

Grimes Planning and Zoning Commission Agenda

Grimes Community Complex
410 SE Main Street, Room 202
Grimes, Iowa 50111
Phone | 515.986.4050
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.

Commission Members | Scott Almeida, Adam Bunge, Russ Lickteig, Craig Patterson, Courtney Strutt Todd
Council Liaison | Andrew Borcharding

Grimes Planning & Zoning Commission Meeting April 2, 2024 In Person at Grimes Community Complex, 410 SE Main Street, Room 202

Any person wishing to speak at the meeting will need to attend in person.

GENERAL AGENDA ITEMS

1. Call to Order
2. Roll Call: Scott Almeida, Adam Bunge, Russ Lickteig, Craig Patterson, Courtney Strutt Todd, Council Liaison Andrew Borcharding
3. Approval of the Agenda
4. Approval of the Previous Minutes

PUBLIC AGENDA ITEMS

1. Legacy at James Street Lot 4 Site Plan
2. Hope Commercial Plat 6 Final Plat
3. Meadows PUD Amendment
4. City of Grimes Public Safety Center Site Plan
5. Code of Ordinances Title 13 Subdivision Regulations Amendment

REPORTS

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

ADJOURNMENT



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

This meeting of the Grimes Planning and Zoning Commission was called to order Tuesday, February 6, 2024 at 5:33 P.M.

Roll Call: Present: Scott Almeida, Russ Lickteig, Craig Patterson, Adam Bunge (via Zoom)

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

Absent: Courtney Strutt-Todd, Liaison: Andrew Borcharding

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

Motion by Patterson, Second b 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 January 2, 2023 meeting

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

B. PUBLIC AGENDA ITEMS

Tru Hotel Site Plan

Staff member Martin presents the details of the project. Located at 701 NE Gateway Drive, it is part of the Hope Commercial PUD. The proposal includes a 116-room hotel with a shared access at the south with a currently undeveloped lot.

Mark Thoms, manager at Earl May Garden Center at 751 NE Gateway Drive, Grimes, asked questions pertaining to the access drive and the height of the building. The access drive is only an access drive that will be accessible to 601 and 701 NE Gateway Drive, the building is 4-stories.

The Commission discussed the proposal and asked questions of staff. Commission member, Bunge expressed concern about there being enough parking on the lot. Parking spaces are proposed to be a 1 to 1 ratio with the rooms plus 10 to account for employees which would be adequate based on the minimum parking requirements in the ordinance.

Motion by Patterson, Second by Lickteig to approve Tru Hotel Site Plan

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 March 5, 2024**

Meeting is adjourned at 5:47 p.m.

Chairperson Signature

Clerk Signature

DATE

April 2, 2024

PROJECT NAME

Legacy at James Street Lot 4

APPLICANT

Anderson Properties

REQUESTED ACTION

Site Plan

LOCATION

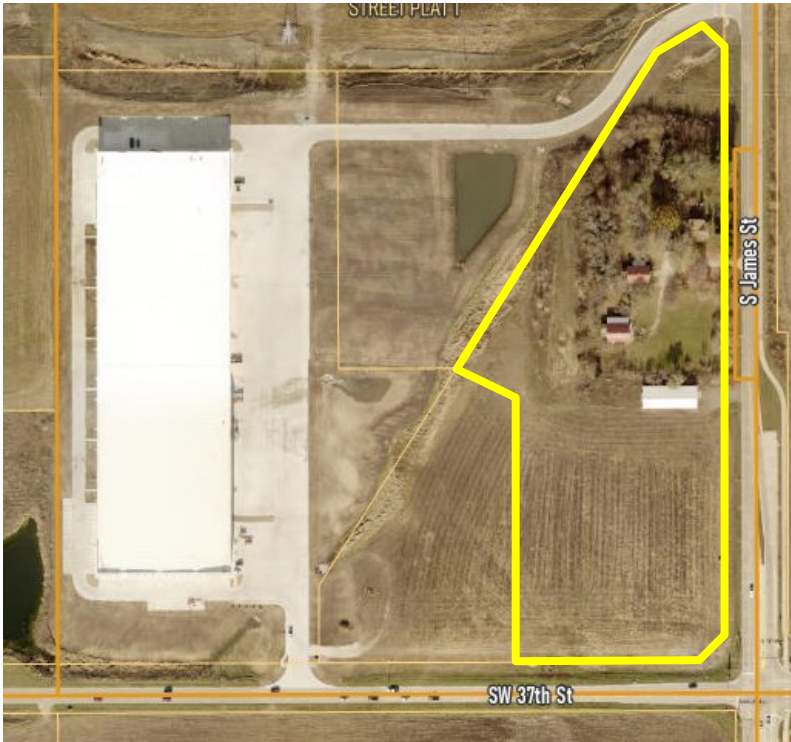
3510 S James Street

ZONING

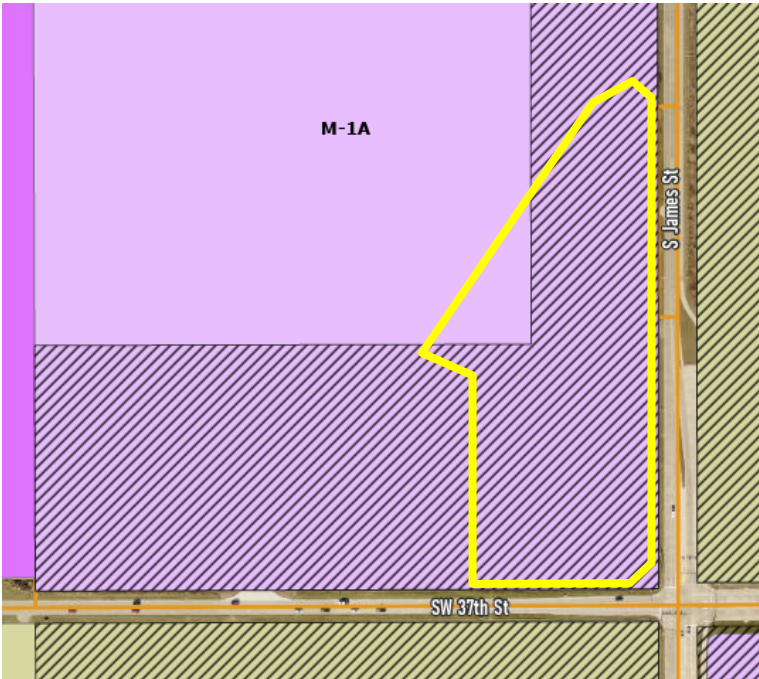
- M1-A
- Transportation Corridor Mixed Use Development Overlay District

PLANNER

Molly Mannel
Assistant Planner
515-956-4050



Location Map



Zoning Map

Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING

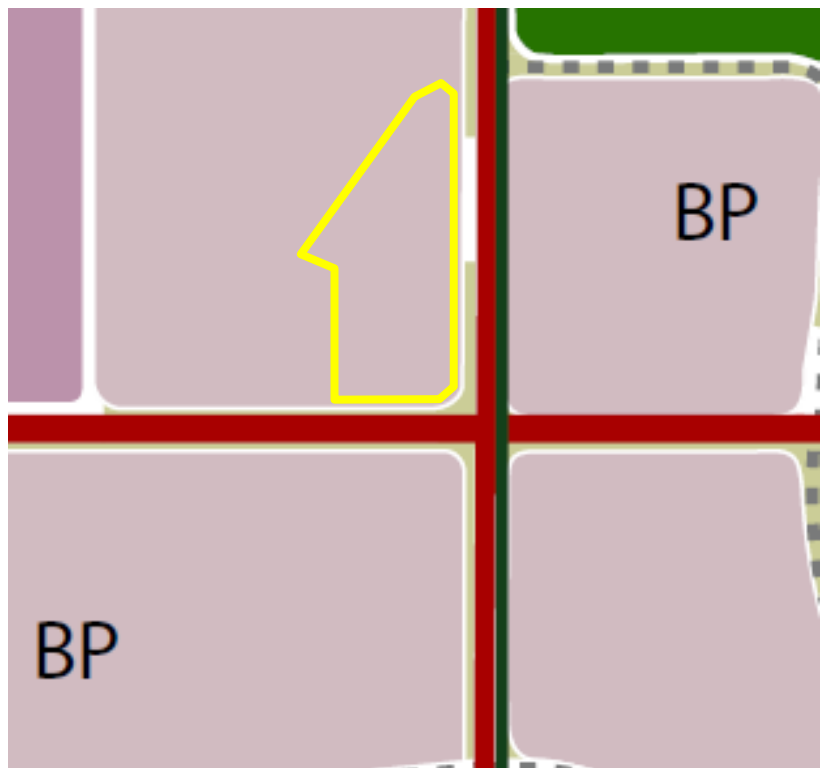
Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Business Park	M1-A
North	Vacant	Business Park	M1-A
South	Vacant	Business Park	A-1
East	Vacant	Business Park	A-1
West	Donovan Marine	General Industrial	M1-A

PARKS

This site is light industrial, so parkland dedication is not required. A 10' trail along S James Street is proposed to be installed with the future James Street improvements. The trail will then connect to a future 5' sidewalk along the north side of SW 37th Street. The sidewalk will be installed with the future improvements of SW 37th Street.

FUTURE NEIGHBORING PROJECTS

- Expanding S James Street (Spring 2026)
- Expanding SW 37th Street (TBD)



Future Land Use Map

The lot and use is consistent with the Legacy at James Street preliminary plat and the 2019 Future Land Use Plan.

Site Layout

Site Layout

ACCESS

Vehicles can access the site from S James Street or along SW 37th Street. Due to the location of the access on 37th Street, the access will eventually be right-in/right-out only once the improvements for SW 37th Street are complete.

BUILDING SETBACKS

Front: 25'

Side: 0'

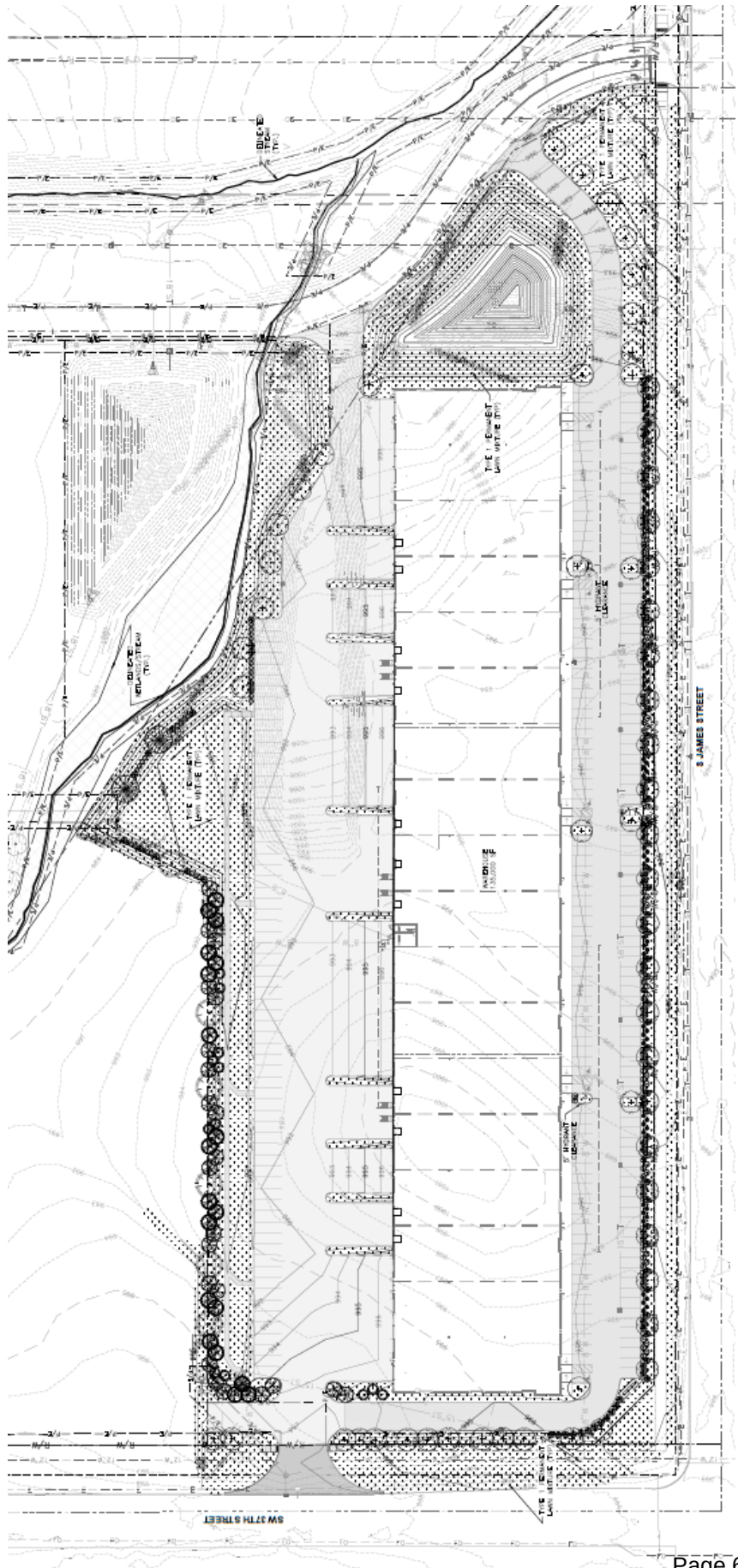
Rear: 25

ORIENTATION & SITE

The building is approximately 135,000 square feet, and is oriented to face east along S James Street. Truck and semi bays will be oriented to face West, and will be screened from the ROW with landscaping.

LANDSCAPING

Street trees will be provided along S James Street and SW 37th Street to provide buffering and screening for the loading docks and parking stall headlights. Additional trees will be planted in each parking island per the parking requirements.



Utilities

SANITARY

Sanitary will be stubs from the west and enter through the middle of the building

WATER

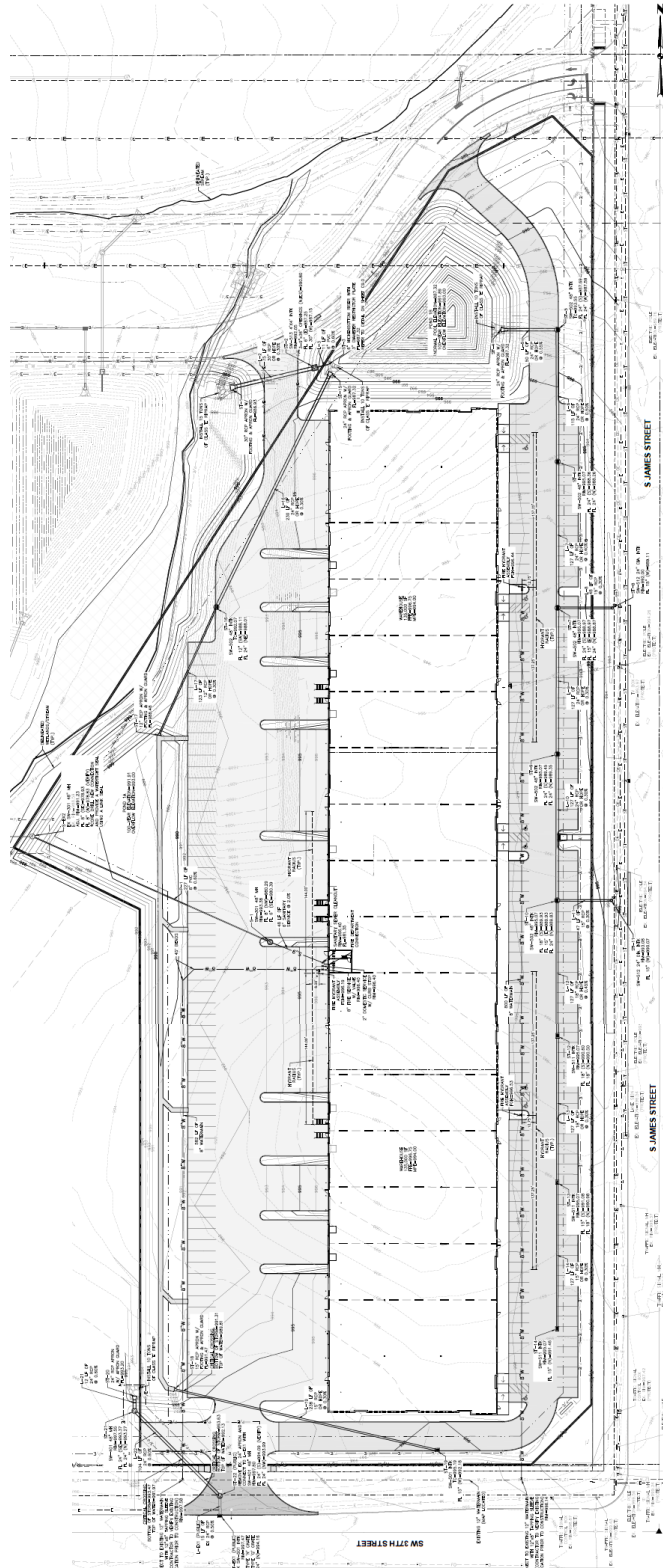
An 8" water main is proposed to be stubbed at the SW and SE corner of the site to provide hydrant coverage and water needs.

STORM WATER

Stormwater flows to the NE corner of the site. There is an existing delineated stream on the Legacy property that abuts Lot 4, and flows NE into S James Street. Two detention ponds to the north will mitigate the stormwater and overflow into the existing stream.

PARKING

The site is currently overparked, and the applicant will be required to provide justification for the over 25% of the max required parking requirement.



Utilities Map

Architecture & Conclusion



East Elevation



West Elevation



North Elevation



South Elevation

BUILDING & ELEVATIONS

The building is primarily made up of grey and natural-toned precast concrete panels. Glazing elements can be seen on the north and south elevations. Architectural features like the varying roofline heights, and sloped roof-line accents at the entry points help break up the look of a long blank wall space. There is no proposed dumpster enclosure for the site.

CONCLUSION

Staff recommends the Legacy at James Street Lot 4 site plan for approval, contingent upon any remaining staff comments.



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

March 25, 2024

Anderson Four LLC

Attn: Mark Anderson

4451 NW Urbandale Drive

Urbandale, IA 50322

RE: Legacy at James Street – Lot 4

Dear Mark,

The Development Services Department is in receipt of a proposed Site Plan for the Legacy at James Street – Lot 4. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. Please provide a signed application.
2. ~~Please update Grimes Standard Notes for Site Plans. They are attached.~~
3. Please provide a SWPPP, and a completed SWPPP checklist. The checklist is attached.
4. ~~The SW 37th Street fees identified in the development agreement will need to be paid with final comments. The property owner shall provide a fee in the amount of \$120 per linear foot of the respective site along SW 37th Street. Please provide this payment, plus the Donovan Marine payment, with final comments.~~
5. ~~Please include a stabilization plan with the landscape plan.~~
6. Please provide architectural elevations with material percentages.
7. Please provide a lighting plan, for parking lot and building lighting.
8. ~~Please show easements for public utilities.~~
9. Please provide a parking justification for being over 20% of the required parking amount. Please change the parking to the flex parking calculation.

- ~~10. Please label the detention easement as private. Are the detentions just serving Lot 4? If so, they may not be necessary to show.~~
- ~~11. What does the P/E dotted line stand for that encompasses the site?~~
12. Please show hydrant coverage. We now view radius as actual 150' radiuses, vs. the previous routes. Please show the hydrant coverage with actual radiuses.
13. Are only two suites proposed for the building? We will need to know the number of suites when finalizing the site/building plans for addressing.
14. Staff will provide an observation fee template with final submittal comments. This will need to be filled out and returned with final submittal.
- ~~15. Please provide a quantity table for all utilities.~~
- ~~16. How will trash be handled? Is a dumpster enclosure proposed?~~
17. Please label transformer location, and coordinate with Mid-American energy. Please label the orientation of the doors.
18. Please label mailbox location, and coordinate with the Post Office.
- ~~19. Please provide a pedestrian connection from the public trail along S. James into the site.~~
- ~~20. Is outdoor storage proposed? A 30' buffer is required to screen from the ROW and shall incorporate 2 understory trees and 3 evergreen trees every 50 feet.~~

C3.0

- ~~1. Callout removal of FES along SE 37th Street~~

C4.0

- ~~1. Access on SW 37th Street will be RI/RO only with future 37th Street improvements.~~
2. The 10' trail will need to be raised to drain to the street. Please revise the grading on site to allow for a typical cross section with trail to be installed with no need for retaining walls or significant site grading on the subject site. The City will permit a sidewalk/trail agreement in lieu of construction with the site plan along with the SW 37th sidewalk agreement.

3. Sidewalk agreement will be required for the sidewalk along SW 37TH Street. There are two options for the agreement. Please let us know what option the property owner prefers.
 - a. The property owner can provide the City with the cost of the sidewalk for the City to construct in the future.
 - b. The property owner can agree to construct the sidewalk after in the future upon notice from the City. We will draft a sidewalk agreement to be sent for the Property Owner's review.

C5.0

1. Grading between the ROW and Back of Curb along S James Street shall be graded as an urban section per the typical section shown in the Foth Traffic Study. The sidewalk shall be set at the typical section elevation. Please revise the grading on site to allow for a typical cross section with trail to be installed with no need for retaining walls or significant site grading on the subject site. The City will permit a sidewalk/trail agreement in lieu of construction with the site plan along with the SW 37th sidewalk agreement.
2. Please elevate the grade from the BOC to the ROW along SW 37th Street to ensure urban section. Please revise the grading on site to allow for a typical cross section with trail to be installed with no need for retaining walls or significant site grading on the subject site. The City will permit a sidewalk/trail agreement in lieu of construction with the site plan along with the SW 37th sidewalk agreement.
3. ~~The flume in the detention basin shall have a minimum slope of 1%.~~

C5.1

1. ~~How steep are the slopes under the permanent pool elevation in the basin?~~
2. If the slopes below the permanent pool elevation are 2:1. How are you going to keep the slopes from sloughing?

C6.0 and 6.1

1. ~~Please clearly label discharge points for the site.~~
2. The pipe located at the SW corner of the site coming off SW 37th Street into the stream is proposed to be public. Please provide a profile view.

3. Ensure downslope perimeter controls are called for across the entire site. **Perimeter controls are likely needed at the site exterior along James and 37th Street. Please add.**
4. ~~Please include temp stabilization in the quantity table.~~
5. ~~Please ensure the stockpile is not in floodplain.~~
6. Please ensure inlet protection is called out at all intakes including flared end inlets. **Add inlet protection to all intakes, including area intakes.**
7. ~~Any slopes 3:1 or steeper will need stabilized with matting or something similar~~
8. ~~The flume needs to be 1% or steeper. Please adjust.~~
9. **Ensure concrete wash pit is staged at least 50 feet from any storm structure, including detention ponds**
10. **Please show emergency overflow and scour protection for both detention ponds.**

C7.0

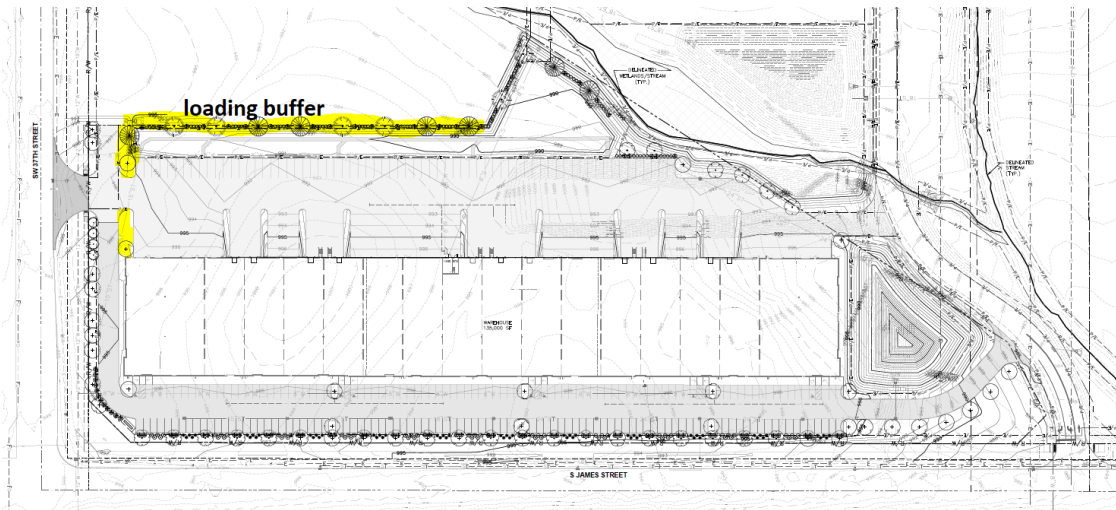
1. ~~Please make sure the curb stop for the 2" domestic service is far enough away from the building that no landings or structures are built over the top—like Donovan Marine.~~
2. **Please label knox box location.**
3. **Please provide roof drain connections.**
4. ~~Please provide the quantities for the storm, sanitary, and water main improvements.~~
5. ~~Please label ST-EX1, L-EX1 and ST-22 as public storm sewer.~~
6. ~~Please verify constructability of ST-22.~~
7. **Please eliminate ST-11 and L-11.**
8. ~~Please add a note to verify existing elevations at connection points for storm and sanitary sewer.~~
9. ~~Please callout to use a link seal at connection to existing manhole S-EX2.~~

C7.1

- ~~1. Please provide bollards around the hydrant near the FDC.~~
2. Change the outlet for the north detention pond to go downstream with the culvert. Please update all sheets.
3. Please eliminate ST-8 and L-8.
- ~~4. Is there a sump condition at ST-5 or is it on a continuous grade?~~

C8.0

1. Is there flexibility to shift the whole site NE, to reduce the planting being within the 10' PUE? Plantings cannot be within the PUE, please design the site to accommodate plantings per development agreement.
- ~~2. Loading buffer screening will require 2 understory trees and 3 evergreen trees for every 50 feet of ROW. Example shown below.~~



- ~~3. Please label the ground cover and any mulch or rock for plant beds.~~
- ~~4. Please change the Colorado Blue Spruce plantings on the east side of the SW 37th St driveway to an overstory. Staff have concerns that the evergreens will block visibility and over grow the sidewalk.~~

- ~~5. Keep tree plantings at least 5' away from hydrants or provide shrubs in the islands instead of trees.~~
- ~~6. Please provide more evergreen shrubs along S James ST to screen headlights out to the ROW.~~

SWMP

- ~~1. Storm sewer spreadsheets: Add flowrates to the design cfs column for lines ST-20 to ST-EX1.~~
2. Please provide a signed copy once the site plan has been approved.

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

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: March 8, 2024
April 1, 2024
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: April 2, 2024, at 5:30

COUNCIL MEETING: April 23, 2024, at 5:30

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

Sincerely,



Molly Mannel
Assistant Planner

1. THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S ENGINEERING DEPARTMENT.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY OF GRIMES STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY OF GRIMES CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
 - A. CITY OF GRIMES
 - B. APPROPRIATE UTILITY COMPANIES
 - C. OWNER
 - D. CIVIL DESIGN ADVANTAGE
21. PARKING LOT STRIPING SHALL BE A 4" WHITE STRIPE UNLESS OTHERWISE NOTED (MINIMUM TWO COATS).
22. ALL EXTERIOR LIGHTING SHALL BE LOW-GLARE FULL CUTOFF TYPE FIXTURES AND SHALL NOT EXCEED ZERO FOOT-CANDLES BEYOND THE PROPERTY LINE. THE CONTRACTOR SHALL COORDINATE FINAL LIGHTING AND ELECTRICAL DESIGN WITH THE OWNER.
23. ANY SITE CHANGES THAT DIFFER FROM THE SITE PLAN MUST BE APPROVED BY THE CITY OF GRIMES PRIOR TO INSTALLATION/AMENDMENT.
24. A SITE PLAN WILL NEED TO BE SUBMITTED IF FUTURE PARKING IS WARRANTED.
25. A STRUCTURAL RETAINING WALL DESIGN WILL NEED TO BE INCLUDED IF REQUIRED FOR CONSTRUCTION.

1. GENERAL NOTES:

- A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) 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.
- C. ALL PERMITS (IDNR, NPDES, IDOT, ARMY CORP., ETC) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- D. PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS (AS-BUILTS) OF ALL IMPROVEMENTS AND EASEMENTS AS PER CITY COMMERCIAL AS-BUILT POLICY.
- E. THE RECORD DRAWINGS SHOULD INCLUDE A CERTIFIED GRADING SHEET AND AS-BUILT PLANS OF ALL STORMWATER MANAGEMENT FACILITIES ON SITE WITH A CERTIFICATION STATEMENT SIGNED BY THE DESIGN ENGINEER INDICATING THAT THE FACILITIES WERE CONSTRUCTED AS DESIGNED.
- F. RECORD DRAWINGS TO INCLUDE ONE ELECTRONIC FILE IN .DWG AND .PDF FILE EXTENSIONS.
- G. TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT SANITARY, WATER, SUMP. MARK THE ENDS OF SERVICES WITH A STEEL FENCE POST AND PAINT GREEN FOR SANITARY, BLUE FOR WATER, AND WHITE FOR STORM. MARK THE ENDS OF SANITARY AND SUMP WITH A 2 X 4 FROM END OF PIPE TO 2' ABOVE GRADE.
- H. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT.
- I. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
- J. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS (UTILITY, PAVING, SUBGRADE) WITH AN ITEMIZED COST BREAKDOWN.
- K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL NEWLY CONSTRUCTED PUBLIC AND PRIVATE UTILITIES ASSOCIATED WITH THE PROJECT AT THEIR EXPENSE UNTIL THE CITY ACCEPTS THE PROJECT THROUGH THE GRIMES CITY COUNCIL.

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 CONTRACTOR SHALL REMOVE THE PLUG 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 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.

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" STREAMER 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 MINIMUM TYPE K COPPER.
- F. THE CITY OF GRIMES SHALL DO THE FILLING OF THE WATER MAIN.
- G. 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.
- H. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.
- I. ALL DEAD-END WATER MAINS TO HAVE TEMPORARY BLOWOFF HYDRANTS.

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 STORM SEWER SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC UNLESS OTHERWISE DIRECTED.
- 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 AND INCLUDE ON RECORD DRAWINGS.
- D. 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.
- E. USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-291-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF GRIMES' STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2006 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES. PERIODIC MAINTENANCE AND CLEANING OF STORM AND SANITARY SEWER MAY BE NECESSARY.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER.
16. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
17. INSTALL APRON GUARD AND FOOTING ON ALL APRONS.
18. BUILDING PLUMBING CONTRACTOR TO INSTALL BACKFLOW PREVENTION DEVICE ON WATER LINES ACCORDING TO WATER COMPANY REQUIREMENTS. SEE PLUMBING PLANS.
19. WATER PIPING SHALL BE DUCTILE IRON - AWWA C151 - CLASS 50 MINIMUM OR POLYVINYL CHLORIDE - AWWA C900 - MINIMUM OR IN COMPLIANCE WITH WATER COMPANY REQUIREMENTS.
20. ALL WATER PIPING SHALL HAVE A MINIMUM OF 5.5' COVER.
21. INSTALL VINYL IDENTIFICATION TAPE AT 2'-0" BELOW FINISH GRADE DIRECTLY ABOVE WATER LINES.
22. INSTALL SINGLE THHN - 12 GA TRACER WIRE WITH WATER PIPING (TAPE TO PIPE). TRACER WIRE TO BE EXTENDED IN CONDUIT TO 1'-0" ABOVE GROUND SURFACE AT FIRE HYDRANTS AND SHALL BE CONNECTED TO A 6'-0" X 1/2" Ø GROUND ROD AT CONNECTION TO MAIN AND AT DEAD ENDS. TRACER WIRE TO EXTEND UP INTO BUILDING AT SERVICE CONNECTIONS.
23. CONTRACTOR TO INSTALL TRANSFORMER PAD AND SECONDARY WIRING. UTILITY COMPANY TO INSTALL PRIMARY WIRING.
24. CONTACT CITY ENGINEERING DEPARTMENT PRIOR TO THE START OF ANY WATER MAIN WORK.
25. THE UTILITY CONTRACTOR WILL NEED TO HAVE A WATERMAIN CONNECTING PLAN TO BE PROVIDED AND APPROVED BY THE CITY OF GRIMES AND THORPE WATER AT THE TIME OF THE PRECONSTRUCTION MEETING.
26. ANY ABANDONED WATER MAIN SHALL BE REMOVED.

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
3. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OTHER OBSCURITIES. ALL PLANTS SHALL BE TRUE TO SPECIES, TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
4. INSTALL SOD AFTER INSTALLATION IS COMPLETE TO PREVENT SILT GETTING INTO TRENCH AND PLUGGING DRAIN.
5. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
6. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
7. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A MINIMUM DEPTH OF 3". ALL GROUPS OF MORE THAN ONE SHRUB SHALL BE MULCHED IN A CONTINUOUS BED, SEPARATED FROM TURF BY A 3" SPADE-CUT EDGE. MULCH AROUND ALL CONIFEROUS TREES SHALL BE A 10' DIAMETER CIRCLE. ALL EDGING SHALL BE SPADE-CUT EDGE.
8. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
9. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
10. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
11. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER FOR APPROVAL, IF REQUESTED.
12. NO RENTAL SUBSTITUTIONS ARE ALLOWED WITHOUT OWNER AND CITY APPROVAL.

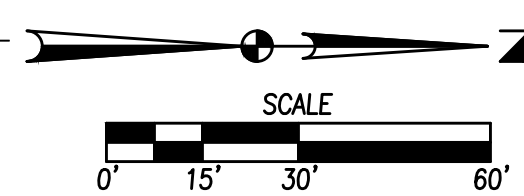
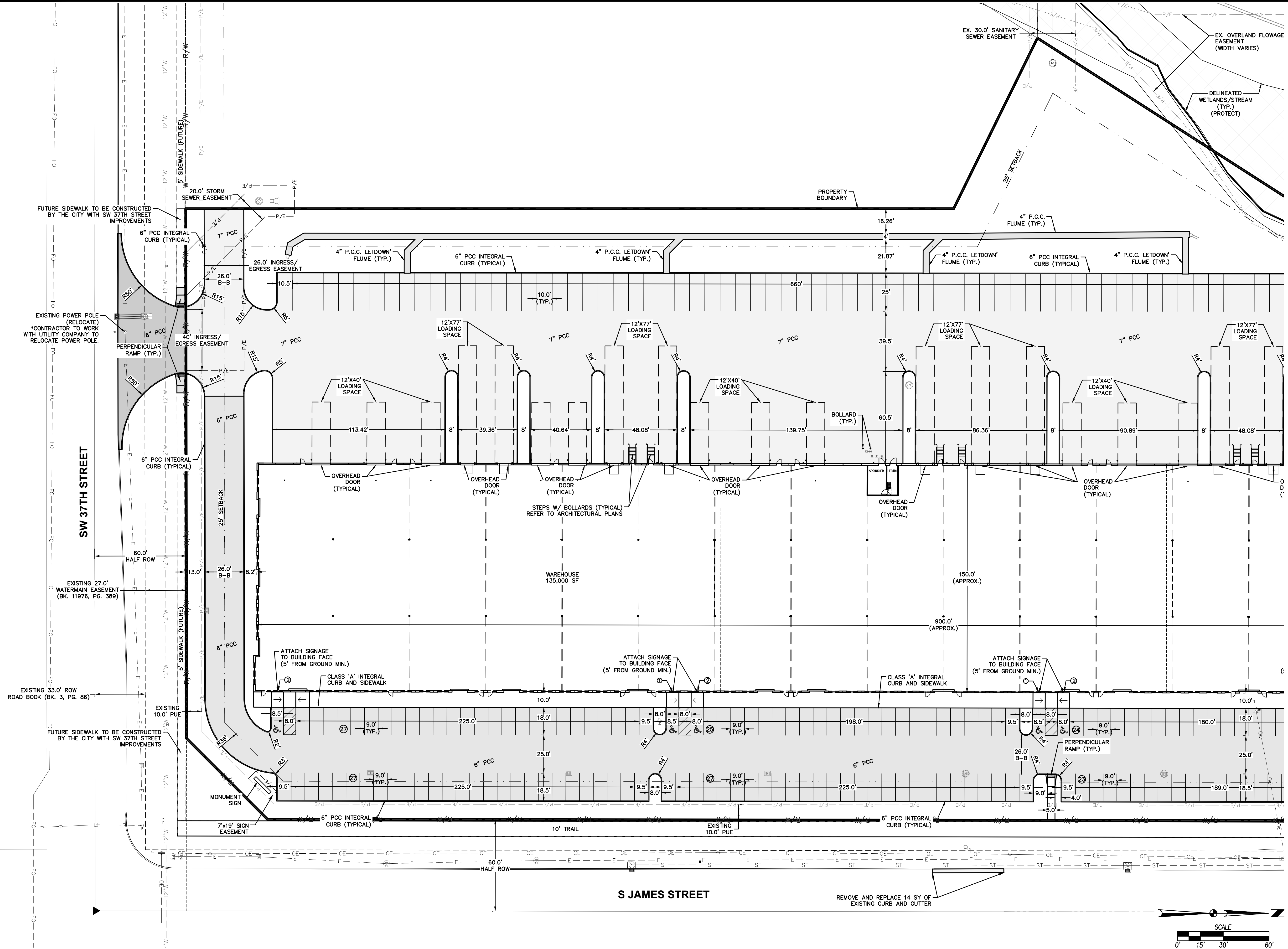
1. SIDEWALKS 4" P.C.C.
2. SIDEWALK CURB RAMPS 6" P.C.C.
3. PARKING AISLES & STALLS 6" P.C.C.
4. PAVEMENT ENCLOSURE OF BUILDING (OUT OF ROW) 7" P.C.C.
5. TRASH ENCLOSURE PAD 8" P.C.C.
6. DRIVEWAY APPROACH IN ROW 8" P.C.C. REINFORCED

R7-8c
①

R7-8
(2)

R1-1
③

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY OF GRIMES' BUILDING DIVISION.
2. THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF GRIMES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.
3. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPAED AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
4. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES SUPPLEMENTALS, IF APPLICABLE.
5. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
6. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
7. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
8. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
9. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS, ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
11. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
12. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
13. SIDEWALKS:
MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 1/3, TRANSVERSE 1/4.
14. IN AREAS TO RECEIVE ADDITIONAL FILL OVER EXISTING FILL MATERIALS, REMOVE TOP 12" OF MATERIAL AND SCARIFY AND RECOMPACT THE NEXT 9" OF RESULTING SUBGRADE. COMPACT TO 95% STANDARD PROCTOR DENSITY. SUBSEQUENT FILL TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR.
15. SCARIFY AND RECOMPACT THE TOP 9" OF SUBGRADE IN ALL CUT AREAS AFTER ROUGH GRADING IS COMPLETED. COMPACT THE ENTIRE PAVING AND BUILDING SUBGRADE TO 95% STANDARD PROCTOR DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR.
16. PROVIDE MINIMUM OF 1.0' OF COMPACTED NON-EXPANSIVE COHESIVE SOIL BENEATH ALL PAVEMENTS.
17. FINISH CONTOURS SHOWN ARE TO TOP OF PAVEMENT OR TO TOP OF TOPSOIL. SEE BUILDING PLANS AND CONSTRUCTION DETAILS FOR FINISHED SUBGRADE BELOW FINISHED FLOOR AND PAVEMENT SECTIONS.
18. SCARIFY SUBGRADE TO DEPTH OF 3" WHERE TOPSOIL IS SCHEDULED. SCARIFY IN AREAS WHERE EQUIPMENT USED FOR HAULING AND SPREADING TOPSOIL HAS CAUSED COMPACTED SUBSOIL.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION, BOTH PUBLIC AND PRIVATE.



LEGACY AT JAMES STREET - LOT 4

C4.0

2301.052

DIMENSION PLAN

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

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

ENGINEER: EKO

ENGINEER: GH

REVISIONS	DATE
	02/12/2024

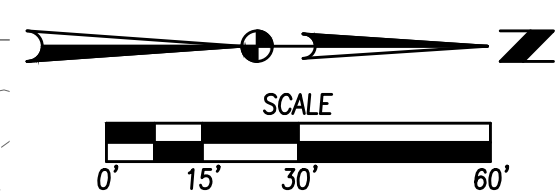
FIRST SUBMITTAL

DETAIL 'A' - 1"=10' (FULL SIZE)

DETAIL 'B' - 1"=10' (FULL SIZE)

DETAIL 'C' - 1"=10' (FULL SIZE)

DETAIL 'D' - 1"=10' (FULL SIZE)



			
	REVISIONS	DATE	
	FIRST SUBMITTAL		02/12/2024

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

ENGINEER: EKO	ENGINEER: GH
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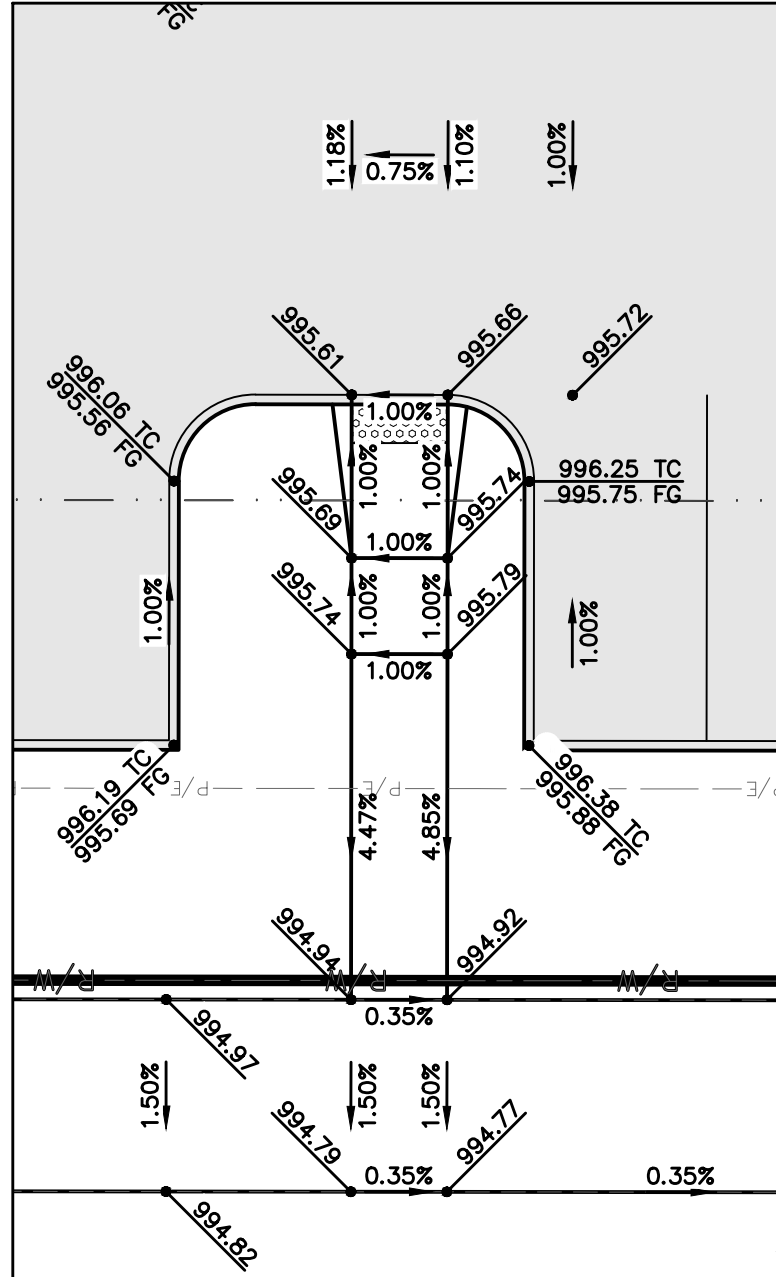
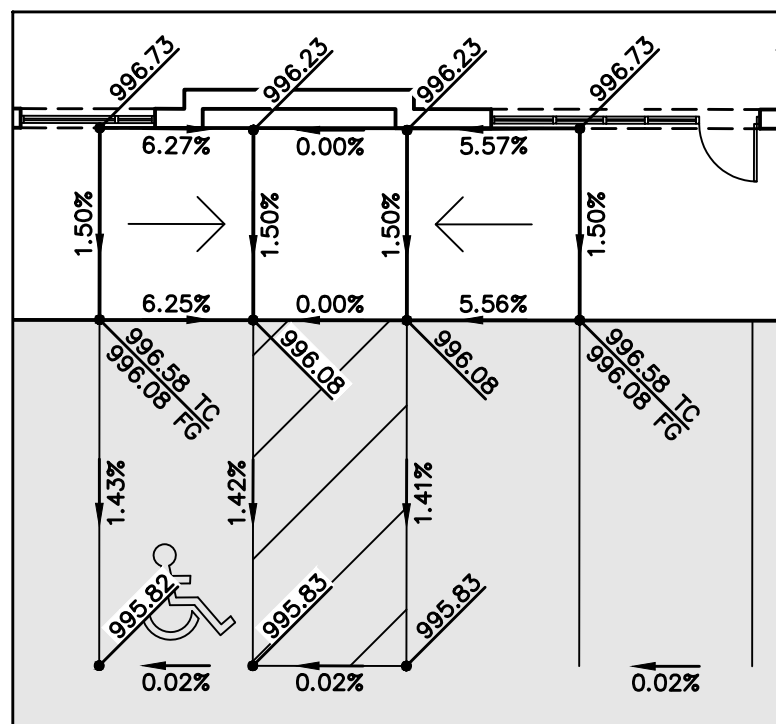
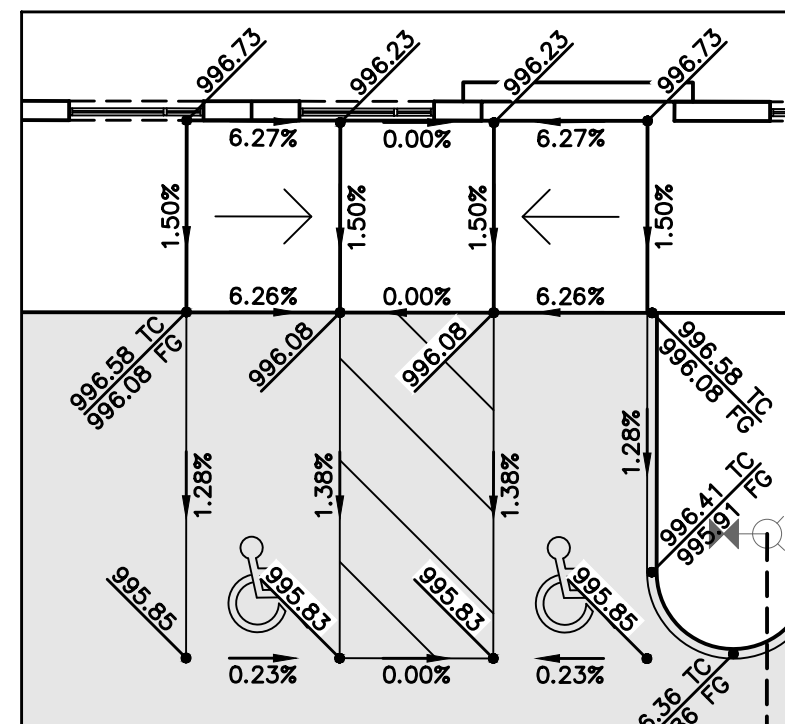
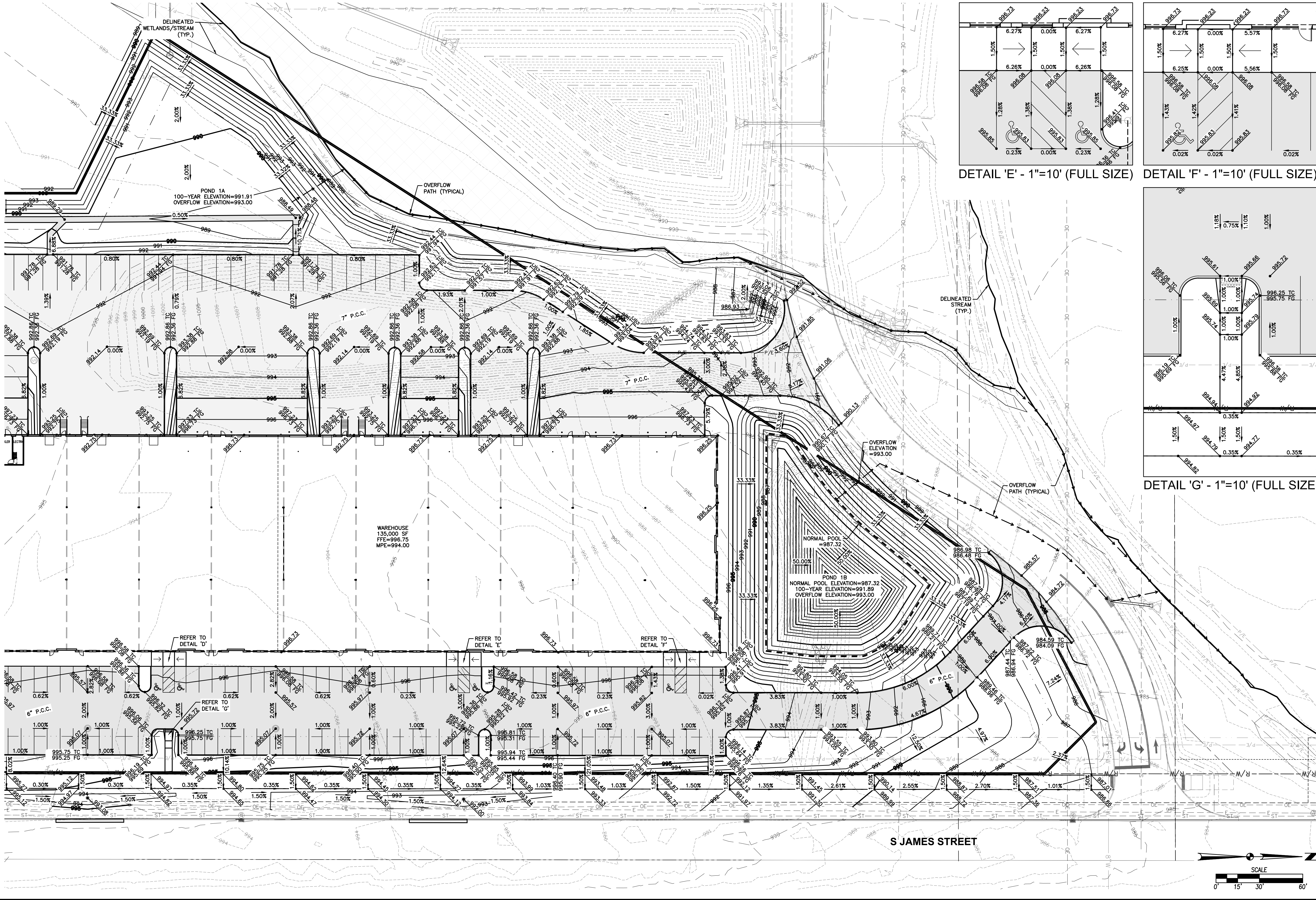


CIVIL DESIGN ADVANTAGE

LEGACY AT JAMES STREET - LOT 4
GRADING PLAN
GRIMES, IOWA

C5.0
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LEGACY AT JAMES STREET - LOT 4

C5.1

2301.052

GRADING PLAN

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

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

ENGINEER: EKO

ENGINEER: GH

DATE

02/12/2024

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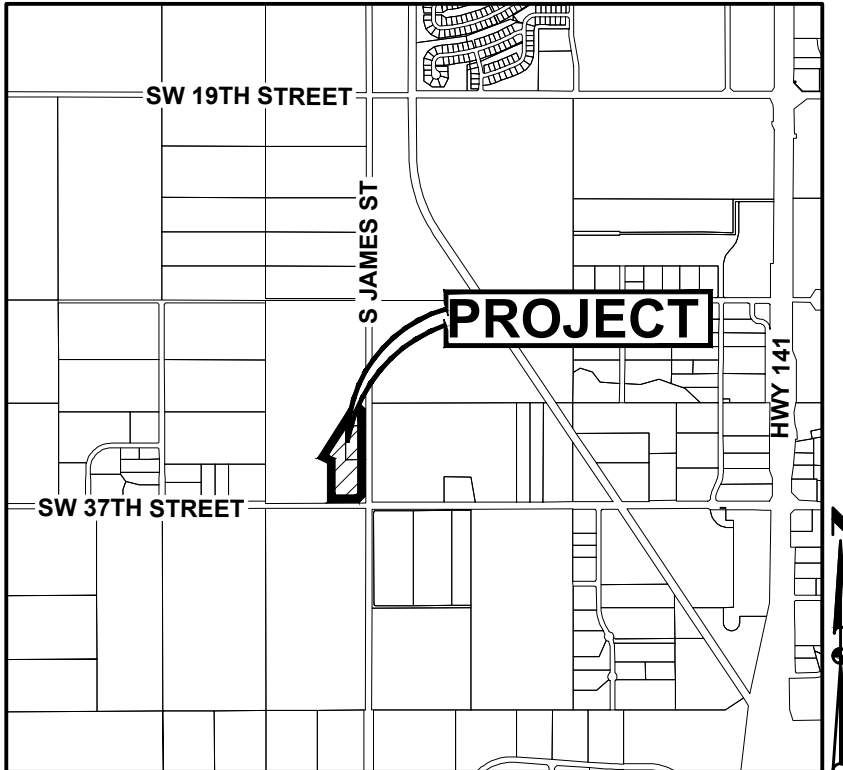
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LEGACY AT JAMES STREET - LOT 4

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,975
2	FILTER SOCK	LF	7
3	TEMPORARY SEEDING, FERTILIZING, AND MULCHING	AC	3.18
4	TYPE 1 - PERMANENT LAWN MIXTURE	AC	3.18
5	INLET PROTECTION DEVICES	EA	12
6	CONCRETE WASHOUT PIT	EA	1

NOTES:

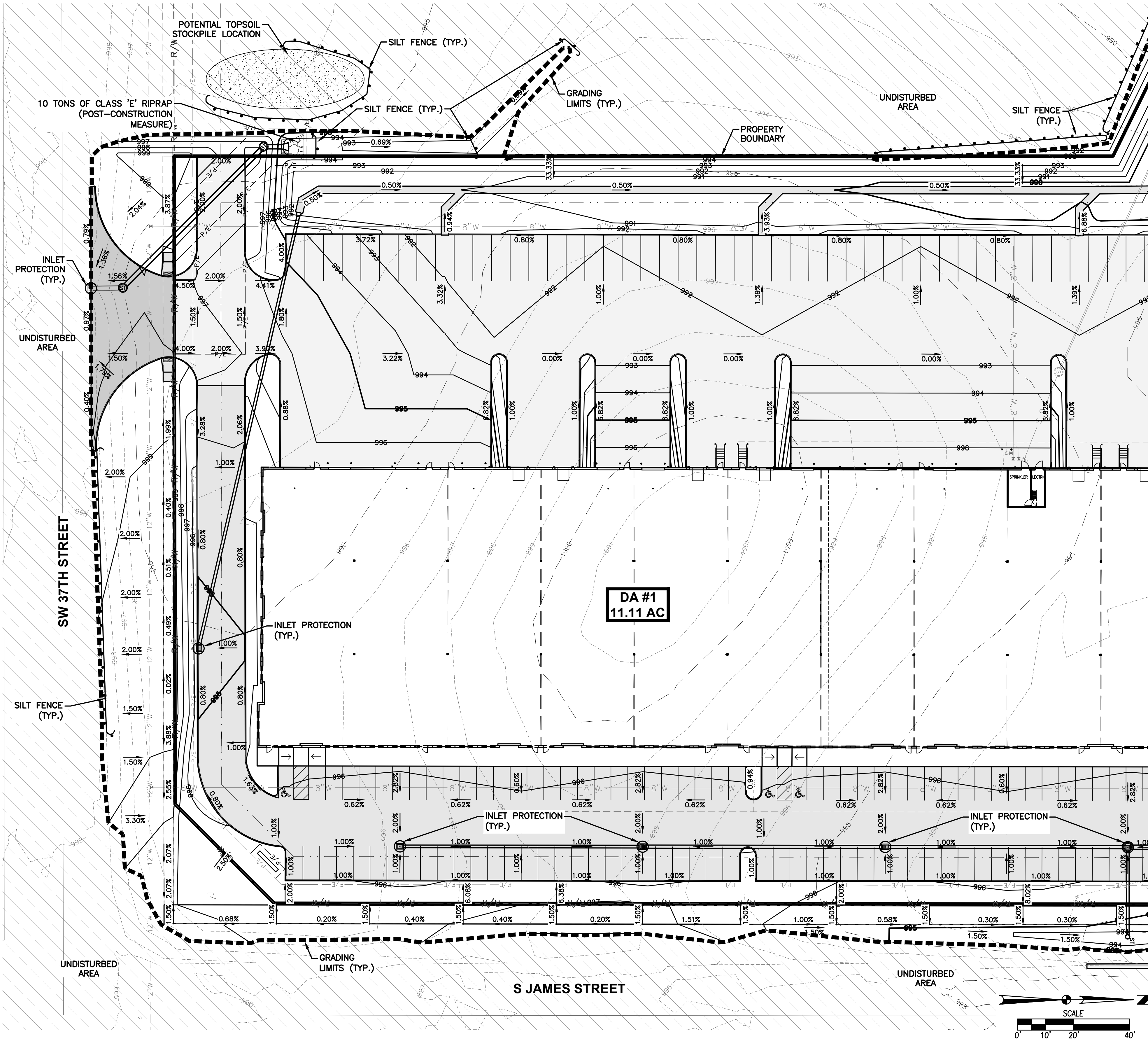
- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.
- IF SEED IS HAVING A HARD TIME GETTING ESTABLISHED ON 3:1 SLOPES A TEMPORARY MATTING SHALL BE USED TO HELP KEEP THE SEED IN PLACE OR THE AREA SHALL BE SODDED AS AN ALTERNATIVE.

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 DIRECTLY INTO NORTH WALNUT CREEK	
TOTAL AREA DISTURBED TO DISCHARGE POINT	11.11 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	39,981 CU FT
VOLUME PROVIDED IN SILT FENCE (1,975 LF @ 4.5 CU FT/LF OF FENCE)	8,163 CU FT
VOLUME PROVIDED IN FILTER SOCK (7 LF @ 2.0 CU FT/LF)	14 CU FT
VOLUME PROVIDED IN TSB #1B	44,031 CU FT
TOTAL VOLUME PROVIDED	52,568 CU FT

SWPPP LEGEND

DRAINAGE ARROW	
GRADING LIMITS	
SILT FENCE	
FILTER SOCK	
INLET PROTECTION	
PORTABLE RESTROOM	
TEMPORARY STANDPIPE	
CONCRETE WASHOUT PIT	
UNDISTURBED AREA	
RIP-RAP	
GRAVEL ENTRANCE	
STAGING AREA	
TEMPORARY SEDIMENT BASIN	



DATE

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02/12/2024

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URBANDALE, IA 50322
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LEGACY AT JAMES STREET - LOT 4

EROSION AND SEDIMENT CONTROL PLAN

GRIMES, IOWA

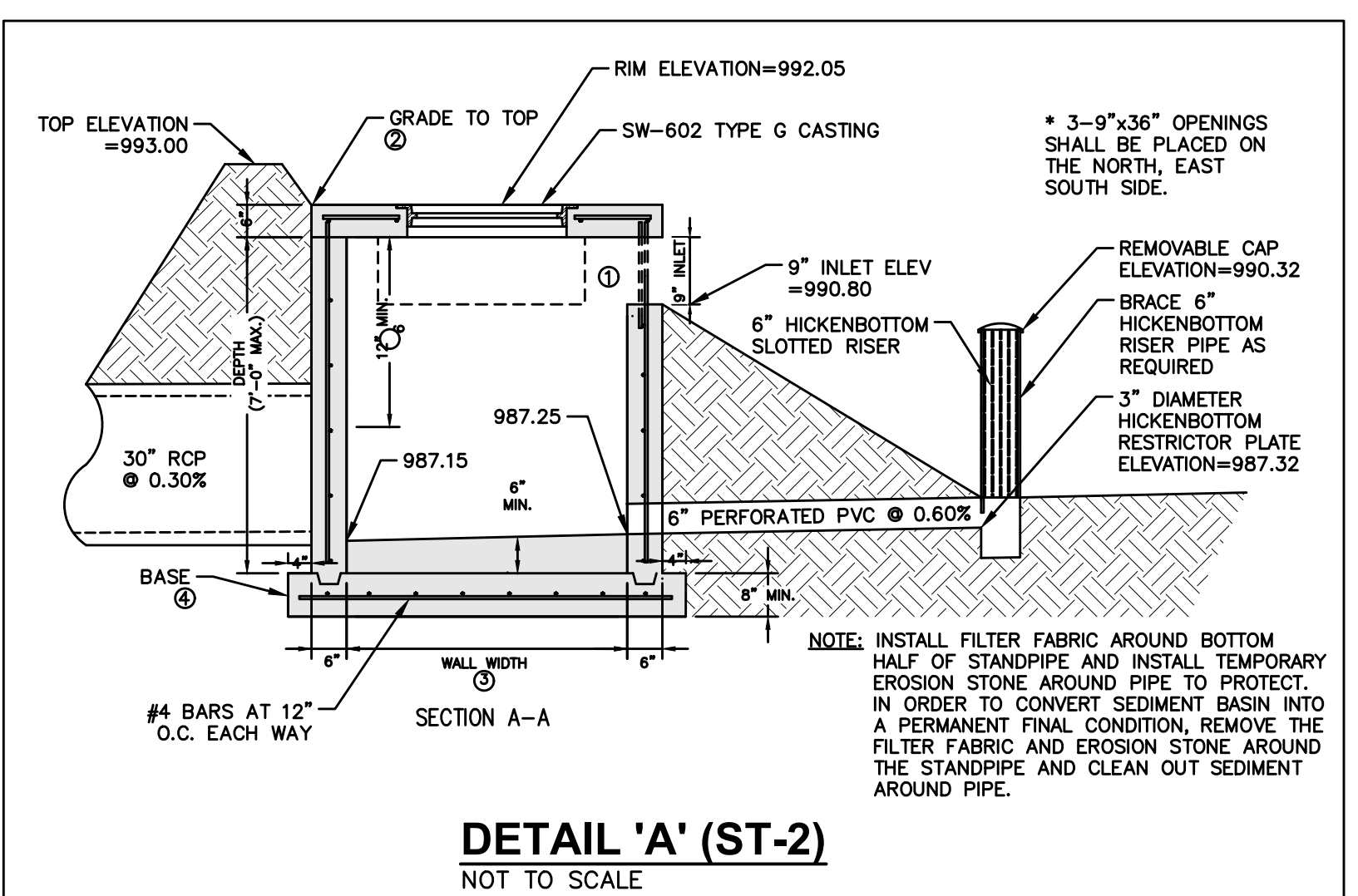
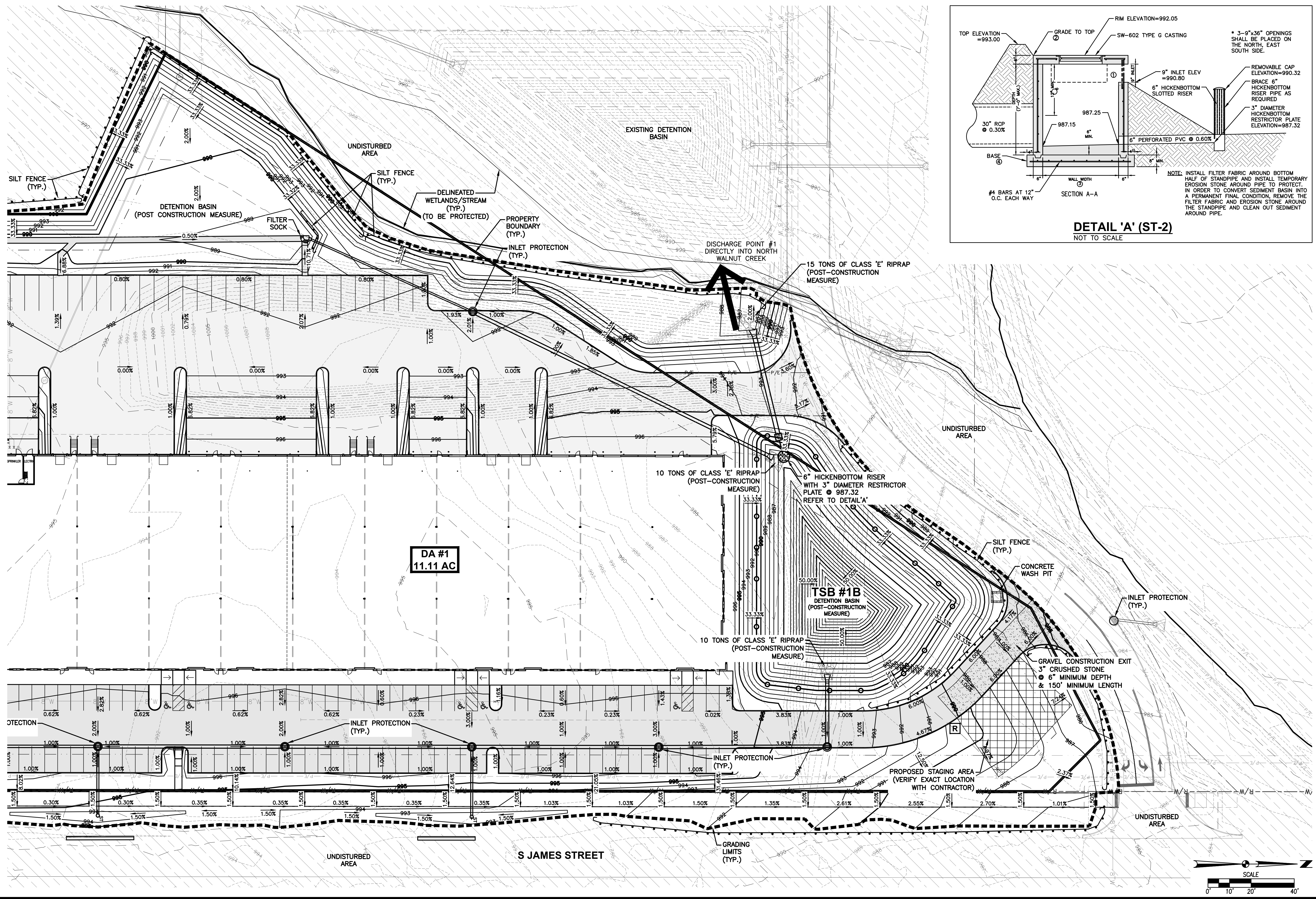
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LEGACY AT JAMES STREET - LOT 4

EROSION AND SEDIMENT CONTROL PLAN

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ENGINEER: GH

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DATE

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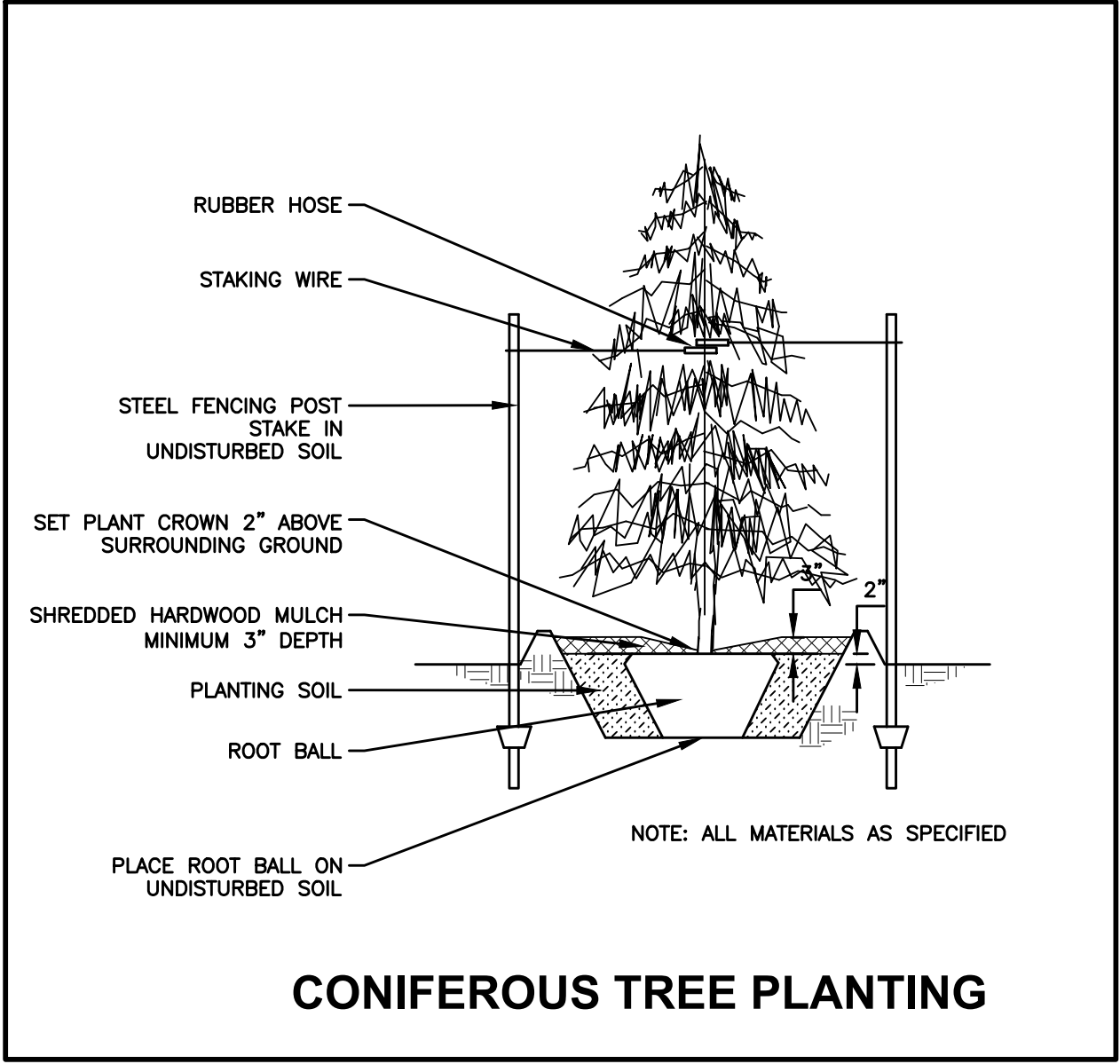
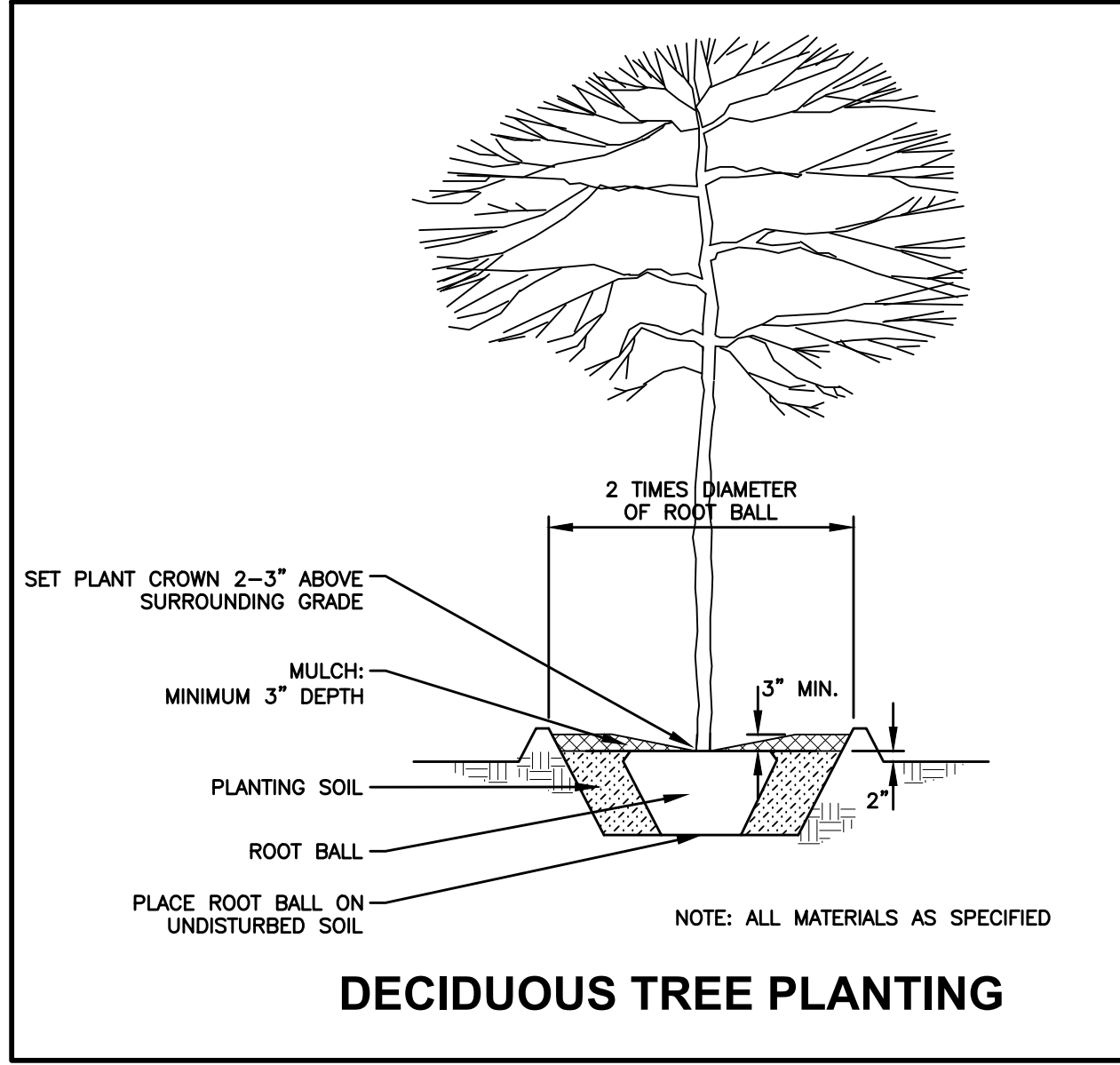
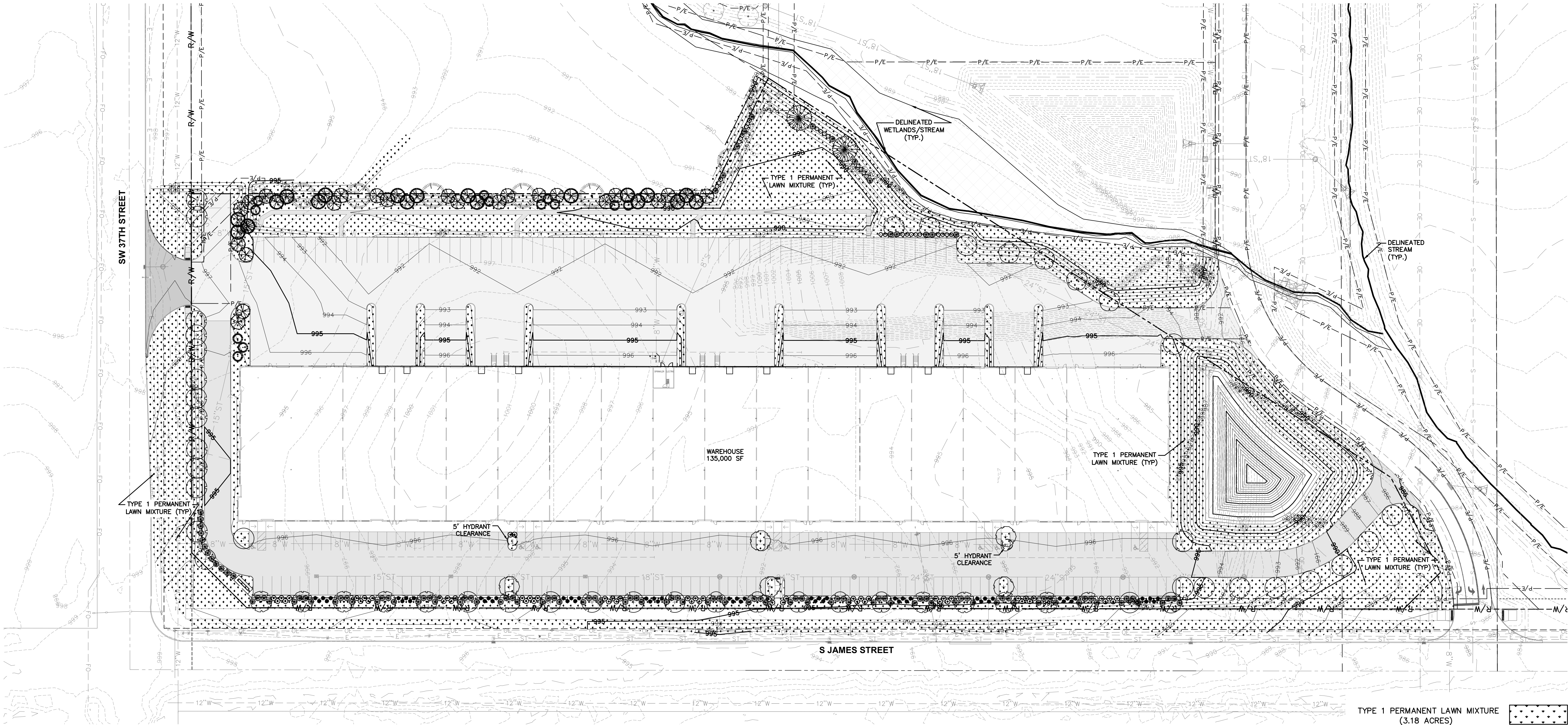
02/12/2024

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE







LANDSCAPE REQUIREMENTS

LOADING BUFFER SCREENING
TWO UNDER-STORY TREES AND THREE EVERGREEN TREES ARE REQUIRED FOR EVERY FIFTY (50) LINEAL FEET OF ROW.

592 L.F. (WEST)
UNDERSTORY TREES REQUIRED: 24 TREES
EVERGREEN TREES REQUIRED: 36 TREES
UNDERSTORY TREES PROVIDED: 24 TREES
EVERGREEN TREES PROVIDED: 36 TREES

PERIMETER PARKING LOT LANDSCAPING ADJACENT TO PARKING SETBACKS
ONE OVERSTORY TREE IS REQUIRED FOR EVERY FORTY (40) LINEAL FEET ALONG THE PERIMETER OF THE PARKING LOT WHERE IT ABUTS THE SETBACK AREA.

IN DESIGNING THE LANDSCAPE PLAN FOR THIS SETBACK AREA, CONSIDERATION SHALL BE GIVEN TO OBSCURING THE CLARE OF HEADLIGHTS FROM ADJACENT AND NEARBY PROPERTY. TO THAT END AN OPAQUE FENCE MAY BE USED IN LIEU OF SHRUB TO OBSCURE THE HEADLIGHT GLARE FROM ADJACENT PROPERTY.

430 L.F. (WEST)
OVERSTORY TREES REQUIRED: 11 TREES
OVERSTORY TREES PROVIDED: 11 TREES
SHRUBS PROVIDED: 42 SHRUBS

INTERIOR PARKING LOT LANDSCAPING
REQUIRED IN ANY PARKING LOT CONTAINING FIFTY (50) OR MORE PARKING SPACES. ONE LANDSCAPED ISLAND IS REQUIRED FOR THE FIRST FIFTY (50) PARKING SPACES AND AN ADDITIONAL ISLAND SHALL BE REQUIRED FOR EACH ADDITIONAL TWENTY FIVE (25) PARKING SPACES. THE LANDSCAPED ISLAND SHALL BE AT A MINIMUM OF NINE (9) FEET WIDE AND EIGHTEEN (18) FEET LONG AND SHALL INCLUDE GRASS OR VEGETATIVE GROUND COVER AND AN OVER-STORY TREE.

PARKING SPACES PROVIDED: 256 SPACES
ISLANDS REQUIRED: 10 ISLANDS
ISLANDS PROVIDED: 12 ISLANDS
TREES REQUIRED: 10 TREES
TREES PROVIDED: 10 TREES (+2 SHRUBS)

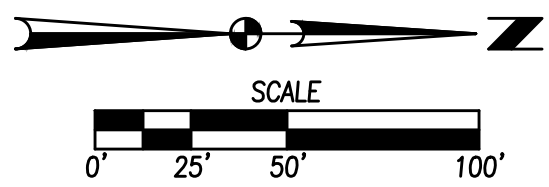
PLANT SCHEDULE			
CODE	QTY	COMMON NAME	BOTANICAL NAME
EVERGREEN TREES			
PD	19	Douglas Fir	Pseudotsuga menziesii
PF	12	Pyramidal White Pine	Pinus strobus 'Fastigiata'
PS	2	White Pine	Pinus strobus
TP	7	Western Red Cedar	Thuja plicata
ORNAMENTAL TREES			
MS	22	Spring Snow Crab Apple	Malus x 'Spring Snow'
OVERSTORY TREES			
AA	12	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'
GL	9	Greenspire Linden	Tilia cordata 'Greenspire'
GS	5	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'
QB	9	Swamp White Oak	Quercus bicolor
QR	24	Red Oak	Quercus rubra
SHRUBS			
EC	17	Compact Burning Bush	Euonymus alatus 'Compactus'
JF	118	Sea Green Juniper	Juniperus chinensis 'Sea Green'
SK	55	Miss Kim Korean Lilac	Syringa pubescens 'Miss Kim'
TD	28	Dense Yew	Taxus x media

PERIMETER PARKING LOT LANDSCAPING ADJACENT TO R.O.W.
ON THE PERIMETER(S) OF THE LOT ADJACENT TO PUBLIC RIGHTS-OF-WAY, A STRIP OF LAND OF AT LEAST EIGHT (8) FEET IN DEPTH LOCATED BETWEEN THE RIGHT-OF-WAY AND THE OFF-STREET PARKING OR OTHER VEHICULAR USE AREA SHALL BE LANDSCAPED TO INCLUDE ONE (1) TREE FOR EVERY FORTY (40) FEET OR FRACTION THEREOF.

IN ADDITION, A HEDGE, WALL, EARTH BERM, OR OTHER DURABLE LANDSCAPE BARRIER A MINIMUM OF THREE (3) FEET IN HEIGHT SHALL BE PLACED ALONG THE PERIMETER OF SUCH LANDSCAPE STRIP. IF SAID BARRIER CONSISTS OF NON-LIVING MATERIAL, ONE (1) SHRUB SHALL BE PLANTED EVERY TEN (10) FEET AND ABUTTING THE BARRIER.

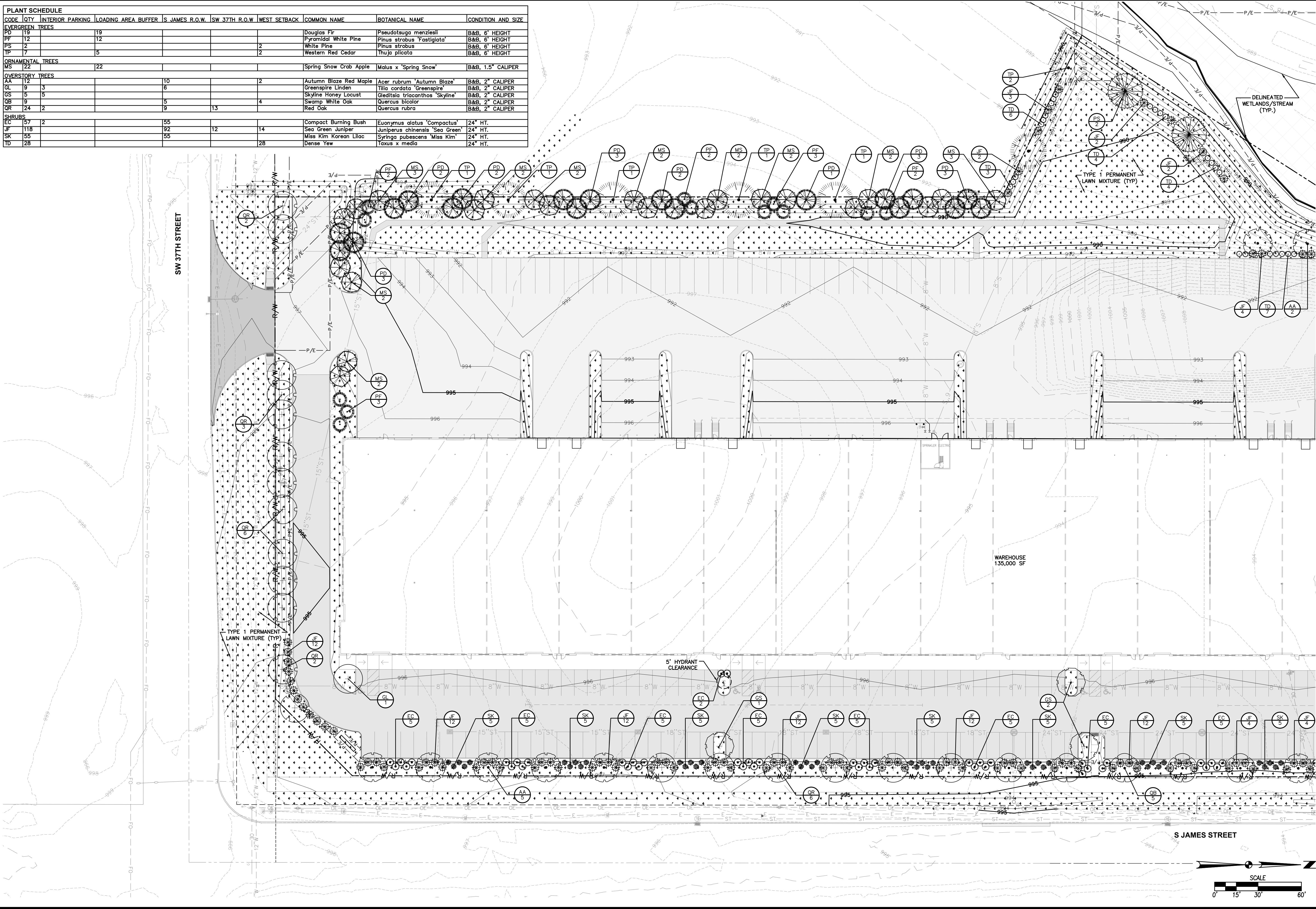
1172 L.F. (EAST) - SOUTH JAMES STREET
TREES REQUIRED: 30 TREES
TREES PROVIDED: 30 TREES
SHRUBS PROVIDED: 202 SHRUBS

331 L.F. (SOUTH) - SOUTH WEST 37TH STREET
TREES REQUIRED: 9 TREES
TREES PROVIDED: 13 TREES
SHRUBS PROVIDED: 12 SHRUBS



PLANT SCHEDULE						
CODE	QTY	INTERIOR PARKING	LOADING AREA BUFFER	S JAMES R.O.W.	SW 37TH R.O.W.	WEST SETBACK
EVERGREEN TREES						
PD	19		19			
PF	12		12			
PS	2					
TP	7		5			2
ORNAMENTAL TREES						
MS	22					
OVERSTORY TREES						
AA	12			10		2
GL	9	3		6		
GS	5	5				
QB	9			5		4
QR	24	2		9	13	
SHRUBS						
EC	57	2		55		
JF	118			92	12	14
SK	55			55		
TD	28					28

COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
Douglas Fir	<i>Pseudotsuga menziesii</i>	B&B, 6" HEIGHT
Pyramidal White Pine	<i>Pinus strobus</i> 'Fastigiata'	B&B, 6" HEIGHT
White Pine	<i>Pinus strobus</i>	B&B, 6" HEIGHT
Western Red Cedar	<i>Thuja plicata</i>	B&B, 6" HEIGHT
Spring Snow Crab Apple	<i>Malus x 'Spring Snow'</i>	B&B, 1.5" CALIPER
Autumn Blaze Red Maple	<i>Acer rubrum</i> 'Autumn Blaze'	B&B, 2" CALIPER
Greenspire Linden	<i>Tilia cordata</i> 'Greenspire'	B&B, 2" CALIPER
Skyline Honey Locust	<i>Gleditsia triacanthos</i> 'Skyline'	B&B, 2" CALIPER
Swamp White Oak	<i>Quercus bicolor</i>	B&B, 2" CALIPER
Red Oak	<i>Quercus rubra</i>	B&B, 2" CALIPER
Compact Burning Bush	<i>Euonymus alatus</i> 'Compactus'	24" HT.
Sea Green Juniper	<i>Juniperus chinensis</i> 'Sea Green'	24" HT.
Miss Kim Korean Lilac	<i>Syringa pubescens</i> 'Miss Kim'	24" HT.
Dense Yew	<i>Taxus x media</i>	24" HT.



GA

DATE

REVISIONS

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

ENGINEER: GH

ENGINEER: EKO

2301.052

LEGACY AT JAMES STREET - LOT 4

LANDSCAPE PLAN

C8.1

GRIMES, IOWA

2301.052



	DATE
REVISIONS	
FIRST SUBMITTAL	02/12/2024

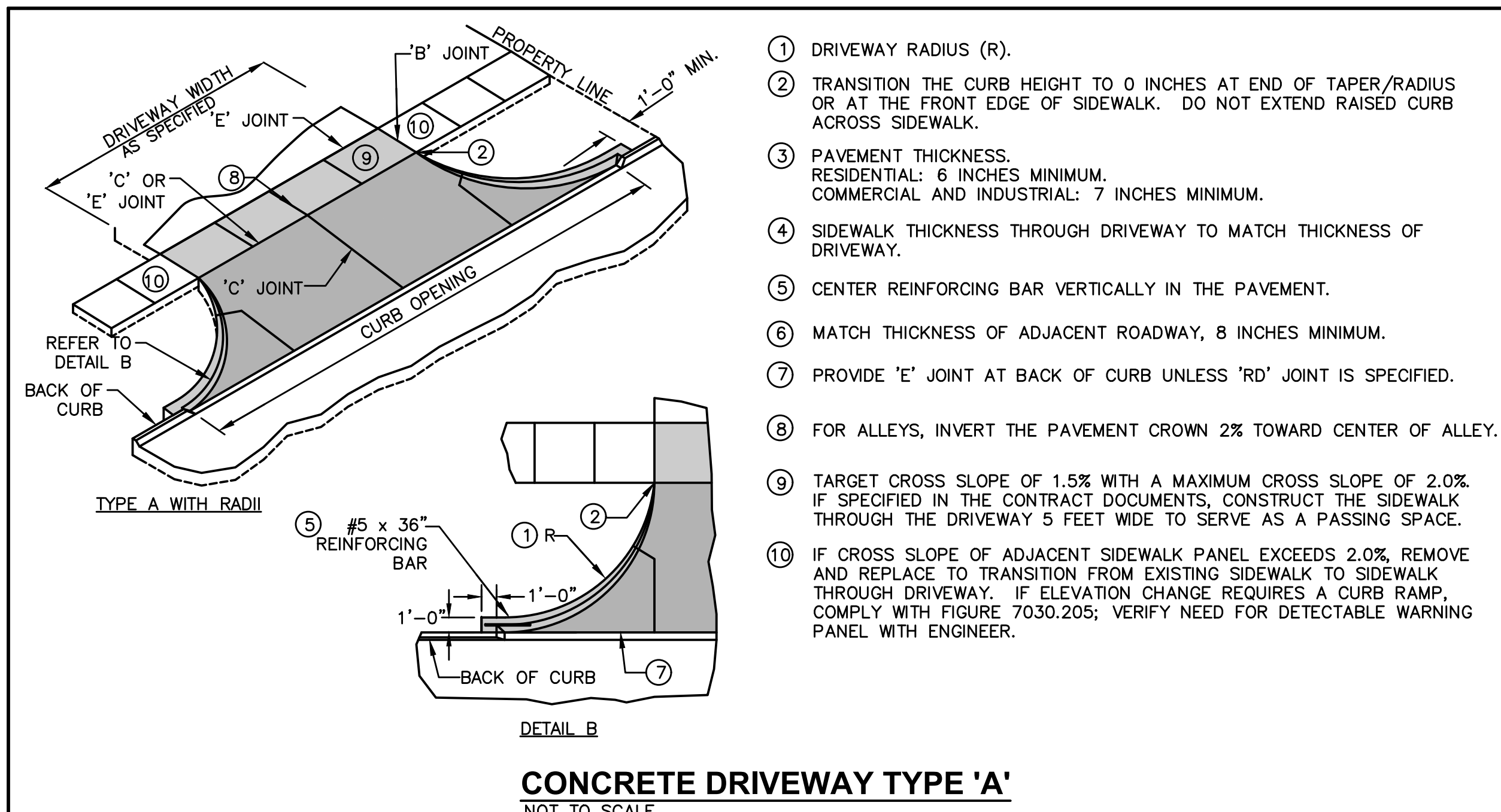
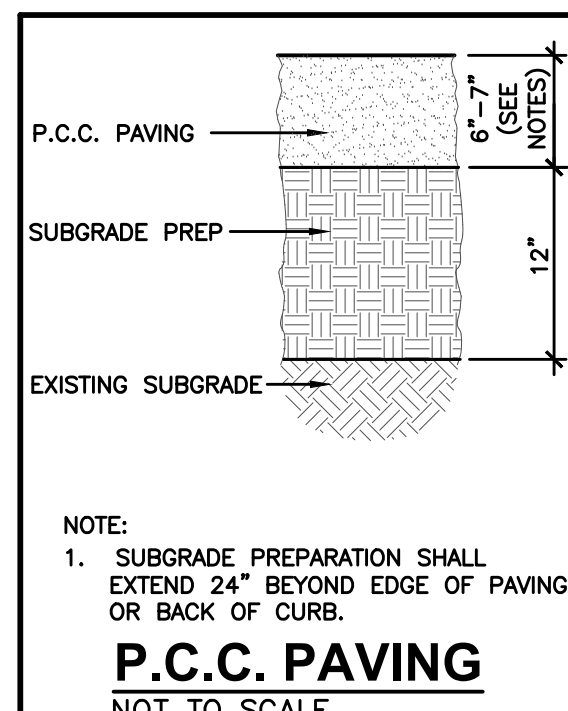
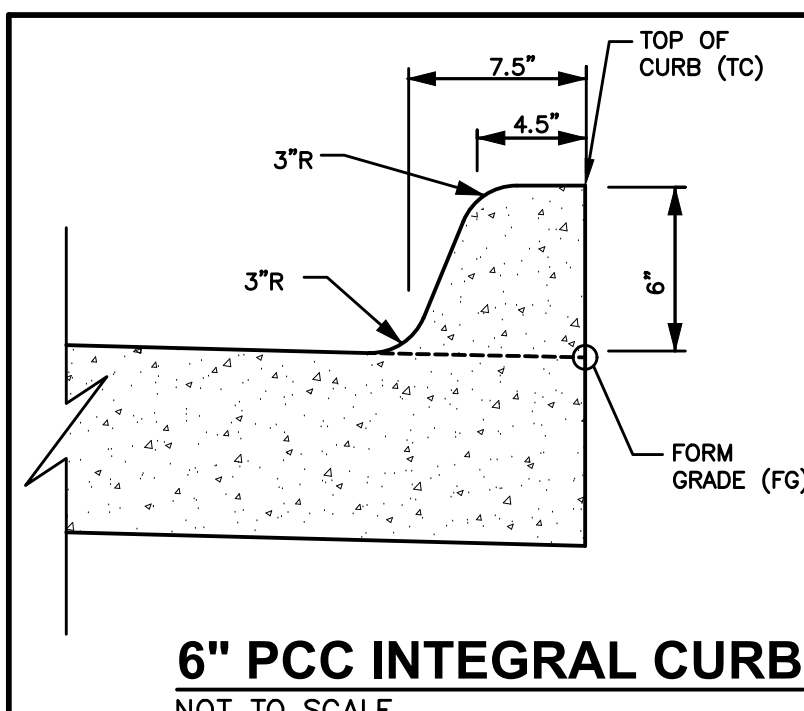
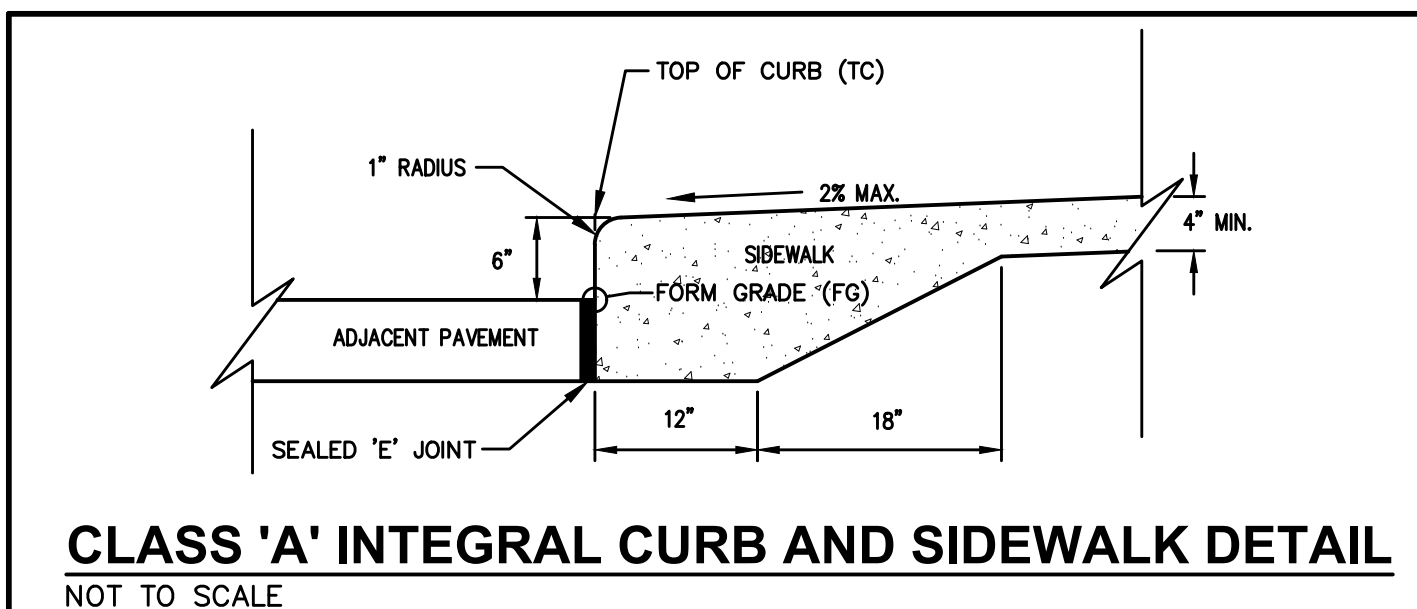
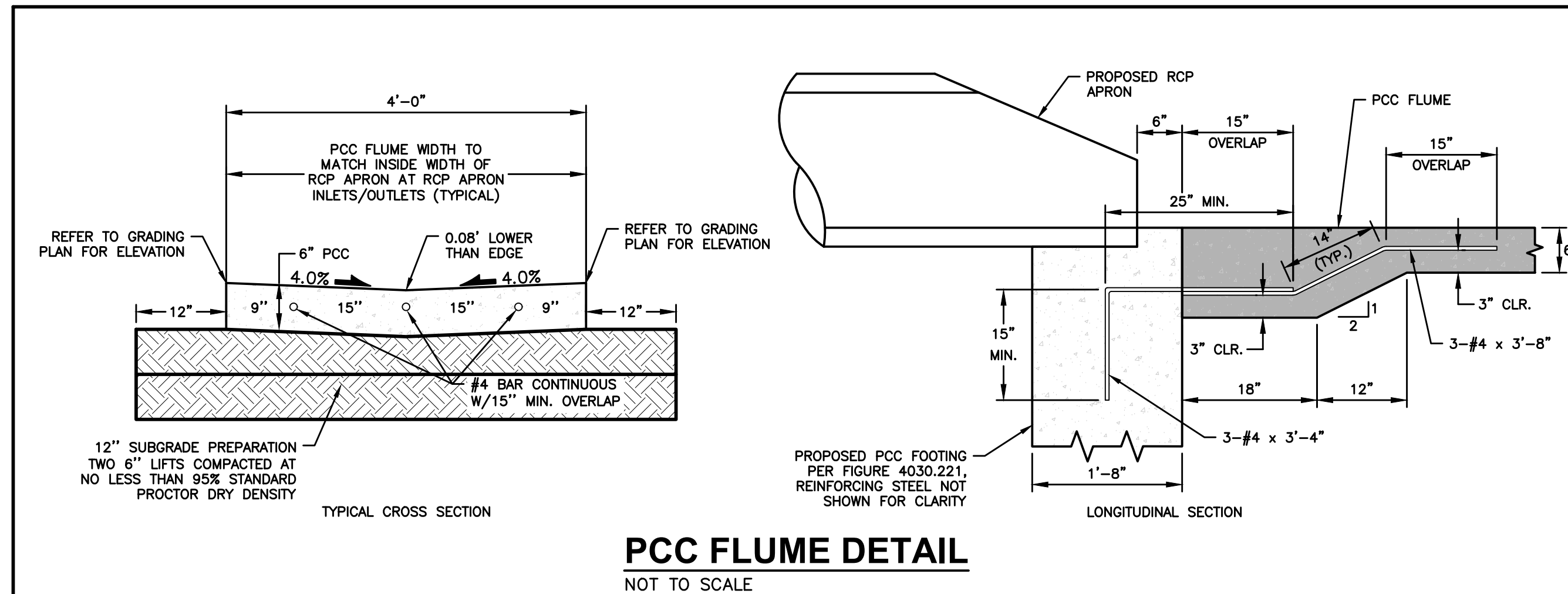
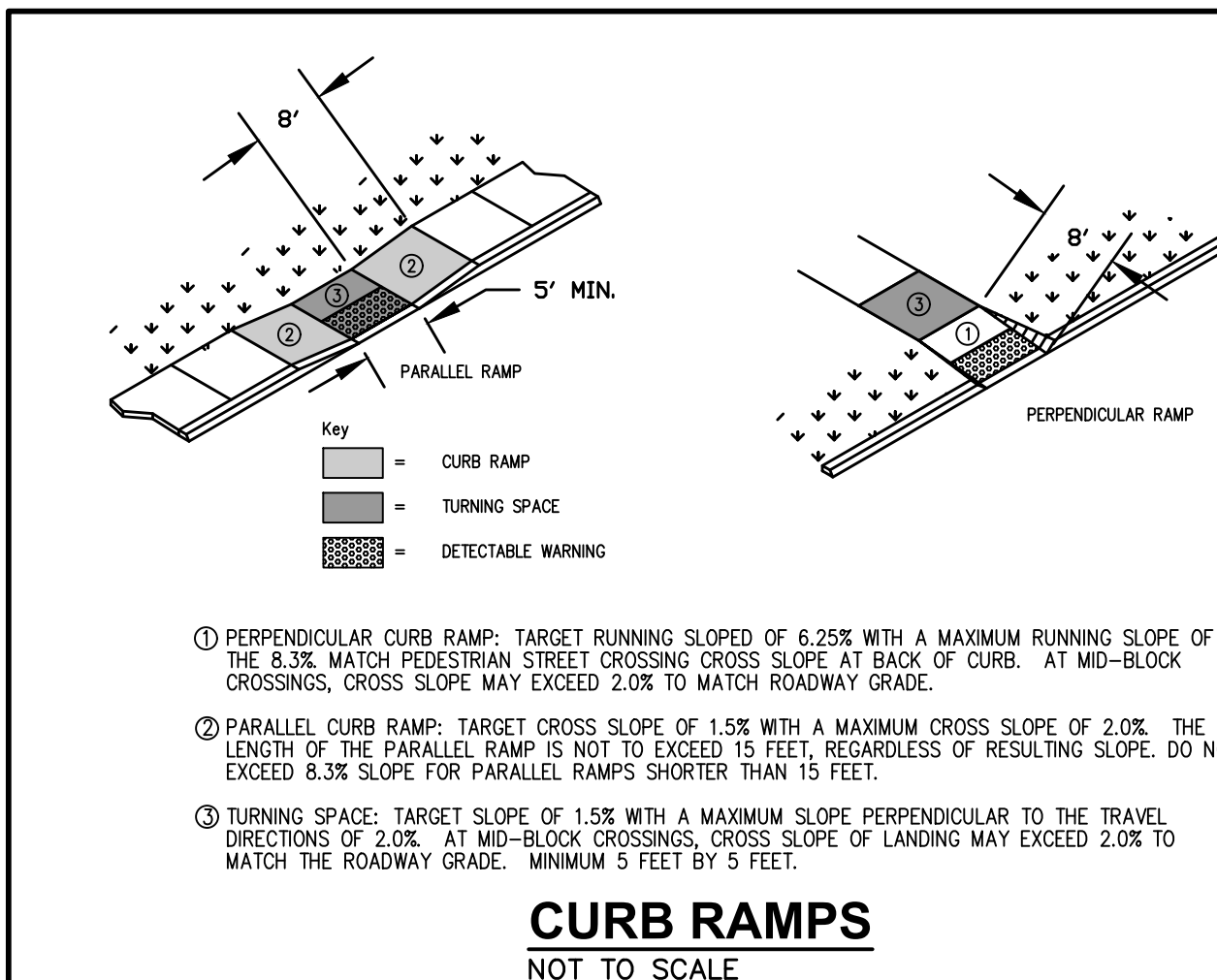
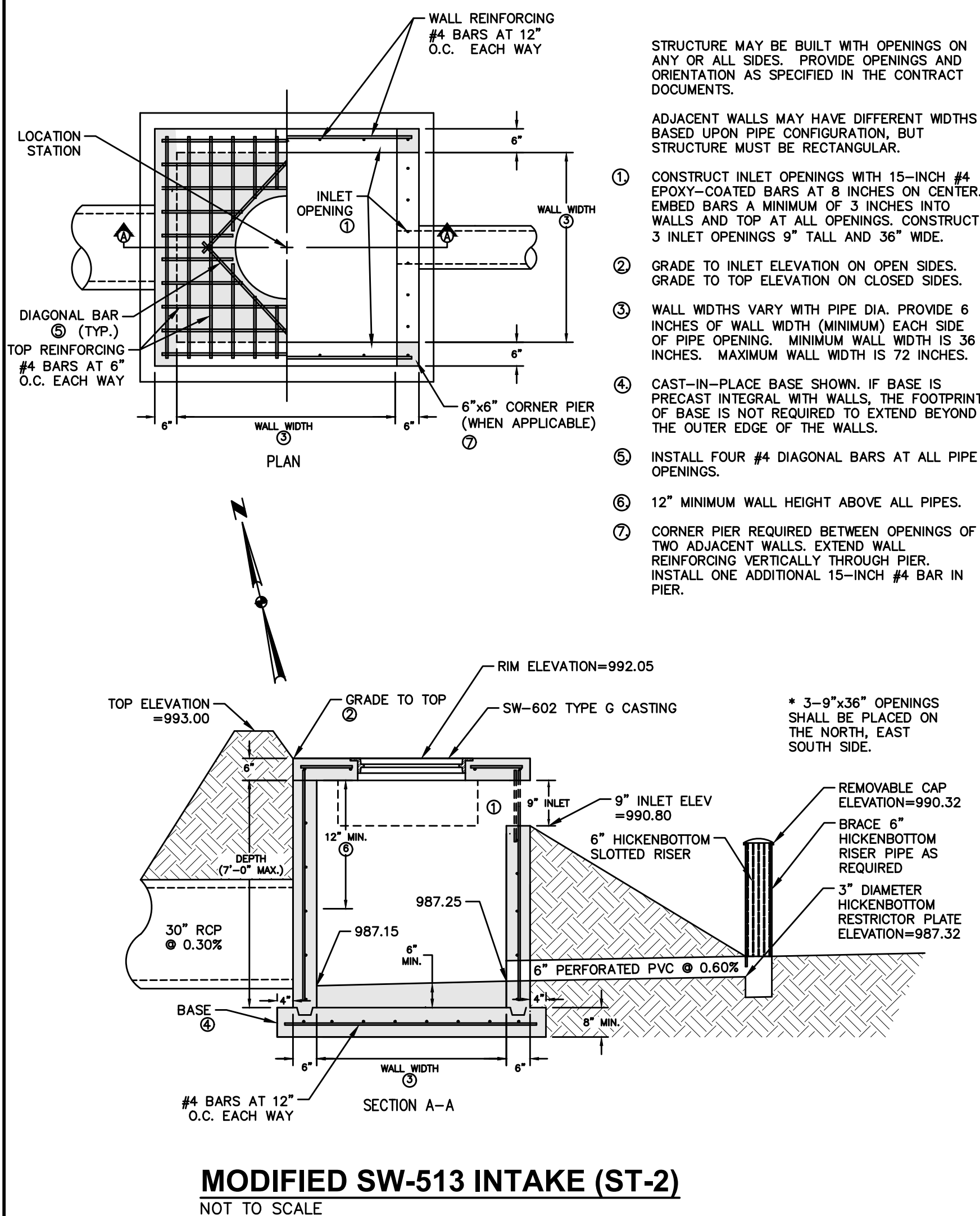
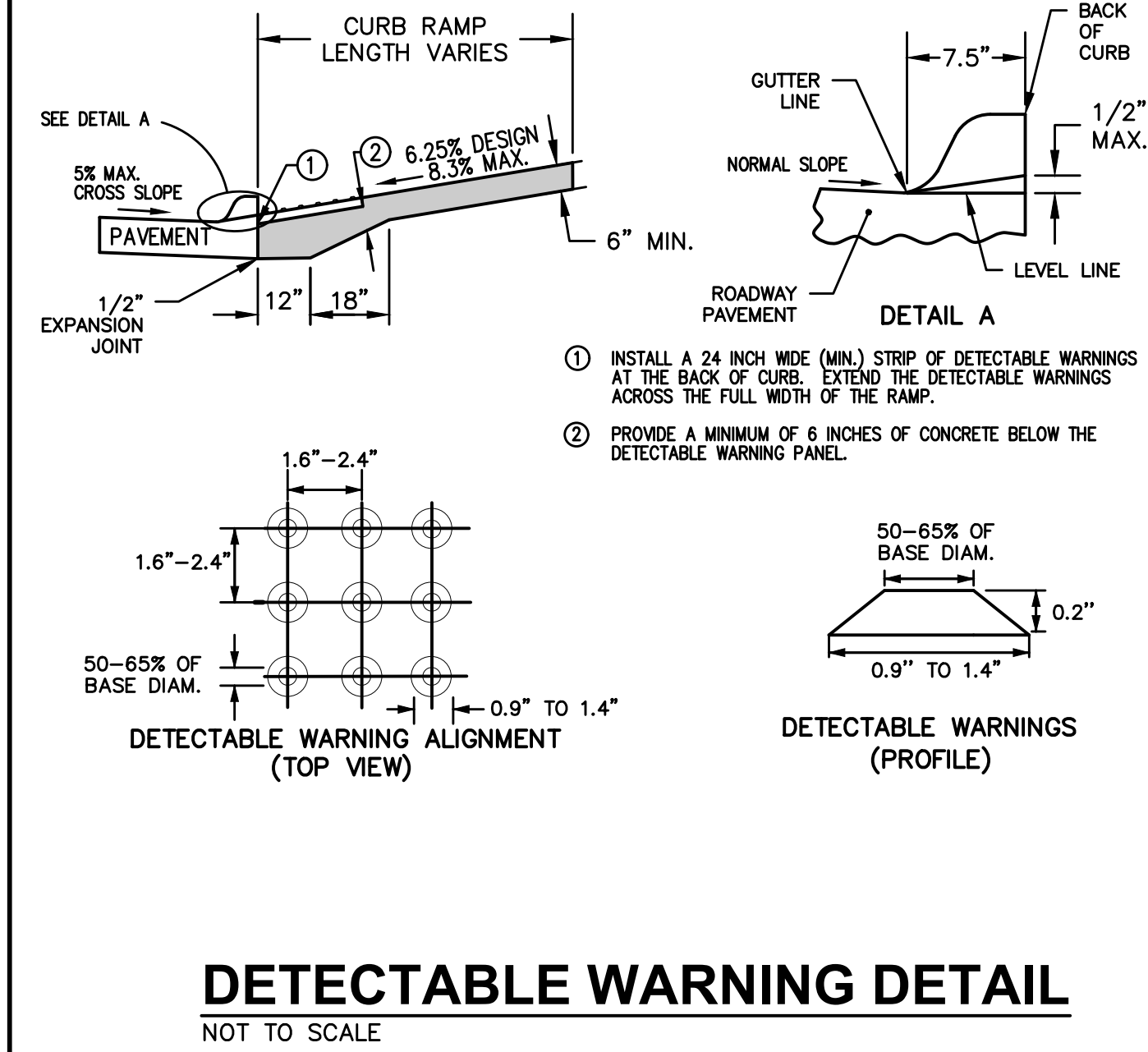
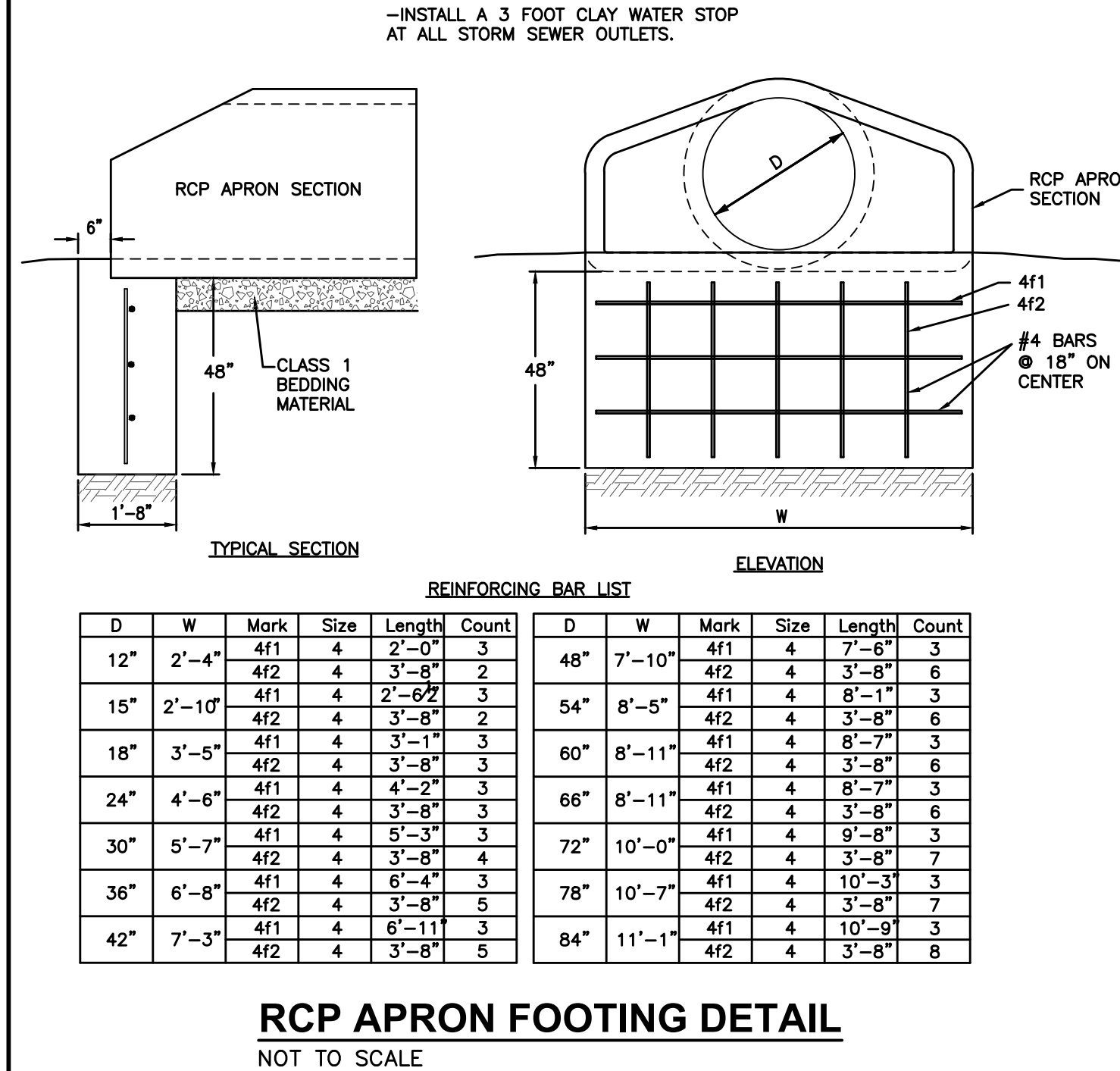
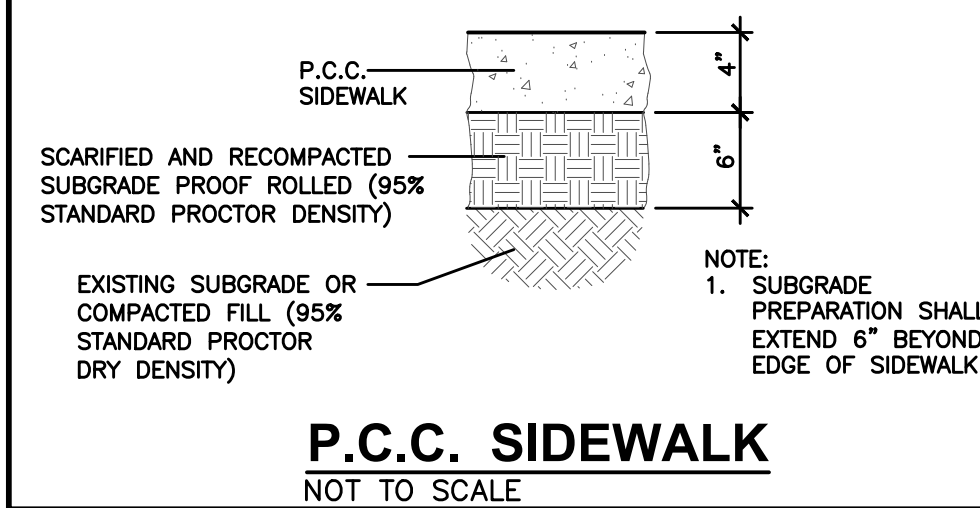
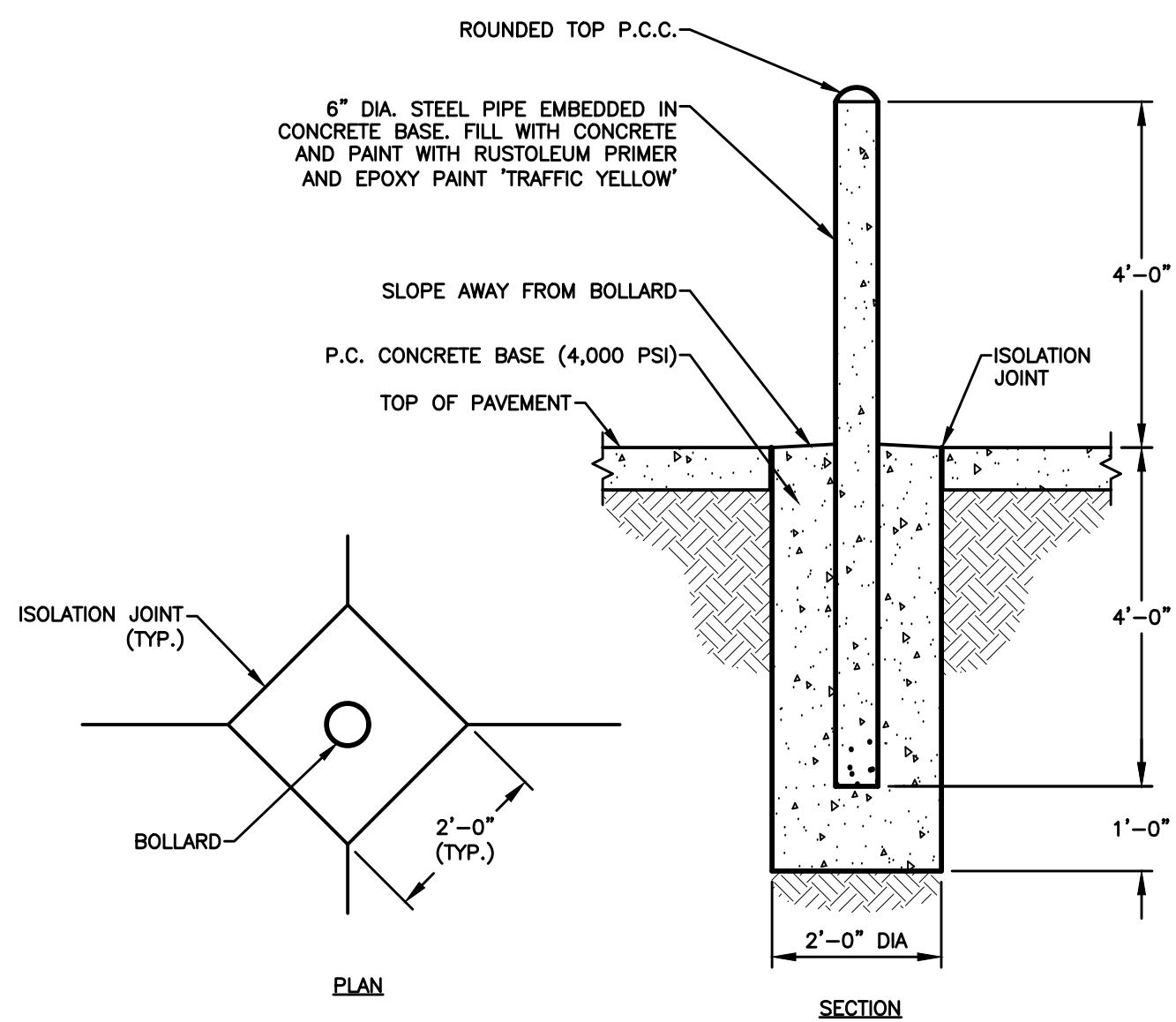
ENGINEER: GH

ENGINEER: EKO



CRIMES AGAINST WOMEN

2301.052



SOUTH FACADE GLAZING CALCULATION	
TYP. WINDOW LENGTH - TYPE 'A'	14'-0"
WINDOW QUANTITY	2
TYP. WINDOW LENGTH - TYPE 'B'	7'-0"
WINDOW QUANTITY	6
TOTAL LINEAR FEET GLAZING	70'-0"
TOTAL FACADE LENGTH (ft)	150'-0"
TOTAL % GLAZED	47%

EAST FACADE GLAZING CALCULATION	
TYP. WINDOW LENGTH - TYPE 'A'	14'-0"
WINDOW QUANTITY	2
TYP. WINDOW LENGTH - TYPE 'B'	7'-0"
WINDOW QUANTITY	60
TOTAL LINEAR FEET GLAZING	448'-0"
TOTAL FACADE LENGTH (ft)	900'-0"
TOTAL % GLAZED	50%

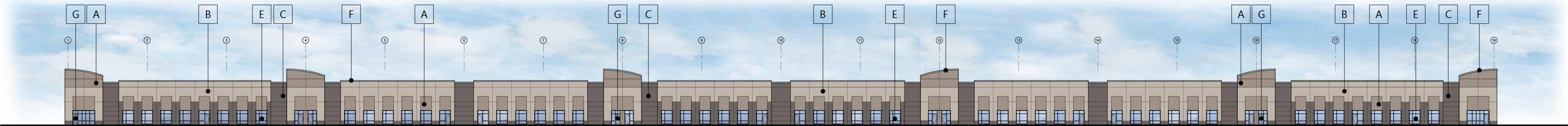


North Elevation

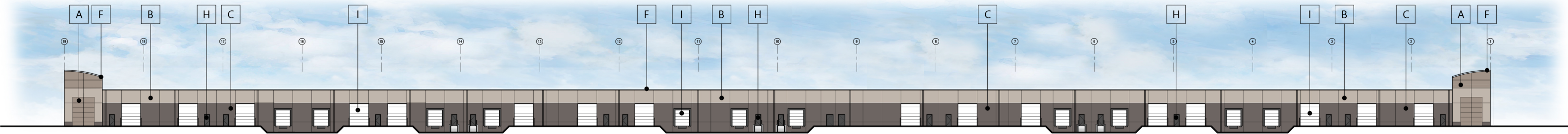


South Elevation

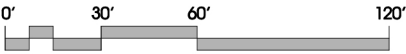
- MATERIALS KEY:
- A Precast Concrete Panel Painted Color "XP2" - Sherwin Williams SW9169 Chatura Gray
 - B Precast Concrete Panel Painted Color "XP1" - Sherwin Williams SW6072 Versatile Gray
 - C Precast Concrete Panel Painted Color "XP3" - Sherwin Williams SW6005 Folkstone
 - D 1" Insulated Glazing (Spandrel)
 - E Aluminum Storefront
 - F Premanufactured and Prefinished Aluminum Coping
 - G Aluminum Entrance With Medium Style Door
 - H Steel Door With Steel Frame
 - I Sectional Overhead Steel Door Vertical Lift



East Elevation



West Elevation



Relation to Comprehensive & Neighborhood Plans

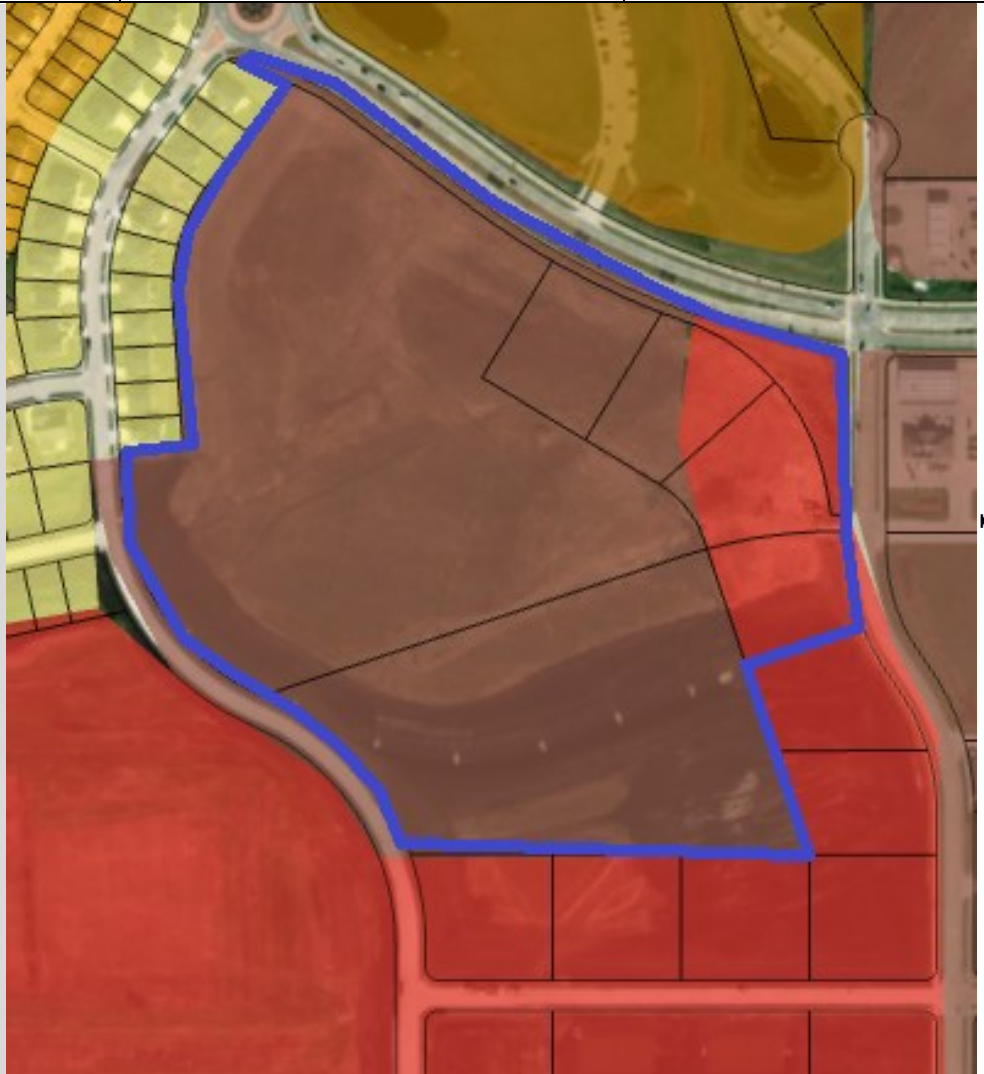
LAND USES & ZONING

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Mixed Use/Commercial	R-4
North	Church	High Density Residential	R-4
South	Vacant	Commercial	R-4
East	Vacant/Commercial	Mixed Use 1	R-4
West	Single-Family	Low Density Residential	R-4

PARKS

The Parks and Trails Master Plan planned for a trail connection from NE Gateway Drive to the west to connect with the trail along Lions Park. The Hope Commercial PUD plans for a trail on the north side of NE 12th Street which will align partially with the Master Plan. The trail will not continue west to connect to the Lions Park trail due to the Grimes Plex. However, trail is existing along NE Heritage Drive, around the basin, and down to E 1st Street which ultimately provides a connection to the Lion Park trail. Sidewalks along NE 12th Street and NE Park Street can also connect patrons to the trail along Lions Park.

Parkland dedication for the Hope Commercial PUD was satisfied with the large regional detention basin and surrounding trail. No additional parkland is required.



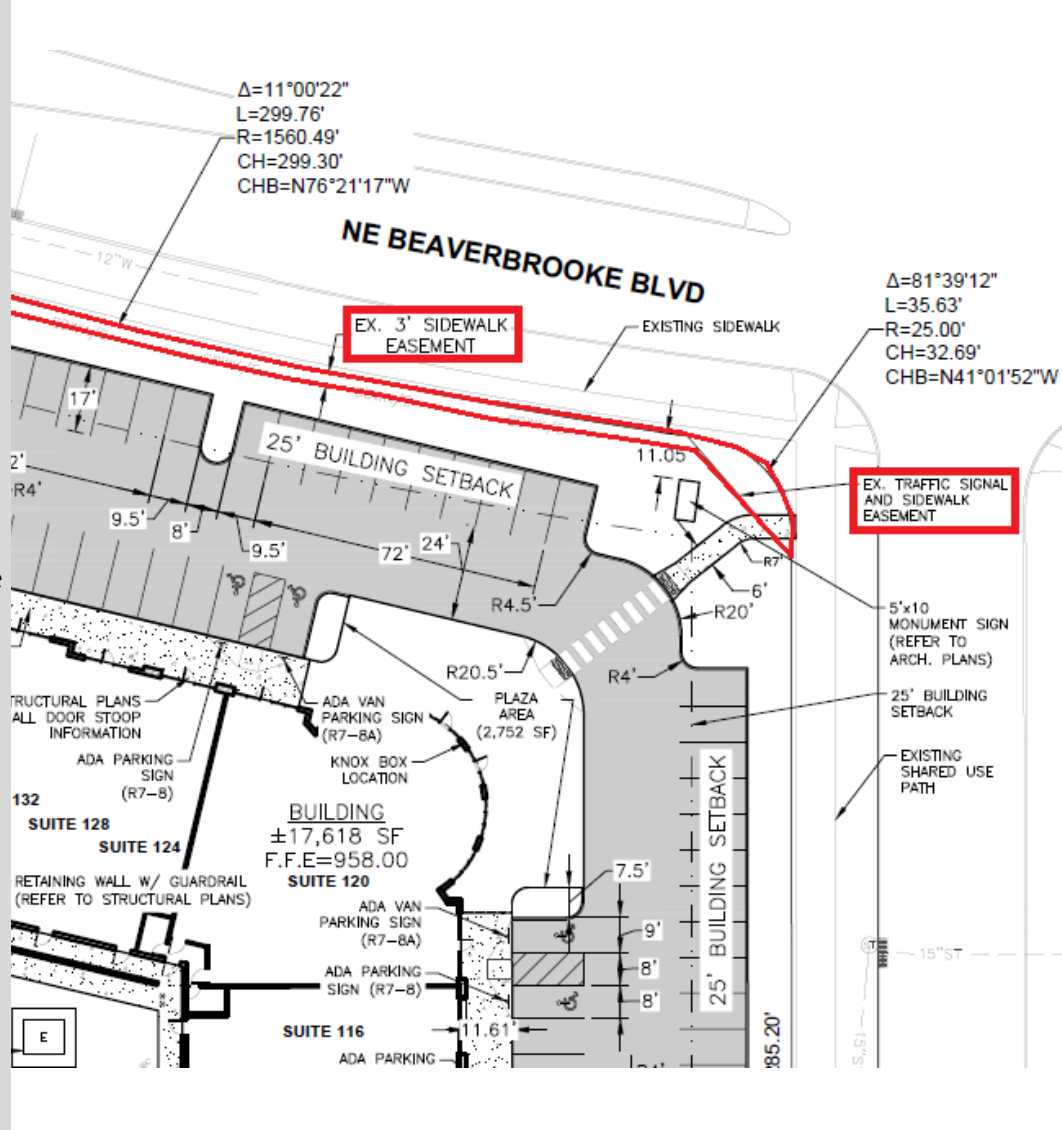
Future Land Use Map

Relation to Studies & Legal

RELATION TO STUDIES

The City hired Snyder & Associates to complete a traffic study of the Hope Commercial District which identified several roadway improvements throughout the development. The City was able to incorporate some of the improvements into the construction drawings including turn lanes on NE 10th Street and NE Heritage Drive and planning multiple access locations for the Grimes Plex. Staff has started the design process for improvements to the NE Gateway and E 1st Street intersection as identified in the traffic study which includes widening Gateway at the intersection and providing additional turn lanes.

Staff has started working with Snyder & Associates regarding future improvements to the NE Gateway Drive and Beaverbrooke Blvd intersection, including a traffic signal, addition of turn lanes, and modified turning radii.



Legal

The plat is part of the Hope Commercial PUD and the associated development agreement which identifies development standards and required public improvements.

The plat includes the construction of NE 12th Street connecting from NE Heritage Drive to NE Gateway Drive as required in the development agreement. Right-of-way will be dedicated to the City for the public street.

The existing PUE identified in Hope Commercial Plat 4 along the north edge of the development will be relocated to better suit the new proposed development and lot lines. The easement vacation has been approved through Council and a new easement will be established with the final plat.

A sidewalk and traffic signal easement will be provided along the north side of the plat to accommodate future intersection improvements and traffic signal.

Site Layout

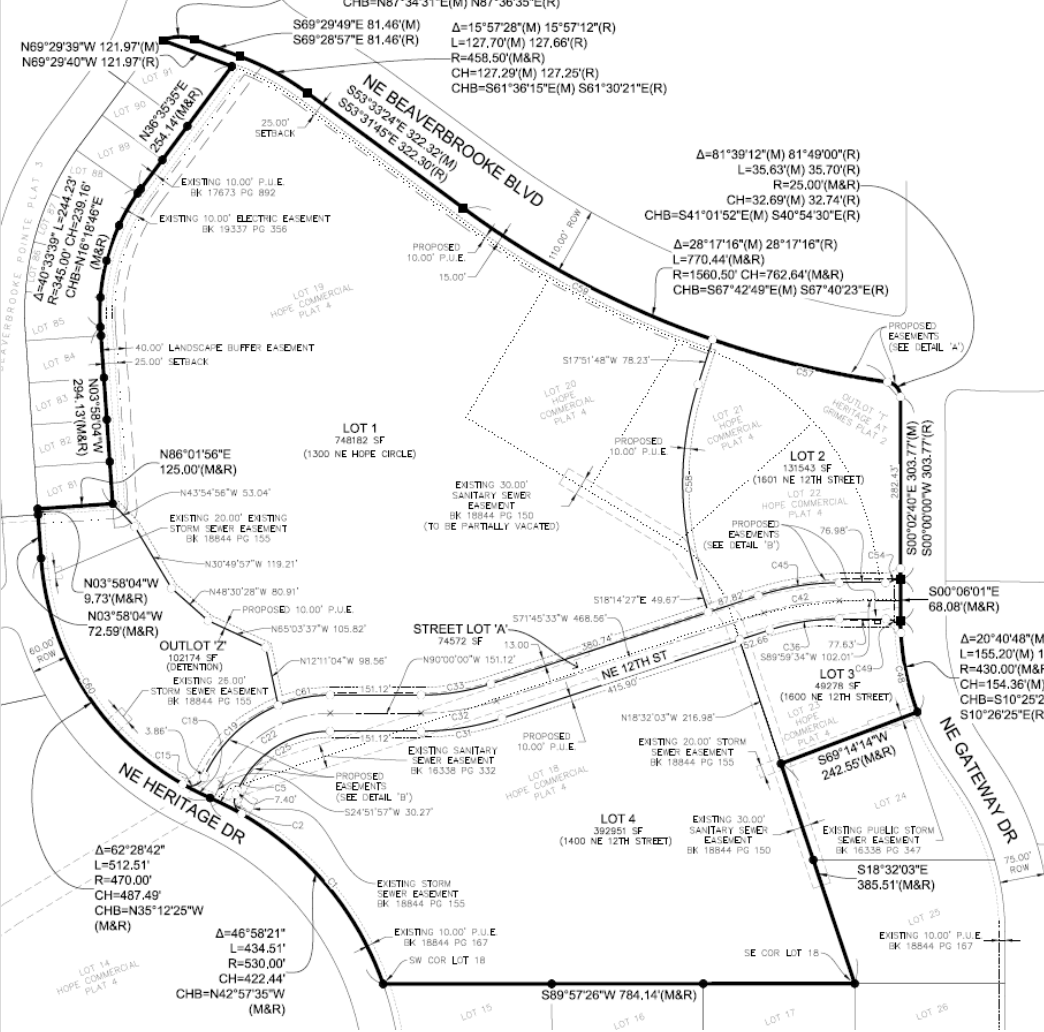
ACCESS

Access will be provided via NE 12th Street and a private drive connecting from NE 12th Street to NE Beaverbrooke Blvd.

All driveways will be located off of NE 12th Street or the private street, with the exception of Lot 1 which will have a right-in/right-out access on NE Beaverbrooke Blvd.

PLAT LAYOUT

Four development lots are proposed, with one outlot for the detention basin and a street lot for NE 12th Street.



SANITARY

Sanitary is existing south of NE 12th Street. A portion of existing sanitary sewer north of NE 12th Street will be removed due to the new proposed lot layout and new sewer will be extended to serve the commercial lots along NE Gateway Drive. Services will be provided to each development lot.

WATER

Water will be constructed on the south side of NE 12th Street and services will be stubbed to each development lot.

STORM WATER

Two private basins will be constructed on the west side of the plat.

LANDSCAPING

The existing landscaping along NE Beaverbrooke Blvd will remain in place aside from a portion of the existing berm at the northeast corner of the plat. Additional landscaping will be provided with site plans.

Conclusion

STAFF RECOMMENDATION

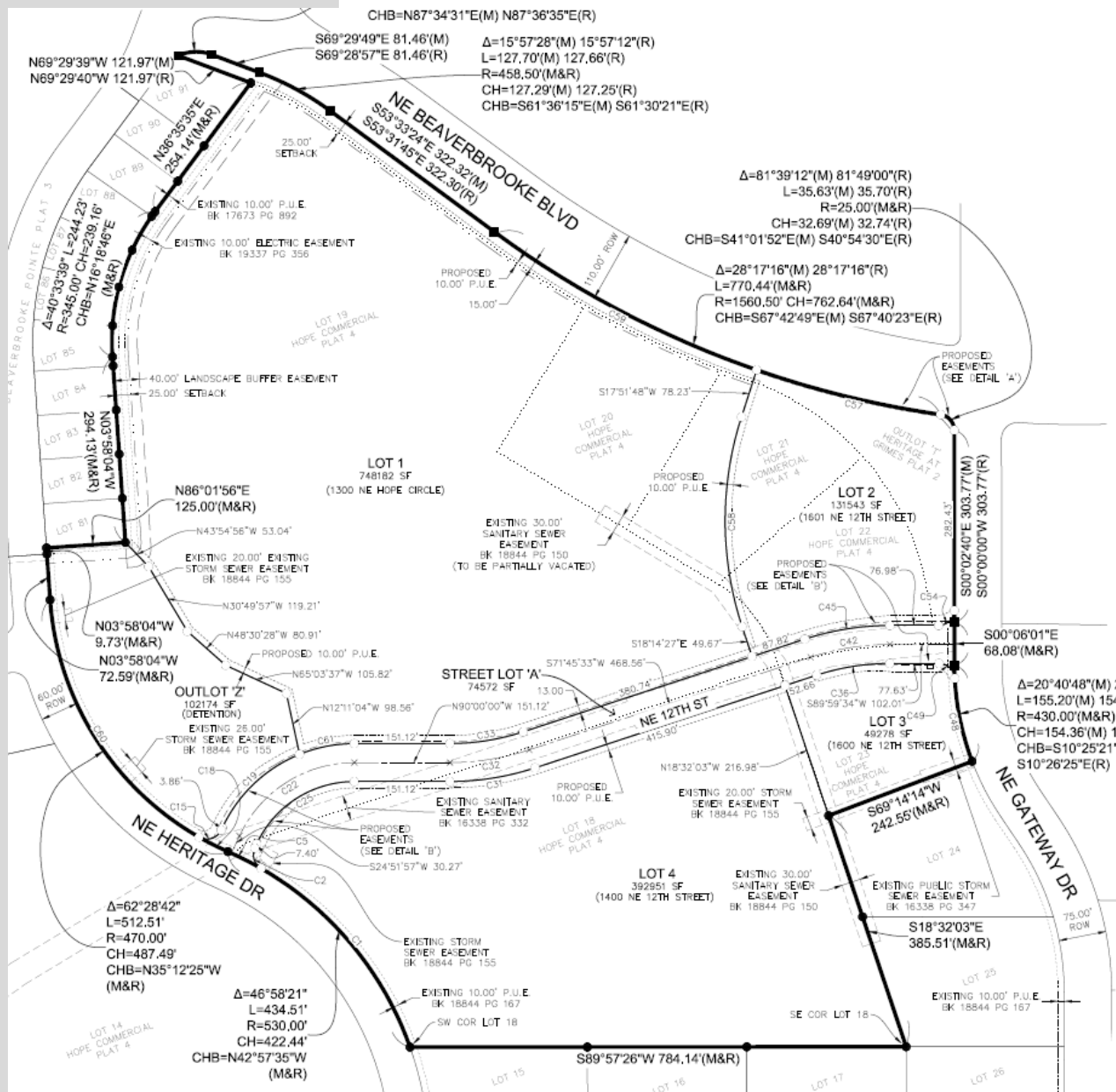
Staff recommends approval of the Hope Commercial Plat 6 Final Plat.

Conclusion

The plat proposes 4 development lots, one outlot for detention, and street lot for NE 12th Street.

A private street will be constructed with the commercial development on Lot 2.

A new public utility easement will be established along NE Beaverbrooke Blvd and a sidewalk and traffic signal easement will be provided to accommodate future improvements at the intersection.





Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

February 13, 2024

Civil Design Advantage

Attn: Josh Trygstad

4121 NW Urbandale Drive

Urbandale, IA 50322

RE: Hope Commercial Plat 6 Final Plat

Dear Mr. Trygstad:

The Development Services Department is in receipt of a proposed Final Plat for Hope Commercial Plat 6. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. Provide \$2000 plat review fee.

Sheet 2:

1. Please change the proposed sidewalk and utility easement on the north side of NE 12th St to "trail easement (width varies)" to match the trail easement at the intersection of NE 12th and Gateway.
2. Please change the sidewalk and utility easement in the south side of NE 12th St to "sidewalk and electric easement". Other utilities shouldn't need to cross the easement.

Legal Comments:

1. Title opinion
2. Consent(s) to Plat
 - a. Owner consent
 - b. Mortgagee consent (if applicable)
3. Treasurer's Certificate

4. County Subdivision Name Approval
- ~~5. Legal description in Word format~~
6. Easement documents and legal description.
 - a. Public Utility Easement
 - b. Landscape Buffer Easement
 - c. Traffic Signal and Sidewalk Easement
 - d. Sidewalk Easement
 - e. Trail Easement
 - f. Sidewalk and Electric Easement
 - g. Water Main Easement
7. Declaration and Covenants, Restrictions and Easements
8. Executed Mid-American Energy electric and Black Hills gas distribution agreement. Streetlights to be black.
9. Agreement to Complete with performance bond (if applicable)
10. 4-year maintenance bond (can be provided upon completion of construction)
- ~~11. Letter from the surveyor confirming that monuments are in place. Confirmation is required prior to issuing a Certificate of Occupancy.~~
12. Warranty Deed for ROW. Reference Iowa Code 428A.2(6) for tax exemption.

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

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	February 13, 2024 (1 PDF of Final Plat and Legals)
PLANNING & ZONING:	March 5, 2024 at 5:30
COUNCIL MEETING:	TBD 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

FINAL PLAT

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

CHB=S61°36'15"E(M) S61°30'21"E(R)

$\Delta=28^{\circ}17'16''(M) \ 28^{\circ}17'16''(R)$
 $L=770.44'(M\&R)$
 $R=1560.50' \ CH=762.64'(M\&R)$
 $CHB=S67^{\circ}42'49''E(M) \ S67^{\circ}40'23''E(R)$

282.43'

S00°02'40"E 303.77'(M)

S00°00'00"W 303.77'(R)

S00°06'01"E 68.08'(M&R)

NE JAMES ST

NE MAIN ST

NE LITTLE BEAVER ST

NE BEAVERBROOKE BLVD

NE GATEWAY DR

1ST ST

SITE

HIGHWAY 141

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

R-4 HOPE COMMERCIAL PUD
(PLANNED UNIT DEVELOPMENT)

SETBACKS:

FRONT YARD:	25'	BEAVERBROOKE DRIVE
FRONT YARD:	0'	HERITAGE DRIVE
REAR YARD:	25'	
SIDE YARD:	10'	(EXTERNAL)
SIDE YARD:	0'	(INTERNAL)

OCTOBER 18, 2023

LOTS 18 THROUGH 23, HOPE COMMERCIAL PLAT 4, AN OFFICIAL PLAT AND OUTLOT 'T', HERITAGE AT GRIMES PLAT 2, AN OFFICIAL PLAT, ALL IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

THE PROPERTY CONTAINS 34.41 ACRES (1,498,701 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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

FOUND	SET
▲	△
●	○
■	
M	
R	
D	
P.U.E.	
AL	
(1234)	
_____	_____
_____	_____
_____	_____
_____	_____

A circular professional seal for a land surveyor. The outer ring contains the text "LICENSED PROFESSIONAL LAND SURVEYOR" in a circular arrangement. Inside this ring, the name "MICHAEL A. BROONER" is written in a larger font, and the license number "15980" is written below it. At the bottom of the inner circle, the word "IOWA" is written between two five-pointed stars.

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.

MICHAEL A. BROONER, P.L.S.
 DATE

LICENSE NUMBER 15980
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
 PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1 AND 2

[illegible]

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



CIVIL DESIGN ADVANTAGE

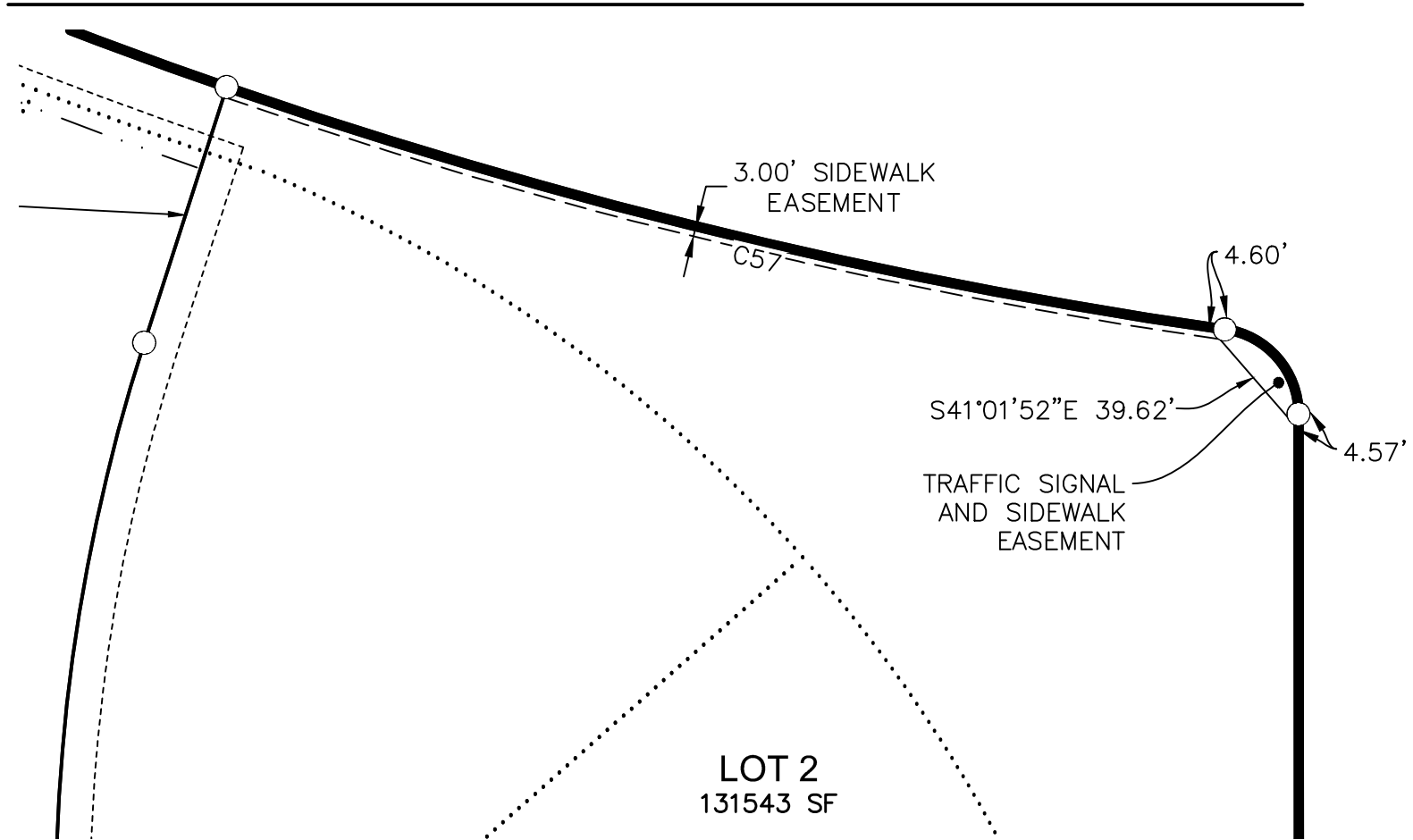
HOPE COMMERCIAL PLAT 6

1/2
2205 357

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 DATE PLOTTED: 11/16/2023 3:22 PM
 PLOTTED BY: JON EDOALU
 COMMENT: ENC.

HOPE COMMERCIAL PLAT 6
FINAL PLAT

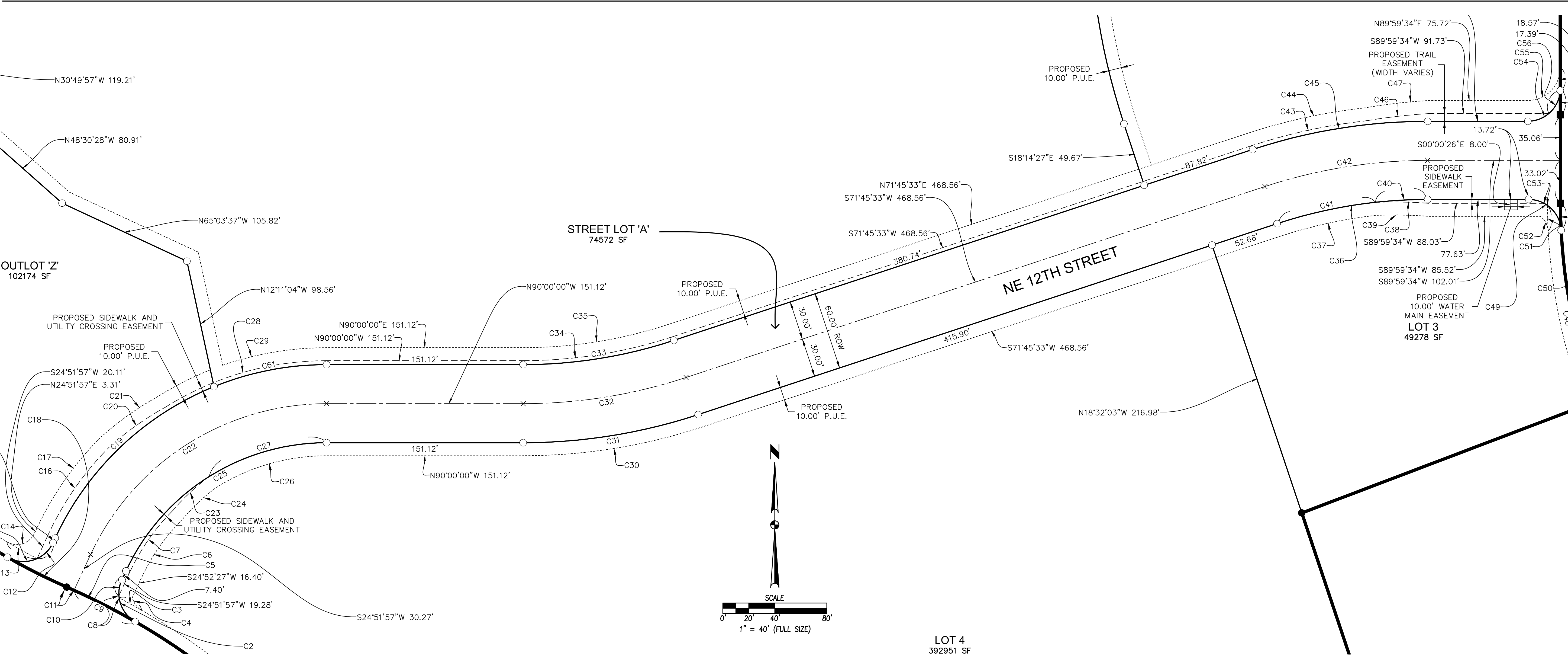
DETAIL 'A'



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	40°35'44"	530.00'	375.52'	N39°46'17"W	367.71'	C17	20°10'15"	246.00'	86.60'	N34°57'04"E	86.16'	C33	18°14'27"	370.00'	117.79'	S80°52'46"W	117.30'	C49	87°09'35"	25.00'	38.03'	S46°25'38"E	34.47'
C2	84°56'05"	25.00'	37.06'	N17°36'06"W	33.76'	C18	6°13'28"	470.00'	51.06'	S63°20'01"E	51.03'	C34	18°14'27"	367.00'	116.84'	S80°52'46"W	116.35'	C50	2°45'53"	430.00'	20.75'	S01°27'54"E	20.75'
C3	2°05'36"	540.00'	19.73'	S61°06'57"E	19.73'	C19	43°01'02"	230.00'	172.68'	S46°22'28"W	168.66'	C35	18°14'27"	357.00'	113.66'	N80°52'46"E	113.18'	C51	2°33'27"	440.00'	19.64'	S01°37'04"E	19.64'
C4	48°04'49"	15.00'	12.59'	S36°01'44"E	12.22'	C20	12°56'18"	234.10'	52.86'	S54°39'29"W	52.75'	C36	18°14'02"	370.00'	117.75'	N80°52'33"E	117.25'	C52	50°05'35"	15.00'	13.11'	N28°05'27"W	12.70'
C5	6°22'36"	530.00'	58.99'	S63°15'27"E	58.96'	C21	12°56'14"	244.10'	55.12'	N54°35'30"E	55.00'	C37	11°56'27"	360.00'	75.03'	S77°43'46"W	74.89'	C53	6°51'22"	25.00'	2.99'	N58°13'18"W	2.99'
C6	20°18'10"	157.00'	55.63'	S35°01'02"W	55.34'	C22	65°08'03"	200.00'	227.36'	S57°25'58"W	215.32'	C38	6°25'58"	371.29'	41.69'	N88°53'30"W	41.66'	C54	93°12'58"	25.00'	40.67'	S43°23'05"W	36.33'
C7	20°09'29"	167.00'	58.75'	S34°56'41"W	58.45'	C23	12°57'45"	168.02'	38.01'	S46°57'33"W	37.93'	C39	6°26'07"	361.29'	40.58'	N88°50'00"W	40.56'	C55	90°02'14"	25.00'	39.29'	N44°58'27"E	35.37'
C8	4°29'12"	25.00'	1.96'	S05°44'07"E	1.96'	C24	12°57'54"	158.02'	35.76'	S46°48'59"W	35.68'	C40	6°14'07"	370.00'	40.27'	S86°52'30"W	40.25'	C56	46°19'21"	25.00'	20.21'	N26°17'45"E	19.67'
C9	5°42'50"	530.00'	52.85'	N62°55'34"W	52.83'	C25	65°08'03"	170.00'	193.26'	N57°25'58"E	183.02'	C41	11°59'54"	370.00'	77.48'	S77°45'30"W	77.34'	C57	11°00'22"	1560.50'	299.76'	S76°21'16"E	299.30'
C10	28°21'27"	25.00'	12.37'	S10°41'13"W	12.25'	C26	31°57'04"	160.00'	89.22'	S74°01'28"W	88.07'	C42	18°14'02"	400.00'	127.30'	S80°52'33"W	126.76'	C58	36°06'15"	535.00'	337.12'	S00°11'20"E	331.57'
C11	0°39'47"	530.00'	6.13'	N66°06'52"W	6.13'	C27	32°05'27"	170.00'	95.22'	S73°57'17"W	93.98'	C43	12°00'09"	433.00'	90.71'	S77°45'37"W	90.54'	C59	17°16'54"	1560.50'	470.68'	S62°12'39"E	468.90'
C12	40°32'09"	25.00'	17.69'	N45°08'01"E	17.32'	C28	32°08'02"	233.00'	130.68'	S73°55'59"W	128.97'	C44	11°57'46"	443.00'	92.49'	N77°44'26"E	92.33'	C60	56°15'13"	470.00'	461.45'	N32°05'40"W	443.14'
C13	3°18'32"	460.00'	26.56'	S61°06'00"E	26.56'	C29	32°04'01"	243.00'	136.00'	N73°58'00"E	134.23'	C45	18°14'02"	430.00'	136.84'	S80°52'33"W	136.27'	C61	22°07'01"	230.00'	88.78'	S78°56'29"W	88.23'
C14	95°41'19"	15.00'	25.05'	N72°42'36"E	22.24'	C30	18°14'27"	440.00'	140.08'	S80°52'46"W	139.49'	C46	6°24'09"	437.07'	48.84'	S83°27'17"W	48.81'						
C15	94°54'46"	25.00'	41.41'	S72°19'20"W	36.84'	C31	18°14'27"	430.00'	136.90'	N80°52'46"E	136.32'	C47	6°24'03"	447.07'	49.94'	N83°29'35"E	49.92'						
C16	20°06'19"	236.00'	82.81'	S34°55'06"W	82.39'	C32	18°14'27"	400.00'	127.35'	S80°52'46"W	126.81'	C48	17°54'55"	430.00'	134.45'	S11°48'18"E	133.91'						

DETAIL 'B'



FILE: H:\2022\2205357\DWG\2205357-FINAL PLAT.DWG
DATE PLOTTED: 11/16/2023 3:22 PM
PLOTTER: HP DesignJet T1100
DRAWN BY: VAN EROUHL

DATE

10/00/00

REVISIONS

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

ENGINEER:

TECH:

REVIEW:

HOPE COMMERCIAL PLAT 6
FINAL PLAT

2/2
2205.357

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

Zoning Map

Relation to Comprehensive & Area Plans

LAND USES & ZONING

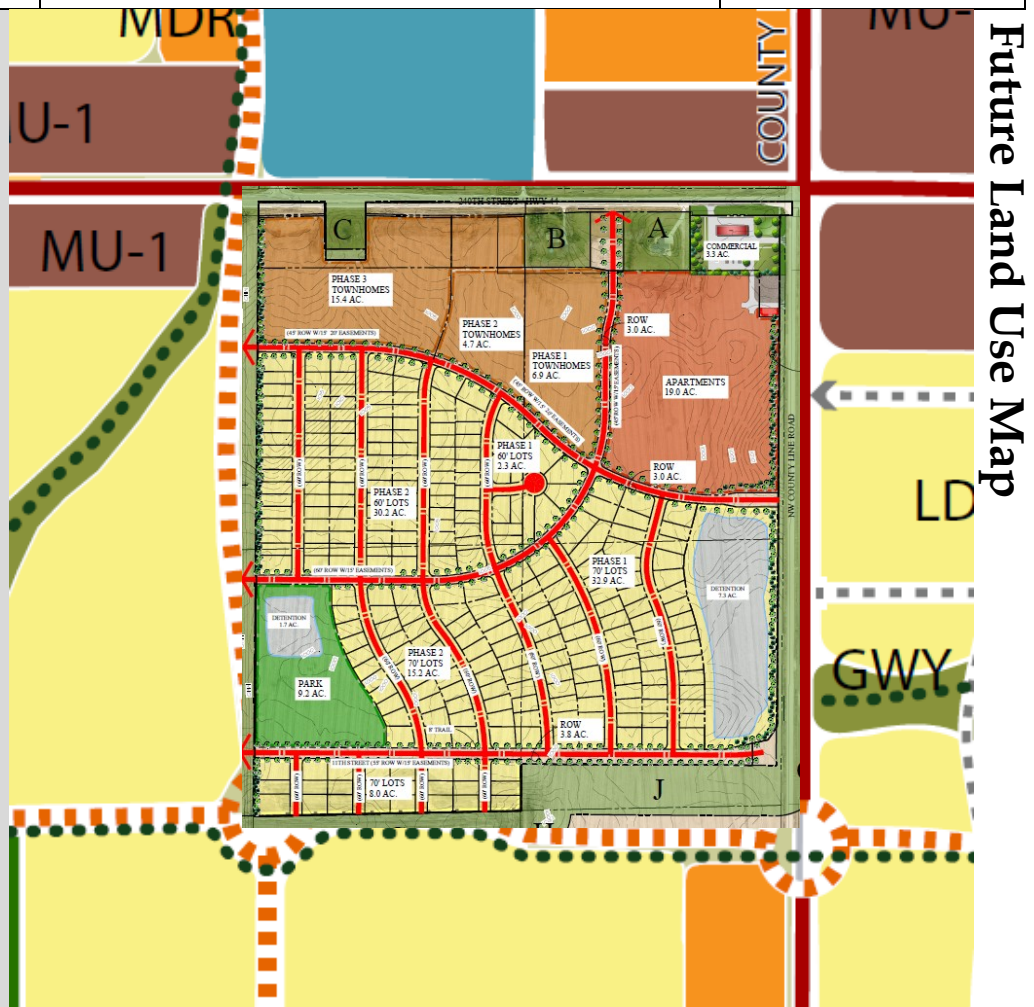
Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Low-Density, Medium-Density, High -Density Residential and Commercial	R-4
North	Vacant/School	Mixed-Use 1/Civic	A-1
South	Vacant/School	Low-Density/Medium Density Residential	A-1
East	Vacant	Low-Density/Medium Density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

PARKS

The Parks and Trails Master Plan anticipated a park on the property and a trail along SW 11th Street. The PUD shows a 9.2-acre park and 7.3-acre detention basin for public use as well as the trail along SW 11th Street to be consistent with the Master Plan. The PUD will also provide trail along SW6th/SW4th Street through the development.

No changes to the parks and trails are proposed with the PUD amendment. The existing PUD provides more than the required parkland acreage to cover the residential development, including the additional townhome land use areas.

The due to the small amount of area, approximately 3 acres, converting from commercial to townhome land use, there is no excepted negative impact to traffic or utility usage for the development.



The proposed land use in the Meadows PUD Amendment is consistent with the previous PUD with the exception of changing two commercial land use areas to townhome land use areas (medium-density residential). The change will be compatible with the previous approved land use and the land use of surrounding properties.

Site Layout

Access for the development will be provided via SW 11th Street, SW 6th/4th Street and SW Meadowbrooke Blvd. Access out to Highway 44 will be provided in the future widening improvements on Highway 44.

Trail will be provided along SW 11th Street and SW 6th/4th Street.

Approximately 3 acres of commercial area along Highway 44 is proposed to be converted to medium density townhome area. Buffering requirements along Highway 44 have been added to the development agreement . Alternatively, the townhomes can be designed to provide front porch entries along the highway.

The multi-family residential land use area was modified to include regulations for the public safety center, including to allow civic uses, reduce the building height, and adjusting the architectural requirements. The public safety center will follow the same height and architectural requirements as the commercial land use area in the PUD.



The existing Meadows PUD development agreement will be amended to reflect the proposed changes described throughout this report in relation to the conversion of two commercial land use areas to townhomes land use areas and to accommodate the public safety center.

Utilities & Landscaping

LANDSCAPING

Landscaping throughout the Meadows PUD will remain the same as previously approved with the addition of buffering requirements along Highway 44 for the new townhome areas.

Buffering will be provided where residential development abuts SW County Line Road and along the western boundary of the development. Buffering will also be provided between the Meadows PUD and the existing single-family lots along Highway 44.

Street trees will be provided along SW 11th Street, SW 6th/4th Street and SW Meadowbrooke Blvd.

240TH STREET (W/15' EASEMENTS)

PHASE 3 TOWNHOMES 15.4 AC.

(45' ROW W/15' 20' EASEMENTS)

PHASE 2 TOWNHOMES 4.7 AC.

PHASE 1 TOWNHOMES 6.9 AC.

ROW 3.0 AC.

APARTMENTS 19.0 AC.

ROW 3.0 AC.

PHASE 1 60' LOTS 2.3 AC.

PHASE 2 60' LOTS 30.2 AC.

(60' ROW W/15' EASEMENTS)

PHASE 1 70' LOTS 32.9 AC.

PHASE 2 70' LOTS 15.2 AC.

DETENTION 1.7 AC.

PARK 9.2 AC.

8' TRAIL

ROW 3.8 AC.

11TH STREET (55' ROW W/15' EASEMENTS)

70' LOTS 8.0 AC.

COMMERCIAL 3.3 AC.

NW COUNTY LINE ROAD

SANITARY & WATER

No changes are proposed to the planned utilities. Sanitary and water will generally be provided along the public streets in the development.

STORM WATER

A large detention basin will be provide along SW County Line Road and within the future park on the west side of the development. Private detention basins will be provided along the north side of the development.

Conclusion

STAFF RECOMMENDATION

Staff recommends approval of the Meadows PUD Amendment.

Conclusion

The developer is requesting to change two commercial areas along Highway 44, totaling approximately 3 acres, to townhome land use areas. Buffering and building orientation requirements along Highway 44 are proposed to be added to the development agreement.

Modifications to the development agreement are proposed to accommodate the public safety center, including modifications to building height, architecture, and allowing civic uses in the multi-family land use area.

Q:\A-FILES\A-2100\A-2116_C3D Drawings\Rezoning\A2116 Rezoning\G.dwg, 3/14/2024 9:57:30 AM, mshill, 1:1



LEGAL DESCRIPTION:
THE NORTHEAST FRACTIONAL QUARTER (NE 1/4) 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 1/4 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 "18-150" OF THE SE 1/4 NE 1/4 OF SECTION 01, TOWNSHIP 19 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.

AREA
941,446 SF REZONING AREA

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

REZONING NEIGHBOR LIST

	Name of Property Owner	Property Address	Mailing Address
A	KNUDSEN, ROGER CHRISTIAN & GINA JTRS	2150 W 1ST ST	2150 W 1ST ST GRIMES IA 50111
B	STOKELY, SCOTT T & ELAINE L JTRS	2250 W 1ST ST	2250 W 1ST ST GRIMES IA 50111
C	CITY OF GRIMES, IOWA		101 NE HARVEY ST GRIMES IA 50111
D	BOHROFEN, J DENNIS		801 SW JAZZWOOD DR GRIMES IA 50111
E	BOHROFEN, J DENNIS		801 SW JAZZWOOD DR GRIMES IA 50111
F	HOPE K FARMS LLC		4500 WESTOWN PKWY STE 277 WEST DES MOINES IA 50266
G	HOPE K FARMS LLC		4500 WESTOWN PKWY STE 277 WEST DES MOINES IA 50266
H	DALLAS CENTER, GRIMES COMMUNITY SCHOOL DISTRICT	2555 W 1ST ST., GRIMES, IA 50111	
J	DALLAS CENTER, GRIMES COMMUNITY SCHOOL DISTRICT	2555 W 1ST ST., GRIMES, IA 50111	
K	ELLIS, LORRAINE E	23831 Y AVE	23831 Y AVE GRIMES, IA 50111
L	DALLAS CENTER-GRIMES COMMUNITY SCHOOL DISTRICT	2555 W 1ST ST., GRIMES, IA 50111	
M	WISE, PHYLLIS R REVOCABLE TRUST		30049 240th St., Dallas Center, IA 50063
N	MICHAEL F. & CHEREEN L BRODERICK	14172 NW 70TH AVE	14172 NW 70TH AVE GRIMES, IA 50111-2043
O	HOPE TIMBER LLC	14172 NW 70th Ave	4500 WESTOWN PKWY STE 277 WEST DES MOINES IA 50266
P	VINCENT R., MICHAEL F, CHEREEN L. BRODERICK	14172 NW 70th Ave	14172 NW 70TH AVE GRIMES, IA 50111-2043
Q	VINCENT R. & MICHAEL F BRODERICK	14172 NW 70th Ave	14172 NW 70TH AVE GRIMES, IA 50111-2043

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



Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 Urbandale, Iowa 50322
515.276.4884 mail@cecinc.com



DATE: March 14, 2024
DATE OF SURVEY:
DESIGNED BY:
DRAWN BY:
###

THE MEADOWS
GRIMES, IOWA
CONCEPT PLAN

SHEET
OF 1
A-2116

DATE

April 2, 2024

PROJECT NAME

Grimes Public Safety Center

APPLICANT

City of Grimes
Civil Design Advantage
SVPA

REQUESTED ACTION

Site Plan

LOCATION

2001 SW 6th Street

ZONING

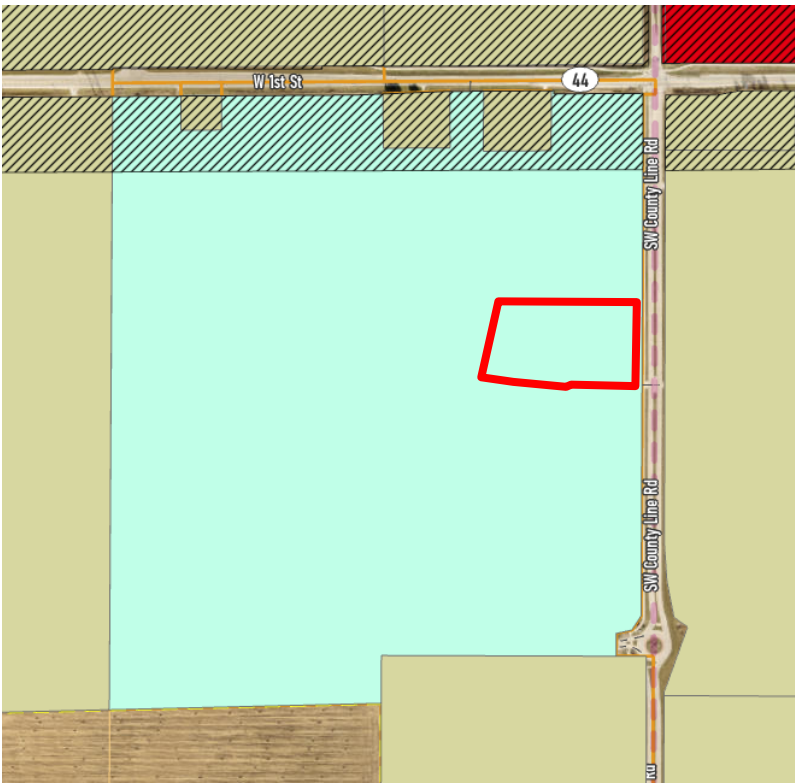
Hope Meadows PUD

PLANNER

Molly Mannel
Assistant Planner
mmannel@grimesiowa.gov
515-986-4050



Location Map



Zoning Map

Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING

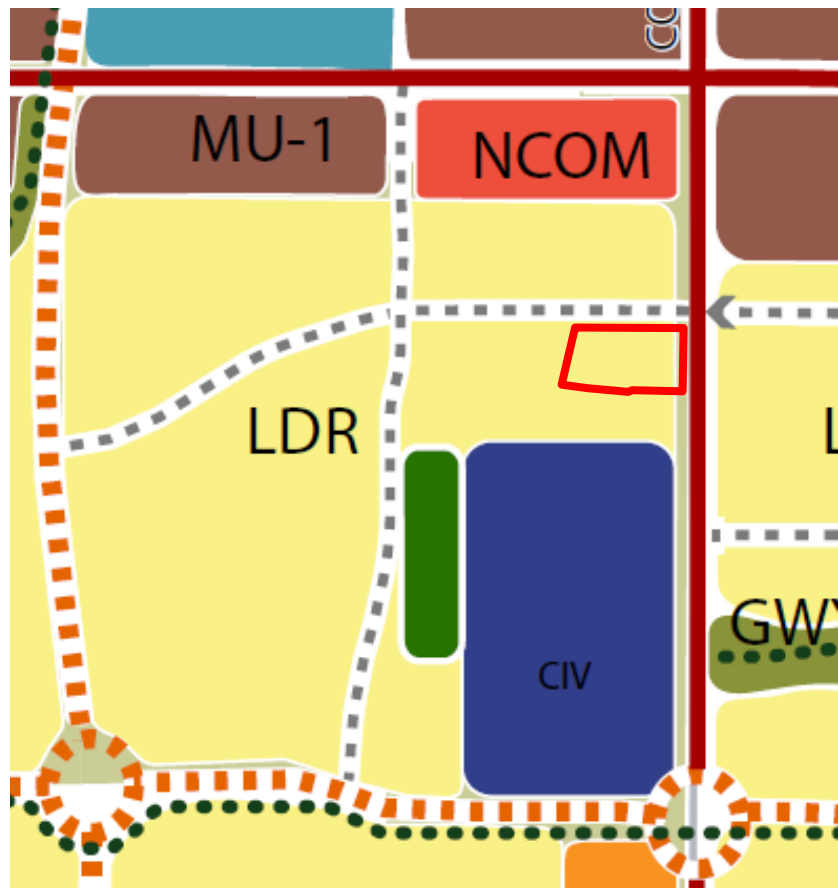
Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Low-Density Residential	PUD
North	Vacant	Neighborhood Commercial	PUD
South	DCG Oak View Middle School	Civic	PUD
East	Vacant	Low-Density Residential	A-1
West	Vacant	Low-Density Residential	PUD

PARKS & RECREATION

A trail exists today along the eastern edge of the Public Safety Center property. Currently it is a 10' wide trail along the west side of SW County Line Road, that extends from Oak View Middle School up to Highway 44.

A sidewalk will be along the northside of SW 6th Street, and connect to the trail along SW County Line Road and to a private sidewalk interior to the site. This will provide a walking path for employees or the public to use.

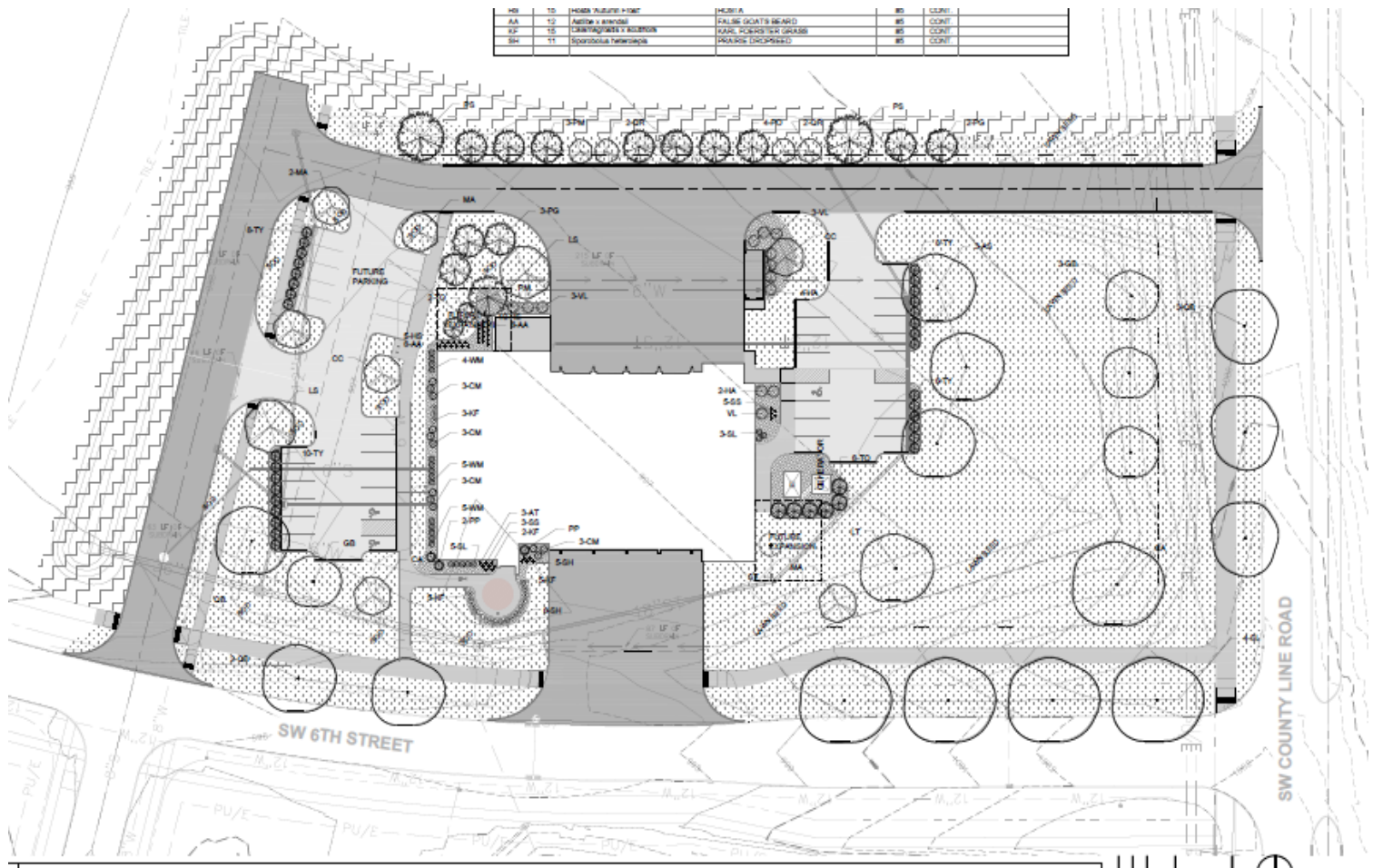
Because the Public Safety Center site plan is a civic use, no parkland dedication is required.



Future Land Use Map

The City of Grimes selected this site to accommodate for the future growth in population. An analysis was completed with respect to 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.

Site Layout



ACCESS

A private right-in/right-out access is proposed along the north side of the site off SW County Line Road. This access is for emergency vehicles only, and will have signage to prevent public drivers from entering. An additional access will be provided at the intersection along SW 6th Street and a private street. This will be where visitors or employees of the Center will enter and park. The private street will continue north to provide access to the future multi-family development north of the Public Safety Center site.

BUILDING SETBACKS

Front: 25'

Side: 10'

Rear: 25'

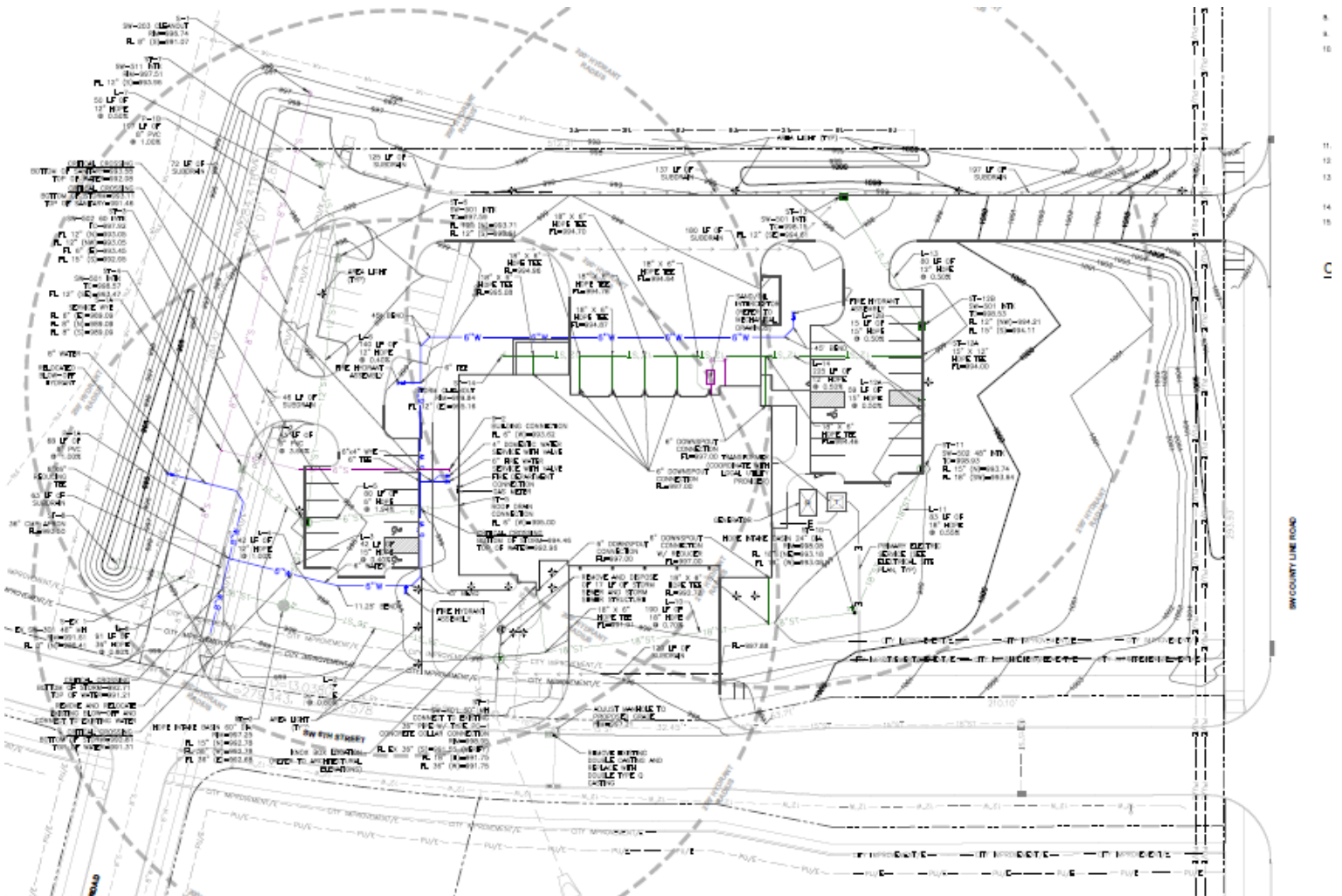
PARKING:

Parking calculations are based off a Civic Use for this site. For the 11,100 proposed square footage (not counting the four apparatus bays), and will and calculation of 3 spaces per 1,000 square feet, the parking space requirement is 34 spaces. The applicant is proposing 41 spaces. Parking will be used by visitors, fire department staff, and staff for the Polk County Sheriff's Department.

INSERT DETAILS OF IMPORTANCE

The site is located within Lot 3 of the Hope Meadows development, at the NW intersection of SW 6th Street and SW County Line Road. The building will be one of the stations for the Johnston Crimes Fire Department, as well

Utilities



SANITARY

An 8" sanitary will be extended through the private street, extending north. A 6" sanitary main will be stubbed from the 8", and extend into the site to meet the sanitary needs. A sand/oil interceptor will be installed and tied to the floor drains within the apparatus bays.

WATER

A 6" water main will be stubbed from an 8" water main along the private street. The site does meet the 150' radius requirements for hydrant coverage.

STORM WATER

Stormwater mains are provide throughout the site to provide stormwater mitigation. The site drains to the south to a wet detention basin.

Architecture



BUILDING & ELEVATIONS

The building is oriented southwards and faces SW 6th Street. It is primarily constructed of precast and face brick in neutral colors. The building is proposed to be 1 to 1 1/2 stories tall and will compliment the neighboring residential uses.

DUMPSTER ENCLOSURE

The dumpster enclosure will be constructed with grey-toned precast that will match the primary building. The door will be an opaque composite wood, and will be oriented inwards to the site. Bollards are placed between the doors to provide protection for garbage trucks loading/unloading the dumpsters.

LIGHTING

Uplighting is proposed along the elevations to illuminate building signage, flag poles, etc. A street pole is proposed at the intersection of the parking lot driveway and the private street.

Board of Adjustment & Conclusion

BOARD OF ADJUSTMENT

City staff took the Public Safety Center site plan to the Board of Adjustment on March 20th, 2024. The City of Grimes was the applicant and requested a special use permit for the construction of a civic building.

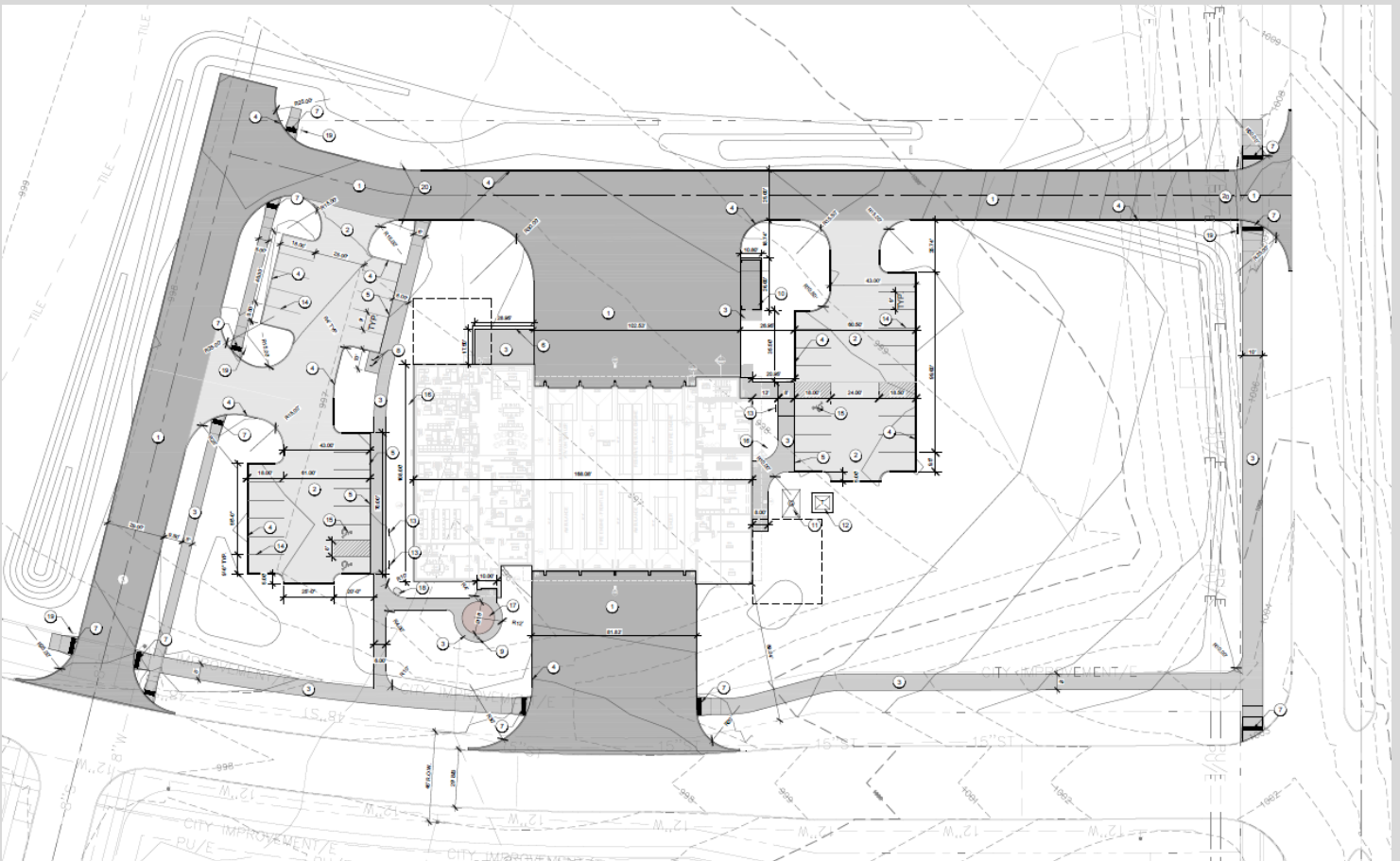
Per Section 12-2-1 of the City of Grimes Code of Ordinances, "Any public building erected and used by a department of the City shall require a special use permit."

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 Board of Adjustment approved the request for the special use permit for the civic building.

STAFF RECOMMENDATION

Staff recommends the Public Safety Center site plan for approval, subject to any remaining staff comments.





Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~March 1, 2024~~

March 26, 2024

Civil Design Advantage

Attn: Keith Weggen

4121 NW Urbandale Drive

Urbandale, IA 50322

RE: Public Safety Center – Site Plan

Dear Keith,

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

General Comments:

1. Please update Grimes Standard Notes for Site Plans. They are attached. **Please include the general notes as well from the City of Grimes Standard Notes for Site Plans.**
2. ~~Please provide a lighting plan and lighting spec sheets for parking lot and building lighting. Staff suggests a light pole along the private drive on the west side.~~
3. ~~Please provide a completed SWPPP and SWPPP checklist. The checklist is attached.~~
4. ~~Please show the frost protected stoops at each egress door.~~
5. ~~Please provide a KnoxBox location. Per 11-6-12 Fire Code Additions, Deletions, Modifications, and Amendments – Section 506.1 requires the installation of a knoxbox.~~
6. ~~Please provide stop signs at all drives/roadway intersections.~~
7. **The dumpster enclosure shows two dumpsters. Will one be a recycling dumpster?**
8. **Please provide mailbox location. This will need to be coordinated with the Post Office.**

- ~~9. Remove the buffer easement on the lot.~~
- ~~10. Show ingress/egress/ water main, and storm easements on the plan.~~
11. Please provide as-built record drawings per the City of Grimes As-Built Policy
12. Please provide complete legends to match plans.

Cover Sheet:

1. Please add project contact information. Please add engineer and architect contact information.
2. Please add a construction schedule.
- ~~3. Please add the north arrow.~~
4. Please provide property description. Please relabel SW to say “NW intersection”
5. Please provide zoning and bulk regulations. Please update the bulk regs to match the PUD amendment
- ~~6. Please provide parking calculations.~~
- ~~7. Provide open space calculations.~~
- ~~8. Provide legal description.~~

Sheet C300:

- ~~1. Staff questions the curb transitions on the north and south side of the apparatus apron. Is there a reason for not keeping it full curb all the way to the bay doors?~~
2. Please show hatch for pavement.

Sheet C301:

- ~~1. Please provide a minimum 5-foot safety shelf on the west side of the trail along SW County Line Road.~~
- ~~2. Label ADA parking slopes on the detail for Alternate #1.~~

- ~~3. Staff questions how the grade will be cut along the trail to the east of the site with the existing utilities. Shift grade outside of PUE.~~

Sheet C302:

- ~~1. The discharge point arrow is unclear, as it looks as if the site is discharging from the street intake on 6th street. Please revise or clarify.~~
- ~~2. Please add temporary stabilization to the quantities tab.~~
- ~~3. Please ensure all intakes, including area intakes and flared end inlets, have inlet protection.~~
- ~~4. Please add inlet protection east of the driveway and along County Line Road for other driveway to meet requirements normally covered in pre-construction meeting.~~
- ~~5. Please add controls to protect the stockpile to meet topsoil preservation requirements.~~
- ~~6. Please ensure sediment controls are included on all down slope perimeters.~~

Sheet C400:

- ~~1. Please provide critical crossing elevations for all utilities.~~
- ~~2. Please provide a minimum of 5 feet of horizontal separation between subdrain and water main.~~
- ~~3. Please verify that a 4" domestic service is necessary for the building.~~
- ~~4. Is extending the water main east of the rear apparatus drive necessary? Looks like it could stop before the driveway and still serve the fire needs.~~
- ~~5. Will there be floor drains within the fire truck bays? If so, they will be required to be tied into a sand/oil separator.~~
- ~~6. Is the third hydrant at the SW corner needed?~~
7. Please verify sanitary sewer service stubbed to the lot. Service shall be removed back to sanitary main, and wye capped.
8. Please provide sanitary sewer cleanout 5' outside the building.

9. Please extend P-1B to terminate outside the swale.
10. Please provide storm sewer cleanouts for the subdrain.
11. Please relabel 18" x 6" HDPE Tees to a 6" Inserta tees.
12. L-2 label is covered. Please fix.

Sheet L200:

1. ~~Please add "Do not enter" signage at north entrance or "Emergency vehicles only."~~
2. Please delineate sidewalk through the driveways with ½" expansion joints on each side.

Sheet L201:

1. Label lot dimensions and make the property line more pronounced on the plan.
2. ~~Are the labels for the generator and transformer switched? Please verify.~~
3. How tall will the generator be?
4. Coordinate transformer location with Mid American. Label the direction of the doors. How tall will the transformer be?
5. ~~Is monument signage proposed?~~

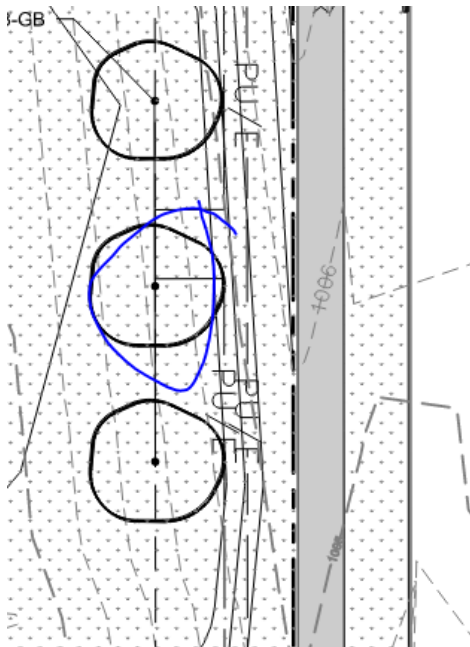
Sheet L300:

1. Please revise to SOD the west half of the building/site, and around buildings/parking areas. Large open area to east can be seeded. Label sod in the ROW. Label sod in the island by the dumpster enclosure.
2. Please move trees along SW 6th St to be centered between the sidewalk and property line. The trees are currently on the property line. Please have the property line be more pronounced/bolded. Please move trees between sidewalk and property line into the city improvement easement.
3. Provide 1 tree per 50 of frontage on SW 6th St and County Line Rd. Include calculations. No more than 5 of the same species can be planted in a row. Please move the trees to the west side of the trail.

- ~~4. Change the plantings around the generator and transformer to be evergreen plantings to screen the height of both structures year around.~~

Sheet L400:

- ~~1. What is the proposed height of the flagpole?~~
- ~~2. Provide detail for bike racks.~~
- ~~3. Please place evergreen shrubs along the east parking lot to screen headlights.~~
4. Add utilities to the landscape sheet to ensure there are no conflicts. **The utilities on the landscaping plan do not match the other sheets. Please revise, and make them more visible.**
- ~~5. Provide evergreen shrubs along the parking spaces to screen headlights year round.~~
- 6. Remove keyway joint and rebar from Section: Curb and Gutter, Typ.**
- ~~7. Suggest moving the tree away from the PUE along County Line Rd.~~



Building Elevations:

- ~~1. There is a note on the South Elevation “SVPA_Solid White” I assume this is erroneous.~~
- ~~2. Are the wall mounted letters intended to be lit?~~
- ~~3. On the north elevation, there is a balcony shown. Are there stairs proposed off the balcony?~~
- ~~4. Provide dumpster enclosure detail.~~
5. Provide material percentages. A minimum of 60% of all facades, excluding windows and doors, shall contain brick/stone or similar concrete or masonry material. **Please revise the material percentages to exclude glazing and doors from the total wall area and percentages.**
- ~~6. Label building lighting locations.~~
7. Is roof-mounted equipment proposed? All equipment needs to be screened with parapet or point in place screening. Provide details for any screening. **Please provide detail for the screen in the elevation drawings and show screen locations on the roof.**

SWPPP

1. Please change “site owner” to City of Grimes, mahrens@grimesiowa.gov, 515-986-4050
2. Include site supervisor contact information once known
3. Include swPPP monitoring contact information once known
4. A signed copy of the owner’s certification statement
5. Total disturbed area cannot be greater than total area of site. Please revise.
6. Edit contact information on NOI to responsible contractor
7. Include signed affidavit of publication once available
8. Include copy of NPDES permit once available (IDNR letter of authorization)

9. Include dewatering protocol as stated in the GP2
10. Add City of Grimes Public Works to spill response notification.
11. Include and updated construction schedule once known
12. Include signed contractor/subcontractor certification statements for all contractors involved
13. Ensure site plan within document is kept up to date with each submittal/ revision
14. Include a filled out copy of inspector qualifications
15. Include a filled out copy of SWPPP Training log
16. Include copy of blank inspection report that will be used on site (obtain from contractor)

SWMP

1. Please provide intake design spreadsheet.
2. Storm Sewer Map: Does DA 5 all go to the west, north, or south? There are 3 roof drain connections to this section. Does DA 15 all go to the north?
3. Storm Sewer Spreadsheet: Either add a ST-12A structure to the spreadsheet or add the DA from L-14 to ST-12B. L-12A should have an equivalent 0.868 acres going to it. Same with ST-3.
4. Storm Sewer Spreadsheet: ST-3 accumulated E.A. should be 0.672 acres. Possible adjustment may need to be made based on comment above.
5. Storm Sewer Spreadsheet: ST-2 accumulated E.A. should be 9.632 acres.
6. Storm Sewer Spreadsheet: ST-1 accumulated E.A. should be 11.06 acres.

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

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: ~~March 8, 2024~~

April 2, 2024
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: April 2, 2024, at 5:30

COUNCIL MEETING: April 23, 2024, at 5:30

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

Sincerely,

A handwritten signature in cursive script that reads "Molly Mannel".

Molly Mannel
Assistant Planner

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

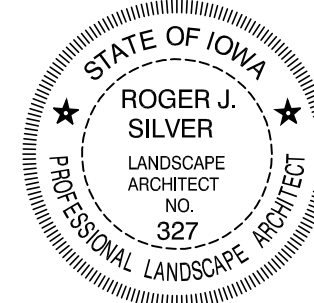
VICINITY MAP



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
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 03-25-2025
SHEETS COVERED BY THIS SEAL: 0000-0001 + L100-L400

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ISSUED FOR
SITE PLAN
SUBMITTAL



COVER

CONFLUENCE PROJECT # 23014

L000

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- A. CIVIL DESIGN ADVANTAGE (CDA) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY CIVIL DESIGN ADVANTAGE OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.
- B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE CITY OF ST. LOUIS, MISSOURI OR STREETS WITH THE APPROPRIATE JURISDICTIONS.
- E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

- A. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPORT ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.
- B. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, PIPES, TREE TRUNKS, FENCING, AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.
- C. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- D. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.
- E. CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.
- F. CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CONTROL JOINT WHERE PRACTICAL.
- G. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

- A. ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- B. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.
- C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.
- D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.
- E. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.
- F. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED.

- PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.
- B. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS OF RECEIVING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.
- C. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TACKLING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
- D. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.
- E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.
- G. PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.
- H. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- I. SEED ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
- J. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
- K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

ALT	ALTERNATE	LP	LOW POINT
ALLW	ALLOWANCE	MF	MANUFACTURER
ADA	AMERICANS WITH	MH	MANHOLE
APPROX	DISABILITIES ACT	ME	MATCH EXISTING
	APPROXIMATE	MAX	MAXIMUM
	ARCHITECT	MIN	MINIMUM
ARCH	AVERAGE		
AVE			
B&B	BALLED AND BURLAPPED	NOM	NOMINAL
BCC	BACK OF CURB	N	NORTH
BW	BOTHWAYS	NIC	NOT IN CONTRACT
BC	BOTTOM OF CURB	NTS	NOT TO SCALE
BS	BOTTOM OF STEPS	NO	NUMBER
BLDG	BUILDING	OC	ON CENTER
		OD	OUTSIDE DIAMETER
CAL	CALIPER		
CIP	CAST IN PLACE	PT	POINT
CL	CENTER LINE	PC	POINT OF CURVE
CLR	CLEAR	PI	POINT OF INTERSECTION
CO	CLEANOUT	PE	POLYETHYLENE
CONC	CONCRETE	PVC	POLY VINYL CHLORIDE
CONT	CONTINUOUS	PL	PROPERTY LINE
CF	CUBIC FEET		
CY	CUBIC YARD	QTY	QUANTITY
DEMO	DEMOLISH	R	RADIUS
DTL	DETAIL	REF	REFERENCE
DIA	DIAMETER	REINF	REINFORCE
DIM	DIMENSION	R-EJ	REINFORCED EXPANSION JT
DRWG	DRAWING	REQD	REQUIRED
DN	DOWN	REV	REVISION
		ROW	RIGHT-OF-WAY
EW	EACH WAY		
EA	EACH	S	SOUTH
E	EAST	SAN	SANITARY
ENG	ENGINEER	SF	SQUARE FEET
EQ	EQUAL	SHT	SHEET
EST	ESTIMATE	SM	SIMILAR
EXIST	EXISTING	SPECS	SPECIFICATIONS
EXP	EXPANSION	ST	STORM SEWER
EJ	EXPANSION JOINT	SY	SQUARE YARD
		STA	STATION
FOC	FACE OF CURB	STD	STANDARD
FOW	FACE OF WALL	SYM	SYMMETRICAL
FT	FEET	SQ	SQUARE
FFE	FINISHED FLOOR ELEV	TH	THICK
FG	FINISHED GRADE	T&B	TOP BE DETERMINED
FS	FINISHED SURFACE	TB	TOP AND BOTTOM
FES	FLARED END SECTION	TC	TOP OF CURB
FL	FLOW LINE	TS	TOP OF STEPS
FTG	FOOTING	TW	TOP OF WALL
		TOPO	TOPOGRAPHY
GALV	GALVANIZED	TYPE	TYPICAL
GA	GAUGE		
GEN	GENERAL	UNO	UNLESS NOTED OTHERWISE
HDPE	HIGH DENSITY POLYETHYLENE	VAR	VARIES
HP	HIGH POINT	VE	VERIFY EXISTING
HORIZ	HORIZONTAL	VOL	VOLUME
IN	INCHES	WT	WEIGHT
INCL	INCLUDED	WWM	WELDED WIRE MESH
ID	INSIDE DIAMETER	W	WEST
IE	INVERT ELEVATION	W/	WITH
		W/O	WITHOUT
JT	JOINT	YD	YARD

	PROPERTY LINE
	EASEMENT
	SETBACK
	EXISTING INDEX CONTOUR
	EXISTING CONTOUR
	PROPOSED INDEX CONTOUR
	PROPOSED CONTOUR
	COMMUNICATIONS
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIBER OPTIC
	SANITARY SEWER
	STORM SEWER
	UNDERDRAIN
	TELEPHONE
	WATER
	FENCE
	FENCE
	FENCE

OVEREXCAVATION NOTES

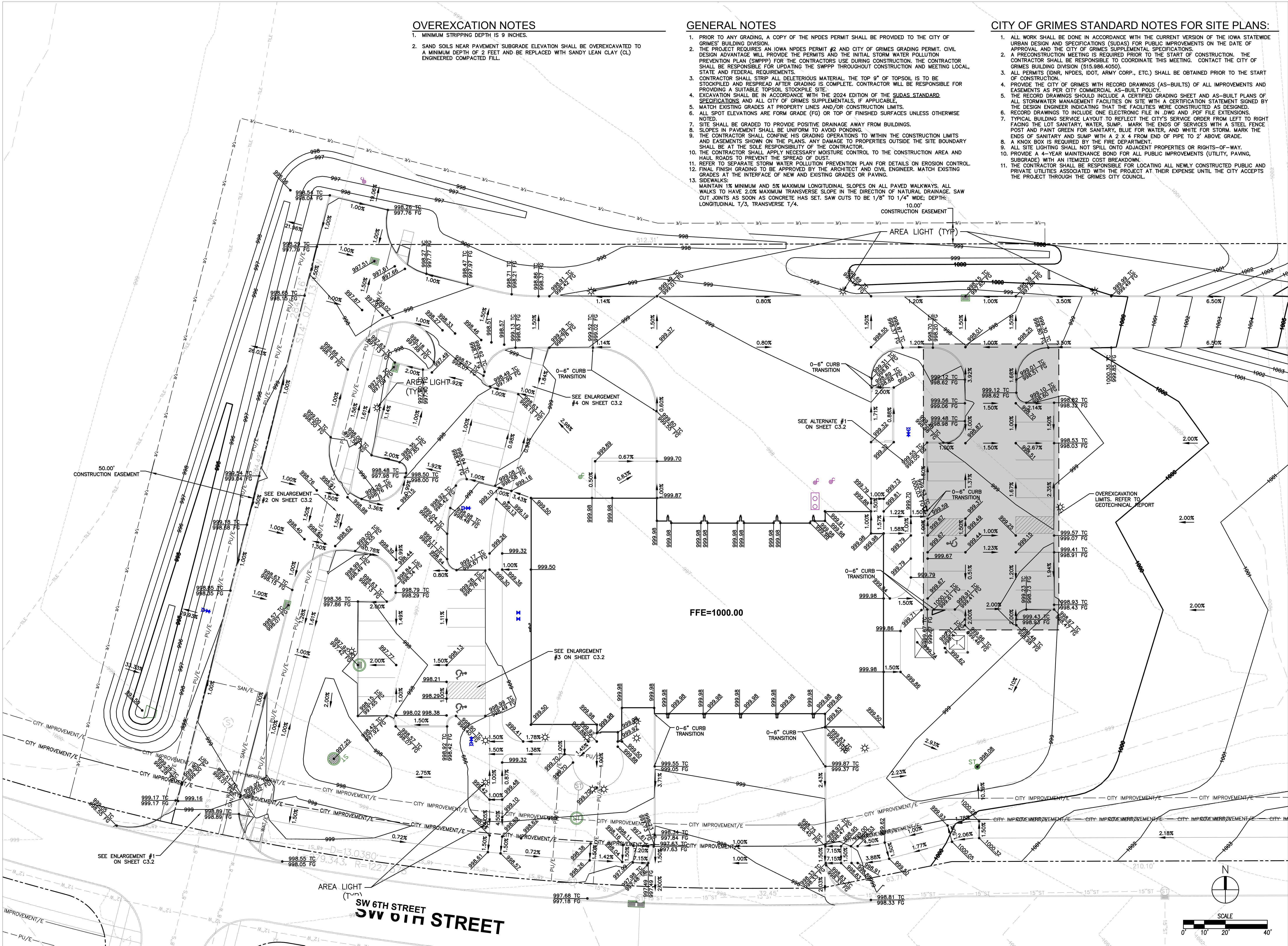
1. MINIMUM STRIPPING DEPTH IS 9 INCHES.
2. SAND SOILS NEAR PAVEMENT SUBGRADE ELEVATION SHALL BE OVEREXCAVATED TO A MINIMUM DEPTH OF 2 FEET AND BE REPLACED WITH SANDY LEAN CLAY (CL) ENGINEERED COMPACTED FILL.

GENERAL NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY OF GRIMES' BUILDING DIVISION.
2. THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF GRIMES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.
3. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 9" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
4. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES SUPPLEMENTALS, IF APPLICABLE.
5. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
6. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
7. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
8. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
9. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAIL ROADS TO PREVENT THE SPREAD OF DUST.
11. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
12. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
13. SIDEWALKS:
MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
2. A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING. CONTACT THE CITY OF GRIMES BUILDING DIVISION (515.986.4050).
3. ALL PERMITS (DNR, NPDES, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
4. PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS (AS-BUILTS) OF ALL IMPROVEMENTS AND EASEMENTS AS PER CITY COMMERCIAL AS-BUILT POLICY.
5. THE RECORD DRAWINGS SHOULD INCLUDE A CERTIFIED GRADING SHEET AND AS-BUILT PLANS OF ALL STORMWATER MANAGEMENT FACILITIES ON SITE WITH A CERTIFICATION STATEMENT SIGNED BY THE DESIGN ENGINEER INDICATING THAT THE FACILITIES WERE CONSTRUCTED AS DESIGNED.
6. RECORD DRAWINGS TO INCLUDE ONE ELECTRONIC FILE IN .DWG AND .PDF FILE EXTENSIONS.
7. TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT: SANITARY, WATER, SUMP. MARK THE ENDS OF SERVICES WITH A STEEL FENCE POST AND PAINT GREEN FOR SANITARY, BLUE FOR WATER, AND WHITE FOR STORM. MARK THE ENDS OF SANITARY AND SUMP WITH A 2 X 4 FROM END OF PIPE TO 2' ABOVE GRADE.
8. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT.
9. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
10. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS (UTILITY, PAVING, SUBGRADE) WITH AN ITEMIZED COST BREAKDOWN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL NEWLY CONSTRUCTED PUBLIC AND PRIVATE UTILITIES ASSOCIATED WITH THE PROJECT AT THEIR EXPENSE UNTIL THE CITY ACCEPTS THE PROJECT THROUGH THE GRIMES CITY COUNCIL.



City of Grimes
Public Safety
Center

2001 SW 6th STREET
GRIMES, IA 50111

ISSUANCE

SITE PLAN SUBMITTAL
03/08/2024

REVISIONS

NOT FOR
INSTRUCTION

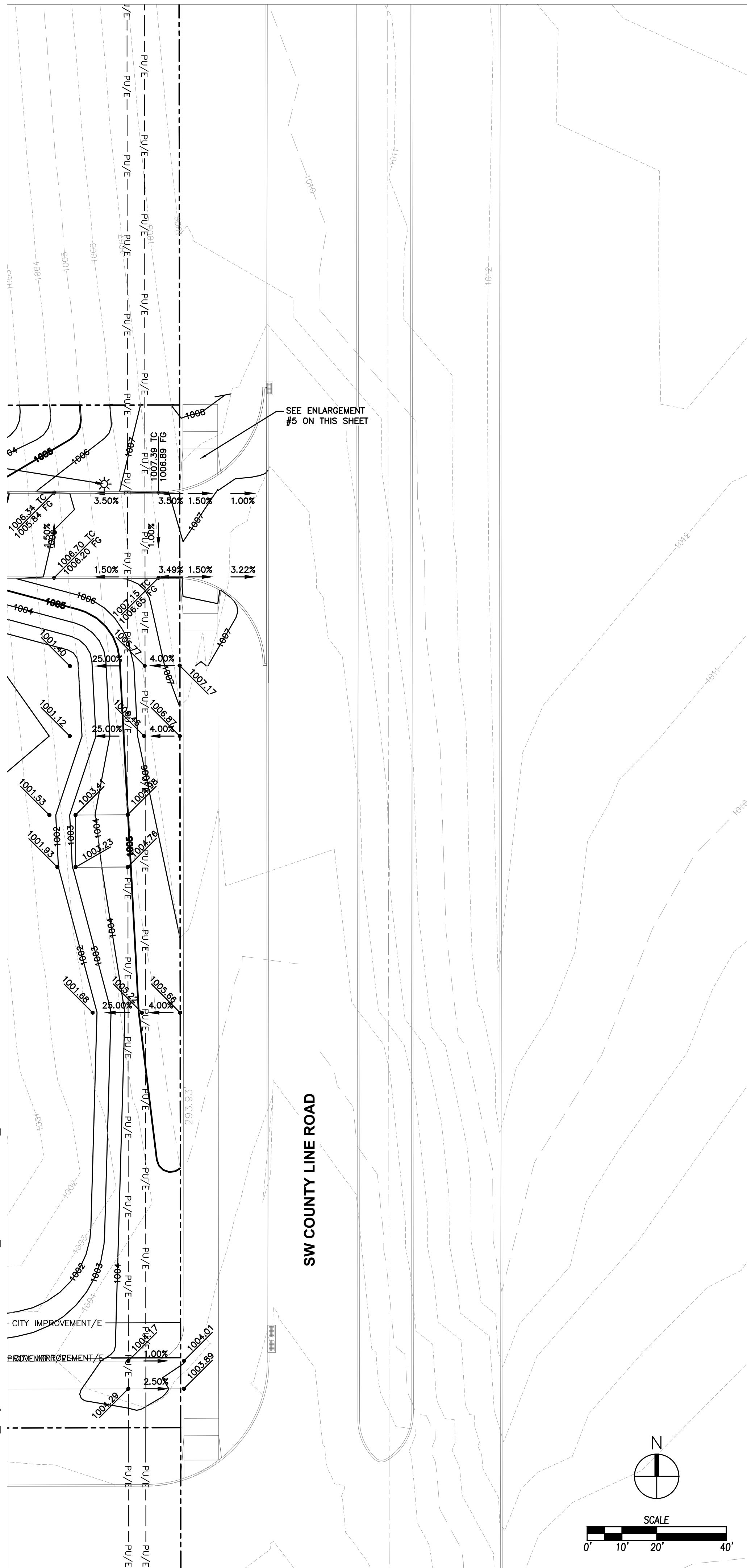
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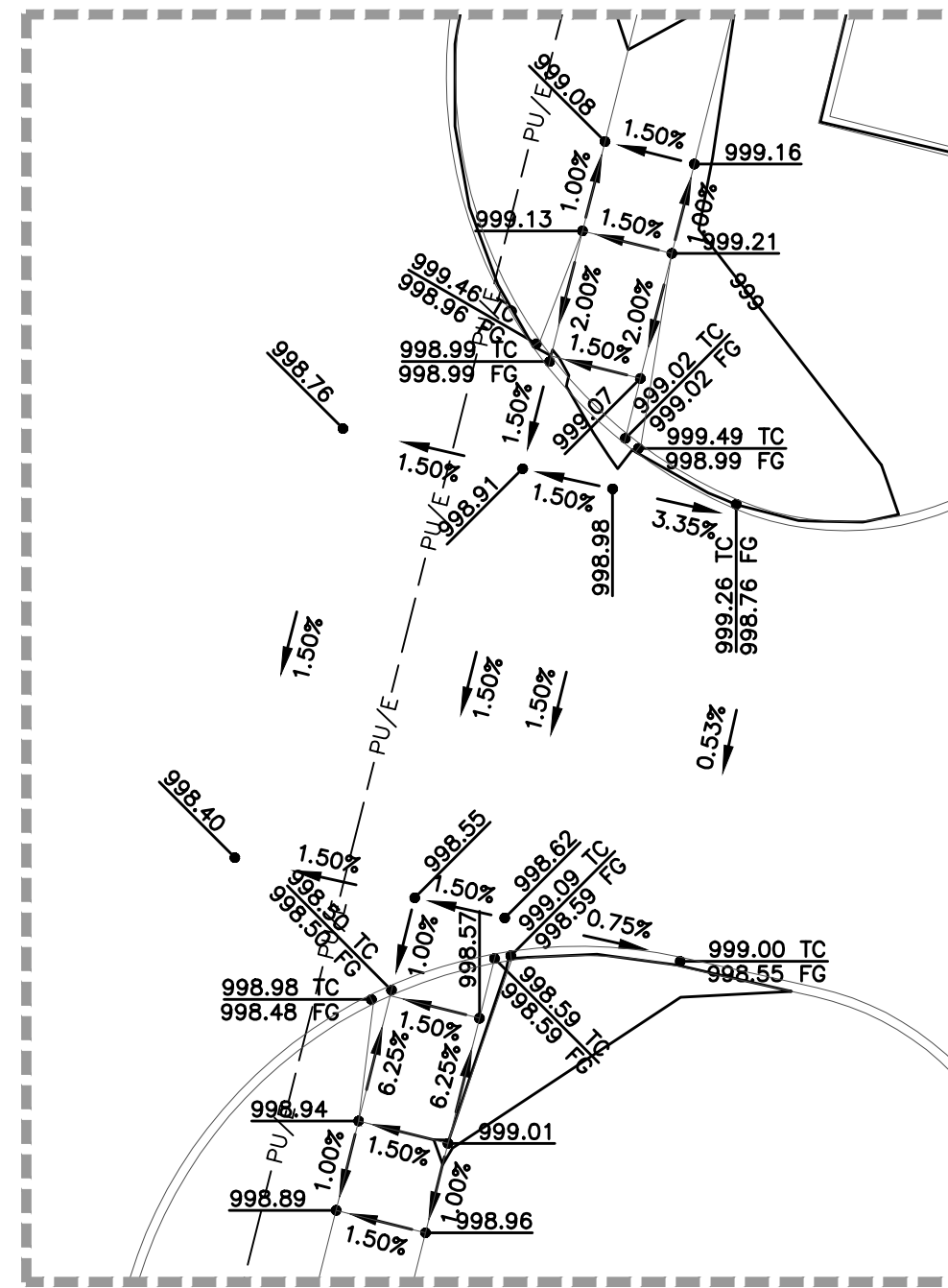
PROJECT NUMBER
23012

GRADING PLAN

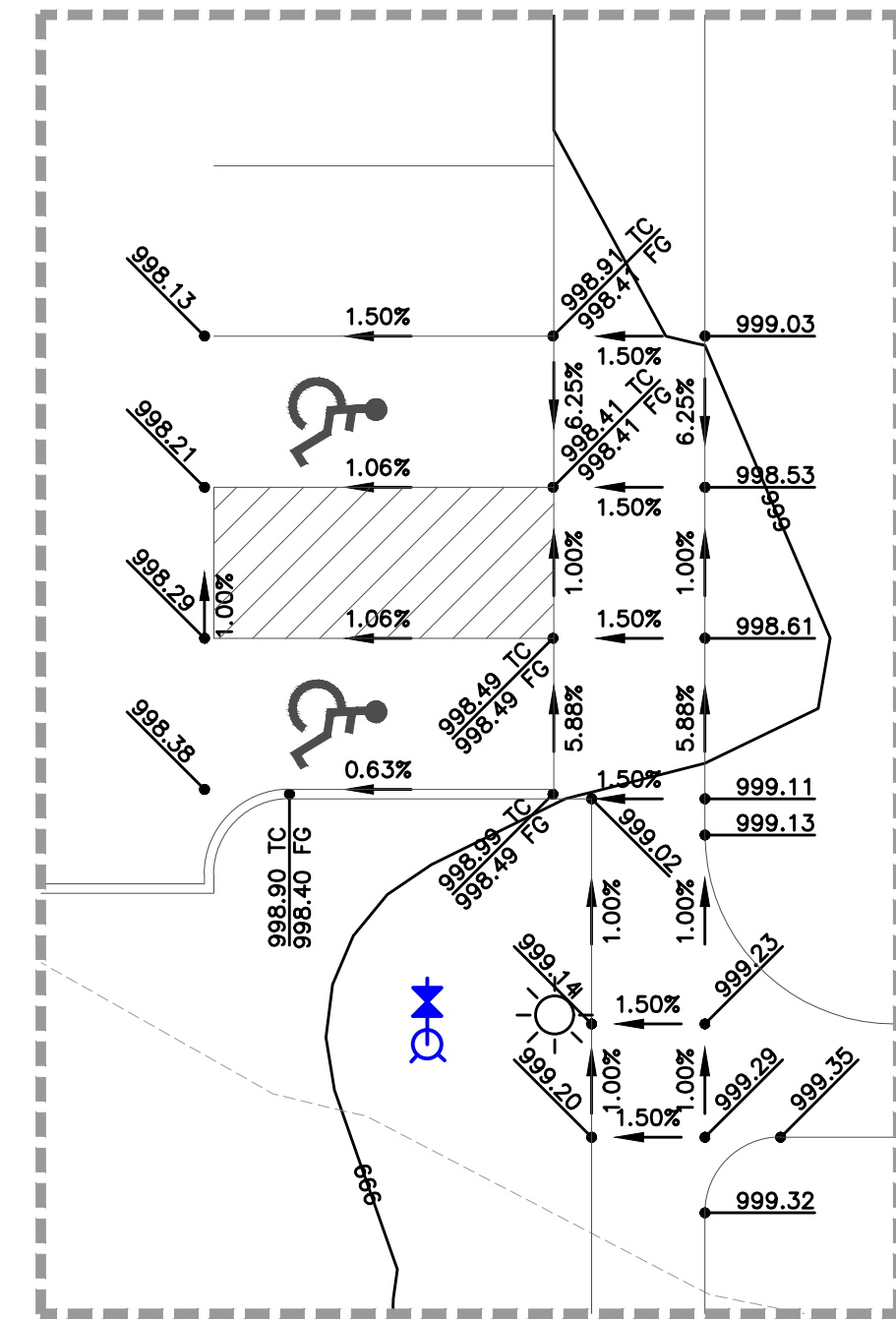
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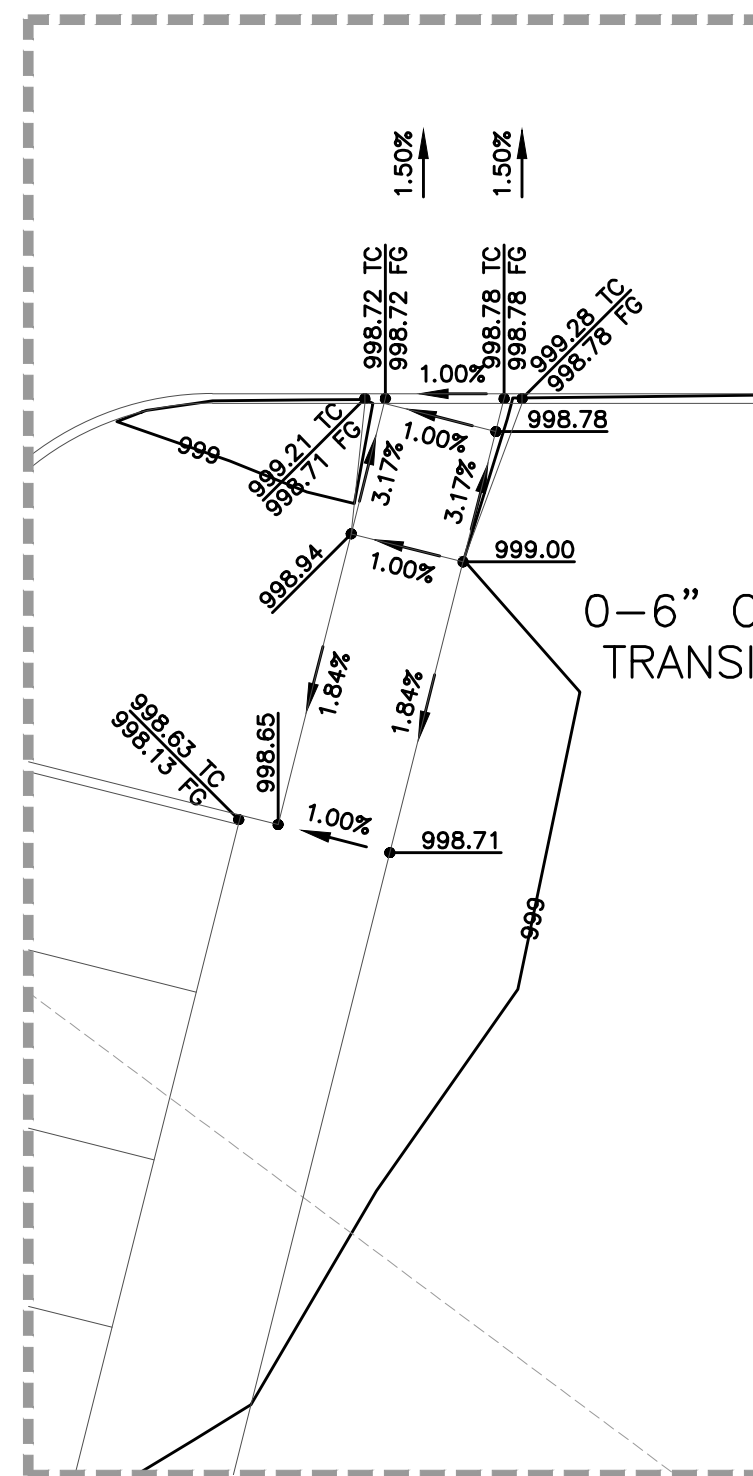
1 ENLARGEMENT #1
1"=10'



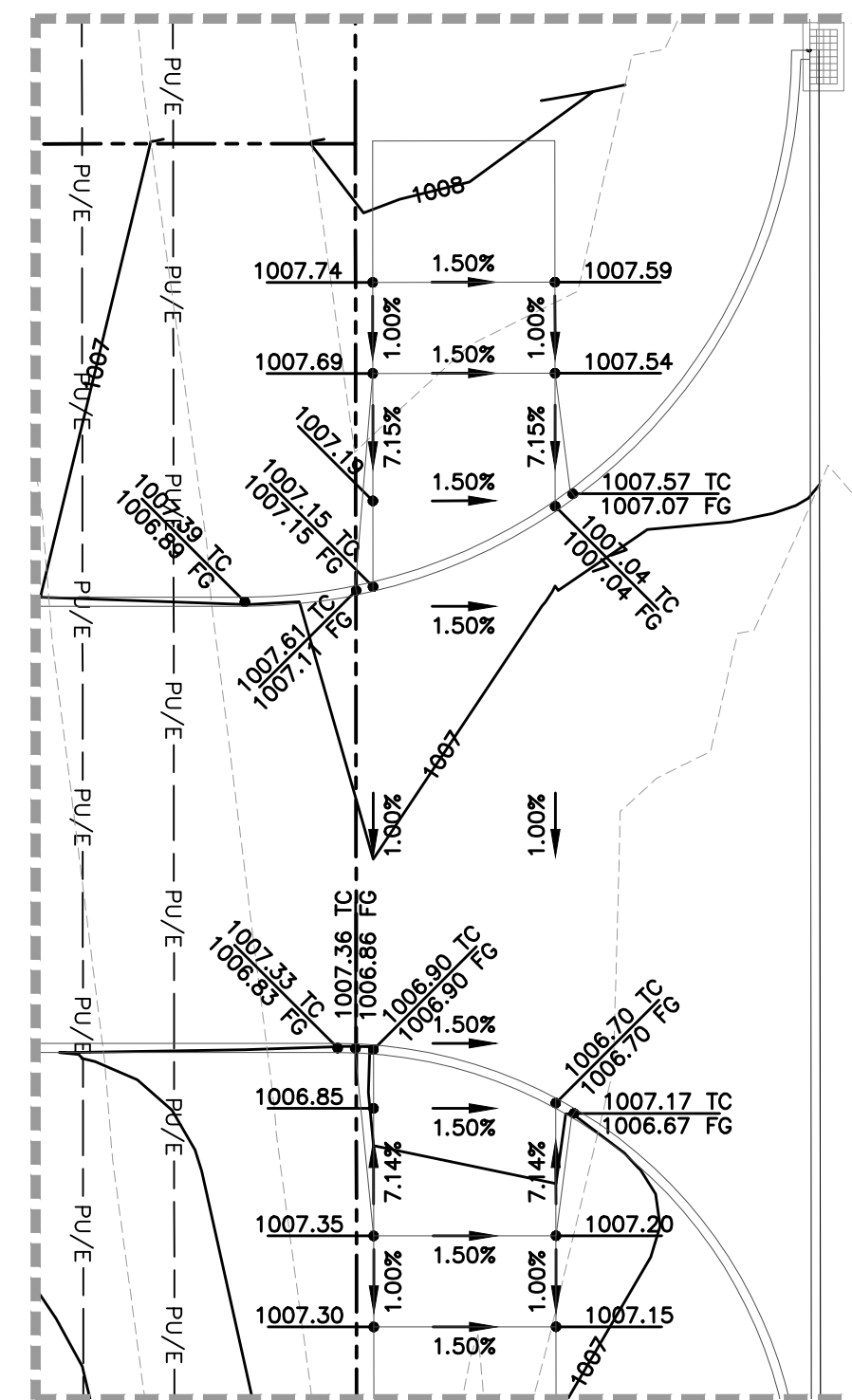
2 ENLARGEMENT #2
1"=10'



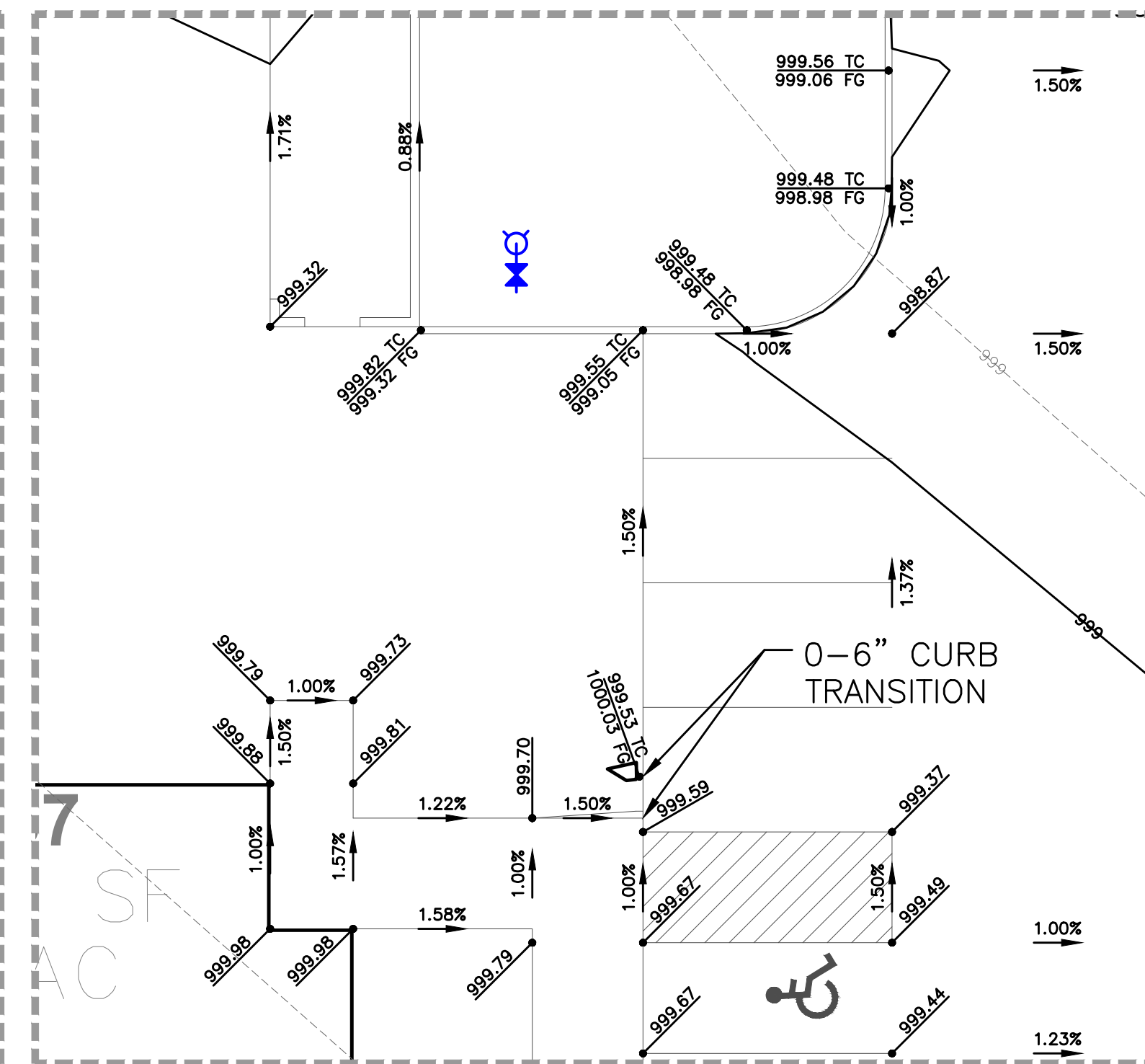
3 ENLARGEMENT #3
1"=10'



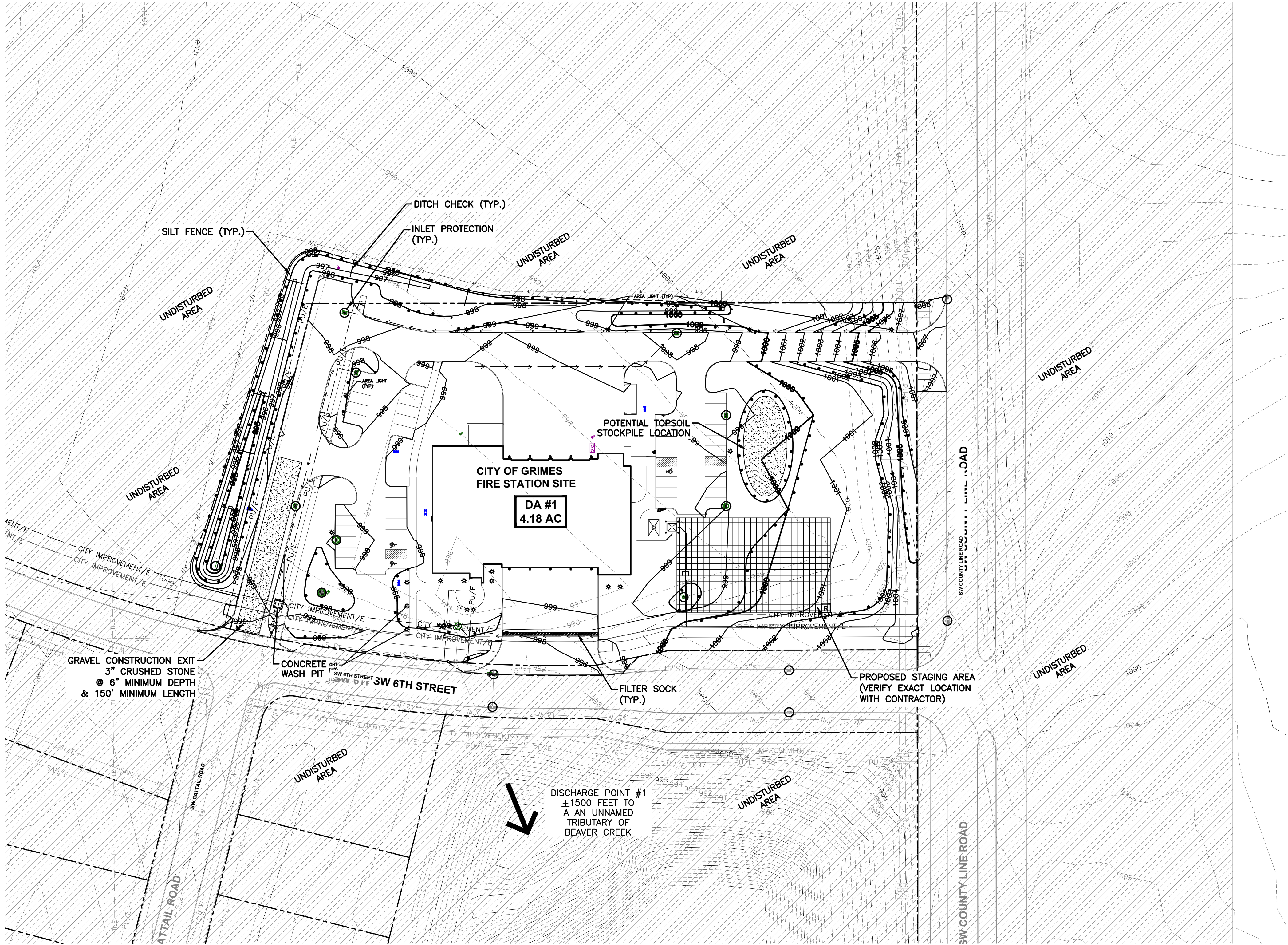
4 ENLARGEMENT #4
1"=10'



5 ENLARGEMENT #5
1"=10'

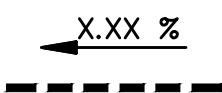


6 ALTERNATE #1
1"=10'



SWPPP LEGEND

DRAINAGE ARROW



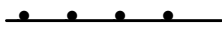
GRADING LIMITS



FILTER SOCK



SILT FENCE



DITCH CHECK



INLET PROTECTION



PORTABLE RESTROOM



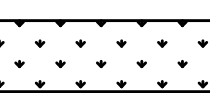
TEMPORARY STANDPIPE



CONCRETE WASHOUT PIT



AREA TO BE SEEDED



STRAW MAT



UNDISTURBED AREA



RIP-RAP



GRAVEL ENTRANCE



STAGING AREA



TEMPORARY SEDIMENT TRAP



TEMPORARY SEDIMENT BASIN



NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

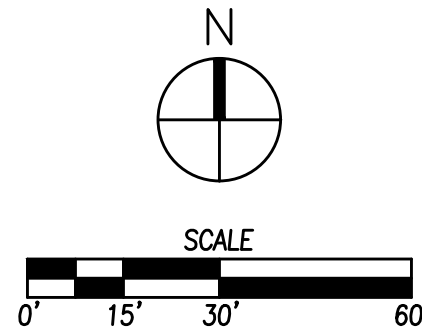
STABILIZATION QUANTITIES

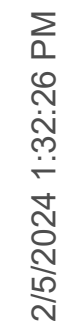
ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	3,325
2	DITCH CHECKS	LF	120
3	FILTER SOCK	LF	81
4	SEEDING, FERTILIZING, AND MULCHING	AC	3.03
5	TEMPORARY SEEDING (TYPE 1)	AC	4.18
6	INLET PROTECTION DEVICES	EA	16
7	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF BEAVER CREEK ±1500 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	4.18 ACRES
STORAGE VOLUME REQUIRED (4.18 OF ACRES*3600 CU FT)	15,048 CU FT
VOLUME PROVIDED IN FILTER SOCK (81 LF @ 2.0 CU FT/LF OF SOCK)	162 CU FT
VOLUME PROVIDED IN SILT FENCE (3,325 LF @ 4.5 CU FT/LF OF FENCE)	14,963 CU FT
VOLUME PROVIDED IN DITCH CHECK (120 LF @ 4.5 CU FT/LF)	540 CU FT
TOTAL VOLUME PROVIDED	15,665 CU FT





1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. STOP WORK IMMEDIATELY FOR ANY EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2024 EDITION OF THE SDGAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES SUPPLEMENTALS. MAINTAIN A MINIMUM OF 18" MINIMUM OF 10" HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL EXISTING UTILITY STRUCTURES, FIXTURES, AND APPURTENANCES TO FINISHED GRADE.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES.
9. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
10. MAINTAIN A MINIMUM OF 10" HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
11. 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 LOCATE THE OWNERS OF THE UTILITIES AT 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, THE CONTRACTOR ASSUMES ALL RISK OF THE OWNERS OF THE UTILITIES. THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND MAKE NECESSARY MODIFICATIONS TO THE PLANS. IF THE CONTRACTOR HAS BEEN LOWEDED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK, THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
12. ALL UTILITIES TO BE INSTALLED TO THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2024 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
13. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
14. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE AT NO COST TO THE OWNER, INSTALL SUFFICIENT AT ALL PERMANENT STORM SEWER INLETS.

SANITARY SEWER NOTES

1. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REMOVE THE PLUG FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF CHICAGO.
2. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
3. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
4. ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH 18" DIA. MANHOLES.
5. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
6. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B-PCC W/ADJUSTING MECHANISM.
7. SANITARY SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING.
8. THE CONTRACTOR SHALL PROVIDE SUFFICIENT VIDEO EQUIPMENT TO TELEVISION PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.

WATER MAIN NOTES

1. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATERPROOF PAGER WB-67 120,50, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MELLALON F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2" BURY, and FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
2. ALL HYDRANTS SHALL BE IDENTIFIED WITH A TAG OF BLACK PLASTIC TAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
3. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
4. ALL VALVES SHALL BE RESISTANCE COUPLER CO. OF BLACK LUGS.
5. WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
6. THE CITY OF GRIMES SHALL DO THE FILLING OF THE WATER MAIN.
7. NEW WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VIB SHAGS TO 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 MAIN TO BE RE-TESTED.
8. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUIVALENT.
9. ALL DEAD-END WATER MAINS TO HAVE TEMPORARY BLOWOFF HYDRANTS.

STORM SEWER NOTES

1. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
2. ALL EXPOSED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3' PIPE SECTIONS AND THE JOINED END SECTION ON ALL STORM SEWERS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
3. UNLESS OTHERWISE SPECIFIED, ALL STORM SEWERS SHALL BE 15' DEEP.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF AVAILABLE. THE TILE SHOULD BE REPAIRED TO THE ELEVATION AND LOCATION OF ALL TILES AND INCLUDE ON RECORD DRAWINGS.
5. PUBLIC STORM SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO THE RUN SUMP/STORM DITCH INSPECTION. THE CONTRACTOR SHALL PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
6. USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENTS.



CONFLUENCE



Twin Rivers Engineering Consultants

WEITZ  **CIVIL DESIGN ADVANTAGE**



**City of Grimes
Public Safety
Center**

2001 SW 6th STREET
GRIMES, IA 50111

ISSUANCE

SITE PLAN SUBMITTAL
03/08/2024

REVISIONS

NOT FOR INSTRUCTION

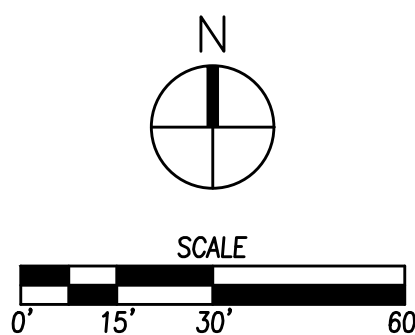
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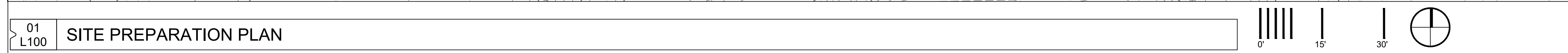
© 2023

PROJECT NUMBER
23012

UTILITY PLAN

C400





A. REFERENCE ALL NOTES ON SHEET G001 AND SPECIFICATION MANUAL

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

- ① PCC CURB AND GUTTER REMOVAL
- ② FUTURE TYPE A SUDAS ENTRY DRIVE (8" DEPTH)
- ③ PRESERVE AND PROTECT EXISTING UTILITIES
- ④ INTAKE AND STORM SEWER PLANNED AS PART OF PUBLIC STREET PROJECT MAY NEED TO BE REMOVED. REFER TO SHEET C400 UTILITY PLAN FOR ADDITIONAL INFORMATION.

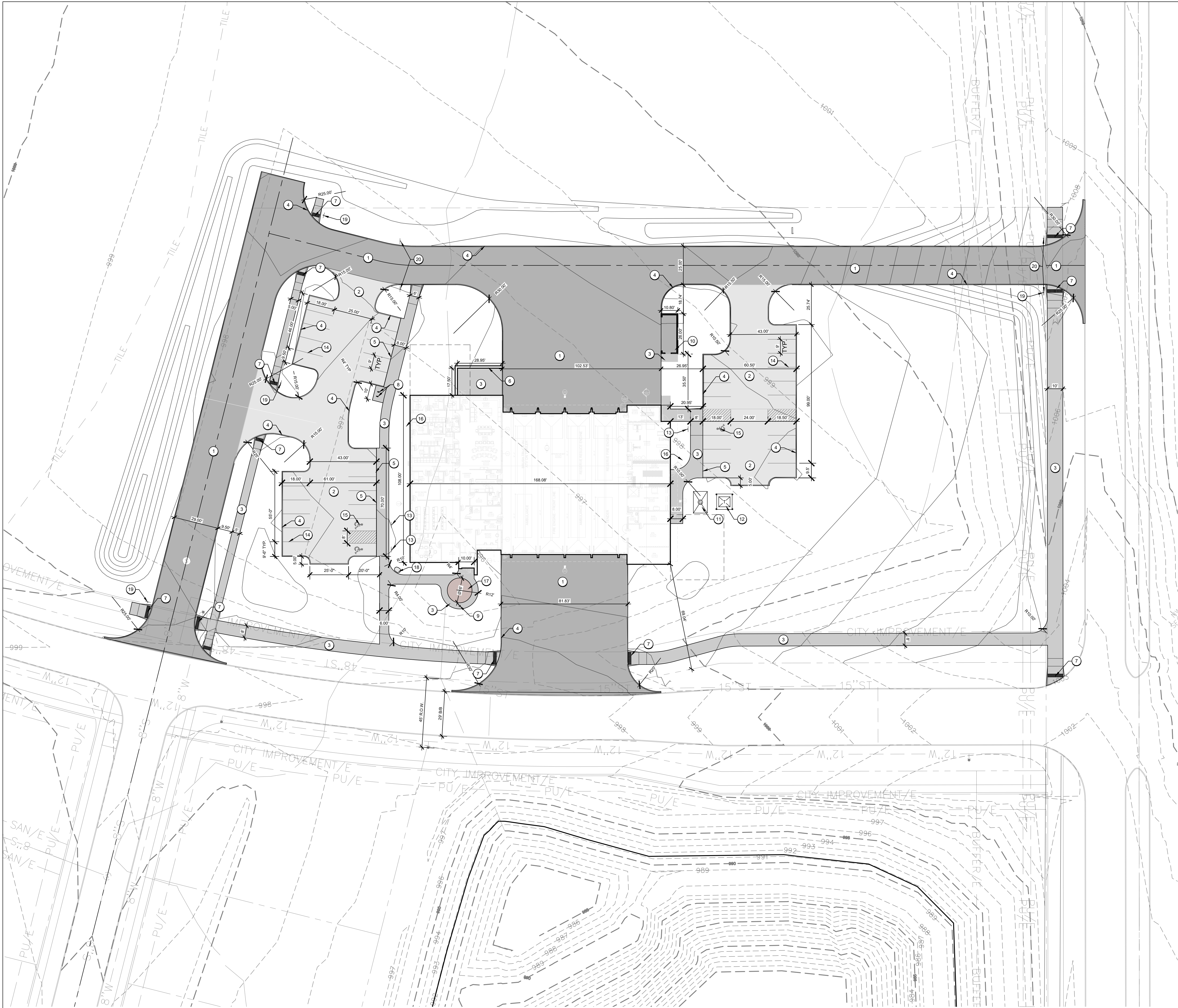


REVISIONS

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PROJECT NUMBER

L100



GENERAL NOTES

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

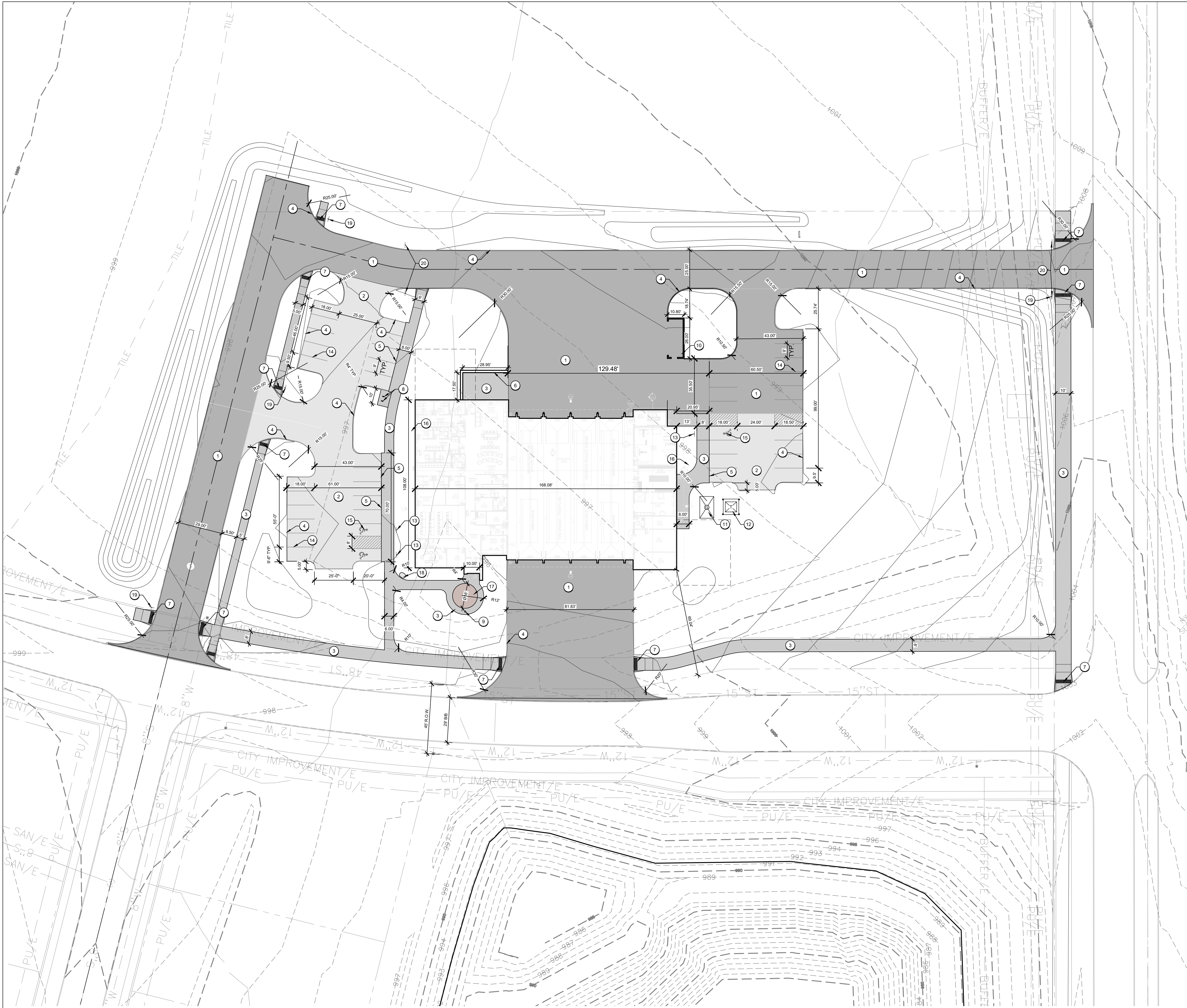
KEYNOTES

- 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 DEATIL
- 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





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 DEATIL
- 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

01 L201 LAYOUT PLAN BID ALTERNATE 1

SCALE



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



City of Grimes
Public Safety
Center

2001 SW 6th STREET
GRIMES, IA 50111

ISSUANCE

SITE PLAN SUBMITTAL
03/08/2024

REVISIONS

NOT FOR
CONSTRUCTION

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PROJECT NUMBER

23012

SITE LAYOUT
ALTERNATE 1

L201

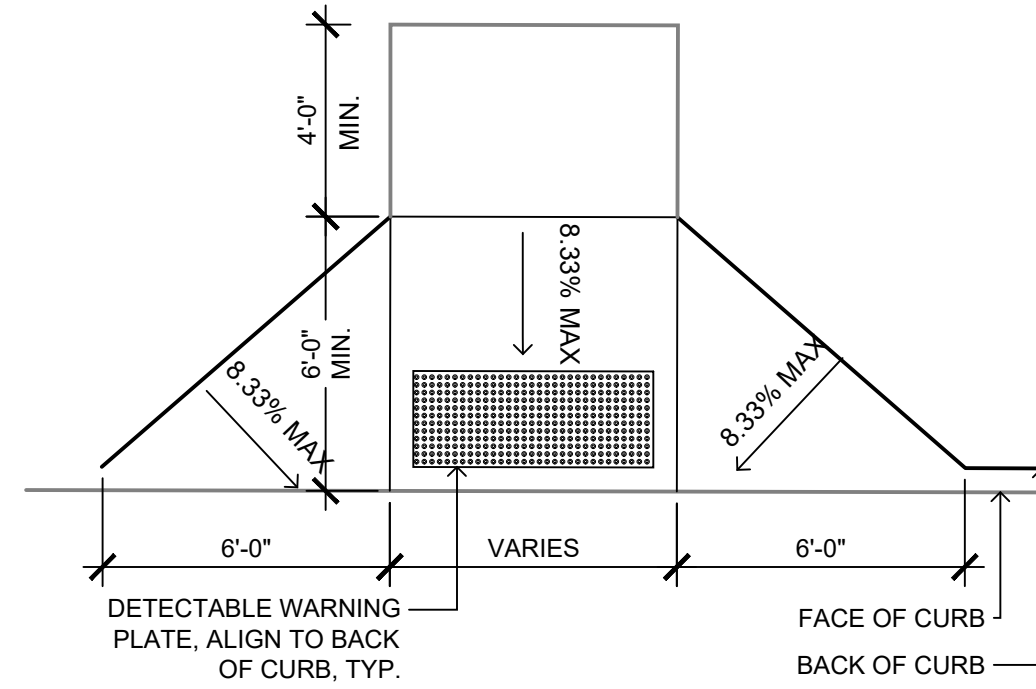
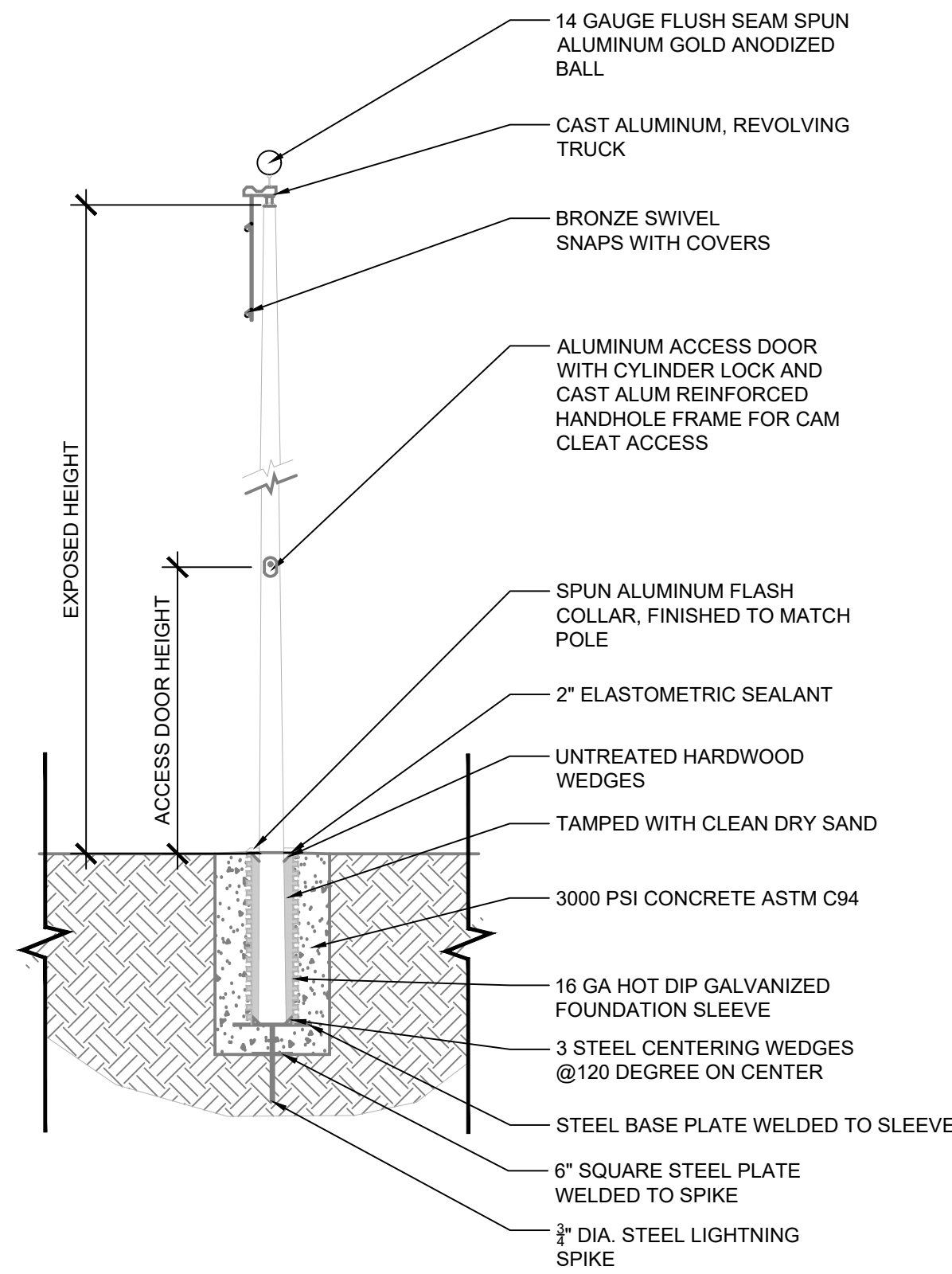
- A. REFERENCE ALL NOTES ON SHEET G001 AND SPECIFICATION MANUAL
- B. PRESERVE AND PROTECT ALL EXISTING PAVEMENT OUTSIDE OF CONTRACT LIMIT

OPEN SPACE:
1 TREE PER 1,000 SF OF REQUIRED OPEN SPACE (20% OF SITE)
163,072 TOTAL SF x 20% = 32,614 SF = 32.6 = **33 TREES REQUIRED**

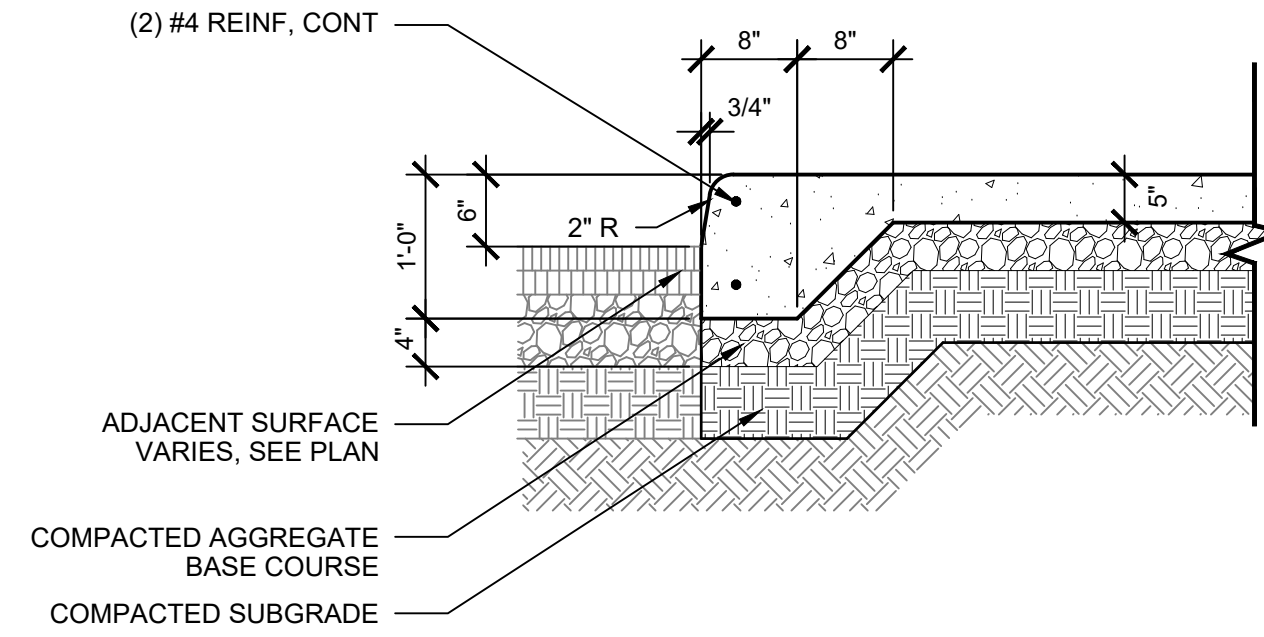
- LAWN SEED MIX
- NATIVE GRASS MIX
- HARDWOOD MULCH



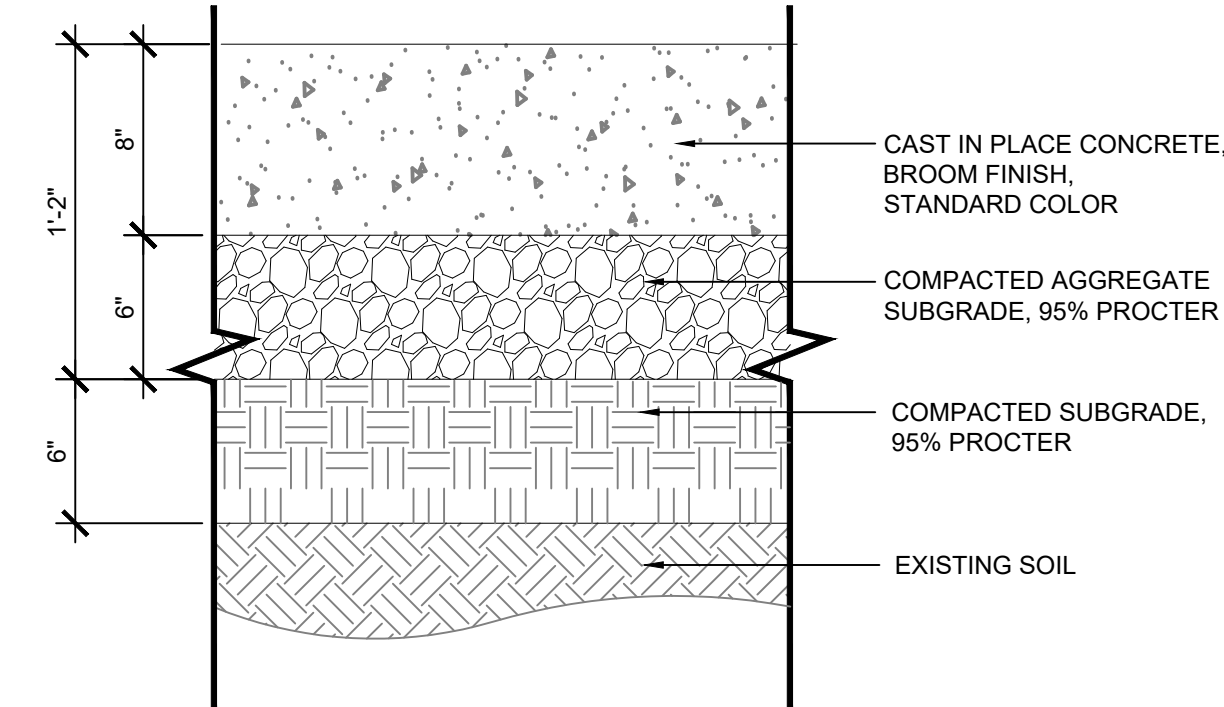
L300



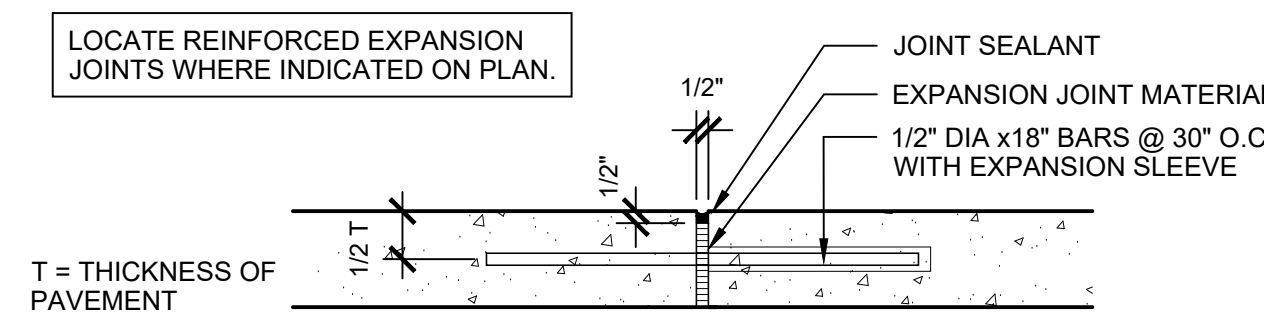
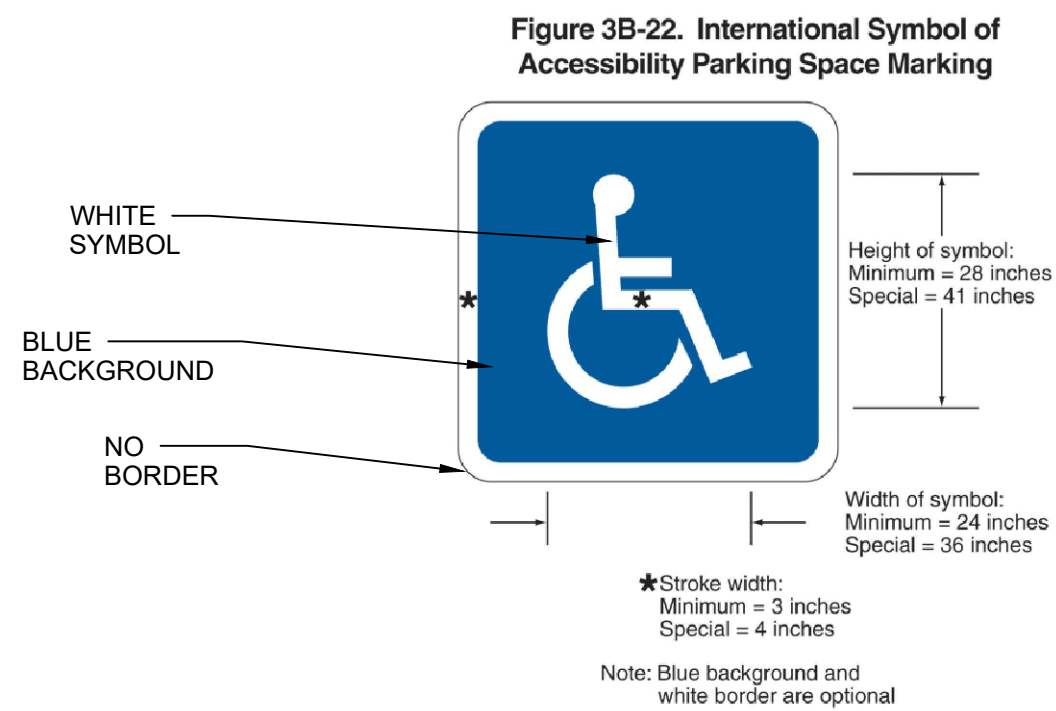
09 L400 PLAN: ADA RAMP, FLARE CURB, TYP 1/4"=1'-0"



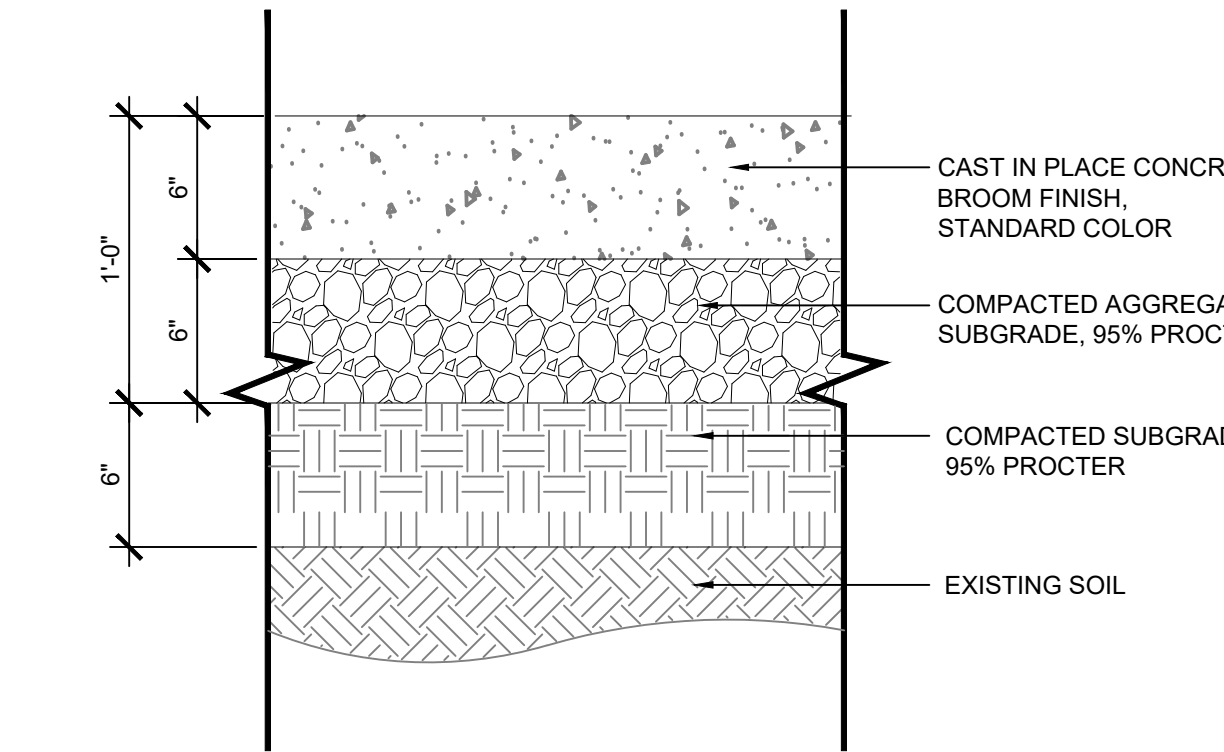
05 L400 SECTION: INTEGRAL CURB, TYP 3/4"=1'-0"



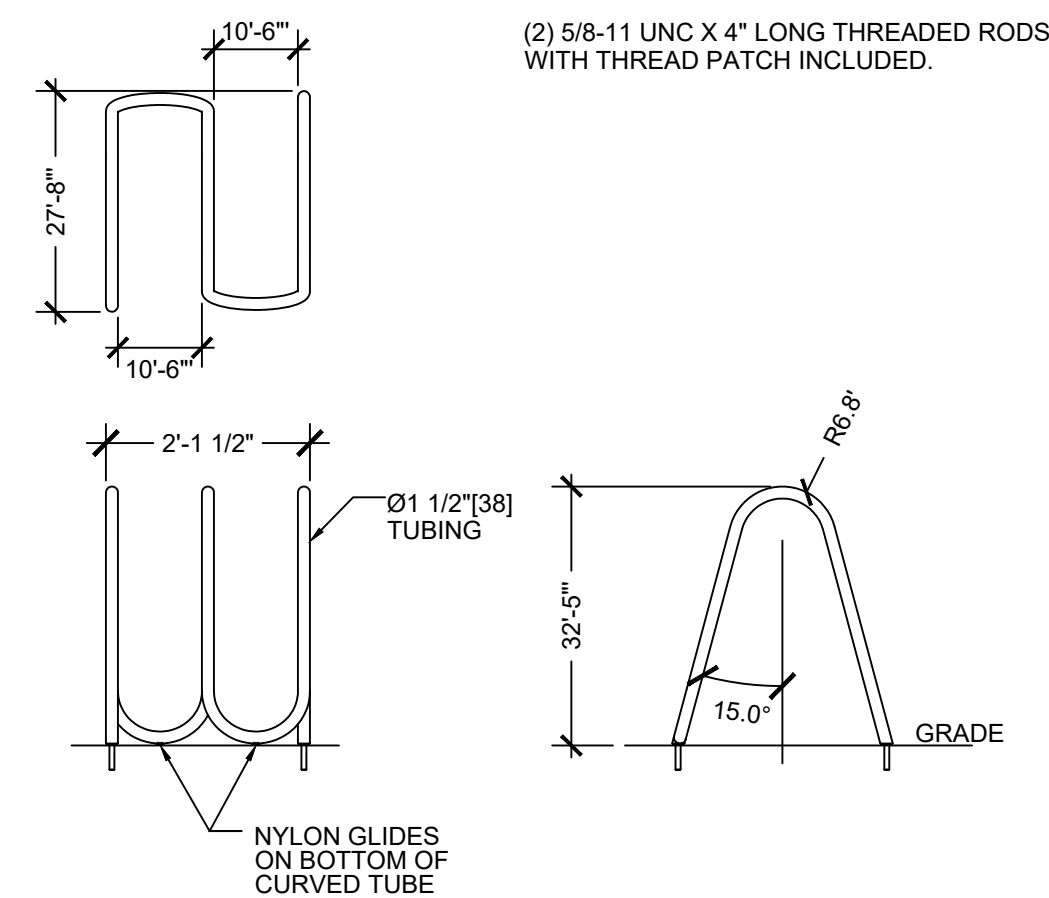
01 L400 SECTION: PCC PAVEMENT TYPE 1 1-1/2"=1'-0"



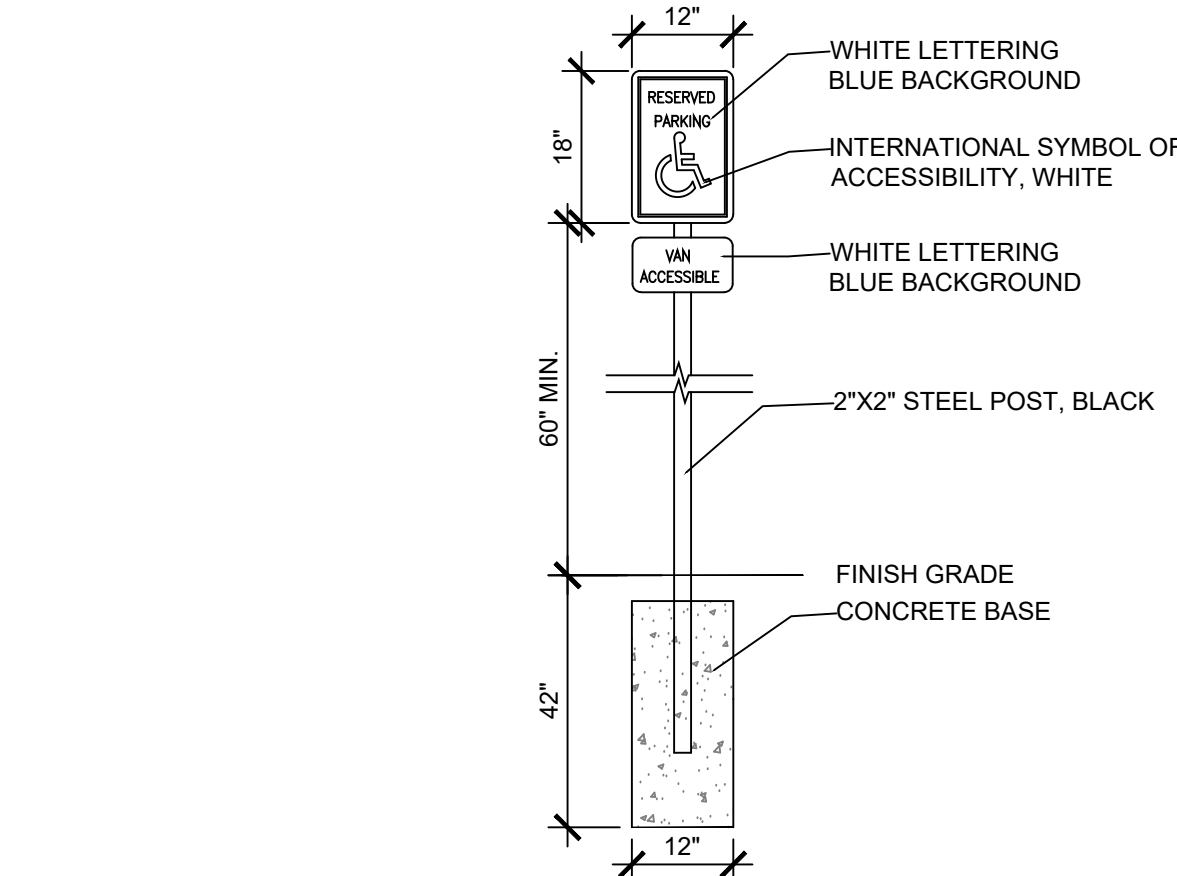
06 L400 SECTION: EXPANSION JOINT, REINFORCED, TYP 1-1/2"=1'-0"



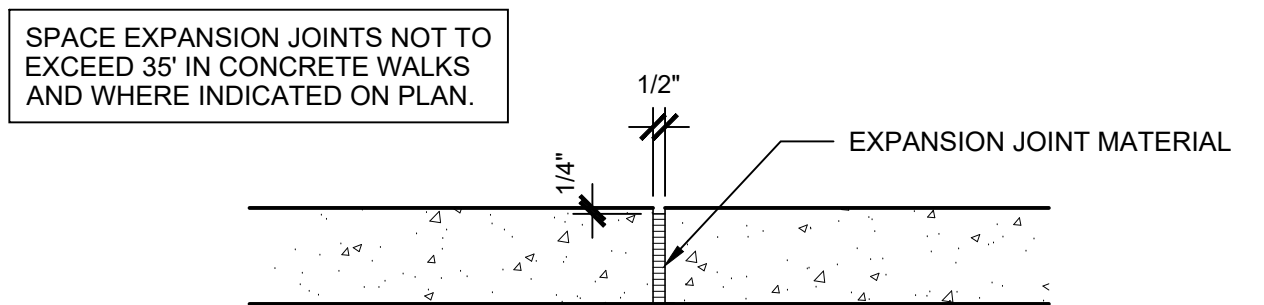
02 L400 SECTION: PCC PAVEMENT TYPE 2 1-1/2"=1'-0"



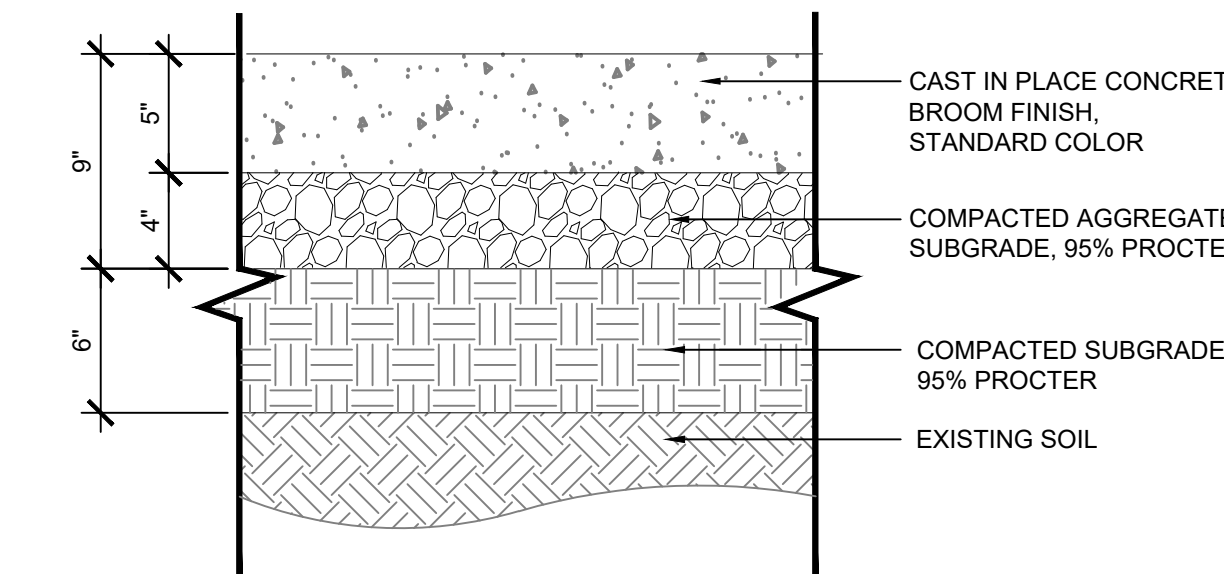
14 L400 SECTION: BIKE RACK 1/2"=1'-0"



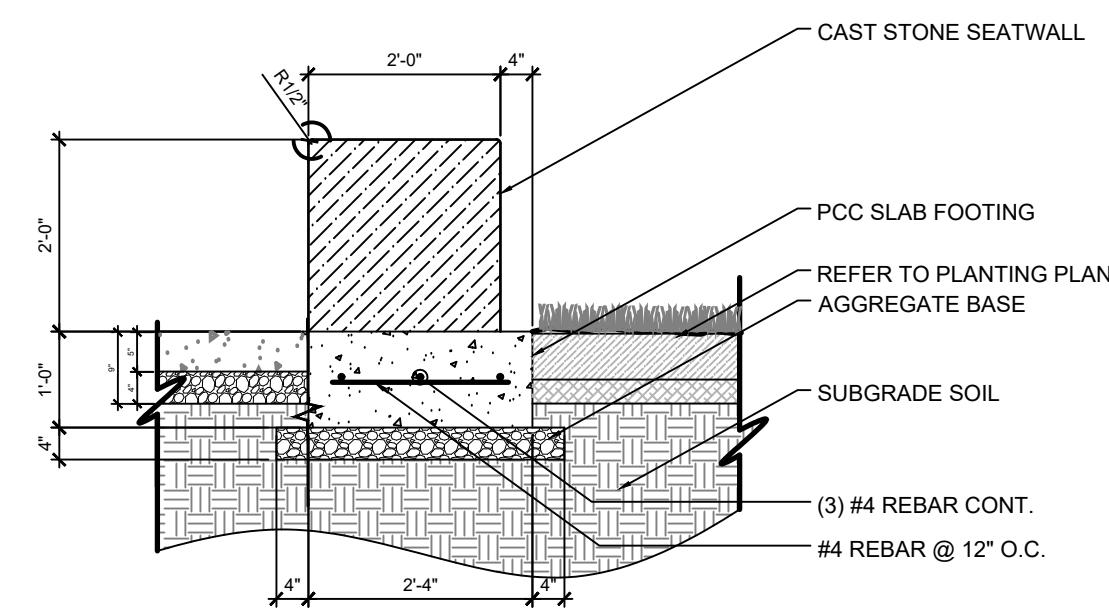
11 L400 SECTION: ADA PARKING SIGNAGE 3/8"=1'-0"



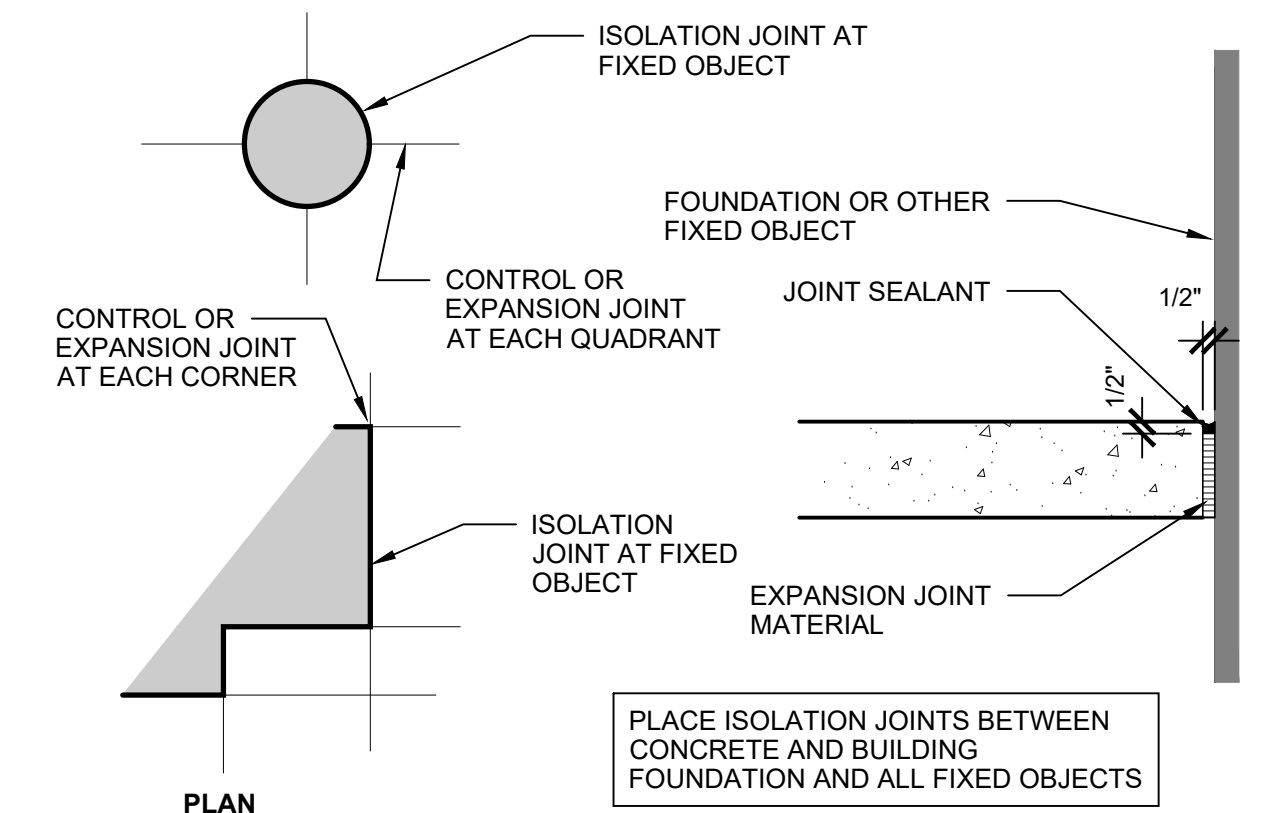
07 L400 SECTION: EXPANSION JOINT, TYP 1-1/2"=1'-0"



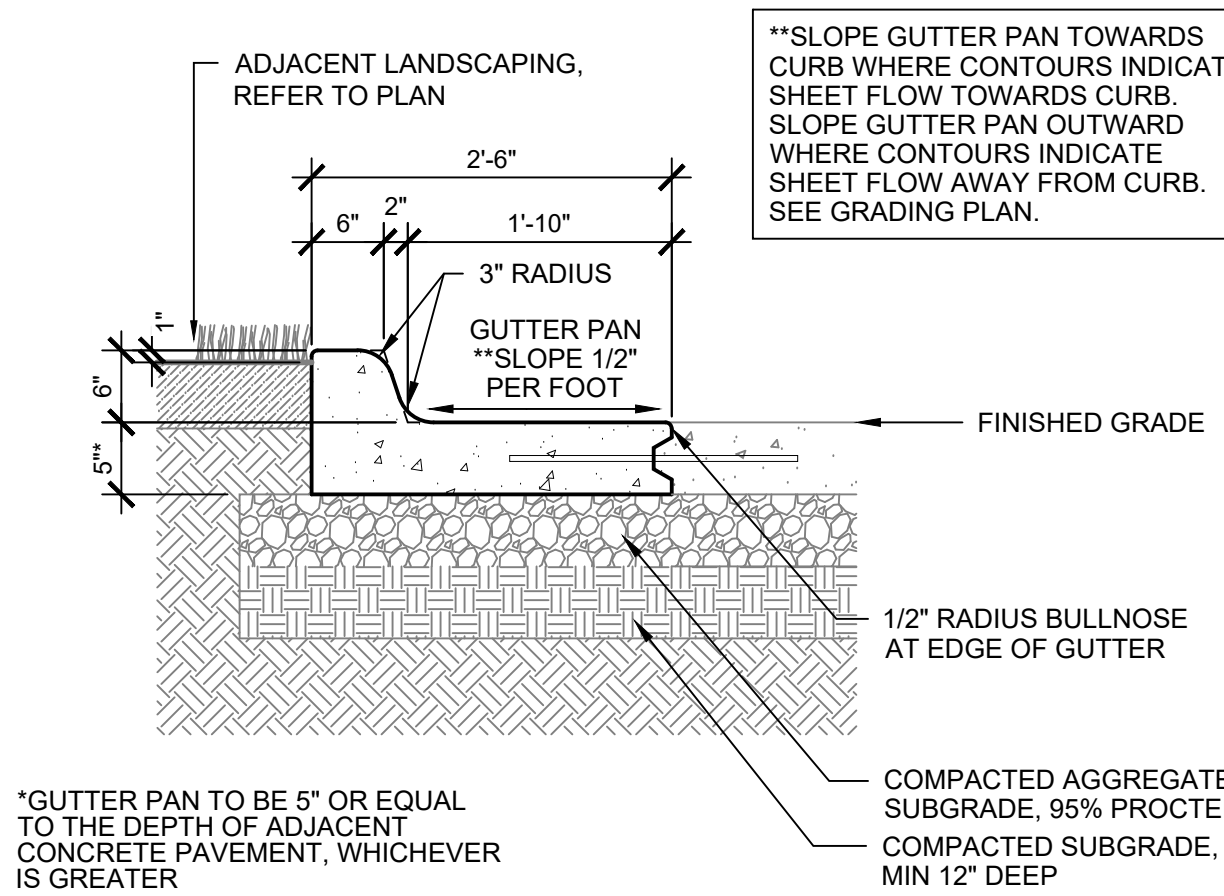
03 L400 SECTION: PCC PAVEMENT TYPE 3 1-1/2"=1'-0"



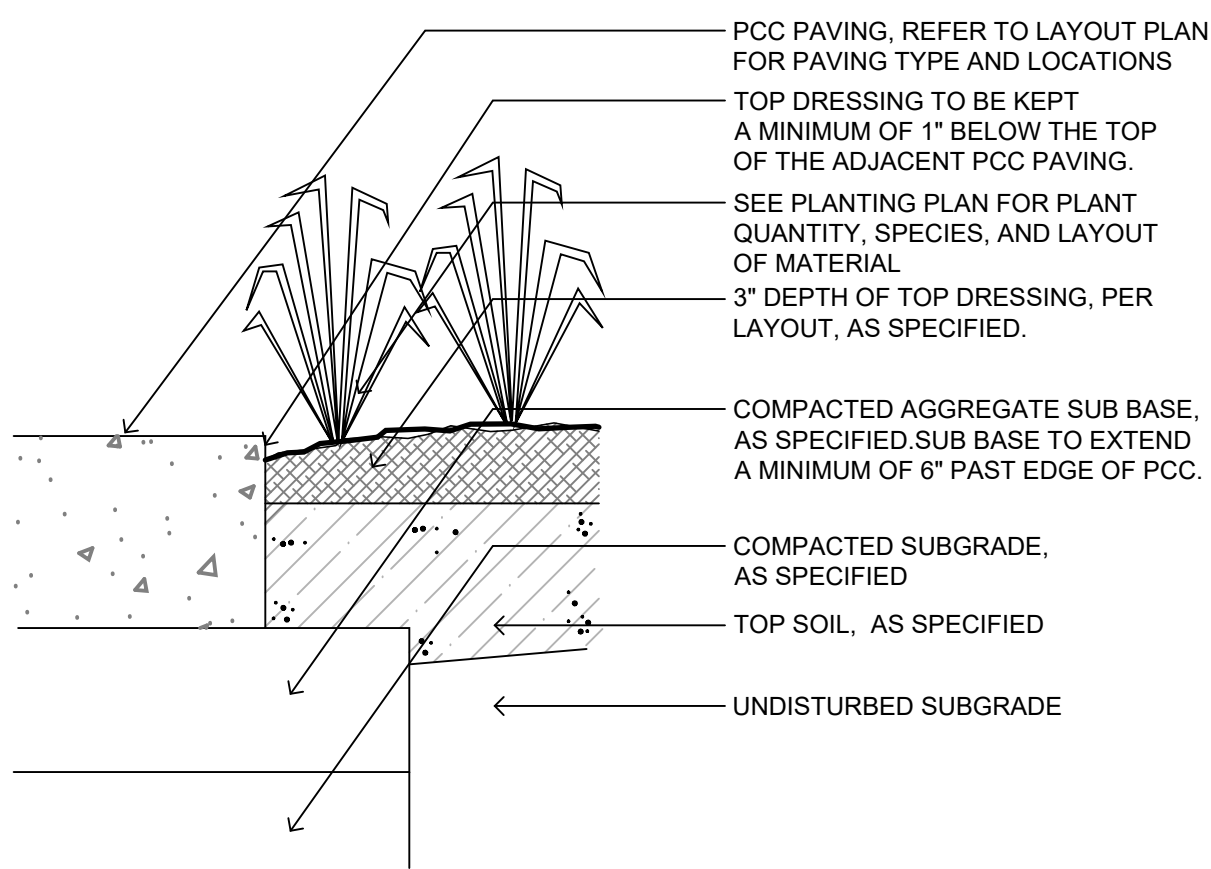
12 L400 SECTION: SEAT WALL 1/2"=1'-0"



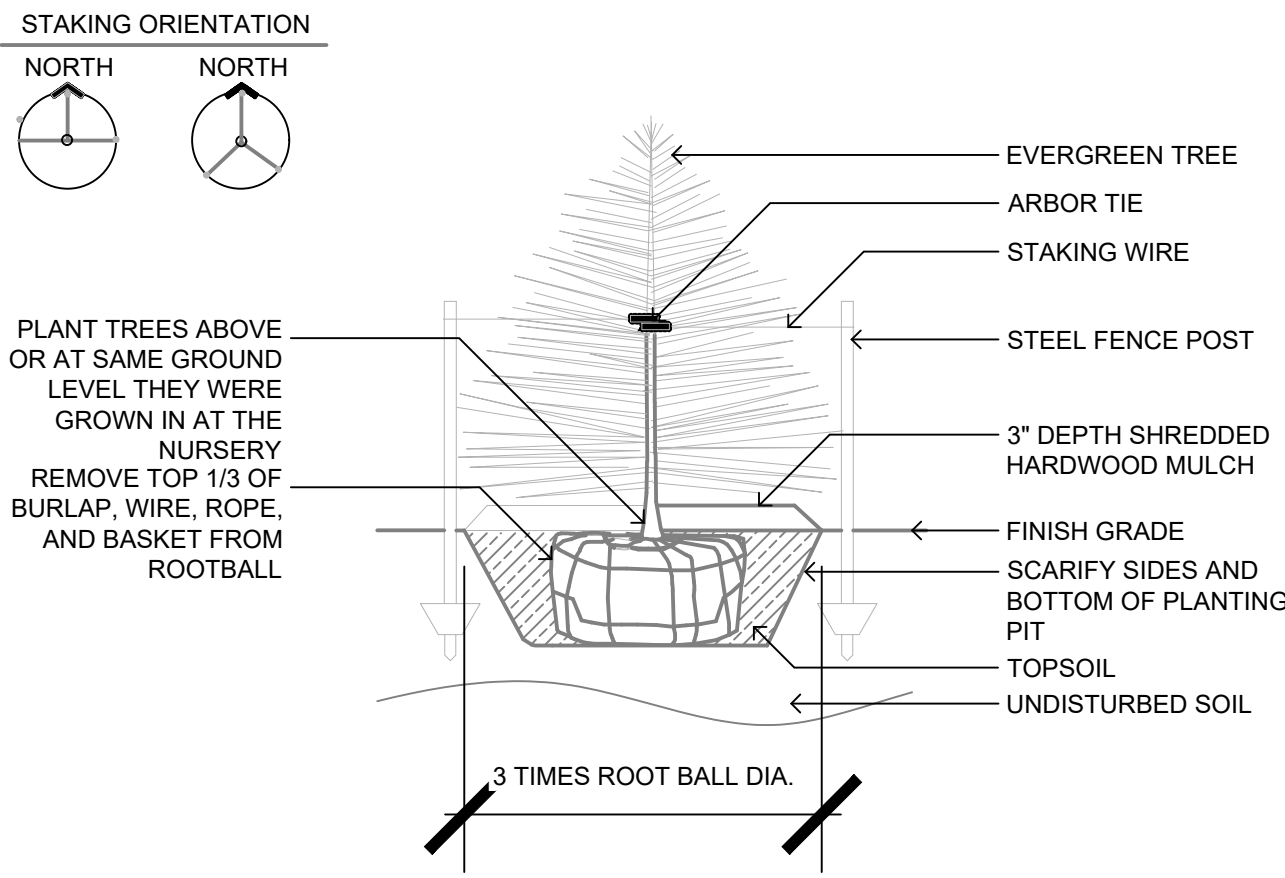
08 L400 SECTION: ISOLATION JOINT, TYP 1-1/2"=1'-0"



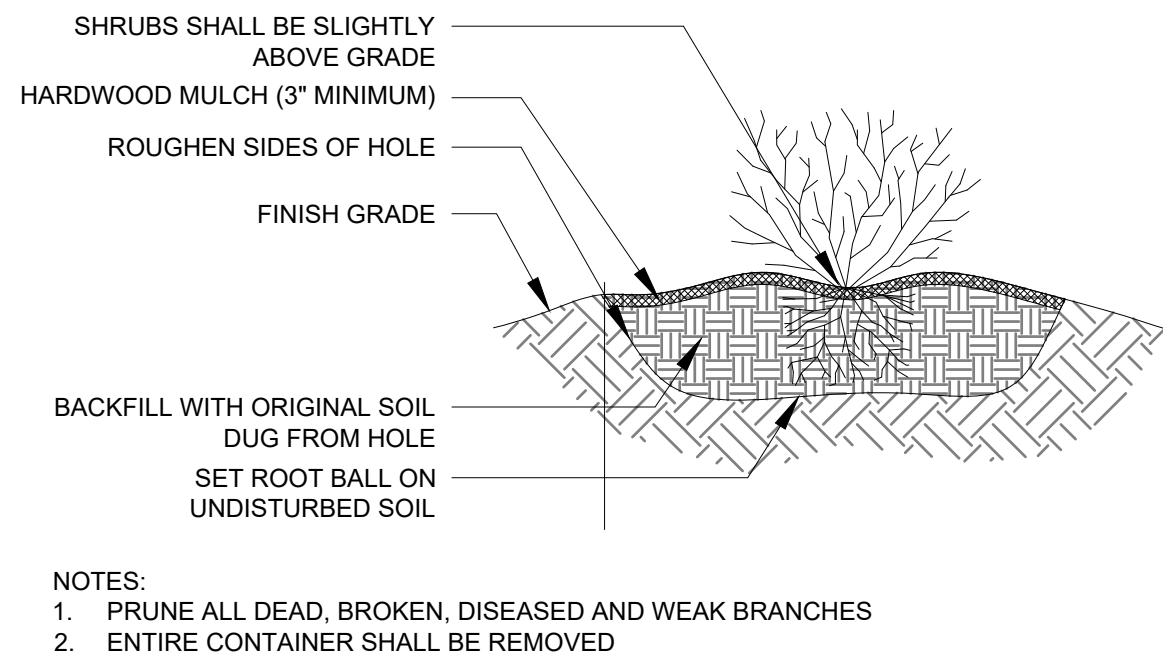
04 L400 SECTION: CURB AND GUTTER, TYP 3/4"=1'-0"



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

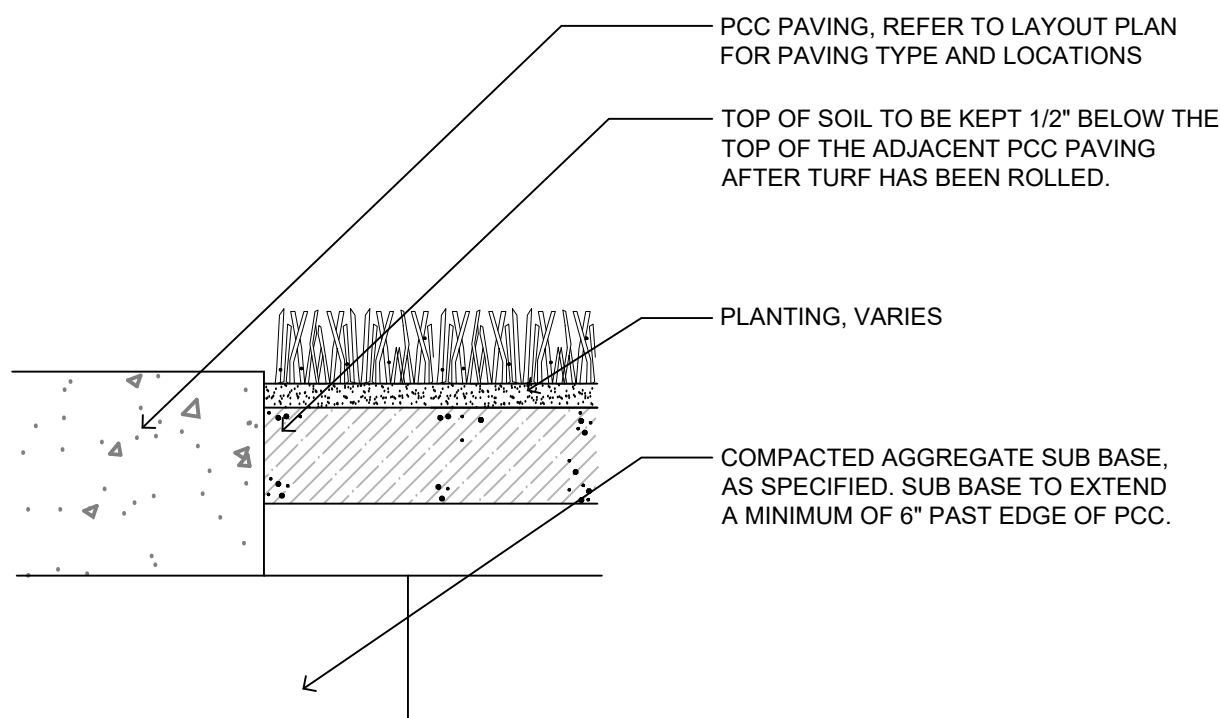


05
L401
SECTION: EVERGREEN TREE, TYP SCALE

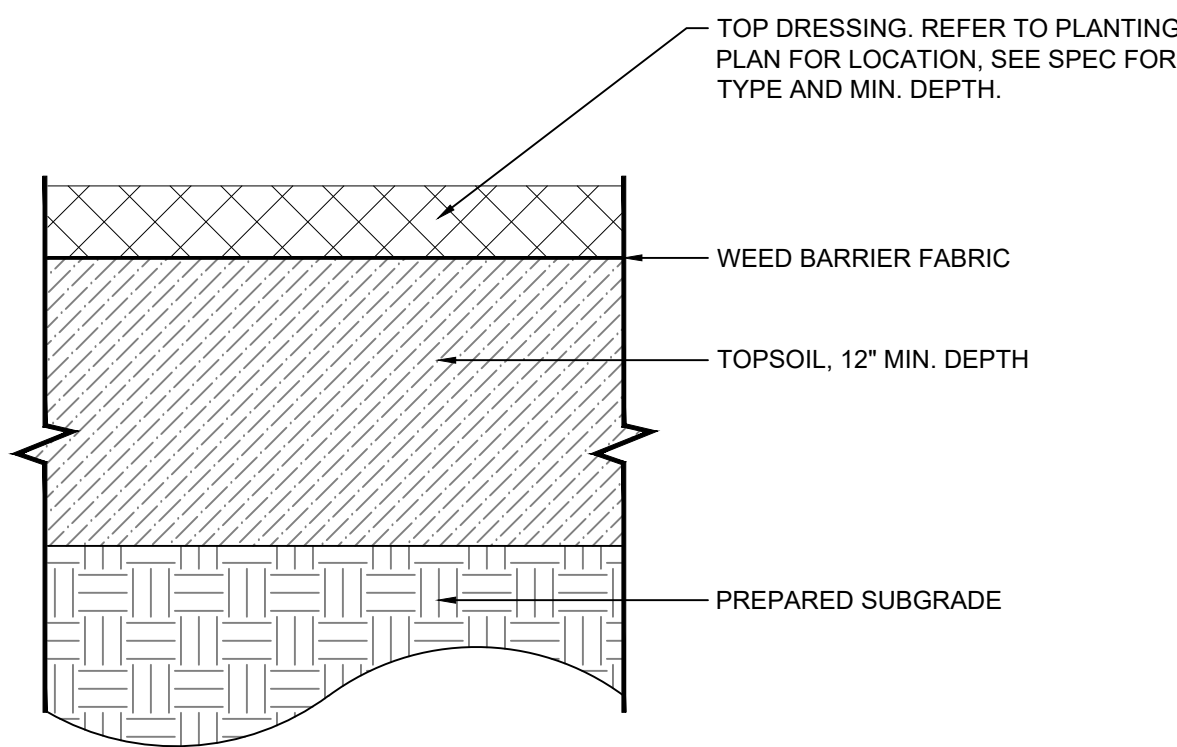


- NOTES:
1. PRUNE ALL DEAD, BROKEN, DISEASED AND WEAK BRANCHES
 2. ENTIRE CONTAINER SHALL BE REMOVED

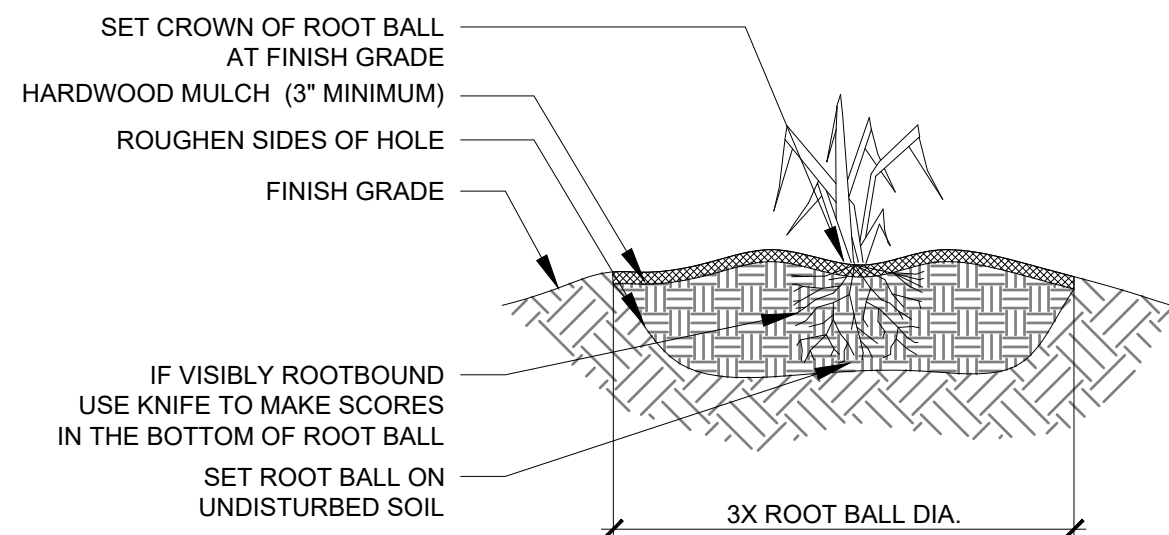
01
L401
SECTION: SHRUBS, TYP SCALE



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

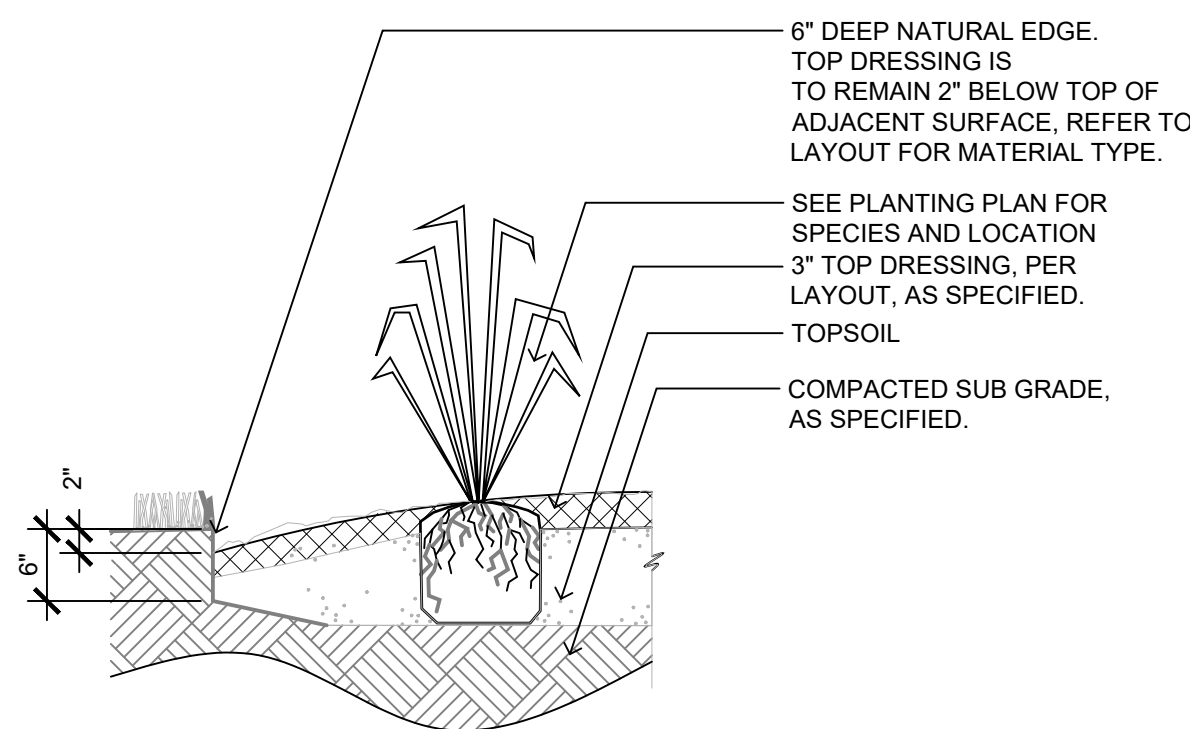


06
L401
SECTION: TOP DRESSING, TYP SCALE

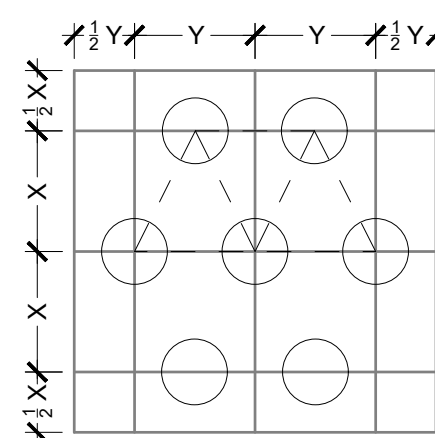


- NOTES:
1. REMOVE ALL POTS AND CONTAINERS BEFORE PLANTING
 2. REMOVE DAMAGED STEMS AND SPENT BLOOMS AFTER PLANTING
 3. WATER IMMEDIATELY AFTER PLANTING IS COMPLETED

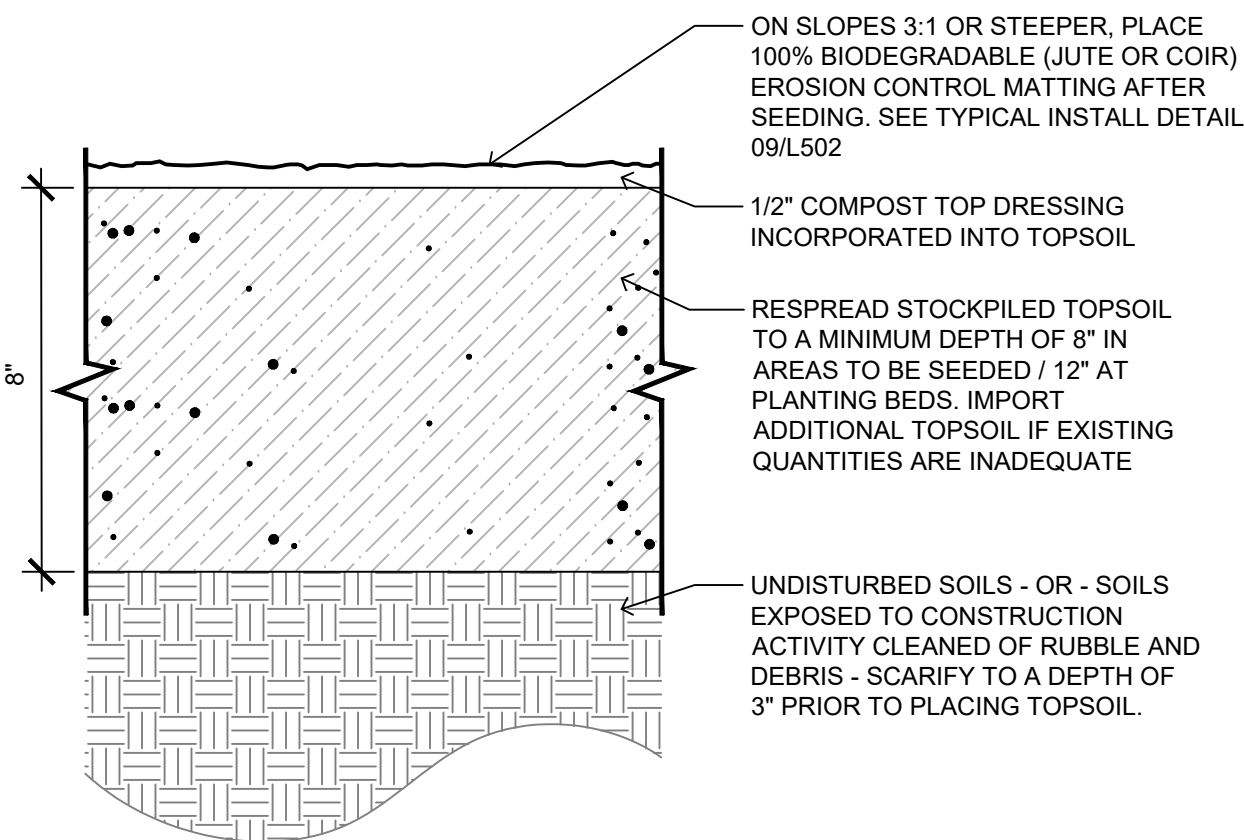
02
L401
SECTION: PERENNIALS, TYP SCALE



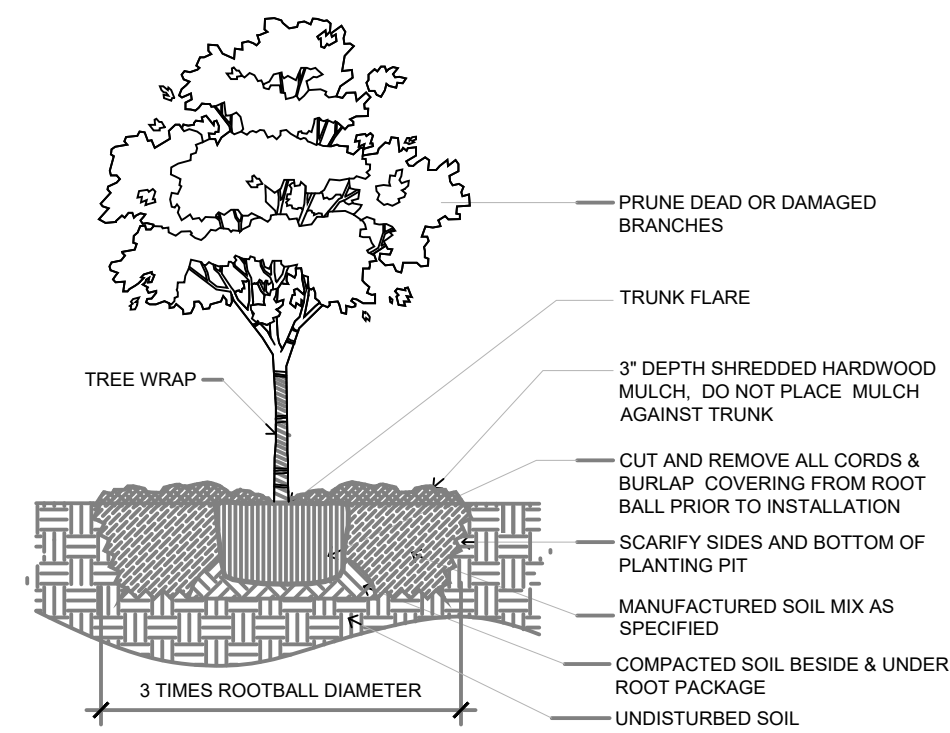
07
L401
SECTION: SPADE CUT EDGE, TYP SCALE



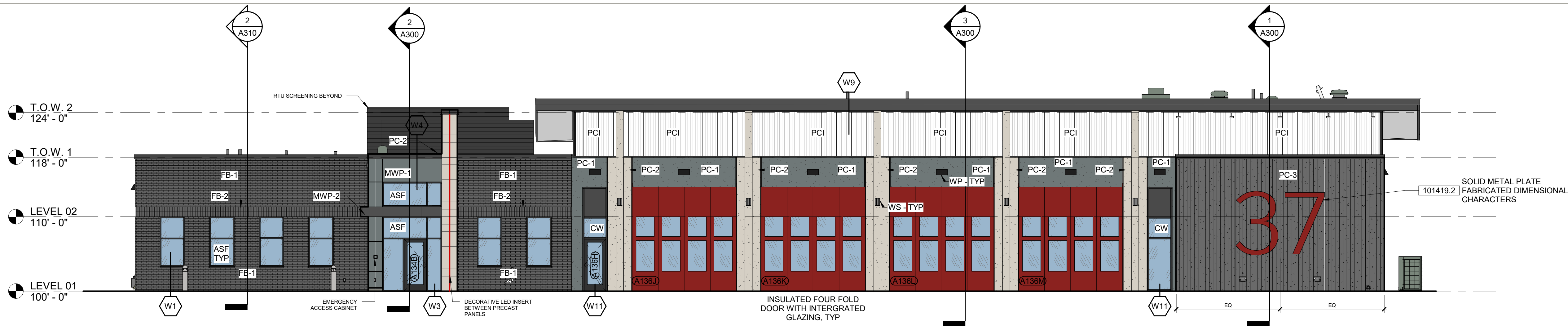
03
L401
SECTION: PLANT SPACING, TYP SCALE



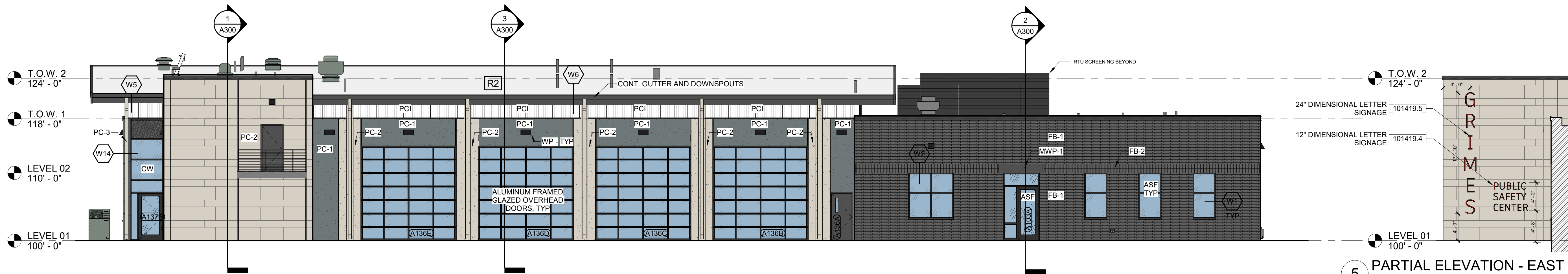
08
L401
SECTION: SEEDING, TYP SCALE



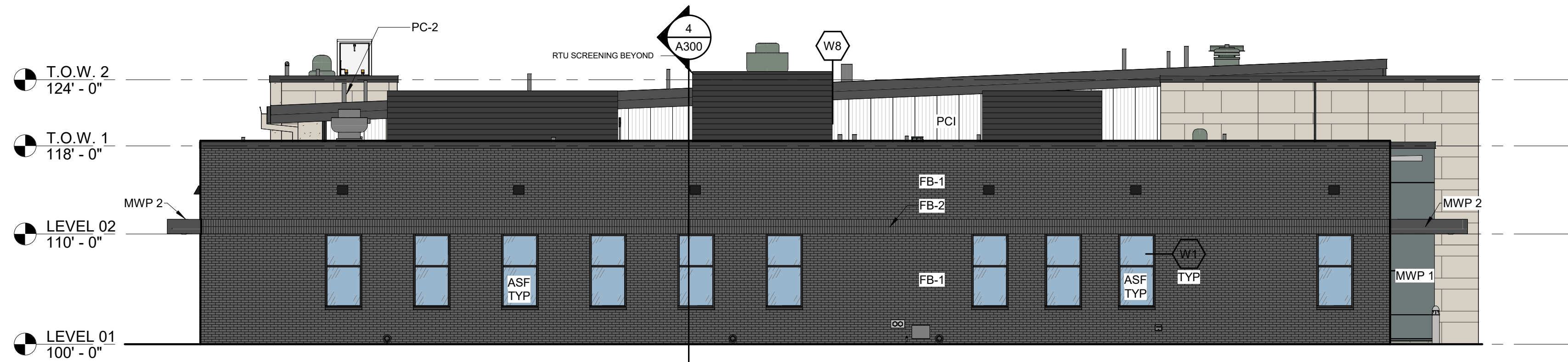
04
L401
SECTION: DECIDUOUS TREE, TYP SCALE



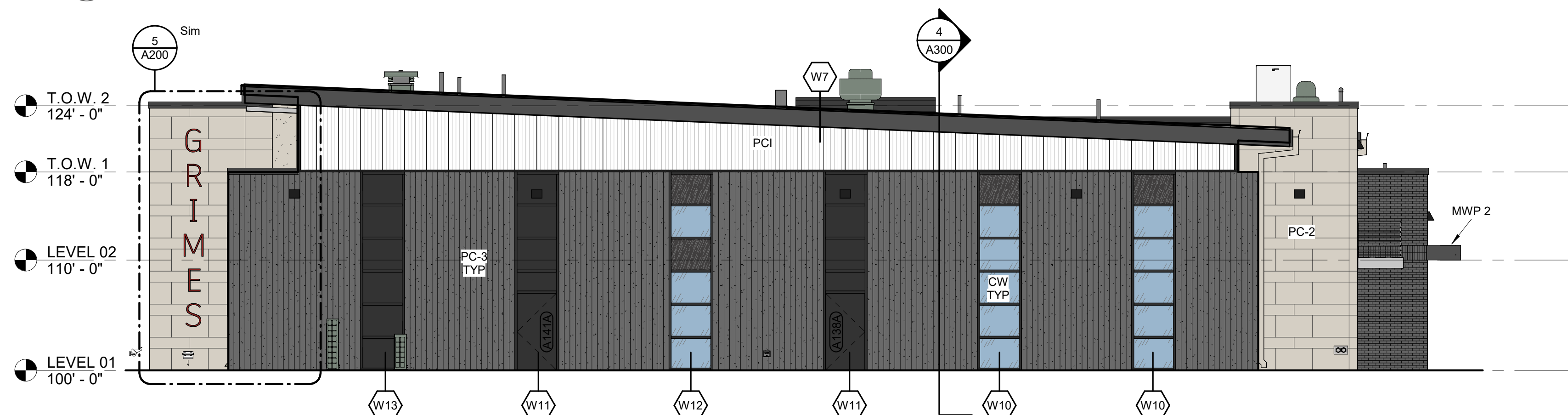
1 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



4 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"

MATERIAL PERCENTAGES

NORTH

TOTAL SF = 3,338 SF		
	SF	%
MASONRY	906	27
GLAZING	490	14
PRECAST	1,149	34
METAL WALL PANEL	8	1
DOORS	831	24

SOUTH

TOTAL SF = 3,747 SF		
	SF	%
MASONRY	705	19
GLAZING	1012	27
PRECAST	1172	31
METAL WALL PANEL	74	2
DOORS	784	21

WEST

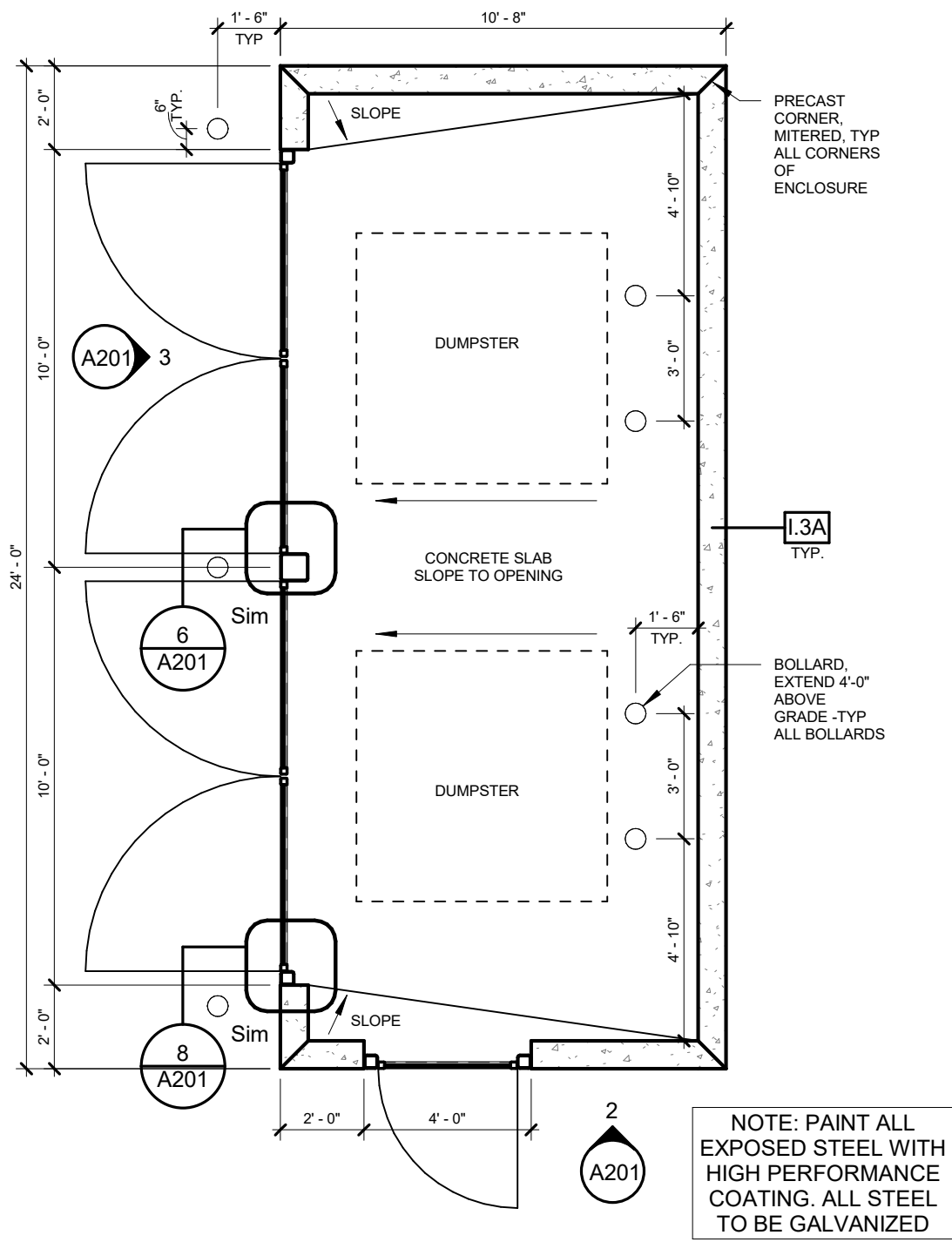
TOTAL SF = 2,571 SF		
	SF	%
MASONRY	1,721	67
GLAZING	527	21
PRECAST	242	9
METAL WALL PANEL	80	3
DOORS	N/A	N/A

EAST

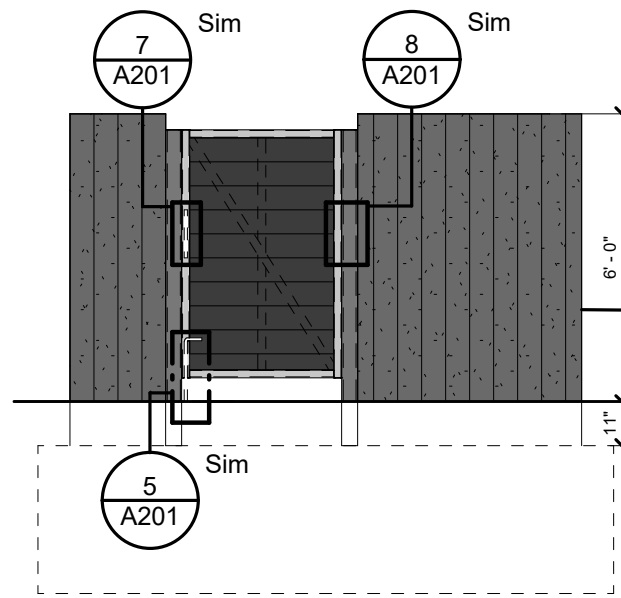
TOTAL SF = 2,622 SF		
	SF	%
MASONRY	114	4
GLAZING	812	31
PRECAST	1,691	64
METAL WALL PANEL	4	1
DOORS	N/A	N/A

MATERIAL TYPE LEGEND

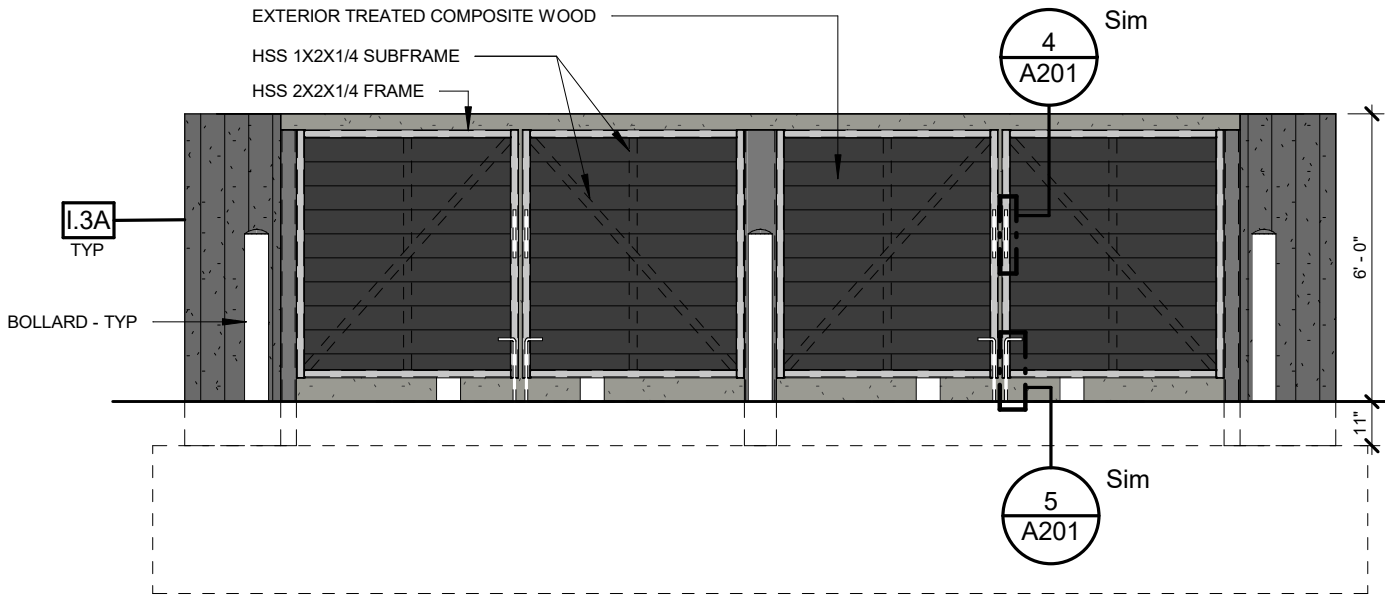
FB-1	FACE BRICK 1: MANGANESE IRON SPOT COLOR, SMOOTH FINISH, MODULAR SIZED, RUNNING BOND
FB-2	FACE BRICK 2: MANGANESE IRON SPOT COLOR, SMOOTH FINISH, MODULAR SIZED, SOLDIER BOND, RECESS 1/2"
MWP-1	ALUMINUM COMPOSITE METAL WALL PANEL, PANEL COLOR; AGED ZINC
PC-1	PRECAST CONCRETE PANEL 1; PANEL FINISH; ACID WASH PREP, PANEL STAIN; AGED ZINC
PC-2	PRECAST CONCRETE PANEL 2; PANEL FINISH; ACID WASH PREP, PANEL COLOR; INTEGRAL COLORED COLOR, BUFF
PC-3	PRECAST CONCRETE PANEL 3; PANEL FINISH; BOARD FORM FINISH BEDLINER, PANEL STAIN; CHARCOAL
ASF	ALUMINUM FRAMED STOREFRONT SYSTEM.
CW	STICK BUILT ALUMINUM CURTAIN WALL SYSTEM.
PCI	TRANSLUCENT POLYCARBONATE GLAZING
WP	SURFACE MOUNTED WALL PACK LIGHT
WS	SURFACE MOUNTED WALL SCONCE LIGHT



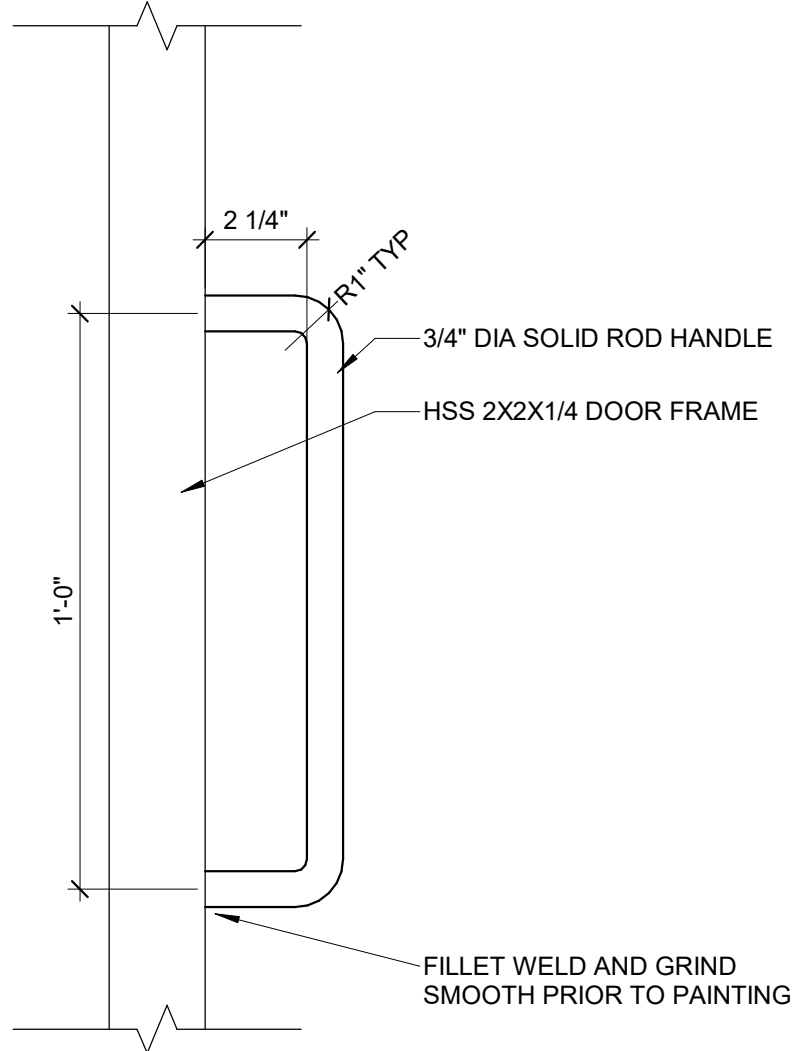
1 FLOOR PLAN - TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



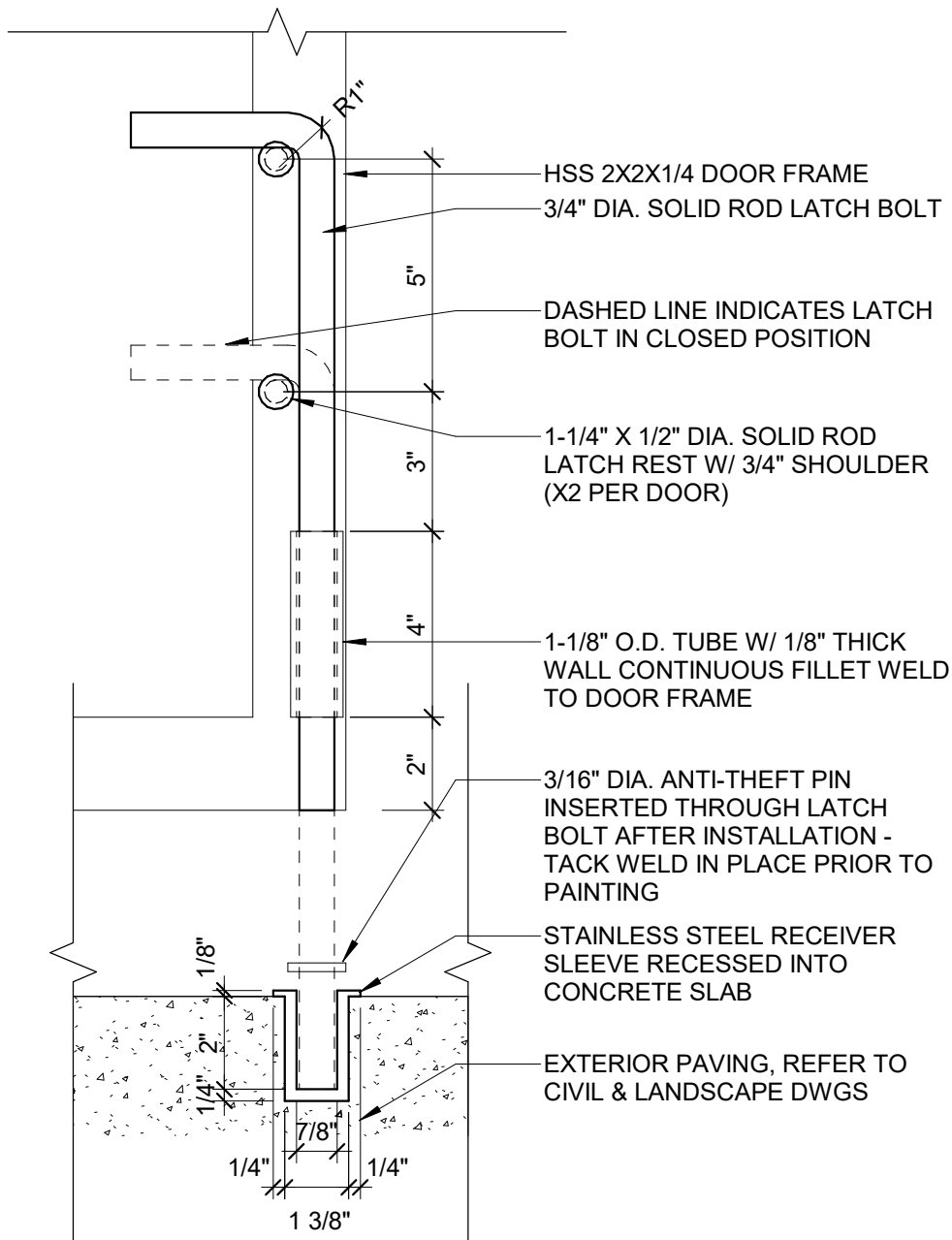
2 TRASH ENCLOSURE - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



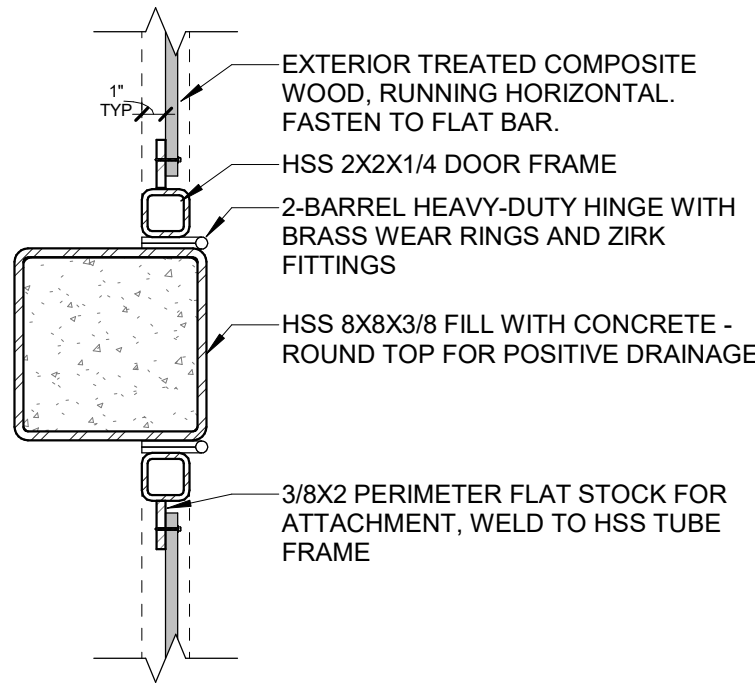
3 TRASH ENCLOSURE - WEST ELEVATION
SCALE: 1/4" = 1'-0"



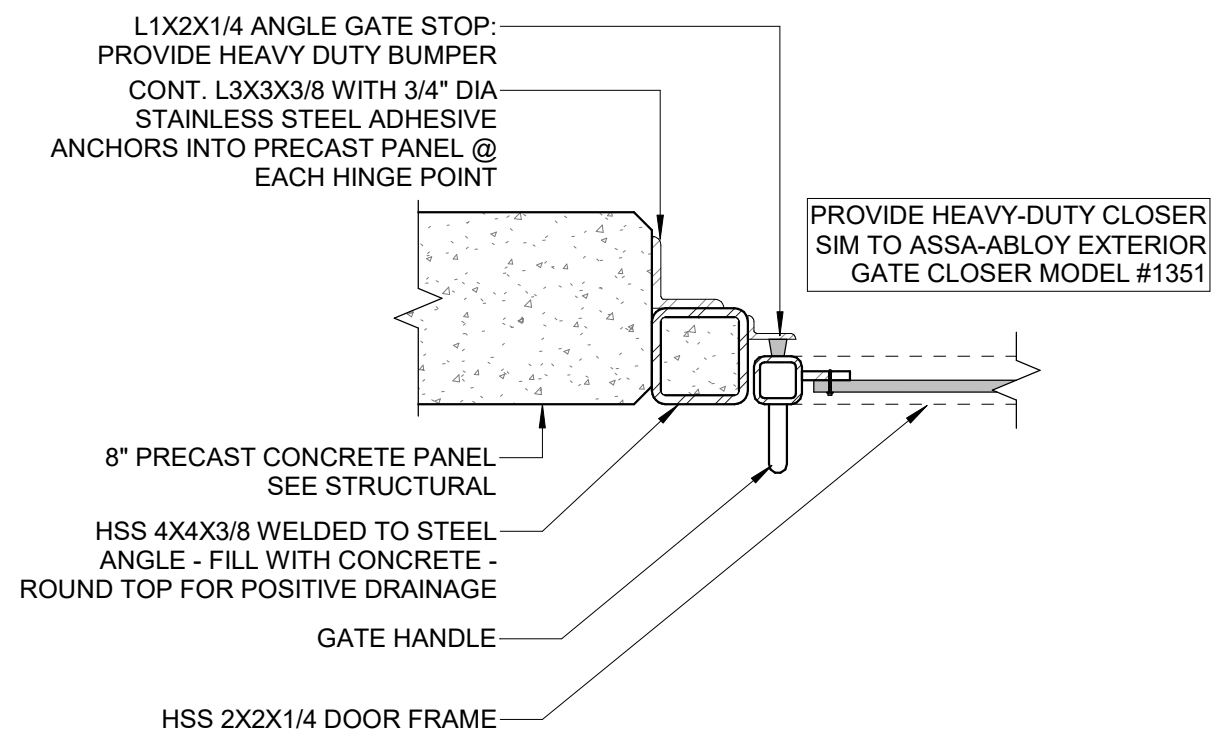
4 HANDLE DETAIL
SCALE: 3" = 1'-0"
NOTE: PROVIDE ONE HANDLE AT EACH DOOR



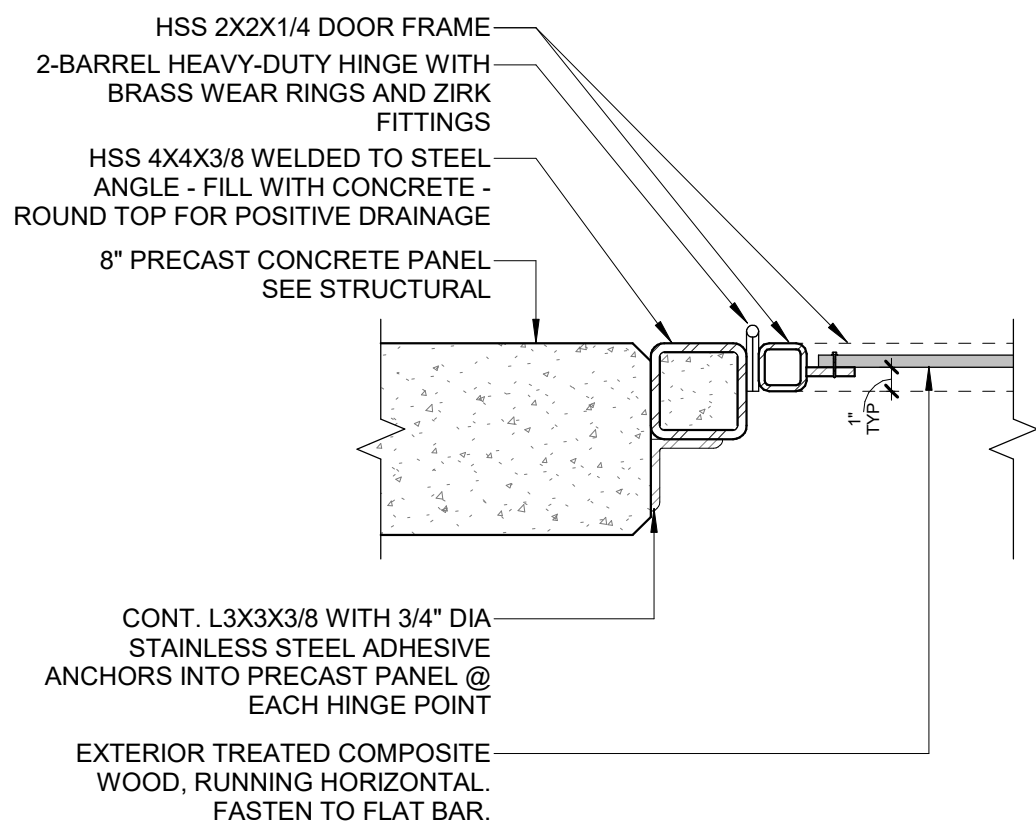
5 LATCH DETAIL
SCALE: 3" = 1'-0"
NOTE: PROVIDE ONE LATCH BOLT AT EACH DOOR



6 GATE DETAIL
SCALE: 1 1/2" = 1'-0"



7 GATE DETAIL
SCALE: 1 1/2" = 1'-0"



8 GATE DETAIL
SCALE: 1 1/2" = 1'-0"

PLANNING AND ZONING COMMUNICATION
Meeting Date: 04/02/2024

AGENDA ITEM:

Code of Ordinances Title 13 Subdivision Regulations Amendment

BACKGROUND:

Staff have developed an amendment to the Code of Ordinances Title 13 Subdivision Regulations to reflect current development practices, incorporate the City's supplemental specifications for development design and construction, and coordinate the regulations with the upcoming Master Streets Design Guide, which is expected to be adopted at the same time as this ordinance. The subdivision regulations include requirements for street and utility design and construction, and preliminary and final plat requirements and approval. The stormwater management, erosion control and post-construction stormwater management regulations were moved from Title 11 Building Regulations into Title 13 Subdivision Regulations. Staff felt Title 13 was the most appropriate location for said regulations within the Code of Ordinances. In addition, the addressing and parkland dedication ordinances were rewritten to help the city establish consistent addressing practices and establish an adequate park system for our current and future residents.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: Yes

*High-Performing Organization/Exception Professional Services ☒ X ☐

*Great Place to Live/Expanded Quality of Life Amenities ☒ X ☐

*Dynamic Town/Strong Sense of Community ☐

*More Beautiful/Vibrant Community ☒ X ☐

BOARD/COMMISSION ACTION(S):

Parks and Recreation Board recommended approval of Chapter 13-4 Community Recreation Areas
- 03/27/2024

STAFF RECOMMENDATION:

Staff recommend approval of the amendment to Title 13 Subdivision Regulations.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Evann Martin, Senior Planner

emartin@grimesiowa.gov

515-986-4050

Prepared by: Evann Martin, Senior Planner

Return to: Evann Martin, Senior Planner

TITLE 13 SUBDIVISION REGULATIONS

Contents:

- 13-1 Subdivision Regulations
- 13-2 Definitions
- 13-2 Standards and Specifications of the City
- 13-3 Utility Connection Fee Districts
- 13-4 Community Recreation Areas
- 13-5 Addressing
- 13-6 Stormwater Management and Erosion and Sediment Control
- 13-7 Post Construction Stormwater Management

13-1 Subdivision Regulations

Contents:

- 13-1-1 Title
- 13-1-2 Purpose
- 13-1-3 Applicability
- 13-1-2 Definitions
- 13-1-4 Plats in Unincorporated Areas Within Two Miles of the City
- 13-1-5 Preliminary Plat Review and Approval
- 13-1-6 Auditor's Plats
- 13-1-7 Preliminary Plat and Final Plat Recommendation by the Commission
- 13-1-8 Final Plat Review and Approval
- 13-1-9 Information Required on Preliminary Plats
- 13-1-10 Information Required on Final Plats
- 13-1-11 Design and Development Standards
- 13-1-12 Improvements
- 13-1-13 Variations and Exceptions
- 13-1-14 Fees
- 13-1-15 Enforcement
- 13-1-15 Changes and Amendments

13-1-1 Title:

This chapter shall be known and may be cited and referred to as the Subdivision Ordinance of the City of Grimes.

13-1-2 Purpose

The Subdivision Ordinance regulates the way land is to be divided and made ready for development. The standards for design and development established within this chapter are intended to provide adequate public utilities, city services, and emergency services, protect existing development, ensure accurate records, and improve the health, safety, and general welfare.

The subdivision of land shall be coordinated with the Comprehensive Plan, neighborhood and area plans, Master Streets Plan, the Parks and Trails Master Plan, the Grimes Zoning Ordinance, and Standards and Specifications of the City, to preserve and enhance the development of neighborhoods as planned and envisioned by the City.

13-1-3 Applicability

1. This chapter shall govern:
 - A. The subdivision of all lands within the corporate limits of the City in accordance with Chapter 354 of the Code of Iowa; and
 - B. All subdivisions located in the unincorporated area of Polk County and Dallas County within a two-mile radius of the Grimes corporate limits in accordance with Section 354.9 of the Code of Iowa and the regulations herein.
2. For the purpose of this chapter, a subdivision of land is either:
 - A. The division of land into two (2) or more tracts, sites or parcels.
 - B. The combination of two (2) or more tracts, sites or parcels into one (1) lot.
 - C. Establishment or dedication of a road, highway, street, alley, place or private drive through a tract of land regardless of area.
3. No subdivision, whether created by plat of survey, proprietor's plat, auditor's plat, or other document or instrument, except for an acquisition plat, shall be submitted for filing of record in the offices of the appropriate County Recorder, Auditor, and Assessor until all provisions set forth in this chapter have been satisfied in full and all approvals required by this chapter have been obtained and remain valid.
4. Improvements or development shall not be commenced within any proposed subdivision and improvements within a subdivision shall not be accepted for public ownership and maintenance until all provisions set forth in this chapter have been satisfied in full and all approvals required by this chapter have been obtained and remain valid.

13-1-4 Plats in Unincorporated Areas Within Two Miles of the City

The purpose of this section is to facilitate the orderly processing of subdivisions in unincorporated areas within two (2) miles of the City and to avoid conflicting regulations while at the same time assuring that provisions are made for proper and orderly future growth of the City.

1. Subdivision Requirements. With regard to the subdivision of all land located within the unincorporated area of Polk County and Dallas County within two (2) miles distance from the City's boundaries, the provisions of this chapter shall apply.
2. Review by the City. The Development Services Department shall study such plat to determine that no conflict exists with the extension of existing streets and rights-of-way within the City into the unincorporated area and to determine if the plat would otherwise interfere in any way with the carrying out of the Comprehensive Land Use Plan for the City. The plat shall be presented to the Commission. If the Commission is satisfied that these conditions are provided for, the Commission shall provide recommendation to the Council. Upon approval by the Council, the Clerk shall certify the Resolution which shall be recorded with the plat.
3. Waiving Subdivision Requirements. The Council shall have the right to waive such requirements as are contained in this chapter by Resolution to the end that the Council is satisfied that equally suitable regulations have been placed on these subdivisions by the County Board of Supervisors; provided however, the County Board of Supervisors shall furnish the Commission and Council with a copy of said subdivision certifying that all requirements of the appropriate County ordinances have been met.
4. Waiver of Review. The Council shall have the right to waive review of a proposed subdivision by Resolution. Consideration by the Commission shall not be required.

The City Clerk of the City of Grimes shall record this ordinance section with the County Recorders for both Dallas County and Polk County and file the same with the County Auditors of said counties.

13-1-5 Preliminary Plat Review and Approval

Whenever the owner of any tract or parcel of land within the corporate limits of the City wishes to make a subdivision of the same, said owner shall cause to be prepared a preliminary plat of said subdivision and shall submit said preliminary plat and other such information as is hereinafter required to the Development Services Department for its review. The preliminary plat shall contain such information as is outlined in Section 13-1-9 hereof. The Development Services Department shall review such preliminary plat as to its compliance with the standards and requirements outlined in this chapter. The Development Services Department shall submit recommendations along with a copy of the preliminary plat to the Commission for its recommendation to the

City Council. The recommendation of the preliminary plat by the Commission shall be null and void unless the preliminary plat is submitted to the Council within one (1) year after the date of recommendation by the Commission. The Council shall provide final approval or denial of the preliminary plat.

13-1-6 Auditor's Plats

With regard to Auditor's plats as distinguished from proprietor's plats, the Commission and Council shall have the right to waive provisions governing preliminary approval and public improvements outlined in Section 13-1-9, 13-1-11 and 13-1-12 providing there is on file with the Commission and Council a copy of the request of the Dallas County or Polk County Auditor ordering such plat and a letter from said Auditor stating that the plat as submitted meets the requirements for which the Auditor has ordered the plat.

13-1-8 Final Plat Review and Approval

Whenever the owner of any tract or parcel of land within the corporate limits of the City wishes to make a subdivision of the same, said owner shall cause to be prepared a final plat of said subdivision and shall submit said final plat and other such information as is hereinafter required to the Development Services Department for its review. The final plat shall contain such information as is outlined in Section 13-1-10 hereof. The Development Services Department shall review such final plat as to its compliance with the standards and requirements outlined in this chapter. The Development Services Department shall submit recommendations along with a copy of the final plat to the Commission for its recommendation to the City Council. The recommendation of the final plat by the Commission shall be null and void unless the final plat is submitted to the Council within one (1) year after the date of recommendation by the Commission. The Council shall provide final approval or denial of the final plat

After approval of the final plat of the subdivision by the Council, copies of the final plat shall be submitted to the County Recorder for the acceptance of all streets, alleys, easements, parks or other areas reserved for or dedicated to the public, along with any required agreements guaranteeing that the improvements required under Section 13-1-12 herein shall be installed. The number of copies submitted to the County Recorder shall comply with the County requirements. If the Commission does not recommend the final plat for approval, the Council may approve said plat and accept the public areas and easements thereon only by a four-fifths (4/5) vote of the entire membership of the Council. Approval of the final plat by the Council shall be null and void if the plat is not recorded within one (1) year after the date of approval, unless application for an extension of time is made in writing during said one (1) year period to the Development Service Department, and granted.

13-1-9 Information Required on Preliminary Plats

Each subdivider of land should confer with the Development Services Department before preparing the preliminary plat in order to become thoroughly familiar with the Comprehensive Plan and with other municipal plans and regulations affecting the area in which the proposed subdivision lies. The owner shall submit to the Development Services Department an electronic version in portable document format (PDF), which shall be drawn to a scale of not less than one (1) inch to one hundred (100) feet by a registered engineer or licensed land surveyor and shall show the information listed below. Any plat not containing all information specified below shall not be considered by the City Council.

1. Title of the proposed subdivision.
2. Name(s) and address(es) of the applicant(s). Name(s) and address(es) of the owner(s) of record of the property.
3. North point, scale of plat, date, and certification of surveyor and engineer preparing the plat.
4. Property addresses and street names as assigned by the City.
5. A vicinity sketch shall be shown on or accompany the proposed plat. This map shall show how streets and alleys in the proposed subdivision may connect with existing and proposed streets and alleys in neighboring subdivisions or undeveloped property, to produce the most advantageous development of the entire area.
6. The complete legal description of the property to be platted, including descriptive boundaries of the subdivision, based on an accurate traverse, giving angular and linear dimensions.
7. Property to be dedicated to the City.

8. The zoning district or districts governing the subdivided land, including any overlay districts and references to any development agreements by county recorder book and page.
9. Water and wastewater demand, if requested by the Development Services Department
10. Typical road cross section with easements.
11. The location of property lines and all such surface features as buildings, railroads, utilities, water courses and similar items affecting the development. Also, the location and size of such subsurface features as existing or nearest available storm and sanitary sewers, water mains, culverts, gas mains, above and below ground electric transmission lines or cables, and drain tiles.
12. Any plat that cannot be reasonably served by public sewer shall show the results of soil percolation tests made in accordance with specifications approved by the City or the Dallas County or Polk County Health Department.
13. Existing contour intervals of not more than two (2) feet, provided, however, that a minimum of two (2) contours shall be shown on any plat.
14. All existing adjacent subdivisions, streets, and tract lines of acreage parcels together with the names of record owners of unsubdivided parcels of land immediately adjoining the proposed subdivision and between it and the nearest existing streets.
15. Adjoining streets and alleys with their names and widths.
16. Transportation connectivity to adjacent property.
17. All public improvements, including new roadways, turn lanes, public sidewalks and trails, and utilities.
18. Dimensions and lot areas of all lots to be platted measured to the nearest tenth of a foot.
19. Building lines.
20. Proposed phasing lines, if any.
21. A conceptual development layout showing how the lots could be developed and the relation to the location of proposed utilities and demonstrating required landscape buffers and street trees.

13-1-10 Information Required on Final Plats

Following preliminary plat approval, an electronic version in PDF of the final plat shall be submitted to the Development Services Department for review. Final plats shall be drawn from an accurate survey by a licensed land surveyor or engineer and drawn to a scale of not less than one inch to one hundred (100) feet. The final plat shall show the following:

1. Title of the proposed subdivision.
2. Name(s) and address(es) of the applicant(s). Name(s) and address(es) of the owner(s) of record of the property.
3. North point, scale of plat, date, and certification of surveyor and engineer preparing the plat.
4. Property addresses and street names as assigned by the City.
5. A vicinity sketch shall be shown on or accompany the proposed plat. This map shall show how streets and alleys in the proposed subdivision may connect with existing and proposed streets and alleys in neighboring subdivisions or undeveloped property, to produce the most advantageous development of the entire area.
6. The complete legal description of the property to be platted.
7. The boundaries of the property, the lines of all proposed streets and alleys with their width, and any other areas intended to be dedicated to public use. The boundaries shall be accurately tied to the nearest section corner. The allowable unadjusted error of closure on the traverse of the boundaries of the plat shall be 1 in 10,000 and 1 in 5,000 for individual lots. Latitude and departure computations on the traverse closure shall be submitted with the plat.
8. The zoning district or districts governing the subdivided land, including any overlay districts and references to any development agreements by county recorder book and page.
9. All lot lines, lot and block numbers, lot area, building lines and their dimensions.
10. All dimensions, both linear and angular, necessary for locating boundaries of the subdivided area, or of the lots, streets, alleys, easements, and building line setbacks, and any other similar public or private uses. The linear dimensions shall be expressed in foot and decimals of a foot.

11. Radii, arc and chords, points of tangency, central angles for all curvilinear streets, and radii for rounded corners.
12. All surveyor's monuments, together with their descriptions. Monumentation shall meet the requirements of Section 354.30, Code of Iowa.
13. All existing adjacent subdivisions, streets, and tract lines of acreage parcels together with the names of record owners of unsubdivided parcels of land immediately adjoining the proposed subdivision and between it and the nearest existing streets.
14. The lines of adjoining streets and alleys with their width and names.
15. All easements with their dimensions and purpose.
16. Prior to Council approval of a final plat, plans for all public improvements, if any, shall be submitted to the Development Services Department for review. Plans and profiles shall be submitted for all streets, alleys, and public utilities at the recommended twenty (20) feet horizontal scale and five (5) feet vertical scale. Profiles of east and west streets shall be drawn so that the west end of the profile shall be at the left side of the drawing and profiles of north and south streets shall be drawn so that the south end of the profile shall be at the left side of the drawing.
17. The following shall be submitted for review and recorded with any final plat as applicable:
 - A. A title opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances.
 - B. A certificate by the owner(s) that the subdivision is with their free consent and is in accordance with the desire of the owner(s). This certificate must be signed and acknowledged by the owner(s) before a notary.
 - C. A statement from the mortgage holders or lien-holders, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before a notary.
 - D. A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Chapter 354 of the Code of Iowa.
 - E. Approval of the subdivision name from the County, if required.
 - F. A resolution and certificate for approval by the Council and signatures of the Mayor and Clerk.
 - G. Any easement documents and their legal descriptions.
 - H. Declaration and Covenants, Restrictions, and Easements, if applicable.
 - I. Any deeds for property intended to be dedicated for public use.
 - J. A list of the minimum protection elevations (MPEs) for each lot within the plat. This document shall be certified by a licensed engineer.
 - K. Agreement to Complete Public Improvements with performance bond for incomplete public improvements, if applicable.
 - L. Four (4) year maintenance bonds for public improvements, if applicable.
 - M. Letter from the surveyor confirming that monuments are in place. Confirmation is required prior to approval of building permits.
 - N. Executed electric and gas distribution agreements.

13-1-11 Design and Development Standards

No subdivision plat shall be approved by the Council unless it conforms to the following minimum standards and requirements, except those plats referred to in Section 13-1-6 as Auditor's plats.

1. Subdivision Arrangement. Whenever property is divided into lots that will eventually be resubdivided into smaller buildable lots, consideration shall be given to the street and lot arrangement of the original subdivision so that additional streets can be constructed to logically serve the future resubdivided lots.
2. Relation to Adjoining Street System. The arrangement of streets in new subdivisions shall make provision for the continuation of the principal existing streets in adjoining subdivisions, or for a proper intersection where streets in the new subdivision shall connect with existing streets, or new streets shall extend to the property line of adjoining property that is not yet subdivided. Street and alley arrangements shall

provide for convenient access to adjacent unsubdivided property and shall not cause hardship to adjacent property owners when they seek to plat their land. The platting of half streets shall not be permitted. Whenever there exists a dedicated or platted half street or alley adjacent to the tract to be subdivided, the other half of the street or alley shall be platted.

3. Streets Design.

- A. Street design and width shall conform to the Standards and Specifications of the City and Master Streets Design Guide.
- B. The minimum right-of-way width for local service streets shall be sixty (60) feet.
- C. Street intersections shall be as close to ninety (90) degree angles as possible. A minimum radius of twenty-five (25) feet shall be provided at the street corner. A greater radius shall be required for intersections as specified in the Master Streets Design Guide or as determined necessary by the City. A cut-off or chord may be substituted for the circular arc.
- D. Cul-de-sacs shall not be over six hundred (600) feet in length and shall have a minimum right-of-way width of sixty (60) feet leading to a turnaround. All cul-de-sacs shall terminate in a circular right-of-way with a minimum diameter of one hundred twenty (120) feet and paved section diameter of ninety (90) feet.
- E. The maximum grade for any street shall be established according to the most current version of the Standards and Specifications of the City.
- F. All public and private streets in new developments and/or subdivisions shall be portland cement concrete pavement with integral curb and gutter. Asphalt pavement is allowed for overlay, maintenance, or repair of existing streets by the City.
- G. All temporary dead-end streets serving four (4) or more lots or exceeding two hundred (200) feet in length shall terminate in a temporary turn-around constructed consistent with the Standards and Specifications of the City.

4. Blocks. No block shall be longer than one thousand five hundred (1,500) feet, except where topography or unusual conditions permit a greater length.

5. Lots.

- A. All side lot lines shall be substantially at right angles or radial to street centerlines unless the Development Services Department shall agree that a variation to this requirement will provide for better street and lot arrangement. Double frontage lots shall be avoided except where essential to provide separation of residential development from major traffic arteries or to overcome specific disadvantages of topography.
- B. The minimum dimensions for lots shall be in accordance with the bulk regulations of the zoning ordinance for the district within which the subdivision is located.
- C. Corner lots shall have sufficient width to accommodate required yards as defined in the zoning ordinance.
- D. All lot lines at street intersections shall have a radius of not less than fifteen (15) feet at the street corner. A greater radius may be required for intersections involving higher street classifications to be consistent with or accommodate street radii as shown in the Master Streets Design Guide.

6. Residential Driveway.

- A. The maximum width of a driveway shall be twenty-four (24) feet and the minimum width shall be ten (10) feet. The maximum approach flare width shall be three (3) feet. The maximum approach opening (curb cut) shall be thirty (30) feet.
- B. Exception – the driveway may be extended on the private side by two (2) feet on one (1) side, for a maximum width of twenty-six (26) feet at the sidewalk.

7. Street Names. All street names shall follow Section [13-5](#).

8. Water and Sewers.

- A. Watermains, sanitary sewer lines, and storm sewers and their appurtenances shall be constructed and installed in accordance with the Standards and Specifications of the City.
- B. Fire hydrants shall be spaced at a maximum of four hundred fifty (450) feet in residential areas; three hundred (300) feet in multi-family, commercial, and industrial areas, and not greater than two hundred fifty (250) feet from major structures.
- C. Water, sanitary and storm sewer lines shall be made accessible to each lot.

9. Character of Development. The Commission and Council shall have the right to require that certain minimum regulations regarding the character of the development be incorporated in restrictive covenants. Such regulations shall be intended to protect the character and value of the surrounding development and shall also tend to secure the most appropriate development of the property being subdivided.
10. Easements along Streams. Whenever any stream or major surface water course is located in an area that is to be subdivided, the subdivider shall, at their own expense, make adequate provisions for widening or otherwise improving the channel so that it will properly carry the surface water. The channel shall be sufficient to convey surface water from a storm event of 100-year frequency. The subdivider shall also provide and dedicate to the City or Dallas County or Polk County an easement along each side of the stream, which easement shall be for the purpose of widening, improving or protecting the stream. The width of such easement shall be adequate to provide for any necessary channel relocation and straightening, and conveyance of surface runoff from a storm event of 100-year frequency, but in no case shall such easement be less than twenty (20) feet.
11. Easements for Public Utilities. Easements shall be reserved for adequate provision of public utilities, such as electric poles, wires, conduits, gas, telephone, fiber, and other similar utilities, to all lots.
12. Easements for City Utilities. Easements for storm sewer, sanitary sewer, and watermain shall be a minimum of fifteen (15) feet or two (2) times the depth of the utility line, whichever is greater. Easements of greater width may be required along lot lines or across lots where necessary for the extension of city utilities.

13-1-12 Improvements

Before the final plat of any area shall be approved by the Council and recorded, the subdivider shall make and install all required improvements in accordance with standards and specifications of the City. The Council has the discretion to approve a final plat prior to completion of all public improvements if the subdivider provides a performance bond to protect the City in the event the improvements are not completed within one (1) year of final plat approval. The amount of the bond shall not be less than the estimated cost of the improvements and the amount of the estimate must be approved by the City Engineer. If the improvements are not completed within the specified time, the City may use the bond or any portion thereof to complete same. For plats located in unincorporated areas within two (2) miles of Grimes corporate limits, the requirements of this section shall apply. Council may waive the requirements of this section provided they are satisfied that the regulations governing the unincorporated areas within which the subdivision is located are sufficient to ensure adequate conformance with these regulations. The minimum improvements installed or for which bond is posted, in any subdivision, before the plat can be finally approved shall be in accordance with the following subsections:

1. The subdivider shall grade and improve all new streets between the right-of-way lines within the subdivided area. The paving on such new streets shall be built according to the Standards and Specifications of the City and the Master Streets Design Guide.
2. The subdivider shall, whenever necessary, grade any portion of the property subdivided into lots so that each lot will be usable and suitable for the construction of residences or other structures thereon.
3. The subdivider shall construct sanitary and storm sewers in accordance with the Standards and Specifications of the City and provide a connection for each lot to the sanitary and storm sewers. Where existing public sewer outlets are not within reasonable distance in accordance with Chapter 9-6, installation of private sewer facilities or septic tanks shall be permissible as a temporary measure pending future sewer service, provided the subdivider shall furnish a report from the Dallas County or Polk County Health Department stating that the proposed lots have been tested and found suitable for septic tank installation. In addition, a future utility connection agreement shall be approved by the City of Grimes.
4. The subdivider shall provide for the installation of water mains, water services, and fire hydrants in the subdivided area in accordance with the Standards and Specifications of the City.
5. The subdivider shall install all streets, water mains, sanitary sewers, storm sewers, sidewalks, trails or other improvements to the boundary of the plat. In the event that the extension of these improvements is determined to not be possible by the City, the subdivider shall provide to the City an amount necessary to cover the cost of the extension of said improvements. All such improvements shall still be designed to the plat boundary.
6. The subdivider shall provide for the installation of sidewalks and ramps along all new or existing streets in the subdivision. The sidewalks shall be built according to the Standards and Specifications of the City.

7. In residential developments, the subdivider shall provide for the installation of mailbox pads and accompanying ramps in accordance to the Standards and Specifications of the City and the U.S. Post Office.
8. Permanent monuments shall be set at each corner of the perimeter of the subdivision and at the corner of each block within the subdivision and at the corner of each lot. All monuments shall be made of permanent material, sensitive to a dip needle and at least thirty (30) inches long.
9. The Council and Commission shall require that all utility lines, except electric lines of nominal voltage in excess of fifteen thousand (15,000) volts, be installed underground. The subdivider shall be responsible for making the necessary arrangements with the utility companies for installation of such facilities. Said utility lines shall be installed in such a manner so as not to interfere with other underground utilities. Incidental appurtenances, such as transformers and their enclosures, pedestal-mounted terminal boxes, meters and meter cabinets may be placed above ground but shall be located so as not to be unsightly or hazardous to the public. Such incidental appurtenances shall be in accordance with the Standards and Specifications of the City. If overhead utility lines or wires are permitted, they shall be placed in the easements provided. In their determination on whether or not to require underground utilities, the Commission and Council may consider that soil, topographical, or other conditions make such installations within the subdivision unreasonable or impractical.
10. All plans, specifications, installation and construction required by this chapter shall be subject to review, approval and inspection by the City Engineer or an authorized representative.
 - A. Plans and profiles shall be submitted for all streets and alleys. Twenty (20) feet horizontal scale and five (5) feet vertical scale is recommended. Profiles shall show location, size and grade of all conduits, sewers, pipe lines, etc., to be placed under the streets and alleys. Profiles of east and west streets shall be drawn so that the west end of the profile shall be at the left side of the drawing and profiles of north and south streets shall be drawn so that the south end of the profile shall be at the left side of the drawing.
 - B. Any easements or deeds, properly executed, for all streets or roads intended to be dedicated for public use.
 - C. The Council may require contracts for all public improvements to be executed on forms furnished and approved by the City Attorney and the Council.
 - D. The subdivider shall furnish the City with a construction schedule prior to commencement of any and/or all construction, and shall notify the City not less than forty-eight (48) hours in advance of the start of construction. The subdivider shall reimburse the City for the cost expended for all inspection services and tests furnished and conducted by or on behalf of the City based on the City's fee schedule.
 - E. The subdivider shall furnish the City with PDF drawings and CAD files showing the "as constructed" location and elevation of all improvements required by this chapter within one (1) month following completion and acceptance of the improvement.
11. The subdivider shall be responsible for the installation and/or construction of all improvements required by this chapter, and shall warrant the design, materials and workmanship of such improvements, installation and construction for a period of four (4) years from and after City acceptance. Such warranty shall be by bond or other acceptable collateral; shall assure the expedient repair or replacement of defective improvements under warranty; and shall indemnify the City from all costs or losses resulting from or contributing to such defective improvements.

13-1-13 Variations and Exceptions

Whenever the tract proposed to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of the requirements contained in this chapter would result in substantial hardships or injustices, the Council upon written recommendation of the Commission may modify or vary such requirements to the end that the subdivider is allowed to develop the property in a reasonable manner; provided, however, that all such variations and exceptions granted hereunder shall be in harmony with the intended spirit of this chapter and granted with the view toward protecting the public welfare and interest of the City and surrounding area.

13-1-14 Fees

Before a plat of survey, preliminary plat, or final plat shall be approved, the subdivider or agent shall deposit with the Development Services Department a fee in accordance with the City fee schedule as adopted by resolution from time to time by City Council. A receipt of such filing fee shall be kept in the Development Services Department records. All additional costs incurred by the City for plat review by the City Engineer and/or City Attorney shall be reimbursed to the City by the subdivider or agent in full amount.

13-1-15 Enforcement

1. No plat of any subdivision shall be entitled to be recorded in the County Recorder's office or have any validity until it shall have been approved in the manner prescribed herein.
2. The Zoning Administrator and/or Building Inspector shall not issue permits for any structure located on a lot in any subdivision that has been platted after the date of the adoption of this chapter unless such subdivision has been approved in accordance with the provisions contained herein.
3. The Council shall not permit any public improvements over which it has any control to be made or any money expended for improvements in any area that has been subdivided or upon any street that has been platted after the date of the adoption of this chapter unless such subdivision or street has been approved in accordance with the provisions contained herein.

13-2 Definitions

13-2-1 Definitions

Alley See Section 12-4-1.

Applicant means a property owner or agent of a property owner who has filed an application for a stormwater management permit.

Approval means formal, written consent by the City Council, or authorized representative of the City.

Auditor's plat means a plat prepared at the request of the County Auditor to clarify property boundaries and descriptions for the purposes of assessment and taxation and that does not create any new parcels of land or other divisions of real property, except for conveyance to the city or other public jurisdiction.

Best Management Practice (BMP) means physical practices or structures determined to be practices used to reduce pollutant loads, discharge volumes, peak flow discharge rates, and detrimental changes in stream temperature that affect water quality and habitat. BMP's can be structural or non-structural.

Non-structural BMP's focus on preserving open space, protecting natural systems, and incorporating existing landscape features such as wetlands and stream corridors into a site plan to manage stormwater at its source.

Structural BMP's include constructed ponds, pavement systems, oil/grease separators, planted vegetative areas such as grassed swales, bioretention and other infiltration-based practices, outlet structures and other constructed facilities intended to manage stormwater.

BMP means schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the United States. Common BMPs are described in the Iowa SUDAS Standards and Specifications for Erosion and Sediment Control and the recommendations provided on the SUDAS website: www.iowasudas.com. Those BMPs covered by SUDAS are not meant to be a comprehensive list of acceptable BMPs. BMPs must be adapted to the site and can be adopted from other sources.

Better Site Design means techniques applied early in the process to preserve natural areas, reduce impervious cover, distribute runoff and use pervious areas to more effectively treat stormwater runoff.

Buffer means a vegetative area, including trees, shrubs, and herbaceous vegetation, that exists or is established to protect a stream system, lake or reservoir area.

Building means any structure, either temporary or permanent, having walls and a roof, designed for the shelter of any person, animal, or property, and occupying more than one hundred (100) square feet of area.

Building line means a line on a property denoting an area between said line and the property line where no building or structures may be erected.

City means the City of Grimes, Iowa.

City Council means the City Council of Grimes, Iowa.

City Engineer means the City Engineer of the City of Grimes.

City Stormwater Requirements or Standards mean the guidelines provided for in the Iowa Stormwater Management Manual.

Commission means the Planning and Zoning Commission of the City.

Community Recreation Area means real property used for active and passive recreational uses and new improvements constructed on said real estate. Such improvements include, but are not limited to trails; shelters; playground equipment; lighting; art; parking; sport fields; landscaping; and other appurtenances.

Construction Activity means, in the context of stormwater management and erosion and sediment control, but is not limited to construction activity as defined in Title 40 of the Code of Federal Regulations (CFR) part 122.26(b)(14)(x) and small construction activity as defined in Title 40 CFR part 122.26(b)(15). This includes a disturbance to the land that results in a change in the topography, existing soil cover (both vegetative and non-vegetative), or the existing soil topography that may result in accelerated stormwater runoff, leading to soil erosion and movement of sediment into surface waters or drainage systems. Examples of construction activity may include clearing, grading, filling and excavating.

Cul-de-sac means a dead-end street permanently closed to through traffic and terminated by a circular vehicular turn-around.

Dedication means the deliberate appropriation of property by its owner for general public use.

Developer means any person, individual, firm, partnership, association, corporation, estate, trust, or other entity acting or proposing to subdivide land for the construction of public improvements and/or buildings and associated accessory structures.-

Development means:

1. Land disturbance activity exceeding one (1) acre (43,560 square feet) on land previously vacant of buildings or largely free of previous land disturbance activity other than traditional agricultural activities.
2. Land disturbance activity exceeding one (1) acre (43,560 square feet) in areas where existing land use is high density commercial, industrial, institutional or multi-family residential (a.k.a. "redevelopment").

Drainage Easement means a legal right granted by a property owner to a grantee allowing the use of private land for stormwater management purposes.

Dwelling Unit See Section [12-4-1](#).

Easement means a granted right by a property owner to a person, government agency, or public utility company to use land owned by another for a specific purpose.

Enforcement Officer means that person or persons designated by the City having responsibility for administration and enforcement of the post construction stormwater management chapter.

Erosion means the wearing away of land surface by wind or water. Erosion occurs naturally from weather or runoff, but can be intensified by land-clearing practices related to construction.

Excavate or Excavation means any land disturbing activities by which organic matter, earth, sand, gravel, rock, trees, vegetation, or other ground cover is cleared, graded, cut into, dug, quarried, uncovered, removed, displaced, relocated or moved and shall include the conditions resulting therefrom.

Final Stabilization means that either:

1. All soil disturbing activities at the site have been completed and a uniform (e.g., evenly distributed, without large bare areas) perennial vegetative cover with a density of at least seventy percent (70%) of the native background vegetative cover as measured by the line transect method for the area has been established on all unpaved areas and areas not covered by permanent structures, or equivalent

permanent stabilization measures (such as the use of riprap, gabions, or geotextiles) have been employed;

2. For construction projects on land used for agricultural purposes (e.g., pipelines across crop or range land) final stabilization may be accomplished by returning the disturbed land to its preconstruction agricultural use. Areas disturbed that were not previously used for agricultural activities, such as buffer strips immediately adjacent to surface waters and drainage systems and areas which are not being returned to their preconstruction agricultural use must meet the final stabilization criteria in (1) above.

Iowa Stormwater Management Manual (ISWMM) means the manual collaboratively developed by the Iowa Department of Natural Resources (IDNR) and the Center for Transportation Research and Education (CTRE) at Iowa State University that contains the sizing criteria, design and specification guidelines and BMPs that address stormwater quality and quantity management.

Issuance of a Permit means the procedure for approval or issuance of a grading permit, site plan, or construction plans.

Land Disturbance Activity means any activity which changes the volume or peak flow discharge rate of rainfall runoff from the land surface. This may include the grading, digging, cutting, scraping, or excavating of soil, placement of fill materials, paving, construction, substantial removal of vegetation, or any activity which bares soil or rock or involves the diversion or piping of any natural or man-made watercourse.

Owner means the legal or beneficial owner of land or property, including those holding the right to purchase or lease the land or property, or any other person holding proprietary rights in the land or property.

Lot See Section [12-4-1](#).

Maintenance Agreement means a legally recorded document that acts as a property deed restriction, and which provides for long-term maintenance of stormwater BMPs.

Major street means a street, other than a local service street, as designated on the Comprehensive Land Use Plan and by the City.

Mobile Home See Section [12-4-1](#).

Multi-Family Dwelling means a dwelling designed for or occupied by three (3) or more families with separate housekeeping and cooking facilities for each but excluding townhomes or condominiums.

National Pollutant Discharge Elimination System (NPDES) means the program for issuing, modifying, revoking, reissuing, terminating, monitoring and enforcing permits under the Clean Water Act (Sections 301, 318, 402, and 405) and United States Code of Federal Regulations Title 33, Sections 1317, 1328, 1342, and 1345.

Park means any neighborhood park or neighborhood recreational trail.

Park system means the complete network of community recreation areas throughout the City.

Permittee means a person or persons, firm or governmental agency or other institution that holds a permit which has not expired nor been revoked.

Plat means a map prepared by a registered land surveyor or engineer which shows the boundaries and location of individual properties along with any easements, streets, alleys, or other divisions and dedications.

Plat, final means a complete and exact plat prepared in accordance with the accuracy required by the Code of Iowa and this chapter for a subdivision, for the purpose of obtaining city approval of the proposed subdivision and subsequently recording it as an official plat.

Plat, preliminary means a proposed plan for a subdivision which includes, lot layouts, streets, grading, and utilities serving the development.

Plat of survey means a graphical representation of a survey of one (1) or more parcels of land, together with a complete and accurate description of each parcel, that is prepared by a licensed professional land surveyor for the purposes of selling land. Such property covered by the plat of survey is not considered developable until the property is included in a final plat and is recorded with the appropriate County.

Private recreation means any recreation area which is not owned, operated, maintained by or dedicated to the City of Grimes.

Proprietor's plat means a plat submitted by the owner of the land being platted, or said owner's agent, or other private entity acting with the consent of the owner.

Public improvement means the components of a water, wastewater, transportation, drainage, or trail system that are designed to serve the general public and are owned and maintained by the City. Sidewalks along public streets are considered public improvements but are not maintained by the City. Such maintenance is the responsibility of the abutting property owner.

Redevelopment means any manmade change to a previously developed site, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations whether as a single site or part of a larger common plan of development.

Sediment Control means methods employed to prevent sediment from leaving the site. Sediment control practices include but are not limited to silt fences, sediment traps, earth dikes, drainage swales, check dams, subsurface drains, pipe slope drains, storm drain inlet protection and temporary or permanent sedimentation basins.

Single-family Attached Dwelling includes a two-family dwelling, townhomes and condominiums.

A **Single-family Detached dwelling** is a one-family dwelling.

Subdivision means the division of a lot, tract or parcel of land into two or more lots, parcels or other divisions of land for the purpose of immediate or future sale or transfer or building development. The term includes resubdivision and when appropriate to the context relates to the process of subdividing or to the land subdivided. The division of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new road, street, easement or other dedication, is not considered a subdivision, as defined above, and is exempt from the requirements of this chapter. Such division into parcels of more than ten (10) acres shall not be further divided into parcels of less than ten (10) acres without meeting all of the requirements of this chapter.

Surface Water or Waters means all streams, lakes, ponds, marshes, wetlands, reservoirs, springs, rivers, drainage systems, waterways, watercourses and irrigation systems whether natural or artificial, public or private.

Standards and Specification of the City means the current version of the Iowa Statewide Urban Designs and Specifications (SUDAS), also known as, Urban Standard Specifications for Public Improvements Manual and the City of Grimes Supplemental Specifications.

Stormwater means stormwater runoff, snow melt runoff and surface runoff and drainage. (NOTE: Agricultural stormwater runoff is excluded by Federal Regulation 40 CFR 122.3(e) as amended through June 15, 1992.)

Stormwater Management means the use of BMPs that are designed in accordance with City stormwater requirements to reduce stormwater runoff pollutant loads, discharge volumes, peak flow discharge rates and detrimental changes in stream temperature that affect water quality and habitat.

Stormwater Management Plan means the plan produced by a Professional Engineer (P.E.) licensed in the State of Iowa demonstrating how stormwater management will be accomplished by a development.

Stormwater Pollution Prevention Plan (SWPPP) means a plan that is designed to minimize the accelerated erosion and sediment runoff at a site during construction activities and include provisions for additional pollution prevention and as defined in the the Iowa NPDES stormwater general permits.

Native Vegetation refers to vegetation originating naturally in this region of the state. Native vegetation is not to be confused with all existing vegetation. Area preserved in native vegetation shall not contain noxious or invasive weeds as identified by the Iowa Code Chapter 317.1A.

Natural Condition means meadow in good condition, with times of concentrations calculated and Curve Numbers selected based on those natural surface conditions and drainage patterns. Curve Numbers shall be selected based on the Hydrologic Soil Group for site soils, but the weighted Curve Number used to determine allowable release rates for the site to be served by the detention practice shall not exceed a Curve Number of 58 unless demonstrated by a geotechnical report that a higher Curve Number is warranted. In the case a higher Curve Number is warranted, the higher Curve Number shall not exceed 71.

Waterbody means any lake, pond, or stormwater basin, either naturally occurring or artificially made, that is defined by a bank or shore, in which water can be found on a year-round basis.

Waters of the State means rivers, streams, lakes and any other bodies of surface and subsurface water lying within or forming a part of the boundaries of the State which are not entirely confined and located completely upon lands owned, leased or otherwise controlled by a single person or by two (2) or more persons jointly or as tenants in common. "Waters of the State" includes waters of the United States lying within the State.

(Iowa Code 455B.381 (11))

13-3 Utility Connection Fee Districts

Contents:

- 13-3-1 Purpose
- 13-3-2 Sanitary Sewer and Water Connection Fee Districts
- 13-3-3 Stormwater Drainage Connection Fee Districts
- 13-3-4 Establishment of Districts
- 13-3-5 Connection Fee
- 13-3-6 Applicability and Payment
- 13-3-7 Annual Connection Fee Adjustment
- 13-3-8 Disconnection for Failure to Pay
- 13-3-9 Northwest Territory Lift Station Connection Fee District
- 13-3-10 Northwest Territory Trunk Sewer Connection Fee District

13-3-1 Purpose:

The City has determined the necessity of establishing a policy and a procedure to be utilized to recover the cost of designing and constructing major sanitary sewer, water system facilities and stormwater drainage facilities in those instances in which a significant number of the properties to be benefited by such facilities are not sufficiently developed to permit the recovery of those costs through the special assessment process as provided in Chapter 384, Division IV of the Iowa Code. The City hereby declares its intent to utilize connection fees, as herein provided, to recover the costs of designing and constructing such major sanitary sewer, water system facilities or stormwater drainage facilities from property owners who connect to such facilities subsequent to their construction.

It is the intent of this chapter to set forth the method of recovery of proportional cost shares from those property owners who connect their properties to major sanitary sewer, water system facilities or stormwater drainage facilities subsequent to their construction, so that in the event that all property, other than street and road right-of-way, which lies within the benefited district and is connected to the major sanitary sewer or water system facilities or within the drainage area of a major stormwater drainage facility during their expected useful life, then those properties shall bear, in the aggregate, up to one hundred percent (100%) of the cost of designing and constructing such facilities, including legal and administrative expenses associated therewith.

13-3-2 Sanitary Sewer and Water Connection Fee Districts:

The connection fee ordinance may provide, at the City Council's discretion, that single-family residences within the benefited district and located within the corporate limits of the City are eligible for connection to the major sanitary sewer and water system facility. The applicable connection fee for a single-family residence shall be:

1. That the owners of residences on parcels of less than one (1) acre in size located within the City may connect such residences to the major sanitary sewer or water system facility upon approval of their application for connection, payment of the connection fee for the parcel as determined by the per acre fee multiplied by the area of the lot of record on which such residence is located and construction, at the owner's expense, of appropriate connection structures, as determined necessary by the City Engineer.
2. That the owners of residences on parcels in excess of one (1) acre in size located within the City may connect such residences to the major sanitary sewer or water system facility upon approval of their application for connection, designation in writing of a one (1) acre single residence parcel and a remainder parcel, payment of the connection fee for the area of the one (1) acre residence parcel, and construction, at the owner's expense, of appropriate connection structures, as determined necessary by the City Engineer. Any future development of said parcel shall necessitate a revised application for connection and payment of the appropriate connection fee.

All other property located within the corporate limits of the City and within a benefited district shall be eligible for connection to the major sanitary sewer or water system facility upon approval of an application for connection by the owner thereof as hereafter provided, and payment of the connection fee for such property, provided such property has been appropriately subdivided for development, and, where applicable, all sanitary sewer and water system improvements necessary to serve said property have been constructed, at the owner's expense, and accepted by the City. The area for payment of the connection fee shall be determined by the total area subdivided.

13-3-3 Stormwater Drainage Connection Fee Districts:

For major stormwater drainage facilities for which a connection fee district has been established, all improvements existing and under construction at the time of establishment of the stormwater connection fee district shall be exempt from the fee. Any improvements or modifications to the property that increase the impervious area of the property that are initiated after the establishment of the connection fee district shall subject the property to the connection fee, except improvements to a single-family residence lot where the primary structure existed or was under construction on the date of establishment of the connection fee district shall not subject the property to the connection district fee.

13-3-4 Establishment of Districts:

Before the establishment of a connection fee district the City shall conduct a public hearing as required under Chapter 384 of the Code of Iowa. At the public hearing, the owners of property within the proposed benefited district shall be heard and may offer comments or objections as to:

1. The necessity for the project;
2. The calculation of the area benefited by the proposed major sanitary sewer, water system or stormwater drainage facilities;
3. The estimated cost of the proposed facilities; and
4. The proposed per acre connection fee.

Upon concluding the hearing, the City Council shall rule upon the objections presented during the hearing and may consider the adoption of the proposed connection fee ordinance. Upon consideration of the proposed connection fee ordinance, the Council may:

1. Adopt the ordinance as proposed;
2. Delete elements or portions of the proposed major sanitary sewer, water system or stormwater drainage facilities from the proposed project and the properties served thereby from the benefited district proposed; or
3. Amend the ordinance to revise the connection fee.

13-3-5 Connection Fee:

After adoption, publication and recording by the City Clerk in each county where property in the benefited district is located, of a connection fee ordinance for a benefited district, all owners of those properties within the benefited district whose properties are eligible for connection and who propose to connect such properties directly or indirectly to the major sanitary sewer or water system facility or shall make improvements to the property that increases the impervious area of the property, shall make application to the City for such connection or improvement. The submittal of construction plans to the City for sanitary sewer, water system or site improvements on property being developed or subdivided for development shall constitute an application to the City for purposes of this section. No connection shall be made to a major sanitary sewer or water system facility until such application has been approved and until the required connection fee has been paid and in the case of a stormwater connection fee district no final plat, site plan or building permit shall be issued until the required connection fee has been paid.

13-3-6 Applicability and Payment:

The connection fees required by this chapter shall be due and payment to the City:

1. For property being platted the fee is due and payable before approval of the final plat.
2. For property subject to a site plan the fee is due and payable before approval of the site plan.
3. For all other property the fee is due and payable before issuance of a building permit.

Any connection fee required by this chapter is in addition to, and not in lieu of, any other fees required under other provisions of this code.

13-3-7 Annual Connection Fee Adjustment:

The sanitary sewer, water system or stormwater drainage connection fees shall be adjusted on July 1 of each calendar year based on the change in the Engineering News-Record (ENR) construction cost index for the one-year period ending in April of the calendar year in which the adjustment is made. The City Administrator shall determine the applicable connection fees for each established connection fee district and the City Clerk shall maintain on file the connection fees in each connection fee district effective July 1 of each calendar year.

13-3-8 Disconnection for Failure to Pay:

In the event any property owner connects his or her property within the benefited district in a major sanitary sewer or water system facility without having made application therefor or without having received approval thereof, or without having paid the required connection fee established by a connection fee ordinance, the City shall be entitled to disconnect such sewer or water connection until such time as the property owner has made and received approval of his or her application, and/or has paid the required connection fee.

13-3-9 Northwest Territory Lift Station Connection Fee District:

1. Connection Fee District. The Northwest Territory Lift Station Connection Fee District is hereby established consisting of a tract of land located in Sections 19 and 30, Township 80 North, Range 25 West of the 5th Principal Meridian, Polk County, Iowa, more particularly described as follows:

Commencing at the east ¼ corner of Section 30, Township 80 North, Range 25 West of the 5th Principal Meridian; thence west along the south line of the northeast quarter of said Section 30 to the Center of said Section 30; thence west along the south line of the northwest quarter of said Section 30 to the West ¼ Corner of said Section 30; thence north along the west line of the northwest quarter of said Section 30 to the Northwest Corner of said Section 30; thence north along the west line of Section 19, Township 80 North, Range 25 West of the 5th Principal Meridian a distance of 4,260.94 feet; thence southeasterly a distance of 463.2 feet; thence south a distance of 1,478.17 feet to a point on the north line of the southwest quarter of said Section 19; thence east along the north line of the southwest quarter of said Section 19 to the Center of said Section 19; thence east along the north line of the southeast quarter of said Section 19 to the East ¼ Corner of said Section 19; thence south along the east line of the southeast quarter of said Section 19 to the Southeast Corner of said Section 19; thence west along the north line of the northeast quarter of Section 30, Township 80 North, Range 25 West of the 5th Principal Meridian to the northeast corner of the northwest quarter of the northeast quarter of said Section 30; thence south along the east line of the northwest quarter of the northeast quarter of said Section 30 to the southeast corner of the northwest quarter of the northeast quarter of said Section 30; thence east along the north line of the southeast quarter of the northeast quarter of said Section 30 to the northeast corner of the southeast quarter of the northeast quarter of said Section 30; thence south along the east line of the northeast quarter of said Section 30 to the Point of Beginning.

2. Fee Schedule. From the effective date hereof through June 30, 2022 a connection fee of one thousand five hundred thirteen dollars (\$1,513.00) per acre shall be imposed. The per acre connection fee shall be adjusted annually as of July 1 of each year according to the annual adjustment as provided in Section 13-3-7.
3. Property Outside District. Any property outside of the described connection fee district may connect to the sewer serving the district with the approval of the City Council and payment of the appropriate connection fee. The number of connections to the system is limited and connections outside of the district may not be allowed.

13-3-10 Northwest Territory Trunk Sewer Connection Fee District:

1. Connection Fee District. The Northwest Territory Trunk Sewer Connection Fee District is hereby established consisting of a tract of land located in Section 30, Township 80 North, Range 25 West of the 5th Principal Meridian, Polk County, Iowa, more particularly described as follows:

Commencing at the East ¼ corner of Section 30, Township 80 North, Range 25 West of the 5th Principal Meridian; thence west along the south line of the northeast one-quarter of said Section 30 to the Center

of said Section 30; thence west along the south line of the northwest one-quarter of said Section 30; to the West $\frac{1}{4}$ 2; corner of said Section 30; thence north along the west line of the southwest quarter of the northwest one-quarter of said Section 30 to the northwest corner of the southwest quarter of the northwest quarter of said Section 30; thence north along the west line of the northwest quarter of the northwest quarter of said Section 30 to a point 300 feet north of the southwest quarter of the northwest quarter of the northwest quarter of said Section 30; thence east to a point on the east line of the northwest quarter of the northwest quarter of said Section 30 said point being located 300 feet north of the southeast quarter of the northwest quarter of the northwest quarter of said Section 30; thence east to a point on the east line of the northeast quarter of the northwest quarter of said Section 30, said point being located a distance of 300 feet north of the southeast quarter of the northeast quarter of the northwest quarter of said Section 30; thence east along a line parallel to and 300 feet north of the south line of the northwest quarter of the northwest quarter of said Section 30 to a point 300 feet west of the east line of the northwest quarter of the northeast quarter of said Section 30, said point being located 300 feet north of the south line of the northwest quarter of the northeast quarter of said Section 30; thence north to a point on the north line of the northwest quarter of the northeast quarter of said Section 30, said point being 300 feet west of the northeast corner of the northwest quarter of the northeast quarter of said Section 30; thence east along the north line of the northwest quarter of the northeast quarter of said Section 30 to the northeast corner of the northwest quarter of the northeast quarter of said Section 30; thence south along the east line of the northwest quarter of the northeast quarter of said Section 30 to the southeast corner of the northwest quarter of the northeast quarter of said Section 30; thence east along the north line of the southeast quarter of the northeast quarter of said Section 30 to the northeast corner of the southeast quarter of the northeast quarter of said Section 30; thence south along the east line of the southeast quarter of the northeast quarter of said Section 30, to the Point of Beginning.

2. Fee Schedule. From the effective date through June 30, 2022 a connection fee of two thousand four hundred forty-two dollars (\$2,442.00) per acre shall be imposed. The per acre connection fee shall be adjusted annually as of July 1 of each year according to the annual adjustment as provided in Section [13-3-7](#).
3. Property Outside District. Any property outside of the described connection fee district may connect to the sewer serving the district with the approval of the [City Council](#) and payment of the appropriate connection fee. The number of connections to the system is limited and connections outside of the district may not be allowed.
4. Overlay District. The Northwest Territory Trunk Sewer Connection Fee District encompasses a portion of the Northwest Territory Lift Station Connection Fee District. Property located within the Northwest Territory Trunk Sewer Connection Fee District shall also be submit to the Northwest Territory Lift Station Connection Fee District. The Northwest Territory Trunk Sewer Connection Fee is established in addition to the Northwest Territory Lift Station Connection Fee District.

13-4 Community Recreation Areas

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- 13-4-1 Purpose
- 13-4-2 Applicability and Exemptions
- 13-4-3 Dedication of Land
- 13-4-4 Determination of Land to be Dedicated
- 13-4-5 Determination of Amount of Land
- 13-4-5 Definitions
- 13-4-6 Alternative Means of Dedication of Land; Master Agreement
- 13-4-7 Parks and Recreation Board Review
- 13-4-8 Site Improvements
- 13-4-9 Fee in Lieu of Dedication
- 13-4-10 Credits
- 13-4-11 Separate Account

13-4-1 Purpose

This chapter is enacted to ensure land is adequately located and preserved so that the park system can accommodate future growth of the community and provide enjoyment for the public.

13-4-2 Applicability and Exemptions

1. Residential Development. This chapter shall apply to all new residential development, except in the case where one (1) additional residential unit is constructed on an existing residential lot.
2. Applicability to Land Zoned Planned Unit Development (PUD): Land zoned R-4 (PUD) may include residential uses, neighborhood commercial uses and neighborhood office uses which encourage the more efficient use of land through the incorporation of both public and private open spaces to accent and enhance both the architectural and natural features of a development and provide for natural stormwater management systems. A development plan and development agreement are required for all PUD districts. The city and the developer of land zoned PUD shall address and satisfy the private and public open space and community recreation area requirements in the development agreement. All PUD districts shall comply with the intent and purpose of this chapter; however, the application of the standards to PUD zoning districts may be more flexible in order to create equivalent recreational facilities while accommodating the mixed uses present in such developments.
3. Exemptions. The following shall be exempted from the requirements of this chapter.
 - A. Existing developments which are presently constructed.
 - B. The construction of accessory buildings or structures.
 - C. The replacement of a destroyed or partially destroyed building or structure with a new building or structure of the same size and use.
 - D. Alterations or expansion of an existing building where no additional residential units are created and where the use is not changing.
 - E. The installation of a replacement mobile or manufactured home.
 - F. The construction of any non-residential building or structure or the installation of a non-residential mobile or manufactured home.
 - G. Developments that have received City approvals but have not yet started or completed construction.
 - H. Assisted living facilities and independent living facilities which are licensed by the State of Iowa. However, should the use of the facilities be converted to residential in the future, the development shall provide community recreation areas in accordance with this chapter.

13-4-3 Dedication of Land

Within the corporate limits of the city, the developer shall provide and dedicate to the public adequate land to provide for community recreation needs of the development and the public benefits associated with community recreation areas. The dedication of land to the city shall be accomplished by the developer providing a properly executed warranty deed conveying the required land to the city without cost to the city.

13-4-4 Determination of Land to be Dedicated

In the design of the plat of a subdivision, planned unit development or site plan for development, consideration shall be given to ensure adequate provision of community recreation areas in correlation with the following:

1. The Grimes Comprehensive Plan
2. The Grimes Parks and Trails Master Plan
3. Neighborhood Area Plan
4. The topography, geology, access, and location of land in the subdivision which are suitable for the development of neighborhood and community parks or greenways.
5. The availability and access to public utilities and transportation networks.
6. Visibility of land from public streets.
7. The size and shape of the subject property and land available for dedication.
8. The location of existing or proposed park sites and greenway trails.

13-4-5 Determination of Amount of Land

During the review of the subdivision plat, planned unit development, or site plan, staff shall determine and indicate to the applicant, the amount of land to be provided for community recreation areas. The amount of land to be provided for community recreation areas shall be determined based upon projected population of the residential land shown on the preliminary plat or site plan. The projected population of residential land shall be calculated as follows:

1. For single-family residences: 3.0 persons per household.
2. For townhome and mobile home residences: 2 persons per household.
3. For multi-family residences: 1.75 persons per household.

The per capita parkland dedication requirement shall be six and one half (6.5) acres per one thousand (1,000) residents or 0.00650 acre per resident. The minimum dedication shall be four (4) acres. For purposes of illustration, if a development is projected to contain three hundred (300) single-family residences, the projected population for the development is nine hundred (900) persons. The amount of land dedicated for parkland would be calculated as 0.00650 acre per resident multiplied by nine hundred (900) projected residents equals 5.85 acres.

13-4-6 Alternative Means of Dedication of Land; Master Agreement

If the land to be developed is a part of a larger area being developed by a single developer or by a group of developers, the developer(s) may enter into a written agreement with the city providing for the dedication of the land relating to the present development in a future subdivision plat, which land shall be dedicated for community recreation areas serving the larger area under development by the developer(s). The written agreement between the city and the developer(s) shall establish the timetable for the dedication of the land by the developer(s). The amount of land dedicated and the method of dedication shall be in accordance with the provisions of this chapter.

13-4-7 Parks and Recreation Board Review

Prior to the consideration and approval of the plat of a subdivision, planned unit development, or site plan for development by the City Council, the Parks and Recreation Board shall review the community recreation proposal and make a recommendation. The provided recommendation will be forwarded to the City Council for reference in their own respective consideration process.

13-4-8 Site Improvements

In addition to the dedication of land, this chapter requires the provision of initial development for community recreation areas. The following will be required of any development adjacent to a community recreation area: Reasonable improvements and access to the land dedicated, utility connections, if determined necessary by the City, and full street improvements adjoining the land, including curbs, gutters, street paving, sidewalks adjoining streets, and traffic control devices. On-site improvements including grading and seeding shall be required.

13-4-9 Fee in Lieu of Dedication

If the City determines that a dedication of land is not feasible or practical within a new development, the developer shall have the option to voluntarily provide a fee to the City, consistent with the value of the land normally required to be dedicated to the City.

1. The City shall first determine the amount of land that would be required to be dedicated in accordance with section 13-4-5.
2. The fee in lieu of said land dedication shall be determined annually by the adoption of land values within the City fee schedule. If the land values do not reflect the current fair and reasonable value of the land, the fair value of said land may be determined by an impartial appraisal, and in such manner as may be designated by the City Council, cost for said appraisal to be shared equally between developer and city.
3. Any such fee shall be deposited and used only in full accord with section 13-4-1.

13-4-10 Credits

In certain circumstances, credits to the total parkland dedication may be applied if determined to be eligible. The following options are provided below; however, the City Council may consider additional credits in certain unique circumstances that may not be contemplated by this chapter.

1. Private Recreation Areas. If a proposed plat of a subdivision, planned unit development, or site plan for development includes private recreation areas, a credit up to twenty-five (25) percent of the community recreation area land dedication requirement prescribed by this chapter may be considered. In order to be considered eligible, the private recreation areas must be available without rental charges to all residents within the private development. At the time of approval, the developer shall enter into a Private Recreation Agreement with the City.
2. Greenway Credits. If a greenway is to be located within the land to be dedicated, the Developer may request the area covered by the greenway to be included in the total amount of land required to be dedicated up to twenty-five (25) percent of the total required parkland dedication for the development. In order for a greenway to be determined eligible, the developer shall design and construct a trail through the greenway to connect to the existing park or trail system or to future planned parks or trails.

13-4-11 Separate Account

1. Any fees or other funds that are collected by the city for the purpose of satisfying the requirements of this chapter shall be deposited in a separate account, and shall be used only to acquire or develop new public parks, open spaces or park infrastructure that most-directly benefits the residential development from which the funds were obtained, and as shall be approved, ordered and directed by the City Council. The City Council may, at its sole discretion, request or direct the Parks and Recreation Board to make a recommendation for the expenditure of said funds.
2. Any and all interest accumulated from such funds shall accrue to the separate account, and shall be used only for acquisition and development of public parks and open spaces in the same manner as the funds that generated the interest to the extent practical, but in all cases to provide additional public parks, open space and park infrastructure that will serve and benefit the residents of the developments that provided such funds.
3. No such funds or accumulated interest shall be used to replace, repair or maintain any park infrastructure that exists or did exist at any prior time, or otherwise finds that expenditure of such funds or interest to re-establish the previously existing infrastructure does in fact thereby constitute and provide new and additional recreational opportunities and services to the residents of a new development from which such funds or interest were generated.

13-5 Addressing

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13-5-1 Purpose

The purpose of this ordinance is to establish standards for the naming of roadways and assignment of numbers to all dwellings, principal buildings, businesses and industries to assist emergency service agencies, the United States Postal Service, and the public.

13-5-2 Assigned By

The Development Services Director, or designated person, shall be the Addressing Administrator for the City.

1. In those situations where the Addressing Administrator is unsure of the need for street names, or is unclear as to the best manner in which to address a residential subdivision or commercial, office, or industrial development, the Addressing Administrator may request the assistance of the Addressing Review Committee.
2. The Addressing Review Committee shall be formed by the Addressing Administrator from time to time as needed and will be comprised of one (1) representative from the following departments:
 - A. Police
 - B. Fire
 - C. EMS
 - D. GIS
 - E. Planning Division
 - F. Building Division
 - G. Public Works

13-5-3 When Assigned

Street names and addresses will be assigned during the Development Review Process by the Addressing Administrator. Street Names and Addresses will be finalized at the time of Site Plan and Final Plat approval.

13-5-4 Directional Prefixes

All streets north of 1st Street and east of James shall have a prefix of NE. All streets north of 1st Street and west of James shall have the prefix NW. All streets south of 1st Street and east of James shall have the prefix SE. All streets south of 1st Street and west of James shall have the prefix SW. All portions of 1st Street shall have a W prefix extending west from the intersection of James Street and an E prefix east of the intersection of James Street. All portions of James Street shall have an N prefix north of the intersection of 1st Street and a S prefix south of the intersection of 1st Street.

13-5-5 Suffixes

The following suffixes are suggested for naming a type of roadway. Other suffixes not listed below may be considered at the discretion of the Addressing Review Committee as long as the suffix is defined by the United States Postal Service (USPS) official suffix guidelines.

1. Major and minor arterial streets shall be identified with any of the following suffixes:
 - A. Boulevard (BLVD)
 - B. Drive (DR)
 - C. Highway (HWY)
 - D. Road (RD)
 - E. Street (ST)
2. Major and minor collector streets shall be identified with any of the following suffixes:
 - A. Avenue (AVE)
 - B. Circle (CIR)
 - C. Crossing (XING)
 - D. Drive (DR)
 - E. Glenn (GLN)
 - F. Lane (LN)
 - G. Road (RD)
 - H. Street (ST)
3. Dead end and loop streets shall be identified with any of the following suffixes:
 - A. Circle (CIR)
 - B. Court (CT)
 - C. Crossing (XING)
 - D. Lane (LN)
 - E. Place (PL)
 - F. Point (PT)

13-5-6 Streets Requiring Names

A roadway will be named if it is determined by the Addressing Administrator that the layout and density of a project requires street names in order to provide adequate emergency services. The following factors shall be considered when determining whether a street should be named:

1. If the roadway is maintained by the City.
2. Number of vehicle access drives into or within the development.
3. Location of full access turning movements into a site from adjacent main thoroughfares.
4. Geometry of streets within development.
5. The density of development.
6. Multiple buildings or lots.
7. Provides vehicle access to public use areas.
8. Has been identified by any emergency response agency to aid in response to any residential, commercial, or industrial building or development.

For the purpose of naming streets only, roadways are defined as that public or private right-of-way which provides vehicular access to the associated parking areas for any business, multi-family dwelling, or public use area, or which provides vehicular access to individual private driveways for single-family and townhome dwellings and commercial properties. Vehicle drive aisles through parking lots shall not be considered roadways for naming purposes.

13-5-7 Street Naming Guidelines

The following standards shall be used:

1. Streets shall not have complicated words, duplicate, similar sounding, or similarly spelled names.

2. In general, north/south streets shall be named and east/west streets shall be numbered.
3. Parallel streets shall not have the same root name. In situations where street spacing or alignment prevents the numbering of north-south streets without duplication of a neighboring street's root name, such streets shall be named
4. Numbers used as street names shall not be spelled out (e.g., First Street is not allowed).
5. Cardinal directions shall not be used as street names (e.g., East Street is not allowed).
6. Punctuation or special characters in street names shall not be allowed. No periods or spaces shall be placed after initials of streets (e.g., J W Grimes Blvd, J. W. Grimes Blvd, and J-W Grimes Blvd are not allowed).
7. A single street name shall not include multiple suffixes as defined by the United States Postal Service. (e.g., 4th Street Place is not allowed).
8. Streets shall not be named after a person's first or last name unless done so by proclamation of the City Council in order to honor an individual.
9. If a proposed street is a natural extension of or is in general alignment with an existing street, the proposed street shall have the same root street name as the existing street. The appropriate suffix shall be given depending upon whether the street appears to be a permanent dead end or could possibly be extended at a future time. A proposed street shall be considered in general alignment with an existing street if it is located less than one hundred fifty (150) feet from centerline to centerline.
10. Where a street involves a curve that changes the predominate direction of the street, as determined by the Addressing Administrator, a different street name shall be required either at the curve's midpoint or at an intersecting street if it is in close proximity to the curves midpoint.
11. Street names should to the extent possible be a maximum of twenty-four (24) characters in length, including spaces and street prefix and suffix.
12. Themed streets are encouraged for large subdivisions, but are not required. The need for themed streets shall be at the discretion of the Addressing Administrator.
13. Diagonal streets shall be treated as either north-south or east-west streets.
14. "U" shaped or circular streets shall have addresses start from an intersection and increase along the centerline. Odd addresses shall be on one side of the street and even addresses shall be on the opposite side of the street for the entire street centerline.

13-5-8 Address Numbering General Rules

1. East/west streets shall have odd addresses on the north side and even addresses on the south side of the street. Numbering will increase north or south as the distance from 1st Street increases.
2. North/south streets shall have even addresses on the west side and odd addresses on the east side of the street. Numbering will increase east or west as the distance from James Street increases.
3. Two sites shall not have the same address number if their streets have the same root name but different suffixes.
4. Where a street involves a curve that changes the predominate direction of the street and the street name changes, the numbering shall change from east-west numbering to north-south numbering or visa-versa.
5. Address numbers shall be proportioned along the length of each block to allow for future infill.
6. Hundred blocks should change near the address map grid lines or at a street intersection. Minor deviations of hundred block locations are allowable to make block number changes at street intersections or other logical locations and/or to fit in with the existing surrounding area addresses. The general hundred block length is approximately three hundred (300) feet in both directions.
7. There shall be no use of fractional addresses, alphanumeric address numbers, nor hyphenated address numbers (e.g. 34 ½ Ash St, 123A Main St, 41-656 Bell St).

13-5-9 Reserved Address Numbers

Address numbers XX00, XX01, XX98, and XX99 at each street intersection shall be reserved for utility boxes, traffic signal boxes, etc.

13-5-10 Residential Address Numbering

1. Detached Residential Dwellings. Each lot shall be assigned an individual address number based on the center of the lot. Corner lots may be assigned multiple addresses, one for each street frontage. The owner/builder shall choose which address to use based on the location of the front entry. Accessory buildings shall be addressed if the building contains a housing unit.
2. Attached Residential Dwellings. The Addressing Administrator shall have the discretion to use one (1) of the following naming/addressing measures:
 - A. Buildings with a dedicated external entry into each individual dwelling unit shall be assigned an individual address number for the primary entry that faces the roadway. The address number is based on the center of the unit.
 1. The address numbers shall increment by four (4) for each unit within a given structure.
 - B. Each building with a common entry which has interior corridors leading to individual dwelling units shall have an individual address off of a named roadway. Dwelling units within the building shall be numbered based upon a combination of the floor and unit number: the floor being the first digit(s) followed by the two-digit unit number. The address number is based on the center of the building.
 1. 101 Main St, 2nd Floor, Unit 3 would be addressed as 101 Main St, Unit 203.
 2. Apartment units shall be denoted as Apt.
 3. Condominium units shall be denoted as Unit.
 - C. Road names shall end in Lane (LN) within the development unless continuing through to adjacent properties.
3. Manufactured home parks shall name the road(s) in the park and number the homes as single-family dwellings with sequential addressing.

13-5-11 Commercial Address Numbering

1. Each building receives an individual address off a named roadway. For buildings under three hundred (300) feet in length, the address shall be determined by the center of the building on the street where the full access is granted.
 - A. For multiple habitable buildings on site, counting up by ten (10) is strongly encouraged for buildings in the rear. The parcel address is the first building on site.
 - B. A building is assigned an address if the habitable space exceeds one thousand (1000) square feet, or if a fire suppression system is required.
 - C. A site may use BLDG 1, 2, 3, etc. instead of individual addresses for each structure.
2. In multi-tenant buildings, suites shall use a numerical system starting with one hundred (100) and counting up by four (4) along the main vehicle travel path of the building. For buildings over forty thousand (40,000) square feet, the use of the hundreds shall be used.
3. In multi-story buildings, the first digit of the suite numbers shall correspond to the floor the suite is located (i.e. 201 is on the second floor, 303 is on the third floor).
4. No suites shall move their number from the original location. If a suite expands into a neighboring suite, both suites shall use the same suite number.
5. Alpha lettering (A, B, C, etc.) is not allowed for suites.
6. All exterior doors shall be labeled with a suite number.

13-5-12 Responsibility for Display of Address Numbers

Size and location of address numbers shall be consistent with requirements in the Grimes Building Code [11-11](#) and the Grimes Fire Code [11-6](#).

It shall be the responsibility of each and every property owner, trustee, lessee, agent and occupant of each residence, apartment building, business or industry to purchase, post and maintain address numbers as required under this ordinance at all times. It shall be the duty of the above mentioned, upon affixing a new address number, to remove any conflicting address number. It shall be unlawful to cover any address number with any sign, drapery, or other obstruction tending to conceal such number.

13-5-13 Developers/Builders

1. A developer may request a street name within a development. The Addressing Administrator will decide the final name.
2. Signs shall be constructed in conformance with the current Manual on Uniform Traffic Control Devices (MUTCD).
3. Street names signs are required to follow the design standards established by Grimes Public Works.
4. Signs shall generally not be installed within public utility easements.
5. All financial costs associated with the production, installation, and maintenance of private roadway signs are the responsibility of the property owner.
6. Developer/builder shall install private street signs when the project is substantially completed and before any occupancy permit will be issued.
7. Developer/builder shall obtain an address for each lot, building, and/or bay before receiving a building permit or approval of a subdivision plat. If a building has multiple units or suites, unit or suite numbers shall be assigned prior to beginning construction. If the lot has two addresses, such as a corner lot, the developer/builder shall request the address corresponding with the primary entry.

13-5-14 Private Street Signs

1. Street Name Sign Design.
 - A. As part of the development review process, for any project with named private streets, the developer shall submit a signage plan for street name signs. The plan shall detail the location of the street name signs and any wayfinding signs.
 - B. Street name sign blades for private roadways shall match public street signs in design and color with the exception that they shall have 'PVT' following the street name. The developer shall contact Public Works when the sign schedule has been finalized. Public Works will manufacture and furnish the signs and posts. The developer shall pay for the signs at the time of pick up from the Public Works Facility. All signs identified in a sign plan shall be picked up all at once regardless of construction phasing. Fees for the signs and posts shall be established by the City fee schedule.
2. Street Sign Maintenance.
 - A. All private street name signs shall be maintained in an upright position.
 - B. Legibility of all private street name signs shall be maintained. As determined by the City, any private street name sign that is damaged or faded to the point legibility is compromised, such sign shall be repaired or replaced. Any Public Safety agency may notify the City to any private street sign that needs replaced or maintained.
 - C. The City will identify and replace any damaged street name signs, install the new street name sign, and bill the private property owner for the cost to replace the sign.
 - D. On-going maintenance, repair, and replacement of all other private signs shall be the responsibility of the property owner.

13-5-15 Readdressing

Outlined below is a process for assigning street names to existing roadways and readdressing established structures in order to assist emergency services agencies in the timely and efficient provision of services.

1. The Addressing Administrator will determine if readdressing an existing development or site is necessary based on the following criteria:
 - A. If any one of the emergency service agencies deems it necessary to aid in the response to any residential, commercial, or industrial building or development.
 - B. The existing address number is out of sequence with the adjacent address numbers.
 - C. The address number is duplicated or the same address number exists on a similarly named street.
 - D. The existing or newly remodeled main entrance is on a different street.
 - E. The existing address or street name is not in conformance with this chapter.
 - F. Other hardship as determined by the Addressing Administrator.
2. New addresses and/or street names will be assigned by the designated Addressing Administrator with the assistance of the Addressing Review Committee upon request.

3. All readdressing of structures and renaming streets will go before the City Council for consideration following adequate notification to the property owners before the meeting date.

If an address number or street name is changed for any reason, the City shall be responsible for assigning the new address. When such a change is made, the City shall notify the building owner to make the change, and notify the United States Postal Service (USPS), Polk and/or Dallas County, utility companies, and emergency services. The owner of the building shall change the posted address numbers within thirty (30) days of receipt of such notice. The property owner or business owner/manager will be responsible for notifying all suppliers and others of the address change. The City shall provide a change of address letter to the property owner and/or business owner/manager.

13-5-16 Petitioner's Request for Readdressing

A property owner and/or homeowner's association may submit a written petition to the Addressing Administrator requesting a readdressing of an established development. In developments with multiple property owners, eighty percent (80%) of the property owners must consent to the readdressing with a non-response considered as a non-consenting vote.

1. The Addressing Administrator will review the request based on the following criteria:
 - A. Number of vehicle access drives into or within a development.
 - B. Location of full-access turning movements into a site from adjacent main thoroughfares.
 - C. Geometry of streets within development.
 - D. Density of the development.
 - E. Number of buildings.
 - F. Vehicle access to public use areas.
 - G. Provision of emergency services.
2. The petitioner will be responsible for all costs associated with the readdressing request including but not limited to the following; production, installation and maintenance of private street signs, staff time, and additional wayfinding signage as deemed necessary by Emergency Service agencies.

13-5-17 Municipal Annexation

1. When the City annexes an existing roadway, the City shall change the name of the annexed roadway to conform with the guidelines outlined herein.
2. When the City annexes existing land, the City shall change the address of the property to conform with the guidelines outlined herein, unless otherwise noted in the annexation agreement.

13-5-18 Municipal Officials

Municipal officials are responsible for:

1. Resolving road name duplication within a municipality in compliance with municipal policy.
2. Requiring that the applicant have an address assigned prior to receiving a building permit.
3. Maintaining a subdivision ordinance requiring that the applicant have approved street names for all proposed roads prior to receiving approval of preliminary plat and to enforce this ordinance.
4. Informing property owners along the street in the event a street name must be changed.
5. Fabricating and installing street name signs at the intersections of all new public roads in accordance with the current federal guidelines.
6. Maintaining street name signs at the intersections of all existing public roads in accordance with the current federal guidelines.
7. Requiring posting of address numbers consistent with this policy.
8. Administering this policy.
9. Maintaining a City database of street names and addresses.
10. Reviewing subdivision requests for conformance with this policy.
11. Reviewing requests for street name changes for compliance with this policy.
12. Notifying the United States Postal Service (USPS), Polk and/or Dallas County, utility companies, and emergency services of street name changes.

13. Establishing, assigning and, when necessary, changing address numbers in accordance with this policy.
14. Having the responsibility of notifying persons who are in violation of this policy.

13-5-19 Notice to Comply

Municipal officials shall be authorized to enter upon private property for the purposes of inspection and to give notice by personal service or by certified mail to persons in violation of this ordinance directing them to abate the situation within thirty (30) days after issuance of such notice. Refusal to number a building or failure to abate after notice and a period of thirty (30) days constitutes a municipal infraction subject to Chapter 1-3 of the Grimes Code of Ordinances.

13-5-20 Street Names in Dallas County

1. The first mile west of County Line Road shall use road names common with meadows.
 - A. Meadowbrooke, Blossom, Winterberry, Tigerlily, Switchgrass, Feather Reed, Hawthorne, Elderberry, Fern, Cattail, Arrowwood, Merrybell, Goldfield, Aster, Mustang Run, Coldstream, Creekbend, Blue Sky, Creekside, Boulder, Echo Hill, Wolf Creek, Deer Run, Spring View, River Run, Apple Creek, and Prairie View.
2. The second mile west of County Line Road shall use road names common with birds and butterflies.
 - A. Lark, Oriole, Raven, Falcon, Robin, Sparrow, Blue Jay, Blue Heron, Goldfinch, Starling, Brimstone, Golden Eagle, Grayling, Monarch, Mallard, Pintail, Hummingbird, Kingfisher, Barn Owl, Chichadee, and Grackle.

13-6 Stormwater Management and Erosion and Sediment Control

Contents:

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13-6-6 Enforcement of Stop Work Order

13-6-7 Enforcement by Legal or Administrative Action

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13-6-1 Purpose

The purpose of this chapter of the Code of Ordinances pertaining to Stormwater Management and Erosion and Sediment Control is to establish rules and regulations governing stormwater runoff and discharges within the City in order to protect the public health, safety and welfare.

13-6-2 Findings

1. The United States Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES) permit program (Program) administered by the Iowa Department of Natural Resources (IDNR) requires that cities meeting certain demographic and environmental impact criteria obtain from the IDNR an NPDES permit for the discharge of stormwater from a Municipal Separate Storm Sewer System (MS4) (MS4 Permit). The City of Grimes is subject to the Program and is required to obtain, and has obtained, an MS4 Permit; the City's MS4 Permit is on file at the Grimes City Hall and is available for public inspection during regular office hours.
2. The Program requires certain individuals engaged in construction activities (applicant or applicants) to submit an application to the IDNR for a State NPDES General Permit #2. Notwithstanding any provision of this ordinance, every applicant bears final and complete responsibility for compliance with a State NPDES General Permit #2, City Permits and any other requirement of State or Federal law or administrative rule.

3. As a condition of the City's MS4 Permit, the City is obliged to undertake primary responsibility for administration and enforcement of the Program by adopting an erosion and sediment control ordinance designed to achieve the following objectives:
 - A. Any person, firm, sole proprietorship, partnership, corporation, State agency or political subdivision ("applicant") required by law or administrative rule to apply to the IDNR for a State NPDES General Permit #2 shall also be required to obtain from the City an Erosion and Sediment Control (E&SC) Permit in addition to and not in lieu of the State NPDES General Permit #2; and
 - B. The City shall have primary responsibility for inspection, monitoring and enforcement procedures to promote applicants' compliance with State NPDES General Permits #2 and City Permits.
4. No State or Federal funds have been made available to assist the City in administering and enforcing the Program. Accordingly, the City shall fund its application, inspection, monitoring and enforcement responsibilities entirely by fees imposed on the owners of properties which are made subject to the Program by virtue of State and Federal law, and/or other sources of funding established by a separate ordinance.
5. Terms used in this ordinance shall have the meanings specified in the Program.

13-6-3 Application Procedure for Obtaining and Maintaining a City Erosion and Sediment Control (E&SC) Permit

1. All persons required by law or administrative rule to obtain a State NPDES General Permit #2 from the IDNR are required to obtain a City E&SC Permit.
2. Applications for City E&SC Permits shall be made on forms approved by the City that may be obtained from City Hall. The application shall also include:
 - A. A copy of the SWPPP prepared in accordance with this ordinance.
 - B. In the case of transfer of responsibility of the General Permit #2 for the site or a portion of the site, a signed copy of the agreement between the parties involved.
3. The applicant will be held responsible for one hundred percent (100%) of all City staff and consultant costs including, but not limited to, application, inspection, monitoring and enforcement responsibilities required to administer and enforce the permit program.
4. Failure of the applicant to pay fees associated with this ordinance within thirty (30) days of billing shall constitute a violation of this ordinance.
5. An applicant in possession of a State NPDES General Permit #2 issued by the IDNR shall immediately submit to the City full copies of the materials described below as a basis for the City to determine whether to issue a City E&SC Permit:
 - A. Applicant's plans, specifications and supporting materials previously submitted to the IDNR in support of applicant's application for the State NPDES General Permit #2;
 - B. Applicant's authorizations issued pursuant to applicant's State NPDES General Permit #2; and
 - C. A Stormwater Pollution Prevention Plan (SWPPP) prepared in accordance with this ordinance.
6. Every SWPPP submitted to the City in support of an application for a City Permit:
 - A. Shall comply with all current minimum mandatory requirements SWPPPS promulgated by the IDNR in connection with issuance of State NPDES General Permit #2; and
 - B. Shall, if the applicant is required by law to file a Joint Application Form, comply with all mandatory minimum requirements pertaining to such application; and
 - C. Shall comply with all other applicable State or Federal permit requirements in existence at the time of the application; and
 - D. Shall be prepared by a licensed professional engineer or landscape architect or a professional in erosion and sediment control or a representative of the local Soil and Water Conservation District, or a person credentialed in a manner acceptable to the City.
7. All construction sites shall be furnished with a stabilized construction site entrance to handle the type and frequency of the traffic entering and exiting the site or make use of some other method designed to prevent off-site tracking. Any soils tracked off site shall be cleaned up by the permittee at the end of each day or before sediments enter public storm sewer or waters of the State. Any soils entering public storm sewer or waters of the State will be in violation of this ordinance.

8. Issuance by the City of a City E&SC Permit shall be a condition precedent for the issuance of a City Building Permit or Site Plan approval. Any land disturbing activities initiated without a City E&SC permit will be in violation of this ordinance.
9. For so long as a construction is subject to a State NPDES General Permit #2 or a City E&SC Permit, the applicant shall provide the City with current information as follows:
 - A. The name, address and telephone number of the person on site designated by the owner who is knowledgeable and experienced in erosion and sediment control and who will oversee compliance with the State NPDES General Permit #2 and the City E&SC Permit;
 - B. The name(s), address(es) and telephone number(s) of the contractor(s) and/or subcontractor(s) that will implement each erosion and sediment control measure identified in the SWPPP.
 - C. Applicant's failure to provide current information shall constitute a violation of this ordinance.
10. Developers can transfer State NPDES General Permit #2 and the City E&SC Permit responsibilities to homebuilders, new lot owners, contractors and subcontractors. Transferees must agree to the transfer in writing, must agree to fulfill all obligations of the State NPDES General Permit #2 and the City E&SC Permit. Absent such written confirmation of transfer of obligations, the developer remains responsible for compliance on any lot that has been sold.
11. Upon receipt of an application for a City E&SC Permit, the City shall either find that the application complies with this ordinance and issue a City E&SC Permit in accordance with this ordinance, or that the application fails to comply with this ordinance, in which case the City shall provide a bill of particulars identifying non-compliant elements of the application.

13-6-4 Inspection Procedure for City E&SC Permits

1. All inspections required under this ordinance shall be conducted by a person credentialed in a manner satisfactory to the City, hereinafter referred to as the "enforcement officer."
2. Applicant shall notify the City when all measures required by applicant's SWPPP have been accomplished on-site, whereupon the City may conduct an initial inspection for the purpose of determining compliance with this ordinance, and may within a reasonable time thereafter report to the applicant either that compliance appears to have been achieved, or that compliance has not been achieved, in which case the City shall provide a bill of particulars identifying the conditions of non-compliance. The applicant shall immediately commence corrective action and shall complete such corrective action within forty-eight (48) hours of receiving the City's bill of particulars. For good cause shown, the City may extend the deadline for taking corrective action. Failure to take corrective action in a timely manner shall constitute a violation of this ordinance.
3. Construction shall not occur on the site at any time when the City has identified conditions of non-compliance or a stop work has been issued, in accordance to Section 13-6-6.
4. Construction activities undertaken by an applicant prior to resolution of all discrepancies specified in the bill of particulars shall constitute a violation of this ordinance.
5. The City shall not be responsible for the direct or indirect consequences to the applicant or to third-parties for non-compliant conditions undetected by inspection.

13-6-5 Monitoring Procedures for City E&SC Permits

1. Upon issuance of a City Permit, an applicant has a duty to monitor site conditions and to report to the enforcement officer any illegal offsite discharges.
 - A. Such report shall be made by the applicant to the enforcement officer immediately but in any event within twenty-four (24) hours of the change of circumstances or site conditions.
 - B. Failure to make a timely report shall constitute a violation of this ordinance.
2. Any third party may also report to the City site conditions which the third party reasonably believes pose a risk of stormwater discharge in a manner inconsistent with the State NPDES General Permit #2 and/or City E&SC Permit.
3. Upon receiving a report pursuant to the previous subsection, the enforcement officer may conduct an inspection of the site as soon as reasonably possible and thereafter shall provide the applicant with a bill of particulars identifying the conditions of non-compliance. The applicant shall immediately commence corrective action and shall complete such corrective action within forty-eight (48) hours of receiving the City's bill of particulars. For good cause shown, the City may extend the deadline for completing

corrective action. Failure to take corrective action in a timely manner shall constitute a violation of this ordinance, whereupon the enforcement officer shall immediately commence enforcement actions specified in Sections [13-6-6](#) and [13-6-7](#) below.

4. Unless a report is made to the enforcement officer pursuant to the previous subsections, the enforcement officer may conduct at least one unannounced inspection during the course of construction to monitor compliance with the State NPDES General Permit #2 and the City E&SC Permit. If the inspection discloses any significant non-compliance, the enforcement officer shall provide the applicant with a bill of particulars identifying the conditions of non-compliance. The applicant shall immediately commence corrective action and shall complete such corrective action within forty-eight (48) hours of receiving the City's bill of particulars. For good cause shown, the City may extend the deadline for completing corrective action. Failure to take corrective action in a timely manner shall constitute a violation of this ordinance, whereupon the enforcement officer shall immediately commence enforcement actions specified in Sections [13-6-6](#) or [13-6-7](#) below.
5. The City shall not be responsible for the direct or indirect consequences to the applicant or to third parties for non-compliant conditions undetected by inspection.

13-6-6 Enforcement of Stop Work Order

1. Whenever the enforcement officer finds any violation of this ordinance, the enforcement officer may issue a stop work order as an alternative to enforcement under Section [13-6-7](#) below. Such stop work order is subject to the following conditions:
 - A. The stop work order shall be in writing and shall be given to the applicant or the applicant's agent.
 - B. Upon issuance of the stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order.
 - C. The stop work order may be issued for a reasonable period to be determined by the City during which time the applicant will be allowed to correct the identified violations.
 - D. The applicant may reject the order by notifying the City, in writing, within five (5) business days of receipt of the stop work order. Upon receipt of such written rejection, the stop work order shall be deemed null and void and the City may undertake enforcement pursuant to Section [13-6-7](#) below.
2. If the violations cannot be corrected within the time frame determined by the City, applicant may seek an extension of stop work order for such additional period of time as allowed by the enforcement officer.
3. If the applicant does not reject the stop work order and corrects the identified violations within the designated period, the applicant may immediately commence further activity at the site and no further penalties or orders shall issue against the applicant for the violations identified in the previously issued stop work order. Prior to commencing further activity at the site, the applicant shall establish correction of the violations by providing to the office of the enforcement officer, a written statement, signed under oath, that the violations have been corrected with a description, including photographs when appropriate, of the action taken to correct the violations.
4. If the violations are not corrected within the designated period (with extensions), and no rejection notice has been given to the City pursuant to 1(D) above, the City may commence a legal or administrative action against the applicant as set forth in Section [13-6-7](#) below.
5. Any person who shall continue any cited work after having been served with a stop work order, except such work as is necessary to correct the cited violations, shall be subject to penalties as stated in this ordinance.

13-6-7 Enforcement by Legal or Administrative Action

1. Violation of any provision of this ordinance may be enforced by civil action including an action for injunctive relief. In any civil enforcement action, administrative or judicial, the City shall be entitled to recover its attorneys' fees and costs from a person who is determined by a court of competent jurisdiction to have violated this ordinance.
2. Violation of any provision of this ordinance may also be enforced as a municipal infraction within the meaning of Iowa Code §364.22, pursuant to the City's municipal infraction ordinance.
3. Enforcement pursuant to this section shall be undertaken by the enforcement officer upon the advice and consent of the City Attorney.

13-6-8 Appeal

1. Administrative decisions by City staff and enforcement actions of the enforcement officer may be appealed by the applicant to the City Council pursuant to the following rules:
 - A. The appeal must be filed in writing with the City Clerk within twenty (20) business days of the decision or enforcement action.
 - B. The written appeal shall specify in detail the action appealed from, the errors allegedly made by the enforcement officer giving rise to the appeal, a written summary of all oral and written testimony the applicant intends to introduce at the hearing, including the names and addresses of all witnesses the applicant intends to call, copies of all documents the applicant intends to introduce at the hearing, and the relief requested.
 - C. The enforcement officer shall specify in writing the reasons for the enforcement action, a written summary of all oral and written testimony the enforcement officer intends to introduce at the hearing, including the names and addresses of all witnesses the enforcement officer intends to call, and copies of all documents the enforcement officer intends to introduce at the hearing.
 - D. The City Clerk shall notify the applicant and the enforcement officer by ordinary mail, and shall give public notice in accordance with Chapter 21, Iowa Code, of the date, time and place for the regular or special meeting of the City Council at which the hearing on the appeal shall occur. The hearing shall be scheduled for a date not less than four (4) nor more than twenty (20) days after the filing of the appeal. The rules of evidence and procedure, and the standard of proof to be applied, shall be the same as provided by Chapter 17A, Code of Iowa. The applicant may be represented by counsel at the applicant's expense. The enforcement officer may be represented by the City Attorney or by an attorney designated by the City Council at City expense.
2. The decision of the City Council shall be rendered in writing and may be appealed to the Iowa District Court.

13-7 Post Construction Stormwater Management

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- 11-2-2 Definitions
- 13-7-2 Findings of Fact
- 13-7-3 Incorporation by Reference
- 13-7-4 Stormwater Management Standards
- 13-7-5 Applicability of Stormwater Management Standards
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- 13-7-8 Permit Procedures and Requirements
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13-7-1 Purpose

The purpose of this ordinance is to adopt as City's standards the guidelines established in the Iowa Stormwater Management Manual (hereinafter collectively City's "stormwater requirements" or "standards") in order to

protect and safeguard the general health, safety, and welfare of the public within this jurisdiction. This ordinance seeks to meet that purpose through the following objectives:

1. Minimize increases in stormwater runoff from development within the City limits and fringe area in order to reduce flooding, siltation, increases in stream temperature, and streambank erosion and maintain the integrity of stream channels;
2. Minimize increases in nonpoint source pollution caused by stormwater runoff from development which would otherwise degrade local water quality;
3. Minimize the total annual volume of surface water runoff which flows from any specific development project site after completion to not exceed the pre-development hydrologic regime to the maximum extent practicable; and
4. Reduce stormwater runoff rates and volumes, soil erosion and nonpoint source pollution, wherever possible, through establishment of appropriate minimum stormwater management standards and BMPs and to ensure that BMPs are properly maintained and pose no threat to public safety.
5. Minimize the amount of Total Suspended Solids (TSS) present in stormwater runoff from development which would otherwise degrade local water quality.

13-7-2 Findings of Fact

1. The U.S. EPA's National Pollutant Discharge Elimination System (NPDES) permit program (Program) administered by the Iowa Department of Natural Resources (IDNR) requires that cities meeting certain demographic and environmental impact criteria obtain from the IDNR an NPDES permit for the discharge of stormwater from a Municipal Separate Storm Sewer System (MS4) (MS4 Permit). The City of Grimes is subject to the Program and is required to obtain, and has obtained, an MS4 Permit; the City's MS4 Permit is on file at the office of the City Clerk and is available for public inspection during regular office hours.
2. As a condition of the City's MS4 Permit, the City is obliged to adopt and enforce a Post-Construction Stormwater Control ordinance.
3. No State or Federal funds have been made available to assist the City in administering and enforcing the Program. Accordingly, the City shall fund its operations under this ordinance entirely by charges imposed on the owners or developers of properties which are made subject to the Program by virtue of State and Federal law, and/or other sources of funding established by a separate ordinance.
4. Land development and associated increases in impervious cover alter the hydrologic response of local watersheds and increase stormwater runoff rates and volumes, flooding, stream channel erosion, and sediment transport and deposition; this stormwater runoff contributes to increased quantities of water-borne pollutants, and stormwater runoff, soil erosion and nonpoint source pollution can be controlled and minimized through the regulation of stormwater runoff from development sites.
5. Therefore, the City establishes this set of City stormwater standards applicable to all surface waters to provide reasonable guidance for the regulation of stormwater runoff for the purpose of protecting local water resources from degradation. It is determined that the regulation of stormwater runoff discharges from land development and other construction activities in order to control and minimize increases in stormwater runoff rates and volumes, soil erosion, stream channel erosion, and nonpoint source pollution associated with stormwater runoff, is in the public interest and will prevent threats to public health and safety.
6. The determination of appropriate minimum stormwater management standards (standards) and the development of effective best management practices (BMPs) to achieve those standards requires technical expertise that may not always be readily available within City's own staff. Moreover, it is important that such standards and BMPs be reasonably consistent across the State so that property owners and developers are not confronted with myriad variations depending upon the location of development. The "Iowa Stormwater Management Manual" published collaboratively by the Iowa Department of Natural Resources and The Center for Transportation Research and Education at Iowa State University establishes guidelines consisting of unified sizing criteria, stormwater management designs and specifications and BMPs.

13-7-3 Incorporation by Reference

For the Purpose of this Chapter, the City hereby adopts the Iowa Stormwater Management Manual (ISWMM), in its most current form, and any future editions thereof, for management of stormwater. The ISWMM is written as a guideline recommending certain techniques and advising against others in order to accomplish

goals related to managing water volume and quality. Unless otherwise stated in this ordinance, any BMP installation that complies with the provisions of the ISWMM, or future editions thereof, at the time of installation shall be deemed to have been installed in accordance with this ordinance.

1. Terms. The terms of the ISWMM shall be used in the following ways in the City:
 - A. Where the ISWMM states a design element or technique is "Essential", it shall be required by the City.
 - B. Where the ISWMM states a design element or technique is "Target", such design element or technique is desired by the City and a property owner or development applicant shall make every effort to accomplish.
 - C. Where the ISWMM states a given design element or technique is "Advisory", the design element or technique shall not be used in the City.
 - D. In cases where the ISWMM does not speak to a stormwater issue, such as sizing or installation of pipes, the City shall follow the Statewide Urban Design and Specifications (SUDAS) and the City of Grimes Supplemental Specifications to SUDAS, or streambank stabilization in the Iowa River Restoration Toolbox, on file with the Iowa DNR, as applicable.

13-7-4 Stormwater Management Standards

When applicable as described in section [13-7-5](#) of this ordinance, all development and redevelopment sites shall meet the requirements of the Unified Sizing Criteria (USC), as described within the Iowa Stormwater Management Manual (ISWMM) and as noted below, unless management has been designated for an alternative off-site location or some other exemption or allowance has been prior approved by the City as described in Sections [13-7-6](#) and [13-7-9](#) of this ordinance.

1. Water Quality Volume Standard: To reduce potential increases in downstream water pollution, practices or techniques shall be employed that capture and treat runoff from a 1.25" rainfall event, as further defined within the ISWMM.
2. Channel Protection Standard: As urban developments occur, some of the largest increases in runoff rate and volume (by percentage increase) occur during the smaller, more frequently occurring storm events. For this reason, practices or techniques shall be employed that provide extended detention of the 1-year, 24-hour storm event – with release rates established as per methods defined within the ISWMM manual to provide a minimum drawdown period of 24 hours.
3. Overbank Flood Protection Standards: To minimize surcharge of downstream storm sewer systems and reduce the frequency of flash flooding along urban streams and tributaries, practices and techniques shall be employed that limit allowable peak release rates that are anticipated to occur post-development during the 2-, 5- and 10-year, 24-hour storm events to levels no greater than those expected to occur from natural conditions a given site from a similar storm event (e.g. the post-development release rate from a 5-year storm event will be no greater than the natural release rate from a 5-year storm event).
 - A. Natural conditions shall be defined as stated in section [13-2](#) (18) of this chapter, with times of concentration and Curve Numbers calculated or selected on that basis.
 - B. Soil Group information shall be determined from current County Soil maps as available through the NRCS. If a Soil Group type has not been identified for a given location, the natural condition shall be assumed to be Hydrologic Soil Group B and the post-developed condition shall be assumed to be Hydrologic Soil Group C, unless geotechnical studies are provided for City review that provide evidence for use of another Soil Group for analysis.
4. Extreme Flood Protection Standard: To reduce the frequency and impacts caused by larger flood events practices and techniques shall be employed that limit allowable peak release rates that are anticipated to occur post-development during the 25-, 50-, and 100-year, 24-hour storm events to levels no greater than those expected to occur from natural conditions on a given site from a similar storm event (e.g. the post-development release rate from a 100-year storm event will be no greater than the natural release rate from a 100-year storm event).
 - A. Natural conditions shall be defined as previously noted, with times of concentration and Curve Numbers calculated or selected on that basis.
 - B. Detention of events larger than the 100-year storm event are not required, however, the runoff pattern expected to be created by the 500-year, 24-hr storm event should be studied.

- C. Surface water flowage easements shall be provided as needed to reserve a safe and clear path for the width of expected concentrated flows for this type of event.
- 5. All development or redevelopment sites shall be designed using Better Site Design principals. Better Site Design principals shall be defined as noted in section [13-2](#) of this ordinances. Site design should address open space protection, impervious cover minimization, and runoff distribution and minimization, and runoff utilization through considerations such as:
 - A. Open Space Protection and Restoration
 - 1. Conservation of existing natural areas (upland and wetland)
 - a. Reforestation
 - b. Re-establishment of prairies
 - c. Restoration of Wetlands
 - d. Establishment or protection of stream, shoreline and wetland buffers
 - e. Re-establishment of native vegetation into the landscape
 - B. Reduction of impervious cover
 - 1. Reduce new impervious area through redevelopment of existing sites and use of existing roadways, trails, etc.
 - 2. Minimize street width, parking space size, driveway length, sidewalk width.
 - 3. Reduce impervious surface footprint.
 - C. Distribution and minimization of runoff.
 - 1. Utilize vegetated areas for stormwater treatment (e.g. parking lot islands, vegetated areas along property boundaries, front and rear yards, building landscaping).
 - 2. Direct impervious surface runoff to vegetated areas or to designed treatment areas (roofs, parking, driveways drain to pervious areas, not directly to storm sewer or other conveyances)
 - 3. Encourage infiltration and soil storage of runoff through grass channel, soil compost amendment, vegetated swales, raingardens, etc.
 - 4. Plant vegetation that does not require irrigation beyond natural rainfall and runoff from the site.

13-7-5 Applicability of Stormwater Management Standards

The above stated requirements of the USC as presented by the ISWMM are to be implemented when any of the criteria presented in this section are met. This ordinance shall not be applicable to subdivisions or site plan applications that are eligible for an exemption under Section [13-7-6](#) of this ordinance or are granted a waiver by the City under Section [13-7-9](#) of this chapter.

- 1. New Development. Any new development of land adding more than 10,000 square feet of new impervious surface shall provide stormwater management as outlined above. This threshold is a cumulative amount of new square footage and may be reached over time in increments. At such time that a development site exceeds 10,000 cumulative square feet of new impervious surface, the site will be required to become compliant with this ordinance.
- 2. Redevelopment. Any redevelopment adding more than 10,000 square feet of new impervious surface but disturbing less than 50% of the site shall provide stormwater management at the Water Quality Volume standard. Sites meeting this criteria shall also be asked to meet the Channel Protection standard or demonstrate why doing so is infeasible. This threshold is cumulative and may be met over time by multiple redevelopment projects. At such time that redevelopment causes a cumulative addition of 10,000 square feet or more of impervious surface, the site shall be required to become compliant with this ordinance.
- 3. Any redevelopment disturbing 50% or more of site shall be required to meet the same stormwater management standards as a new development. This threshold is cumulative and may be reached over time. At such time that redevelopment causes a cumulative area of 50% of the site or more to be disturbed, the site shall be required to become compliant with this ordinance.
- 4. City Projects. Stormwater management standards shall apply to all City projects including new city parks and buildings.

13-7-6 Exemptions

The following activities shall be exempted from meeting the stormwater management standards of this ordinance. When a site development plan is submitted that qualifies as a development defined under Section [13-7-9](#) of this ordinance, decisions on permitting and appropriate on-site BMPs shall be made in accordance with the ISWMM. Final authorization of all development and redevelopment will be determined after a review by the City.

1. New development adding less than 10,000 square feet of new impervious surface to the site.
2. Redevelopment adding less than 10,000 square feet of new impervious surface.
3. Removal and replacement of impervious surface of the exact same location and area.
4. Logging and agricultural activity that is consistent with an approved soil conservation plan or timber management plan prepared or approved by the appropriate agency, as applicable.
5. Additions or modifications to single family structures.
6. Repairs to any stormwater management BMP deemed necessary by the City.
7. Linear projects such as road construction.

13-7-7 Compatibility with Other Permit and Ordinance Requirements

1. It is intended that this ordinance be construed to be consistent with previously adopted City Code of Ordinances Chapter 102, "Stormwater Management and Erosion and Sediment Control," and Chapter 103, "Illicit Discharge and Connection."
2. The requirements of this ordinance should be considered minimum requirements, and where any provision of this ordinance imposes restrictions different from those imposed by any other ordinance, rule or regulation, or other provision of law, whichever provisions are more restrictive or impose higher protective standards for human health or the environment shall be considered to take precedence.

13-7-8 Permit Procedures and Requirements

1. Permit Required. No land owner or developer shall receive an Erosion & Sediment Control Permit or a Building Permit without first meeting the requirements of this ordinance prior to commencing the proposed activity.
2. Application Requirements
 - A. Unless specifically exempted by this ordinance, any land owner or developer desiring a permit for a land disturbance activity shall submit to City a permit application on a form provided for that purpose.
 - B. Unless otherwise exempted by this ordinance, a permit application must be accompanied by the following in order that the permit application be considered:
 1. One (1) electronic copy (.pdf) of the stormwater management concept plan;
 2. One (1) electronic copy (.pdf) of the maintenance agreement; and
 - C. The stormwater management concept plan and maintenance agreement shall be prepared to meet the requirements of Section [13-7-10](#) of this ordinance.
3. Application Review Fees shall be those set forth in Chapter [13-6](#) of the Grimes City Code.
4. Application Procedure
 - A. Applications for land disturbance activity permits must be filed for review with City of Grimes on any regular business day.
 - B. All development or redevelopment projects shall begin with a pre-application meeting with the City staff. At said pre-application meeting, City staff will discuss the proposed project with the developer or developer representatives and will review preliminary information provided regarding stormwater management as indicated as required at the pre-application meeting on the City's Stormwater Management Plan Review Checklist.
 1. Items in the pre-application phase need not be final reports or engineering studies nor is that the intent. Rather, these are items for discussion before a lot of site design has taken place. A designer should consider these items at the start of the design process and should discuss with staff. Examples of the items in this section should include: Natural Resources Inventory as listed in Section [13-7-10\(2H\)](#), Soil Management Plan as listed in Section [13-7-10\(2I\)](#), map(s) showing existing and proposed conditions as discussed in Section [13-7-10\(5\)](#), and preparation to discuss Better Site Design Principals being incorporated into the site plan.

- C. Permit applications shall include the documents defined in 13-7-8(2.B)
- D. Within fourteen (14) business days of the receipt of a complete permit application, including all documents as required by this ordinance, City shall inform the applicant whether the application, plan and maintenance agreement are approved or disapproved.
- E. If the permit application, stormwater management concept plan or maintenance agreement are disapproved, the applicant may revise the stormwater management concept plan or agreement. If additional information is submitted, City shall have fourteen (14) business days from the date the additional information is received to inform the applicant that the stormwater management concept plan and maintenance agreement are either approved or disapproved.
- F. If the permit application, stormwater management final plan and maintenance agreement are approved by City, all appropriate land disturbance activity permits shall be issued.
- 5. Permit Duration. Permits issued under this section shall be valid from the date of issuance through the date City notifies the permit holder that all stormwater BMPs have passed the final inspection required under permit conditions.

13-7-9 Waivers

- 1. Every applicant shall provide for stormwater management as required by this ordinance, unless a written request to the City for a partial waiver of BMPs is granted pursuant to paragraph 13-7-9(2) hereof, or unless a written request to the City for a general waiver of BMPs is granted pursuant to paragraph 13-7-9(3) hereof.
- 2. Partial Waivers:
 - A. A partial waiver of BMPs required by this ordinance may be granted provided that at least one of the following threshold conditions is established by applicant based on authoritative written evidence satisfactory to City; if none of the following threshold conditions can be established, the application must be denied:
 - 1. The proposed development is not likely to impair attainment of the objectives of this ordinance.
 - 2. Alternative minimum requirements for on-site management of stormwater have been established in a stormwater management final plan that has been approved by City and fully implemented.
 - 3. Provisions are made to manage stormwater by an off-site facility. The off-site facility is required to be in place, to be designed and adequately sized to provide a level of stormwater control that is equal to or greater than that which would be afforded by on-site practices and there is, in City's sole judgment, a responsible entity legally obligated to monitor the performance of and maintain the efficiency of stormwater BMPs in accordance with a written and recorded maintenance agreement.
 - B. If the applicant fails to establish at least one of the threshold conditions for granting a partial waiver specified in paragraph 13-7-9(2.A) hereof, the application must be denied. However, if the applicant successfully establishes at least one of the threshold conditions for granting a partial waiver specified in paragraph 13-7-9(2.A) hereof, the applicant must further establish by authoritative written evidence satisfactory to City that the partial waiver will not result in any one or more of the following impacts to downstream waterways; if a partial waiver would result in any one or more of the following impacts to downstream waterways, the application must be denied:
 - 1. Deterioration of existing culverts, bridges, dams, and other structures; or
 - 2. Degradation of biological functions or habitat; or
 - 3. Accelerated streambank or streambed erosion or siltation; or
 - 4. Increased threat of flood damage to public health, life, property.
- 3. General Waivers:
 - A. If City finds that a general waiver is appropriate because implementation of no on-site stormwater BMPs is feasible due to the natural or existing physical characteristics of a site, or that none of the conditions specified in 13-7-9(2.A) above can be established to a certainty, or that any one or more of the impacts to downstream waterways specified in 13-7-9(2.B) above cannot be entirely averted, the applicant shall execute a binding written agreement to accomplish one or more of the following mitigation measures selected by the City of Grimes:
 - 1. The purchase and donation of privately owned lands, or the grant of an easement to be dedicated for preservation and/or reconstruction of native ecosystems of lands strategically located in the

watershed consistent with the purposes of this ordinance, of a sufficient quantity to enable the City or others to achieve City stormwater requirements with respect to a number of cubic feet of annual stormwater equivalent to the estimated number of cubic feet of annual stormwater that will not achieve City stormwater requirements as a consequence of the waiver.

2. The creation of one or more stormwater BMPs on previously developed properties, public or private, that currently lack stormwater BMPs, having a capacity to achieve City stormwater requirements with respect to a number of cubic feet of annual stormwater equivalent to the estimated number of cubic feet of annual stormwater that will not achieve City stormwater requirements as a consequence of the waiver.
3. Monetary contributions to fund stormwater management activities such as research and studies (e.g., regional wetland delineation studies, stream monitoring studies for water quality and macroinvertebrates, stream flow monitoring, threatened and endangered species studies, hydrologic studies, monitoring of stormwater BMPs, and stream corridor stabilization practices). The monetary contribution required shall be in accordance with a fee schedule (unless the developer and the stormwater authority agree on a greater alternate contribution) established by the City of Grimes based on the estimated cost savings to the developer resulting from the waiver and the estimated future costs to the City of Grimes to achieve City stormwater requirements with respect to a number of cubic feet of annual stormwater equivalent to the estimated number of cubic feet of annual stormwater that will not achieve City of Grimes stormwater requirements as a consequence of the waiver. All of the monetary contributions shall be credited to an appropriate capital improvements program project, and shall be made by the developer prior to the issuance of any building permit for the development.
4. Dedication of land or granting of an easement by the applicant of a value equivalent to the cost to the City of Grimes of the construction of an off-site stormwater management facility sufficient to achieve City of Grimes stormwater requirements with respect to a number of cubic feet of annual stormwater equivalent to the estimated number of cubic feet of annual stormwater that will not achieve City stormwater requirements as a consequence of the waiver. The agreement shall be entered into by the applicant and City prior to the recording of plats or, if no record plat is required, prior to the issuance of the building permit.

13-7-10 Post-Construction Stormwater Management Plan Requirements for Approval

The purpose of a Stormwater Management Plan is to identify in detail how stormwater runoff will be managed from a site including specifications on what stormwater management techniques and facilities will be used and where they will be located. It is the policy of the City of Grimes that stormwater management is planned and designed early in the development process so that developments are built in harmony with nature versus forcing stormwater management to fit a development site design. Therefore, certain items will be discussed at time of a pre-application meeting so that they can be considered before a lot of engineering site design has occurred.

1. Stormwater Management Plan

No application for development will be accepted unless it includes a stormwater management concept plan detailing in concept how runoff and associated water quality impacts resulting from the development will be controlled or managed. The stormwater management plan shall be prepared by a licensed professional engineer (PE). Each item below shall be submitted by the Applicant to constitute a complete site plan, plat, or grading plan application for City staff review.

2. Report and Narrative Information

- A. Cover sheet including project name, location, engineer and developer contact information.
- B. Table of Contents indication sections and page numbers
- C. Professional certification from an Iowa Licensed Engineer
- D. Summary of any previous studies or master plans.
- E. Natural Conditions and runoff analysis summary
- F. Description and explanation of storm water analysis (i.e. computer-generated hydrographs)
- G. Summary of stormwater management plan detailing compliance with design standards
- H. Natural Resources Inventory
 1. Soil conditions (karst, hydric, etc.)

2. Forest cover
3. Topography
4. Wetlands/Prairie Potholes
5. Streams and floodplains
6. Review of FEMA Firm maps
7. Other Native Vegetative Areas
8. Environmentally Sensitive Areas such as archeological and/or cultural resources and wildlife areas.
9. Wellhead protection and drinking water supply management areas
10. Areas of existing stormwater storage
- I. Soil Management Plan
 1. Review NRCS or USGS soils maps or Geotech reports to identify areas of higher quality soils.
 2. Avoid disturbance of higher quality soils to maximum extent possible including disturbance activities under the drip line of any trees intended to be preserved.
 3. Identify where topsoil is to be stripped, stockpiled and replaced
 4. Identify locations where Soil Quality Restoration techniques are proposed to be used to manage water quality treatment requirements.
- J. Summary of how Better Site Design Principals have been incorporated into site design.
- K. Geotechnical report
- L. Army Corp Section 404 Permit, if applicable
3. Calculation Information

For each calculation, exhibits shall be provided that demonstrate how each is calculated and the assumptions made.

 - A. Runoff coefficient and/or curve number calculations (allowable release rates)
 - B. Time of concentration calculations
 - C. Water volume infiltrated
 - D. Water Quality Volume calculations detention volume required and proposed
 - E. Channel Protection Volume calculations detention volume required and proposed
 - F. Large storm (100 year) calculations detention volume required and proposed
 - G. Storm system capacity calculations (outlet control, pipe capacity, swale/ditch capacity, erosion control and emergency dissipation measures, downstream capacity calculations)
 - H. Runoff and routing hydrographs
 - I. Floodplain modeling if applicable and base flood elevations
4. Project Summary
 - A. Identify method(s) and location of proposed post-construction stormwater management BMPs
 1. Map indicating drainage area of each post-construction BMP
 - B. Describe key design conclusions
 - C. Discuss how proposed management methods comply with requirements
 - D. Post-construction BMP maintenance and repair plan
 1. Operation and maintenance of post-construction BMPs
 - E. Identify post development stormwater impacts to adjacent properties and mitigation measures for any potential impacts.
 - F. Offsite conditions and runoff analysis if applicable
5. Maps
 - A. Existing drainage contour map illustrating and labeling pre-development drainage patterns, basins, swales/ditches, creeks, river, streams, etc. and any other relevant on-site or off-site information
 - B. Proposed drainage contour map illustrating and labeling post development drainage patterns, areas for which storm water management will be provided, conveyance methods (pipes, swales, etc.) and any other relevant on-site or off-site information.

1. Location of existing and proposed buildings, roads, parking areas, utilities and stormwater management facilities and erosion/sediment control, easements, ROWs
2. Preliminary stormwater storage estimation
3. Proposed land use
4. Existing and proposed drainage patterns
5. Limits of clearing and grading
- C. Map(s) identifying where stormwater runoff enters and leaves the project limits.
- D. Watershed area delineations
- E. Floodplain delineations
- F. Natural Resources Inventory Map
6. Operation and Maintenance

Prior to approval, the developer shall provide to the City an operation and maintenance plan detailing the operation and maintenance and repair procedures for all stormwater BMPs. These plans will identify the parts of components of a stormwater BMP that will need maintained and the equipment or skills/training necessary. The operation and maintenance plan will also identify the responsible parties.

The City will be provided with an easement, right-of-way, or right of access to all stormwater BMPs and shall have the right, but not the obligation to perform any necessary maintenance and repairs in the event the responsible party does not and shall charge or assess expense for said maintenance and repairs to the responsible party.

7. Performance Bond/Security
 - A. City shall require the submittal of an installation performance security or bond prior to issuance of a permit in order to ensure that the stormwater BMPs are installed by the permit holder as required by the approved stormwater management final plan.
 - B. The amount of the installation performance security or bond shall be the total estimated construction cost of the stormwater BMPs approved under the permit, plus 25%. The installation performance security or bond shall contain forfeiture provisions for failure to complete work specified in the stormwater management final plan.
 - C. The installation performance security or bond shall be released in full only upon submission of "as-built plans" of all stormwater BMPs specified in the stormwater management final plan and written certification by a professional engineer that the stormwater BMPs have been installed in accordance with the approved stormwater management final plan and other applicable provisions of this ordinance. City will make a final inspection of stormwater BMPs to ensure compliance with the approved stormwater management final plan and the provisions of this ordinance. Provisions for a partial pro-rata release of the installation performance security or bond based on completion of various development stages can be made at the discretion of City.
8. Maintenance Performance Security or Bond
 - A. City shall also require the submittal of a maintenance performance security or bond prior to issuance of a permit in order to ensure that the stormwater BMPs are maintained in an effective state for a minimum of 4 year.
 - B. The maintenance performance security or bond may be released by the City upon a showing satisfactory to the City that:
 1. The permit holder has assigned to another boni-fide financially responsible legal entity, such as a home-owners' or similar organization organized under Iowa law, responsibility for maintenance of the stormwater BMPs in an effective state for the balance of the 4 year period after assignment; and
 2. Said assignee-legal-entity has fully accepted such responsibility in a written document that qualifies for recording and has been recorded in the county recorders office under Iowa law; and
 3. Said assignee-legal-entity posts a substitute maintenance performance security bond subject to release at the end of the initial 4-year period upon a further showing by the assignee-legal-entity that the stormwater BMPs are, in City's sole judgement, still reasonably effective.

13-7-11 Construction Inspection

1. Notice of Construction Commencement: The applicant must notify City in advance before the commencement of construction. Regular inspections of construction of the stormwater BMPs shall be conducted by City of Grimes or City's designated representative. All inspections shall be documented and written reports prepared that contain the following information:
 - A. The date and location of the inspection; and
 - B. Whether construction is in compliance with the approved stormwater management concept plan; and
 - C. Variations, if any, from the approved stormwater management concept plan.
2. If any violations are found, the applicant shall be notified in writing of the nature of the violation and the required corrective actions. No added work shall proceed until any violations are corrected and all work previously completed has received approval by City.
3. After construction is completed, applicants are required to submit actual "as built" drawings satisfactory to City for any stormwater BMPs located on-site. The drawings must show the final design specifications for all stormwater BMPs and must be certified by a professional engineer. A final inspection by City is required before the release of any performance securities can occur.
 - A. As-built drawings shall consist of the following:
 1. Dimensions;
 2. Elevations; and
 3. Certification that the approved facilities were installed and working properly.
4. Landscaping and Stabilization Requirements
 - A. Landscaping and stabilization shall be accomplished to prevent violation of City stormwater requirements or impairment of BMPs.
 - B. In addition to the above requirements, a landscaping plan must be submitted with the final as-built drawings describing the vegetative stabilization and management techniques to be used at a site after construction is completed. This plan will explain not only how the site will be stabilized after construction, but who will be responsible for the maintenance of vegetation at the site and what practices will be employed to ensure that adequate vegetative cover is preserved.

13-7-12 Maintenance and Repair of Stormwater BMPs

1. The applicant or owner of every site, or an assignee qualified pursuant to Section 13-7-11, shall be responsible for maintaining as-built stormwater BMPs in an effective state as determined in the sole judgment of City for four (4) years from and after completion of construction.
2. Maintenance and Repair Easement: Prior to the issuance of any permit for development involving any stormwater BMP, the applicant or owner of the site must execute a maintenance and repair easement agreement that shall be binding on all subsequent owners of land served by the stormwater BMP. The agreement shall provide for access to the BMP and the land it serves at reasonable times for periodic inspection by City or City's designee and for regular or special assessments of property owners to ensure that the BMP is maintained in proper working condition to meet City stormwater requirements. The easement agreement shall be recorded by City at the expense of the permit holder or property owners.
3. Maintenance Covenants:
 - A. Maintenance of all stormwater BMPs shall be ensured through the creation of a formal maintenance covenant that must be approved by City and recorded prior to the stormwater management final plan approval. As part of the covenant, a schedule shall be developed for when and how often maintenance will occur to ensure proper function of the stormwater BMPs. The covenant shall also include plans for periodic inspections to ensure proper performance of the BMPs between scheduled cleanouts.
 - B. City, in lieu of a maintenance covenant, may but is not required to accept dedication of any existing or future stormwater BMP to include City responsibility for maintenance and repair, provided that the maintenance and repair of such element will not impose an undue burden on other City taxpayers who enjoy little if any benefit from the BMP, the BMP meets all the requirements of this chapter, and the dedication includes adequate and perpetual access and sufficient area, by easement or otherwise, for inspection and regular maintenance.
4. Requirements for Maintenance Covenants: All stormwater BMPs must undergo, at the minimum, an annual inspection to document maintenance and repair needs and ensure compliance with the

requirements of this ordinance and accomplishment of its purposes. These needs may include but are not limited to removal of silt, litter and other debris from all catch basins, inlets and drainage pipes, grass cutting and vegetation removal, and necessary replacement of landscape vegetation. Any maintenance or repair needs detected must be corrected by the developer or entity responsible under a written maintenance agreement under Section 13-7-10 in a timely manner, as determined by City, and the inspection and maintenance requirement may be increased as deemed necessary to ensure proper functioning of the stormwater BMPs.

5. Inspection of Stormwater BMPs: Inspection programs may be established on any reasonable basis, including, but not limited to: routine inspections; random inspections; inspections based upon complaints or other notice of possible violations; inspection of drainage basins or areas identified as higher than typical sources of sediment or other contaminants or pollutants; inspections of businesses or industries of a type associated with higher than usual discharges of contaminants or pollutants or with discharges of a type which are more likely than the typical discharge to cause violations of State or Federal water or sediment quality standards or the NPDES stormwater permit; and joint inspections with other agencies inspecting under environmental or safety laws. Inspections may include, but are not limited to: reviewing maintenance and repair records; sampling discharges, surface water, groundwater, and material or water in stormwater BMPs, and evaluating the condition of stormwater BMPs.
6. Right-of-Entry for Inspection: When any new stormwater BMP is installed on private property, or when any new connection is made between private property and a public stormwater management facility, sanitary sewer or combined sewer, the property owner shall grant to City the right to enter the property at reasonable times and in a reasonable manner for the purpose of inspection. This includes the right to enter a property when City has a reasonable basis to believe that a violation of this ordinance is occurring or has occurred, and to enter when necessary for abatement of a public nuisance or correction of a violation of this ordinance.
7. Records of Installation and Maintenance and Repair Activities: Parties responsible for the operation and maintenance of stormwater BMPs shall make records of the installation and of all maintenance and repairs, and shall retain the records for at least three (3) years. These records shall be made available to City during inspection of the facility and at other reasonable times upon request.
8. Failure to Maintain Stormwater BMPs: If a responsible party fails or refuses to meet the requirements of the maintenance covenant or any provision of this ordinance, City, after reasonable notice, may correct a violation by performing all necessary work to place the BMP in proper working condition. In the event that the stormwater BMP becomes a danger to public safety or public health, City shall notify the party responsible for maintenance of the stormwater BMP in writing. Upon receipt of that notice, the responsible person shall have thirty (30) days to effect maintenance and repair of the stormwater BMP in an approved manner. After proper notice, City may assess, jointly and severally, the owner(s) of the stormwater BMP or the property owners or the parties responsible for maintenance under any applicable written agreement for the cost of repair work and any penalties; and the cost of the work shall be a lien on the property, or prorated against the beneficial users of the property, and may be placed on the tax bill and collected as ordinary taxes.

13-7-13 Enforcement by Legal or Administrative Action

1. Violation of any provision of this ordinance may be enforced by civil action including an action for injunctive relief. In any civil enforcement action, administrative or judicial, the City shall be entitled to recover its attorneys' fees and costs from a person who is determined by a court of competent jurisdiction to have violated this ordinance.
2. Violation of any provision of this ordinance may also be enforced as a municipal infraction within the meaning of Iowa Code §364.22, pursuant to the City's municipal infraction ordinance.
3. Enforcement pursuant to this section shall be undertaken by City upon the advice and consent of the City Attorney or other counsel employed by City.
4. Restoration of Lands: Any violator may be required to restore land to its undisturbed condition. In the event that restoration is not undertaken within a reasonable time after notice, City may take necessary corrective action, the cost of which shall become a lien upon the property until paid.
5. Holds on Occupation Permits: Occupancy permits shall not be granted until all stormwater BMPs have been inspected and approved by City.

13-7-14 Appeal

1. Administrative decisions by City staff and enforcement actions may be appealed by the developer or property owner to the City Council pursuant to the following rules:
 - A. The appeal must be filed in writing with the City Clerk within twenty (20) business days of the decision or enforcement action.
 - B. The written appeal shall specify in detail the action appealed from, the errors allegedly made by the enforcement officer giving rise to the appeal, a written summary of all oral and written testimony the applicant intends to introduce at the hearing, including the names and addresses of all witnesses the applicant intends to call, copies of all documents the applicant intends to introduce at the hearing, and the relief requested.
 - C. The enforcement officer shall specify in writing the reasons for the enforcement action, a written summary of all oral and written testimony the enforcement officer intends to introduce at the hearing, including the names and addresses of all witnesses the enforcement officer intends to call, and copies of all documents the enforcement officer intends to introduce at the hearing.
 - D. The City Clerk shall notify the applicant and the enforcement officer by ordinary mail, and shall give public notice in accordance with Chapter 21, Iowa Code, of the date, time and place for the regular or special meeting of the City Council at which the hearing on the appeal shall occur. The hearing shall be scheduled for a date not less than four (4) nor more than twenty (20) days after the filing of the appeal. The rules of evidence and procedure, and the standard of proof to be applied, shall be the same as provided by Chapter 17A, Code of Iowa. The applicant may be represented by counsel at the applicant's expense. The enforcement officer may be represented by the City Attorney or by an attorney designated by the City Council at City expense.
2. The decision of the City Council shall be rendered in writing and may be appealed to the Iowa District Court.