVEMENT AND SUBGRADE SECTION THICKNESS DESIGN IS AS PROVIDED BY THE OWNER.

NOTE:
SUBGRADE SHALL BE PREPARED AND COMPACTED PER RECOMMENDATIONS IN THE GEOTECHNICAL REPORT FOR THIS PROJECT.

ALTERNATE HEAVY DUTY CONCRETE PAVEMENT DETAIL
NO SCALE

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PRELIMINARY

PAVING PLAN

NORTH

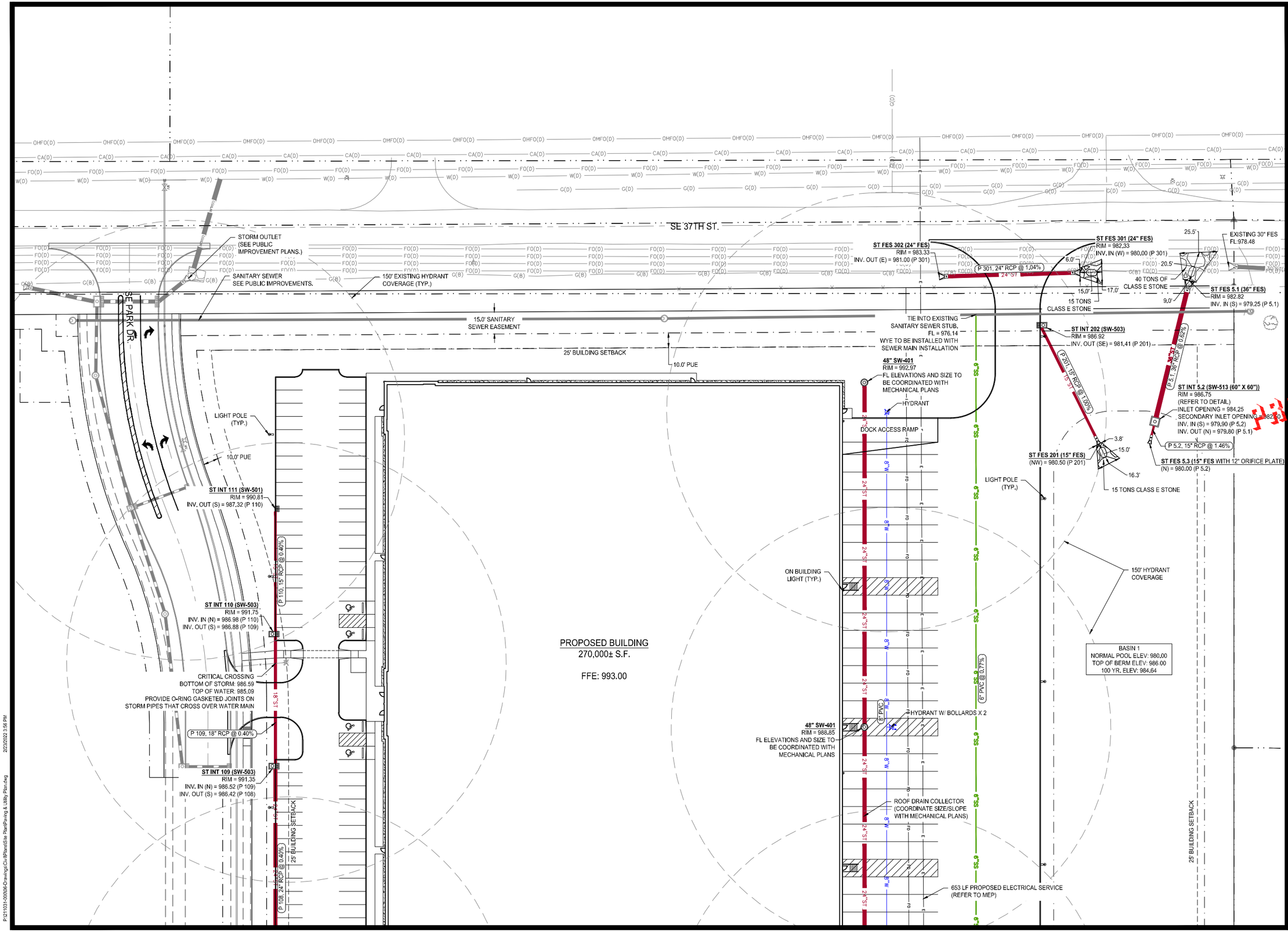
0 25' 50' 100'
GRAPHIC SCALE

WEST METRO INDUSTRIAL
SITE PLAN

GRIMES, IOWA
211031-000
JANUARY 24, 2022
REVISIONS
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ENGINEER	DRAWN BY
T. SMITH	J. ALVAREZ
CHECKED BY	FIELD BOOK NO.
C. SMITH	.
DRAWING NO.	SHEET NO.
PA-01	13 / 20

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UTILITY PLAN

NORTH

0 15' 30' 60'
GRAPHIC SCALE

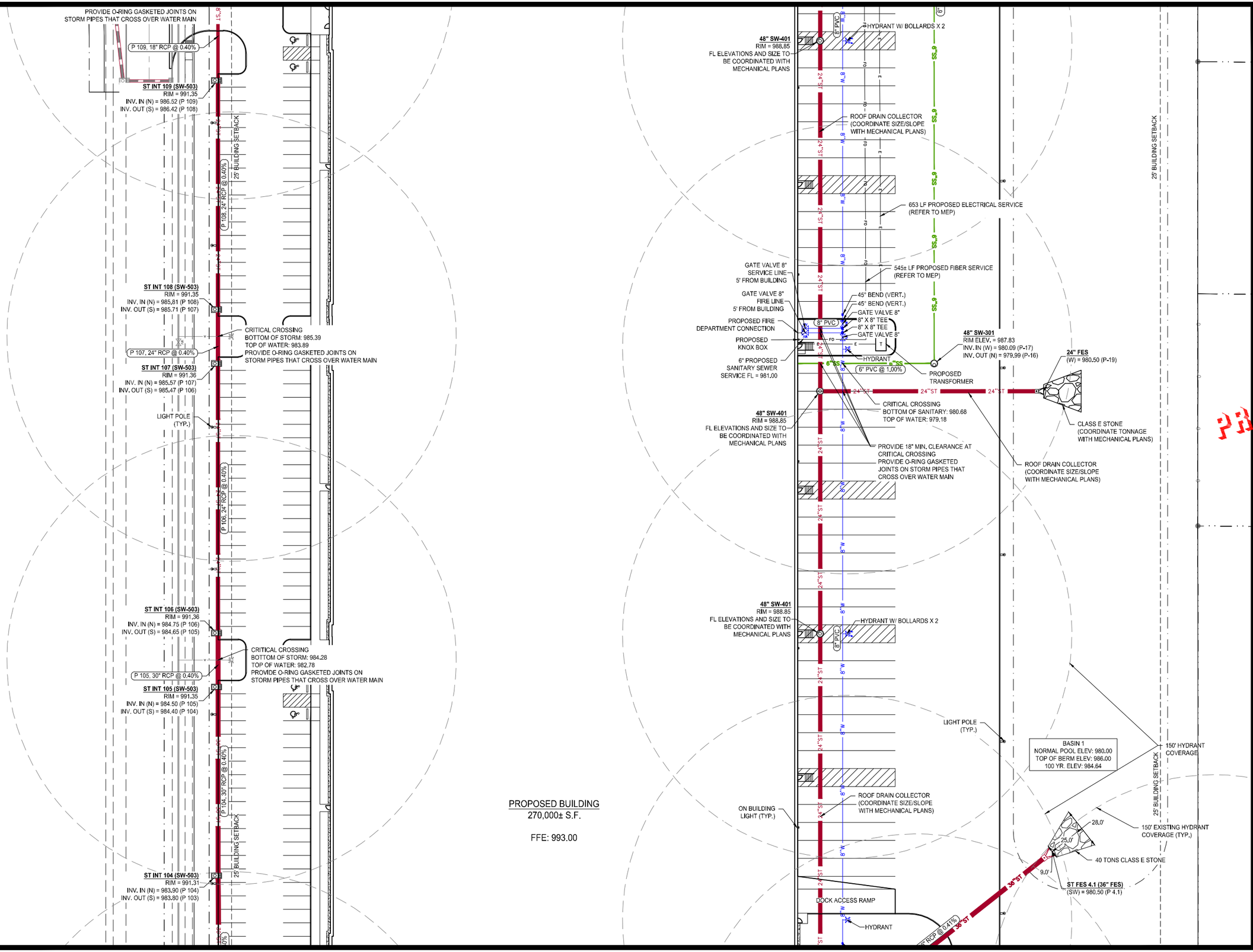
WEST METRO INDUSTRIAL SITE PLAN

GRIMES, IOWA
211031-000
JANUARY 24, 2022

REVISIONS
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ENGINEER	DRAWN BY
T. SMITH	J. ALVAREZ
CHECKED BY	FIELD BOOK NO.
C. SMITH	.
DRAWING NO.	SHEET NO.
UT-01	14 / 20

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PRELIMINARY

UTILITY PLAN

WEST METRO INDUSTRIAL SITE PLAN

GRIMES, IOWA
211031-000
JANUARY 24, 2022

REVISIONS
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ENGINEER	DRAWN BY
T. SMITH	J. ALVAREZ
CHECKED BY	FIELD BOOK NO.
C. SMITH	.
DRAWING NO.	SHEET NO.
UT-02	15 / 20

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PROPOSED BUILDING
270,000± S.F.

FFE: 993.00

INV. OUT (S) = 984.40 (P 104)

P 104, 30" RCP @ 0.40%

145.6'

25' BUILDING SETBACK

ST INT 104 (SW-503)
RIM = 991.31
INV. IN (N) = 983.90 (P 104)
INV. OUT (S) = 983.80 (P 103)

P 103, 30" RCP @ 0.40%

LIGHT POLE (TYP.)

ST INT 103 (SW-502 (60" DIAMETER))
RIM = 991.36
INV. IN (N) = 983.30 (P 103)
INV. OUT (SE) = 983.20 (P 102)

30°ST

P 102, 30" RCP @ 0.40%

ST INT 102 (SW-502 (60" DIAMETER))
RIM = 990.99
INV. IN (NW) = 982.78 (P 102)
INV. OUT (SE) = 982.68 (P 101)

P 101, 30" RCP @ 0.40%

BASIN 2
NORMAL POOL ELEV: 982.00
TOP OF BERM ELEV: 990.00
100 YR. ELEV: 987.33

7.5'

ST FES 101 (30" FES)
(NW) = 982.50 (P 101)

20.0'

22.5'

25 TONS CLASS E STONE

BASIN 3
NORMAL POOL ELEV: 983.50
TOP OF BERM ELEV: 992.50
100 YR. ELEV: 990.22

STORM OUTLET
(SEE PUBLIC
IMPROVEMENT PLANS.)

ON BUILDING LIGHT (TYP.)

ROOF DRAIN COLLECTOR
(COORDINATE SIZE/SLOPE
WITH MECHANICAL PLANS)

2.4°ST

8"W

DOCK ACCESS RAMP

HYDRANT

22.5° BEND

48" SW-401
RIM = 992.34
FL ELEVATIONS AND SIZE TO
BE COORDINATED WITH
MECHANICAL PLANS

8" PVC

ST MH 4.2 (SW-401 (72" DIAMETER))
RIM = 990.25
INV. IN (SW) = 981.35 (P 4.2)
INV. OUT (NE) = 981.25 (P 4.1)

36°ST

P 4.1, 36" RCP @ 0.41%

CRITICAL CROSSING
BOTTOM OF STORM: 980.79
TOP OF WATER: 979.29
PROVIDE O-RING GASKETED JOINTS ON
STORM PIPES THAT CROSS OVER WATER MAIN

ST INT 4.3 (SW-513 (72" X 72"))
RIM = 987.75
INLET OPENING (REFER TO DETAIL) = 986.50
INV. IN (SW) = 981.80 (P 4.3)
INV. OUT (NE) = 981,70 (P 4.2)

P 4.3, 24" RCP @ 0.71%

P 4.2, 36" RCP @ 0.48%

45° BEND (VERT.)

45° BEND (VERT.)

8" PVC

GATE VALVE 8"

TIE INTO EXISTING WATER
MAIN WITH TAPPING
SLEEVE AND SADDLE
FL = 984.11

ST FES 4.4 (24" FES WITH 18" ORIFICE PLATE)
(NE) = 981.90 (P 4.3)

25' BUILDING SETBACK

LIGHT POLE (TYP.)

BASIN 1
NORMAL POOL ELEV: 980.00
TOP OF BERM ELEV: 986.00
100 YR. ELEV: 984.64

150' HYDRANT COVERAGE

25' BUILDING SETBACK

28.0'

25.0'

150' EXISTING HYDRANT COVERAGE (TYP.)

40 TONS CLASS E STONE

9.0'

ST FES 4.1 (36" FES)
(SW) = 980,50 (P 4.1)

WATER MAIN
SEE PUBLIC IMPROVEMENTS.

SE 40TH ST.

PRELIMINARY

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UTILITY PLAN

NORTH

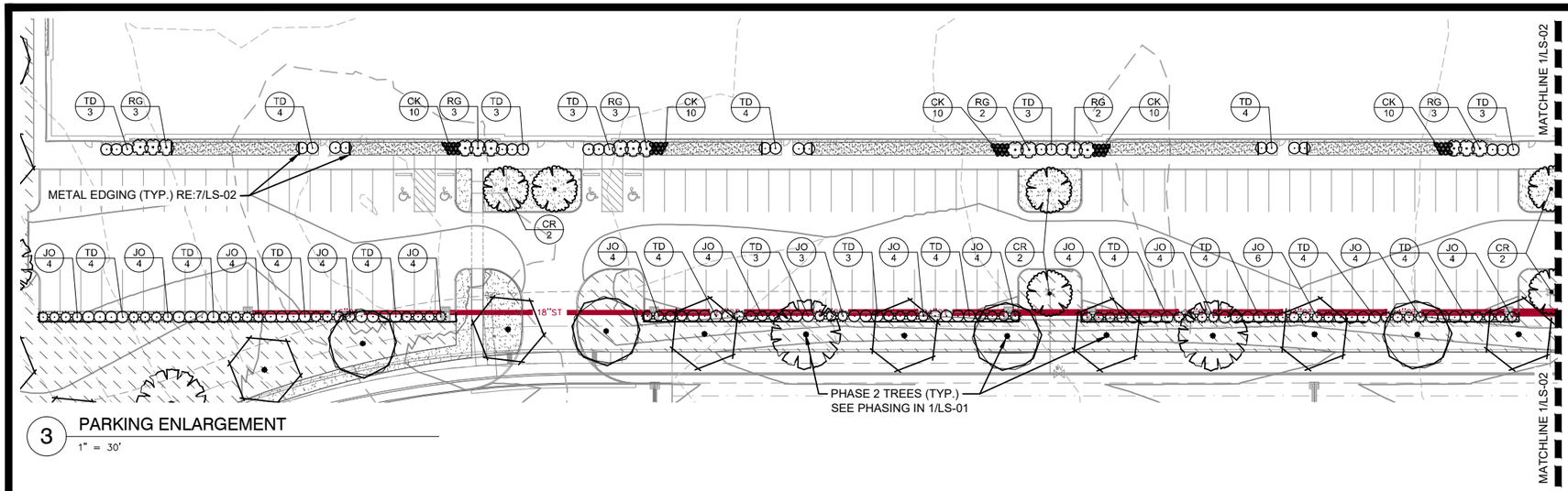
0 15' 30' 60'
GRAPHIC SCALE

WEST METRO INDUSTRIAL SITE PLAN

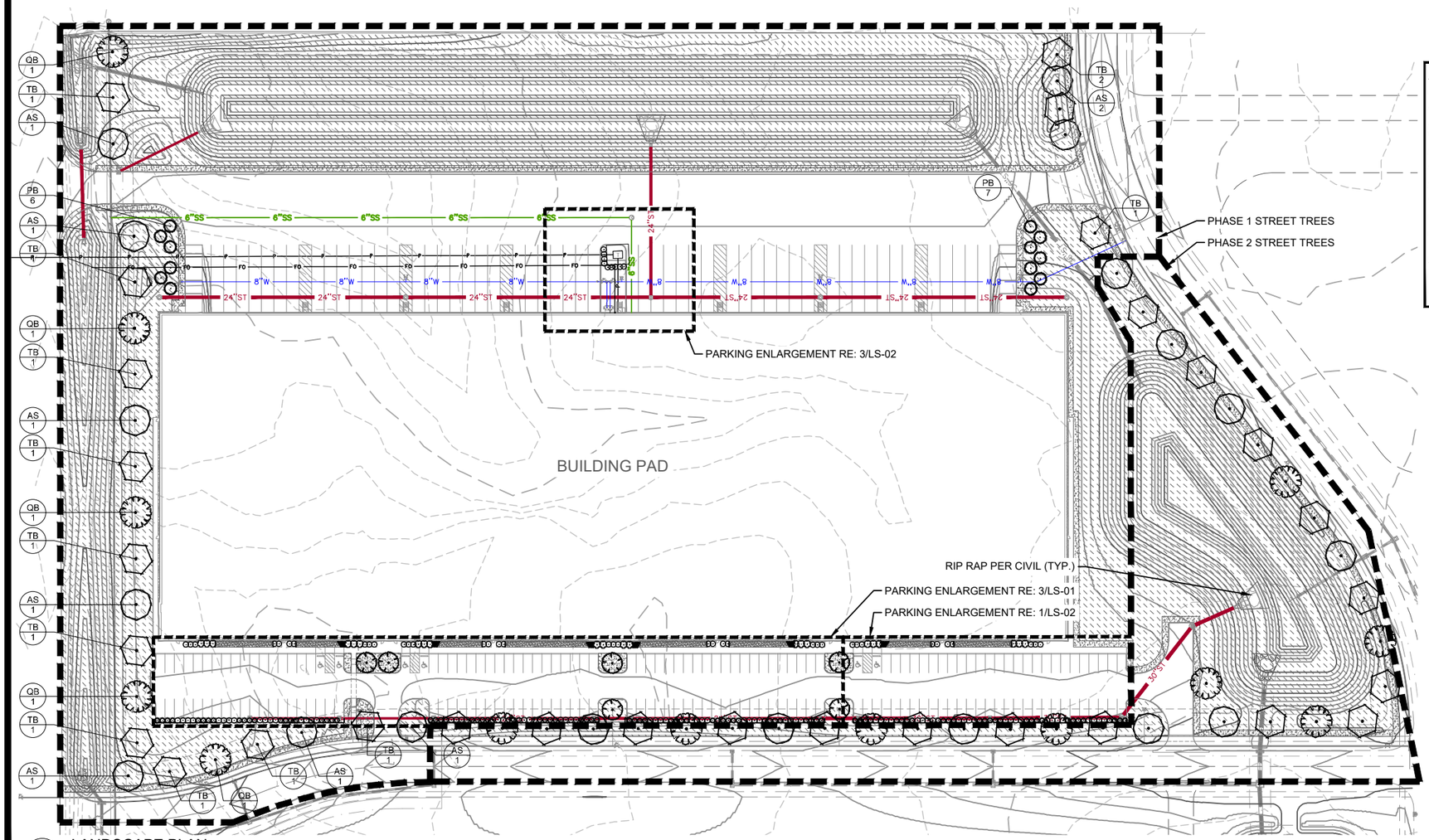
GRIMES, IOWA
211031-000
JANUARY 24, 2022

REVISIONS
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ENGINEER	DRAWN BY
T. SMITH	J. ALVAREZ
CHECKED BY	FIELD BOOK NO.
C. SMITH	.
DRAWING NO.	SHEET NO.
UT-03	16 / 20



3 PARKING ENLARGEMENT
1" = 30'



1 LANDSCAPE PLAN
1" = 60'

LANDSCAPE REQUIREMENTS

PER CHAPTER 151 OF THE CITY OF GRIMES, IOWA UNIFIED DEVELOPMENT ORDINANCE:

MINIMUM PLANT UNIT REQUIREMENTS

MINIMUM TREE REQUIREMENT	REQUIREMENT	PROVIDED
1 TREE / 1000 SF OF REQUIRED OPEN SPACE	73 TREES	
MINIMUM OPEN SPACE	**REQUIREMENT**	**PROVIDED**
MINIMUM OPEN SPACE	10% OPEN SPACE REQUIRED (72,107 SF)	28% PROVIDED (201,901 SF)
STREET TREES	**REQUIREMENT**	**PROVIDED**
SE 37TH STREET	1 LARGE TREE PER 50 LF (720 LF)	16 TREES REQUIRED - 16 PROVIDED
PROPOSED NORTH/SOUTH EXTENSION	1 LARGE TREE PER 50 LF (137 LF)	3 TREES REQUIRED - 3 PROVIDED
PROPOSED EAST/WEST EXTENSION	1 LARGE TREE PER 50 LF (204 LF)	5 TREES REQUIRED - 5 PROVIDED
FUTURE STREET TREES	**REQUIREMENT**	**PROVIDED**
NORTH/SOUTH EXTENSION	1 LARGE TREE PER 50 LF (1125 LF)	25 TREES REQUIRED - 25 PROVIDED
EAST/WEST EXTENSION	1 LARGE TREE PER 50 LF (551 LF)	12 TREES REQUIRED - 12 PROVIDED

PLANT LEGEND

TREES	BOTANICAL / COMMON NAME
AS	Acer miyabei `State Street` / Miyabei Maple
QB	Quercus bicolor / Swamp White Oak
TB	Tilia americana 'Boulevard' / Boulevard Linden
EVERGREEN TREES	**BOTANICAL / COMMON NAME**
PB	Picea glauca densata / Black Hills Spruce
EVERGREEN SHRUBS	**BOTANICAL / COMMON NAME**
JO	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper
TD	Taxus x media 'Densiformis' / Dense Yew
SHRUBS	**BOTANICAL / COMMON NAME**
RG	Rhus aromatica 'Gro-Low' / Gro-Low Sumac
GRASSES	**BOTANICAL / COMMON NAME**
CK	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass
GROUND COVERS	**BOTANICAL / COMMON NAME**
	Fescue Seed / Heat-Tolerant Fescue Seed
	Fescue Sod / Heal-Tolerant Fescue Sod

2 PLANT LEGEND
NTS

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LANDSCAPE PLAN

NORTH

0 30' 60' 120'
GRAPHIC SCALE

WEST METRO INDUSTRIAL SITE PLAN

GRIMES, IOWA
211031-000
JANUARY 24, 2022
REVISIONS
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ENGINEER: T. SMITH
DRAWN BY: AJD
CHECKED BY: C. SMITH
FIELD BOOK NO.: .
DRAWING NO.: LS-01
SHEET NO.: 17 / 20

LANDSCAPE PLAN NOTES:

1. EXISTING UNDERGROUND (U/G), OVERHEAD (O.H.) UTILITIES AND DRAINAGE STRUCTURES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL CONTRACTORS TO VERIFY EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE STARTING ANY WORK.

2. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL GIVE 72 HOURS ADVANCED NOTICE TO ALL THOSE COMPANIES/UTILITIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION SITE.

3. CONTRACTOR SHALL VERIFY ALL LANDSCAPE MATERIAL QUANTITIES AND SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT.

4. CONTRACTOR SHALL STAKE/LAYOUT PLANT LOCATIONS IN THE FIELD & HAVE APPROVAL BY LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH INSTALLATION.

5. NO SUBSTITUTIONS (INCL. CULTIVARS) SHALL BE ACCEPTED WITHOUT WRITTEN APPROVAL PER SPECIFICATIONS. PROPOSED PLANT SUBSTITUTIONS REQUIRE APPROVAL OF THE LANDSCAPE ARCHITECT, GRIMES, IA & THE OWNER'S REPRESENTATIVE.

6. ALL PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE & INFESTATION-TRUE TO TYPE, VARIETY, SIZE SPECIFIED, & FORM PER ANSA STANDARDS.

7. ALL PROPOSED TREES AND SHRUBS SHALL BE LAID OUT IN A UNIFORM AND CONSISTENT PATTERN, FOLLOWING THE LANDSCAPE PLAN ACCURATELY. INSTALL ALL PLANTS PER PLANTING DETAILS.

8. ALL TREES & MULCH BEDS (UNLESS ROCK MULCH) SHALL RECEIVE 3" MIN. OF SHREDDED DARK PREMIUM HARDWOOD MULCH, AS DETAILED. ADD PREEN OR SNAPSHOT TO BEDS BEFORE & AFTER MULCHING FROM MARCH 1 TO OCTOBER 1. IF WINTER INSTALLATION, RETURN NEXT SPRING & INSTALL PREEN/SNAPSHOT WITH NEW MULCH.

9. TREE TIES SHALL BE DEWITT 20" STRAPS FOR TREE STAKING. USE 10 GAUGE ELECTRIC WIRE. TREES AND STAKES SHALL BE STRAIGHT, PLUMB AND TAUT. TREE STAKES TO BE REMOVED WINTER OF YEAR 2 AFTER INSTALLATION.

10. CONTRACTOR SHALL THOROUGHLY WATER-IN EACH PLANT IMMEDIATELY FOLLOWING INSTALLATION AND CONTINUE WATERING UNTIL SUBSTANTIAL COMPLETION. CONTRACTOR REQUIRED TO COORDINATE WATERING WITH THE OWNER AFTER SUBSTANTIAL COMPLETION. PROVIDE HOURLY RATE TO WATER THE SITE, IF IRRIGATION NOT INSTALLED OR NOT WORKING.

11. ALL AREAS OF THE SITE DISTURBED DURING CONSTRUCTION THAT ARE NOT DESIGNATED AS BEDS / PAVEMENT AREAS SHALL BE SODDED WITH 90% TURF-TYPE TALL FESCUE AND 10% BLUEGRASS MIX SOD (NATURE'S CARPET - L.C. BRIGGS TURF FARM. CAPEN BRIGGS 816.547.6214 OR EQUAL).

12. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ALL AREAS OF SOD, ROCK & MULCH AND THE AMOUNTS OF EACH NEEDED FOR OPTIMUM COVERAGE.

13. NO TREES SHALL BE PLANTED OVER TOP OF ANY UTILITY LINES OR PIPES. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO PLANTING AND ANY MODIFICATIONS TO TREE LOCATIONS SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND APPROVED BY THE CITY PRIOR TO PLANTING.

14. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR 1 YEAR FROM DATE OF SUBSTANTIAL COMPLETION. PLANT MATERIALS WILL BE ONE TIME REPLACEMENT AND RECORDS KEPT BY THE LANDSCAPE CONTRACTOR FOR ALL REPLACEMENTS.

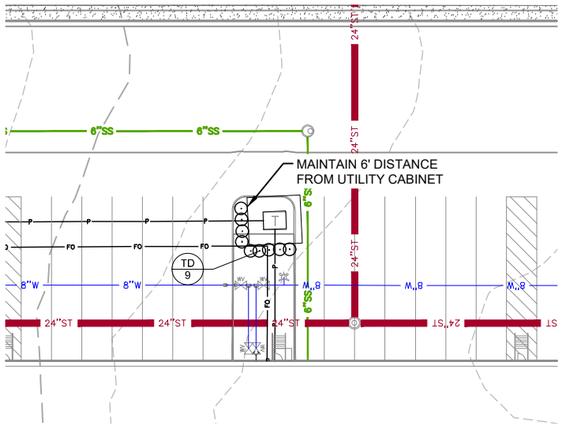
15. THIS LANDSCAPE PLAN IS DESIGNED TO BE IN CONFORMANCE WITH THE CITY OF GRIMES, IA UNIFIED DEVELOPMENT ORDINANCE. THE LANDSCAPE ARCHITECT WILL COORDINATE CLOSELY WITH THE CITY OF GRIMES, IA TO MAKE SURE FINAL DEVELOPMENT AND PERMIT PLANS ARE IN CONFORMANCE WITH THIS CODE.

16. ALL WIRE, TWINE AND BURLAP SHALL BE REMOVED FROM THE ROOTBALL OF TREES PRIOR TO PLANTING.

17. PHASE 2 TREES TO BE INSTALLED AT FUTURE DATE AND COINCIDE WITH ROAD EXTENSION.

5 LANDSCAPE NOTES

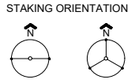
NTS



3 PARKING ENLARGEMENT

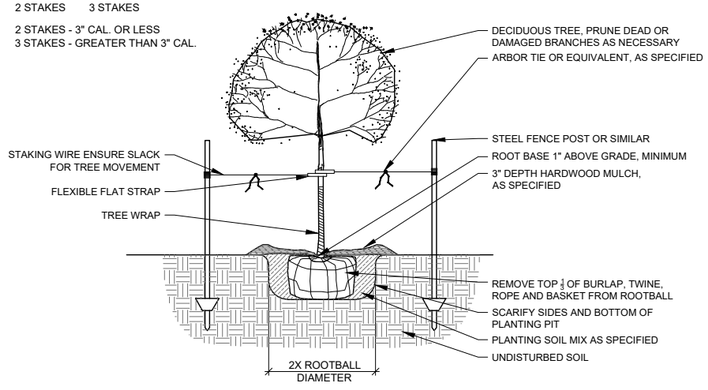
1" = 30'

STAKING ORIENTATION



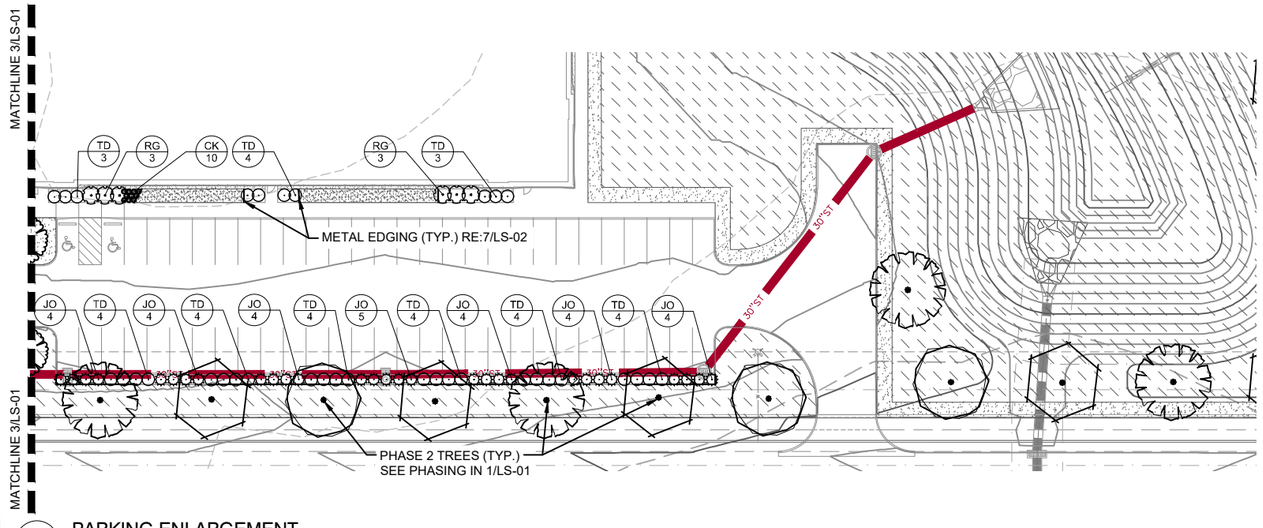
2 STAKES 3 STAKES

2 STAKES - 3" CAL. OR LESS
3 STAKES - GREATER THAN 3" CAL.



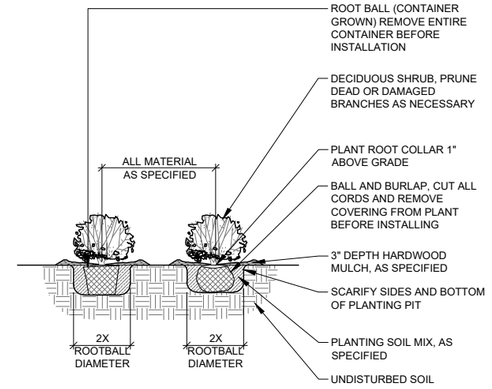
4 DECIDUOUS TREE PLANTING

1/2" = 1'-0" 329343.02-01



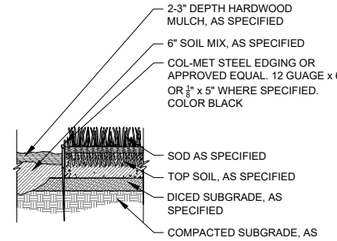
1 PARKING ENLARGEMENT

1" = 30'



6 SHRUB AND PERENNIAL PLANTING

1/2" = 1'-0" 329333-04



7 METAL EDGING

1" = 1'-0" 329413.14-02

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	AS	9	Acer miyabei `State Street` / Miyabei Maple	B & B	2"Cal
	QB	5	Quercus bicolor / Swamp White Oak	B&B,	2" Cal.
	TB	13	Tilia americana 'Boulevard' / Boulevard Linden	B&B,	2" Cal.
EVERGREEN TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**
	PB	9	Picea glauca densata / Black Hills Spruce	B&B,	6-8` Ht
ORNAMENTAL TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**		**CONT**
	CR	6	Cercis canadensis 'Royal White' / Royal White Redbud		B&B, 1.5" Cal.
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**		**CONT**
	RG	22	Rhus aromatica 'Gro-Low' / Gro-Low Sumac		5 gal
EVERGREEN SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**		**CONT**
	JO	90	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper		5 gal
	TD	116	Taxus x media 'Densiformis' / Dense Yew		5 gal
GRASSES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**		**CONT**
	CK	60	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass		1 gal
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	
	FS	189,849 sf	Fescue Seed / Heat-Tolerant Fescue Seed	SF	
	FH	14,196 sf	Fescue Sod / Heal-Tolerant Fescue Sod	SF	

2 PLANT SCHEDULE

NTS

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Clive, Iowa 50325
515-964-1229
fax 515-964-2370

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LANDSCAPE NOTES

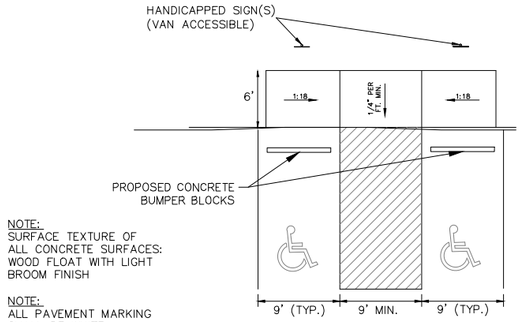
NORTH

0 15' 30' 60'
GRAPHIC SCALE

WEST METRO INDUSTRIAL SITE PLAN

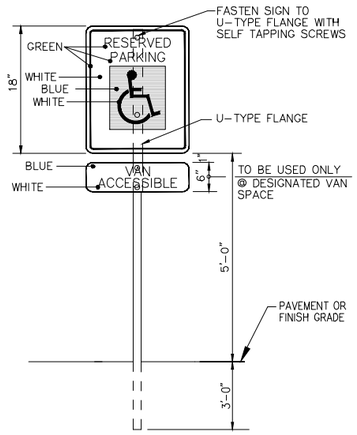
GRIMES, IOWA
211031-000
JANUARY 24, 2022
REVISIONS
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ENGINEER T. SMITH
DRAWN BY J. AJDEZ
CHECKED BY C. SMITH
FIELD BOOK NO. .
DRAWING NO. LS-02
SHEET NO. 18 /20



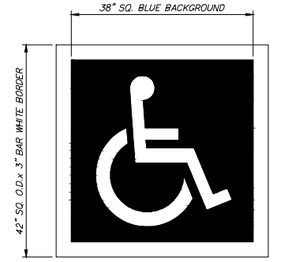
ADA STRIPING DETAIL

NO SCALE



DISABLED PARKING SIGN DETAIL

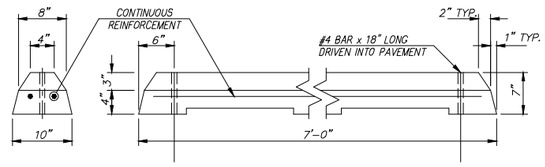
NO SCALE



DISABLED STALL MARKING DETAIL

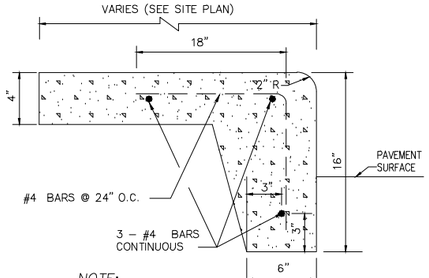
DISABLED STALL MARKING DETAIL

NO SCALE



TYPICAL CONCRET BUMPER BLOCK DETAIL

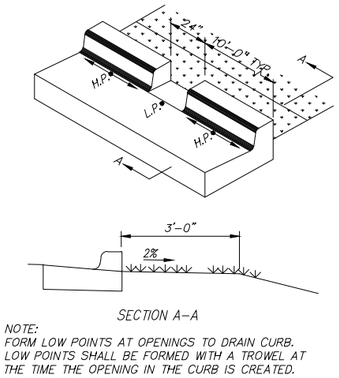
NO SCALE



NOTE:
EXPANSION, CONTRACTION, OR CONSTRUCTION JOINTS ARE TO BE SAME AS NOTED ON STANDARD CURB AND GUTTER DETAILS.

TYPE "CS" CURB & SIDEWALK DETAIL

NO SCALE

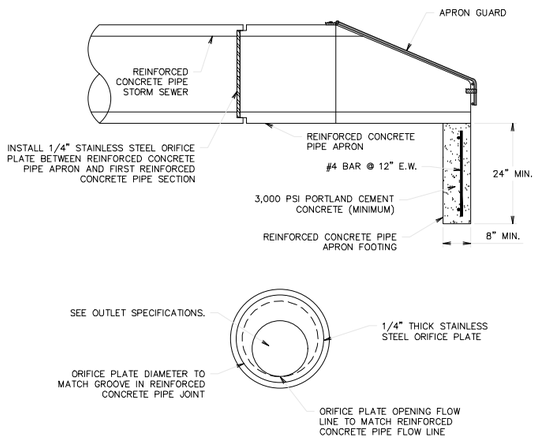


SECTION A-A

NOTE:
FORM LOW POINTS AT OPENINGS TO DRAIN CURB. LOW POINTS SHALL BE FORMED WITH A TROWEL AT THE TIME THE OPENING IN THE CURB IS CREATED.

CRENELATED CURB DETAIL

NO SCALE



ORIFICE PLATE DETAIL

NO SCALE

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PRELIMINARY

TYPICAL DETAILS

WEST METRO INDUSTRIAL
SITE PLAN

GRIMES, IOWA
211031-000
JANUARY 24, 2022
REVISIONS
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ENGINEER
T. SMITH

DRAWN BY
J. ALVAREZ

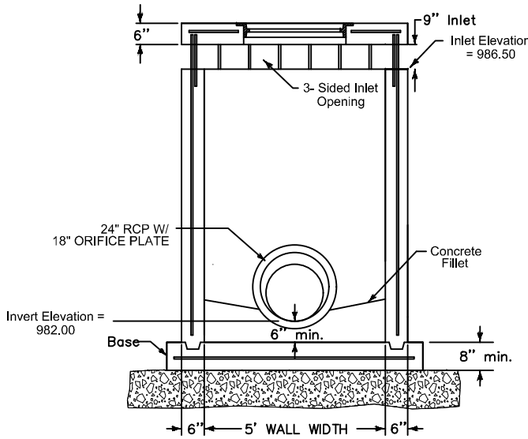
CHECKED BY
C. SMITH

FIELD BOOK NO.
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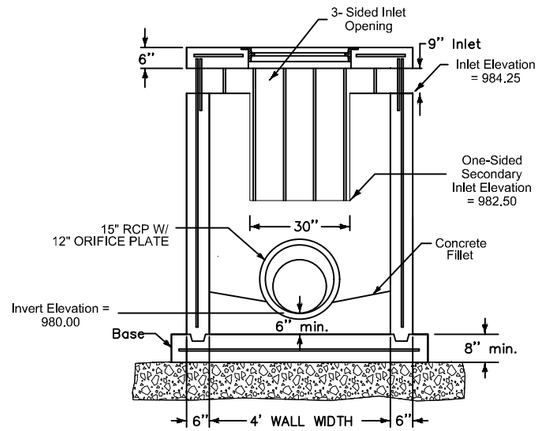
DRAWING NO.
DT-01

SHEET NO.
19 / 20

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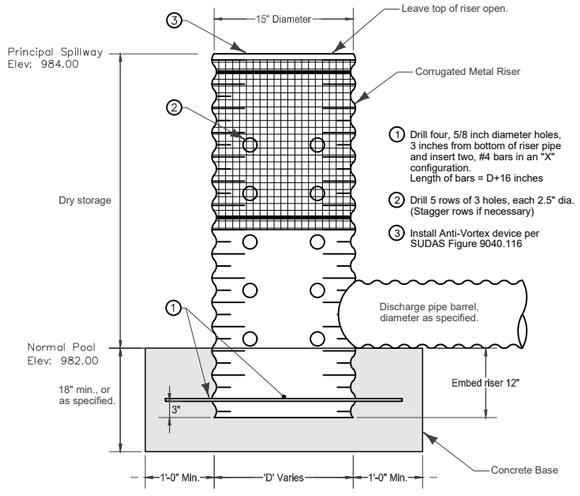
BASIN 2



BASIN 1

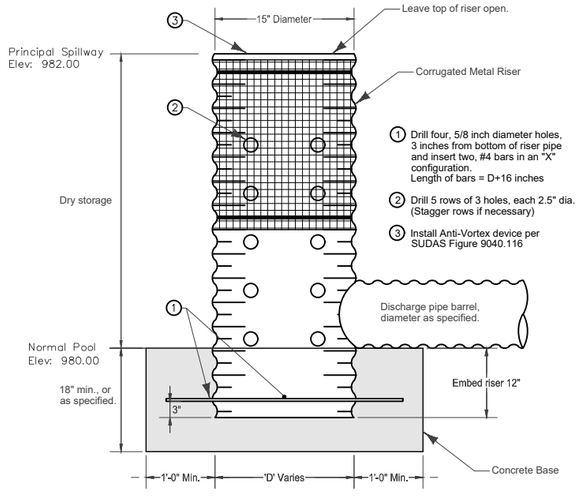
NOTE: BASIN OUTLET STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SW-513 DETAIL REQUIREMENTS AS DESCRIBED BY SUDAS

DETENTION BASIN OUTLET STRUCTURE DETAILS



TEMPORARY STANDPIPE - BASIN 2

NOT TO SCALE



TEMPORARY STANDPIPE - BASIN 1

NOT TO SCALE

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PRELIMINARY

TYPICAL DETAILS

WEST METRO INDUSTRIAL SITE PLAN

GRIMES, IOWA
211031-000
JANUARY 24, 2022
REVISIONS
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ENGINEER
T. SMITH

DRAWN BY
J. ALVAREZ

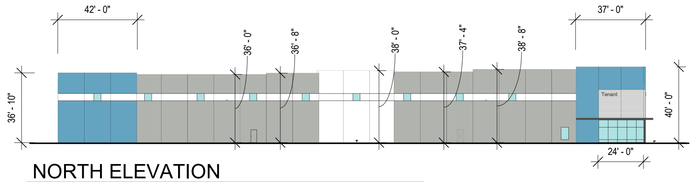
CHECKED BY
C. SMITH

FIELD BOOK NO.
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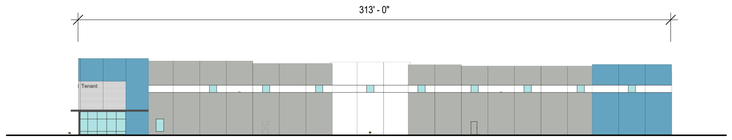
DRAWING NO.
DT-02

SHEET NO.
20 / 20

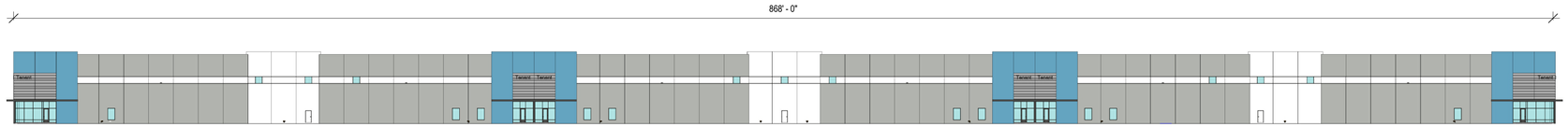
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NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

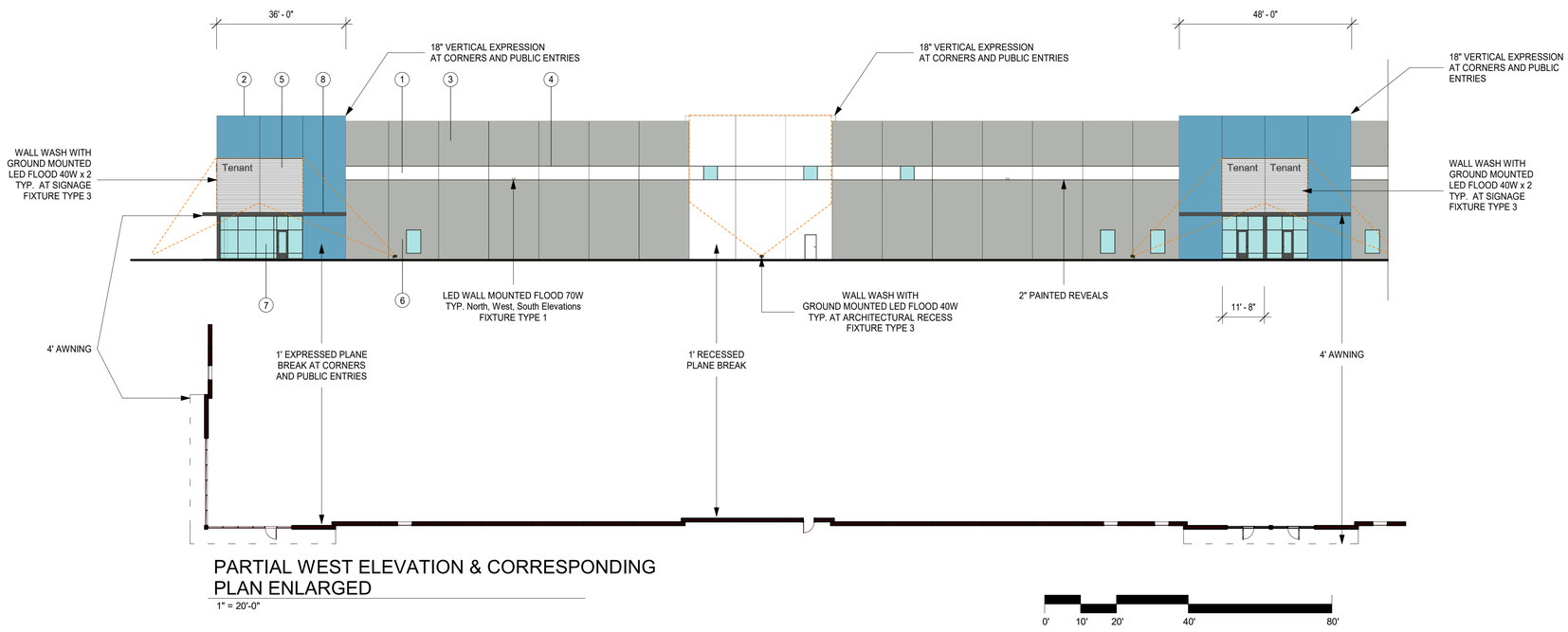


EAST ELEVATION





Approach from NW Corner



PARTIAL WEST ELEVATION & CORRESPONDING PLAN ENLARGED

1" = 20'-0"

ELEVATION KEYNOTES

1. PRECAST CONCRETE PANEL, PAINTED COLOR #1
2. PRECAST CONCRETE PANEL, PAINTED COLOR #2
3. PRECAST CONCRETE PANEL, PAINTED COLOR #3
4. PRECAST CONCRETE PANEL, HORIZONTAL REVEAL, PAINTED COLOR #4
5. FORMLINER, TBD
6. VISION GLASS W/ BLACK ALUMINUM FRAME
7. STOREFRONT GLASS W/ BLACK ALUMINUM FRAME
8. GALVANIZED STEEL AWNING, PAINTED COLOR #4

EXTERIOR FIXTURE REFERENCE

TYPE 1		70W LED WALL MOUNT PERIMETER FLOOD- 4000k - WHITE
TYPE 2		90W LED WALL MOUNT PERIMETER FLOOD- 4000k - WHITE
TYPE 3		40W LED GROUND MOUNT GENERAL PURPOSE FLOOD- 4000k - DARK BRONZE

OPUS
THE OPUS GROUP

ATI GROUP

Grimes, IA

CONCEPT ELEVATIONS

02.23.22

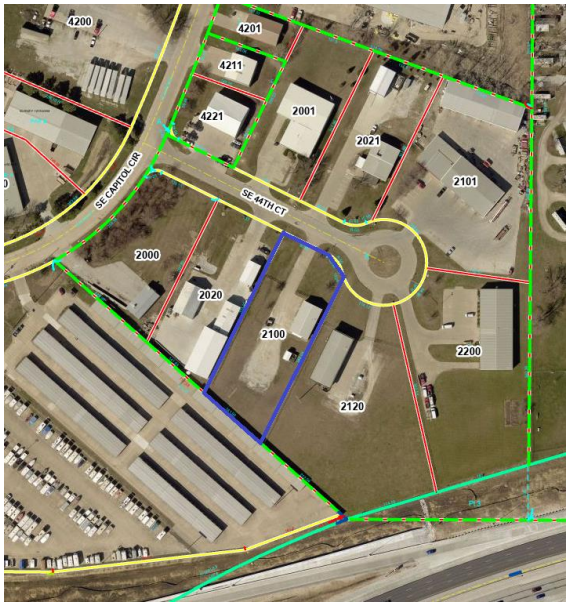
Planning & Zoning Staff Report

TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: March 1, 2022
RE: 2100 SE 44th Court – Site Plan Amendment

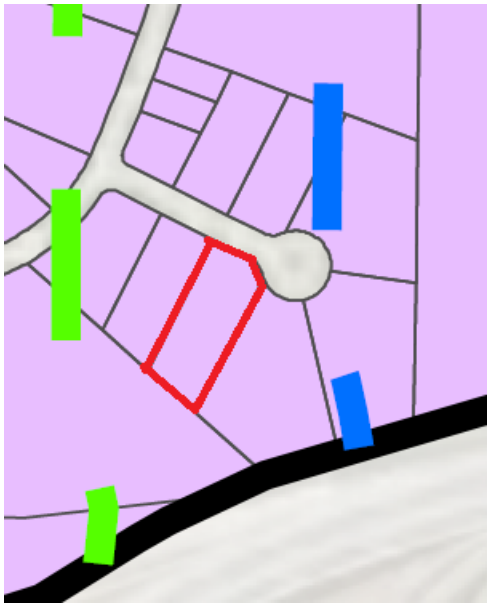
GENERAL INFORMATION:

Applicant:	Bricar Investments, LLC
Requested Action	Site Plan Amendment
Location	2100 SE 44th Court

SUPPORTING INFORMATION:



Location Map


Zoning Map

LAND USES & ZONING:

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

BACKGROUND:

The applicant is requesting approval of a site plan amendment, which will allow for the construction of an additional building on site. The proposed building consists of 6,720 square feet of office and warehouse space. The property is located within Zone 2 of the Highway 141 Mixed Use Development Corridor District.

ANALYSIS:

Building/Elevations:

The existing building elevations will be modified to meet the Highway 141 Corridor architecture standards by adding glazing and stone along SE Beisser Drive and along the adjacent building sides. The new proposed building on the south side of the site will be constructed of metal to match the color scheme of the existing building.

A new dumpster enclosure is proposed. However, the enclosure will need to be revised to provide the required masonry enclosure and metal-framed gate. Staff has notified the applicant of the requirements.

Site Layout:

Access into the site will be from the existing driveway off of SE 44th Court. There are no existing sidewalks with the Capitol City Park development, therefore no sidewalk will be provided with the site improvements.

The new building will be located on the south side of the site. Additional paving is proposed to provide continued access to the building with additional parking spaces provided at the front of the new building.

Parking:

The ordinance requires a total of 1 space per every 2,000 square feet of gross floor area for warehouse uses. Based upon the total proposed square footage, a total of 5 spaces is required. The site currently has four parking spaces and four additional spaces will be provided with the site improvements for a total of 8 spaces.

Landscaping/Streetscape:

The site is required to provide a minimum of 15% open space. As proposed, the site will provide 58% open space.

Additional landscaping is proposed along SE 44th Court to meet the Highway 141 Corridor landscape requirements. Landscaping will also be provided along the building foundation and trees will be added at the rear of the property to meet the total required number of plantings for the site.

Utilities:
A new 6" sanitary service will connect to the existing sanitary service to serve the new building.

A new water service will be constructed to the new building. The new building will be fitted with a fire suppression system, therefore the appropriate FDC is provided. Additional fire hydrants will be installed onsite to provide the required coverage for the new building.

Storm water detention is being handled via two on-site detention basins on the north side of the site.

STAFF RECOMMENDATION:
Staff would recommend approval of the site plan amendment for 2100 SE 44th Court, 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

~~February 2, 2022~~
February 22, 2022

Cooper Crawford & Associates
Attn: Keven Crawford
475 South 50th Street, Suite 800
West Des Moines, IA 50265

RE: 2100 SE 44th Ct Site Plan Amendment

Dear Mr. Crawford:

The Development Services Department is in receipt of a proposed Site Plan Amendment for 2100 SE 44th Ct. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. ~~A sprinkler will need to be added to the existing building.~~
2. Please provide $1000 SWMP and $250 SWPPP fees.
3. Please provide SWPPP.
4. Revise the street label to SE 44th Ct, not NW 51st Street.

Sheet 1:

1. ~~Under zoning, add Highway 141 Mixed Use Development Corridor District Zone 2.~~
2. ~~Add proposed use of the building. Is it just warehouse? Is there an office?~~
3. ~~Provide parking spaces calculations for each use.~~
4. ~~Label parking space depth.~~
5. ~~Label ADA parking sign.~~
6. ~~Add City standard notes.~~

7. Label the size of utilities. Label size of water service.

~~8. Add curb to the parking areas.~~

~~9. Provide 1 tree per 50 along SE 44th Ct.~~

~~10. Provide 1 shrubs every 4 feet along SE 44th Ct.~~

~~11. Provide required open space plantings (2 trees and 2 shrubs per 1000sf of required open space). Minimum open space requirement is 15%. The plantings along SE 44th Ct can count toward the open space required plantings.~~

~~12. Provide plantings along the front of the building along SE 44th Ct.~~

13. Is lighting proposed in the parking lot? Please provide locations and cut sheet. Please provide.

14. Will there be a dumpster onsite? Please provide dumpster location and enclosure details. Dumpster enclosures are required to be masonry with metal framed, opaque gate. Wood can be used on the gate but will need to be on a metal frame. Please revise to show the required materials.

15. Label the distance between the existing and proposed building.

Sheet 2:

~~1. Provide ADA parking grades and cross slopes. Please label slope~~

~~2. Label size of existing sanitary service.~~

~~3. Commercial sanitary sewer service to be 6" diameter.~~

~~4. Label sanitary sewer service lengths.~~

5. Verify sanitary sewer cleanout callout is on cleanouts.

~~6. Domestic water service to be 2".~~

7. Provide curb stop and valve on domestic and fire service lines 5' outside of building.

8. Within Erosion and Pollution Control Notes- remove rainfall inspection requirements from lines #3 and #11 (this is no longer required by the NPDES GP#2 as of March 1, 2018).

9. Where is the storm sewer connecting? There is no storm sewer along SE 44th Ct.

10. Will a transformer need to be added to the site? Please label locations and screen from the ROW with evergreen plantings. Please label location and plant screening.

Architecture:

~~1. Please update the building elevations to match the proposed window and door installation that we have received with the demolition permit for the existing building (4 windows on the north elevation and 4 windows and 1 door on the west elevation.~~

2. Is roof mounted equipment proposed? If so, please provide screening from the ROW and provide screening details.

3. Provide stone calculations.

   ~~a. North elevation – 75% masonry excluding windows and doors~~
   ~~b. East & west elevations – First 10' from SE Beisser Dr 75% masonry~~
   ~~c. East & west elevations – 25% masonry along the first 30' from SE Beisser Dr~~

~~4. Provide list of 5 treatments demonstrated on the building as required in the Highway 141 Corridor. Add the list to the elevation sheet. See Page 17 for treatment list.~~

~~5. Provide additional detailing on the east side of the building to help break up the large blank wall expanse.~~

~~6. Label glazing percentage along SE 44th Ct. 20% minimum is required.~~

~~7. Provide building lighting details and cut sheets. Is colored lighting proposed? Please provide all lighting details as we will need to present lighting to P&Z/Council. Changes could result in the plan going back to P&Z/Council. Please provide revised cut sheets to provide shaded/hooded building light fixtures.~~

Stormwater Management Plan (SWMP)

~~1. Page 1: Proposed Condition: The last sentence in paragraph 2 is confusing. Is WQv not obtained? The basin size looks like it is large enough to collect the WQv, but release over 36 hrs. instead of 24 hrs.~~

Site Plan

~~2. Sheet 2: Does the proposed building shed stormwater to the west or east?~~

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.

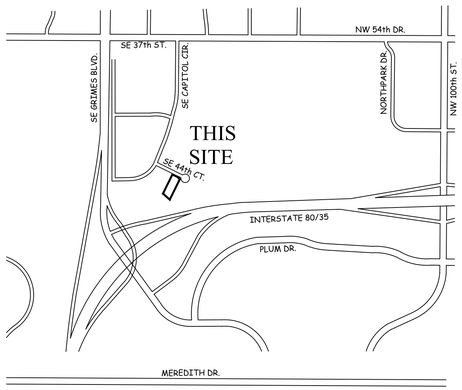
SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	February 8, 2022 **(1 PDF of Site plan with Elevation Plan included)**
PLANNING & ZONING:	March 1, 2022 at 5:30
COUNCIL MEETING:	March 22, 2022 at 5:30

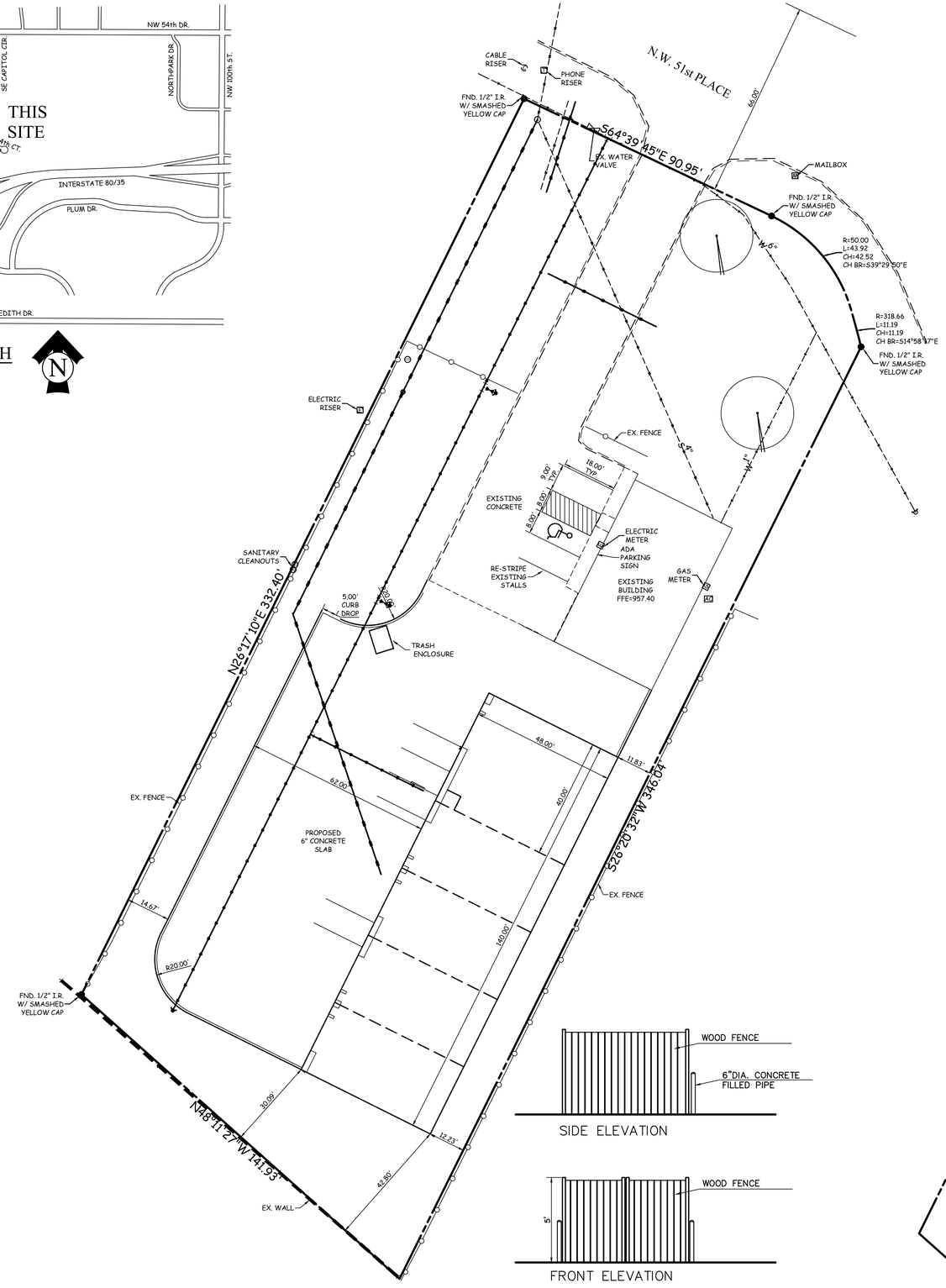
Please feel free to contact me at emartin@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

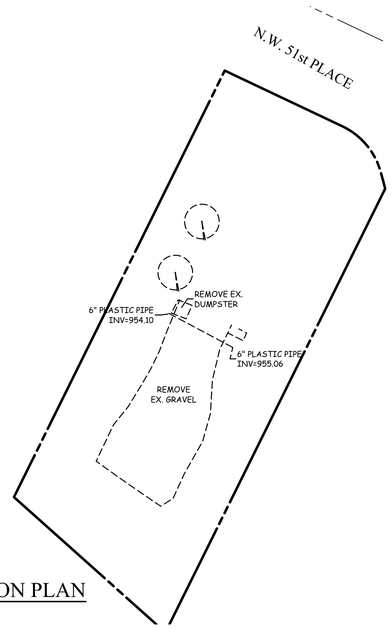
Evann Martin
Assistant Planner



VICINITY SKETCH
NO SCALE



TRASH ENCLOSURE
NO SCALE



DEMOLITION PLAN
SCALE = 1"=50'

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.

SITE PLAN
2100 SE 44th COURT

OWNER / DEVELOPER
BRICAR INVESTMENTS LLC
7110 NW 95TH CT
JOHNSTON, IA 50131-1811

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

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

LEGAL DESCRIPTION
LOT 7 CAPITOL CITY PARK PLAT 2, AN OFFICIAL PLAT, CITY OF GRIMES, POLK COUNTY, IOWA.

SAID TRACT OF LAND CONTAINS 1.100 ACRES (47,916 S.F.) MORE OR LESS.

SAID TRACT OF LAND SUBJECT ALL EASEMENTS OF RECORD.

SITE AREAS

PROPOSED BUILDINGS (WAREHOUSE)	6,720 S.F.	14.1%
EXISTING BUILDINGS (WHOLESALE)	2,160 S.F.	4.5%
PROPOSED PAVING	5,957 S.F.	12.4%
EXISTING PAVING	5,254 S.F.	11.0%
OPEN SPACE	27,806 S.F.	58.0%
TOTAL	47,897 S.F.	100%

TOTAL IMPERVIOUS AREA (BUILDINGS & PAVING) 20,108 S.F. 42.0%
REQ'D OPEN SPACE = 7,185 S.F. (47,897 * 15%)

PARKING REQUIREMENTS
1 SPACE/2000S.F. (WHOLESALE, WAREHOUSE)
8,880 = 5 STALLS REQUIRED
8 STALLS PROVIDED

APPROXIMATE SCHEDULE
BEGIN CONSTRUCTION: MAY 2022*
END CONSTRUCTION: AUGUST 2022
* DEPENDS ON MATERIAL AVAILABILITY

LEGEND
EXISTING/PROPOSED

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

SHEET INDEX

1 DIMENSION PLAN
2 GRADING PLAN
3 UTILITY PLAN
4 LANDSCAPE PLAN

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800-292-8989
TOLL-FREE
CALL- BEFORE- YOU- DIG

LICENSED PROFESSIONAL ENGINEER
KEVEN J. CRAWFORD
13156
IOWA

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

KEVEN J. CRAWFORD, P.E. IOWA LICENSE NO. 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-2

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 1-24-2022
REVISIONS:

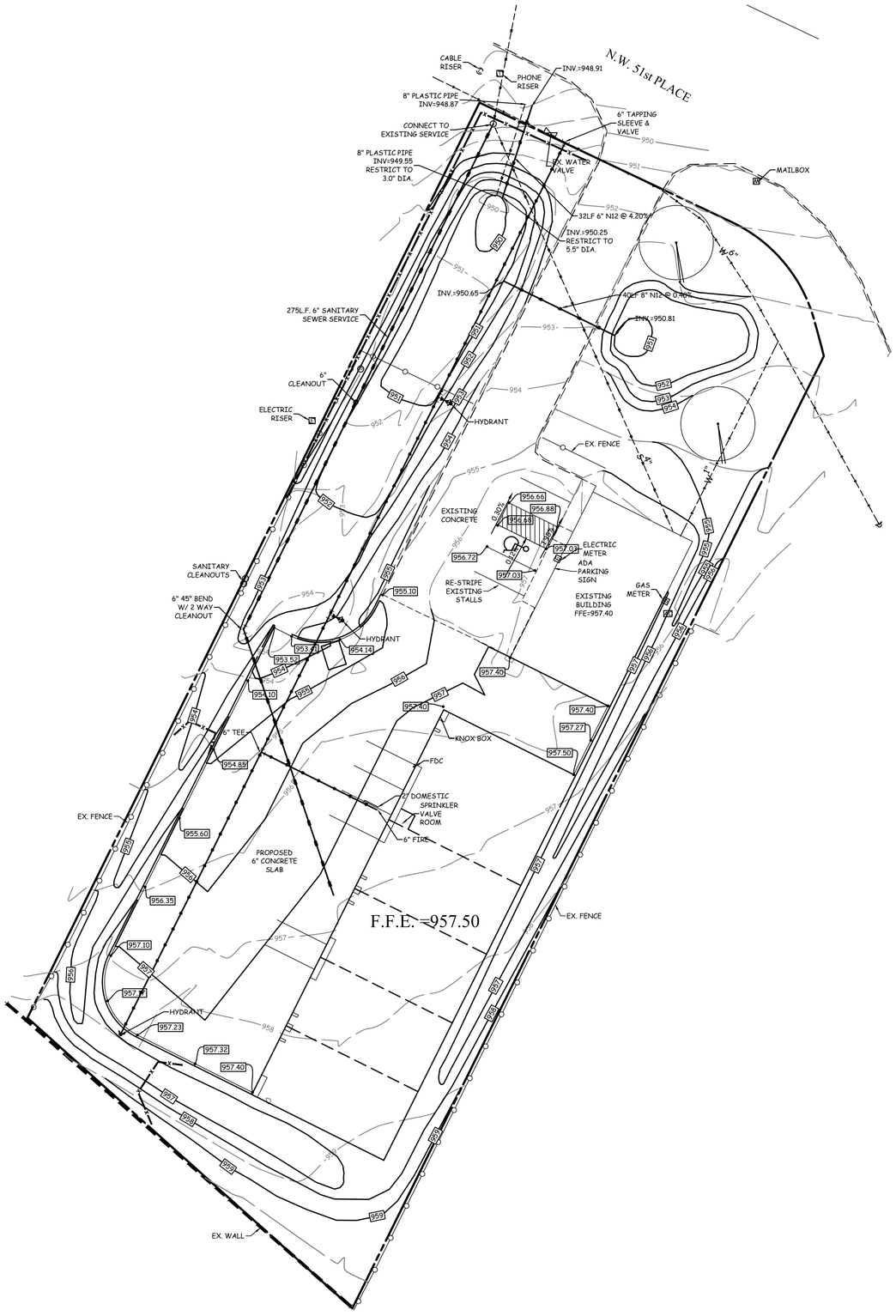
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APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

JOB NUMBER
CC 2571

DIMENSION PLAN
LOT 7 CAPITOL CITY PARK NO. 2

SHEET 1 OF 4

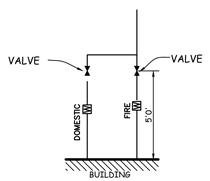


EROSION & POLLUTION CONTROL NOTES

1. THE SUBCONTRACTOR RESPONSIBLE FOR EROSION AND POLLUTION CONTROL SHALL CARRY OUT THE MEASURES DETAILED ON THIS SITE PLAN.
2. CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.
3. THE SUBCONTRACTOR SHALL INSPECT THE SITE AT MINIMUM ONCE EVERY 7 DAYS. ALL DISTURBED AREAS OF THE SITE, AREAS OF MATERIAL STORAGE, LOCATIONS WHERE VEHICLES ENTER/EXIT THE SITE, ALL OF THE EROSION AND SEDIMENT CONTROLS THAT ARE IDENTIFIED AS PART OF THIS PLAN AND ACCESSIBLE DISCHARGE LOCATIONS MUST BE INSPECTED.
4. THE SUBCONTRACTOR IS TO TAKE NECESSARY ACTIONS TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN 7 DAYS AFTER THE INSPECTION IN WHICH THE DEFICIENCY WAS FOUND.
5. THE SUBCONTRACTOR SHALL KEEP LOG AND PREPARE WEEKLY REPORTS DETAILING THE INSPECTIONS AND MEASURES TAKEN TO CORRECT ANY AND ALL DEFICIENCIES FOUND IN THE EROSION AND POLLUTION CONTROL MEASURES. THE REPORTS SHALL CONFORM TO THE STANDARDS SET BY THE IOWA DEPARTMENT OF NATURAL RESOURCES. COPIES OF THESE REPORTS SHALL BE FORWARDED TO THE DEVELOPER AND TO COOPER CRAWFORD & ASSOCIATES, L.L.C.
6. AFTER INITIAL GRADING PRIOR TO UTILITY CONSTRUCTION - ALL DISTURBED AREAS OUTSIDE OF THE PROPOSED R.O.W.'S ARE TO HAVE TEMPORARY SEEDING AND MULCHING (SEE SEEDING DETAIL FOR TIMETABLE). CONTRACTOR AND SUBS ARE TO TRY TO MINIMIZE DISTURBANCE TO THESE SEEDED AREAS THROUGH THE USE OF SPECIFIC ACCESS ROUTES WITHIN THE SITE.
7. DURING CONSTRUCTION, IF IT BECOMES EVIDENT THAT A DISTURBED AREA WILL NOT BE DISTURBED FOR 21 DAYS, IT SHALL BE SEEDED BY DAY 7.
8. PERMANENT SEEDING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
9. ANY FAILED AREAS OF SEEDING/MULCHING SHALL BE REAPPLIED.
10. ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ONTO ADJOINING RIGHT-OF-WAYS AND PROPERTY WILL BE CLEANED UP BY THE OWNER/CONTRACTOR WITHIN 24 HOURS.
11. FILTER SOCKS ARE TO BE INSPECTED ONCE A WEEK LOOK FOR UNDERCUTTING AND FAILURES IN FABRIC. REPLACE/REPAIR AS NECESSARY.
12. ADDITIONAL FILTER SOCKS (TO THAT SHOWN ON THIS PLAN) MAY BE REQUIRED IN AREAS WHERE EROSION IS EVIDENT
13. FILTER SOCKS ARE TO BE CLEANED UP WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
14. ALL INTAKES SHALL HAVE FILTER SOCKS PRIOR TO PAVING AND INLET FILTERS AFTER PAVING. THESE FILTERS REMAIN IN PLACE UNTIL THE SITE HAS A PERMANENT PERENNIAL GROUND COVER.
15. ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN THE STORM SEWER.
16. IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS WILL BE MULCHED.
17. NO BORROW/SPOILS SITES ARE ANTICIPATED.

UTILITY NOTES

1. ALL ELECTRICAL, TELEPHONE AND CABLE TELEVISION TRANSMISSION SYSTEMS SHALL BE PLACED UNDERGROUND. ANY TELEPHONE, ELECTRICAL, OR OTHER UTILITY BOXES SHALL BE PROHIBITED FROM BEING LOCATED IN THE FRONT YARD AREA AND VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.
2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
3. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SUDAS.
5. THE SITE UTILITY CONTRACTOR SHALL COORDINATE THE BUILDING SERVICE CONNECTIONS WITH THE BUILDING MECHANICAL CONTRACTOR.
6. WORK WITHIN PUBLIC R.O.W., CONNECTION TO PUBLIC IMPROVEMENTS, AND ALL WORK ASSOCIATED WITH PUBLIC IMPROVEMENTS SHALL COMPLY WITH SUDAS.
7. ALL EXISTING UTILITIES ON THE PLAN ARE PUBLIC UNLESS OTHERWISE NOTED.
8. ALL WORK MUST BE DONE IN ACCORDANCE WITH SUDAS.
9. ALL SIDEWALKS ARE LESS THAN 1 UNIT VERTICAL TO 20 UNITS HORIZONTAL.
10. CONTACT DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
11. ALL CONNECTIONS TO EXISTING PUBLIC STRUCTURES SHALL BE CORE DRILLED.
12. PROPERTY OWNER SHALL MAINTAIN PRIVATE STORM SEWER AND DETENTION BASINS.



**SIZES PER MECHANICAL CONTRACTOR

WATER SERVICE DETAIL

NO SCALE

SITE PLAN

2100 SE 44th COURT

GRADING NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
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4. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT.
5. STOCKPILE SUFFICIENT TOP RESPREAD A MINIMUM OF 4-INCHES ON UNPAVED AREAS.
6. ALL AREAS TO RECEIVE FILL TO BE BENCHED.
7. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES.
8. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR AND MEET ALL GEOTECHNICAL RECOMMENDATIONS.
9. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
10. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
11. A MINIMUM OF ONE FOOT OF COMPACTED COHESIVE SUBGRADE SHALL BE PROVIDED BENEATH ALL PAVEMENTS.
12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SUDAS.
13. EXISTING TREES WILL BE SAVED TO THE EXTENT POSSIBLE TO ACCOMMODATE GRADING, UTILITY AND STREET CONSTRUCTION.
14. ALL WORK WITHIN PUBLIC R.O.W., CONNECTION TO PUBLIC IMPROVEMENTS, AND ALL WORK ASSOCIATED WITH PUBLIC IMPROVEMENTS SHALL COMPLY WITH SUDAS.
15. FOUNDATIONS SUPPORTING WOOD SHALL EXTEND AT LEAST 6" ABOVE ADJACENT GRADE AND THE CLEARANCE BETWEEN ANY SIDING MATERIAL AND THE SOD SHALL BE A MINIMUM OF 6".
16. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT NO LESS THAN 1:12 FOR A DISTANCE OF 6'.
17. THE WEST GREEN INDUSTRIAL PARK OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE STORM SEWERS AND COMMON AREAS, INCLUDING THE DETENTION POND.
18. ANY GRADING WITHIN PUBLIC R.O.W. WILL NEED TO CONFORM WITH SUDAS.
19. ALL SIDEWALK SLOPES GREATER THAN 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL SHALL BE ACCOMPANIED BY A HANDRAIL.
20. CROSS SLOPE ON ALL SIDEWALKS NOT TO EXCEED 2.00%.
21. ALL SPOTS ARE TO TOP OF SLAB UNLESS OTHERWISE NOTED.

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- W 8" — WATER MAIN & SIZE
- SAN 8" — SANITARY SEWER & SIZE
- ST 8" — STORM SEWER & SIZE
- UGE — UNDERGROUND ELECTRIC CABLE
- UGT — UNDERGROUND TELEPHONE CABLE
- CTV — UNDERGROUND CABLE TV
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DATE: 1-24-2022
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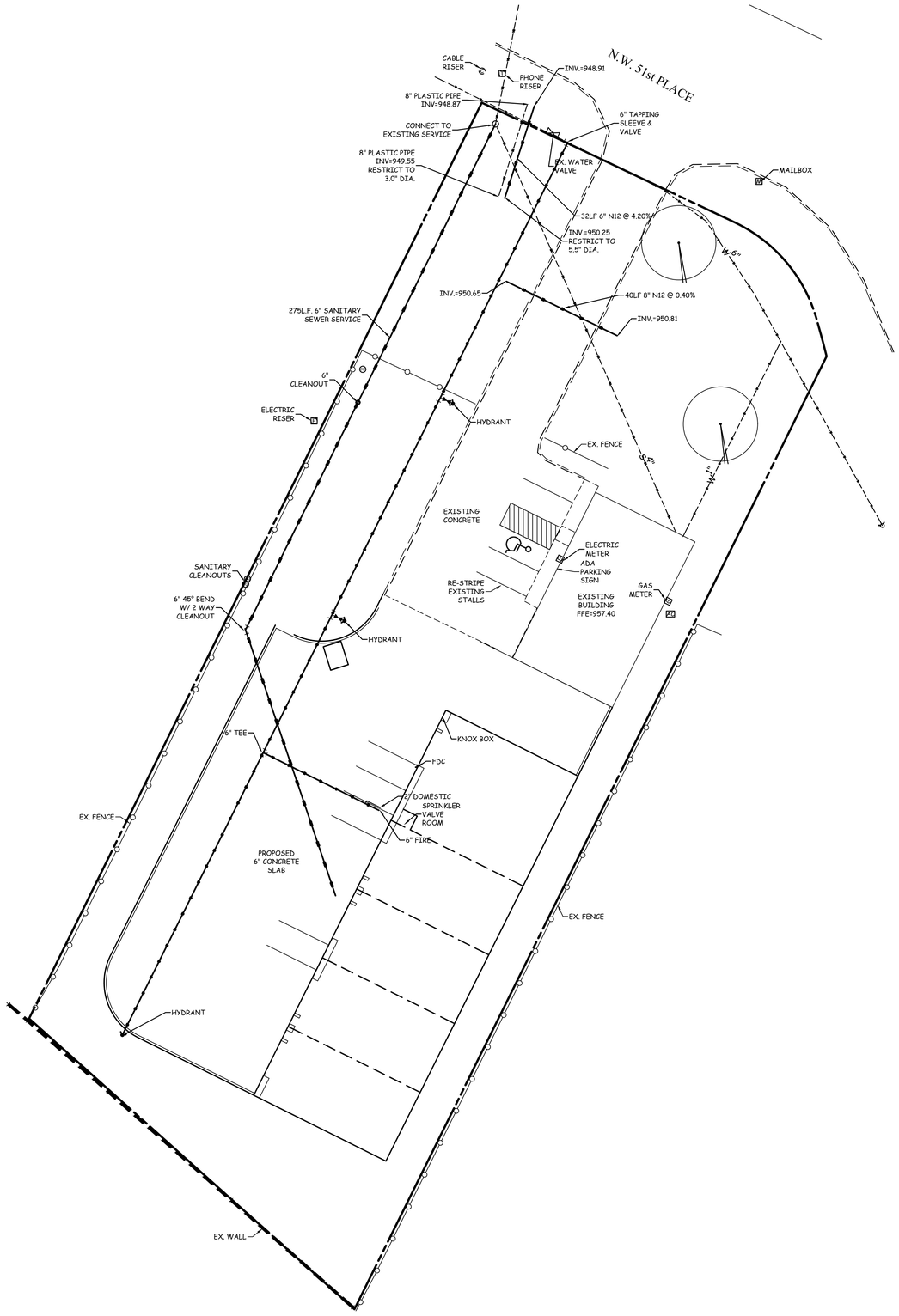
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APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

GRADING / UTILITY PLAN
LOT 7 CAPITOL CITY PARK NO. 2

SHEET 2 OF 4

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SITE PLAN

2100 SE 44th COURT

UTILITY NOTES

1. ALL ELECTRICAL, TELEPHONE AND CABLE TELEVISION TRANSMISSION SYSTEMS SHALL BE PLACED UNDERGROUND. ANY TELEPHONE, ELECTRICAL, OR OTHER UTILITY BOXES SHALL BE PROHIBITED FROM BEING LOCATED IN THE FRONT YARD AREA AND VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.
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LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- W 8" — WATER MAIN & SIZE
- SAN 8" — SANITARY SEWER & SIZE
- ST 8" — STORM SEWER & SIZE
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- 990 — EXISTING CONTOURS
- 990 — PROPOSED CONTOURS
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- TREES

COOPER CRAWFORD
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CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 12-13-2021
REVISIONS:

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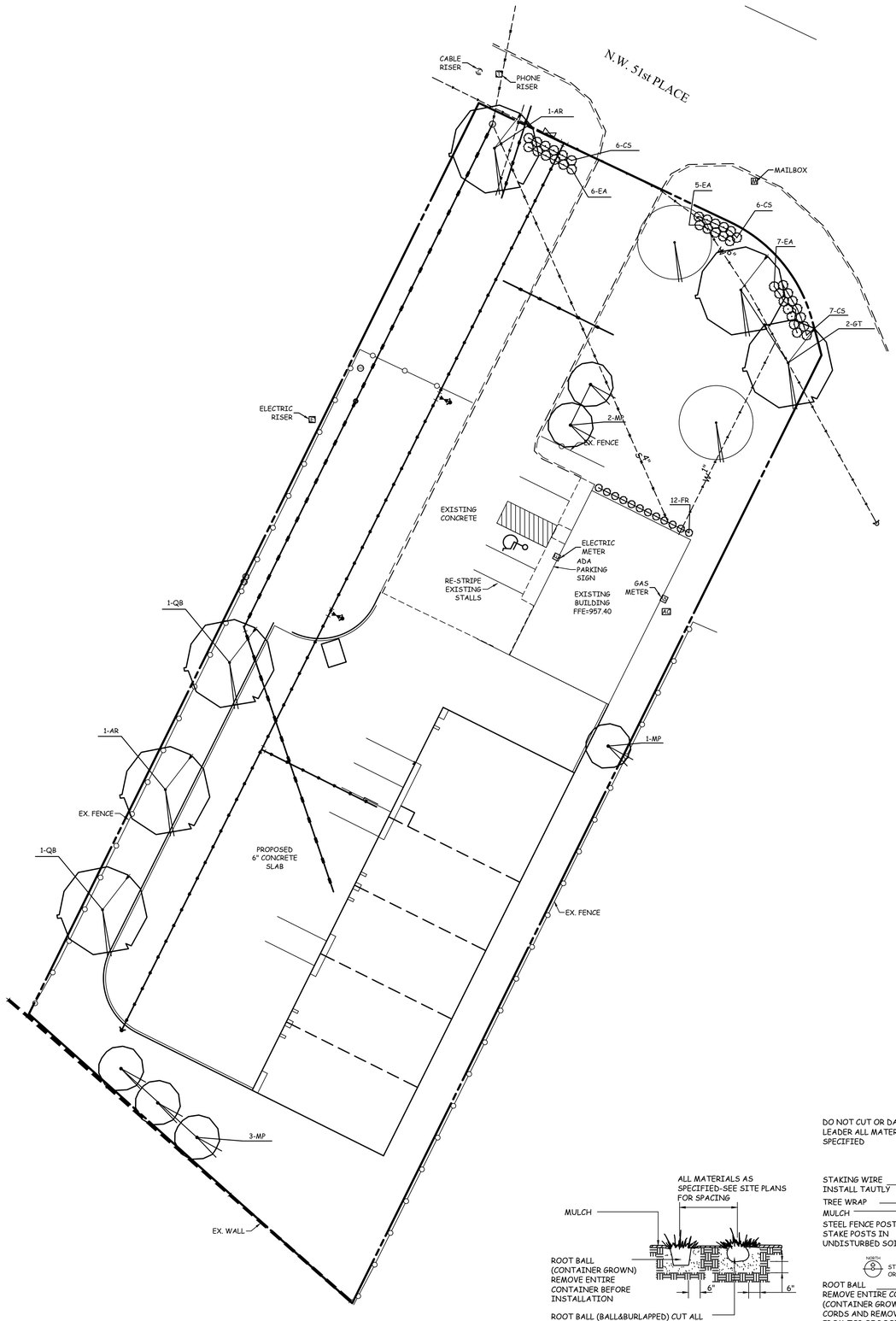
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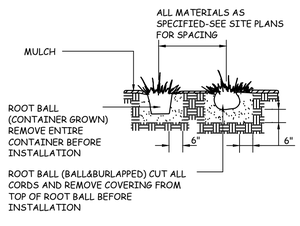
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CC 2571

UTILITY PLAN
LOT 7 CAPITOL CITY PARK NO. 2

SHEET 3 OF 4

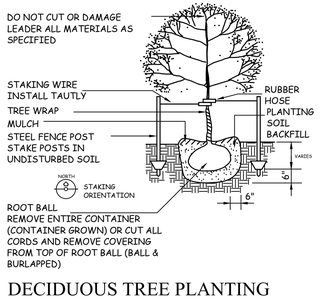
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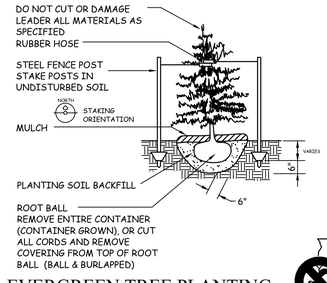
SHRUB PLANTING DETAIL

NO SCALE



DECIDUOUS TREE PLANTING & STAKING DETAIL

NO SCALE



EVERGREEN TREE PLANTING & STAKING DETAIL

NO SCALE

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SITE PLAN

2100 SE 44th COURT

LANDSCAPE NOTES

1. ALL SITEWORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH SUDAS.
2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
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4. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-1990).
5. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION.
6. THE CONTRACTOR SHALL REMOVE THE TREE STAKES ONE YEAR AFTER INSTALLATION.
7. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
8. ALL TREES, SHRUBS, BEDS AND GROUND COVERS SHALL BE MULCHED WITH AT LEAST 3-INCHES SHREDDED BARK MULCH.
9. ONE WEEK PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT.
10. THE CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
11. ALL DECIDUOUS TREES SHALL BE PLANTED AT LEAST 5 FEET FROM R.O.W. AND CONIFEROUS TREES AT LEAST 10 FEET FROM R.O.W.
12. ALL LANDSCAPING SHALL BE INSTALLED WITH THIS CONTRACT.
13. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL BUFFER PARK AND OPEN SPACE LANDSCAPING.
14. ALL AREAS SHALL BE TURF OR PLANTINGS UNLESS OTHERWISE INDICATED.
15. ALL BUFFER AND OPEN SPACE LANDSCAPING SHALL BE INSTALLED PRIOR TO FINAL OCCUPANCY.

PLANTING SCHEDULE

COUNT	KEY	Botanical name/COMMON NAME	SIZE	CONDITION	REMARKS
2	AR	Acer rubrum RED MAPLE	2" cal.	TS / B&B	SEE PLAN
2	GT	Gleditsia triacanthos HONEYLOCUST	2" cal.	TS / B&B	SEE PLAN
2	QB	Quercus rubra RED OAK	2" cal.	TS / B&B	MALE ONLY
6	MP	Malus species 'Prairiefire' PRAIRIEFIRE CRABAPPLE	6'-8' ht	TS / B&B	SEE PLAN
19	CS	Cornus alba RED-TWIG DOGWOOD	#1 cont.	CONT.	SEE PLAN
18	EA	Euonymous alatus BURNING BUSH	#1 cont.	CONT.	SEE PLAN
12	FR	Calamagrostis acutiflora FEATHER REED GRASS	#1 cont.	CONT.	SEE PLAN

LANDSCAPE REQUIREMENTS

146 L.F. FRONTAGE
1 TREE / 50 L.F. =3 TREES
1 SHRUB / 4 L.F. =37 SHRUBS

BASED ON 15% REQUIRED OPEN SPACE = 47,897 * 15% =7,185 S.F.
(2 TREES & 2 SHRUBS / 1,000 S.F. REQUIRED OPEN SPACE)

REQUIRED: 14 TREES
14 SHRUBS

PROPOSED: 12 TREES
2 EXISTING TREES
49 SHRUBS

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- W 8" WATER MAIN & SIZE
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- ST 8" STORM SEWER & SIZE
- UGE UNDERGROUND ELECTRIC CABLE
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- TREES

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 12-13-2021
REVISIONS:

N
0 10 20
SCALE: 1"=20'

APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

JOB NUMBER
CC 2571

LANDSCAPE PLAN
LOT 7 CAPITOL CITY PARK NO. 2

SHEET 4 OF 4

Glazing Facing SE 44th:
126.75 sq feet as drawn. Wall surface is 520 sq ft.
Glazing = 24.3%

North Facing Stone:
432 sq ft as drawn. Wall Surface is 520 sq ft.
Stone = 83%

East and West Stone first 10':
125 sq ft as drawn. Wall surface is 125 sq ft.
Stone = 100%

East and West Stone first 30':
195 sq ft as drawn. Wall surface is 375 sq ft.
Stone = 52%

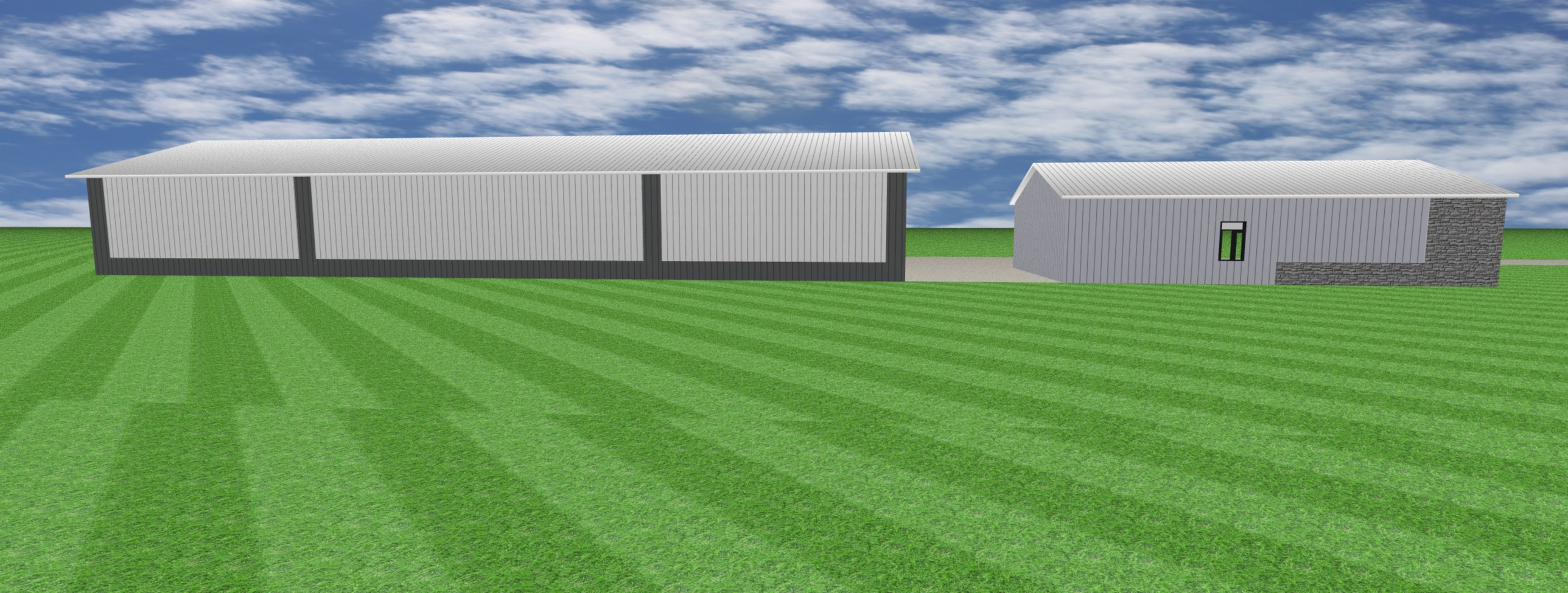
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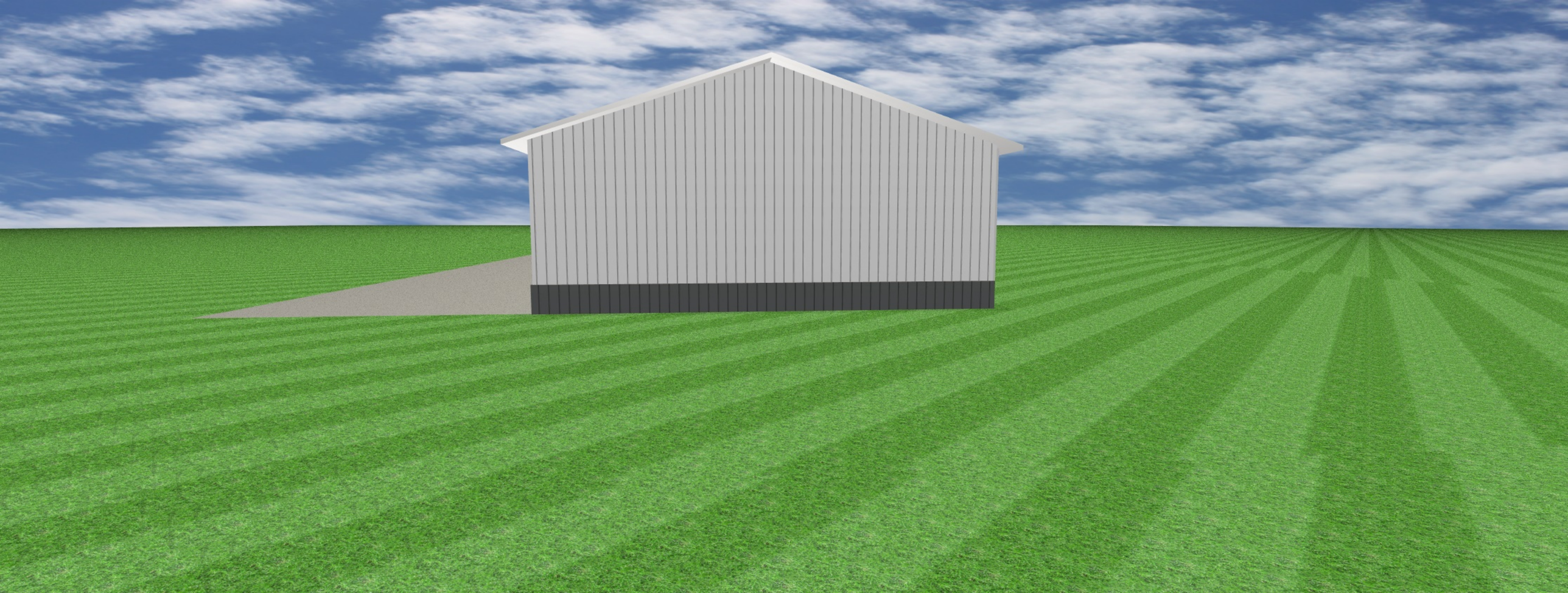
141 Corridor Zone 2 requires 5 elements. We have as follows:
1. Reveals
2. Vertical Architecture
3. Color and Material Change
4. Architectural Banding
5. Glazing











Planning & Zoning Staff Report

TO: Planning and Zoning Commission
FROM: Molly Mannel, Assistant Planner
DATE: March 1, 2021
RE: James Street Villas Plat 2 – Final Plat

GENERAL INFORMATION:

Applicant:	Homes By Advantage LLC
Requested Action	Final Plat
Location	NW 22ND Court

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/ Greenway/Preserve/OS	R-2
North	Residential	Low Density Residential	R2-70
South	Vacant	Greenway/Preserve/OS	A-1
East	Residential	Low Density Residential	R-4
West	Vacant	Greenway/Preserve/OS	A-1

BACKGROUND:

The applicant is requesting approval of a final plat, which will allow for the subdivision of property located on NW 22nd Court, west of James Street. The proposed final plat will provide four lots for four duplex units. This particular portion of the overall subdivision was left un-platted in 2019 due to a pending review of a no-rise analysis by FEMA.

The no-rise analysis and review were necessary due to the previously site plan being permitted to grade and construct a storm water detention facility within the floodway. As a reminder, within the floodplain, development is permitted, however no fill or activity is permitted within the floodway portion of the floodplain. If fill or activity is proposed, an analysis regarding the impact of the proposed work must be completed.

That analysis was completed in 2020, and submitted for review by FEMA. The FEMA process typically takes 6-8 months, and in November of 2020, FEMA certified that the encroachment into the floodway did not generate a rise in the base flood elevation, and in fact resulted in a 2 tenths decrease to the area BFE. This is primarily due to how the storm water basin was constructed. In the case of this development, the storm water basin was excavated completely below the existing grade, and no engineering berming was constructed in order to generate ponding. Due to that, the pond overflow is generally at the existing grade elevation, which is why the no rise analysis was certified.

From there, the remaining 4 lots within the development are still located within the Floodplain, more specifically, the floodway fringe. In Grimes, development is permitted within the floodway fringe, however all development must be elevated and protected to 2-feet above the base flood elevation. In this case, the base flood elevation for the development is approximately 912, which has resulted in a minimum protection elevation of 914. This elevations will be checked within as-builts, prior to issuance of occupancy of the units. Additionally, due to the location in the floodplain, these remaining units will not be permitted to have basements, and will be constructed with slab on grade.

ANALYSIS:

The final plat indicates all appropriate easements. A 25-foot turnaround easement will be required between lots 2A and 1B for garbage and fire department access. The lots can be

accessed from the existing private driveway off of NW 22nd Court. Sanitary and water service is available on the north and south side of the units, respectively.

Additionally, this particular portion of the subdivision is the planned route for the WRA connector sewer. The proposed WRA sewer will be constructed between the 2 groupings of units, within the turn around area. Appropriate easements for the construction of the sewer are shown on the Final Plat.

STAFF RECOMMENDATION:

While staff does not generally support the construction of storm water detention and dwellings within the floodplain, this particular development was approved for constructed prior to the current administration, and meets all of the minimum requirements established within the code of ordinances. Staff would recommend approval of the final plat for James Street Villas Plat 2, subject to any remaining staff comments.

CITY OF GRIMES

Molly Mannel
Assistant Planner

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

~~February 1, 2022~~
February 15, 2022

Associated Engineering Company
Attn: Vic Piagentini
1830 SE Princeton Dr Ste M
Grimes, IA 50111

RE: James Street Villas Plat 2 Final Plat

Dear Mr. Piagentini:

The Development Services Department is in receipt of a proposed Final Plat for James Street Villas. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. ~~Label addresses as provided below.~~
    a. ~~1A – 209 NW 22nd Ct~~
    b. ~~1B - 211 NW 22nd Ct~~
    c. ~~2A – 301 NW 22nd Ct~~
    d. ~~2B – 303 NW 22nd Ct~~

2. ~~Provide a vicinity sketch.~~

3. ~~Label the 30' ponding easement. The dashed line is missing.~~

4. ~~Label the purpose and width of the easement for the turn around.~~

5. ~~Label the floodplain boundary.~~

6. Label all building setback lines. Label rear setback.

7. ~~Add the WRA sanitary sewer easement. Exhibit is provided.~~

Legal Comments: Legal documents will need to be submitted and reviewed by staff prior to approval at Council. Please submit the documents for review at least 2 weeks prior to Council.

1. Title opinion

2. Consent(s) to Plat
    a. Owner consent
    b. Mortgagee consent (if applicable)

3. Treasurer's Certificate

4. County Subdivision Name Approval

5. Legal description in Word format

6. Easement documents and legal descriptions

7. Declaration and Covenants, Restrictions and Easements

8. Agreement to Complete with performance bond (if applicable)

9. 4-year maintenance bond.

10. Letter from the surveyor confirming that monuments are in place. Confirmation is required prior to issuing a Certificate of Occupancy.

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:	~~February 7, 2022~~ February 21, 2022 **(1 PDF of Final Plat and Legals)**
PLANNING & ZONING:	March 1, 2022 at 5:30 at the Grimes City Hall
COUNCIL MEETING:	March 22, 2022 at 5:30 at the Grimes City Hall

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

Sincerely,

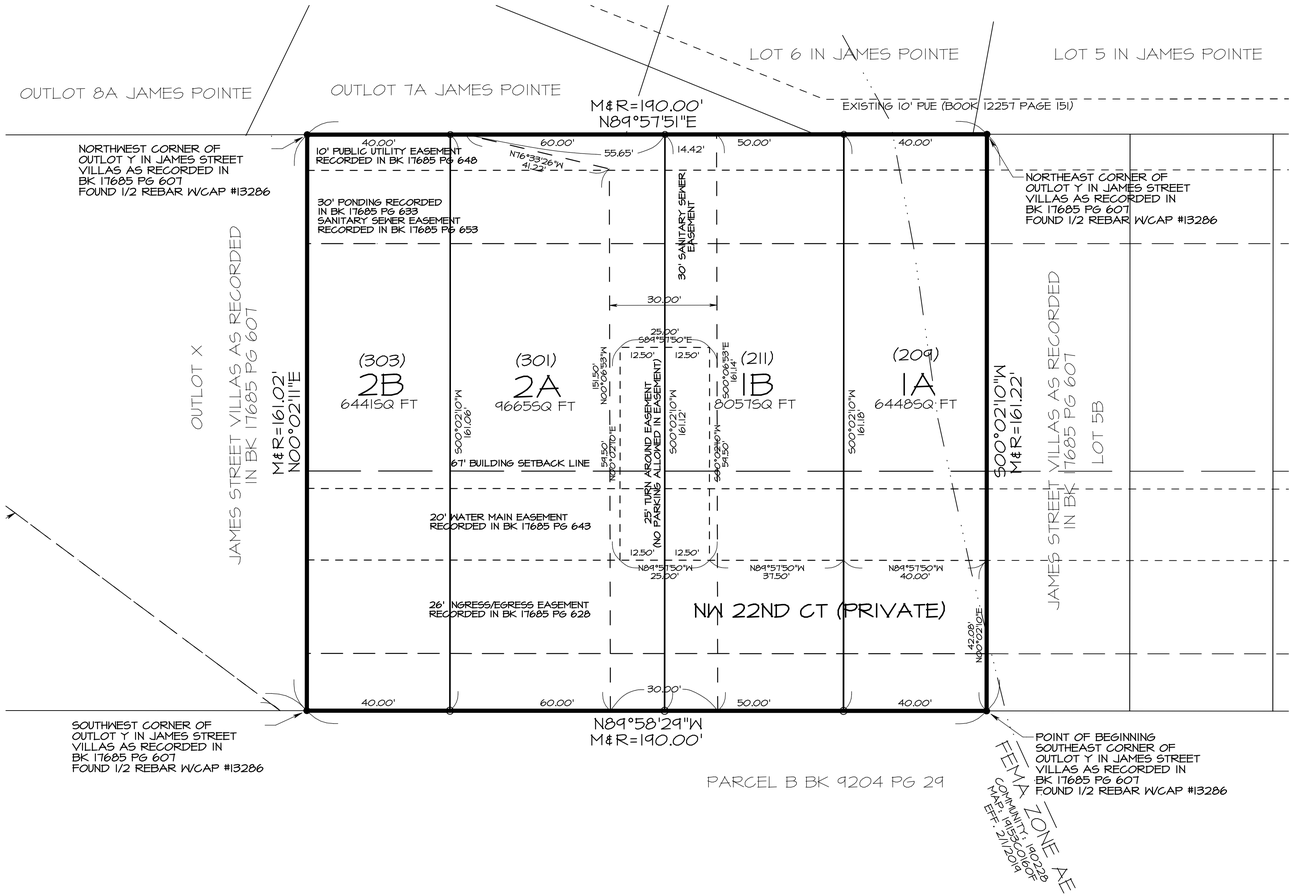
Molly Mannel
Assistant Planner

INDEX LEGEND	
LOCATION:	N JAMES ST. GRIMES, POLK COUNTY, IOWA OUTLOT Y IN JAMES STREET VILLAS AS SHOWN IN BOOK 17685 PAGE 607
REQUESTOR:	HOMES BY ADVANTAGE LLC
PROPRIETOR:	HOMES BY ADVANTAGE LLC
SURVEYOR:	GREGORY L ROSS, IA PLS NO. 13286
COMPANY:	ASSOCIATED ENGINEERING COMPANY OF IOWA 1830 SE PRINCETON DR. SUITE M GRIMES, IA 50111
RETURN TO:	ASSOCIATED ENGINEERING COMPANY OF IOWA 1830 SE PRINCETON DR. SUITE M GRIMES, IA 50111

AREA ABOVE FOR RECORDATION ONLY

JAMES STREET VILLAS PLAT 2

CITY OF GRIMES - POLK COUNTY - IOWA - FINAL PLAT - SHEET 1 OF 1



OWNER/DEVELOPER

HOMES BY ADVANTAGE LLC
6250 NW BEAVER DR UNIT 6
JOHNSTON, IA 50131
CONTACT: KIRK A HESSE
PHONE: (515) 208-7777

BULK REGULATIONS

SETBACK REQUIREMENTS PER R-2 ZONING

FRONT YARD	30 FEET
REAR YARD	25 FEET
SIDE YARD	
1-1/2 STORIES	7'/14' TOTAL
2-3 STORIES	10'/20' TOTAL

THE CITY OF GRIMES GRANTED A VARIANCE THAT REDUCED THE FRONT SETBACK TO 25' FROM THE EDGE OF PAVEMENT. THIS IS SHOWN ON THE PLAT AS THE 67' SETBACK LINE.

GREEN SPACE REQUIRED 40%

LEGAL DESCRIPTION

That part of Outlot Y in JAMES STREET VILLAS, an Official Plat, all now included in and forming a part of the City of Grimes, Polk County, Iowa, recrded in Book 17685, Page 607 at the Polk County Recorder, Polk County, Iowa, more particularly described as follows:

Beginning at the Southeast Corner of Outlot Y in JAMES STREET VILLAS, an Official Plat, recrded in Book 17685, Page 607 at the Polk County Recorder, Polk County, Iowa; thence North 84°58'29" West, a distance of 190.00 feet to the Southwest Corner of said Outlot Y; thence North 00°02'11" East, a distance of 161.02 feet to the Northwest Corner of said Outlot Y; thence North 84°57'51" East, a distance of 190.00 feet to the Northeast Corner of Said Outlot Y; thence South 00°02'10" West, a distance of 161.22 feet to the Point of Beginning.
Containing 0.70 ACRES, more or less.



CERTIFICATION

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

LICENSE RENEWAL DATE: DEC 31 2022 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY

SIGNED: _____ DATE: _____
GREGORY L. ROSS P.L.S. 13286

GREGORY L. ROSS L.S.#13286 IOWA

LEGEND

- ● MONUMENT FOUND AS NOTED
- ○ SET 1/2" IR W/ ORANGE CAP #13286
- ▲ SECTION CORNER FOUND AS NOTED
- △ SECTION CORNER SET AS NOTED
- M= MEASURED DISTANCE OR BEARING
- P= RECORDED DISTANCE OF BEARING

GRAPHIC SCALE 1"=20'
0 20'

ASSOCIATED ENGINEERING COMPANY OF IOWA
1830 SE Princeton Dr. Ste M Grimes, IA 50111
Phone: (515) 255-3156 Fax: (515) 255-3157

PROJECT #: 206342