Planning and Zoning Commission

June 7, 2022
Agenda
Meeting Held Electronically
5:30 P.M.

Electronic Meeting as Provided Under Iowa Code, Chapter 21*

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

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

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

Join Zoom Meeting
https://us06web.zoom.us/j/86845526981?pwd=TC9GekhkQzBCSnRsTkRHenIwNDBPdz09

Meeting ID: 868 4552 6981

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 # 22-1021: Meadows Plat 1 – Final Plat
2. Project # 22-1020: James Point – Site Plan
3. Urban Renewal Amendment Review – Rock Creek Investments

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 Wednesday, May 4, 2022 at 5:30 P.M.

Roll Call: Present: Scott Almeida, Craig Patterson, Courtney Strutt-Todd, Russ Lickteig

Staff: Alex Pfaltzgraff, Evann Martin, Molly Mannel, Rachel Greving

Absent: Danielle Smid, Council Liaison: Andrew Borcherding

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 Lickteig, Second by Patterson, to approve the minutes from the April 5, 2021 meeting
Roll call: Ayes-All: Nays-0 Motion passes: 4-0

B. PUBLIC AGENDA ITEMS

Project #22-1016: Willow Hills Plat 2 – Final Plat

Staff member Martin presents the details of the project. Located west of Willow Hills Plat 1, it includes the remaining 54 single family lots consistent with the preliminary plat. The developer is hoping to start selling lots this summer. Staff recommends approval.

The Commission discussed the proposal and asked questions of staff.

Motion by Lickteig, Second by Patterson to approve Willow Hills Plat 2 – Final Plat
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Project #22-1017: Rocket Car Wash – Site Plan

Staff member Mannel presents the details of the project. It is located north of Starbucks and within Zone 2 of the Highway 141 Mixed Use Corridor. The main access point is located off of NE

Destination Drive. Parking and landscaping meet requirements as well as the building materials. A sound study is also being done at this time. Staff recommends approval.

A representative of the project stated that the lighting of the wash tunnel does not pulsate or change throughout the day.

The Commission asked about water usage, and staff explained that the City is currently well equipped for the addition of another car wash.

Motion by Strutt-Todd, Second by Patterson to approve Rocket Car Wash – Site Plan
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Project #22-1018: Herndon Property – Rezone

Staff member Mannel presented the details of the project. The property is currently zoned A-1, and the developer is looking to rezone it to M-1A. This zoning would line up with the future land-use map showing it as a business park.

The Commission asked if the concept shown would be similar to what is existing in that area already. Staff and a representative of the developer both explained it would be very similar.

Staff also gave a brief explanation of what traffic studies have shown is needed and when in this area.

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

Project #22-1019: Fagen Property – Rezone

Staff member Pfaltzgraff presented the details of the rezone. The property is located just east of Highway 141 in Zone 1 of the Highway 141 Mixed Use Corridor District. The current zoning is A-1, and the proposed rezone is for multifamily and commercial use. The land-use perspective is very in tune with what was thought of when the future land use map was made in 2019.

The Commission discussed the proposal and asked questions of staff.

Motion by Lickteig, Second by Strutt-Todd to approve Fagen Property – Rezone
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

C. **PUBLIC FORUM – None**

D. **REPORTS**

1. **Department Update – Staff provided an update on development and capital projects around the City.**
2. **Council Liaison Update – N/A**
3. **Old Business – N/A**
4. **New Business – N/A**
5. Next meeting June 7, 2022

Meeting is adjourned at 6:23 p.m.

_____

Signature

Planning & Zoning Staff Report

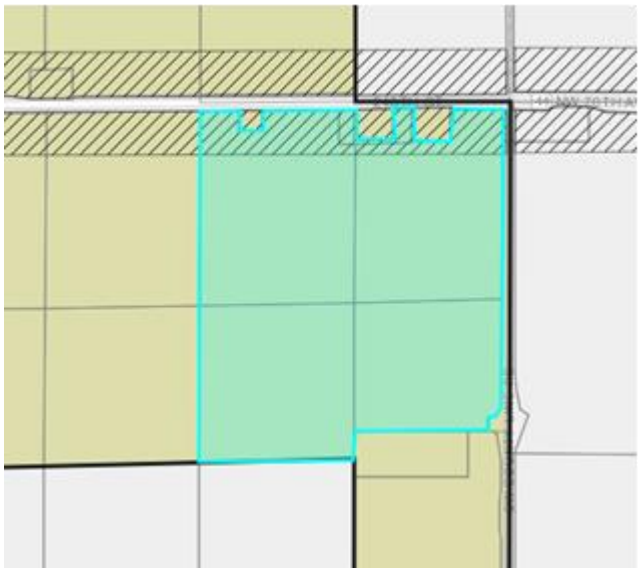
TO: Planning and Zoning Commission
FROM: Evann martin, Assistant Planner
DATE: June 7, 2022
RE: Meadows Plat 1 – Final Plat

GENERAL INFORMATION:

Applicant:	APPLICANT
Requested Action	Final Plat
Location	Located at the southwest corner of Highway 44 and SW County Line Road

SUPPORTING INFORMATION:

Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	LDR, MDR, HDR, Commercial	R-4 (Meadows PUD)
North	DCG High School, Vacant	Civic, Mixed Use 1	A-1
South	DCG Oakview Middle School	LDR, MDR	A-1
East	Vacant	LDR, Mixed Use 1	Agriculture (Polk County)
West	Vacant	LDR, Mixed Use 1	A-1

BACKGROUND:

The applicant is requesting approval of a final plat for phase one of the Meadows development, which will allow for the subdivision of the approximately 161-acre property. The plat will consist of two development lots and five outlots for future development and detention. Lot 1 will be 20.3 acres in size for future multi-family development and Lot 2 will be 7.21 acres for future townhome development. The remainder of the plat will be subdivided in the future to provide single-family and townhome lots, and a public park. All streets within the development will be public streets and dedicated to the City with the final plat.

ANALYSIS:

The final plat is consistent with the preliminary plat. Two access points will be provided with this plat: one from NW County Line Road and one connection out to Highway 44. At build-out, three neighborhood collectors will be provided within the development including a segment of SW 11th Street. Trail will be provided along the neighborhood collector streets and connect to the existing trail along NW County Line Road. Landscape buffers will be provided along County Line Road and between the Meadows development and the two existing estate properties along Highway 44. In addition, street trees will be provided along the three neighborhood collector streets.

Sanitary sewer and water for the development will connect to the existing mains along NW County Line Road. The detention basins will be wet basins and designed for fishing.

STAFF RECOMMENDATION:

Staff would recommend approval of the Meadows Plat 1 final plat subject to any remaining staff comments and legal review.

CITY OF GRIMES

Evann Martin
Assistant Planner

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

May 26, 2022

Civil Engineering Consultants
Attn: Paul Clausen
Street
City, State ZIP

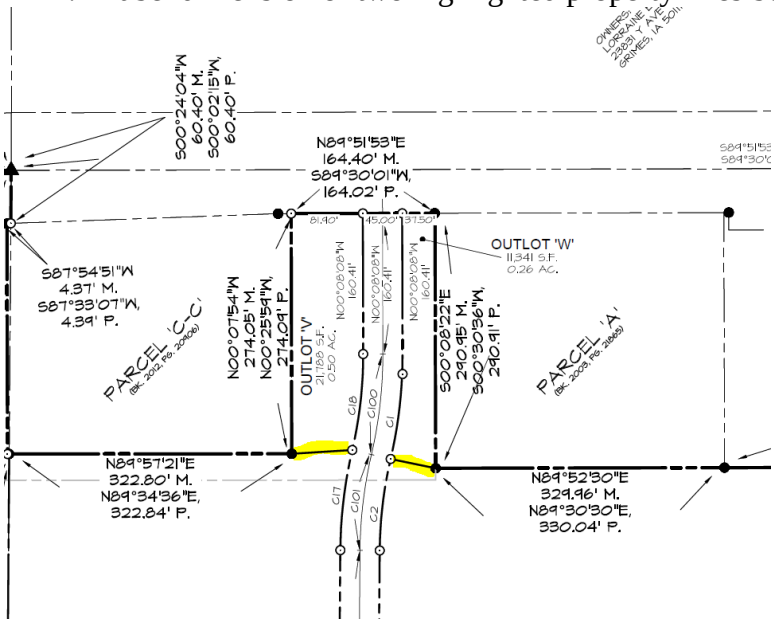
RE: Meadows Plat 1 Final Plat

Dear Mr. Clausen:

The Development Services Department is in receipt of a proposed Final Plat for the Meadows Plat 1. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. Label dimension of two highlighted property lines below.



2. Label all easements and their dimensions as shown on the preliminary plat.

Legal Comments: **Legal documents must be submitted for review at least two weeks prior to City Council.**

1. Title opinion

2. Consent(s) to Plat
    a. Owner consent
    b. Mortgagee consent (if applicable)

3. Treasurer's Certificate

4. County Subdivision Name Approval

5. Legal description in Word format

6. Easement documents and legal descriptions

7. Declaration and Covenants, Restrictions and Easements

8. Executed Mid-American Energy electric and Black Hills gas distribution agreement

9. Agreement to Complete with performance bond

10. 4-year maintenance bond for public improvements

11. 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: June 2, 2022
(1 PDF of Final Plat and Legals)

PLANNING & ZONING: June 7, 2022 at 5:30 at the Grimes City Hall

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

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

Sincerely,
Evann Martin

Assistant Planner

FINAL PLAT

THE MEADOWS PLAT 1

POLK COUNTY, GRIMES, IOWA 50111

INDEX LEGEND					
COUNTY: DALLAS					
	SECTION	TOWNSHIP	RANGE	¼ ¼	¼
ALIQUOT PART:	1	79	26	NE¼	NE¼
	1	79	26	NW¼	NE¼
	1	79	26	SE¼	NE¼
	1	79	26	SW¼	NE¼
CITY: GRIMES					
GEOPARCELS:	1201200002, 1201200003, 1201200008, 1201200009, 1201200011				
PROPRIETOR (S):	HOPE K FARMS LLC				
REQUESTED BY:	HOPE K FARMS LLC				
PROFESSIONAL LAND SURVEYOR	JEFFREY A. GADDIS, PLS 18381				
COMPANY: RETURN TO:	CIVIL ENGINEERING CONSULTANTS, INC ATTN: JEFFREY A. GADDIS, PLS 2400 86TH STREET, URBANDALE, IA 50322 PHONE: 515-276-4884				

PROPERTY OWNERS:
HOPE K FARMS LLC
ATTN: ARASH RAZIZADEH
4500 WESTOWN PARKWAY, SUITE # 277
WEST DES MOINES, IA 50266
PHONE: 515.381.3425
EMAIL: ARASH.RAZIZADEH@EPCMFG.COM

PARCEL ID:
GEOPARCELS
1201200002, 1201200003, 1201200008, 1201200009, 1201200011

PROFESSIONAL LAND SURVEYOR:
CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS #18381
2400 86TH STREET, SUITE #12
URBANDALE, IA 50322
PHONE: 515-276-4884 EXT 221
EMAIL: GADDIS@CECLAC.COM

DEVELOPER:
HOPE K FARMS LLC
ATTN: ARASH RAZIZADEH
4500 WESTOWN PARKWAY, SUITE # 277
WEST DES MOINES, IA 50266
PHONE: 515.381.3425
EMAIL: ARASH.RAZIZADEH@EPCMFG.COM

PROJECT MANAGER:
CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS #18381
2400 86TH STREET, SUITE #12
URBANDALE, IA 50322
PHONE: 515-276-4884 EXT 221
EMAIL: GADDIS@CECLAC.COM

VICINITY SKETCH

LEGAL DESCRIPTION:
WARRANTY DEED: BOOK 2013, PAGE 20444
THE NORTHEAST FRACTIONAL QUARTER (NE FRI/4) OF SECTION ONE (1), TOWNSHIP SEVENTY-NINE (79) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., GRIMES, DALLAS COUNTY, IOWA, EXCEPT THE CEMETERY LOT BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: COMMENCING 20 RODS EAST OF THE NORTHWEST CORNER THEREOF, THENCE SOUTH 14 RODS; THENCE EAST 12 RODS; THENCE NORTH 14 RODS; THENCE WEST 12 RODS TO THE PLACE OF BEGINNING, AND EXCEPT PARCEL A OF THE NE FRI/4 OF NE 1/4 IN SECTION ONE (1), TOWNSHIP SEVENTY-NINE (79) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., GRIMES, DALLAS COUNTY, IOWA, AS SHOWN ON SURVEY RECORDED IN BOOK 2003 AT PAGE 21865, AND EXCEPT PARCEL "CC" OF THE NE 1/4 IN SECTION ONE (1), TOWNSHIP SEVENTY-NINE (79) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., GRIMES, DALLAS COUNTY, IOWA, AS SHOWN ON SURVEY RECORDED IN BOOK 2012 AT PAGE 20906, AND EXCEPT PARCEL 18-158' OF THE SE1/4 NE1/4 OF SECTION 01, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF GRIMES, DALLAS COUNTY, IOWA, AN OFFICIAL PARCEL RECORDED IN BOOK 2019, PAGE 2521 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF GRIMES, DALLAS COUNTY, IOWA.

LAND AREA			
1/4 1/4	GROSS (ACRES)	ROW EASEMENT (ACRES)	NET (ACRES)
NE1/4 NE1/4	44.56	1.78	42.78
NW1/4 NE1/4	50.49	1.59	48.89
SE1/4 NE 1/4	31.79		31.79
SW1/4 NE 1/4	40.21		40.21
TOTAL	167.05	3.38	163.67

BASIS OF BEARINGS:
THE NORTH LINE OF THE NE¼ OF SECTION 01-79-25 WAS MEASURED AS HAVING A BEARING OF S00°01'52"W. THIS BEARING WAS DETERMINED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE NAD1983(2011) SOUTH ZONE GRID NORTH.

PURPOSE OF SURVEY:
- THIS IS A SUBDIVISION PLAT FOR THE PURPOSE OF DIVIDING THE NE FRI/4 OF SECTION 1 INTO BUILDABLE LOTS.

NOTES
1. THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
2. THE EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
3. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
4. MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE.
5. LOT 'A' & LOT 'B' WILL BE DEDICATED TO THE CITY OF GRIMES FOR PUBLIC STREET RIGHT-OF-WAY.
6. ALL EASEMENTS SHOWN ARE PROPOSED EASEMENTS UNLESS LABELED AS **(EXISTING)**.

ZONING/LAND USE
C-1 COMMERCIAL
R-2 SINGLE FAMILY RESIDENTIAL
R-3 MED. MEDIUM DENSITY MULTIPLE FAMILY DWELLING DISTRICT
R-3 HIGH. HIGH DENSITY MULTIPLE FAMILY DWELLING DISTRICT
MEADOWS P.U.D. ORDINANCE 751 AND
TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT OVERLAY.

SETBACKS
C-1 GENERAL COMMERCIAL DISTRICT
FRONT SETBACK = 30' (SAME AS R-3 HIGH FOR RESIDENTIAL USES)
NO MINIMUM FOR ANY OTHER PERMITTED USE
REAR SETBACK = NONE - EXCEPT 25' WHEN ADJOINING 'R' DISTRICT
SIDE SETBACK = SAME AS R-3 HIGH FOR RESIDENTIAL USES
NONE - EXCEPT 10' WHEN ADJOINING 'R' DISTRICT
BUILDING HEIGHT = MAXIMUM 50' (4 STORIES)

R-2 SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT SETBACK = 30'
REAR SETBACK = 25'
SIDE SETBACK = 7'/14'(1.5 STORIES) 10'/20'(2-3 STORIES)
BUILDING HEIGHT = MAXIMUM 35' (3 STORIES)

R-3 MEDIUM DENSITY MULTIPLE FAMILY DWELLING DISTRICT
FRONT SETBACK = 30'
REAR SETBACK = 20'
SIDE SETBACK = 10'
BUILDING SEPARATION = 20'
BUILDING HEIGHT = MAXIMUM 35' (3 STORIES)

R-3 - HIGH DENSITY MULTIPLE FAMILY DWELLING DISTRICT
FRONT SETBACK = 30'
REAR SETBACK = 20'
SIDE SETBACK = 20'
BUILDING SEPARATION = 20'
BUILDING HEIGHT = MAXIMUM 60' (4 STORIES)

FEMA F.I.R.M. CLASSIFICATION
THIS PARCEL LIES WITHIN FLOOD ZONE 'X' AS IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP NO. 19153C0165F & 19153C0155F WITH EFFECTIVE DATE OF FEBRUARY 1, 2019

COMMUNITY PANEL	NUMBER	PANEL	SUFFIX
• CITY OF GRIMES	190228	0155	F
• POLK COUNTY	190901	0155	F
• CITY OF GRIMES	190228	0165	F
• POLK COUNTY	190901	0165	F

*** FEMA MAPS ARE SUBJECT TO CHANGE ***
PLEASE SEE FEMA FLOOD MAP SERVICE CENTER FOR CURRENT MAPS
WEB: WWW.FEMA.GOV
MAIL: FEMA REGION VII, 9221 WARD PARKWAY, KANSAS CITY, MO 64114
PHONE: 1-877-336-2627
EMAIL: FEMAMAPSPECIALIST@RISKMAPCDS.COM

BOUNDARY CLOSURE REPORT
POINT OF BEGINNING : NORTH: 615313.1046' EAST: 1551800.4225'

SEGMENT #1 : LINE
COURSE: N84°51'45"E LENGTH: 330.79'
NORTH: 615313.8039' EAST: 1552231.7144'

SEGMENT #2 : LINE
COURSE: S00°08'15"E LENGTH: 231.00'
NORTH: 615082.9046' EAST: 1552232.2696'

SEGMENT #3 : LINE
COURSE: N84°51'45"E LENGTH: 198.00'
NORTH: 615083.3800' EAST: 1552430.2691'

SEGMENT #4 : LINE
COURSE: N00°08'15"W LENGTH: 231.00'
NORTH: 615314.3794' EAST: 1552429.7144'

SEGMENT #5 : LINE
COURSE: N84°51'45"E LENGTH: 791.03'
NORTH: 615316.2786' EAST: 1553220.7456'

SEGMENT #6 : LINE
COURSE: S00°23'51"W LENGTH: 60.40'
NORTH: 615255.8784' EAST: 1553220.3267'

SEGMENT #7 : LINE
COURSE: S87°54'51"W LENGTH: 4.37'
NORTH: 615255.7193' EAST: 1553215.9545'

SEGMENT #8 : LINE
COURSE: S00°07'48"E LENGTH: 262.99'
NORTH: 614992.7335' EAST: 1553216.5561'

SEGMENT #9 : LINE
COURSE: N84°57'21"E LENGTH: 324.73'
NORTH: 614992.4834' EAST: 1553541.2860'

SEGMENT #10 : LINE
COURSE: N00°07'54"W LENGTH: 274.05'
NORTH: 615267.0344' EAST: 1553540.6567'

SEGMENT #11 : LINE
COURSE: N84°51'53"E LENGTH: 164.40'
NORTH: 615267.4228' EAST: 1553705.0544'

SEGMENT #12 : LINE
COURSE: S00°08'22"E LENGTH: 290.95'
NORTH: 614976.4760' EAST: 1553705.1625'

SEGMENT #13 : LINE
COURSE: N84°52'30"E LENGTH: 324.96'
NORTH: 614977.1958' EAST: 1554035.7205'

SEGMENT #14 : LINE
COURSE: N84°51'53"E LENGTH: 343.00'
NORTH: 614978.0061' EAST: 1554378.7142'

SEGMENT #15 : LINE
COURSE: S00°18'37"W LENGTH: 230.01'
NORTH: 614747.9983' EAST: 1554377.5000'

SEGMENT #16 : LINE
COURSE: N84°51'53"E LENGTH: 100.00'
NORTH: 614748.2355' EAST: 1554477.5026'

SEGMENT #17 : LINE
COURSE: S00°18'37"W LENGTH: 2027.41'
NORTH: 612720.8519' EAST: 1554466.7561'

SEGMENT #18 : LINE
COURSE: S33°49'06"W LENGTH: 82.23'
NORTH: 612652.5374' EAST: 1554420.9917'

SEGMENT #19 : LINE
COURSE: S77°32'46"W LENGTH: 78.49'
NORTH: 612635.6109' EAST: 1554344.3486'

SEGMENT #20 : LINE
COURSE: S00°24'40"W LENGTH: 109.81'
NORTH: 612525.8019' EAST: 1554343.5605'

SEGMENT #21 : LINE
COURSE: N84°41'44"W LENGTH: 1142.32'
NORTH: 612531.8454' EAST: 1553201.2567'

SEGMENT #22 : LINE
COURSE: S00°24'04"W LENGTH: 231.94'
NORTH: 612299.9100' EAST: 1553199.6330'

SEGMENT #23 : LINE
COURSE: S88°46'52"W LENGTH: 1320.16'
NORTH: 612271.8283' EAST: 1551879.7745'

SEGMENT #24 : LINE
COURSE: N00°23'54"E LENGTH: 3041.35'
NORTH: 615313.1046' EAST: 1551800.4225'

PERIMETER: 12200.40' AREA: 7055409.12 SQ. FT.

BOUNDARY CLOSURE REPORT- PARCEL 'CC' EXCEPTION
NORTH: 615267.0344' EAST: 1553540.6567'

SEGMENT #1 : LINE
COURSE: S00°07'54"E LENGTH: 274.05'
NORTH: 614992.9852' EAST: 1553541.2865'

SEGMENT #2 : LINE
COURSE: S84°57'21"W LENGTH: 322.97'
NORTH: 614992.7362' EAST: 1553218.3166'

SEGMENT #3 : LINE
COURSE: N00°30'48"W LENGTH: 262.99'
NORTH: 615255.7156' EAST: 1553215.9604'

SEGMENT #4 : LINE
COURSE: N87°54'51"E LENGTH: 10.72'
NORTH: 615256.1058' EAST: 1553226.6733'

SEGMENT #5 : LINE
COURSE: N87°54'51"E LENGTH: 299.19'
NORTH: 615266.9453' EAST: 1553525.6650'

SEGMENT #6 : LINE
COURSE: N84°51'53"E LENGTH: 15.00'
NORTH: 615267.0307' EAST: 1553540.6650'

PERIMETER: 1184.92' AREA: 87042.87 SQ. FT.
ERROR CLOSURE: 0.0041 COURSE: S65°51'02"E
ERROR NORTH: -0.00370 EAST: 0.00830

PRECISION 1: 130210.99

BOUNDARY CLOSURE REPORT- PARCEL 'A' EXCEPTION
NORTH: 615268.2024' EAST: 1554035.0540'

SEGMENT #1 : LINE
COURSE: S00°07'52"E LENGTH: 241.01'
NORTH: 614977.1931' EAST: 1554035.7199'

SEGMENT #2 : LINE
COURSE: S84°52'30"W LENGTH: 329.96'
NORTH: 614976.4733' EAST: 1553705.1607'

SEGMENT #3 : LINE
COURSE: N00°08'22"W LENGTH: 290.95'
NORTH: 615267.4224' EAST: 1553705.0526'

SEGMENT #4 : LINE
COURSE: N84°51'53"E LENGTH: 330.00'
NORTH: 615268.2015' EAST: 1554035.0517'

PERIMETER: 1241.91' AREA: 96016.57 SQ. FT.
ERROR CLOSURE: 0.0025 COURSE: S10°33'24"W
ERROR NORTH: -0.00082 EAST: -0.00231

PRECISION 1: 496768.00

SUBMITTAL TABLE	
SUBMITTAL DATE	SUBMITTAL NOTES
MAY 03, 2022	INITIAL SUBMITTAL
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LEGEND
- ▲ FOUND SECTION CORNERS
- △ SET SECTION CORNERS (⅝" I.R. W/ BLUE CAP #18381 UNLESS OTHERWISE NOTED)
- ● FOUND CORNERS (⅝" I.R. W/ BLUE CAP #18381 UNLESS OTHERWISE NOTED)
- ○ SET PROPERTY CORNER (⅝" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
- PLAT BOUNDARY
- EXISTING PROPERTY LINES
- PROPOSED LOTS
- EASEMENT LINES
- BUILDING SETBACK LINES (B.S.L.)
- CENTERLINE STREET
- D. DEEDED BEARINGS & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- M. MEASURED BEARING & DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- BK. XXX, PG. XXX COUNTY RECORDER'S INDEXING BOOK
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT

CERTIFICATION
PRELIMINARY

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

May 3, 2022
JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

THIS SHEET ONLY SHEETS 1 - 5

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

RETURN TO:
CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
PHONE: 515-276-4884
EMAIL: GADDIS@CECLAC.COM

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

DATE:	PRINTED ON: May 3, 2022		
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	MAY 03, 2022		
DATE OF SURVEY:	JUL. 13, 2021	JAG	LJH
DESIGNED BY:			
DRAWN BY:			

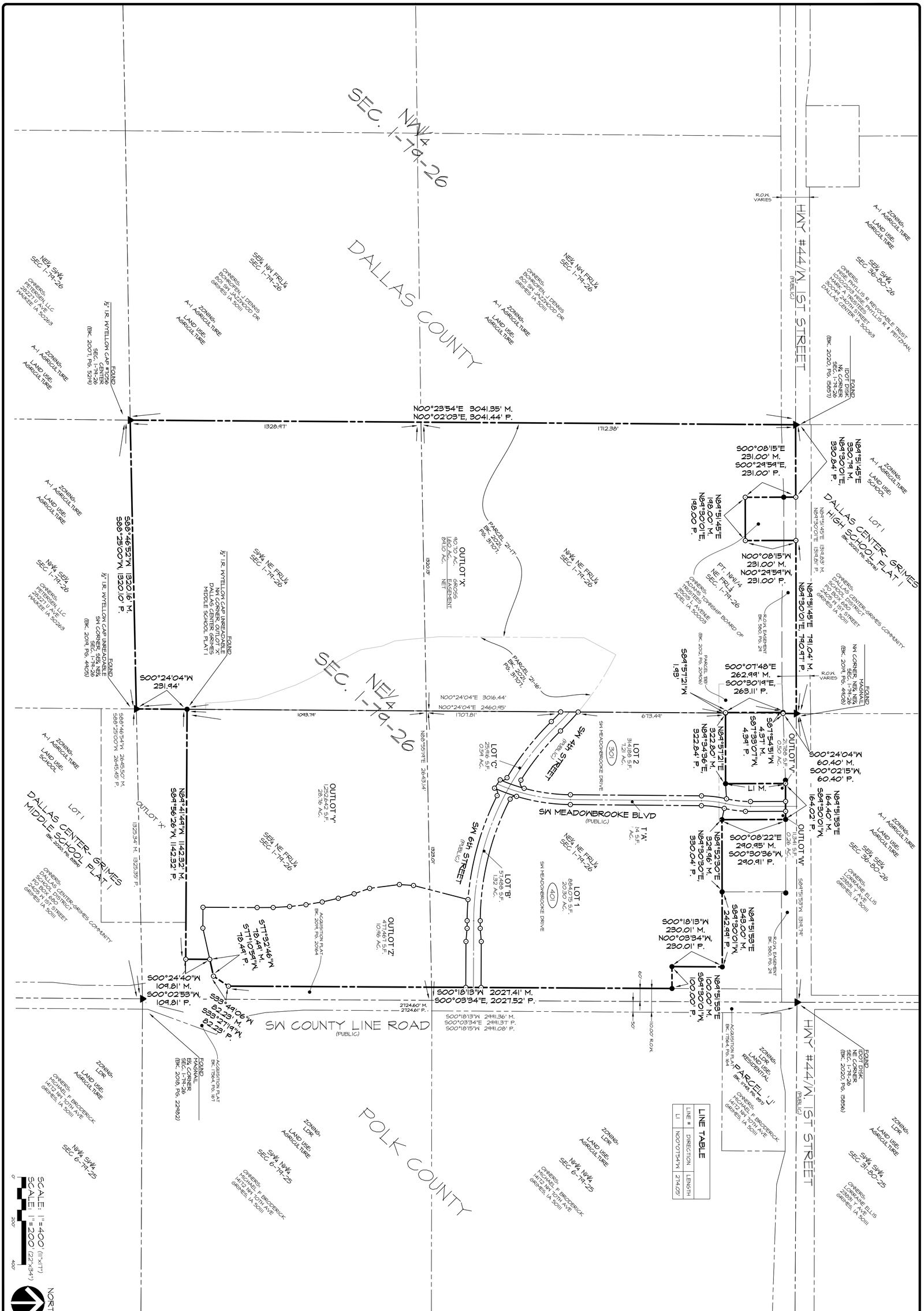
PRELIMINARY

THE MEADOWS PLAT 1
NE FRI/4 - SEC 01-79-26, GRIMES, IA 50111

FINAL PLAT COVER SHEET

SHEET 1 OF 5

A-2116



PRELIMINARY

SHEET 2 OF 5

THE MEADOWS PLAT 1

NE FRI/4 - SEC 01-79-26, GRIMES, IA 50111

GEOMETRIC PLAN OVERALL

DATE:	PRINTED ON: May. 3, 2022

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	MAY 03, 2022
DATE OF SURVEY:	JUL. 13, 2021
DESIGNED BY:	JAG
DRAWN BY:	LJH

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

A-2116

FOUND IDOT DISK N¼ CORNER SEC. 1-79-26 (BK. 2020, PG. 15857)

ZONING: A-1 AGRICULTURE
LAND USE: SCHOOL

DALLAS CENTER- GRIMES HIGH SCHOOL PLAT 1 (BK. 2020, PG. 29748)

OWNERS: ADAMS TOWNSHIP BOARD OF TRUSTEES 3500 S. I AVENUE ADEL, IA 50003

SE¼ SE¼ SEC 36-80-26

ZONING: A-1 AGRICULTURE
LAND USE: AGRICULTURE

FOUND IDOT DISK NE CORNER SEC. 1-79-26 (BK. 2020, PG. 15856)

SET MAGNAIL

FOUND MAGNAIL NW CORNER, NE¼ NE¼ SEC. 1-79-26 (BK. 2019, PG. 4908)

SET ⅝" I.R. W/BLUE CAP #18301 NE CORNER, PARCEL 'CC'

FOUND ½" I.R. W/YELLOW CAP # 15980

HWY #44/W. IST STREET
(PUBLIC)

N89°51'45"E 330.79 M.
N89°30'01"E, 330.84' P.

S89°51'45"W 198.00' M.

SET MAGNAIL

N89°51'45"E 791.04' M.
N89°30'01"E, 790.97' P.

R.O.W. VARIES

S00°24'04"W 60.40' M.
S00°02'15"W, 60.40' P.

N89°51'52"E 164.40' M.
S89°30'01"W, 164.02' P.

OUTLOT 'W'
11,341 S.F.
0.26 AC.

FOUND ½" I.R. W/YELLOW CAP#14775 NW CORNER, PARCEL 'CC'

SEE DETAIL 'A' THIS SHEET

N89°51'53"E 15.00'

S87°54'51"W 305.53'

FOUND ⅝" I.R. W/ALUMINUM CAP

HOFF PRAIRIE CEMETERY

OWNERS: TOWNSHIP BOARD OF TRUSTEES 3500 S. I AVENUE ADEL, IA 50003

S00°08'15"E 231.00' M. S00°24'54"E, 231.00' P.

N00°08'15"W 231.00' M. N00°24'54"W, 231.00' P.

FOUND ⅝" I.R. W/ALUMINUM CAP 0.4' WEST OF CORNER NW CORNER, PARCEL 'A'

R.O.W. EASEMENT BK. 580, PG. 29

R.O.W. EASEMENT BK. 580, PG. 29

S87°54'51"W 4.37' M. S87°33'07"W, 4.39' P.

PARCEL 'CC' (BK. 2012, PG. 20906)

N00°07'54"W 214.05' M. N00°25'54"W, 214.09' P.

S00°08'22"E 290.95' M. S00°30'36"W, 290.91' P.

PARCEL 'A' (BK. 2020, PG. 21809)

PARCEL 21-19 (BK. 2021, PG. 24546)

S00°07'48"E 262.99' M. S00°30'19"E, 263.11' P.

OUTLOT 'V'
21,788 S.F.
0.50 AC.

ACQUISITION PLAT BK. 17564, PG. 164

ACQUISITION PLAT BK. 2019, PG. 20164

PARCEL 'BB' (BK. 2012, PG. 20906)

N89°57'21"E 322.80' M. N89°34'36"E, 322.84' P.

N89°52'30"E 329.96' M. N89°30'30"E,

N89°51'53"E 343.00' M. S89°30'01"W, 242.99' P.

SEE DETAIL 'B' THIS SHEET

FOUND ½" I.R. SW CORNER, PARCEL 'A'

FOUND ½" I.R. W/YELLOW CAP #14674 SE CORNER, PARCEL 'A'

S89°57'21"W 1.93'

FOUND ½" I.R. W/YELLOW CAP#15980 SW CORNER, PARCEL 'CC'

FOUND ½" I.R. W/YELLOW CAP#14775 SE CORNER, PARCEL 'CC'

S00°18'13"W 230.01' M. N00°09'34"W, 230.01' P.

N89°51'53"E 100.00' M. S89°30'01"W, 100.00' P.

110.00' R.O.W.

60' 50'

SW COUNTY LINE ROAD
(PUBLIC)

DALLAS COUNTY LIMITS & POLK COUNTY LIMITS

ACQUISITION PLAT BK. 17564, PG. 167

ACQUISITION PLAT BK. 2019, PG. 20164

SW MEADOWBROOKE BLVD
(PUBLIC)

LOT 'A'
59,824 S.F.
1.37 AC.

LOT 1
884,075 S.F.
20.30 AC.

401
SW MEADOWBROOKE DRIVE

LOT 2
314,188 S.F.
7.21 AC.

301
SW MEADOWBROOKE DRIVE

PARCEL 21-18 (BK. 2021, PG. 29649)

PARCEL 21-17 (BK. 2021, PG. 31821)

OUTLOT 'X'
3,950,681 S.F.
90.70 AC.

PT. NW¼ NE FRL¼ SEC. 1-79-26

OWNERS: KENNETH J ENNIS 800 SW WINTERWOOD DR. GRIMES, IA 50111

DETAIL 'A'

SCALE: 1"=10' (11"X17")
SCALE: 1"=5' (22"X34")

DETAIL 'B'

SCALE: 1"=0.5' (11"X17")
SCALE: 1"=1' (22"X34")

SCALE: 1"=200' (11"X17")
SCALE: 1"=100' (22"X34")

0' 100' 200'

NORTH

PRELIMINARY

THE MEADOWS PLAT 1

NE FRL¼ - SEC 01-79-26, GRIMES, IA 50111

GEOMETRIC NORTH DETAIL SHEET

SHEET 3 OF 5

A-2116

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

DATE:	
PRINTED ON:	May 3, 2022
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DATE OF SURVEY:	MAY 03, 2022
DESIGNED BY:	JAG
DRAWN BY:	LJH

DALLAS CENTER- GRIMES HIGH SCHOOL PLAT 1
(BK. 2020, PG. 20476)

OWNERS:
DALLAS CENTER-GRIMES COMMUNITY SCHOOL DISTRICT
P.O. BOX 680
2409 W 1ST STREET
GRIMES IA 50111

N89°51'45"E 1319.83' M.
N89°30'01"E 1319.81' P.

FOUND MAGNAIL
NW CORNER, NE¼, NE¼
SEC. 1-79-26
(BK. 2019, PG. 4908)

S00°24'04"W 60.40' M.
S00°02'15"W 60.40' P.

OWNERS:
LORRAINE ELLIS
2303 1ST AVE
GRIMES, IA 50111

FOUND IDOT DISK
NE CORNER
SEC. 1-79-26
(BK. 2020, PG. 15856)

S89°51'53"W 1319.79' M.
S89°30'01"W, 1319.81' P.

N89°51'45"E 791.04' M.
N89°30'01"E, 790.97' P.

R.O.W. VARIES

N89°51'53"E
164.40' M.
S89°30'01"W,
164.02' P.

81.90'
45.00'
37.50'

OUTLOT 'W'
11,341 S.F.
0.26 AC.

HOFF PRAIRIE CEMETERY
OWNERS:
ADAMS TOWNSHIP BOARD OF TRUSTEES
3305 1ST AVENUE
ADEL IA 50003

N00°08'15"W 291.00' M.
N00°29'54"W, 291.00' P.

R.O.W. EASEMENT
BK. 580, PG. 29

R.O.W. EASEMENT
BK. 580, PG. 24

S87°54'51"W
4.37' M.
S87°33'07"W,
4.34' P.

N00°07'54"W
274.05' M.
N00°25'54"W,
274.09' P.

N00°08'08"W 160.41'

N00°08'08"W 160.41'

N00°08'08"W 160.41'

OUTLOT 'V'
21,788 S.F.
0.50 AC.

S00°07'48"E
262.99' M.
S00°30'19"E,
263.11' P.

PARCEL 'C-C'
(BK. 2021, PG. 20906)

S00°08'22"E
240.45' M.
S00°29'36"W,
240.41' P.

PARCEL 'A'
(BK. 2009, PG. 28869)

PARCEL 21-19
(BK. 2021, PG. 28546)

ZONING:
LDR
LAND USE:
RESIDENTIAL

PARCEL 'J'
(BK. 11149, PG. 851)

OWNERS:
MICHAEL F BROTHERLOCK
14112 NW 107TH AVE
GRIMES, IA 50111

ACQUISITION PLAT
BK. 11564, PG. 164

N89°57'21"E
322.80' M.
N89°34'36"E,
322.84' P.

N89°52'30"E
329.96' M.
N89°30'30"E,
330.04' P.

N89°51'53"E
343.00' M.
S89°30'01"W,
242.99' P.

N00°18'13"E 501.03' M.
S00°03'34"E, 500.92' P.

PT. NW¼ NE FR¼
SEC. 1-79-26

PARCEL 'BB'
(BK. 2012, PG. 20906)

S89°57'21"W
1.93'

PARCEL 21-17
(BK. 2021, PG. 31707)

S00°18'13"W 230.01' M.
N00°03'34"W, 230.01' P.

N89°51'53"E
100.00' M.
S89°30'01"W,
100.00' P.

110.00' R.O.W.

60'

50'

C1 C2 C3 C4 C5 C6 C7 C8 C9 C10 C11 C12 C13 C14 C15 C16 C17 C18 C100 C101 C102 C103 C104 C105 C106

LOT FRONTAGE

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	13°15'20"	522.50'	120.88'	60.71'	120.61'	N06°29'32"E
C2	12°38'37"	477.50'	105.37'	52.90'	105.16'	N06°47'54"E
C3	23°28'14"	872.50'	357.41'	181.25'	354.91'	N12°12'42"E
C4	74°31'07"	25.00'	34.70'	20.80'	32.98'	S22°53'12"E
C5	21°06'48"	1220.00'	518.04'	264.55'	514.64'	S76°13'10"E
C6	4°20'10"	1280.00'	96.87'	48.46'	96.84'	N87°37'29"W
C7	22°13'22"	1280.00'	446.46'	251.39'	443.36'	N74°20'43"W
C8	26°33'32"	1280.00'	593.33'	302.09'	588.03'	N76°30'48"W
C9	92°44'09"	25.00'	40.50'	26.26'	36.21'	S70°21'24"W
C10	82°17'30"	25.03'	35.95'	21.87'	32.94'	N17°50'26"W
C11	14°40'23"	1280.00'	327.80'	164.80'	326.91'	N51°42'29"W
C12	2°53'33"	1220.00'	61.54'	30.80'	61.58'	N45°44'04"W
C13	5°17'34"	1280.00'	118.27'	59.18'	118.23'	S47°01'07"E
C14	13°35'14"	1220.00'	284.31'	145.34'	288.64'	S51°09'55"E
C15	106°43'03"	25.00'	46.56'	33.61'	40.12'	N68°40'57"E
C16	14°50'50"	827.50'	214.43'	107.82'	213.83'	N07°54'00"E
C17	12°38'37"	522.50'	115.30'	57.84'	115.07'	N06°47'54"E
C18	13°15'20"	477.50'	110.47'	55.48'	110.22'	N06°29'32"E

LOT 2
314,188 S.F.
7.21 AC.
301
SW MEADOWBROOKE DRIVE

LOT 'A'
54,824 S.F.
1.31 AC.

45.00' R.O.W.

N00°28'35"E 544.02'
N00°28'35"E 544.02'
N00°28'35"E 544.02'

613.41'

SW MEADOWBROOKE BLVD
(PUBLIC)

LOT 1
884,075 S.F.
20.30 AC.
401
SW MEADOWBROOKE DRIVE

NW¼ NE FR¼ SEC 1-79-26

NE¼ NE FR¼ SEC 1-79-26

812.53'

ACQUISITION PLAT
BK. 2019, PG. 20164

ZONING:
LDR
LAND USE:
AGRICULTURE

STREET R.O.W. CENTERLINE

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C100	13°15'20"	500.00'	115.68'	58.10'	115.42'	N06°29'32"E
C101	12°38'37"	500.00'	110.34'	55.39'	110.11'	N06°47'54"E
C102	19°31'02"	850.00'	289.54'	146.19'	288.14'	N10°14'06"E
C103	3°40'10"	850.00'	54.44'	27.23'	54.43'	N21°44'42"E
C104	28°57'32"	1250.00'	631.78'	322.79'	625.08'	S75°18'48"E
C105	16°27'44"	1250.00'	359.15'	180.82'	357.92'	S52°36'10"E
C106	4°07'54"	1250.00'	90.17'	45.10'	90.15'	S46°26'17"E

LOT 'C'
39,916 S.F.
0.92 AC.

60.00' R.O.W.

SW 4th STREET
(PUBLIC)

SW 6th STREET
(PUBLIC)

S25°47'19"E
45.82'

S84°47'34"E 34.84'
S85°26'37"W 60.21'
N84°47'34"W 210.08'
S84°47'34"E 304.87'
N84°47'33"W 209.97'
N84°47'34"W 34.84'
N85°01'45"W 60.21'

10.00' R.O.W.

S00°18'13"W 2027.41' M.
S00°03'34"E, 2027.52' P.

LOT 'B'
57,488 S.F.
1.32 AC.

N00°18'13"W 2941.36' M.
N00°03'34"E 2941.37' P.
S00°18'15"W 2941.08' P.

OUTLOT 'X'
3,950,681 S.F.
90.70 AC.

PARCEL 21-17
BK. 2021
PG. 31707.

PARCEL 21-16
BK. 2021
PG. 31707.

N00°24'04"E 3016.44'
2460.95'
1701.81'

1320.13'

N88°55'14"E 2643.14'

1329.01'

OUTLOT 'Y'
1,252,642 S.F.
28.76 AC.

N14°42'03"E
252.25'

N03°55'41"E
642.54'

OUTLOT 'Z'
477,467 S.F.
10.96 AC.

2124.60' M.
2124.61' P.

POLK COUNTY

PRELIMINARY

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

NORTH

CEC
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 . Des Moines, Iowa 50322
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DATE:	PRINTED ON: May 3, 2022	
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	MAY 03, 2022	
DATE OF SURVEY:	JUL. 13, 2021	JAG
DESIGNED BY:		LJH
DRAWN BY:		

THE MEADOWS PLAT 1
NE FR¼ - SEC 01-79-26, GRIMES, IA 50111
DIMENSION PLAN NORTH

SHEET 4 OF 5

A-2116

LOT 2
314,188 S.F.
7.21 AC.
301
SW MEADOWBROOKE DRIVE

LOT 'C'
29,418 S.F.
0.68 AC.

LOT 'A'
549,824 S.F.
12.62 AC.

LOT 1
884,075 S.F.
20.30 AC.
401
SW MEADOWBROOKE DRIVE

SW MEADOWBROOKE BLVD
(PUBLIC)

SW 4th STREET
(PUBLIC)

SW 6th STREET
(PUBLIC)

60.00' R.O.W.

CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C6	4°20'10"	1280.00'	96.87'	48.46'	96.84'	N81°37'29"W
C7	22°13'22"	1280.00'	496.46'	251.39'	493.36'	N74°20'43"W
C9	92°49'09"	25.00'	40.50'	26.26'	36.21'	S70°21'24"W
C10	82°17'30"	25.03'	35.95'	21.87'	32.94'	N11°50'26"W
C11	14°40'23"	1280.00'	327.80'	164.80'	326.91'	N51°42'29"W
C12	2°53'33"	1220.00'	61.59'	30.80'	61.58'	N45°49'04"W

S84°47'34"E 34.84'
S85°26'37"W 60.21'
N84°47'34"W 210.08'
N84°47'34"W 34.84'
N85°01'45"W 60.21'
N84°47'33"W 209.97'
10.00' R.O.W.

S00°18'13"W 2027.41' M.
S00°03'34"E, 2027.52' P.

2491.36' M.
2491.37' P.
2491.08' P.

LOT 'B'
57,488 S.F.
1.32 AC.

2124.60' M.
2124.61' P.

PARCEL 21-17
BK. 2021
PG. 31701.

PARCEL 21-16
BK. 2021
PG. 31701.

OUTLOT 'X'
3,950,681 S.F.
90.70 AC.

N00°24'04"E 2460.15'

1320.13'

N88°55'19"E 2643.14'

1323.01'

N42°37'09"E 227.25'

N03°32'41"E 61.56'

N01°22'19"W 191.13'

N24°29'41"W 75.27'

N15°58'42"W 75.27'

N07°27'43"W 75.27'

N00°36'45"W 75.27'

N03°14'47"W 75.27'

N00°18'55"W 13.24'

N00°18'11"E 247.50'

OUTLOT 'Z'
417,467 S.F.
10.96 Ac.

1084.88'

N N COUNTY LINE ROAD
(PUBLIC)

POLK COUNTY

ZONING:
LDR
LAND USE:
AGRICULTURE

ACQUISITION PLAT
BK. 2019, PG. 20164

S77°32'46"W
78.49' M.
S77°10'59"W,
78.49' P.

S88°49'06"W
82.23' M.
S89°17'19"W,
82.23' P.

N89°41'49"W 95.15'

S77°32'46"W 146.33'

S00°24'40"W
104.81' M.
S00°02'53"W,
104.81' P.

ACQUISITION PLAT
BK. 17564, PG. 167

FOUND
MAGNAIL
E¼ CORNER
SEC. 1-79-26
(BK. 2018, PG. 22982)

NE¼
SEC. 1-79-26

S½ NE FRL¼
SEC 1-79-26

SE¼ NE FRL¼
SEC 1-79-26

1110.18'

FOUND
½" I.R. W/YELLOW CAP UNREADABLE
NW CORNER, OUTLOT 'X'
DALLAS CENTER GRIMES
MIDDLE SCHOOL PLAT 1

N89°41'49"W 1142.32' M.
S89°56'26"W, 1142.32' P.

S00°24'04"W
231.94'

FOUND
½" I.R. W/YELLOW CAP UNREADABLE
SW CORNER, SE¼ NE¼
SEC. 1-79-26
(BK. 2019, PG. 4905)

OUTLOT 'X'

S88°46'52"W 1320.16' M.
S88°25'00"W, 1320.10' P.

S88°46'54"W 2645.50' M.
S88°25'00"W 2645.45' P.

1325.34' M. 1325.35' P.

LOT 1
DALLAS CENTER- GRIMES
MIDDLE SCHOOL PLAT 1
(BK. 2020, PG. 6389)

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

NORTH

PRELIMINARY

THE MEADOWS PLAT 1
NE FR1/4 - SEC 01-79-26, GRIMES, IA 50111

DIMENSION PLAN SOUTH

SHEET
01
OF 5

A-2116

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2400 86th Street, Unit 12 . Des Moines, Iowa 50322
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MAY 03, 2022	
DATE OF SURVEY:	JUL. 13, 2021
DESIGNED BY:	JAG
DRAWN BY:	LJH

Planning & Zoning Staff Report

TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: June 7, 2022
RE: James Point – Site Plan

GENERAL INFORMATION:

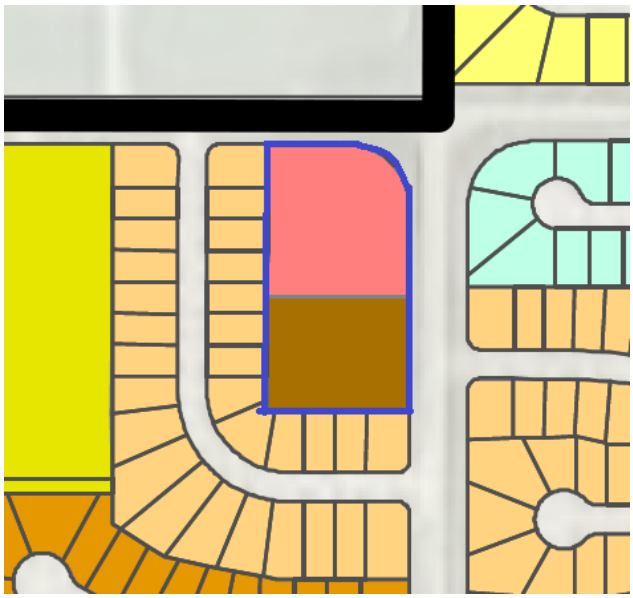
Applicant: James Point, LLC

Requested Action Site Plan

Location Generally located at the southwest corner of NW 27th Street and North James Street

SUPPORTING INFORMATION:

Location Map


Zoning Map

LAND USES & ZONING:

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

BACKGROUND:

The subject property is located at the southwest corner of NW 27th Street and North James Street and consists of approximately 3.6 acres. The property was recently rezone from C-1 and R-3 Medium to R-3 Medium to allow for medium density townhomes across the entire property. The applicant is now requesting approval of a site plan for 26 attached townhome units and associated private streets, utilities, and visitor parking.

ANALYSIS:

Building/Elevations:

The buildings will be situated with the side of the townhome units facing the single-family development to the west. This layout will help to minimize the massing of the structures in the areas where the building are closest to the single-family homes and help to provide a similar building scale. The townhomes are proposed to be two-story with no basements. All units will have a two-car attached garage. Each building will have four units with the exception of one building, which will have just two units. Units along NW 27th Street and North James Street will have covered porches facing toward the right-of-way to help break up the façade and provide a more visually appealing elevation from the public streets. The buildings will be constructed with lap siding, board and batten, and stone veneer.

Site Layout:

The site is proposed to have one access point off of North James Street. A second access point off of NW 27th Street would not be appropriate due to close proximity to the intersection. As such, the internal private streets will provide adequate turn around area for fire trucks in case of emergency.

An 8' trail will be provided along both NW 27th Street and North James Street and will provide connectivity to North Ridge Elementary. Private 5' sidewalk will be provided on one side of the internal private streets, with two connection points out to the public trail.

A mailbox cluster will be provided with pedestrian access from the private sidewalk. Garbage will be handled within a common dumpster enclosure.

Parking:
Based upon the number of units provided, a total of 58 parking spaces are required. As shown 60 parking spaces are provided: two drive way spaces per unit and eight off-street visitor parking spaces. In addition to the exterior surface stalls, each unit has two covered spaces within the attached garage.

Landscaping/Streetscape:
The site is required to provide a minimum of 40% open space. As proposed, the site will provide 59.7% open space.

While there are no minimum landscaping requirements in the R-3 Medium zoning district, the zoning change and development agreement established landscaping requirements for the site.

A 20' landscape buffer will be provided along the west and south side of the site to provide screening and separation between the townhomes and adjacent single-family homes. Landscaping will also be provided along the street frontages along NW 27th Street and North James Street. In addition, foundation plantings will be provided along the buildings that have frontage toward the public street.

Utilities:
A new public sanitary sewer will be brought in to the site from an existing stub on the west side of the site.

A new public 8" water main will be looped through the site to connect from an existing 8" main on NW 27th Street to another existing 8" main on North James Street.

Storm water detention is being handled within a basin on the south side of the site providing an additional buffer from the neighboring single-family development.

STAFF RECOMMENDATION:
Staff would recommend approval of the site plan for James Point, 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

~~April 29, 2022~~
May 25, 2022

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

RE: James Point Site Plan

Dear Mr. Hovda:

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

General Comments:

1. ~~Provide SWPPP for review.~~

2. ~~Provide building elevations with material callouts and material percentages.~~

3. ~~Add City standard notes. Provide~~

4. Provide photometric plan and light pole cut sheets. Please provide.

5. ~~Provided a SWMP and Erosion Control Plan sheet.~~

6. Provide service location detail. Sanitary and water services to be installed with public improvements to cap/curb stop location. Locate services in order from left to right facing the lot (Sanitary, Water, Sump.).

7. Provided pavement and typical sections. If asphalt is used, pavement depth needs to be provided based on a geotechnical recommendation.

8. Are there plans to subdivide the property or to provide a condominium regime? Depending on the answer, the utility construction methodology may be different. Provide public construction drawings for sanitary and water main.

9. Label utility and ingress/egress easements.

10. ~~Are basements proposed for the units?~~

Sheet 1:

1. ~~Update zoning to R-3 Medium only.~~

2. ~~Update required open space to 40%.~~

3. ~~Update estimated construction schedule.~~

4. ~~List visitor parking requirements.~~

5. ~~List site area in square feet and acres. Remove the ROW from the calculation.~~

6. ~~Please provide a sidewalk connection from the public trail to the internal sidewalks on the north side of the site.~~

7. ~~Label setback between the parking lot and property line.~~

8. Label mailbox location with ramp to the street. Provide ramp slope and cross slope detail on Sheet 2.

9. ~~Label light pole locations on the private streets.~~

10. ~~Label driveway widths.~~

11. ~~Is a dumpster proposed or will each unit have their own trash cans?~~

12. Show/Label all existing easements on or adjacent to the lot. Please label existing easements as existing.

13. ~~Dimension parking lot stalls.~~

14. Label street radius.

15. ~~Show detectable warnings at the intersection of NW Gabus Lane and N. James Street. The detectable warnings shall be cast iron and of natural finish.~~

16. ~~Place stop sign per MUTCD regulations behind the sidewalk. The sign cannot be placed on the light pole as shown.~~

17. Verify the proposed detention easement covers the 100-year ponding elevation.

18. Verify at least 1’ clearance from the utility pole/hydrant and trail.

19. Label width of the internal sidewalks. 5’ minimum

Sheet 2:

1. ~~Erosion and Pollution Control Notes~~

    a. ~~3- remove the post rain event inspection as these are no longer required within the GP2.~~

    b. ~~7-change 21 days to 14 days to stick to the 0-14-day stabilization rule from the GP2.~~

    c. ~~10-Grimes City Ordinance says track out should be cleaned up by the end of the work day or before sediment enters public storm sewer or waters of the state.~~

    d. ~~11-inspections after rain events are no longer required by the GP2.~~

2. ~~Is a standpipe needed within the detention pond?~~

3. ~~Is the existing intake on James Pointe Plat 2 designed for the volume of water that will be coming from this pond?~~

4. ~~Please move the overflow away from the homes. Please move it to the east along James Street.~~

5. ~~Show a temporary stockpile location if there will be one.~~

6. ~~Provide a proposed erosion and sediment control map.~~

7. ~~Label all grading contours.~~

8. How will the grades tie in to the existing grades along the west and south property lines? There are concerns from the neighbors about grading and drainage patterns in these areas. The plat shows a 15’ overland flowage easement along the west side of the property. Please show swale along the east property line with low point of the swale in the center of the easement.

9. ~~Provide sidewalk and trail ramp details showing slopes and cross slopes.~~

10. ~~Provide truncated domes on the trail ramps.~~

~~11. Provided slope labels within the swales and detention basin. Verify a minimum of 2%.~~

12. Label MPEs and FFEs.

13. Provide measures to meet QA/QC at pond outlet

14. Be sure concrete washout location meets SUDAS Standards as noted within the SWPPP

15. Inlet protection recommended for area intakes as well

16. Inlet protection recommended at culvert

17. Velocity controls recommended within drainage ways and around pond

18. Under Erosion and Pollution Control Notes 7, consider updating to be more clear.

Sheet 3:

1. Please show hydrants located on James Street. There are two shown on the plan (one at the end of each 25th and 26th St.), but none shown on James Street. Please label.

2. Given the dimensions of the buildings shown, multi-story town home groups of 4 units may require fire sprinklers. What is the proposed square footage of the 4-plex buildings?

3. Watermain shall have 2–45-degree bend instead of 1–90-degree bend.

4. Connection to the existing watermain shall be with a tapping sleeve and valve.

5. Label Hydrant Coverage Radius.

6. Verify top of water elevation is correct at the critical crossing near N. James Street.

7. Please place additional valves on the east leg of the tee between 24 and 25, and on the south leg at the tee between 4 and 5 for maintenance purposes.

8. Show water connection across James Street to the east main. The current connection is shown on the wrong main. Please bring the water main straight across James Street. Is there a reason the water main bends at unit 8 and is not shown straight across James St? The City would prefer a straight connection.

9. Provide internal drop connection at sanitary manhole #2 if the difference in invert elevations is greater than 2 feet.

10. Provided Invert and slope elevations for culvert under entrance.

11. Match FES size with connecting pipe size going into the basin.

12. Provide detail and grade points for the wharped pavement at the street curve. Please provide.

13. Provide a minimum of 18" cover over the storm sewer into the basin.

Sheet 4:

1. There is an existing 15' overland flowage easement along the west property line. Please shift the plantings so they are not placed within the bottom of the swale. Label easement and swale grades on the landscape plan.

~~2. Provide required open space planting calculations per the Development Agreement. (1 tree per 1000 sf of required open space)~~

3. Provide required buffer planting requirement calculations per the Development Agreement. Revise the buffer calculation to include the required evergreen and understory trees for the buffer. Revise the calculations to every 50 feet, not 40. Adjust planting totals accordingly.

4. Revise street frontage landscaping requirements to match the Development Agreement. 1 overstory tree per 50 feet of frontage. Staff would suggest adding some additional tree species to provide more variety to avoid issues with species die-off.

~~5. Please provide foundation plantings along the facades facing NW 27th St and N James St.~~

~~6. Label ground cover as sod.~~

~~7. Update note #8 to include authorization from the City.~~

8. In the total trees counts, revise label for understory evergreen to evergreen.

Building Elevations:

1. A minimum of 25% masonry is required on all building faces. Please revise and include the material percentage calculations for each building face. The 25% calculation is exclusive of glazing.

2. Label overall height of the buildings.

3. Provide building elevation for unit 25/26.

Stormwater Management Plan (SWMP):

1. Cover Sheet: Update License Renewal Date.

2. Page 1: Fix spelling of "acres" and "hydrologic" under Existing Site Drainage.

3. Narrative states hydrologic soil group C is assumed for proposed conditions. Why is soil group B used in HydroCad for proposed?

4. How is WQv storm event being treated on this site?

5. What structure and pipe is the 6" orifice plate being installed on?

6. Maps: Please add a unique title to each. They all state sheet 2 of 4, and site plan.

7. Maps: Provide contour elevation labels on proposed contours.

8. Maps: Where are the drainage areas to intakes 1 and 2?

Site Plan:

1. Sheet 3: Fix length of pipe between FES 10 and 11.

2. Sheet 3: Should FES #11 be below the proposed finish grade?

3. Sheet 3: Please provide invert elevations on the Existing intake on the SW corner of the site.

SWPPP:

1. Part 4: update legal description to "1/4, ¼ Section, T and R) and/or Address

2. Part 6: Update construction schedule when known

3. Part 7: Erosion and Sediment Controls

a. Structural Practices-Change rock coculet protection to rock outlet protection
b. Waste Disposal- Update off site vehicle tracking to include that track out should be swept at the end of each work day per city code
c. Implementation/ Maintenance
    i. Silt fencing reaches capacity at ½ full according to SUDAS
    ii. Can combine temporary earth piles and soil stock piles points
    iii. Confirm that location of concrete washout meets SUDAS standards spelled out in SWPPP
d. Provide Contractors and Inspectors contact information once available

4. Part 8: Certification
    a. Include signed Owners certification statement
    b. Include signed Pollution Prevention Plan Certification
    c. Include signed Contractors/sub-contractor's certification statements for each contractor prior to any work on site

5. Part 9: Soil Report and Erosion Control
    a. Include most up to date site plans for duration of project

6. Other:
    a. Include copy of IDNR Letter of Authorization

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

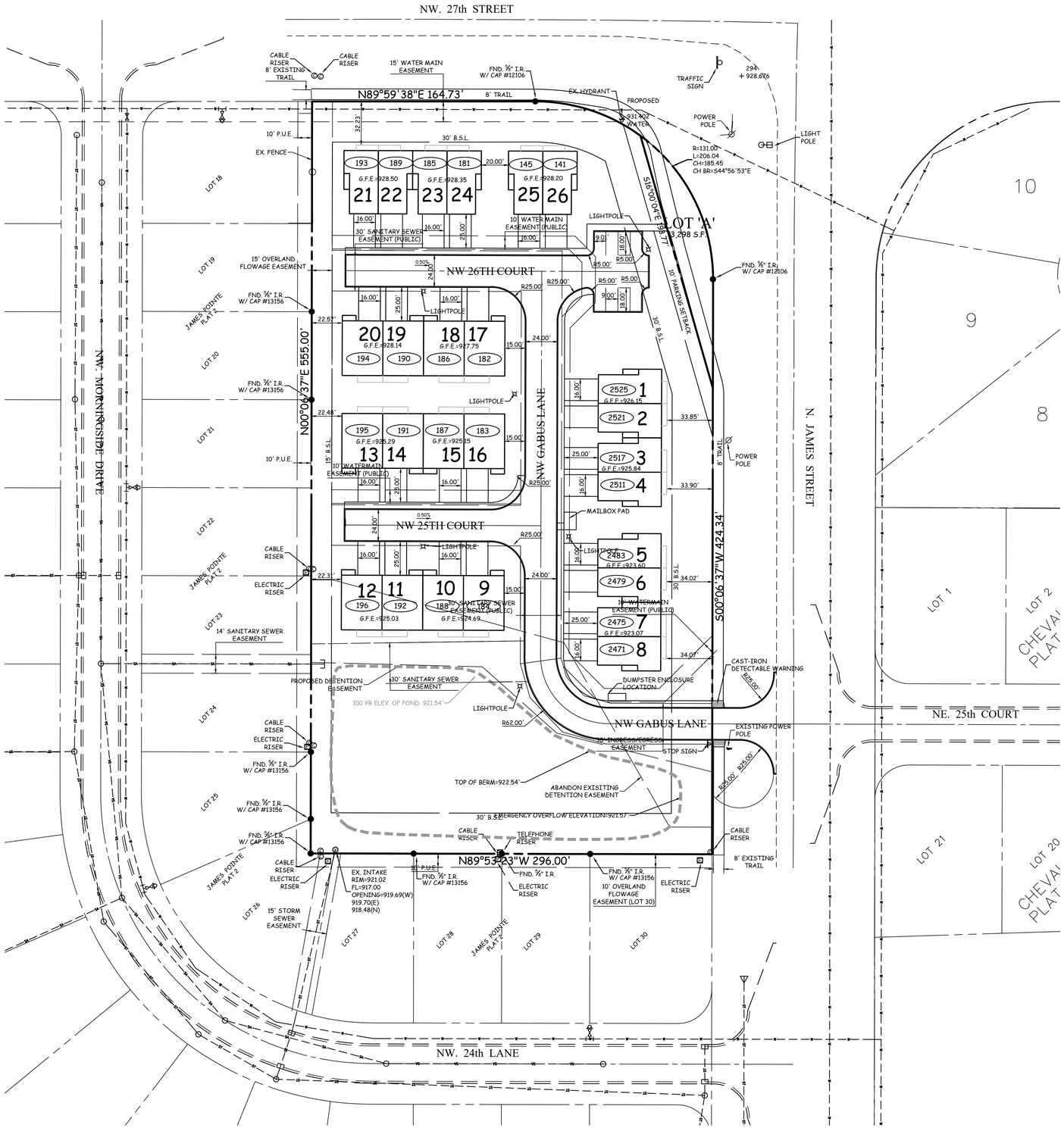
SITE PLAN SUBMITTAL SCHEDULE:

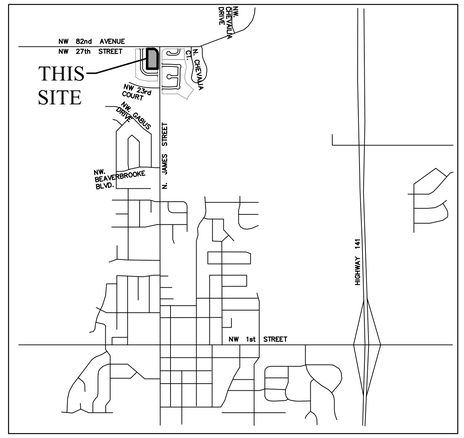
SUBMITTAL DATE:	May 9, 2022 **(1 PDF of Site plan with Elevation Plan included)**
PLANNING & ZONING:	June 7, 2022 at 5:30
COUNCIL MEETING:	June 28, 2022 at 5:30

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

Sincerely,

Evann Martin
Assistant Planner





VICINITY SKETCH

NORTH
SCALE: 1"=2,000'

PARKING REQUIREMENTS

REQUIRED: 2 SPACES PER UNIT, PLUS 1 VISITOR SPACE PER 5 UNITS
REQUIRED: 57 SPACES
PROPOSED: 112 SPACES

CONSTRUCTION SCHEDULE

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

NOTES

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

City of Grimes Standard Notes for Site Plans:

1.General Notes:

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

2.Sanitary Sewer Notes:

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

3.Water Main Notes:

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

4.Storm Sewer Notes:

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

5.Signage Notes:

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

SITE PLAN

JAMES POINTE

GRIMES

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

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

ZONING
EXISTING: C-1 AND R-3
PROPOSED: R-3 MEDIUM

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

LAND USE
EXISTING: VACANT
PROPOSED: TOWNHOME DEVELOPMENT

SITE AREAS

BUILDINGS	42,962 S.F.	27.3%
PAVING	20,677 S.F.	13.1%
SIDEWALKS	4,175 S.F.	2.7%
OPEN SPACE	89,556 S.F.	56.9%
TOTAL	157,370 S.F.	100%
	3.61 ACRES	

OPEN SPACE
REQUIRED: 64,268 S.F. (40% OF SITE)
PROPOSED: 95,898 S.F. (59.7% OF SITE)

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

LEGEND
EXISTING/PROPOSED

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

CERTIFICATION

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

LICENSED PROFESSIONAL ENGINEER
BRADLEY R. COOPER
12980
IOWA

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

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

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

DATE: 12-22-2021
REVISIONS:

SCALE: 1"=40'
0 20 40
--- INITIALED: --- AS-BUILT: ---

JOB NUMBER
CC 2575

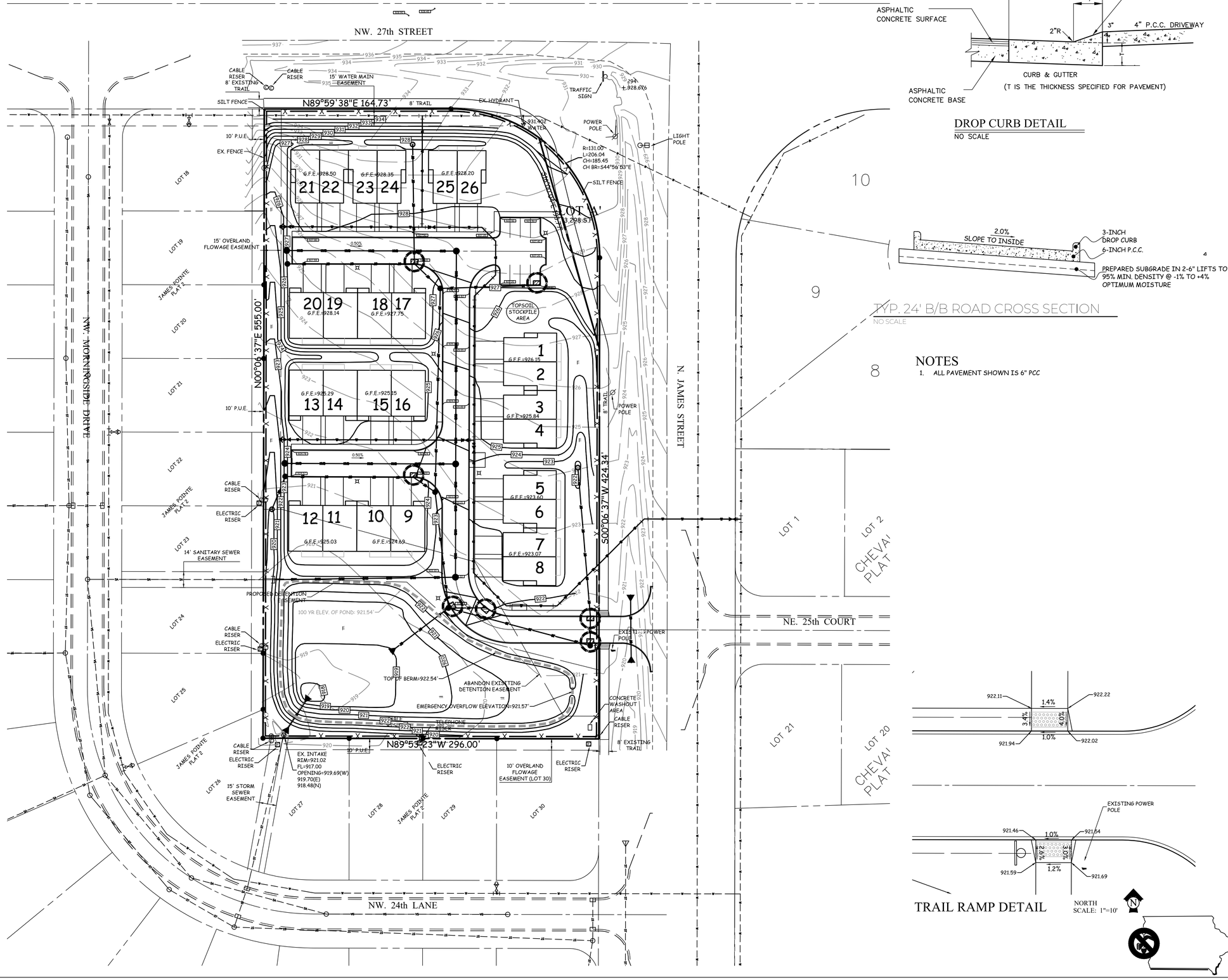
DIMENSION PLAN
GRIMES

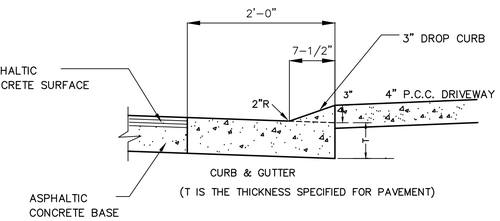
SHEET 1 OF 4

SITE PLAN

JAMES POINTE

GRIMES





DROP CURB DETAIL

NO SCALE

10

9

TYP. 24' B/B ROAD CROSS SECTION

NO SCALE

8

NOTES

1. ALL PAVEMENT SHOWN IS 6" PCC

TRAIL RAMP DETAIL

NORTH

SCALE: 1"=10'

EROSION & POLLUTION CONTROL NOTES

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

GRADING NOTES

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

LEGEND

EXISTING/PROPOSED

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

COOPER CRAWFORD

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 12-22-2021
REVISIONS:

SCALE: 1"=40'

JOB NUMBER CC 2575

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

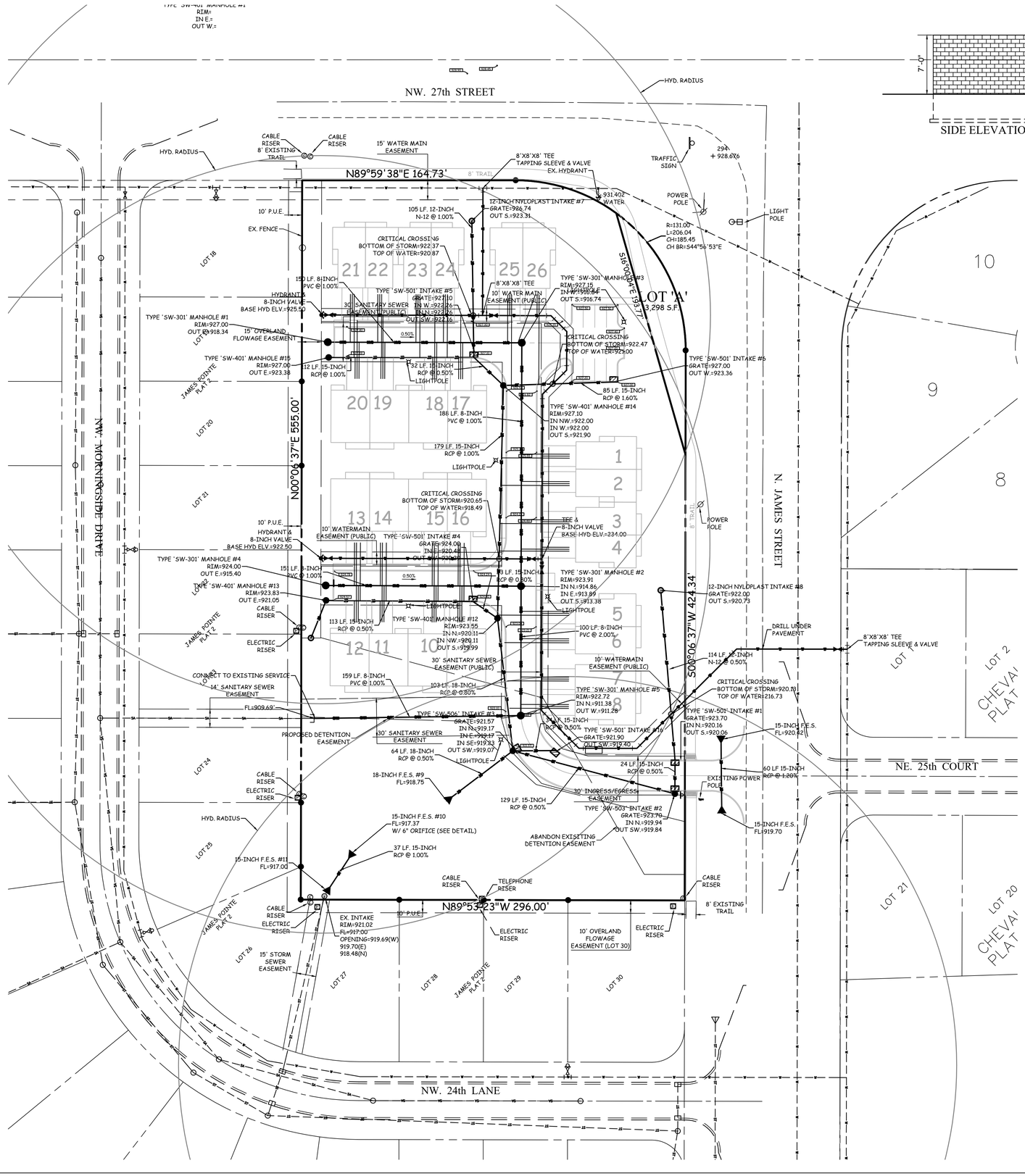
GRADING/EROSION CONTROL
GRIMES

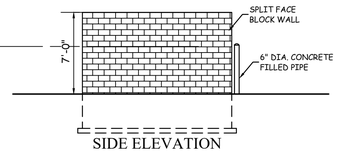
SHEET 2 OF 4

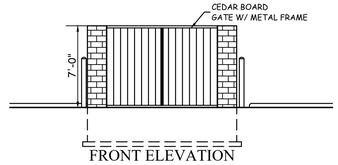
SITE PLAN

JAMES POINTE

GRIMES

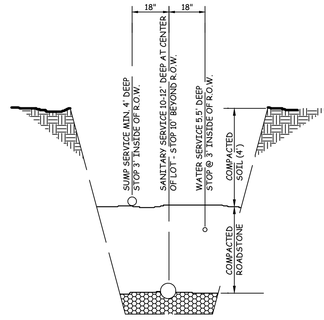






TRASH ENCLOSURE

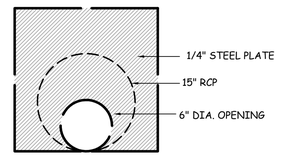
NO SCALE



PLACE ONE 6 FT. STEEL POST BURIED 3 FT. AT WATER CURB BOX

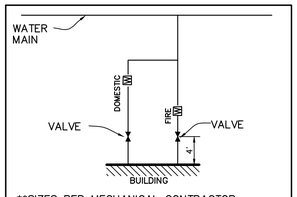
SERVICE LOCATION DETAIL

NO SCALE



ORIFICE DETAIL

NO SCALE



**SIZES PER MECHANICAL CONTRACTOR

WATER SERVICE DETAIL

NO SCALE

UTILITY NOTES

1. General Notes:

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

2. Sanitary Sewer Notes:

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

3. Water Main Notes:

a. All fire hydrants shall be American Flow Control-Waterous Pacer WB-67-250, Mueller Super Centurion 250 (3-way A-423), or Clow Medallion F-2545. All hydrants shall have the following: 6" MJ Shoe, 2-1/2" Hose Nozzle, 4-1/2" Steamer Nozzle, NST Threads, Pentagon Operating Nut, Chain on cap, open left, 5-1/2' bury, and factory painted red. The minimum spool pipe length from auxiliary valve to hydrant shoe shall be 2.0'.
b. All hydrants will immediately be covered with a black plastic bag (or equivalent) once the hydrant is installed. The City of Grimes will notify the Contractor when the bags can be removed.
c. A tracer wire receptacle shall be installed at each hydrant.
d. All valves shall be resilient wedge gate valves.
e. Water service shall be 1-inch minimum type K copper.
f. If there are multiple meters requested for a multi-tenant building, each unit shall have its own service.
g. Pressure test and disinfection of the water service/main is required. The filling of the water main shall be done by Thorpe Water Development Company. The Bacteria test and submittal of test to lab shall be done by the Developer and results provided by FAX to US Water at 515-986-7300. If the test does not pass, the Contractor will be required to pay for all the water used to repeat the test. A copy of the bacteria results shall be sent to Thorpe Water Development Company.

4. Storm Sewer Notes:

a. All storm sewer in the ROW shall be RCP, unless otherwise approved by the City.
b. All flared end sections shall have footings and apron grates. The last 3 pipe sections and the flared end section on all culverts shall be tied. All storm sewer joints shall be wrapped with engineering fabric.
c. The Contractor is responsible for repairing any field tile damaged during construction. The tile should be directed to public storm sewer if possible. The Contractor shall record the elevation and location of all tiles.
d. All sump service lines shall have tracer wire.

LEGEND

EXISTING/PROPOSED

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

COOPER CRAWFORD

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 12-22-2021
REVISIONS:

N

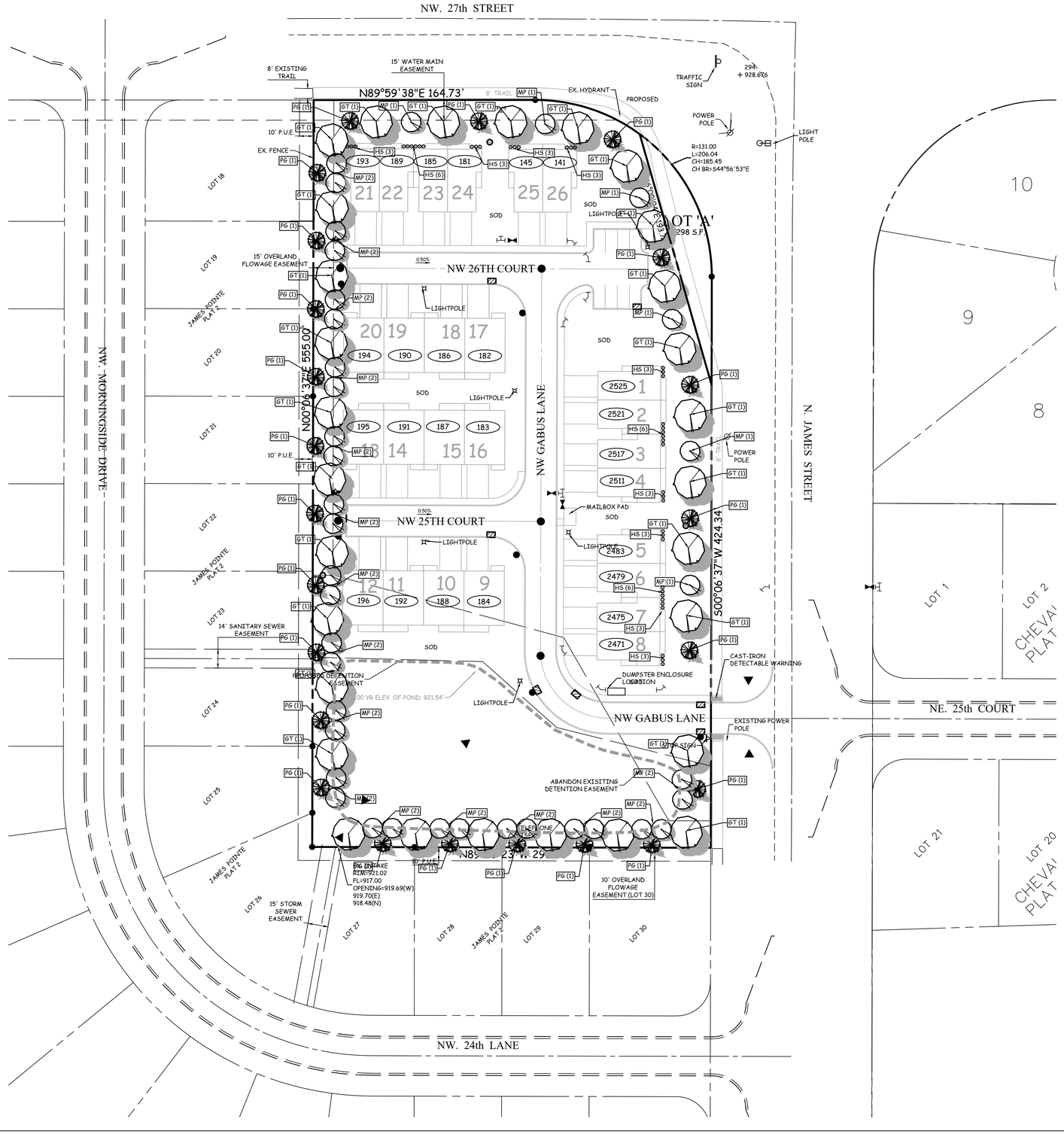
0 20 40
SCALE: 1"=40'

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

JOB NUMBER CC 2575

UTILITIES
GRIMES

SHEET 3 OF 4



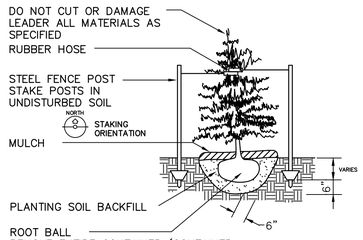
LANDSCAPE REQUIREMENTS

OPEN SPACE PLANTING:
1 TREE PER 1,000 SF REQUIRED OPEN SPACE
64,268/1,000 = 64 TREES

BUFFER PLANTING:
1 OVERSTORY TREE/40 LF OF BUFFER
851/40=21 OVERSTORY TREES

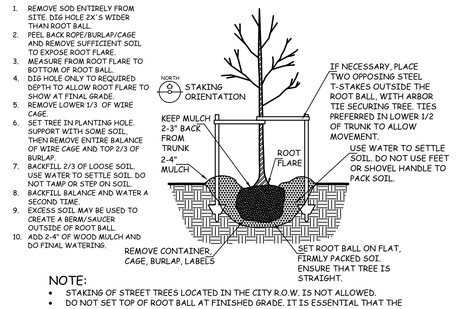
FRONTAGE PLANTING:
1 OVERSTORY TREE/50 LF OF FRONTAGE
795/50=16 OVERSTORY TREES

REQUIRED: 64 TREES
PROPOSED: 29 OVERSTORY TREES
38 UNDERSTORY TREES
23 UNDERSTORY EVERGREEN TREES
42 SHRUBS



EVERGREEN TREE PLANTING & STAKING DETAIL

NO SCALE



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

DECIDUOUS TREE PLANTING & STAKING DETAIL

NO SCALE

SITE PLAN

JAMES POINTE

GRIMES

PLANTING SCHEDULE

COUNT	KEY	Botanical name/COMMON NAME	SIZE	CONDITION	REMARKS
29	GT	Gleditsia tricanthos 'inermis' SUNBURST HONEYLOCUST	2" CAL.	TS/B&B	SEE PLAN
23	PG	Picea glauca conica ALBERTA DWARF SPRUCE	18"-24" ht.	CONT.	SEE PLAN
38	MP	Malus species 'Prairiefire' PRAIRIEFIRE CRABAPPLE	5' ht.	TS/B&B	SEE PLAN
42	HS	Hemerocallis 'Stella de Oro' DAYLILY	#1 cont.	CONT.	SEE PLAN

NOTES

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

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- W 8" WATER MAIN & SIZE
- SAN 8" SANITARY SEWER & SIZE
- ST 6" STORM SEWER & SIZE
- UGE UNDERGROUND ELECTRIC CABLE
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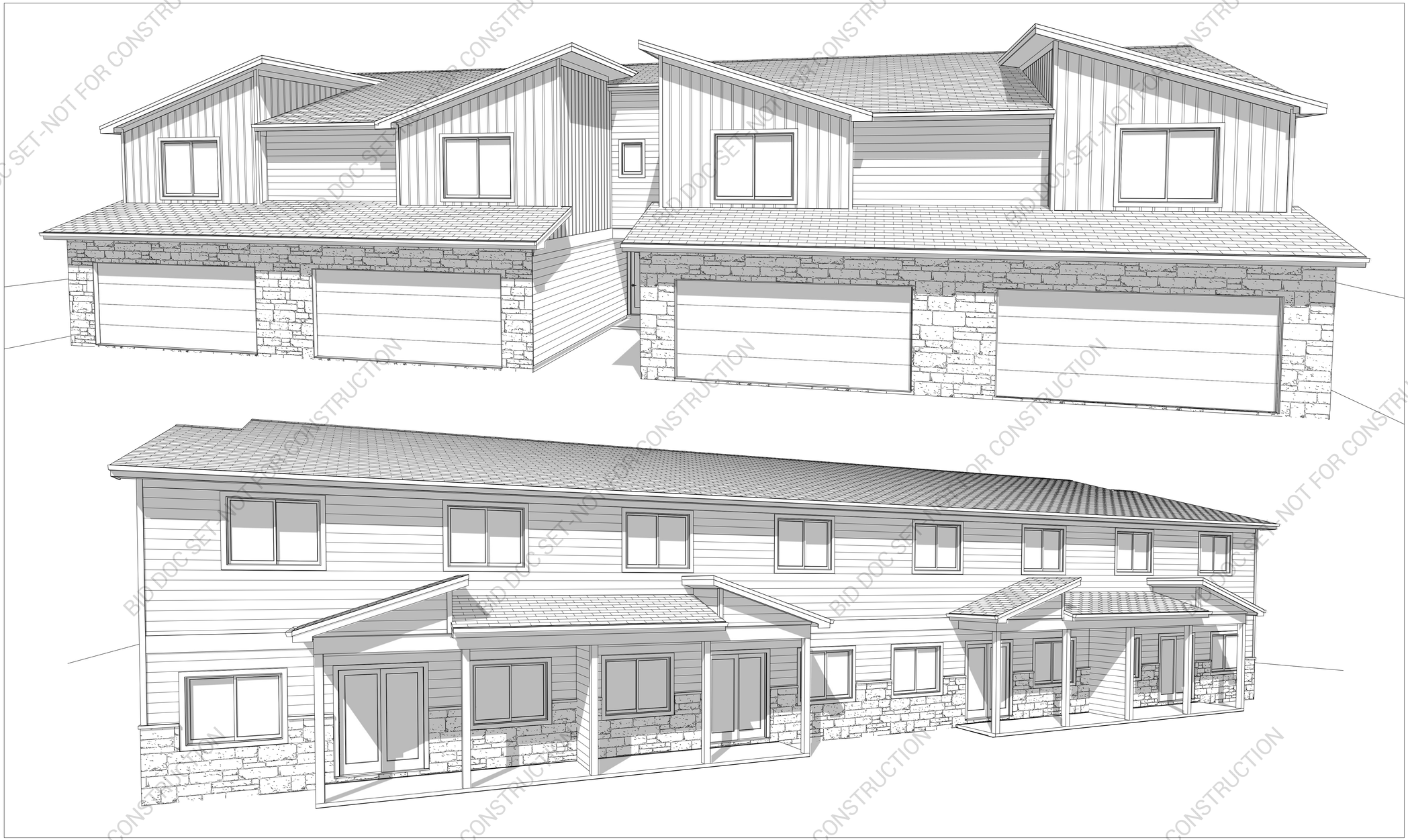
JOB NUMBER CC 2575

LANDSCAPE PLAN
GRIMES

SHEET 4 OF 4



CYCLE design studio

JAMES POINTE TOWNHOMES - UNIT 'A', 4-PLEX BUILDING - BID DOCUMENT SET

SOUTHWEST CORNER OF NORTH JAMES ST./27TH ST. INTERSECTION
GRIMES, IOWA 50111

CYCLE design studio

WWW.CYCLEDESIGNSTUDIO.COM - 515.419.8547

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JAMES POINTE TOWNHOMES - UNIT 'A', 4-PLEX BUILDING
NEAR NORTH JAMES ST./NE 27TH ST.,
GRIMES, IOWA 50111

ISSUE:	DATE:
'BID DOCUMENT SET'	2022.05.11
ADDED STONE	2022.05.27

COVER SHEET

G1.0

BID DOCUMENT SET (PROGRESS) - NOT FOR CONSTRUCTION

BID DOC SET-NOT FOR CONSTRUCTION

PROJECT INFO

OWNER: JAMES POINTE, LLC

PROJECT ADDRESS: SOUTHWEST CORNER OF NORTH JAMES ST./27TH ST. INTERSECTION
GRIMES, IOWA 50111

LEGAL: --------

CODE ENFORCEMENT: POLK COUNTY, IOWA

WATER: ---

PERMIT: -------

DESIGNER: CYCLE DESIGN STUDIO, PLLC

BUILDER / CONTRACTOR: TEAL CREEK HOMES

ENGINEERING: NA

LANDSCAPE DESIGN: NA

SHEET INDEX

G1.0 - COVER SHEET

G1.1 - PROJECT INFORMATION, AREA CHART, & SHEET INDEX, GENERAL NOTES, VICINITY MAP, & ABBREVIATIONS

A1.0 - FOUNDATION/SLAB PLAN

A1.1 - MAIN FLOOR PLAN, WINDOW & DOOR SCHEDULES

A1.2 - UPPER FLOOR PLAN, WINDOW & DOOR SCHEDULES

A2.1 - ROOF PLAN

A3.1 - EXTERIOR ELEVATIONS - FRONT & LEFT

A3.2 - EXTERIOR ELEVATIONS - REAR & RIGHT

A3.2 - 3D PERSPECTIVES - EXTERIOR

A4.1 - SECTIONS - TYPICAL END WALL, COMMON WALL, & STAIR (STAIR TO BE INCLUDED IN CD SET)

D1 - DETAILS - WALL BRACING (TO BE INCLUDED IN CD SET)

AREA CHART - SINGLE UNIT

AREA SCHEDULE - UNIT A (INTERIOR UNIT)		
	MAIN FLOOR	UPPER FLOOR
FINISHED LIVING SPACE (SQ. FT)	657	924
GARAGE (SQ. FT)	430	N/A
TOTAL FINISHED LIVING SPACE		**1,581**
TOTAL SQ. FT. (FOOTPRINT)		**2,011**

AREA SCHEDULE - UNIT A (EXTERIOR UNIT)		
	MAIN FLOOR	UPPER FLOOR
FINISHED LIVING SPACE (SQ. FT)	628	924
GARAGE (SQ. FT)	430	N/A
TOTAL FINISHED LIVING SPACE		**1,552**
TOTAL SQ. FT. (FOOTPRINT)		**1,982**

***MAIN FLOOR:** AREA IS TAKEN FROM THE OUTSIDE OF FRAMING. SQUARE FOOTAGE INCLUDES STAIR OPENING.

***UPPER FLOOR:** AREA IS TAKEN FROM THE OUTSIDE OF FRAMING. SQUARE FOOTAGE DOES NOT INCLUDE THE STAIR OPENINGS OR OPEN TO BELOW AREAS.

***MAIN FLOOR:** AREA IS TAKEN FROM THE OUTSIDE OF FRAMING. SQUARE FOOTAGE INCLUDES STAIR OPENING.

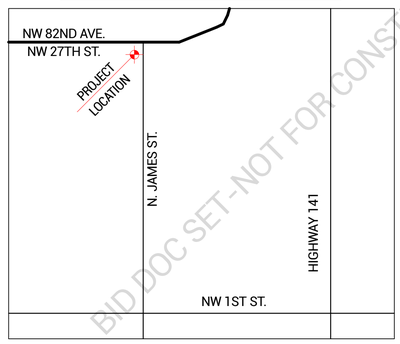
***UPPER FLOOR:** AREA IS TAKEN FROM THE OUTSIDE OF FRAMING. SQUARE FOOTAGE DOES NOT INCLUDE THE STAIR OPENINGS OR OPEN TO BELOW AREAS.

TOTAL 4-PLEX SQ. FT. (FOOTPRINT)	**7,986**

ABBREVIATIONS

A	
ABV	ABOVE
A/C	AIR CONDITIONING
ACC	ACCESS
AFF	ABOVE FINISH FLOOR
ADJ	ADJUSTABLE
AGG	AGGREGATE
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
AP	ACCESS PANEL
APX	APPROXIMATE
ARCH	ARCHITECT(URAL)
AUTO	AUTOMATIC
AWNG	AWNING
B	
BD	BOARD
BF	BI-FOLD (DOOR)
BLKG	BLOCKING
BLDG	BUILDING
BM	BEAM
BP	BI-PASS (DOOR)
BRG	BEARING
BRK	BRICK
BS	BOTH SIDES
BSMT	BASEMENT
BTM OR BOT	BOTTOM
BTWN	BETWEEN
BLV	BEVELED
C	
CAB	CABINET
CANT	CANTILEVER
CF	CUBIC FOOT
CFB	CEMENT FIBER BOARD
CHAM	CHAMFER
CI	CAST IRON
CIP	CAST-IN-PLACE CONCRETE
CIR	CIRCLE
CIRC	CIRCUMFERENCE
CJ	CONTROL JOINT OR CONSTRUCTION JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR(ANCE)
CMU	CONCRETE MASONRY UNIT
CO	CASED OPENING
COL	COLUMN
COMB	COMBINATION
CONC	CONCRETE
COND	(AC) CONDENSER
CONST	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRUGATED
CPT	CARPET
CSMT	CASEMENT
CST	CAST STONE
CTR	CENTER OR COUNTER
CNDT	CONDITION
COV	COVERED
D	
12"D	12" DEEP
D	DRYER
DBL	DOUBLE
DECO	DECORATIVE
DET	DETAIL
DH	DOUBLE HUNG
DIAM	DIAMETER
DIM	DIMENSION
DL	DEAD LOAD
DN	DOWN (STAIRS)
DR	DOOR
DS	DOWNSPOUT
DT	DRAIN TILE
DTL	DETAIL
DW	DISH WASHER
DWG	DRAWING
DWR	DRAWER
E	
EA	EACH
EB	EYEBROW (FLAT ARCH)
EF	EACH FACE
EJ	EXPANSION JOINT
ELEV	ELEVATION
ELEC	ELECTRIC(AL)
EP	ELECTRICAL PANEL
EQ	EQUAL
EST	ESTIMATE
EXH	EXHAUST
EXT	EXTERIOR
F	
FAS	FASTEN(ER)
FB	FACE BRICK
FD	FLOOR DRAIN
FX	FIXED GLASS
FGL	FIBERGLASS
FIN	FINISH
FLG	FLASHING
FLR	FLOOR(ING)
FLUR	FLUORESCENT (LIGHT)
FND	FOUNDATION
FP	FIREPLACE
FTG	FOOTING
G	
GB	GYPSUM (WALL) BOARD
GC	GENERAL CONTRACTOR
GD	GRADE OR GRADING
GDO	GARAGE DOOR OPENER
GFI	GROUND FAULT INTERRUPTER
GL	GLASS OR GLAZING
GAR	GARAGE
GYP BD	GYPSUM BOARD
H	
42"H	42" HIGH (WALL)
HB	HOSE BIBB
HC	HOLLOW CORE
HD	HEAD OR HARD
HDR	HEADER
HDW	HARDWARE
HH	HEAD HEIGHT
HT	HEIGHT
HORZ	HORIZONTAL
HR	HALF ROUND (WINDOW)
HRS	HOUR
HS	HARD SURFACE
HVAC	HEATING/VENTILATING/AIR COND.
HWD	HARDWOOD (FLOORS)
I	
ILO	IN LIEU OF
INS OR INSUL	INSULATED(TION)
INT	INTERIOR
J	
JST	JOIST (FLOOR OR ROOF)
JT	JOINT
K	
KIT	KITCHEN
K/S	KNEE SPACE
L	
LAM	LAMINATE(D)
LAV	LAVATORY (SINK)
LIV	LIVING
LT	LAUNDRY TUB
LTL	LINTEL
LVL	LAM VENEER LUMBER (BEAMS)
LVR	LOUVER
M	
MAX	MAXIMUM
MAS	MASONRY
MATL	MATERIAL
MC	MEDICINE CABINET
MDF	MEDIUM DENSITY FIBER BOARD
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MLD	MOULDING
MMB	MEMBRANE
MO	MASONRY OPENING
MTL	METAL
MT	MOUNTED(ING)
MULL	MULLION OR MULLED
N	
N/A	NOT APPLICABLE
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OA	OVERALL
OBS	OBSCURE (GLAZING)
OC	ON CENTER
OE	OWNERS ENTRY
OHC	OVERHEAD CABINET
OGD	OVERHEAD GARAGE DOOR
OH	OVERHEAD
OPNG	OPENING
OPT	OPTIONAL
OSB	ORIENTED STRAND BOARD
P	
PD	PULL DOWN
PAR	PARALLEL
PBS	PER BUILDER'S SPECIFICATIONS
PC	PRECAST CONCRETE
PED	PEDESTAL (SINK)
PERI	PERIMETER
PL	PLATE (HEIGHT)
P. LAM.	PLASTIC LAMINATE
PNL	PANEL
PREFAB	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PTN	PARTITION
PT	PRESSURE TREATED (WOOD)
PV	PAVE(D) OR PAVING
PVC	POLYVINYL CHLORIDE (PIPE)
PVMT	PAVEMENT
PWD	PLYWOOD
PWDR	POWDER
PO	POCKET OFFICE
R	
RI	RIDGE
R	RISER (ON STAIRS)
RAD	RADIUS
RD	ROOF DRAIN
REF	REFRIGERATOR
REQ	REQUIRED
REV	REVISION(S), REVISED
REINF	REINFORCED(ING)
RFG	ROOFING
RLG	RAILING
R/M	RANGE W/ MICROWAVE
RM	ROOM
RO	ROUGH OPENING
R/S	ROD AND SHELF(S)
S	
SC	SOLID CORE (DOOR) W/ SELF CLOSER
SCH	SCHEDULE
SD	SMOKE DETECTOR
SEC	SECTION
SF	SQUARE FEET
SGD	SLIDING GLASS DOOR
SH	SINGLE HUNG OR SHELF(VING)
SHT	(DRAWING) SHEET
SIM	SIMILAR
SKL.	SKYLIGHT
SL	SIDELIGHT
SLP	SLOPE
SPEC	SPECIFICATIONS
SPK	(AUDIO) SPEAKER(S)
STD	STANDARD
STOR	STORAGE
STL	STEEL
STR	STRUCTURAL
SQ	SQUARE
SUS	SUSPENDED
SW	SHEAR WALL
SHWR	SHOWER
T	
T	TILE
TB	TOWEL BAR
TBD	TO BE DETERMINED
TC	TERRA COTTA
TCJ	TROWELED CONTROL JOINT
TEMP	TEMPERED (GLASS)
T&G	TONGUE & GROOVE
TEL	TELEPHONE
THR	THRESHOLD
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOM	TOP OF MASONRY
TRN	TRANSOM (WINDOW)
TP	TOILET PAPER HOLDER
TV	TELEVISION OUTLET OR LOCATION
TYP	TYPICAL
U	
UC	UNDERCUT (DOOR)
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UNEX	UNEXCAVATED
V	
VB	VANITY BASE
VB36	36" WIDE VANITY BASE
VERT	VERTICAL
VIN	(SHEET) VINYL
VS	VEGETABLE SINK
W	
W	WIDE OR WASHING MACHINE
WC	WATER CLOSET
WD	WOOD
WF	WIDE FLANGE (STEEL BEAM)
WH	WATER HEATER
WI	WROUGHT IRON
WIC	WALK-IN CLOSET
WIN	WINDOW
W/ W/O	WITH OR WITHOUT
WSCT	WAINSCOT

VICINITY MAP



GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION
2. THE CONTRACTOR SHALL EXAMINE THE PROJECT DRAWINGS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL VERIFY CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
4. THESE PLANS HAVE NOT BEEN CERTIFIED BY A STRUCTURAL ENGINEER.
5. EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC. FOR THE COMPLETE CONSTRUCTION OF THE WORK INDICATED AS SPECIFIED BY THE DRAWINGS AND SPECIFICATIONS, UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE BETWEEN CONTRACTOR AND CLIENT.
6. MATERIALS AS SPECIFIED ON DRAWINGS AND CONTRACTUAL DOCUMENTS SHALL BE USED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DETAILING AND COORDINATION IN CONJUNCTION WITH SUBSTITUTIONS MADE TO SPECIFIC MATERIALS.
7. CYCLE DESIGN STUDIO (CYCLE) SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTORS, OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS.
8. ALL PLUMBING, MECHANICAL, AND ELECTRICAL WORK IS TO BE COORDINATED BETWEEN THE TRADES AS PART OF THEIR INSTALLATION LAYOUT.
9. CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND/OR SHORING TO ENSURE STRUCTURAL STABILITY OF BUILDING DURING CONSTRUCTION.
10. ALL MATERIAL FINISHES AND STYLES INCLUDING BUT NOT LIMITED TO EXTERIOR SIDING, ROOFING, WINDOWS, EXTERIOR TRIM, AND INTERIOR AND EXTERIOR MILLWORK, ETC. SHALL BE APPROVED BY THE CLIENT.
11. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
12. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND/OR DISCREPANCIES IN PLAN AND REPORT ERRORS TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK, AND TO BE RESPONSIBLE FOR SAME.
13. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE REQUIRED DESIGN LOADS WITH GOVERNING CODES AND SITE CONDITIONS. VERIFY WITH THE LOCAL BUILDING AGENCIES THE WIND, SEISMIC, SNOW, AND OTHER SPECIAL LOADING CONDITIONS. ARCHITECT SHALL BE NOTIFIED OF ALL DISCREPANCIES.
14. THE CLIENT WILL TAKE NECESSARY PRECAUTIONS TO REMOVE OR RELOCATE ITEMS OF VALUE TO BE REUSED AND/ OR SAVED, OR IN ANY DANGER OF BEING DAMAGED DUE TO CONSTRUCTION PROCESS.

DIMENSIONS

1. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON DRAWINGS.
2. ALL DIMENSIONS TO OPENINGS ARE ROUGH FRAMING UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS TO STUD PARTITIONS ARE TO THE FACE OF STUD UNLESS NOTED OTHERWISE.
4. CEILING HEIGHT DIMENSIONS ARE FROM FLOOR SHEATHING TO UNDERSIDE OF ROOF TRUSS OR FLOOR JOIST.

DETAILS

1. DETAILS MARKED "TYPICAL OR TYP." SHALL APPLY IN ALL CASES UNLESS NOTED OTHERWISE (U.N.O.).
2. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THE PROJECT.
3. FOLLOW ALL MANUFACTURER'S RECOMMENDED SPECIFICATIONS AND INSTALLATION PROCEDURES UNLESS OTHERWISE DIRECTED.
4. PROVIDE ADEQUATE ANCHORAGE, BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL, UNITS, HVAC EQUIPMENT, ETC.
5. SLOPE ALL CONCRETE WALKS AWAY FROM EXTERIOR DOORS A MINIMUM OF 2% TO PREVENT WATER FROM RUNNING OR BEING BLOWN UNDER DOORWAYS AND TO PREVENT STANDING WATER FROM ACCUMULATING IN FRONT OF DOORS.
6. PROVIDE FIRE-BLOCKING AND DRAFT-STOPPING IN SPACES CREATED BY CHASES, FURRING, ETC. IN ACCORDANCE WITH THE APPLICABLE CODES.
7. SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE CODES.
8. WINDOW DESIGN INTENDED TO BE IN COMPLIANCE WITH APPLICABLE CODES IN REGARDS TO EGRESS AND SAFETY GLASS. ALL WINDOW SIZES AND REQUIREMENTS TO BE VERIFIED BY CONTRACTOR WITH MANUFACTURER TO ENSURE COMPLIANCE WITH APPLICABLE CODES.

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JAMES POINTE TOWNHOMES - UNIT 'A', 4-PLEX BUILDING
NEAR NORTH JAMES ST./NE 27TH ST.,
GRIMES, IOWA 50111

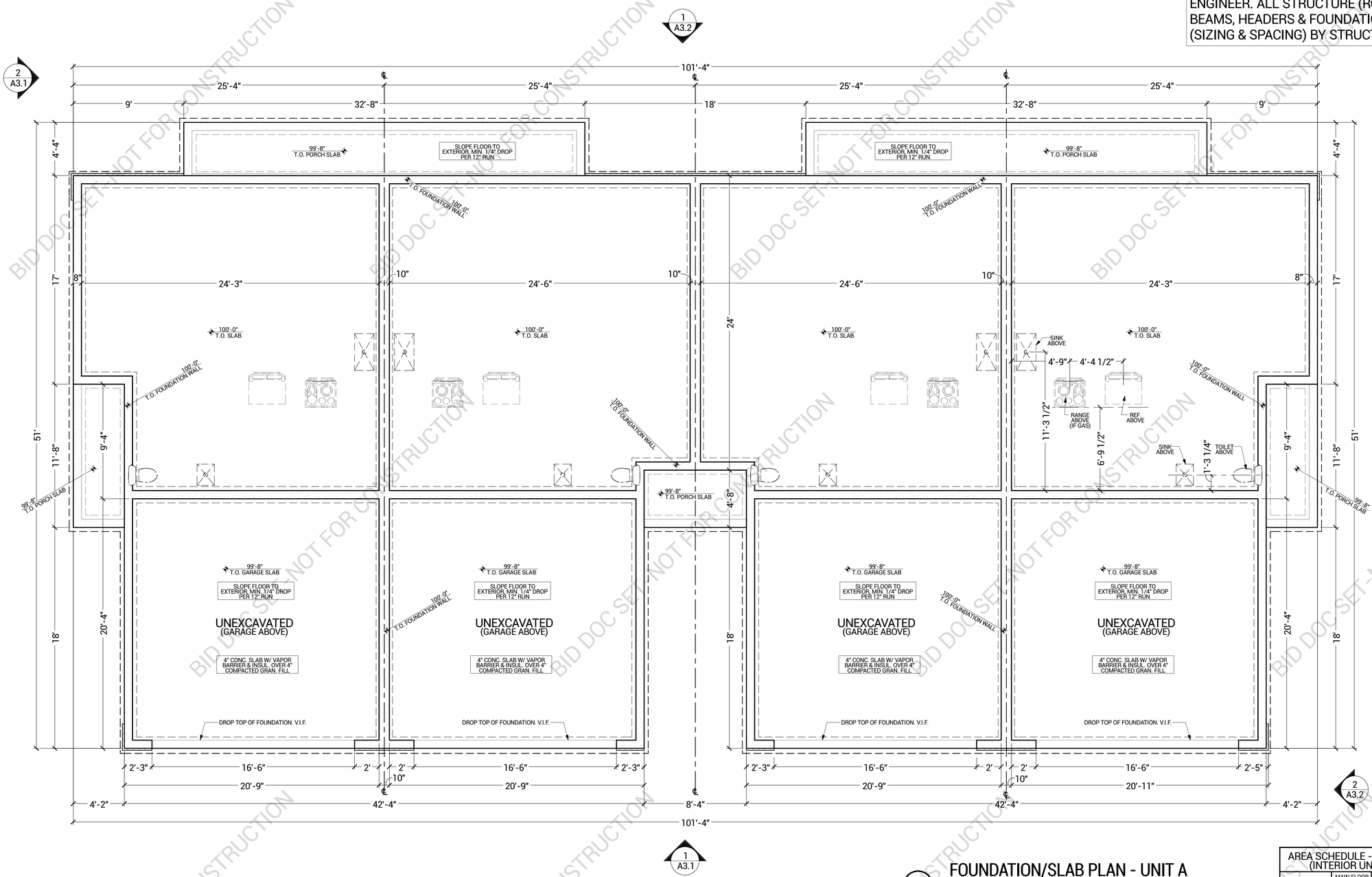
ISSUE:	DATE:
'BID DOCUMENT SET'	2022.05.11
ADDED STONE	2022.05.27

NOTES & LEGENDS

G1.1

BID DOCUMENT SET (PROGRESS) - NOT FOR CONSTRUCTION

THESE DRAWINGS HAVE NOT BEEN CERTIFIED BY A STRUCTURAL ENGINEER. ALL STRUCTURE (ROOF TRUSSES, FLOOR JOISTS, BEAMS, HEADERS & FOUNDATION) TO BE VERIFIED/FIGURED (SIZING & SPACING) BY STRUCTURAL ENGINEER/SUPPLIER



1 FOUNDATION/SLAB PLAN - UNIT A

SCALE: 24x36 (1/4"=1'-0")

FOUNDATION/BASEMENT NOTES:

1) **EXTERIOR WALLS: 8" X 3'-6" (MIN.)** POURED CONCRETE WALLS ON FOUNDATION, UNLESS NOTED OTHERWISE.
2) **COMMON WALLS: 10" X 3'-6" (MIN.)** POURED CONCRETE WALLS ON FOUNDATION, UNLESS NOTED OTHERWISE.
3) **SLAB FLOORS @ GARAGE & FINISHED SPACE**: TO BE INSET FROM FOUNDATION WALL, SEE STRUCTURAL FOR DETAIL
4) **SLAB FLOOR @ PORCHES**: TO TURNDOWN ON TOP OF FOUNDATION WALL, SEE STRUCTURAL FOR DETAIL.
5) ALL HVAC, PLUMBING, AND ELECTRICAL WORK TO BE DESIGNED BY OTHERS.
6) ALL WOOD IN CONTACT WITH EARTH OR CONCRETE TO BE TREATED.
7) BATHROOMS WITHOUT WINDOWS ARE REQUIRED TO HAVE A VENTILATION/EXHAUST FAN.
8) PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY GOVERNING LOCAL CODES. HARDWIRED SMOKE DETECTORS WITH BATTERY BACK-UP REQUIRED ON EACH FLOOR, IN EACH SLEEPING ROOM, AND HALL OR AREA GIVING ACCESS TO SLEEPING ROOMS.

AREA SCHEDULE - UNIT A (INTERIOR UNIT)		
	MAIN FLOOR	UPPER FLOOR
FINISHED LIVING SPACE (SQ. FT)	657	924
GARAGE (SQ. FT)	430	N/A
TOTAL FINISHED LIVING SPACE		**1,581**
TOTAL SQ. FT. (FOOTPRINT)		**2,011**

AREA SCHEDULE - UNIT A (EXTERIOR UNIT)		
	MAIN FLOOR	UPPER FLOOR
FINISHED LIVING SPACE (SQ. FT)	628	924
GARAGE (SQ. FT)	430	N/A
TOTAL FINISHED LIVING SPACE		**1,552**
TOTAL SQ. FT. (FOOTPRINT)		**1,982**

•MAIN FLOOR: AREA IS TAKEN FROM THE OUTSIDE OF FRAMING. SQUARE FOOTAGE INCLUDES STAIR OPENING.

•UPPER FLOOR: AREA IS TAKEN FROM THE OUTSIDE OF FRAMING. SQUARE FOOTAGE DOES NOT INCLUDE THE STAIR OPENINGS OR OPEN TO BELOW AREAS.

TOTAL 4-PLEX SQ. FT. (FOOTPRINT) **7,986**

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FOUNDATION/ SLAB PLAN

A1.0

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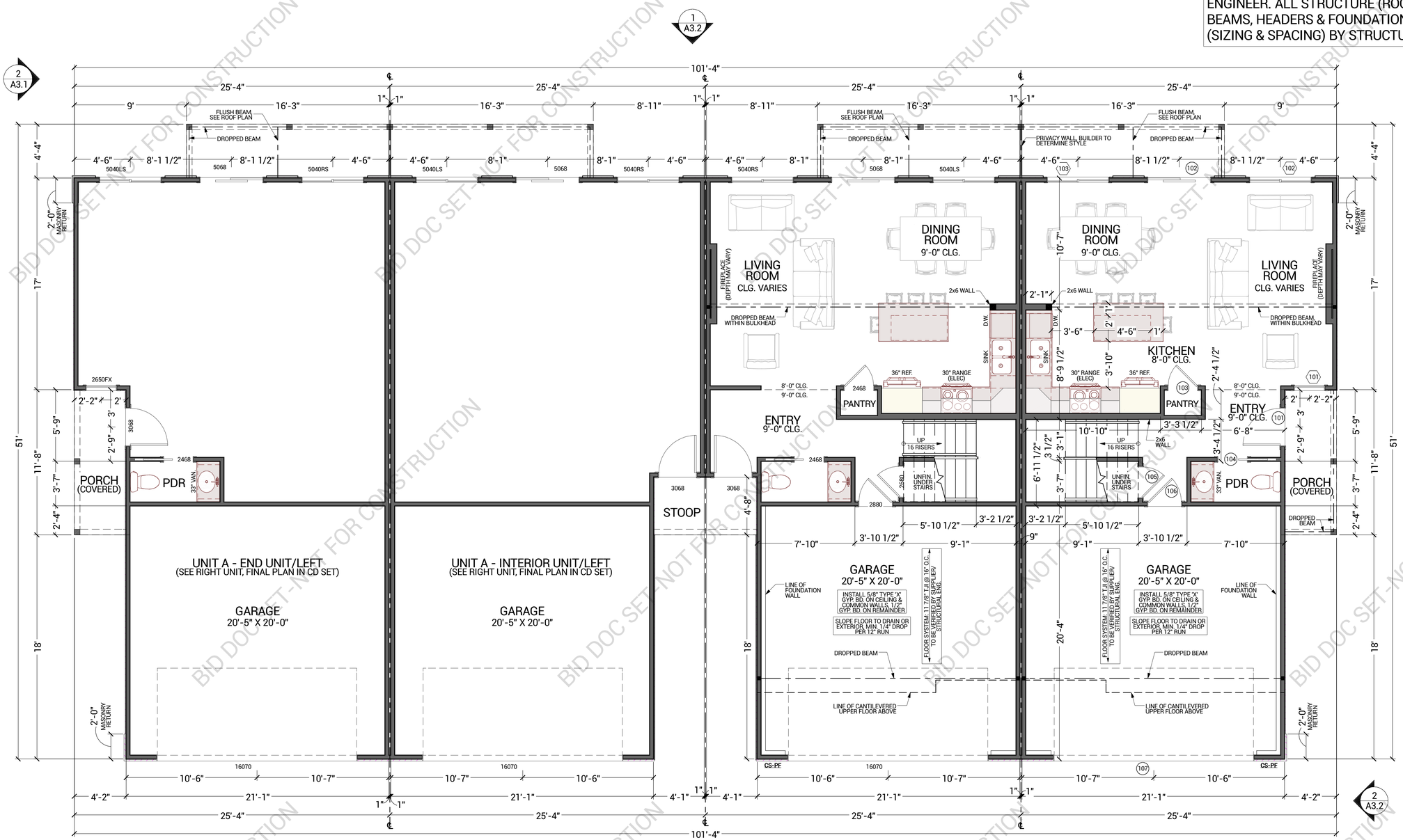

FLOOR PLAN NOTES:

1) **HOUSE** - EXTERIOR & INTERIOR WALLS TO BE **2 X 4 STUDS** AT 16" O.C. ALL WOOD FRAMING TO BE DOUGLAS FIR.
2) **GARAGE** - EXTERIOR WALLS TO BE **2 X 4 STUDS, 16" O.C.**
3) ALL INTERIOR WALLS WITH POCKET DOORS TO BE FRAMED WITH 2X4 STUDS.
4) ALL PLUMBING WALLS ARE DRAWN WITH 2X4 STUDS. SUBSTITUTE 2X6 STUDS IF DESIRED OR NEEDED
5) ALL CABINETS ARE DIAGRAMMATIC, SEE CABINET SHOP DRAWINGS FOR CABINETS SPECIFICS
6) DOUBLE FLOOR JOISTS UNDER PARALLEL WALLS LOCATED ABOVE.
7) TRUSS MANUFACTURER TO SIZE MEMBERS, FASTENERS, AND SET SPACING OF ALL ROOF AND FLOOR TRUSSES FOR REQUIRED DESIGN LOADS (MAXIMUM SPACING 24" O.C.). TRUSS LAYOUT AND CALCULATIONS TO BE PROVIDED TO CONTRACTOR PRIOR TO MANUFACTURE OF MEMBERS.
8) ALL HVAC, PLUMBING, AND ELECTRICAL WORK TO BE DESIGNED BY OTHERS.
9) ALL WOOD IN CONTACT WITH EARTH OR CONCRETE TO BE TREATED.
10) ALL ATTIC AND OTHER ENCLOSED SPACES TO BE VENTILATED WITH SCREEN SOFFIT VENTS.
11) INSTALL AN ACCESS SCUTTLE OF 22" X 30" MINIMUM TO ATTIC. ATTIC ACCESS TO BE LOCATED THROUGH BONUS ROOM.
12) ALL DECK AND STAIR RAILING BALUSTERS TO BE SPACED NO MORE THAN 4" APART.
13) BATHROOMS WITHOUT WINDOWS ARE REQUIRED TO HAVE A VENTILATION/EXHAUST FAN.
14) PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY GOVERNING LOCAL CODES. HARDWIRED SMOKE DETECTORS WITH BATTERY BACK-UP REQUIRED ON EACH FLOOR, IN EACH SLEEPING ROOM, AND HALL OR AREA GIVING ACCESS TO SLEEPING ROOMS.
15) **WALL BRACING (IRC R602.10)** - BUILDING SHALL BE BRACED IN ACCORDANCE WITH SECTION OR R602.12 (SIMPLE METHOD). FROM TABLE R602.10.4, USE CS-WSP BRACING METHOD WITH MIN. 3/8" SHEATHING.
16) CS-WSP, CS-PF, PFH - IF NOTED, REFER TO WALL BRACING DETAIL PAGE

NOTE:

- FLOOR STRUCTURE: **S.O.G.**
- CEILING HEIGHT FOR MAIN FLOOR TO BE **9'-1 1/8".**
- CEILING HEIGHT FOR UPPER FLOOR TO BE **8'-1 1/8".**
- FLOOR STRUCTURE FOR MAIN & UPPER FLOOR, **11 7/8" I-JOIST**

WINDOW NOTES:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENING AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENING AREA LESS THAN 20" WIDE OR 24" HIGH.

WINDOW SCHEDULE - MAIN FLOOR (SINGLE UNIT)							
NUMBER	WINDOW TYPE	WIDTH	HEIGHT	HEAD HT.	EGRESS	HEADER	COMMENTS
101	FIXED GLASS	30 "	60 "	80"		(2) 2X10	
102	SLIDER	60 "	48 "	80"		(2) 2X10	
103	SLIDER	60 "	48 "	80"		(2) 2X10	

DOOR SCHEDULE - MAIN FLOOR (SINGLE UNIT)					
NUMBER	DOOR TYPE	WIDTH	HEIGHT	HEADER	COMMENTS
101	SWING DOOR - EXTERIOR	36 "	80 "	(2) 2X10	
102	BYPASS DOOR - EXTERIOR	60 "	80 "	(2) 2X10	GLASS
103	SWING DOOR	28 "	80 "		
104	POCKET DOOR	28 "	80 "		
105	SWING DOOR	29 1/2 "	80 "		
106	SWING DOOR - MUDROOM	32 "	80 "	(2) 2X10	20-MIN. FIRE RATED DOOR, SELF-CLOSING, SELF-LATCHING
107	GARAGE DOOR	192 "	84 "	(2) 11 7/8" LVL	

1 MAIN FLOOR PLAN - UNIT A

SCALE: 24x36 (1/4"=1'-0")

AREA SCHEDULE - UNIT A (INTERIOR UNIT)		
	MAIN FLOOR	UPPER FLOOR
FINISHED LIVING SPACE (SQ. FT)	657	924
GARAGE (SQ. FT)	430	N/A
TOTAL FINISHED LIVING SPACE		**1,581**
TOTAL SQ. FT. (FOOTPRINT)		**2,011**

AREA SCHEDULE - UNIT A (EXTERIOR UNIT)		
	MAIN FLOOR	UPPER FLOOR
FINISHED LIVING SPACE (SQ. FT)	628	924
GARAGE (SQ. FT)	430	N/A
TOTAL FINISHED LIVING SPACE		**1,552**
TOTAL SQ. FT. (FOOTPRINT)		**1,982**

•MAIN FLOOR: AREA IS TAKEN FROM THE OUTSIDE OF FRAMING. SQUARE FOOTAGE INCLUDES STAIR OPENING.

•UPPER FLOOR: AREA IS TAKEN FROM THE OUTSIDE OF FRAMING. SQUARE FOOTAGE DOES NOT INCLUDE THE STAIR OPENINGS OR OPEN TO BELOW AREAS.

TOTAL 4-PLEX SQ. FT. (FOOTPRINT) **7,986**

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MAIN FLOOR PLAN

A1.1

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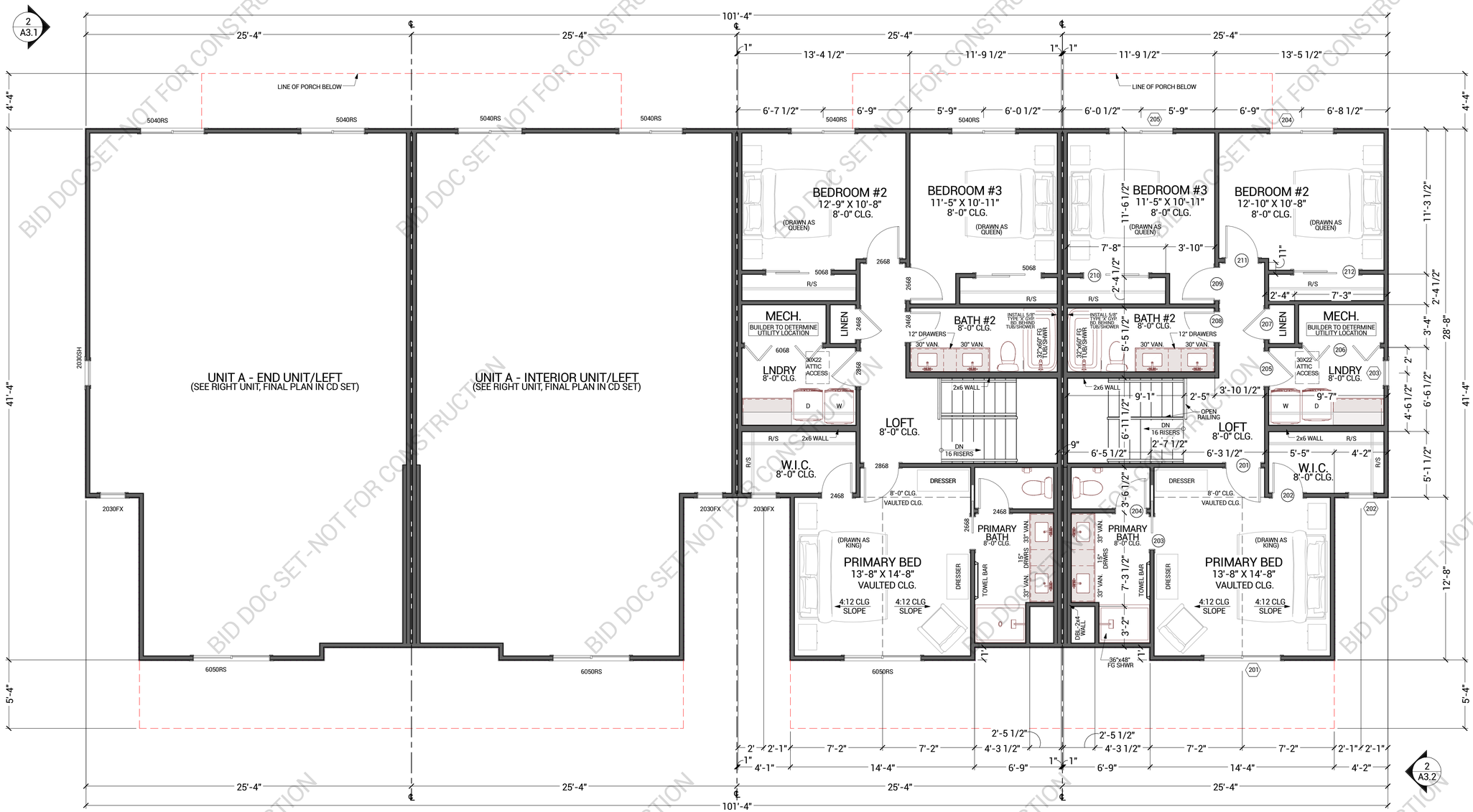

FLOOR PLAN NOTES:

1) **HOUSE** - EXTERIOR & INTERIOR WALLS TO BE **2 X 4 STUDS** AT 16" O.C. ALL WOOD FRAMING TO BE DOUGLAS FIR.
2) **GARAGE** - EXTERIOR WALLS TO BE **2 X 4 STUDS, 16" O.C.**
3) ALL INTERIOR WALLS WITH POCKET DOORS TO BE FRAMED WITH 2X4 STUDS.
4) ALL PLUMBING WALLS ARE DRAWN WITH 2X4 STUDS. SUBSTITUTE 2X6 STUDS IF DESIRED OR NEEDED
5) ALL CABINETS ARE DIAGRAMMATIC, SEE CABINET SHOP DRAWINGS FOR CABINETS SPECIFICS
6) DOUBLE FLOOR JOISTS UNDER PARALLEL WALLS LOCATED ABOVE.
7) TRUSS MANUFACTURER TO SIZE MEMBERS, FASTENERS, AND SET SPACING OF ALL ROOF AND FLOOR TRUSSES FOR REQUIRED DESIGN LOADS (MAXIMUM SPACING 24" O.C.). TRUSS LAYOUT AND CALCULATIONS TO BE PROVIDED TO CONTRACTOR PRIOR TO MANUFACTURE OF MEMBERS.
8) ALL HVAC, PLUMBING, AND ELECTRICAL WORK TO BE DESIGNED BY OTHERS.
9) ALL WOOD IN CONTACT WITH EARTH OR CONCRETE TO BE TREATED.
10) ALL ATTIC AND OTHER ENCLOSED SPACES TO BE VENTILATED WITH SCREEN SOFFIT VENTS.
11) INSTALL AN ACCESS SCUTTLE OF 22" X 30" MINIMUM TO ATTIC. ATTIC ACCESS TO BE LOCATED THROUGH BONUS ROOM.
12) ALL DECK AND STAIR RAILING BALUSTERS TO BE SPACED NO MORE THAN 4" APART.
13) BATHROOMS WITHOUT WINDOWS ARE REQUIRED TO HAVE A VENTILATION/EXHAUST FAN.
14) PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY GOVERNING LOCAL CODES. HARDWIRED SMOKE DETECTORS WITH BATTERY BACK-UP REQUIRED ON EACH FLOOR, IN EACH SLEEPING ROOM, AND HALL OR AREA GIVING ACCESS TO SLEEPING ROOMS.
15) **WALL BRACING (IRC R602.10)** - BUILDING SHALL BE BRACED IN ACCORDANCE WITH SECTION OR R602.12 (SIMPLE METHOD). FROM TABLE R602.10.4, USE CS-WSP BRACING METHOD WITH MIN. 3/8" SHEATHING.
16) CS-WSP, CS-PF, PFH - IF NOTED, REFER TO WALL BRACING DETAIL PAGE

NOTE:

- FLOOR STRUCTURE: **S.O.G.**
- CEILING HEIGHT FOR MAIN FLOOR TO BE **9'-1 1/8".**
- CEILING HEIGHT FOR UPPER FLOOR TO BE **8'-1 1/8".**
- FLOOR STRUCTURE FOR MAIN & UPPER FLOOR, **11 7/8" I-JOIST**

WINDOW NOTES:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENING AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENING AREA LESS THAN 20" WIDE OR 24" HIGH.

WINDOW SCHEDULE - UPPER FLOOR (SINGLE UNIT)							
NUMBER	WINDOW TYPE	WIDTH	HEIGHT	HEAD HT.	EGRESS	HEADER	COMMENTS
201	SLIDER	72 "	60 "	84"	YES	(2) 9 1/2" LVL	
202	FIXED GLASS	24 "	36 "	84"		(2) 2X10	
203	SINGLE HUNG	24 "	36 "	84"		(2) 2X10	END UNIT ONLY
204	SLIDER	60 "	48 "	84"	YES	(2) 2X10	
205	SLIDER	60 "	48 "	84"	YES	(2) 2X10	

DOOR SCHEDULE - UPPER FLOOR (SINGLE UNIT)					
NUMBER	DOOR TYPE	WIDTH	HEIGHT	HEADER	COMMENTS
201	SWING DOOR	32 "	80 "		
202	SWING DOOR	28 "	80 "		
203	POCKET DOOR	30 "	80 "		
204	SWING DOOR	28 "	80 "		
205	SWING DOOR	32 "	80 "		
206	BI-FOLD	72 "	80 "		
207	SWING DOOR	28 "	80 "		
208	SWING DOOR	28 "	80 "		
209	SWING DOOR	30 "	80 "		
210	BYPASS	60 "	80 "		
211	SWING DOOR	30 "	80 "		
212	BYPASS	60 "	80 "		

1 A3.1

1 UPPER FLOOR PLAN - UNIT A

SCALE: 24x36 (1/4"=1'-0")

AREA SCHEDULE - UNIT A (INTERIOR UNIT)		
	MAIN FLOOR	UPPER FLOOR
FINISHED LIVING SPACE (SQ. FT)	657	924
GARAGE (SQ. FT)	430	N/A
TOTAL FINISHED LIVING SPACE		**1,581**
TOTAL SQ. FT. (FOOTPRINT)		**2,011**

AREA SCHEDULE - UNIT A (EXTERIOR UNIT)		
	MAIN FLOOR	UPPER FLOOR
FINISHED LIVING SPACE (SQ. FT)	628	924
GARAGE (SQ. FT)	430	N/A
TOTAL FINISHED LIVING SPACE		**1,552**
TOTAL SQ. FT. (FOOTPRINT)		**1,982**

•MAIN FLOOR: AREA IS TAKEN FROM THE OUTSIDE OF FRAMING. SQUARE FOOTAGE INCLUDES STAIR OPENING.

•UPPER FLOOR: AREA IS TAKEN FROM THE OUTSIDE OF FRAMING. SQUARE FOOTAGE DOES NOT INCLUDE THE STAIR OPENINGS OR OPEN TO BELOW AREAS.

TOTAL 4-PLEX SQ. FT. (FOOTPRINT) **7,986**

BID DOC SET-NOT FOR CONSTRUCTION

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UPPER FLOOR PLAN

A1.2

BID DOCUMENT SET (PROGRESS) - NOT FOR CONSTRUCTION

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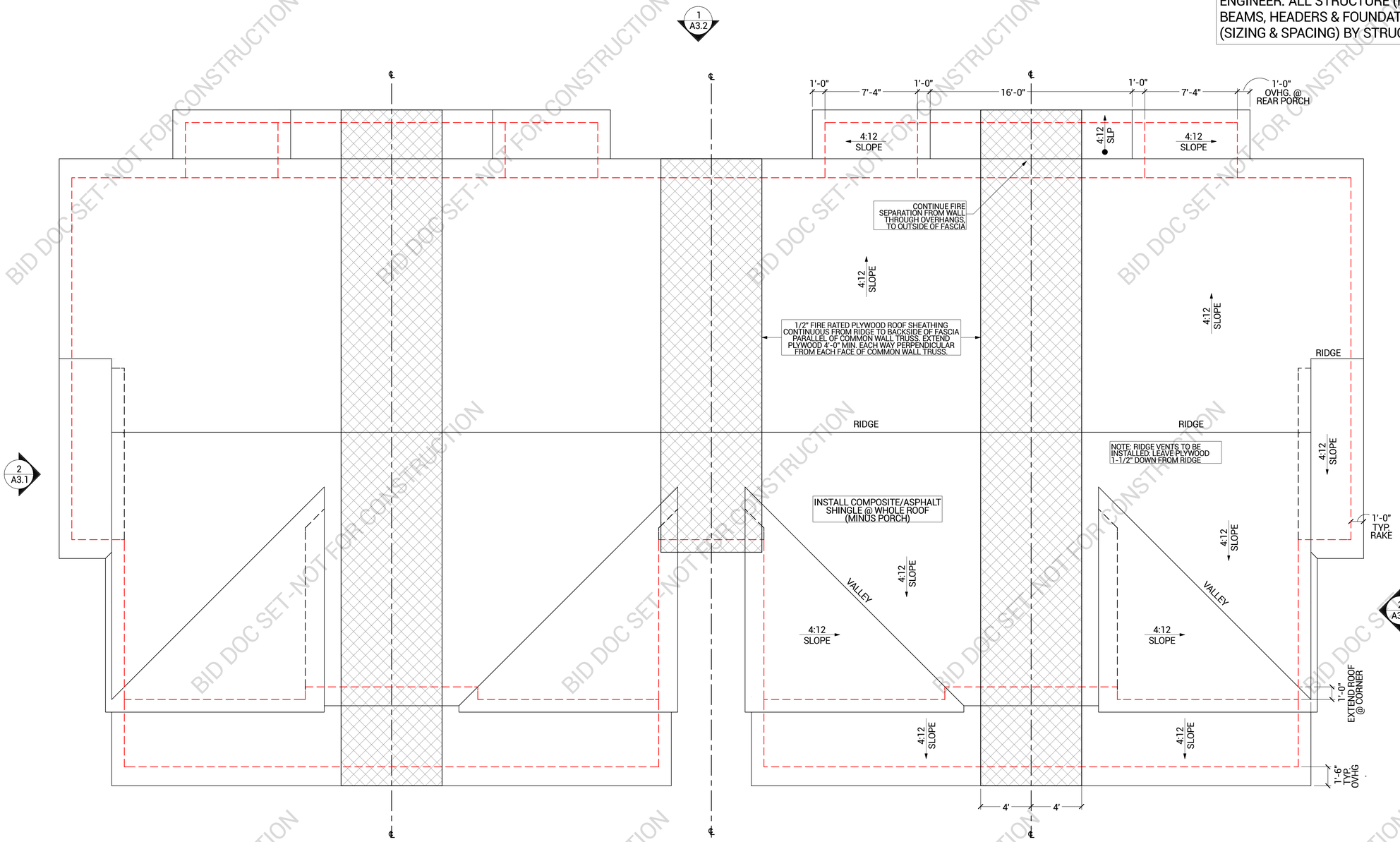

1 ROOF PLAN - UNIT A

SCALE: 24x36 (1/4"=1'-0")

ROOF PLAN:

1) ALL ROOF OVERHANGS ARE **18"**, UNLESS NOTED OTHERWISE
2) ALL ROOF RAKES ARE **12"**, UNLESS NOTED OTHERWISE
3) TRUSS MANUFACTURER TO SIZE MEMBERS, FASTENERS, AND SET SPACING OF ALL ROOF AND FLOOR TRUSSES FOR REQUIRED DESIGN LOADS (MAXIMUM SPACING 24" O.C.). TRUSS LAYOUT AND CALCULATIONS TO BE PROVIDED TO CONTRACTOR PRIOR TO MANUFACTURE OF MEMBERS.
4) MINIMUM TRUSS/RAFTER FRAMING HEEL HEIGHTS ARE 8" WITH LOWEST SLOPE. ENERGY HELL HEIGHTS ARE A MINIMUM 12" HEEL WITH ROOFS LOWEST SLOPE. HEEL HEIGHTS ARE TO BE SET BASED ON LOWEST SLOPE HEEL HEIGHT SO THAT ALL EAVE LINES MATCH WITH THE SAME OVERHANG DIMENSION.
5) ALL ATTIC AND OTHER ENCLOSED SPACES TO BE VENTILATED WITH SCREEN SOFFIT VENTS.
6) INSTALL AN ACCESS SCUTTLE OF 22" X 30" MINIMUM WITH 30" HEADROOM INTO ATTIC.
7) CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL FLASHING, UNDERLAYMENT AND ROOF PENETRATIONS ARE CONSISTENT WITH INDUSTRY STANDARDS & METHODS.

SOFFITS: ALL SOFFITS TO BE FLAT

DOWNSPOUTS: BUILDER TO DISCUSS LOCATIONS w/ HOMEOWNER

ROOF VENTS: CALCS & PLACEMENT (SOFFIT & RIDGE) CAN INCLUDED UPON REQUEST

ROOF HEELS (SUPPLIER TO ADJUST AS NEEDED):
- **8" HEELS @ 4:12 ROOFS**, UNLESS NOTED OTHERWISE

ESTIMATED SURFACE AREA OF ROOF MATERIAL (SQ.FT)	
COMPOSITE/ASPHALT SHINGLE	**5,795 SF (WHOLE BUILDING)**

*SQUARE FOOTAGE OF ROOF IS TAKEN FROM THE EXPOSED SURFACE OF THE ROOF.
1. THE AREA EXCLUDES SHEATHED SURFACES BELOW VALLEY
2. NO WASTE FACTOR HAS BEEN INCLUDED

TOTAL 4-PLEX SQ. FT. (FOOTPRINT)	**7,986**

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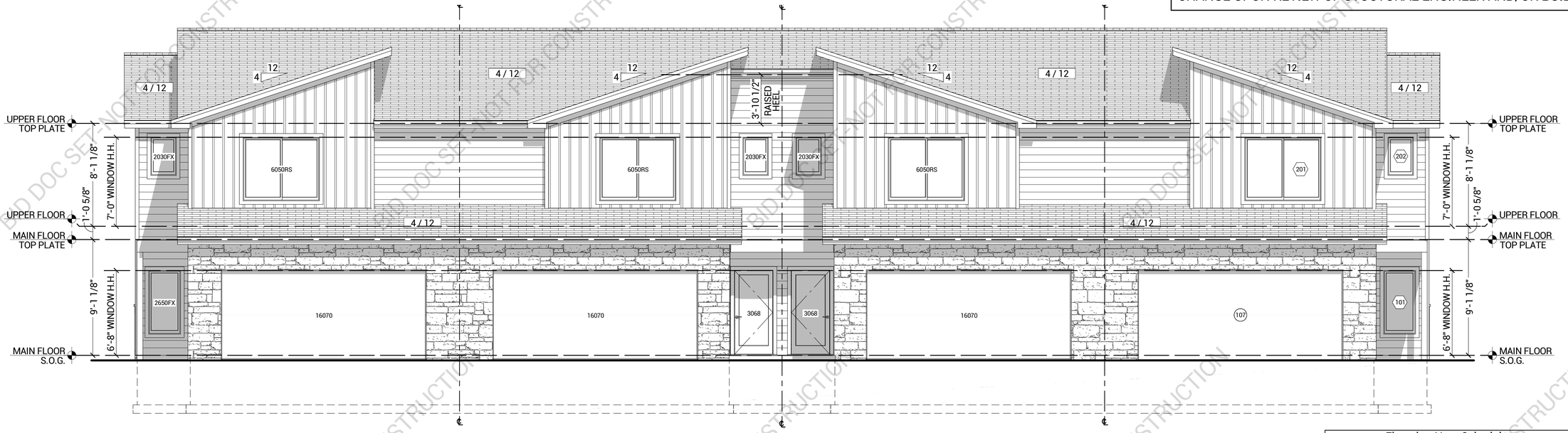
ROOF PLAN

A2.1

BID DOCUMENT SET (PROGRESS) - NOT FOR CONSTRUCTION
BID DOC SET-NOT FOR CONSTRUCTION

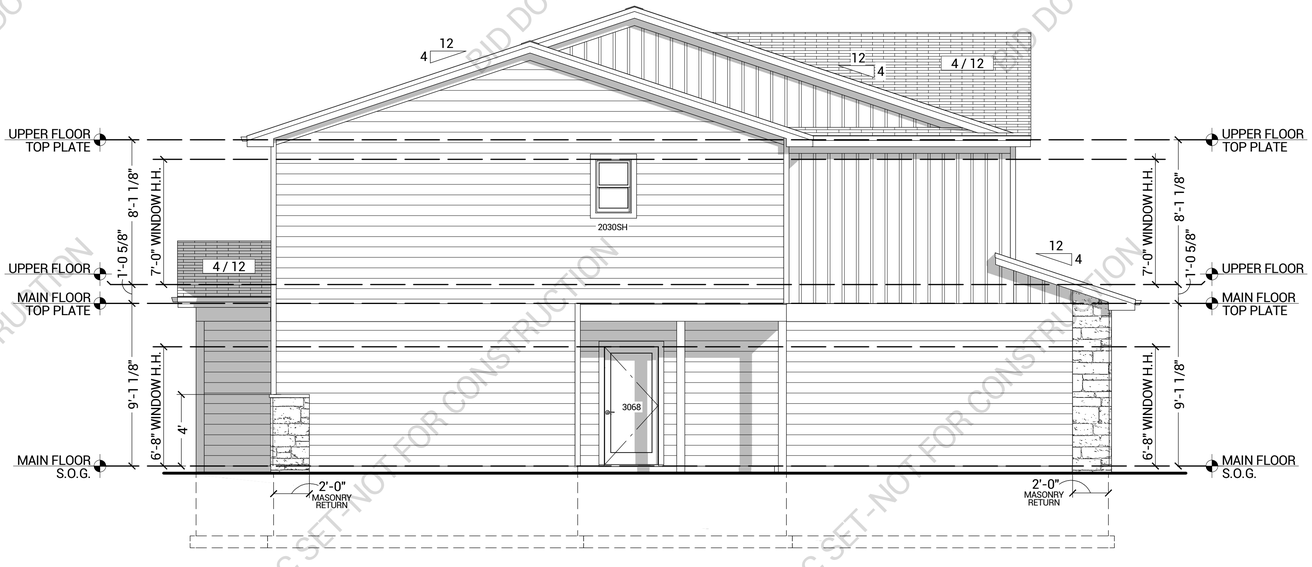
***** ALL ELEVATIONS & SECTIONS HAVE BEEN DRAWN WITH A **SLAB ON GRADE FLOOR SYSTEM @ MAIN FLOOR & AN 11 7/8" TJI FLOOR SYSTEM @ UPPER FLOOR**. THESE DRAWINGS HAVE NOT BEEN REVIEWED BY A STUCTURAL ENGINEER. FLOOR SYSTEM IS SUBJECT TO CHANGE UPON REVIEW OF STUCTURAL ENGINEER AND/OR BUILDER.



1 FRONT ELEVATION

SCALE: 24x36 (1/4"=1'-0")

EXTERIOR ELEVATION KEYNOTES: TO BE APPLIED IN CD SET, USE KEYNOTE SCHEDULE FOR BIDDING PURPOSES



2 LEFT ELEVATION (END UNIT)

SCALE: 24x36 (1/4"=1'-0")

Elevation Note Schedule	
1	LINE OF GRADE, SLOPE AWAY FROM HOUSE
2	ASPHALT/COMPOSITE SHINGLES
3	LAP SIDING, PAINTED FIBER CEMENT (LP OR HARDIE)
4	BOARD & BATTEN, PAINTED FIBER CEMENT (LP OR HARDIE)
5	1x4 CORNER BOARD, TYP.
6	1x6 FRIEZE BOARD
7	1x8 FASCIA
8	1x8 RAKE
9	1x12 BAND BOARD
10	DOOR TRIM: 1x4 JAMB w/ 1x4 HEAD TRIM, DOOR PER BUILDER
11	WINDOW TRIM: 1x4 JAMB, SILL, & HEAD TRIM
12	CONCRETE STOOP @ PORCH
13	EXPOSED CONCRETE FOUNDATION, PAINTED, COLOR TO MATCH SIDING
14	POST/DROPPED BEAM @ COVERED PORCH: SIZE MAY VARY, TREATED, WRAP IN PAINTED FIBER CEMENT
15	BUILDER TO DETERMINE DEPTH OF PORCH/GARAGE FOOTINGS, TO BE 3'-6" MINIMUM BELOW GRADE PER CODE
16	PRIVACY WALL, BUILDER TO DETERMINE STYLE

ESTIMATED WALL/CEILING CLADDING (SQ.FT **PER UNIT**)

	FRONT (& PERCENTAGE OF FRONT)	REAR (& PERCENTAGE OF REAR)	LEFT/RIGHT (END UNIT)	TOTAL
LAP SIDING	76 SF (31%)	187 SF (72%)	635 SF	**898 SF**
BOARD & BATTEN	88 SF (36%)	N/A	152 SF	**240 SF**
STONE VENEER	79 SF (33%)	72 SF (28%)	31 SF	**182 SF**

- SQUARE FOOTAGE OF CLADDING/SIDING IS TAKEN FROM THE EXPOSED SURFACE OF THE WALL.
- THE AREA EXCLUDES WINDOW AND DOOR OPENINGS AND CASING
- THESE CALCS SHOULD ONLY BE USED FOR BIDDING PURPOSES ONLY. FIELD VERIFY FOR EXACT QUANTITIES.

BID DOC SET-NOT FOR CONSTRUCTION

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JAMES POINTE TOWNHOMES - UNIT 'A', 4-PLEX BUILDING

NEAR NORTH JAMES ST./NE 27TH ST.,
GRIMES, IOWA 50111

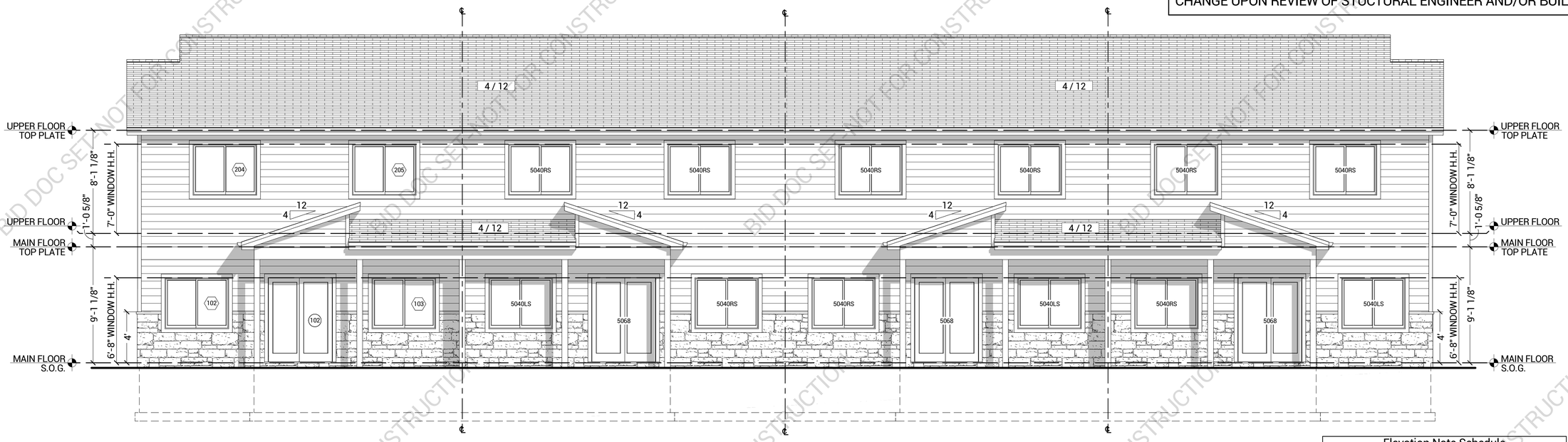
ISSUE:	DATE:
'BID DOCUMENT SET'	2022.05.11
ADDED STONE	2022.05.27

EXTERIOR ELEVATIONS - FRONT & LEFT

A3.1

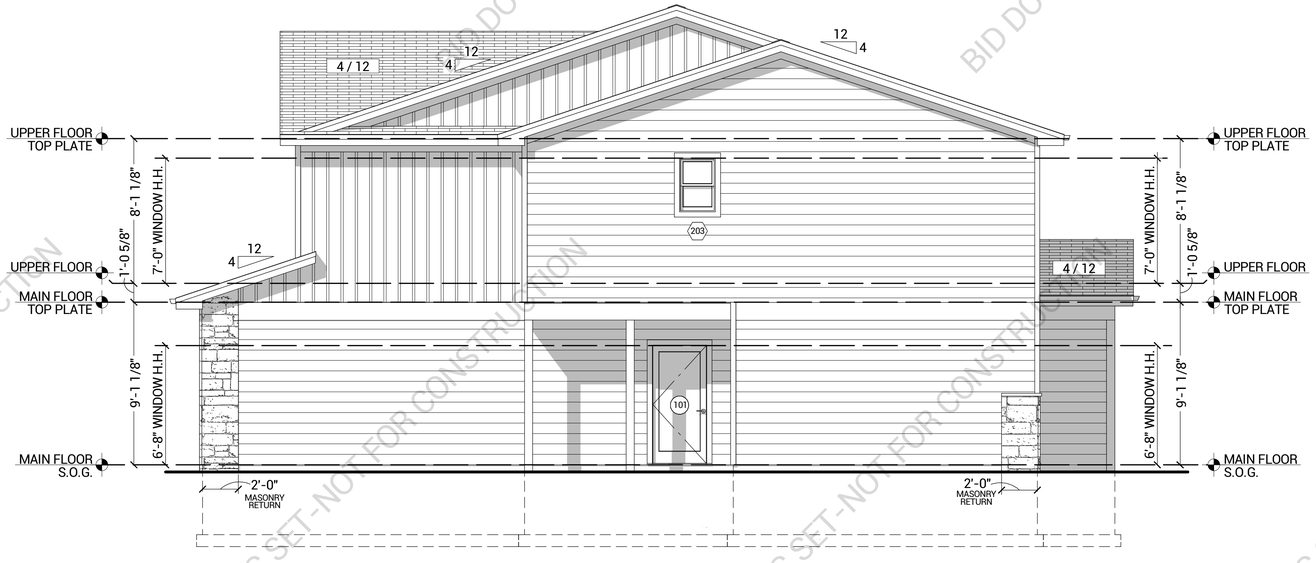
BID DOCUMENT SET (PROGRESS) - NOT FOR CONSTRUCTION

* ALL ELEVATIONS & SECTIONS HAVE BEEN DRAWN WITH A **SLAB ON GRADE FLOOR SYSTEM @ MAIN FLOOR & AN 11 7/8" TJI FLOOR SYSTEM @ UPPER FLOOR**. THESE DRAWINGS HAVE NOT BEEN REVIEWED BY A STUCTURAL ENGINEER. FLOOR SYSTEM IS SUBJECT TO CHANGE UPON REVIEW OF STUCTURAL ENGINEER AND/OR BUILDER.



1 REAR ELEVATION
SCALE: 24x36 (1/4"=1'-0")

EXTERIOR ELEVATION KEYNOTES: TO BE APPLIED IN CD SET, USE KEYNOTE SCHEDULE FOR BIDDING PURPOSES



2 RIGHT ELEVATION (END UNIT)
SCALE: 24x36 (1/4"=1'-0")

Elevation Note Schedule	
1	LINE OF GRADE, SLOPE AWAY FROM HOUSE
2	ASPHALT/COMPOSITE SHINGLES
3	LAP SIDING, PAINTED FIBER CEMENT (LP OR HARDIE)
4	BOARD & BATTEN, PAINTED FIBER CEMENT (LP OR HARDIE)
5	1x4 CORNER BOARD, TYP.
6	1x6 FRIEZE BOARD
7	1x8 FASCIA
8	1x8 RAKE
9	1x12 BAND BOARD
10	DOOR TRIM: 1x4 JAMB w/ 1x4 HEAD TRIM, DOOR PER BUILDER
11	WINDOW TRIM: 1x4 JAMB, SILL, & HEAD TRIM
12	CONCRETE STOOP @ PORCH
13	EXPOSED CONCRETE FOUNDATION, PAINTED, COLOR TO MATCH SIDING
14	POST/DROPPED BEAM @ COVERED PORCH: SIZE MAY VARY, TREATED, WRAP IN PAINTED FIBER CEMENT
15	BUILDER TO DETERMINE DEPTH OF PORCH/GARAGE FOOTINGS, TO BE 3'-6" MINIMUM BELOW GRADE PER CODE
16	PRIVACY WALL, BUILDER TO DETERMINE STYLE

ESTIMATED WALL/CEILING CLADDING (SQ.FT **PER UNIT**)

	FRONT (& PERCENTAGE OF FRONT)	REAR (& PERCENTAGE OF REAR)	LEFT/RIGHT (END UNIT)	TOTAL
LAP SIDING	76 SF (31%)	187 SF (72%)	635 SF	**898 SF**
BOARD & BATTEN	88 SF (36%)	N/A	152 SF	**240 SF**
STONE VENEER	79 SF (33%)	72 SF (28%)	31 SF	**182 SF**

- SQUARE FOOTAGE OF CLADDING/SIDING IS TAKEN FROM THE EXPOSED SURFACE OF THE WALL.
- THE AREA EXCLUDES WINDOW AND DOOR OPENINGS AND CASING
- THESE CALCS SHOULD ONLY BE USED FOR BIDDING PURPOSES ONLY. FIELD VERIFY FOR EXACT QUANTITIES.

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JAMES POINTE TOWNHOMES - UNIT 'A', 4-PLEX BUILDING

NEAR NORTH JAMES ST./NE 27TH ST., GRIMES, IOWA 50111

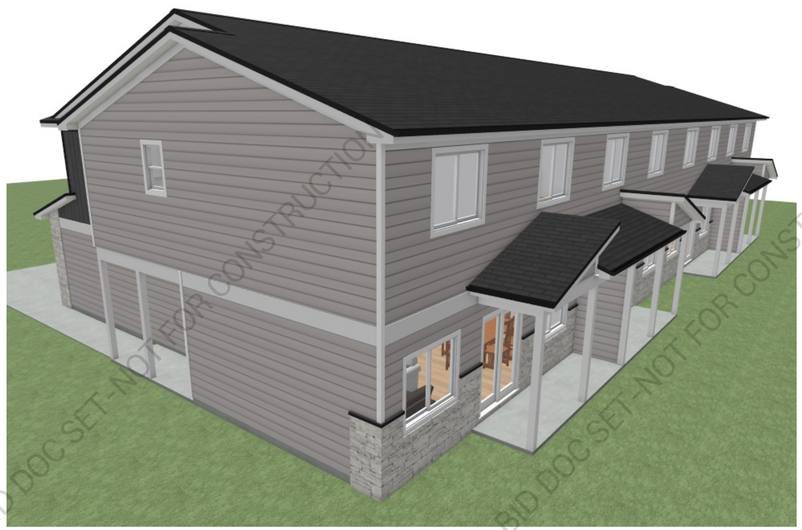
ISSUE:	DATE:
'BID DOCUMENT SET'	2022.05.11
ADDED STONE	2022.05.27

EXTERIOR ELEVATIONS - REAR & RIGHT

A3.2

BID DOC SET-NOT FOR CONSTRUCTION
BID DOCUMENT SET (PROGRESS) - NOT FOR CONSTRUCTION

* THESE IMAGES ARE TO BE USED FOR VISUAL & BIDDING PURPOSES ONLY. THESE ARE NOT TO ANY SCALE & SHOULD NOT BE BUILT FROM. ONLY USED TO FURTHER EXPLAIN SPECIFIC MATERIAL & COLOR CONCEPTS.



3D PERSPECTIVES - EXTERIOR

SCALE: NOT TO SCALE

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JAMES POINTE TOWNHOMES - UNIT 'A', 4-PLEX BUILDING

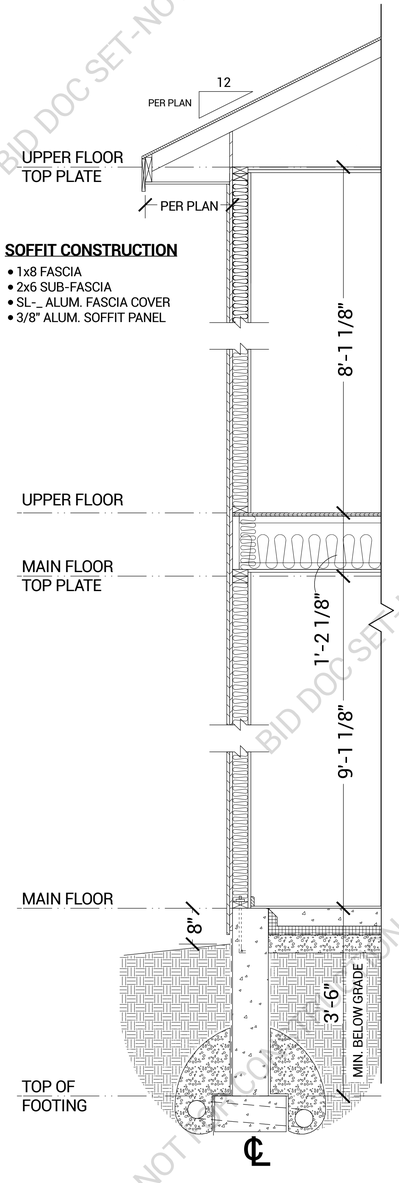
NEAR NORTH JAMES ST./NE 27TH ST., GRIMES, IOWA 50111

ISSUE:	DATE:
'BID DOCUMENT SET'	2022.05.11
ADDED STONE	2022.05.27

3D PERSPECTIVES - EXTERIOR

A3.3

BID DOCUMENT SET (PROGRESS) - NOT FOR CONSTRUCTION



ROOF CONSTRUCTION
- ARCHITECTURAL SHINGLES
- 15LB FELT
- 1/2" OSB SHEATHING w/ CLIPS
- ODE ROOF EDGE

SOFFIT CONSTRUCTION
- 1x8 FASCIA
- 2x6 SUB-FASCIA
- SL-_ ALUM. FASCIA COVER
- 3/8" ALUM. SOFFIT PANEL

TRUSS / ATTIC CONSTRUCTION
- PROPER VENTS
- R-50 FIBERGLASS / CELLULOSE INSULATION
- ENGINEERED WOOD TRUSSES (24" O.C.)

CEILING CONSTRUCTION
- 6 MIL VAPOR BARRIER
- (2) LAYERS OF 5/8" TYPE "X" GYP BOARD ON CEILING (FOR 1-HOUR FIRE RATING)

FLOOR CONSTRUCTION
- 3/4" OSB T&G SHEATHING
- 11 7/8" TJI FLOOR SYSTEM, 16" O.C.
- R-19 FIBERGLASS BATT OR 3" SPRAY FOAM SILL INSULATION

WALL CONSTRUCTION
- 1/2" SHEETROCK
- 6 MIL VAPOR BARRIER
- R-19 FIBERGLASS INSULATION
- 2x4 STUDS 16" O.C.
- 7/16" OSB EXTERIOR SHEATHING
- HOUSE WRAP
- SIDING

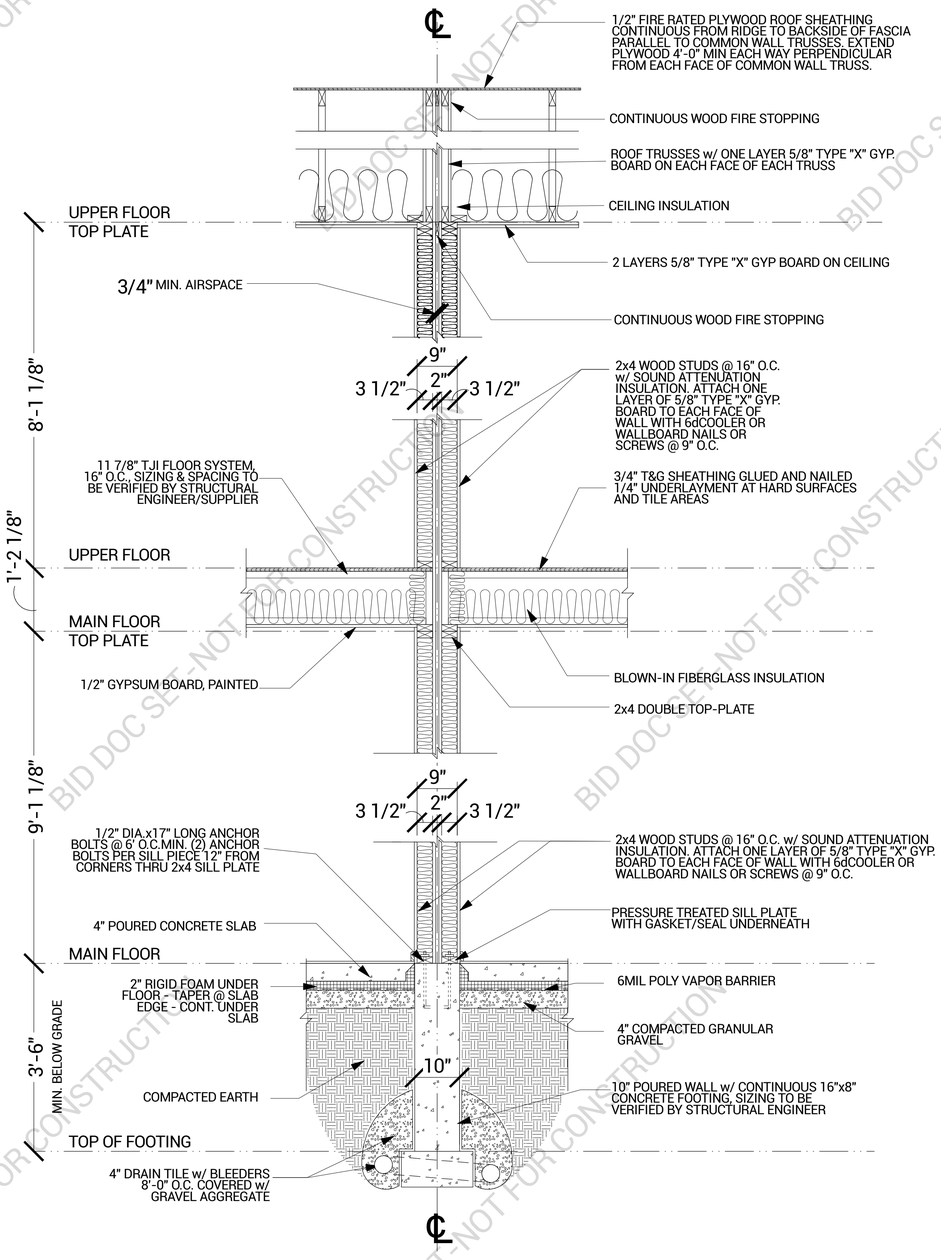
FOUNDATION WALL/FLOOR CONSTRUCTION

WALL
- 2x6 TREATED SILL PLATE w/ ANCHOR BOLTS 6' O.C.
- SILL SEALER & CONT. BEAD OF SEALANT
- 8" POURED WALL w/ DAMP PROOFING @ EXTERIOR

FLOOR
- 4" POURED CONCRETE FLOOR
- 2" RIGID FOAM UNDER FLOOR - TAPER @ SLAB EDGE - CONT. UNDER SLAB
- 6MIL POLY VAPOR BARRIER
- 4" COMPACTED GRANULAR GRAVEL

FOOTING
- CONTINUOUS 16"x8" CONCRETE FOOTING
- 4" DRAIN TILE w/ BLEEDERS 8'-0" O.C. COVERED w/ GRAVEL AGGREGATE

1 TYPICAL END WALL SECTION
SCALE: 24x36 (3/4"=1'-0")



2 TYPICAL COMMON WALL SECTION
SCALE: 24x36 (1"=1'-0")

NOTE:
VERIFY LOCATION AND SIZE OF FOOTINGS, BEARING WALLS AND BEAMS WITH BUILDER, TYPICAL.

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TO BE INCLUDED IN CD SET

3 STAIR SECTION
SCALE: 24x36 (3/8"=1'-0")

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JAMES POINTE TOWNHOMES - UNIT 'A', 4-PLEX BUILDING

NEAR NORTH JAMES ST./NE 27TH ST.,
GRIMES, IOWA 50111

ISSUE:	DATE:
'BID DOCUMENT SET'	2022.05.11
ADDED STONE	2022.05.27

SECTIONS - TYPICAL END WALL, COMMON WALL, & STAIR

A4.1

BID DOCUMENT SET (PROGRESS) - NOT FOR CONSTRUCTION

BID DOC SET-NOT FOR CONSTRUCTION

BID DOC SET-NOT FOR CONSTRUCTION

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JAMES POINTE TOWNHOMES - UNIT 'B', 4-PLEX BUILDING - BID DOCUMENT SET

SOUTHWEST CORNER OF NORTH JAMES ST./27TH ST. INTERSECTION
GRIMES, IOWA 50111

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JAMES POINTE TOWNHOMES - UNIT 'B', 4-PLEX BUILDING
NEAR NORTH JAMES ST./NE 27TH ST.,
GRIMES, IOWA 50111

ISSUE:	DATE:
'BID DOCUMENT SET'	2022.05.25
ADDED STONE	2022.05.27

COVER SHEET

G1.0

BID DOCUMENT SET (PROGRESS) - NOT FOR CONSTRUCTION

PROJECT INFO

OWNER: JAMES POINTE, LLC

PROJECT ADDRESS: SOUTHWEST CORNER OF NORTH JAMES ST./27TH ST. INTERSECTION
GRIMES, IOWA 50111

LEGAL: --------

CODE ENFORCEMENT: POLK COUNTY, IOWA

WATER: ---

PERMIT: -------

DESIGNER: CYCLE DESIGN STUDIO, PLLC

BUILDER / CONTRACTOR: TEAL CREEK HOMES

ENGINEERING: NA

LANDSCAPE DESIGN: NA

SHEET INDEX

G1.0 - COVER SHEET

G1.1 - PROJECT INFORMATION, AREA CHART, & SHEET INDEX, GENERAL NOTES, VICINITY MAP, & ABBREVIATIONS

A1.0 - FOUNDATION/SLAB PLAN

A1.1 - MAIN FLOOR PLAN, WINDOW & DOOR SCHEDULES

A1.2 - UPPER FLOOR PLAN, WINDOW & DOOR SCHEDULES

A2.1 - ROOF PLAN

A3.1 - EXTERIOR ELEVATIONS - FRONT & LEFT

A3.2 - EXTERIOR ELEVATIONS - REAR & RIGHT

A3.2 - 3D PERSPECTIVES - EXTERIOR

A4.1 - SECTIONS - TYPICAL END WALL, COMMON WALL, & STAIR (STAIR TO BE INCLUDED IN CD SET)

D1 - DETAILS - WALL BRACING (TO BE INCLUDED IN CD SET)

AREA CHART - SINGLE UNIT

AREA SCHEDULE - UNIT B (INTERIOR UNIT)		
	MAIN FLOOR	UPPER FLOOR
FINISHED LIVING SPACE (SQ. FT)	646	950
GARAGE (SQ. FT)	403	N/A
TOTAL FINISHED LIVING SPACE		**1,596**
TOTAL SQ. FT. (FOOTPRINT)		**1,999**

AREA SCHEDULE - UNIT B (EXTERIOR UNIT)		
	MAIN FLOOR	UPPER FLOOR
FINISHED LIVING SPACE (SQ. FT)	653	947
GARAGE (SQ. FT)	399	N/A
TOTAL FINISHED LIVING SPACE		**1,601**
TOTAL SQ. FT. (FOOTPRINT)		**1,999**

***MAIN FLOOR:** AREA IS TAKEN FROM THE OUTSIDE OF FRAMING. SQUARE FOOTAGE INCLUDES STAIR OPENING.

***UPPER FLOOR:** AREA IS TAKEN FROM THE OUTSIDE OF FRAMING. SQUARE FOOTAGE DOES NOT INCLUDE THE STAIR OPENINGS OR OPEN TO BELOW AREAS.

***MAIN FLOOR:** AREA IS TAKEN FROM THE OUTSIDE OF FRAMING. SQUARE FOOTAGE INCLUDES STAIR OPENING.

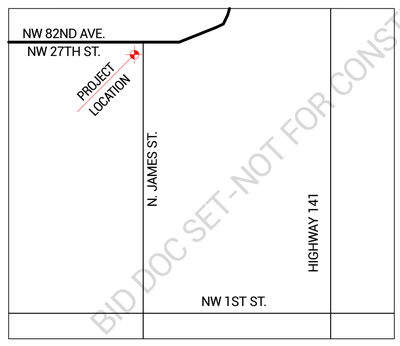
***UPPER FLOOR:** AREA IS TAKEN FROM THE OUTSIDE OF FRAMING. SQUARE FOOTAGE DOES NOT INCLUDE THE STAIR OPENINGS OR OPEN TO BELOW AREAS.

TOTAL 4-PLEX SQ. FT. (FOOTPRINT)	**7,996**

ABBREVIATIONS

A	
ABV	ABOVE
A/C	AIR CONDITIONING
ACC	ACCESS
AFF	ABOVE FINISH FLOOR
ADJ	ADJUSTABLE
AGG	AGGREGATE
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
AP	ACCESS PANEL
APX	APPROXIMATE
ARCH	ARCHITECT(URAL)
AUTO	AUTOMATIC
AWNG	AWNING
B	
BD	BOARD
BF	BI-FOLD (DOOR)
BLKG	BLOCKING
BLDG	BUILDING
BM	BEAM
BP	BI-PASS (DOOR)
BRG	BEARING
BRK	BRICK
BS	BOTH SIDES
BSMT	BASEMENT
BTM OR BOT	BOTTOM
BTWN	BETWEEN
BLV	BEVELED
C	
CAB	CABINET
CANT	CANTILEVER
CF	CUBIC FOOT
CFB	CEMENT FIBER BOARD
CHAM	CHAMFER
CI	CAST IRON
CIP	CAST-IN-PLACE CONCRETE
CIR	CIRCLE
CIRC	CIRCUMFERENCE
CJ	CONTROL JOINT OR CONSTRUCTION JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR(ANCE)
CMU	CONCRETE MASONRY UNIT
CO	CASED OPENING
COL	COLUMN
COMB	COMBINATION
CONC	CONCRETE
COND	(AC) CONDENSER
CONST	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRUGATED
CPT	CARPET
CSMT	CASEMENT
CST	CAST STONE
CTR	CENTER OR COUNTER
CNDT	CONDITION
COV	COVERED
D	
12"D	12" DEEP
D	DRYER
DBL	DOUBLE
DECO	DECORATIVE
DET	DETAIL
DH	DOUBLE HUNG
DIAM	DIAMETER
DIM	DIMENSION
DL	DEAD LOAD
DN	DOWN (STAIRS)
DR	DOOR
DS	DOWNSPOUT
DT	DRAIN TILE
DTL	DETAIL
DW	DISH WASHER
DWG	DRAWING
DWR	DRAWER
E	
EA	EACH
EB	EYEBROW (FLAT ARCH)
EF	EACH FACE
EJ	EXPANSION JOINT
ELEV	ELEVATION
ELEC	ELECTRIC(AL)
EP	ELECTRICAL PANEL
EQ	EQUAL
EST	ESTIMATE
EXH	EXHAUST
EXT	EXTERIOR
F	
FAS	FASTEN(ER)
FB	FACE BRICK
FD	FLOOR DRAIN
FX	FIXED GLASS
FGL	FIBERGLASS
FIN	FINISH
FLG	FLASHING
FLR	FLOOR(ING)
FLUR	FLUORESCENT (LIGHT)
FND	FOUNDATION
FP	FIREPLACE
FTG	FOOTING
G	
GB	GYPSUM (WALL) BOARD
GC	GENERAL CONTRACTOR
GD	GRADE OR GRADING
GDO	GARAGE DOOR OPENER
GFI	GROUND FAULT INTERRUPTER
GL	GLASS OR GLAZING
GAR	GARAGE
GYP BD	GYPSUM BOARD
H	
42"H	42" HIGH (WALL)
HB	HOSE BIBB
HC	HOLLOW CORE
HD	HEAD OR HARD
HDR	HEADER
HDW	HARDWARE
HH	HEAD HEIGHT
HT	HEIGHT
HORZ	HORIZONTAL
HR	HALF ROUND (WINDOW)
HRS	HOUR
HS	HARD SURFACE
HVAC	HEATING/VENTILATING/AIR COND.
HWD	HARDWOOD (FLOORS)
I	
ILO	IN LIEU OF
INS OR INSUL	INSULATED(TION)
INT	INTERIOR
J	
JST	JOIST (FLOOR OR ROOF)
JT	JOINT
K	
KIT	KITCHEN
K/S	KNEE SPACE
L	
LAM	LAMINATE(D)
LAV	LAVATORY (SINK)
LIV	LIVING
LT	LAUNDRY TUB
LTL	LINTEL
LVL	LAM VENEER LUMBER (BEAMS)
LVR	LOUVER
M	
MAX	MAXIMUM
MAS	MASONRY
MATL	MATERIAL
MC	MEDICINE CABINET
MDF	MEDIUM DENSITY FIBER BOARD
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MLD	MOULDING
MMB	MEMBRANE
MO	MASONRY OPENING
MTL	METAL
MT	MOUNTED(ING)
MULL	MULLION OR MULLED
N	
N/A	NOT APPLICABLE
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OA	OVERALL
OBS	OBSCURE (GLAZING)
OC	ON CENTER
OE	OWNERS ENTRY
OHC	OVERHEAD CABINET
OGD	OVERHEAD GARAGE DOOR
OH	OVERHEAD
OPNG	OPENING
OPT	OPTIONAL
OSB	ORIENTED STRAND BOARD
P	
PD	PULL DOWN
PAR	PARALLEL
PBS	PER BUILDER'S SPECIFICATIONS
PC	PRECAST CONCRETE
PED	PEDESTAL (SINK)
PERI	PERIMETER
PL	PLATE (HEIGHT)
P. LAM.	PLASTIC LAMINATE
PNL	PANEL
PREFAB	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PTN	PARTITION
PT	PRESSURE TREATED (WOOD)
PV	PAVE(D) OR PAVING
PVC	POLYVINYL CHLORIDE (PIPE)
PVMT	PAVEMENT
PWD	PLYWOOD
PWDR	POWDER
PO	POCKET OFFICE
R	
RI	RIDGE
R	RISER (ON STAIRS)
RAD	RADIUS
RD	ROOF DRAIN
REF	REFRIGERATOR
REQ	REQUIRED
REV	REVISION(S), REVISED
REINF	REINFORCED(ING)
RFG	ROOFING
RLG	RAILING
R/M	RANGE W/ MICROWAVE
RM	ROOM
RO	ROUGH OPENING
R/S	ROD AND SHELF(S)
S	
SC	SOLID CORE (DOOR) W/ SELF CLOSER
SCH	SCHEDULE
SD	SMOKE DETECTOR
SEC	SECTION
SF	SQUARE FEET
SGD	SLIDING GLASS DOOR
SH	SINGLE HUNG OR SHELF(VING)
SHT	(DRAWING) SHEET
SIM	SIMILAR
SKL.	SKYLIGHT
SL	SIDELIGHT
SLP	SLOPE
SPEC	SPECIFICATIONS
SPK	(AUDIO) SPEAKER(S)
STD	STANDARD
STOR	STORAGE
STL	STEEL
STR	STRUCTURAL
SQ	SQUARE
SUS	SUSPENDED
SW	SHEAR WALL
SHWR	SHOWER
T	
T	TILE
TB	TOWEL BAR
TBD	TO BE DETERMINED
TC	TERRA COTTA
TCJ	TROWELED CONTROL JOINT
TEMP	TEMPERED (GLASS)
T&G	TONGUE & GROOVE
TEL	TELEPHONE
THR	THRESHOLD
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOM	TOP OF MASONRY
TRN	TRANSOM (WINDOW)
TP	TOILET PAPER HOLDER
TV	TELEVISION OUTLET OR LOCATION
TYP	TYPICAL
U	
UC	UNDERCUT (DOOR)
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UNEX	UNEXCAVATED
V	
VB	VANITY BASE
VB36	36" WIDE VANITY BASE
VERT	VERTICAL
VIN	(SHEET) VINYL
VS	VEGETABLE SINK
W	
W	WIDE OR WASHING MACHINE
WC	WATER CLOSET
WD	WOOD
WF	WIDE FLANGE (STEEL BEAM)
WH	WATER HEATER
WI	WROUGHT IRON
WIC	WALK-IN CLOSET
WIN	WINDOW
W/ W/O	WITH OR WITHOUT
WSCT	WAINSCOT

VICINITY MAP



GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION
2. THE CONTRACTOR SHALL EXAMINE THE PROJECT DRAWINGS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL VERIFY CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
4. THESE PLANS HAVE NOT BEEN CERTIFIED BY A STRUCTURAL ENGINEER.
5. EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC. FOR THE COMPLETE CONSTRUCTION OF THE WORK INDICATED AS SPECIFIED BY THE DRAWINGS AND SPECIFICATIONS, UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE BETWEEN CONTRACTOR AND CLIENT.
6. MATERIALS AS SPECIFIED ON DRAWINGS AND CONTRACTUAL DOCUMENTS SHALL BE USED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DETAILING AND COORDINATION IN CONJUNCTION WITH SUBSTITUTIONS MADE TO SPECIFIC MATERIALS.
7. CYCLE DESIGN STUDIO (CYCLE) SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTORS, OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS.
8. ALL PLUMBING, MECHANICAL, AND ELECTRICAL WORK IS TO BE COORDINATED BETWEEN THE TRADES AS PART OF THEIR INSTALLATION LAYOUT.
9. CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND/OR SHORING TO ENSURE STRUCTURAL STABILITY OF BUILDING DURING CONSTRUCTION.
10. ALL MATERIAL FINISHES AND STYLES INCLUDING BUT NOT LIMITED TO EXTERIOR SIDING, ROOFING, WINDOWS, EXTERIOR TRIM, AND INTERIOR AND EXTERIOR MILLWORK, ETC. SHALL BE APPROVED BY THE CLIENT.
11. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
12. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND/OR DISCREPANCIES IN PLAN AND REPORT ERRORS TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK, AND TO BE RESPONSIBLE FOR SAME.
13. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE REQUIRED DESIGN LOADS WITH GOVERNING CODES AND SITE CONDITIONS. VERIFY WITH THE LOCAL BUILDING AGENCIES THE WIND, SEISMIC, SNOW, AND OTHER SPECIAL LOADING CONDITIONS. ARCHITECT SHALL BE NOTIFIED OF ALL DISCREPANCIES.
14. THE CLIENT WILL TAKE NECESSARY PRECAUTIONS TO REMOVE OR RELOCATE ITEMS OF VALUE TO BE REUSED AND/ OR SAVED, OR IN ANY DANGER OF BEING DAMAGED DUE TO CONSTRUCTION PROCESS.

DIMENSIONS

1. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON DRAWINGS.
2. ALL DIMENSIONS TO OPENINGS ARE ROUGH FRAMING UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS TO STUD PARTITIONS ARE TO THE FACE OF STUD UNLESS NOTED OTHERWISE.
4. CEILING HEIGHT DIMENSIONS ARE FROM FLOOR SHEATHING TO UNDERSIDE OF ROOF TRUSS OR FLOOR JOIST.

DETAILS

1. DETAILS MARKED "TYPICAL OR TYP." SHALL APPLY IN ALL CASES UNLESS NOTED OTHERWISE (U.N.O.).
2. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THE PROJECT.
3. FOLLOW ALL MANUFACTURER'S RECOMMENDED SPECIFICATIONS AND INSTALLATION PROCEDURES UNLESS OTHERWISE DIRECTED.
4. PROVIDE ADEQUATE ANCHORAGE, BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL, UNITS, HVAC EQUIPMENT, ETC.
5. SLOPE ALL CONCRETE WALKS AWAY FROM EXTERIOR DOORS A MINIMUM OF 2% TO PREVENT WATER FROM RUNNING OR BEING BLOWN UNDER DOORWAYS AND TO PREVENT STANDING WATER FROM ACCUMULATING IN FRONT OF DOORS.
6. PROVIDE FIRE-BLOCKING AND DRAFT-STOPPING IN SPACES CREATED BY CHASES, FURRING, ETC. IN ACCORDANCE WITH THE APPLICABLE CODES.
7. SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE CODES.
8. WINDOW DESIGN INTENDED TO BE IN COMPLIANCE WITH APPLICABLE CODES IN REGARDS TO EGRESS AND SAFETY GLASS. ALL WINDOW SIZES AND REQUIREMENTS TO BE VERIFIED BY CONTRACTOR WITH MANUFACTURER TO ENSURE COMPLIANCE WITH APPLICABLE CODES.

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JAMES POINTE TOWNHOMES - UNIT 'B', 4-PLEX BUILDING
NEAR NORTH JAMES ST./NE 27TH ST.,
GRIMES, IOWA 50111

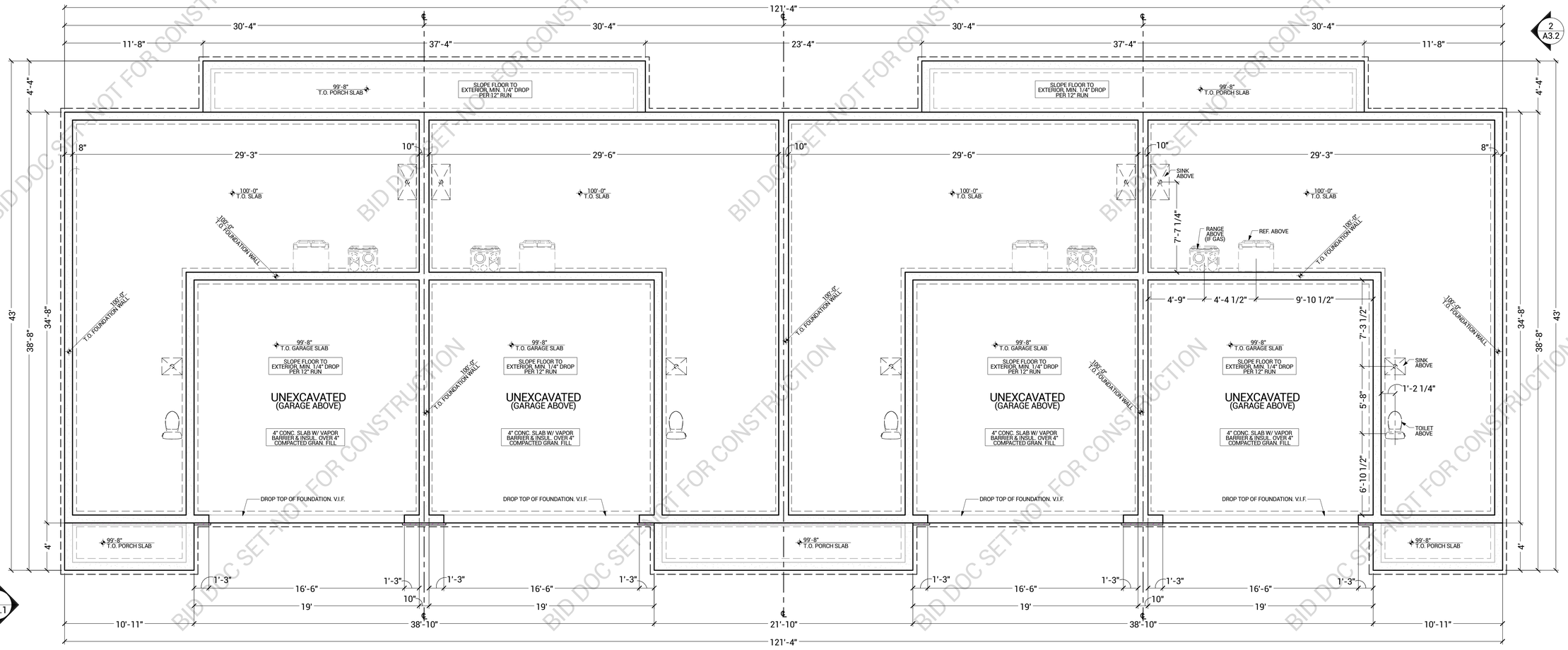
ISSUE:	DATE:
'BID DOCUMENT SET'	2022.05.25
ADDED STONE	2022.05.27

NOTES & LEGENDS

G1.1

BID DOCUMENT SET (PROGRESS) - NOT FOR CONSTRUCTION

THESE DRAWINGS HAVE NOT BEEN CERTIFIED BY A STRUCTURAL ENGINEER. ALL STRUCTURE (ROOF TRUSSES, FLOOR JOISTS, BEAMS, HEADERS & FOUNDATION) TO BE VERIFIED/FIGURED (SIZING & SPACING) BY STRUCTURAL ENGINEER/SUPPLIER



1 FOUNDATION/SLAB PLAN - UNIT B

SCALE: 24x36 (1/4"=1'-0")

AREA SCHEDULE - UNIT B (INTERIOR UNIT)		
	MAIN FLOOR	UPPER FLOOR
FINISHED LIVING SPACE (SQ. FT)	646	950
GARAGE (SQ. FT)	403	N/A
TOTAL FINISHED LIVING SPACE		**1,596**
TOTAL SQ. FT. (FOOTPRINT)		**1,999**

AREA SCHEDULE - UNIT B (EXTERIOR UNIT)		
	MAIN FLOOR	UPPER FLOOR
FINISHED LIVING SPACE (SQ. FT)	653	947
GARAGE (SQ. FT)	399	N/A
TOTAL FINISHED LIVING SPACE		**1,601**
TOTAL SQ. FT. (FOOTPRINT)		**1,999**

***MAIN FLOOR:** AREA IS TAKEN FROM THE OUTSIDE OF FRAMING. SQUARE FOOTAGE INCLUDES STAIR OPENING.

***UPPER FLOOR:** AREA IS TAKEN FROM THE OUTSIDE OF FRAMING. SQUARE FOOTAGE DOES NOT INCLUDE THE STAIR OPENINGS OR OPEN TO BELOW AREAS.

TOTAL 4-PLEX SQ. FT. (FOOTPRINT) **7,996**

FLOOR PLAN NOTES:

1) **HOUSE** - EXTERIOR & INTERIOR WALLS TO BE **2 X 4 STUDS** AT 16" O.C. ALL WOOD FRAMING TO BE DOUGLAS FIR.
2) **GARAGE** - EXTERIOR WALLS TO BE **2 X 4 STUDS, 16" O.C.**
3) ALL INTERIOR WALLS WITH POCKET DOORS TO BE FRAMED WITH 2X4 STUDS.
4) ALL PLUMBING WALLS ARE DRAWN WITH 2X4 STUDS. SUBSTITUTE 2X6 STUDS IF DESIRED OR NEEDED
5) ALL CABINETS ARE DIAGRAMMATIC, SEE CABINET SHOP DRAWINGS FOR CABINETS SPECIFICS
6) DOUBLE FLOOR JOISTS UNDER PARALLEL WALLS LOCATED ABOVE.
7) TRUSS MANUFACTURER TO SIZE MEMBERS, FASTENERS, AND SET SPACING OF ALL ROOF AND FLOOR TRUSSES FOR REQUIRED DESIGN LOADS (MAXIMUM SPACING 24" O.C.). TRUSS LAYOUT AND CALCULATIONS TO BE PROVIDED TO CONTRACTOR PRIOR TO MANUFACTURE OF MEMBERS.
8) ALL HVAC, PLUMBING, AND ELECTRICAL WORK TO BE DESIGNED BY OTHERS.
9) ALL WOOD IN CONTACT WITH EARTH OR CONCRETE TO BE TREATED.
10) ALL ATTIC AND OTHER ENCLOSED SPACES TO BE VENTILATED WITH SCREEN SOFFIT VENTS.
11) INSTALL AN ACCESS SCUTTLE OF 22" X 30" MINIMUM TO ATTIC. ATTIC ACCESS TO BE LOCATED THROUGH BONUS ROOM.
12) ALL DECK AND STAIR RAILING BALUSTERS TO BE SPACED NO MORE THAN 4" APART.
13) BATHROOMS WITHOUT WINDOWS ARE REQUIRED TO HAVE A VENTILATION/EXHAUST FAN.

FLOOR PLAN NOTES CON'T:

14) PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY GOVERNING LOCAL CODES. HARDWIRED SMOKE DETECTORS WITH BATTERY BACK-UP REQUIRED ON EACH FLOOR, IN EACH SLEEPING ROOM, AND HALL OR AREA GIVING ACCESS TO SLEEPING ROOMS.
15) **WALL BRACING (IRC R602.10)** - BUILDING SHALL BE BRACED IN ACCORDANCE WITH SECTION OR R602.12 (SIMPLE METHOD). FROM TABLE R602.10.4, USE CS-WSP BRACING METHOD WITH MIN. 3/8" SHEATHING.
16) CS-WSP, CS-PF, PFH - IF NOTED, REFER TO WALL BRACING DETAIL PAGE

NOTE:

- FLOOR STRUCTURE: **S.O.G.**
- CEILING HEIGHT FOR MAIN FLOOR TO BE **9'-1 1/8".**
- CEILING HEIGHT FOR UPPER FLOOR TO BE **8'-1 1/8".**
- FLOOR STRUCTURE FOR MAIN & UPPER FLOOR, **11 7/8" I-JOIST**

WINDOW NOTES:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENING AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENING AREA LESS THAN 20" WIDE OR 24" HIGH.

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NEAR NORTH JAMES ST./NE 27TH ST.,
GRIMES, IOWA 50111

ISSUE:	DATE:
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ADDED STONE	2022.05.27

FOUNDATION/ SLAB PLAN

A1.0

BID DOCUMENT SET (PROGRESS) - NOT FOR CONSTRUCTION

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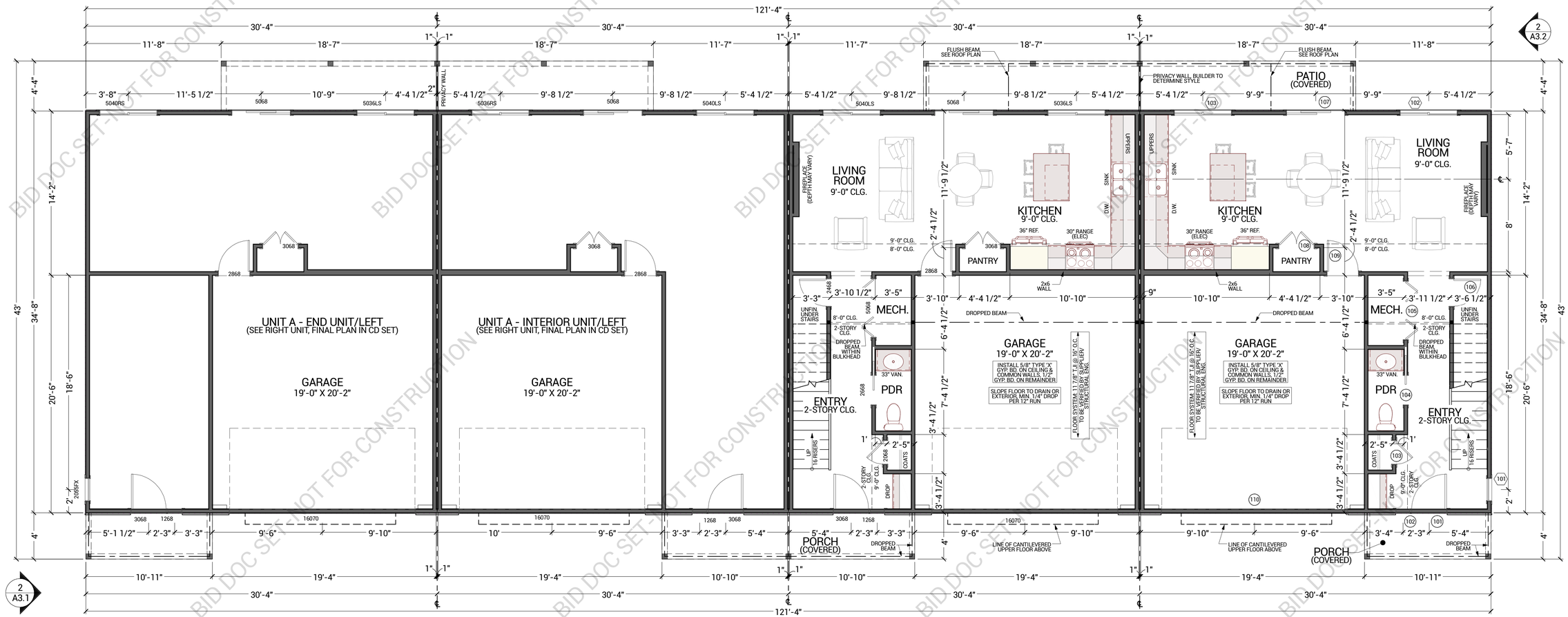

1 MAIN FLOOR PLAN - UNIT B

SCALE: 24x36 (1/4"=1'-0")

WINDOW SCHEDULE - MAIN FLOOR (SINGLE UNIT)							
NUMBER	WINDOW TYPE	WIDTH	HEIGHT	HEAD HT.	EGRESS	HEADER	COMMENTS
101	FIXED GLASS	24 "	60 "	80"		(2) 2X10	
102	SLIDER	60 "	48 "	80"		(2) 2X10	
103	SLIDER	60 "	48 "	80"		(2) 2X10	

DOOR SCHEDULE - MAIN FLOOR (SINGLE UNIT)					
NUMBER	DOOR TYPE	WIDTH	HEIGHT	HEADER	COMMENTS
101	SWING DOOR - EXTERIOR	36 "	80 "	(2) 2X10	
102	SIDE-LITE	14 "	80 "	(2) 2X10	GLASS
103	SWING DOOR	24 "	80 "		
104	POCKET DOOR	30 "	80 "		
105	BI-FOLD	60 "	80 "		
106	SWING DOOR	28 "	80 "		
107	BYPASS DOOR - EXTERIOR	60 "	80 "	(2) 2X10	GLASS
108	SWING DOOR - DOUBLE	36 "	80 "		
109	SWING DOOR - MUDROOM	32 "	80 "	(2) 2X10	20-MIN. FIRE RATED DOOR, SELF-CLOSING, SELF-LATCHING
110	GARAGE DOOR	192 "	84 "	(2) 11 7/8" LVL	

AREA SCHEDULE - UNIT B (INTERIOR UNIT)		
	MAIN FLOOR	UPPER FLOOR
FINISHED LIVING SPACE (SQ. FT)	646	950
GARAGE (SQ. FT)	403	N/A
TOTAL FINISHED LIVING SPACE		**1,596**
TOTAL SQ. FT. (FOOTPRINT)		**1,999**

AREA SCHEDULE - UNIT B (EXTERIOR UNIT)		
	MAIN FLOOR	UPPER FLOOR
FINISHED LIVING SPACE (SQ. FT)	653	947
GARAGE (SQ. FT)	399	N/A
TOTAL FINISHED LIVING SPACE		**1,601**
TOTAL SQ. FT. (FOOTPRINT)		**1,999**

***MAIN FLOOR:** AREA IS TAKEN FROM THE OUTSIDE OF FRAMING. SQUARE FOOTAGE INCLUDES STAIR OPENING.

***UPPER FLOOR:** AREA IS TAKEN FROM THE OUTSIDE OF FRAMING. SQUARE FOOTAGE DOES NOT INCLUDE THE STAIR OPENINGS OR OPEN TO BELOW AREAS.

TOTAL 4-PLEX SQ. FT. (FOOTPRINT) **7,996**

FLOOR PLAN NOTES:

1) **HOUSE** - EXTERIOR & INTERIOR WALLS TO BE **2 X 4 STUDS** AT 16" O.C. ALL WOOD FRAMING TO BE DOUGLAS FIR.
2) **GARAGE** - EXTERIOR WALLS TO BE **2 X 4 STUDS, 16" O.C.**
3) ALL INTERIOR WALLS WITH POCKET DOORS TO BE FRAMED WITH 2X4 STUDS.
4) ALL PLUMBING WALLS ARE DRAWN WITH 2X4 STUDS. SUBSTITUTE 2X6 STUDS IF DESIRED OR NEEDED
5) ALL CABINETS ARE DIAGRAMMATIC, SEE CABINET SHOP DRAWINGS FOR CABINETS SPECIFICS
6) DOUBLE FLOOR JOISTS UNDER PARALLEL WALLS LOCATED ABOVE.
7) TRUSS MANUFACTURER TO SIZE MEMBERS, FASTENERS, AND SET SPACING OF ALL ROOF AND FLOOR TRUSSES FOR REQUIRED DESIGN LOADS (MAXIMUM SPACING 24" O.C.). TRUSS LAYOUT AND CALCULATIONS TO BE PROVIDED TO CONTRACTOR PRIOR TO MANUFACTURE OF MEMBERS.
8) ALL HVAC, PLUMBING, AND ELECTRICAL WORK TO BE DESIGNED BY OTHERS.
9) ALL WOOD IN CONTACT WITH EARTH OR CONCRETE TO BE TREATED.
10) ALL ATTIC AND OTHER ENCLOSED SPACES TO BE VENTILATED WITH SCREEN SOFFIT VENTS.
11) INSTALL AN ACCESS SCUTTLE OF 22" X 30" MINIMUM TO ATTIC. ATTIC ACCESS TO BE LOCATED THROUGH BONUS ROOM.
12) ALL DECK AND STAIR RAILING BALUSTERS TO BE SPACED NO MORE THAN 4" APART.
13) BATHROOMS WITHOUT WINDOWS ARE REQUIRED TO HAVE A VENTILATION/EXHAUST FAN.

FLOOR PLAN NOTES CON'T:

14) PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY GOVERNING LOCAL CODES. HARDWIRED SMOKE DETECTORS WITH BATTERY BACK-UP REQUIRED ON EACH FLOOR, IN EACH SLEEPING ROOM, AND HALL OR AREA GIVING ACCESS TO SLEEPING ROOMS.
15) **WALL BRACING (IRC R602.10)** - BUILDING SHALL BE BRACED IN ACCORDANCE WITH SECTION OR R602.12 (SIMPLE METHOD). FROM TABLE R602.10.4, USE CS-WSP BRACING METHOD WITH MIN. 3/8" SHEATHING.
16) CS-WSP, CS-PF, PFH - IF NOTED, REFER TO WALL BRACING DETAIL PAGE

NOTE:

- FLOOR STRUCTURE: **S.O.G.**
- CEILING HEIGHT FOR MAIN FLOOR TO BE **9'-1 1/8".**
- CEILING HEIGHT FOR UPPER FLOOR TO BE **8'-1 1/8".**
- FLOOR STRUCTURE FOR MAIN & UPPER FLOOR, **11 7/8" I-JOIST**

WINDOW NOTES:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENING AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENING AREA LESS THAN 20" WIDE OR 24" HIGH.

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NEAR NORTH JAMES ST./NE 27TH ST.,
GRIMES, IOWA 50111

BID DOCUMENT SET (PROGRESS) - NOT FOR CONSTRUCTION

ISSUE:	DATE:
'BID DOCUMENT SET'	2022.05.25
ADDED STONE	2022.05.27

MAIN FLOOR PLAN

A1.1

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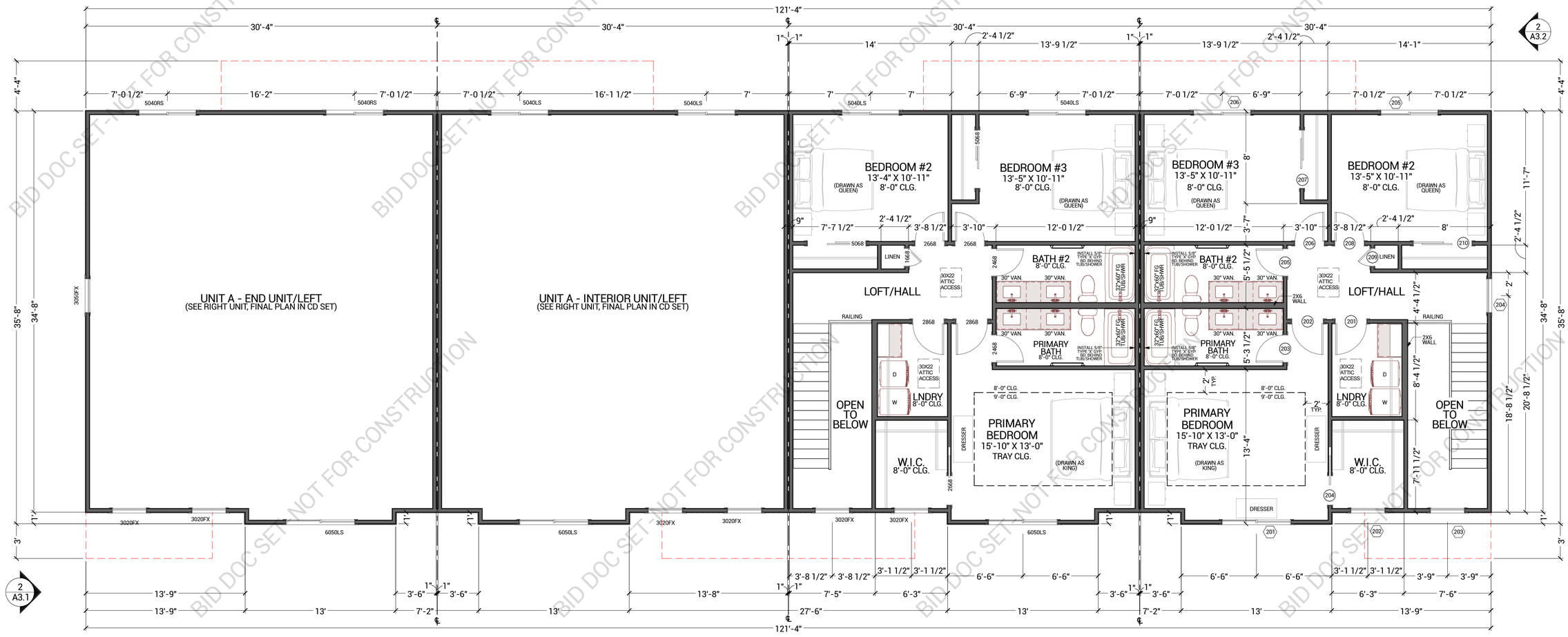

1 UPPER FLOOR PLAN - UNIT B

SCALE: 24x36 (1/4"=1'-0")

WINDOW SCHEDULE - UPPER FLOOR (SINGLE UNIT)							
NUMBER	WINDOW TYPE	WIDTH	HEIGHT	HEAD HT.	EGRESS	HEADER	COMMENTS
201	SLIDING	72 "	60 "	84"	YES	(2) 9 1/2" LVL	
202	FIXED GLASS	36 "	24 "	84"		(2) 2X10	
203	FIXED GLASS	36 "	24 "	84"		(2) 2X10	
204	FIXED GLASS	36 "	60 "	84"		(2) 2X10	END UNIT ONLY
205	SLIDER	60 "	48 "	84"	YES	(2) 2X10	
206	SLIDER	60 "	48 "	84"	YES	(2) 2X10	

DOOR SCHEDULE - UPPER FLOOR (SINGLE UNIT)					
NUMBER	DOOR TYPE	WIDTH	HEIGHT	HEADER	COMMENTS
201	SWING DOOR	32 "	80 "		
202	SWING DOOR	32 "	80 "		
203	SWING DOOR	28 "	80 "		
204	POCKET DOOR	30 "	80 "		
205	SWING DOOR	28 "	80 "		
206	SWING DOOR	30 "	80 "		
207	BYPASS	60 "	80 "		
208	SWING DOOR	30 "	80 "		
209	SWING DOOR	18 "	80 "		
210	BYPASS	60 "	80 "		

AREA SCHEDULE - UNIT B (INTERIOR UNIT)		
	MAIN FLOOR	UPPER FLOOR
FINISHED LIVING SPACE (SQ. FT)	646	950
GARAGE (SQ. FT)	403	N/A
TOTAL FINISHED LIVING SPACE		**1,596**
TOTAL SQ. FT. (FOOTPRINT)		**1,999**

AREA SCHEDULE - UNIT B (EXTERIOR UNIT)		
	MAIN FLOOR	UPPER FLOOR
FINISHED LIVING SPACE (SQ. FT)	653	947
GARAGE (SQ. FT)	399	N/A
TOTAL FINISHED LIVING SPACE		**1,601**
TOTAL SQ. FT. (FOOTPRINT)		**1,999**

***MAIN FLOOR:** AREA IS TAKEN FROM THE OUTSIDE OF FRAMING. SQUARE FOOTAGE INCLUDES STAIR OPENING.

***UPPER FLOOR:** AREA IS TAKEN FROM THE OUTSIDE OF FRAMING. SQUARE FOOTAGE DOES NOT INCLUDE THE STAIR OPENINGS OR OPEN TO BELOW AREAS.

TOTAL 4-PLEX SQ. FT. (FOOTPRINT) **7,996**

FLOOR PLAN NOTES:

1) **HOUSE** - EXTERIOR & INTERIOR WALLS TO BE **2 X 4 STUDS** AT 16" O.C. ALL WOOD FRAMING TO BE DOUGLAS FIR.
2) **GARAGE** - EXTERIOR WALLS TO BE **2 X 4 STUDS, 16" O.C.**
3) ALL INTERIOR WALLS WITH POCKET DOORS TO BE FRAMED WITH 2X4 STUDS.
4) ALL PLUMBING WALLS ARE DRAWN WITH 2X4 STUDS. SUBSTITUTE 2X6 STUDS IF DESIRED OR NEEDED
5) ALL CABINETS ARE DIAGRAMMATIC, SEE CABINET SHOP DRAWINGS FOR CABINETS SPECIFICS
6) DOUBLE FLOOR JOISTS UNDER PARALLEL WALLS LOCATED ABOVE.
7) TRUSS MANUFACTURER TO SIZE MEMBERS, FASTENERS, AND SET SPACING OF ALL ROOF AND FLOOR TRUSSES FOR REQUIRED DESIGN LOADS (MAXIMUM SPACING 24" O.C.). TRUSS LAYOUT AND CALCULATIONS TO BE PROVIDED TO CONTRACTOR PRIOR TO MANUFACTURE OF MEMBERS.
8) ALL HVAC, PLUMBING, AND ELECTRICAL WORK TO BE DESIGNED BY OTHERS.
9) ALL WOOD IN CONTACT WITH EARTH OR CONCRETE TO BE TREATED.
10) ALL ATTIC AND OTHER ENCLOSED SPACES TO BE VENTILATED WITH SCREEN SOFFIT VENTS.
11) INSTALL AN ACCESS SCUTTLE OF 22" X 30" MINIMUM TO ATTIC. ATTIC ACCESS TO BE LOCATED THROUGH BONUS ROOM.
12) ALL DECK AND STAIR RAILING BALUSTERS TO BE SPACED NO MORE THAN 4" APART.
13) BATHROOMS WITHOUT WINDOWS ARE REQUIRED TO HAVE A VENTILATION/EXHAUST FAN.

FLOOR PLAN NOTES CON'T:

14) PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY GOVERNING LOCAL CODES. HARDWIRED SMOKE DETECTORS WITH BATTERY BACK-UP REQUIRED ON EACH FLOOR, IN EACH SLEEPING ROOM, AND HALL OR AREA GIVING ACCESS TO SLEEPING ROOMS.
15) **WALL BRACING (IRC R602.10)** - BUILDING SHALL BE BRACED IN ACCORDANCE WITH SECTION OR R602.12 (SIMPLE METHOD). FROM TABLE R602.10.4, USE CS-WSP BRACING METHOD WITH MIN. 3/8" SHEATHING.
16) CS-WSP, CS-PF, PFH - IF NOTED, REFER TO WALL BRACING DETAIL PAGE

NOTE:

- FLOOR STRUCTURE: **S.O.G.**
- CEILING HEIGHT FOR MAIN FLOOR TO BE **9'-1 1/8".**
- CEILING HEIGHT FOR UPPER FLOOR TO BE **8'-1 1/8".**
- FLOOR STRUCTURE FOR MAIN & UPPER FLOOR, **11 7/8" I-JOIST**

WINDOW NOTES:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENING AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENING AREA LESS THAN 20" WIDE OR 24" HIGH.

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ISSUE:	DATE:
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ADDED STONE	2022.05.27

UPPER FLOOR PLAN

A1.2

BID DOCUMENT SET (PROGRESS) - NOT FOR CONSTRUCTION

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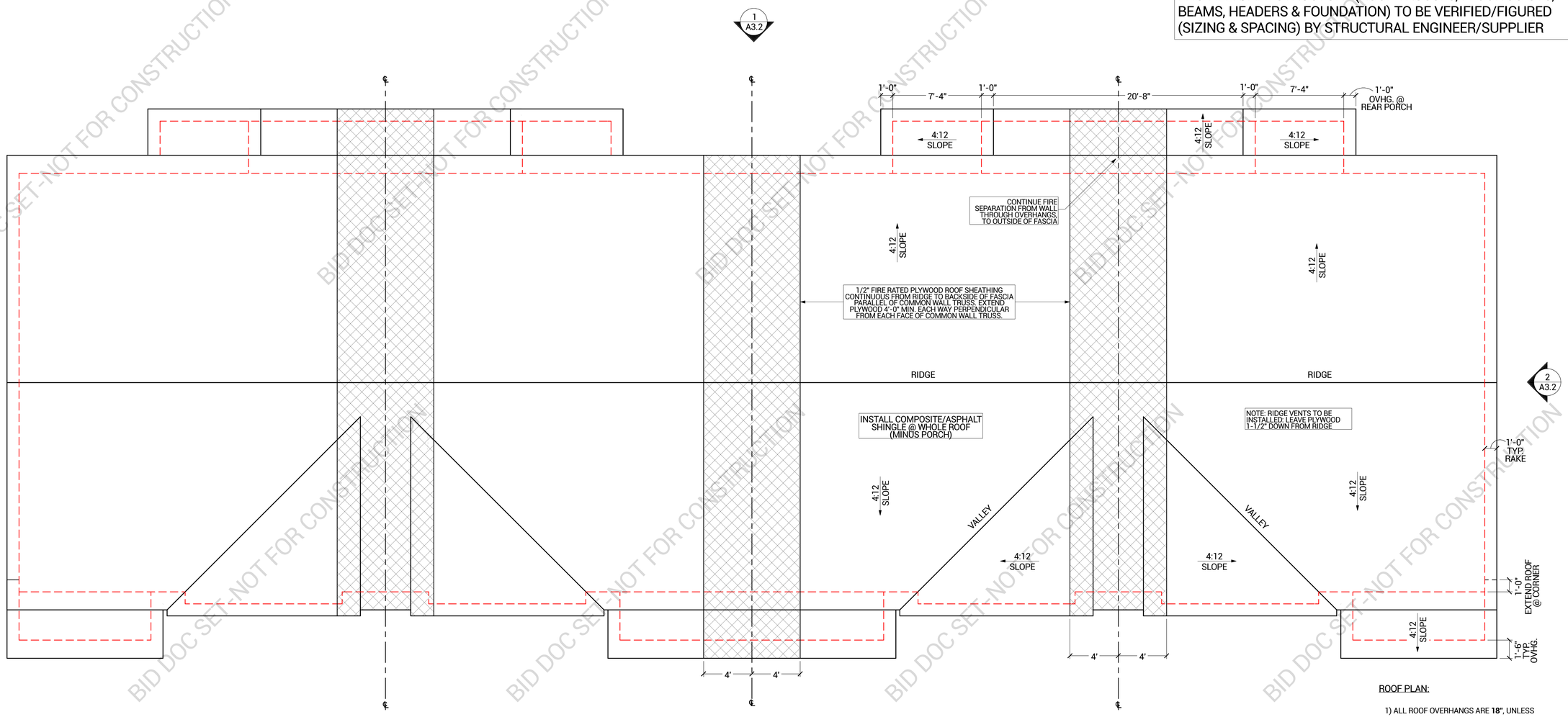

1 ROOF PLAN - UNIT B

SCALE: 24x36 (1/4"=1'-0")

ROOF PLAN:

1) ALL ROOF OVERHANGS ARE **18"**, UNLESS NOTED OTHERWISE
2) ALL ROOF RAKES ARE **12"**, UNLESS NOTED OTHERWISE
3) TRUSS MANUFACTURER TO SIZE MEMBERS, FASTENERS, AND SET SPACING OF ALL ROOF AND FLOOR TRUSSES FOR REQUIRED DESIGN LOADS (MAXIMUM SPACING 24" O.C.). TRUSS LAYOUT AND CALCULATIONS TO BE PROVIDED TO CONTRACTOR PRIOR TO MANUFACTURE OF MEMBERS.
4) MINIMUM TRUSS/RAFTER FRAMING HEEL HEIGHTS ARE 8" WITH LOWEST SLOPE. ENERGY HELL HEIGHTS ARE A MINIMUM 12" HEEL WITH ROOFS LOWEST SLOPE. HEEL HEIGHTS ARE TO BE SET BASED ON LOWEST SLOPE HEEL HEIGHT SO THAT ALL EAVE LINES MATCH WITH THE SAME OVERHANG DIMENSION.
5) ALL ATTIC AND OTHER ENCLOSED SPACES TO BE VENTILATED WITH SCREEN SOFFIT VENTS.
6) INSTALL AN ACCESS SCUTTLE OF 22" X 30" MINIMUM WITH 30" HEADROOM INTO ATTIC.
7) CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL FLASHING, UNDERLAYMENT AND ROOF PENETRATIONS ARE CONSISTENT WITH INDUSTRY STANDARDS & METHODS.

ROOF HEELS (SUPPLIER TO ADJUST AS NEEDED):
- **8" HEELS @ 4:12 ROOFS**, UNLESS NOTED OTHERWISE

ESTIMATED SURFACE AREA OF ROOF MATERIAL (SQ.FT)	
COMPOSITE/ASPHALT SHINGLE	**5,764 SF (WHOLE BUILDING)**

*SQUARE FOOTAGE OF ROOF IS TAKEN FROM THE EXPOSED SURFACE OF THE ROOF.
1. THE AREA EXCLUDES SHEATHED SURFACES BELOW VALLEY
2. NO WASTE FACTOR HAS BEEN INCLUDED

TOTAL 4-PLEX SQ. FT. (FOOTPRINT)	**7,996**

SOFFITS: ALL SOFFITS TO BE FLAT

DOWNSPOUTS: BUILDER TO DISCUSS LOCATIONS w/ HOMEOWNER

ROOF VENTS: CALCS & PLACEMENT (SOFFIT & RIDGE) CAN INCLUDED UPON REQUEST

BID DOC SET-NOT FOR CONSTRUCTION

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JAMES POINTE TOWNHOMES - UNIT 'B', 4-PLEX BUILDING

NEAR NORTH JAMES ST./NE 27TH ST.,
GRIMES, IOWA 50111

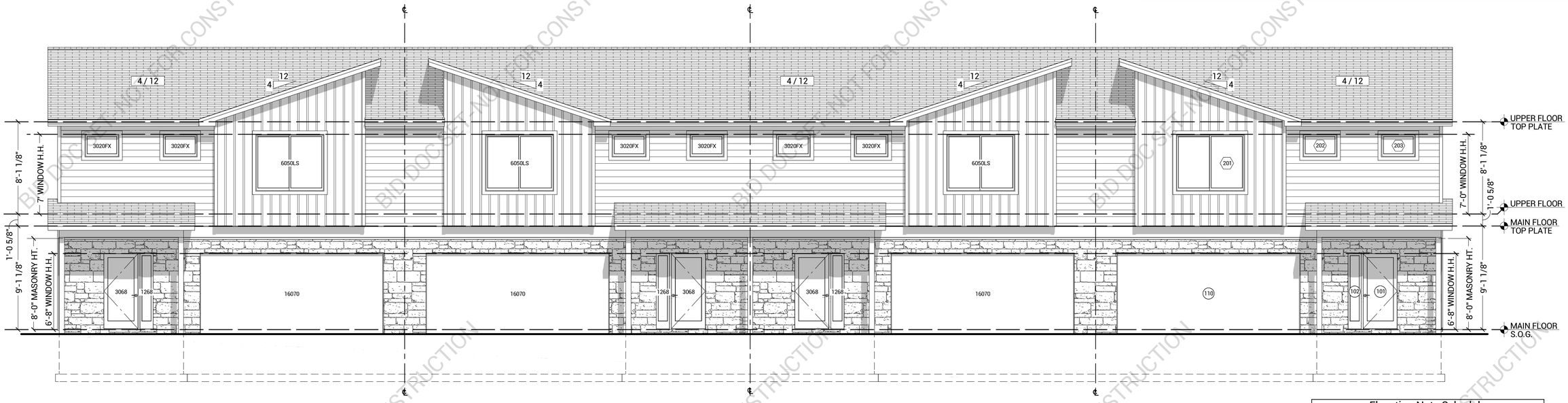
ISSUE:	DATE:
'BID DOCUMENT SET'	2022.05.25
ADDED STONE	2022.05.27

ROOF PLAN

A2.1

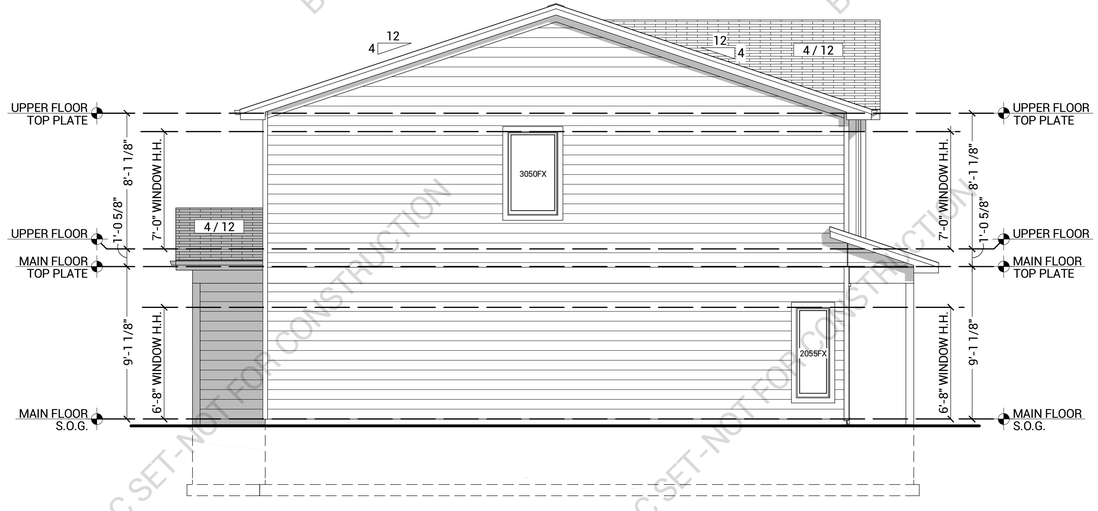
BID DOCUMENT SET (PROGRESS) - NOT FOR CONSTRUCTION

* ALL ELEVATIONS & SECTIONS HAVE BEEN DRAWN WITH A **SLAB ON GRADE FLOOR SYSTEM @ MAIN FLOOR & AN 11 7/8" TJI FLOOR SYSTEM @ UPPER FLOOR**. THESE DRAWINGS HAVE NOT BEEN REVIEWED BY A STUCTURAL ENGINEER. FLOOR SYSTEM IS SUBJECT TO CHANGE UPON REVIEW OF STUCTURAL ENGINEER AND/OR BUILDER.



1 FRONT ELEVATION
SCALE: 24x36 (1/4"=1'-0")

EXTERIOR ELEVATION KEYNOTES: TO BE APPLIED IN CD SET, USE KEYNOTE SCHEDULE FOR BIDDING PURPOSES



2 LEFT ELEVATION (END UNIT)
SCALE: 24x36 (1/4"=1'-0")

Elevation Note Schedule	
1	1x12 BAND BOARD
2	1x4 CORNER BOARD, TYP.
3	1x6 FRIEZE BOARD
4	1x8 FASCIA
5	1x8 RAKE
6	ASPHALT/COMPOSITE SHINGLES
7	BOARD & BATTEN, PAINTED FIBER CEMENT (LP OR HARDIE)
8	BUILDER TO DETERMINE DEPTH OF PORCH/GARAGE FOOTINGS, TO BE 3'-6" MINIMUM BELOW GRADE PER CODE
9	CONCRETE STOOP @ PORCH
10	DOOR TRIM: 1x4 JAMB w/ 1x4 HEAD TRIM, DOOR PER BUILDER
11	EXPOSED CONCRETE FOUNDATION, PAINTED, COLOR TO MATCH SIDING
12	LAP SIDING, PAINTED FIBER CEMENT (LP OR HARDIE)
13	LINE OF GRADE, SLOPE AWAY FROM HOUSE
14	POST/DROPPED BEAM @ COVERED PORCH: SIZE MAY VARY, TREATED, WRAP IN PAINTED FIBER CEMENT
15	PRIVACY WALL, BUILDER TO DETERMINE STYLE
16	WINDOW TRIM: 1x4 JAMB, SILL, & HEAD TRIM

ESTIMATED WALL/CEILING CLADDING (SQ.FT **PER UNIT**)

	FRONT (& PERCENTAGE OF FRONT)	REAR	LEFT/RIGHT (END UNIT)	TOTAL
LAP SIDING	101 SF (32%)	315 SF	684 SF	**1,100 SF**
BOARD & BATTEN	108 SF (33%)	N/A	10 SF	**118 SF**
STONE VENEER	111 SF (35%)	N/A	N/A	**111 SF**

- SQUARE FOOTAGE OF CLADDING/SIDING IS TAKEN FROM THE EXPOSED SURFACE OF THE WALL.
- THE AREA EXCLUDES WINDOW AND DOOR OPENINGS AND CASING
- THESE CALCS SHOULD ONLY BE USED FOR BIDDING PURPOSES ONLY. FIELD VERIFY FOR EXACT QUANTITIES.

BID DOC SET-NOT FOR CONSTRUCTION

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JAMES POINTE TOWNHOMES - UNIT 'B', 4-PLEX BUILDING

NEAR NORTH JAMES ST./NE 27TH ST.,
GRIMES, IOWA 50111

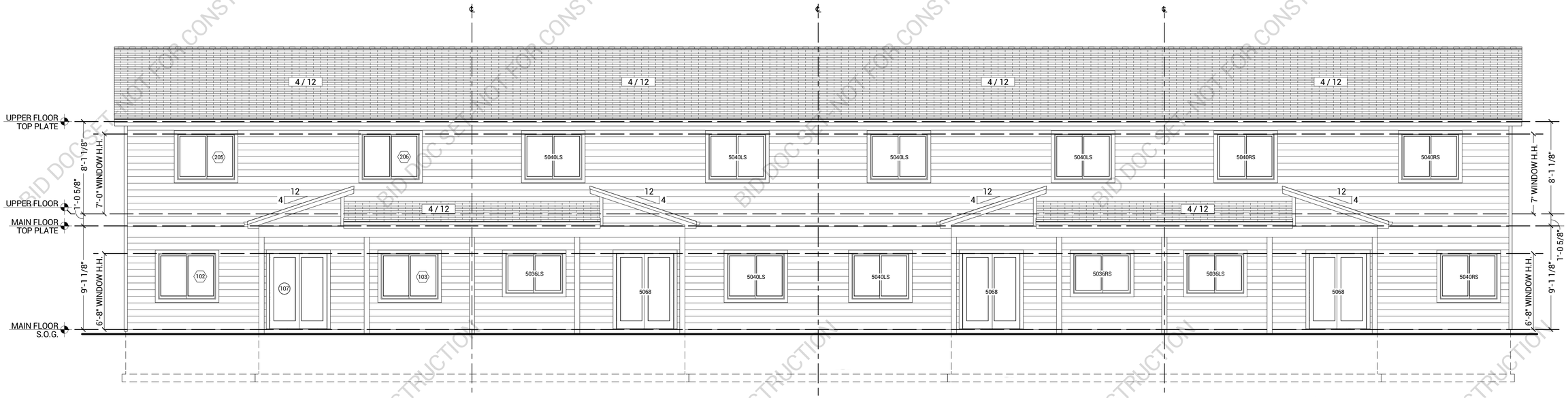
ISSUE:	DATE:
'BID DOCUMENT SET'	2022.05.25
ADDED STONE	2022.05.27

EXTERIOR ELEVATIONS - FRONT & LEFT

A3.1

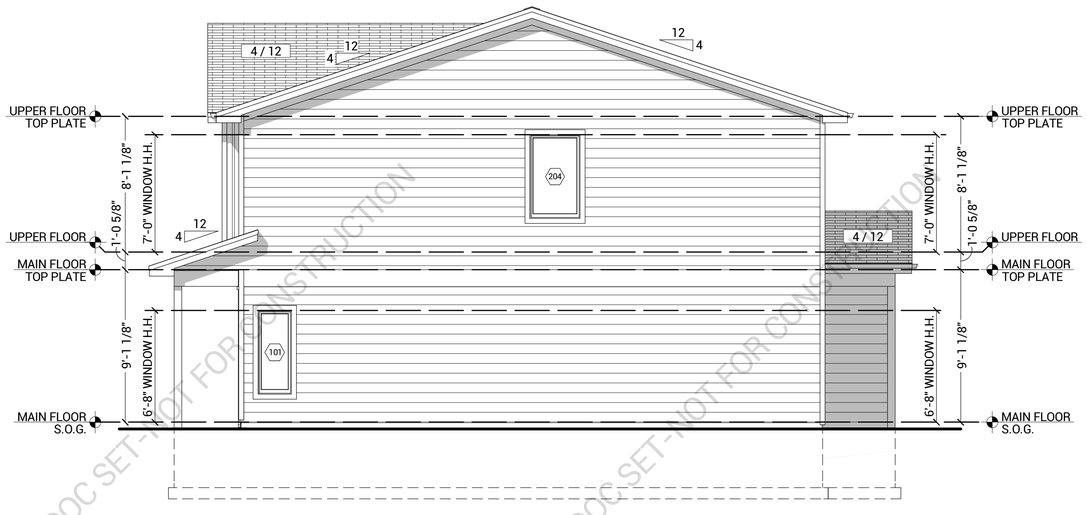
BID DOCUMENT SET (PROGRESS) - NOT FOR CONSTRUCTION

* ALL ELEVATIONS & SECTIONS HAVE BEEN DRAWN WITH A **SLAB ON GRADE FLOOR SYSTEM @ MAIN FLOOR & AN 11 7/8" TJI FLOOR SYSTEM @ UPPER FLOOR**. THESE DRAWINGS HAVE NOT BEEN REVIEWED BY A STUCTURAL ENGINEER. FLOOR SYSTEM IS SUBJECT TO CHANGE UPON REVIEW OF STUCTURAL ENGINEER AND/OR BUILDER.



1 REAR ELEVATION
SCALE: 24x36 (1/4"=1'-0")

EXTERIOR ELEVATION KEYNOTES: TO BE APPLIED IN CD SET, USE KEYNOTE SCHEDULE FOR BIDDING PURPOSES



2 RIGHT ELEVATION (END UNIT)
SCALE: 24x36 (1/4"=1'-0")

Elevation Note Schedule	
1	1x12 BAND BOARD
2	1x4 CORNER BOARD, TYP.
3	1x6 FRIEZE BOARD
4	1x8 FASCIA
5	1x8 RAKE
6	ASPHALT/COMPOSITE SHINGLES
7	BOARD & BATTEN, PAINTED FIBER CEMENT (LP OR HARDIE)
8	BUILDER TO DETERMINE DEPTH OF PORCH/GARAGE FOOTINGS, TO BE 3'-6" MINIMUM BELOW GRADE PER CODE
9	CONCRETE STOOP @ PORCH
10	DOOR TRIM: 1x4 JAMB w/ 1x4 HEAD TRIM, DOOR PER BUILDER
11	EXPOSED CONCRETE FOUNDATION, PAINTED, COLOR TO MATCH SIDING
12	LAP SIDING, PAINTED FIBER CEMENT (LP OR HARDIE)
13	LINE OF GRADE, SLOPE AWAY FROM HOUSE
14	POST/DROPPED BEAM @ COVERED PORCH: SIZE MAY VARY, TREATED, WRAP IN PAINTED FIBER CEMENT
15	PRIVACY WALL, BUILDER TO DETERMINE STYLE
16	WINDOW TRIM: 1x4 JAMB, SILL, & HEAD TRIM

ESTIMATED WALL/CEILING CLADDING (SQ.FT **PER UNIT**)

	FRONT (& PERCENTAGE OF FRONT)	REAR	LEFT/RIGHT (END UNIT)	TOTAL
LAP SIDING	101 SF (32%)	315 SF	684 SF	**1,100 SF**
BOARD & BATTEN	108 SF (33%)	N/A	10 SF	**118 SF**
STONE VENEER	111 SF (35%)	N/A	N/A	**111 SF**

- SQUARE FOOTAGE OF CLADDING/SIDING IS TAKEN FROM THE EXPOSED SURFACE OF THE WALL.
- THE AREA EXCLUDES WINDOW AND DOOR OPENINGS AND CASING
- THESE CALCS SHOULD ONLY BE USED FOR BIDDING PURPOSES ONLY. FIELD VERIFY FOR EXACT QUANTITIES.

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JAMES POINTE TOWNHOMES - UNIT 'B', 4-PLEX BUILDING

NEAR NORTH JAMES ST./NE 27TH ST.,
GRIMES, IOWA 50111

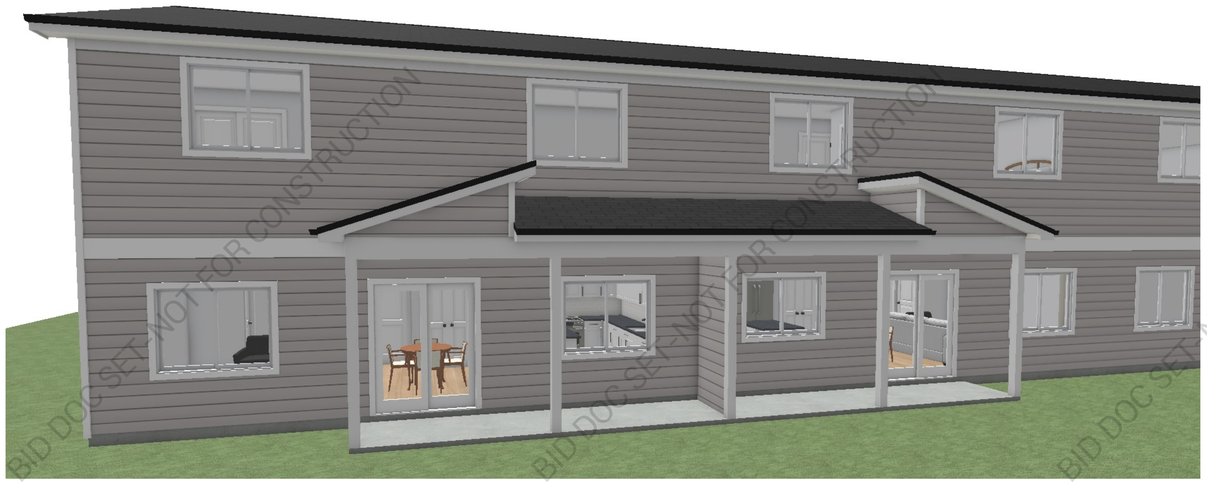
ISSUE:	DATE:
'BID DOCUMENT SET'	2022.05.25
ADDED STONE	2022.05.27

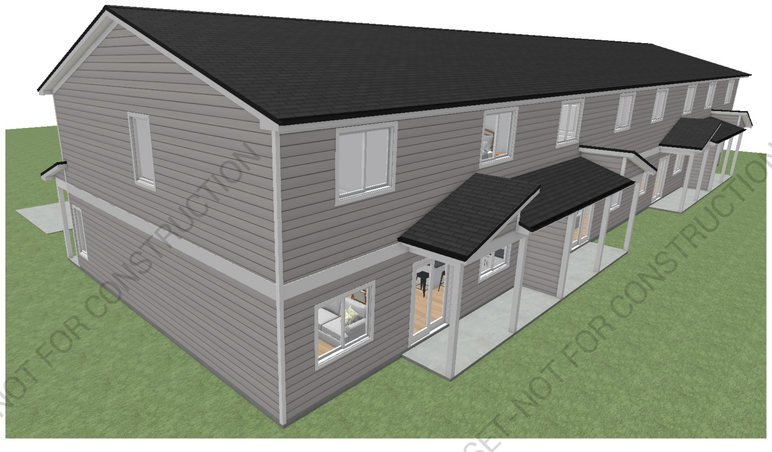
EXTERIOR ELEVATIONS - REAR & RIGHT

A3.2

BID DOCUMENT SET (PROGRESS) - NOT FOR CONSTRUCTION
BID DOC SET-NOT FOR CONSTRUCTION

* THESE IMAGES ARE TO BE USED FOR VISUAL & BIDDING PURPOSES ONLY. THESE ARE NOT TO ANY SCALE & SHOULD NOT BE BUILT FROM. ONLY USED TO FURTHER EXPLAIN SPECIFIC MATERIAL & COLOR CONCEPTS.





3D PERSPECTIVES - EXTERIOR

SCALE: NOT TO SCALE

BID DOC SET-NOT FOR CONSTRUCTION

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JAMES POINTE TOWNHOMES - UNIT 'B', 4-PLEX BUILDING

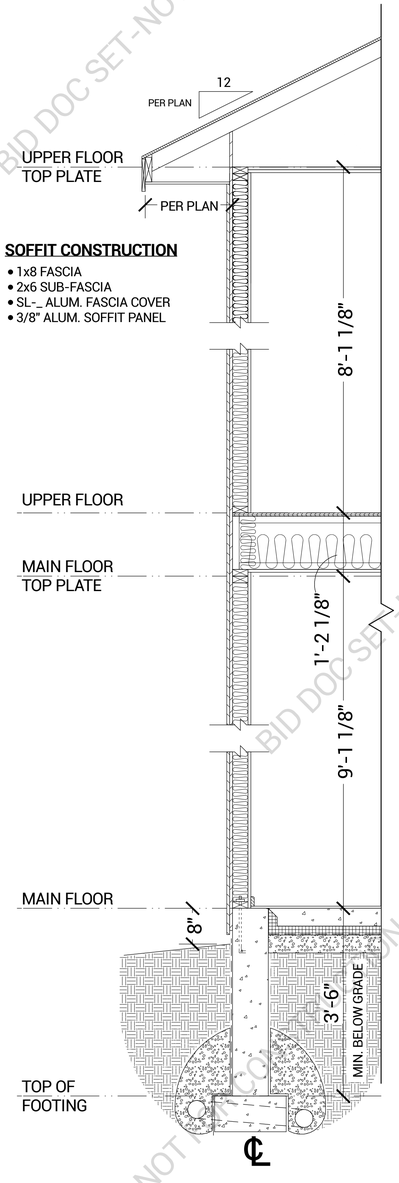
NEAR NORTH JAMES ST./NE 27TH ST.,
GRIMES, IOWA 50111

ISSUE:	DATE:
'BID DOCUMENT SET'	2022.05.25
ADDED STONE	2022.05.27

3D PERSPECTIVES - EXTERIOR

A3.3

BID DOCUMENT SET (PROGRESS) - NOT FOR CONSTRUCTION



ROOF CONSTRUCTION
- ARCHITECTURAL SHINGLES
- 15LB FELT
- 1/2" OSB SHEATHING w/ CLIPS
- ODE ROOF EDGE

SOFFIT CONSTRUCTION
- 1x8 FASCIA
- 2x6 SUB-FASCIA
- SL-_ ALUM. FASCIA COVER
- 3/8" ALUM. SOFFIT PANEL

TRUSS / ATTIC CONSTRUCTION
- PROPER VENTS
- R-50 FIBERGLASS / CELLULOSE INSULATION
- ENGINEERED WOOD TRUSSES (24" O.C.)

CEILING CONSTRUCTION
- 6 MIL VAPOR BARRIER
- (2) LAYERS OF 5/8" TYPE "X" GYP BOARD ON CEILING (FOR 1-HOUR FIRE RATING)

FLOOR CONSTRUCTION
- 3/4" OSB T&G SHEATHING
- 11 7/8" TJI FLOOR SYSTEM, 16" O.C.
- R-19 FIBERGLASS BATT OR 3" SPRAY FOAM SILL INSULATION

WALL CONSTRUCTION
- 1/2" SHEETROCK
- 6 MIL VAPOR BARRIER
- R-19 FIBERGLASS INSULATION
- 2x4 STUDS 16" O.C.
- 7/16" OSB EXTERIOR SHEATHING
- HOUSE WRAP
- SIDING

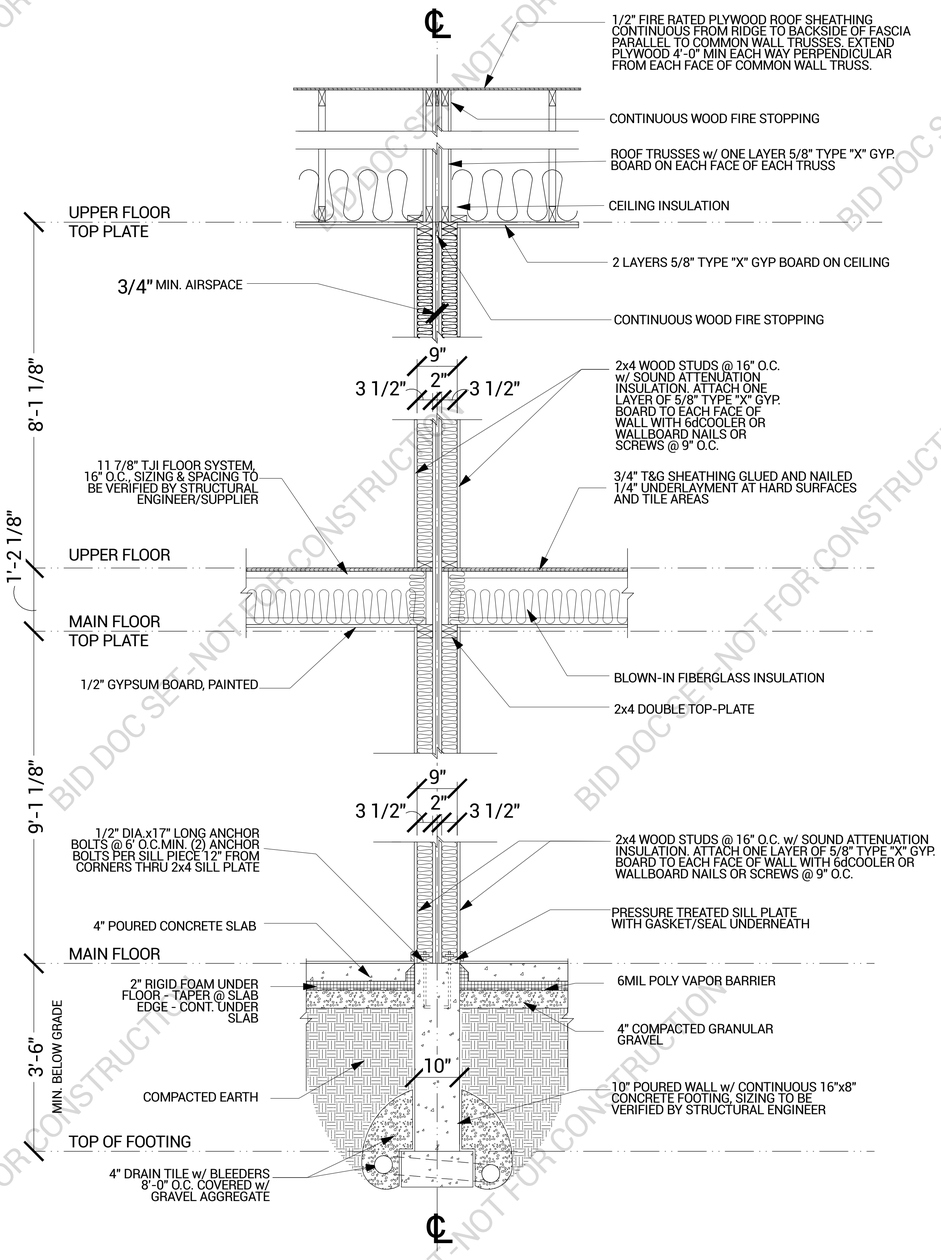
FOUNDATION WALL/FLOOR CONSTRUCTION

WALL
- 2x6 TREATED SILL PLATE w/ ANCHOR BOLTS 6' O.C.
- SILL SEALER & CONT. BEAD OF SEALANT
- 8" POURED WALL w/ DAMP PROOFING @ EXTERIOR

FLOOR
- 4" POURED CONCRETE FLOOR
- 2" RIGID FOAM UNDER FLOOR - TAPER @ SLAB EDGE - CONT. UNDER SLAB
- 6MIL POLY VAPOR BARRIER
- 4" COMPACTED GRANULAR GRAVEL

FOOTING
- CONTINUOUS 16"x8" CONCRETE FOOTING
- 4" DRAIN TILE w/ BLEEDERS 8'-0" O.C. COVERED w/ GRAVEL AGGREGATE

1 TYPICAL END WALL SECTION
SCALE: 24x36 (3/4"=1'-0")



2 TYPICAL COMMON WALL SECTION
SCALE: 24x36 (1"=1'-0")

NOTE:
VERIFY LOCATION AND SIZE OF FOOTINGS, BEARING WALLS AND BEAMS WITH BUILDER, TYPICAL.

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TO BE INCLUDED IN CD SET

3 STAIR SECTION
SCALE: 24x36 (3/8"=1'-0")

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JAMES POINTE TOWNHOMES - UNIT 'B', 4-PLEX BUILDING

NEAR NORTH JAMES ST./NE 27TH ST.,
GRIMES, IOWA 50111

ISSUE:	DATE:
'BID DOCUMENT SET'	2022.05.25
ADDED STONE	2022.05.27

SECTIONS - TYPICAL END WALL, COMMON WALL, & STAIR

A4.1

BID DOCUMENT SET (PROGRESS) - NOT FOR CONSTRUCTION

Memo

GRIMES
DEVELOPMENT SERVICES

TO: Planning and Zoning Commission

FROM: Alex Pfaltzgraff, AICP, CFM

DATE: June 7, 2022

RE: Grimes Urban Renewal Amendment – Rock Creek Investments Medical Park

Development Services Department

The State Code requires that the Planning and Zoning Commission weigh in on and, provide a recommendation on any areas to be incorporated into the Urban Renewal Plan.

The intent is to ensure that that the proposed amendment conforms to, and is consistent with the City's Comprehensive Plan. In this particular case, the area in question was previously in the Grimes Urban Renewal Plan. The reason for the deletion was to remove the area from an existing TIF Ordinance, which will allow for it to be re-incorporated into a new TIF Ordinance. Doing so will allow for the proposed Medical Office Park to receive economic incentives.

That being said, staff has reviewed the Comprehensive Plan and feels that the area in question is consistent with such.

If the Planning and Zoning Commission concurs, staff will need the Commission Chair to execute a letter stating the same. A copy of the letter is included in the packet, as well as maps of the area.

If you should have any questions prior to the meeting, please contact me at either 515-986-4050 or at apfaltzgraff@grimesiowa.gov

Alex Pfaltzgraff, AICP, CFM

Development Services Director

DORSEY™
always ahead

May 25, 2022

To: City of Grimes Planning & Zoning Commission

From: Amy Bjork and John P. Danos, Bond Counsel

Re: Grimes Urban Renewal Area/Urban Renewal Plan Amendment

A public hearing will be held by the City Council on June 28, 2022 on a proposed amendment to the urban renewal plan for the Grimes Urban Renewal Area to add the property legally described in the proposed amendment and to approve a new urban renewal project. We have prepared this memorandum to assist the Commission in performing its role in this process.

Section 403.5 of the Code of Iowa requires that, before they hold a public hearing, the City Council must submit a copy of the proposed plan amendment to the Commission, "for review and recommendations as to its conformity with the general plan for the development" of the City. The statute does not require that the Commission hold a hearing on the proposed plan amendment, nor does it require that the Commission take any action to either approve or reject the proposed plan amendment. It directs that the Commission review the plan amendment and comment to the City Council as to whether the plan amendment conforms to, or is consistent with, the City's Comprehensive Plan. Please complete your review and submit any comments to the City Council by Noon on June 28, 2022.

Please call us at (515) 283-1000 if you have questions about the statutory process.

CITY OF GRIMES, IOWA

URBAN RENEWAL PLAN AMENDMENT
GRIMES URBAN RENEWAL AREA

June, 2022

The Urban Renewal Plan (the "Plan") for the Grimes Urban Renewal Area (the "Urban Renewal Area") is being amended for the purposes of adding new property to the Urban Renewal Area and identifying new urban renewal projects to be undertaken within the Urban Renewal Area.

1) Addition of Property. The real property (the "Property") legally described on Exhibit A hereto is, by virtue of this Amendment, being added as the June, 2022 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area. It is anticipated that the City will adopt an ordinance providing for the division of property tax revenues, as set forth in Section 403.19 of the Code of Iowa, with respect to the Property.

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

A.

Name of Project: Medical Campus Development Project

Date of Council Approval of Project: June 28, 2022

Description of Project and Project Site: Rock Creek Investments, LLC (the "Company") has proposed to undertake the construction of a new multi-building medical campus (the "Medical Campus Project"), including the corresponding installation of public infrastructure, situated on the Property (as defined in Section 1 above).

The Company also intends to dedicate real property (the "Parkland") to the City for use as municipal parkland.

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

The costs incurred by the City in providing tax increment financing assistance to the Company will include legal and administrative fees (the "Admin Fees") in an amount not to exceed $20,000.

Description of Use of TIF: The City intends to enter into a development agreement with the Company with respect to the construction and use of the completed Medical Campus Project and to provide semi-annual economic development payments (the "Medical Campus Payments") thereunder. The Medical Campus Payments will be funded with incremental property tax revenues to be derived from the Property. It is anticipated that the City's total commitment of incremental property tax revenues with respect to the Medical Campus Project will not exceed $22,500,000, plus the Admin Fees.

The City also intends to provide semi-annual economic development payments (the "Supplemental Payments") to the Company with respect to the dedication of the Parkland. The Supplemental Payments will be funded with incremental property tax revenues to be derived from the Property and the entirety of the Urban Renewal Area. It is anticipated that the City's total commitment of incremental property tax revenues with respect to the Supplemental Payments will not exceed $140,000.

B.

Name of Project: 37th Street Widening Improvement Project (the "37th Street Project")

Date of Council Approval of Project: June 28, 2022

Description of Project and Project Site: The 37th Street Project will consist of street widening; construction of curb and gutter improvements; construction of sanitary sewer, waterworks, and storm water system improvements; construction of curb and gutter improvements; construction of sidewalk improvements; the installation of street lighting and signage; and the incidental utility, landscaping, site clearance and cleanup work related thereto on and along 37th Street beginning at its intersection with SE Destination Drive on the west and continuing east to a point approximately 700 feet west of its intersection with 100th Street.

It is expected that the completed 37th Street Project will cause increased and improved ability of the City to provide adequate transportation infrastructure for the promotion of economic development in the City.

Description of Properties to be Acquired in Connection with Project: The City will acquire such easement territory and right-of-way as are necessary to successfully undertake the 37th Street Project.

Description of Use of TIF: It is anticipated that the City will pay for the 37th Street Project with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the 37th Street Project will not exceed $7,000,000, plus any interest expense incurred on the Obligations.

C.

Name of Project: 100th Street Widening Improvement Project (the "100th Street Project")

Date of Council Approval of Project: June 28, 2022

Description of Project and Project Site: The 100th Street Project will consist of street widening; construction of curb and gutter improvements; construction of sanitary sewer, waterworks, and storm water system improvements; construction of curb and gutter improvements; construction of sidewalk improvements; the installation of street lighting and signage; and the incidental utility, landscaping, site clearance and cleanup work related thereto on and along 37th Street beginning at its intersection the northeastern corporate limits of the City on the north and continuing south to a point approximately 700 feet north of its intersection with 100th Street.

It is expected that the completed 100th Street Project will cause increased and improved ability of the City to provide adequate transportation infrastructure for the promotion of economic development in the City.

Description of Properties to be Acquired in Connection with Project: The City will acquire such easement territory and right-of-way as are necessary to successfully undertake the 100th Street Project.

Description of Use of TIF: It is anticipated that the City will pay for the 100th Street Project with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the 100th Street Project will not exceed $3,000,000, plus any interest expense incurred on the Obligations.

D.

Name of Project: MidAmerican Energy Electrical Improvements (the "Electric Project")

Date of Council Approval of Project: June 28, 2022

Description of Project and Project Site: MidAmerican Energy will undertake the burying of the electrical lines along 37th Street. The Electric Project will have a direct, positive impact on increased and improved economic development in the Urban Renewal Area through the provision of enhanced electrical infrastructure.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Electric Project with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is

anticipated that the City's use of incremental property tax revenues for the Electric Project will not exceed $1,000,000, plus any interest expense incurred on the Obligations.

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

Constitutional debt limit of the City:	$87,826,878
Outstanding general obligation debt of the City:	$
Proposed maximum indebtedness to be incurred in connection with this June, 2022 Amendment:*	$33,640,000

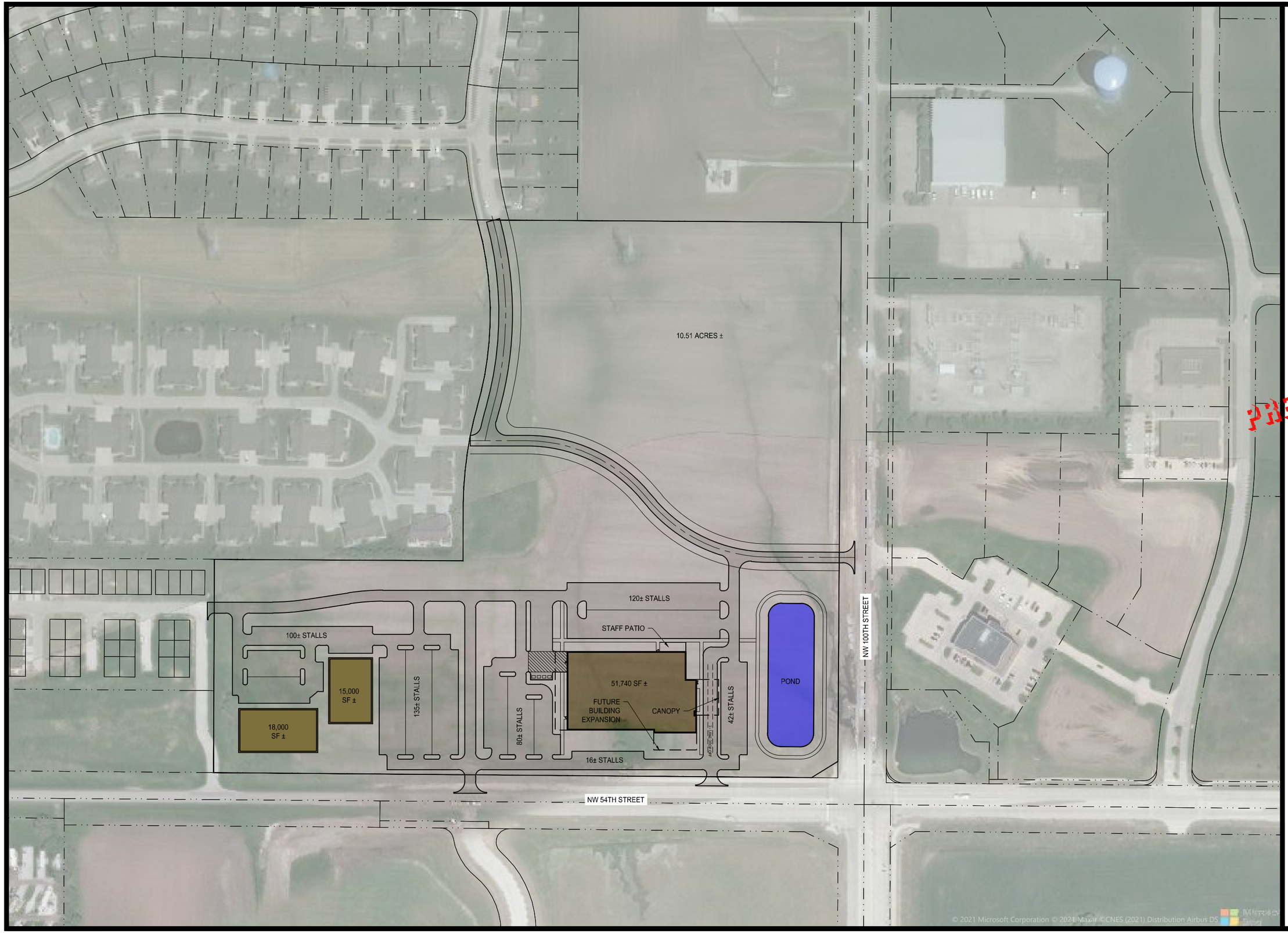
*It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council.

EXHIBIT A

Legal Description

POLK COUNTY PARCEL NUMBER 311/00305-435-106
WARRANTY DEED RECORDED IN BOOK 18853, PAGE 390

OUTLOT "A" EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT "A"; THENCE NORTH 89°31'52" WEST ALONG THE SOUTH LINE OF SAID OUTLOT "A", 59.82 FEET; THENCE NORTH 58°29'11" EAST, 70.42 FEET TO THE EAST LINE OF SAID OUTLOT "A"; THENCE SOUTH 00°19'39" WEST ALONG SAID EAST LINE, 37.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.03 ACRES (1,116 S.F.) ALL IN GLENSTONE TRAIL PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA.



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Clive, Iowa 50325
515-964-1229
fax 515-964-2370

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PRELIMINARY

GRIMES CONCEPTUAL MASTER PLAN

GRIMES, IOWA

TBD

JANUARY 2022

REVISIONS

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.
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ENGINEER	DRAWN BY
T. SMITH	TLS
CHECKED BY	FIELD BOOK NO.
C. SMITH	.
DRAWING NO.	SHEET NO.
	1

CITY OF GRIMES

101 NE Harvey, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846

June 7, 2022

Grimes Urban Renewal Area/Urban Renewal Plan Amendment

The Grimes Planning and Zoning Commission met on June 7, 2022. The Commission has reviewed the plan amendment and state that the plan amendment conforms to, or is consistent with the City's Comprehensive Plan.

_____
Scott Almeida
Planning and Zoning Commission Chairman

_____
Rachel Greving
Planning and Zoning Commission Clerk