Planning and Zoning Commission

April 5, 2022
Agenda
Meeting Held In Person at 410 SE Main St and via Zoom
5:30 P.M.

The public is welcome and encouraged to attend and participate in this meeting in person or by 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/89493902509?pwd=UkNoQlcvYkJrZlcrSVVNV2FnU3hBUT09

Meeting ID: 894 9390 2509

Passcode: 1234

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

For any additional assistance or questions in attending the meeting, please call 515-986-4050 from 8 a.m. to 4:30 p.m. Monday-Friday.

Meetings will be recorded

AGENDA

A GENERAL AGENDA ITEMS

1. Call to Order
2. Roll Call: Russ Licktieg, 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 # 22-1014: Hope Commercial Plat 5 – Preliminary Plat
2. Project # 22-1015: Hope Commercial Plat 5 – Final Plat
3. Project # 22-1013: DCG High School Addition – Site Plan Amendment
4. Project # 22-1012: 4235 SE Beisser Drive – Site Plan Amendment
5. Project # 22-1011: M-Keds – Rezone
6. Project # 22-1009: Waterworks Park Splash Pad – Site Plan
7. Parkland Dedication Workshop

C. REPORTS

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

D. <u>ADJOURNMENT</u>

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, March 1, 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, Ross Lickteig, Council Liaison Andrew Borcherding

Staff: Alex Pfaltzgraff, Evann Martin, Molly Mannel

Absent: Danielle Smid

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

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

2. APPROVAL OF THE MINUTES

Motion by Strutt-Todd, Second by Patterson, to approve the minutes from the January 20, 2022 meeting
Roll call: Ayes-All: Nays-0 Motion passes: 4-0

B. PUBLIC AGENDA ITEMS

Project #21-1051: James Point – Rezone

Pfaltzgraff presented the details of the rezoning. The property is located at the southwest corner of NW 27th Street and North James Street, and is currently zoned R-3 medium in the southern half and C-1 in the northern half of the property. The request is to rezone the entire property to R-3. The developer had a chance to build R-3 in the C-1 zone after going through a process that would allow it, but did not act quickly enough to build. The conceptual plan shows townhomes that would fit in well with the current homes to the west and south of the property. Trees would surround the property as well to form a buffer for the neighboring homes. Staff recommends approval.

One resident from a home that neighbors this property commented that they do not have any concerns after seeing the concept plan.

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

Project #22-1001: Grimes Tree Farm – Site Plan Amendment

Mannel presented the details of the project. The property is located at 4400 W 1st Street south of Highway 44 and is zoned A-1 and C-2. The request is to build a new greenhouse and additional parking, sidewalks, fencing, and landscaping will be added to account for the extra building area. The building meets all requirements, and staff recommends approval.

Motion by Lickteig, Second by Patterson to approve Grimes Tree Farm – Site Plan Amendment
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Project #22-1007: Walmart – Site Plan Amendment

Mannel presented the details of the project. The addition is located at the southwest corner of the existing Wal-Mart and located in Zone 1 of the Highway 141 Corridor. The existing canopy will be removed to add pickup lanes blocked off with blue signage. It will not actually be connected to the main building, but a canopy will be added between the buildings. The proposed building will match the existing building, but the applicant will also need to submit a request to the Board of Adjustment to go forth with painting the precast material of the building colors other than earth tones.

Motion by Strutt-Todd, Second by Lickteig to approve with the note that the precast material be painted earth tones instead of blue Walmart – Site Plan Amendment
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Project #21-1034: 3600 SE Miehe Drive – Site Plan

Martin presented the details of the project. The property is currently zoned M-2 and located within the Transportation Corridor Overlay. About ten feet of ROW will be obtained by the City for future use along SE 37th Street, and no construction is proposed within the floodplain on the western portion of the site. Landscaping, building materials, and elevations all meet requirements, and staff recommends approval.

Motion by Lickteig, Second by Strutt-Todd to approve 3600 SE Miehe Drive – Site Plan
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Project #22-1002: Willow Hills North – Preliminary Plat

Martin presented the details of the plat. It is located north of Willow Hills Plat 1, zoned R-1 and R-2 with 86 lots for single family homes as well as a parkland area located toward the middle of the plat. A trail through the plat is included, and the detention pond will be designed for fishing. There will also be trees preserved at the south side of the detention pond. A street connection will also be provided for future development to the north, east, and west. Staff recommends approval.

The Commission asked what size the lots would be, and staff answered that the R-2 lots would be in the 60' range, while the R-1 lots would be in the 70' range for minimums.

Motion by Strutt-Todd, Second by Lickteig to approve Willow Hills North – Preliminary Plat
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Project #21-1050: Destination Ridge Plat 7 – Preliminary Plat

Martin presented the details of the plat. Located east of Wal-Mart and within Zone 2 of the Highway 141 Corridor, it is zoned C-2. Currently, the northwest corner of the plat is what is looking to be developed at this time. Staff recommends approval.

The Commission asked what the zoning is for Johnston just to the east of the plat, and staff explained that it is zoned R-3 most likely for townhomes to be built there in the future.

Motion by Lickteig, Second by Patterson to approve Destination Ridge Plat 7 – Preliminary Plat
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Project #22-1003: Mid Iowa Gymnastics – Site Plan

Mannel presented the details of the project. It is located in the northwest corner of the preliminary plat that was just approved. The property is currently zoned C-2, and within Zone 2 of the Highway 141 Corridor. Access to the property would come from SE 3rd Street, and 50 parking spaces would be included to accommodate events. Gym time and event times would not coincide to ensure enough parking. Landscaping shown for street frontages, parking islands, and dumpster and transformer coverage. Building materials and elevations meet requirements, and there will be an overhead door located at the northwest corner of the building. Staff recommends approval.

Motion by Patterson, Second by Strutt-Todd to approve Mid Iowa Gymnastics – Site Plan
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Project #22-1004: West Metro Industrial – Preliminary Plat

Martin presents the details of the plat. It is located east of Prairie Business Park and was recently rezoned to M-1A. One road will run north and south to connect to SE 37th Street while one will run east and west to connect to SE Beisser Drive. The proposal includes 3-4 lots for industrial flex space. Access will be at the northeast and northwest corners off of SE 37th Street, and sidewalk will continue along SE 37th Street as well. Each lot is proposed to have its own detention pond. Staff recommends approval. This is by a different developer than Prairie Business Park.

Motion by Lickteig, Second by Strutt-Todd to approve West Metro Industrial – Preliminary Plat

Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Project #22-1005: West Metro Industrial – Site Plan

Martin presented the details of the proposal. Located in within the plat presented for the last project, it is zoned M-1A. The proposal is for a 270,000 square foot flex warehouse space very similar to the buildings located to the west. Landscaping will provide screening from the docks, but staff has asked the developer to add for glazing on the buildings to provide more detail along SE 37th Street. Staff recommends approval.

The developer representative asked how they could add more glazing since it would be impractical to add it at the bottom of the building. Staff explained that the comment came from wanting consistency with the buildings to the west, and asked the Commission to weigh in on their opinion of the matter. The Commission offered that adding something to just break up the wall a little bit, but the landscaping would also help with that.

Motion by Lickteig, Second by Patterson to approve West Metro Industrial – Site Plan
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Project #:22-1008: 2100 SE 44th Court – Site Plan Amendment

Martin presented the details of the project. The site is located east of SE Capital Circle, zoned M-1A, and located within Zone 2 of the Highway 141 Corridor. The existing is a 4000 square foot building, and the proposed is for a second building at the rear of the property. Additional parking and landscaping will be added to meet Zone 2 requirements. The proposed building is 8000 square foot and will match the character of existing buildings in the neighborhood. The proposal would enhance the building that is existing and staff is supportive of this proposal.

Motion by Patterson, Second by Lickteig to approve 2100 SE 44th Court – Site Plan Amendment
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Project #22-1010: James Street Villas Plat 2 – Final Plat

Pfaltzgraff presented the details of the project. The property is located west of North James Street and currently zoned R-2. Due to a detention basin located on the property, the site has been reviewed by FEMA to decide if the construction of the buildings would cause a rise in the floodplain area. FEMA found that there would be no concern of a rise due to the detention basin being below the existing grade. Staff tries to restrict building in a floodplain as much as possible, but in rare circumstances it does happen. The final plat shows two buildings with two units in each, and an easement for the WRA is also included. Staff recommends approval.

The Commission discussed with staff the likelihood of a flood occurring and if grading was up to a proper elevation to prevent flooding. One member noted that it appears to all be safe and compliant with the law. Staff also mentioned that most of the floodplain is contained in outlots.

Motion by Patterson, Second by Lickteig to approve James Street Villas Plat 2 – Final Plat
Roll Call: Aye-3 Nay-1 **Motion Passes 3-1**
Aye: Patterson, Strutt-Todd, Almeida
Nay: Lickteig

C. **PUBLIC FORUM – None**
D. **REPORTS**
   1. **Department Update – Staff provided an update on development and capital projects around the City.**
   2. **Council Liaison Update – N/A**
   3. **Old Business – N/A**
   4. **New Business – N/A**
   5. Next meeting April 5, 2022

Meeting is adjourned at 7:34 p.m.

_____

Signature

Planning & Zoning Staff Report

TO: Planning and Zoning Commission
FROM: Molly Mannel, Assistant Planner
DATE: April 5, 2022
RE: Hope Commercial Plat 5 – Preliminary Plat

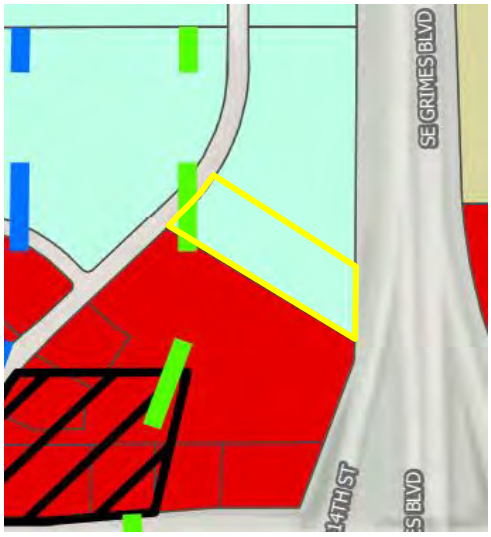
GENERAL INFORMATION:

Applicant:	Hope K Farms LLC
Requested Action	Preliminary Plat
Location	West of Highway 141, north of Hy-Vee

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Agriculture	Mixed Use 1	R-4
North	Agriculture	Mixed Use 1	R-4
South	Commercial	General Commercial	C-2
East	Highway 141	Highway 141	Highway 141
West	Agriculture	Mixed Use 1	R-4

BACKGROUND:
The applicant is requesting approval of a preliminary plat for the Hope Commercial Plat 5, which will allow for the future subdivision of the 3.75-acre property. The plat consists of two lots for commercial use. The site is currently zoned R-4 and resides in the Highway 141 Mixed Use Development Corridor District.

ANALYSIS:
The preliminary plot shows one access point from NE Gateway Drive, with existing sidewalk access along the street.

Private sanitary sewer and water connections will extend across NE Gateway Drive, along the north side of both lots. The sanitary service will be installed with trenchless methods. A fifty-foot ingress/egress easement is proposed along the north side and will allow access to the lots via a shared driveway. The easement is proposed to be extended, and additional access to Lot 2 will be implemented upon site plan application. Stormwater management for the lot is provided in the existing development pond to the west.

STAFF RECOMMENDATION:
Staff would recommend approval of the preliminary plat for Hope Commercial Plat 5, 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

~~March 8, 2022~~
March 22, 2022

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

RE: Hope Commercial Plat 5 Preliminary Plat

Dear Mr. Trygstad:

The Development Services Department is in receipt of a proposed Preliminary Plat for the Hope Commercial Plat 5. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. ~~Please add the following addresses:~~

    a. ~~Lot 1 - 491 NE Gateway Dr~~
    b. ~~Lot 2 - 511 NE Gateway Dr~~

2. ~~Provide parking calculations. Since the use of Lot 2 is unknown, staff will want to ensure the site can provide the required parking.~~

3. Johnston-Grimes Metro Fire Department suggests widening the access off of NE Gateway Dr. and installing a median. The department also suggests extending the roadway to provide a second access point to Lot 2 along the north side of the lot connecting to the east end of the lot. Please widen the NE Gateway Dr. access to allow for two vehicles and a median divide to be placed. The current width allows for a single vehicle to block the entrance.

    Please also add a second access to the hotel along the north side to the east.

4. ~~As-built drawings to be submitted upon project completion.~~

Page 2:

1. ~~Please change water and sanitary services for Lot 2 to private services.~~

2. ~~Revise easement to private sanitary and water.~~

3. ~~Is detention prosed to be provided for each lot or will there be a shared basin? If shared, please label easement.~~

4. ~~Label width of the proposed public storm sewer & flowage easement to the south.~~

5. Change "Proposed Public Storm Sewer & Flowage Easement" to private.

6. ~~Correct callout note for "Proposed Public Storm Sewer Connection" to Private Sanitary.~~

7. ~~Revise water connection label to private.~~

8. ~~NE Gateway Dr. will have to be bored for sanitary connection.~~

9. ~~Extend storm sewer to Lot 2.~~

10. ~~Label sidewalk along NE Gateway Dr.~~

11. ~~Label lot dimensions.~~

Page 3:

1. ~~Label sidewalk along NE Gateway Drive.~~

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

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	**~~March 14, 2022~~** **March 28, 2022** **(1 PDF of Preliminary Plat)**
PLANNING & ZONING:	April 5, 2022 at 5:30 at the Grimes City Hall
COUNCIL MEETING:	April 26, 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

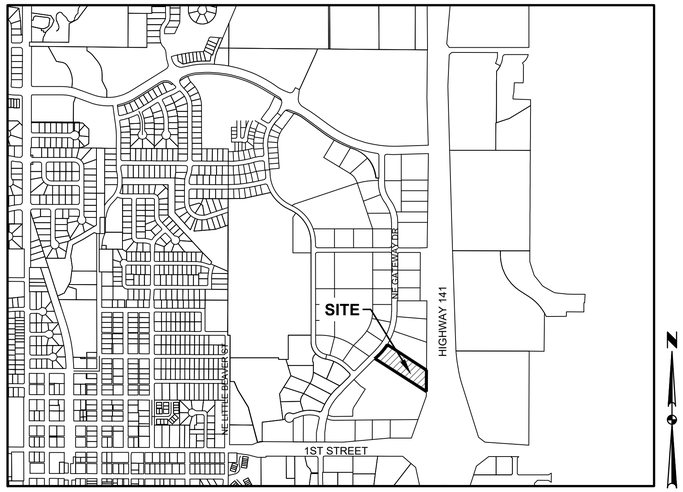
PRELIMINARY PLAT FOR:

HOPE COMMERCIAL PLAT 5

GRIMES, IOWA

VICINITY MAP

1"=500'



GRIMES, IOWA

OWNER / APPLICANT

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

ENGINEER/SURVEYOR

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

FEMA FLOOD NOTE:

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

ZONING

R-4 HOPE COMMERCIAL PUD
(PLANNED UNIT DEVELOPMENT)

OPEN SPACE NOTE

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

PRELIMINARY PLAT DESCRIPTION

LOT 46, HOPE COMERCIAL PLAT 4, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA, CONTAINING 3.75 ACRES (163,140 SQUARE FEET), SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

SITE ADDRESS

LOT 1: 491 NE GATEWAY DRIVE
LOT 2: 511 NE GATEWAY DRIVE

LEGEND

FEATURES

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

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

BENCHMARKS

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

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

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

REVISIONS	DATE
PRELIMINARY PLAT SUBMITTAL #1	02/28/22
PRELIMINARY PLAT SUBMITTAL #2	03/14/22

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

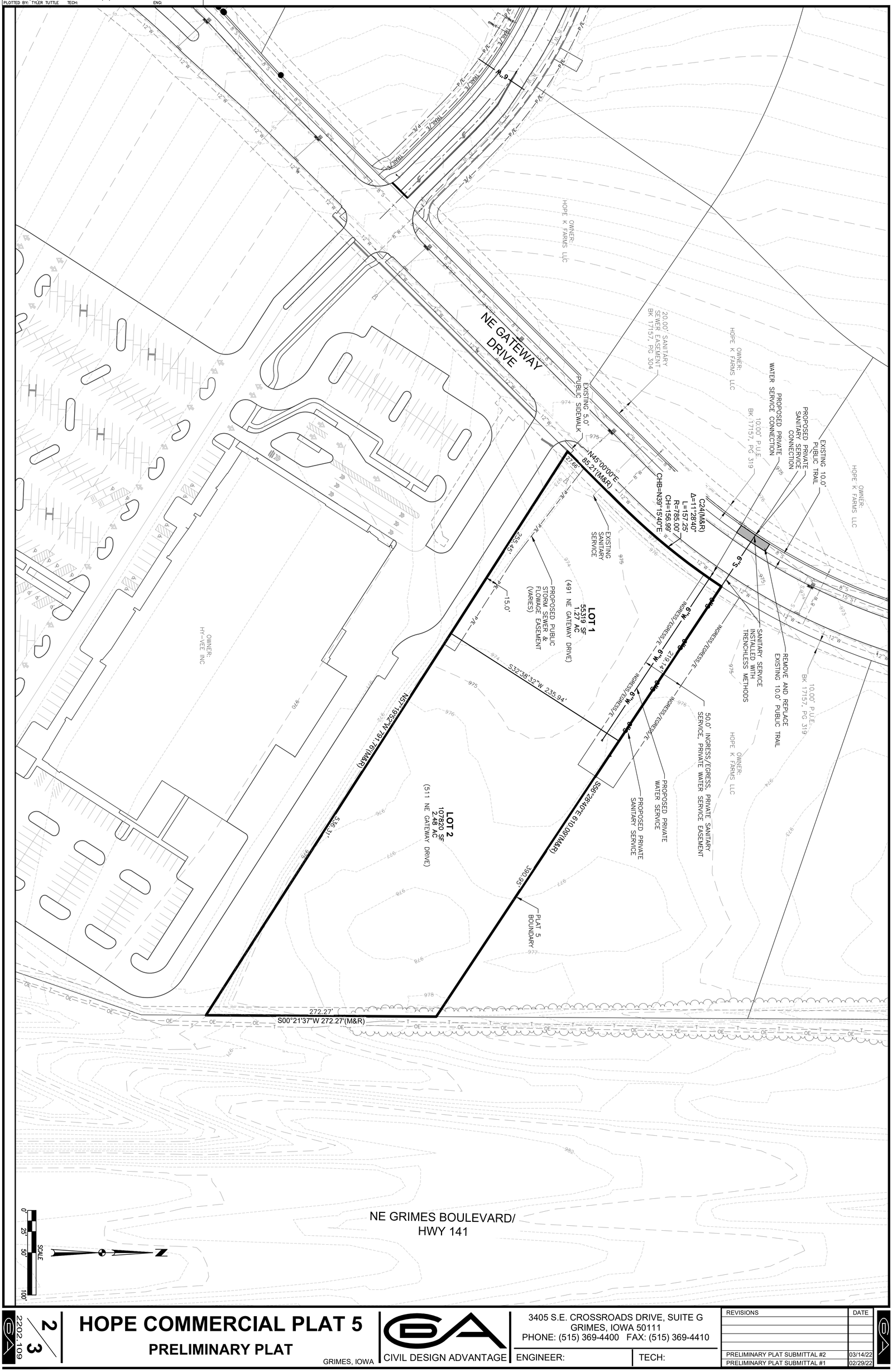
ENGINEER: TECH:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

HOPE COMMERCIAL PLAT 5
PRELIMINARY PLAT

1/3
2202.109

FILE: H:\2022\2202109\DWG\2202109-PRE PLAT.DWG
PLOT DATE/TIME: 3/7/2022 2:13 PM
PLOTTED BY: TYLER TUTTLE
COMMENT:
ENG:
TECH:



SCALE 0 25 50 100'

N

2202.109

2 / 3

HOPE COMMERCIAL PLAT 5

PRELIMINARY PLAT

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

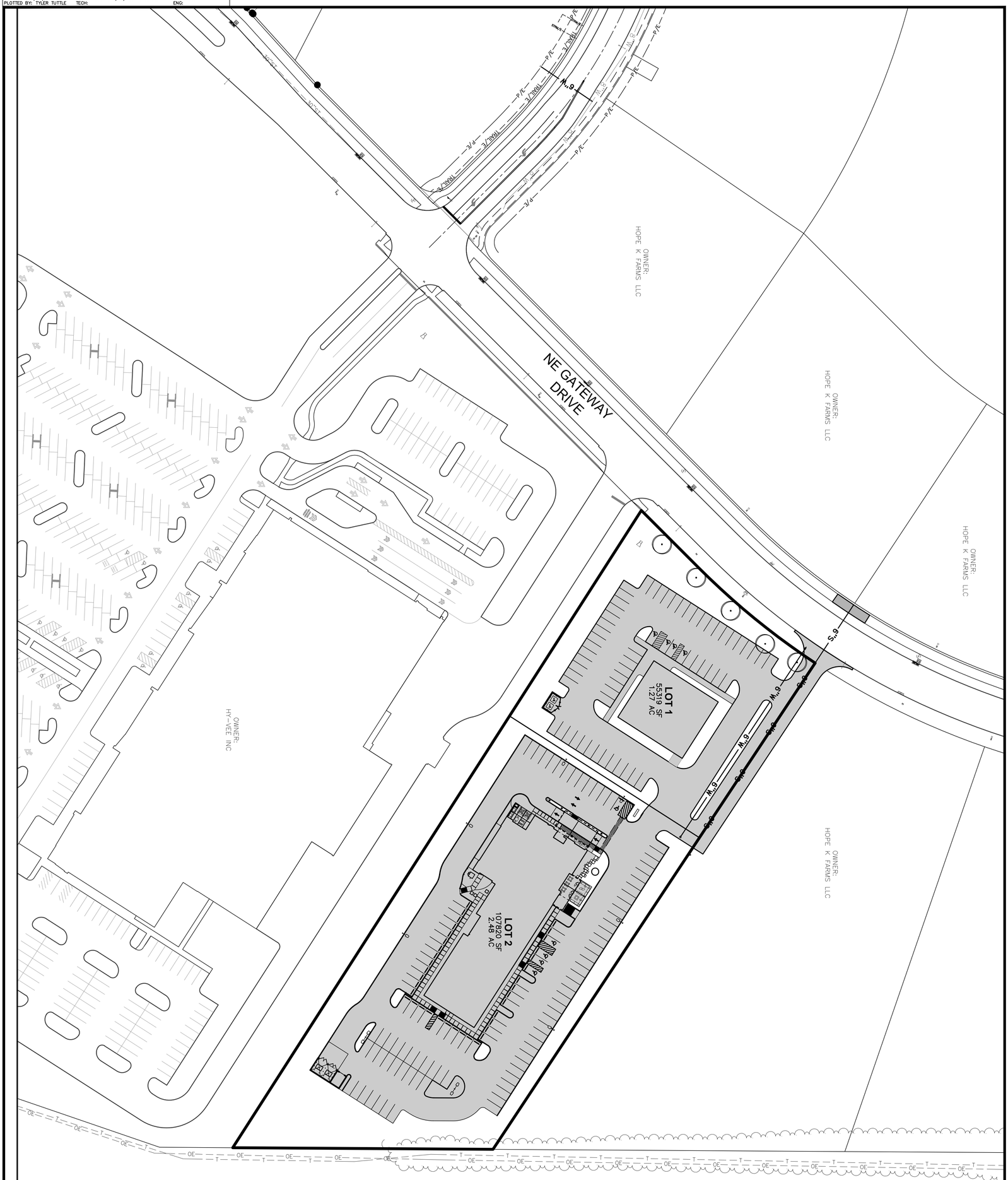
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: | TECH:

REVISIONS	DATE
PRELIMINARY PLAT SUBMITTAL #2	03/14/22
PRELIMINARY PLAT SUBMITTAL #1	02/29/22

FILE: H:\2022\2202109\DWG\2202109-PRE PLAT.DWG
FILE DATE: 2/28/22 DATE PLOTTED: 3/14/2022 2:13 PM COMMENT:
PLOTTED BY: TYLER TUTTLE TECH: END:

FILE: H:\2022\2202109\DWG\2202109-PRE PLAT.DWG
FILE DATE: 2/28/22 DATE PLOTTED: 3/14/2022 2:13 PM COMMENT:
PLOTTED BY: TYLER TUTTLE TECH: ENG:



NE GRIMES BOULEVARD/
HWY 141

NOTES

SITE PLANS AND LANDSCAPE SHOWN ARE SCHEMATIC ONLY. ACTUAL INDIVIDUAL LOT DEVELOPMENT AND LANDSCAPE IS SUBJECT TO CHANGE. SITE PLANS FOR INDIVIDUAL LOTS WILL BE SUBMITTED TO THE CITY WHEN ACTUAL DEVELOPMENT IS ANTICIPATED. LANDSCAPING WILL BE DETAILED IN THOSE SUBMITTALS.

SCALE 0 25 50 100'

N

3/3
2202.109

HOPE COMMERCIAL PLAT 5

PRELIMINARY PLAT

GRIMES, IOWA

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

REVISIONS	DATE
PRELIMINARY PLAT SUBMITTAL #2	03/14/22
PRELIMINARY PLAT SUBMITTAL #1	02/29/22

Planning & Zoning Staff Report

TO: Planning and Zoning Commission
FROM: Molly Mannel, Assistant Planner
DATE: April 5, 2022
RE: Hope Commercial Plat 5 – Final Plat

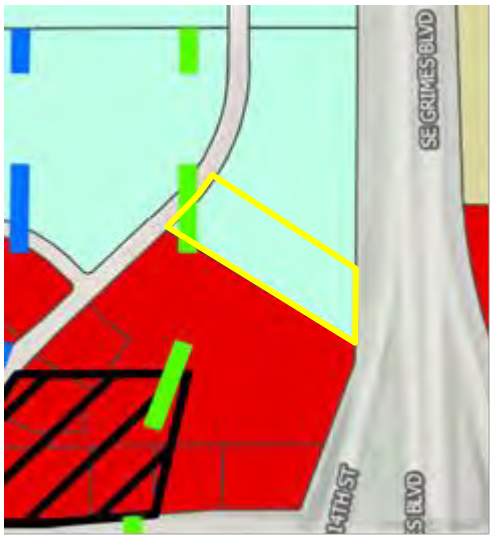
GENERAL INFORMATION:

Applicant:	Hope K Farms LLC
Requested Action	Final Plat
Location	West of Highway 141, north of Hy-Vee

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Agriculture	Mixed Use 1	R-4
North	Agriculture	Mixed Use 1	R-4
South	Commercial	General Commercial	C-2
East	Highway 141	Highway 141	Highway 141
West	Agriculture	Mixed Use 1	R-4

BACKGROUND:
The applicant is requesting approval of a preliminary plat for the Hope Commercial Plat 5, which will allow for the future subdivision of the 3.75-acre property. The plat consists of two lots for commercial use. The site is currently zoned R-4 and resides in the Highway 141 Mixed Use Development Corridor District.

ANALYSIS:
The final plat is consistent with the preliminary plat and indicates the appropriate easements. Access to the development will be provided via NE Gateway Drive, with existing sidewalk access along the street.

Private sanitary sewer and water connections will extend across NE Gateway Drive, along the north side of both lots. The sanitary service will be installed with trenchless methods. A fifty-foot ingress/egress easement is proposed along the north side and will allow access to the lots via a shared driveway. The easement is proposed to be extended, and additional access to Lot 2 will be implemented upon site plan application. Stormwater management for the lot is provided in the existing development pond to the west.

STAFF RECOMMENDATION:
Staff would recommend approval of the final plat for Hope Commercial Plat 5, 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

~~March 8, 2022~~
March 22, 2022

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

RE: Hope Commercial Plat 5 Final Plat

Dear Mr. Trygstad:

The Development Services Department is in receipt of a proposed Final Plat for the Hope Commercial Plat 5. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

~~1. Please add the following lot addresses:~~

~~a. Lot 1 – 491 NE Gateway Dr~~
~~b. Lot 2 - 511 NE Gateway Dr~~

~~2. Will each lot have its own detention basin or will it be shared? Provide easement if shared.~~

~~3. Label existing easements with book and page.~~

~~4. Update legal description. Hope Commercial is spelled incorrectly.~~

Legal Comments:

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.~~ ~~Yes, easement documents are required for private easements.~~

7. Declaration and Covenants, Restrictions and Easements

~~8. 4-year maintenance bond (if public main is constructed)~~

9. 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:	~~**March 14, 2022**~~ **March 28, 2022** **(1 PDF of Final Plat and Legals)**
PLANNING & ZONING:	April 5, 2022 at 5:30 at the Grimes City Hall
COUNCIL MEETING:	April 26, 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

HOPE COMMERCIAL PLAT 5

FINAL PLAT

INDEX LEGEND

LOCATION: LOT 46, HOPE COMMERCIAL PLAT 4, GRIMES, IA

REQUESTOR: HOPE K FARMS LLC

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

SURVEYOR: MATTHEW J. THOMAS

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH:515-369-4400

OWNER / APPLICANT

HOPE DEVELOPMENT & REALTY
CONTACT: ARASH RAZIZADEH
1548 S 45TH ST
WEST DES MOINES, IA 50265-5765

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: JOSH TRYGSTAD
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH. (515) 369-4400
FX. (515) 369-4410

DATE OF SURVEY

FEBRUARY 25, 2022

ZONING

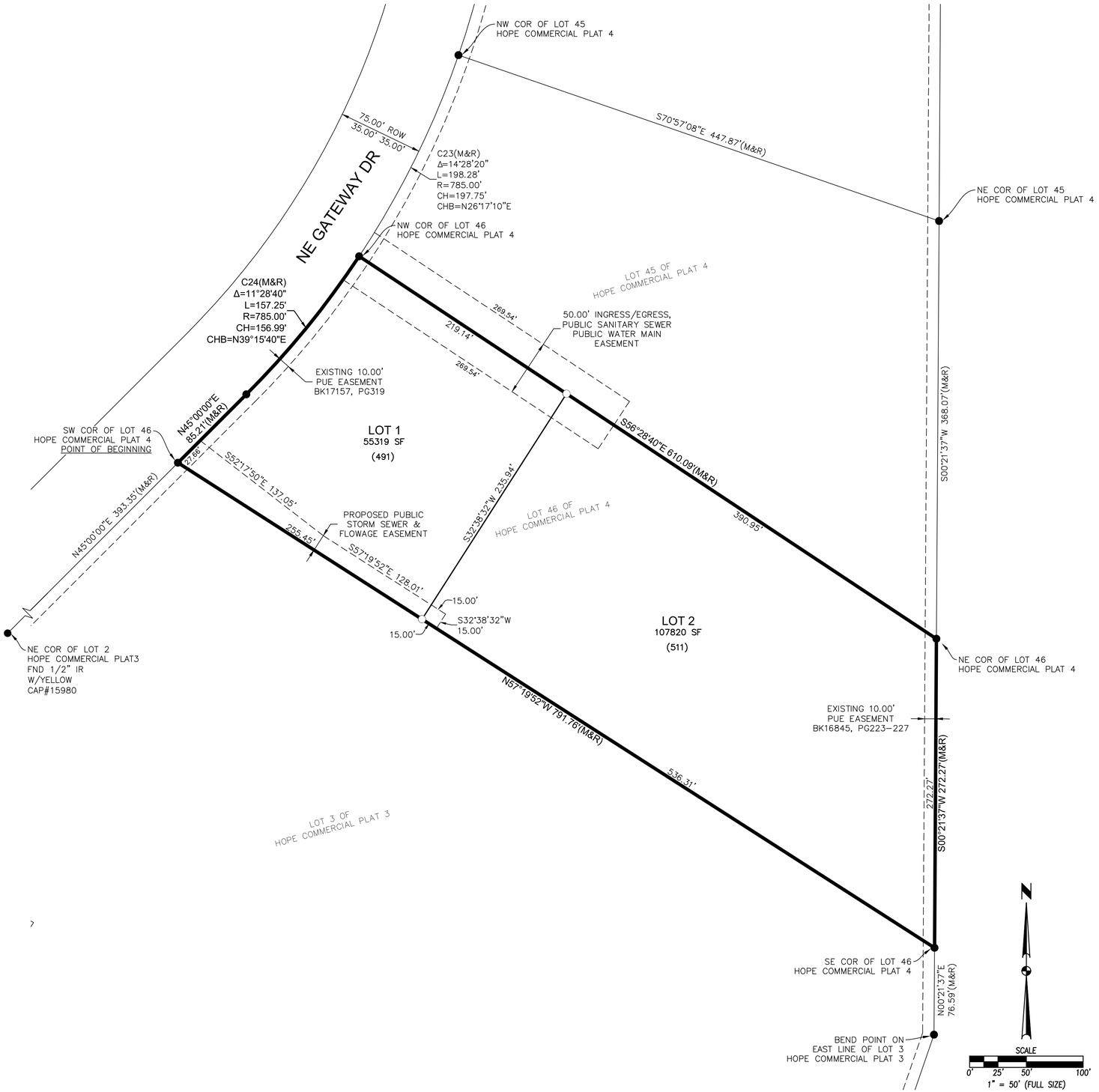
R-4 HOPE COMMERCIAL PUD
(PLANNED UNIT DEVELOPMENT)

NOTES:

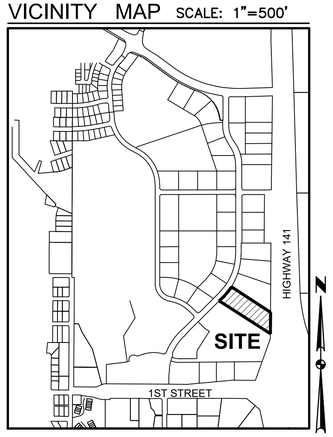
1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.

PLAT DESCRIPTION

LOT 46 IN HOPE COMMERCIAL PLAT 4, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA, CONTAINING 3.75 ACRES (163,140 SQUARE FEET), SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.



VICINITY MAP SCALE: 1"=500'



GRIMES, IOWA

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" IR, W/RED PLASTIC CAP #19968 (UNLESS OTHERWISE NOTED)		○
1/2" IR, W/YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	●	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

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.

MATTHEW J. THOMAS, P.L.S. DATE

LICENSE NUMBER 19968
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

PROFESSIONAL LAND SURVEYOR
MATTHEW J. THOMAS
19968
IOWA

PRELIMINARY
NOT FOR CONSTRUCTION

FILE: H:\2022\2202109\DWG\2202109-FINAL PLAT.DWG
PLOT DATE: 3/9/2022 8:59 AM COMMENT: ENG:
PLOTTED BY: MATT THOMAS TECH:

REVISIONS | DATE
PREPARED | 2/28/22

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

ENGINEER: | TECH: | REVIEW:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

HOPE COMMERCIAL PAT 5
FINAL PLAT

1/1
2202.109

Planning & Zoning Staff Report

TO: Planning and Zoning Commission
FROM: Molly Mannel, Assistant Planner
DATE: April 5, 2022
RE: DCG High School Building Addition – Site Plan Amendment

GENERAL INFORMATION:

Applicant:	Dallas Center-Grimes Community School District
Requested Action	Site Plan Amendment
Location	2555 West 1st Street

SUPPORTING INFORMATION:



Location Map


Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	School	School	A-1
North	Agriculture	Low Density Residential	N/A
South	Agriculture	Mixed Use 1	R-4
East	Agriculture	Low Density Residential, Medium Density Residential, Mixed Use 1	N/A
West	Agriculture	Medium Density Residential and Mixed Use 1	A-1

BACKGROUND:

The applicant is requesting approval of a site plan amendment to construct an addition to the Dallas Center-Grimes High School. The building addition is 20,310 square feet, and will consist of a gym, fitness room, and some office space. In addition, a sidewalk along the west edge of the high school is being replaced to address stormwater issues and allow a continuous pathway between the north and south of the high school. This site is located within the A-1 zoning district and the Transportation Corridor Mixed Use Development Overlay District.

ANALYSIS:

Building/Elevations:

The addition will match the existing building, and will be primarily constructed of neutral-toned insulated precast wall panels. Translucent paneling and aluminum storefront will provide glazing elements to the south and west elevations.

Site Layout:

The site will be accessed off of an existing driveway from Highway 44. The building addition will be placed to the south of the existing Meadows School. The existing green space where the addition will be constructed will be torn out, including the existing concrete pathways. A 6-foot sidewalk path with ADA ramps and landings will be installed along the existing sidewalk just north of the Dallas Center-Grimes Community School District Administration Center parking lot.

An existing light pole to the right of the addition will remain. Wall-mounted lights along the south elevation of the building, and the existing light poles from the administration center parking lot, will provide enough illumination at night.

In addition to the building addition, an existing sidewalk along the western edge of the high school will be torn out and replaced. The existing sidewalk had an inadequate slope, which is

creating ponding issues from stormwater overflow. The sidewalk replacement will fix this and provide a continuous access to the north and south portions of the high school.

Parking:
The existing site provides a total of 820 parking stalls. The proposed addition will not increase the number of staff or students who attend the high school, so no additional parking spaces will be proposed with this site plan.

Landscaping/Streetscape:
Three trees and an existing shrub are proposed to be removed for the addition and sidewalk replacement. No landscaping is proposed to be planted near the new addition, as the school district has dealt with confusion from the public on locating the main entrances. Two autumn blaze maple trees and one swamp white oak tree is proposed to be planted near the sidewalk replacement, along the western edge of the high school.

Utilities:
Existing storm sewer lines and manholes will be removed and replaced. Water mains will be replaced and tie back into the existing building. A hydrant located in the existing green space will be removed and placed an additional 60 feet south by the new sidewalk and administration center parking lot. The hydrant's radius will reach the new building addition.

Water service will be shut down during the relocation process, but has been coordinated with Bishop Engineering and the Johnston-Grimes Fire Marshal to ensure that shutdowns only happen on the weekends or when the building is unoccupied.

STAFF RECOMMENDATION:
Staff would recommend approval of the site plan amendment for the Dallas Center-Grimes High School Building Addition, 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

~~March 8, 2022~~
March 22, 2022

Bishop Engineering
Attn: Joel Jackson
3501 104th Street
Urbandale, Iowa 50322

RE: Dallas Center-Grimes High School Building Addition

Dear Mr. Jackson:

The Development Services Department is in receipt of a proposed Site Plan Amendment for the Dallas Center-Grimes High School Building Addition. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. ~~Provide parking calculations (existing and proposed).~~
2. ~~Please update the city's standard notes – standard notes are provided.~~
3. ~~Please revise the Zoning to state that the property is within the Transportation Overlay District.~~
4. ~~What is the intent of removing and replacing the sidewalk on the west side of the building? Is this path intended to be used in the evenings? Is lighting necessary along the building?~~
5. ~~As-built drawings to be submitted upon project completion.~~

Page – 102:

1. ~~Why are the trees proposed to be removed? Can they remain in place? Can any of the trees be replanted?~~

Page – C201:

1. ~~Staff would suggest adding lighting along the sidewalk on the south side of the addition. Provide lighting cut sheets and locations.~~

Page – C301

1. ~~Is it possible to shift the west sidewalk ramp along the parking lot to the east a little bit? It seems a little odd to have the ramp lead straight into the parking stalls.~~

Page – C401

1. ~~Is a new sanitary connection proposed to the bathrooms?~~

2. ~~Utilize an Inserta Tee or approved equal for the sanitary sewer service connection to the existing sanitary main.~~

3. ~~Will the entire watermain need to be shut down during relocation? (Awaiting possible comments from Johnston-Grimes Metro Fire Department).~~

4. ~~Where is the water going to feed into the new addition?~~

Page – C402

1. ~~Is lighting already located along the sidewalk? If so, label locations.~~

Page – C501

1. ~~Staff would like to see some landscaping added along the south side of the building addition and at the sidewalk and drop off "intersection" similar to what is existing today.~~

Page C-701

1. ~~Protect existing area intakes near the project.~~

2. ~~Provide location of project dumpster, portable restroom, concrete washout, and staging area.~~

3. ~~Is there going to be construction fencing installed to keep students and unauthorized individuals out of the jobsite?~~

4. Be sure the staging area (location of dumpster, portable toilet, equipment staging, and concrete washout) is noted on the map once the final location is decided.

Architecture:

1. ~~Label building lighting locations and provide cut sheets.~~

2. ~~Is roof mounted equipment proposed? If so, all units will need to be screened from the ROW. Provide screening details.~~

SWMP

1. ~~Table 3.1: Flow rates are higher than existing report between years 1-10, but are lower than existing from years 25-100. There's increased runoff due to additional impervious area. Double check model.~~

2. ~~Pond 1: lower orifice A slope to 0.20% to match proposed storm sewer.~~

3. ~~How is the WQv for the addition being treated?~~

SWPPP

1. Update General Contractor and Erosion & Sediment Control/SWPPP Inspection Contractor information once available.

2. ~~Provide Notice of Intent.~~

3. ~~Provide Affidavit of Public Notification.~~

4. Provide IDNR Letter of Authorization.

5. ~~Provide a copy of Notice of Discontinuation within Appendix as stated in the plan.~~

6. ~~Sign Owner & Contractor Certifications.~~

7. ~~Include the following site plans:~~
   - ~~Grading plan~~
   - ~~Erosion and Sediment Control plan~~

8. ~~Include dewatering protocols found in Part III.C.4 of General Permit No. 2~~

9. ~~Include a description of controls.~~

10. ~~Include prohibited discharges.~~

11. ~~Confirm soil survey map is for project location.~~

~~12. Page 23 - Under Owner Duties and Responsibilities – Please change bullet point about final stabilization to *70% vegetative density over 100% of the site* as that is the requirement per General Permit No. 2.~~

13. Sign contractor and sub-contractor certification statement

Construction Drawings (CDs)

~~1. C401: Are there 2 roof drain connections on the west side of the building? Storm Sewer spreadsheet in SWMP shows the entire roof draining to one.~~

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

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	~~**March 14, 2022**~~ **March 28, 2022** **(1 PDF of Site plan with Elevation Plan included)**
PLANNING & ZONING:	April 5, 2022 at 5:30 at the Grimes City Hall
COUNCIL MEETING:	April 26, 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

DALLAS CENTER-GRIMES HIGH SCHOOL
BUILDING ADDITION

SHEET INDEX:

C-001	COVER SHEET
C-002 - C-003	SITE SURVEY
C-101 - C-102	DEMO PLAN
C-201 - C-202	LAYOUT PLAN
C-301 - C-302	GRADING PLAN
C-401 - C-402	UTILITY PLAN
C-501 - C-502	LANDSCAPE PLAN
C-601	DETAILS SHEET
C-701 - C-702	SWPPP

PROPERTY DESCRIPTION:
DALLAS CENTER-GRIMES HIGH SCHOOL PLAT 1 LOT 1

ADDRESS:
2555 WEST 1ST STREET
GRIMES, IOWA 50111

OWNER/PREPARED FOR:
DALLAS CENTER - GRIMES COMMUNITY SCHOOL DISTRICT
1205 13TH STREET
DALLAS CENTER, IOWA 50063

ZONING:
INFORMATION OBTAINED FROM:
OFFICIAL ZONING MAP OF GRIMES, IOWA DATED 3-1-2019
ZONED: A-1 (AGRICULTURAL DISTRICT) & TRANSPORTATION OVERLAY DISTRICT

FOR AN OFFICIAL ZONING REPORT PLEASE CALL:
THE CITY OF GRIMES AT (515) 986-3036

PARKING REQUIREMENTS:
PARKING REQUIREMENTS: 1 SPACE PER EMPLOYEE, PLUS 1 SPACE PER 4 STUDENTS AT CAPACITY, PLUS 1 SPACE PER 4 SEATS IN THE AUDITORIUM OR GYMNASIUM
EXISTING AND PROPOSED EMPLOYEES = 120 STAFF
EXISTING AND PROPOSED ENROLLMENT = 1225 STUDENTS
AUDITORIUM SEATING CAPACITY = 650 SEATS
GYMNASIUM SEATING CAPACITY = 2302 SEATS
DAYTIME PARKING REQUIRED = 120 + 1225/4 = 427 STALLS
EVENING PARKING REQUIRED = 650/4 + 2302/4 = 738 STALLS
EXISTING AND PROPOSED PARKING COUNT ON HIGH SCHOOL = 723 STALLS
EXISTING AND PROPOSED PARKING COUNT ON ADMIN SITE = 97 STALLS
TOTAL PARKING AVAILABLE = 820 STALLS

IMPERVIOUS SURFACE:
EXISTING IMPERVIOUS SURFACE REMOVED = 21,400 SF
PROPOSED IMPERVIOUS SURFACE ADDED = 36,100 SF
NET INCREASE IN IMPERVIOUS SURFACE = 14,700 SF

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

POINT # 9000, NORTH OF THE GEOTHERMALS
NORTHING = 616,416.52
EASTING = 1,553,182.51
ELEVATION = 993.57
DESCRIPTION: ¾" IRON PIPE W/ RED PLASTIC CAP

CONSTRUCTION SCHEDULE:
START JULY 2022
END AUGUST 2023

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

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

UTILITY NOTES:
1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
3. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
4. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
5. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
6. ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
7. SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
8. MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISING OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
9. WATERMAINS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
10. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
11. PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF GRIMES.
12. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
13. 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.
14. THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.

SOILS REPORT:
1. REFERENCE ALLENDER BUTZKE SOILS REPORT (211505) 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.

AS-BUILT REQUIREMENTS:
1. CONTRACTOR IS REQUIRED TO PROVIDE THE FOLLOWING AS-BUILT INFORMATION TO BISHOP ENGINEERING IN AUTOCAD FORMAT. BISHOP ENGINEERING WILL PROVIDE THE CITY WITH AN AS-BUILT PDF AND CAD FILE
2. WATER LINES:
   - A. AS-BUILT LENGTH, SIZE, AND MATERIAL OF ALL INSTALLED LINES.
   - B. AS-BUILT LOCATIONS OF ALL INSTALLED HYDRANTS, VALVES, CURBS STOPS, VAULTS, PITS, SERVICES, ETC.
   - C. AS-BUILT LOCATIONS OF ALL WATER LINE BENDS, TEES, COUPLINGS, CROSSINGS, ETC
3. SANITARY SEWER:
   - A. AS-BUILT LENGTH, SIZE, SLOPE AND MATERIAL OF ALL INSTALLED LINES, INCLUDING ALL INCOMING AND OUTGOING INVERTS.
   - B. AS-BUILT LOCATIONS OF ALL MANHOLES, CLEANOUTS, TRAPS/SEPARATORS, SERVICE LINES, ETC WITH RIM AND INVERT ELEVATION.
4. STORM SEWER:
   - A. AS-BUILT LENGTH, SIZE, SLOPE AND MATERIAL OF ALL INSTALLED LINES, INCLUDING ALL INCOMING AND OUTGOING INVERTS. AS-BUILT LOCATIONS OF ALL MANHOLES, CLEANOUTS, TRAPS/SEPARATORS, SERVICE LINES, ETC WITH RIM AND FLOWLINE ELEVATION.
5. ADA RAMPS AND SIDEWALKS:
   - A. AS-BUILT POINT ELEVATIONS AND SLOPES OF ALL SIDEWALK RAMPS AND LANDINGS.
   - B. BISHOP ENGINEERING SHALL PROVIDE CERTIFICATION THAT ALL RAMPS AND LANDINGS MEET ADA AND PROWAG REQUIREMENTS.

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

SURVEY NOTES:
1. SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON 11-15-2021. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

SPECIFICATIONS NOTES:
1. ALLWORK SHALL BE DONE IN ACCORDANCE WITH THE DALLAS CENTER-GRIMES HIGH SCHOOL ADDITION PROJECT SPECIFICATIONS, THE CITY OF GRIMES SPECIFICATIONS AND SUDAS SPECIFICATIONS.
2. FOR ANY DISCROPANCIES BETWEEN THE DALLAS CENTER-GRIMES HIGH SCHOOL ADDITION PROJECT SPECIFICATIONS AND THE CURRENT EDITION OF IOWA SUDAS, THE PROJECT SPECIFICATION SHALL GOVERN UNLESS DIRECTED OTHERWISE BY THE CITY OF GRIMES OR THE PROJECT ENGINEER.
3. FOR ALL SPECIFICATION DISCREPANCIES, PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.
4. FOR ALL SPECIFICATION DISCREPANCIES, CONTRACTOR MUST OBTAIN WRITTEN APPROVAL FROM THE CITY OF GRIMES ENGINEERING DEPARTMENT FOR ANY CHANGES TO PROPOSED SITE INFRASTRUCTURE OR GRADES PRIOR TO PROCEEDING WITH ANY CHANGES.

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

SWPPP NOTES:
1. STORM WATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED BY BISHOP ENGINEERING. CONTACT JAMES RODEMYER (515-276-0467) FOR A COPY OF THE SWPPP.
2. NPDES PERMIT AUTHORIZATION NUMBER: TBD

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

CITY OF GRIMES STANDARD NOTES:

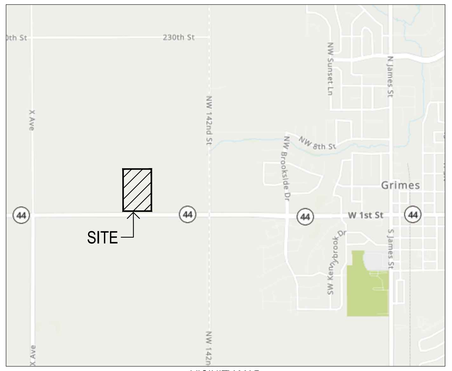
1. GENERAL NOTES:
   - a. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
   - b. A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE 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

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



VICINITY MAP
(NOT TO SCALE)

ABBREVIATIONS:

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

LEGEND:

SAN	SANITARY SEWER
ST	STORM SEWER
W	WATER LINE
G	GAS LINE
U/E	UNDERGROUND ELECTRIC
O/E	OVERHEAD ELECTRIC
TELE	TELEPHONE LINE
F/O	FIBER OPTIC
CATV	CABLE TV
	STORM MANHOLE
	CURB INTAKE
	SURFACE INTAKE
	FLARED END SECTION
	SANITARY MANHOLE
	CLEANOUT
	FIRE HYDRANT
	SPRINKLER
	IRRIGATION CONTROL VALVE
	WATER MANHOLE
	WELL
	WATER VALVE
	WATER SHUT OFF
	YARD HYDRANT
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC RISER
	ELECTRIC VAULT
	POWER POLE
	TRANSFORMER POLE
	LIGHT POLE
	ELECTRIC JUNCTION BOX
	ELECTRIC PANEL
	TRANSFORMER
	GROUND LIGHT
	GUY WIRE
	ELECTRIC HANDHOLE
	GAS METER
	GAS VALVE
	AIR CONDITIONING UNIT
	TELEPHONE RISER
	TELEPHONE VAULT
	TELEPHONE MANHOLE
	TRAFFIC SIGNAL MANHOLE
	FIBER OPTIC MANHOLE
	FIBER OPTIC RISER
	FIBER OPTIC VAULT
	CABLE TV RISER
	SIGN
	BOLLARD
	DENOTES NUMBER OF PARKING STALLS
	PROPERTY CORNER - FOUND AS NOTED
	PROPERTY CORNER- PLACED AS NOTED
	SECTION CORNER - FOUND AS NOTED

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LICENSED PROFESSIONAL ENGINEER
JOEL E. JACKSON
18397
IOWA

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

SIGNED:_____ DATE:_____
JOEL E. JACKSON, P.E. 18397
LICENSE RENEWAL DATE: DEC. 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL: C-001 - C-702

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ADDITION AND RENOVATION TO
DC-G HIGH SCHOOL
DALLAS CENTER - GRIMES COMMUNITY SCHOOL DISTRICT
GRIMES, IOWA

PROJECT NO.:
826g06

DATE:
MAY 2022

REVISIONS:
02/28/22 - 1ST CITY SET
03/11/22 - 2ND CITY SET
03/28/22 - 3RD CITY SET

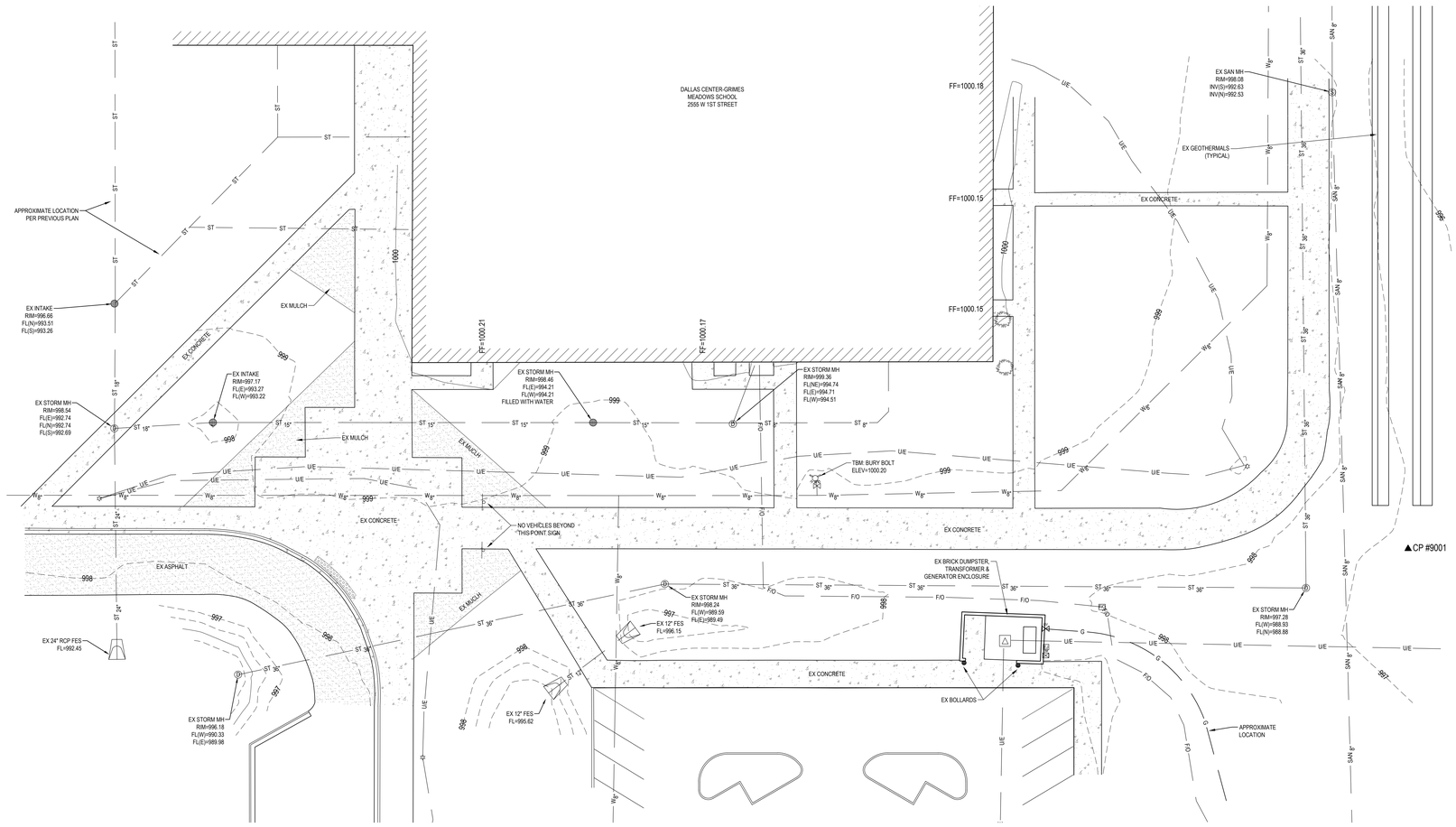
DRAWING TITLE:
COVER SHEET

DRAWING NO.:
C-001

DALLAS CENTER-GRIMES HIGH SCHOOL
SITE SURVEY



VICINITY MAP
(NOT TO SCALE)



ADDRESS:
2555 WEST 1ST STREET
GRIMES, IOWA 501111

OWNER:
DALLAS CENTER - GRIMES COMMUNITY SCHOOL DISTRICT
PO BOX 680
2405 WEST 1ST STREET
GRIMES, IOWA 50111

PREPARED FOR:
DALLAS CENTER - GRIMES COMMUNITY SCHOOL DISTRICT
1205 13TH STREET
DALLAS CENTER, IOWA 50063

ZONING:
INFORMATION OBTAINED FROM:
OFFICAL ZONING MAP OF GRIMES, IOWA DATED 3-01-2019
ZONED: A-1 (AGRICULTURAL DISTRICT)

FOR AN OFFICIAL ZONING REPORT PLEASE CALL:
THE CITY OF GRIMES AT (515) 986-3036

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

POINT # 9001, SOUTH OF THE GEOTHERMALS
NORTHING = 615,750.80
EASTING = 1,553,155.94
ELEVATION = 996.71
DESCRIPTION: 3/4" IRON PIPE W/ RED PLASTIC CAP

NOTES:
1. PARENTHESIS ( ) DENOTES PREVIOUSLY RECORDED BEARINGS AND DISTANCES



GRAPHIC SCALE
30 0 15 30 60
SCALE: 1" = 30'

FIELD WORK COMPLETED ON: 11-15-2021

LEGEND:

SAN — SANITARY SEWER	CURB INTAKE	WATER VALVE	ELECTRIC JUNCTION BOX	TELEPHONE VAULT	PROPERTY CORNER - FOUND AS NOTED
ST — STORM SEWER	SURFACE INTAKE	WATER SHUT OFF	ELECTRIC PANEL	TELEPHONE MANHOLE	PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
W — WATER LINE	FLARED END SECTION	YARD HYDRANT	TRANSFORMER	TRAFFIC SIGNAL MANHOLE	
G — GAS LINE	SANITARY MANHOLE	ELECTRIC MANHOLE	GROUND LIGHT	FIBER OPTIC MANHOLE	SECTION CORNER - FOUND AS NOTED
U/E — UNDERGROUND ELECTRIC	CLEANOUT	ELECTRIC METER	GUY WIRE	FIBER OPTIC RISER	
O/E — OVERHEAD ELECTRIC	FIRE HYDRANT	ELECTRIC RISER	ELECTRIC HANDHOLE	FIBER OPTIC VAULT	SITE CONTROL POINT - MONUMENT AS NOTED
TELE — TELEPHONE LINE	SPRINKLER	ELECTRIC VAULT	GAS METER	CABLE TV RISER	
F/O — FIBER OPTIC	IRRIGATION CONTROL VALVE	POWER POLE	GAS VALVE	SIGN	
CATV — CABLE TV	WATER MANHOLE	TRANSFORMER POLE	AIR CONDITIONING UNIT	BOLLARDS	
D STORM MANHOLE	WELL	LIGHT POLE	TELEPHONE RISER	(7) DENOTES NUMBER OF PARKING STALLS	

ABBREVIATIONS:

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

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DALLAS CENTER - GRIMES COMMUNITY SCHOOL DISTRICT
GRIMES, IOWA

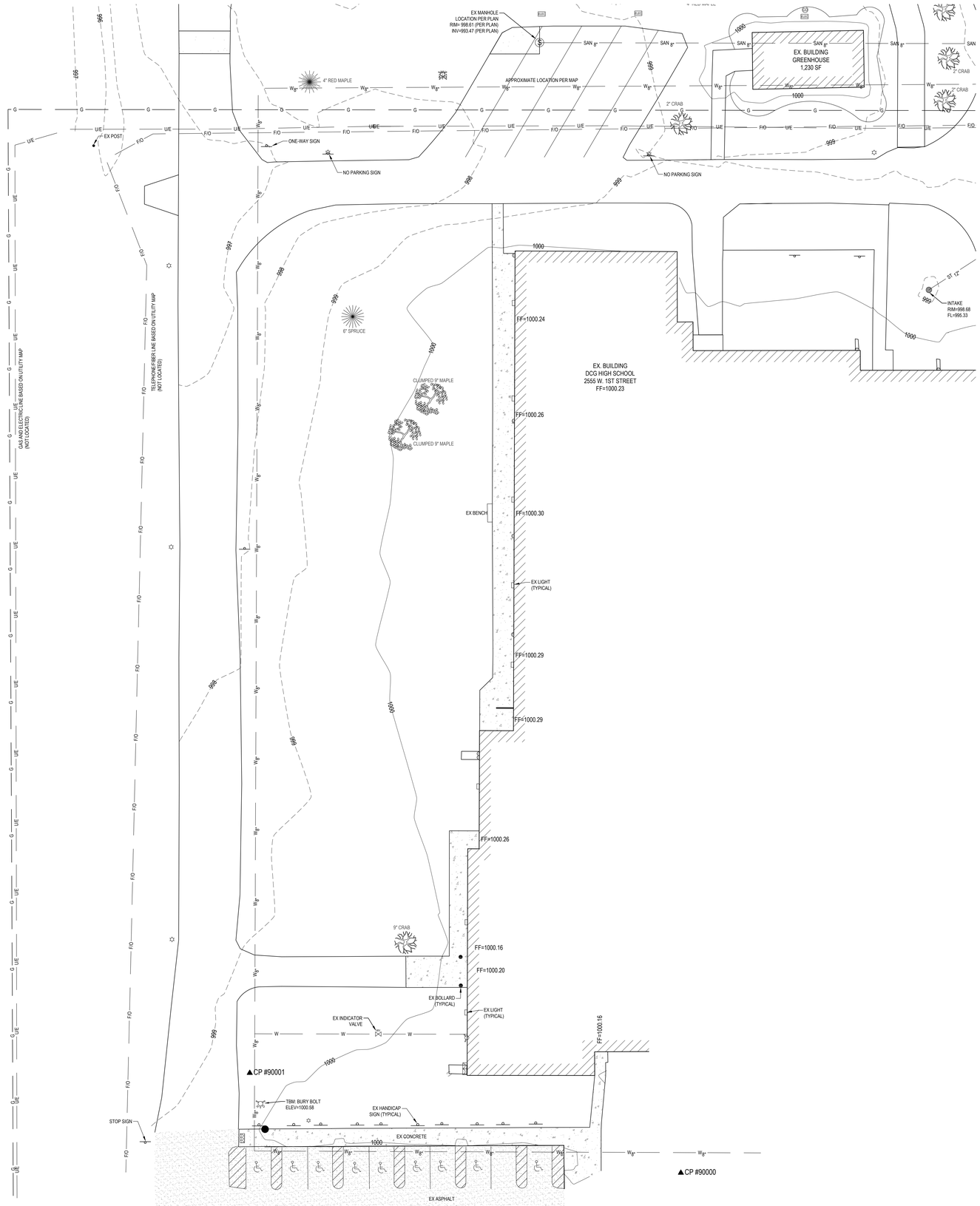
PROJECT NO.:
826g06

DATE:
MAY 2022

REVISIONS:
02/28/22 - 1ST CITY SET
03/11/22 - 2ND CITY SET
03/28/22 - 3RD CITY SET

DRAWING TITLE:
SITE SURVEY

DRAWING NO.:
C-002



GRAPHIC SCALE

30 0 15 30 60

SCALE: 1" = 30'

FIELD WORK COMPLETED ON: 11-15-2021

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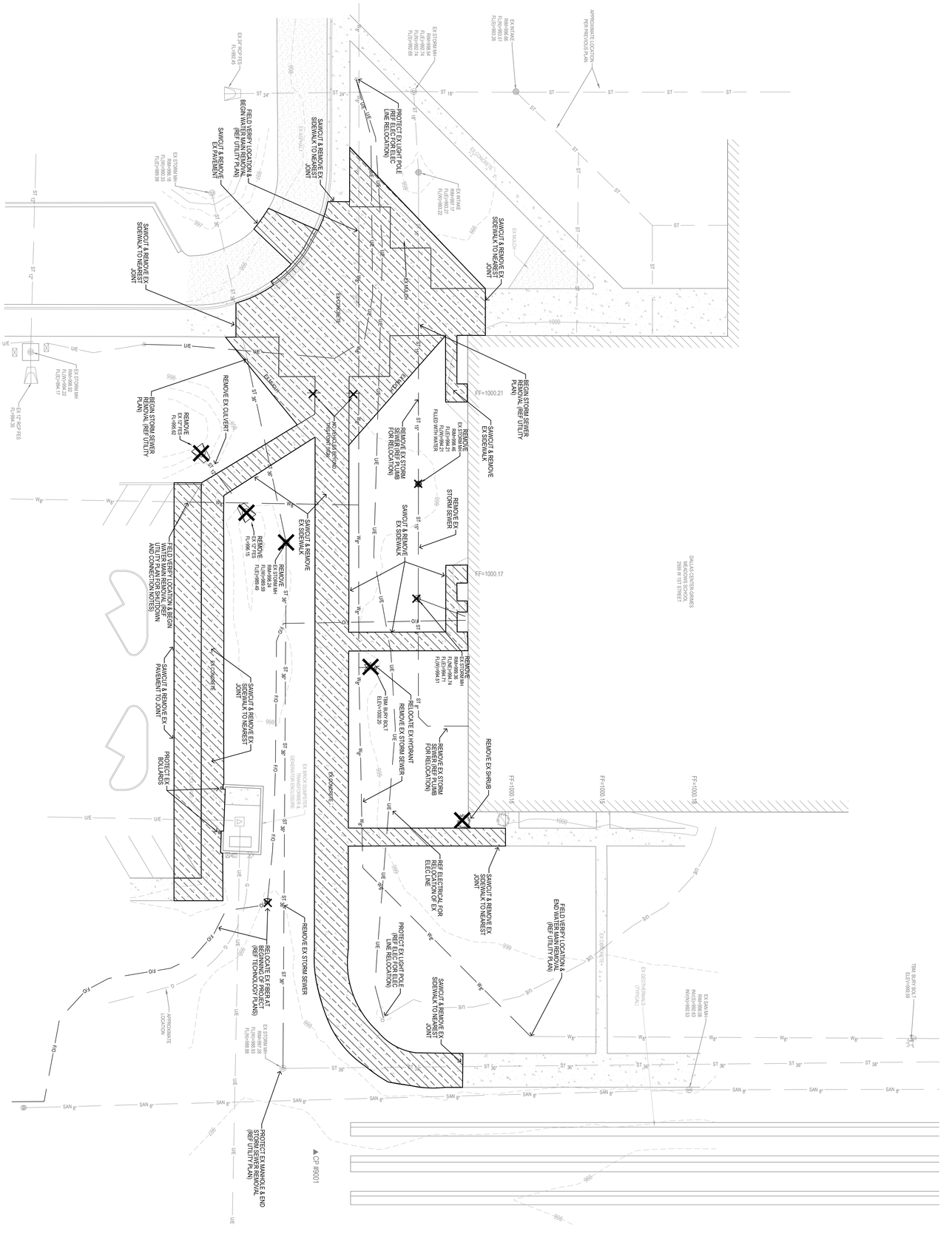
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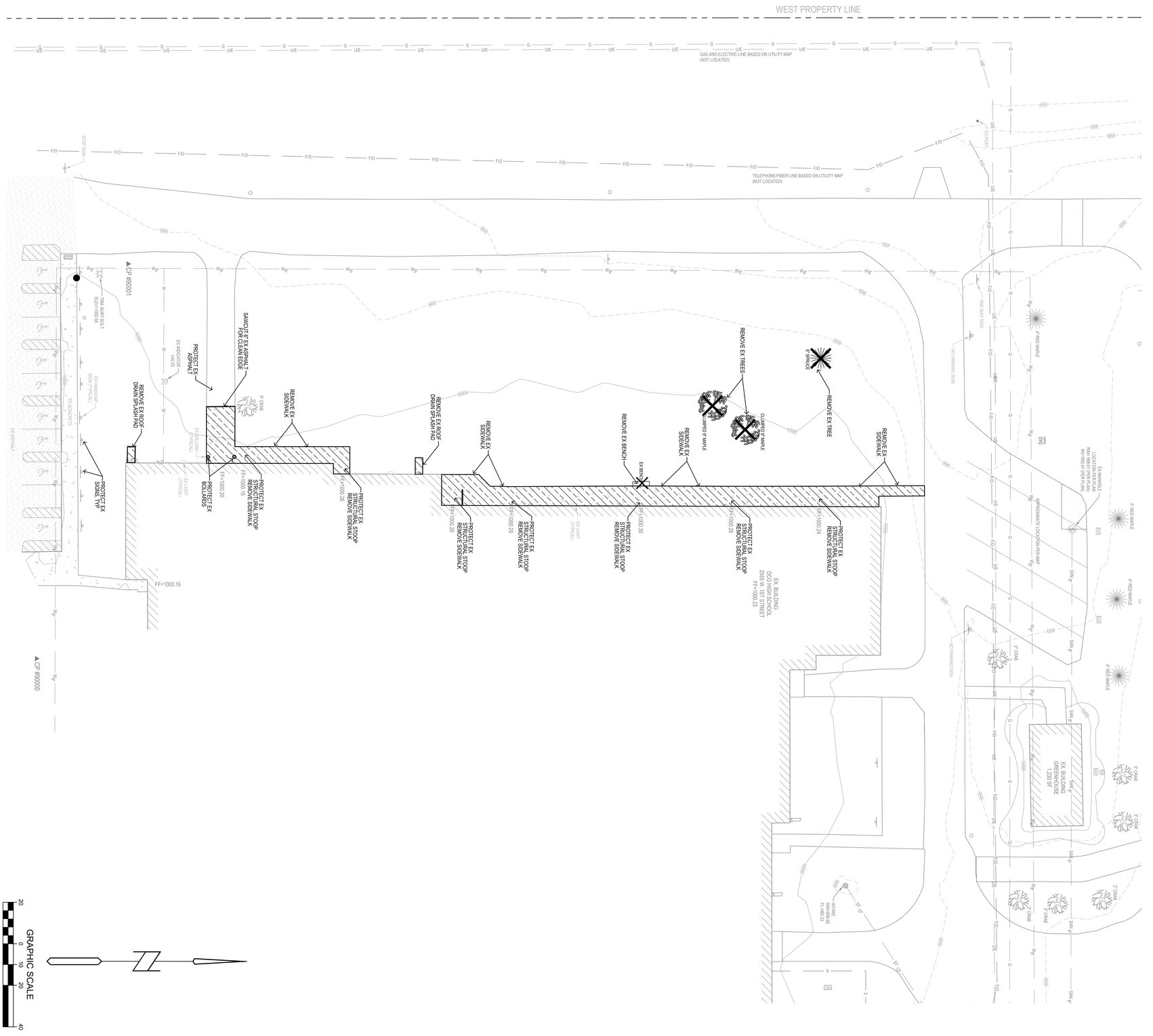
DATE:
MAY 2022

REVISIONS:
02/28/22 - 1ST CITY SET
03/11/22 - 2ND CITY SET
03/28/22 - 3RD CITY SET

DRAWING TITLE:
SITE SURVEY

DRAWING NO.:
C-003


REMOVE EX STORM SEWER
REMOVE EX STORM MH
REMOVE EX CULVERT
REMOVE EX INLET
REMOVE EX SHRUB
REMOVE EX FES
SAWCUT & REMOVE EX SIDEWALK
SAWCUT & REMOVE EX SIDEWALK TO NEAREST JOINT
SAWCUT & REMOVE EX PAVEMENT
SAWCUT & REMOVE EX PAVEMENT TO JOINT
RELOCATE EX HYDRANT
RELOCATE EX FES
RELOCATE EX INLET
RELOCATE EX MANHOLE
REMOVE EX STORM SEWER FOR RELOCATION
REF ELECTRICAL FOR ELEC LINE RELOCATION
PROTECT EX LIGHT POLE FOR ELEC LINE RELOCATION
PROTECT EX MANHOLE & END STORM SEWER REMOVAL (REF UTILITY PLAN)
PROTECT EX BOLLARDS
FIELD VERIFY LOCATION & BEGIN WATER MAIN REMOVAL (REF UTILITY PLAN)
FIELD VERIFY LOCATION & END WATER MAIN REMOVAL (REF UTILITY PLAN)
BEGIN STORM SEWER REMOVAL (REF UTILITY PLAN)
BEGIN STORM SEWER REMOVAL (REF UTILITY PLAN)
EX CONCRETE
EX ASPHALT
EX BRICK QUARRY TILE
EX GRAVEL
EX WATER
EX STORM MH
EX SAN MH
EX FES
EX INTAKE
EX LIGHT POLE
EX TELEPHONE PEDESTAL
TRM. BURY BOLT
APPROXIMATE LOCATION
CP #9002
CP #9001
FF=1000.21
FF=1000.17
FF=1000.15
FILLED WITH WATER
REMOVE EX STORM SEWER (REF PLUMB PLANS)
REMOVE EX STORM SEWER (REF TECHNOLOGY PLANS)
REMOVE EX SIDEWALK
REMOVE EX PAVEMENT
REMOVE EX CONCRETE
REMOVE EX STORM SEWER
REMOVE EX SHRUB
REMOVE EX STORM MH
REMOVE EX FES
REMOVE EX INLET
REMOVE EX CULVERT
SAWCUT & REMOVE EX SIDEWALK
SAWCUT & REMOVE EX SIDEWALK TO NEAREST JOINT
SAWCUT & REMOVE EX PAVEMENT TO JOINT
SAWCUT & REMOVE EX PAVEMEN



3/28/2022 8:37:55 AM L:\LAND PROJECTS 2021\210540 DCG HS GYM ADDITION\DWG\C1 DEMO.DWG

DRAWING NO.:	C-102
DRAWING TITLE:	DEMO PLAN
DATE:	MAY 2022
REVISIONS:	03/11/22 - 1ST CITY SET 03/25/22 - 2ND CITY SET 03/28/22 - 3RD CITY SET
PROJECT NO.:	826g06

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GRIMES, IOWA

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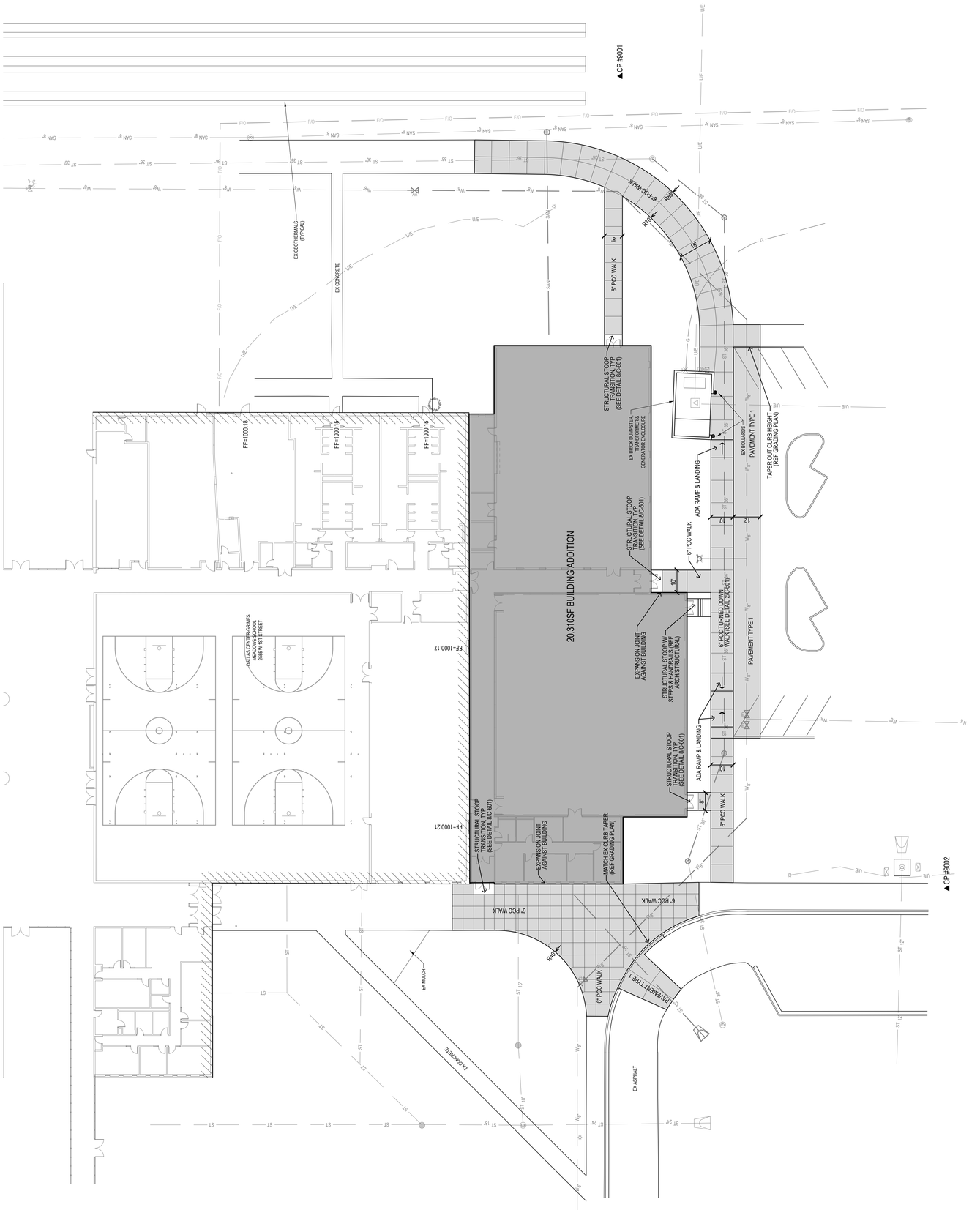
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GRIMES, IOWA

PROJECT NO.: 826g06
DATE: MAY 2022
REVISIONS: 02/28/22 - 1ST CITY SET; 03/11/22 - 2ND CITY SET; 03/29/22 - 3RD CITY SET
DRAWING TITLE: LAYOUT PLAN
DRAWING NO.: C-201

3/28/2022 8:38:01 AM L:\LAND PROJECTS 2021\21040 DCG HS GYM ADDITION\DWG\C2 LAYOUT.DWG

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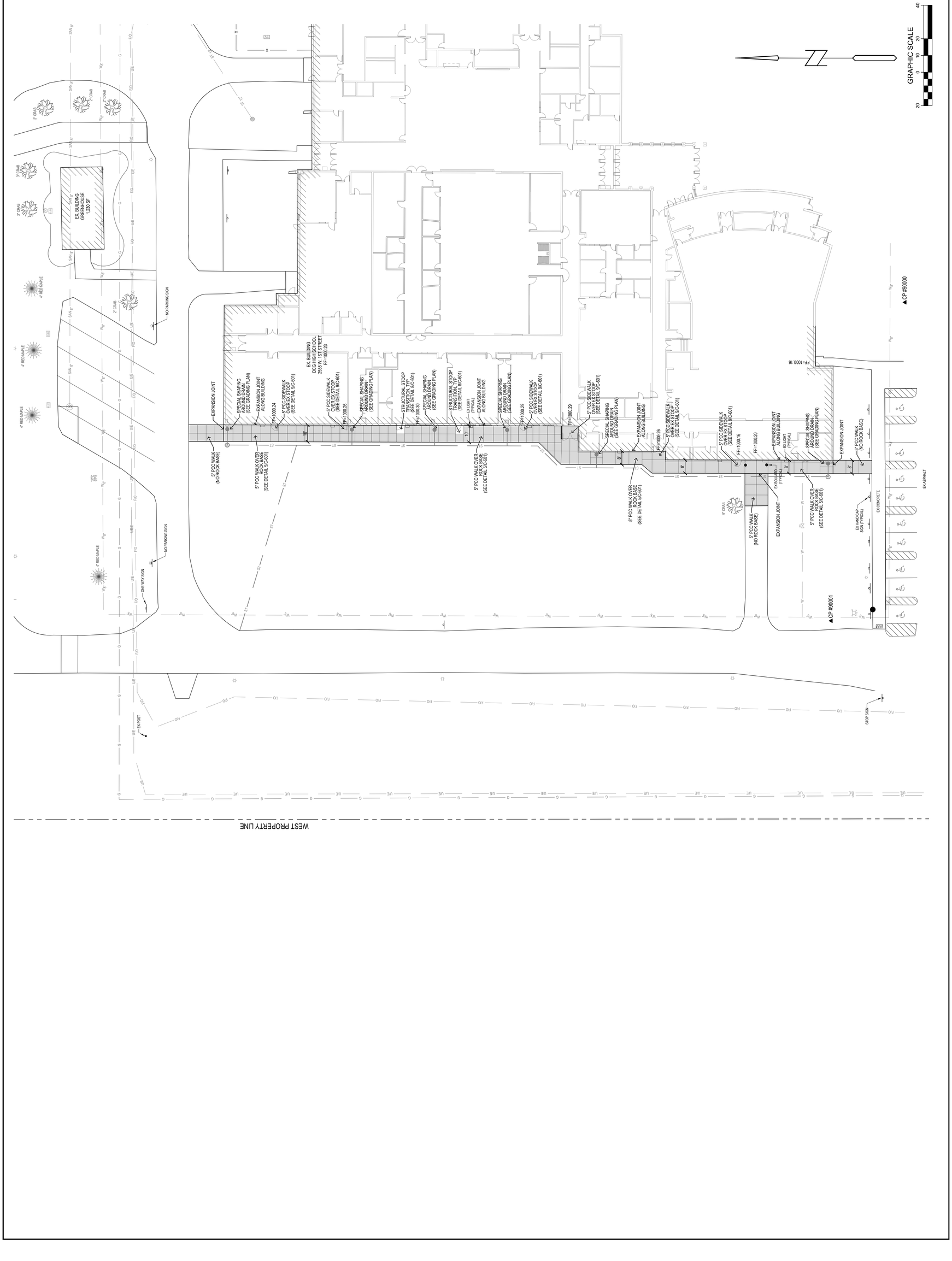
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ADDITION AND RENOVATION TO
DC-G HIGH SCHOOL
DALLAS CENTER - GRIMES COMMUNITY SCHOOL DISTRICT
GRIMES, IOWA

PROJECT NO.: 826g06
DATE: MAY 2022
REVISIONS: 02/28/22 - 1ST CITY SET; 03/11/22 - 2ND CITY SET; 03/29/22 - 3RD CITY SET
DRAWING TITLE: LAYOUT PLAN
DRAWING NO.: C-202

3/28/2022 8:38:03 AM L:\LAND PROJECTS 2021\21040 DCG HS GYM ADDITION\DWG\C2 LAYOUT.DWG



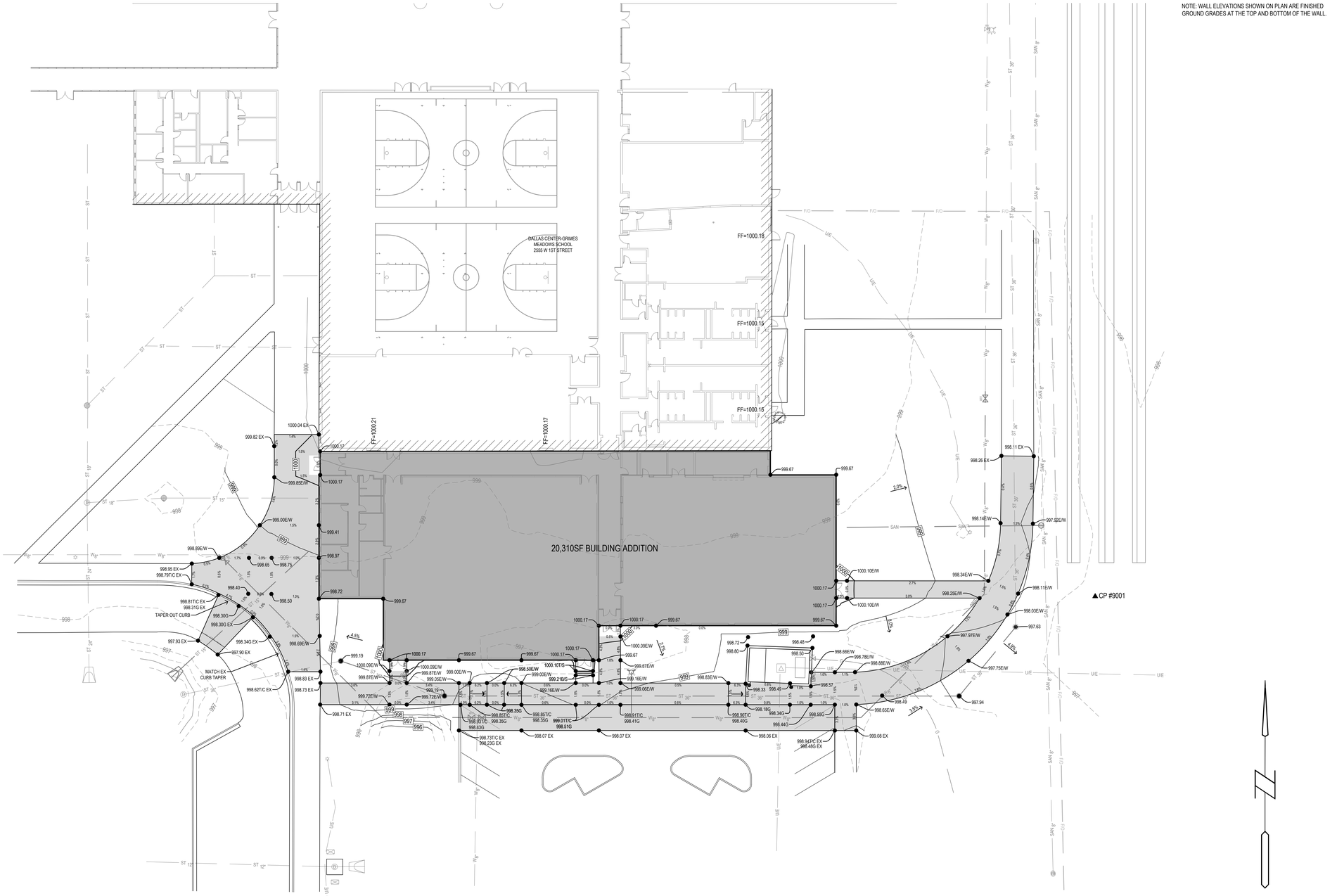
TOPSOIL NOTES:

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

GRADING LEGEND:

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

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



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DC-G HIGH SCHOOL
DALLAS CENTER - GRIMES COMMUNITY SCHOOL DISTRICT
GRIMES, IOWA

PROJECT NO.: 826g06

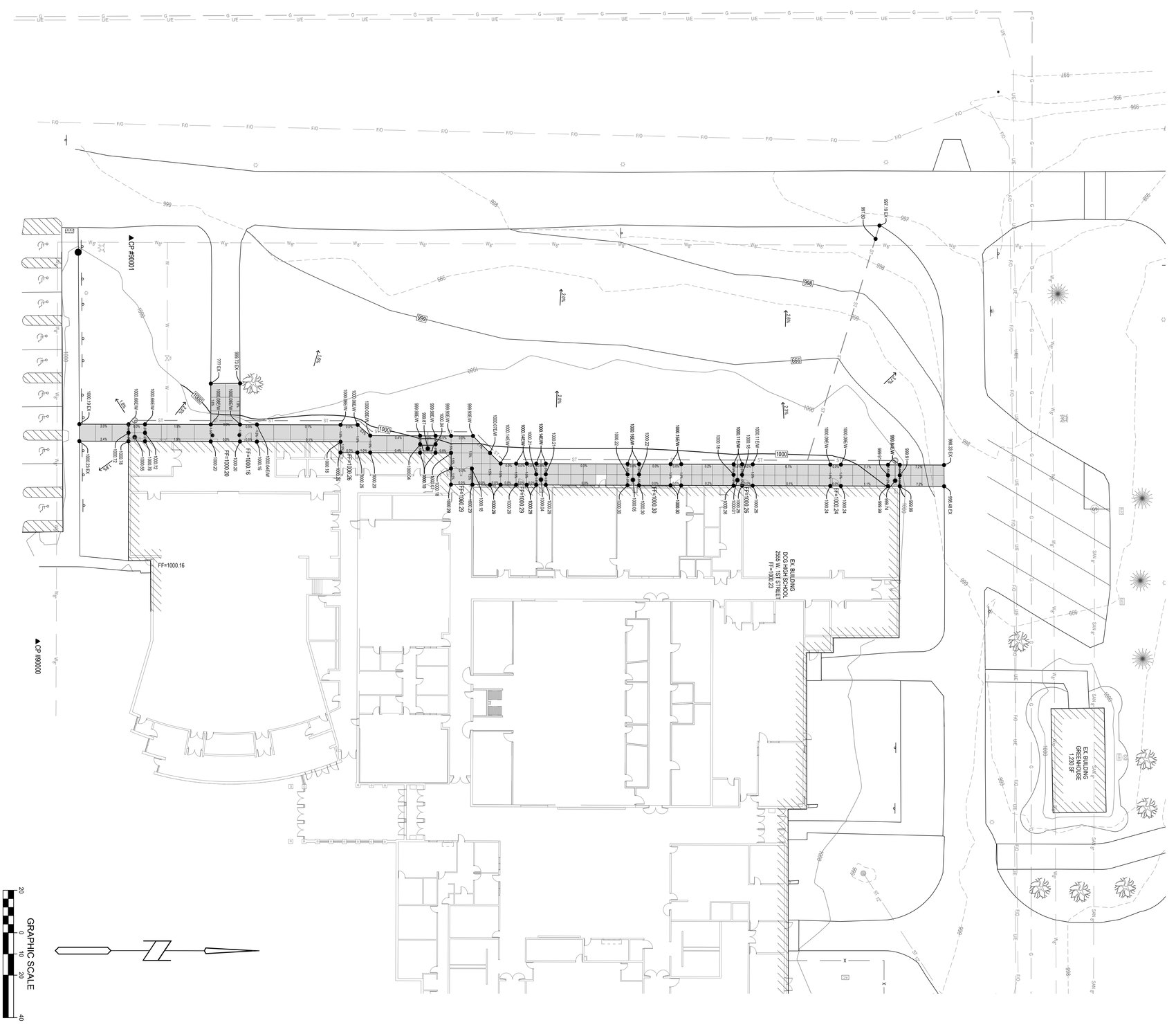
DATE: MAY 2022

REVISIONS:
02/28/22 - 1ST CITY SET
03/11/22 - 2ND CITY SET
03/28/22 - 3RD CITY SET

DRAWING TITLE: GRADING PLAN

DRAWING NO.: C-301

3/28/2022 8:38:11 AM L:\LAND PROJECTS 2021\210540 DCG HS GYM ADDITION\DWG\C3 GRADING.DWG



3/28/2022 8:38:14 AM L:\LAND PROJECTS 2021\210540 DCG HS GYM ADDITION\DWG\C3 GRADING.DWG

DRAWING NO.: C-302

DRAWING TITLE: GRADING PLAN

PROJECT NO.: 826g06

DATE: MAY 2022

REVISIONS
02/11/22 1ST CITY SET
03/28/22 2ND CITY SET

ADDITION AND RENOVATION TO

DC-G HIGH SCHOOL

DALLAS CENTER - GRIMES COMMUNITY SCHOOL DISTRICT

GRIMES, IOWA

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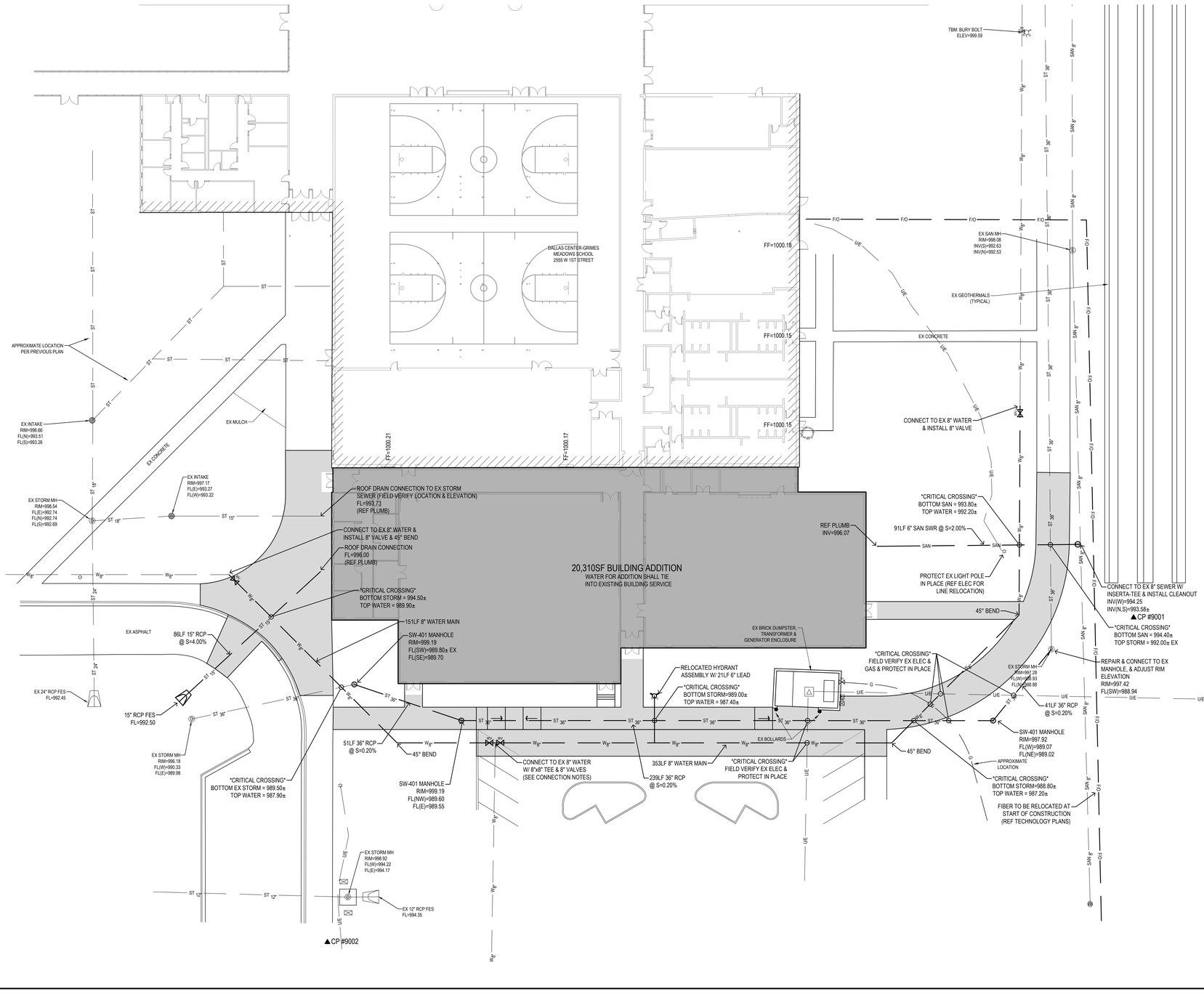
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UTILITY NOTES:

1. ALL PROPOSED UTILITIES SHALL BE PRIVATE. UNLESS NOTED OTHERWISE.
2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5' OF COVER UNLESS NOTED OTHERWISE.
3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH, VALVE AND HYDRANT.
4. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
5. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
6. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
7. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.

WATER SHUTDOWN AND RELOCATION NOTES:

1. CONTRACTOR SHALL STAGE WATER MAIN RELOCATION TO MINIMIZE WATER SHUTDOWN TIME.
2. CONTRACTOR SHALL BE ALLOWED TO SHUTDOWN WATER **ONLY** ON THE WEEKENDS OR WHEN THE BUILDING IS UNOCCUPIED.
3. CONTRACTOR SHALL COORDINATE WITH THE OWNER AND THE CITY FOR TIMING OF WATER SHUTDOWN.



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GRIMES, IOWA

PROJECT NO.: 826g06

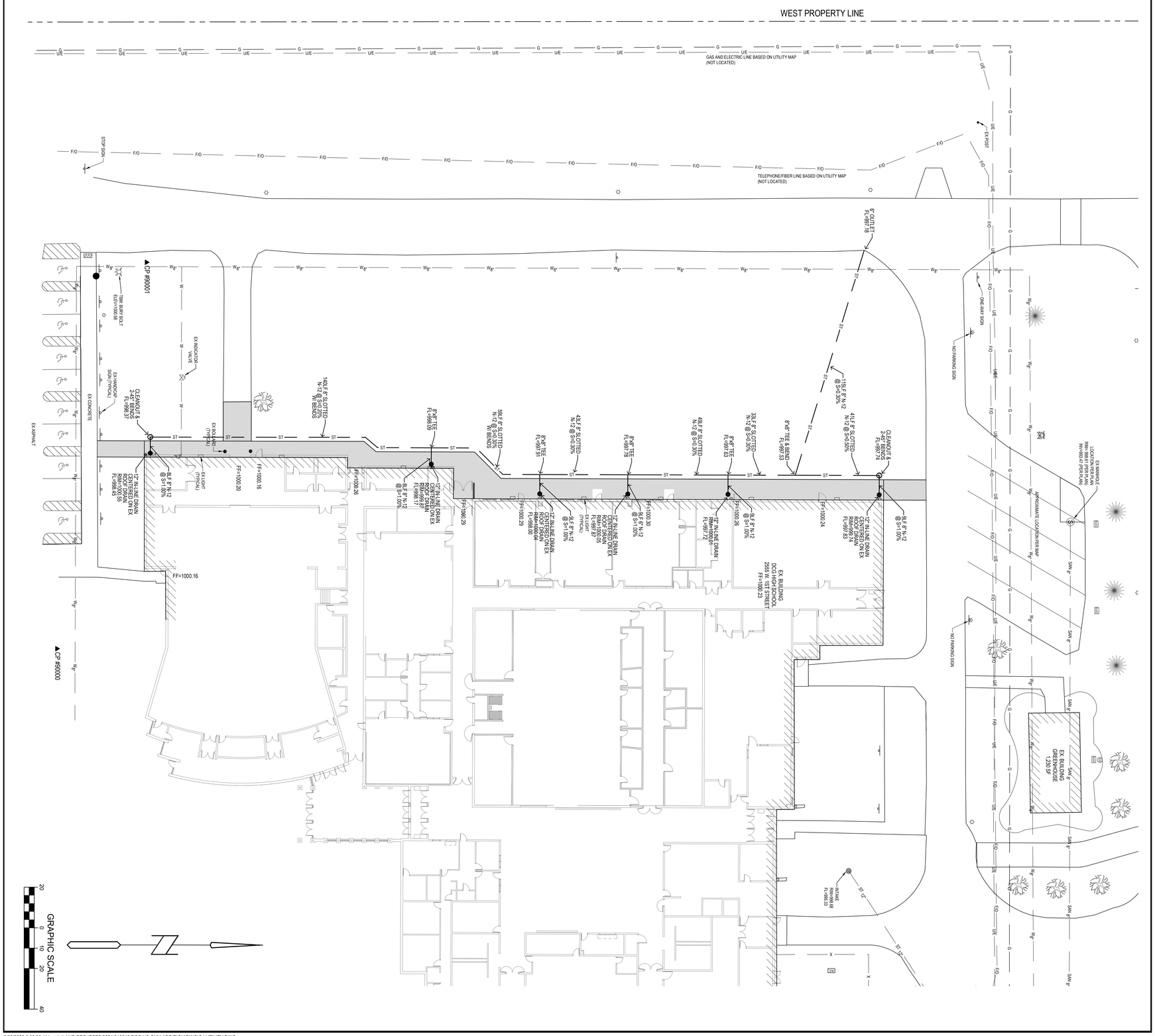
DATE: MAY 2022

REVISIONS:
02/28/22 - 1ST CITY SET
03/11/22 - 2ND CITY SET
03/28/22 - 3RD CITY SET

DRAWING TITLE: UTILITY PLAN

DRAWING NO.: C-401

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3/28/2022 8:38:23 AM L:\LAND PROJECTS 2021\210540 DCG HS GYM ADDITION\DWG\C4 UTILITY.DWG

DRAWING NO.:	C-402
DRAWING TITLE:	UTILITY PLAN
PROJECT NO.:	826g06
DATE:	MAY 2022
REVISIONS:	02/11/22 - 1ST CITY SET 03/11/22 - 2ND CITY SET 03/28/22 - 3RD CITY SET

ADDITION AND RENOVATION TO

DC-G HIGH SCHOOL

DALLAS CENTER - GRIMES COMMUNITY SCHOOL DISTRICT

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PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	*LATIN NAME*	SIZE	ROOT	NOTES
OVERSTORY TREES						
AB		AUTUMN BLAZE MAPLE	*ACER X. FREEMANI 'JEFFERSRED'*	2.0" CAL	B&B	MATCHED SPECIMENS
SW		SWAMP WHITE OAK	*QUERCUS BICOLOR*	2.0" CAL	B&B	MATCHED SPECIMENS

LEGEND

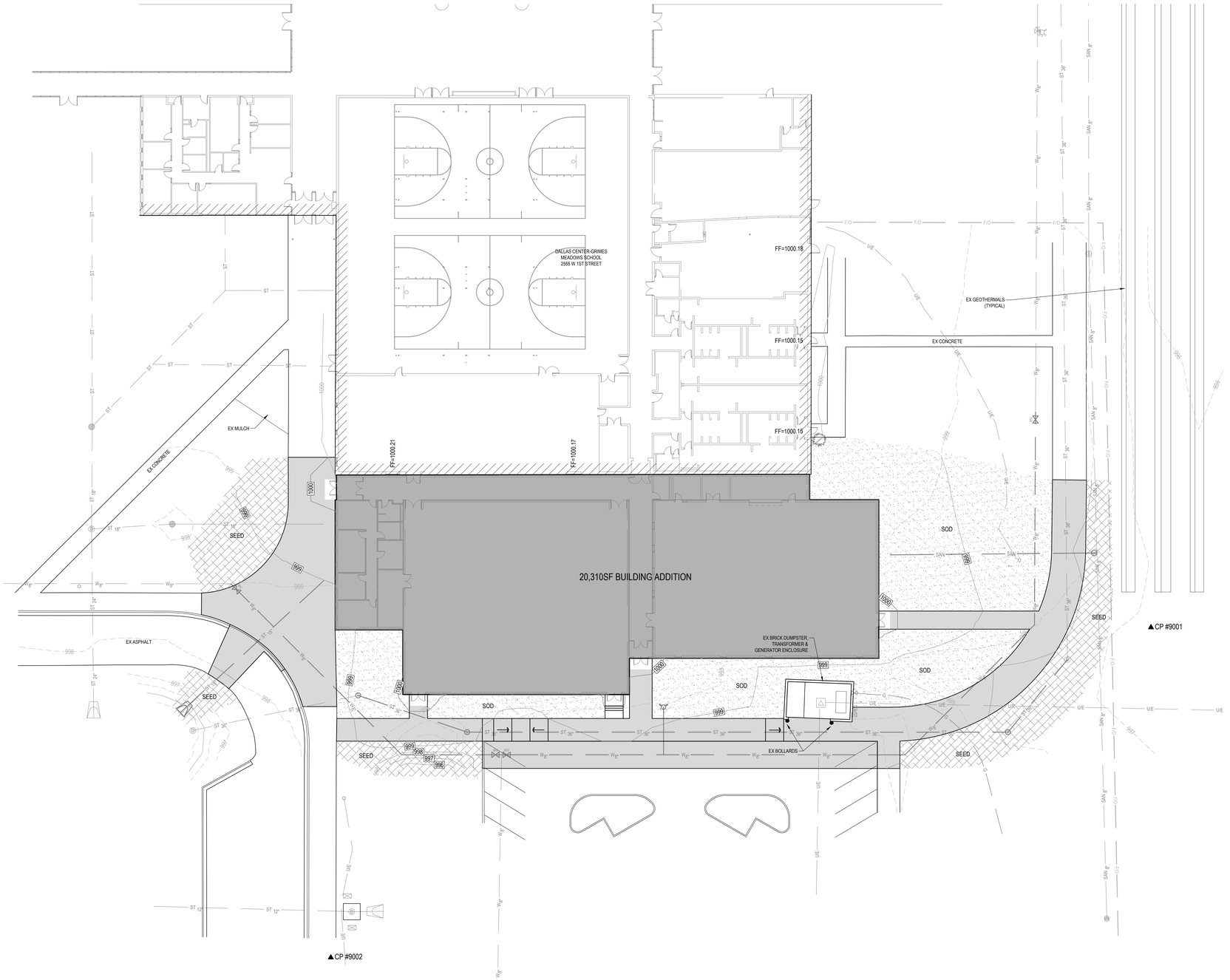
SOD: PROVIDE AND INSTALL SOD FROM LOCAL SUPPLIERS. AREAS TO BE SODDED MUST BE FREE OF ALL CONSTRUCTION DEBRIS AND ANY DIRT CLUMPS OVER 1" IN DIAMETER. THOROUGHLY WATER SOD UPON INSTALLATION. CONTRACTOR TO MAINTAIN WATERING UNTIL SOD IS ESTABLISHED (ROOTS KNITTED INTO SUBSURFACE) AND IS ACCEPTED BY OWNER.

SEED TYPE 1: MIX TO BE "SUPER TURF II" BY UNITED SEEDS (OR APPROVED EQUAL). SEED AT A RATE OF 440 LBS PER ACRE. SEEDING DATES, SITE PREPARATION, SEEDING INSTALLATION, WATER REQUIREMENTS, FERTILIZING, AND MOWING PER UNITED SEEDS TECH BULLETIN FOR SEED TYPE. OVERSEEDING (IF REQUIRED) TO BE INSTALLED AT 220 LBS PER ACRE.

HYDRO MULCH: HYDRO MULCH ALL SEEDED AREAS: WOOD CELLULOSE HYDRAULIC MULCH WITH TACKIFIER SHALL BE APPLIED AT A RATE OF 2,500 LBS PER ACRE.

LANDSCAPE NOTES:

1. ALL SODDING, SEEDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SOD AND/OR SEED ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SEED LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. STAKE SOD ON ALL SLOPES 4 : 1 OR GREATER.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1).
5. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGES AND CORDS ON ALL PLANT MATERIALS PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
6. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS OTHERWISE NOTED.
7. STAKE AND WRAP ALL DECIDUOUS TREES IMMEDIATELY AFTER PLANTINGS. STAKE ALL TREES ACCORDING TO THE STAKING DETAILS. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD.
8. 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.
9. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
10. **CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AN APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANT MATERIAL, INCLUDING SOD AND SEED, UNTIL ACCEPTED BY OWNER.**



GRAPHIC SCALE
20 0 10 20 40

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GRIMES, IOWA

PROJECT NO.: 826g06

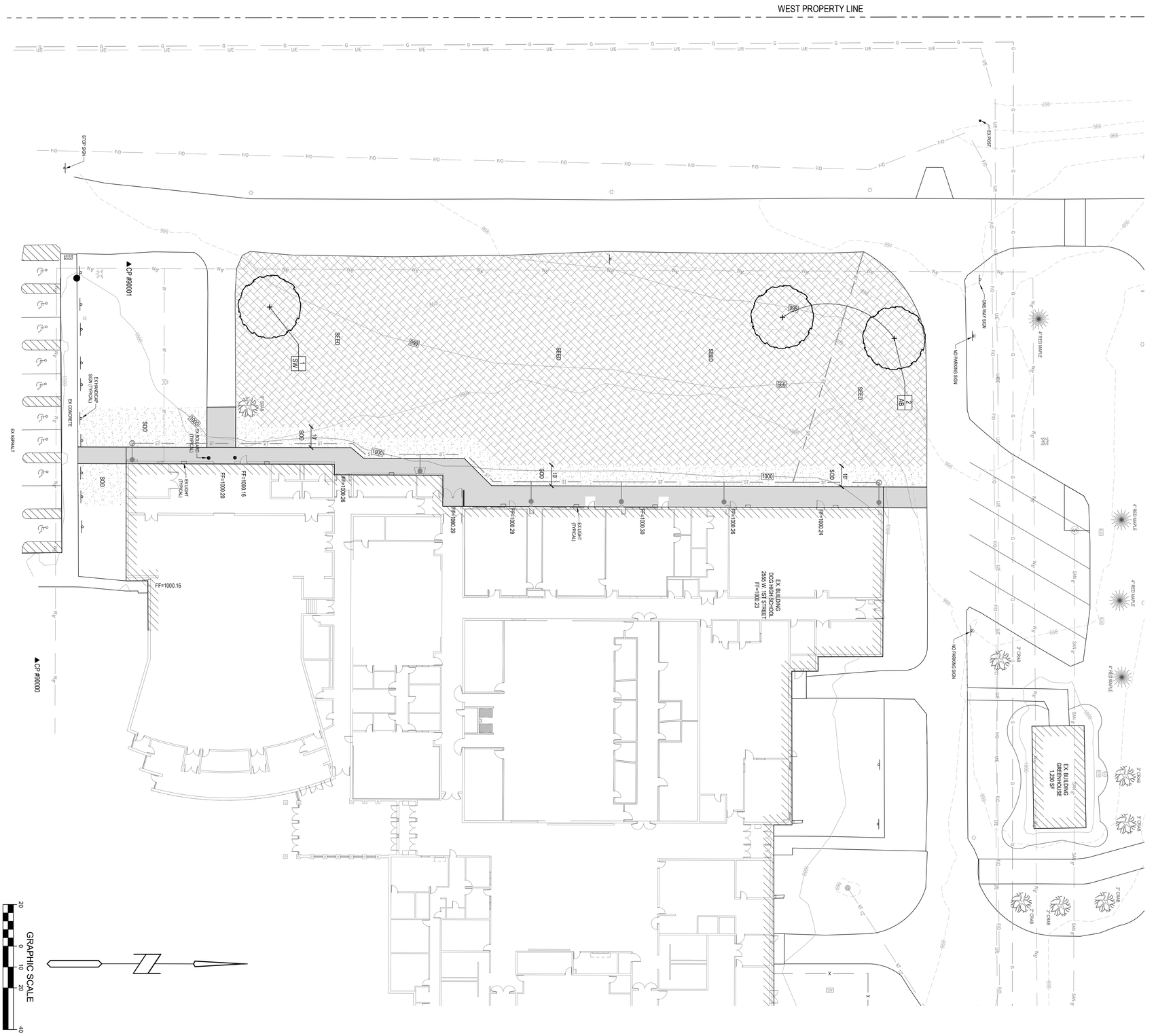
DATE: MAY 2022

REVISIONS:
02/28/22 - 1ST CITY SET
03/11/22 - 2ND CITY SET
03/28/22 - 3RD CITY SET

DRAWING TITLE: LANDSCAPE PLAN

DRAWING NO.: C-501

3/28/2022 8:38:31 AM L:\LAND PROJECTS 2021\21040 DCG HS GYM ADDITION\DWG\CS LANDSCAPE.DWG



3/28/2022 8:38:33 AM L:\LAND PROJECTS 2021\210540 DCG HS GYM ADDITION\DWG\C5 LANDSCAPE.DWG

DRAWING TITLE: LANDSCAPE PLAN

DRAWING NO.: C-502

REVISIONS: 03/11/22 - 1ST CITY SET 03/28/22 - 2ND CITY SET

DATE: MAY 2022

PROJECT NO.: 826g06

ADDITION AND RENOVATION TO

DC-G HIGH SCHOOL

DALLAS CENTER - GRIMES COMMUNITY SCHOOL DISTRICT

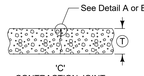
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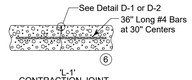
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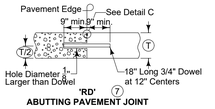
'DW' ① ② ③
DAY'S WORK JOINT (Non-working)



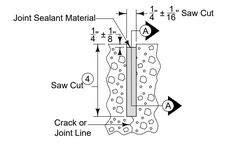
'C'
CONTRACTION JOINT



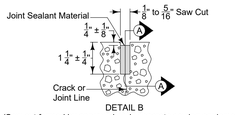
'L-1'
CONTRACTION JOINT



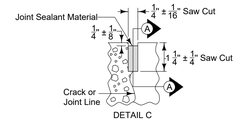
'RD'
ABUTTING PAVEMENT JOINT



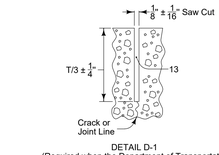
DETAIL A
(Saw cut formed by conventional concrete sawing equipment.)



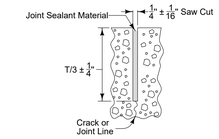
DETAIL B
(Saw cut formed by approved early concrete sawing equipment.)



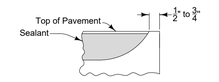
DETAIL C



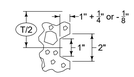
DETAIL D-1
(Required when the Department of Transportation is the Contracting Authority, or when specified in the contract documents.)



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



SECTION A-A
(Detail at Edge of Pavement)



DETAIL E

① Locate 'DW' joint at a mid-panel location between future 'C' or 'CD' joints. Place no closer than 5 feet to a 'C' or 'CD' joint.

② Place bars within the limits shown under dowel assemblies.

③ 'RT' joint may be used in lieu of 'DW' joint at the end of the days work. Remove any pavement damaged due to the drilling at no additional cost to the Contracting Authority.

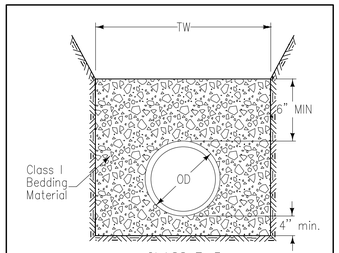
④ Saw 'C' joint to a depth of T/3.

⑤ Bar supports may be necessary for fixed form paving to ensure the bar remains in a horizontal position in the plastic concrete.

⑥ The following joints are interchangeable, subject to the pouring sequence:
'BT-1' and 'L-1'

⑦ Edge with 1/4 inch tool for length of joint indicated if formed; edging not required when cut with diamond blade saw. Remove header block and board when second slab is placed.

7 / C-601 — JOINTING DETAILS
SCALE NONE

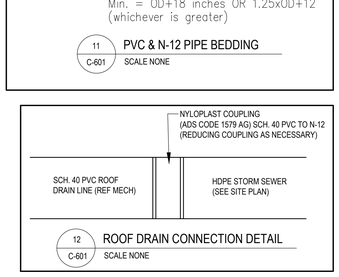


CLASS F-3

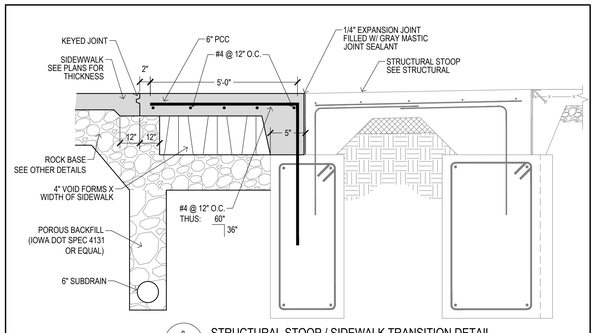
OD = Outside diameter of pipe

TW = Trench width at top of pipe:
Min. = OD+18 inches OR 1.25xOD+12"
(whichever is greater)

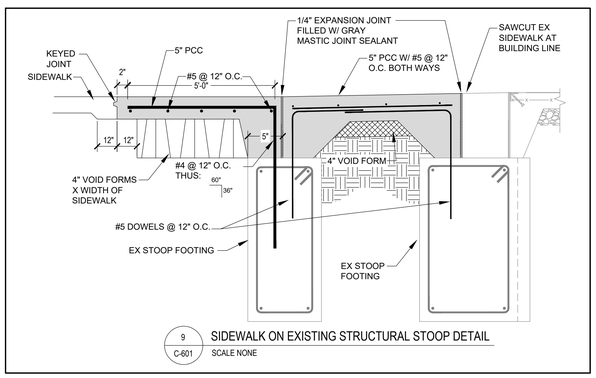
11 / C-601 — PVC & N-12 PIPE BEDDING
SCALE NONE



12 / C-601 — ROOF DRAIN CONNECTION DETAIL
SCALE NONE

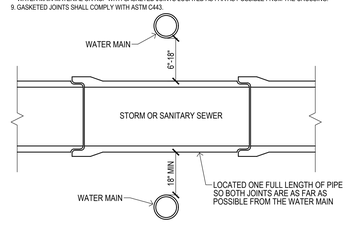


8 / C-601 — STRUCTURAL STOOP / SIDEWALK TRANSITION DETAIL
SCALE NONE

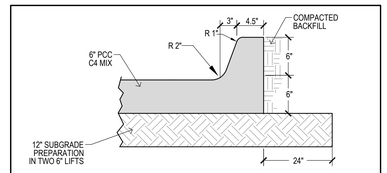


9 / C-601 — SIDEWALK ON EXISTING STRUCTURAL STOOP DETAIL
SCALE NONE

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

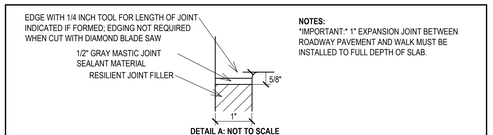


10 / C-601 — WATER MAIN & STORM OR SANITARY SEWER CROSSING DETAIL
SCALE NONE



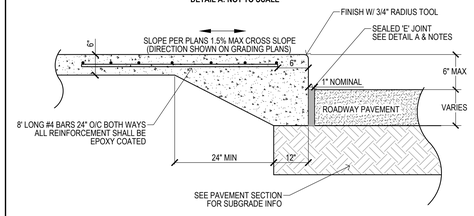
NOTES:
1. SLOPE GUTTER IN ACCORDANCE WITH GRADING PLAN.
2. INSTALL CURB & GUTTER INTERGRAL WITH PAVING.
3. PCC PAVEMENT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.

1 / C-601 — TYPE 1 PAVEMENT SECTION
SCALE NONE

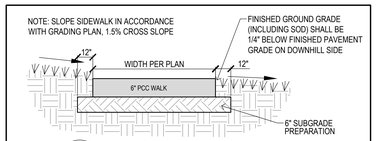


DETAIL A: NOT TO SCALE

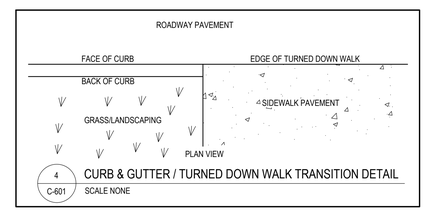
NOTES:
"IMPORTANT:" 1" EXPANSION JOINT BETWEEN ROADWAY PAVEMENT AND WALK MUST BE INSTALLED TO FULL DEPTH OF SLAB.



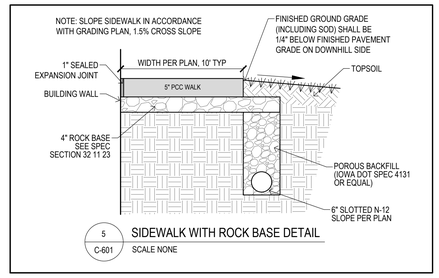
2 / C-601 — TURNED DOWN WALK DETAIL
SCALE NONE



3 / C-601 — SIDEWALK DETAIL
SCALE NONE



4 / C-601 — CURB & GUTTER / TURNED DOWN WALK TRANSITION DETAIL
SCALE NONE



5 / C-601 — SIDEWALK WITH ROCK BASE DETAIL
SCALE NONE

frk architects + engineers
2800 westown parkway suite 340 west des moines, iowa 50266
p 515.223.5190 f 515.223.7226 www.frk-ae.com

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"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

ADDITION AND RENOVATION TO
DC-G HIGH SCHOOL
DALLAS CENTER - GRIMES COMMUNITY SCHOOL DISTRICT
GRIMES, IOWA

PROJECT NO.:
826g06

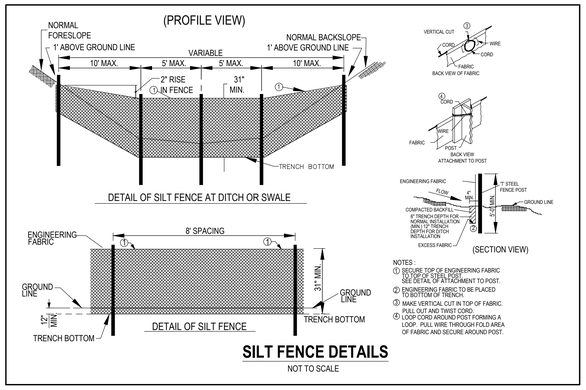
DATE:
MAY 2022

REVISIONS:
02/28/22 - 1ST CITY SET
03/11/22 - 2ND CITY SET
03/28/22 - 3RD CITY SET

DRAWING TITLE:
DETAILS SHEET

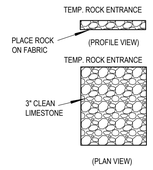
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C-601

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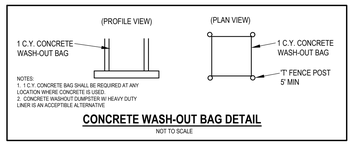


SILT FENCE DETAILS
NOT TO SCALE

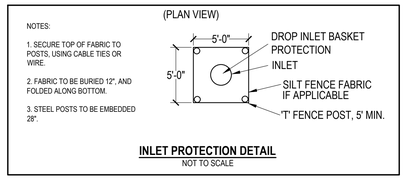
STABILIZED ENTRANCE SHALL BE AT LEAST 50' LONG AND EXTEND TO THE PUBLIC ROADWAY.



SITE ENTRANCE DETAIL
NOT TO SCALE



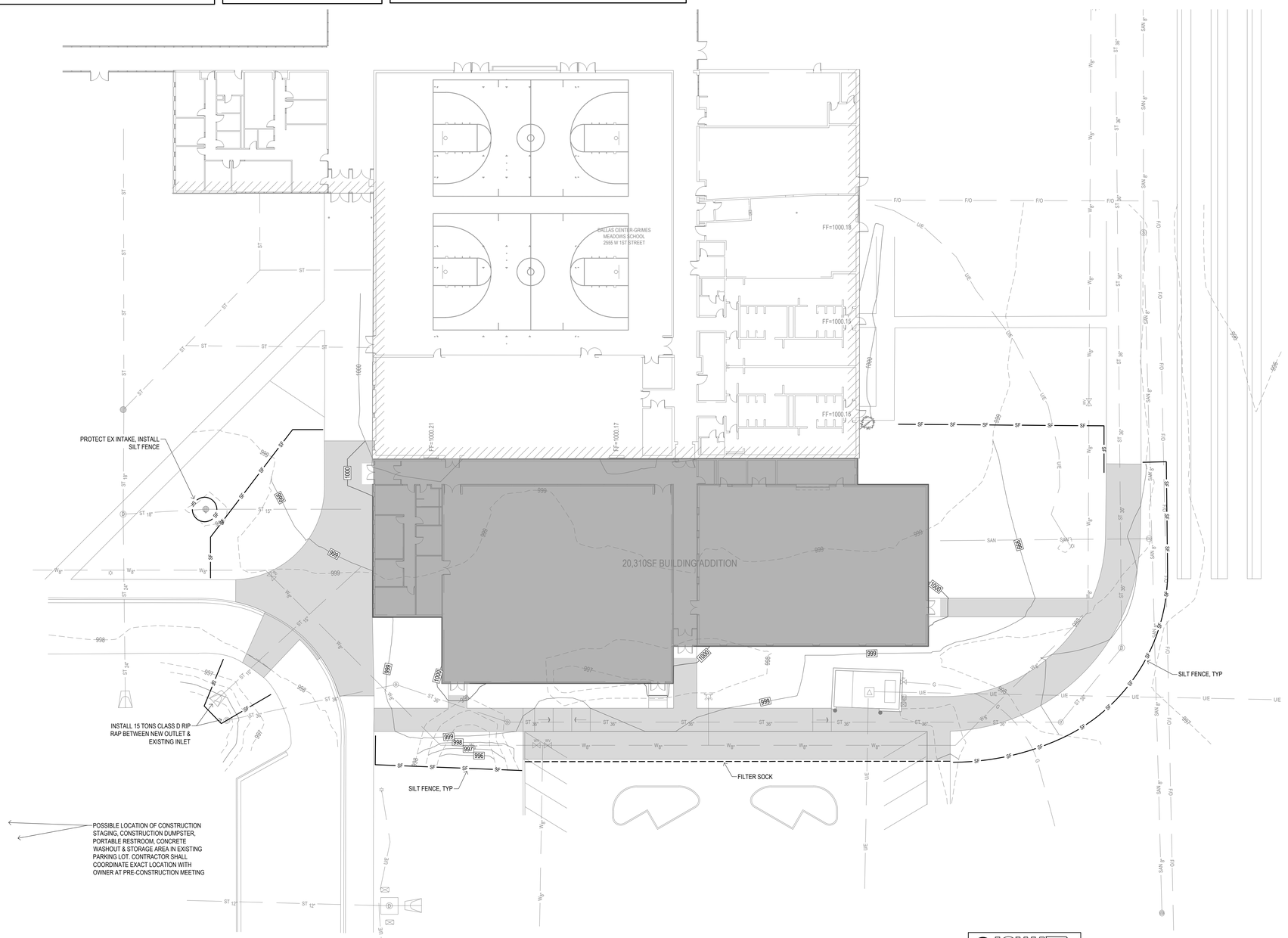
CONCRETE WASH-OUT BAG DETAIL
NOT TO SCALE



INLET PROTECTION DETAIL
NOT TO SCALE

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

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



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

UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

GRAPHIC SCALE
20 0 10 20 40

frk architects + engineers
2800 westown parkway suite 340 west des moines, iowa 50266
p 515.223.5190 f 515.223.7226 www.frk-ae.com

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Civil Engineering & Land Surveying Established 1959

ADDITION AND RENOVATION TO
DC-G HIGH SCHOOL
DALLAS CENTER - GRIMES COMMUNITY SCHOOL DISTRICT
GRIMES, IOWA

PROJECT NO.: 826g06
DATE: MAY 2022
REVISIONS:
02/28/22 - 1ST CITY SET
03/11/22 - 2ND CITY SET
03/28/22 - 3RD CITY SET

DRAWING TITLE: EROSION CONTROL PLAN
DRAWING NO.: C-701

3/28/2022 8:38:45 AM L:\LAND PROJECTS 2021\210540 DCG HS GYM ADDITION\DWG\C7 SWPPP.DWG

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ADDITION AND RENOVATION TO
DC-G HIGH SCHOOL
DALLAS CENTER - GRIMES COMMUNITY SCHOOL DISTRICT
GRIMES, IOWA

PROJECT NO.: 826g06
DATE: MAY 2022
REVISIONS: 02/28/22 - 1ST CITY SET; 03/11/22 - 2ND CITY SET; 03/29/22 - 3RD CITY SET
DRAWING TITLE: EROSION CONTROL PLAN
DRAWING NO.: C-702

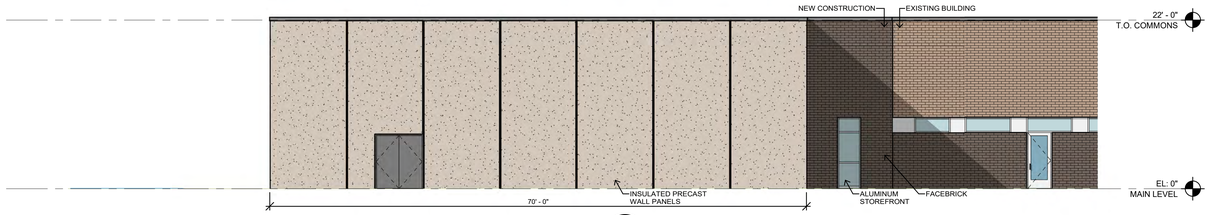
3/29/2022 8:38:46 AM L:\LAND PROJECTS 2021\21040 DCG HS GYM ADDITION\DWG\C7 SWPPP.DWG

GRAPHIC SCALE
40 20 0 10 20 40

EX. BUILDING GREENHOUSE 1,255 SF
EX. BUILDING DCG HIGH SCHOOL 2555 W. 1ST STREET FF=1000.23
FF=1000.24
FF=1000.26
FF=1000.30
FF=1000.29
FF=1000.29
FF=1000.26
FF=1000.16
FF=1000.20
FF=1000.16
SILT FENCE, TYP
SILT FENCE, TYP
SILT FENCE, TYP

UTILITY NOTE:
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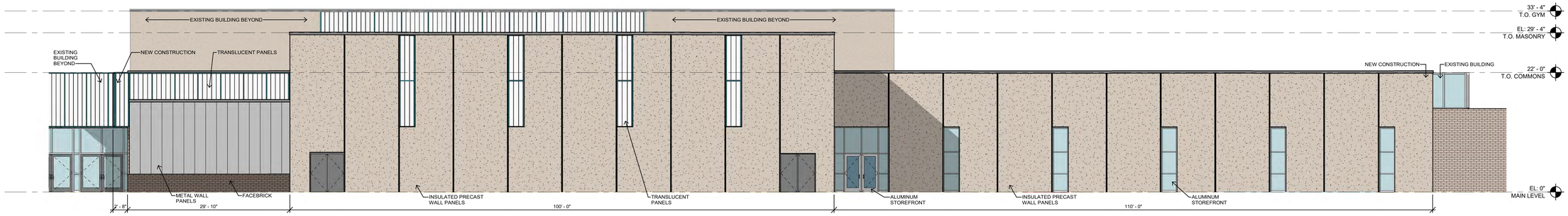
IOWA ONE CALL 811
1-800-292-8989
www.iowaonecall.com



1/6 COLOR EAST ELEVATION
1/8" = 1'-0"

MATERIAL PERCENTAGE BY ELEVATION

PRECAST WALL PANEL	86%
GLAZING	2%
FACEBRICK	12%



2/6 COLOR SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL PERCENTAGE BY ELEVATION

PRECAST WALL PANEL	81%
METAL WALL PANEL	6%
GLAZING	5%
FACEBRICK	2%
TRANSLUCENT PANEL	6%



3/6 COLOR WEST ELEVATION
1/8" = 1'-0"

MATERIAL PERCENTAGE BY ELEVATION

PRECAST WALL PANELS	57%
METAL WALL PANEL	22%
GLAZING	10%
FACEBRICK	7%
TRANSLUCENT PANEL	4%

frk architects + engineers

DCG HIGH SCHOOL ADDITION/RENOVATION

DALLAS CENTER-GRIMES SCHOOL DISTRICT
GRIMES, IOWA

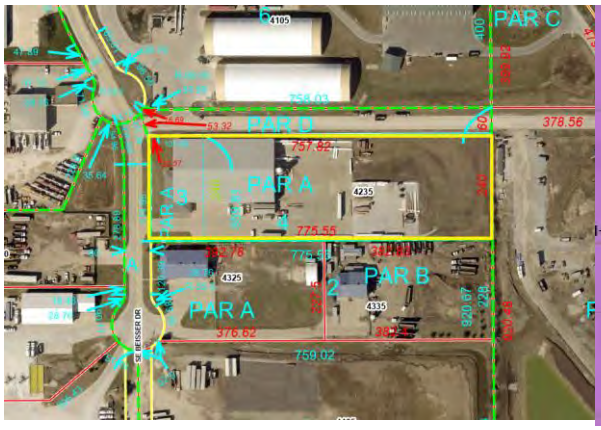
Planning & Zoning Staff Report

TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: April 5, 2022
RE: 4235 SE Beisser Drive – Site Plan Amendment

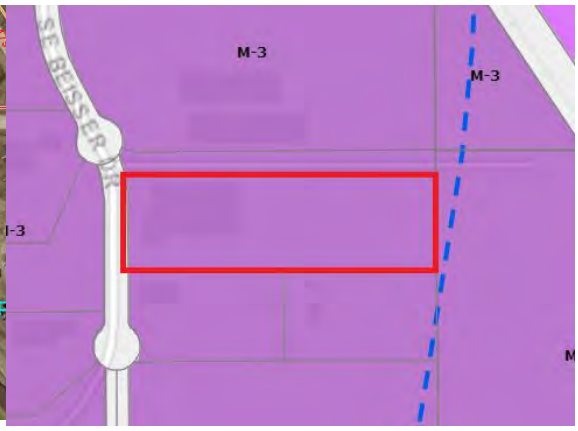
GENERAL INFORMATION:

Applicant:	ASSK Properties, LC
Requested Action	Site Plan Amendment
Location	4235 SE Beisser Drive

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Industrial	General Industrial	M-3
North	Industrial	General Industrial	M-3
South	Industrial	General Industrial	M-3
East	Industrial	General Industrial	M-3
West	Industrial	General Industrial	M-3

BACKGROUND:

The applicant is requesting approval of a site plan amendment, which will allow for the construction of an additional building on site. The proposed building consists of 14,250 square feet of warehouse space. The property is not located within an overlay district.

ANALYSIS:

Building/Elevations:

The new proposed building on the east side of the site will be constructed of metal to match the color scheme of the existing building with two loading docks and an overhead door. Because the building is located within the M-3 zoning district and more than 300 feet from the public street, the building can be structed exclusively of metal. In addition, the new building will be located behind the existing building and will have low visibility from the public street. Wall pack lighting will be provided on the south and west sides of the new building.

Site Layout:

Access into the site will be from the existing driveway off of SE Beisser Drive. There are no existing sidewalks with the Gateway Commerce development, therefore no sidewalk will be provided with the site improvements. Two outdoor storage areas are identified on site for building materials such as lumber and siding: one on the north side between the buildings and one at the southeast corner of the site. Two pole lights will be added to the south east corner of the site.

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 proposed square footage of the new building, a total of 8 spaces is required to serve the new building. The site currently has 23 parking spaces and 13 additional spaces will be provided with the site improvements for a total of 36 spaces. The minimum required number of spaces will be provided on site to serve both the existing and proposed buildings.

Landscaping/Streetscape:

The site is required to provide a minimum of 10% open space. As proposed, the site will provide 34% open space. There are no minimum planting requirements for this area. However, when the site was originally approved, landscaping was proposed along SE Beisser Drive near the driveway entrance and along the front of the building. The landscaping either died or was never installed so those plantings will be installed with this project.

Utilities:
A new 6" sanitary service will connect to the existing sanitary sewer on the east side of the site 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 the existing detention basin on the east side of the site.

STAFF RECOMMENDATION:
Staff would recommend approval of the site plan amendment for 4235 SE Beisser 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

~~March 8, 2022~~
March 30, 2022

Cooper Crawford & Associates
Attn: Keven Crawford
475 South 50th Street, Suite 800
West Des Moines, IA 50265

RE: 4235 SE Beisser Drive Site Plan Amendment

Dear Mr. Crawford:

The Development Services Department is in receipt of a proposed Site Plan Amendment for 4235 SE Beisser Drive. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. Provide separate sheets for site plan layout, grading, utilities, landscaping, erosion control, and site detail sheet. The landscaping from the previous plan is not installed so the plantings will need to be installed with this site plan.

2. Label proposed use of the site. Based on parking calculation, industrial/manufacturing is proposed. Please provide calculations for office and industrial uses.

~~3. Label required vs provided open space.~~

~~4. As-built drawings to be submitted upon project completion.~~

~~5. Staff will need to determine if the existing watermain on the north side of the building is public or private. An IDNR permit will be required if public.~~

6. Provide lighting cut sheets.

Site Layout/Dimension Plan:

~~1. Label lot dimensions.~~

2. Label driveway dimensions, parking, ADA spaces, ADA signage, existing and proposed features, etc. on the site plan layout sheet. Label ADA sign locations.

3. ~~Label building dimensions.~~

4. ~~Label loading space dimensions at the docks.~~

5. ~~Is outdoor storage proposed on site. Please label location. What items are intended to be stored, if any?~~

6. Only 32 parking spaces are shown but the parking calculations say there are 49 spaces. Are additional parking spaces proposed? Please label on the plans.

7. Label curbs.

8. Label sidewalk and width.

9. Label location of structure on the east side of the existing building.

Grading:

1. ~~Provide slopes and cross slopes for ADA parking spaces and ramps.~~

Utilities:

1. ~~Show fire and domestic services going into the building.~~

2. Need permanent easement from Metro Waste for water main connection.

3. Has Mid American or Metro Waste approved the transformer location? The current location would require access through the Metro Waste property. An access easement or agreement will be required for the current location. With the heavy truck traffic through the private drive, location of the transformer may not be practical or desired by Metro Waste.

4. ~~Label existing utilities along SE Beisser Dr.~~

5. ~~How does sanitary connect to SE Beisser Dr?~~

6. ~~Label existing services to the existing building.~~

7. ~~Label 150' hydrant coverage routes.~~

8. ~~Provide watermain lengths.~~

9. ~~A valve will be needed at the watermain connection to isolate new main from existing for installation and testing.~~

10. ~~Provide 6" valve and 2" curb stop on service lines approx. 5' from the building.~~

11. ~~Will sanitary sewer run to proposed warehouse?~~

12. ~~Will existing storm outlet pipe at the basin be removed for 3" PVC installation?~~

Erosion Control:

7. Protect site outlet with appropriate measures.

8. Protect flume with sediment controls.

9. Submit SWPPP for review and $250 fee. Please provide $250 fee.

10. ~~Provide the area of disturbance.~~

11. ~~Provide scour protection for the outlet of the detention basin.~~

12. ~~Provide perimeter sediment controls.~~

13. ~~Provide location of project dumpster, portable restroom, concrete washout, and staging area.~~

Architecture:

1. ~~Provide color elevations.~~

2. ~~Label building materials.~~

3. ~~Label building height.~~

4. ~~Is roof mounted equipment proposed? Please provide screening from the ROW and provide screening details.~~

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

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: March 14, 2022

(1 PDF of Site plan with Elevation Plan included)

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

COUNCIL MEETING: April 26, 2022 at 5:30 at the Grimes City Hall

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

Sincerely,

Evann Martin
Assistant Planner

SITE PLAN
BEISSER LUMBER
4235 BEISSER DRIVE

OWNER/DEVELOPER
ASSK PROPERTIES, LC
3705 SE BEISSER DRIVE
GRIMES, IOWA 50111–4966

SITE ADDRESS
4235 BEISSER DRIVE
GRIMES, IOWA 50111

PARKING
REQUIRED: 1 STALL/1000 S.F. G.F.A. =49 STALLS
PROPOSED: 49 STALLS

ZONING
M–3 (HEAVY INDUSTRIAL)

SITE AREAS

EXISTING BUILDING	33,920 S.F.	(18%)	
PROPOSED BUILDING	15,146 S.F.	(8%)	
PAVING	73,332 S.F.	(40%)	
OPEN SPACE	63,932 S.F.	(34%)	(18,633 S.F REQUIRED)
TOTAL	186,330 S.F.	(100%)	

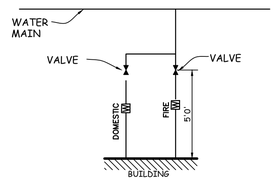
LANDSCAPING
LANDSCAPING WILL BE REQUIRED TO BE BROUGHT INTO COMPLIANCE BASED ON THE ORIGINAL APPROVED SITE PLAN. THE APPROVED LANDSCAPE PLAN FROM 2003 IS ATTACHED FOR REFERENCE.

APPROXIMATE SCHEDULE
BEGIN CONSTRUCTION: MAY 2022*
END CONSTRUCTION: AUGUST 2022
* DEPENDS ON MATERIAL AVAILABILITY

LEGAL DESCRIPTION
PARCEL "A" OF 4, OF THE PLAT OF SURVEY RECORDED AT BOOK 10216, PAGE 687 AT THE POLK COUNTY RECORDER'S OFFICE, EXCEPT PARCEL "D" OF THE PLAT OF SURVEY RECORDED AT BOOK 15144, PAGE 207 AT THE POLK COUNTY RECORDER'S OFFICE

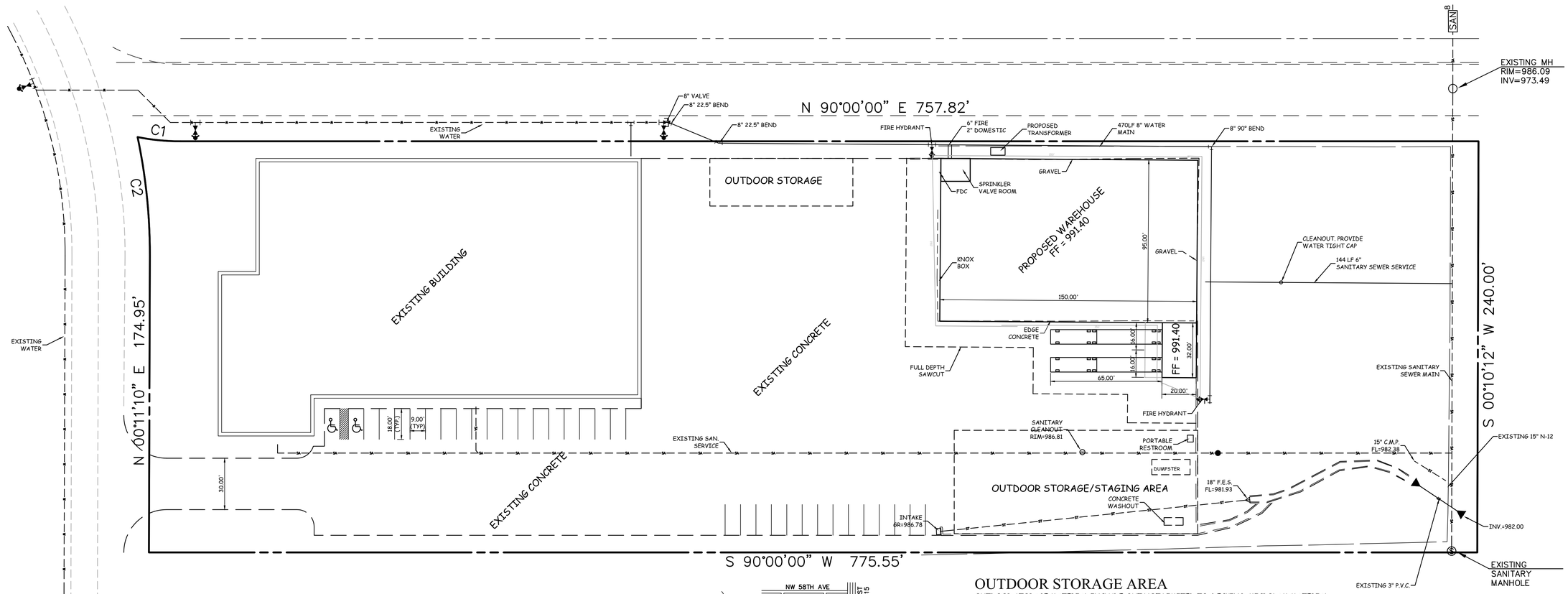
AND

PARCEL "A" OF OF 3, OF THE PLAT OF SURVEY RECORDED AT BOOK 10216, PAGE 688 AT THE POLK COUNTY RECORDER'S OFFICE.



**SIZES PER MECHANICAL CONTRACTOR

WATER SERVICE DETAIL
NO SCALE



City of Grimes Standard Notes for Site Plans:

1.General Notes:

a. All work shall be done in accordance with the current version of the Iowa Statewide Urban Design and Specifications for Public Improvements on the date of approval and the City of Grimes Supplemental Specifications.
b. A preconstruction meeting is required prior to the start of construction. The Contractor shall be responsible to coordinate this meeting. Contact City of Grimes Engineering Dept. (515.986.4050).
c. All permits (IDNR, SWP, IDOT, Army Corp., etc.) shall be obtained prior to the start of construction.
d. The Developer and/or Contractor shall be responsible to provide the City of Grimes with Record Drawings of all improvements as per City standard procedures.
e. Typical Building Service Layout to reflect the City's service order from Left to right facing the lot, Sanitary, Water, Sump
f. A Knox box is required by the fire department and shall be obtained at Knoxbox.com.
g. All site lighting shall not spill onto adjacent properties or right-of-ways.
h. Provide a 4-year maintenance bond for all public improvements

2.Sanitary Sewer Notes:

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

3.Water Main Notes:

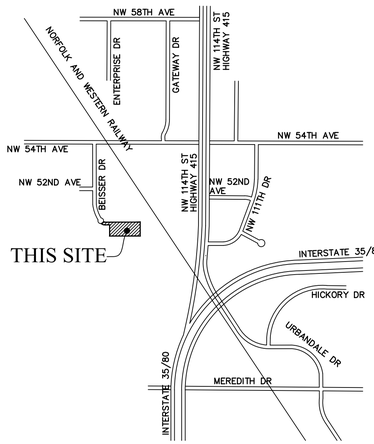
a. All fire hydrants shall be American Flow Control-Waterous Pacer WB-67-250, Mueller Super Centurion 250 (3-way A-423), or Clow Medallion F-2545. All hydrants shall have the following: 6" MJ Shoe, 2-1/2" Hose Nozzle, 4-1/2" Steamer Nozzle, NST Threads, Pentagon Operating Nut, Chain on cap, open left, 5-1/2' bury, and factory painted red. The minimum spool pipe length from auxiliary valve to hydrant shoe shall be 2.0'.
b. All hydrants will immediately be covered with a black plastic bag (or equivalent) once the hydrant is installed. The City of Grimes will notify the Contractor when the bags can be removed.
c. A tracer wire receptacle shall be installed at each hydrant, AA Manufacturing Tracer Wire Receptacle Model TW-18-2.
d. All valves shall be resilient wedge gate valves.
e. Water service shall be 1-inch residential, 2" Commercial minimum type K copper.
f. Proposed Water Main shall be pressure tested and chlorinated by the Developer. The filling of the water main shall be done by the City of Grimes. The Bacteria test and submittal of test to lab shall be done by the Developer and results provided to the City of Grimes Engineering Dept. and by FAX to US Water at 515-986-7300. If the test does not pass, the Contractor will be required to pay for all the water used to repeat the test.
g. All watermain fittings to be restrained joint, Mega-lug or approved equal.

4.Storm Sewer Notes:

a. All storm sewer in the ROW shall be RCP, unless otherwise approved by the City.
b. All flared end sections shall have footings and apron grates. The last 3 pipe sections and the flared end section on all culverts shall be tied. All storm sewer joints shall be wrapped with engineering fabric.
c. The Contractor is responsible for repairing any field tile damaged during construction. The tile should be directed to public storm sewer if possible. The Contractor shall record the elevation and location of all tiles.
d. Storm Sewer cleaning & televising shall be completed prior to paving. The sewer system shall be flushed with water prior to televising.
e. Use O ring gaskets on storm sewers crossing over watermain per IDNR requirement.

5.Signage Notes:

a. All signage shall be supplied and installed by the Developer.
b. All sign posts shall be Telespar 2"x2" square tube galvanized steel (14-gauge min.) with 7/16" knock-out style perforations that are pre-punched.



VICINITY SKETCH
NO SCALE

OUTDOOR STORAGE AREA
OUTDOOR STORAGE MATERIAL INCLUDE, BUT NOT LIMITED TO, DECKING, MICROLAM MATERIAL, SIDING AND OTHER BUILDING MATERIALS.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	CH.BEARING
C1	11°23'34"	128.55	25.57	25.52	S84°18'08"E
C2	11°49'03"	330.00	68.06	67.94	N05°54'32"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
- PP/LP — HYDRANT
- PP/LP — POWER POLE/LIGHT POLE
- UTILITY BOX/TELEPHONE RISER
- 990 — EXISTING CONTOURS
- 990 — PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK
- TREES

IOWA ONE-CALL
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: 2/22/2022
REVISIONS: 3/14/2022

SCALE: 1"=30'

JOB NUMBER CC 2551

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

DIMENSION & UTILITY PLAN
BEISSER LUMBER

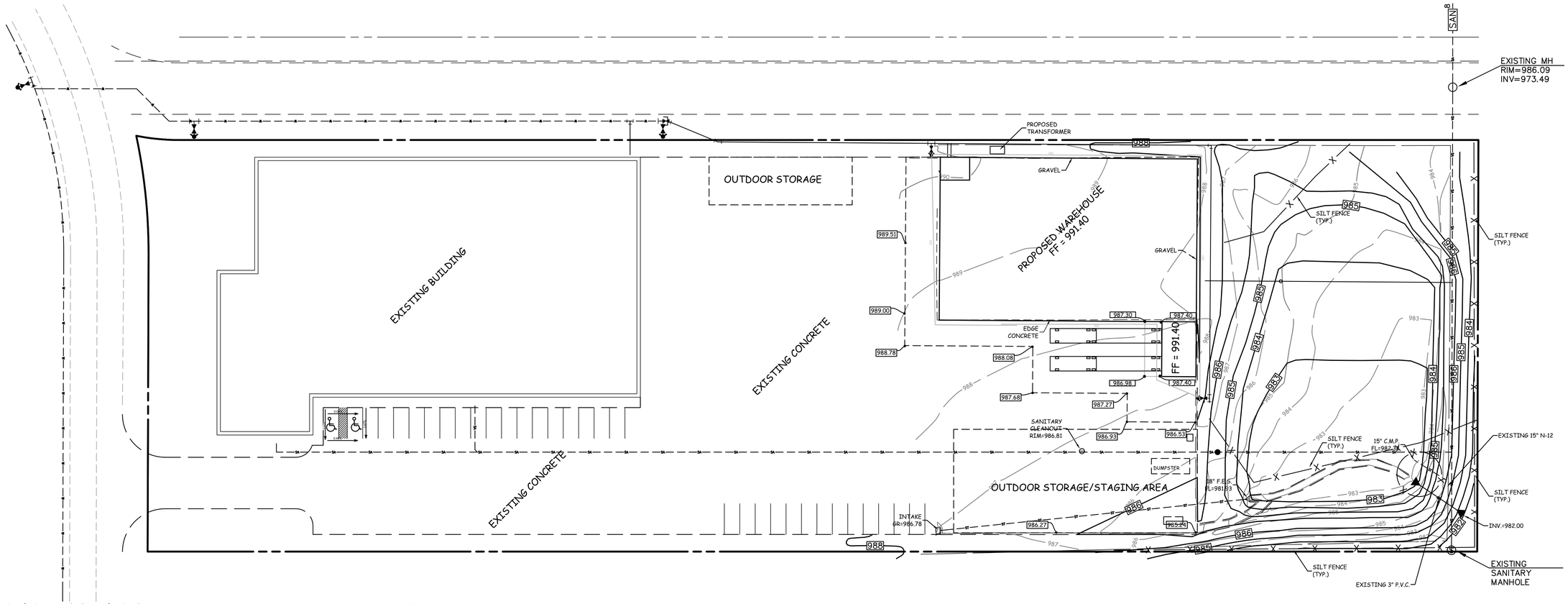
SHEET 1 OF 1

SITE PLAN

BEISSER LUMBER

4235 BEISSER DRIVE

AREA OF DISTURBANCE
AREA = 1.447 ACRES



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.

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- W 8" — WATER MAIN & SIZE
- SAN 8" — SANITARY SEWER & SIZE
- ST 8" — STORM SEWER & SIZE
- UGE — UNDERGROUND ELECTRIC CABLE
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PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 2/22/2022
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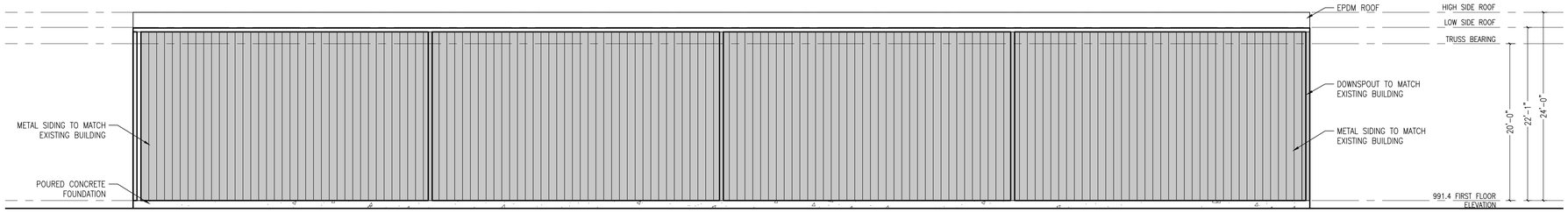
SCALE: 1"=30'

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

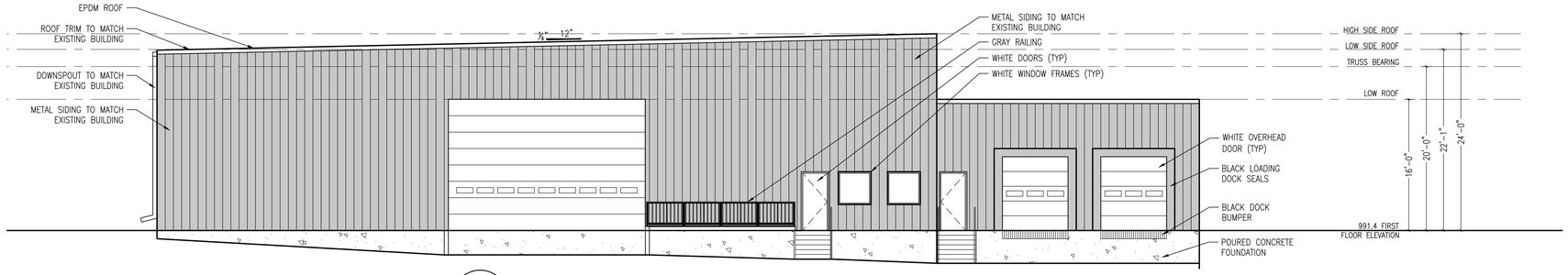
JOB NUMBER
CC 2551

GRADING & EROSION CONTROL
BEISSER LUMBER

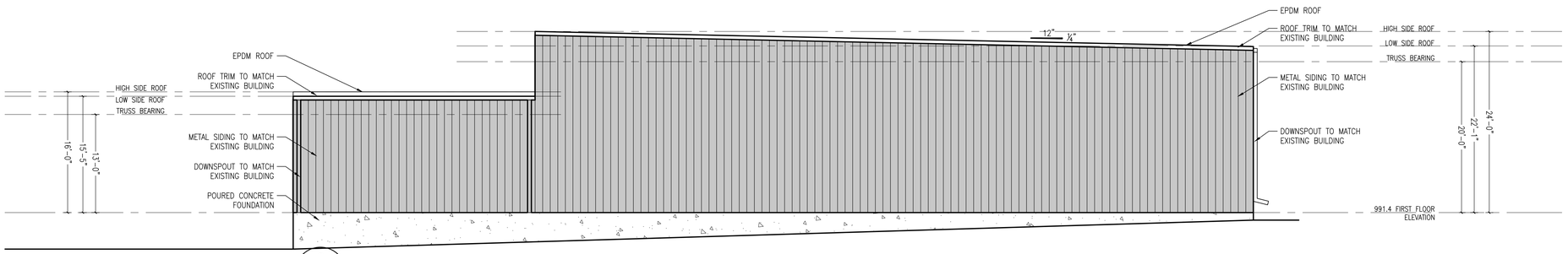
SHEET 1 OF 1



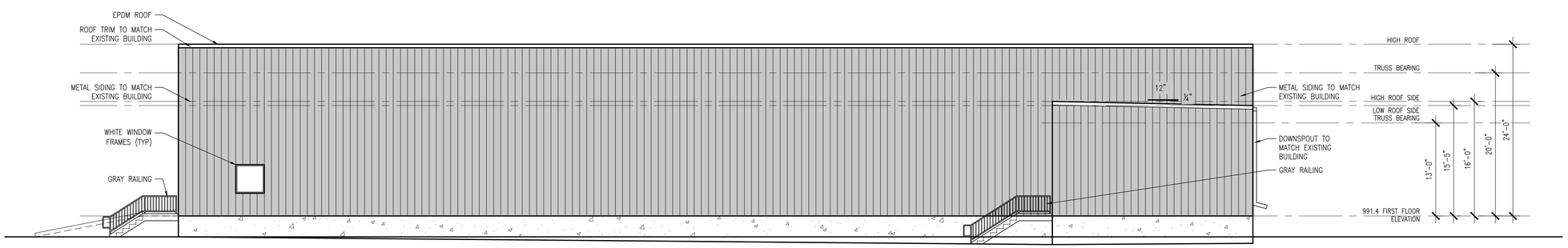
1 A2.1 NORTH ELEVATION
1/8" = 1'-0"



3 A2.1 WEST ELEVATION
1/8" = 1'-0"



2 A2.1 EAST ELEVATION
1/8" = 1'-0"



4 A2.1 SOUTH ELEVATION
1/8" = 1'-0"

ACCURATE COMMERCIAL

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ISSUED / REVISION	DATE
SITE PLANS FOR REVIEW	9-27-2021

BEISSER WAREHOUSE

4235 SE Beisser Drive
Grimes, IA 50111

JOB NO. 2100TBD

TITLE

SHEET A2.1



ADJACENT BEISSER BUILDING



CLOSE UP OF METAL SIDING
MATCH COLOR AND PROFILE

ACCURATE COMMERCIAL

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ISSUED / REVISION	DATE
SITE PLANS FOR REVIEW	9-27-2021

BEISSER WAREHOUSE
4235 SE Beisser Drive
Grimes, IA 50111

JOB NO. 2100TBD

TITLE

SHEET A2.2

Planning & Zoning Staff Report

TO: Planning and Zoning Commission
FROM: Evann martin, Assistant Planner
DATE: April 5, 2022
RE: M-Keds – Rezoning

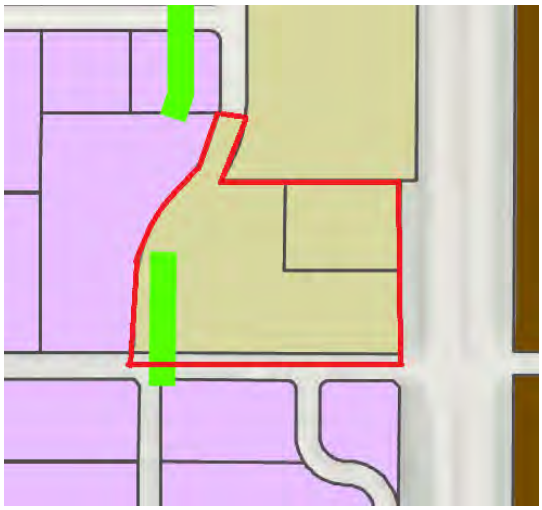
GENERAL INFORMATION:

Applicant:	M-Keds Ltd II
Requested Action	Rezoning
Location	Generally located at the northwest corner of SE 28th Street and Highway 141

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	A-1
North	Estate Residential	Mixed Use 2	A-1
South	Commercial	Mixed Use 2	M-1A
East	Mobile Home Park/Hwy 141	Mobile Home Park	R-5
West	Vacant/Industrial	Light Industrial	M-1A

BACKGROUND:

The applicant is requesting approval of a rezoning from A-1 to M-1A for approximately 7.3 acres generally located at the northwest corner of SE 28th Street and Highway 141. The rezoning will allow for commercial and light industrial uses. The proposed concept for the development is similar to the rest of the M-Keds development.

ANALYSIS:

Land Use:

The applicant desires to rezone the property to M-1A to provide individual lots approximately 1-2 acres in size for commercial and light industrial development similar to the rest of the M-Keds development. The proposed M-1A zoning district is consistent with the surrounding area and the Mixed Use 2 land use designation.

Site Layout:

The concept plan shows three development lots and one outlot for the regional detention basin to serve the proposed lots. No public improvements are required for this rezone. SE 28th Street and the associated utilities are existing and SE Gateway Drive pavement and utilities will be constructed as part of a separate project to be completed this year. The individual lots will be responsible for constructing sidewalks along the public streets.

Landscaping/Streetscape:

Each individual lot will provide landscaping in accordance to the Highway 141 Mixed Use Development District requirements.

Utilities:

Sanitary and water is existing or will be constructed with the SE Gateway Drive improvements.

STAFF RECOMMENDATION:

Staff would recommend approval of the M-Keds 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

~~March 8, 2022~~
~~March 15, 2022~~
March 16, 2022

Abaci Consulting, Inc.
Attn: Mark McMurphy
3000 SE Grimes Blvd, Suite 800
Grimes, IA 50111

RE: M-Keds Rezone

Dear Mr. McMurphy:

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

General Comments:

1. ~~Please provide a concept plan for the rezoning area showing roads, lot lines, access points, and conceptual layouts for the lots.~~

2. ~~Provide legal description in Word format.~~

3. ~~The legal description will need to be provided to the centerline of SE 28th Street. Please provide revised legal description.~~

4. ~~Please provide rezone petition. Form is attached.~~

5. ~~In the legal description on the rezone exhibit, update reference to Outlot YY. Should be YYY. Staff updated reference on the Word document.~~

6. ~~Concept Plan comments:~~

    a. ~~Please provide a separate concept plan sheet to scale.~~

    b. ~~Please adjust the access point along SE gateway Drive to align with the shared access point on the west side of SE Gateway.~~

c. ~~Label the driveway/street locations on the south side of SE 28th St and align the shared access point for Lot 25 & 26 with one of the driveway locations.~~

d. ~~Move the parking areas to meet required setbacks (10' from ROW, 5' from side and rear property lines).~~

e. ~~Label parking spaces to show practical parking layouts.~~

f. ~~Show the building on Lot 26 meeting the 100' setback from Highway 141 ROW.~~

g. ~~Add landscaping along the street frontages.~~

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

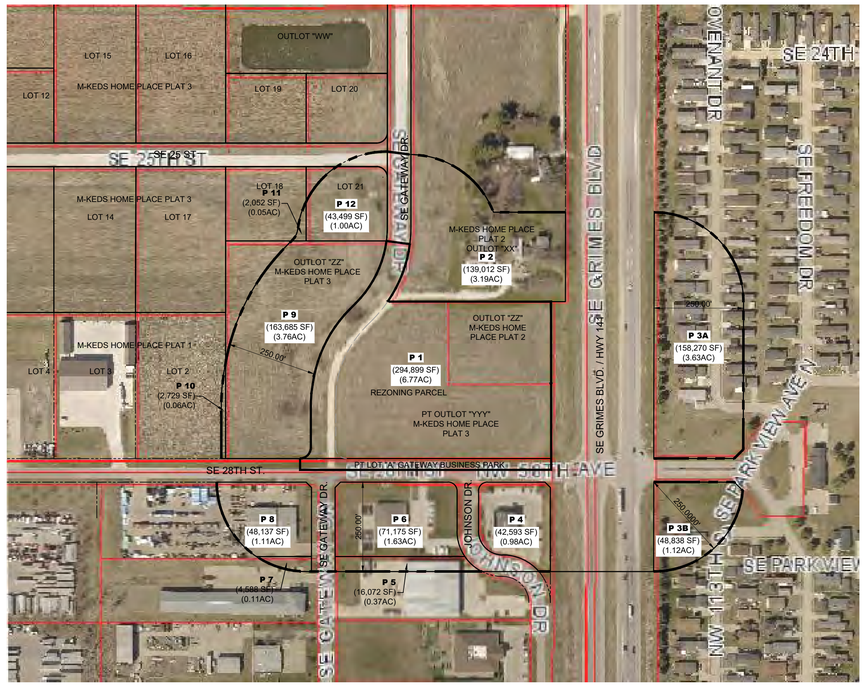
SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	March 16, 2022 **(1 PDF of Rezoning Map and Concept Plan)**
PLANNING & ZONING:	April 5, 2022 at 5:30
COUNCIL MEETING:	April 26, 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



REZONING AREA MAP
SCALE: 1"=200'

N

REZONING REQUEST:

LEGAL DESCRIPTION

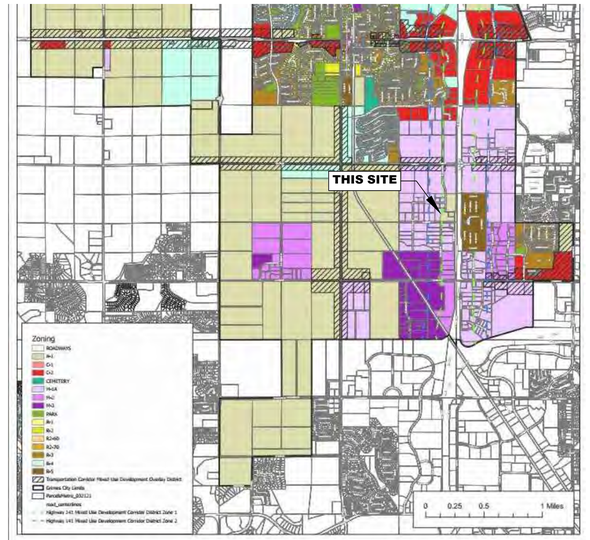
ALL OF OUTLOT "ZZ", M-KEDS HOME PLACE PLAT 2, OFFICIAL PLAT, CITY OF GRIMES, POLK COUNTY, IOWA AND,

OUTLOT "YYY" M-KEDS HOME PLACE PLAT 3, OFFICIAL PLAT, CITY OF GRIMES, POLK COUNTY, IOWA EXCEPT THAT PORTION CURRENTLY ZONED M1-A, AND,

THE EAST 700.86 FEET OF LOT "A", GATEWAY BUSINESS PARK, OFFICIAL PLAT, CITY OF GRIMES, POLK COUNTY, IOWA.

SAID PARCEL TO BE REZONED BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT "ZZ", M-KEDS HOME PLACE PLAT 2;
THENCE ALONG THE LINE COMMON TO OUTLOTS "ZZ" AND "YYY" OF M-KEDS HOME PLACE PLAT 2, S 89° 57' 38" E, 293.48 FEET;
THENCE S 0° 04' 54" W ALONG THE WEST RIGHT-OF-WAY LINE OF IOWA HIGHWAY 141, A DISTANCE OF 471.40 FEET; THENCE N 90°00' 00" W, 700.86 FEET; THENCE N 00°00' 00" E, 33.00 FEET TO A POINT OF CUSP OF A NON-TANGENTIAL CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD BEARING N 45° 00' 00" E, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 47.12 FEET;
THENCE N 0° 00' 00" E, 127.87 FEET TO THE POINT OF CURVATURE OF AN ARC BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 369.00 FEET, A CENTRAL ANGLE OF 7° 50' 07" AND A CHORD BEARING N 6° 10' 57" E A DISTANCE OF 50.42 FEET; THENCE ALONG THE ARC OF SAID CURVE DISTANCE OF 50.46 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE HAVING A RADIUS OF 368.00 FEET, A CENTRAL ANGLE OF 37° 10' 15" AND A CHORD BEARING N 26° 24' 52" E A DISTANCE OF 234.58 FEET;
THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 238.74 FEET; THENCE N 45° 00' 00" E, 22.33 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 302.00 FEET, A CENTRAL ANGLE OF 37° 29' 59" AND A CHORD BEARING N 26° 15' 01" E A DISTANCE OF 194.15 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 197.66 FEET; THENCE S 82° 29' 59" E, 66.00 FEET; TO THE POINT OF CURVATURE OF A NON-TANGENTIAL CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 368.00 FEET, A CENTRAL ANGLE OF 27° 03' 03" AND A CHORD BEARING S 21° 01' 33" W A DISTANCE OF 172.13 FEET; THENCE ALONG THE ARC OF SAID CURVE 173.74 FEET; THENCE S 89° 57' 38" E, 162.88 FEET TO THE POINT OF BEGINNING.
SAID PARCEL TO BE REZONED CONTAINS 7.30 ACRES.

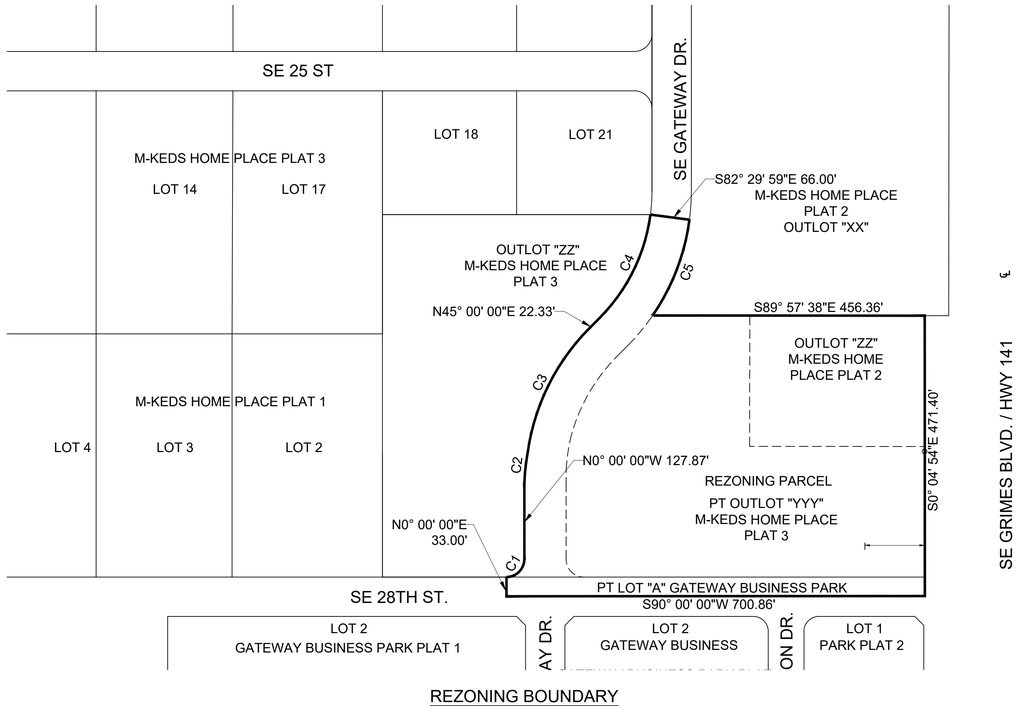


CITY OF GRIMES

Zoning Map
August 26, 2021

TABLE OF OWNERS

PARCEL NO.	OWNER	AREA WITHIN 250 FEET (ACRES)	PERCENTAGE OF SURROUNDING AREA			CURRENT ZONING	USE	STREET ADDRESS	CITY	STATE	ZIP	MAILING ADDRESS
			SUPPORTS	OPPOSES	NO ANSWER							
P1	M-KEDS LTD II	NOT APPLICABLE	SUPPORTS	OPPOSES	NO ANSWER	A-1	FARMSTEAD - AGRICULTURAL	1505 SE 28TH ST.	GRIMES	IA	50111	PO BOX 500, GRIMES, IA 50111
P2	M-KEDS LTD II	3.19	18.75%			A-1	FARMSTEAD - AGRICULTURAL	25XX SE GRIMES BLVD	GRIMES	IA	50111	PO BOX 500, GRIMES, IA 50111
P 3A & P 3B	BRENTON COMMUNITY FUND X GRIMES	4.75	27.92%			R-5	MOBILE HOME PARK	1900 SE 28TH ST.	GRIMES	IA	50111	261 SCHOOL AVE, STE 210, EXCELSIOR, MN 55331
P4	NEWBLOOD INVESTMENTS, LLC	0.98	5.76%			M1-A	RETAIL	2810 SE GRIMES BLVD.	GRIMES	IA	50111	10888 HICKMAN RD, STE 3B, CLIVE, IA 50325
P5	IPE1031 REV176, LLC	0.37	2.31%			M1-A	RETAIL	2900 SE GRIMES BLVD.	GRIMES	IA	50111	12814 CARDINAL LANE, URBANDALE, IA 50323-2154
P6	EICHINGER 4, LLC	1.63			9.58%	M1-A	DAY CARE	2860 SE GRIMES BLVD.	GRIMES	IA	50111	110 SW MAPLE ST, ANKENY, IA 50023
P7	TODD A BARTUSEK	0.11			0.65%	M1-A	RETAIL & WAREHOUSE	2900 SE GATEWAY DR.	GRIMES	IA	50111	2900 SE GATEWAY DR, GRIMES, IA 50111
P8	CHRISTINE A STANBROUGH	1.11			6.53%	M1-A	OFICE & WAREHOUSE	2800 SE GATEWAY DR.	GRIMES	IA	50111	1300 50TH ST, STE 105, WEST DES MOINES IA 50266
P9	M-KEDS LTD II	3.76	22.10%			A-1	LT INDUSTRIAL	1505 SE 28TH ST.	GRIMES	IA	50111	PO BOX 500, GRIMES, IA 50111
P10	HD COMMERCIAL, LLC	0.06	0.35%			M1-A	LT. INDUSTRIAL FLEX SPACE	1405 SE 28TH ST	GRIMES	IA	50111	2800 SE DESTINATION DR, STE F, GRIMES, IA 50111
P11	M-KEDS LTD II	0.05	0.29%			A-1	LT INDUSTRIAL	1505 SE 28TH ST.	GRIMES	IA	50111	PO BOX 500, GRIMES, IA 50111
P12	M-KEDS LTD II	1.00	5.88%			A-1	LT INDUSTRIAL	1505 SE 28TH ST.	GRIMES	IA	50111	PO BOX 500, GRIMES, IA 50111
	TOTAL	16.01	83.24%	0.00%	16.76%							



REZONING BOUNDARY
SCALE: 1"=120'

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	47.12	30.00	90.00	N45° 00' 00"E	42.43
C2	50.46	369.00	7.84	N6° 10' 57"E	50.42
C3	238.74	368.00	37.17	N26° 24' 52"E	234.58
C4	197.66	302.00	37.50	N26° 15' 01"E	194.15
C5	173.74	368.00	27.05	S21° 01' 33"W	172.13

OWNER/DEVELOPER:
ATTN: ELDON SCHLENKER
M KEDS LTD II
305 N 4TH STREET
PO BOX 500
GRIMES IA 50111
PH. (515) 240-4846
EMAIL: azteceldon@gmail.com

ENGINEER/SURVEYOR:
MARK McMURPHY, PE, PLS
PRESIDENT
ABACI CONSULTING, INC.
3000 SE GRIMES BLVD, #800
GRIMES, IA 50111
PH. (515) 986-5048
EMAIL: mark@abaciconsulting.com

NO:	REVISION DESCRIPTION:	DATE:
1		
2		
3		
4		

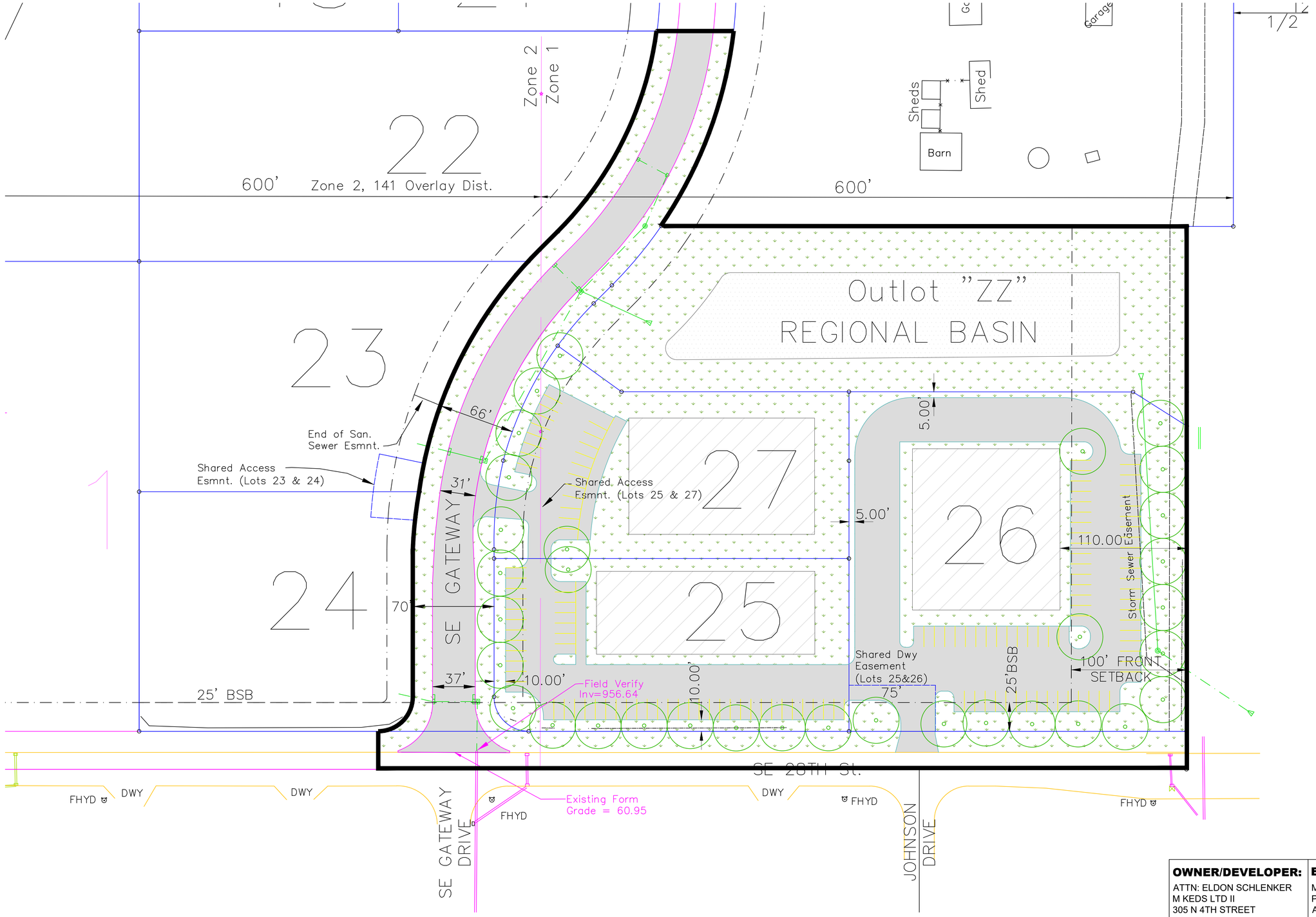
PROJECT NO: 15117
DRAWING FILE NO: 15117SP
DESIGNED/REVIEWED BY: M.M.
DRAWN BY: PV
DATE: NOV. 2021

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

M-KEDS HOME PLACE
REZONING EXHIBIT

SHEET:
1 OF 2

\\192.168.20.2\Civil\Abaci\Land Development\2022\MARCH 2022\#15117 M-Keds Home Place\final\#15117 M-Keds ReZoning Exhibit.dwg



CONCEPT PLAN

NO:	REVISION DESCRIPTION:	DATE:
1		
2		
3		
4		

PROJECT NO:	15117
DRAWING FILE NO:	15117SP
DESIGNED/REVIEWED BY:	M.M.
DRAWN BY:	PV
DATE:	NOV. 2021

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

M-KEDS HOME PLACE
CONCEPT PLAN

SHEET:
2 OF 2

OWNER/DEVELOPER:
ATTN: ELDON SCHLENKER
M KEDS LTD II
305 N 4TH STREET
PO BOX 500
GRIMES IA 50111
PH. (515) 240-4846
EMAIL: azteceldon@gmail.com

ENGINEER/SURVEYOR:
MARK McMURPHY, PE, PLS
PRESIDENT
ABACI CONSULTING, INC.
3000 SE GRIMES BLVD, #800
GRIMES, IA 50111
PH. (515) 986-5048
EMAIL: mark@abaciconsulting.com

\\Server2012\shares\Abaci Production\site comp\Clients\M-Keds\#15117 M-Keds Home Place\Rezoning\Primaverse\11-03-2022\#15117 M-Keds ReZoning Exhibit.dwg

Planning & Zoning Staff Report

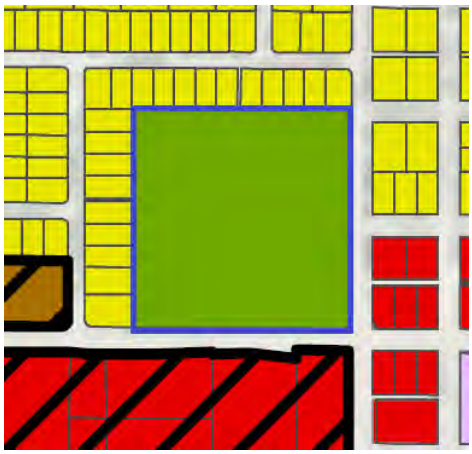
TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: April 5, 2022
RE: Waterworks Park Splash Pad – Site Plan

GENERAL INFORMATION:

Applicant:	City of Grimes
Requested Action	Site Plan
Location	Generally located at the northwest corner of W 1st 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	Park	Existing Parks & Rec/Civic	Park
North	Single-Family	Low Density Residential	R-2
South	Commercial	Light Industrial	C-2
East	Single-Family/Commercial	Low Density Residential/Downtown	R-2/C-2
West	Single-Family	Low Density Residential	R-2

BACKGROUND:

The applicant is requesting approval of the site plan for a splash pad, playground and shelter in Waterworks Park located at the northwest corner of W 1st Street and North James Street. The property is not located within an overlay district.

ANALYSIS:

Building/Elevations:

The shelter is proposed to be principally constructed of Nichiha panels, and ground face CMU block with sloped metal roof. The shelter will provide covered seating areas and public restrooms.

Site Layout:

The site has one access point from North James Street. The park improvements will be situated at the northeast corner of the site with parking located along North James Street. A drop-off area will be located on the north side of the parking lot. The splash pad, playground, and natural playscape will be located just west of the parking lot with the shelter situated further west. The shelter is strategically placed to be located between the splash pad and the existing sport fields on the west side of the site to provide viewpoints to each side of the park.

Other features proposed throughout the site include bike racks, trash receptacles, and benches. A space is reserved on the west side of the site for public art installation. A concrete stream bed is proposed along the west side of the splash pad to direct water to the detention basin as well as provide another play feature onsite with pedestrian bridges and some spray features.

Pedestrian connectivity to the site is existing along North James Street. Two sidewalk connections are proposed from North James Street into the site. A connection will also be provided to the north to connect to the existing trail from NW 3rd Street. Internal walkways will be provided throughout the project to connect the playground, splash pad and shelter.

Pole lights will be provided throughout the splash pad and playground area. Lighting will be provided at the shelter under the canopies and above the man doors. Parking lot lighting is shown on the plans. However, due to the park hours of operation and the proximity to lights

along North James Street, the parking lot lights may be removed or considered as a bid alternate. Staff will continue to evaluate the need for lighting within the parking lot.

Parking:
The Grimes Zoning Ordinance does not provide a minimum parking requirement for public parks. Parking for public parks is evaluated on a case by case basis to determine what is appropriate based on the location and activities provided onsite. The proposed improvements for this project will provide 25 parking spaces along North James Street. Additional parking is existing on site along the park drive and at the Grimes Public Library. A total of 49 paved spaces are existing on site as well as some gravel parking areas. Based on the parking ordinance, 19 spaces are required for the library, which leaves 30 extra spaces that can be used for park attendees, in addition to the 25 spaces proposed with the splash pad and the existing gravel parking areas. Staff is comfortable with the amount for parking provided in site to accommodate both the library and park improvements.

Landscaping/Streetscape:
There are no minimum landscape requirements for this site. However, ample landscape plantings will be provided throughout the site. As proposed, the site will provide landscaping and berming along North James Street and the north side of the site along the single-family residential lots. Addition plantings will be provided internal to the site along walkways and within parking islands.

Utilities:
Sanitary sewer to the site will connect from the existing 8" sewer along North James Street and will connect to the shelter for the public restrooms.

Water to the site will connect from the existing main along North James Street. A hydrant will be provided on the west side of the improvements to provide coverage for the shelter building.

Storm water detention is being handled via the detention basin at the northeast corner of the site.

STAFF RECOMMENDATION:
Staff would recommend approval of the site plan for the Waterworks Park Splash Pad, 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~~
March 23, 2022

ISG
Attn: Justin Heim
508 East Locust Street
Des Moines, IA 50309

RE: Waterworks Park Site Plan

Dear Mr. Heim:

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

General Comments:

1. ~~Provide SWPPP.~~
2. ~~Provide SWMP.~~
3. ~~Provide parking lighting fixture cut sheets. We would like the lighting to be a bid alternate.~~
4. ~~Are the colors shown on the playground renderings the colors that are actually proposed for the play structures? Staff suggests using natural tones like olive, tan, gray platform.~~

C1-10

1. ~~Please add Grimes Standard Notes, attached.~~

C2-10

1. ~~Please evaluate the preservation of the trees along the existing library driveway. If the basin is not required, and the sidewalk can be shifted, please do so.~~

C3-10

1. ~~Please remove the location for existing water works park sign. That will be removed.~~

2. ~~Please add truncated domes to the sidewalk that crosses the new driveway entrance.~~

3. ~~Please add additional bike parking near the drop off round-about area and the south-west sidewalk entrance.~~

4. ~~Please add detail for concrete bench blocks.~~

5. ~~Please provide a detail for the pedestrian bridge walks.~~

6. Please provide layouts for both play areas and coordinate with later sheets. Please provide renderings/cut sheet for the natural play features. Provide splash pad play structures/equipment details and cutsheets. Please provide updated splash pad renderings with new proposed water fall rock structures.

7. ~~Please reduce western most trail to 8-feet from 10-feet.~~

8. ~~Please increase trail width from James Street to 8-feet.~~

9. ~~There is concern with the water connection as the main is old and has issues. Please provide an 8" main from James into the site along the driveway with a hydrant at the end. Provide a service line from the main to the shelter. Staff would suggest shifting the water main away from the trees.~~

10. ~~Label water service size.~~

11. ~~Label hydrant locations.~~

12. ~~Provide turn around radius for restrooms.~~

13. Please label locations and provide structure details for shade structures. Apologies for the back and forth on this but please remove the shade structures. We will evaluate the site and operations of the park after construction and determine where we would like to add shade structures in the future.

14. ~~Label bench, limestone bench and trash receptacle locations.~~

15. ~~Label the art piece location.~~

C3-30:

1. Provide roof drain connections for the shelter.

2. ~~Provide detail for vortex storage tank.~~

3. Is it possible to bore the water main instead of digging and replacing the street? Please provide traffic control plan for review.

C4-10

1. ~~Please provide a grading sheet.~~

2. ~~Provide blown up detail for the ramps and ADA parking to show slope and cross slopes.~~

3. ~~Provide additional spot elevations across the site.~~

4. Label slope of north basin. Slope needs to be 2% minimum.

C5-10

1. ~~Please provide 50/50 bluegrass rye seed mix.~~

2. ~~Label detention basin and native planting seed mixes.~~

C5-20

1. ~~Please provide a schedule for the trees to be planted. Please provide planting sizes.~~

2. Please revise landscaping to correct any conflicts with utilities. Move trees away from water and sanitary services. Move trees away from the water service.

Architecture:

1. ~~Provide elevation for the shelter with material callouts.~~

2. Provide lighting locations and cut sheets. Provide lighting under the canopy and above man doors. Label Z2 lighting locations. Z2 is shown in the legend but not on the plan.

SWPPP:

1. ~~Concrete Trucks section on page 5- 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.~~

2. ~~Notice of Intent- to be filled out with the site information~~

3. ~~Owner and contractor Certifications should be signed.~~

4. ~~Provide Affidavit of Publication.~~

5. Provide site contact information

6. Under Erosion and Sediment Controls- City of Grimes does have Ordinances on Stormwater Management and Erosion and Sediment Control, Illicit Discharge and Connection, and Post-Construction Stormwater Control

7. Under Other Controls and Offsite Sediment Tracking, from our city Stormwater Management and Erosion and Sediment Control Ordinance, "Any Soils tracked off site shall be cleaned up the permittee at the end of each day or before sediments enter public storm sewer or waters of the state. Any soils entering public storm sewer or waters of the state will be in violation of this ordinance."

8. Sign SWPPP Owner's Certification

9. Have all contractors and sub-contractors sign certification statement

10. Provide Affidavit of Publication

11. Provide IDNR letter of Authorization once General Permit No. 2 has been approved.

12. Fill out Contact information within NOI

13. Sign certification statement within NOI

14. Sign Land Disturbing Activities Affidavit

Stormwater Management Plan (SWMP)

1. How is the WQv event being treated?

2. Page 3: Pre-Development Runoff Table, update values based on SSA spreadsheets.

3. SSA Nodes: ST-1A, ST-2A, ST-4 do not match plans. Are ST-99 and ST-100, ST-5 and ST-6 on plans?

4. SSA Conduits: Make sure pipe lengths, slopes, and sizes match plans.
5. SSA: Provide orifice and wier information (i.e. size and elevations).
6. SSA: Should orifice 3 be a weir instead?

Construction Drawings (CDs)

1. Sheet 29: Provide contour labels on low or high spot to the south of the splash pad.
2. Sheet 26-27: What type of structures are all of the storm sewer structures?
3. Sheet 26: Is the rim elevation for ST-7 below the surface?
4. Sheet 26: The ground in front of FES-1 appears to be lower than 954.00. How does this area drain?
5. Sheet 26: Is the only point for ST-6 to increase pipe size form 10" to 15"?

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:	April 5, 2022 at 5:30
COUNCIL MEETING:	April 26, 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

CITY OF GRIMES
WATERWORKS PARK IMPROVEMENTS

GRIMES, IOWA — **02/23/2022 SITE PLAN REVIEW** — **ISG PROJECT # 21-25768**



LOCATION MAP

SCALE IN FEET

0 1000 2000

PROJECT GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT/ENGINEER.
2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ENGINEER BEFORE PROCEEDING WITH THE WORK.
7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
8. THE LOCATION AND TYPE OF ALL INPLACE UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS AND ELEVATIONS OF ALL INPLACE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
9. THE CONTRACTOR IS TO CONTACT "IOWA ONE CALL" FOR UTILITY LOCATIONS, MINIMUM 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-292-8989).

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C0-20 CONSTRUCTION NOTES
C0-21 CONSTRUCTION NOTES
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C0-31 SITE DETAILS - UTILITES
C0-40 SITE DETAILS - PAVEMENT
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C0-51 SITE DETAILS - GRATES
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E2-00 SITE ELECTRICAL PLAN
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LEGEND

EXISTING

CITY LIMITS
SECTION LINE
QUARTER SECTION LINE
RIGHT OF WAY LINE
PROPERTY / LOTLINE
EASEMENT LINE
ACCESS CONTROL
WATER EDGE
WETLAND BOUNDARY
WETLAND / MARSH
FENCE LINE
CULVERT
STORM SEWER
SANITARY SEWER
SANITARY SEWER FORCEMAIN
WATER
GAS
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
UNDERGROUND TV
OVERHEAD UTILITY
UNDERGROUND UTILITY
UNDERGROUND FIBER OPTIC
CONTOUR (MAJOR)
CONTOUR (MINOR)
DECIDUOUS TREE
COMPIEROUS TREE
TREE LINE
MANHOLE/STRUCTURE
CATCH BASIN
HYDRANT
VALVE
CURB STOP
POWER POLE
UTILITY PEDESTAL / CABINET

PROPOSED

LOT LINE
RIGHT OF WAY
EASEMENT
CULVERT
STORM SEWER
STORM SEWER (PIPE WIDTH)
SANITARY SEWER
SANITARY SEWER (PIPE WIDTH)
WATER
GAS
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
UNDERGROUND TV
CONTOUR
MANHOLE (STORM, SANITARY)
CATCH BASIN
HYDRANT
VALVE

PROJECT INDEX:

OWNER:

CITY OF GRIMES
101 NE HARVEY STREET
GRIMES, IOWA 50111
PH: 515.986.3036

PROJECT LOCATION:
200 N JAMES ST
GRIMES, IA 50111

SECTION 31/T80N/R25W

GRIMES, IOWA

MANAGING OFFICE:

DES MOINES OFFICE
207 EAST 2nd STREET
DES MOINES, IA 50309
PHONE: 515.243.9143

PROJECT MANAGER: NATHAN GRUVER, PLA
EMAIL: NATHAN.GRUVER@ISGINC.COM

CIVIL PLAN ABBREVIATIONS:

AC	ACRE	CF	CUBIC FOOT	CY	CUBIC YARD	EX	EXISTING	GC	GENERAL CONTRACTOR	HWY	HIGHWAY	LIN	LINEAR	NTS	NOT TO SCALE	PSI	POUNDS PER SQUARE INCH	SAN	SANITARY	TNFH	TOP NUT OF FIRE HYDRANT
ADA	AMERICANS WITH DISABILITIES ACT	CI	CAST IRON	C&G	CURB AND GUTTER	FDC	FIRE DEPARTMENT CONNECTION	GFE	GARAGE FLOOR ELEVATION	HYD	HYDRANT	LPS	LOW PRESSURE STEAM	NWL	NORMAL WATER LEVEL	PVC	POLYVINYL CHLORIDE	SCH	SCHEDULE	TRANS	TRANSFORMER
ADD	ADDENDUM	CIP	CAST IRON PIPE	DEMO	DEMOLITION	FDN	FOUNDATION	GL	GUTTER LINE	I	INVERT	LS	LUMP SUM	OC	ON CENTER	PVMT	PAVEMENT	SF	SQUARE FOOT	TV	TELEVISION
AFF	ABOVE FINISHED FLOOR	CIPC	CAST IN PLACE CONCRETE	DIA	DIAMETER	FFE	FINISHED FLOOR ELEVATION	GPM	GALLONS PER MINUTE	ID	INSIDE DIAMETER	LSO	LOWEST STRUCTURAL OPENING	OCEW	ON CENTER EACH WAY	QTY	QUANTITY	SPEC	SPECIFICATION	T/W	TOP OF WALL
AGG	AGGREGATE	CJ	CONTROL JOINT	DIM	DIMENSION	FPM	FEET PER MINUTE	GV	GATE VALVE	IN	INCH	MAX	MAXIMUM	OH	OVERHEAD	RAD	RADIUS	SQ	SQUARE	TYP	TYPICAL
APPROX	APPROXIMATE	CL	CENTERLINE	DS	DOWNSPOUT	FPS	FEET PER SECOND	HDPE	HIGH DENSITY POLYETHYLENE	INV	INVERT	MB	MAIL BOX	OHD	OVERHEAD DOOR	RCP	REINFORCED CONCRETE PIPE	STA	STATION	UT	UTILITY, UNDERGROUND TELEPHONE
ARCH	ARCHITECT, ARCHITECTURAL	CMP	CORRUGATED METAL PIPE	EA	EACH	FT	FOOT, FEET	HD	HEAVY DUTY	IP	IRON PIPE	MECH	MECHANICAL	OZ	OUNCE	RD	ROOF DRAIN	SY	SQUARE YARD	VCP	VITRIFIED CLAY PIPE
BFE	BASEMENT FLOOR ELEVATION	CO	CLEANOUT	ELEC	ELECTRICAL	FTG	FOOTING	HH	HANDHOLE	IPS	IRON PIPE SIZE	MH	MANHOLE	PED	PEDESTAL, PEDESTRIAN	REBAR	REINFORCING BAR	T/C	TOP OF CURB	W/O	WITHOUT
BIT	BITUMINOUS	CONC	CONCRETE	ELEV	ELEVATION	FTG	FOOTING	HORIZ	HORIZONTAL	J-BOX	JUNCTION BOX	MIN	MINIMUM	PERF	PERFORATED	REM	REMOVE	TEL	TELEPHONE	W/	WITH
CAD	COMPUTER-AIDED DESIGN	CONST	CONSTRUCTION	EOF	EMERGENCY OVERFLOW	GAL	GALLON	HR	HOUR	JT	JOINT	MISC	MISCELLANEOUS	PL	PROPERTY LINE	ROW	RIGHT OF WAY	TEMP	TEMPORARY	YD	YARD
CB	CATCH BASIN	CONT	CONTINUOUS	EQ	EQUAL	GALV	GALVANIZED	HWL	HIGH WATER LEVEL	LF	LINEAR FEET	NO	NUMBER	PP	POLYPROPYLENE	R/W	RIGHT OF WAY	THRU	THROUGH	YR	YEAR
CFS	CUBIC FEET PER SECOND																				

PLOT DATE: 2/23/2022 4:23 PM

SEAL — I hereby certify that this engineering document was prepared by me or under direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.
(signature) (date)
Printed or typed name BRADLEY W. PENAR
License number 19508
My license renewal date is December 31, 2022
Pages or sheets covered by this seal: ALL "S" SHEETS

SEAL — I hereby certify that this engineering document was prepared by me or under direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.
(signature) (date)
Printed or typed name CASEY R PATTON
License number P20644
My license renewal date is December 31, 2022
Pages or sheets covered by this seal: G1-10 THROUGH C4-50

SEAL — I hereby certify that this engineering document was prepared by me or under direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.
(signature) (date)
Printed or typed name JOSEPH HAHN
License number P26928
My license renewal date is December 31, 2022
Pages or sheets covered by this seal: ALL "E" SHEETS

SEAL — I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed landscape architect under the laws of the State of Iowa.
(signature) (date)
Printed or typed name NATHAN S. GRUVER
License number 0655
My license renewal date is December 31, 2024
Pages or sheets covered by this seal:

CITY OF GRIMES

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

NOTE:
THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.

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PROJECT

CITY OF GRIMES

WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-25768
FILE NAME	25768 G1 - TITLE SHEET
DRAWN BY	MJE/PCN
DESIGNED BY	JDH/NSG/PCN
REVIEWED BY	JDH/NSG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

TITLE SHEET

SHEET

G1-10

PRELIMINARY NOT FOR CONSTRUCTION

ESTIMATED PROJECT QUANTITIES

ITEM NO.	ITEM CODE	ITEM	UNIT	QUANT	AS BUILT QUANT.
1	2010-108-C-0	CLEARING AND GRUBBING	LS	1	
2	2010-108-E-0	EXCAVATION, CLASS 10	CY	0	
3	2010-108-G-0	SUBGRADE PREPARATION	SY	1760	
4	2010-108-I-0	SUBBASE, MODIFIED, 6 INCH	SY	1760	
5	4010-108-E-0	SANITARY SEWER SERVICE STUB, PVC, 6 IN.	LF	385	
6	4010-108-I-0	SANITARY SEWER CLEANOUT	EA	2	
7	4020-108-A-1	STORM SEWER, TRENCHED, RCP, 12 INCH	LF	137	
8	4020-108-A-1	STORM SEWER, TRENCHED, RCP, 15 INCH	LF	271	
9	4030-108-B-0	PIPE APRON, RCP, 15 INCH	EA	1	
10	4040-108-A-0	SUBDRAIN, PERFORATED, 6 INCH	LF	1350	
11	4040-108-D-0	SUBDRAIN OUTLETS AND CONNECTIONS	EA	8	
12	5010-108-A-1	WATER MAIN, TRENCHED, C900 PVC, 8 INCH	LF	305	
13	5010-108-E-1	WATER SERVICE PIPE, TYPE K COPPER, 2 INCH	LF	200	
14	5020-108-A-0	VALVE, GATE VALVE, 8 INCH	EA	1	
15	5020-108-B-0	TAPPING VALVE ASSEMBLY, 8 INCH	EA	1	
16	5020-108-C-0	FIRE HYDRANT ASSEMBLY	EA	1	
17	6010-108-A-0	STORM MANHOLE, SW-401, 48 INCH DIA.	EA	1	
18	6010-108-B-0	INTAKE, SW-501	EA	1	
19	6010-108-B-0	INTAKE, SW-505	EA	1	
20	6010-108-B-0	INTAKE, SW-512	EA	2	
21	6010-108-B-0	INTAKE, SW-513	EA	1	
22	6010-108-H-0	REMOVE INTAKE	EA	1	
23	7010-108-A-0	PAVEMENT, PCC, 7 INCH	SY	1600	
24	7030-108-A-0	REMOVAL OF SIDEWALK	SY	20	
25	7030-108-E-0	SIDEWALK, PCC, 6 INCH	SY	8200	
26	7030-108-G-0	DETECTABLE WARNING	SF	54	
27	7040-108-H-0	PAVEMENT REMOVAL	SY	280	
28	8020-108-B-0	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	STA	6	
29	8020-108-G-0	PAINTED SYMBOLS AND LEGENDS	EA	2	
30	9010-108-A-0	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING (NATIVE PLANTING MIX)	AC	0.35	
31	9010-108-A-0	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING (DETENTION BASIN SEED MIX)	AC	0.35	
32	9020-108-A-0	SOD	SQ	395	
33	9030-108-B-0	SHRUBS, 1 GAL	EA	317	
34	9030-108-B-0	TREE, OVERSTORY	EA	21	
35	9030-108-B-0	TREE, UNDERSTORY	EA	16	
36	9030-108-B-0	TREE, EVERGREEN	EA	44	
37	9030-108-C-0	PLUGS	EA	908	
38	9040-108-A-1	SWPPP PREPARATION	LS	1	
39	9040-108-A-2	SWPPP MANAGEMENT	LS	1	
40	9040-108-D-1	FILTER SOCK, 9 INCH DIAMETER	LF	2500	
41	9040-108-E-0	TEMPORARY RECP, ____ (TYPE)	SY	0	
42	9040-108-Q-2	EROSION CONTROL MULCHING, HYDROMULCHING	AC	3	
43	11020-108-A-1	MOBILIZATION	LS	1	
44	11050-108-A-0	CONCRETE WASHOUT	LS	1	
45	0000-999-A	POURED IN PLACE PLAYGROUND SURFACING	SF	3630	
46	0000-999-B	PLAYGROUND EQUIPMENT (NATURE PLAYSCAPE EQUIPMENT)	LS	1	
47	0000-999-C	PLAY TURF SURFACING	SF	5270	
48	0000-999-D	PLAYGROUND EQUIPMENT (FIT COURSE ONLY)	LS	1	
49	0000-999-E	SPLASH PAD SURFACING	SF	6630	
50	0000-999-F	SPLASH PAD FEATURES AND EQUIPMENT	LS	1	
51	0000-999-G	DRY STREAMSCAPE	LS	1	
52	0000-999-H	BENCH	EA	7	
53	0000-999-I	LITTER RECEPTACLE	EA	3	
54	0000-999-J	BIKE RACK	EA	14	
55	0000-999-K	PICNIC TABLE	EA	6	
56	0000-999-L	PICNIC TABLE (ADA)	EA	4	
57	0000-999-M	PLAY MOUND	EA	2	
58	0000-999-N	STEEL BRIDGE	EA	2	
59	0000-999-O	SITE SHELTER	LS	1	
60	0000-999-P	SITE ELECTRICAL	LS	1	

ESTIMATE REFERENCE INFORMATION

ITEM NO.	ITEM CODE	DESCRIPTION
1	2010-108-C-0	CLEARING AND GRUBBING ITEM SHALL INCLUDE ALL CLEARING AND GRUBBING AS SHOWN ON THE REMOVALS SHEETS. TREE REMOVAL SHOULD INCLUDE COMPLETE TREE REMOVAL, INCLUDING ROOTS TO A DEPTH OF AT LEAST 12 INCHES. ALL TREES SHALL BE MARKED BY THE ENGINEER PRIOR TO REMOVAL.
2	2010-108-E-0	EXCAVATION, CLASS 10 ITEM SHALL INLCUDE, BUT IS NOT LIMITED TO, EXCAVATION, HAULING, PLACEMENT OF MATERIAL, AND DISPOSAL OF MATERIAL. THE CONTRACTOR SHALL DISPOSE OF EXCESS MATERIAL OR UNSUITABLE BACKFILL MATERIAL AT AN OFFSITE LOCATION. PAYMENT SHALL BE PLAN QUANTITY. SEE EARTH WORK TABULATION TABLE FOR DETERMINATION OF QUANTITY. MOISTURE AND DENSITY TESTING WILL BE PROVIDED BY THE OWNER.
3	2010-108-G-0	SUBGRADE PREPARATION SUBGRADE PREPARATION SHALL COVER ALL AREAS UNDER THE PARKING LOT PAVEMENT PLUS 2 FEET BEHIND THE BACK OF CURB. SUBGRADE PREPARATION MUST BE COMPLETED IN 2 - 6" LIFTS. MOISTURE AND DENSITY TESTING WILL BE PROVIDED BY THE OWNER. SUBGRADE SHALL PASS MOISTURE AND DENSITY TESTING AND PROOF ROLL PRIOR TO PLACING MODIFIED SUBBASE. ALL AREAS FAILING MOISTURE AND DENSITY TEST OR PROOF ROLL SHALL BE REWORKED AND RECOMPACTED AT THE COST OF THE CONTRACTOR.
4	2010-108-I-0	SUBBASE, MODIFIED, 6 INCH AREA OF MODIFIED SUBBASE SHALL COVER ALL AREAS UNDER THE PARKING LOT PAVEMENT PLUS 2 FEET BEHIND THE BACK OF CURB. RECYCLED CONCRETE WILL NOT BE ALLOWED.
5	4010-108-E-0	SANITARY SEWER SERVICE STUB, PVC, 6 IN. ITEM SHALL INLCUDE, BUT IS NOT LIMITED TO, TRENCH EXCAVATION; FURNISHING AND INSTALLING PIPE; FURNISHING, PLANCING, AND COMPACTING BEDDING AND BACKFILL MATERIAL; CONNECTION TO EXISTING MAIN; AND ALL NECESSARY FITTINGS. PIPE WILL BE MEASURED IN LINEAR FEET ALONG THE CENTERLINE OF THE PIPE INCLUDING ALL FITTINGS AND BENDS. PIPE MATERIAL SHALL BE SDR 23.5.
6	4010-108-I-0	SANITARY SEWER CLEANOUT ITEM SHALL INCLUDE, BUT IS NOT LIMITED TO, FITTINGS, RISER PIPE, CAP WITH SCREW PLUG, CASTING, AND CONCRETE CASTING ENCASEMENT. CLEANOUT SHALL CONFORM WITH SUDAS FIGURE 4010.203.
7	4020-108-A-1	STORM SEWER, TRENCHED, RCP, 12 INCH THIS ITEM SHALL INCLUDE, BUT IS NOT LIMITED TO, TRENCH EXCAVATION, DEWATERING, AND FURNISHING AND PLACEMENT OF BEDDING MATERIAL. PIPE EMBEDMENT SHALL BE CLASS R-1. PIPE MATERIAL SHALL BE RCP, CLASS III. JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC. GASKETED JOINTS WILL BE REQUIRED 10' ON EACH SIDE OF WATERMAIN CROSSINGS.
8	4020-108-A-1	STORM SEWER, TRENCHED, RCP, 15 INCH THIS ITEM SHALL INCLUDE, BUT IS NOT LIMITED TO, TRENCH EXCAVATION, DEWATERING, AND FURNISHING AND PLACEMENT OF BEDDING MATERIAL. PIPE EMBEDMENT SHALL BE CLASS R-1. PIPE MATERIAL SHALL BE RCP, CLASS III. JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC. GASKETED JOINTS WILL BE REQUIRED 10' ON EACH SIDE OF WATERMAIN CROSSINGS.
9	4030-108-B-0	PIPE APRON, RCP, 15 INCH ITEM SHALL INCLUDE, BUT IS NOT LIMITED TO, TRENCH EXCAVATION; DEWATERING; FURNISHING AND INSTALLING APRON; FURNISHING, PLACING, AND COMPACTING BEDDING AND BACKFILL MATERIAL; CONNECTORS; AND OTHER APPURTENANCES. ITEM SHALL INCLUDE CONCRETE FOOTING FOR PIPE APRON AND APRON GUARD. THE LAST 3 STICKS OF PIPE SHALL BE TIED TO PIPE APRON AND INCLUDED AS PART OF THIS BID ITEM.
10	4040-108-A-0	SUBDRAIN, PERFORATED, 6 INCH THIS ITEM INCLUDES, BUT IS NOT LIMITED TO, TRENCH EXCAVATION, FURNISHING AND PLACEMENT OF BEDDING AND BACKFILL MATERIAL, ENGINEERING FABRIC, CONNECTORS, AND ELBOWS AND TEES. THE LENGTH OF ELBOWS AND TEES OF THE PIPES INSTALLED WILL BE INCLUDED IN THE LENGTH OF PIPE MEASURED. THIS ITEM SHALL INLCUDE ALL SUBDRAIN INSTALLED ON THE PROJECT, REGARDLESS OF LOCATION. REFER TO DETAILS FOR PLACEMENT OF SUBDRIAN AND PLAN SHEETS FOR LOCATION OF SUBDRAIN.
11	4040-108-D-0	SUBDRAIN OUTLETS AND CONNECTIONS THIS ITEM SHALL INCLUDE, PIPE, NON-SHRINK GROUT, COUPLING BANDS, AND RODENT GUARDS FOR ALL SUBDRAIN OUTLETS AND CONNECTIONS. SUBDRAIN OUTLETS SHALL BE CMP. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ADEQUATE HOLES ARE CUT INTO PRECAST STORM SEWER STRUCTURES TO ACCOMODATE SUBDRAIN. SUBDRAIN OUTLETS INTO STORM SEWER PIPE SHALL BE MADE BY CORE DRILLING THE PIPE AND INSTALLING A INTERSTA TEE OR APPROVED EQUAL. ALL WORK AND MATERIALS REQUIRED TO CONNECT TO STORM SEWER PIPE SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM.
12	5010-108-A-1	WATER MAIN, TRENCHED, C900 PVC, 8 INCH THIS ITEM SHALL INCLUDE TRENCH EXCAVATION, DEWATERING, FURNISHING AND INSTALLING PIPE, RESTRAINED JOINTS, THRUST BLOCKS, TRACER WIRE SYSTEM, TESTING, DISINFECTION, AND POLYETHYLENE WRAP FOR DUCTILE IRON FITTINGS. TRACER WIRE SHALL BE TERMINATED AT EACH HYDRANT. ALL FITTINGS SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM.
13	5010-108-E-1	WATER SERVICE PIPE, TYPE K COPPER, 2 INCH THIS ITEM SHALL INCLUDE INSTALLATION OF WATERSERVICE, CONNECTION TO WATERMAIN, ALL NECESSARY FITTINGS FOR CONNECTION AT MAIN, AND CONNECTION TO CURB STOP. CURB STOP SHALL BE INCLUDED IN THIS BID ITEM.
14	5020-108-A-0	VALVE, GATE VALVE, 8 INCH THIS ITEM SHALL INCLUDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL VALVE AND VALVE BOX AS SPECIFIED IN THE PLAN SET. VALVE STEM EXTENSIONS SHALL BE INSTALLED ON ANY VALVE DEEPER THAN 6'. VALVE BOX SHALL HAVE A DROP IN LIB LABELED "WATER." VALVES IN PAVEMENT SHALL HAVE SLIDE TYPE SHAFT EXTENSIONS.
15	5020-108-B-0	TAPPING VALVE ASSEMBLY, 8 INCH THIS ITEM SHALL INCLUDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO MAKE CONNECTION TO EXISTING WATERMAIN AS SHOWN IN THE PLAN SET.
16	5020-108-C-0	FIRE HYDRANT ASSEMBLY THIS ITEM SHALL INCLUDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL FIRE HYDRANT ASSEMBLY WHERE SPECIFIED IN THE PLAN SET. ITEM SHALL INCLUDE THE FIRE HYDRANT, BARREL EXTENSIONS, COMPONENTS TO CONNECT THE FIRE HYDRANT TO THE WATERMAIN; INCLUDING ANCHORING PIPE, FITTINGS, TRACER WIRE, TRACER WIRE RECEPTACLE BOX, THRUST BLOCKS, EXCAVATION, PEA GRAVEL OR POROUS BACKFILL, 6" FIRE HYDRANT GATE VALVE, AND TEE FITTING AT WATERMAIN. HYDRANT LEED SHALL BE 6" DUCTILE IRON PIPE. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH POLYETHYLENE WRAP. TRACER WIRE RECEPTACLE BOX SHALL BE PLACED ON OPPOSITE SIDE OF OPERATING NOZZLES OF HYDRANT.
17	6010-108-A-0	STORM MANHOLE, SW-401, 48 INCH DIA. THIS ITEM SHALL INCLUDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL STORM SEWER MANHOLES WHERE SPECIFIED IN THE CONTRACT DOCUMENTS. ITEM SHALL INLCUDE EXCAVATION, CONNECTION OF PIPE, POURED INVERTS AND DOGHOUSES, CASTING, AND PLACING AND COMPACTING BACKFILL. ALL STORM SEWER MANHOLE LIDS SHALL READ "STORM SEWER".
18	6010-108-B-0	INTAKE, SW-501 THIS ITEM SHALL INCLUDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL STORM SEWER INTAKE WHERE SPECIFIED IN THE CONTRACT DOCUMENTS. ITEM SHALL INCLUDE EXCAVATION, CONNECTION OF PIPE, POURED INVERTS AND DOGHOUSES, GRATE AND FRAME, AND PLACING AND COMPACTING BACKFILL. ADJUSTMENT RINGS WILL NOT BE ALLOWED, ALL ADJUSTMENTS SHALL BE POURED.
19	6010-108-B-0	INTAKE, SW-505 THIS ITEM SHALL INCLUDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL STORM SEWER INTAKE WHERE SPECIFIED IN THE CONTRACT DOCUMENTS. ITEM SHALL INCLUDE EXCAVATION, CONNECTION OF PIPE, POURED INVERTS AND DOGHOUSES, GRATE AND FRAME, AND PLACING AND COMPACTING BACKFILL. ADJUSTMENT RINGS WILL NOT BE ALLOWED, ALL ADJUSTMENTS SHALL BE POURED.
20	6010-108-B-0	INTAKE, SW-512
21	6010-108-B-0	INTAKE, SW-513
22	6010-108-H-0	REMOVE INTAKE THIS ITEM SHALL INCLUDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY FOR THE COMPLETE REMOVAL OF THE AREA INTAKE AS CALLED OUT ON THE REMOVALS SHEETS. ALL MATERIAL SHALL BE DISPOSED OF PROPERLY AT AN OFF-SITE LOCATION.
23	7010-108-A-0	PAVEMENT, PCC, 7 INCH CONCRETE WILL BE A C-4 MIX WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. SLAG IS NOT ALLOWED. CONCRETE TESTING SHALL BE PROVIDED BY THE OWNER. ALL TRANSVERSE JOINTS SHALL BE C JOINTS UNLESS OTHERWISE SPECIFIED. ALL JOINTS SHALL BE CLEANED AND SEALED PRIOR TO OPENING THE PAVEMENT TO TRAFFIC.
24	7030-108-A-0	REMOVAL OF SIDEWALK ALL REMOVALS TO BE MARKED AND MEASURED BY THE ENGINEER. FULL DEPTH SAW CUTS ALONG THE REMOVAL LIMITS ARE INCIDENTAL TO THIS ITEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL REMOVAL, EARTHWORK, SUBGRADE PREPARATION, MODIFIED SUBBASE AND PAVING EXPENSES DUE TO DAMAGED EDGES. ADDITIONAL REMOVAL TO BE DETERMINED BY THE ENGINEER. PAYMENT SHALL BE MADE FOR THE AREA OF PAVEMENT REMOVED, REGARDLESS OF PAVEMENT THICKNESS. ESTIMATED PAVEMENT THICKNESS IS 4".

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PROJECT

CITY OF GRIMES

WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-25768
FILE NAME	25768 G1 - TITLE SHEET
DRAWN BY	MJE/PCN
DESIGNED BY	JDH/NSG/PCN
REVIEWED BY	JDH/NSG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

QUANTITIES AND ESTIMATE REFERENCE INFORMATION

SHEET

G1-20

25	7030-108-E-0	SIDEWALK, PCC, 6 INCH CONCRETE WILL BE A C-4 MIX WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. SLAG IS NOT ALLOWED. COMPACTION OF SUBGRADE AND SUBBASE USED FOR GRADING SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM. THICKENED EDGE SIDEWALK SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM. CONCRETE TESTING WILL BE PROVIDED BY THE OWNER.
26	7030-108-G-0	DETECTABLE WARNING DETECTABLE WARNING SHALL BE BRICK RED IN COLOR.
27	7040-108-H-0	PAVEMENT REMOVAL ALL REMOVALS SHALL BE MARKED AND MEASURED BY THE ENGINEER. FULL DEPTH SAW CUTS ALONG THE REMOVAL LIMITS ARE INCIDENTAL TO THIS ITEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL REMOVAL, EARTHWORK, AND PAVING EXPENSES DUE TO DAMAGED EDGES. ADDITIONAL REMOVAL TO BE DETERMINED BY THE ENGINEER. PAYMENT SHALL BE MADE FOR THE AREA OF PAVEMENT REMOVED, REGARDLESS OF THICKNESS. PAYMENT THICKNESS IS ESTIMATED TO BE 7".
28	8020-108-B-0	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE
29	8020-108-G-0	PAINTED SYMBOLS AND LEGENDS
30	9010-108-A-0	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING (NATIVE PLANTING MIX)
31	9010-108-A-0	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING (DETENTION BASIN SEED MIX)
32	9020-108-A-0	SOD
33	9030-108-B-0	SHRUBS, 1 GAL
34	9030-108-B-0	TREE, OVERSTORY
35	9030-108-B-0	TREE, UNDERSTORY
36	9030-108-B-0	TREE, EVERGREEN
37	9030-108-C-0	PLUGS
38	9040-108-A-1	SWPPP PREPARATION THIS ITEM INCLUDES THE DEVELOPMENT OF A SWPPP BY THE CONTRACTOR MEETING ALL LOCAL AND STATE AGENCY REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NPDES GENERAL PERMIT #2.
39	9040-108-A-2	SWPPP MANAGEMENT THIS ITEM INCLUDES, BUT IS NOT LIMITED TO, ALL WORK REQUIRED TO COMPLY WITH THE ADMINISTRATIVE PROVISIONS OF THE IOWA DNR NPDES GENERAL PERMIT NO. 2; INCLUDING RECORD KEEPING, DOCUMENTATION, UPDATING THE SWPPP, FILING THE NOTICE OF DISCONTINUATION, ETC. WEEKLY INSPECTION REPORTS SHALL BE SENT TO THE ENGINEER 48 HOURS AFTER INSPECTION.
40	9040-108-D-1	FILTER SOCK, 9 INCH DIAMETER THIS ITEM INCLUDES, BUT IS NOT LIMITED TO, ANCHORING STAKES, MAINTENANCE, REPLACEMENT OF DEFICIENT FILTER SOCK, RESTORATION OF THE AREA TO FINISHED GRADE, AND OFF-SITE DISPOSAL OF THE FILTER SOCK AND ACCUMULATED SEDIMENT.
41	9040-108-E-0	TEMPORARY RECP, ____ (TYPE)
42	9040-108-Q-2	EROSION CONTROL MULCHING, HYDROMULCHING ITEM SHALL BE USED TO STABILIZE ALL DISTURBED AREAS THAT HAVE REACHED FINISHED GRADE OUTSIDE OF THE SEEDING DATES. ITEM SHALL ONLY BE USED WITH APPROVAL OF THE ENGINEER. EROSION CONTROL MULCHING SHALL BE APPLIED AT A MINIMUM APPLICATION RATE OF 1,500 LB/AC DRY WEIGHT.
43	11020-108-A-1	MOBILIZATION THIS ITEM SHALL INCLUDE, BUT IS NOT LIMITED TO, THE MOVEMENT OF PERSONNEL, EQUIPMENT, AND SUPPLIES TO THE PROJECT SITE, BONDING, PERMITS, OR OTHER EXPENSES INCURRED PRIOR TO CONSTRUCTION. PAYMENT SHALL BE PER SUDAS SECTION 11020.
44	11050-108-A-0	CONCRETE WASHOUT THIS ITEM SHALL INCLUDE ALL LABOR, EQUIPMENT, AND MATERIALS NECESSARY TO PROVIDE AND MAINTAIN A CONCRETE WASHOUT DURING ALL PAVING OPERATIONS. CONCRETE WASHOUT SHALL BE "ROLL OFF" TYPE AND PLACED TO NOT IMPEDE TRAFFIC. PAYMENT SHALL BE LUMP SUM, REGARDLESS OF NUMBER OF MOBILIZATIONS TO THE SITE FOR MAINTENANCE AND INSTALLATION.
45	0000-999-A	POURED IN PLACE PLAYGROUND SURFACING
46	0000-999-B	PLAYGROUND EQUIPMENT (NATURE PLAYSCAPE EQUIPMENT)
47	0000-999-C	PLAY TURF SURFACING
48	0000-999-D	PLAYGROUND EQUIPMENT (FIT COURSE ONLY)
49	0000-999-E	SPLASH PAD SURFACING
50	0000-999-F	SPLASH PAD FEATURES AND EQUIPMENT
51	0000-999-G	DRY STREAMSCAPE
52	0000-999-H	BENCH
53	0000-999-I	LITTER RECEPTACLE
54	0000-999-J	BIKE RACK
55	0000-999-K	PICNIC TABLE
56	0000-999-L	PICNIC TABLE (ADA)
57	0000-999-M	PLAY MOUND
58	0000-999-N	STEEL BRIDGE
59	0000-999-O	SITE SHELTER
60	0000-999-P	SITE ELECTRICAL

ALTERNATE A

A1	0000-999-P	PARKING LOT LIGHTING	LS	1	

ESTIMATE REFERENCE INFORMATION (ALTERNATE A)

ITEM NO.	ITEM CODE	DESCRIPTION
A1	0000-999-P	PARKING LOT LIGHTING

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PROJECT

CITY OF GRIMES

WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-25768
FILE NAME	25768 G1 - TITLE SHEET
DRAWN BY	MJE/PCN
DESIGNED BY	JDH/NSG/PCN
REVIEWED BY	JDH/NSG
ORIGINAL ISSUE DATE	--/--/--
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TITLE

ESTIMATE REFERENCE INFORMATION

SHEET

G1-21

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PLOT DATE: 2/23/2022 4:59 PM

STORM DRAIN STRUCTURE SCHEDULE

STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	* TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE
ST-1	SW-401	48 Ø	RC	SW-602 TYPE E	958.66	954.11	P-1
ST-1A	SW-501	36 x 24	RC	SW-603 TYPE R	958.06	954.43	P-1A
ST-2	SW-401	48 Ø	RC	SW-602 TYPE E	960.74	954.69	P-2
ST-2A	SW-505	80 x 24	RC	SW-603 TYPE R	959.01	955.51	P-2A
ST-3	SW-401	48 Ø	RC	SW-602 TYPE E	961.33	955.23	P-3
ST-4	SW-512	24 Ø	RC	SW-604 TYPE 3B	958.90	955.57	P-4
ST-5	SW-401	48 Ø	RC	SW-602 TYPE E	957.17	950.26	EX-STM
ST-6	SW-513 3' X 9' OPENING AT ELEVATION 957.50	48 x 48	RC	SW-602 TYPE E	958.75	950.55	P-5
ST-7	SW-512	24 Ø	RC	SW-604 TYPE 3B	954.00	951.50	P-6

STORM DRAIN PIPE SCHEDULE

PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
P-1	ST-1	954.11	FES-1	954.00	15	RCP	CLASS III	0.50%	23
P-1A	ST-1A	954.43	ST-1	954.21	15	RCP	CLASS III	0.50%	43
P-2	ST-2	954.69	ST-1	954.21	15	RCP	CLASS III	0.50%	95
P-2A	ST-2A	955.51	ST-2	954.79	15	RCP	CLASS III	1.00%	72
P-3	ST-3	955.23	ST-2	954.79	12	RCP	CLASS III	0.50%	89
P-4	ST-4	955.57	ST-3	955.33	12	HDPE		0.50%	48
P-5	ST-6	950.55	ST-5	950.36	15	RCP	CLASS III	0.50%	38
P-6	ST-7	952.00	ST-6	951.88	10	HDPE		0.85%	14

SANITARY SEWER PIPE SCHEDULE

PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
P-85	ST-85	951.55		948.12	6"	PVC	SDR-26	1.16%	296
P-86	ST-86	951.87	ST-85	951.55	6"	PVC	SDR-26	1.16%	28
P-87	ST-87	952.22	ST-86	951.87	6"	PVC	SDR-26	1.16%	29
P-88	BUILDING CONNECTION	952.75	ST-87	952.22	6"	PVC	SDR-26	1.16%	46

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CITY OF GRIMES

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PROJECT

CITY OF GRIMES

WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-25768
FILE NAME	25768 C0 - SITE DETAILS 1
DRAWN BY	MJE/PCN
DESIGNED BY	JDH/NSG/PCN
REVIEWED BY	JDH/NSG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SCHEDULES

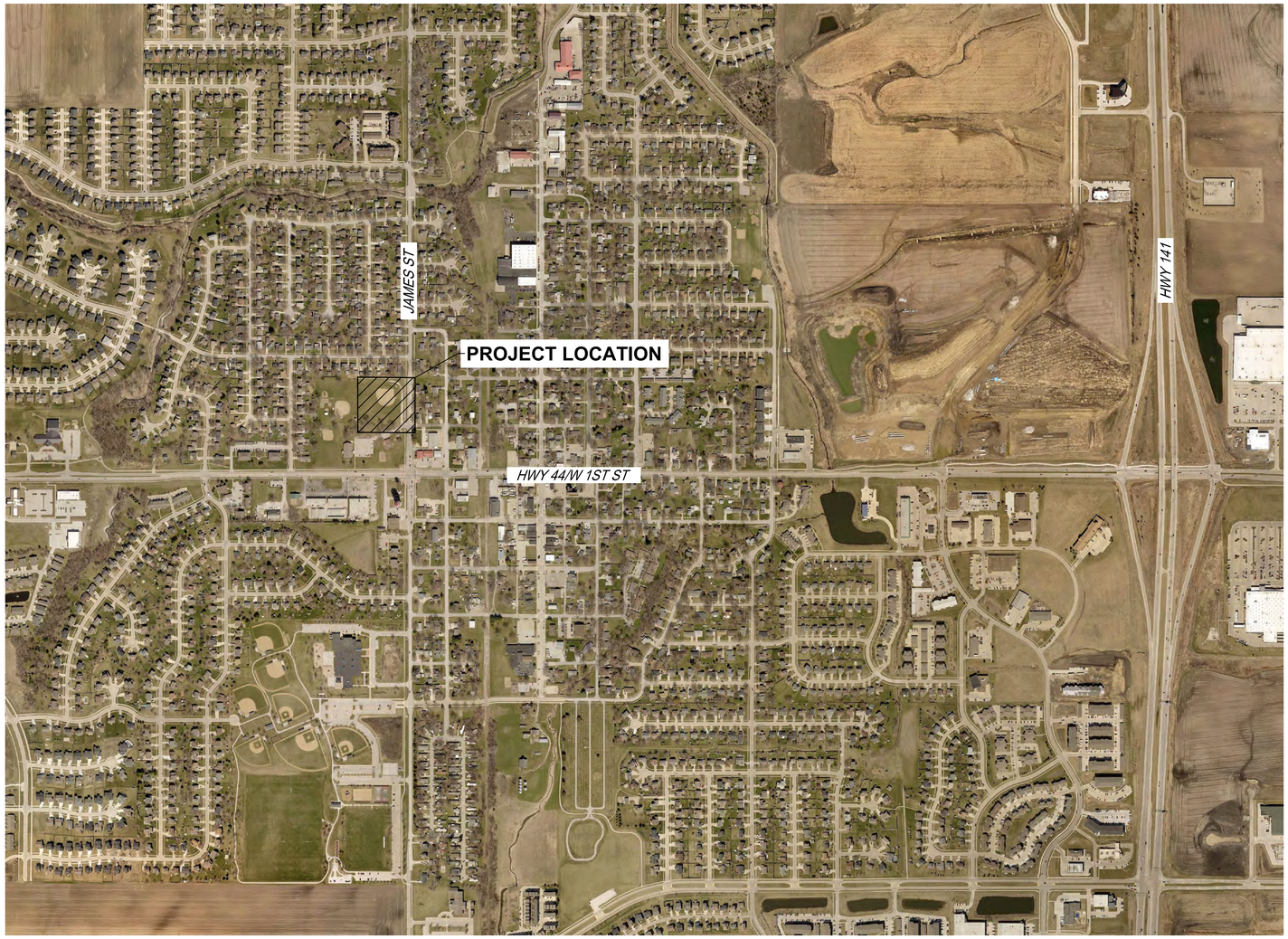
SHEET

G1-22

PRELIMINARY NOT FOR CONSTRUCTION

GRIMES, IOWA

ISG PROJECT # 21-25768



LOCATION MAP

SCALE IN FEET

0 500 1000

N W E S

ABBREVIATIONS:

AC	ACRE	CIP	CAST IRON PIPE	DS	DOWNSPOUT	FTG	FOOTING	HWL	HIGH WATER LEVEL	LS	LUMP SUM	OHD	OVERHEAD DOOR	REM	REMOVE	TNFH	TOP NUT OF FIRE HYDRANT
ADA	AMERICANS WITH DISABILITIES ACT	CIPC	CAST IN PLACE CONCRETE	EA	EACH	GA	GAUGE	HWY	HIGHWAY	LSO	LOWEST STRUCTURAL OPENING	OZ	OUNCE	ROW	RIGHT OF WAY	TRANS	TRANSFORMER
ADD	ADDENDUM	CJ	CONTROL JOINT	ELEC	ELECTRICAL	GAL	GALLON	HYD	HYDRANT	MAX	MAXIMUM	PED	PEDESTAL, PEDESTRIAN	R/W	RIGHT OF WAY	TV	TELEVISION
AFF	ABOVE FINISHED FLOOR	CL	CENTERLINE	ELEV	ELEVATION	GALV	GALVANIZED	I	INVERT	MB	MAIL BOX	PERF	PERFORATED	SAN	SANITARY	T/W	TOP OF WALL
AGG	AGGREGATE	CMP	CORRUGATED METAL PIPE	EOF	EMERGENCY OVERFLOW	GC	GENERAL CONTRACTOR	ID	INSIDE DIAMETER	MECH	MECHANICAL	PL	PROPERTY LINE	SCH	SCHEDULE	TYP	TYPICAL
APPROX	APPROXIMATE	CO	CLEANOUT	EQ	EQUAL	GFE	GARAGE FLOOR ELEVATION	IN	INCH	MH	MANHOLE	PP	POLYPROPYLENE	SF	SQUARE FOOT	UT	UTILITY, UNDERGROUND TELEPHONE
ARCH	ARCHITECT, ARCHITECTURAL	CONC	CONCRETE	EX	EXISTING	GL	GUTTER LINE	INV	INVERT	MIN	MINIMUM	PSI	POUNDS PER SQUARE INCH	SPEC	SPECIFICATION	VCP	VITRIFIED CLAY PIPE
BFE	BASEMENT FLOOR ELEVATION	CONST	CONSTRUCTION	F/G	FORM GRADE	GPM	GALLONS PER MINUTE	IP	IRON PIPE	MISC	MISCELLANEOUS	PVC	POLYVINYL CHLORIDE	SQ	SQUARE	W/O	WITHOUT
BIT	BITUMINOUS	CONT	CONTINUOUS	FDC	FIRE DEPARTMENT CONNECTION	GV	GATE VALVE	IPS	IRON PIPE SIZE	NO	NUMBER	PVMT	PAVEMENT	STA	STATION	W/	WITH
CAD	COMPUTER-AIDED DESIGN	CY	CUBIC YARD	FDN	FOUNDATION	HDPE	HIGH DENSITY POLYETHYLENE	J-BOX	JUNCTION BOX	NTS	NOT TO SCALE	QTY	QUANTITY	SY	SQUARE YARD	YD	YARD
CB	CATCH BASIN	C&G	CURB AND GUTTER	FFE	FINISHED FLOOR ELEVATION	HD	HEAVY DUTY	JT	JOINT	NWL	NORMAL WATER LEVEL	RAD	RADIUS	T/C	TOP OF CURB	YR	YEAR
CFS	CUBIC FEET PER SECOND	DEMO	DEMOLITION	FPM	FEET PER MINUTE	HH	HANDHOLE	LF	LINEAR FEET	OC	ON CENTER	RCP	REINFORCED CONCRETE PIPE	TEL	TELEPHONE		
CF	CUBIC FOOT	DIA	DIAMETER	FPS	FEET PER SECOND	HORIZ	HORIZONTAL	LIN	LINEAR	OCEW	ON CENTER EACH WAY	RD	ROOF DRAIN	TEMP	TEMPORARY		
CI	CAST IRON	DIM	DIMENSION	FT	FOOT, FEET	HR	HOUR	LPS	LOW PRESSURE STEAM	OH	OVERHEAD	REBAR	REINFORCING BAR	THRU	THROUGH		

PLOT DATE: 2/23/2022 4:24 PM

PROJECT LOCATION:

200 N JAMES ST
GRIMES, IA 50111

SECTION 31/T80N/R25W

GRIMES, IOWA

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OWNER:

CITY OF GRIMES
101 NE HARVEY STREET
GRIMES, IOWA 50111
PH: 515.986.3036

PROJECT MANAGER:
ISG - NATHAN GRUVER, PLA
207 EAST 2ND STREET
DES MOINES, IA 50309

PHONE: 515.243.9143

LEGEND

EXISTING

CITY LIMITS
SECTION LINE
QUARTER SECTION LINE
RIGHT OF WAY LINE
PROPERTY / LOTLINE
EASEMENT LINE
ACCESS CONTROL
WATER EDGE
WETLAND BOUNDARY
WETLAND / MARSH
FENCE LINE
CULVERT
STORM SEWER
SANITARY SEWER
SANITARY SEWER FORCEMAIN
WATER
GAS
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
UNDERGROUND TV
OVERHEAD UTILITY
UNDERGROUND UTILITY
UNDERGROUND FIBER OPTIC
990 CONTOUR (MAJOR)
989 CONTOUR (MINOR)
DECIDUOUS TREE
CONIFEROUS TREE
TREE LINE
MANHOLE/STRUCTURE
CATCH BASIN
HYDRANT
VALVE
CURB STOP
POWER POLE
UTILITY PEDESTAL / CABINET

PROPOSED

LOT LINE
RIGHT OF WAY
EASEMENT
CULVERT
STORM SEWER
STORM SEWER (PIPE WIDTH)
SANITARY SEWER
SANITARY SEWER (PIPE WIDTH)
WATER
GAS
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
UNDERGROUND TV
1015 CONTOUR
MANHOLE (STORM, SANITARY)
CATCH BASIN
HYDRANT
VALVE

PROJECT GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT/ENGINEER.
2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ENGINEER BEFORE PROCEEDING WITH THE WORK.
7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
8. THE LOCATION AND TYPE OF ALL INPLACE UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS AND ELEVATIONS OF ALL INPLACE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
9. THE CONTRACTOR IS TO CONTACT "IOWA ONE CALL" FOR UTILITY LOCATIONS, MINIMUM 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-292-8989).

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF GRIMES, IA REQUIREMENTS AND WITH THE 2022 EDITION OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS, UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), ZONE 8, ON THE IOWA RCS COORDINATE SYSTEM, IN U.S. SURVEY FEET.
ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN OCTOBER / 2021 BY ISG.

B.M. ELEVATION=963.72
TOP NUT OF HYDRANT ON THE NORTH EAST CORNER OF THE LIBRARY PARKING LOT

ISG

CITY OF GRIMES

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

NOTE:
THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.

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PROJECT

CITY OF GRIMES

WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-25768
FILE NAME	25768 G1 - TITLE SHEET
DRAWN BY	MJE/PCN
DESIGNED BY	JDH/NSG/PCN
REVIEWED BY	JDH/NSG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE DATA SHEET

SHEET

C0-10

PRELIMINARY NOT FOR CONSTRUCTION

CONSTRUCTION NOTES

1. 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.
2. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS AND ALL ADDENDA, AND MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ENGINEER.
3. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
4. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
5. THE 2022 EDITION OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) AND THE RECOMMENDED STANDARDS FOR WATER WORKS (10 STATE STANDARDS), 2012 EDITION, SHALL APPLY TO THE CONSTRUCTION WORK ON THE PROJECT, PLUS THE BIDDING INFORMATION, CONTRACT PROVISIONS, AND SPECIAL PROVISIONS OF ISG (I+S GROUP, INC.). A FULL IOWA SUDAS SPECIFICATIONS MANUAL CAN BE FOUND ONLINE FOR FREE AT WWW.IOWASUDAS.COM.
6. THE WORK TO BE ACCOMPLISHED FOR THE CONSTRUCTION OF THIS PROJECT WILL OCCUR ON OWNER'S PROPERTY. THE CONTRACTOR SHOULD CONFINE OPERATION, PEOPLE, AND EQUIPMENT TO THE OWNER'S PROPERTY.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT TO BE INCORPORATED IN THE WORK INVOLVED IN THE PROJECT (UNSUITABLE EXCAVATION, WASTE PIPE, ETC.).
8. THE LOCATION AND TYPE OF ALL INPLACE UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF ISG (I+S GROUP, INC.). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS AND ELEVATIONS OF ALL INPLACE UTILITIES PRIOR TO CONSTRUCTION AND AVOID DAMAGE THERETO. NO CLAIM FOR ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN. ANY NECESSARY FIXTURE ADJUSTMENTS SHALL BE INCIDENTAL.
9. PUBLIC UTILITY FIXTURES ARE EXISTING WITHIN THE CONSTRUCTION AREA. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THESE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR ANY NECESSARY MODIFICATION OF SERVICES. NO ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.
10. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL NECESSARY TRAFFIC CONTROL SIGNS, DEVICES, ETC., AND TO PLACE, MAINTAIN, AND REMOVE SAME AS CONSTRUCTION COMMENCES AND IS COMPLETED IN ACCORDANCE WITH THE CURRENT EDITION OF THE IOWA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS. FAILURE TO COMPLY WITH THIS PORTION OF THE SPECIFICATIONS WILL RESULT IN SUSPENSION OF WORK UNTIL THE SITUATION IS CORRECTED. A REDUCTION IN THE LUMP SUM TO BE PAID WILL BE MADE FOR EXCESSIVE NONCOMPLIANCE WITH REQUIRED TRAFFIC CONTROL. NO WORK SHALL COMMENCE IN ANY GIVEN AREA UNTIL ALL APPROPRIATE TRAFFIC CONTROL IS IN PLACE.
11. THE CONTRACTOR SHALL NOT DISTURB GRASSED AREAS AND TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREA(S) WILL BE SUBJECT TO APPROVAL OF THE ENGINEER.
12. ALL EXISTING TREES AND BUSHES SHALL BE MAINTAINED AND PROTECTED UNLESS NOTED OTHERWISE. AREAS OF HAND FORMING MAY BE REQUIRED TO PROTECT TREES.
13. THE CONSTRUCTION OPERATIONS ARE TO TAKE PLACE IN A RESIDENTIAL AREA. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE REQUIREMENTS INCLUDED IN THE SPECIFICATIONS IN REGARD TO POSITIVE DUST CONTROL DURING ALL OPERATIONS TO INCLUDE REMOVAL, CLEAN UP, ETC.
14. EXISTING STORM SEWERS, SANITARY SEWERS, AND WATER MAINS ARE LOCATED BASED ON CITY RECORDS AND ACTUAL LOCATION MAY VARY GREATLY FROM THAT SHOWN.
15. CONTRACTOR SHALL REPLACE AND REPAIR ALL EXISTING STORM SEWERS THAT ARE ENCOUNTERED DURING CONSTRUCTION IN ACCORDANCE WITH THE SPECIFICATION. CONTRACTOR SHALL USE 2000D RCP WITH FLEXIBLE O-RING GASKET JOINTS, PLACE PIPES SO JOINTS ARE NOT DIRECTLY OVER WATER MAIN, AND RECONNECT TO EXISTING STORM SEWER WITH REINFORCED FERNCO COUPLING.
16. ELEVATIONS GIVEN ON THE PLAN AND PROFILE SHEETS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
17. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR SECURING THE SERVICES OF AN INDEPENDENT TESTING LABORATORY FOR ALL MATERIAL TESTING FOR THIS PROJECT.
18. PROPOSED WATER DISTRIBUTION LINE SHALL BE INSTALLED WITH A MINIMUM OF SIX FEET (6') OF COVER. IN LOCATIONS WITH A SEPARATION DISTANCE OF LESS THAN TEN FEET (10') FROM SANITARY SEWER OR STORM SEWER, THE SANITARY SEWER OR STORM SEWER SHALL BE INSTALLED EIGHTEEN INCHES (18") BELOW THE BOTTOM OF THE WATER MAIN AND SHALL BE PLACED IN A SEPARATE TRENCH AT A MINIMUM HORIZONTAL SEPARATION OF THREE FEET PER SUDAS SPECIFICATIONS.
19. AT ALL SEWER AND WATER MAIN CROSSOVERS, MAINTAIN A MINIMUM OF 18" SEPARATION BETWEEN BOTTOM OF WATER MAIN AND TOP OF SEWER. PLACE ONE FULL LENGTH OF WATER PIPE, LOCATED SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM SEWER. USE LOW PERMEABILITY SOIL FOR BACKFILL WITHIN 10' OF CROSSOVER.
20. THRUST BLOCKS SHALL BE POURED CONCRETE, INSTALLED BEHIND ALL BENDS, TEES AND DEAD ENDS IN ACCORDANCE WITH SPECIFICATIONS.
21. CUT OFF, CAP AND ABANDON EXISTING WATER MAINS AS NEEDED TO COMPLETE NEW WORK.
22. FLUSH WATER FROM DISINFECTION PROCESS SHALL BE DISPOSED OF BY DIRECTING FLUSH WATER TO SANITARY SEWER SYSTEM. DECHLORINATE HIGHLY CHLORINATED WATER FROM TESTING BEFORE RELEASING INTO THE SANITARY SEWER SYSTEM.
23. GRANULAR BEDDING IS REQUIRED FOR ANY TYPE OF PIPE USED AND SHALL BE AS SPECIFIED.
24. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING LOCATIONS OF ALL WATER SERVICES AND WATER CONNECTIONS.
25. A NEAT VERTICAL EDGE WILL BE REQUIRED FOR ALL JOINTS BETWEEN THE NEW PAVEMENT SURFACE AND EXISTING PAVING AS SHOWN IN THE PLANS. SAW CUTTING OR OTHER TECHNIQUES MAY BE USED TO PROVIDE THIS EDGE. COST OF THE SAW CUT IS TO BE CONSIDERED INCIDENTAL. ADDITIONAL REMOVAL AND REPLACEMENT DUE TO THE CONTRACTOR'S OPERATION WILL NOT BE MEASURED SEPARATELY BUT WILL BE THE CONTRACTOR'S RESPONSIBILITY.
26. CONTRACTOR SHALL COORDINATE DROP CURB LOCATIONS DURING PAVING WITH PROPERTY OWNERS, AND LOCATIONS SHALL BE APPROVED BY CITY AND ENGINEER. DROP CURB WILL NOT BE PLACED UNLESS SPECIFIED BY PROPERTY OWNERS. CONTRACTOR SHALL PROVIDE PAVING SCHEDULE AS TO ALLOW RESIDENTS OPPORTUNITY TO SPECIFY LOCATION.
27. ANY DEWATERING NECESSARY FOR CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO INDIVIDUAL CONSTRUCTION ITEM. PLEASE REFER TO SUBSURFACE EXPLORATION REPORT FOR ANTICIPATED SITE CONDITIONS. REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT GUARANTEE CONDITIONS TO BE EXPERIENCED.
28. THE CONTRACTOR SHALL INSPECT AND VERIFY SOIL CONDITIONS AS NECESSARY IN ORDER TO DETERMINE THE TYPE OF CONSTRUCTION TO EMPLOY. NATURAL OBSTRUCTIONS TYPICAL TO THIS AREA MAY BE ENCOUNTERED IN THE SOIL. THESE CONTRACT DOCUMENTS DO NOT WARRANT THE NATURE OR CONDITIONS OF THE SOILS, AND DO NOT WARRANT THAT NATURAL OBSTRUCTIONS WILL NOT BE ENCOUNTERED, NOR GUARANTEE THE EXTENT TO WHICH ROCKS, BOULDERS, OR OTHER OBSTRUCTIONS, REGARDLESS OF SIZE, MAY BE ENCOUNTERED DURING BORING OPERATIONS. THE CONTRACTOR SHALL NOT BE ENTITLED TO ADDITIONAL COMPENSATION FOR ANY NATURAL OBSTRUCTIONS TYPICAL TO THIS AREA ENCOUNTERED DURING CONSTRUCTION.
29. CONCRETE AND GROUT WASHOUT AREA SHALL REMAIN WITHIN CONFINES OF PROJECT AREA AND SHALL BE PROPERLY REMOVED UPON PROJECT COMPLETION.
30. PROJECT ITEMS TO BECOME PROPERTY OF CONTRACTOR FOR PROPER DISPOSAL UNLESS OTHERWISE NOTED ON PLANS OR CITY/ENGINEER NOTIFIES CONTRACTOR OTHERWISE.
31. OWNER WILL PROVIDE CONSTRUCTION STAKING FOR PROJECT THROUGH ISG (I+S GROUP, INC.) AND CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE BEFORE STAKING IS REQUIRED.
32. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF WATER CONNECTION. REPAIR AND RELOCATION OF CONFLICTING OR DAMAGED UTILITIES SHALL BE INCIDENTAL TO WATER MAIN INSTALLATION.
33. ALL SIZES OF SANITARY SEWERS SHOWN ARE BASED ON EXISTING RECORDS AND VISUAL EXAMINATIONS AT SANITARY MANHOLES. ACTUAL SIZES OF PIPES ENCOUNTERED DURING CONSTRUCTION MAY BE DIFFERENT THAN SHOWN ON PLANS. CONTRACTOR SHALL BE PREPARED TO ENCOUNTER AND LINE OR REPLACE PIPES OF DIFFERENT SIZES THAN SHOWN ON PLANS. FINAL DECISION WILL BE MADE IN THE FIELD BY THE ENGINEER OR ENGINEER'S REPRESENTATIVE.
34. EXISTING SEWER LINE MAY INCLUDE SERVICE LINES THAT ARE NOT ACTIVE. CONTRACTOR SHALL DETERMINE (WITH ASSISTANCE OF OWNER) THOSE SERVICE CONNECTIONS THAT ARE ACTIVE AND SHALL RECONNECT ONLY THOSE SERVICES THAT ARE ACTIVE OR OTHERWISE DESIGNATED TO BE RECONNECTED BY OWNER. CONTRACTOR SHALL SUPPLY ADEQUATE TIME (MINIMUM OF 2 WEEKS) FROM PRE-LINING TELEVISING TO LINING OF SEWER TO ALLOW OWNER AND ENGINEER TIME TO DETERMINE ACTIVE SERVICES. THIS MAY REQUIRE ADDITIONAL ASSISTANCE FROM CONTRACTOR VIA DYE TESTING, AND WILL NOT JUSTIFY ANY ADDITIONAL COMPENSATION. LOCATIONS OF SERVICE LINES SHALL BE FIELD VERIFIED WITH PRELINING TELEVISING VIDEOS SUPPLIED TO THE ENGINEER. ACTUALLOCATIONS MAY BE DIFFERENT THAN SHOWN ON PLANS.
35. FLOW SHALL BE MAINTAINED IN THE SEWER AT ALL TIMES. CONTRACTOR MAY ACCOMPLISH THIS BY PUMPING DURING THE WORK HOURS BUT SHALL TEMPORARILY RECONNECT OLD AND NEW DURING NON-WORK HOURS TO AVOID HAVING TO OPERATE PUMPS AFTER WORK HOURS. IF CONTRACTOR PLUGS ONE OR MORE SEWER MAINS IN ORDER TO INSTALL A CIPP LINER, IT IS THE CONTRACTORSRESPONSIBILITY TO ENSURE THE SEWER MAIN OR SERVICE THAT WERE PLUGGED DO NOT HAVE DEBRIS BUILDUP AFTER PLUGGED SEWER MAIN IS PUT BACK INTO SERVICE.
36. ALL SALVAGEABLE ITEMS SUCH AS CASTINGS AND COVERS SHALL REMAIN PROPERTY OF THE CITY.
37. SEEDING AND FERTILIZING IS INCLUDED IN THIS CONTRACT. CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING AND PREPARING AREAS DISTURBED BY CONTRACTOR'S OPERATIONS FOR SEEDING. ALL DEBRIS GREATER THAN GOLF BALL SIZE SHALL BE REMOVED AND AREA SHALL BE RAKED SMOOTH. CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE OF THE OWNER'S PROPERTY DURING OPERATIONS AND SHALL MAKE A REASONABLE EFFORT TO NOT DISTURB AREAS GREATER THAN NECESSARY DURING CONSTRUCTION. AREAS OF NONGERMINATION WILL BE RESEEDED AND REFERTILIZED BY THE CONTRACTOR. COST IS TO BE CONSIDERED INCIDENTAL.

PLOT DATE: 2/23/2022 4:24 PM

ISG

CITY OF GRIMES

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PROJECT

CITY OF GRIMES

WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-25768
FILE NAME	25768 G1 - TITLE SHEET
DRAWN BY	MJE/PCN
DESIGNED BY	JDH/NSG/PCN
REVIEWED BY	JDH/NSG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

CONSTRUCTION NOTES

SHEET

C0-20

PRELIMINARY NOT FOR CONSTRUCTION

CITY OF GRIMES STANDARD NOTES

1. GENERAL NOTES:
   - A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS 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 CONTRACTOR.
   - 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.

UTILITIES

CENTURY LINK
ROBIN DE PENNING
515-233-5149
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515-252-6742
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JOSEPH.M.BARRETT@WINDSTREAM.COM

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PROJECT

CITY OF GRIMES

WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-25768
FILE NAME	25768 G1 - TITLE SHEET
DRAWN BY	MJE/PCN
DESIGNED BY	JDH/NSG/PCN
REVIEWED BY	JDH/NSG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

CONSTRUCTION NOTES

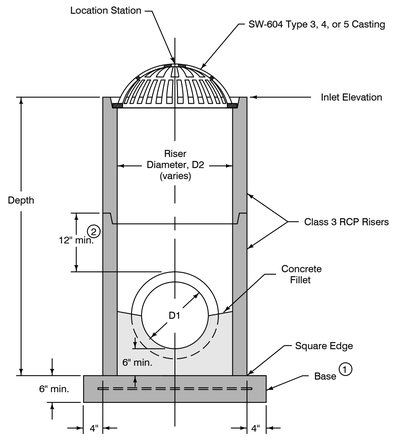
SHEET

C0-21

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TYPICAL SECTION

CASE 1

1 Precast (shown) or cast-in-place base:

- Precast: 6 inch thick concrete with #6 welded wire mesh on 4 inch centers (WWF 4" x 4"). Center mesh vertically within base.
- Cast-in-place: 8 inch thick non-reinforced concrete.

2 12 inch minimum riser height above all pipes.

INTAKE SIZE - CASE 1	
Outlet Pipe Diameter, D1	Minimum Riser Diameter, D2
12"	18"
15"	24"
18"	24"
21"	30"
24"	30"
27"	36"

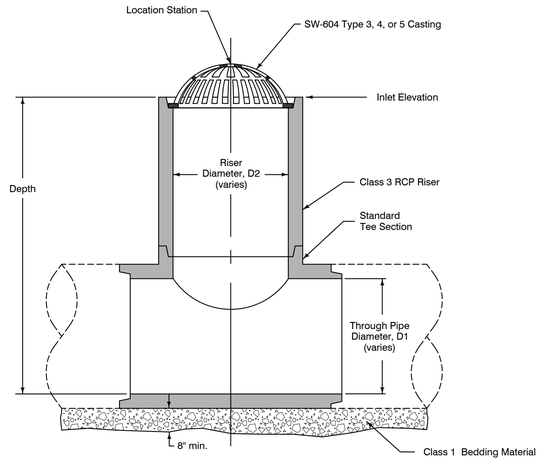
SUDAS	IOWA DOT	REVISION 1 04-17-18
FIGURE 6010.512	STANDARD ROAD PLAN	SW-512 SHEET 1 of 2

REVISIONS: Changed "Invert" callout to "Concrete Fillet".

Paul D. Wiegand, SUDAS DIRECTOR — Brian J. Smith, DESIGN METHODS ENGINEER

CIRCULAR AREA INTAKE

FIGURE 6010.512 SHEET 1 OF 2



TYPICAL SECTION

CASE 2

3 Minimum riser diameter is 18 inches.

INTAKE SIZE - CASE 2	
Through Pipe Diameter, D1	Maximum Riser Diameter, D2 (3)
18"	18"
21"	18"
24"	24"
27"	24"
30"	30"
36" or more	36"

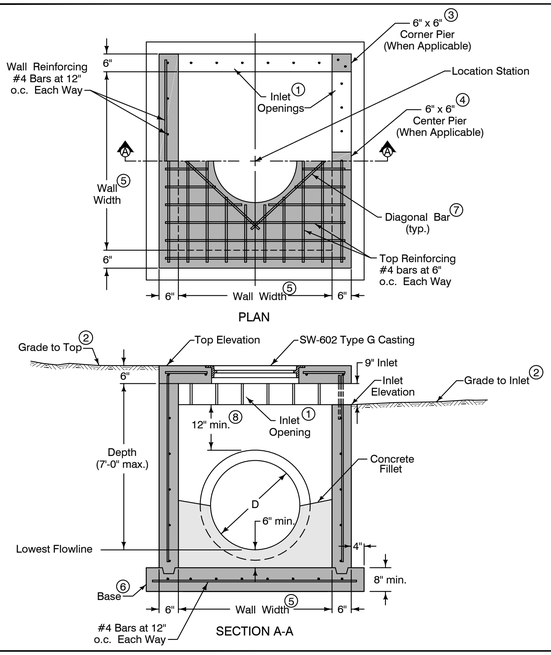
SUDAS	IOWA DOT	REVISION 1 04-17-18
FIGURE 6010.512	STANDARD ROAD PLAN	SW-512 SHEET 2 of 2

REVISIONS: Changed "Invert" callout to "Concrete Fillet".

Paul D. Wiegand, SUDAS DIRECTOR — Brian J. Smith, DESIGN METHODS ENGINEER

CIRCULAR AREA INTAKE

FIGURE 6010.512 SHEET 2 OF 2



Structure may be built with openings on any or all sides. Provide openings and orientation as specified in the contract documents.

Adjacent walls may have different widths based upon pipe configuration, but structure must be rectangular.

1 Construct inlet openings with 15-inch #4 epoxy-coated bars at 8 inches on center. Embed bars a minimum of 3 inches into walls and top at all openings.

2 Grade to inlet elevation on open sides. Grade to top elevation on closed sides.

3 Corner pier required between openings of two adjacent walls. Extend wall reinforcing vertically through pier. Install one additional 15-inch #4 bar in pier.

4 Center pier required at center of any inlet opening with length of 5 feet or greater. Extend wall reinforcing vertically through pier. Install one additional 15-inch #4 bar in pier.

5 Wall widths vary with pipe diameter. Provide 6 inches of wall width (minimum) each side of pipe opening. Minimum wall width is 36 inches. Maximum wall width is 72 inches.

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

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

8 12" minimum wall height above all pipes.

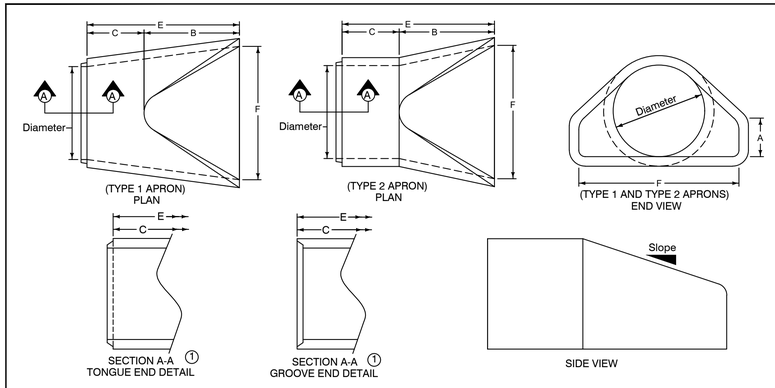
SUDAS	IOWA DOT	REVISION 1 04-17-18
FIGURE 6010.513	STANDARD ROAD PLAN	SW-513 SHEET 1 of 1

REVISIONS: Changed "Invert" callout to "Concrete Fillet". Updated linework and fixed DOT and SUDAS logo.

Paul D. Wiegand, SUDAS DIRECTOR — Brian J. Smith, DESIGN METHODS ENGINEER

OPEN-SIDED AREA INTAKE

FIGURE 6010.513 SHEET 1 OF 1



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.

TYPE 1 APRONS						
DIAM.	SLOPE	A	B	MINIMUM C	MINIMUM E	F
12"	2.4:1	4"	2'-0"	4-5/8"	6-5/8"	2'-0"
15"	2.4:1	6"	2'-3"	3'-10"	6'-1"	2'-6"
18"	2.3:1	9"	2'-3"	3'-10"	6'-1"	3'-0"
21"	2.4:1	9"	3'-0"	3'-11-1/2"	6'-11-1/2"	3'-5"
24"	2.5:1	9-1/2"	3'-7-1/2"	2'-6"	6'-11-1/2"	4'-0"
27"	2.5:1	10-1/2"	4'-1"	2'-0"	6'-11-1/2"	4'-4"
30"	2.5:1	12"	4'-6"	1'-7-1/2"	6'-11-1/2"	5'-0"
36"	2.5:1	15"	5'-3"	2'-9"	8'-0"	6'-0"
42"	2.5:1	21"	5'-3"	2'-9"	8'-0"	6'-6"
48"	2.5:1	24"	6'-0"	2'-0"	8'-0"	7'-0"
54"	1.8:1	27"	5'-0"	3'-0"	8'-0"	7'-6"
60"	1.6:1	29-1/2"	5'-0"	3'-0"	8'-0"	8'-0"
66"	1.7:1	30"	6'-0"	2'-3"	8'-3"	8'-0"
72"	1.6:1	30"	6'-6"	1'-9"	8'-3"	9'-0"
78"	1.8:1	36"	7'-6"	1'-9"	9'-3"	9'-6"
84"	1.3:1	29-1/2"	6'-9"	2'-6-1/2"	9'-3-1/2"	10'-0"

TYPE 2 APRONS						
DIAM.	SLOPE	A	B	MINIMUM C	MINIMUM E	F
12"	2.4:1	4"	2'-0"	4-5/8"	6-5/8"	2'-0"
15"	2.4:1	6"	2'-3"	3'-10"	6'-1"	2'-6"
18"	2.3:1	9"	2'-3"	3'-10"	6'-1"	3'-0"
21"	2.4:1	9"	3'-0"	3'-11-1/2"	6'-11-1/2"	3'-5"
24"	2.5:1	9-1/2"	3'-7-1/2"	2'-6"	6'-11-1/2"	4'-0"
27"	2.5:1	10-1/2"	4'-1"	2'-0"	6'-11-1/2"	4'-4"
30"	2.5:1	12"	4'-6"	1'-7-1/2"	6'-11-1/2"	5'-0"
36"	2.5:1	15"	5'-3"	2'-9"	8'-0"	6'-0"
42"	2.5:1	21"	5'-3"	2'-9"	8'-0"	6'-6"
48"	2.5:1	24"	6'-0"	2'-0"	8'-0"	7'-0"
54"	1.9:1	24-1/2"	5'-5"	2'-7"	8'-0"	7'-6"
60"	1.4:1	24-1/2"	5'-0"	3'-0"	8'-0"	8'-0"
66"	1.7:1	30"	6'-0"	2'-3"	8'-3"	8'-0"
72"	1.4:1	24"	6'-6"	1'-9"	8'-3"	9'-0"
78"	1.8:1	36"	7'-6"	1'-9"	9'-3"	9'-6"
84"	1.5:1	23-1/2"	7'-6-1/2"	1'-9"	9'-3-1/2"	10'-0"

SUDAS	REVISION New 10-18-16
	4030.222 SHEET 1 of 1

SUDAS Standard Specifications

CIRCULAR CONCRETE APRONS

FIGURE 4030.222 SHEET 1 OF 1

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PROJECT

CITY OF GRIMES

WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

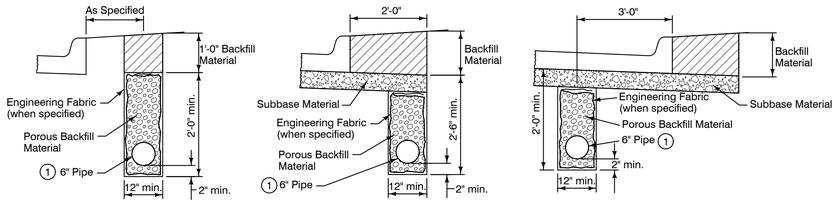
PROJECT NO.	21-25768
FILE NAME	25768 C0 - SITE DETAILS 1
DRAWN BY	MJE/PCN
DESIGNED BY	JDH/NSG/PCN
REVIEWED BY	JDH/NSG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS - UTILITIES

SHEET

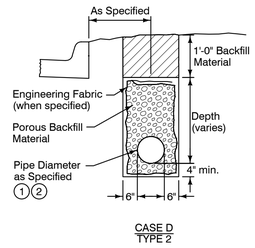
C0-30



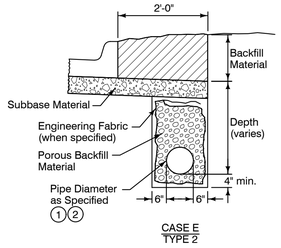
CASE A
TYPE 1

CASE B
TYPE 1

CASE C
TYPE 1



CASE D
TYPE 2



CASE E
TYPE 2

Type 1 installation is for longitudinal subdrain only. Type 2 installation is for combination subdrain/footing drain collectors.

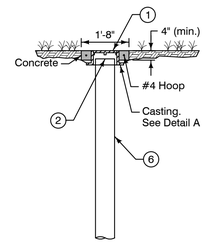
1. Place perforations down for all installations.
2. When concrete pipe is specified, wrap pipe joints with engineering fabric. Do not apply joint sealant. Comply with Figure 4020.211

FIGURE 4040.231 SHEET 1 OF 1

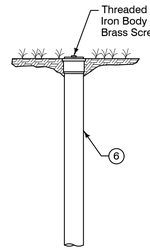
SUDAS | REVISION 1 10-21-14 | 4040.231 | SHEET 1 of 1

SUDAS Standard Specifications

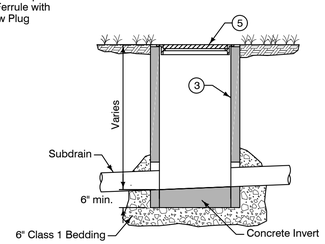
SUBDRAINS



TYPE A-1 CLEANOUT



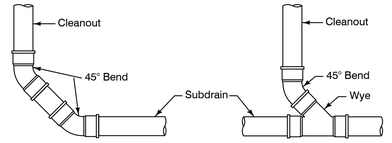
TYPE A-2 CLEANOUT



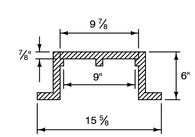
TYPE B CLEANOUT

Use in non-traffic areas.

1. Light duty casting. Label lid with "Storm" or "Storm C.O."
2. Do not allow casting to bear on top of riser pipe; provide 2 inch clearance, minimum.
3. A manufactured cleanout may be used in lieu of a Type B cleanout, if approved by the Engineer.
4. Design is intended for use in conjunction with 8 inch PVC riser pipe. Other sized caps may be used with smaller pipe, as approved by the Engineer.
5. Provide Type G casting, as required to fit pipe size.
6. PVC riser pipe; match diameter of subdrain (8 inches maximum).



TYPE A CLEANOUT CONNECTIONS



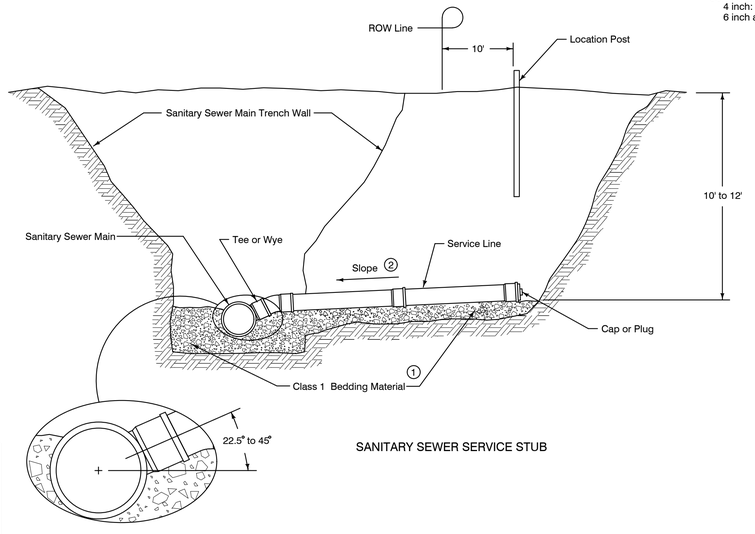
DETAIL A (1) (4)
(Dimensions are nominal)

FIGURE 4040.232 SHEET 1 OF 1

SUDAS | REVISION 2 10-18-14 | 4040.232 | SHEET 1 of 1

SUDAS Standard Specifications

SUBDRAIN CLEANOUTS



SANITARY SEWER SERVICE STUB

1. Place bedding and backfill material as required for sewer main.
2. Service Line Slope:
   4 inch: 2% to 5%
   6 inch and greater: 1% to 5%

FIGURE 4010.201 SHEET 2 OF 2

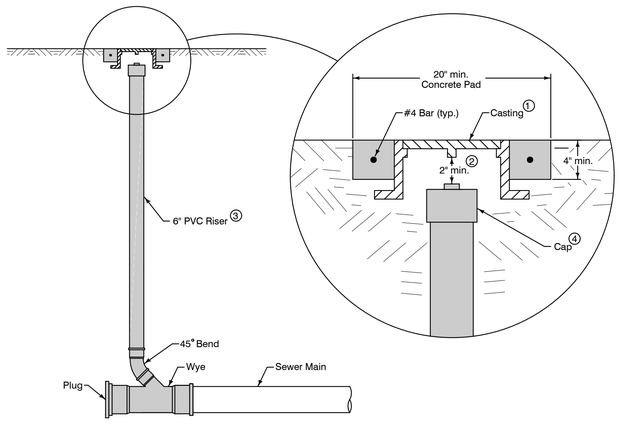
SUDAS | IOWA DOT | REVISION 1 04-17-08 | SW-201 | SHEET 1 of 2

FIGURE 4010.201 | STANDARD ROAD PLAN

REVISIONS: Replaced Iowa DOT and SUDAS logos.

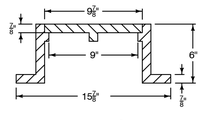
Paul D. Wiegand, DOT/SUDAS DIRECTOR | Brian Smith, DESIGN METHODS ENGINEER

SANITARY SEWER SERVICE STUB



CLEANOUT

1. Standard duty casting complying with AASHTO M 306. Mark lid with "Sanitary" or "Sanitary C.O."
2. Do not allow casting to bear on top of riser pipe.
3. 6 inch PVC Service Pipe
4. Threaded PVC cap or iron body ferrule with brass screw plug



CASTING 1
(Dimensions are nominal)

FIGURE 4010.203 SHEET 1 OF 1

SUDAS | IOWA DOT | REVISION 1 04-17-18 | SW-203 | SHEET 1 of 1

FIGURE 4010.203 | STANDARD ROAD PLAN

REVISIONS: Replaced Iowa DOT and SUDAS logos.

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SANITARY SEWER CLEANOUT

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PROJECT

CITY OF GRIMES

WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

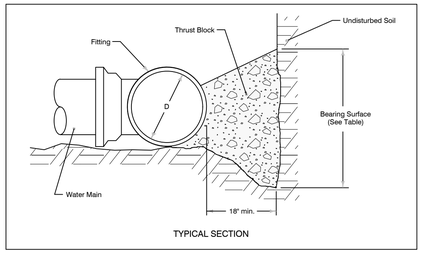
PROJECT NO.	21-25768
FILE NAME	25768 C0 - SITE DETAILS 1
DRAWN BY	MJE/PCN
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CLIENT PROJECT NO.	-

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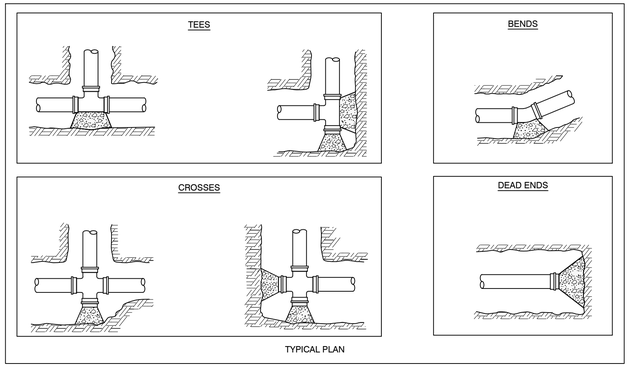
SITE DETAILS - UTILITIES

SHEET

C0-31



TYPICAL SECTION



TYPICAL PLAN

Extend thrust blocks to undisturbed soil. Excavation into trench wall may be necessary.

Form vertical surfaces of poured concrete thrust blocks except on bearing surface.

Encase all fittings in polyethylene wrap. Do not allow concrete to directly contact joints or fitting bolts.

Diameter of Pipe, D (inches)	MINIMUM BEARING SURFACE (sf)				
	Bends				Tees and Dead Ends
	11 1/4°	22 1/2°	45°	90°	
4	1	1	2	4	3
6	1	2	4	8	6
8	2	4	7	14	10
10	3	6	11	21	15
12	4	8	16	29	21
14	5	11	21	39	28
16	7	14	27	50	36
18	9	17	34	63	45
20	11	21	42	78	55
24	15	31	60	111	78
30	24	47	92	171	120
36	34	67	132	244	173

Minimum surface area based on water pressure of 150 psi and allowable soil pressure of 1,000 psf.

SUDAS	IOWA DOT	REVISION 1 10-18-16
FIGURE 5010.101	STANDARD ROAD PLAN	WM-101 SHEET 1 of 2

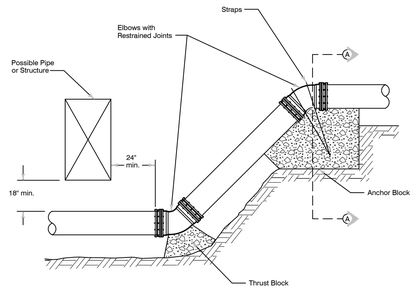
REVISIONS: Replaced Iowa DOT and SUDAS logos with new logos.

Paul D. Wiegand, SUDAS DIRECTOR — Brian J. Smith, DESIGN METHODS ENGINEER

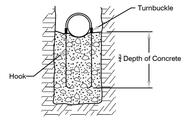
THRUST BLOCKS

FIGURE 5010.101 SHEET 1 OF 2

CHANGES IN PIPE DEPTH



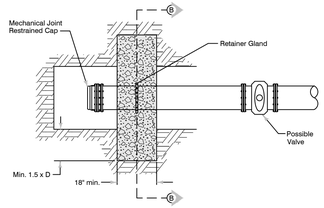
ELEVATION



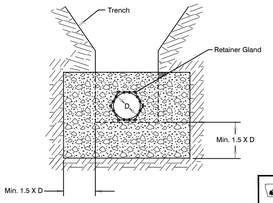
SECTION A-A

DEAD ENDS (ALTERNATE METHOD)

Use only when allowed by the Engineer, or when specified in the contract documents.



PLAN



SECTION B-B

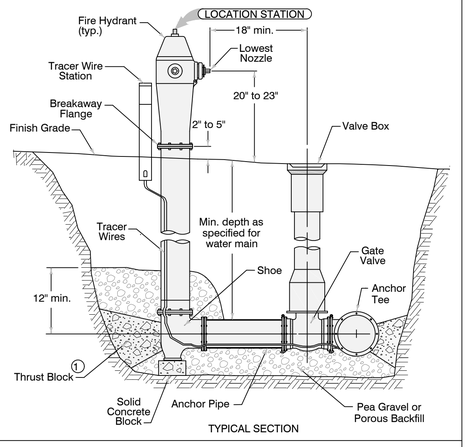
SUDAS	IOWA DOT	REVISION 1 10-18-16
FIGURE 5010.101	STANDARD ROAD PLAN	WM-101 SHEET 2 of 2

REVISIONS: Replaced Iowa DOT and SUDAS logos with new logos.

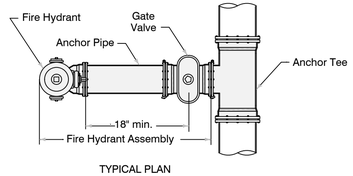
Paul D. Wiegand, SUDAS DIRECTOR — Brian J. Smith, DESIGN METHODS ENGINEER

THRUST BLOCKS

FIGURE 5010.101 SHEET 2 OF 2

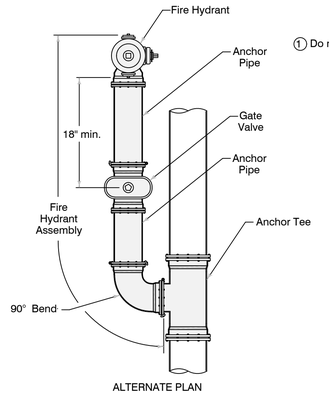


TYPICAL SECTION



TYPICAL PLAN

Use ductile iron pipe with restrained mechanical joints for fire hydrant assembly and anchor tee.



1 Do not cover drain holes or tracer wire.

ALTERNATE PLAN

SUDAS	IOWA DOT	REVISION 2 04-18-17
FIGURE 5020.201	STANDARD ROAD PLAN	WM-201 SHEET 1 of 1

REVISIONS: Updated SUDAS and DOT logos.

Paul D. Wiegand, SUDAS DIRECTOR — Brian J. Smith, DESIGN METHODS ENGINEER

FIRE HYDRANT ASSEMBLY

FIGURE 5020.201 SHEET 1 OF 1

PLOT DATE: 2/23/2022 4:25 PM

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PROJECT

CITY OF GRIMES

WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-25768
FILE NAME	25768 C0 - SITE DETAILS 1
DRAWN BY	MJE/PCN
DESIGNED BY	JDH/NSG/PCN
REVIEWED BY	JDH/NSG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

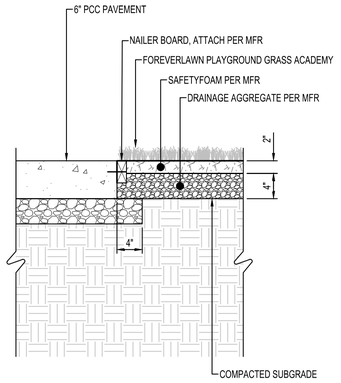
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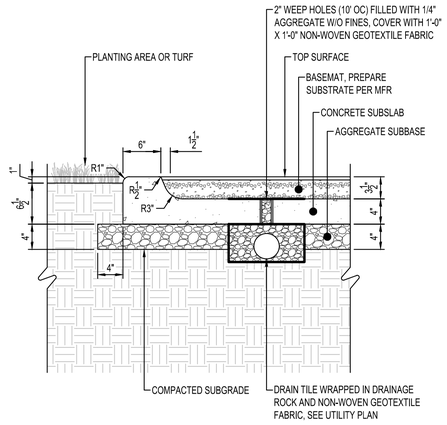
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C0-32

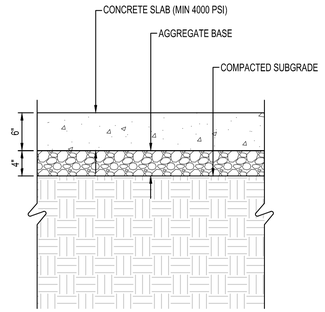
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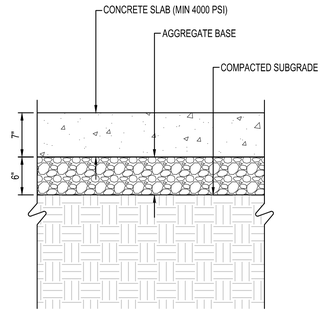
PLAY TURF SURFACING
SCALE: 1"=1'-0"



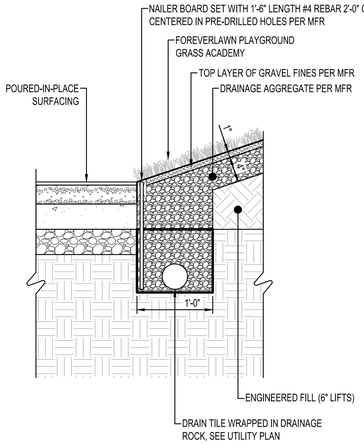
POURED-IN-PLACE SURFACING
SCALE: 1"=1'-0"



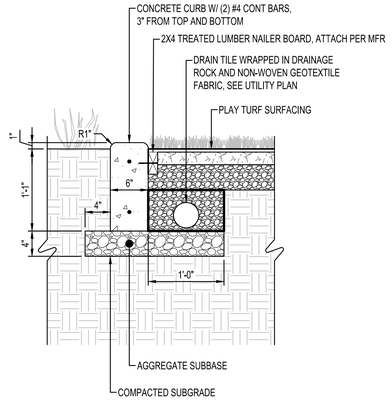
6" PCC PAVEMENT
SCALE: 1"=1'-0"



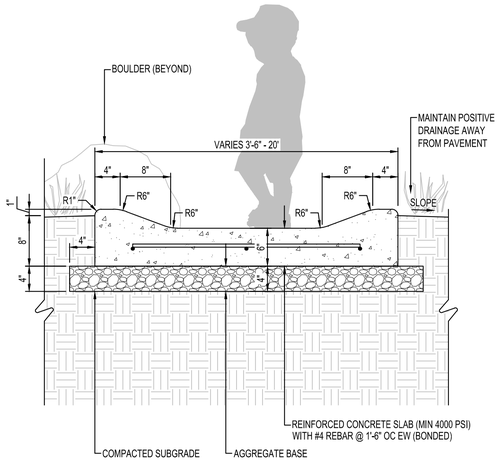
7" PCC PAVEMENT
SCALE: 1"=1'-0"



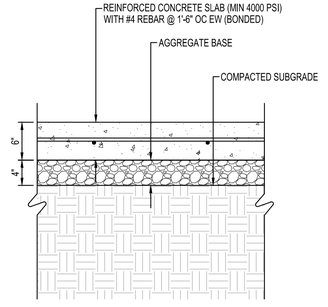
PLAY TURF AT MOUND
SCALE: 1"=1'-0"



CURB AT PLAY TURF SURFACING
SCALE: 1"=1'-0"



DRY CREEK BED PAVEMENT
SCALE: 1"=1'-0"



SPLASH PAD PAVEMENT
SCALE: 1"=1'-0"

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PROJECT

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WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

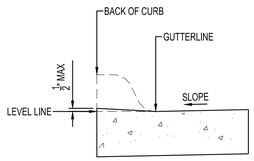
PROJECT NO.	21-25768
FILE NAME	25768 C0 - SITE DETAILS 2
DRAWN BY	MJE/PCN
DESIGNED BY	JDH/NSG/PCN
REVIEWED BY	JDH/NSG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

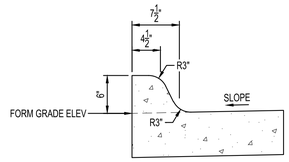
SITE DETAILS - PAVEMENT

SHEET

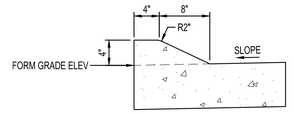
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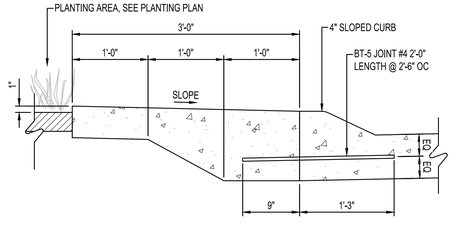
DROP CURB AT SIDEWALK
SCALE: 1"=1'-0"



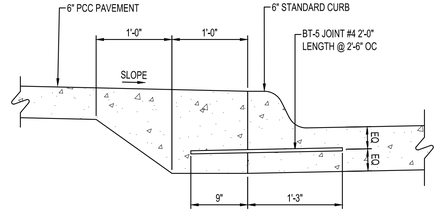
6" STANDARD CURB
SCALE: 1"=1'-0"



4" SLOPED CURB
SCALE: 1"=1'-0"



3' PAVEMENT BAND
SCALE: 1"=1'-0"



CLASS A SIDEWALK
SCALE: 1"=1'-0"

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WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-25768
FILE NAME	25768 C0 - SITE DETAILS 2
DRAWN BY	MJE/PCN
DESIGNED BY	JDH/NSG/PCN
REVIEWED BY	JDH/NSG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS - CURB

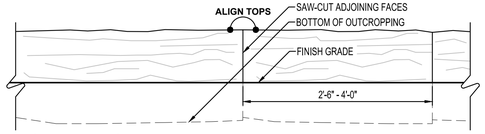
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C0-41

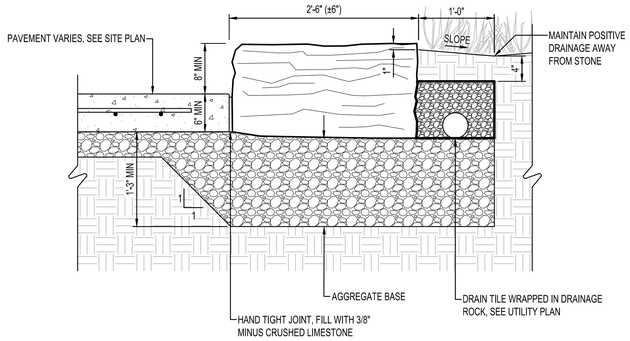
PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/23/2022 4:26 PM

STONE TYPE: LIMESTONE OUTCROPPING
SIZE: ±1'-2" HEIGHT X 2'-6" (±6") DEPTH X 2'-6" - 4'-0" LENGTH
FINISH: TOP AND BOTTOM NATURAL BED, SPLIT FACE EXPOSED EDGES, SAW-CUT ADJOINING FACES, NO SHARP EDGES
INSTALLATION: HOLD TOP SURFACE OF STONE PIECES LEVEL, SEE GRADING PLAN FOR ELEVATIONS

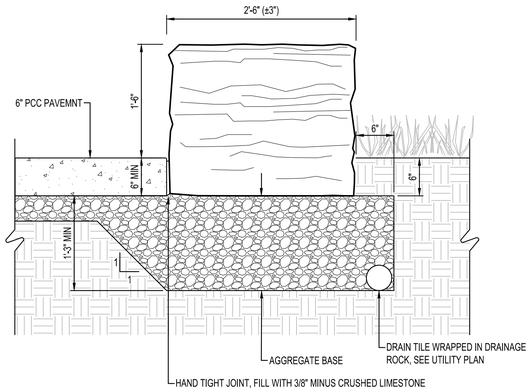


FRONT ELEVATION



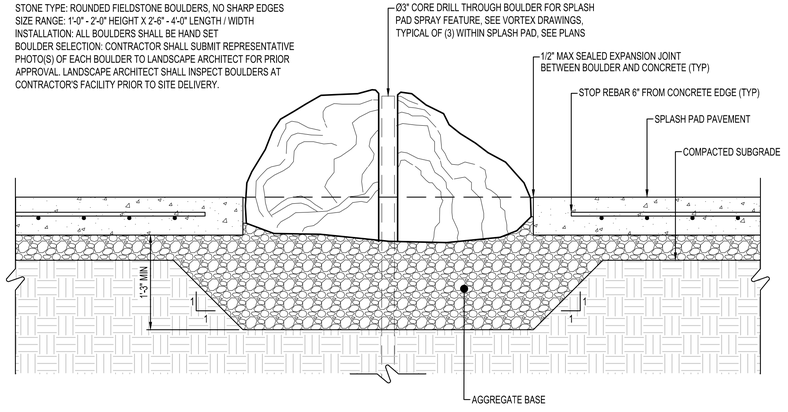
2 OUTCROPPING BORDER
SCALE: 1"=1'-0"

STONE TYPE: LIMESTONE
SIZE: 2'-0" HEIGHT X 2'-6" DEPTH X 5'-0" LENGTH
FINISH: TOP AND BOTTOM NATURAL BED, SPLIT FACE EDGES
INSTLLATION: SEE GRADING PLAN FOR ELEVATIONS



1 LIMESTONE BLOCK
SCALE: 1"=1'-0"

STONE TYPE: ROUNDED FIELDSTONE BOULDERS, NO SHARP EDGES
SIZE RANGE: 1'-0" - 2'-0" HEIGHT X 2'-6" - 4'-0" LENGTH / WIDTH
INSTALLATION: ALL BOULDERS SHALL BE HAND SET
BOULDER SELECTION: CONTRACTOR SHALL SUBMIT REPRESENTATIVE PHOTO(S) OF EACH BOULDER TO LANDSCAPE ARCHITECT FOR PRIOR APPROVAL. LANDSCAPE ARCHITECT SHALL INSPECT BOULDERS AT CONTRACTOR'S FACILITY PRIOR TO SITE DELIVERY.



3 BOULDER AT SPLASH PAD
SCALE: 1"=1'-0"

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WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-25768
FILE NAME	25768 C0 - SITE DETAILS 3
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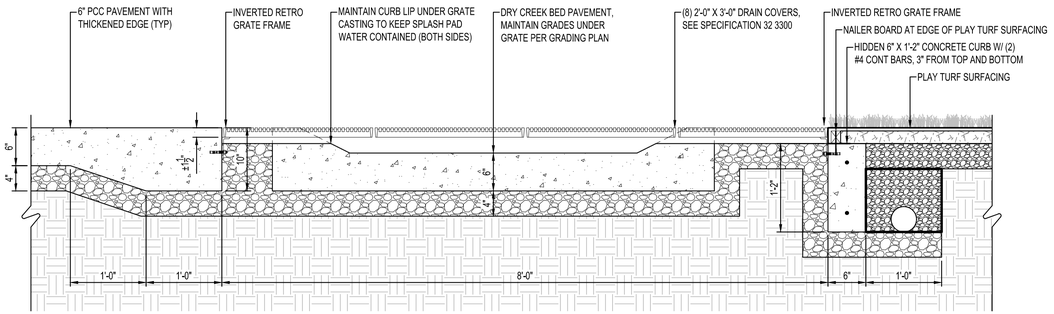
SITE DETAILS - NATURAL STONE

SHEET

C0-50

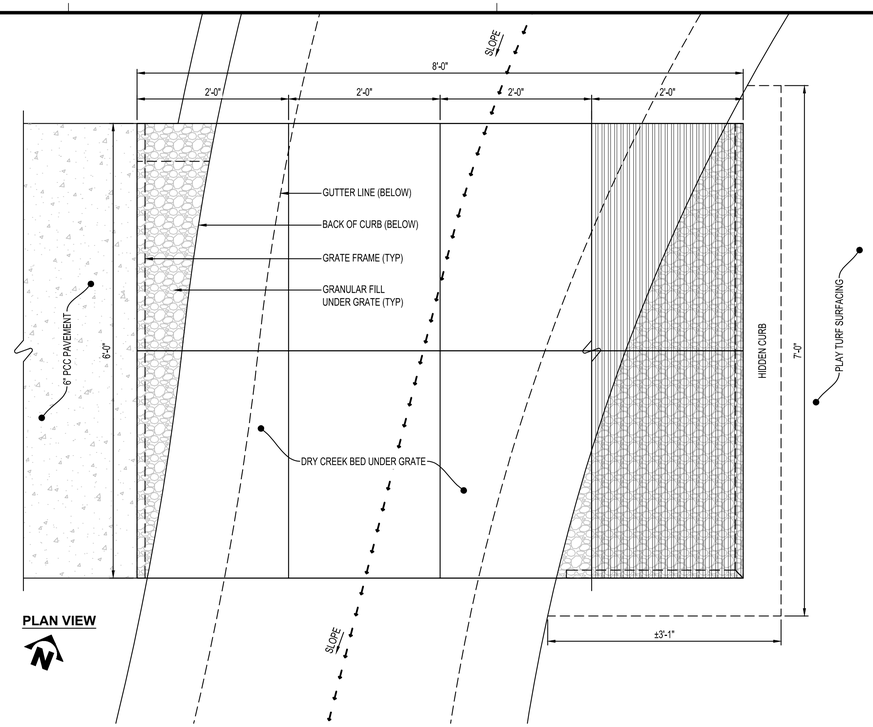
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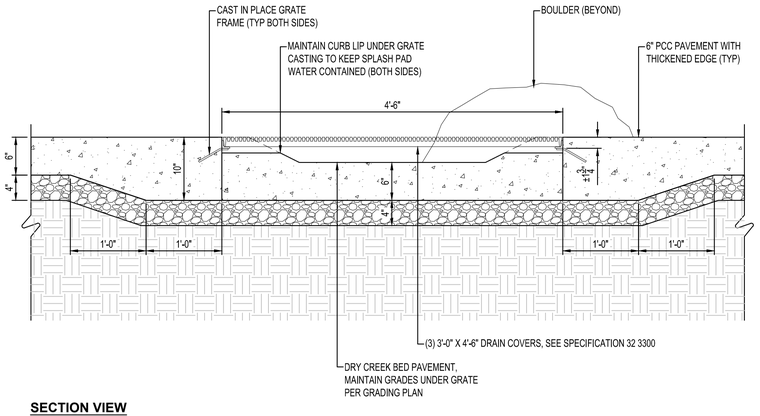


SECTION VIEW

1 BRIDGE AT NATURE PLAYSCAPE
SCALE: 1"=1'-0"

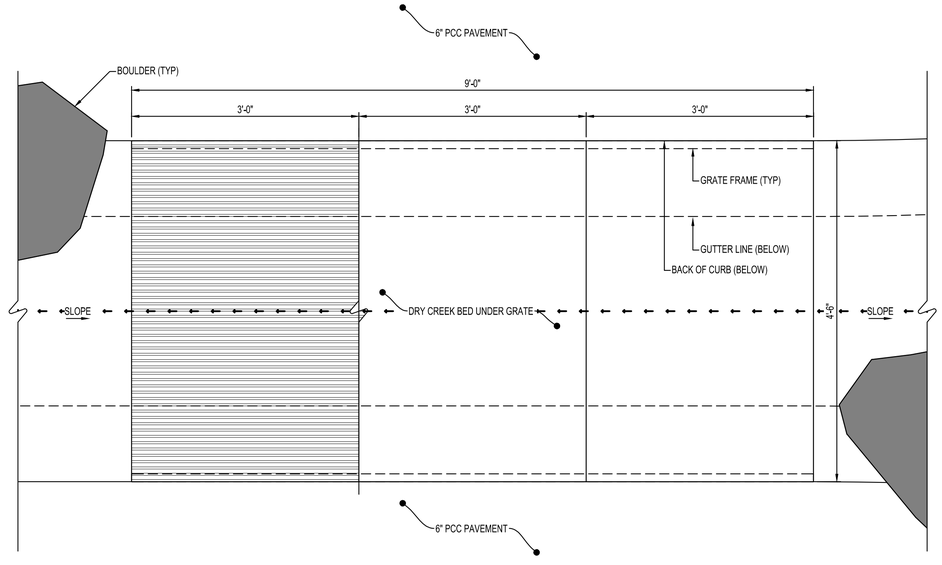


PLAN VIEW



SECTION VIEW

2 BRIDGE AT PLAZA
SCALE: 1"=1'-0"



PLAN VIEW

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PROJECT

CITY OF GRIMES

WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

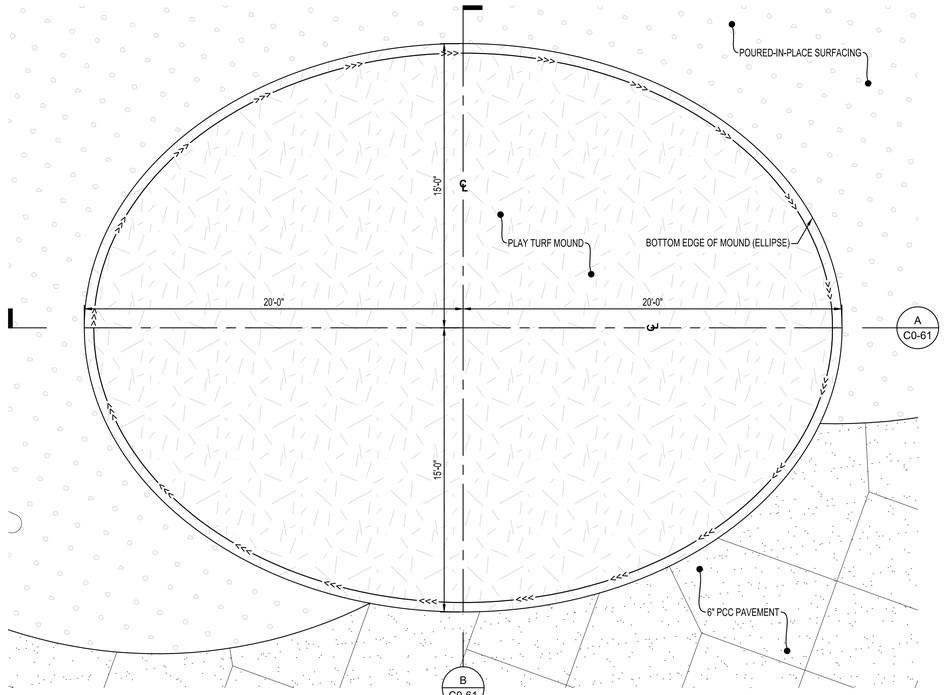
PROJECT NO.	21-25768
FILE NAME	25768 C0 - SITE DETAILS 3
DRAWN BY	MJE/PCN
DESIGNED BY	JDH/NSG/PCN
REVIEWED BY	JDH/NSG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

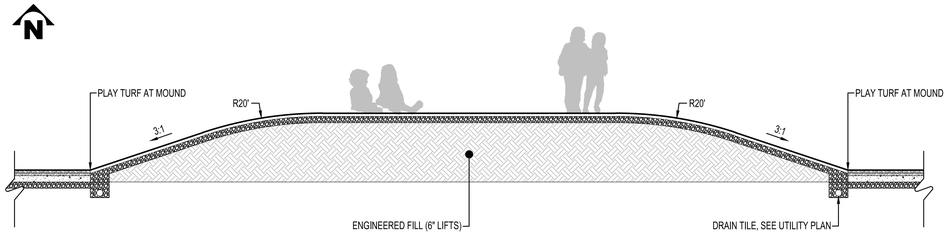
SITE DETAILS - GRATES

SHEET

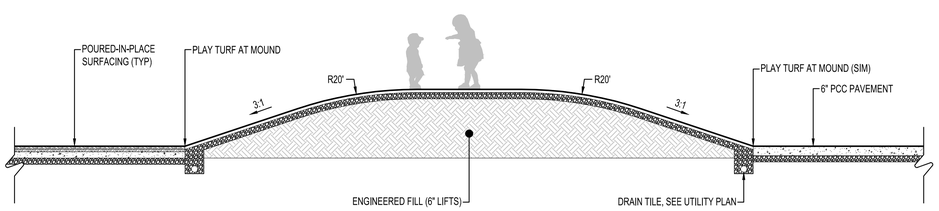
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PLAN VIEW

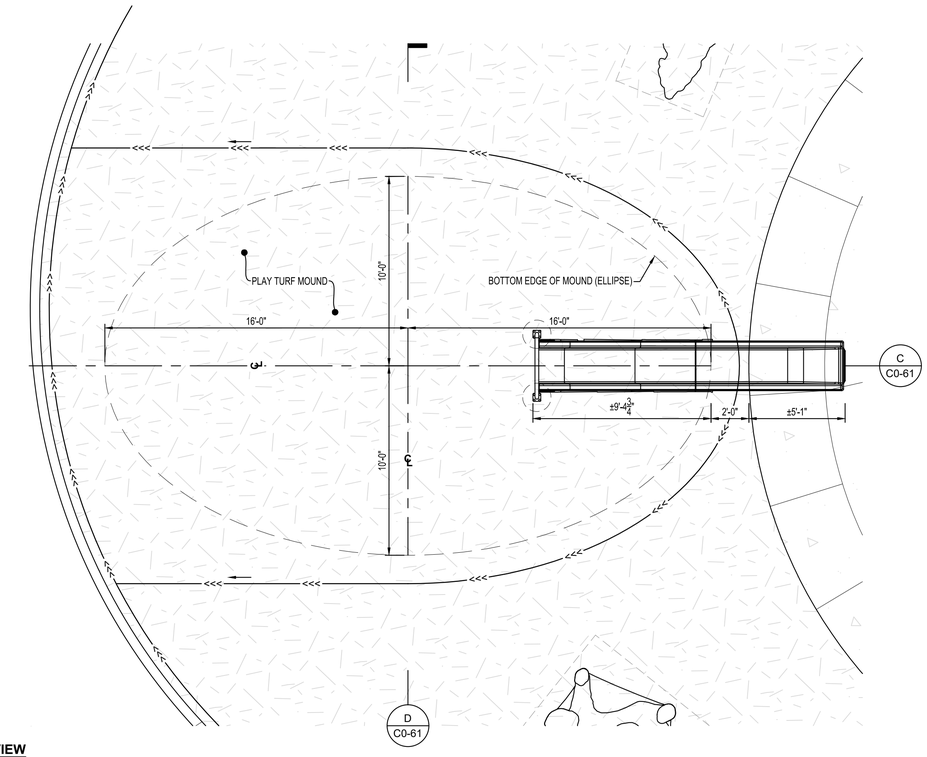


SECTION A

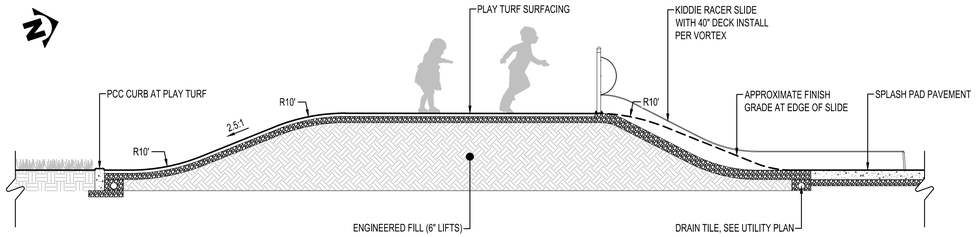


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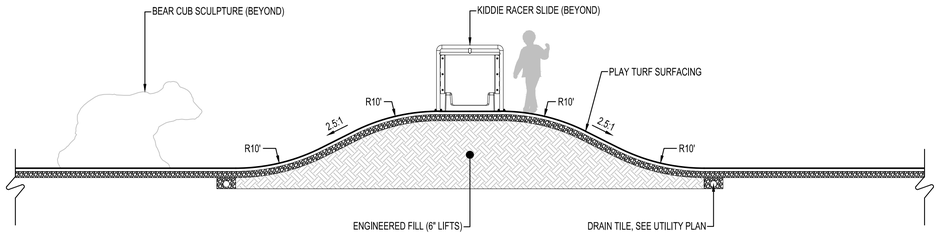
2 NORTH PLAYGROUND MOUND
SCALE: 1/4"=1'-0"



PLAN VIEW



SECTION C



SECTION D

1 NATURE PLAYSCAPE MOUND
SCALE: 1/4"=1'-0"

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WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-25768
FILE NAME	25768 C0 - SITE DETAILS 4
DRAWN BY	MJE/PCN
DESIGNED BY	JDH/NSG/PCN
REVIEWED BY	JDH/NSG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

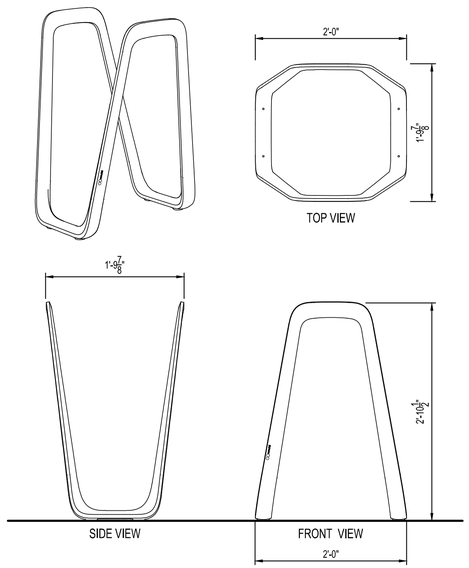
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SITE DETAILS - PLAY MOUNDS

SHEET

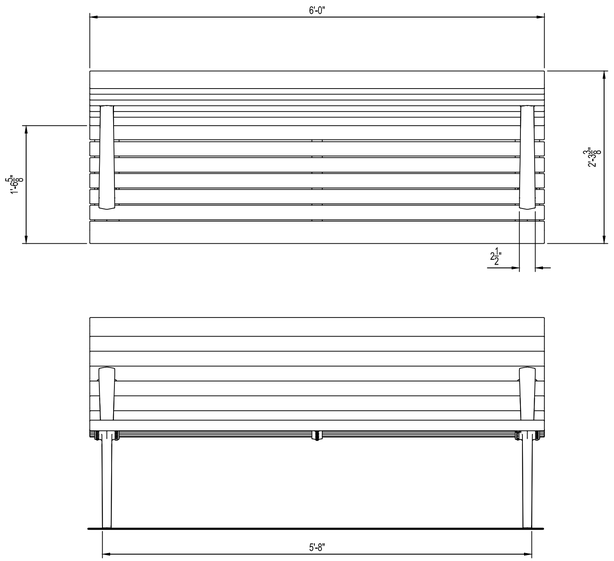
C0-60

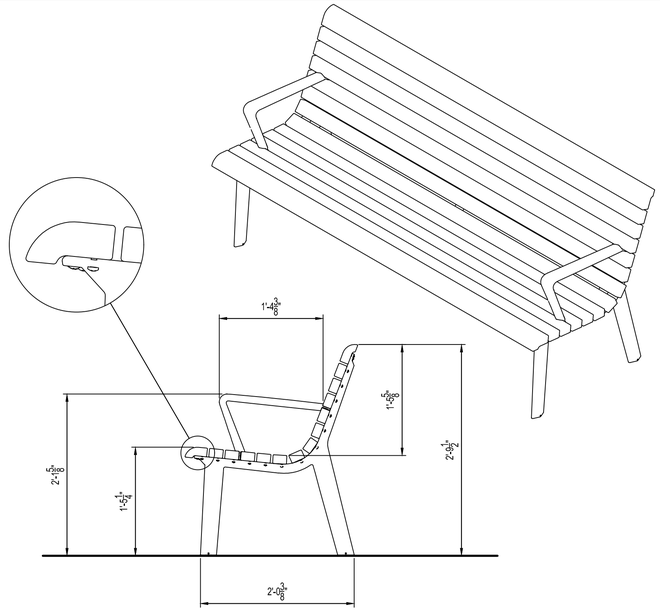
PRELIMINARY NOT FOR CONSTRUCTION



MANUFACTURER: MMCITÉ USA LLC
MODEL: ELK110 - ELK
FRAME COLOR: GRAPHITE GREY
MOUNTING: SURFACE MOUNTED

3 BIKE RACK
SCALE: 1'=1'-0"

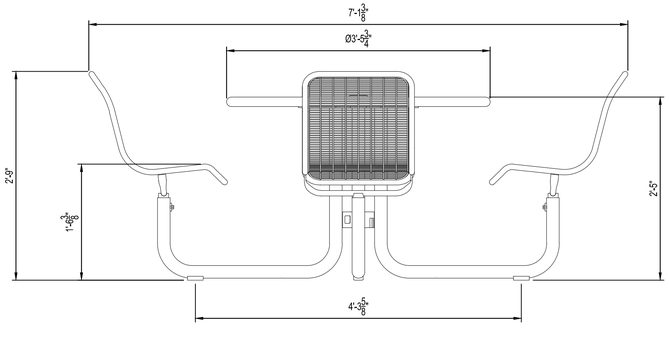


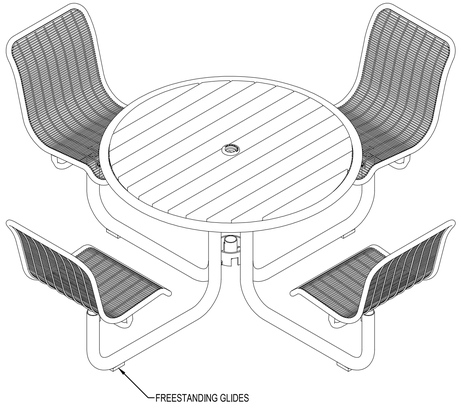


MANUFACTURER: LANDSCAPE FORMS
MODEL: BV211-04 GENERATION 50 BENCH, BACKED, 72" LENGTH, CURVED CUT FACE BOARD, TRADITIONAL SUPPORT, ANGLED END ARM
FRAME COLOR: ARCHITECTURAL SERIES DUSK
SEAT SLATS: JARRAH
MOUNTING: SURFACE MOUNTED

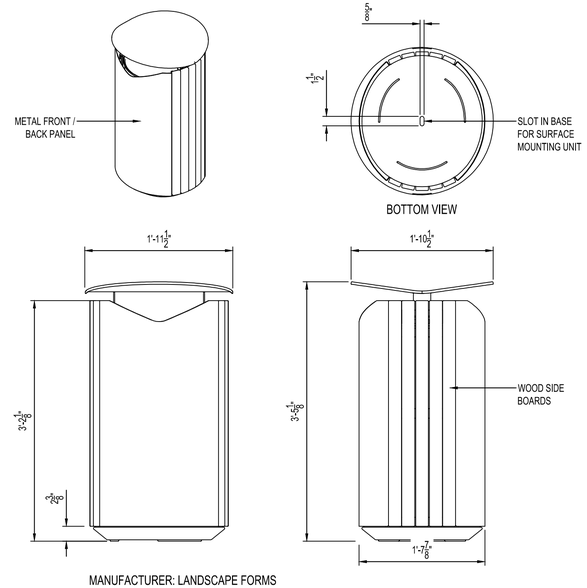
1 BENCH
SCALE: 1'=1'-0"

MANUFACTURER: LANDSCAPE FORMS
MODEL: CR0124 AND CR0174 CAROUSEL TABLE, 3 AND 4 SEAT DINING HEIGHT, BACKED GRID SEATS, STEELHEAD 42" DIA WOOD TABLETOP
FRAME COLOR: ARCHITECTURAL SERIES DUSK
TABLETOP: JARRAH
MOUNTING: FREESTANDING





4 PICNIC TABLE
SCALE: 1'=1'-0"



MANUFACTURER: LANDSCAPE FORMS
MODEL: BV411-01 GENERATION 50 LITTER, SIDE OPENING
FRAME COLOR: ARCHITECTURAL SERIES DUSK
WOOD SIDE BOARDS: JARRAH
MOUNTING: SURFACE MOUNTED

2 LITTER RECEPTACLE
SCALE: 1'=1'-0"

PLOT DATE: 2/23/2022 4:27 PM

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WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-25768
FILE NAME	25768 C0 - SITE DETAILS 5
DRAWN BY	MJE/PCN
DESIGNED BY	JDH/NSG/PCN
REVIEWED BY	JDH/NSG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

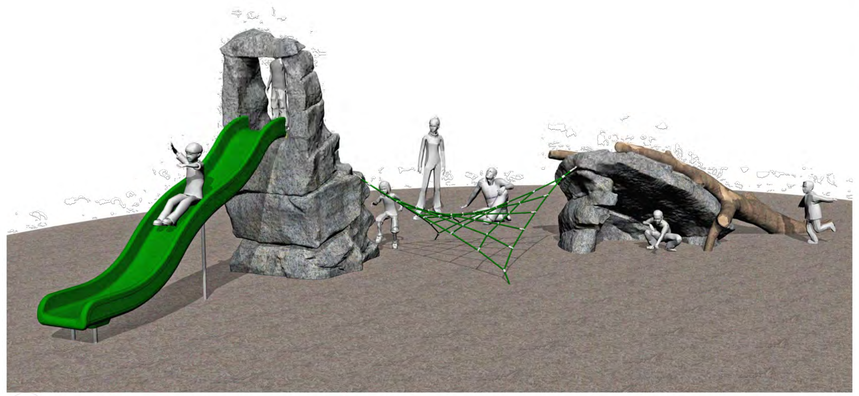
TITLE

SITE DETAILS - FURNISHINGS

SHEET

C0-61

PRELIMINARY NOT FOR CONSTRUCTION



1 Cottonwood Pass_CMB010

ID SULPTURE
PLAY. CLIMB. EXPLORE.

Cottonwood Pass
CMB010

Age Group: 5-12

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

All IDS projects are designed to meet or exceed ASTM 1487.
Not all equipment may be appropriate for all children.
Supervision is required.
ASTM compliant safety surfacing is required under and around all play equipment.
The Americans with Disabilities Act (ADA) may require your play area to be accesible, please consult with an ADA professional to ensure compliance.

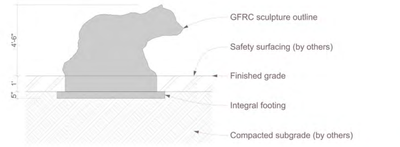
Date
7/24/2020

Drawing Title
Perspective

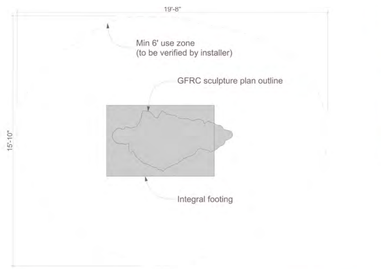
Sheet #
A.01.1

591 South Boulevard Street
Gunnison, Colorado 81230
info@idsculpture.com

COTTONWOOD PASS
SCALE: NTS



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



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



3 Bear Cub_TC001

ID SULPTURE
PLAY. CLIMB. EXPLORE.

Bear Cub
TC001

Age Group: 2-5

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

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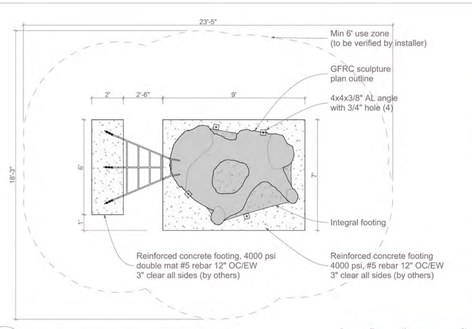
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12/13/2021

Drawing Title
Layout

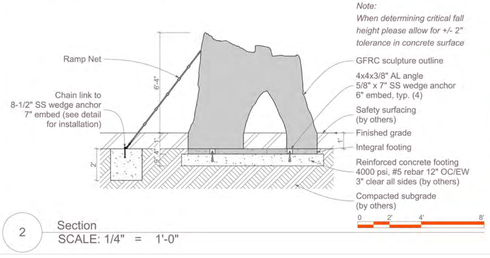
Sheet #
A.01.1

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BEAR CUB
SCALE: NTS



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



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



3 Home Tree_AP004



4 Typical Finish

ID SULPTURE
PLAY. CLIMB. EXPLORE.

Home Tree
AP004

Age Group: 5-12

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

IPEMA CERTIFIED ASTM F1487
To verify product certification, visit www.ipema.org

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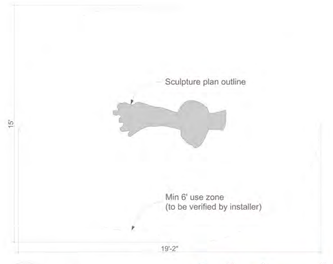
Date
9/5/2018

Drawing Title
Layout

Sheet #
A.01.1

591 South Boulevard Street
Gunnison, Colorado 81230
info@idsculpture.com

HOME TREE
SCALE: NTS



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



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



3 Linkin' Log_AP031

ID SULPTURE
PLAY. CLIMB. EXPLORE.

Linkin' Log
AP031

Age Group: 2-5, 5-12

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

IPEMA CERTIFIED ASTM F1487
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Date
8/20/2020

Drawing Title
Layout

Sheet #
A.01.1

591 South Boulevard Street
Gunnison, Colorado 81230
info@idsculpture.com

LINKIN' LOG
SCALE: NTS

ISG

CITY OF GRIMES

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PROJECT

CITY OF GRIMES

WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-25768
FILE NAME	25768 C0 - SITE DETAILS 6
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TITLE

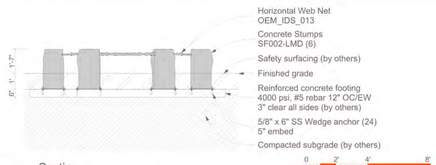
SITE DETAILS - ID SCULPTURE

SHEET

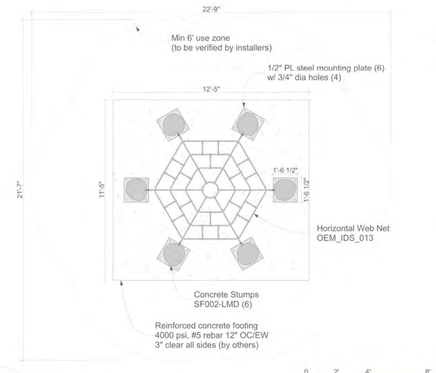
C0-70

PRELIMINARY NOT FOR CONSTRUCTION

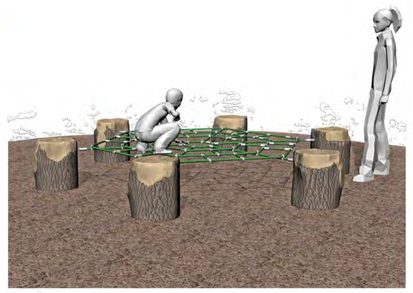
PLOT DATE: 2/23/2022 4:28 PM



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



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



3 Hickory Hammock_AP006V2

ID SCULPTURE
PLAY. CLIMB. EXPLORE.

Hickory Hammock
AP006V2

Age Group: 2-5

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

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Date
1/11/2021

Drawing Title
Layout

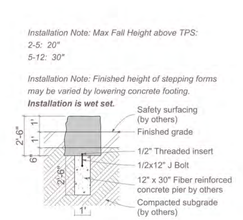
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HICKORY HAMMOCK
SCALE: NTS

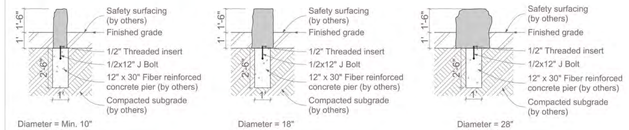


1 Plan
SCALE: 3/16" = 1'-0"



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

Note:
When determining critical fall height, please allow for +/- 2" tolerance in concrete surface



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



4 Typical Log Stepper

ID SCULPTURE
PLAY. CLIMB. EXPLORE.

Stepping Forms
SF002

Age Group: 2-5

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

IPEMA CERTIFIED ASTM F1487
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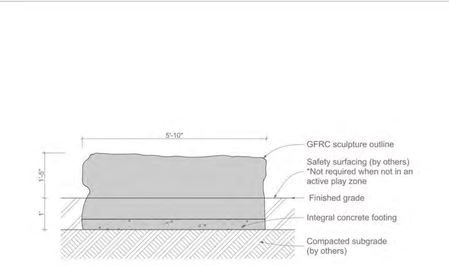
Date
2/6/20

Drawing Title
Layout_Log

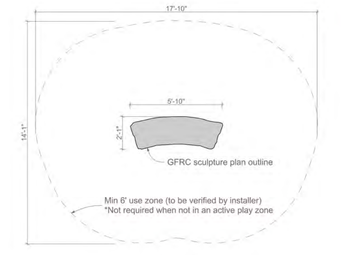
Sheet #
01.1

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STEPPING FORMS
SCALE: NTS



1 Section
SCALE: 1/2" = 1'-0"



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



3 Sandstone Bench_SF001



4 Sandstone Bench_SF001

ID SCULPTURE
PLAY. CLIMB. EXPLORE.

Sandstone Bench
SF001

Age Group: 2-5, 5-12

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

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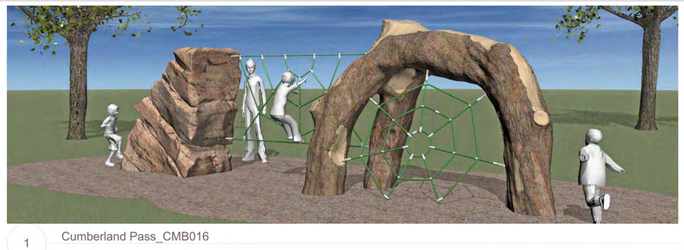
Date
7/16/2018

Drawing Title
Sandstone Bench

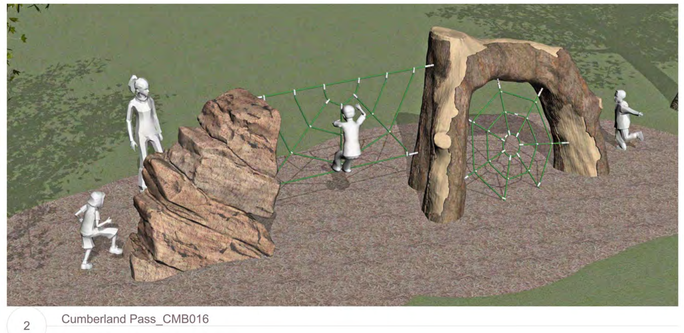
Sheet #
A.01

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info@idsculpture.com

SANDSTONE BENCH
SCALE: NTS



1 Cumberland Pass_CMB016



2 Cumberland Pass_CMB016

ID SCULPTURE
PLAY. CLIMB. EXPLORE.

Cumberland Pass
CMB016

Age Group: 5-12

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

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Date
3/24/2020

Drawing Title
Perspectives

Sheet #
A.01.1

IDS 591 South Boulevard Street
Gunnison, Colorado 81230
info@idsculpture.com

CUMBERLAND PASS
SCALE: NTS

PLOT DATE: 2/23/2022 4:28 PM

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CITY OF GRIMES

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PROJECT

CITY OF GRIMES

WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

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PROJECT NO.	21-25768
FILE NAME	25768 C0 - SITE DETAILS 6
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DESIGNED BY	JDH/NSG/PCN
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ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS - ID SCULPTURE

SHEET

C0-71

PRELIMINARY NOT FOR CONSTRUCTION

CONSTRUCTION ACTIVITY NOTES:

EROSION PREVENTION:

CONSTRUCTION OF SILT FENCE AND ALL OTHER EROSION CONTROL MEASURES SHALL BE COMPLETE BEFORE OTHER CONSTRUCTION ACTIVITY OCCURS.

USE PHASED CONSTRUCTION WHEREVER PRACTICAL AND ESTABLISH TURF AS SOON AS POSSIBLE TO MINIMIZE SEDIMENT TRANSPORT.

TURF ESTABLISHMENT OR TEMPORARY SEEDING OR MULCHING OF ALL EXPOSED SOIL NOT BEING ACTIVELY WORKED SHOULD BE IMMEDIATELY INITIATED ONCE EARTH DISTURBING ACTIVITIES HAVE CEASED.
TEMPORARY COVER DURING CONSTRUCTION IS INCIDENTAL.

PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.

STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.

SEDIMENT CONTROL PRACTICES:

CONSTRUCTION OF SILT FENCE AND ALL OTHER EROSION CONTROL MEASURES SHALL BE COMPLETE PRIOR TO LAND DISTURBING ACTIVITIES OCCUR.

INLET EROSION PROTECTION SHALL BE INSTALLED AND MAINTAINED UNTIL TURF HAS BEEN ESTABLISHED.

THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL EROSION FROM LEAVING THE CONSTRUCTION ZONE. ALL ERODED MATERIAL THAT LEAVES THE CONSTRUCTION ZONE SHALL BE COLLECTED BY THE CONTRACTOR AND RETURNED TO THE SITE AT THE CONTRACTOR'S EXPENSE.

ALL STREETS MUST BE SWEPT AT THE END OF EACH WORKING DAY AND PRIOR TO A RAIN EVENT.
SILT FENCE OR OTHER EFFECTIVE EROSION CONTROL MEASURES MUST BE INSTALLED AROUND THE PERIMETER OF ANY SOIL STOCKPILES, INCLUDING TEMPORARY STOCKPILES. STOCKPILES CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES.

PERIMETER CONTROL SHALL BE INSTALLED ALONG THE BACK OF CURB IMMEDIATELY FOLLOWING CURB INSTALLATION AT ALL LOCATIONS WITH POSITIVE DRAINAGE TO PARKING LOT AND/OR STREETS, AND SHALL REMAIN UNTIL STABILIZATION IS ACHIEVED. THIS SHALL BE ACCOMPLISHED THROUGH THE USE OF SILT FENCE, BIOROLLS, ROCK LOGS, OR OTHER METHODS APPROVED BY THE ENGINEER.

CONSTRUCTION ACTIVITIES & SCHEDULING

ACTIVITY	SCHEDULE
INSTALL ALL BMP'S NEEDED AND ASSOCIATED WITH THE GRADING PHASE SUCH AS STABILIZED CONSTRUCTION ENTRANCES, SILT BASINS, RISER PIPES, OUTLET PIPES SILT TRAPS, SILT FENCE, DIVERSIONS, TERRACES, TEMPORARY BERMS, AND ETCETERA.	PRIOR TO ANY STRIPPING OF EXISTING VEGETATION OR GRADING.
PROCEED WITH STRIPPING OF EXISTING VEGETATION AND GRADING IN ACCORDANCE WITH THE GRADING PLAN, WHILE DISTURBING NO MORE THAN NECESSARY.	AFTER INSTALLING ALL BMP'S NEEDED AND ASSOCIATED WITH THE GRADING PHASE. FURTHERMORE, INSPECTOR APPROVAL MUST BE OBTAINED BEFORE THE START OF ANY STRIPPING OF EXISTING VEGETATION OR GRADING.
PROCEED WITH INFRASTRUCTURE INSTALLATION.	INFRASTRUCTURE INSTALLATION MUST OCCUR PRIOR TO ANY BUILDING CONSTRUCTION.
IMPLEMENT THE INSTALLATION OF TEMPORARY SEEDING, PERMANENT SEEDING, AND/OR MULCHING.	STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
PROCEED WITH REMOVAL OF BMP'S.	BMP'S MAY NOT BE REMOVED UNTIL EACH IMPACTED DRAINAGE BASIN HAS BEEN FULLY DEVELOPED. FULL DEVELOPMENT SHALL MEAN INSTALLATION OF PAVEMENT, BUILDINGS, AND UTILITIES, LANDSCAPING, AND FULLY ESTABLISHED PERMANENT SEEDING. FURTHERMORE, INSPECTOR APPROVAL MUST BE OBTAINED BEFORE THE REMOVAL OF ANY BMP'S.

CONSTRUCTION ACTIVITY NOTES:

DEWATERING AND BASIN DRAINING:

DEWATER SEDIMENT-LADEN WATER TO SEDIMENTATION BASINS IF POSSIBLE, OR USE OTHER BMP'S TO PREVENT EROSION AND REMOVE SEDIMENT WHEN DISCHARGING TO SURFACE WATERS. USE APPROPRIATE ENERGY DISSIPATION MEASURES ON ALL DISCHARGES.

DEWATERING PRACTICES CANNOT CAUSE NUISANCE CONDITIONS, EROSION OR IN RECEIVING CHANNELS OR INUNDATION OF WETLANDS RESULTING IN ADVERSE IMPACTS.

POLLUTION PREVENTION:

ALL SOLID WASTE COLLECTED FROM THE CONSTRUCTION SITE MUST BE DISPOSED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

ALL HAZARDOUS MATERIALS (OIL, GASOLINE, FUEL, PAINT, ETC) MUST BE PROPERLY STORED TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE, STORAGE AREAS SHALL PROVIDE SECONDARY CONTAINMENT AND A HAZARDOUS MATERIALS SPILL KIT. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.

EQUIPMENT MAINTENANCE AREAS MUST BE LIMITED TO A DEFINED AREA OF THE SITE. ALL RUNOFF CONTAINING ANY HAZARDOUS MATERIAL MUST BE PROPERLY COLLECTED AND DISPOSED. NO ENGINE DEGREASING SHALL BE ALLOWED ON SITE.

THE CONTRACTOR IS RESPONSIBLE FOR MONITORING AIR POLLUTION AND ENSURING IT DOES NOT EXCEED LEVELS SET BY LOCAL, STATE, OR FEDERAL REGULATIONS. THIS INCLUDES DUST CREATED BY WORK BEING PERFORMED ON THE SITE. AIR POLLUTION AND DUST CONTROL CORRECTION IS CONSIDERED INCIDENTAL TO THE UNIT BID PRICES FOR WHICH WORK IS BEING PERFORMED. ADDITIONAL DUST CONTROL MEASURES MAY BE REQUIRED BY THE ENGINEER.

CONCRETE WASHOUT ONSITE: ALL LIQUID WASTE GENERATED BY CONCRETE WASHOUT OPERATIONS
MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. THE LIQUID WASTE MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING CONCRETE SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.

INSPECTION AND MAINTENANCE:

THE PERMITTEES MUST ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION.

ALL INSPECTIONS PERFORMED DURING CONSTRUCTION MUST BE RECORDED AND RECORDS RETAINED WITH THE SWPPP.

CONTRACTOR IS RESPONSIBLE FOR KEEPING A RECORD OF ALL RAINFALL INFORMATION & EROSION CONTROL MAINTENANCE UNTIL FINAL ESTABLISHMENT OF TURF.

ALL SILT FENCES MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ½ OF THE HEIGHT OF THE FENCE.

EROSION CONTROL, AND OTHER BMP'S MUST BE REPLACED, REPAIRED, OR SUPPLEMENTED WHEN THEY REACH 50% DESIGN LOAD.

FINAL STABILIZATION:

THE PERMITTEES MUST ENSURE FINAL STABILIZATION OF THE SITE. THE PERMITTEES MUST SUBMIT A NOTICE OF DISCONTINUATION WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE OR CONTROL HAS BEEN PASSED TO ANOTHER OWNER.

SEDIMENT SHALL BE REMOVED AND BASIN SHALL BE RESTORED TO FINAL GRADE PRIOR TO RESTORATION AND ACCEPTANCE.

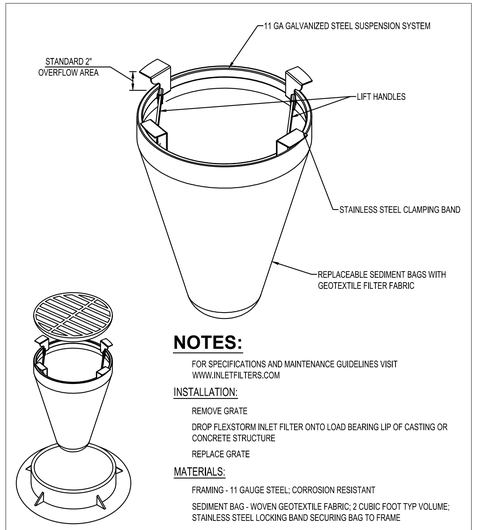
ALL TEMPORARY EROSION CONTROL MEASURES AND BMP'S MUST BE REMOVED AS PART OF THE FINAL SITE STABILIZATION.

THE STORM WATER PERMIT FURTHER DEFINES FINAL STABILIZATION AND ITS REQUIREMENTS.

MAINTENANCE SCHEDULE

THE FOLLOWING MAINTENANCE SCHEDULE HAS BEEN PROVIDED. THE INSPECTOR MUST PERFORM THE INSPECTIONS. THE OPERATOR/CONTRACTOR MUST PERFORM ALL NEEDED MAINTENANCE. FURTHERMORE, ALL EROSION CONTROL FEATURE REQUIRING MAINTENANCE MAY NOT BE LISTED BELOW. THE OPERATOR/CONTRACTOR AND INSPECTOR MUST PERFORM THEIR RESPECTIVE DUTIES ON ALL BMP'S THAT ARE NOT LISTED BELOW AS WELL.

1. CONSTRUCTION ENTRANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR THE WASHING AND REWORKING OF EXISTING STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR MATERIALS DROPPED, WASHED OR TRACKED ONTO ROADWAYS WILL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES.
2. WATTLES - THE MAINTENANCE MEASURES ARE AS FOLLOWS: (2.1) WATTLES SHALL BE INSPECTED WEEKLY; (2.2) CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES; (2.3) NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF WATTLES SHALL BE ACCOMPLISHED PROMPTLY; (2.4) SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH RAINFALL, THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE WATTLE; AND (2.5) ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE WATTLE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
3. SILT FENCE - THE MAINTENANCE MEASURES ARE AS FOLLOWS; (3.1) SILT FENCES SHALL BE INSPECTED WEEKLY, ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY; (3.2) CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCE RESULTING FROM END RUNS AND UNDERCUTTING; (3.3) SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY; (3.4) SEDIMENT DEPOSITS MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER; AND (3.5) ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
4. TEMPORARY SEDIMENT BASIN - TEMPORARY SEDIMENT BASIN SHALL BE CONSTRUCTED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE THE REQUIRED SEDIMENT STORAGE. MAINTENANCE AND CLEANOUT FREQUENCIES FOR SEDIMENT BASINS DEPEND GREATLY ON THE AMOUNT OF PRECIPITATION AND SEDIMENT LOAD ARRIVING AT THE BASIN. DURING INSPECTIONS, THE EMBANKMENT SHOULD BE REVIEWED FOR SIGNS OF SEEPAGE, SETTLEMENT, OR SLUMPING. THESE PROBLEMS SHOULD BE REPAIRED IMMEDIATELY. SEDIMENT SHOULD BE REMOVED FROM THE BASIN WHEN IT ACCUMULATES TO ONE-HALF OF THE WET STORAGE VOLUME. DURING SEDIMENT CLEANOUT, TRASH SHOULD BE REMOVED FROM THE BASIN, AND THE DEWATERING DEVICE AND RISER PIPE SHOULD BE CHECKED AND CLEARED OF ANY ACCUMULATED DEBRIS.
5. STORM DRAIN INLET PROTECTION - THE MAINTENANCE MEASURES ARE AS FOLLOWS: (4.1) STRUCTURES SHALL BE INSPECTED WEEKLY AND REPAIRS MADE AS NECESSARY AND (4.2) STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
6. TEMPORARY SEEDING - AREAS WHICH FAIL TO ESTABLISH VEGETATIVE COVER ADEQUATE TO PREVENT RILL EROSION WILL BE RE-SEEDED AS SOON AS SUCH AREAS ARE IDENTIFIED.
7. PERMANENT SEEDING - THE MAINTENANCE MEASURES ARE AS FOLLOWS: (10.1) IN GENERAL, A STAND OF VEGETATION CANNOT BE DETERMINED TO BE FULLY ESTABLISHED UNTIL IT HAS BEEN MAINTAINED FOR ONE FULL YEAR AFTER PLANNING; (10.2) NEW SEEDLINGS SHALL BE SUPPLIED WITH ADEQUATE MOISTURE, SUPPLY WATER AS NEEDED, ESPECIALLY LATE IN THE SEASON, IN ABNORMALLY HOT OR DRY CONDITIONS, OR ON ADVERSE SITES, WATER APPLICATIONS SHALL BE CONTROLLED TO PREVENT EXCESSIVE RUNOFF; (10.3) INSPECT ALL SEEDED AREAS FOR FAILURES AND MAKE NECESSARY REPAIRS, REPLACEMENTS, AND RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE; [10.3.A] IF STAND IS INADEQUATE FOR EROSION CONTROL, OVER SEED AND FERTILIZE USING HALF OF THE RATES ORIGINALLY SPECIFIED; [10.3.B] IF STAND IS 60% DAMAGED, RE-ESTABLISH FOLLOWING SEEDBED AND SEEDING RECOMMENDATIONS; [10.3.C] IF STAND HAS LESS THAN 40% COVER, RE-EVALUATE CHOICE OF PLANT MATERIALS AND QUANTITIES OF LIME AND FERTILIZER, THE SOIL MUST BE TESTED TO DETERMINE IF ACIDITY OR NUTRIENT IMBALANCES ARE RESPONSIBLE, RE-ESTABLISH THE STAND FOLLOWING SEEDBED AND SEEDING RECOMMENDATIONS.
8. STREET CLEANING / SWEEPING - THE MAINTENANCE MEASURES ARE AS FOLLOWS: (13.1) EVALUATE ACCESS POINTS DAILY FOR SEDIMENT TRACKING; (13.2) WHEN TRACKED OR SPILLED SEDIMENT IS FOUND ON PAVED SURFACES, IT WILL BE REMOVED DAILY, DURING TIMES OF HEAVY TRACK-OUT, SUCH AS DURING RAINS, CLEANING MAY BE DONE SEVERAL TIMES THROUGHOUT THE DAY; (13.3) ALL STREETS SHALL BE SWEPT AT THE END OF EACH WORKING DAY AND PRIOR TO A RAIN EVENT; (13.4) UNKNOWN SPILLS OR OBJECTS WILL NOT BE MIXED WITH THE SEDIMENT; AND (13.5) IF SEDIMENT IS MIXED WITH OTHER POLLUTANTS, IT WILL BE DISPOSED OF PROPERLY AT AN AUTHORIZED LANDFILL.



NOTES:

FOR SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

INSTALLATION:

REMOVE GRATE

DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE

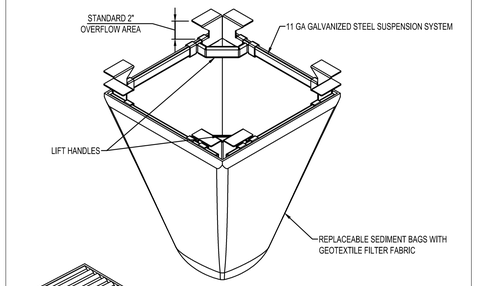
REPLACE GRATE

MATERIALS:

FRAMING - 11 GAUGE STEEL; CORROSION RESISTANT

SEDIMENT BAG - WOVEN GEOTEXTILE FABRIC; 2 CUBIC FOOT TYP VOLUME; STAINLESS STEEL LOCKING BAND SECURING BAG TO FRAME

ROUND FILTER
INLET PROTECTION
NTS EC210



NOTES:

FOR SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

INSTALLATION:

REMOVE GRATE

DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE

REPLACE GRATE

MATERIALS:

FRAMING - 11 GAUGE STEEL; CORROSION RESISTANT

SEDIMENT BAG - WOVEN GEOTEXTILE FABRIC; 2 CUBIC FOOT TYP VOLUME; STAINLESS STEEL LOCKING BAND SECURING BAG TO FRAME

RECTANGULAR FILTER
INLET PROTECTION
NTS EC211

ISG

CITY OF GRIMES

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PROJECT

CITY OF GRIMES

WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-25768
FILE NAME	25768 C1 - SWPPP
DRAWN BY	MJE/PCN
DESIGNED BY	JDH/NSG/PCN
REVIEWED BY	JDH/NSG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SWPPP NOTES & DETAILS

SHEET

C1-10

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/23/2022 4:28 PM

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
PC	PERIMETER CONTROL
	STORM DRAIN INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

EXISTING CONTOUR (TYP.)

PERIMETER CONTROL (TYP.)

STABILIZED CONSTRUCTION ENTRANCE (TYP.)

STAGING AREA

INLET PROTECTION (TYP.)

INLET PROTECTION (TYP.)

15' TYP.

N JAMES STREET

Swings

Sandbox

Playground

N

0 20 40

SCALE IN FEET

PLOT DATE: 2/23/2022 4:23 PM

PRELIMINARY NOT FOR CONSTRUCTION

ISG

CITY OF GRIMES

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PROJECT

CITY OF GRIMES

WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-25768
FILE NAME	25768 C1 - SWPPP
DRAWN BY	MJE/PCN
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REVIEWED BY	JDH/NSG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

PRE-CONSTRUCTION EROSION CONTROL PLAN

SHEET

C1-20

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
	RANDOM RIPRAP, CLASS E
PC	PERIMETER CONTROL
	STORM DRAIN INLET PROTECTION
	PROPOSED DRAINAGE ARROW
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL SHALL BE SILT FENCE FOR LONG TERM INSTALLATION AND FILTER SOCK FOR SHORT TERM INSTALLATION.

SEE SITE RESTORATION PLAN FOR FINAL ESTABLISHMENT PLAN.

PROPOSED CONTOUR (TYP.)

PROPOSED DRAINAGE ARROW (TYP.)

PROPOSED STORM SEWER (TYP.)

20 TONS PROPOSED EROSION STONE, CLASS E (TYP.)

15' UE

N JAMES STREET

N

0 20 40

SCALE IN FEET

PLOT DATE: 2/23/2022 4:29 PM

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CITY OF GRIMES

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PROJECT

CITY OF GRIMES

WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-25768
FILE NAME	25768 C1 - SWPPP
DRAWN BY	MJE/PCN
DESIGNED BY	JDH/NSG/PCN
REVIEWED BY	JDH/NSG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

POST-CONSTRUCTION EROSION CONTROL PLAN

SHEET

C1-30

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT EXTENTS (TYP)

REMOVE GRAVEL SURFACE

REMOVE TREE (TYP.)

REMOVE BASEBALL FIELD SURFACE

PROTECT EXISTING SIDEWALK (TYP)

REMOVE CHAIN LINK FENCE (TYP)

REMOVE EXISTING BACKSTOP (TYP)

REMOVE PCC PAD (TYP)

PROTECT EXISTING FENCE (TYP)

REMOVE GRAVEL SURFACE (TYP)

REMOVE PCC PAVEMENT (TYP)

REMOVE PCC SIDEWALK (TYP)

PROTECT EXISTING SIDEWALK

REMOVE GRAVEL SURFACE (TYP)

REMOVE EXISTING SIGN (SALVAGE TO OWNER)

REMOVE UTILITY POLE. COORDINATE SERVICE AND METER REMOVAL AND RELOCATION WITH MIDAMERICAN

N JAMES STREET

Trash Encl.

Sandbox

Playground

Public Utility Easement

EX CB
R=957.99
I=954.79 (4"PVC) W
I=953.99 (12"RCP) E

EX MH
R=958.66
I=952.36 (12"RCP) E
I=950.64 (36"RCP) S
I=950.34 (36"RCP) N

EX CB
T/C=958.51
I=955.31 (6"TILE) N
I=955.26 (6"TILE) S
I=953.01 (15"RCP) E
I=952.91 (18"RCP) W

EX CB
T/C=958.28
I=955.56 (6"TILE) N
I=955.51 (6"TILE) S
I=953.58 (15"RCP) W

EX SAN MH
R=958.28
I=947.90 (8" PVC) N
I=948.08 (8" PVC) S

EX CB
R=956.78
I=950.26 (15" RCP) E

EX MH
R=955.60
I=949.4± (15"RCP) W RECESSED
I=948.97 (18"RCP) E
I=948.32 (6"HDPE) S
I=946.42 (36"RCP) N
I=946.30 (36"RCP) S

EX CB
T/C=955.59
I=952.25 (6"TILE) S
I=949.79 (18"RCP) E
I=949.55 (18"RCP) W

EX MH
R=955.16
I=945.71 (8" PVC) E
I=946.06 (8" PVC) S

EX CB
T/C=955.36
I=952.76 (6"TILE) S
I=950.49 (18"RCP) W

0 20 40
SCALE IN FEET

N

REMOVAL LEGEND

SYMBOL	DESCRIPTION
	REMOVE CONCRETE PAVEMENT
	REMOVE CONCRETE WALK
	REMOVE GRAVEL SURFACE
	REMOVE DECIDUOUS TREE (CLEAR AND GRUB)
TPF TPF	TREE PROTECTION FENCE

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.

ISG

CITY OF GRIMES

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PROJECT

CITY OF GRIMES

WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-25768
FILE NAME	25768 C2 - EXISTING SITE PLAN
DRAWN BY	MJE/PCN
DESIGNED BY	JDH/NSG/PCN
REVIEWED BY	JDH/NSG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

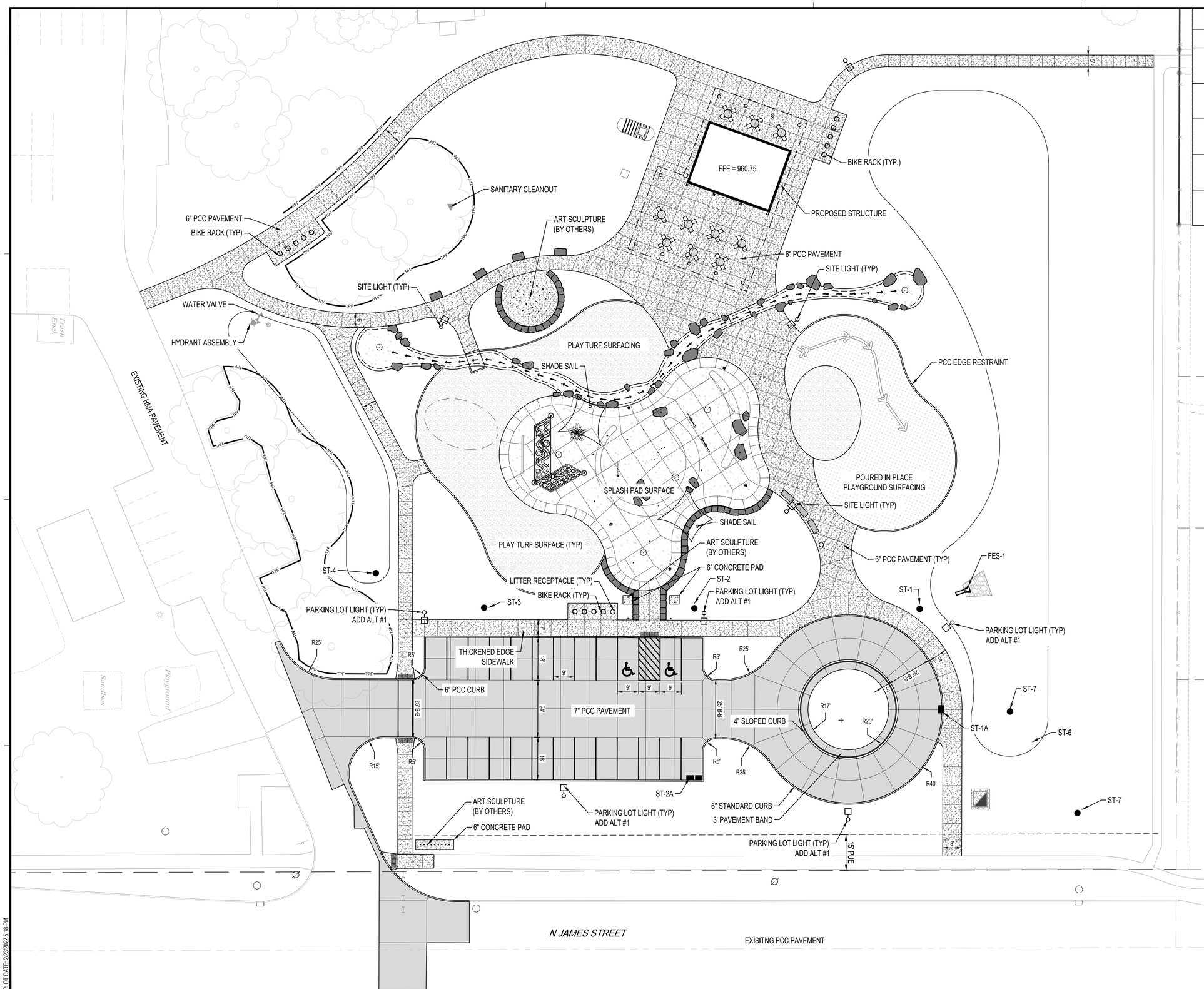
EXISTING SITE AND REMOVALS PLAN

SHEET

C2-10

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/23/2022 4:29 PM



PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	7" PCC PAVEMENT
	6" PCC PAVEMENT
	PLAY TURF SURFACE
	SPLASH PAD SURFACE
	PIP SURFACE

PRELIMINARY NOT FOR CONSTRUCTION

ISG

CITY OF GRIMES

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PROJECT

CITY OF GRIMES

WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-25768
FILE NAME	25768 C3 - SITE PLAN
DRAWN BY	MJE/PCN
DESIGNED BY	JDH/NSG/PCN
REVIEWED BY	JDH/NSG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE PLAN

SHEET

C3-10

PLOT DATE: 2/22/2022 5:18 PM

LIMESTONE BLOCK (4)
OUTCROPPING BOARDER
CURB AT PLAY SURFACING
SANDSTONE BENCH
PICNIC TABLE - 3 SEAT (TYP)
PICNIC TABLE - 4 SEAT (TYP)
BRIDGE AT PLAZA
DRY CREEK BED PAVMENT
BRIDGE AT NATURE PLAYSCAPE
CUMBERLAND PASS
HICKORY HAMMOCK
6" PCC PAVEMENT
PLAY TURF SURFACING
PLAY TURF SURFACE
LOG STEPPING FORM
LINKIN' LOG
POURED-IN-PLACE SURFACING
BEAR CUB
PLAY TURF SURFACING
NATURE PLAYSCAPE MOUND
SHADE SAIL
NORTH PLAYGORUND MOUND
KIDDIE RACE SLIDE
PLAY TURF SURFACE
BOULDER AT SLASH PAD - (45 TOTAL), (3) OF THESE HAVE INTEGRAL SPRAY FEATURES
SPLASH PAD PAVEMENT
HOME TREE
BENCH (3)
BURKE 120-146906-2
OUTCROPPING BORDER
SHADE SAIL
LITTER RECEPTACLE
COTTONWOOD PASS
CURB AT PLAY TURF SURFACING
SANDSTONE BENCH (3) SEE SPEC 32 3300
BIKE RACK (4)
LITTER RECEPTACLE
R5'
R25'
18'
9'
20' B-B
N
0 10 20
SCALE IN FEET

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	CONCRETE PAVEMENT
	CONCRETE WALK
	PLAY TURF AREA
	SPLASH PAD SURFACE
	PIP SURFACE

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PROJECT

CITY OF GRIMES

WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-25768
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REVIEWED BY	JDH/NSG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

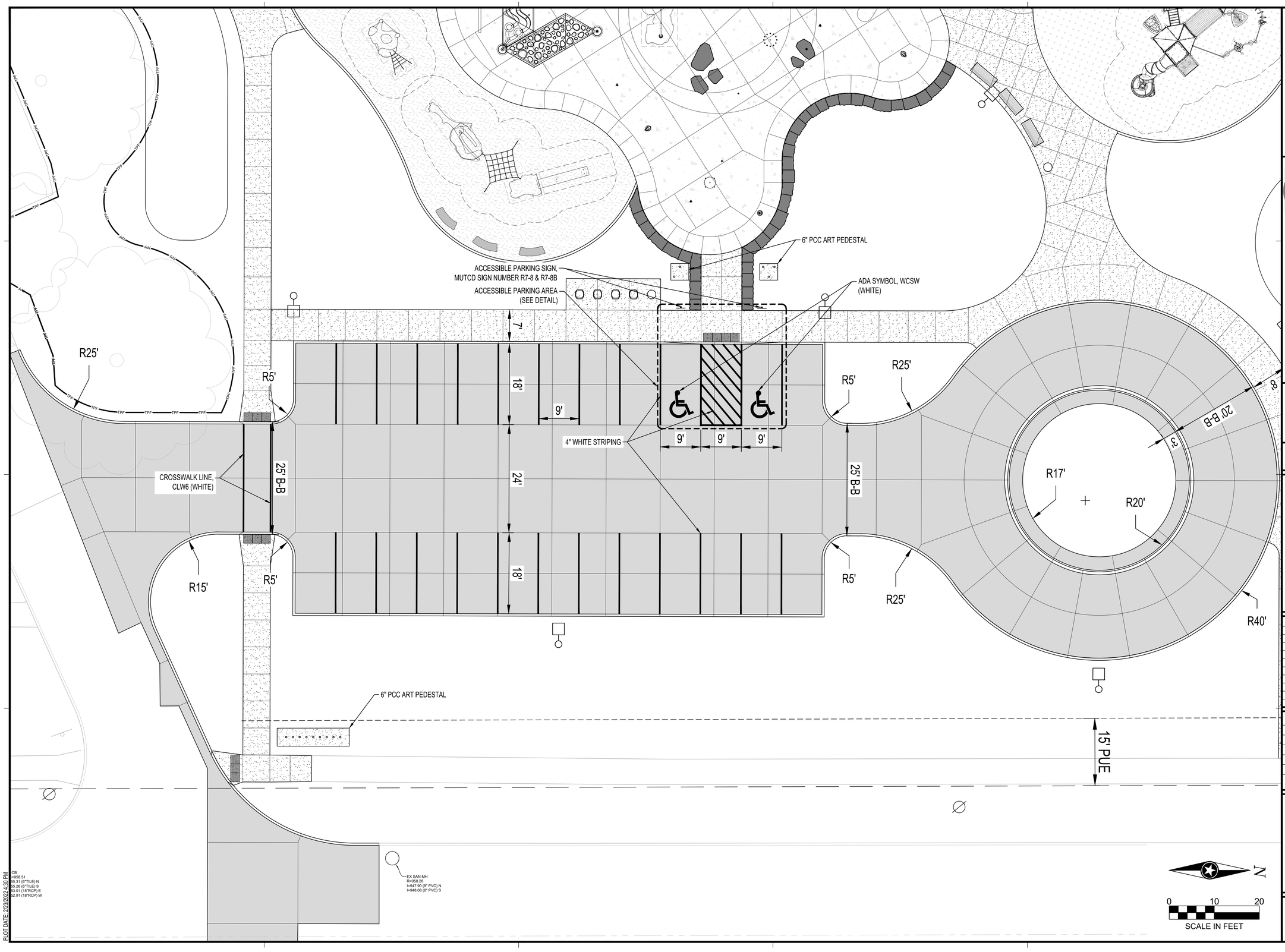
ENLARGED SITE PLAN

SHEET

C3-11

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/22/2023 5:19 PM



PLOT DATE: 2/23/2022 4:30 PM

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CITY OF GRIMES

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PROJECT

CITY OF GRIMES

WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-25768
FILE NAME	25768 C3 - SITE PLAN
DRAWN BY	MJE/PCN
DESIGNED BY	JDH/NSG/PCN
REVIEWED BY	JDH/NSG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SIGNAGE AND STRIPING

SHEET

C3-20

PRELIMINARY NOT FOR CONSTRUCTION

EXISTING WATERMAIN (PROTECT)

FL = 951.87 — P-87 29'x6" @ 1.16% — FL = 952.22 — P-88 46'x6" @ 1.16% — FL = 952.75

P-86 28'x6" @ 1.16%

FL = 951.55

SANITARY SEWER CLEANOUT

UTILITY CROSSING:
SANITARY (8") PVC FL - 951.28
WATER SERVICE (2")
COPPER FL - 955.24

197 LF OF 2" TYPE K COPPER WATER SERVICE

8" GATE VALVE STUB AND CAP WATERMAIN WEST OF 8" VALVE.

PROPOSED HYDRANT ASSEMBLY

2" CURB STOP & BOX

SUBDRAIN CLEANOUT (TYP.)

238 LF 6" PERFORATED SUBDRAIN (TYP.)

FL = 957.87 — FL = 957.96 — FL = 957.67 — FL = 957.46 — FL = 958.01 — FL = 957.61 — FL = 957.13 — FL = 957.55 — FL = 956.80 — FL = 957.30 — FL = 956.24 — FL = 957.14 — FL = 956.98 — FL = 957.05 — FL = 956.85 — FL = 956.78 — FL = 956.66 — FL = 956.63 — FL = 956.41 — FL = 956.61 — FL = 956.33

P-85 296'x6" @ 1.16%

P-4 48'x12" @ 0.50%

P-3 89'x12" @ 0.50%

P-2 95'x15" @ 0.50%

P-1 231'x15" @ 0.50%

P-1A 51'x15" @ 0.50%

P-6 14'x10" @ 0.85%

P-5 38'x15" @ 0.50%

P-24 72'x15" @ 1.00%

ST-1
R=958.66
I=954.21 (15") P-1A
I=954.21 (15") P-2
I=954.11 (15") P-1
I=955.88 (6") SUBDRAIN

ST-1A
R=958.06
I=954.43 (15") P-1A

ST-2
R=960.74
I=954.79 (15") P-2A
I=954.79 (12") P-3
I=954.69 (15") P-2

ST-2A
R=959.01
I=955.51 (15") P-2A

ST-3
R=961.33
I=955.33 (12") P-4
I=955.23 (12") P-3
I=956.13 (6") SUBDRAIN

ST-4
R=958.90
I=955.57 (12") P-4

ST-5
R=957.17
I=950.36 (15") P-5
I=950.26 (15") EX-STM

ST-6
R=958.75
I=951.88 (10") P-6
I=950.55 (15") P-5

ST-7
R=954.00
I=952.00 (10") P-6

FES-1
I=954.00

SUBDRAIN CLEANOUT (TYP.)

22.5° BEND

UTILITY CROSSING:
STORM (12") RCP FL - 955.43
SANITARY (8") PVC FL - 949.59

CONNECT SUBDRAIN TO STORM SEWER PIPE

SUBDRAIN CLEANOUT (TYP.)

45° BEND: WATER FL - 952.10

45° BEND: WATER FL - 947.10

6" PVC PERFORATED SUBDRAIN (TYP.)

CONNECT SUBDRAIN TO INTAKE

CONNECT EXISTING PIPE TO PROPOSED MANHOLE

15' PUE

CRITICAL CROSSING:
STORM (36") RCP FL - 949.67
WATER (8") PVC TOP - 947.81

CRITICAL CROSSING:
STORM (36") RCP FL - 949.42
SANITARY (8") PVC FL - 948.23

45° BEND: WATER FL - 947.10

UTILITY CROSSING:
SANITARY (8") PVC FL - 948.21
WATER (8") PVC FL - 951.60

45° BEND: WATER FL - 952.10

8" PVC WATERMAIN (5.5' MINIMUM BURY DEPTH)

FL = 948.12

CONNECT TO EXISTING 8" SANITARY SEWER MAIN

CONNECT TO EXISTING WATER MAIN WITH TAPPING SLEEVE AND VALVE

EXISTING ROW (TYP.)

8" PVC WATERMAIN (5.5' MINIMUM BURY DEPTH)

EX CB R=957.99 I=954.79 (4"PVC) W I=953.99 (12"PVC) E

EX MH R=958.66 I=952.36 (18"RCP) E I=950.64 (36"RCP) S I=950.36 (36"RCP) N

EX CB T/C=958.51 I=955.31 (6"TILE) I=955.26 (6"TILE) I=953.01 (15"RCP I=952.91 (18"RCP

EX CB T/C=955.56 (6"TILE) N I=955.51 (6"TILE) S I=953.58 (15"RCP) W

EX SAN MH R=958.28 I=947.90 (8" PVC) N I=948.08 (8" PVC) S

EX MH R=955.02 I=949.4x (15"RCP) W RECESSED I=949.87 (15"RCP) E I=948.32 (6"HDPE) S I=946.42 (36"RCP) N I=946.35 (36"RCP) S

EX CB T/C=955.59 I=952.25 (6"TILE) S I=949.70 (15"RCP) E I=949.55 (18"RCP) W

EX CB T/C=955.36

Trash Encl.

Sandbox

Playground

Public Utility Easement

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SCALE IN FEET

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PLOT DATE: 2/23/2022 4:30 PM

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CITY OF GRIMES

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PROJECT

CITY OF GRIMES

WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-25768
FILE NAME	25768 C3 - SITE PLAN
DRAWN BY	MJE/PCN
DESIGNED BY	JDH/NSG/PCN
REVIEWED BY	JDH/NSG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

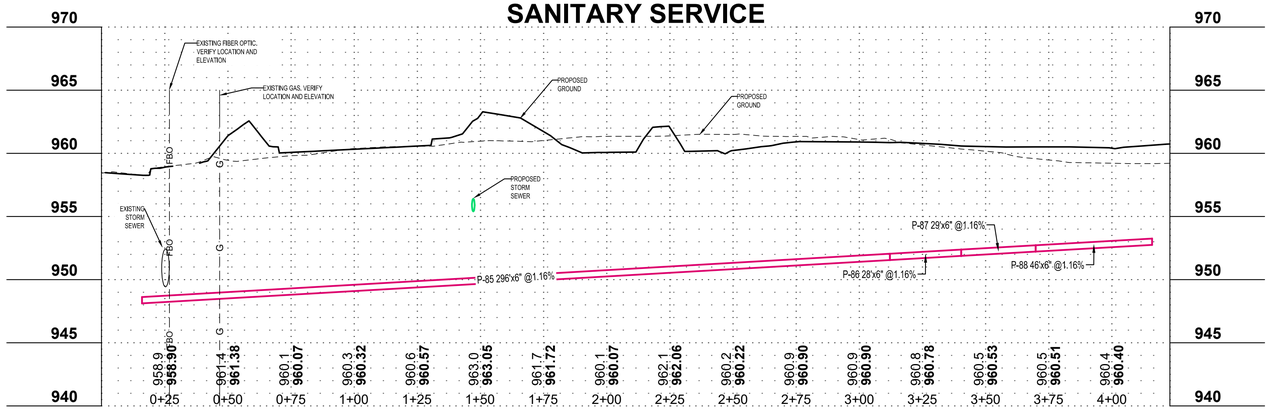
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UTILITY PLAN

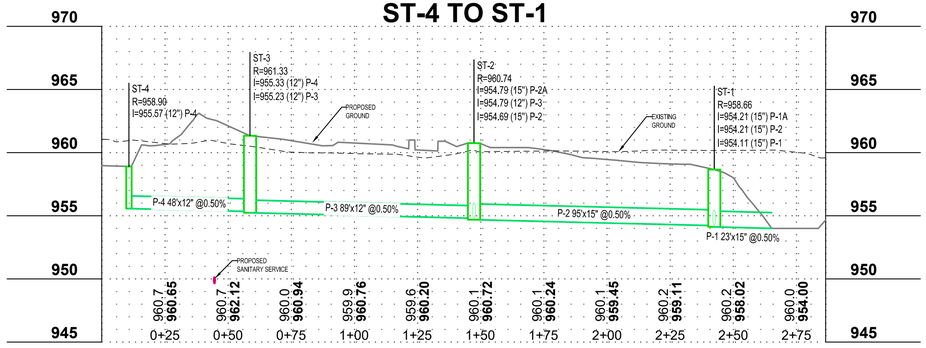
SHEET

C3-30

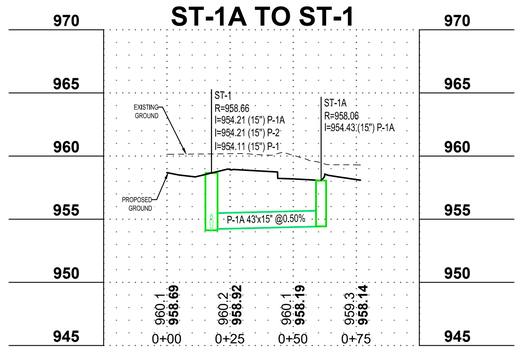
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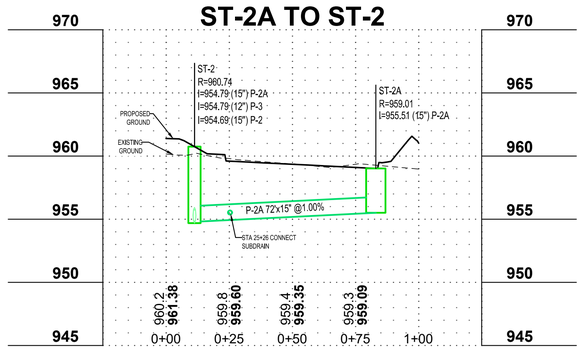
ST-4 TO ST-1



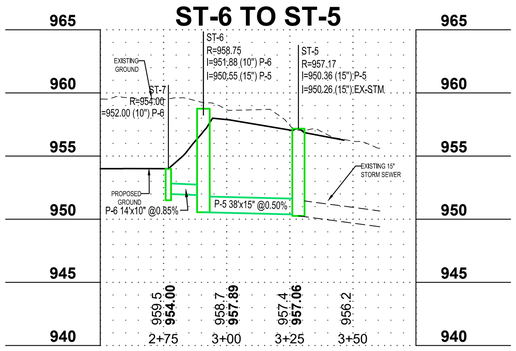
ST-1A TO ST-1



ST-2A TO ST-2



ST-6 TO ST-5



PLOT DATE: 2/23/2022 4:35 PM

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CITY OF GRIMES

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PROJECT

CITY OF GRIMES

WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

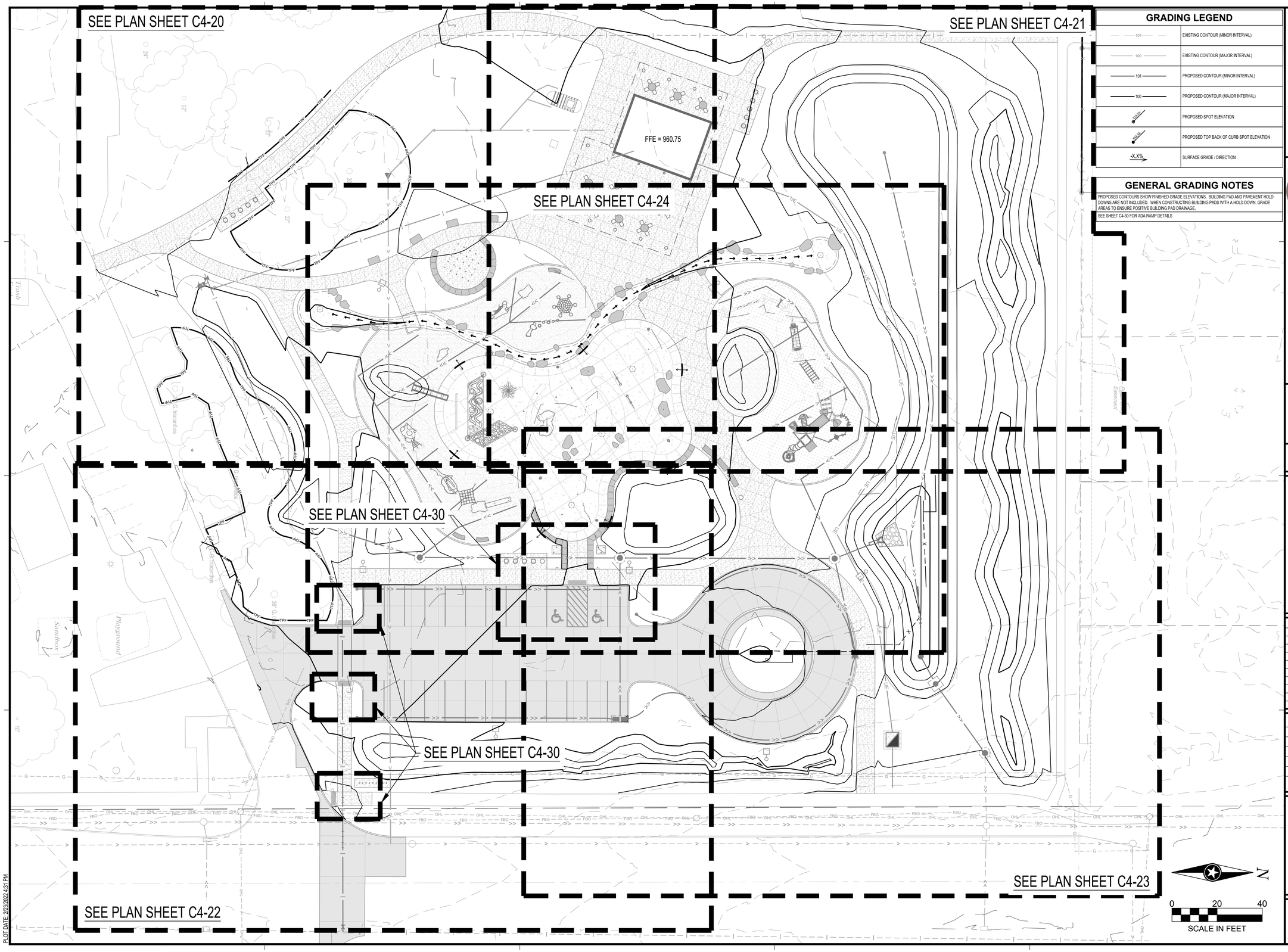
PROJECT NO.	21-25768
FILE NAME	25768 C3 - SITE PLAN
DRAWN BY	MJE/PCN
DESIGNED BY	JDH/NSG/PCN
REVIEWED BY	JDH/NSG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

UTILITY PROFILES

SHEET

C3-31



GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
953.45	PROPOSED SPOT ELEVATION
953.12	PROPOSED TOP BACK OF CURB SPOT ELEVATION
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

SEE SHEET C4-30 FOR ADA RAMP DETAILS

ISG

CITY OF GRIMES

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PROJECT

CITY OF GRIMES

WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-25768
FILE NAME	25768 C4 - GRADING PLAN
DRAWN BY	MJE/PCN
DESIGNED BY	JDH/NSG/PCN
REVIEWED BY	JDH/NSG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

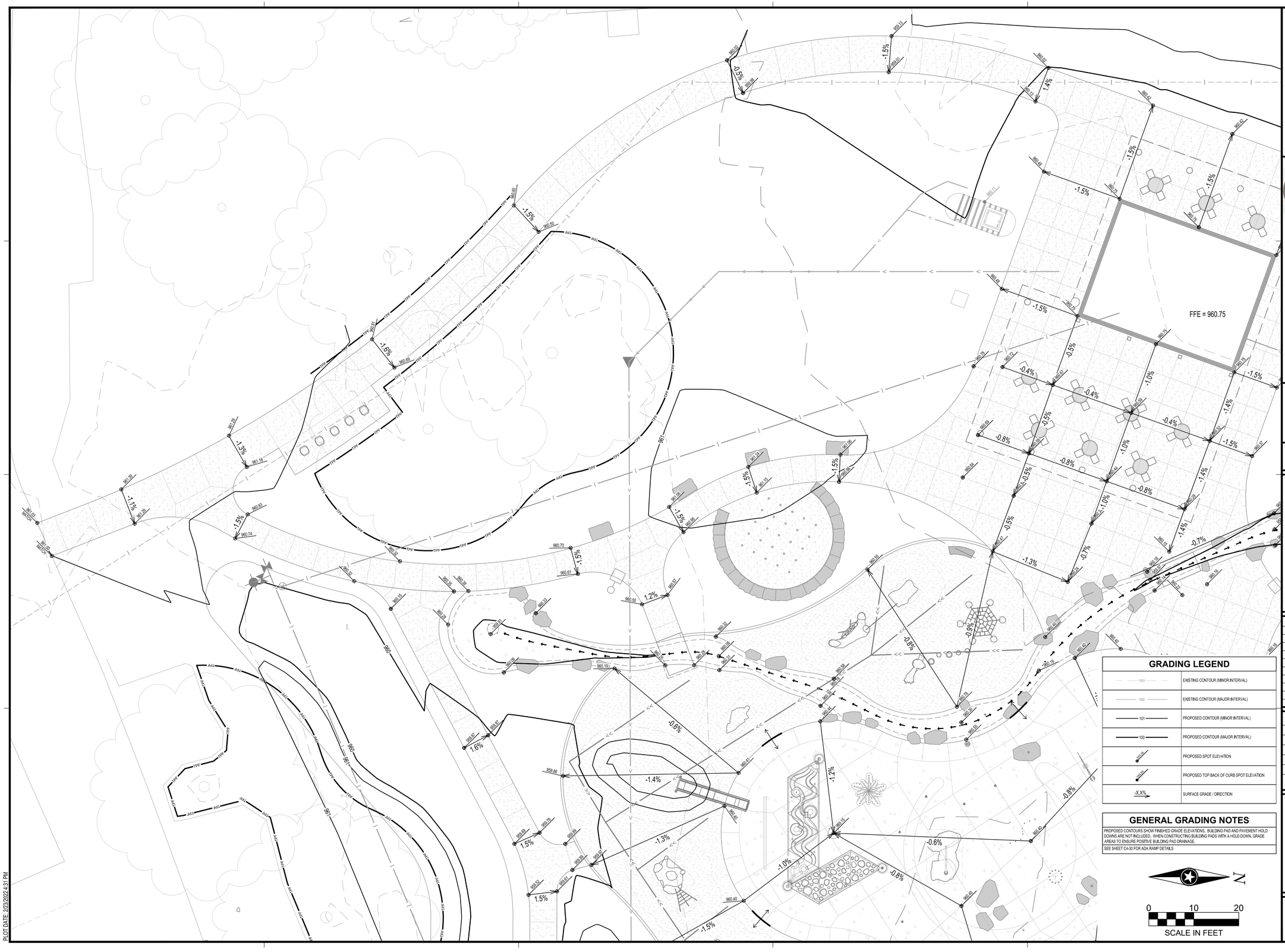
OVERALL GRADING PLAN

SHEET

C4-10

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/23/2022 4:31 PM



GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
960.54	PROPOSED SPOT ELEVATION
960.54	PROPOSED TOP BACK OF CURB SPOT ELEVATION
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

SEE SHEET C4-30 FOR ADA RAMP DETAILS

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SCALE IN FEET

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CITY OF GRIMES

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PROJECT

CITY OF GRIMES

WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-25768
FILE NAME	25768 C4 - GRADING PLAN
DRAWN BY	MJE/PCN
DESIGNED BY	JDH/NSG/PCN
REVIEWED BY	JDH/NSG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

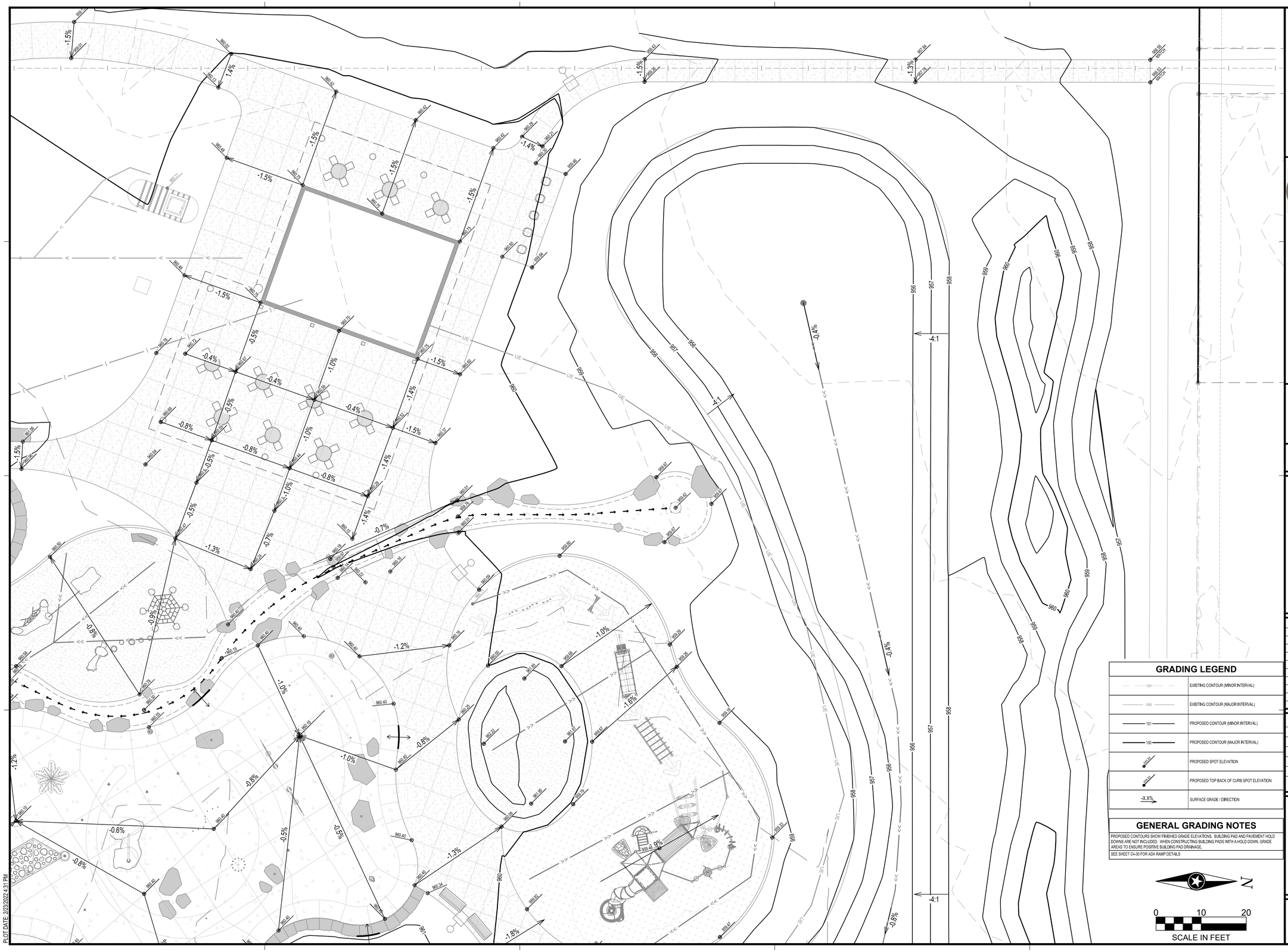
DETAILED GRADING PLAN

SHEET

C4-20

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/23/2022 4:31 PM



PLOT DATE: 2/23/2022 4:31 PM

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PROJECT

CITY OF GRIMES

WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-25768
FILE NAME	25768 C4 - GRADING PLAN
DRAWN BY	MJE/PCN
DESIGNED BY	JDH/NSG/PCN
REVIEWED BY	JDH/NSG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

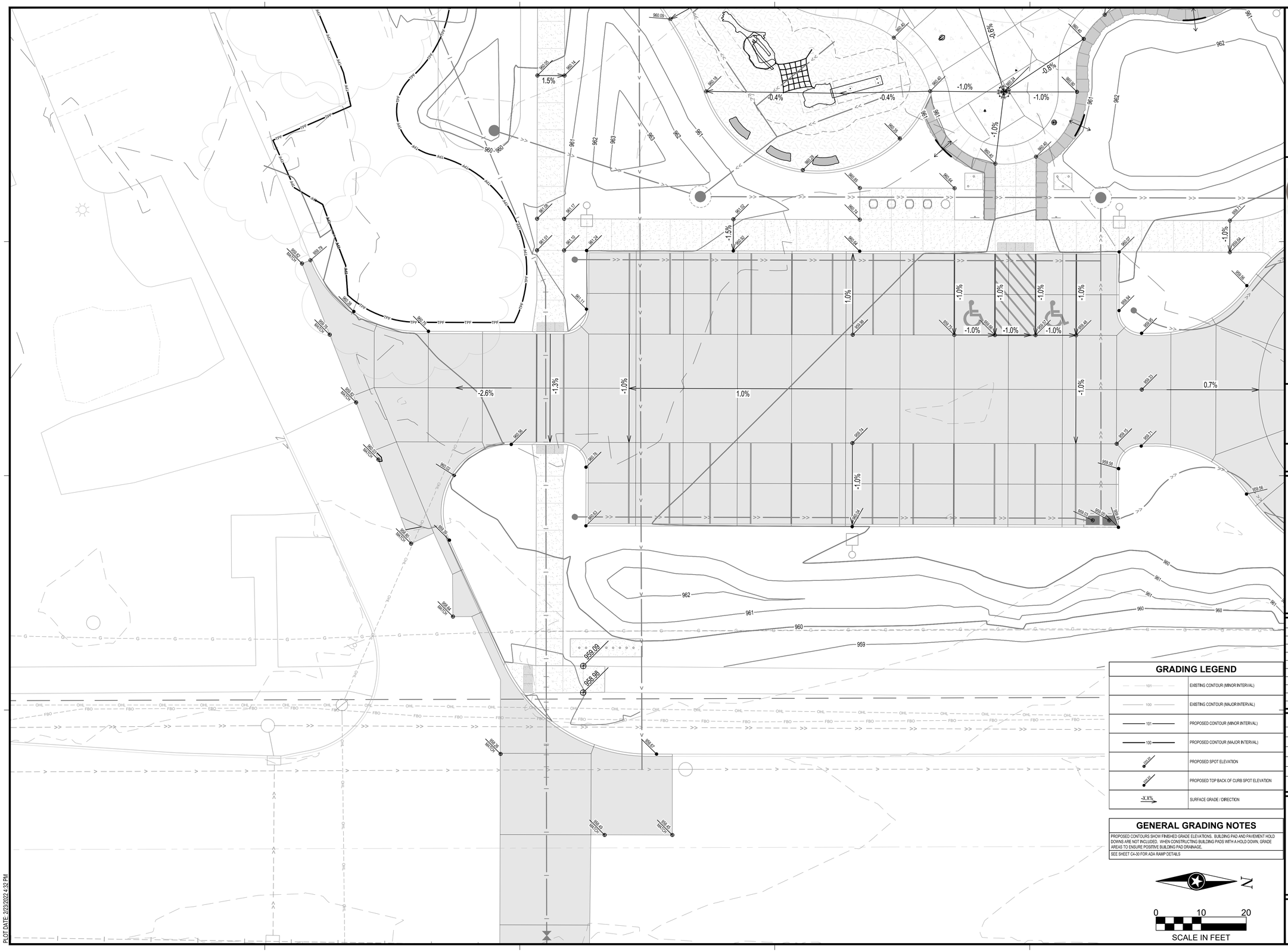
TITLE

DETAILED GRADING PLAN

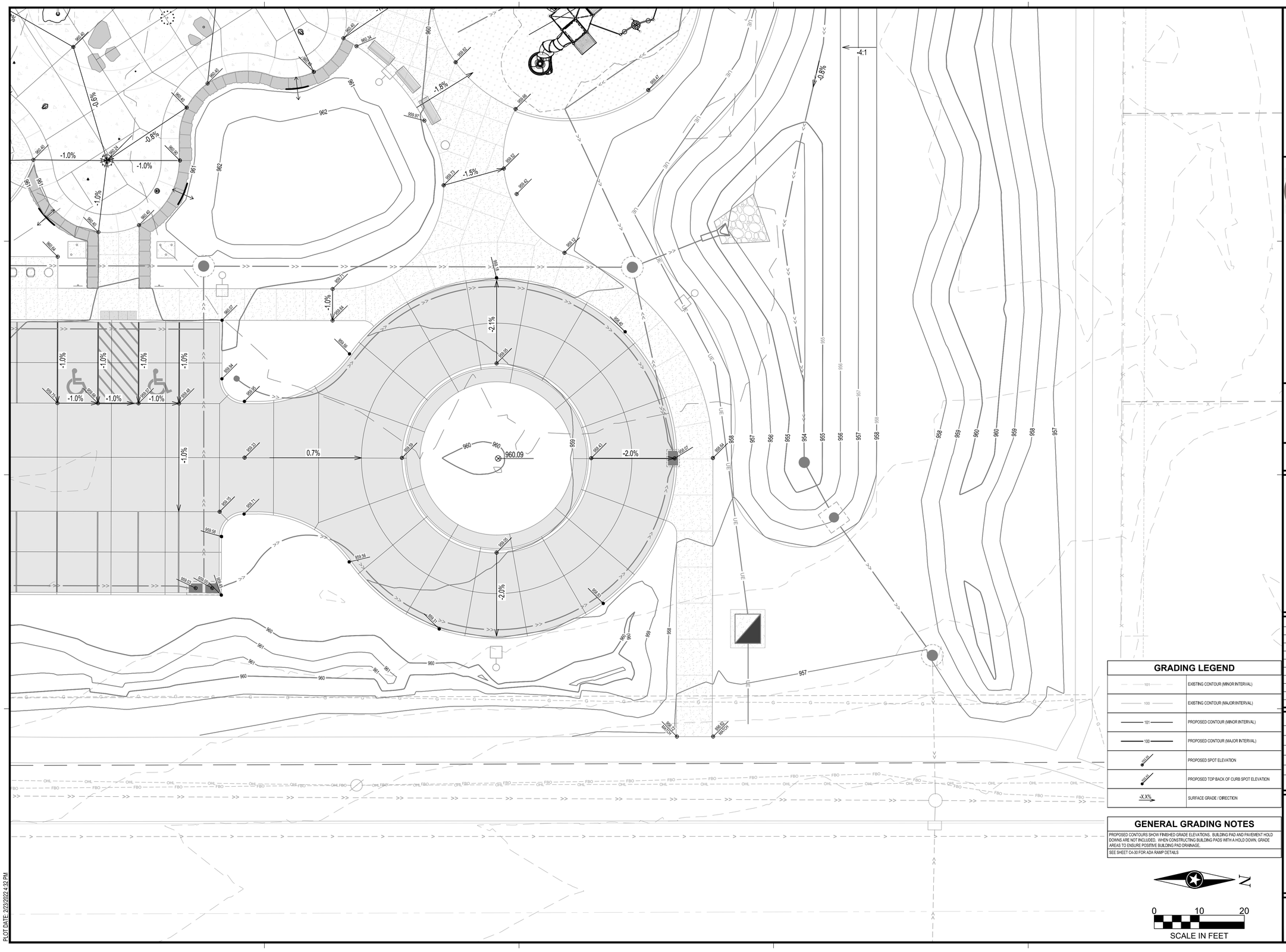
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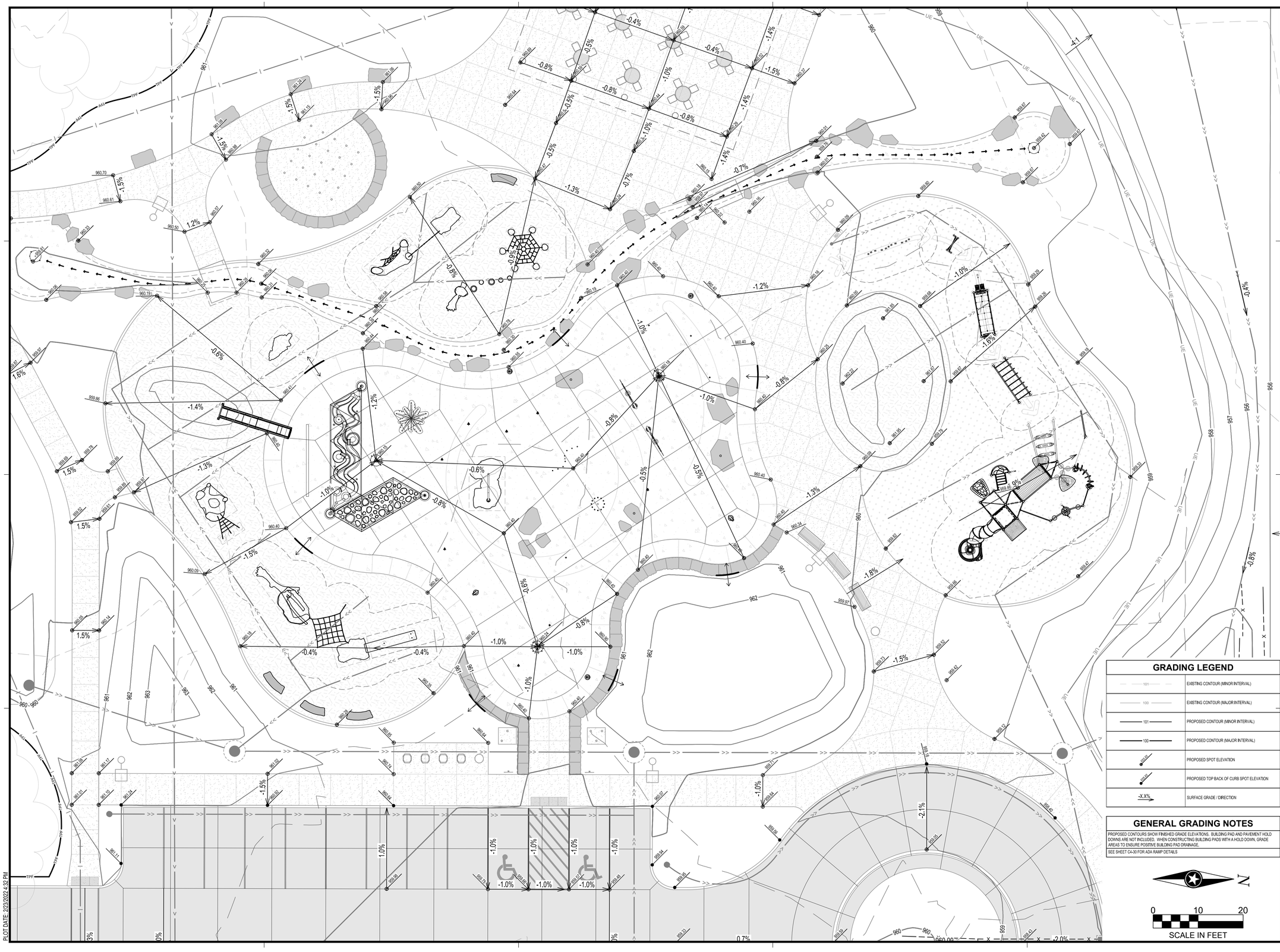
C4-21

PRELIMINARY NOT FOR CONSTRUCTION


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PLOT DATE: 2/22/2022 4:32 PM

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CITY OF GRIMES

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PROJECT

CITY OF GRIMES

WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-25768
FILE NAME	25768 C4 - GRADING PLAN
DRAWN BY	MJE/PCN
DESIGNED BY	JDH/NSG/PCN
REVIEWED BY	JDH/NSG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

DETAILED GRADING PLAN

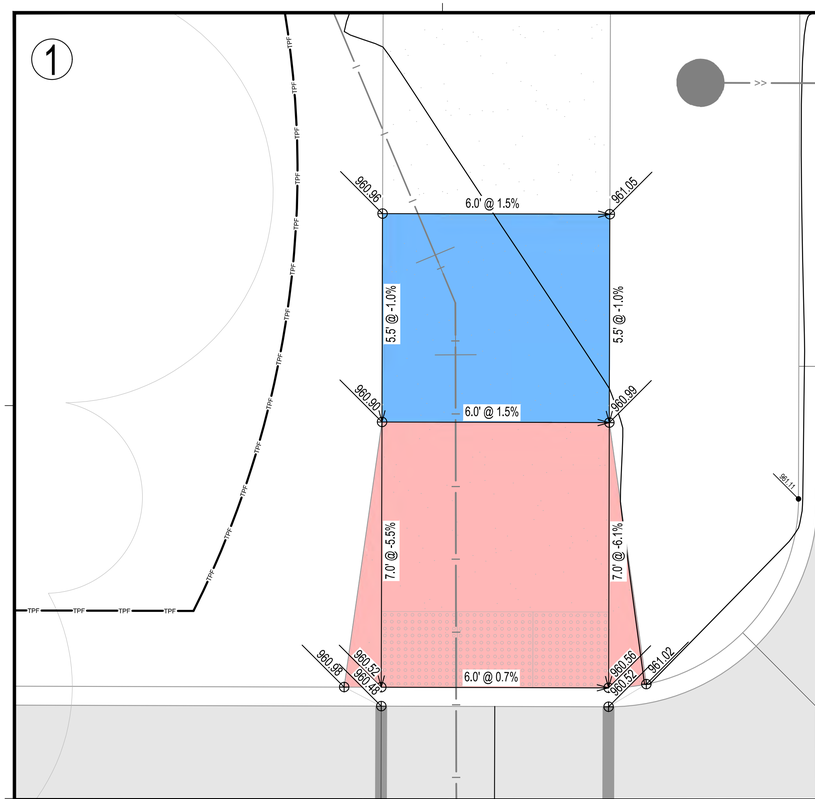
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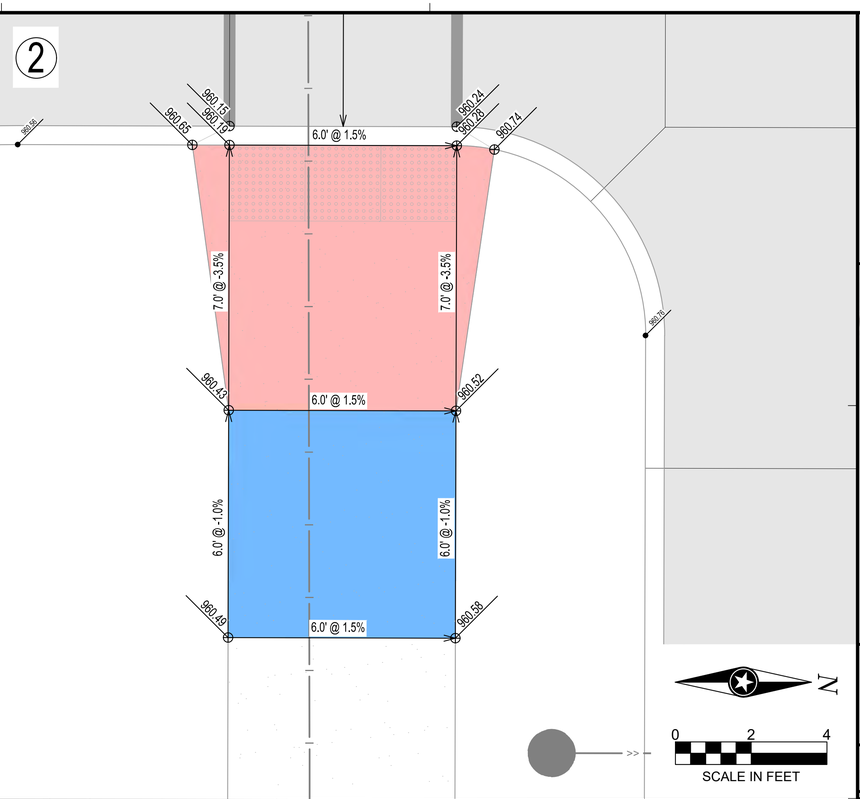
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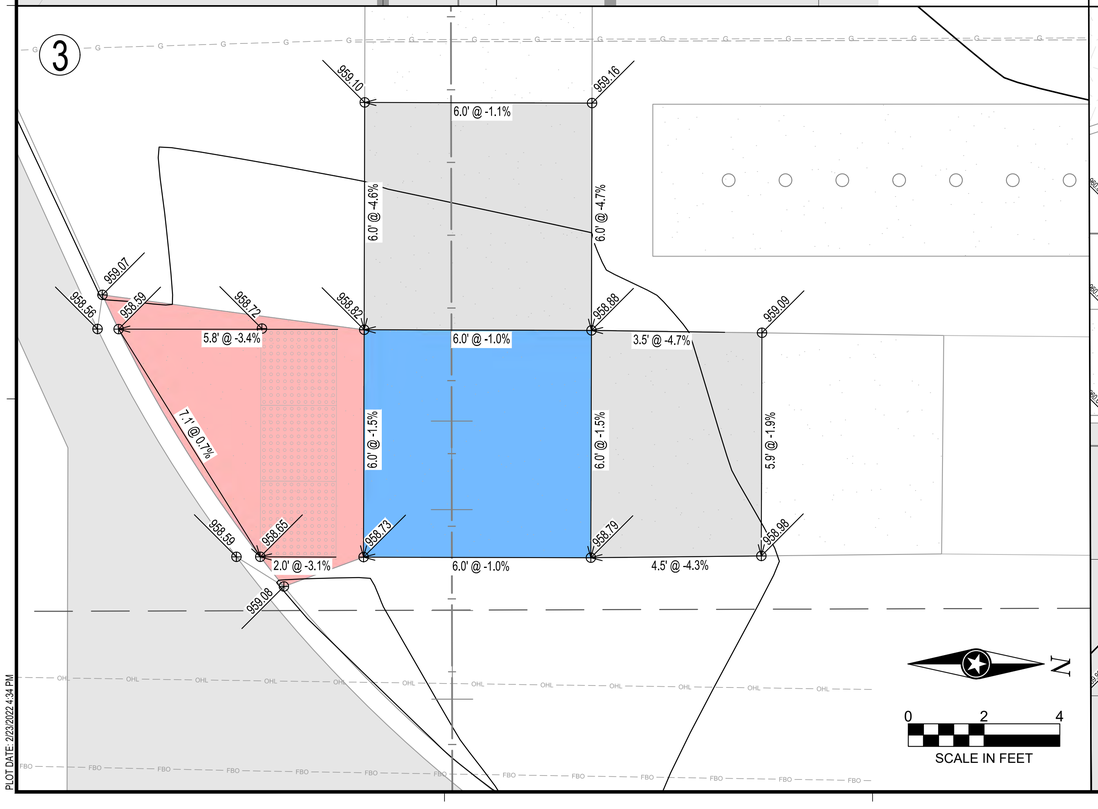
ADA ACCESIBILITY LEGEND

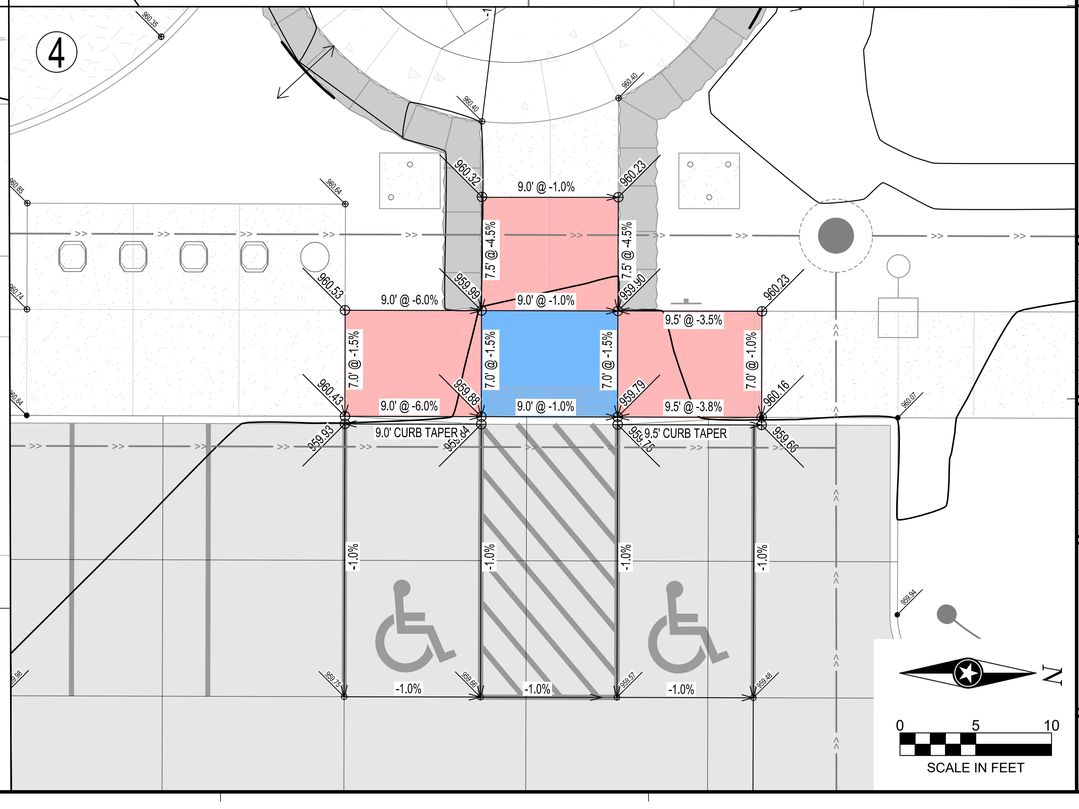
	ACCESSIBLE ROUTE (MAXIMUM 5.00%)
	ACCESSIBLE LANDING AREA (MAXIMUM 2.00% SLOPE ALL DIRECTIONS, MIN 4'X4')
	ACCESSIBLE RAMP (SLOPE GREATER THAN 5.00% LESS THAN 8.33%)
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB SPOT ELEVATION
XX FT @ X.X%	SURFACE DISTANCE AND GRADE DIRECTION

ALL CROSS SLOPES SHALL NOT EXCEED 2.00%









ISG

CITY OF GRIMES

NOTE:
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PROJECT

CITY OF GRIMES

WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-25768
FILE NAME	25768 C4 - GRADING PLAN
DRAWN BY	MJE/PCN
DESIGNED BY	JDH/NSG/PCN
REVIEWED BY	JDH/NSG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

DETAILED GRADING PLAN (ADA RAMPS)

SHEET

C4-30

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/23/2022 4:34 PM

REFERENCE NOTES SCHEDULE

2022-02-23 12:37

CODE	DESCRIPTION	QTY
2 —#—	ALUMINUM EDGING	664 LF

SYMBOL	DESCRIPTION	QTY
	PLANTING AREA	10,447 SF
	LOCALLY GROWN BLUEGRASS SOD	37,010 SF
	NATIVE PLANTING AREA	15,270 SF
	DETENTION BASIN SEED MIX	14,032 SF

Trash Encl.

Sandbox

Playground

Public Utility Easement

N JAMES STREET

N

0 20 40

SCALE IN FEET

PLOT DATE: 2/23/2022 4:34 PM

PRELIMINARY NOT FOR CONSTRUCTION

ISG

CITY OF GRIMES

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PROJECT

CITY OF GRIMES

WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-25768
FILE NAME	25768 C3 - LANDSCAPE
DRAWN BY	MJE/PCN
DESIGNED BY	JDH/NSG/PCN
REVIEWED BY	JDH/NSG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

RESTORATION PLAN

SHEET

C5-10



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
BJ	10	BETULA PLATYPHYLLA 'JEFPARK' TM PARKLAND PILLAR ASIAN WHITE BIRCH	2" CAL
CC	8	CERCIS CANADENSIS 'COVEY' TM LAVENDER TWIST EASTERN REDBUD	2" CAL
QB	7	QUERCUS BICOLOR SWAMP WHITE OAK	2" CAL
QU	4	QUERCUS MACROCARPA 'JFS-KW3' TM URBAN PINNACLE OAK	2" CAL
TH	8	TAXODIUM DISTICHUM SHAWNEE BRAVE TM BALD CYPRESS	2" CAL

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE
JB	15	JUNIPERUS CHINENSIS 'BLUE POINT' BLUE POINT JUNIPER	2" CAL
JS	12	JUNIPERUS CHINENSIS 'SPARTAN' SPARTAN JUNIPER	2" CAL
PF	17	PINUS STROBUS 'FASTIGIATA' PYRAMIDAL WHITE PINE	2" CAL

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
AL	16	ARONIA MELANOCARPA 'UCONNAM165' TM LOW SCAPE MOUND BLACK CHOKEBERRY	1 GAL
CB	34	CORNUS SERICEA 'BAILADELINE' TM FIREDANCE RED TWIG DOGWOOD	1 GAL
HS	40	DIERVILLA X SPLENDENS 'EL MADRIGAL' TM FIREFLY NIGHTGLOW BUSH HONEYSUCKLE	1 GAL
PR	18	PHYGELIUS X RECTUS 'DEVIL'S TEARS' DEVIL'S TEARS CAPE FUCHSIA	1 GAL
PA	26	POTENTILLA FRUTICOSA 'ABSARAKA' ABSARAKA BUSH CINQUEFOIL	1 GAL
RG	119	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	1 GAL
SB	55	SYRINGA X 'BLOOMERANG' BLOOMERANG SERIES LILAC	1 GAL
WF	9	WEIGELA FLORIDA 'BOKRASHINE' TM SHINING SENSATION WEIGELIA	1 GAL

GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
CL	203	CALAMAGROSTIS X ACUTIFLORA 'LIGHTNING STRIKE' LIGHTNING STRIKE FEATHER REED GRASS	1 GAL
PH	132	PANICUM VIRGATUM 'HOT ROD' HOT ROD SWITCH GRASS	1 GAL
PS	30	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS	1 GAL
ST	101	SCHIZACHYRIUM SCOPARIUM 'TWILIGHT ZONE' TWILIGHT ZONE LITTLE BLUESTEM	1 GAL

SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	ROOT
CH	349	CAREX PENSYLVANICA 'STRAW HAT' STRAW HAT PENNSYLVANIA SEDGE	2 GAL
EC	178	ECHINACEA X 'CHEYENNE SPIRIT' CHEYENNE SPIRIT CONEFLOWER	1 GAL
ES	90	ECHINACEA X 'SNOW CONE' WHITE CONEFLOWER	1 GAL
ES2	208	ECHINACEA X 'SUNSET' SUNSET CONEFLOWER	1 GAL
RM	83	RATIBIDA COLUMNIFERA 'MEXICAN HAT' PRAIRIE CONEFLOWER	1 GAL

N

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SCALE IN FEET

PLOT DATE: 2/23/2022 4:35 PM

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CITY OF GRIMES

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PROJECT

CITY OF GRIMES

WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

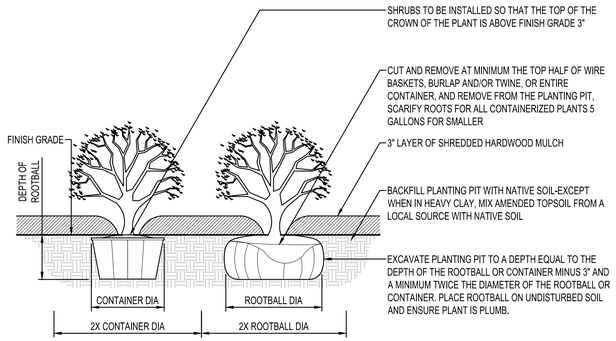
PROJECT NO.	21-25768
FILE NAME	25768 C3 - LANDSCAPE
DRAWN BY	MJE/PCN
DESIGNED BY	JDH/NSG/PCN
REVIEWED BY	JDH/NSG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

PLANTING PLAN

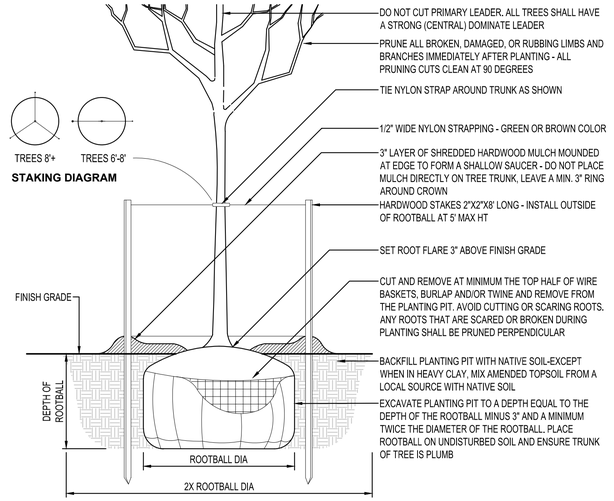
SHEET

C5-20



SHRUB PLANTING DETAIL

NTS

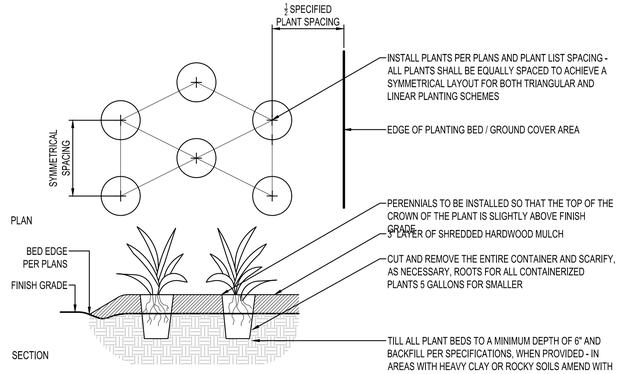


DECIDUOUS TREE PLANTING DETAIL

NTS

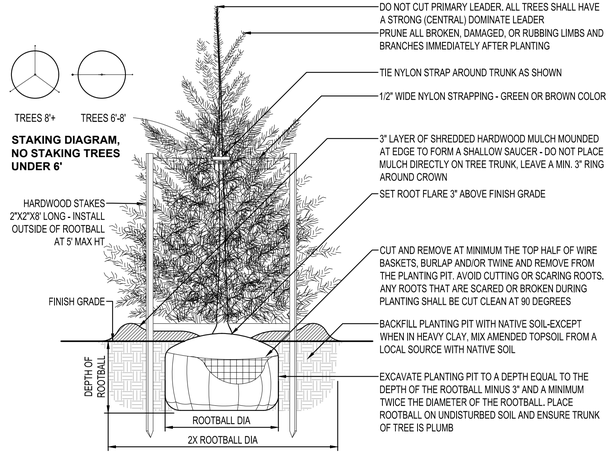
PLANTING NOTES

1. COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
2. SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
3. REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
4. REFER TO SPECIFICATIONS FOR TOPSOIL REQUIREMENTS.
5. REFER TO PLANTING AND SITE DETAILS FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES. REFER TO SPECIFICATIONS FOR MIX TYPE.
6. FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
7. ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
8. IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
9. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE AND OWNER.
10. ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (A.N.S.I.), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO A.N.S.I.
11. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
12. ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
13. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
14. PROVIDE DOUBLE SHREDDED HARDWOOD MULCH (NATURAL COLOR) SURROUNDING ALL PROPOSED TREES (5' Ø) AND WITHIN PLANTING BEDS A 2" - 4" DECOMPOSED GRANITE AT 3" MINIMUM DEPTH AS SHOWN IN TREE PLANTING DETAIL. DO NOT USE AN UNDERLAYMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.
18. MULCHING MATERIAL SHALL BE DOUBLE SHREDDED HARDWOOD MULCH (NATURAL COLOR), WITH NO INDIVIDUAL PIECES LARGER THAN 3", FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS, 3" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS.
22. TURF AREAS DISTURBED BY CONSTRUCTION SHALL BE SODED IF NOT INDICATED ON THE PLANS AS ANOTHER SURFACE.
23. CONTRACTOR SHALL PROVIDE SAMPLE OF SHREDDED HARDWOOD MULCH TO BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT.
24. INDICATED QUANTITIES ARE ESTIMATES AND SHOULD BE CONFIRMED BY THE CONTRACTOR/BIDDER.
25. ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.



PERENNIAL PLANTING DETAIL

NTS



EVERGREEN TREE PLANTING DETAIL

NTS

ISG

CITY OF GRIMES

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PROJECT

CITY OF GRIMES

WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-25768
FILE NAME	25768 C3 - LANDSCAPE
DRAWN BY	MJE/PCN
DESIGNED BY	JDH/NSG/PCN
REVIEWED BY	JDH/NSG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

PLANTING NOTES & DETAILS

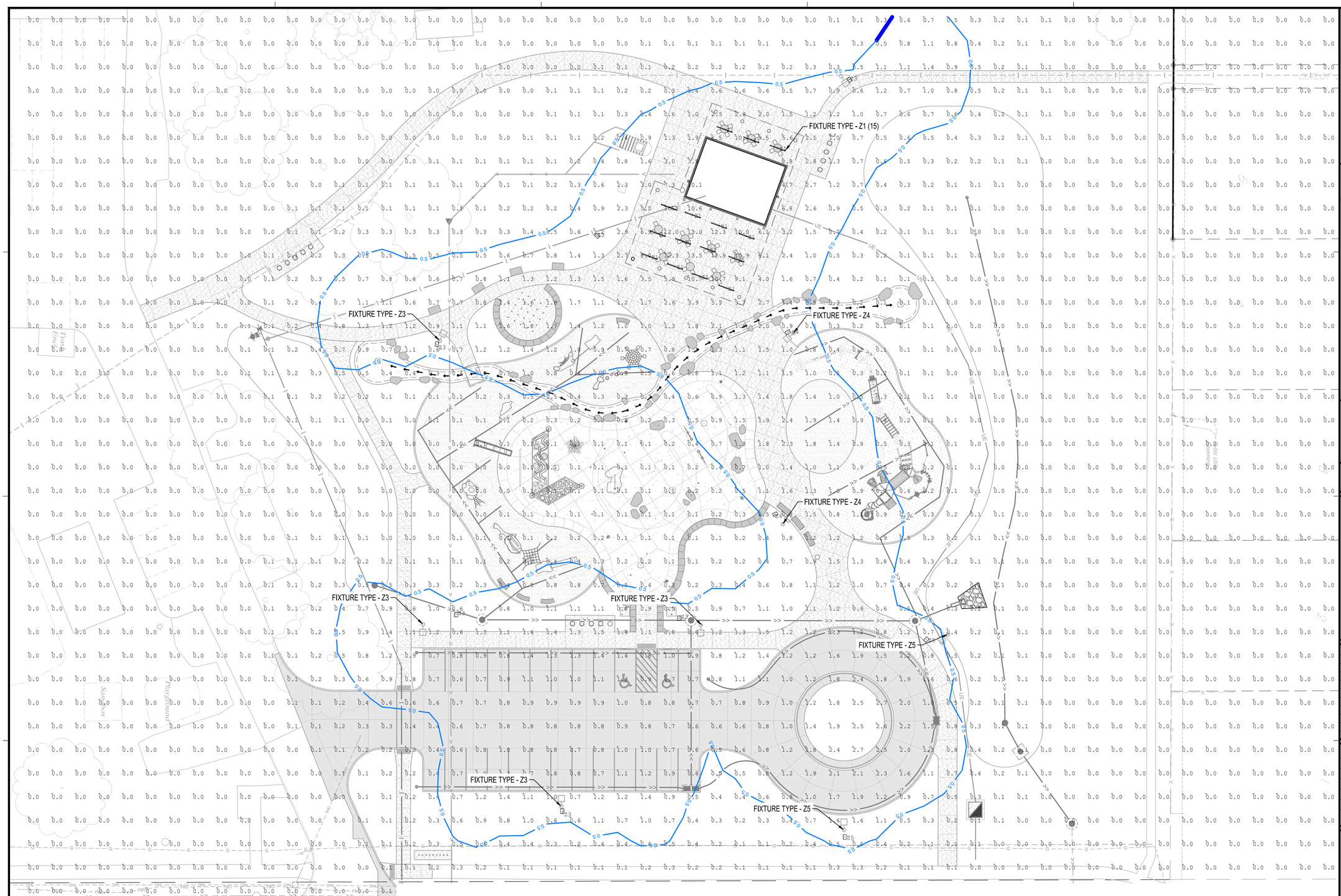
SHEET

C5-30

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/23/2022 4:35 PM



LIGHT FIXTURE SCHEDULE

Label	Manufacturer	Catalog Number	Description	Lamp	Mounting Height	Lamp Lumens	LLF	Watts (120-277V)	Remarks
Z1	NULITE	RXT-T-FF-03-L40-1C-U-D-B-7-VR	LED LINEAR	LED	SURFACE	1200	0.9	14	MOUNTED IN CANOPY
Z2	KIM LIGHTING	SW1-36L4KUV-BLT	LED AREA LIGHT	LED	12'	2800	0.9	39	WALL MOUNTED, PROVIDE WITH EXTERNAL BATTERY
Z3	KIM LIGHTING	ALT2P35-60L4K-240-BL-A32-FPL-SQ	LED AREA LIGHT	LED	20'	6000	0.9	71	
Z4	KIM LIGHTING	ALT3P35-60L4K-240-BL-A32-FPL-SQ	LED AREA LIGHT	LED	20'	6000	0.9	71	
Z5	KIM LIGHTING	ALT4P35-60L4K-240-BL-A32-FPL-SQ	LED AREA LIGHT	LED	20'	6000	0.9	71	

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0 20 40

SCALE IN FEET

PLOT DATE: 2/22/2022 4:36 PM

ISG

CITY OF GRIMES

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PROJECT

CITY OF GRIMES

WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-25768
FILE NAME	25768 E2 - LIGHT
DRAWN BY	MJE/PCN
DESIGNED BY	JDH/NSG/PCN
REVIEWED BY	JDH/NSG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

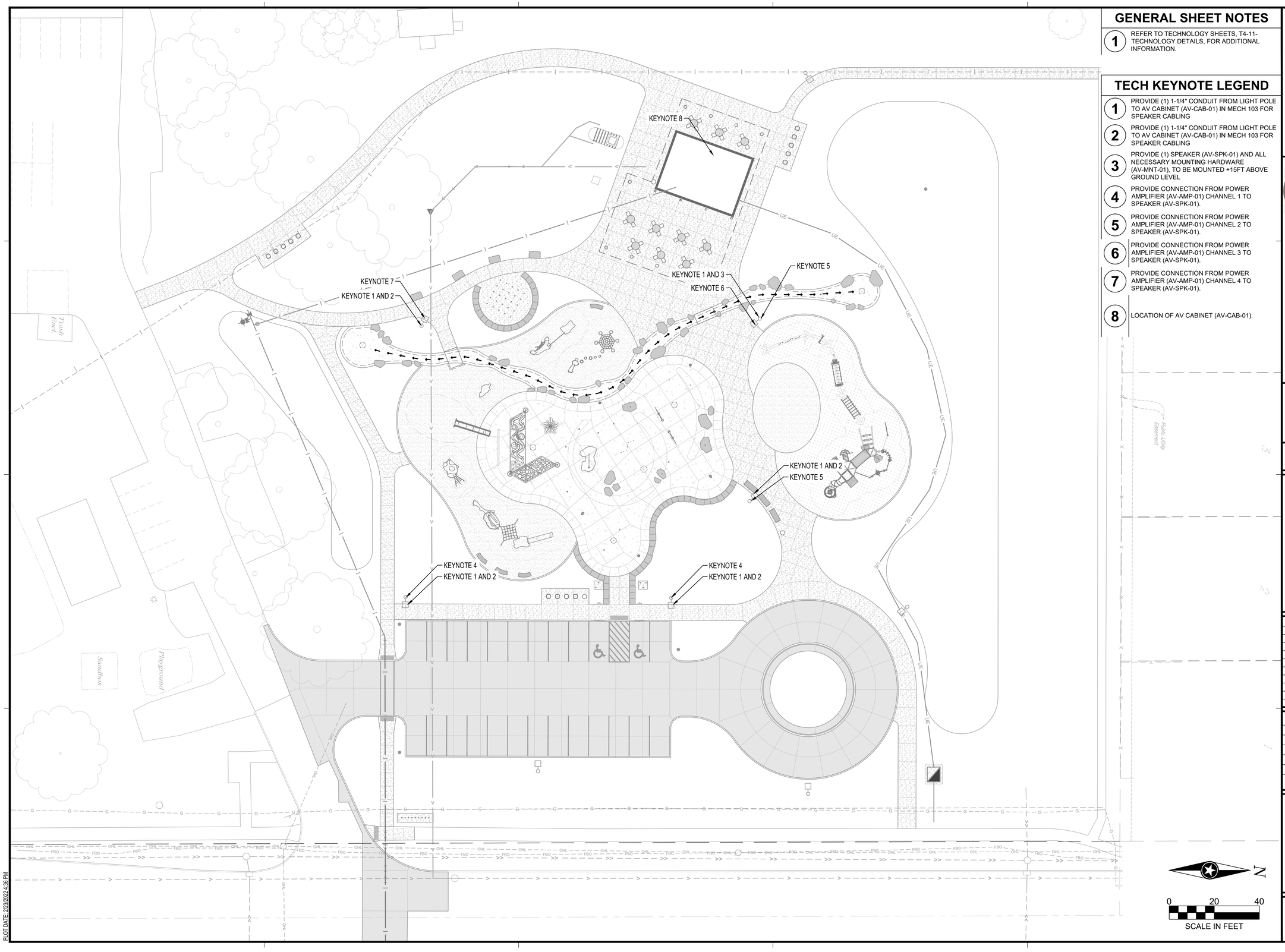
TITLE

SITE ELECTRICAL PLAN

SHEET

E2-00

PRELIMINARY NOT FOR CONSTRUCTION



GENERAL SHEET NOTES

1. REFER TO TECHNOLOGY SHEETS, T4-11-TECHNOLOGY DETAILS, FOR ADDITIONAL INFORMATION.

TECH KEYNOTE LEGEND

1. PROVIDE (1) 1-1/4" CONDUIT FROM LIGHT POLE TO AV CABINET (AV-CAB-01) IN MECH 103 FOR SPEAKER CABLING
2. PROVIDE (1) 1-1/4" CONDUIT FROM LIGHT POLE TO AV CABINET (AV-CAB-01) IN MECH 103 FOR SPEAKER CABLING
3. PROVIDE (1) SPEAKER (AV-SPK-01) AND ALL NECESSARY MOUNTING HARDWARE (AV-MNT-01), TO BE MOUNTED +15FT ABOVE GROUND LEVEL
4. PROVIDE CONNECTION FROM POWER AMPLIFIER (AV-AMP-01) CHANNEL 1 TO SPEAKER (AV-SPK-01).
5. PROVIDE CONNECTION FROM POWER AMPLIFIER (AV-AMP-01) CHANNEL 2 TO SPEAKER (AV-SPK-01).
6. PROVIDE CONNECTION FROM POWER AMPLIFIER (AV-AMP-01) CHANNEL 3 TO SPEAKER (AV-SPK-01).
7. PROVIDE CONNECTION FROM POWER AMPLIFIER (AV-AMP-01) CHANNEL 4 TO SPEAKER (AV-SPK-01).
8. LOCATION OF AV CABINET (AV-CAB-01).

ISG

CITY OF GRIMES

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PROJECT

CITY OF GRIMES

WATERWORKS PARK IMPROVEMENTS

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-25768
FILE NAME	25768 T1 - TECH
DRAWN BY	MJE/PCN
DESIGNED BY	JDH/NSG/PCN
REVIEWED BY	JDH/NSG
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

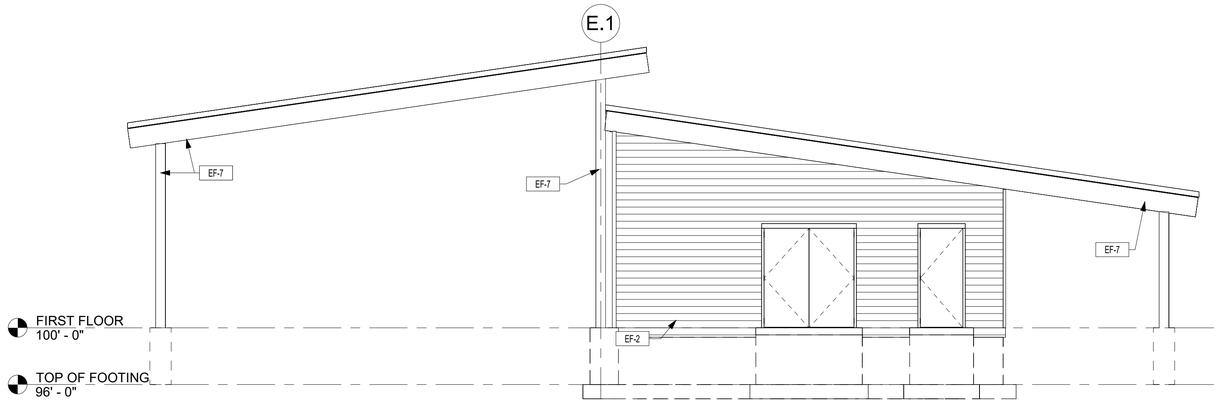
SITE TECHNOLOGY PLAN

SHEET

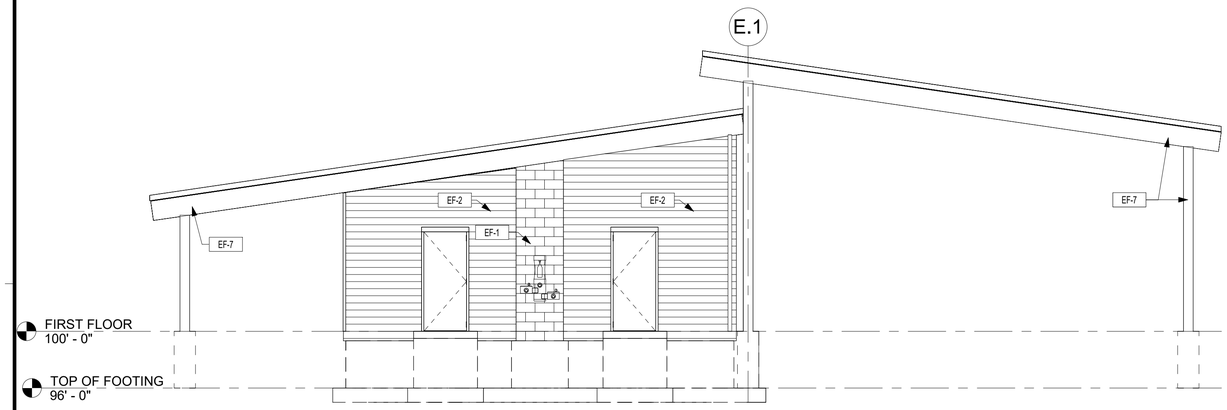
T1-00

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/22/2022 4:36 PM



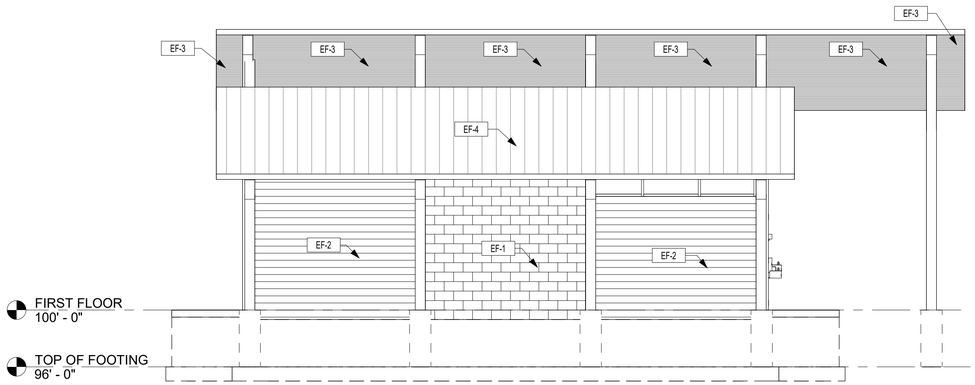
1 NORTH ELEVATION
3/16" = 1'-0"



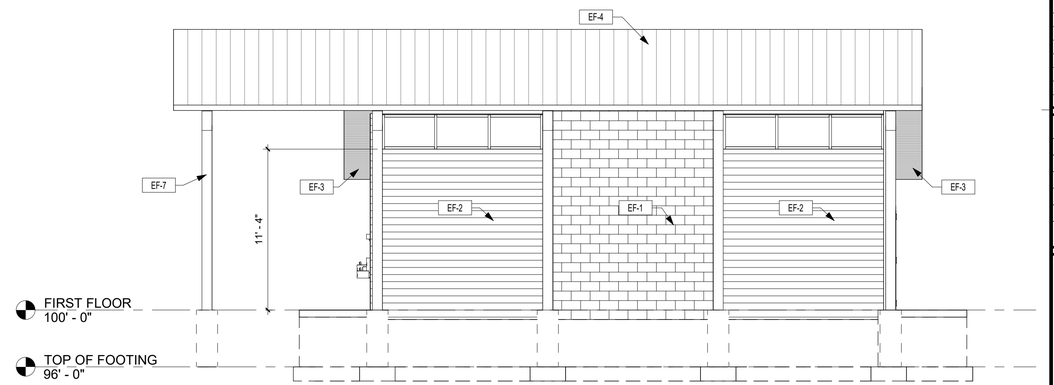
3 SOUTH ELEVATION
3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE

MARK	MATERIAL TYPE	MANUFACTURER	MODEL / SIZE	COLOR	ADDITIONAL INFORMATION	COMMENTS
EF-1	GROUNDED FACED CMU	AMCON/AMSTONE	8X16	795 BUFF KASOTA	WATER REPELLENT	UTILIZE @ INTERIOR APPLICATIONS AS WELL
EF-2	FIBER CEMENT WALL PANEL	NICHIHA	VINTAGEWOOD	REDWOOD	PREFINISHED OUTSIDE CORNERS	HORIZONTAL ORIENTATION
EF-3	T & G WOOD DECKING		SEE STRUCT.	CLEAR MARINE SPAR VARNISH		
EF-4	STANDING SEAM METAL PANEL	FIRESTONE	INDUSTRIAL GUTTER SYSTEM FS-1	MATTE BLACK		SNOW GUARDS
EF-7	GLU-LAM BEAM/COLUMN		SEE STRUCT.	CLEAR MARINE SPAR VARNISH		MATTE BLACK PAINTED GUSSET PLATES



2 WEST ELEVATION
3/16" = 1'-0"



4 EAST ELEVATION
3/16" = 1'-0"

2"
1"
1/4" 1/2"
0

2/23/2022 8:43:34 AM

ISG

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PROJECT

CITY OF GRIMES

GRIMES WATERWORKS PARK

GRIMES IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-25768
FILE NAME	25768 Arch R22
DRAWN BY	CGR
DESIGNED BY	AMB
REVIEWED BY	AMB
ORIGINAL ISSUE DATE	02/18/2022
CLIENT PROJECT NO.	

TITLE

EXTERIOR ELEVATIONS

SHEET

A2-11

PRELIMINARY NOT FOR CONSTRUCTION

All 3D renders shown are for illustration purposes only. Actual colors, textures and finishes may differ from renders.

Waterslide shown in Classic finish.

All 3D renders shown are for illustration purposes only. Actual colors, textures and finishes may differ from renders.

Waterslide shown in Classic finish.

All 3D renders shown are for illustration purposes only. Actual colors, textures and finishes may differ from renders.

Waterslide shown in Classic finish.

All 3D renders shown are for illustration purposes only. Actual colors, textures and finishes may differ from renders.

Waterslide shown in Classic finish.

SPLASHPAD DIMENSION

TOTAL AREA :	6641 ft²	616 m²
SPRAY AREA :	5294 ft²	492 m²
GRID SIZE :	10 x 10 ft	3 x 3 m

PRODUCT LEGEND

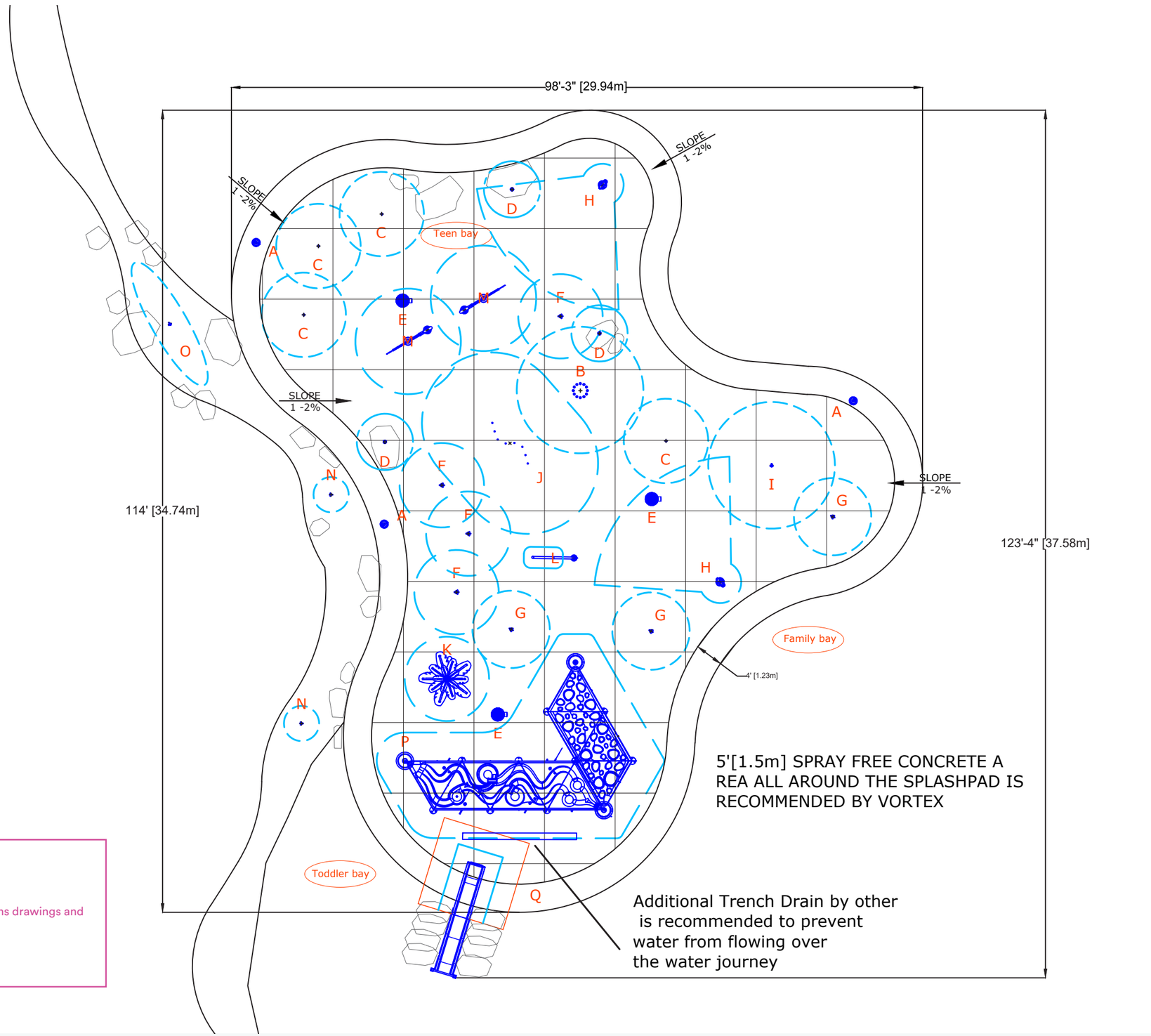
REF	PRODUCT	QTY	GPM	LPM
A	Bollard Activator No 3 VOR 0611	3	0.0	0.0
B	Donut Spray VOR 0306	1	37.5	141.9
C	Gusher VOR 0300	4	56.0	212.0
D	Water Jelly N°1 -on rock VOR 7010	3	18.0	68.1
E	Playsafe Drain N°4 VOR 1004	3	0.0	0.0
F	Side Winder VOR 7518	4	26.0	98.4
G	Spidey Spray N°2 VOR 7674	3	25.5	96.5
H	Spray Cannon VOR 0201	2	10.0	37.9
I	Water Bloom N°1 VOR 0322	1	9.0	34.1
J	Water Tunnel N°3 VOR 7641	1	24.0	90.8
K	Pine Tree VOR 8610	1	25.0	94.6
L	Rio Watercurtain VOR-7244	1	82.5	312.3
M	Custom Oak Tree VOR 8493	2	23.0	87.1
N	Jet Stream N°1 VOR 7512	2	5.0	18.9
O	Directional Jet N°2 VOR 0321	1	3.0	11.4
P	Water Journey Configuration N°1	1	9.5	36.0
Q	Kiddie Racer Slide 40" Deck	1	30	113.5
		QTY	GPM	LPM
	TOTAL	34	153	579.2

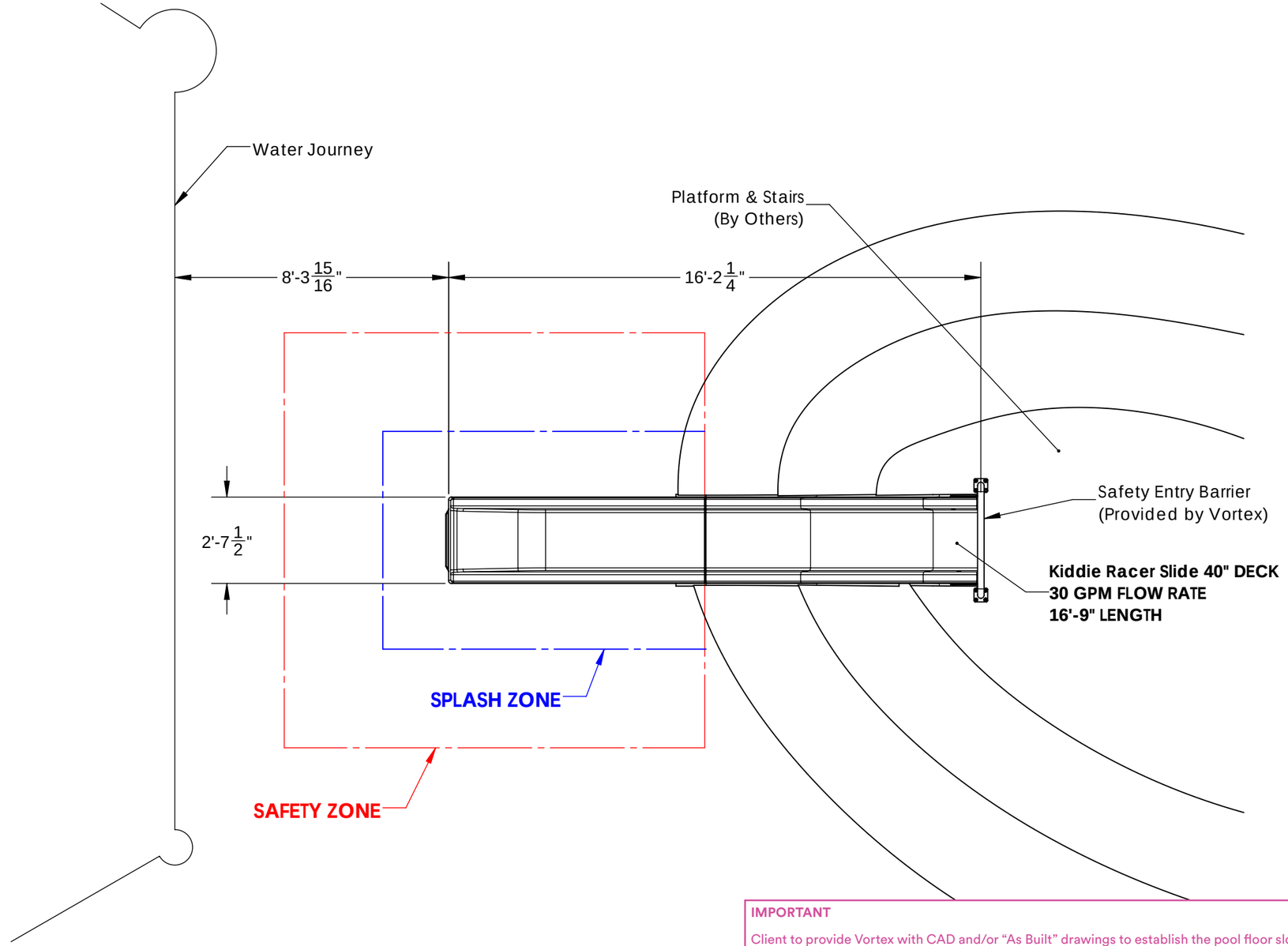
IMPORTANT

Client to provide Vortex with CAD and/or “As Built” drawings to establish the slope.

Failure to provide this information will cause delays in completing the submittal documents, fabrications drawings and may delay product delivery. Inacurrate information may cause additional site work at client’s expense.

This proposal was made using CAD file: 25768 2022-01-27 Splash Pad Plan.pdf





IMPORTANT

Client to provide Vortex with CAD and/or “As Built” drawings to establish the pool floor slope. If this is impossible, client will need to provide site dimensions that identitfy various depths at the Elevations structure location.

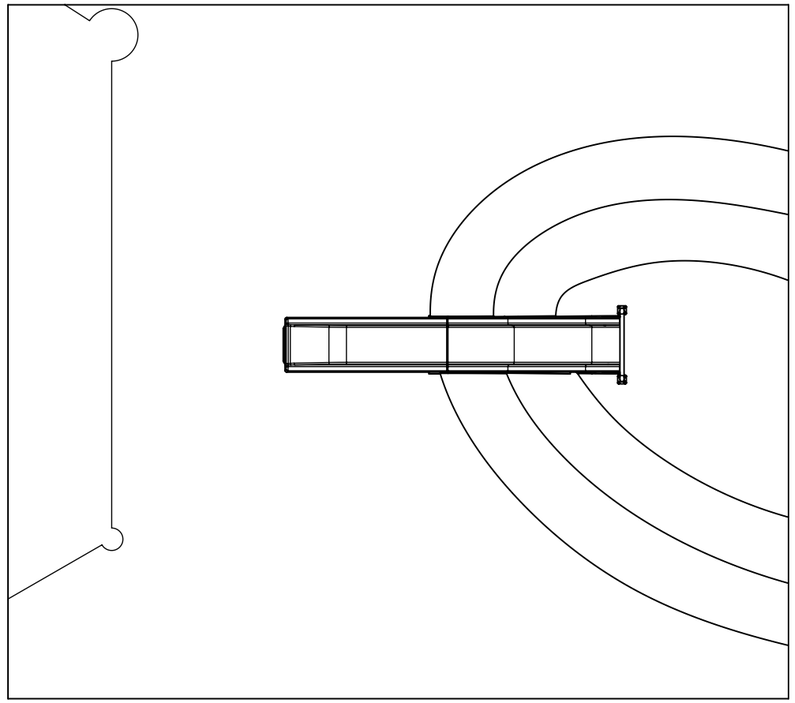
Failure to provide this information will cause delays in completing the submittal documents, fabrications drawings and may delay product delivery. Inacurrate information may cause additional site work at client’s expense.

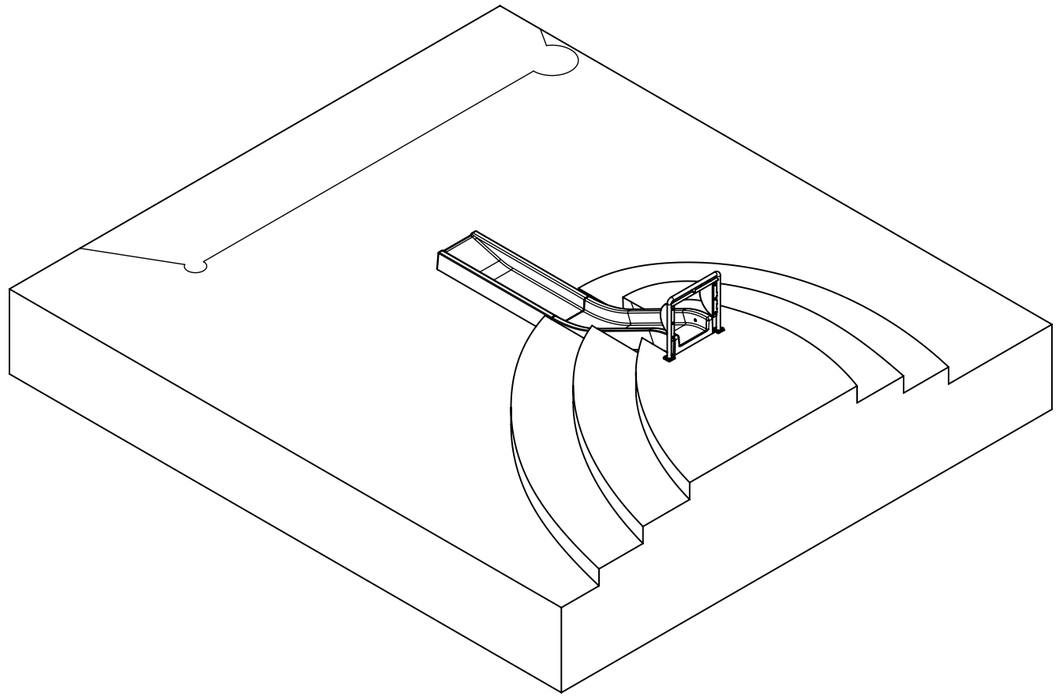
This proposal was made using CAD file: X-25768-Pro-Site-C (2021-11-11).dwg

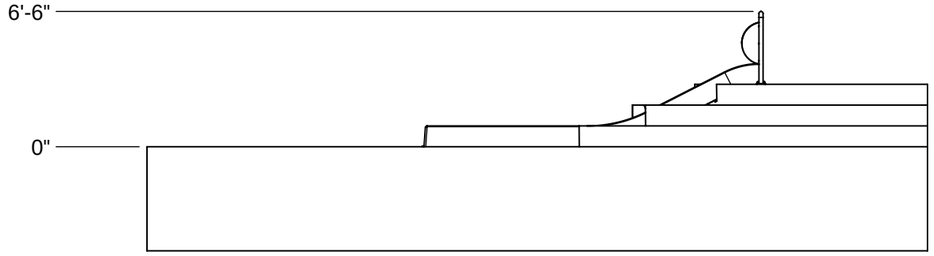
* Minimum User Height: 36"

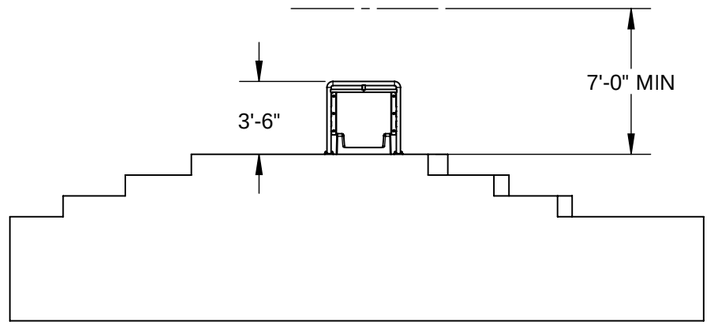
PRELIMINARY - NOT FOR CONSTRUCTION

THE DIMENSIONS CONTAINED HERE IN ARE A RESULT OF INITIAL SITE INFORMATION THAT WAS PROVIDED DURING THE PRELIMINARY DESIGN PROCESS. WHILE EVERY ATTEMPT HAS BEEN MADE TO ASSURE ACCURACY, FINAL CONSTRUCTION DRAWING DIMENSIONS MAY VARY.









* Slide height is from finished pool deck to finished tower platform.
* Deck drains run parallel to runout.
* Vault Design NOT by Vortex.

PRELIMINARY - NOT FOR CONSTRUCTION

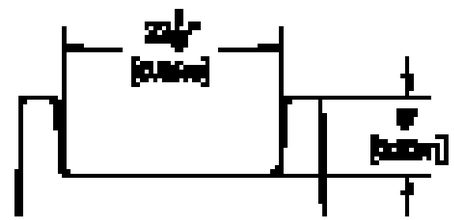
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