

# Grimes Board of Adjustment Agenda

Grimes Community Complex  
410 SE Main Street, Room 202  
Grimes, Iowa 50111  
Phone | 515.986.4050  
[www.grimesiowa.gov](http://www.grimesiowa.gov)

## Mission Statement

The mission of Grimes City Government is to provide excellent/exceptional city services and facilities in a financially responsible and community-friendly manner through a high performing city team that result in adding value to resident's lives.

**Chair** | Matthew Moran

**Board Members** | Charles Strutt, Joshua Stott, Trevor Brown

## **Grimes Board of Adjustment Meeting**

**March 20, 2024 @ 5:30 PM**

**In Person at Grimes Community Center, 410 SE Main Street, Room 202**

### **GENERAL AGENDA ITEMS**

1. Roll Call
2. Approval of Agenda
3. Approval of Minutes from Previous Meeting

### **PUBLIC AGENDA ITEMS**

1. **Application for Special Use Permit - Request for the Construction of a Civic Building**

### **ADJOURNMENT**



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

This meeting of the Grimes Board of Adjustment was called to order Wednesday, February 21, 2024 at 5:35 P.M.

Roll Call: Present: Matthew Moran, Charles Strutt, Travis Brown, Joshua Stott

Staff: Evann Martin, Molly Mannel, Rachel Greving

Absent: NA

**A. GENERAL AGENDA ITEMS**

**1. APPROVAL OF THE AGENDA**

Motion by Strutt, Second by Brown, to approve the agenda

Roll Call: Ayes-All; Nays-0 Motion passes: 4-0

**2. APPROVAL OF THE MINUTES**

Motion by Strutt, Second by Brown, to approve the minutes from the May 18<sup>th</sup>, 2022 meeting

Roll call: Ayes-All: Nays-0 Motion passes: 4-0

**B. PUBLIC AGENDA ITEMS**

**Vote for Chair of Board**

Motion by Strutt, Second by Brown to nominate Moran as Chair of Board

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

**Vote for Vice Chair of Board**

Motion by Brown, Second by Strutt to nominate Brown as Vice Chair of Board

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

**Public Hearing request for Variance to allow Aggregate Surface for Outdoor Storage and Heavy Equipment at 3905 SE Capitol Circle and associated parcels.**

Staff member Martin provided a staff report to the Board of Adjustment. Multiple variances requested for one property. The first request for variance is for aggregate surface. The applicant is concerned about the heavy equipment tearing up the concrete causing more maintenance to the site. There was a similar situation to this one at the previous meeting in which the Board did

not grant the variance due to the aggregate surface not matching the surrounding neighborhood. A temporary variance was granted in 2019 for an 18-month period to allow time for the business to determine if a permanent parking lot would be needed.

Brent Culp with Snyder and Associates presented the request to the Board of Adjustment. Three sites are being consolidated to this one site, and this move includes extra heavy machinery on the site.

The applicant, Zach DeCarlo, commented that the heavy equipment can quickly deteriorate concrete along with the freezing weather in Iowa. The proposed aggregate surface is dust-free.

The Board discussed the request and asked questions of the applicant and staff.

Motion by Moran, Second by Brown to approve request for Variance to allow Aggregate Surface for Outdoor Storage and Heavy Equipment at 3905 SE Capitol Circle and associated parcels with the condition of a dustless aggregate must be used for the requested 4.8 acres.

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

MOVED BY MORAN TO APPROVE REQUEST FOR VARIANCE TO ALLOW AGGREGATE SURFACE FOR OUTDOOR STORAGE AND HEAVY EQUIPMENT AT 3905 SE CAPITOL CIRCLE AND ASSOCIATED PARCELS EQUALING 4.8 ACRES WITH THE CONDITION THAT IT WILL BE A DUSTLESS AGGREGATE SURFACE, SECONDED BY BROWN  
AYE: UNANIMOUS

**Public Hearing** request for Variance to Reduce Screening Requirements for Outdoor Storage and Heavy Equipment at 3905 SE Capitol Circle and associated parcels.

Staff member Martin provided a staff report to the Board of Adjustment. The proposal includes screening by way of opaque fencing on the west perimeter or the front of the business. In the rear of the site, the concept shows no fencing. Martin presented some possible alternatives for the rear of the site for screening. An opaque fence or wall or a berm could be placed around the perimeter of the site with an opening for water flow. Another option would be to find strategic places to store the heavy equipment to use the natural lay of the land to hide them. Staff also suggested that if the variance would be approved to include the condition that during the site plan process a site analysis will be done to determine the placement of the outdoor storage areas.

Brent Culp with Snyder and Associates presented the request to the Board of Adjustment. The Board discussed the request and asked questions of the applicant and staff. The storage of trailers at Cutty's is just to the south of the site, and there was a concern that screening would block the water flow in that area. It was stated that there is some natural screening already, but opaque fencing is going to be added where the natural screening does not exist.

The Board discussed the request and asked questions of the applicant and staff pertaining to the natural screening by the trees that surround the site.

Motion by Brown, Second by Strutt to approve request for Variance to Reduce Screening Requirements for Outdoor Storage and Heavy Equipment at 3905 SE Capitol Circle and associated parcels as presented.

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

MOVED BY BROWN TO APPROVE REQUEST FOR VARIANCE TO REDUCE SCREENING REQUIREMENTS FOR OUTDOOR STORAGE AND HEAVY EQUIPMENT AT 3905 SE CAPITOL CIRCLE AND ASSOCIATED PARCELS WITH THE CONDITION THAT THE CONCEPT THAT WAS PRESENTED IS WHAT IS CARRIED OUT, SECONDED BY STRUTT  
AYE: UNANIMOUS

**1. ADJOURNMENT**

Meeting is adjourned at 6:33 p.m.

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Chairperson Signature

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Clerk Signature

**DATE**

March 20, 2024

**APPLICANT**

City of Grimes

**LOCATION**

2001 SW 6th Street

**REQUESTED ACTION**

Special use request to allow the construction of a civic building.

**ZONING**

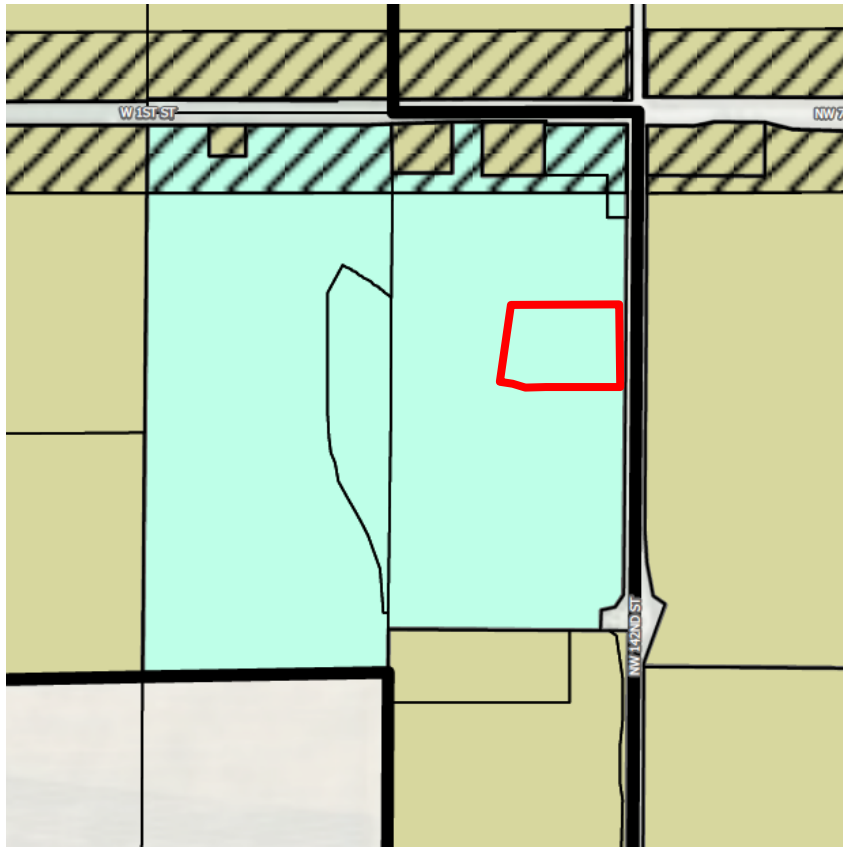
Meadows PUD

**PLANNER**

Molly Mannel  
mmannel@grimesiowa.gov  
(515) 986-4050



Location Map



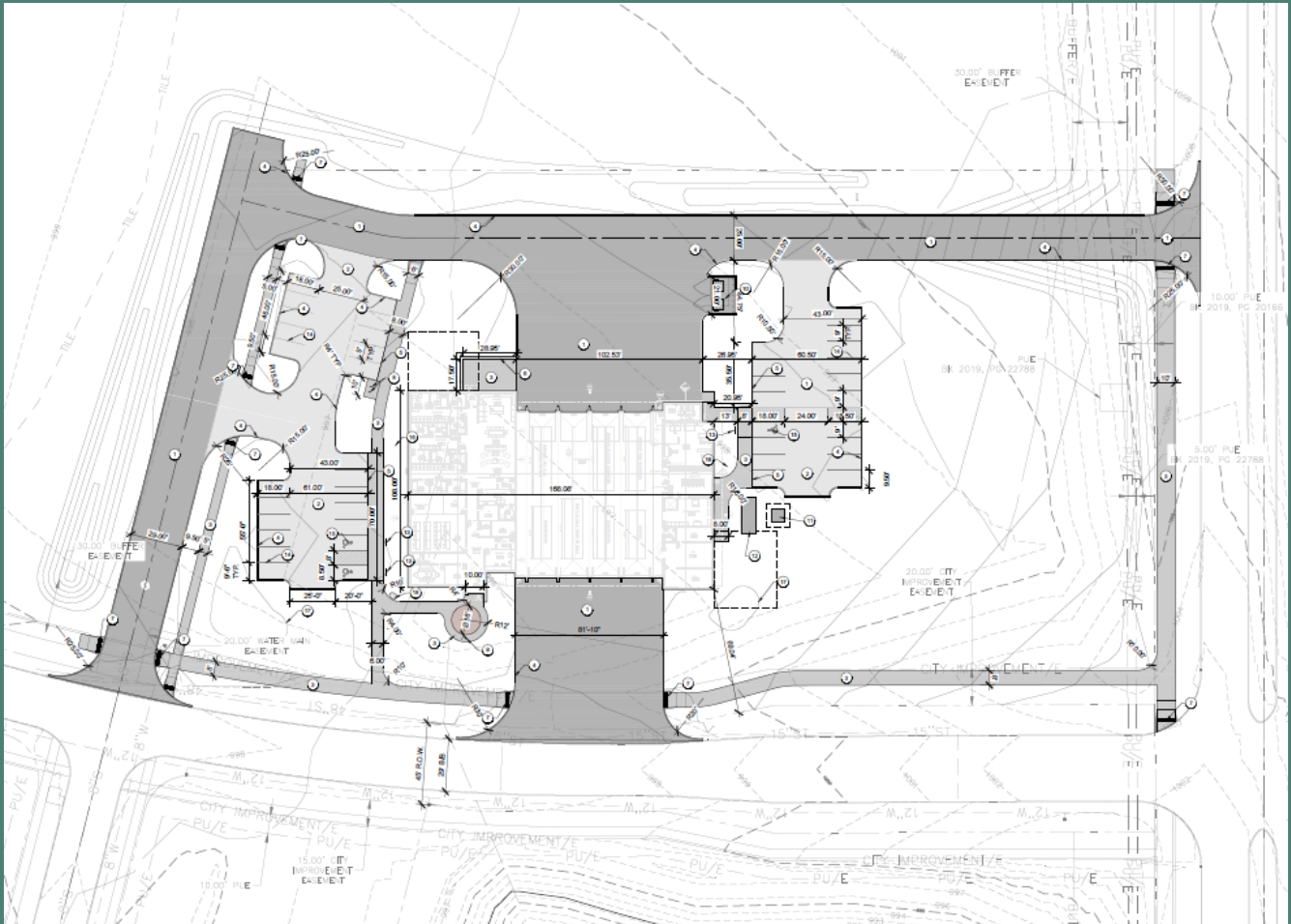
Zoning Map

# Background

## LAND USES & ZONING

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Low-Density Residential	Meadows PUD
North	Vacant	Neighborhood Commercial	Meadows PUD
South	Vacant	Civic	Meadows PUD
East	Vacant	Low-Density Residential	A-1
West	Vacant	Low-Density Residential	Meadows PUD

The applicant is preparing the site plan for the construction of a public safety center site located at 2001 SW 6th Street. The proposed site plan would include a 4.18 acre site with an approximately 16,500 square foot fire station. The fire station is proposing to have four bays, and an opportunity for an addition to the north, as shown on the concept plan provided with the application.



## Background—Special Use

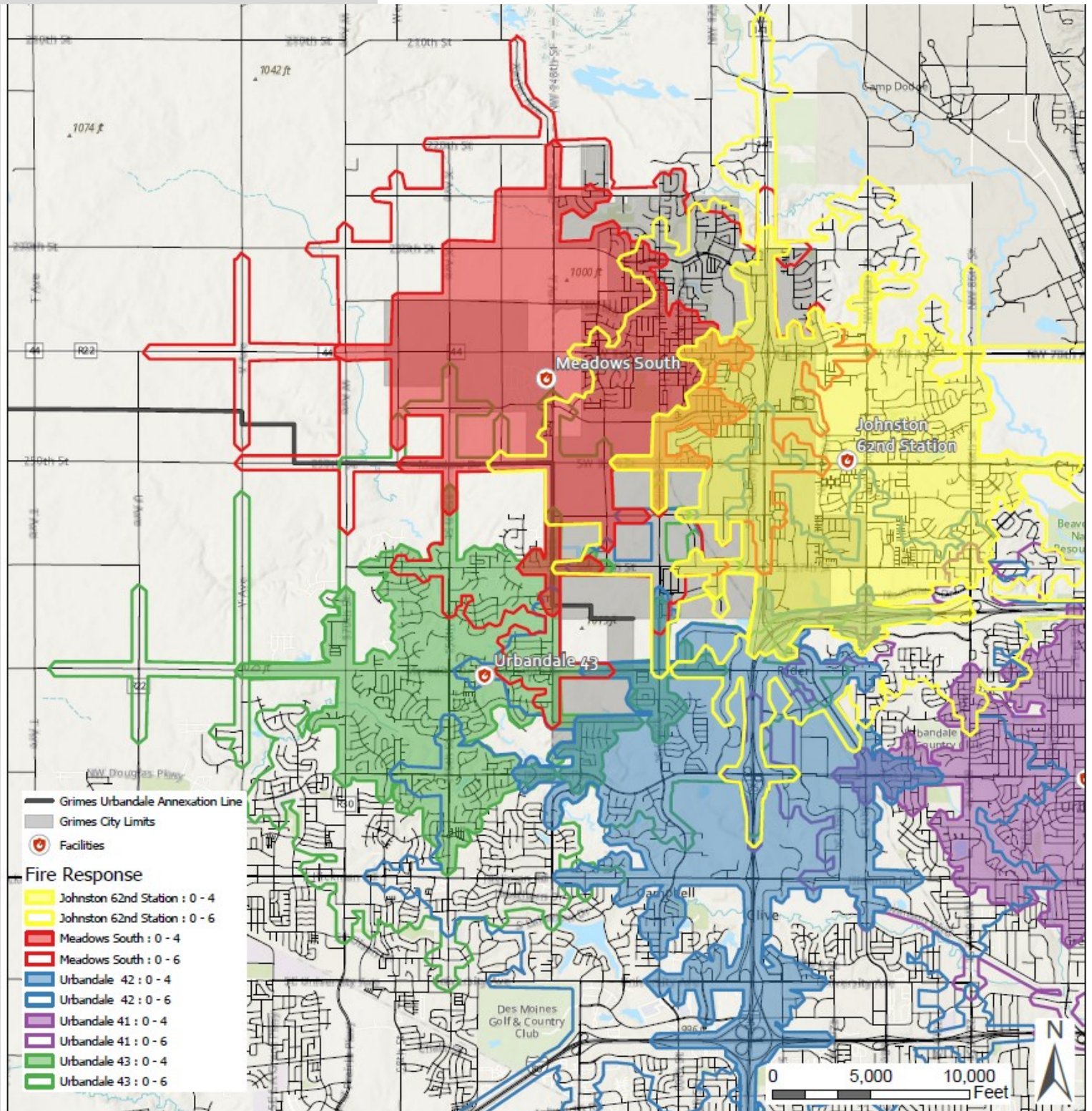
Per Section 12-2-1 of the City of Grimes Code of Ordinances, “the Board of Adjustment shall review any special use permit to determine the conformity of the proposed building or use with the standards of the Comprehensive Plan and recognized principles of land use planning. The Board of Adjustment may approve the special use permit as submitted, or before approval, may require that the applicant modify, alter, adjust, or amend the proposal as the Board of Adjustment deems necessary to preserve the intent and purpose of the Code of Ordinances in order to promote the health, safety, and general welfare of the community. “ Any public building erected and used by a department of the City shall require a special use permit.

The applicant is requesting a special use permit to allow the construction of a civic building. The civic use would involve the construction of a public safety center that would include a new fire station, as well office space for the Polk County Sheriff’s Department. The proposed site plan would be a 4.18 acre site with an approximately 16,500 square foot fire station with four bays, and an opportunity for a future addition to the north.

The site is located in a recently rezoned property call Hope Meadows. The property was rezoned in August of 2021 from A-1 to PUD. A development agreement for the rezone lists the approved uses for the PUD that include single-family residential, townhome residential, multi-family residential, and commercial. Additional requirements are provided for each use, that include architectural and material requirements, landscaping, and access. The PUD is currently being updated to reflect the bulk requirements for the public safety center.

The City of Grimes has selected this site to accommodate for the future growth in population. An analysis was completed with respect to our response time standards, and the results indicated that a station should be located along the west side of the City, adjacent to County Line Road. The City then prioritized locations along County Line Road that were available from an infrastructure and development perspective. This particular site met the criteria and the City negotiated the acquisition of the site. An example of the response time map used for this analysis is included on the next page.

# Response Time Map - New Public Safety Center Location



# Analysis—Special Use

## ANALYSIS

Based upon the approved ordinance, the Board of Adjustment may grant a Special Use Permit provided the Board can make a finding on the following factors:

1. The proposed location, design, construction and operation of the particular use adequately safeguards the health, safety, and general welfare of persons residing or working in adjoining or surrounding property;
2. The use is in conformity with the Comprehensive Plan, and any other applicable City ordinances or regulations. Furthermore, the authorized use will not impede the normal and orderly development and improvement of the surrounding property as envisioned in the Comprehensive Plan;
3. The use shall be compatible with the neighborhood and surrounding use of land by its construction, architecture, and site improvements;
4. The use will not unduly burden public utilities, increase congestion in the streets or impact the ability to adequately safeguard the public of danger of fire and emergencies
5. The use will not impair an adequate supply of light and air to surrounding property; and
6. The use will not diminish or impair established property values in adjoining or surrounding property.

**Notice of the special use request was mailed to surrounding property owners within a 250-foot radius.**

### 1. USE ADEQUATELY SAFEGUARDS

The City believes that the design and location of the Public Safety Center is oriented to shield any headlights from the apparatuses away from any neighboring residential uses. Landscaping is proposed to be planted along the parking stalls that will provide additional headlight screening. A north access road is proposed to be constructed that will be for fire apparatuses only and limit the use of the public roadways. The lot is located at the edge of the development, and will provide easier access in and out of the site, and limit the interaction with the residential neighborhood nearby.

### 2. CONFORMITY WITH COMPREHENSIVE PLAN

The City believes that the Public Safety Center will not impede the surrounding development, as the site will be designed strategically to limit any disruptions to the area. Because the building is proposed for a civic use, a BOA special use permit is already required per Code.

### 3. COMPATIBILITY WITH NEIGHBORING USES

The City believes that the use is compatible with the neighborhood. The building design for the center will be 1.5 stories tall, and will utilize a variety of materials, fenestrations, and natural colors that will compliment the neighboring residential development. Additional landscaping will also be added that will provide screening to portions of the center.

### 4. NO UNDULY BURDEN TO PUBLIC

The City has stated that the Public Safety Center will not burden the proposed utilities, and will not generate a high volume of traffic. The neighborhood will benefit from the short response times due to the center being nearby.

### 5. NO IMPAIRMENT TO LIGHT AND AIR

The City does not believe the Public Safety Center will impair an adequate supply of light or air, as the building is 1 to 1 1/2 stories tall, and is positioned far back from the required setbacks. The location of day room/sleeping quarters is oriented on the northside of the building, with limited visibility to the public. Additional buffered landscaping is proposed on the north side that will screen the Center from the proposed high-density to the north.

# Conclusion

## SUMMARY

The City of Grimes is requesting a special use permit for a civic building that will involve the construction of a new Public Safety Center at 2001 SW 6th Street.

The Board of Adjustment shall review any special use permit to determine the conformity of the proposed building or use with the standards of the Comprehensive Plan. Any public building erected and used by a department of the City shall require a special use permit.

The City of Grimes has selected this site to accommodate for the future growth in population. An analysis was completed with respect to our response time standards, and the results indicated that a station should be located along the west side of the City, adjacent to County Line Road.

## 6. NO IMPAIRMENT TO PROPERTY VALUES

The City has stated that the Public Safety Center will establish a new facility that improves the ability to respond to emergencies and fires with the city. This should benefit the community and not diminish nearby property values.

## Conclusion

### USE ADEQUATELY SAFEGUARDS

- Additional headlight screening, the private north access road, and the lot being located at the edge of the development will adequately safeguard the welfare of surrounding residents.

### CONFORMITY WITH COMPREHENSIVE PLAN

- Any public building erected and used by a department of the City shall require a special use permit.

### COMPATIBILITY WITH NEIGHBORING USES

- The building will be 1.5 stories tall, and will utilize a variety of materials that will compliment the surrounding residential neighborhood.

### NO UNDULY BURDEN TO PUBLIC

- The Public Safety Center will not burden the proposed utilities, and will not generate a high volume of traffic.

### NO IMPAIRMENT TO LIGHT AND AIR

- The Center will not impair an adequate supply of light or air, as the building is 1 to 1 1/2 stories tall, and is positioned far back from the required setbacks.

### NO IMPAIRMENT TO PROPERTY VALUES

- The Center will not impair property values, and the public will benefit from the quick response times.



CITY OF  
**GRIMES**  
DEVELOPMENT SERVICES

410 SE Main Street, Suite 102 , Grimes, Iowa 50111

P: 515.986.4050 | F: 515.986.4480

**BOARD OF ADJUSTMENT**  
**APPLICATION FOR**  
**SPECIAL USE PERMIT**

Applications are due the first of the month at  
12:00 p.m. to be added to the next BOA agenda.

You are required to attend your hearing—by agent or  
in person. Please read application thoroughly. The  
City has the right to refuse an incomplete application.

## INSTRUCTIONS FOR REQUIRED INFORMATION

### ***NO SPECIAL USE PERMIT CAN BE ACCEPTED FOR FILING UNLESS ALL OF THE REQUIRED INFORMATION IS PRESENTED***

**1. GENERAL INFORMATION.** The Grimes Board of Adjustment (BOA) is empowered by Iowa law and by Ordinance to hear requests for special use permits and to make decisions on said requests pertaining to the Zoning Ordinance, Chapter 165.37, and for certain exceptions to the district regulations. The BOA is a five-member quasi-judicial body with authority to review the conformity of the proposed building or use with the standards of the comprehensive plan and recognized principals of land use planning. The BOA may approve the special use permit as submitted, or before approval, may require that the applicant modify, alter, adjust, or amend the proposal as the BOA deems necessary to preserve the intent and purpose of the zoning ordinance in order to promote the health, safety, and general welfare of the community.

**2. MEETING DATES.** The Board of Adjustment meets at 5:30 p.m. on the third Wednesday of each month. Submittal of all the information does not in any way guarantee that the application will be placed on the next available BOA agenda. All BOA meetings are open to the public and are held in the Council Chambers of City Hall, 101 NE Harvey Street, Grimes, Iowa.

In the case of a special use permit that also requires the construction or modification of the site or building, the applicant may also be required to seek approval of the construction or modification from the Planning & Zoning Commission.

**3. FILING DEADLINE:** The deadline to file an application for a special use permit with the BOA is 12:00 p.m. the first day of the month of the board meeting. All materials must be filed in the Development Services Department office at 410 SE Main Street Suite 102.

**NOTE: Be sure that you have all required materials at that time. Failure to do so may result in your special use permit hearing being delayed to the next regularly scheduled meeting.**

**4. FILING FEE:** A filing fee is required at the time the materials are filed with the Development Services Department office. The fee covers administrative expenses and legal notification of surrounding property owners within 250 feet of the property in question. No request for special use permit is to be considered filed until this fee is received. The fee is \$150.00 to request a special use permit and payment must be submitted with the application. The fee shall be paid at the Development Services Department office, 410 SE Main Street Suite 102. Make all checks payable to the City of Grimes. The fee is nonrefundable.

**5. SITE PLAN:** The applicant must submit a site plan that clearly shows the property in relationship to adjacent properties and uses. The site plan should be drawn to scale, and should be a reproducible, black line drawing no larger than 24" x 36" *{Use of an actual*

property survey is suggested but not required.) The site plan shall include the following information:

- a) Property lines and dimensions
- b) Location and size of all existing and proposed structures (buildings, driveways, parking lots, sidewalks, fences, etc.)
- c) Required setback and buffer location(s)
- d) Any other pertinent information necessary to fully understand the need for a special use (e.g. adjacent uses, adjacent zoning classifications, etc.)

6. **ADDITIONAL INFORMATION:** If you have questions about this form, or should you require additional information regarding the special use permit process, please contact the Development Services Department at (515)986-4050.

### APPLICATION FOR SPECIAL USE PERMIT

All required information must be presented before acceptance of application.  
**The applicant must complete all sections in bold for review to begin.**

**Please type or print:**

1. **Date:** February 23, 2024

**Appellant Name:** City of Grimes

**Address:** 410 SE Main St. Grimes Iowa 50111  
(Street) (City) (State) (Zip)

**Telephone Number:** 515-220-8822  
(Home) (Work)

**E-Mail Address:** mmannel@grimesiowa.gov

2. **Location of Property**

**Street Address:** Not yet assigned - North of S.W.6th & West of County Line Road

**Legal Description:** \_\_\_\_\_

\_\_\_\_\_

**Zoning Classification:** Part of The Meadows PUD

**This form cannot be processed until all required materials are submitted. In addition to this application, the following information is required for submission. On a separate sheet of paper please type or print the following:**

**3. Response to the attached Supporting Information Form**

**4. Site plan drawn to scale**

This plan shall be no larger than 24" x 36" and easily reproducible.

**5. Application fee**

An application is not considered filed until filing fee is paid.

The BOA may grant a special use permit provided the BOA can make a finding that the use will not adversely affect the health, safety and general welfare of the community and may require the applicant to modify, alter, adjust or amend the proposal as the BOA deems necessary to preserve the intent and purpose of the Zoning Ordinance.

This request for special use will not be granted unless sufficient facts are presented in this application and at the BOA hearing to support a positive finding by the BOA. In support of this permit application, a Supporting Information Form shall be completed by the applicant(s).

Approval of this request for special use by the Board of Adjustment in no way absolves the applicant from subsequently obtaining the necessary development approvals, such as site plan, building permits, etc. from the City of Clive or any other applicable agency.

**I (We) certify that I (We) have submitted all the required information for a special use permit and that such information is factual.**

**Signed by:** \_\_\_\_\_ **on date:** \_\_\_\_\_  
(Owner)

**Or:** \_\_\_\_\_ **on date:** \_\_\_\_\_  
(Owners Agent)

## SUPPORTING INFORMATION FORM

The Board of Adjustment is authorized to grant a special use permit provided that the provisions of the proposed use adequately safeguard the health, safety, and general welfare of persons residing or working in adjoining or surrounding property. The BOA must find that the special use permit meets the criteria stated below. On a separate piece of paper, address each issue as it pertains to your request:

- I. The applicant must show the proposed location, design, construction, and operation of the particular use will adequately safeguard the health, safety, and general welfare of those people residing or working in the adjoining or surrounding property.**

The design and location of the proposed Public Safety Center is oriented to direct headlights from safety vehicles south across a pond reducing light impacts to nearby single family homes.

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- II. The applicant must show that such use is in conformity with the Comprehensive Plan, and any other applicable City ordinances or regulations. Furthermore, the authorized use will not impede the normal and orderly development and improvement of the surrounding property as envisioned in the Comprehensive Plan.**

We believe the Public Safety Center will conform to the City's comprehensive plan and other applicable zoning ordinances. The use will not impede the surrounding development.

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- III. The applicant must show that such use shall be compatible with the neighborhood and surrounding use of land by its construction, architecture, and site improvements.**

We believe the use will be a compliment and benefit to the neighborhood. Building design for the Public Safety center will be 1 - 1 1/2 story utilizing a variety of materials, fenestrations, and natural colors that will compliment nearby residential development. Landscaping will also help screen and frame views.

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- IV. The applicant must show that such use will not unduly burden public utilities, increase congestion in the streets, or impact the ability to adequately safeguard the public of danger of fire and emergencies.**

The Public Safety Center will not burden the proposed utilities and does not generate a high volume of traffic. The neighborhood will benefit from the nearby response to fire or emergencies.

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- V. The applicant must show that such use shall not impair an adequate supply of light and air to surrounding property.**

The Public Safety Center utilizes a 1-1 1/2 story design exceeding required setbacks and therefore will not impair the surrounding properties from receiving adequate light and air.

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**VI. The applicant must show that such use shall not diminish or impair established property values in adjoining or surrounding property.**

The Public Safety Center will establish a new facility that improves the ability to respond to emergencies and fire. This benefit to the community should not diminish nearby property values.

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Supporting evidence from a professional appraiser, realtor, engineer, architect or other professional may be necessary to support the issuance of a special use permit. The Board of Adjustment may require additional documentation in order to grant a special use permit.

# CITY OF GRIMES PUBLIC SAFETY CENTER

City Of Grimes  
2001 SW 6th Street  
Grimes, Iowa 50111

CONFLUENCE

## SHEET INDEX

SHEET NO.	SHEET TITLE
L000	COVER SHEET
L001	GENERAL NOTES
CIVIL SHEETS	
C300	GRADING PLAN
C301	GRADING PLAN
C302	EROSION AND SEDIMENT CONTROL PLAN
C400	UTILITY PLAN
LANDSCAPE SHEETS	
L100	SITE PREPARATION PLAN
L200	LAYOUT PLAN
L201	LAYOUT PLAN BID ALTERNATE 1
L300	PLANTING PLAN
L400	DETAILS
L401	PLANTING DETAILS

**PROJECT CONTACT INFORMATION**  
JIM CLARK - FIRE CHIEF 515-251-7690 JCLARK@CITYOFJOHNSTON.COM

**PROPERTY DESCRIPTION**  
LOCATED SW OF INTERSECTION OF SW 6TH & COUNTY LINE ROAD.  
ADDRESS - 2001 SW 6TH STREET.

**LEGAL DESCRIPTION**  
LOT 3, HOPE MEADOWS PLAT 1

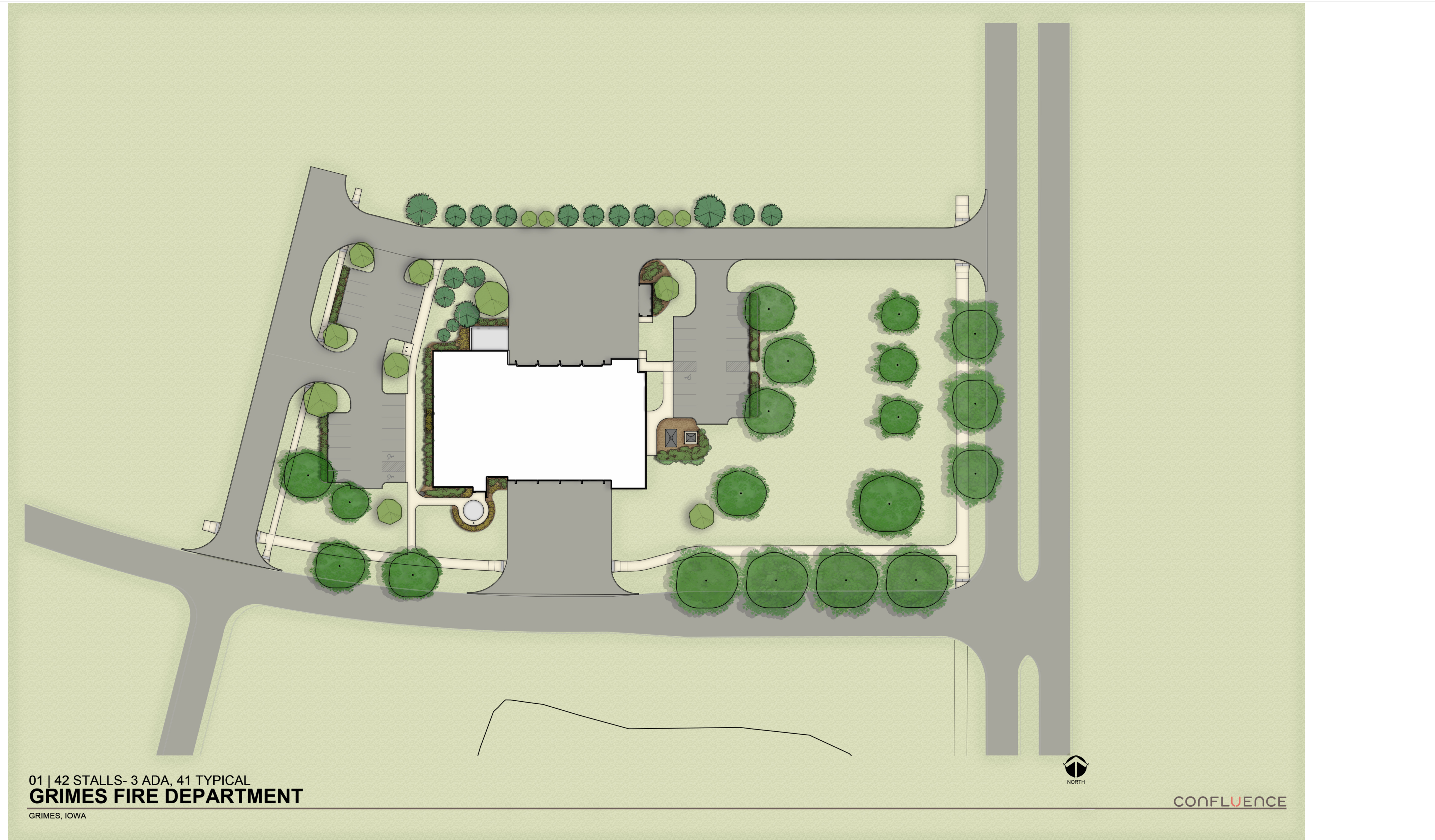
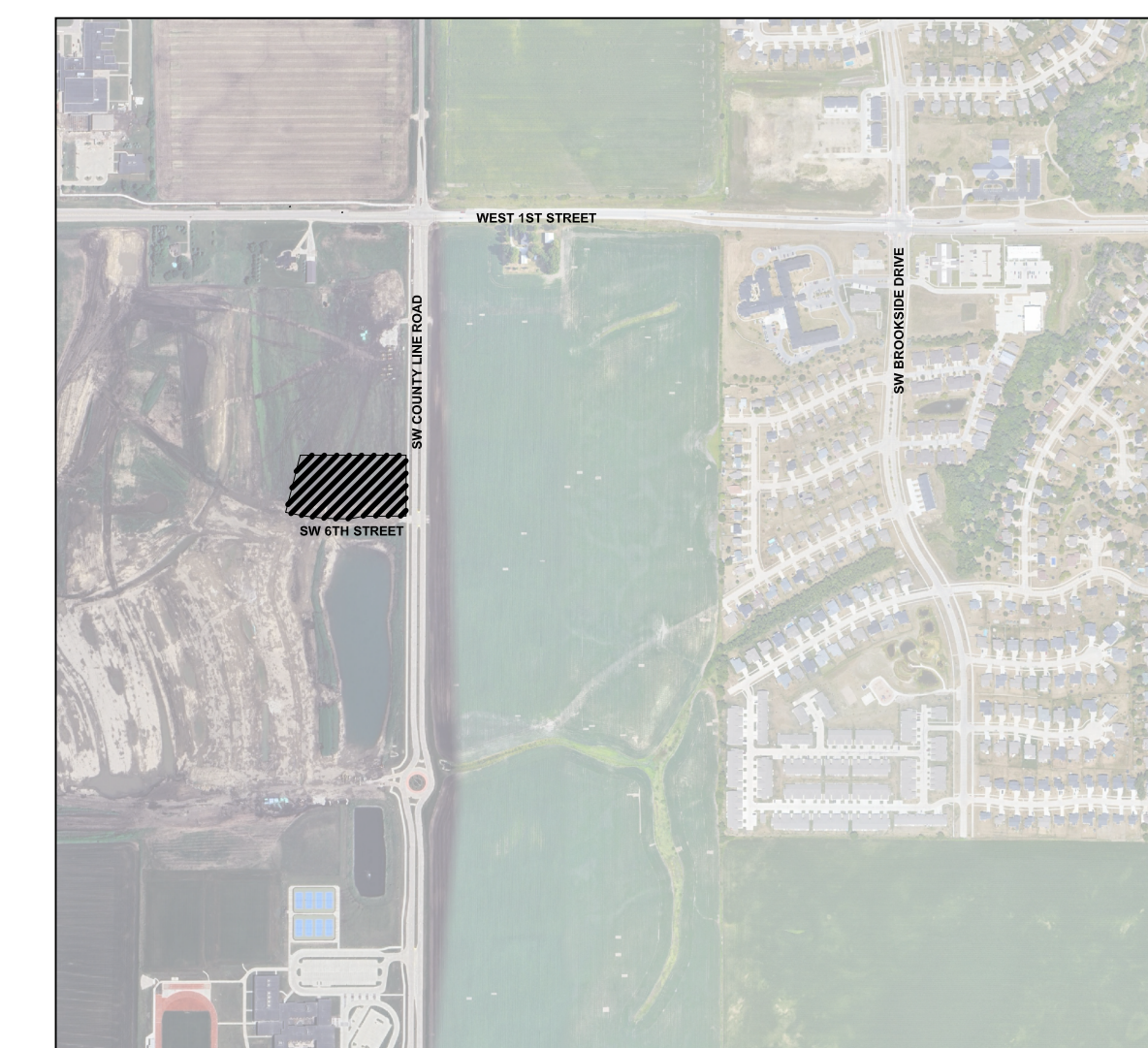
**ZONING REQUIREMENTS**  
MEADOWS P.U.D. ORDINANCE 751 AND TRANSPORTATION CORRIDOR MIXED USE OVERLAY.

**BULK REGULATIONS**  
COMMERCIAL  
FRONT SETBACK : 25'  
REAR SETBACK: 25'  
SIDE SETBACK: 10'  
PARKING SETBACK: 10'  
BUILDING HEIGHT: MAXIMUM 45' (3 STORIES)

**PARKING CALCULATIONS**  
11,100 GSF (DOES NOT INCLUDE APPARATUS BAY)  
CIVIC USE = 3 SPACES / 1,000 GSF. 11.1 X 3 = 33.3  
34 SPACES REQUIRED  
41 SPACES PROVIDED

**OPEN SPACE PROVIDED = TOTAL BUILDING AREA 163,072 SQ FT, TOTAL PAVING AREA 67,645 SQ FT.**  
163,072 - 67,645 = 95,427 / 163,072 = .585  
59% OPEN SPACE

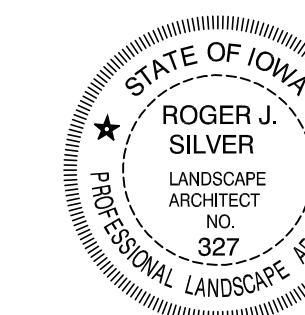
## VICINITY MAP



01 | 42 STALLS- 3 ADA, 41 TYPICAL  
**GRIMES FIRE DEPARTMENT**  
GRIMES, IOWA

**CIVIL ENGINEER**  
**CIVIL DESIGN ADVANTAGE**  
4121 NW Urbandale Dr  
Urbandale, IA 50322  
PH: (515) 369-4400  
CONTACT

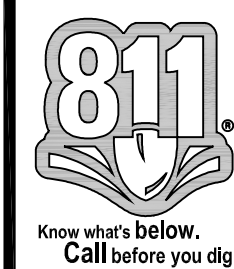
**LANDSCAPE ARCHITECT**  
**CONFLUENCE**  
525 17TH STREET  
DES MOINES, IA 50309  
PH: (515) 288-4875  
[www.thinkconfluence.com](http://www.thinkconfluence.com)  
CONTACT



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.  
ROGER J. SILVER IOWA LICENSE #327 EXPIRES JUNE 30, 2025  
SHEETS COVERED BY THIS SEAL: 0005-0201 + L100-L400

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ISSUED FOR  
SITE PLAN  
SUBMITTAL



COVER

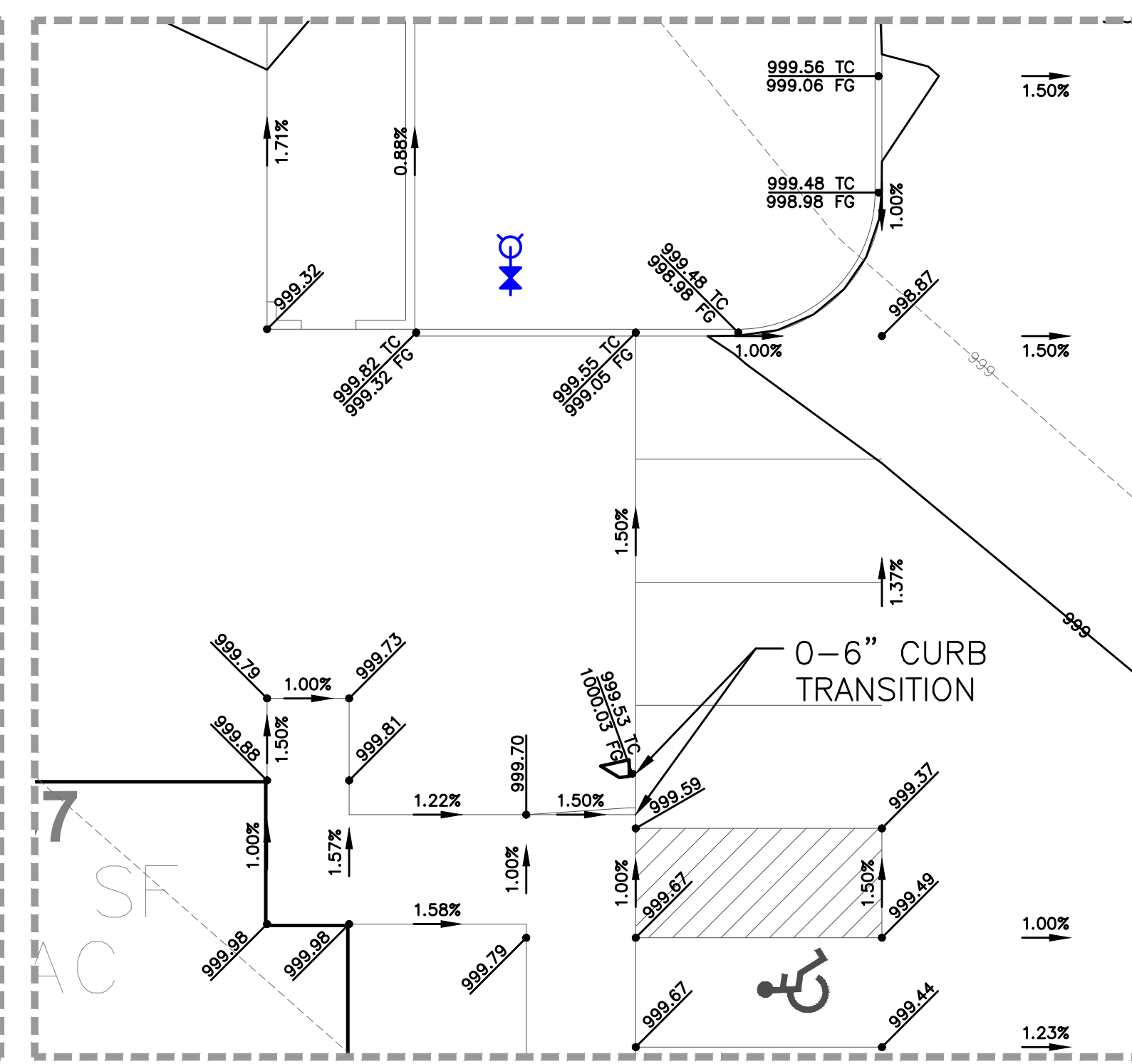
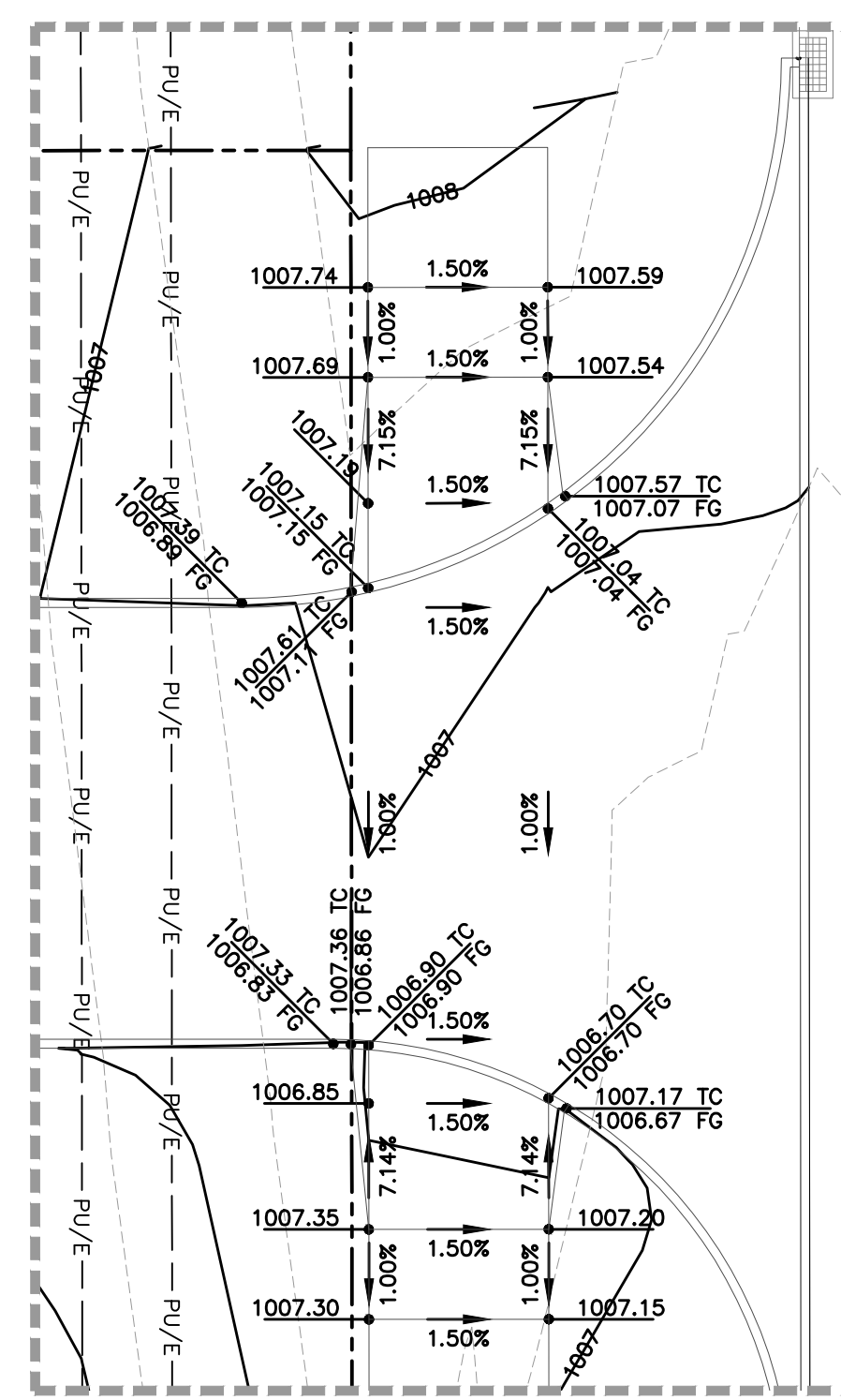
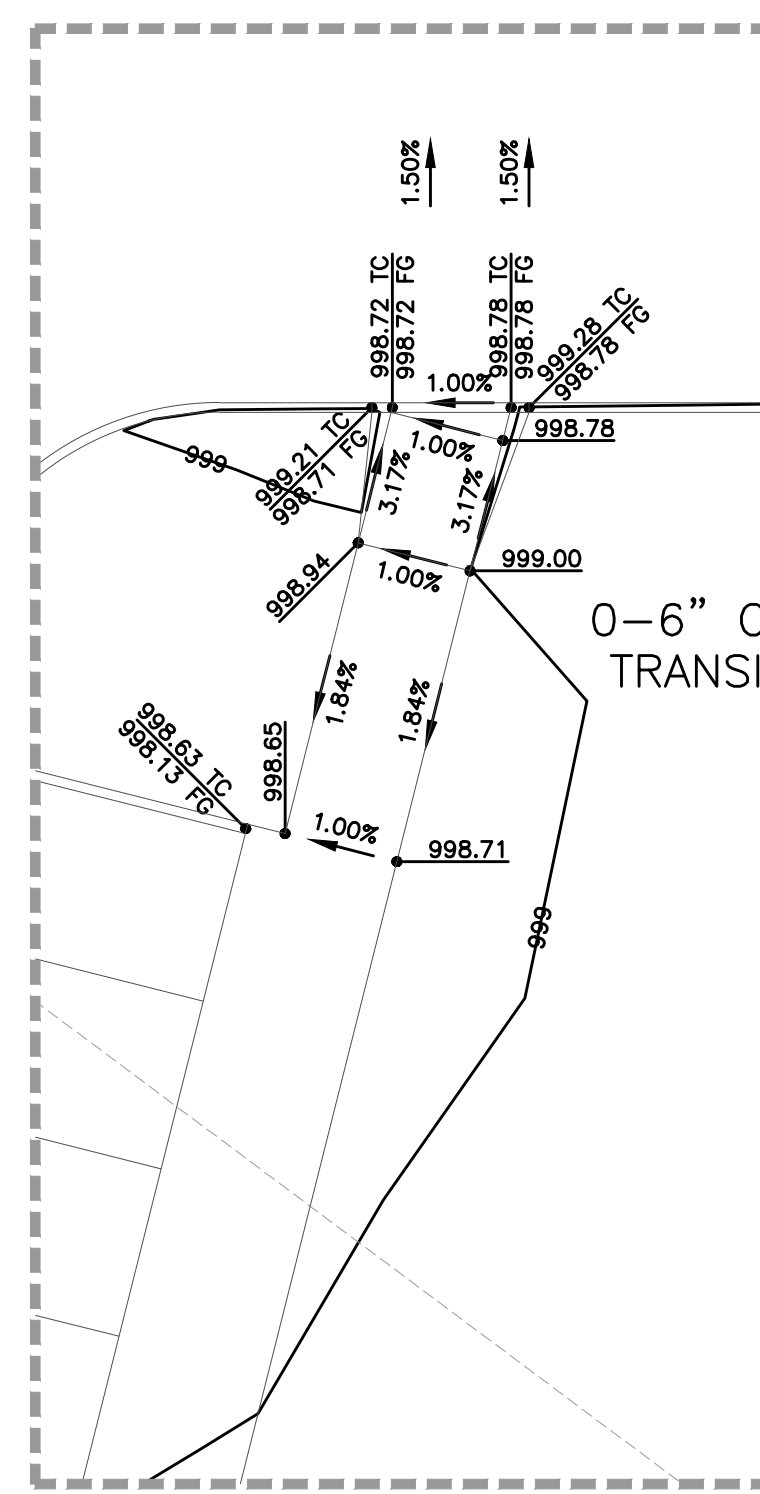
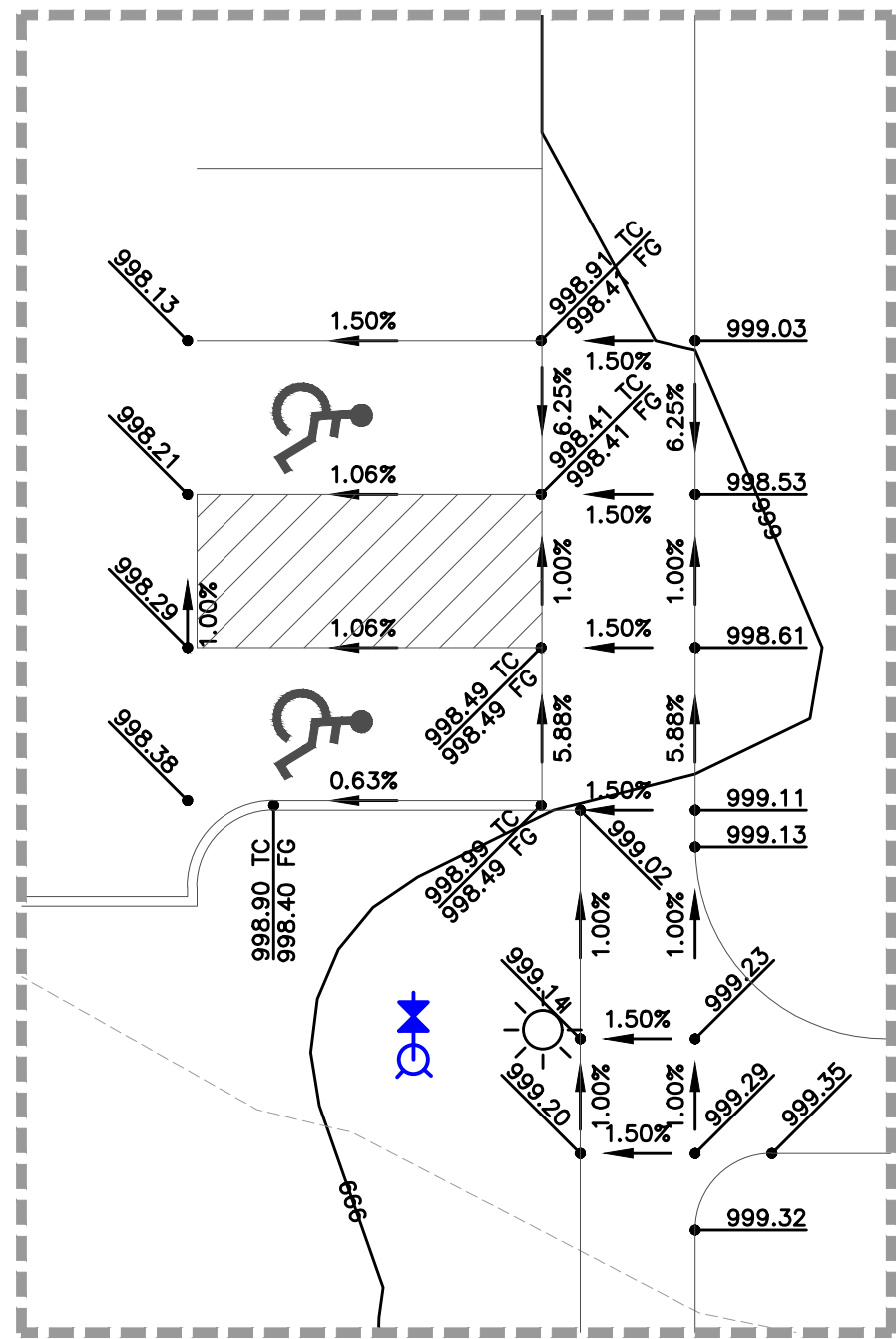
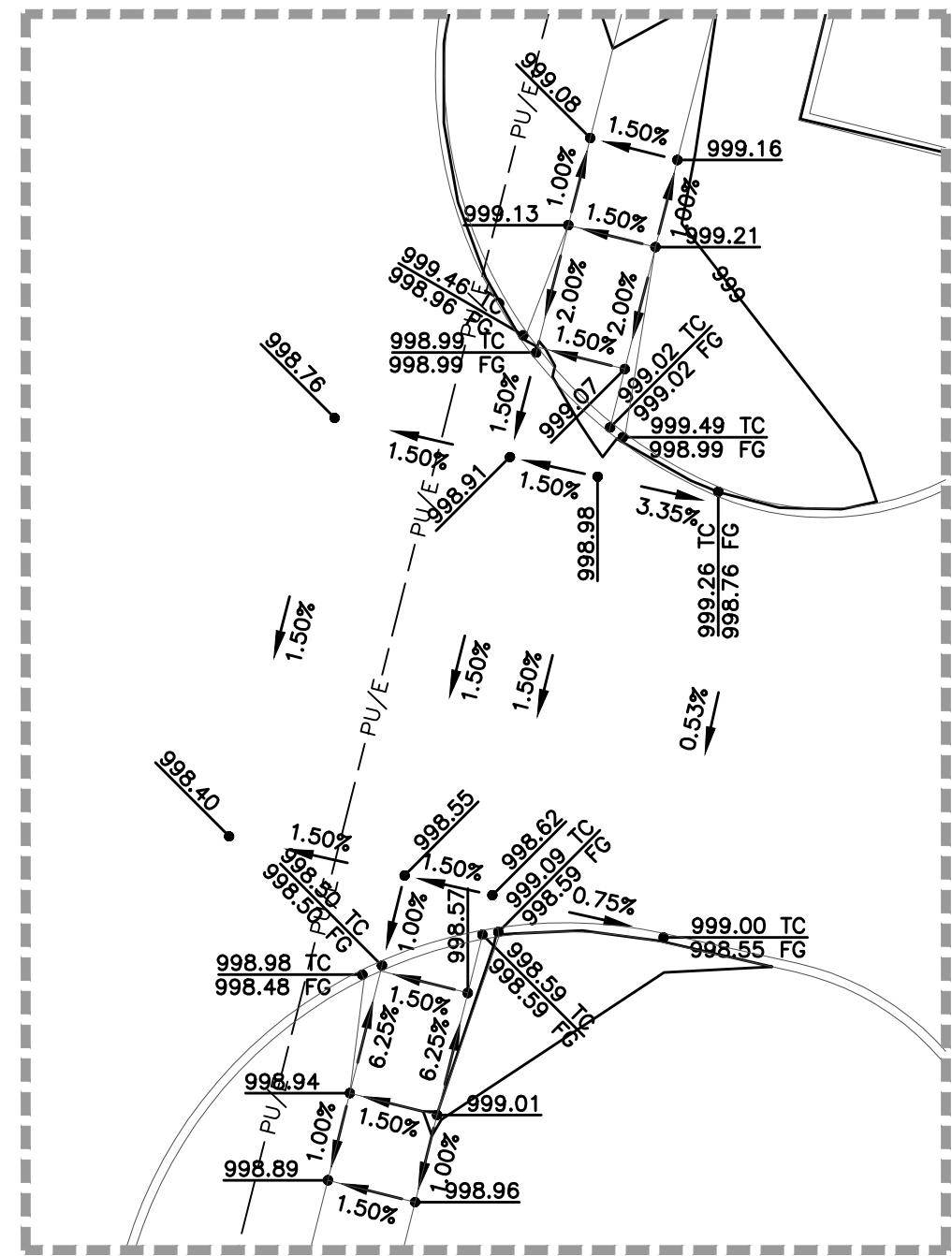
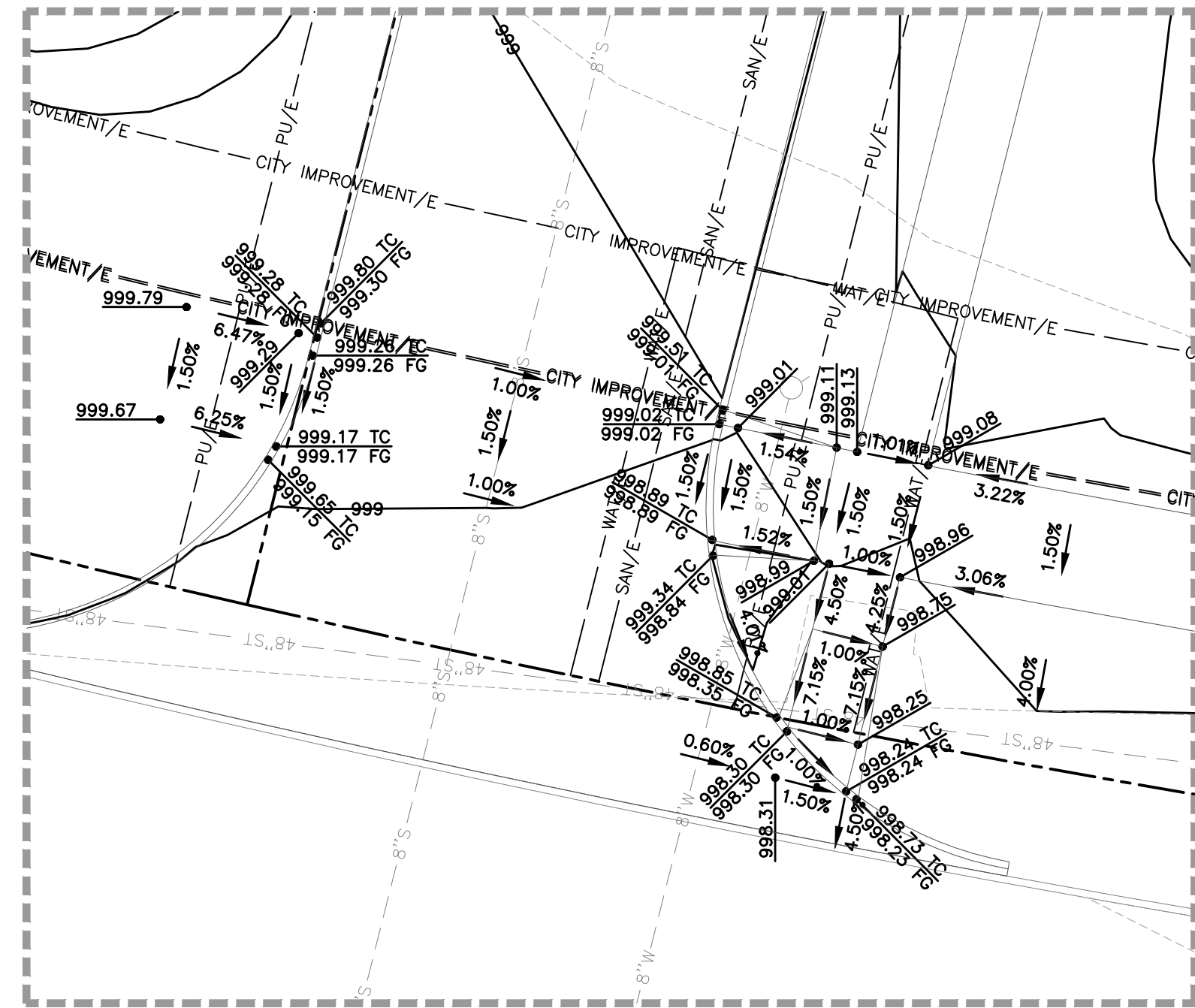
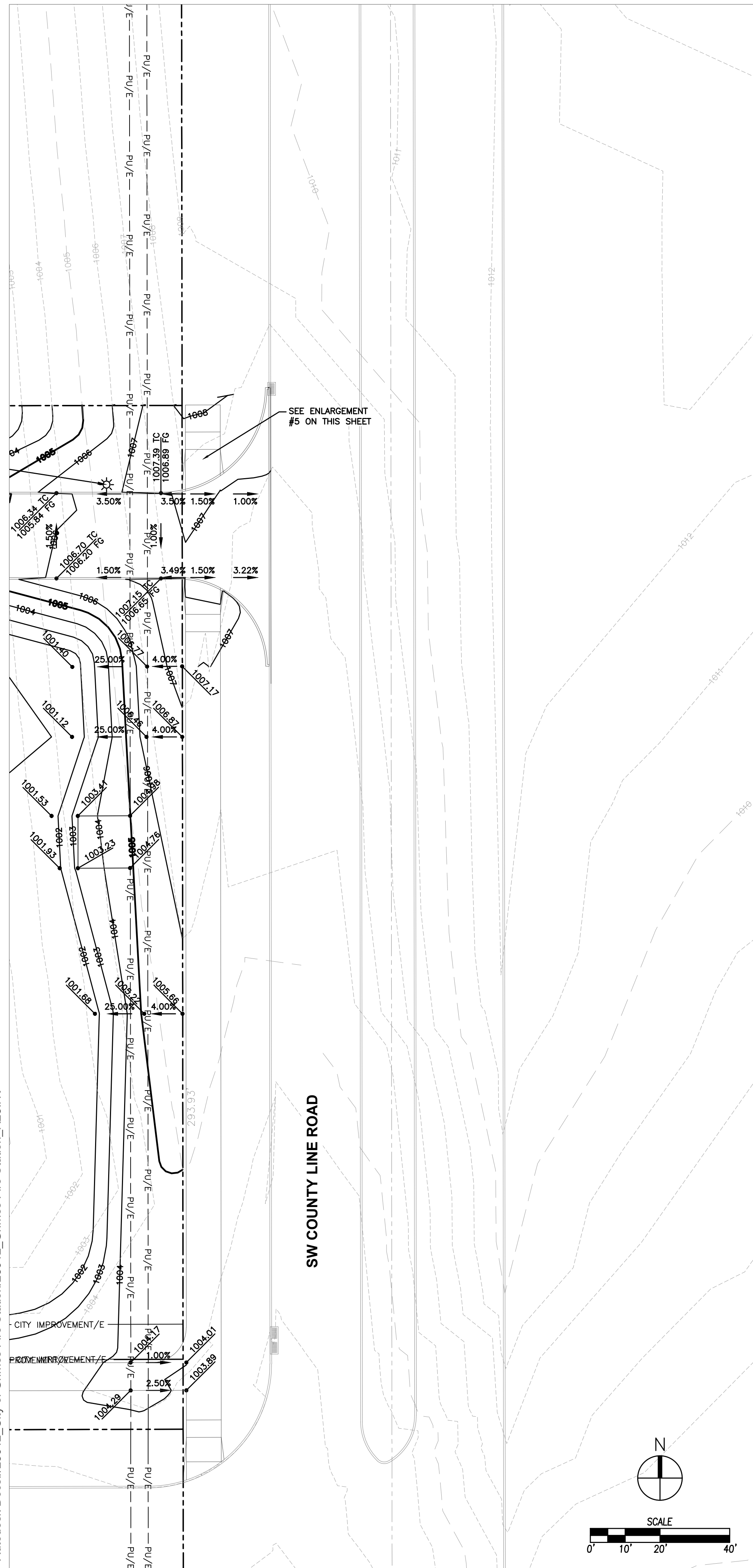
CONFLUENCE PROJECT # 23014

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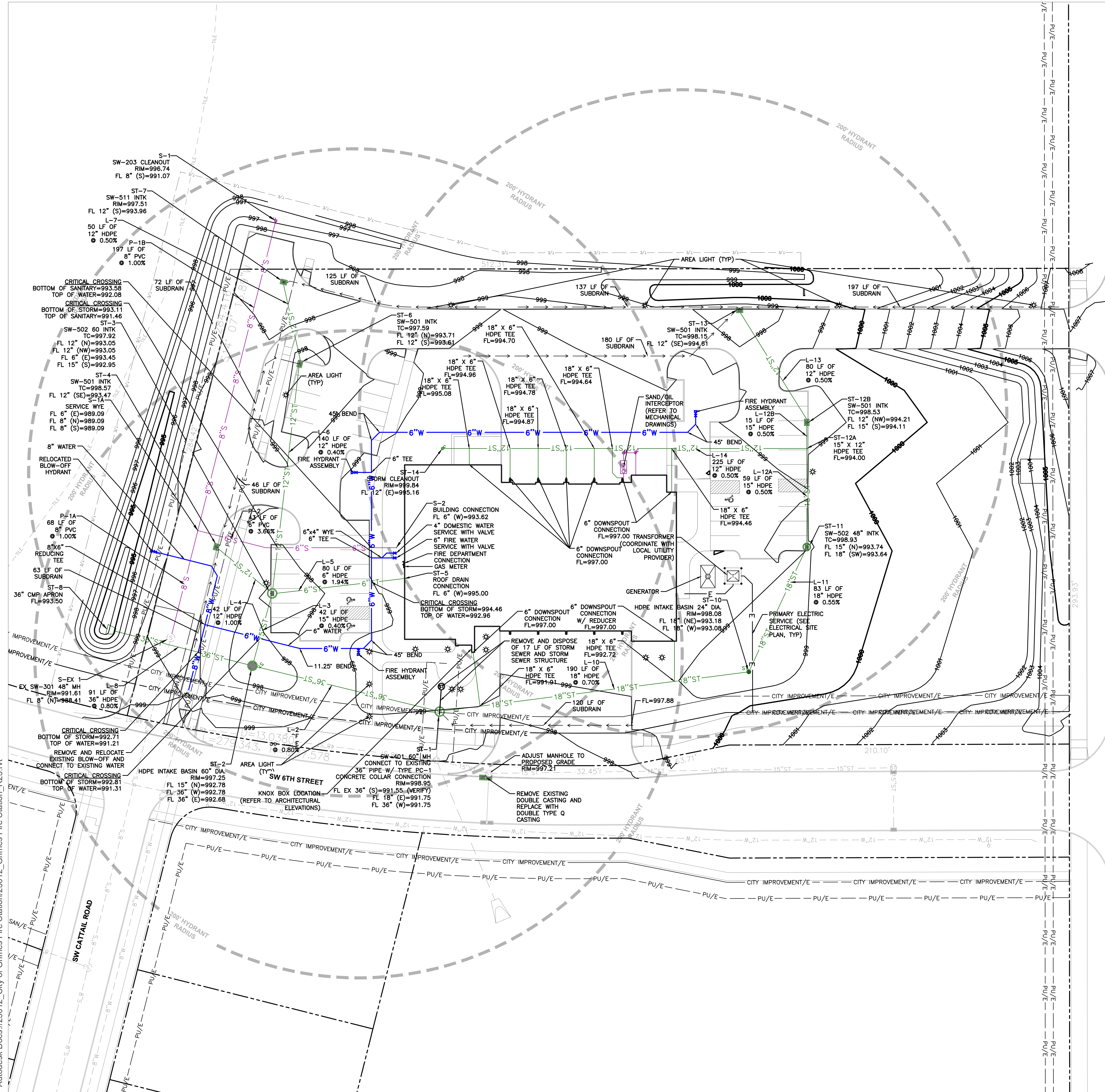
PROJECT NUMBER

23012

GRADING PLAN

C301





**GENERAL NOTES**

- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
- FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
- BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
- ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
- ADJUST ALL EXISTING UTILITY STRUCTURES, FIXTURES, AND APPURTENANCES TO FINISHED GRADES.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
- 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES.
- 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
- MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
- WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES, UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MAY BE CONSIDERED APPROXIMATE ONLY. IF IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN, IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERE TO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
- OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
- CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.

**CITY OF GRIMES STANDARD NOTES FOR SITE PLANS:**

**SANITARY SEWER NOTES**

- THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REMOVE THE PLUG FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
- SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
- SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
- ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
- ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
- ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE ANTI-SUCK/WATER ADJUSTING MECHANISM.
- SANITARY SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISION. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.

**WATER MAIN NOTES**

- ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR 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'.
- ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
- ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
- WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
- THE CITY OF GRIMES SHALL DO THE FILLING OF THE WATER MAIN.
- NEW WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE CONTRACTOR. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE CONTRACTOR AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DIVISION. ALL TESTS AND SAMPLING TO BE WITNESSED BY THE CITY ENGINEERING DIVISION. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
- ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.
- ALL DEAD-END WATER MAINS TO HAVE TEMPORARY BLOWOFF HYDRANTS.

**STORM SEWER NOTES**

- ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL STORM SEWERS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC UNLESS OTHERWISE DIRECTED.
- 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 AND INCLUDE ON RECORD DRAWINGS.
- PUBLIC STORM SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISION. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
- USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.

SW COUNTY LINE ROAD



1466 28th Street, Suite 200 | West Des Moines, Iowa 50266 | 515.327.5990



Twin Rivers Engineering Consultants



**City of Grimes  
Public Safety  
Center**

2001 SW 6th STREET  
GRIMES, IA 50111

ISSUANCE

**SITE PLAN SUBMITTAL**  
03/08/2024

REVISIONS

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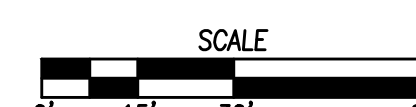
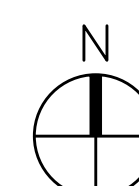
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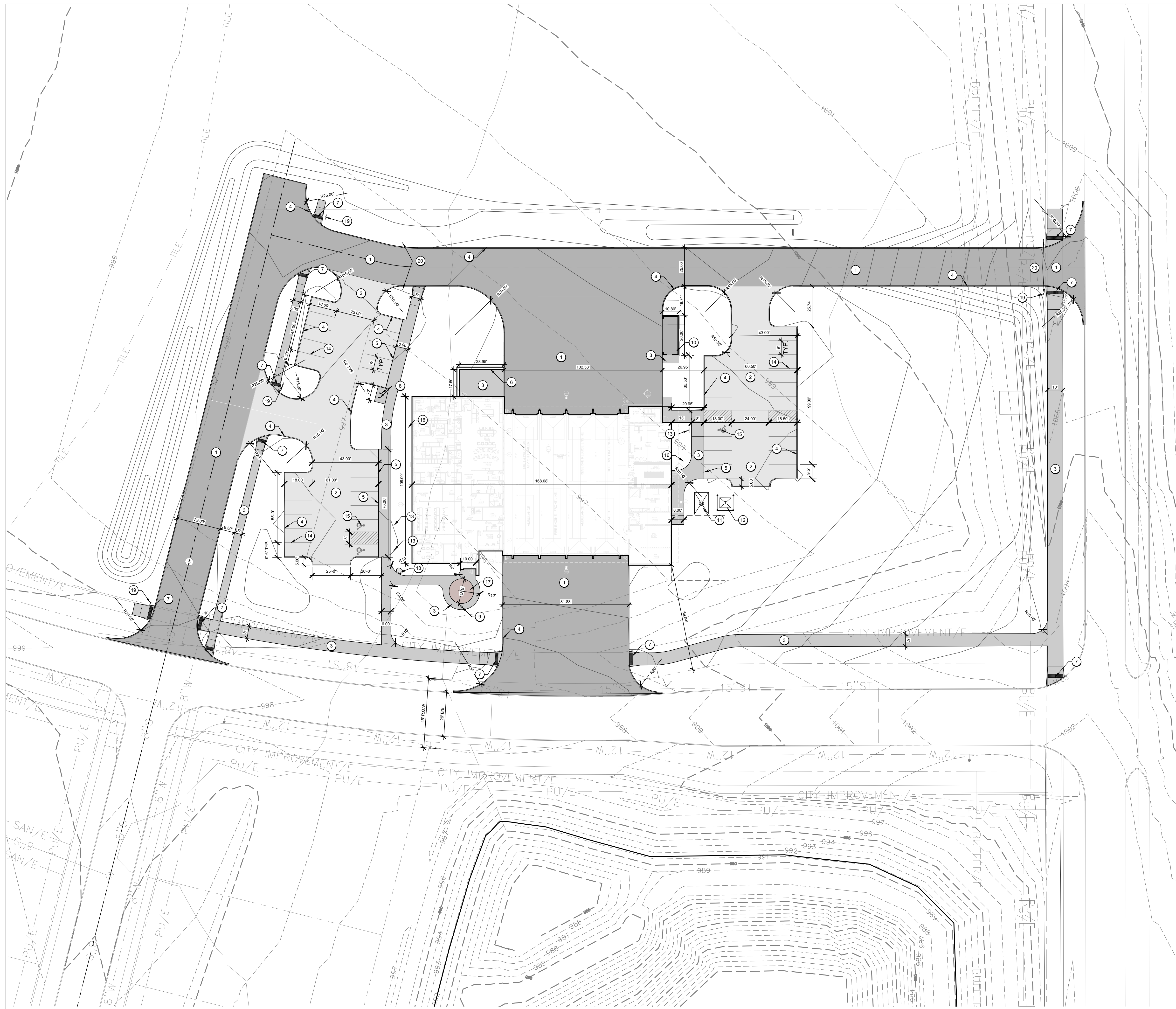
23012

UTILITY PLAN

**C400**








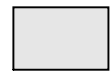

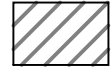
**GENERAL NOTES**

- A. REFERENCE ALL NOTES ON SHEET G001 AND SPECIFICATION MANUAL
- B. PRESERVE AND PROTECT ALL EXISTING PAVEMENT OUTSIDE OF CONTRACT LIMIT

**KEYNOTES**

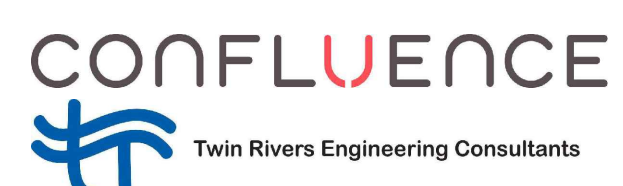
- 1 TYPE 1 PCC PAVEMENT (8" THICK), SEE DETAIL 01/L400
- 2 TYPE 2 PCC PAVEMENT (6" THICK), SEE DETAIL 02/L400
- 3 TYPE 3 PCC SIDEWALK (5" THICK), SEE DETAIL 03/L400
- 4 STANDARD CURB AND GUTTER, SEE DETAIL 04/L400
- 5 INTEGRAL CURB AND GUTTER, SEE DETAIL 05/L400
- 6 SEAT WALL, SEE DETAIL 12/L400
- 7 CURB RAMP, SEE DETAILS 9/L400
- 8 2 BIKE RACKS, SEE SPECS
- 9 FLAGPOLE, SEE DETAIL
- 10 TRASH ENCLOSURE, SEE ARCHITECTURAL SHEETS
- 11 GENERATOR, SEE MEP SHEETS
- 12 TRANSFORMER, SEE MEP SHEETS
- 13 ADA PARKING SIGNAGE, SEE DETAIL 11/L400
- 14 PARKING LOT STRIPING
- 15 ADA PARKING SYMBOL, SEE DETAIL 10/L400
- 16 PLANTING AREA
- 17 SPECIALTY PAVING
- 18 HUTCHESON MEMORIAL BOULDER
- 19 STOP SIGN - MUTCD TYPE R1-1
- 20 DO NOT ENTER / EMERGENCY VEHICLES ONLY SIGN MUTCD TYPE R5-1 ABOVE PS-17

**HATCH LEGEND**

-  TYPE 1 PCC PAVEMENT (8" THICK)
-  TYPE 2 PCC PAVEMENT (6" THICK)
-  TYPE 3 PCC SIDEWALK (5" THICK)
-  SPECIALTY PAVING

01 L200 LAYOUT PLAN

SCALE 0' 15' 30' 60'



**City of Grimes  
Public Safety  
Center**

2001 SW 6th STREET  
GRIMES, IA 50111

ISSUANCE

**SITE PLAN SUBMITTAL**  
03/08/2024

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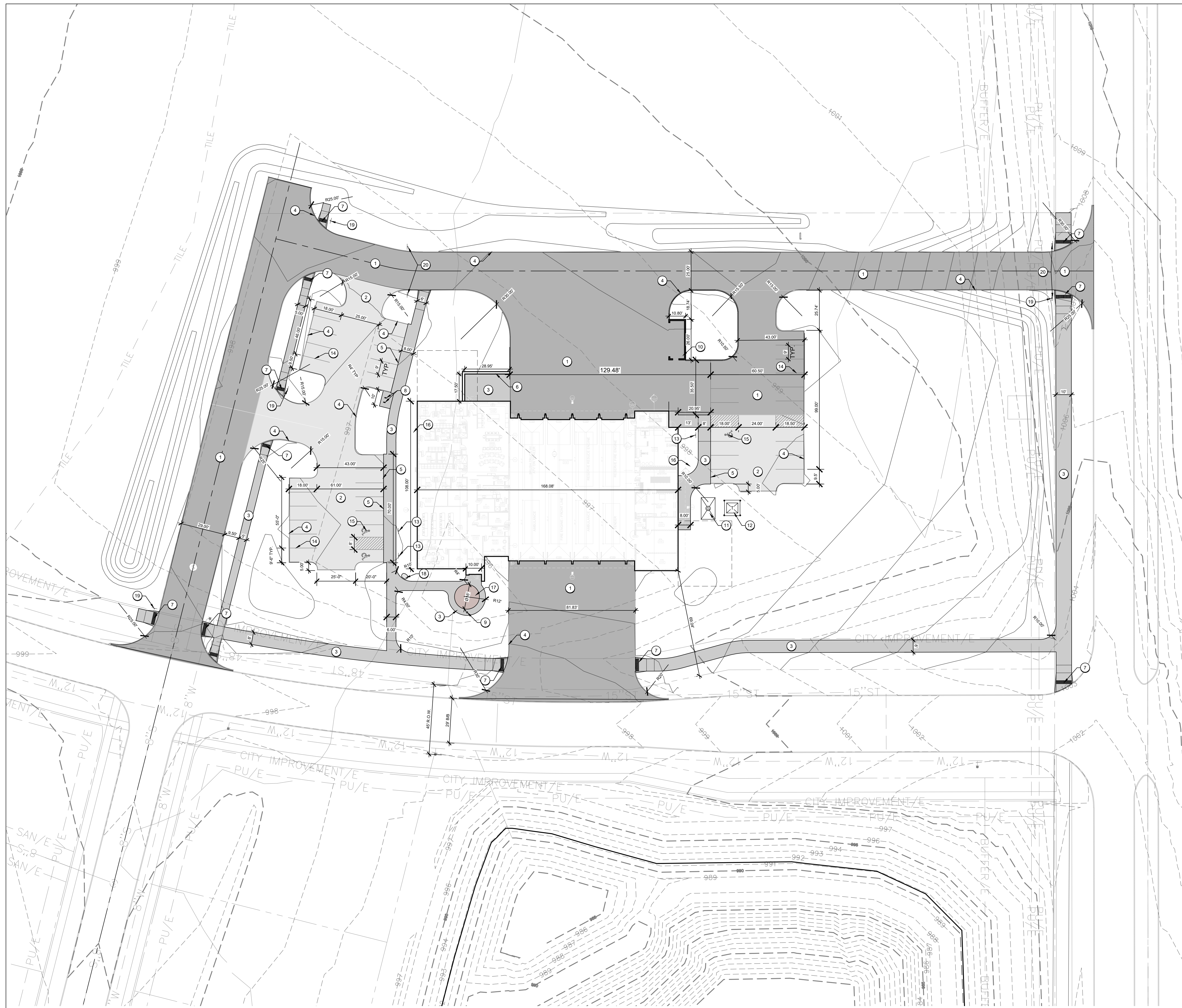
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PROJECT NUMBER  
**23012**

SITE LAYOUT

**L200**

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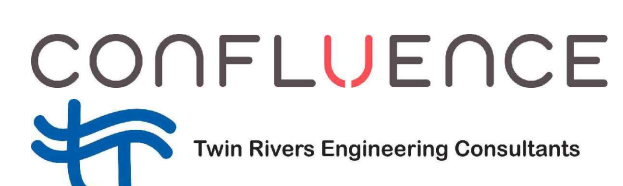


**GENERAL NOTES**

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- B. PRESERVE AND PROTECT ALL EXISTING PAVEMENT OUTSIDE OF CONTRACT LIMIT

**KEYNOTES**

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- 11 GENERATOR, SEE MEP SHEETS
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- 13 ADA PARKING SIGNAGE, SEE DETAIL 11/L400
- 14 PARKING LOT STRIPING
- 15 ADA PARKING SYMBOL, SEE DETAIL 10/L400
- 16 PLANTING AREA
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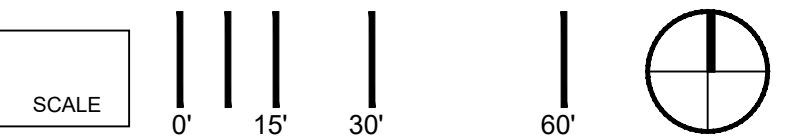
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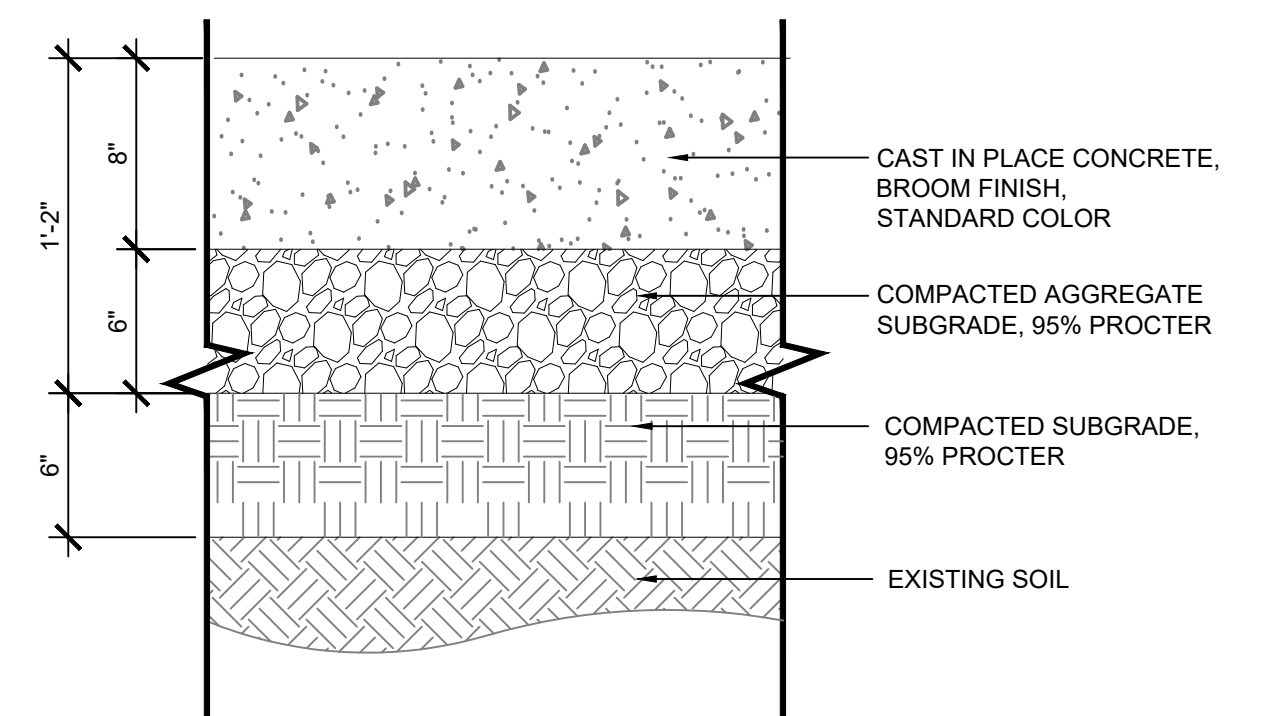
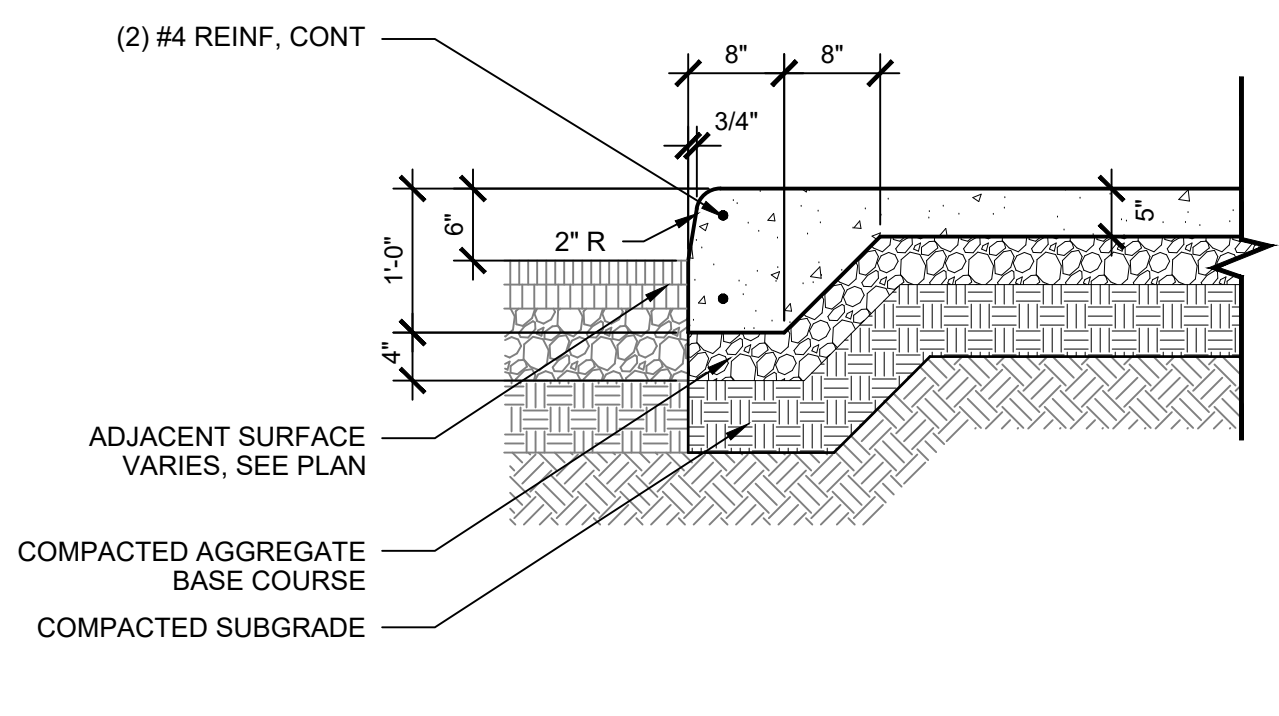
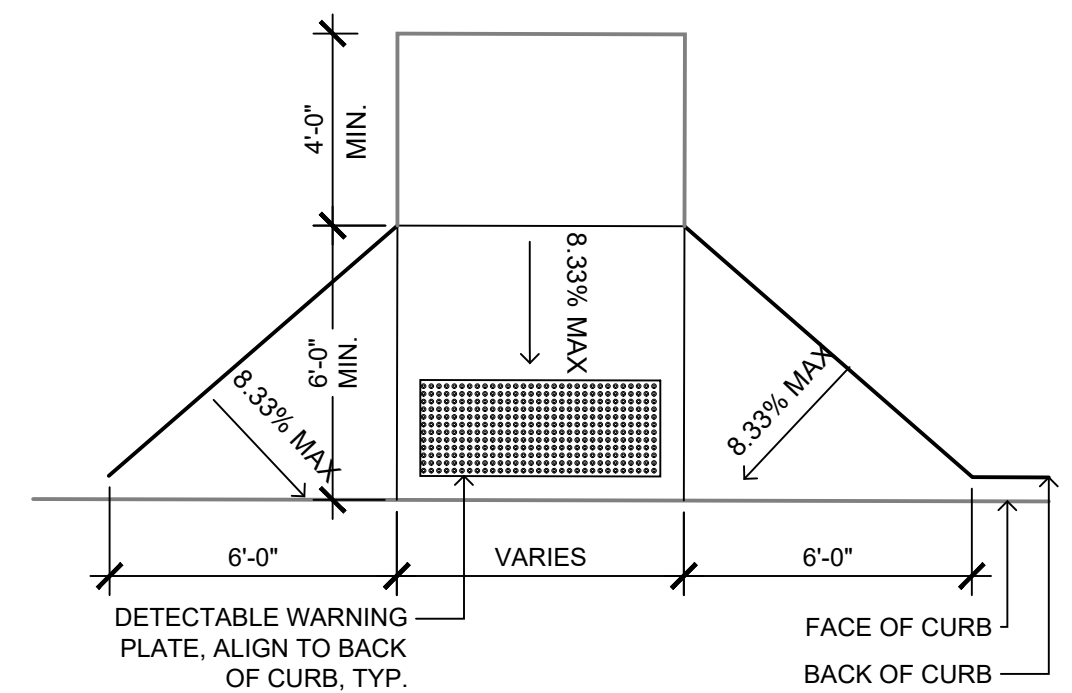
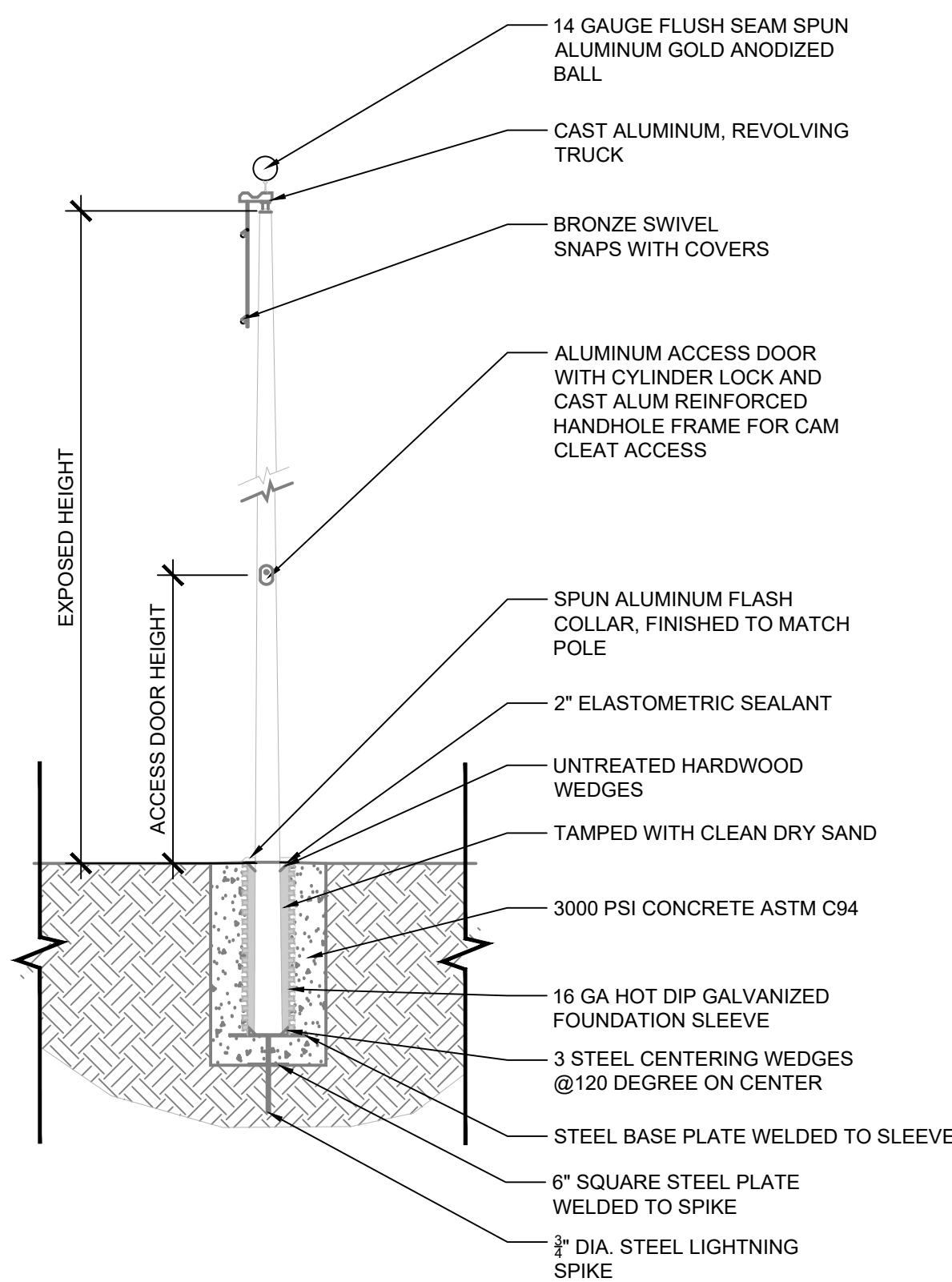
SITE LAYOUT  
ALTERNATE 1

**L201**

01 L201 LAYOUT PLAN BID ALTERNATE 1



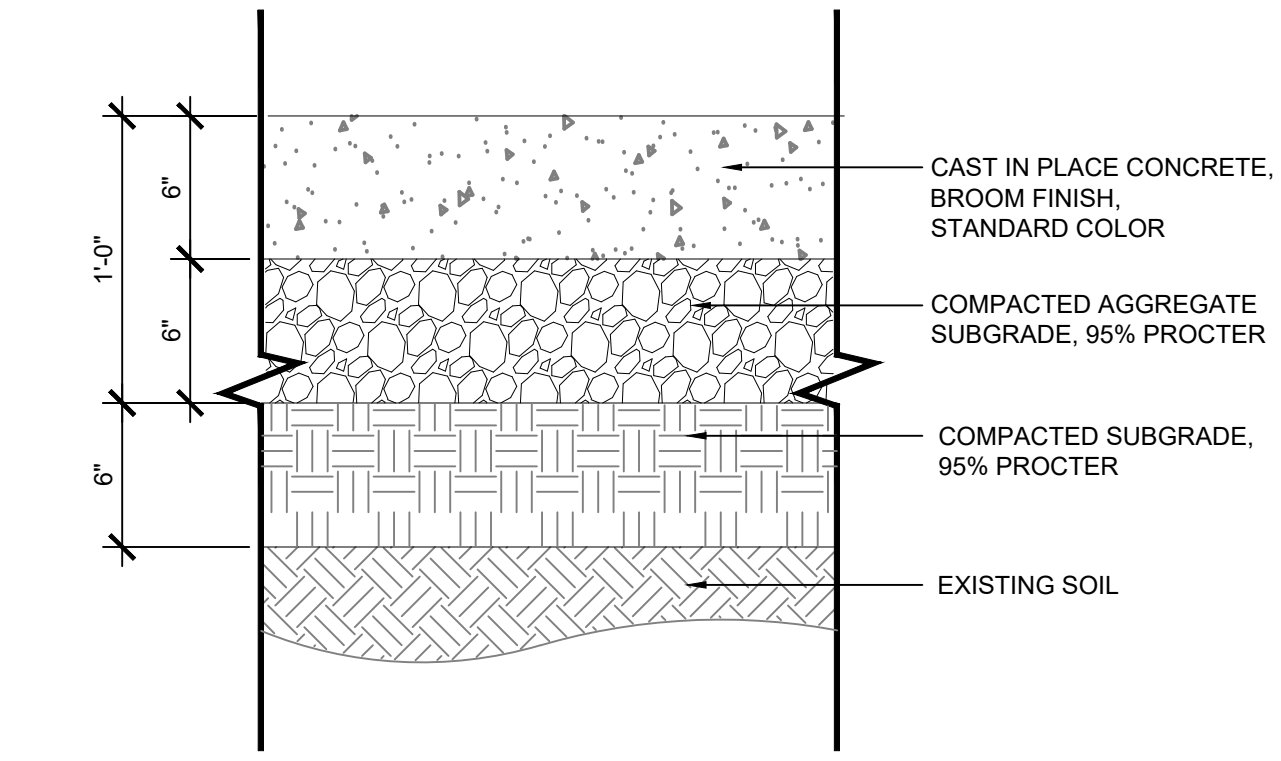
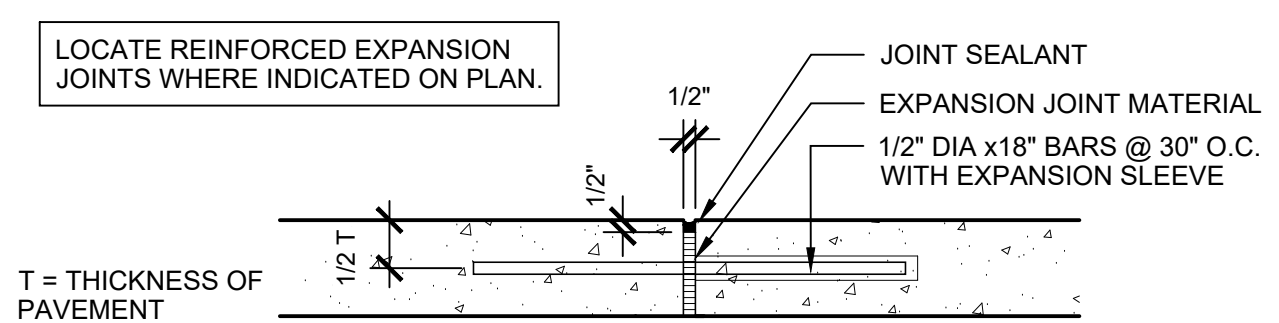
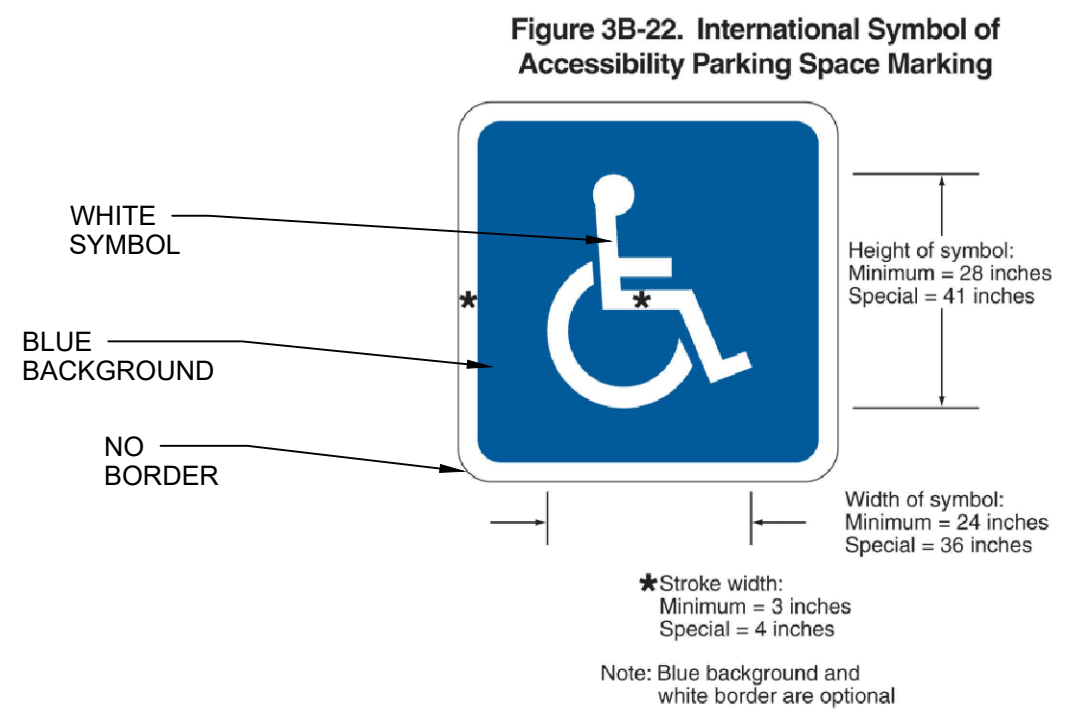




09 L400 PLAN: ADA RAMP, FLARE CURB, TYP 1/4"=1'-0"

05 L400 SECTION: INTEGRAL CURB, TYP 3/4"=1'-0"

01 L400 SECTION: PCC PAVEMENT TYPE 1 1-1/2"=1'-0"

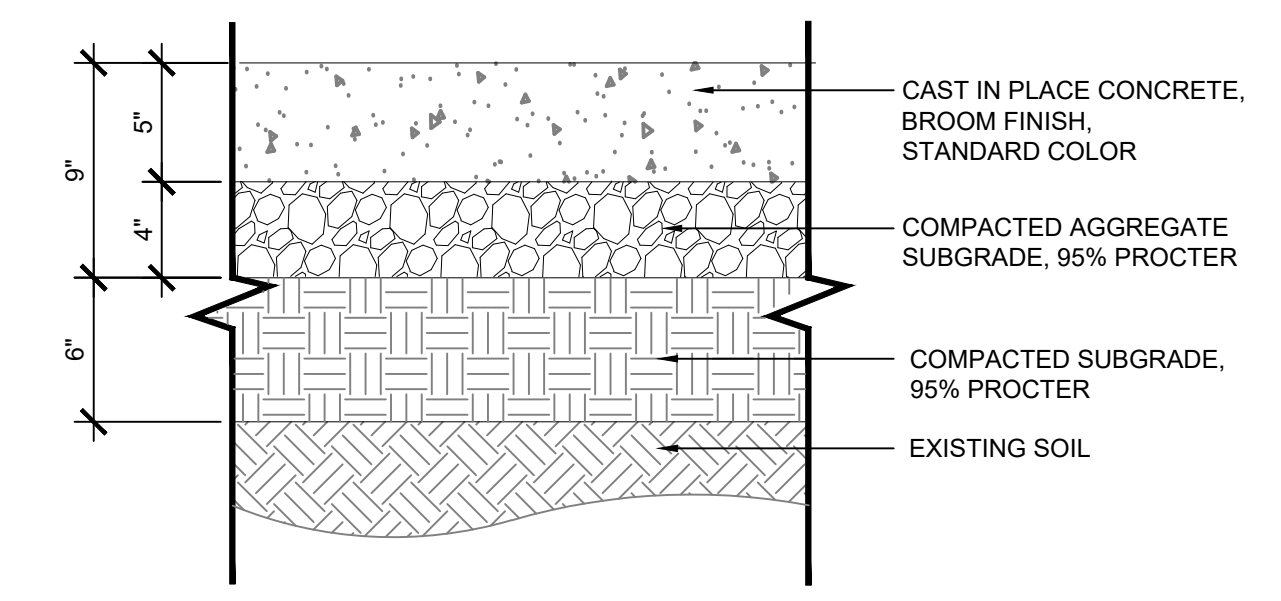
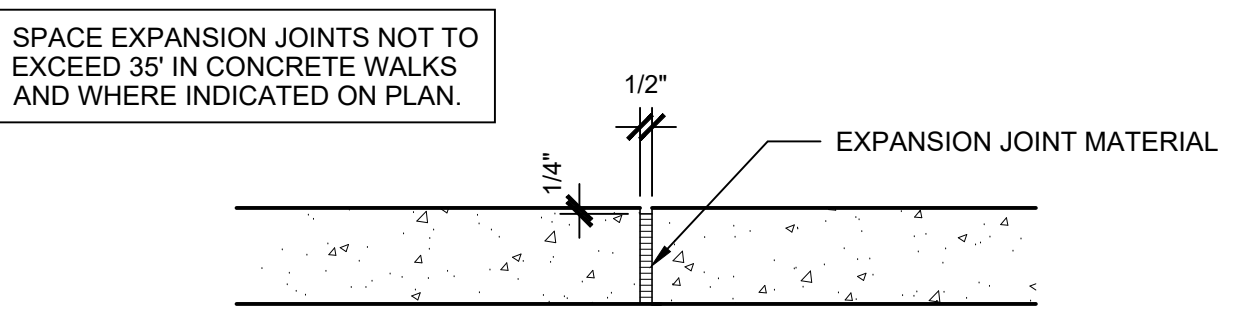
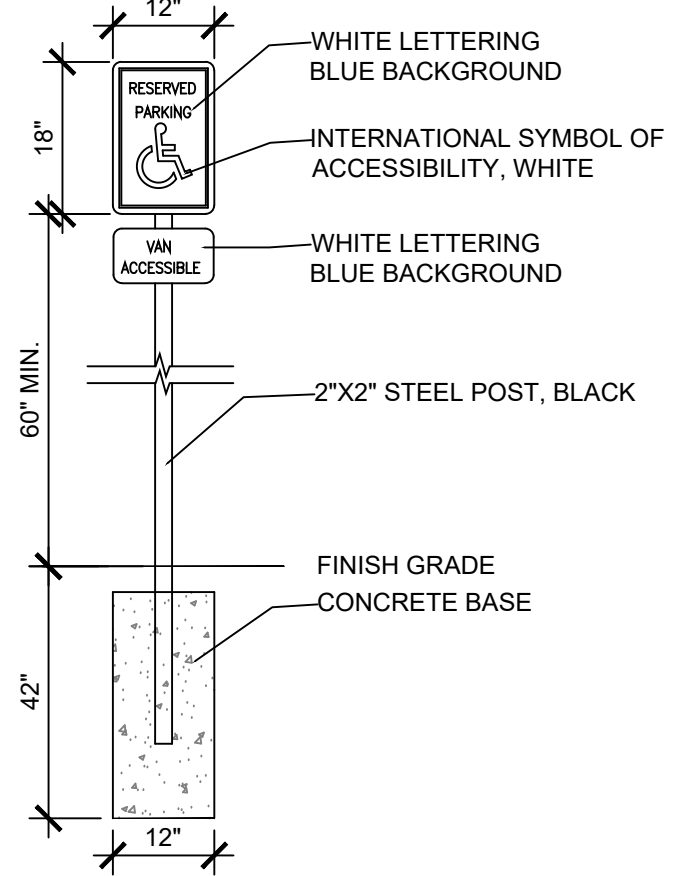
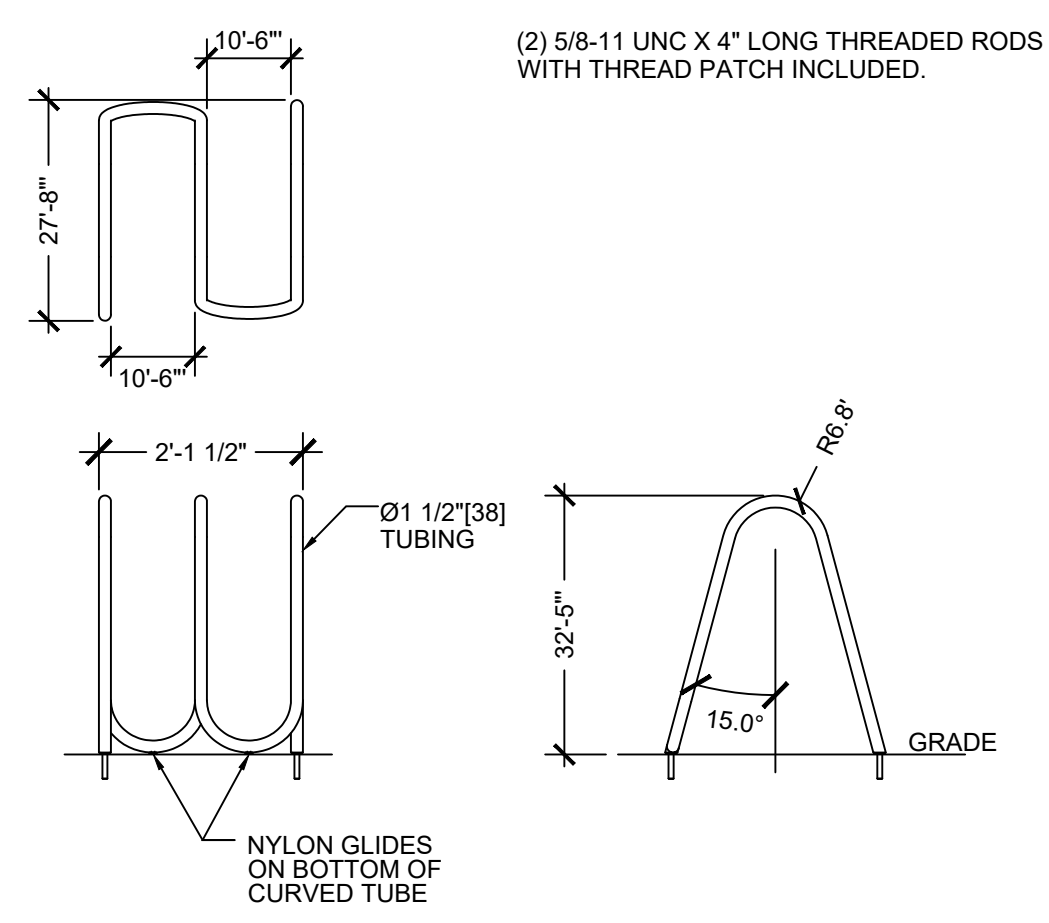


13 L400 SECTION: FLAGPOLE 3/8"=1'-0"

10 L400 LAYOUT: ADA PARKING SYMBOL, TYP 3/8"=1'-0"

06 L400 SECTION: EXPANSION JOINT, REINFORCED, TYP 1-1/2"=1'-0"

02 L400 SECTION: PCC PAVEMENT TYPE 2 1-1/2"=1'-0"

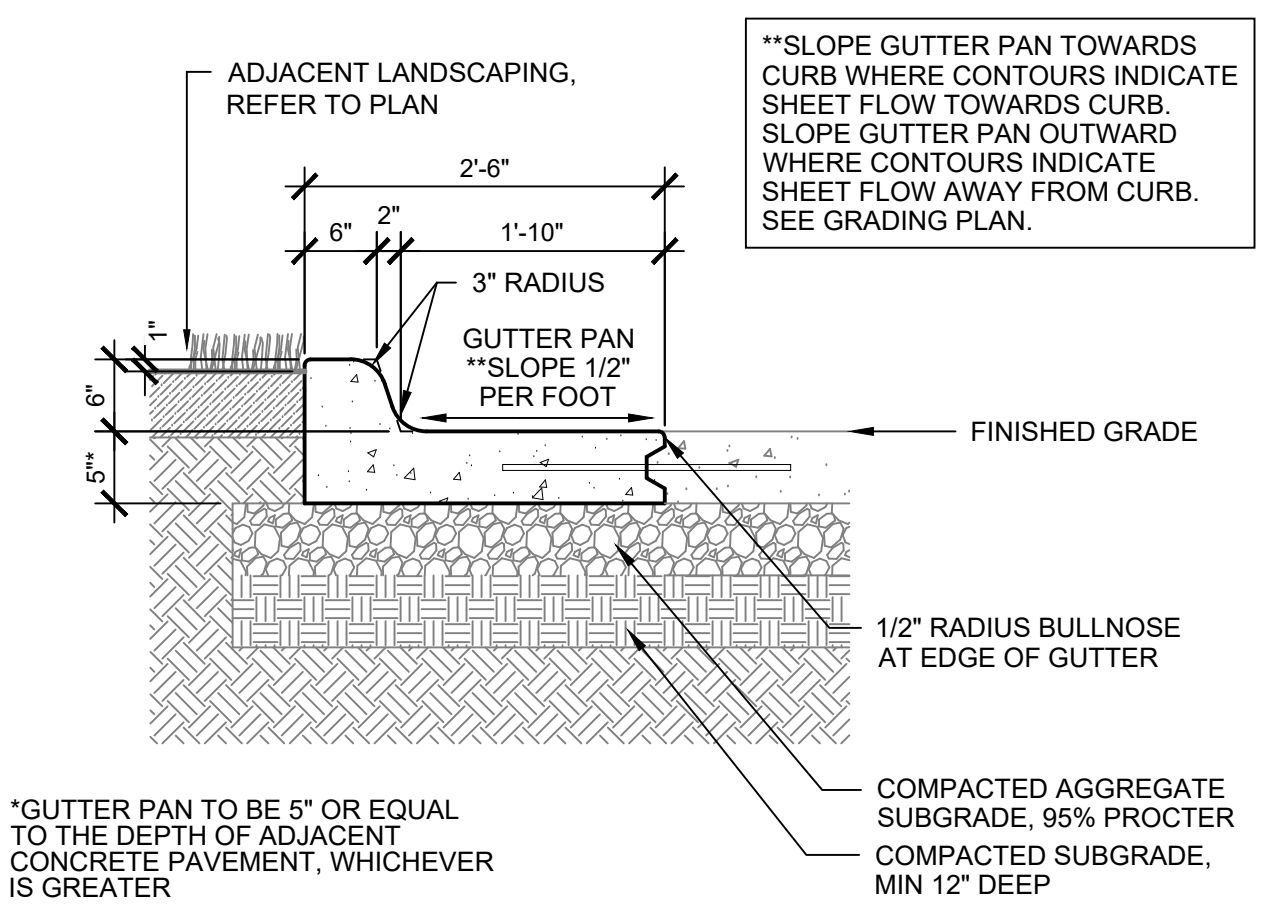
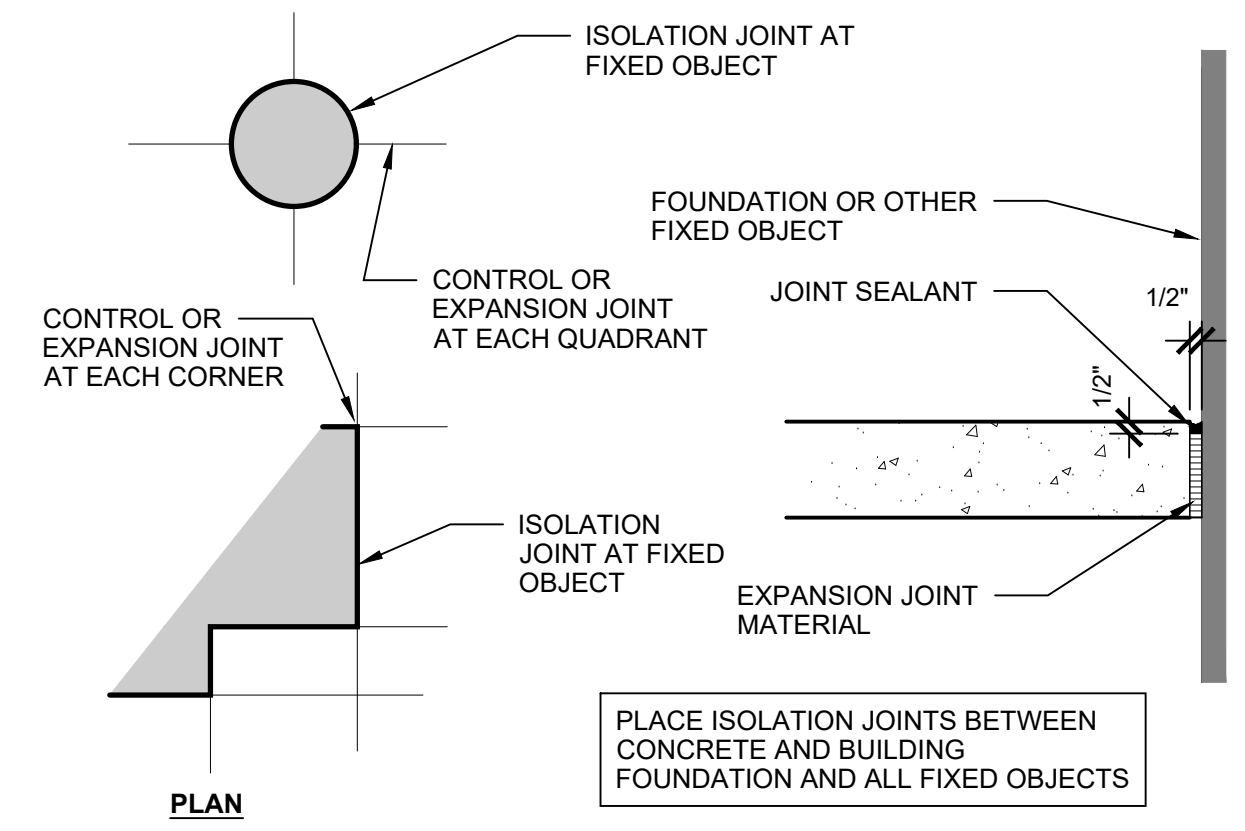
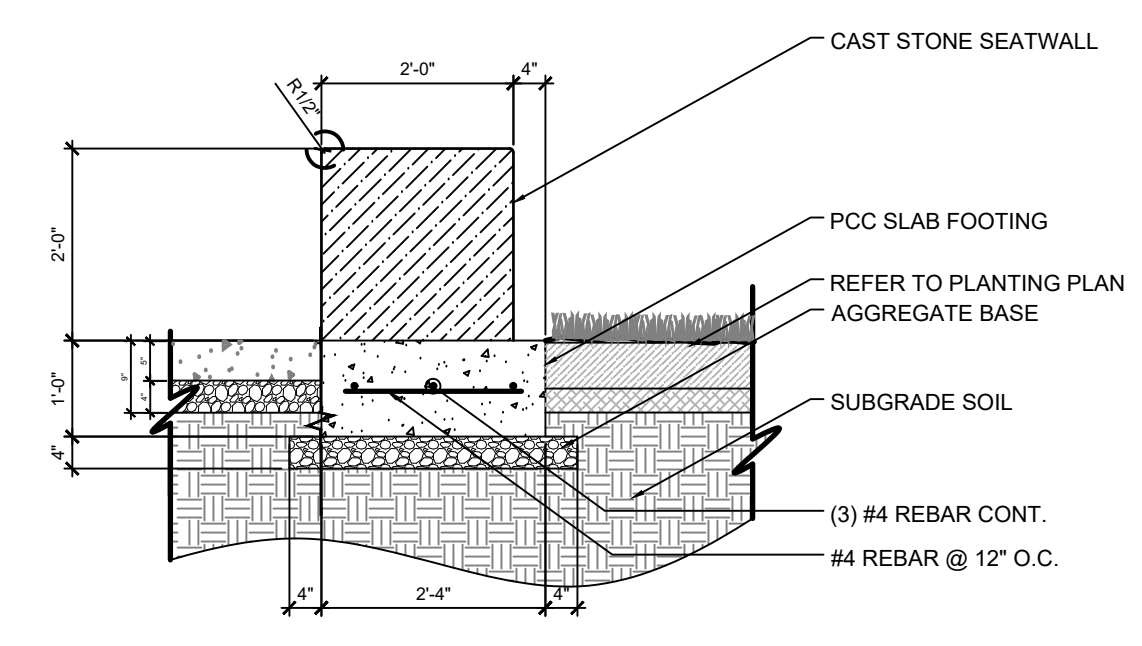


14 L400 SECTION: BIKE RACK 1/2"=1'-0"

11 L400 SECTION: ADA PARKING SIGNAGE 3/8"=1'-0"

07 L400 SECTION: EXPANSION JOINT, TYP 1-1/2"=1'-0"

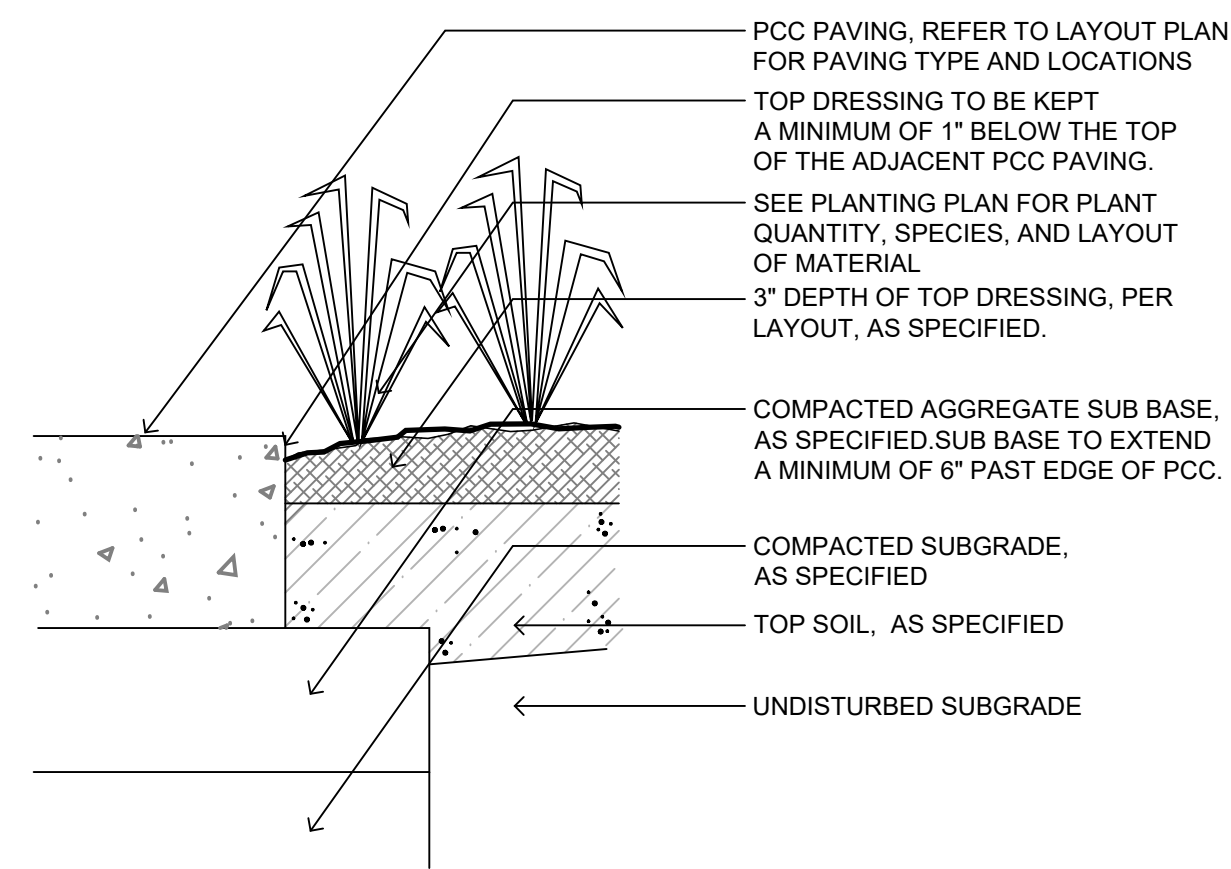
03 L400 SECTION: PCC PAVEMENT TYPE 3 1-1/2"=1'-0"



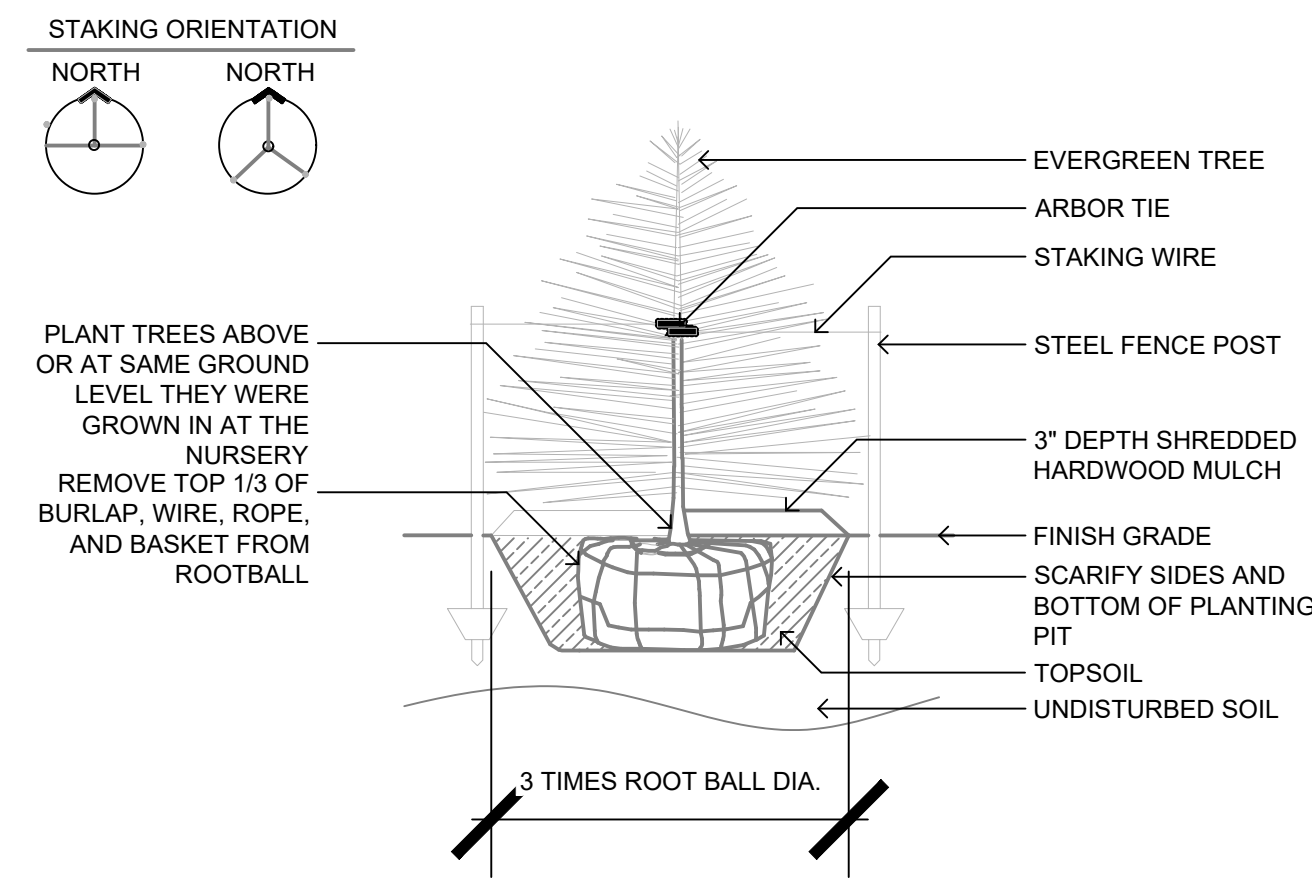
12 L400 SECTION: SEAT WALL 1/2"=1'-0"

08 L400 SECTION: ISOLATION JOINT, TYP 1-1/2"=1'-0"

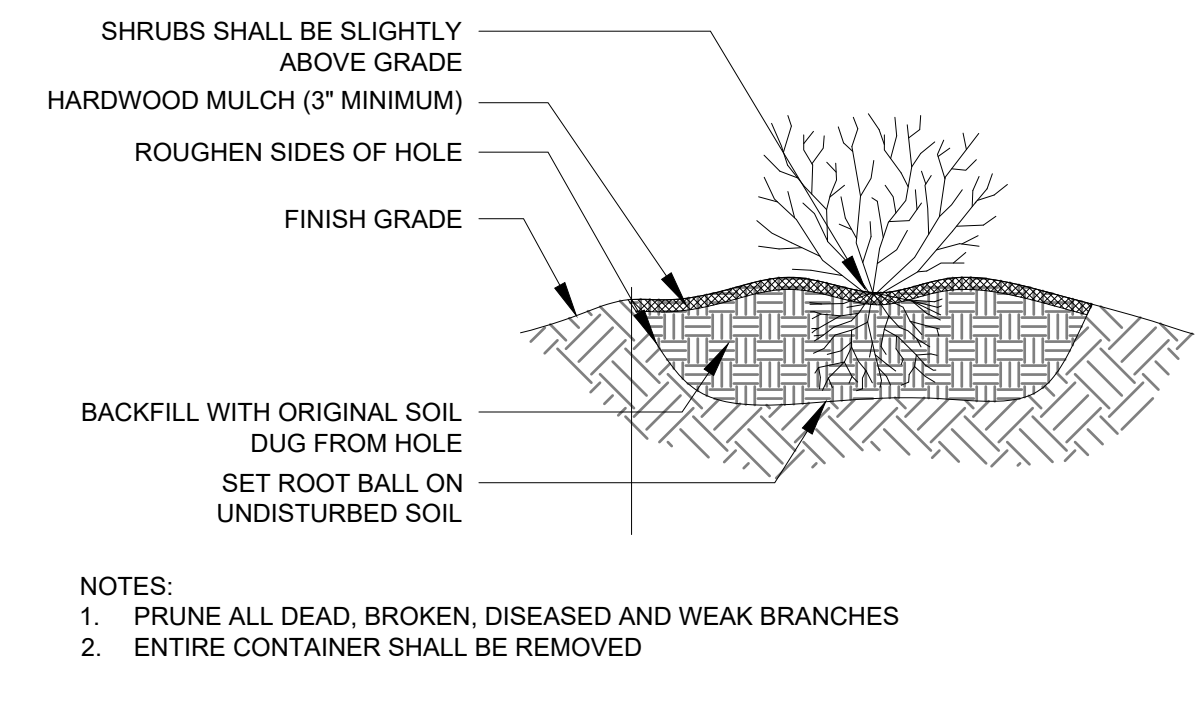
04 L400 SECTION: CURB AND GUTTER, TYP 3/4"=1'-0"



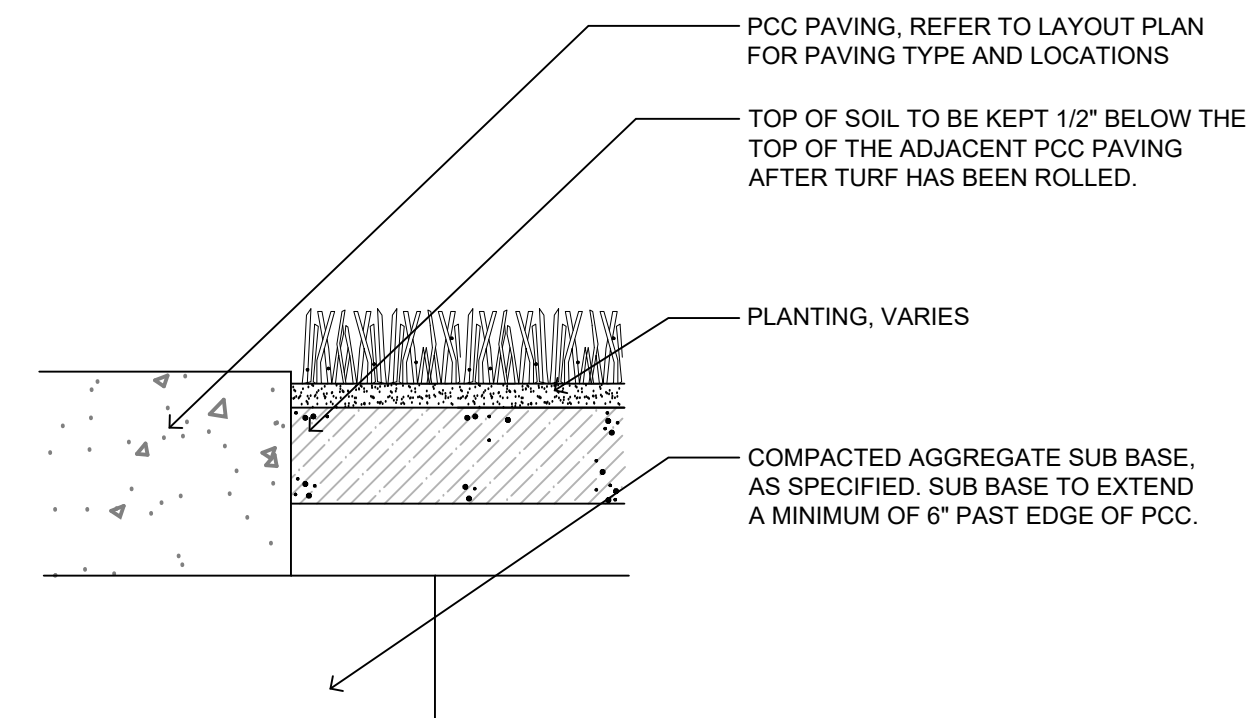
9 SECTION: PLANTING BED @ PCC EDGE, TYP SCALE L401



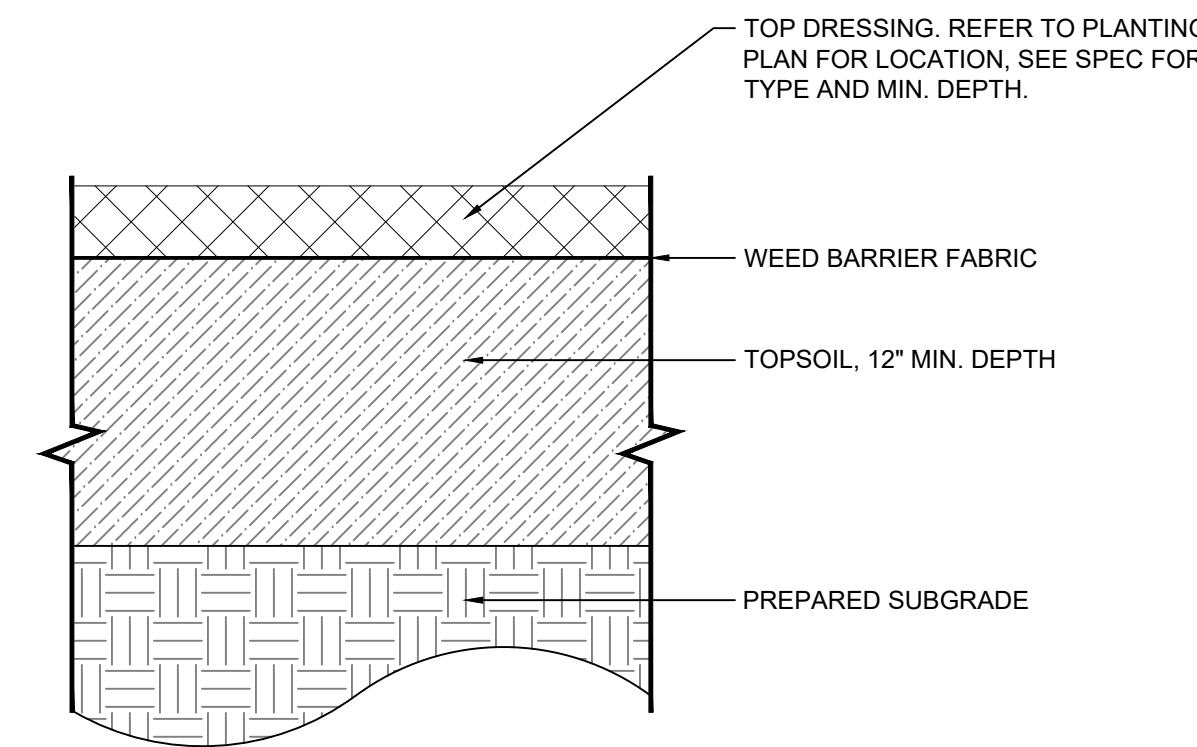
05 SECTION: EVERGREEN TREE, TYP SCALE L401



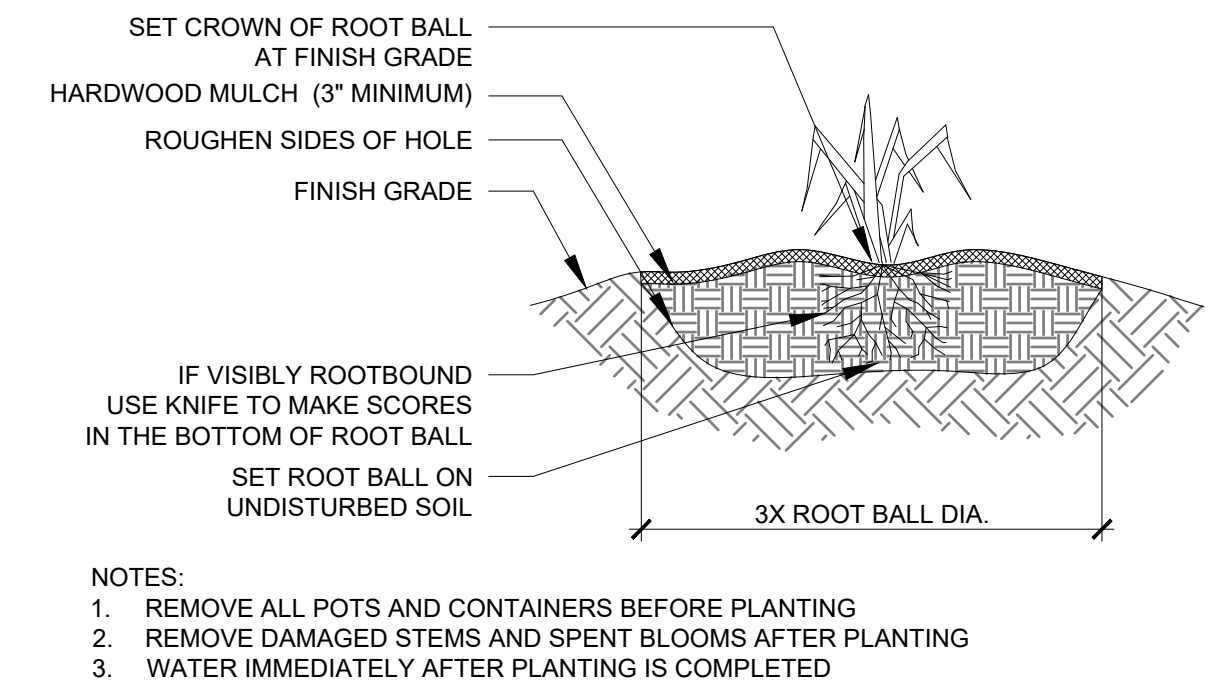
01 SECTION: SHRUBS, TYP SCALE L401



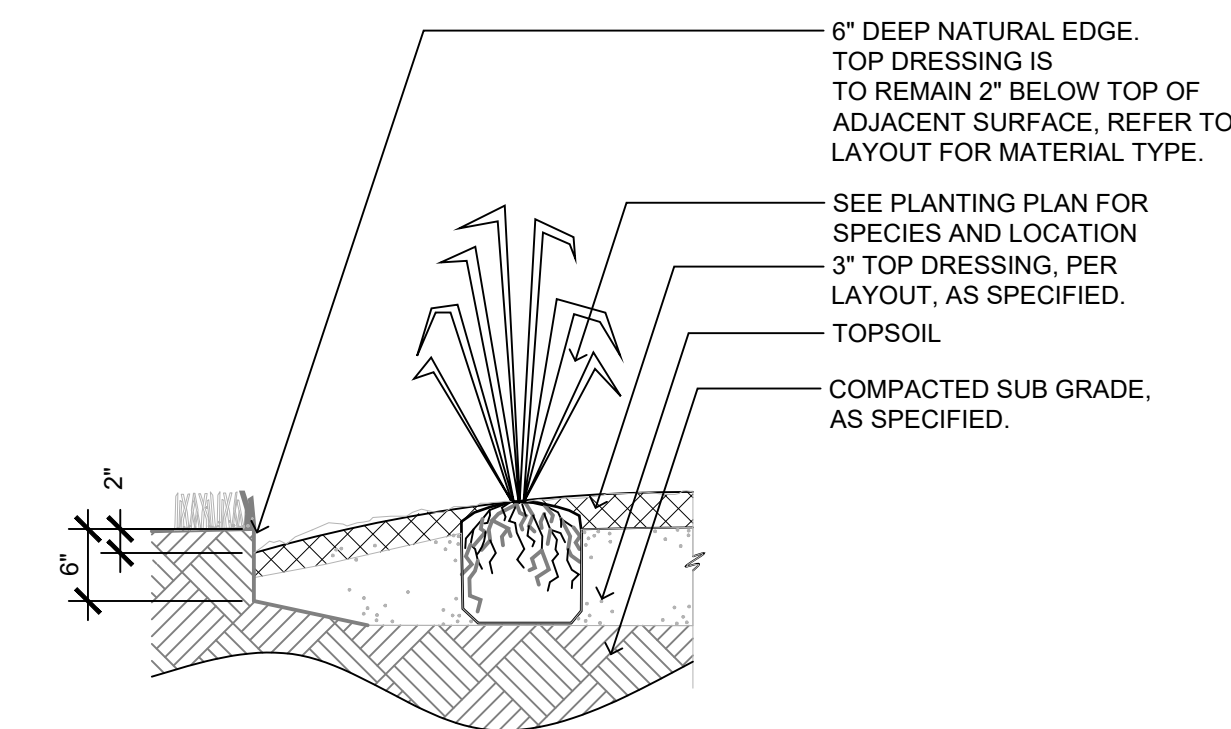
10 SECTION: SEED/SOD @ PCC EDGE, TYP SCALE L401



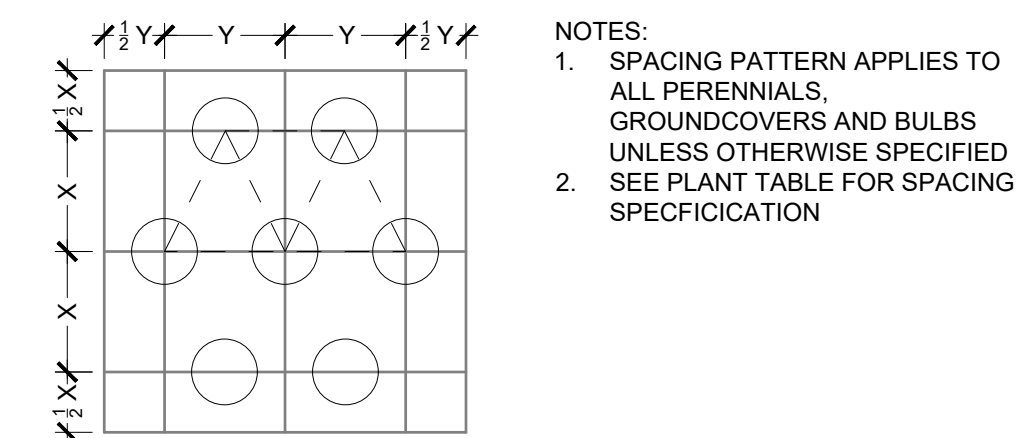
06 SECTION: TOP DRESSING, TYP SCALE L401



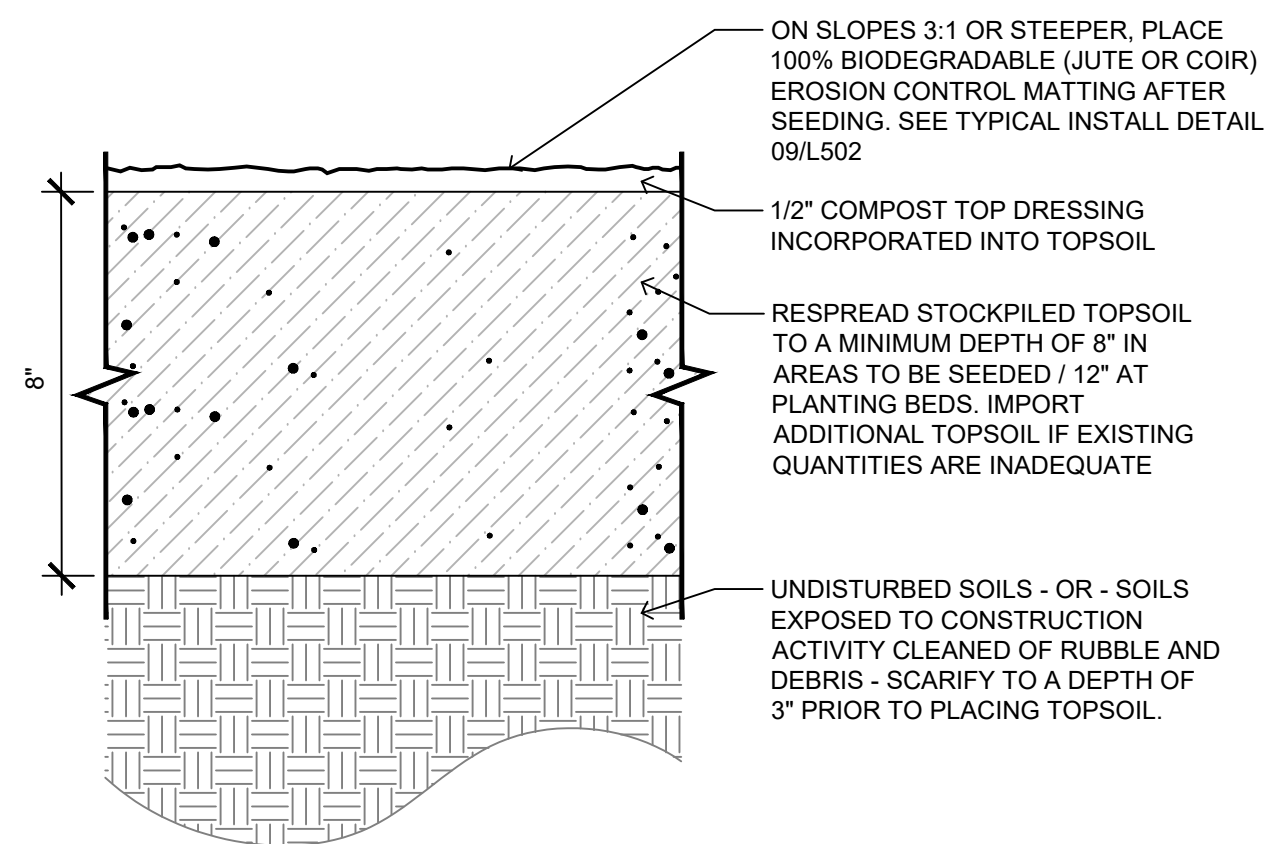
02 SECTION: PERENNIALS, TYP SCALE L401



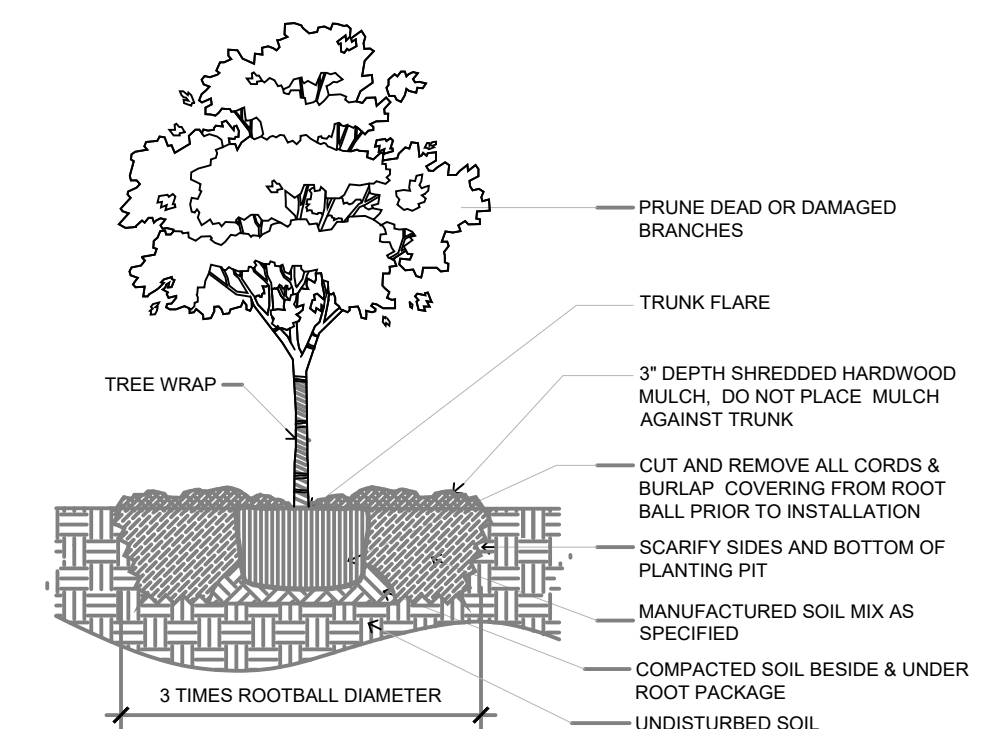
07 SECTION: SPADE CUT EDGE, TYP SCALE L401



03 SECTION: PLANT SPACING, TYP SCALE L401



08 SECTION: SEEDING, TYP SCALE L401



04 SECTION: DECIDUOUS TREE, TYP SCALE L401

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PROJECT NUMBER

23012

PLANTING DETAILS

L401