



Planning and Zoning Commission Agenda

Grimes Planning and Zoning Commission Meeting February 4, 2025 @ 5:30 PM

In Person at Grimes Community Complex, 410 SE Main Street, Room 202 at 5:30 PM

Public Comment: If you would like to address the Planning and Zoning Commission during the Public Comment portion of the meeting, please sign up upon entrance to the meeting. Participants must be recognized by the presiding officer and must state their full name and address before addressing the Planning and Zoning Commission. The presiding officer will recognize you for 3 minutes of comment, and your microphone will be turned on. Pursuant to §21.4(2) of the Code of Iowa (2019), the City has the right to amend this agenda up until 24 hours before the posted meeting time. For any additional assistance or questions in attending the meeting, please call 515-986-3036. Meetings will be

recorded.

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 Plat 2 Preliminary Plat
2. Legacy at James Street Plat 2 Lot 1 Site Plan
3. Legacy at James Street Plat 2 Final Plat



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, January 7, 2025 at 5:30 P.M.

Roll Call: Present: Scott Almeida, Russ Lickteig, Craig Patterson, Council Liaison: Andrew Borcharding

Staff: Alex Pfaltzgraff, Evann Martin, Alivia Hoodjer, Rachel Greving

Absent: Adam Bunge

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

Motion by Patterson, Second by Lickteig, to approve the agenda

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

2. APPROVAL OF THE MINUTES

Motion by Lickteig, Second by Patterson, to approve the minutes from the December 3, 2024 meeting

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

B. PUBLIC AGENDA ITEMS

Founder's Glen PUD Rezone

Staff member Martin presented the details of the proposed rezone from A-1 to R4 PUD at the northeast corner of SW County Line Road and SW 19th Street.

Alex Lynch of 909 SW Timberview Drive commented that he appreciates the flow of traffic for the neighborhood.

David Zobrist of 900 SW Timberview Drive asked questions pertaining to the detention pond that would be located near his home and how the project would be phased.

The Commission discussed the proposal and staff answered all questions.

Motion by Patterson, Second by Lickteig to approve Founder's Glen PUD Rezone

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

Harvest Pointe PUD Rezone

Staff member Martin shared the features of the proposed rezone also from A-1 to R4 PUD just to the east of the previous item.

The Commission discussed the proposal and staff answered all questions.

Motion by Lickteig, Second by Patterson to approve Harvest Pointe PUD Rezone

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

C. PUBLIC FORUM – None

D. REPORTS

- 1. Department Update – Staff provided an update on development and capital projects around the City.**
- 2. Council Liaison Update – N/A**
- 3. Old Business – N/A**
- 4. New Business – N/A**
- 5. Next meeting February 4, 2025**

Meeting is adjourned at 6:25 p.m.

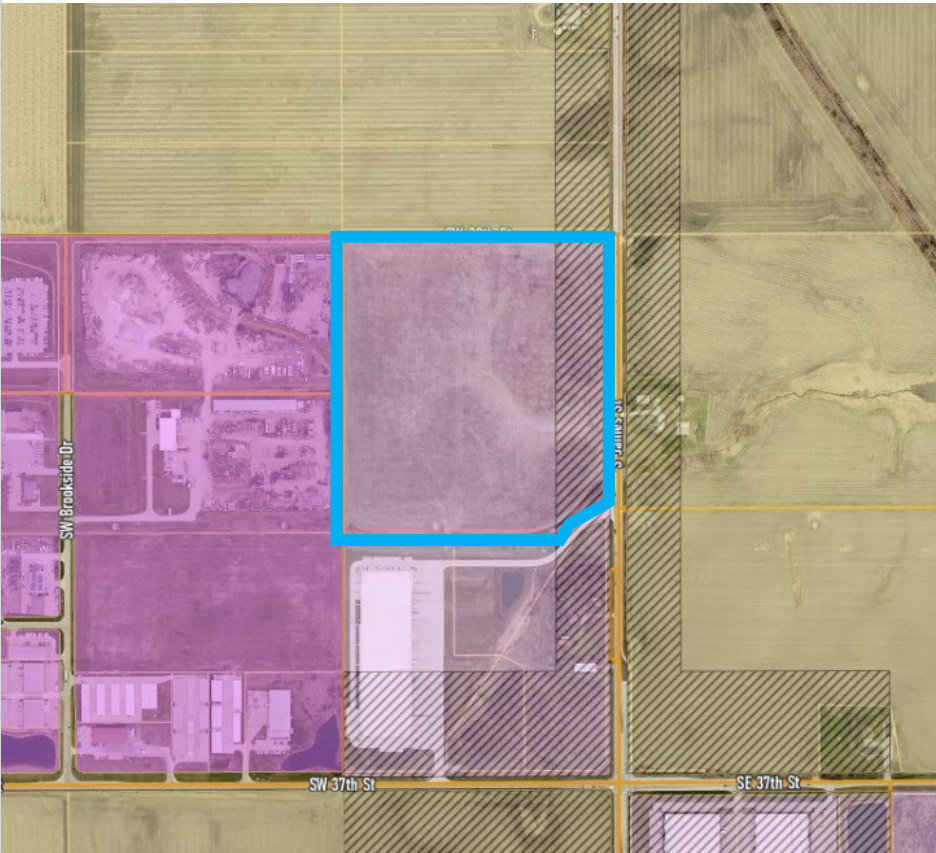
Chairperson Signature

Clerk Signature

Location Map



Zoning Map



DATE

February 4, 2025

PROJECT NAME

Legacy at James Street Plat 2 – Preliminary Plat

APPLICANT

Anderson Properties

REQUESTED ACTION

Approval of the preliminary plat, that will allow for the future subdivision of the 41.18-acre property.

LOCATION

SW Corner of S James Street and SW 28th Street

ZONING

M1-A
Transportation Corridor Mixed Use Overlay

PLANNER

Alivia Hoodjer
ahoodjer@grimesiowa.gov
515-986-4050

Relation to Comprehensive & Neighborhood Plans

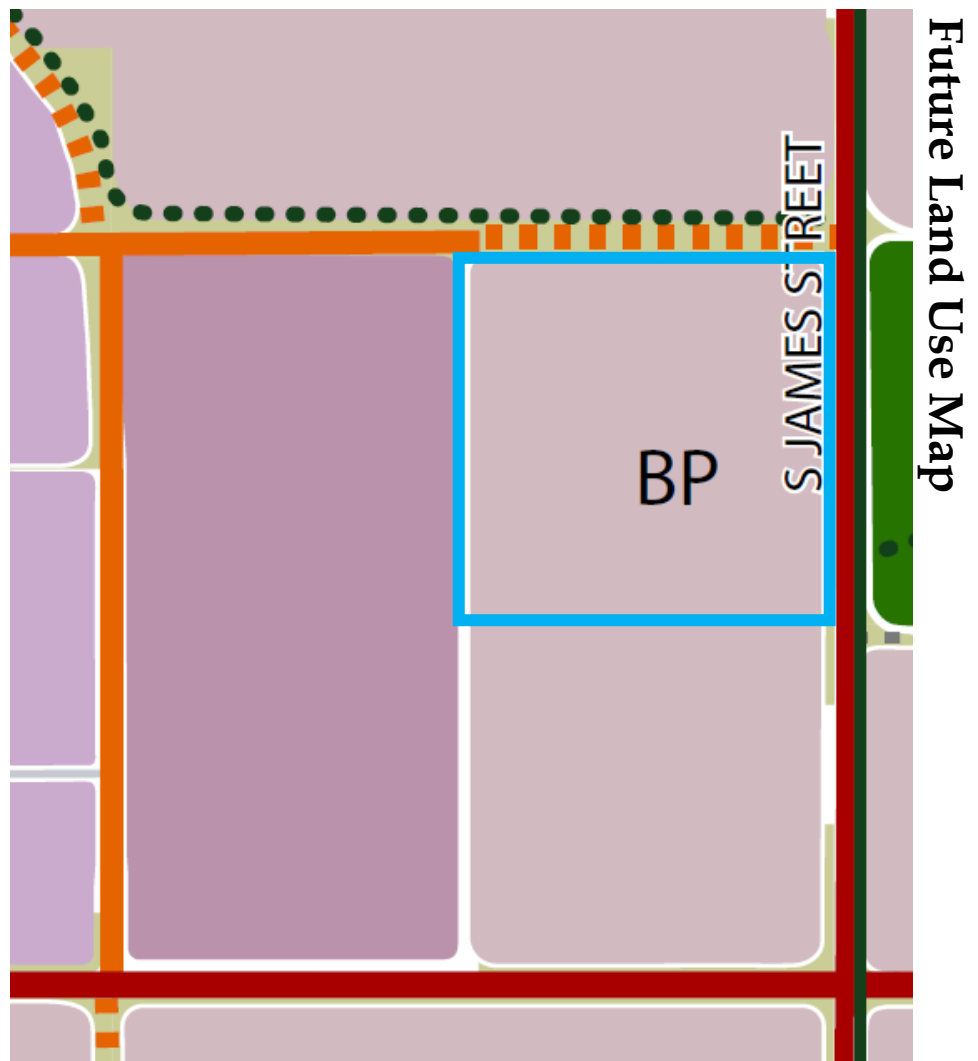
LAND USES & ZONING

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Undeveloped	Business Parks	M1-A; Transportation Corridor Mixed Use Overlay
North	Agriculture	Business Parks	A-1; Transportation Corridor Mixed Use Overlay
South	Warehouse/distribution	Business Parks	M1-A; Transportation Corridor Mixed Use Overlay
East	Agriculture	Future Parks and Business Parks	A-1; Transportation Corridor Mixed Use Overlay
West	Industrial	General Industrial	M-2

PARKS

This site is zoned M1-A, so no parkland dedication is required.

The site is adjacent to a future park outlined by the 2010 future land use map.



Relation to Studies & Legal



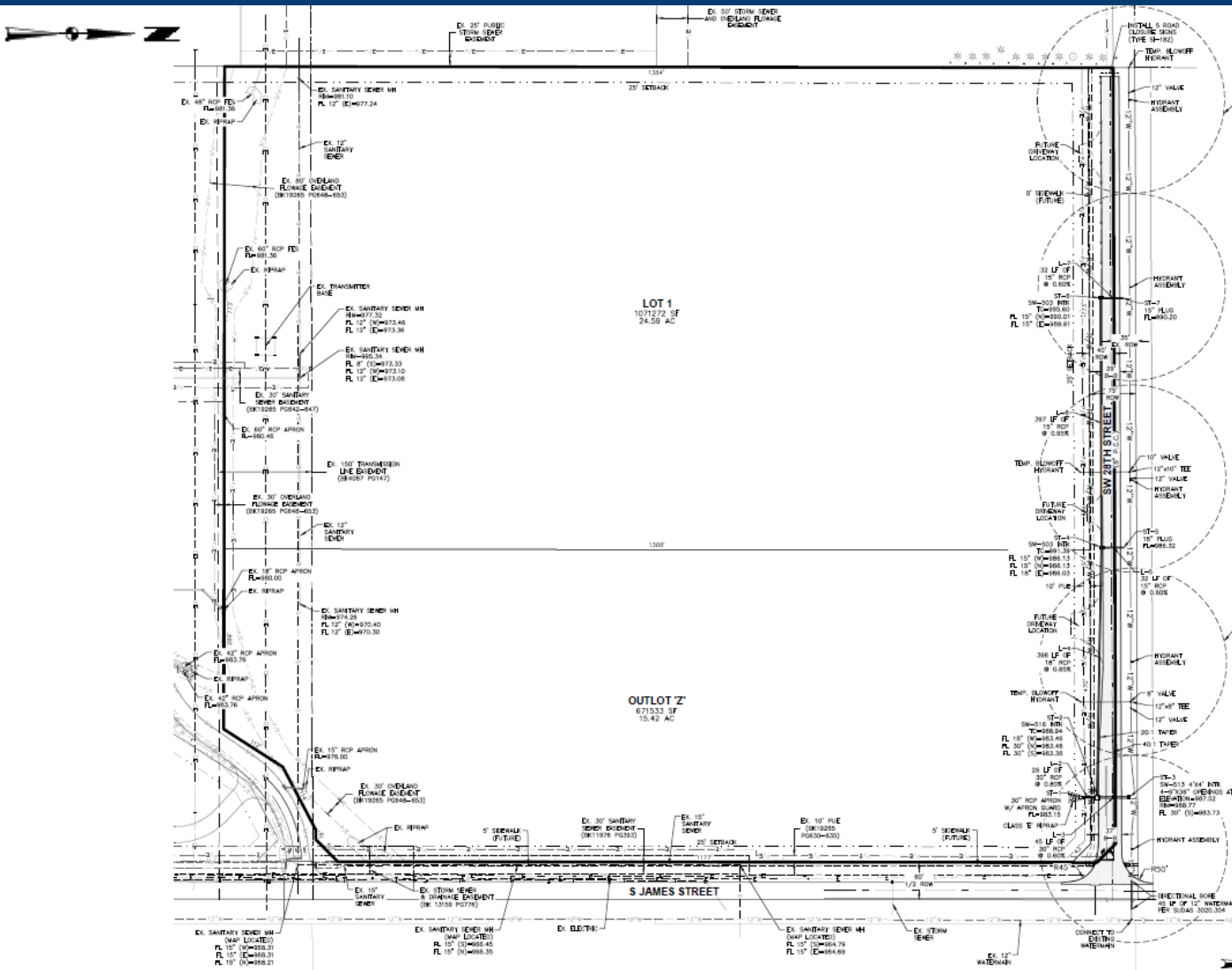
Legal

This site is subject to the existing recorded development agreement for Legacy at James Street development.

ROW dedication is required for the construction of SW 28th Street. The street will be built by the owner in lieu of the street fees associated with the development agreement. A 5' sidewalk will also be installed within the ROW of SW 28th Street.

There will be a future reconstruction of South James Street that will not impact the property. The reconstruction will allow for access to Outlot Z along S James Street when the outlot becomes developable. SW 28th Street will have full access onto S James Street before and after the reconstruction occurs.

Plat Layout & Utilities



ACCESS

Access for lot 1 and Outlot Z can be on SW 28th Street and future access for Outlot Z can be on South James Street at designated access points. SW 28th Street will be constructed as apart of this plat.

PLAT LAYOUT

The plat consists of one lot and one outlot. The lots were configured to meet the needs of future businesses. The outlot may be platted as a lot in future platting processes.

SANITARY

Sanitary will be public for the lot and will be stubbed from the 8" main that is located along the south side of the property. Sanitary for the outlot will be stubbed from the main when it gets developed.

WATER

Water will be public for both the lot and outlot. Water for lot 1 will be stubbed from a 12" watermain on the north side of NW 28th Street. Water for Outlot Z will be stubbed from the same main when it gets developed.

STORM WATER

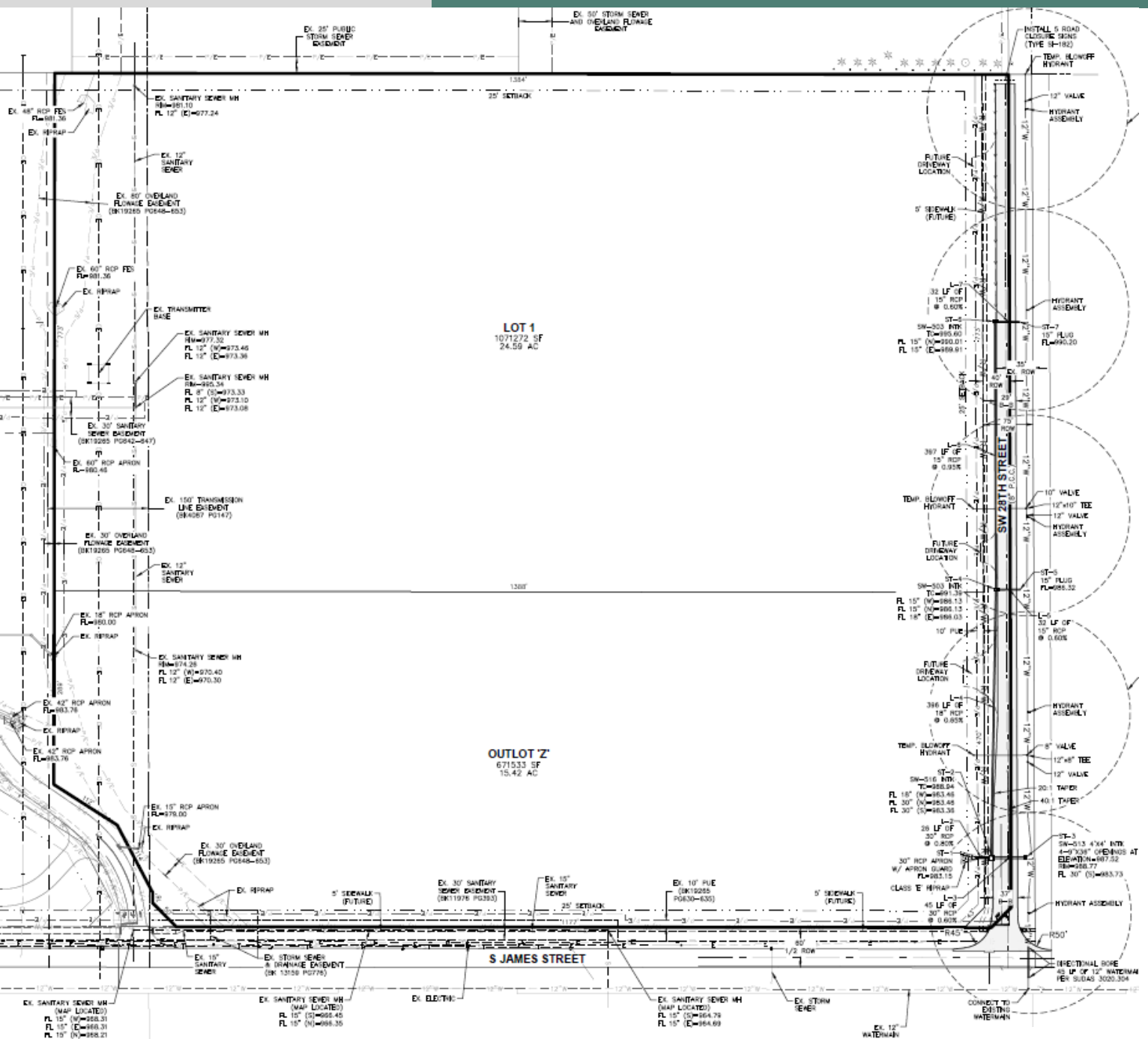
Stormwater will be private for both Lot 1 and Outlot Z. There is an existing public stormwater sewer structure located on the West property line that will not be disturbed by development on Lot 1. There will be a public stormwater structure installed as apart of the SW 28th Street construction. The flared apron for this pipe structure will be located on Outlot Z in a stormwater sewer easement.

STAFF RECOMMENDATION

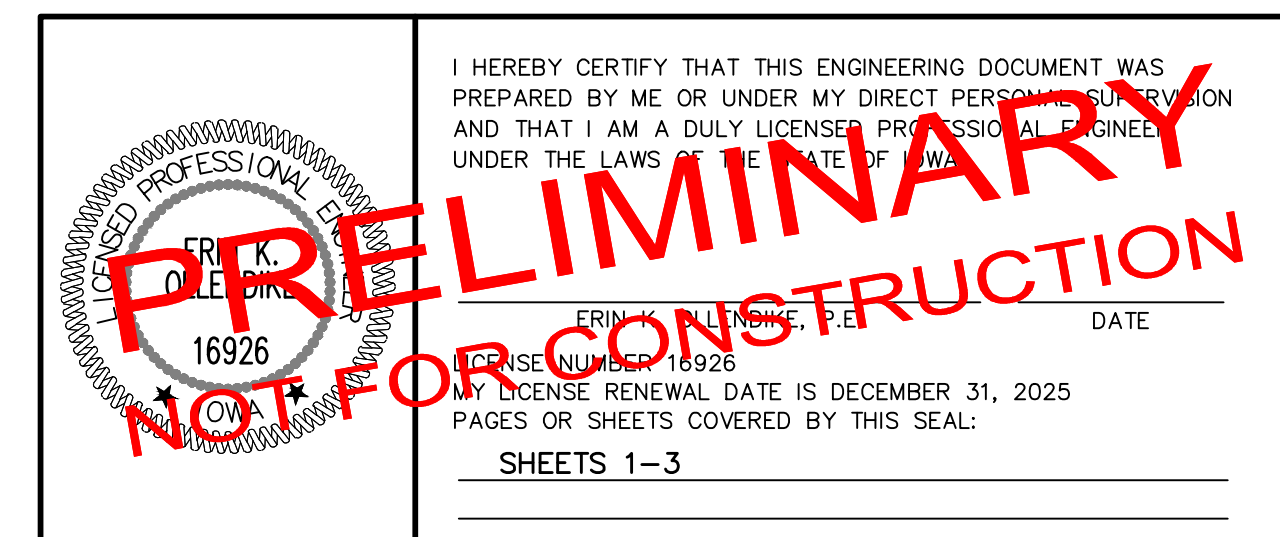
Staff would recommend approval of the Legacy at James Street Plat 2 preliminary plat subject to any remaining staff comments.

CONCLUSION

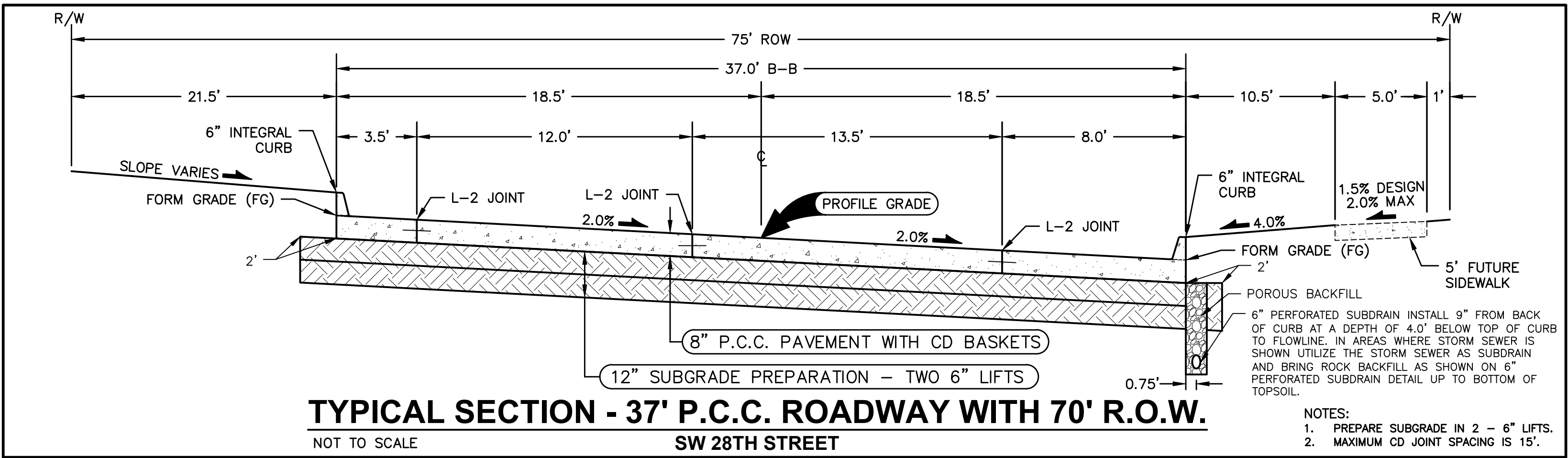
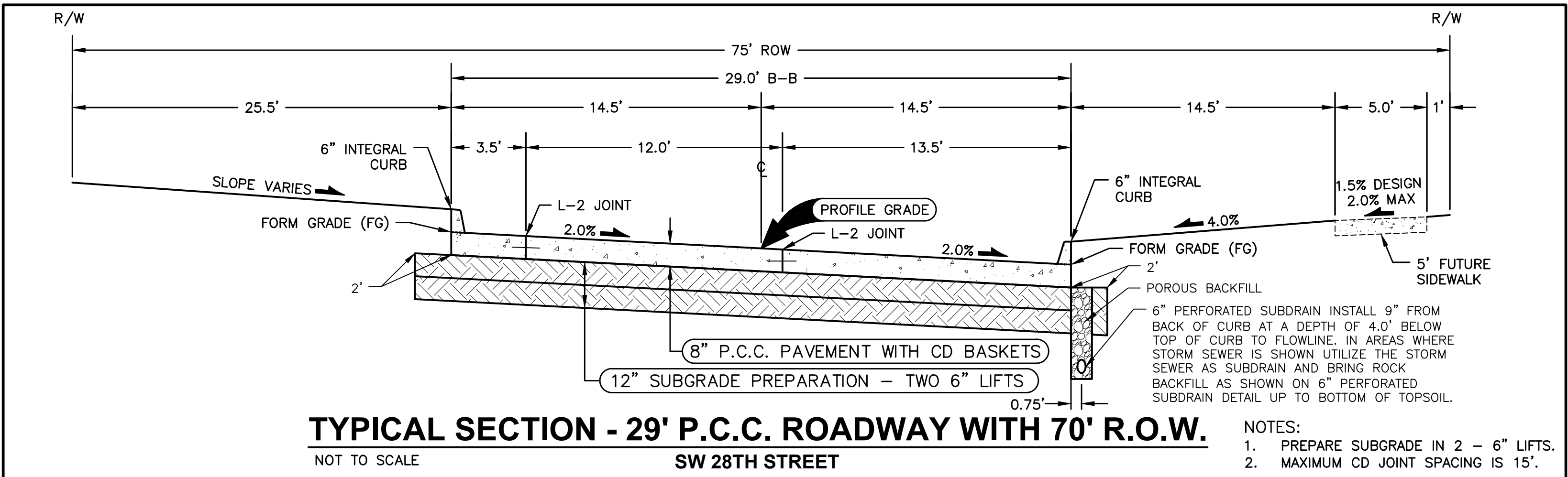
- Request to preliminary plat approximately 41.18 acres into one lot and one outlot for light industrial uses.
- Utilities will be served to both the lot and outlot.
- Site development for this preliminary plat is subject to the Legacy at James Street Development Agreement.
- SW 28th Street will be constructed as apart of this plat.



REVISIONS	DATE
THIRD SUBMITTAL	01/20/2025
SECOND SUBMITTAL	12/31/2024
FIRST SUBMITTAL	12/03/2024


$$\frac{1}{4} = 2409.749$$

FILE: H:\2024\2409749\DWG\2409749-PRE-PLAT.DWG
DATE PLOTTED: 1/20/2025 2:47 PM
PLOT BY: JAW TEAMS
COMMENTS:
END



DATE		REVISIONS		4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400		THIRD SUBMITTAL SECOND SUBMITTAL FIRST SUBMITTAL		01/20/2025 12/31/2024 12/03/2024	
				ENGINEER: EKO		ENGINEER: GH		EI: MAE	

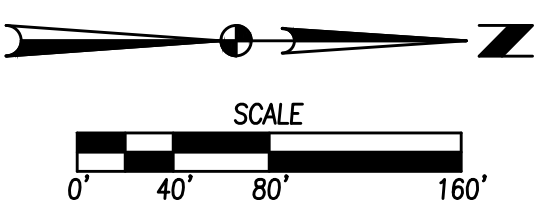


CIVIL DESIGN ADVANTAGE

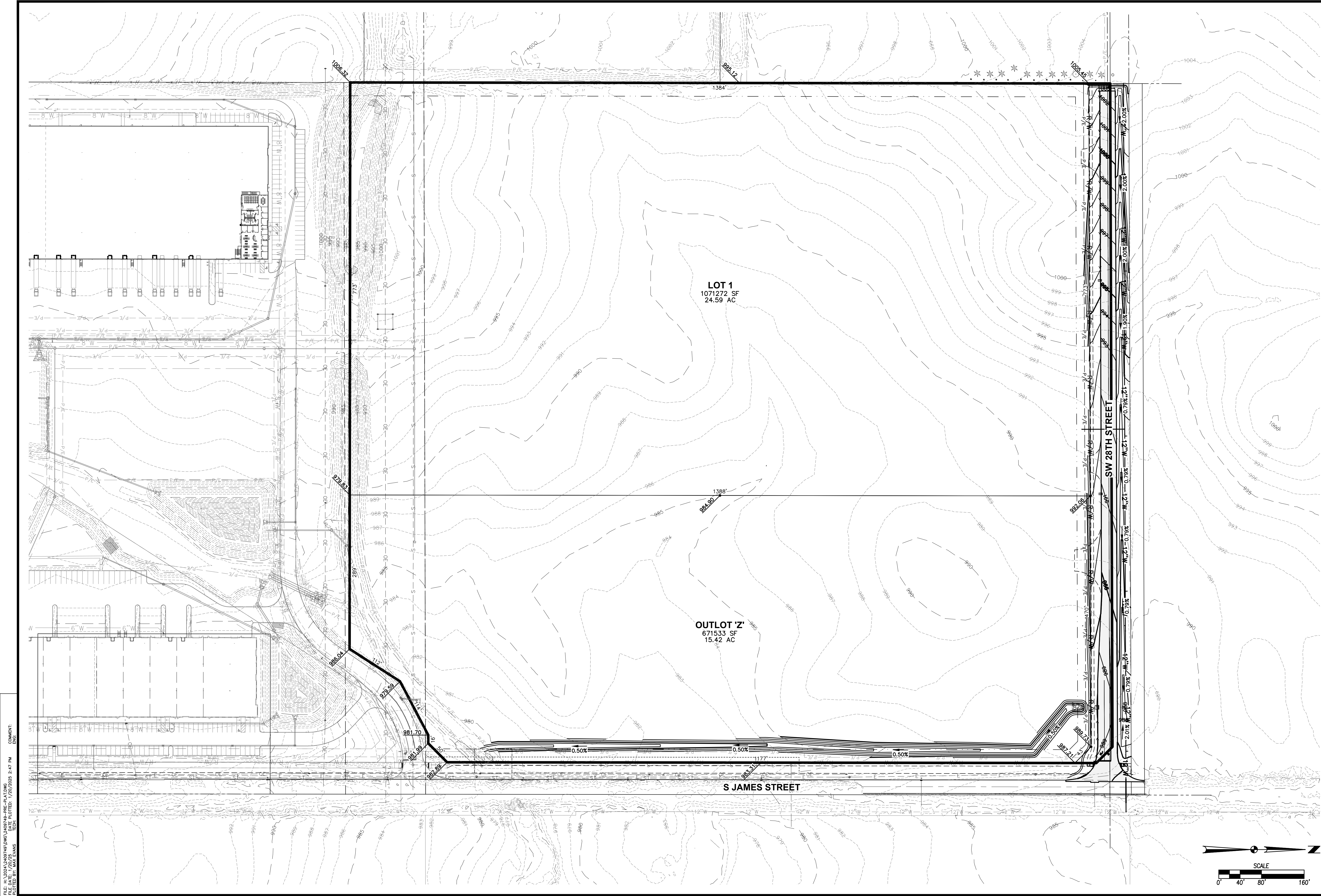
LEGACY AT JAMES STREET PLAT 2
PRELIMINARY PLAT

2/4
2409.749

GRIMES, IOWA



3/4
2409.749
GA





Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

January 28, 2025

Civil Design Advantage

Attn: Erin Ollendike

4121 NW Urbandale Drive

Urbandale, Iowa 50322

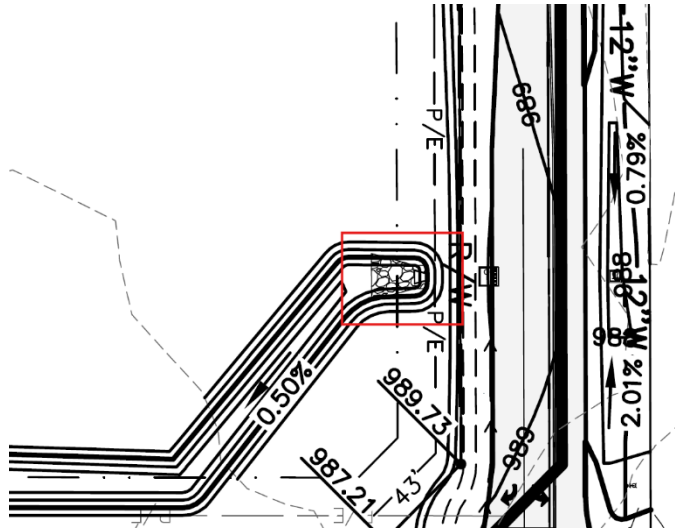
RE: Legacy at James Street Plat 2 Preliminary Plat

Dear Ms. Ollendike:

The Development Services Department is in receipt of a proposed Preliminary Plat for the Legacy at James Street Plat 2. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. ~~Lot 1's address will be 408 SW 28th Street. Please update the plan as needed to include the address.~~
2. ~~Please verify if the owner wishes to plat the east lot or keep it as an outlier. If the east lot is platted, staff will address the lot as well.~~
3. ~~Please provide a general concept for the second lot "Outlot Z" if it is going to be included in the platting process.~~
4. ~~There is a missing manhole in sanitary sewer line on the south side of the plat.~~
5. ~~Provide typical road cross section for SW 28th St.~~
6. ~~Label the size of the existing sanitary sewers.~~
7. ~~Update label to 8" PCC.~~
8. ~~Remove the two 15' water main easements. The water main would be private at these locations.~~
9. **Please add an easement over the flared end of the storm structure shown in the image below.**



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 4, 2025
(1 PDF of Preliminary Plat)

PLANNING & ZONING: February 4, 2025, at 5:30

COUNCIL MEETING: February 25, 2025, at 5:30

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

Sincerely,

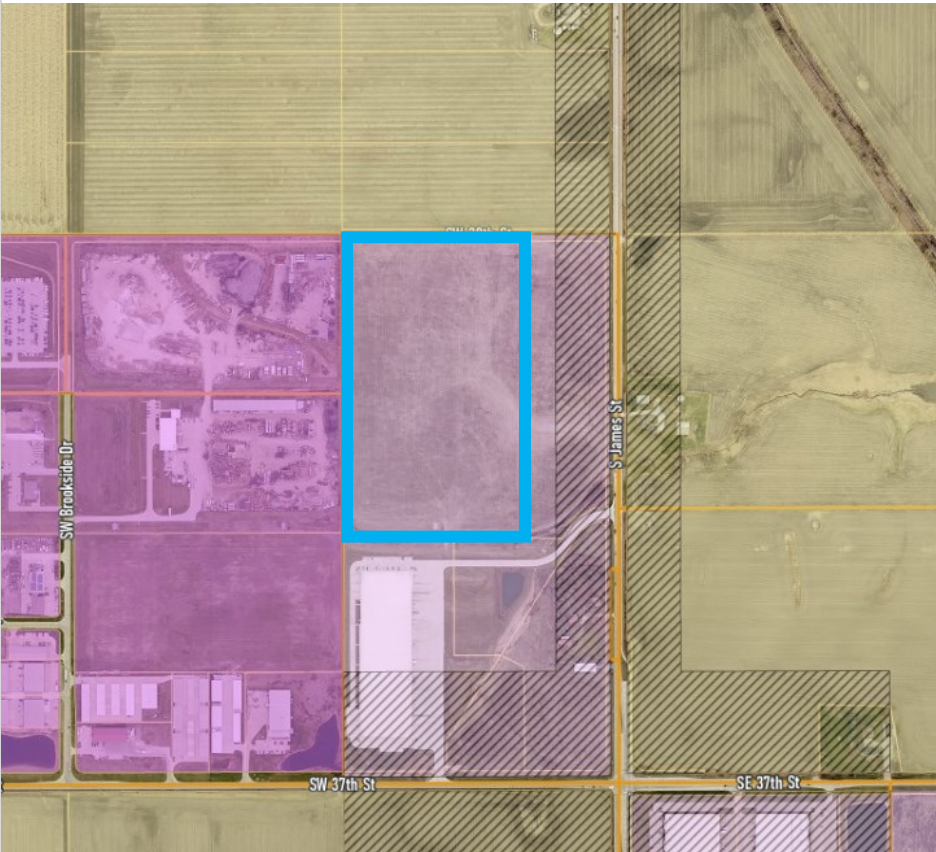
Alivia Hoodjer

Alivia Hoodjer
Assistant Planner

Location Map



Zoning Map



DATE

February 4, 2025

PROJECT NAME

Legacy at James Street
Plat 2 Lot 1 Site Plan

APPLICANT

VTRE Development, LLC

REQUESTED ACTION

Approval of site plan to construct a 215,344 sf building and 72,240 sf future expansion, 2 shade structures, and fence on the 24.59 acre property.

LOCATION

401 SW 28th Street

ZONING

M1-A Commercial and Limited
Light Industrial

PLANNER

Alivia Hoodjer
ahoodjer@grimesiowa.gov
515-986-4050

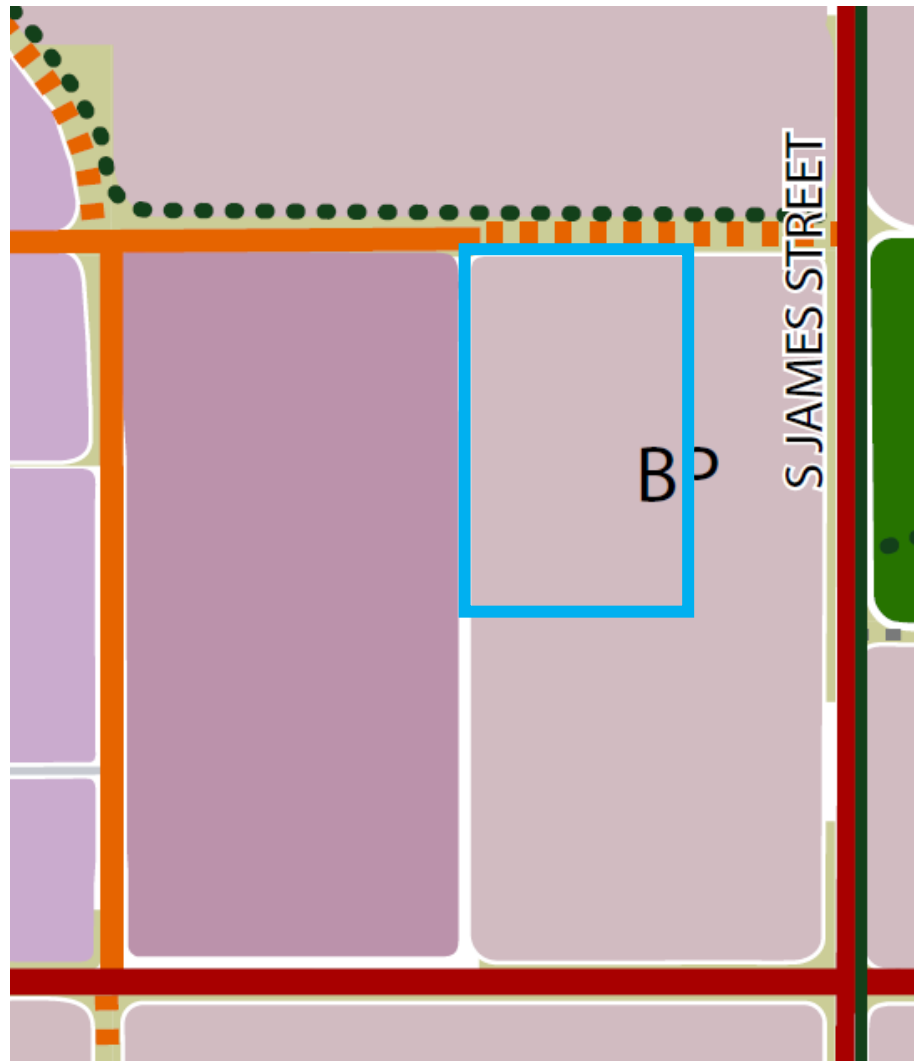
Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Undeveloped	Business Parks	M-1A; Transportation Corridor Mixed Use Overlay
North	Agriculture	Business Parks	A-1; Transportation Corridor Mixed Use Overlay
South	Warehouse/distribution	Business Parks	M1-A; Transportation Corridor Mixed Use Overlay
East	Agriculture	Future Parks & Rec and Business Parks	M1-A; Transportation Corridor Mixed Use Overlay
West	Industrial	General Industrial	M-2

PARKS

This site is zoned M1-A, so no parkland dedication is required.



Future Land Use Map

Relation to Studies & Legal

Legal

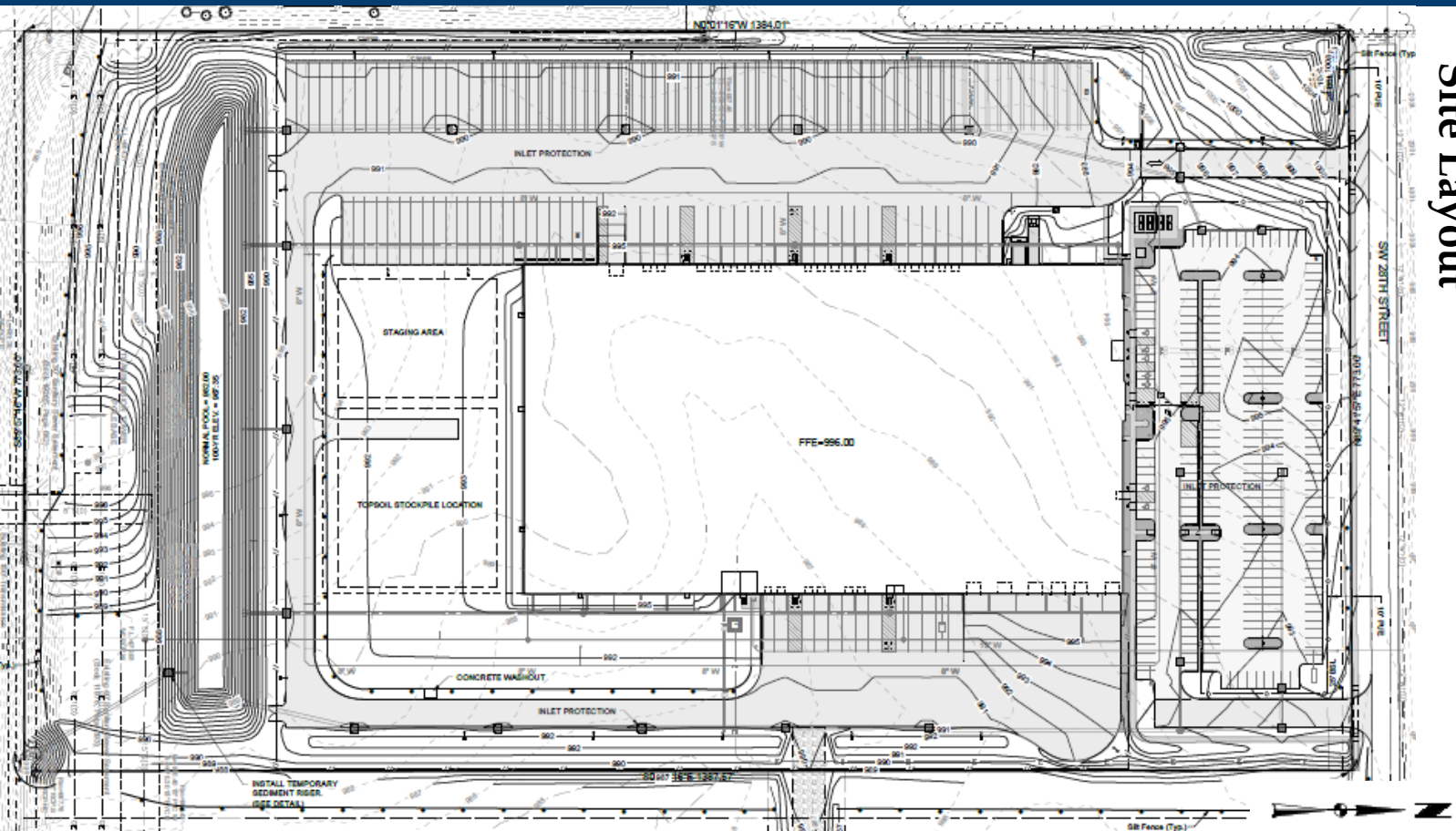
This site is subject to the existing recorded development agreement for Legacy at James Street development.

ROW dedication is required for the construction of SW 28th Street, as shown as Street lot A in the final plat. The street will be built by the owner in lieu of the street fees associated with the development agreement. A 5' sidewalk will also be installed within the ROW of SW 28th Street.

There will be a future reconstruction of South James Street that will not impact the property. The reconstruction will allow for access to Outlot Z along S James Street when the outlot becomes developable. SW 28th Street will have full access onto S James Street before and after the reconstruction occurs.

Site Layout

Site Layout



ACCESS

The site will have full access at both access points onto SW 28th Street after SW 28th Street has been constructed. Temporary construction access will be given through Outlot Z in a temporary construction easement and connected to full access on S James Street. The temporary access to S James Street will be abandoned when SW 28th Street is fully operational.

LIGHTING

Twenty-two drive and parking lot lights are proposed in addition to wall pack lighting

BUILDING SETBACKS

Front: 25' setback

Side: None required; except when adjacent to any "R" district or street right-of-way line, in which case – 25 feet

Rear: 25' setback. However, for every foot the front yard is increased over 25 feet, the rear yard may be decreased in direct proportion thereto, but in no case shall the rear yard be less than 10 feet.

Parking Calculation Table

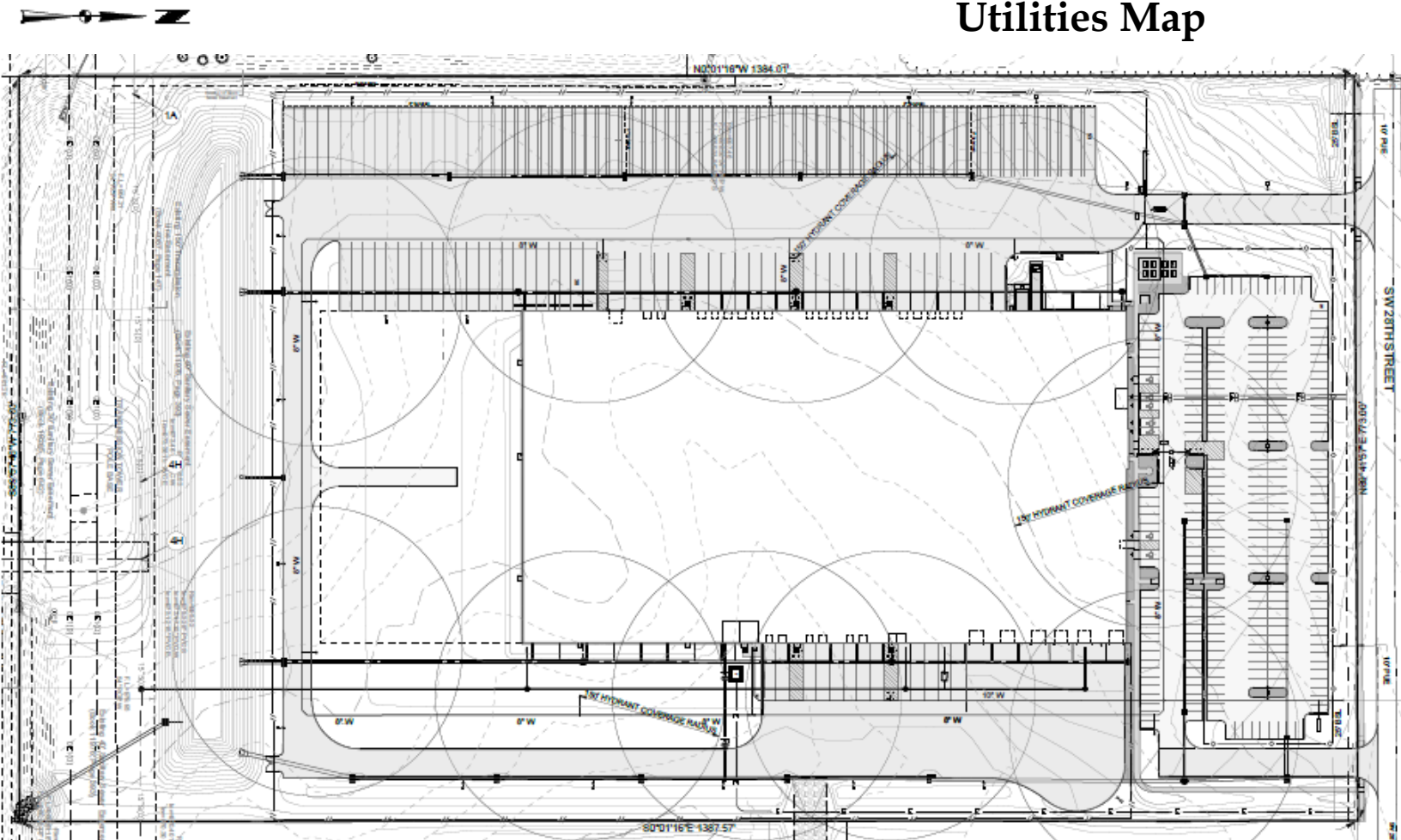
Required	Proposed
3 spaces per 1000 sf of office and 1 space per 2,000 sf of warehouse = 180 stalls	260 stalls
6 accessible stalls	7 accessible stalls
1 loading space for each loading door or dock	31 loading stalls

PARKING:

Trailer parking on the West side of the site is considered outdoor storage and is required to have adequate screening. Parking stalls located at the docks and overhead doors are considered loading stalls and also require adequate screening. Parking requirements have been met for both the primary building uses and the future expansion of the building.

Utilities Plan

Utilities Map



SANITARY

The site will connect into the existing 8" public sanitary stub on the south end of the property. There are two existing manholes on the site that will be raise to grade as apart of this development.

WATER

Water service will connect into the public watermain that is on the north side of SW 28th Street. There will be a stub to connect to on the south side of the street. A 8" fire loop will be installed around the entire building to provide fire service water to the fire hydrants. The site will have a 10" private water service line.

STORM WATER

The site will have private stormwater pipes that will convey the stormwater south to a private detention pond. From there, the stormwater would be conveyed southeast into the existing drainage way that flows east. There will be a subdrain on the west property line that will also convey stormwater to the detention pond. There is an existing public stormwater sewer on the west property line that is not disturbed by this development. An additional easement on this site was acquired to further protect the structure during the final platting process for Lot 1 of Legacy at James Street Plat 2.

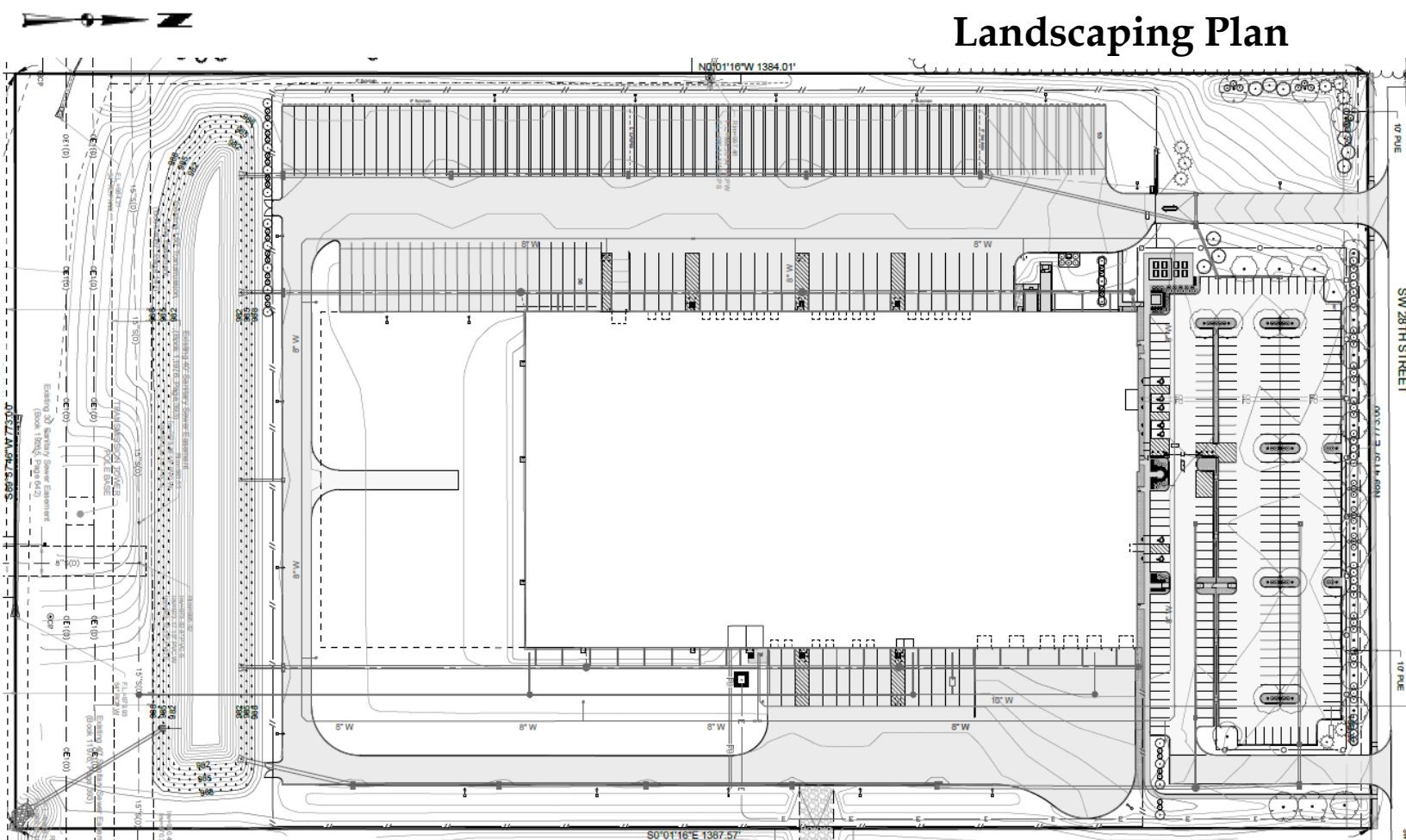
Landscaping Plan

LANDSCAPING

Landscaping requirements have been satisfied, including the street frontage requirement, open space requirement, loading buffer requirement, and outdoor storage screening requirements. The plan also satisfies the parking lot island planting requirements and the foundational planting requirement for the North elevation.

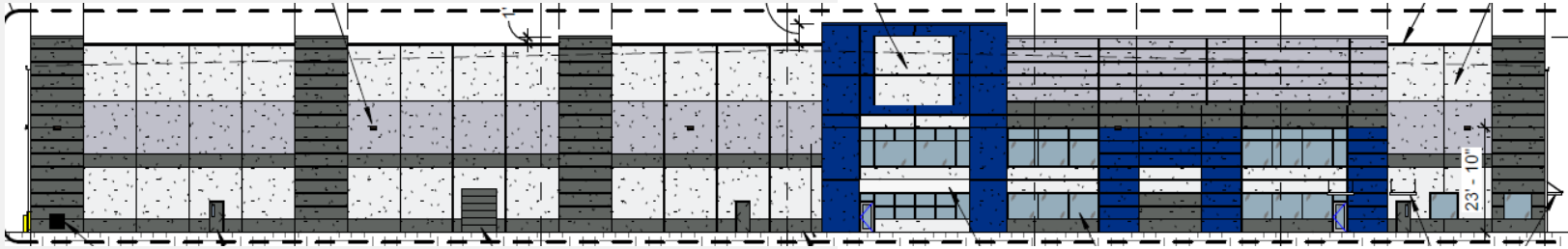
Street frontage requirements: 1 tree per 40 feet and 1 shrub per 10 feet along the parking lot perimeter adjacent to street frontage.

Open space requirements: 10% open space in M1-A.



Architecture

North Elevation



BUILDING & ELEVATIONS

The elevations follow the transportation overlay requirements as mentioned in the Legacy at James Street development agreement. A 4/5 council vote is required for the pre-cast concrete that is being proposed. The elevation fronting SW 28th Street meets the 40% of wall length glazing requirement. A sightline analysis is being completed to ensure there is no visibility of rooftop mechanical units to be seen from the ROW and neighboring properties.

LIGHTING

There will be parking lot lighting surrounding the building on the outside of the loading and storage areas as well as in the front parking lot. There will also be wall pack lighting on the building on the North, East, and West facades. There is no light spillage onto neighboring properties.

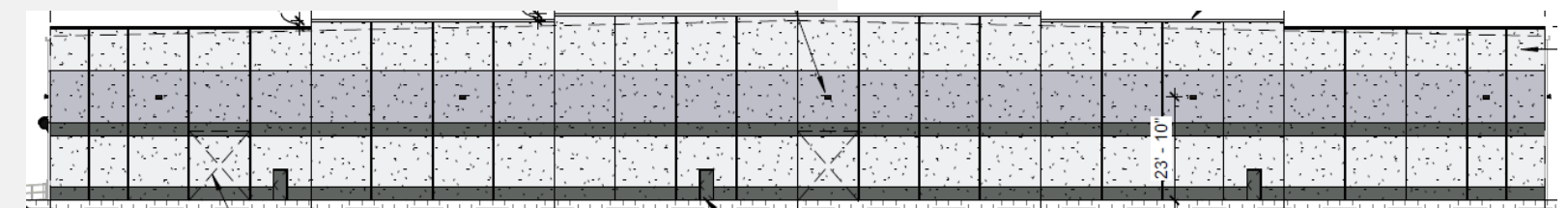
Material Board

	CONCRETE, PAINTED : SW6253 OLYMPUS WHITE
	CONCRETE, PAINTED : SW7066 GRAY MATTERS
	CONCRETE, PAINTED : SW7068 GRIZZLE GRAY
	CONCRETE, PAINTED : PANTONE 287-C
	TINTED GLAZING

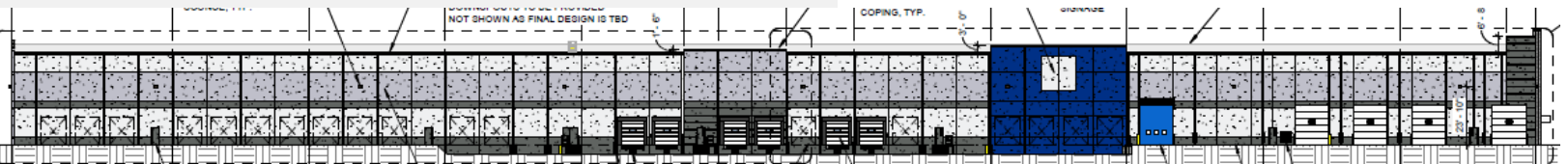
ACCESSORY STRUCTURES

The two shade structures proposed meet the requirements of the code and development agreement. Both structures compliment the primary building.

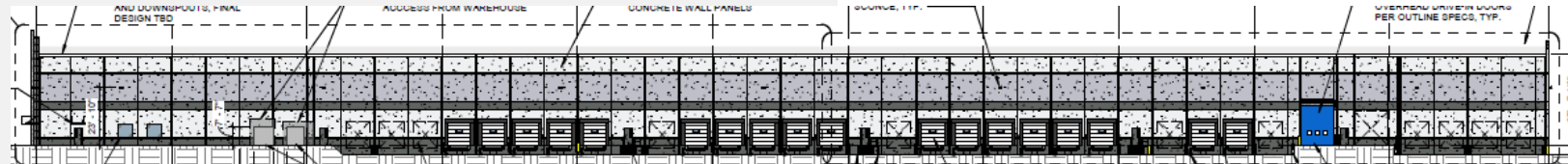
South Elevation



East Elevation



West Elevation



Conclusion

STAFF RECOMMENDATION

Staff would recommend approval of the Legacy at James Street Plat 2 site plan subject to any remaining staff comments.

Conclusion

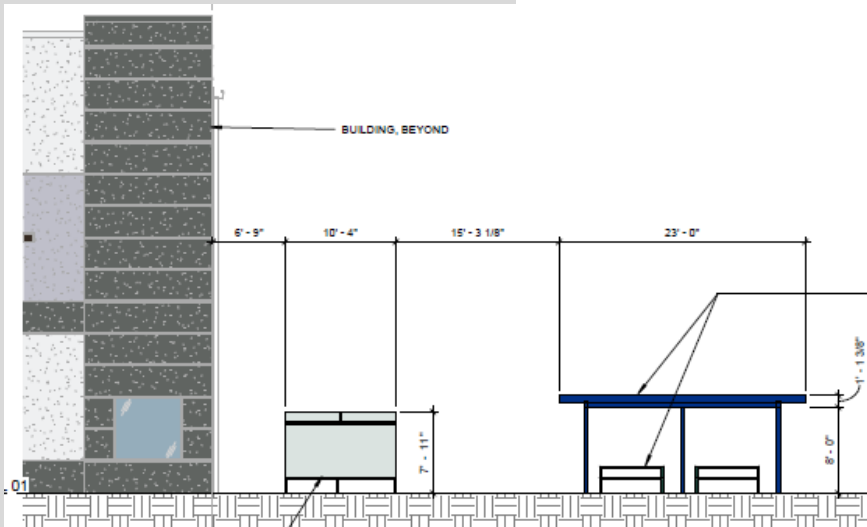
Construction of a 215,344 sf building, two shade structures, and a fence on the 24.59 acre property.

The building will be composed of precast concrete, painted various approved colors. The precast concrete is allowed and can only be approved with a 4/5 council approval vote. The building satisfies the glazing requirements for the façade facing the ROW.

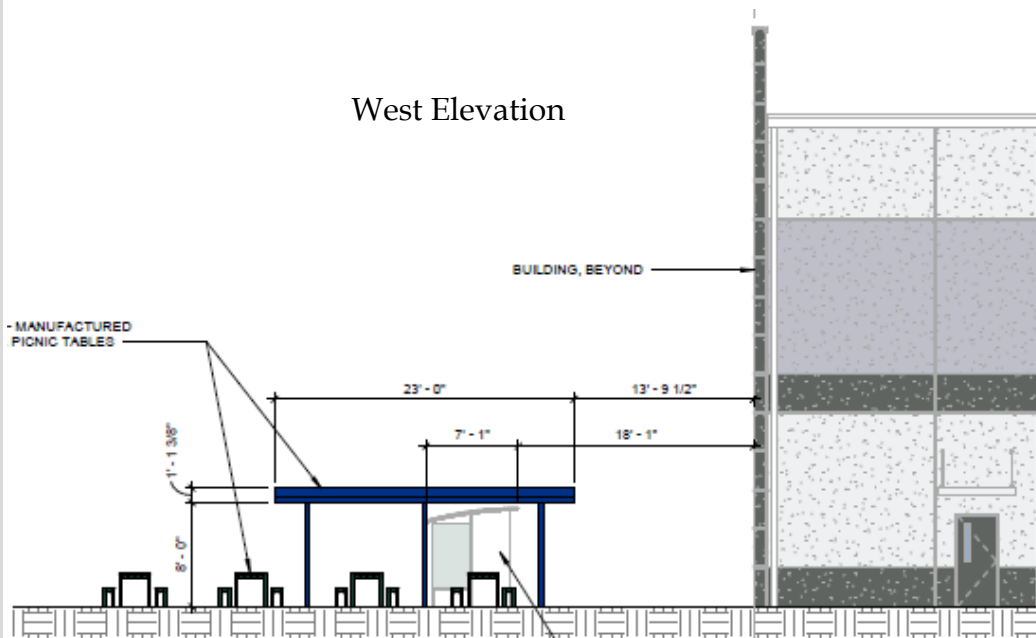
Site requirements within the development agreement, and zone have been met.

Site is subject to the Legacy at James Street development agreement.

East Elevation



West Elevation





Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

January 29, 2025

Snyder & Associates, Inc.

Attn: Jon Hanson

2727 SW Snyder Boulevard

Ankeny, Iowa 50023

RE: Legacy at James Street Plat 2, Lot 1 Site Plan

Dear Mr. Hanson:

The Development Services Department is in receipt of a proposed Site Plan for the Legacy at James Street Plat 2, Lot 1. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. ~~Note that all plan review fees must be paid prior to Council approval. Fees include site plan review (\$2,000), SWMP >1 ac. (\$1,200), and SWPPP (\$250).~~
2. Note that the observation fee schedule will be sent after the plan has been approved by Council.
3. ~~Note that this site is subject to the Legacy at James Street Development Agreement.~~
4. ~~Remove preliminary plat from site plan documents. Preliminary plat will be provided by Anderson Properties as discussed via email.~~
5. ~~Please show an existing conditions sheet with the existing grades, necessary setbacks, easements, etc.~~
6. Note that CAD files will be required with the final plans.
7. ~~Include an existing conditions/demolition sheet between the project information sheet and the overall layout plan sheet.~~
8. ~~The temporary construction entrance shown on the preliminary plat sheet can be added to the erosion and sediment control plan sheet. The access shown off of James is too close to existing drive for Donovan Marine. Staff's preferences for site construction access are as follows:~~

- i. First preference: Coordinate the temporary construction access with the access for the 28th Street project. The street will be under construction at a similar time as the site, so it could work for both projects to coordinate and use the same access drive.
- ii. Second preference: create temporary site access off of Donovan Marine's access driveway. This option would require some coordination with Donovan Marine, a temporary construction easement, as well as construction of a crossing to cross the swale.
- iii. Third preference: create temporary site access off of S James Street and line up the site access driveway with the adjacent residential driveway on the East side of James. A temporary ROW permit and temporary construction easement would be required and the access driveway would need to be coordinated with the 28th Street construction, as their drainage swale will be built going South.

Commented [AH1]: Staff is coordinating with Public Works to see if the future full access entrance or aligning with the residence on James Street is acceptable with PW

9. Note that the property does not fall within the overlay district physically, but the site will adhere to the overlay district requirements subject to the requirements of the development agreement.
10. Will there be a dumpster enclosure on site? Please show proposed location. The dumpsters will either need to have an enclosure that follows City code section 12-5-11.2B.3a for dumpster enclosures or dumpsters can be stored inside the primary building and rolled outside on garbage days.
11. Please verify if there will be signage on the property and label proposed location. If so, note that signage permits are required for ground mounted and wall mounted signage.
12. Please add bulk regulation of parking lot minimum setback of 10 feet along public streets. For internal property lines, a minimum of 5 feet setback shall be provided, unless a shared drive is provided per the development agreement.
13. Note that any accessory structure or accessory building constructed on the property shall be designed to match the architectural character of the principal structures and shall meet the City of Grimes ordinances per the development agreement.
14. Note that accessory structures will need an accessory permit issued prior to construction of the structure. The accessory structure location and elevations will be reviewed and approved with the site plan. The structural design will be required to be submitted with the building permit.
15. Note that the fence proposed will need a fence permit issued prior to installation of the fence.

16. Both fence material types proposed are not permitted within Grimes per the City Code. Please revise and remove notes referring to the specific materials. It is acceptable to label and symbol the fences by type A and B, should the developer not know the materials at the time of approval. The fence and fence gate materials can be reviewed during the fence permit review process.

a. As discussed in the 12/30/24 meeting, the Ameristar commercial fence is allowed if the trident top is switched to a single point. Please make this change within the site plan notes.



b. The black vinyl chainlink proposed is acceptable by staff.

17. Will there be a trash compactor on site? If so, please label and show on the site plan.

18. Will the fleet vehicles be in the truck court or be within the employee vehicle parking lot? If so, branded vehicles are not considered outdoor storage when no more than 10% of the required parking spaces are used for branded business vehicle parking.

a. Branded business vehicles parked within dock and loading areas are not considered outdoor storage.

19. Are the gate operator stations manned or are they electronic?

20. There is a 25' public storm sewer easement along the east side of the parcel where United Contractors' building is located (Lot 5 Grimes Industrial Park Plat 1). However, the storm sewer appears to be located right on the property line. To maintain the public sewer, we will need to reserve a 10' storm sewer easement along the west property line to allow space for maintenance. The easement template is provided.

a. The fence would need to be moved at least 10' from the property line adjacent to the easement. It appears the fence can be placed on top of the berm in the drainage swale.

21. Please provide a SWPPP and filled-out SWPPP checklist.

Project Information C101

1. Remove transportation corridor mixed-use development overlay district from zoning information. Lot 1 does not fall within the overlay.
2. Please add legal description for the site.
3. Update property address to 401 SW 28th Street.

Commented [AH2]: Staff and Applicant are finding a creative solution to provide screening for the outdoor storage trailer area but also having a fence for security.

Commented [AH3]: If fence materials have not been decided prior to P&Z and Council approval, we can list them as type A and B in the site plan and do a fence permit in the future or add them into the plan once known.

Commented [AH4R3]: Staff and Applicants discussed having an opaque gate to further screen the outdoor storage.

4. ~~Please add accessible parking requirements/calculations to the parking requirements section.~~
5. ~~The amount of parking spaces currently provided is 260 stalls.~~
6. ~~Verify that the square footage amounts for the office and warehouse space in the parking requirements section are correct and meet the sum of the building size given.~~
7. ~~Add the off-street loading requirements/calculations to the parking requirements section. Requirement is at least one off-street loading space for each loading door or dock. The spaces allocated to any loading use shall not be used to satisfy the number of required motor vehicle parking spaces.~~
8. ~~Please include parking calculations that include the future expansion square footage and adjust parking stall requirement.~~
9. ~~Change the amount of office space parking required from 40 stalls to 41.~~
10. ~~Please verify the use of the two gates at the South end of the pavement.~~
11. ~~Remove “over” and replace with “under” of City of Grimes General Notes—Storm Sewer Notes—e.~~
12. ~~Reference the development agreement with the recorded book and page in the zoning information.~~
13. ~~Please remove barbed fence symbol from the legend as barbed wire or any fence type that could cause harm is not permitted per the city code.~~

Existing Conditions C102

1. ~~Show storm sewer utilities along the proposed SW 28th Street.~~
2. ~~Remove the 8” sanitary sewer extension shown along S James St. This will be installed with future development and is not existing infrastructure.~~

Dimension Plan C200-C204

1. ~~Loading space dimension requirements are as follows. Please adjust dimensions of loading stalls to meet the minimum width and length.~~
 - a. ~~Loading areas abutting a dock shall provide loading spaces no less than 12 feet in width and 40 feet in length. This requirement is satisfied on the current plan.~~

- Commented [AH5]:** Staff is continuing to look into this and will reach out after a decision has been made.

~~1. Please provide quantities.~~

<u>QUANTITIES</u>	
SEEDING AND MULCHING	AC
SILT FENCE	LF
INLET PROTECTION	EA

1. Complete erosion control plan

- d. Inlet protection along SW 28th St. **Inlet protection needs labeled internal to the site, along 28th St, and along James St near the construction entrance.**
 - e. ~~Multi-stage outlet since site is over 10 acres per GP2~~
 - f. ~~Staging area~~
 - g. ~~Proposed stock pile location~~
 - h. ~~Proposed concrete washout location. Verify it is at least 50 feet from the nearest storm intake.~~
2. ~~Note that a temporary construction easement will be required for offsite grading if the property is not owned by the applicant as well as a construction access. These easements will be required prior to the authorization of grading.~~
 3. ~~Is the detention area wet bottom or dry bottom? Assuming dry but please label.~~
 4. ~~Please show the temporary construction entrance on the plan sheet. Staff's preference is to coordinate with SW 28th Street project and use the same access point to limit traffic hazards. Staff's secondary preference is to gain access to the site through using Donovan Marine's access drive. Staff's third preference is to have an access drive on James Street that lines up with the residential driveway on the East side of James Street. Please show that the curb will be cut along S James St for the temporary access.~~

Grading Plan – NW C302

1. ~~Provide slopes on all public ADA ramps within the ROW.~~

Grading Plan – SW C303

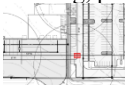
1. ~~Verify no standing water will occur along the west property line. Ponding water within the swale shall not encroach on the property to the west. Any stagnant water observed after the completion of the project will be the developer's responsibility to rectify at no cost to the City.~~

Grading Plan – NE C304

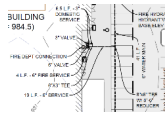
1. ~~Verify overflow route for ST 12. The 100-yr ponding depth shall be maintained onsite and the storm sewer shall be designed for the 100-yr event if no overflow path to the pond exists.~~
2. ~~Verify that slopes on the private sidewalk are ADA accessible. Any sidewalk connecting to a public sidewalk is required to be ADA accessible.~~

Utility Plan C400-C404

1. ~~Show the 150' hydrant radius on plans. Hydrant diameters should touch or overlap in coverage.~~
2. ~~Please revise existing sanitary manholes to grade. There are 4 that need to be raised. As a clarifying note, the 2 manholes within Lot 1 will be raised with this project. The other 2 are located within the outlot to the east and will be addressed with future development. As-builts will be provided as supplementary material by staff.~~
3. ~~Mark 8" sanitary line as private if it only serves the proposed building.~~
4. Please clarify the water line sizes. Construction drawings shown 8" and the site plan shows 12" and 10" water lines. Staff understands that 12" is needed. **Please coordinate with CDA (Erin Ollendike - Project Manager) on water service line sizing, connection fitting, and location of stub to coordinate with the SW 28th Street project.**
5. ~~Please indicate fire and domestic services are separate.~~
6. ~~Provide location for FDC. 3F is not labeled on the plan.~~
7. ~~Please show the knox box location with a label.~~
8. ~~On Sheet C400, you are showing a rough layout of the interior finish. Per section 422.4 of the 2021 UPC, the maximum travel distance to a restroom facility is 500 feet. You may need to add a restroom within the warehouse to meet that requirement.~~
9. Please show and verify the AC, water, gas, and electric meter locations once known. **Staff understands that coordination is still ongoing for final locations.**
10. Please make sure that the electric room and the sprinkler riser room are separate rooms per Grimes Amendment 11-11-2 (902.1.1.1 Fire Sprinkler Riser Room).
11. Sheet C400, Note 3.F. calls out for a remote FDC. Please provide the location of the remote FDC.
12. Please provide the size of the water oil separator.
13. How many tons of rip rap at the flared end outlets into the pond?
14. Provide label for the water crossing of the 8" and 10" water lines. If this is not a crossing, please explain what is occurring at the location highlighted below in red.



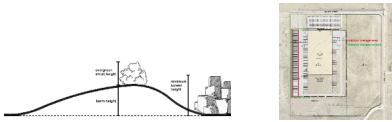
15. Where are the 8" and 10" water line services connected to each other? Is it the location highlight above in red? If this is not the connection point, how will the 8" water line receive water from the 12" water main along SW 28th St?
16. It appears there is an 8" water service and 10" fire service line running into the building. Please show the domestic and fire services similar to the image below.



17. Please verify the domestic and fire service sizes with the MEP. These services seem a bit large. The City does not have an 8" or 10" water meter sizes on hand so these would need to be ordered and paid for by the developer. Typically, the water meters for this type of facility are 2 or 3 inch.
18. Label downspout locations. Based on the building elevations, it appears they may run out to the truck court and near man doors. Suggest tying the roof drains to the storm sewer to prevent ice formation in the truck court and near man doors.
19. Revise the sanitary sewer service size to 6".
20. Revise 4H. The molded plastic interior infiltration barrier shall be heat shrink wrap instead. (Grimes Supplemental Specifications, City Design Standards, 4 Sewers and Drains, g) all sanitary sewer manhole castings and adjusting rings shall be seals with heat shrink sleeves.)
21. Verify that the 4" shutoff will need to be a valve and not a curb stop.
22. On sheet C404, ST-29A invert is lower than downstream invert. Is that correct, or should it be adjusted?

Planting Plan C500-C504

1. Please add landscaping plantings to provide additional screening along the West property line where no landscaping buffer is present to effectively screen the outdoor storage area. [Section 12-5-15](#)
 - a. As discussed in the meeting on 12/30/24, an opaque fence is the preferred option that will screen most of the height of the outdoor trailer storage area as shown by the green line in the map below.



- b. After further review of the development agreement, staff would accept an alternate screening plan for the outdoor storage area to screen the outdoor storage area from public view i.e SW 28th St and S James St. The screening would be provided by landscaping in accordance to the outdoor storage buffer requirements outlined in the development agreement.

- i. Shift the north frontage berm south to provide immediate screening for the area from SW 28th St



- ii. Add loading buffer plantings north of the DEF tank



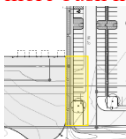
- iii. Provide landscape buffer along the south end of the outdoor storage area. Buffer plantings are required to follow the outdoor storage buffer requirements as outlined in the development agreement.



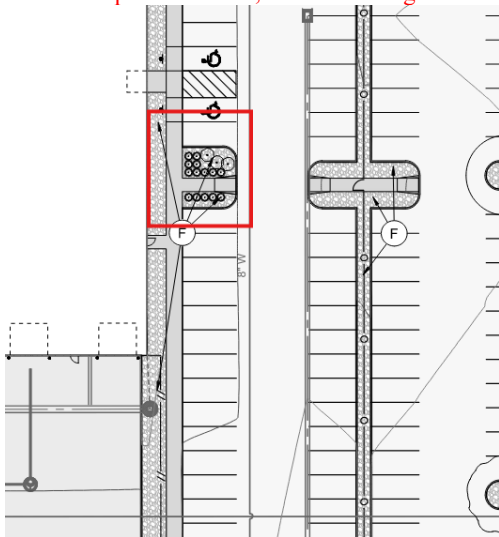
2. Foundation plantings are required per the transportation overlay requirements. Plantings include deciduous and coniferous shrubs, and perennials. The image attached shows possible locations for more foundational plantings.



3. Per the development agreement, there will need to be a 30' loading area buffer to screen the loading area from 28th street. The agreement calls for 2 understory and 3 evergreen trees per 50 lineal feet. Please add this buffer shown in the location on the image below. The sidewalk could be kept in the same location with plantings located on either side of the sidewalk. In this case, the sidewalk width would not count towards the 30' buffer width. Alternatively, the sidewalk could be shifted along the drive aisle pavement with the buffer plantings located south of the sidewalk. Ensure that plantings do not conflict with the utilities in the area. **Will the evergreens take more bush height or a tree height for this loading buffer?**

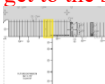


4. Please ensure there is separation between light poles and plantings. There appears to be shrubs on top of the light pole locations.
5. Plantings cannot be on top of stormwater infrastructure. Staff suggest locating trees at a minimum of 5 feet away from utility lines and pipes to ensure there are no conflicts with infrastructure and plantings.
6. Please provide labels for these plantings. They were correctly accounted for within the plant schedule, but are missing the labels.



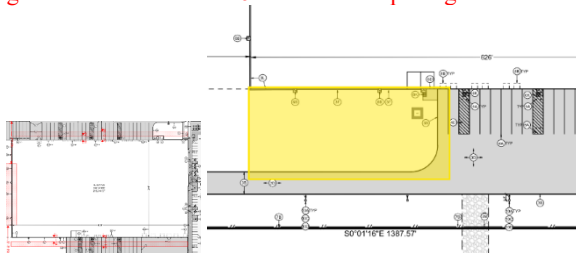
Fire Comments

1. A minimum of two approved Fire Department Access Roads are required to be provided to extend within 150' of all portions of the exterior walls of the first story. To be compliant with this requirement, please stripe a minimum 20' wide area in the pavement on the SW corner of the primary building. This striping will need to be in place until the future expansion is added. **The added pavement on the south drive to get to the south side will work to satisfy this requirement.**



Commented [AH6]: Staff is having an internal meeting with Fire to discuss comments during the week of Jan 6th. More clarity on comments will follow after the meeting.

2. An Aerial Fire apparatus Access Road is required in accordance with section D105 of the 2021 IFC along one of the long sides of the building. One of the long-shaded areas below on the East or West side of the structure would need to be designated as Fire Department Aerial access. **To be compliant with this requirement, please increase the pavement to allow for a firetruck to be parked parallel to the building in the location shown below. Staff will confirm the length of this pavement area to accommodate the fire truck length. The Aerial apparatus requirement has not been met. The requirement needs one entire length of the building to be available for a ladder truck to be within 15' to 30' from the building side along an entire length of the building side. The easiest way to achieve this is to have the North side be the aerial apparatus access. The drive aisle will need to be at minimum 26' wide. If the North side is designated as the access, the center island for the gate access would need to be removed so there is 26' of width for truck and firemen circulation. The gate would need to be 26' wide at the opening as well.**



3. ~~Fire hydrants are required to be provided such that no part of the structure is more than 150' from a fire hydrant along the fire department access road.~~
4. ~~Security gates across fire department access roads are required to approved emergency means of operation, where electric gate openers are provided they are required to be listed in accordance with UL325.~~
5. ~~Provide the location of the knox box.~~
6. ~~Provide the location of the Fire Department Connection and the associated fire hydrant.~~
7. Verify that the vehicle parking area to the North of the office area provides the required turning radius to facilitate movement of the fire apparatus into, through, and exiting the parking area. Please provide the turning movements. It appears that the turning of the truck crosses the curbs. **Please revise so that the model does not jump any curbs or is in any space that a vehicle may be parked in.**

8. The following items are informational only and are meant to raise awareness to the permitting process and are not meant to be requirements for the site plan approval:
- a. High-piled combustible storage is presumed and a fire suppression system is required to comply with chapters 20 through 25 of the NFPA 13(2019 edition).
 - b. The following details are required to be provided as a part of the building permit and fire sprinkler permit applications:
 - i. Floor plan of the building showing locations and dimensions of high-piled storage areas.
 - ii. Useable storage height for each storage area.
 - iii. Number of tiers within each rack, if applicable.
 - iv. Commodity clearance between top of storage and the sprinkler deflector for each storage arrangement.
 - v. Aisle dimensions between each storage array.
 - vi. Maximum pile volume for each storage array.
 - vii. Location and classification of commodities in accordance with [Section 3203](#).
 - viii. Location of commodities that are banded or encapsulated.
 - ix. Location of required fire department access doors.
 - x. Type of fire protection systems.
 - xi. Location of valves controlling the water supply of ceiling and in-rack sprinklers.
 - xii. Type, location and specifications of smoke removal and curtain board systems.
 - xiii. Dimension and location of transverse and longitudinal flue spaces.
 - xiv. Additional information regarding required design features, commodities, storage arrangement and fire protection features within the high-piled storage area shall be provided at the time of permit, where required by the fire code official.
9. Are any of the fire department access doors required egress doors for the interior patrons? If so, a paved access will be required to the parking lot or to an area of refuge away from the building. See code section below.

1028.5 Access to a public way.

The *exit discharge* shall provide a direct and unobstructed access to a *public way*.

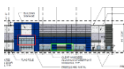
Exception: Where access to a *public way* cannot be provided, a safe dispersal area shall be provided where all of the following are met:

1. The area shall be of a size to accommodate not less than 5 square feet (0.46 m²) for each person.
2. The area shall be located on the same lot not less than 50 feet (15 240 mm) away from the building requiring egress.
3. The area shall be permanently maintained and identified as a safe dispersal area.

4. The area shall be provided with a safe and unobstructed path of travel from the building.

Building Elevations

1. ~~Note that a separate accessory permit is required for the accessory structures: pavilion and smoker shelter. See General comment #14~~
2. ~~Note that a separate permit is required for signage.~~
3. ~~Please remove accessory structures from the overall elevations and provide elevations for them on a separate sheet.~~
4. Note that a 4/5 Council vote of approval for the site plan is required if the building is not 100% masonry. The Council has given approval to precast projects nearby that have been in the overlay so this should not be an issue.
5. ~~There shall be glazing along a minimum of forty percent (40%) of the wall length with clear glass at eye level on the exterior walls facing adjacent streets. The glazing above the front entrance door (red) can count toward the 40% of the wall length. Additional glazing would need to be added to meet the 40% requirement. Potentially to the area in green and further east on the building.~~



6. ~~Please provide dumpster enclosure elevations if the dumpsters are planning to be stored outside in enclosures.~~
7. Please show any rooftop equipment that is proposed on the elevations. Rooftop equipment will need to be screened effectively from adjacent properties and streets per the city code.

SWMP

1. ~~Is the basin supposed to be an infiltration basin?~~
2. ~~If it is an infiltration basin, provide calculations for the basin and tile design.~~
3. ~~Basin outlet structure (ST-29), is there a 3" opening in the structure, or is this to represent the 6" tile line in the basin? If it's to represent the 6" tile line, remove the orifice from the hydrograph model and account for the exfiltration rate (usually 2"/day for infiltration practices).~~

4. ~~Storm Sewer Spreadsheet: pipe lengths are missing.~~
5. ~~Intake Spreadsheet: ST25-28, recommend installing double grate intakes instead of single grate intakes. There's a considerable amount of flow during the 100-yr event that bypasses all of these intakes and goes over the curb at ST-28. These areas get relatively deep during the 5-yr event as well. The storm sewer is pretty large in this area, compared to the storm water runoff that actually enters the intakes.~~
6. ~~Since the basin is not an infiltration basin, how is the WQv being treated? Standard detention basins do not provide WQv treatment as per ISWMM Chapter 4.~~

SWPPP

1. Include SWPPP and filled out SWPPP review checklist in submittal
2. Keep maps in SWPPP up to date with each plan submittal
3. Total area disturbed cannot be greater than total area of the site
4. Include a signed affidavit of publication
5. All contractors/subcontractors must sign certification statement prior to working on site. All certification statements must be kept in SWPPP.
6. Include a signed copy of the owner's certification statement
7. Include a site supervisor contact once known
8. Include a swppp monitoring contact once known
9. Include notification to City of Grimes Public Works in spill reporting
10. Include signature on NOI
11. Include IDNR letter of authorization once available
12. Update NOD steps to fit most recent process found on the DNR's website. The NOD can now be emailed to Mark Lasnek vs mailed in.
13. Include signature on City of Grimes SWPPP certification
14. Provide construction schedule once known
15. Include filled out copy of inspector qualifications sheet once known
16. Include filled out stormwater pollution prevention training log once known
17. Include blank inspection report form company responsible for SWPPP monitoring

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 5, 2025
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: February 4, 2025, at 5:30

COUNCIL MEETING: February 25, 2025, at 5:30

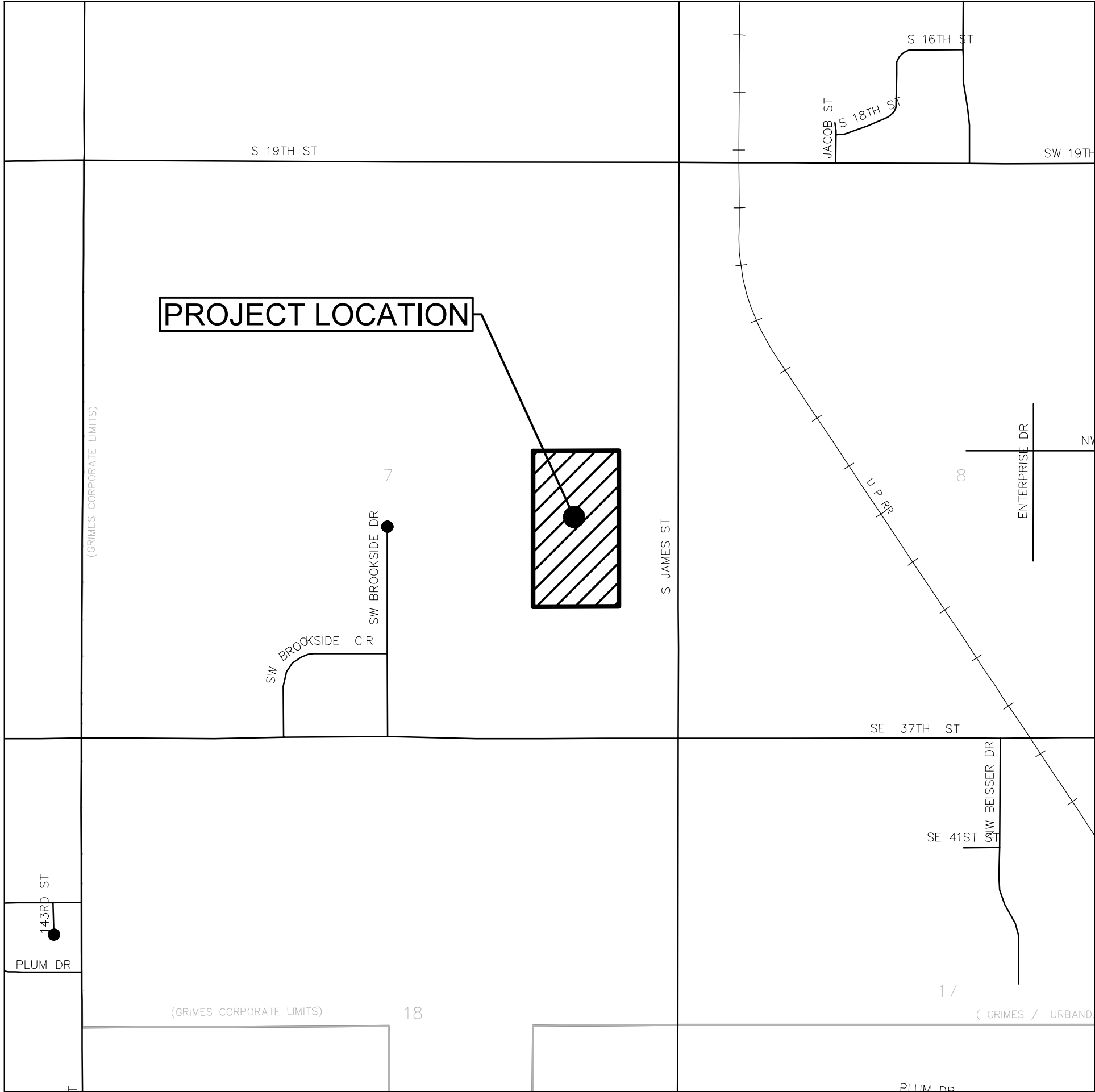
Please feel free to contact me at ahoodjer@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,



Alivia Hoodjer
Assistant Planner

SITE PLAN
FOR
LEGACY AT JAMES STREET PLAT 2, LOT 1
401 SW 28TH STREET
CITY OF GRIMES, POLK COUNTY, IOWA



FEATURES

FEATURES

Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Duct Bank
Gas Main with Size
High Pressure Gas Main w
Water Main with Size
Sanitary Sewer with Size
Sanitary Manhole
Storm Sewer with Size
Storm Manhole
Single Storm Sewer Intake
Double Storm Sewer Intake

Fire Hydrant		
Fire Hydrant on Building		
Water Main Valve		
Water Service Valve		
Well		
Utility Pole		
Guy Anchor		
Utility Pole with Light		
Utility Pole with Transformer		
Street Light		
Yard Light		
Electric Box		
Electric Transformer		
Traffic Sign		
Communication Pedestal		
Communication Manhole		
Communication Handhole		
Fiber Optic Manhole		
Fiber Optic Handhole		
Gas Valve		
Gas Manhole		
Gas Apparatus		
Fence Post or Guard Post		
Underground Storage Tank		
Above Ground Storage Tank		
Sign		
Satellite Dish		
Mailbox		
Sprinkler Head		
Irrigation Control Valve		
Soil Boring		
Test Hole Location for SUE w/ID		

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH

QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING, SIGNING, AND RETURNING THE PRECONSTRUCTION PACKAGE TO THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
- 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 TO OF ALL PAVED AREAS AND FATHOMED ELEVATIONS 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 SANITARY, WATER, SUMP, MARKED, AND STORM. SANITARY 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, ETC.) EXCEPT CLOSURE AND CLOSURE DOWNS.
- 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 SEWER MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
- c. SANITARY GRAVITY SEWER 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 RADIUSTEEL MECHANICAL JOINT.
- 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-WATERPROOF PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2" BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 20'.
- b. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) TO PREVENT CORROSION. 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. THE TESTS REQUIRED BY 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 SEWERS 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 FURNISH THE ELEVATION AND LOCATION OF ALL TILES AND INCLUDE ON RECORD DRAWINGS.
- d. PUBLIC STORM SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAYING, RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISION. PROVIDE THE VIDEO AN INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
- e. USE OF RING GASKETS ON STORM SEWERS CROSSING UNDER WATERMAIN PER IDNR REQUIREMENT.

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (AMES - DES MOINES)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

- CP1 N=7512521.38 E=18485151.97 Z=946.52
CUT 'X' TOP OF CURB, WEST SIDE CAPITAL CIR, NORTH SIDE OF SOUTH
ENTRANCE OF SWIMMING POOL SUPPLY.
- CP2 N=7512283.87 E=18485144.66 Z=939.50
CUT 'X' TOP OF CURB WEST SIDE CAPITAL CIR, SOUTH SIDE OF SOUTH
ENTRANCE OF FIRST CALL, NORTH SIDE OF STORM INTAKE
- CP3 N=7512505.23 E=18485586.32 Z=947.63
5/8" REBAR, MTT'S SE CORNER PROPERTY 440' EAST OF CP1
- CP4 N=7512802.11 E=18486290.52 Z=919.81
5/8" REBAR, NE CORNER OF SITE, WEST 20' OF CREEK
- CP5 N=7512554.49 E=18486287.47 Z=919.35
1/2" REBAR YELLOW PLASTIC CAP SE CORNER OF SITE 30' NORTH OF
CREEK

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

- BM500 N=7512509.-- E=18485150.-- ELEV=947.45
RAILROAD SPIKE IN POWER POLE, NORTH SIDE OF SOUTH
ENTRANCE OF SWIMMING POOL SUPPLY

FEBRUARY 29, 2024

1. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.

3. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2024 SUDAS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS, AND THE SOILS REPORTS PREPARED BY OTHERS.
4. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
5. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
6. NOTIFY OWNER, ENGINEER, AND CITY OF GRIMES PUBLIC WORKS AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
7. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
8. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
9. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
10. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
11. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
12. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPADE TO MINIMUM 8" DEPTH TO FINISH GRADES.
13. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
14. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
15. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
17. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF GRIMES, AND THE OWNER PRIOR TO CONSTRUCTION.
18. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552401137.

G1-UNDERGROUND GAS	MIDAMER-GAS Jaime Neer (515)-252-6972 MECDSDDesignLocates@midamerican.com
F01-FIBER OPTIC	CENTURYLINK SADIE HULL (918)-547-0147 sadie.hull@lumen.com
F014-FIBER OPTIC	CONSOLIDATED COMMUNICATIONS PHILLIP WILLIAMS JR (515)-867-4769 phillip.williams@consolidated.com
F04-FIBER OPTIC	AUREON NETWORK SERVICES Jeff Klocko (515)-830-0445 jeff.klocko@aureon.com
OE-1 OVERHEAD ELECTRIC	MIDAMER-ELEC Jaime Neer (515)-252-6972 MECDSDDesignLocates@midamerican.com
F09-OVERHEAD FIBER	METRO FIBERNET, LLC LORI KEMPER (812)-213-1050 811design@metronet.com

LOT 1 LEGACY AT JAMES STREET PLAT 2

401 SW 28TH STREET

M-1A COMMERCIAL AND LIMITED LIGHT INDUSTRIAL DISTRICT
OVERLAY DISTRICT REQUIREMENTS PER LEGACY AT JAMES STREET DEVELOPMENT AGREEMENT
RECORDED 07-07-2022 BK. 19185 PG. 581-591

MINIMUM LOT AREA: NONE
MINIMUM LOT WIDTH: NONE
FRONT YARD SETBACK: 25 FEET
SIDE YARD SETBACK: AS REQUIRED, EXCEPT WHEN ADJACENT TO
RIGHT-OF-WAY LINE, IN WHICH CASE = 25 FEET
REAR YARD SETBACK: 25 FEET; HOWEVER, FOR EVERY FOOT THE
FEET, THE REAR YARD MAY BE DECREASED, IN DIRECT PROPORTION
THE REAR YARD BE LESS THAN 10 FEET
MAXIMUM HEIGHT: 50 FEET
MAXIMUM NUMBER OF STORIES: NO LIMITATION
PARKING LOT MINIMUM SETBACK FROM ROW 10 FEET
PARKING LOT MINIMUM SETBACK FROM PROPERTY LINE 5 FEET

3 SPACES PER 1000 SF OF OFFICE
PHASE 1 OFFICE
13,178 SF/1,000 x 3 PARKING SPACES= 41 SPACES REQUIRED
PHASE 1 WAREHOUSE
1 SPACE PER 2,000 SF OF WAREHOUSE
202,166 SF/2,000 x 1 PARKING SPACE = 102 SPACES REQUIRED
PHASE 2 WAREHOUSE
72,240 SF/2,000 x 1 PARKING SPACE = 37 SPACES REQUIRED
= 180 SPACES TOTAL REQUIRED
260 SPACES PROVIDED
201-300 PARKING SPACES REQUIRES 7 ACCESSIBLE SPACES
7 ACCESSIBLE SPACES PROVIDED

1 LOADING SPACE FOR EACH LOADING DOOR OR DOCK
31 DOOR AND DOCK LOCATIONS PROPOSED
31 DOOR AND DOCK LOCATIONS PROVIDED
53 GEO DOCK TRAILER STALLS PROVIDED
39 TRAILER STALLS PROVIDED
13 FLEET VEHICLE STALLS PROVIDED

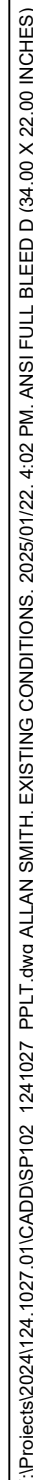
<u>ACTIVITY</u>	<u>SCHEDULE</u>
EARTHWORK	APRIL 2025
FOUNDATION	MAY 2025
UNDERGROUND	MAY 2025
PAVEMENT	OCTOBER 2025
LANDSCAPE/FINISH	OCTOBER 2025

MINIMUM OPEN SPACE PER ZONING = 10%
 115 PARKING SPACES OVER MINIMUM REQUIRED ADDS 37,080 SF PARKING AND CIRCULATION
 37,080 SF / 1,071,212 SF TOTAL = 3.5% ADDITIONAL OPEN SPACE
 TOTAL AREA = 1,071,212 SF (24.59 AC)
 OPEN SPACE REQUIRED = 1,071,212 X 0.10 = 107,121 + 37,080 = 144,201 SF (13.5%)
 TOTAL HARD SURFACE: DRIVES, PARKING, AND BUILDINGS
 (INCLUDING FUTURE EXPANSION) = 651,753 SF
 OPEN SPACE PROVIDED = 1,071,212 - 651,753 = 419,459 SF (39.1%)

OFFICE AND WAREHOUSE

AREA = 215,344 SF (344' X 626')
FUTURE EXPANSION = 72,240 SF (344' X 210')
BUILDING HEIGHT = 40' WALL HEIGHT, 48' PEAK HEIGHT

THIS PROPERTY IS LOCATED WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND WITHIN ZONE A - AREAS WITH A 1% ANNUAL CHANCE OF FLOODING WITH NO DEPTHS OR BASE FLOOD ELEVATIONS SHOWN ON MAP NUMBER 19153C0166F EFFECTIVE FEBRUARY 1, 2019. ZONE A IS LOCATED OUTSIDE THE DISTURBANCE LIMITS OF THE PROJECT.



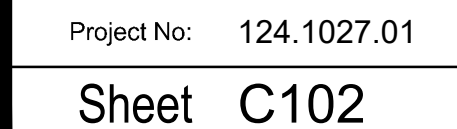
LEGACY AT JAMES STREET PLAT 2, LOT 1

EXISTING CONDITIONS

SNYDER & ASSOCIATES, INC. |

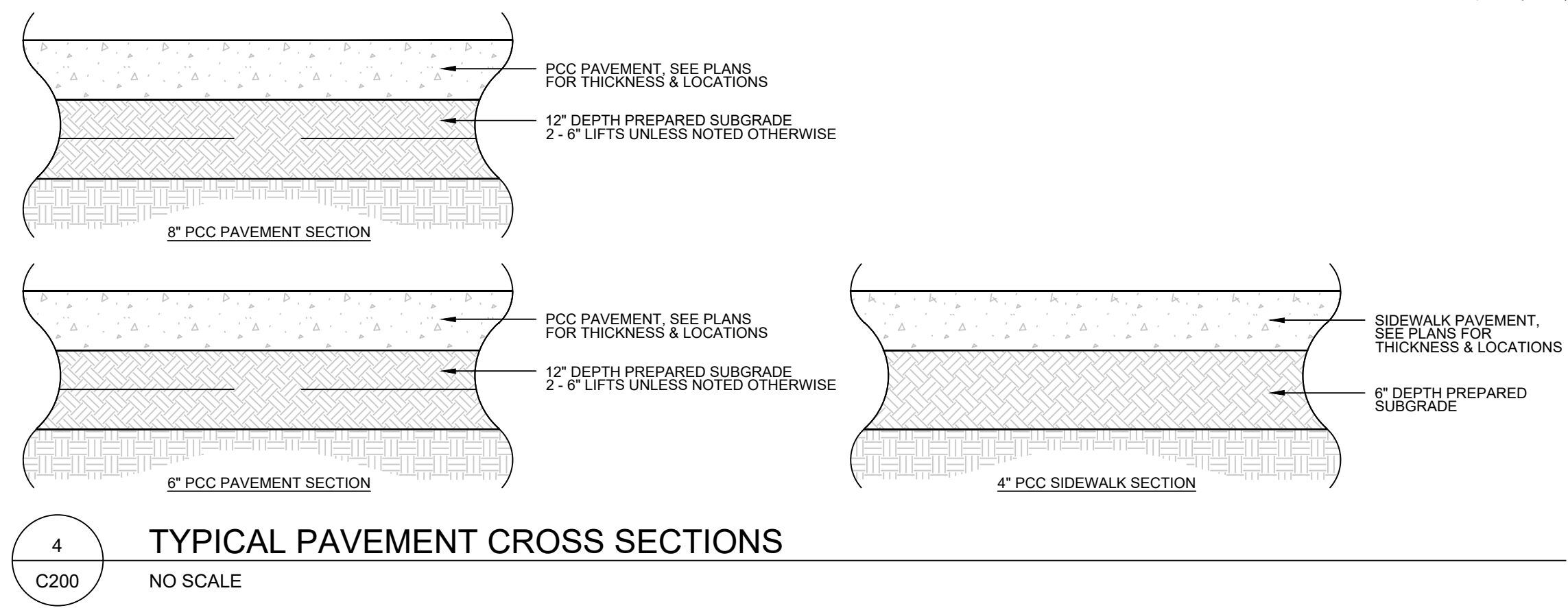
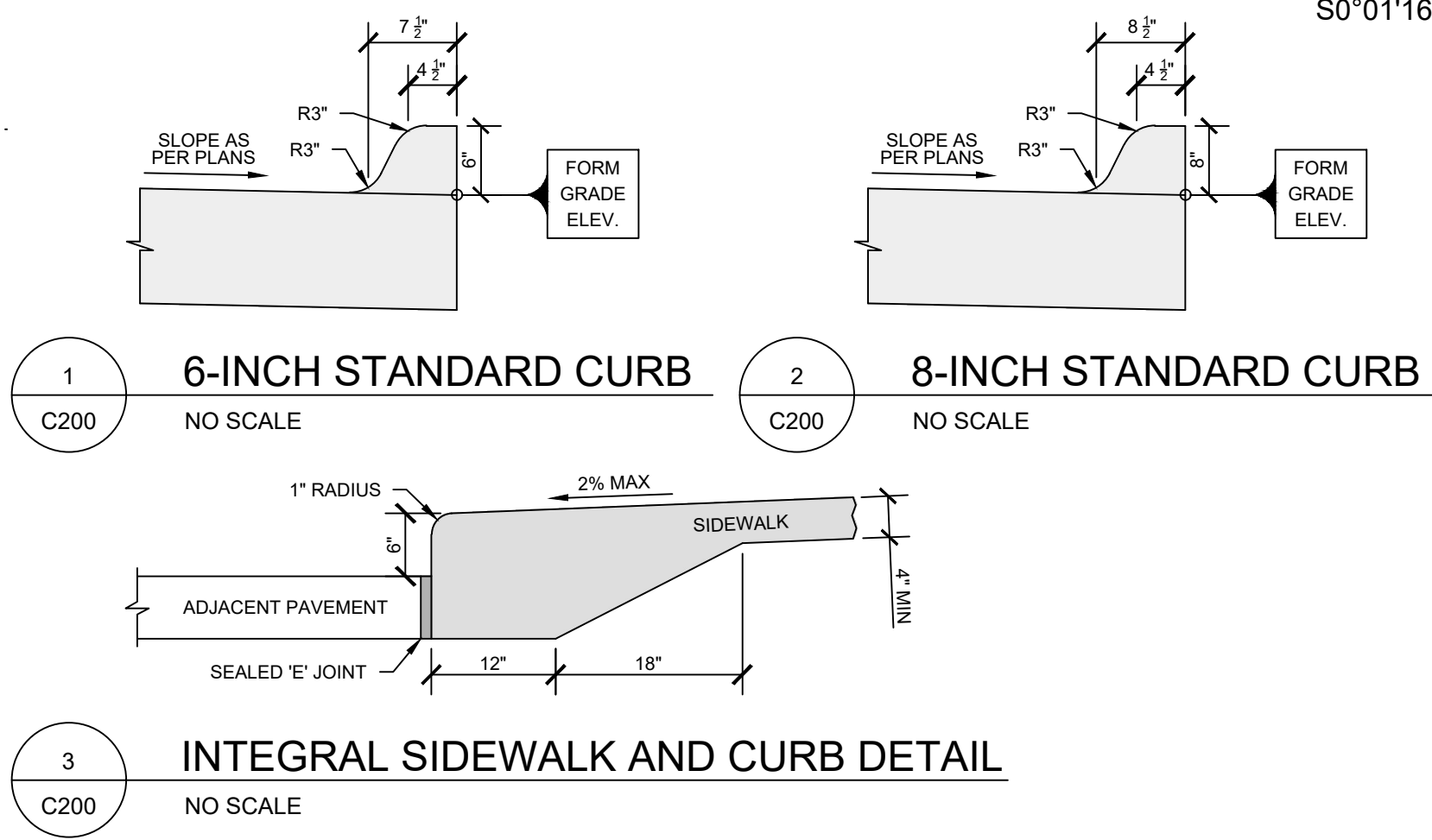
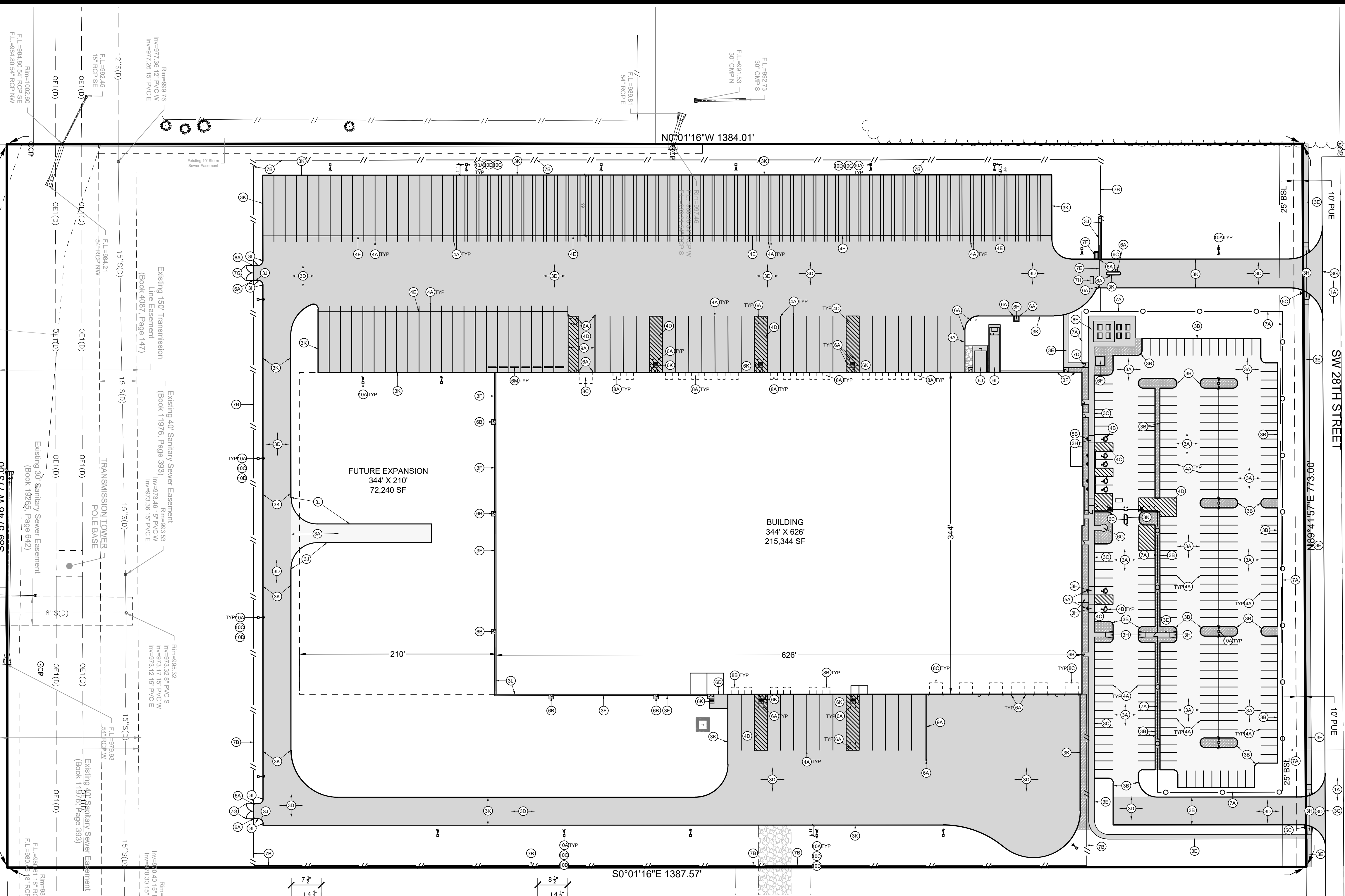
GRIMES, IOWA

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

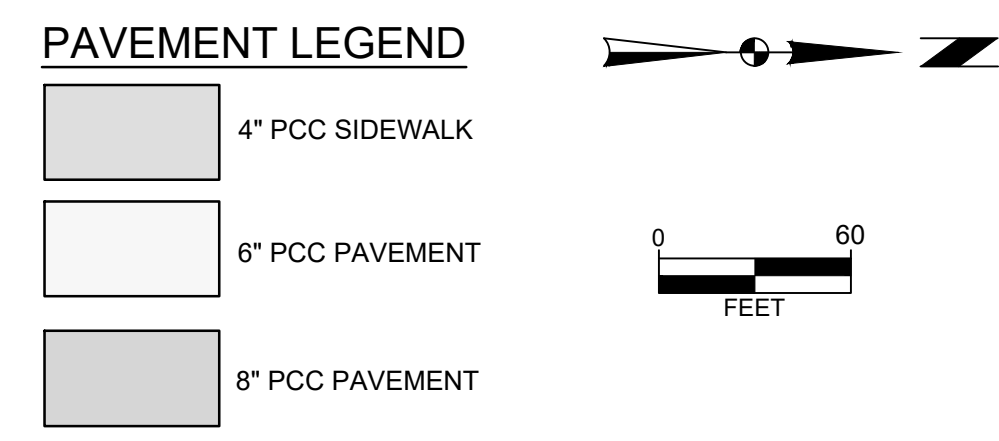


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\\p010040\2024\124.1027\DCADD\SP2_1241027.DWG Allan Smith Overall Layout Plan, 2025/01/22, 4:03 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

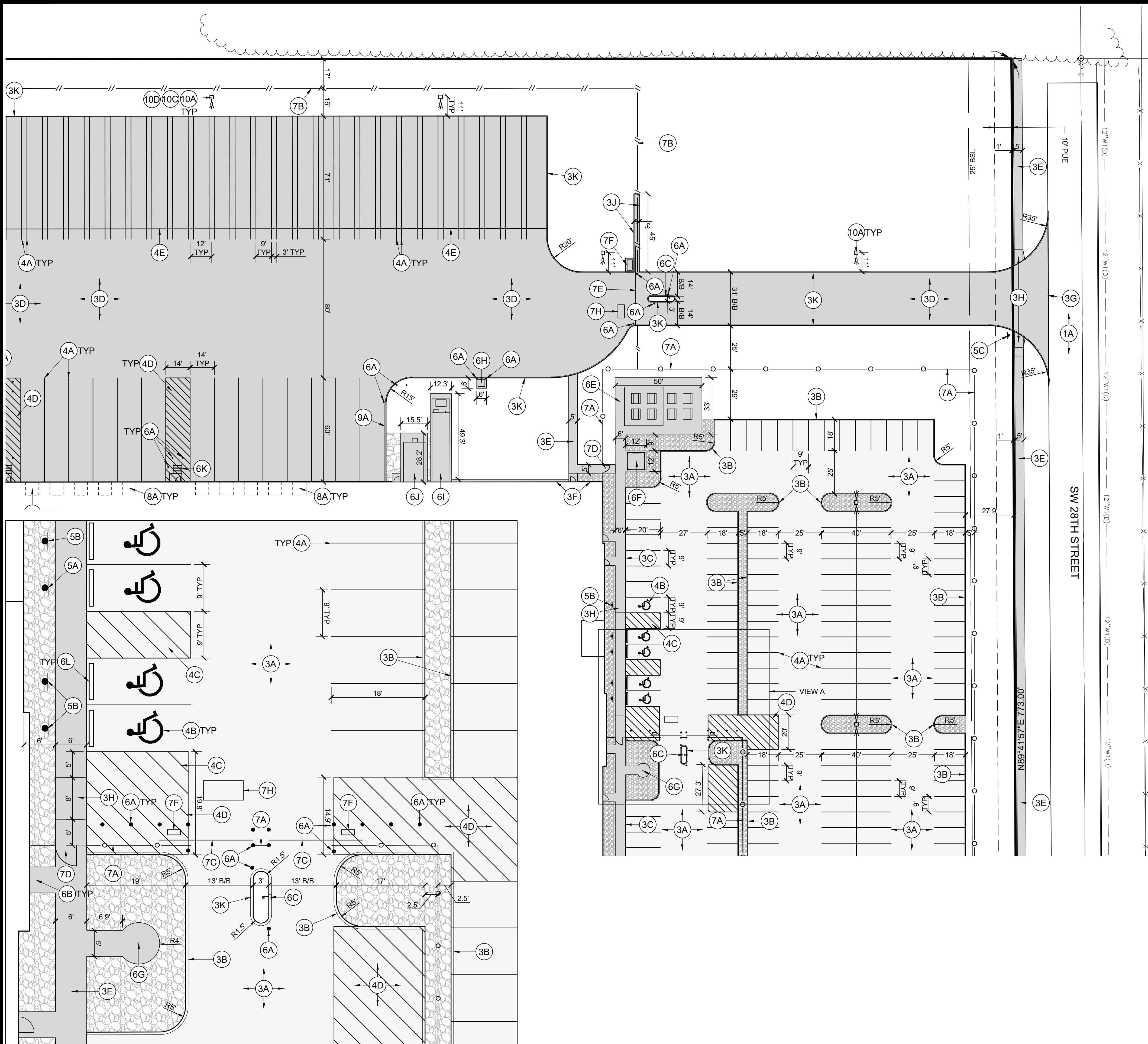


- ### DIMENSION PLAN CONSTRUCTION NOTES
- EXISTING FEATURES. PROTECT THE FOLLOWING:
 - PAVEMENT TO REMAIN.
 - EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.
 - DEMOLITION. REMOVE THE FOLLOWING:
 - GRIND EXISTING CURB AT TEMPORARY CONSTRUCTION ENTRANCE.
 - UPON COMPLETION OF NEED FOR THE TEMPORARY CONSTRUCTION ENTRANCE, SAWCUT FULL DEPTH AND REMOVE CURB AND GUTTER SECTION. REPLACE WITH PCC CURB AND GUTTER SECTION. MATCH EXISTING PAVEMENT DEPTH.
 - PAVEMENTS. PROVIDE THE FOLLOWING WHERE INDICATED ON PLAN:
 - 6" DEPTH PCC PARKING.
 - 6" HEIGHT STANDARD CURB.
 - 6" INTEGRAL SIDEWALK AND CURB.
 - 8" DEPTH PCC DRIVE.
 - 4" PCC SIDEWALK.
 - 18" WIDE 4" PCC MAINTENANCE STRIP AROUND BUILDING PERIMETER AT ALL TURF AREAS.
 - CONNECT TO EXISTING PAVEMENT WITH SUDAS TYPE A DRIVEWAY CONNECTION. COORDINATE WITH 28TH STREET CONTRACTOR.
 - 6" DEPTH PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33%. PROVIDE DETECTABLE WARNING PANEL WHERE SHOWN.
 - TAPER TO FULL CURB IN 5 FEET.
 - NO CURB.
 - 8" HEIGHT CURB.
 - PAVEMENT MARKINGS. PROVIDE THE FOLLOWING:
 - 4" WIDE PAINTED PARKING STALL LINES (YELLOW).
 - PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL (YELLOW).
 - ACCESSIBLE AISLE. 45" STRIPING AT 3' ON CENTER SPACING WHERE SHOWN (YELLOW).
 - 45" STRIPING AT 3' ON CENTER SPACING WHERE SHOWN (YELLOW).
 - 4" WIDE PAINTED STRIPE (BLUE).
 - SIGNS. PROVIDE THE FOLLOWING:
 - PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
 - PROVIDE ACCESSIBLE PARKING SIGNAGE AS PER ADAG REQUIREMENTS.
 - PROVIDE R1-1 STOP SIGN (30" x 30") ON 4" x 4" PRESSURE TREATED WOOD POST.
 - PROVIDE THE FOLLOWING SITE IMPROVEMENTS WHERE SHOWN ON PLAN:
 - 8" DIA. 48" HEIGHT PIPE BOLLARD. CONCRETE FILLED CARBON STEEL PIPE W/ YELLOW "IDEAL SHIELD" COVER.
 - BUILDING STOOP. SEE ARCHITECTURAL PLAN FOR DETAIL.
 - CARD READER WITH KNOX KEY SWITCH.
 - KNOX BOX.
 - PATIO 6" PCC CONCRETE PAD W/ METAL PAVILION.
 - SMOKER'S 6" PCC CONCRETE PAD W/ SMOKER'S SHELTER.
 - 40' HEIGHT FLAGPOLE.
 - DEF TANK. PROTECTED W/ BOLLARDS.
 - PREFABRICATED FREEZER.
 - PREFABRICATED COOLER.
 - EXTERIOR STAIR.
 - PRECAST PCC CAR PARKING BARRIER (6' LONG x 4" MIN HEIGHT).
 - PRECAST PCC TRUCK PARKING BARRIER (8' LONG x 6" MIN HEIGHT). COORDINATE DISTANCE FROM BUILDING WITH OWNER.
 - FENCING. PROVIDE THE FOLLOWING:
 - 8" TALL BLACK VINYL CHAIN LINK FENCE ALT. AMERISTAR MONTAGE COMMERCIAL INVINCIBLE STYLE FENCE.
 - 8" TALL BLACK VINYL CHAIN LINK FENCE.
 - 13' x 8' TALL BLACK VINYL CHAIN LINK FENCE SLIDE GATE. ALT. AMERISTAR MONTAGE COMMERCIAL INVINCIBLE STYLE.
 - ANTI-CLIMB SECURITY PEDESTRIAN GATE WITH CARD READER ACCESS AND CRASH BAR EXIT.
 - 30' CLEAR BLACK VINYL CHAIN LINK SLIDE GATE.
 - GATE OPERATOR.
 - 16' MANUAL DOUBLE SWING GATE, LOCKABLE BLACK VINYL CHAIN LINK.
 - EXIT SLIDE GATE BLACK VINYL CHAIN LINK W/ LOOP DETECTION.
 - DOORS:
 - GEOBOX DOCK DOOR.
 - STANDARD DOCK DOOR.
 - OVERHEAD DOOR.
 - WALLS:
 - CONCRETE STRUCTURAL WALL WITH RAILING. SEE ARCHITECTURAL AND STRUCTURAL PLANS.
 - SITE LIGHTING. SITE LIGHTING SHOWN INDICATES DESIGN INTENT ONLY. CONTRACTOR TO COORDINATE WITH THE OWNER, UTILITY SERVICE PROVIDER AND THE CITY OF GRIMES FOR ALL ASPECTS OF SITE LIGHTING PRIOR TO CONSTRUCTION. A SITE LIGHTING PHOTOMETRIC PLAN SHALL BE SUBMITTED AND APPROVED BY THE CITY OF GRIMES PRIOR TO THE INSTALLATION OF THE LIGHTING.
 - LIGHT POLE BASE. SEE ELECTRICAL/STRUCTURAL PLANS FOR DETAIL INFORMATION. CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL CONDUIT FOR LIGHT POLES PRIOR TO INSTALLATION OF PAVEMENTS.
 - EXTERIOR WALL FIXTURE. SEE ELECTRICAL/MECHANICAL PLANS FOR DETAIL INFORMATION.
 - ALL SITE LIGHTING SHALL USE CUT-OFF FIXTURES AS NECESSARY TO DIRECT LIGHT AWAY FROM ADJOINING PROPERTIES AND DOWNWARD.
 - TOTAL HEIGHT OF LIGHT POLE AND BASE IS 30 FEET.



LEGACY AT JAMES STREET PLAT 2, LOT 1		GRIMES, IOWA		Sheet C200	
OVERALL LAYOUT PLAN		SNYDER & ASSOCIATES, INC.		Project No: 124.1027.01	
SNYDER & ASSOCIATES		2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com		Sheet C200	
Project No: 124.1027.01		Sheet C200		Sheet C200	

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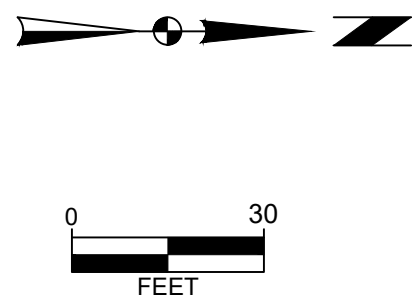
VIEW A
SCALE: 1" = 10'

DIMENSION PLAN CONSTRUCTION NOTES

- EXISTING FEATURES. PROTECT THE FOLLOWING:
 - PAVEMENT TO REMAIN.
 - EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.
- DEMOLITION, REMOVE THE FOLLOWING:
 - GRIND EXISTING CURB AT TEMPORARY CONSTRUCTION ENTRANCE.
 - UPON COMPLETION OF NEED FOR THE TEMPORARY CONSTRUCTION ENTRANCE, SAWCUT FULL DEPTH AND REMOVE CURB AND GUTTER SECTION. REPLACE WITH PCC CURB AND GUTTER SECTION. MATCH EXISTING PAVEMENT DEPTH.
- PAVEMENTS. PROVIDE THE FOLLOWING WHERE INDICATED ON PLAN:
 - 6" DEPTH PCC PARKING.
 - 6" HEIGHT STANDARD CURB.
 - 8" INTEGRAL SIDEWALK AND CURB.
 - 8" DEPTH PCC DRIVE.
 - 4" PCC SIDEWALK.
 - 18" WIDE 4" PCC MAINTENANCE STRIP AROUND BUILDING PERIMETER AT ALL TURF AREAS.
 - CONNECT TO EXISTING PAVEMENT WITH SUDAS TYPE A DRIVEWAY CONNECTION. COORDINATE WITH 28TH STREET CONTRACTOR.
 - 6" DEPTH PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33%. PROVIDE DETECTABLE WARNING PANEL WHERE SHOWN.
 - TAPER TO FULL CURB IN 5 FEET.
 - NO CURB.
 - 8" HEIGHT CURB.
- PAVEMENT MARKINGS. PROVIDE THE FOLLOWING:
 - 4" WIDE PAINTED PARKING STALL LINES (YELLOW).
 - PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL (YELLOW).
 - ACCESSIBLE AISLE. 45" STRIPING AT 3' ON CENTER SPACING WHERE SHOWN (YELLOW).
 - 45" STRIPING AT 3' ON CENTER SPACING WHERE SHOWN (YELLOW).
 - 4" WIDE PAINTED STRIPE (BLUE).
- SIGNS. PROVIDE THE FOLLOWING:
 - PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
 - PROVIDE ACCESSIBLE PARKING SIGNAGE AS PER ADAG REQUIREMENTS.
 - PROVIDE R1-1 STOP SIGN (30" x 30") ON 4" x 4" PRESSURE TREATED WOOD POST.
- PROVIDE THE FOLLOWING SITE IMPROVEMENTS WHERE SHOWN ON PLAN:
 - 8" DIA. 48" HEIGHT PIPE BOLLARD. CONCRETE FILLED CARBON STEEL PIPE W/ YELLOW "IDEAL SHIELD" COVER.
 - BUILDING STOOP. SEE ARCHITECTURAL PLAN FOR DETAIL.
 - CARD READER WITH KNOX KEY SWITCH.
 - KNOX BOX.
 - PATIO 6" PCC CONCRETE PAD W/ METAL PAVILION.
 - SMOKER'S 6" PCC CONCRETE PAD W/ SMOKER'S SHELTER.
 - 40' HEIGHT FLAGPOLE.
 - DEF TANK, PROTECTED W/ BOLLARDS.
 - PREFABRICATED FREEZER.
 - PREFABRICATED COOLER.
 - EXTERIOR STAIR.
 - PRECAST PCC CAR PARKING BARRIER (6' LONG x 4" MIN HEIGHT).
 - PRECAST PCC TRUCK PARKING BARRIER (8' LONG x 6" MIN HEIGHT), COORDINATE DISTANCE FROM BUILDING WITH OWNER.
- FENCING, PROVIDE THE FOLLOWING:
 - 8' TALL BLACK VINYL CHAIN LINK FENCE ALT. AMERISTAR MONTAGE COMMERCIAL INVINCIBLE STYLE FENCE.
 - 8' TALL BLACK VINYL CHAIN LINK FENCE.
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 - GATE OPERATOR.
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- DOORS:
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 - STANDARD DOCK DOOR.
 - OVERHEAD DOOR.
- WALLS:
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 - LIGHT POLE BASE. SEE ELECTRICAL/STRUCTURAL PLANS FOR DETAIL INFORMATION. CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL CONDUIT FOR LIGHT POLES PRIOR TO INSTALLATION OF PAVEMENTS.
 - EXTERIOR WALL FIXTURE. SEE ELECTRICAL/MECHANICAL PLANS FOR DETAIL INFORMATION.
 - ALL SITE LIGHTING SHALL USE CUT-OFF FIXTURES AS NECESSARY TO DIRECT LIGHT AWAY FROM ADJOINING PROPERTIES AND DOWNWARD.
 - TOTAL HEIGHT OF LIGHT POLE AND BASE IS 30 FEET.

PAVEMENT LEGEND

- 4" PCC SIDEWALK
- 6" PCC PAVEMENT
- 8" PCC PAVEMENT



LEGACY AT JAMES STREET PLAT 2, LOT 1

DIMENSION PLAN - NW

SNYDER & ASSOCIATES, INC. |



Project No: 124.1027.01

Sheet C201

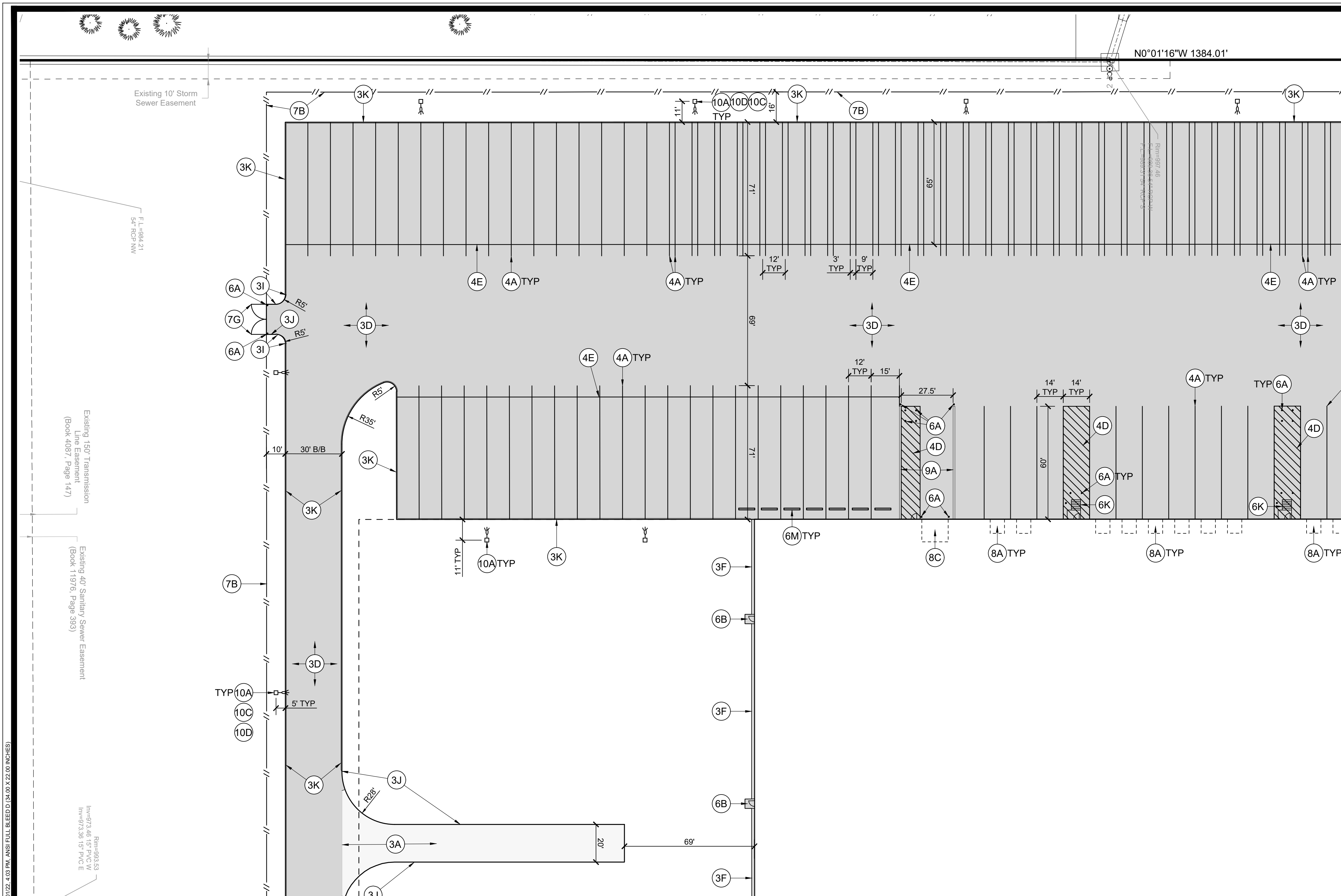
GRIMES, IOWA

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ANKENY, IOWA 50023
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Sheet C201

Project No: 124.1027.01

Sheet C201



DIMENSION PLAN CONSTRUCTION NOTES

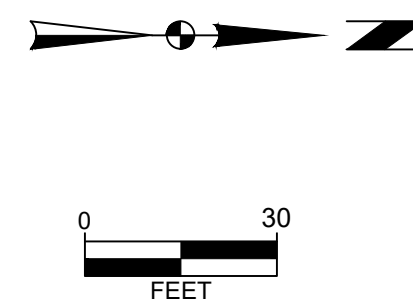
1. EXISTING FEATURES. PROTECT THE FOLLOWING:
 - A. PAVEMENT TO REMAIN.
 - B. EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.
2. DEMOLITION, REMOVE THE FOLLOWING:
 - A. GRIND EXISTING CURB AT TEMPORARY CONSTRUCTION ENTRANCE.
 - B. UPON COMPLETION OF NEED FOR THE TEMPORARY CONSTRUCTION ENTRANCE, SAWCUT FULL DEPTH AND REMOVE CURB AND GUTTER SECTION. REPLACE WITH PCC CURB AND GUTTER SECTION. MATCH EXISTING PAVEMENT DEPTH.
3. PAVEMENTS. PROVIDE THE FOLLOWING WHERE INDICATED ON PLAN.
 - A. 6" DEPTH PCC PARKING.
 - B. 6" HEIGHT STANDARD CURB.
 - C. 6" INTEGRAL SIDEWALK AND CURB.
 - D. 8" DEPTH PCC DRIVE.
 - E. 4" PCC SIDEWALK.
 - F. 18" WIDE 4" PCC MAINTENANCE STRIP AROUND BUILDING PERIMETER AT ALL TURF AREAS.
 - G. CONNECT TO EXISTING PAVEMENT WITH SUDAS TYPE A DRIVEWAY CONNECTION. COORDINATE WITH 28TH STREET CONTRACTOR.
 - H. 6" DEPTH PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33%. PROVIDE DETECTABLE WARNING PANEL WHERE SHOWN.
 - I. TAPER TO FULL CURB IN 5 FEET.
 - J. NO CURB.
 - K. 8" HEIGHT CURB.
4. PAVEMENT MARKINGS. PROVIDE THE FOLLOWING:
 - A. 4" WIDE PAINTED PARKING STALL LINES (YELLOW).
 - B. PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL (YELLOW).
 - C. ACCESSIBLE AISLE. 45" STRIPING AT 3' ON CENTER SPACING WHERE SHOWN (YELLOW).
 - D. 45" STRIPING AT 3' ON CENTER SPACING WHERE SHOWN (YELLOW).
 - E. 4" WIDE PAINTED STRIPE (BLUE).
5. SIGNS. PROVIDE THE FOLLOWING:
 - A. PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
 - B. PROVIDE ACCESSIBLE PARKING SIGNAGE AS PER ADAG REQUIREMENTS.
 - C. PROVIDE R1-1 STOP SIGN (30" x 30") ON 4" x 4" PRESSURE TREATED WOOD POST.
6. PROVIDE THE FOLLOWING SITE IMPROVEMENTS WHERE SHOWN ON PLAN.
 - A. 8" DIA. 48" HEIGHT PIPE BOLLARD. CONCRETE FILLED CARBON STEEL PIPE W/ YELLOW "IDEAL SHIELD" COVER.
 - B. BUILDING STOOP. SEE ARCHITECTURAL PLAN FOR DETAIL.
 - C. CARD READER WITH KNOX KEY SWITCH.
 - D. KNOX BOX.
 - E. PATIO 8" PCC CONCRETE PAD W/ METAL PAVILION.
 - F. SMOKER'S 6" PCC CONCRETE PAD W/ SMOKER'S SHELTER.
 - G. 40" HEIGHT FLAGPOLE.
 - H. DEF TANK. PROTECTED W/ BOLLARDS.
 - I. PREFABRICATED FREEZER.
 - J. PREFABRICATED COOLER.
 - K. EXTERIOR STAIR.
 - L. PRECAST PCC CAR PARKING BARRIER (6' LONG x 4' MIN HEIGHT).
 - M. PRECAST PCC TRUCK PARKING BARRIER (8' LONG x 6' MIN HEIGHT). COORDINATE DISTANCE FROM BUILDING WITH OWNER.
7. FENCING. PROVIDE THE FOLLOWING:
 - A. 8' TALL BLACK VINYL CHAIN LINK FENCE ALT. AMERISTAR MONTAGE COMMERCIAL INVINCIBLE STYLE FENCE.
 - B. 8' TALL BLACK VINYL CHAIN LINK FENCE
 - C. 13' x 8' TALL BLACK VINYL CHAIN LINK FENCE SLIDE GATE. ALT. AMERISTAR MONTAGE COMMERCIAL. INVINCIBLE STYLE.
 - D. ANTI-CLIMB SECURITY PEDESTRIAN GATE WITH CARD READER ACCESS AND CRASH BAR EXIT.
 - E. 30' CLEAR BLACK VINYL CHAIN LINK SLIDE GATE.
 - F. GATE OPERATOR
 - G. 16' MANUAL DOUBLE SWING GATE. LOCKABLE BLACK VINYL CHAIN LINK.
 - H. EXIT SLIDE GATE BLACK VINYL CHAIN LINK W/ LOOP DETECTION.
8. DOORS:
 - A. GEOBX DOCK DOOR.
 - B. STANDARD DOCK DOOR.
 - C. OVERHEAD DOOR.
9. WALLS:
 - A. CONCRETE STRUCTURAL WALL WITH RAILING. SEE ARCHITECTURAL AND STRUCTURAL PLANS.
10. SITE LIGHTING: SITE LIGHTING SHOWN INDICATES DESIGN INTENT ONLY. CONTRACTOR TO COORDINATE WITH THE OWNER, UTILITY SERVICE PROVIDER AND THE CITY OF GRIMES FOR ALL ASPECTS OF SITE LIGHTING PRIOR TO CONSTRUCTION. A SITE LIGHTING PHOTOMETRIC PLAN SHALL BE SUBMITTED AND APPROVED BY THE CITY OF GRIMES PRIOR TO THE INSTALLATION OF THE LIGHTING.
 - A. LIGHT POLE BASE. SEE ELECTRICAL/STRUCTURAL PLANS FOR DETAIL INFORMATION. CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL CONDUIT FOR LIGHT POLES PRIOR TO INSTALLATION OF PAVEMENTS.
 - B. EXTERIOR WALL FIXTURE. SEE ELECTRICAL/MECHANICAL PLANS FOR DETAIL INFORMATION.
 - C. ALL SITE LIGHTING SHALL USE CUT-OFF FIXTURES AS NECESSARY TO DIRECT LIGHT AWAY FROM ADJOINING PROPERTIES AND DOWNWARD.
 - D. TOTAL HEIGHT OF LIGHT POLE AND BASE IS 30 FEET.

PAVEMENT LEGEND

4" PCC SIDEWALK

6" PCC PAVEMENT

8" PCC PAVEMENT



Project No: 124.1027.01

Sheet C202

LEGACY AT JAMES STREET PLAT 2, LOT 1

DIMENSION PLAN - SW

GRIMES, IOWA

SNYDER & ASSOCIATES, INC.

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Project No: 124.1027.01

Sheet C202

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10. SITE LIGHTING: SITE LIGHTING SHOWN INDICATES DESIGN INTENT ONLY. CONTRACTOR TO COORDINATE WITH THE OWNER, UTILITY SERVICE PROVIDER AND THE CITY OF GRIMES FOR ALL ASPECTS OF SITE LIGHTING PRIOR TO CONSTRUCTION. A SITE LIGHTING PHOTOMETRIC PLAN SHALL BE SUBMITTED AND APPROVED BY THE CITY OF GRIMES PRIOR TO THE INSTALLATION OF THE LIGHTING.

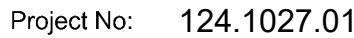
- A. LIGHT POLE BASE. SEE ELECTRICAL/STRUCTURAL PLANS FOR DETAIL INFORMATION. CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL CONDUIT FOR LIGHT POLES PRIOR TO INSTALLATION OF PAVEMENTS.
- B. EXTERIOR WALL FIXTURE. SEE ELECTRICAL/MECHANICAL PLANS FOR DETAIL INFORMATION.
- C. ALL SITE LIGHTING SHALL USE CUT-OFF FIXTURES AS NECESSARY TO DIRECT LIGHT AWAY FROM ADJOINING PROPERTIES AND DOWNWARD.
- D. TOTAL HEIGHT OF LIGHT POLE AND BASE IS 30 FEET.

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DIMENSION PLAN - NE

LEGACY AT JAMES STREET PLAT 2, LOT 1

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Sheet C203

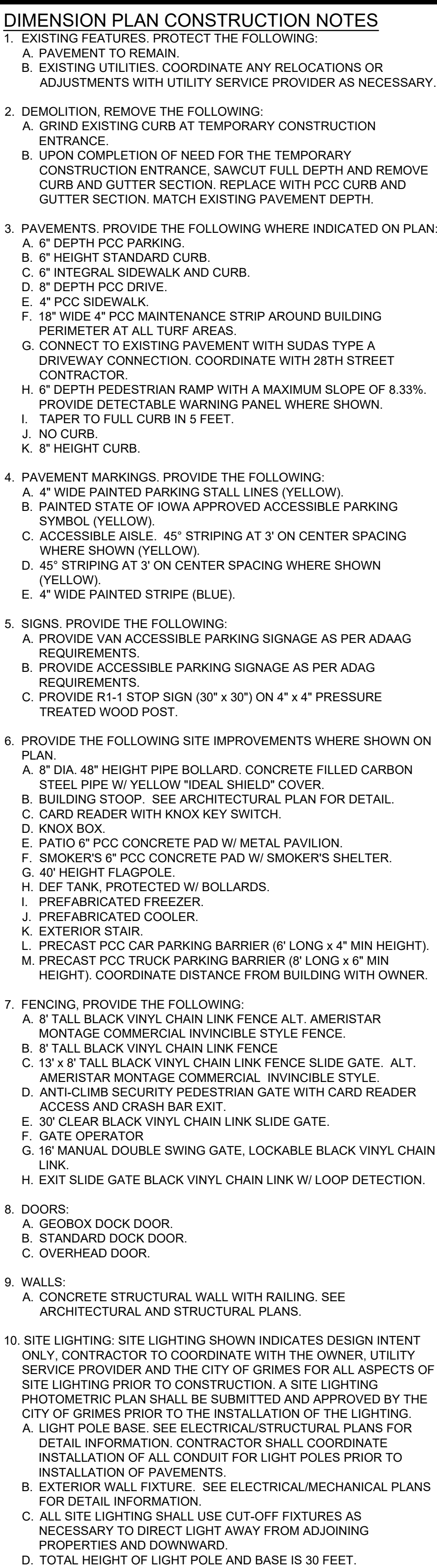
Sheet C203

7.01

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LEGACY AT JAMES STREET PLAT 2, LOT 1

DIMENSION PLAN - SE

SNYDER & ASSOCIATES, INC. |

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Project No:	124.1027.01
Sheet	C204

V:\Projects\2024\124.1027\DCADD\S&P_1241027_GROG.dwg ALAN SMITH, EROSION CONTROL NOTES AND DETAILS, 2025/01/22, 4:03 PM, ANSI FULL BLEED D 34.49 X 22.00 INCHES)

GRADING NOTES

- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
- ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY OWNER AND GENERAL CONTRACTOR DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
- ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
- EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.
- CONTRACTOR SHALL PROVIDE TESTING REPORTS TO OWNER, ENGINEER AND CITY OF URBANDALE DURING GRADING OPERATIONS.
- PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS. MAINTAIN INLET PROTECTION UNTIL PERMANENT SITE STABILIZATION IS ACHIEVED.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.

QUANTITIES

SEEDING AND MULCHING	25.0 AC.
SILT FENCE	4,300 LF.
BELOW GRADE INLET PROTECTION	23 EA.
TEMPORARY SEDIMENT BASIN RISER	1 EA.
TEMPORARY SEEDING	25.0 AC.

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

BM500 N=7514455- E=18478666- Z=988.73
BURY BOLT ON HYDRANT LOCATED +50' WEST OF JAMES STREET AND +10' SOUTH OF WAREHOUSE ENTRANCE. (AS SHOWN ON SURVEY)

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

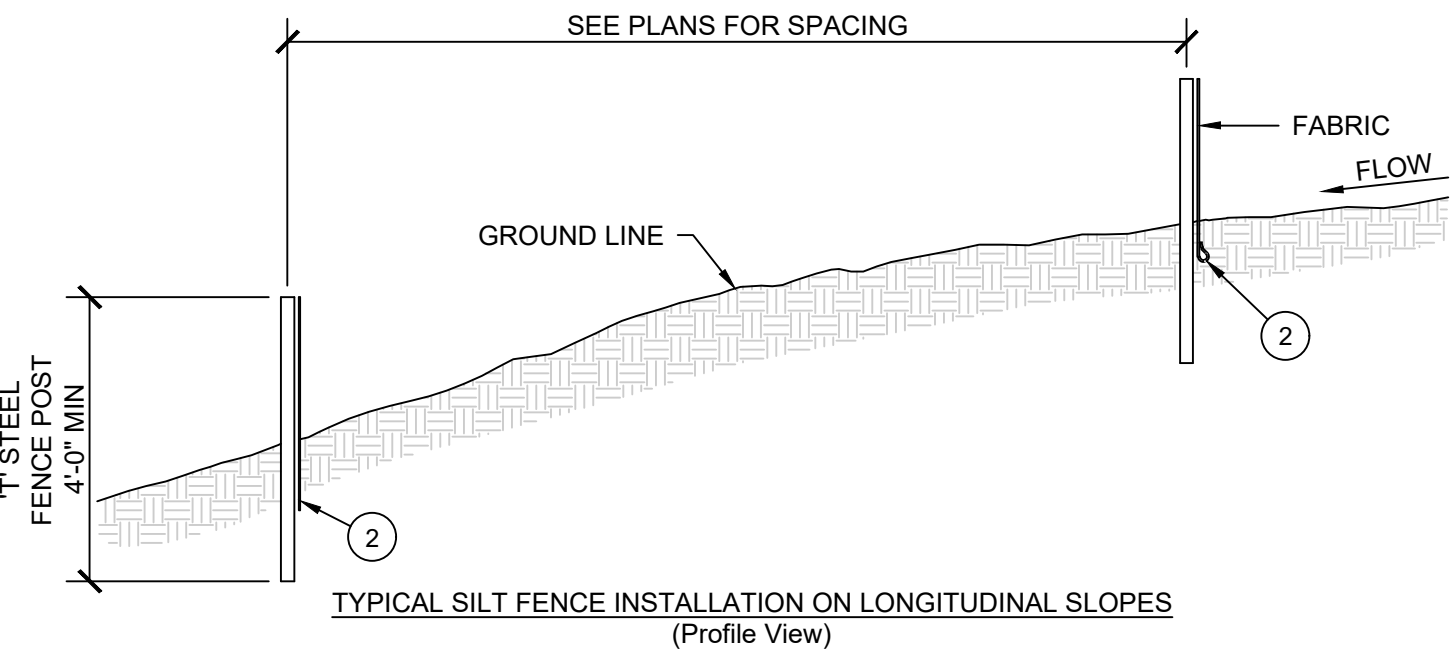
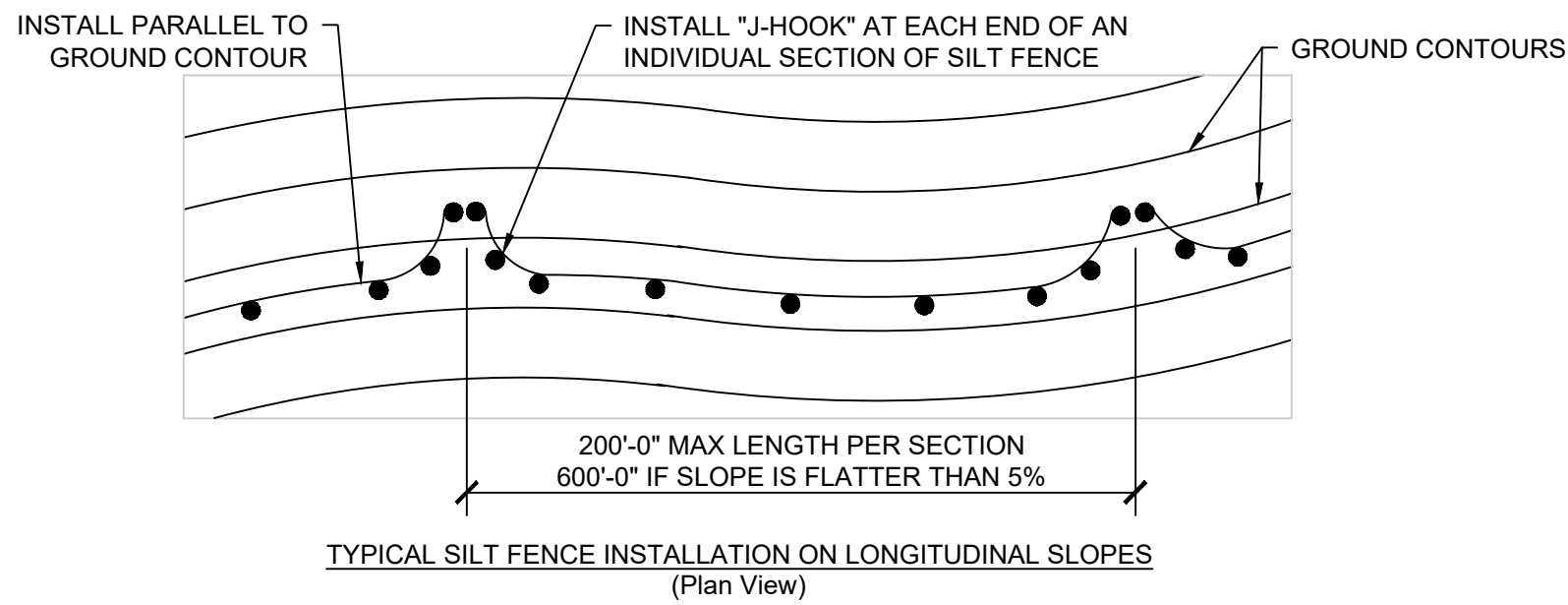
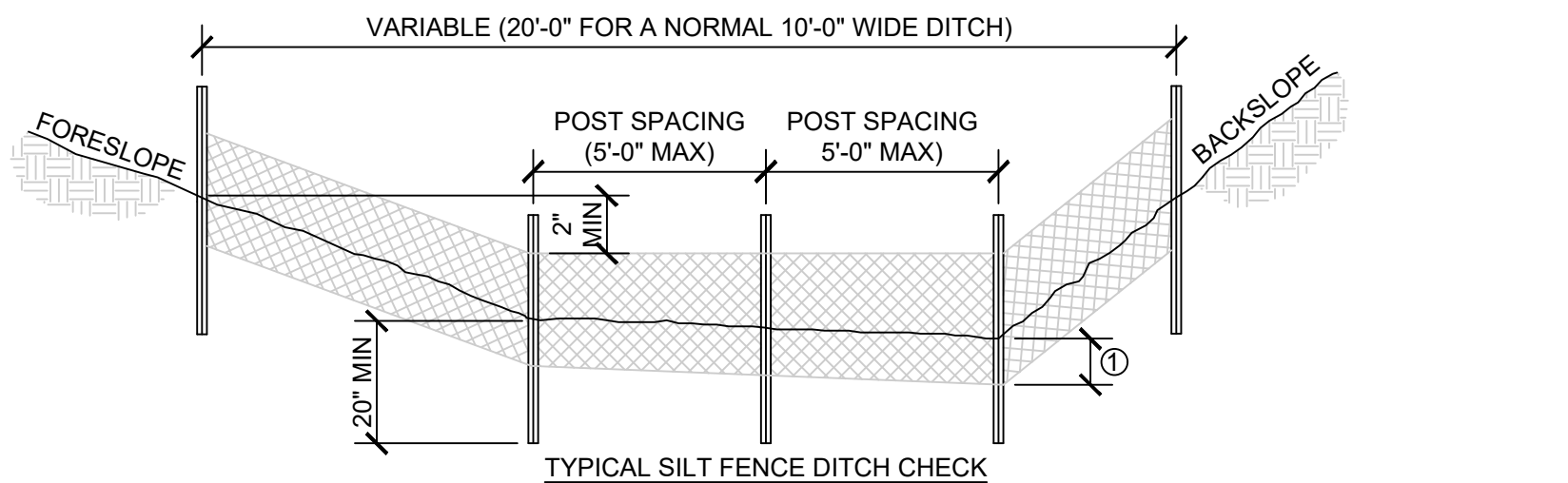
- CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
- DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER, FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

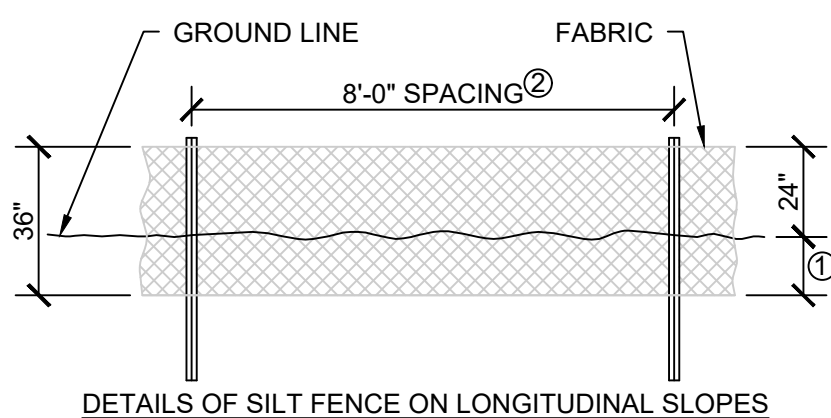
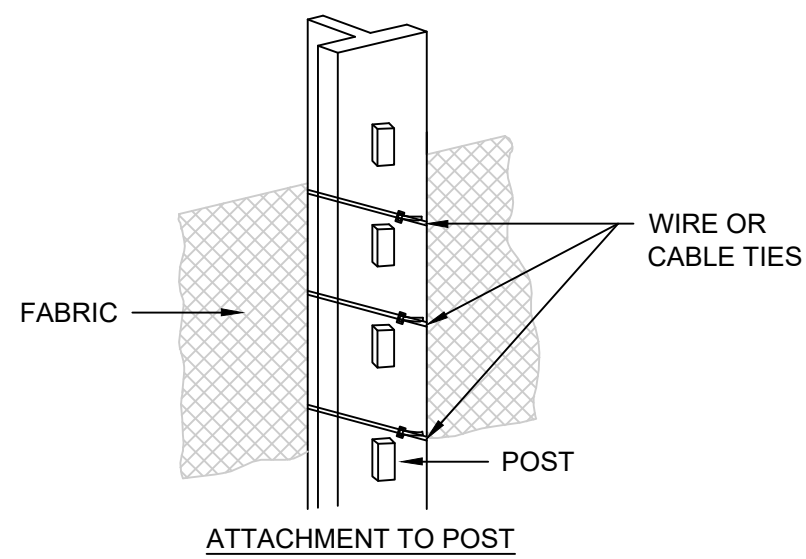
- THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
- A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN

- THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
- THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
- THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
 - UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS. PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS. DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
 - INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
 - PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
 - MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
 - INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
 - PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
 - INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
 - RESPREAD A MINIMUM OF 8 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
 - STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
 - COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
 - REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".



- INSERT 12 INCHES OF FABRIC A MINIMUM OF 6 INCHES DEEP (FABRIC MAY BE FOLDED BELOW THE GROUND LINE.
- REDUCE POST SPACING TO 5'-0" AT WATER CONCENTRATION AREAS, OR AS REQUIRED TO ADEQUATELY SUPPORT FENCE.



2
C300

SILT FENCE DETAIL
NO SCALE

LEGACY AT JAMES STREET PLAT 2, LOT 1

EROSION CONTROL NOTES AND DETAILS

GRIMES, IOWA

SNYDER & ASSOCIATES, INC. |



Project No: 124.1027.01

Sheet C300

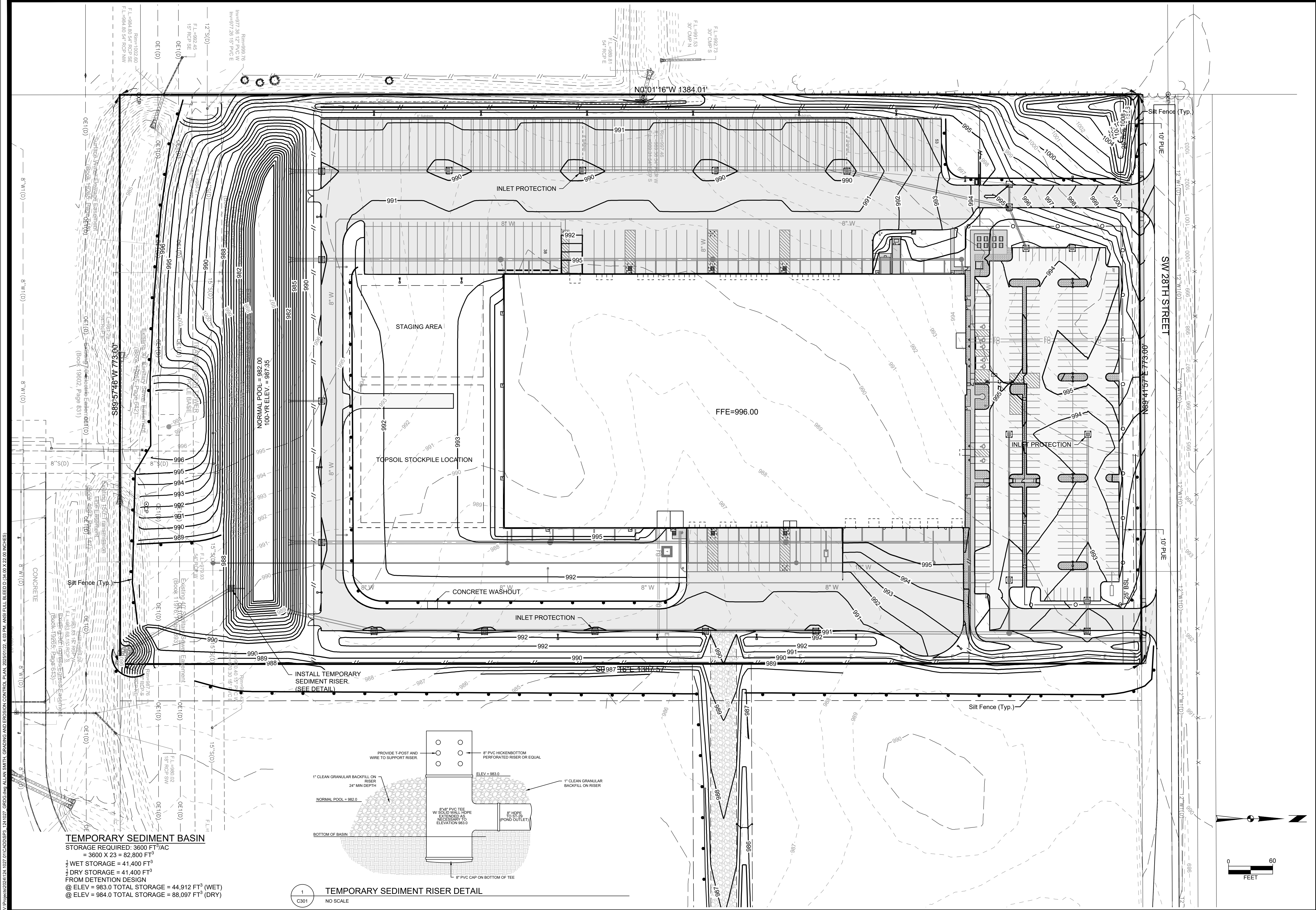
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 124.1027.01

Sheet C300

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2	REVISED PER CITY COMMENTS	01-22-25 AWS	
1	REVISED PER CITY COMMENTS	01-06-25 CMC	
1	Checked By: BKC	Scale: 1" = ##'	
Engineer: JLH	Checked By: BKC	Date: 12-19-2024	
Technician: AWS	Checked By: BKC	Date: 12-19-2024	

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TEMPORARY SEDIMENT BASIN
STORAGE REQUIRED: 3600 FT³/AC
= 3600 X 23 = 82,800 FT³
1/2 WET STORAGE = 41,400 FT³
1/2 DRY STORAGE = 41,400 FT³
FROM DETENTION DESIGN
@ ELEV = 983.0 TOTAL STORAGE = 44,912 FT³ (WET)
@ ELEV = 984.0 TOTAL STORAGE = 88,097 FT³ (DRY)

1
C301
NO SCALE
TEMPORARY SEDIMENT RISER DETAIL



LEGACY AT JAMES STREET PLAT 2, LOT 1

GRADING AND EROSION CONTROL PLAN

GRIMES, IOWA

SNYDER & ASSOCIATES, INC. |

Project No: 124.1027.01

Sheet C301

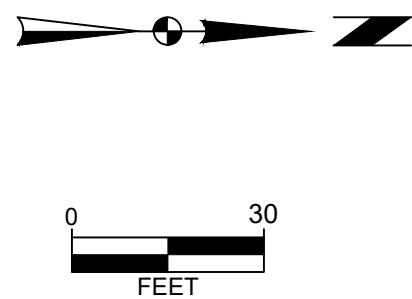
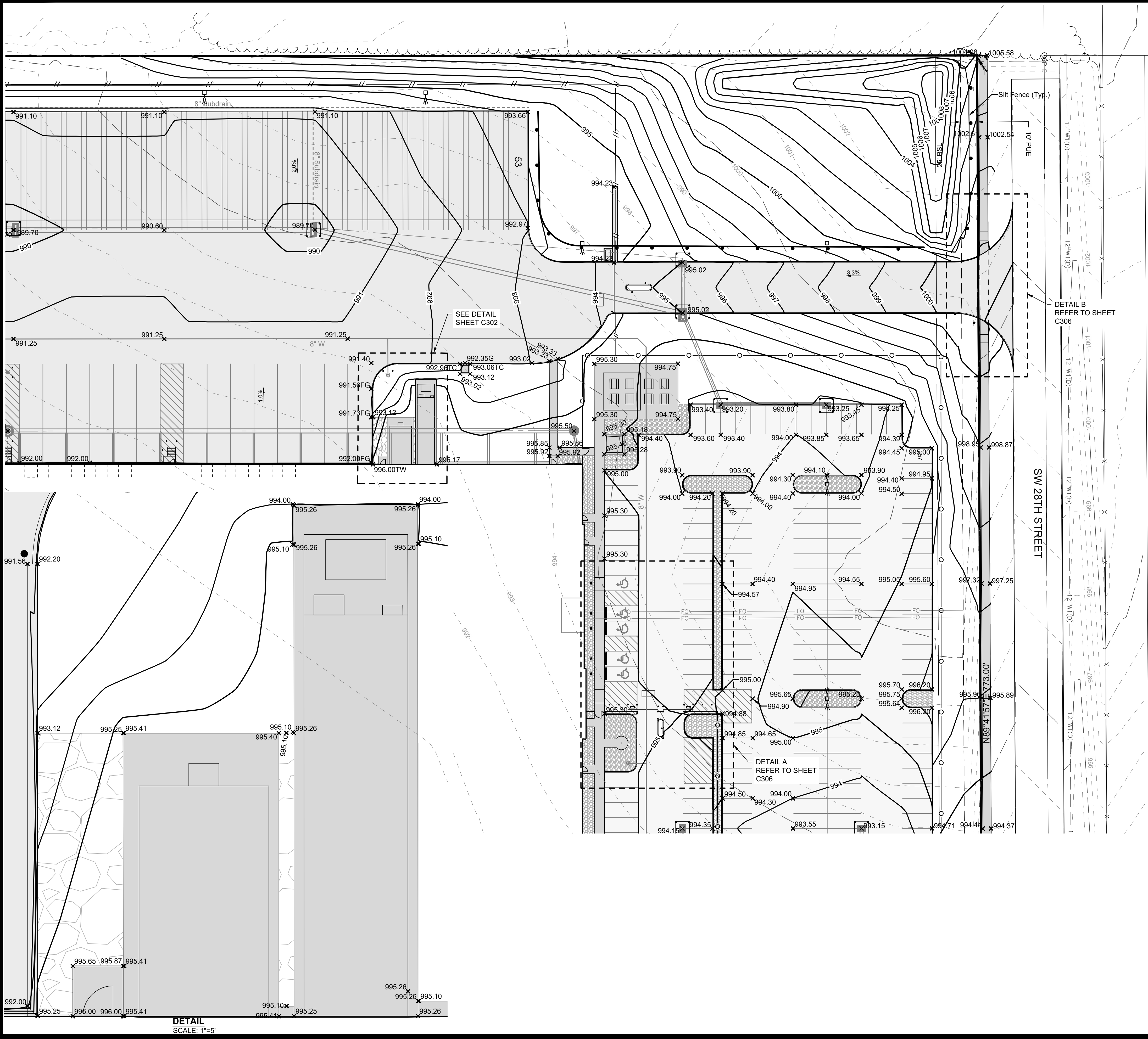
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Engineer: J.L.H.	Checked By: B.K.C.	Scale: 1" = 60'		
Technician: AWS	Date: 12-19-2024	T-R-S: 79N-25W-07		

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Project No: 124.1027.01

Sheet C301

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Project No: 124.1027.01
Sheet C302

LEGACY AT JAMES STREET PLAT 2, LOT 1

GRADE PLAN - NW

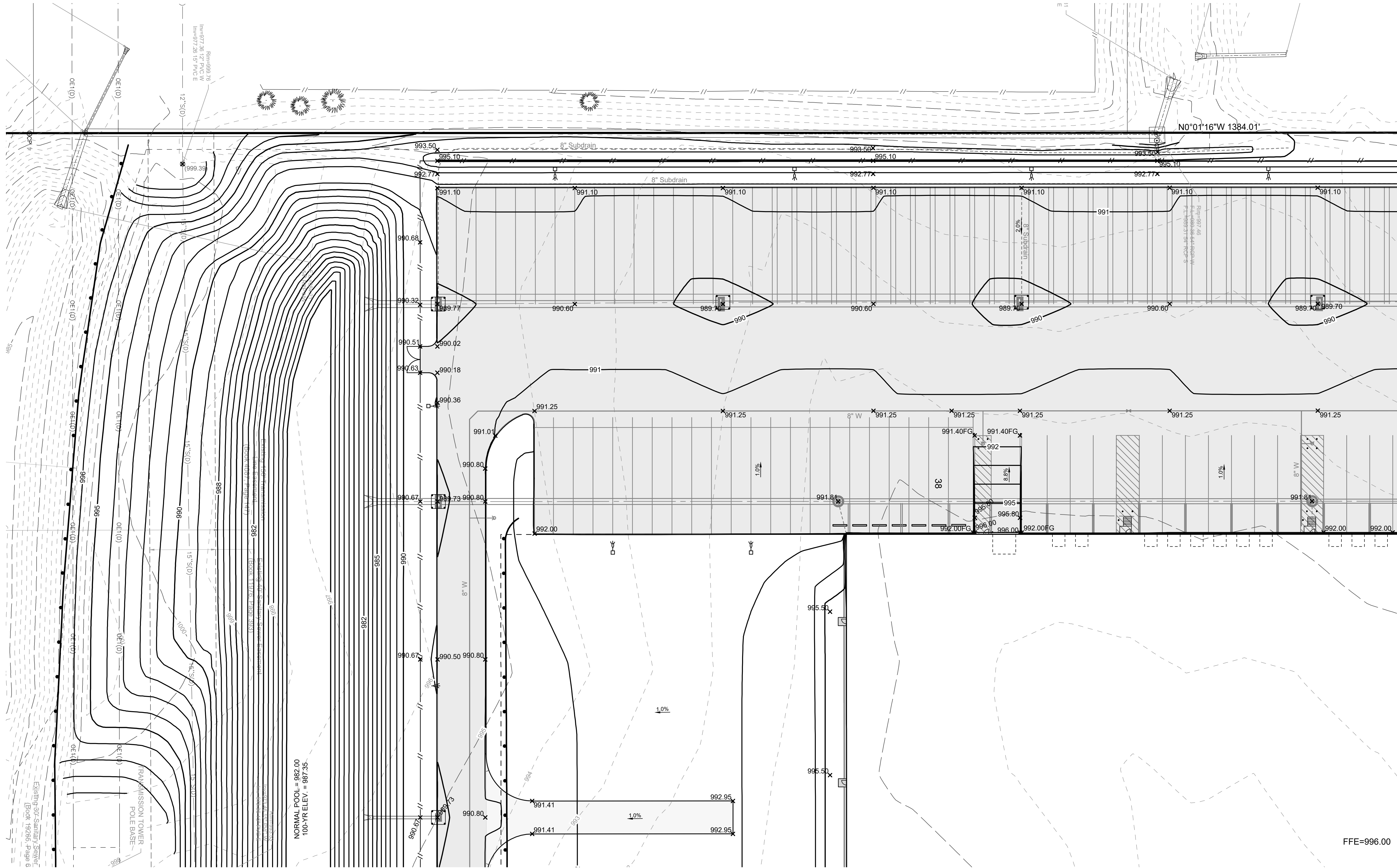
GRIMES, IOWA

SNYDER & ASSOCIATES, INC. |
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515-964-2020 | www.snyder-associates.com

REVISION	DATE	BY
2	01-22-25 AWS	
1	01-06-25 CMC	
MARK	REVISION	DATE
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Technician: AWS	Date: 12-19-2024	T-R-S: 79N-25W-07

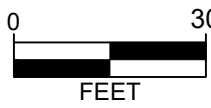
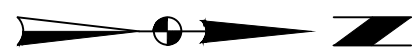
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NORMAL POOL = 992.00
100-YR ELEV. = 997.35

FFE=996.00



Project No: 124.1027.01
Sheet C303

LEGACY AT JAMES STREET PLAT 2, LOT 1

GRADE PLAN - SW

GRIMES, IOWA

SNYDER & ASSOCIATES, INC. |

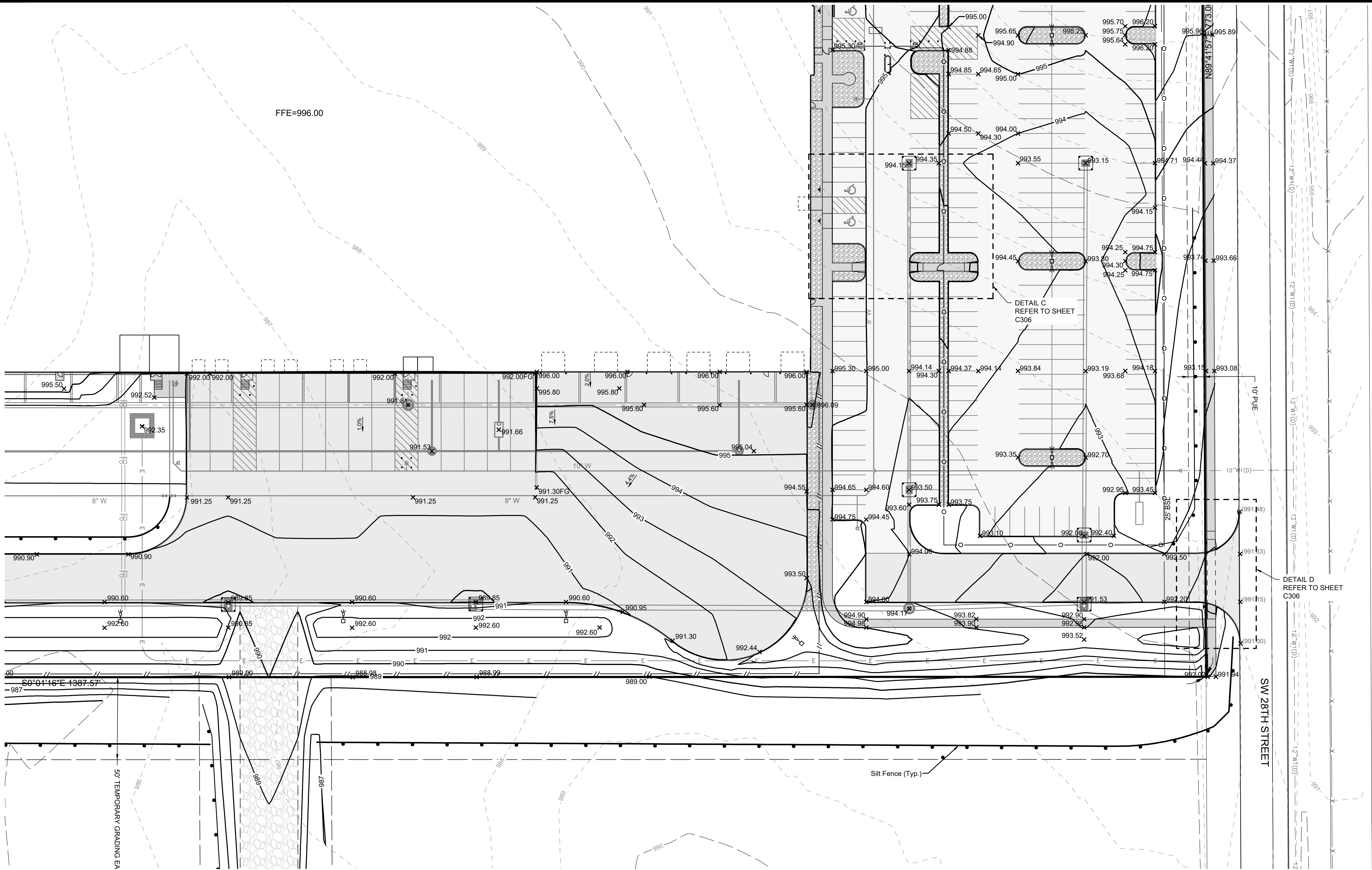
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REVISION	DATE	BY
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1	01-06-25	CMC
MARK	REVISION	DATE
Engineer: JLH	Checked By: BKC	Scale: 1" = 30'
Technician: AWS	Date: 12-19-2024	T-R-S: 79N-25W-07

Sheet C303

Project No: 124.1027.01

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LEGACY AT JAMES STREET PLAT 2, LOT 1

GRADE PLAN - NE

SNYDER & ASSOCIATES, INC. |



SNYDER & ASSOCIATES

Project No: 124.1027.01

Sheet C304

GRIMES, IOWA

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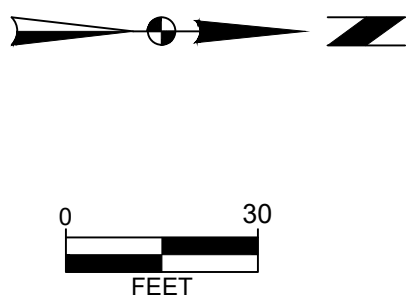
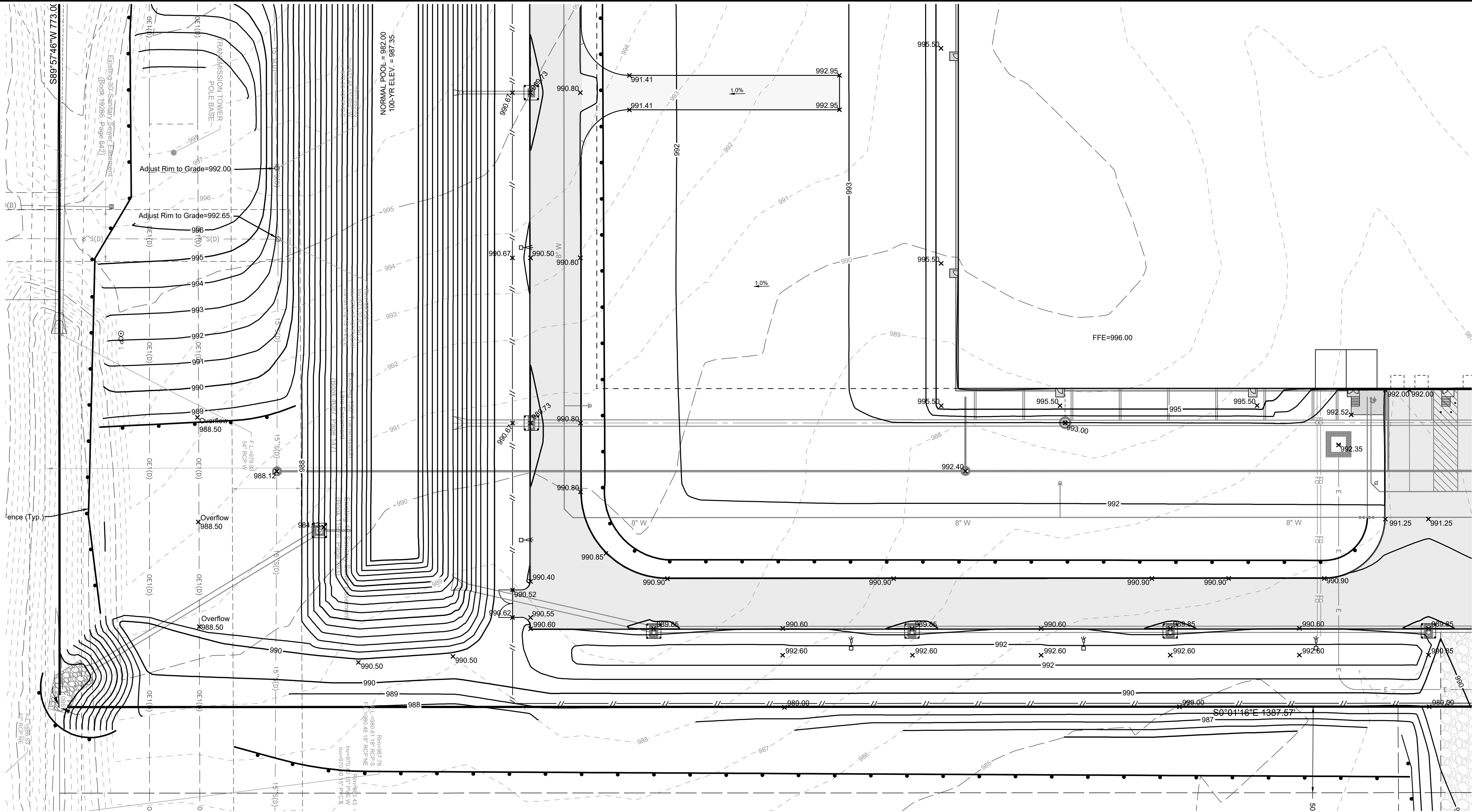
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Project No: 124.1027.01

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MARK	REVISION	DATE
Engineer: JLH	Checked By: BKC	Scale: 1" = 30'
Technician: AWS	Date: 12-19-2024	T-R-S: 79N-25W-07

Page 50 of 78

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LEGACY AT JAMES STREET PLAT 2, LOT 1

GRADE PLAN - SE

GRIMES, IOWA

SNYDER & ASSOCIATES, INC. |



Project No: 124.1027.01

Sheet C305

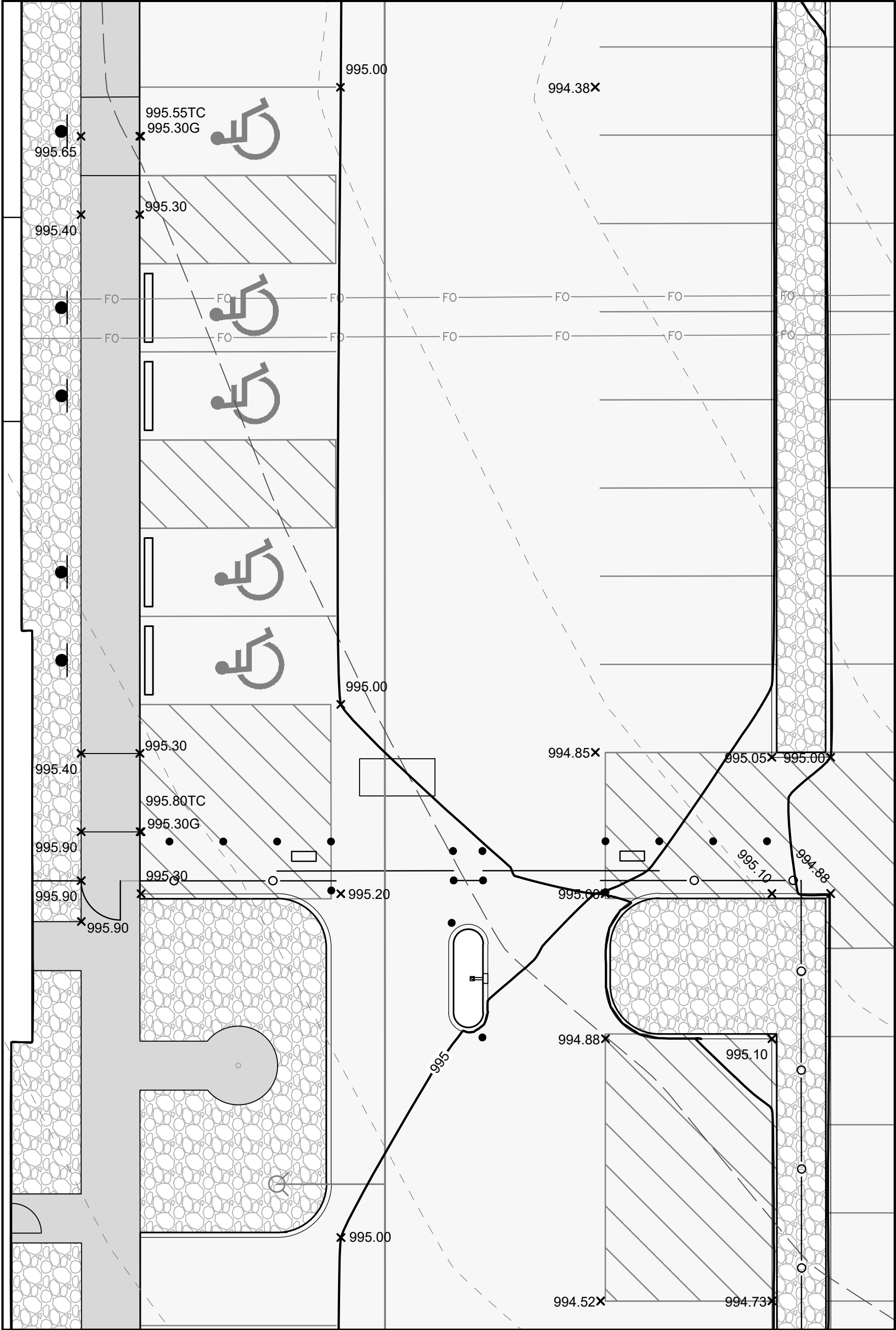
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1	REVISED PER CITY COMMENTS	01-06-25 CMC	BY
MARK	REVISION	DATE	BY
Engineer: JLH	Checked By: BKC	Scale: 1" = 30'	
Technician: AWS	Date: 12-19-2024	T-R-S: 79N-25W-07	

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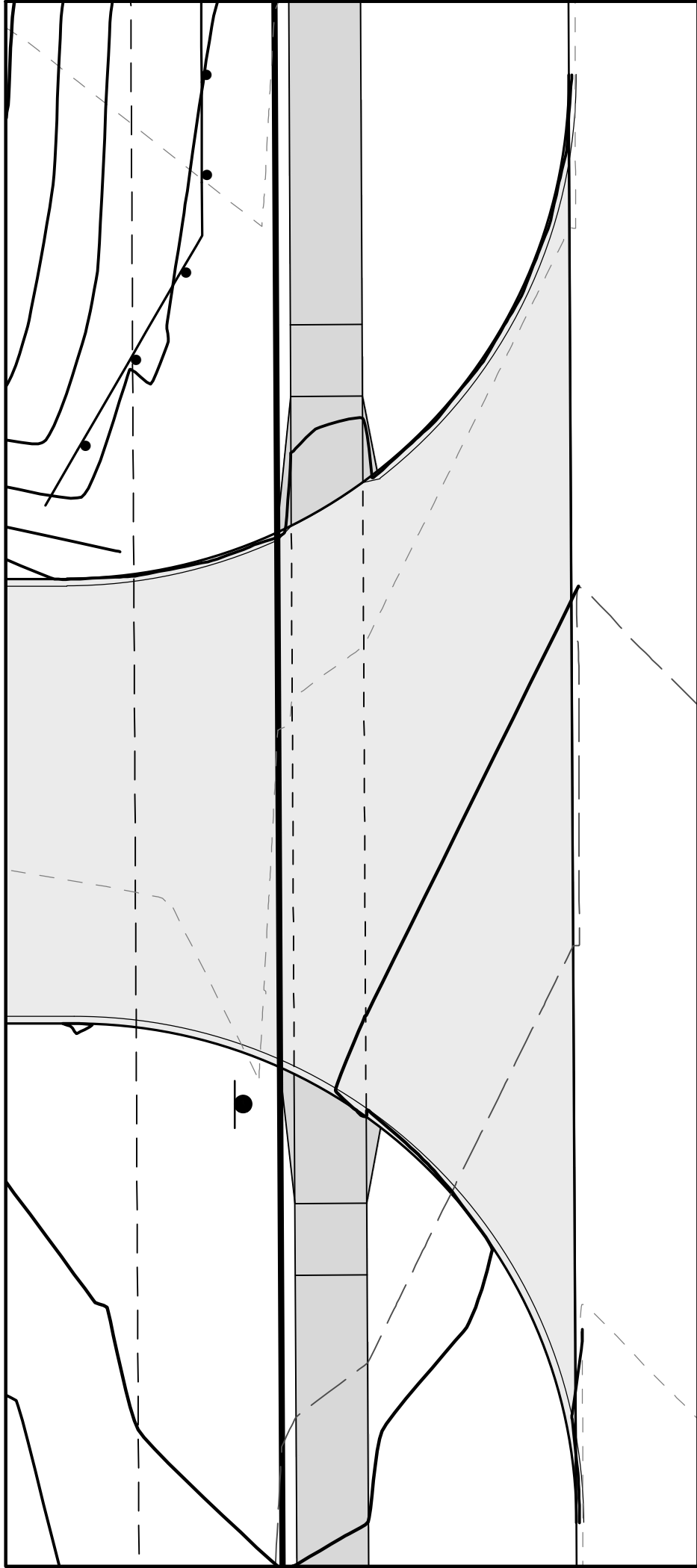
Sheet C305

Project No: 124.1027.01

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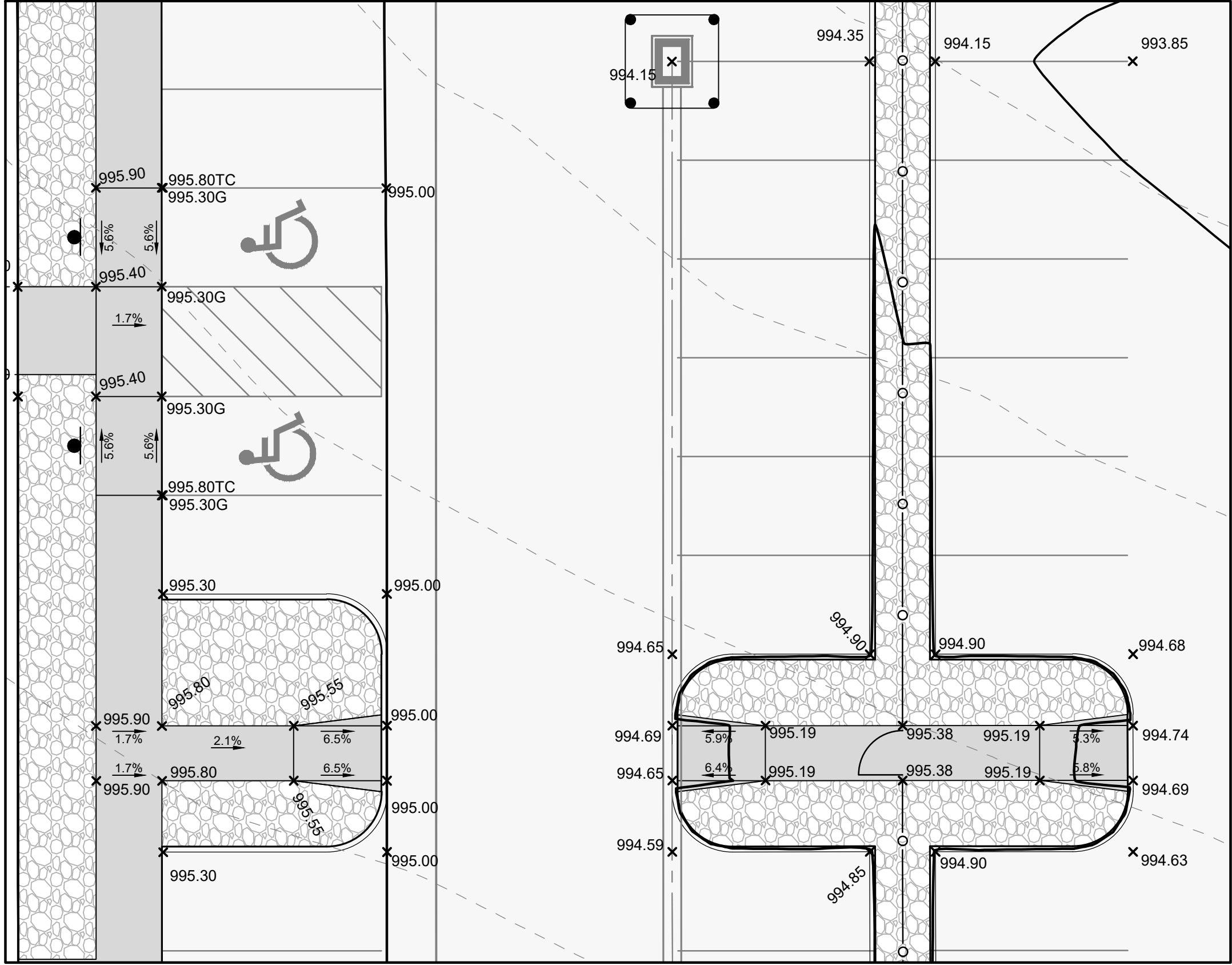


DETAIL A
SCALE: 1"=10'

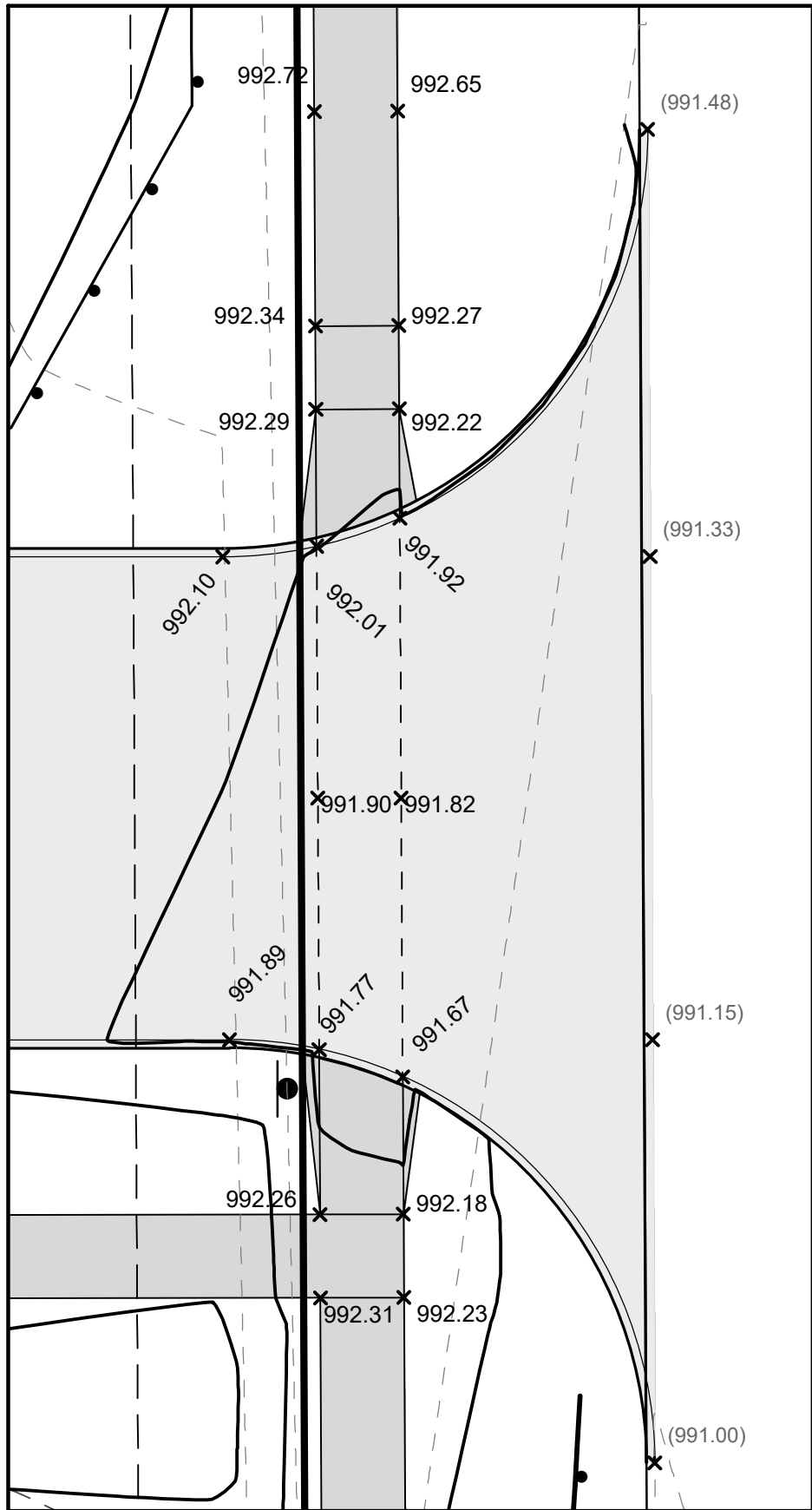


DETAIL B
SCALE: 1"=10'

NOTE: PROVIDE 1/2" EXPANSION JOINT ALONG BOTH EDGES OF SIDEWALK THROUGH THE DRIVEWAY APPROACH.

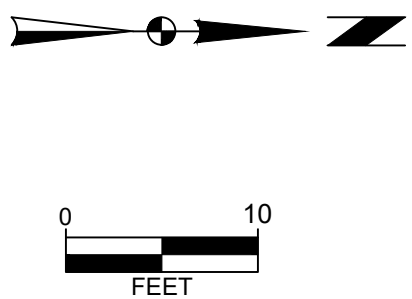


DETAIL C
SCALE: 1"=10'



DETAIL D
SCALE: 1"=10'

NOTE: PROVIDE 1/2" EXPANSION JOINT ALONG BOTH EDGES OF SIDEWALK THROUGH THE DRIVEWAY APPROACH.



LEGACY AT JAMES STREET PLAT 2, LOT 1

GRADING DETAILS

GRIMES, IOWA

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Project No: 124.1027.01

Sheet C306

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Technician:	AWS	Date:	12-19-2024
		Scale:	1" = 10'
		T-R-S:	79N-25W-07

Sheet C306

Project No: 124.1027.01

GRIMES, IOWA

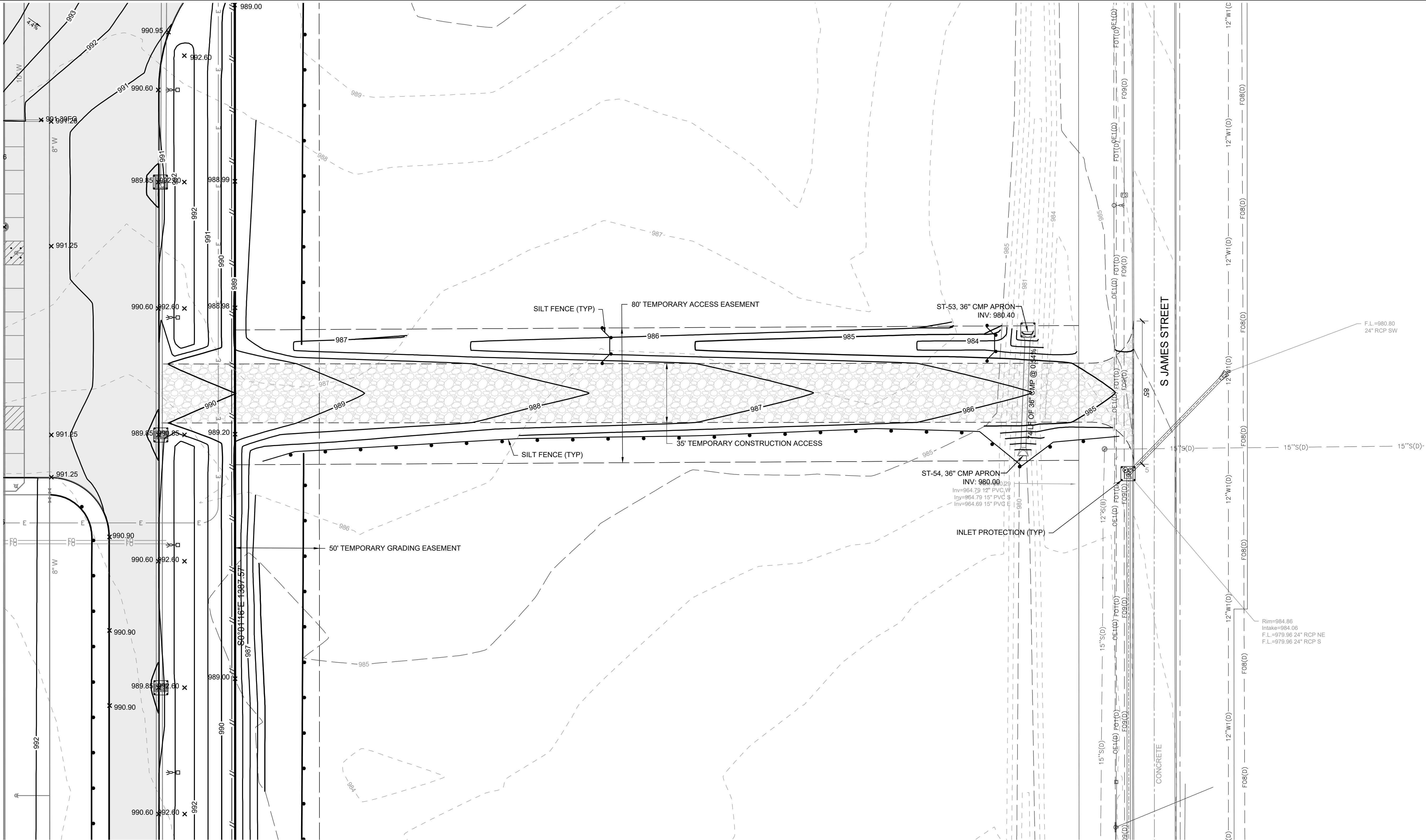
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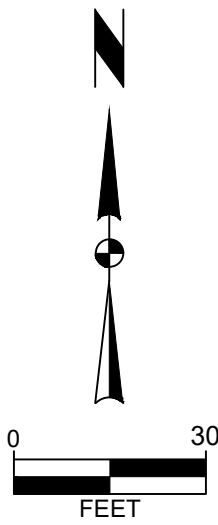
Sheet C306

V:\Projects\2024\124.1027\DCADD\895.13\1027_CDD.dwg ALAN SMITH, TEMPORARY CONSTRUCTION ACCESS, 2025/07/22, 4:04 PM, ANSI FULL BLEED D (34.0" X 22.0" INCHES)



TEMPORARY ACCESS CONSTRUCTION NOTES

1. GRIND CURB OPENING (85') FOR TEMPORARY DRIVE.
2. PROVIDE 8" GRANULAR SURFACING (5" IDOT412202 + 3" IDOT 4120.04) ON 12" SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
3. PROTECT EXISTING SANITARY MANHOLE.
4. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES TO RAISE OVERHEAD UTILITIES TO PROVIDE SAFE CLEARANCE OVER THE TEMPORARY DRIVE.
5. REMOVE GRANULAR DRIVE WHEN TEMPORARY ACCESS IS NO LONGER NEEDED. RESHAPE AND GRADE TO ORIGINAL CONDITION.
6. SAWCUT AND REMOVE CURB FOR TEMPORARY CONSTRUCTION ACCESS. UPON COMPLETION OF PROJECT, REMOVE TEMPORARY ACCESS AND RECONSTRUCT PCC CURB SECTION. MATCH EXISTING PAVEMENT DEPTH.
7. SEED AND MULCH ALL TEMPORARY CONSTRUCTION AREAS DISTURBED ONCE NO LONGER NEEDED.



LEGACY AT JAMES STREET PLAT 2, LOT 1

TEMPORARY CONSTRUCTION ACCESS

GRIMES, IOWA

SNYDER & ASSOCIATES, INC. |



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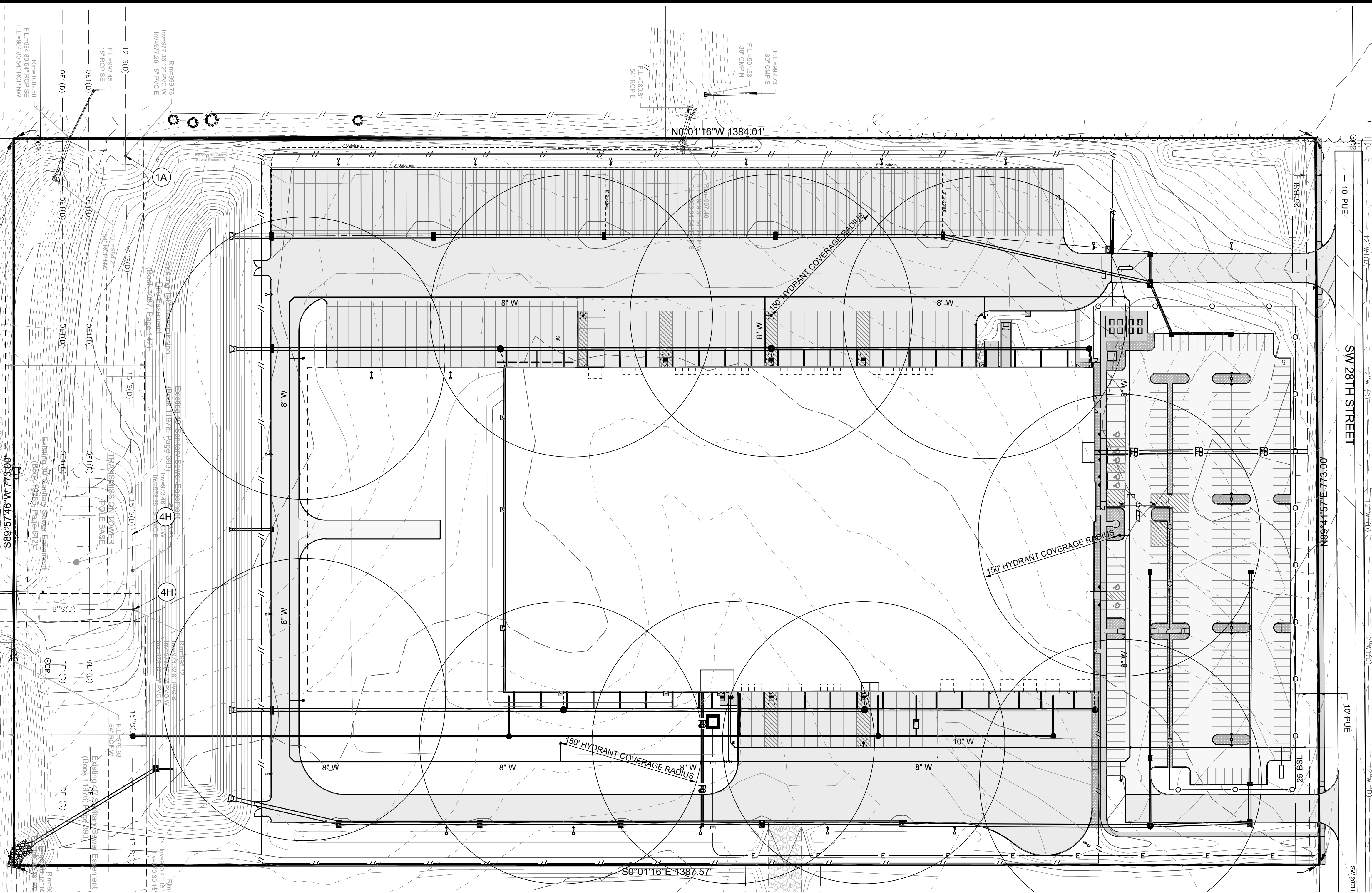
Sheet C307

MARK	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	01-22-25 AWS	
1	REVISED PER CITY COMMENTS	01-06-25 CMC	
Engineer: JLH	Checked By: BKC	Scale: 1" = 30'	
Technician: AWS	Date: 12-19-2024	T-R-S: 79N-25W-07	

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V:\Projects\2024\124.1027\DCADD\S94_1241027_UTL.dwg ALAN SMITH, OVERALL UTILITY PLAN, 2025/01/22, 4:04 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



QUANTITIES

SANITARY SEWER

MANHOLE, TYPE SW-303	1 EA
MANHOLE, TYPE SW-301	3 EA
8" SDR 26 PVC PRIVATE MAIN	792 LF
6" SDR 23.5 PVC SERVICE	415 LF
OIL WATER SEPARATOR (1000 GALLON)	1 EA

WATER MAIN

10" C900 PVC WATER MAIN	662 LF
8" C900 PVC WATER MAIN	2,908 LF
8" WATER VALVE	3 EA
HYDRANT ASSEMBLY	10 EA
REMOVE AND RELOCATE HYDRANT ASSEMBLY	1 EA
2" COPPER DOMESTIC SERVICE W/ CURB STOP	1 EA

STORM SEWER

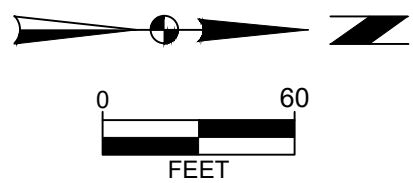
MANHOLE, TYPE SW-401 (48")	2 EA
MANHOLE, TYPE SW-401 (60")	5 EA
INTAKE, TYPE SW-501	5 EA
INTAKE, TYPE SW-502 (60") W/ TYPE 6 GRATE	2 EA
INTAKE, TYPE SW-502 (72") W/ TYPE 6 GRATE	1 EA
INTAKE, TYPE SW-503	6 EA
INTAKE, TYPE SW-505	3 EA
INTAKE, TYPE SW-505 W/ TYPE 6 GRATE	1 EA
INTAKE, TYPE SW-506	1 EA
INTAKE, TYPE SW-511	3 EA
INTAKE, TYPE SW-513 (WW=48")	1 EA
8" HDPE	19 LF
8" PERFORATED HDPE	1,583 LF
15" RCP	377 LF

STORM SEWER CONT.

18" RCP	317 LF
24" RCP	952 LF
30" RCP	1,210 LF
36" RCP	1,726 LF
42" RCP	218 LF
15" FES W/ FOOTING	1 EA
30" FES W/ FOOTING	1 EA
36" FES W/ FOOTING	3 EA
42" FES W/ FOOTING	1 EA
CLASS D RIPRAP	45 TON
FILTER SOCK	1,268 LF

UTILITY PLAN CONSTRUCTION NOTES

- EXISTING FEATURES, PROTECT THE FOLLOWING:
 - PROTECT EXISTING UTILITIES.
- CONTRACTOR TO COORDINATE ALL TELEPHONE COMMUNICATION, CABLE AND OTHER UTILITIES WITH FRANCHISE UTILITY OWNERS PRIOR TO CONSTRUCTION.
- WATER SERVICES, PROVIDE THE FOLLOWING:
 - 8" C900 PVC PRIVATE WATER SERVICE LINE.
 - 10" C900 PVC PRIVATE WATER SERVICE LINE.
 - REMOTE LEAD IN CONNECTION. COORDINATE WITH FIRE PROTECTION PLANS FOR FINAL LOCATION AND SIZE.
 - HYDRANT ASSEMBLY.
 - HYDRANT ASSEMBLY IN PAVEMENT WITH 4 BOLLARDS AT 5' MAX SPACING.
 - WALL MOUNTED FIRE DEPARTMENT CONNECTION PER CITY OF GRIMES STANDARD.
 - SPLIT 4" DOMESTIC AND 10" C900 PVC FIRE PROTECTION LINES OUTSIDE BUILDING. PROVIDE 4" CURB STOP ON DOMESTIC LINE. CONFIRM FINAL BUILDING CONNECTION LOCATIONS AND DOMESTIC SERVICE SIZE WITH MECHANICAL ENGINEER.
 - 8" VALVE.
 - CONNECT TO EXISTING WATER SERVICE STUB. COORDINATE WITH ROADWAY PROJECT CONTRACTOR.
 - 8"x45" BEND.
 - 8" TEE.
 - 10" x 45" BEND.
 - REMOVE AND RELOCATE HYDRANT ASSEMBLY, CONNECT TO EXISTING MAIN.
 - RELOCATED HYDRANT ASSEMBLY.
 - TAP IRRIGATION WATER SERVICE AND SET WATER METER AND BACK-FLOW PREVENTOR PER GRIMES REQUIREMENTS.
 - 10" VALVE.
- SANITARY SEWER SERVICES; PROVIDE THE FOLLOWING:
 - 8" SDR 26 PVC SANITARY SEWER SERVICE LINE (PRIVATE) AT MINIMUM 1.0%.
 - CONNECT TO 12" PUBLIC SANITARY SEWER WITH TYPE SW-303 MANHOLE.
 - CONNECT TO BUILDING. VERIFY EXACT LOCATION AND ELEVATION WITH ARCHITECTURAL/MECHANICAL PLANS.
 - 6" SDR 23.5 PVC SANITARY SEWER SERVICE LINE AT MINIMUM 1.0%.
 - MANHOLE, TYPE SW-301.
 - OIL WATER SEPARATOR (1000 GALLON), COORDINATE WITH MECHANICAL PLANS.
 - 6" WYE.
 - ADJUST EXISTING SANITARY SEWER HOLE TO FINISH GRADE. REMOVE AND RESET CONE SECTION AND SWAP BARREL SECTIONS AS NEEDED. PROVIDE NEW MOLDED PLASTIC INTERIOR INFILTRATION BARRIER.
- DOWNSPOUT COLLECTION LINES:
 - COORDINATE LOCATION, SIZE, AND NUMBER OF DOWNSPOUT COLLECTION LINES WITH ARCHITECTURAL PLANS.
 - 12" PVC (SCH. 40) DOWNSPOUT LEADER AT MIN 1%. PROVIDE 90° ELBOW AT BUILDING FACE AT INVERT 989.0'. EXTEND MINIMUM 1 FOOT ABOVE FINISH GRADE.
 - CONNECT DOWN SPOUT LEADER TO STORM PIPE WITH MANUFACTURED BOOT TYPE FITTING.
- CRITICAL CROSSING: CONTRACTOR TO MAINTAIN 18" MINIMUM SEPARATION BETWEEN UTILITIES. VERIFY SEPARATION PRIOR TO CONSTRUCTION.
- AT CRITICAL CROSSINGS, WHERE THE WATER MAIN IS LOCATED BELOW THE STORM, PROVIDE GASKETED JOINTS FOR RCP LOCATED WITHIN 10 FEET OF THE CROSSING.
- SUBDRAIN, PROVIDE THE FOLLOWING:
 - INSTALL 8" HDPE AT POND OUTLET.
 - INSTALL 8" SUBDRAIN MINIMUM 36" BELOW FINISH GRADE. BACKFILL ENTIRE TRENCH WITH POROUS BACKFILL TO 6" BELOW FINISH GRADE.
 - 6" FOUNDATION SUBDRAIN. COORDINATE FOUNDATION PLANS FOR FLOWLINES AND PIPE SIZING.
 - INSTALL 6" SUBDRAIN MINIMUM 30" BELOW FINISH GRADE. BACKFILL ENTIRE TRENCH WITH POROUS BACKFILL TO FINISH GRADE.
- SITE AMENITIES. PROVIDE THE FOLLOWING:
 - TRANSFORMER PAD. COORDINATE WITH MID AMERICAN ENERGY.
 - GAS METER. SEE ARCHITECTURAL PLANS. COORDINATE NEW GAS SERVICE WITH MID AMERICAN ENERGY.
 - ELECTRIC METER. SEE ARCHITECTURAL PLANS. COORDINATE NEW ELECTRICAL SERVICE WITH MID AMERICAN ENERGY.
- FRANCHISE UTILITY SERVICES. COORDINATE WITH LOCAL FRANCHISE:
 - TWO 4" COMMUNICATION CONDUITS WITH PULL ROPE AND CAP ENDS OF PIPE. MARK WITH 2X4 PAINTED ORANGE.
 - ELECTRICAL SERVICE. ROUTE WITH TWO 4" CONDUITS. COORDINATE FINAL ROUTE WITH MID-AMERICAN ENERGY.



LEGACY AT JAMES STREET PLAT 2, LOT 1

OVERALL UTILITY PLAN

GRIMES, IOWA

SNYDER & ASSOCIATES, INC. |



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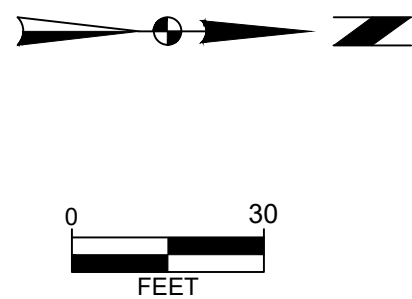
Technician: AWS Date: 12-19-2024

Engineer: JLH Checked By: BKC Scale: 1" = 60'

MARK REVISION

1 REVISED PER CITY COMMENTS 01-06-25 CMC

2 REVISED PER CITY COMMENTS 01-22-25 AWS

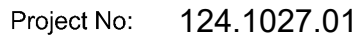


10. FRANCHISE UTILITY SERVICES. COORDINATE WITH LOCAL FRANCHISE:

- A. TWO 4" COMMUNICATION CONDUITS WITH PULL ROPE AND CAP ENDS OF PIPE. MARK WITH 2X4 PAINTED ORANGE.
- B. ELECTRICAL SERVICE. ROUTE WITH TWO 4" CONDUITS. COORDINATE FINAL ROUTE WITH MID-AMERICAN ENERGY.

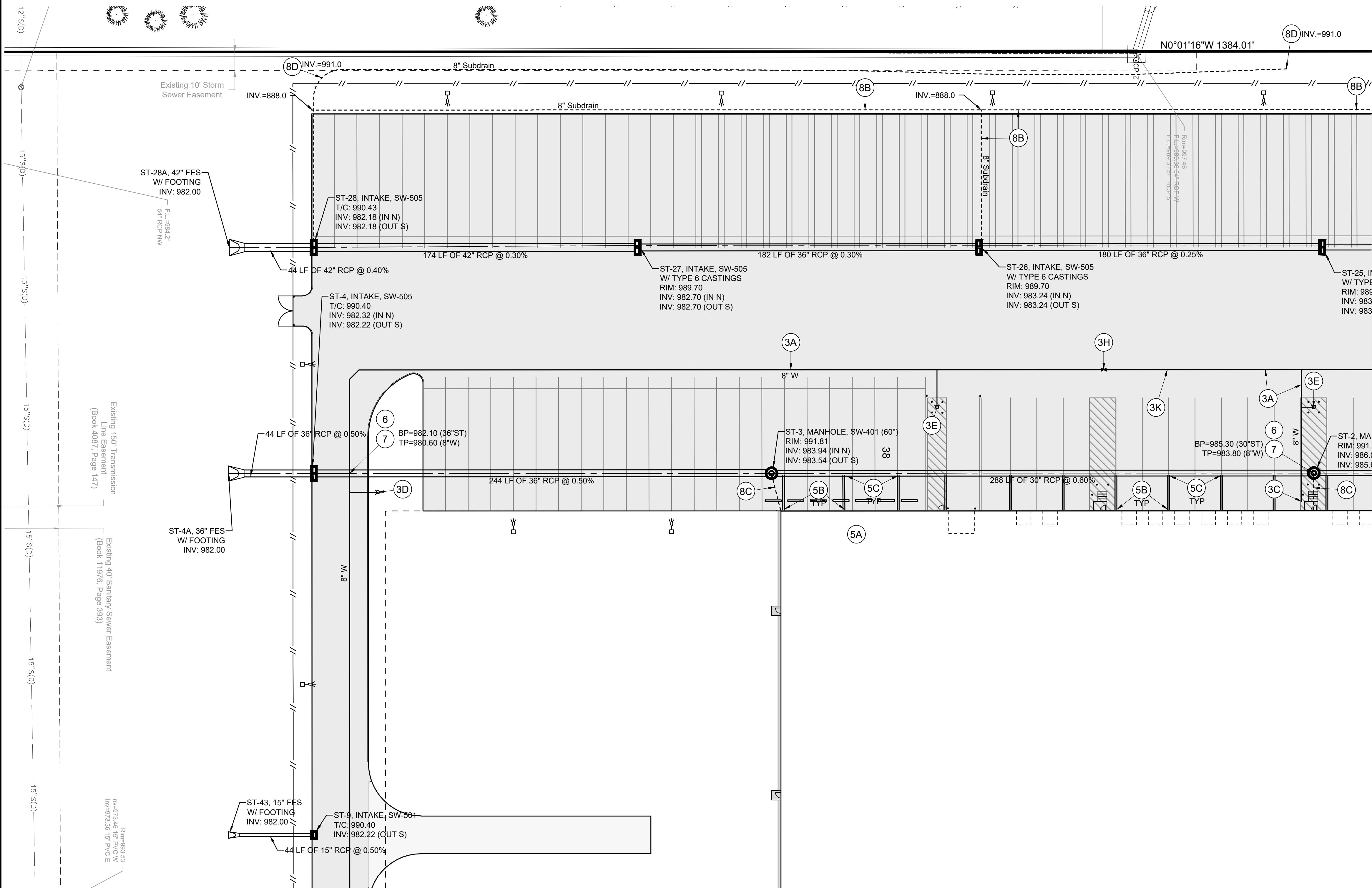
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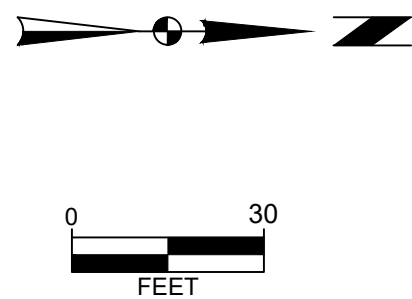
Sheet C401

V:\Projects\2024\124.1027 D:\CADD\854.1241027 UTILITY PLAN - SW 20250122 4:05 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



UTILITY PLAN CONSTRUCTION NOTES

- EXISTING FEATURES, PROTECT THE FOLLOWING:
 - PROTECT EXISTING UTILITIES.
- CONTRACTOR TO COORDINATE ALL TELEPHONE COMMUNICATION, CABLE AND OTHER UTILITIES WITH FRANCHISE UTILITY OWNERS PRIOR TO CONSTRUCTION.
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 - 8" VALVE.
 - CONNECT TO EXISTING WATER SERVICE STUB. COORDINATE WITH ROADWAY PROJECT CONTRACTOR.
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 - CONNECT TO 12" PUBLIC SANITARY SEWER WITH TYPE SW-303 MANHOLE.
 - CONNECT TO BUILDING. VERIFY EXACT LOCATION AND ELEVATION WITH ARCHITECTURAL/MECHANICAL PLANS.
 - 6" SDR 23.5 PVC SANITARY SEWER SERVICE LINE AT MINIMUM 1.0%.
 - MANHOLE, TYPE SW-301.
 - OIL WATER SEPARATOR (1000 GALLON). COORDINATE WITH MECHANICAL PLANS.
 - 6" WYE.
 - ADJUST EXISTING SANITARY SEWER HOLE TO FINISH GRADE. REMOVE AND RESET CONE SECTION AND SWAP BARREL SECTIONS AS NEEDED. PROVIDE NEW MOLDED PLASTIC INTERIOR INFILTRATION BARRIER.
- DOWNSPOUT COLLECTION LINES:
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 - 12" PVC (SCH. 40) DOWNSPOUT LEADER AT MIN 1%. PROVIDE 90° ELBOW AT BUILDING FACE AT INVERT. 989.0'. EXTEND MINIMUM 1 FOOT ABOVE FINISH GRADE.
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 - INSTALL 6" SUBDRAIN MINIMUM 30" BELOW FINISH GRADE. BACKFILL ENTIRE TRENCH WITH POROUS BACKFILL TO FINISH GRADE.
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 - ELECTRICAL SERVICE. ROUTE WITH TWO 4" CONDUITS. COORDINATE FINAL ROUTE WITH MID-AMERICAN ENERGY.



LEGACY AT JAMES STREET PLAT 2, LOT 1

UTILITY PLAN - SW

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Project No: 124.1027.01

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Project No: 124.1027.01

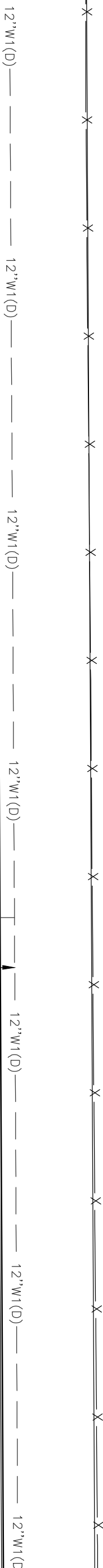
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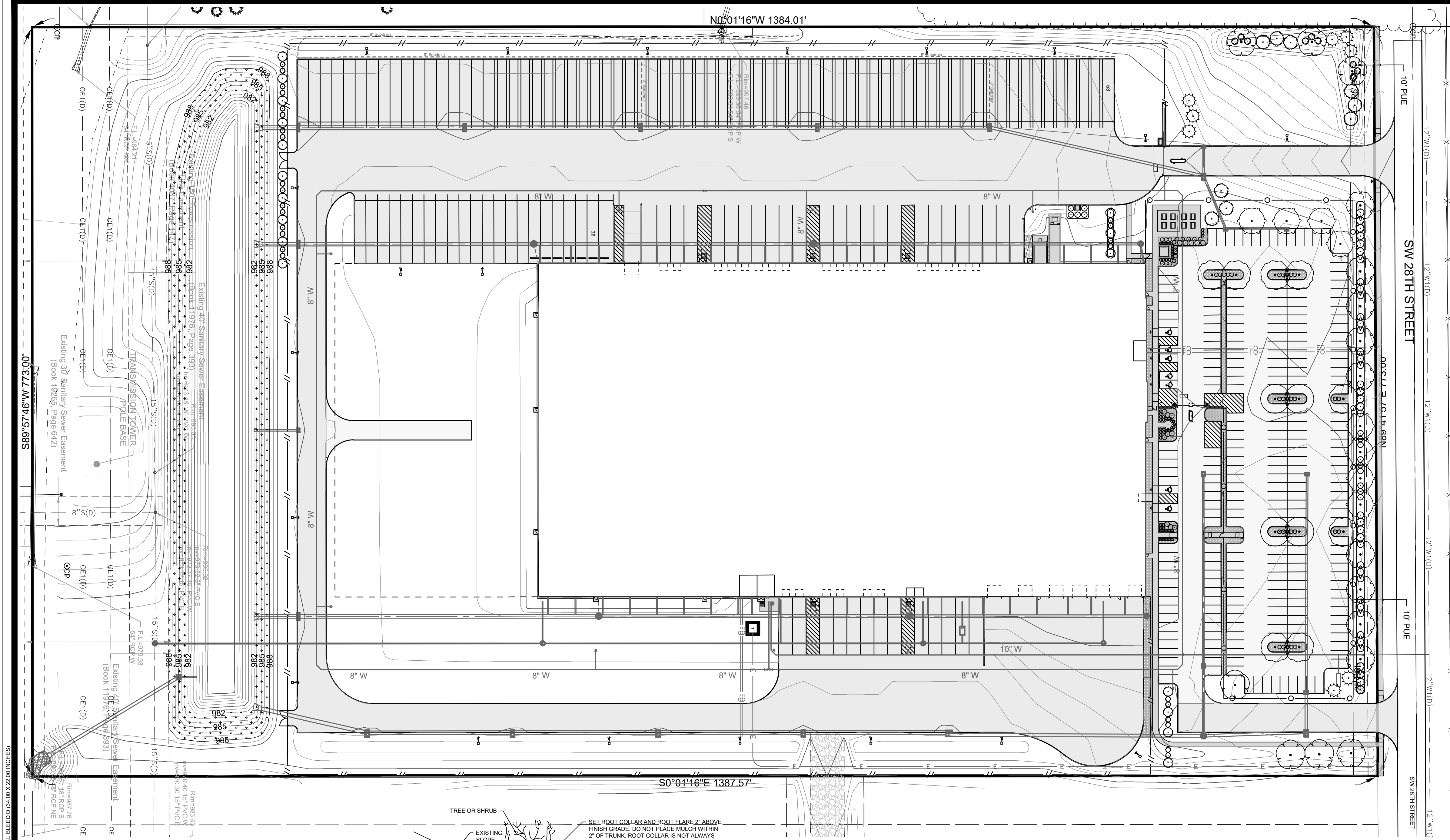
Project No: 124.1027.01

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Sheet







PLANTING PLAN GENERAL NOTES

- A. UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- D. CONTRACTOR SHALL WARRANT ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- E. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH IN PLANT BED AREAS AS INDICATED ON PLAN AND PROVIDE A MIN 3-FOOT PERIMETER RING AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
- F. PROVIDE 2-INCH WASHED RIVER GRAVEL PLACED TO A DEPTH OF 4-INCHES WITH WEED BARRIER FABRIC UNDERLAYMENT IN PLANT BED AREAS SHOWN ON PLAN. PROVIDE PERFORATED BLACK STEEL EDGING WHEN NOT ADJACENT TO SIDEWALKS OR PAVEMENT.
- G. SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH TYPE 1 SUDAS PERMANENT LAWN SEED MIX, UNLESS NOTED OTHERWISE.
- H. FURNISH AND INSTALL STORM DETENTION BASIN SEED MIX BY PRAIRIE MOON NURSERY. WWW.PRAIRIEMOON.COM, 32115 PRAIRIE LANE, WINONA, MN 55987, OR APPROVED EQUAL. SEEDING RATE: 11.48 LBS/ACRE. INSTALL AS PER SUDAS SPECIFICATIONS 9010 SEEDING. INSTALL DETENTION BASIN SEED MIX UP TO ELEVATION 988' IN HATCHED AREA SHOWN ON PLANS.
- FURNISH AND INSTALL REGREEN, Tricicum aestivum, SHORT-LIVED STERILE PERENNIAL WHEAT/WHEAT GRASS HYBRID OR APPROVED EQUAL AS A COVER CROP, TO BE INSTALLED AT THE SAME TIME WITH THE STORM DETENTION BASIN SEED MIX. APPLY AT 30 LBS/ACRE.
- I. PROVIDE MECHANICALLY BONDED FIBER MATRIX(MBFM) IMMEDIATELY FOLLOWING SEED APPLICATION ON ALL AREAS SEEDING WITH A SLOPE OF 6:1 OR GREATER. ACCEPTABLE PRODUCTS AND MANUFACTURERS:
- PROFILE PRODUCTS LLC., 750 LAKE COOK ROAD - SUITE 400 BUFFALO GROVE, IL 60089
TEL:1-800-366-1180
WWW.PROFILEPRODUCTS.COM OR APPROVED EQUAL.
- J. IRRIGATION AND BACKFLOW PREVENTER.
- K. LANDSCAPE CONTRACTOR TO PROVIDE IRRIGATION SLEEVE FOR PAVING CROSSINGS.

PLANTING PLAN REQUIREMENTS
LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF GRIMES SITE PLAN OPEN SPACE AND LANDSCAPING REQUIREMENTS, ZONING M1-A)

OPEN SPACE REQUIREMENTS:
MINIMUM OPEN SPACE PER ZONING = 10%
115 PARKING SPACES OVER MINIMUM REQUIRED ADDS 37,080 SF PARKING AND CIRCULATION

37,080 SF / 1,071,212 SF TOTAL = 3.5% ADDITIONAL OPEN SPACE
TOTAL AREA = 1,071,212 SF (24.59 AC)
OPEN SPACE REQUIRED = 1,071,212 X 0.10 = 107,121 + 37,080 = 144,201 SF (13.5%)

TOTAL HARD SURFACE: DRIVES, PARKING, AND BUILDINGS
(INCLUDING FUTURE EXPANSION) = 651,753 SF
OPEN SPACE PROVIDED = 1,071,212 - 651,753 = 419,459 SF (39.1%)

TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT
OVERLAY DISTRICT - PARKING LOT LANDSCAPING
1 TREE PER 40' AND 1 SHRUB PER 10' ALONG PARKING LOT PERIMETER ADJACENT TO SW 28TH STREET
480' FRONTAGE = 12 TREES AND 48 SHRUBS
--12 PROPOSED TREES
--48 PROPOSED SHRUBS PROVIDED

PARKING LOT ISLANDS, 1 ISLAND (9'x18") PER 50 SPACES, 1 PER 25 SPACES ABOVE 50 STALLS, 257 TOTAL STALLS.
--9 ISLANDS REQUIRED, 12 TOTAL PROVIDED
(2 SINGLE ISLANDS, 10 DOUBLE ISLANDS AT 20' x18")

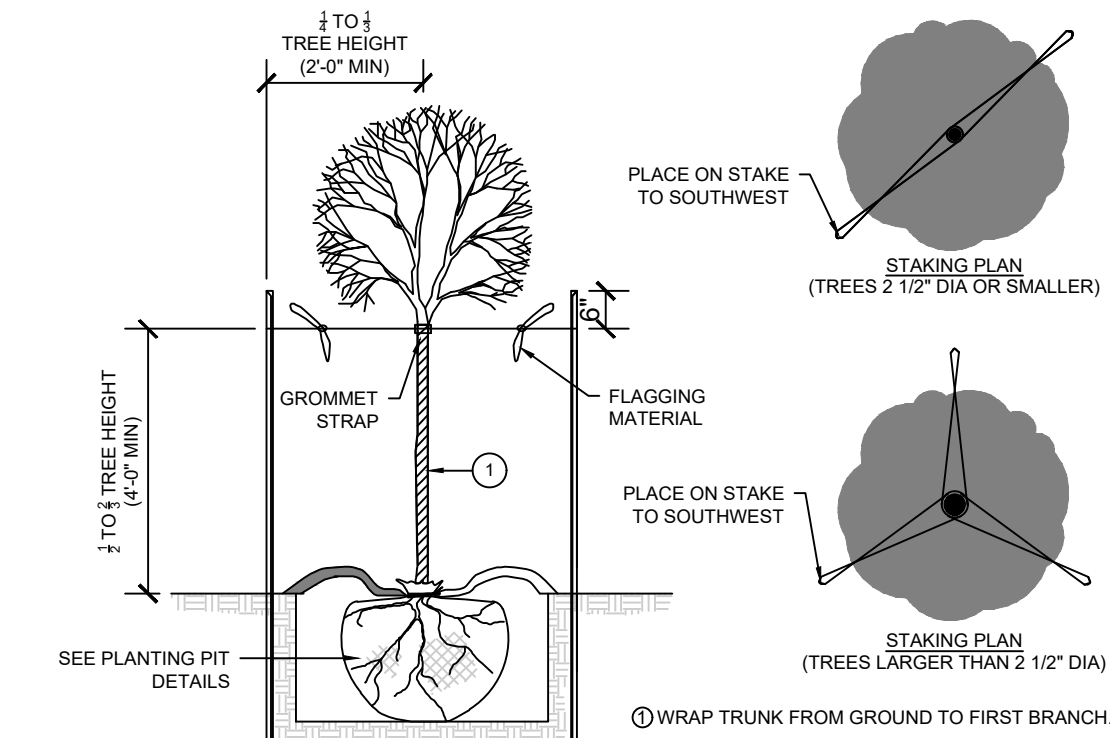
OUTDOOR STORAGE BUFFER REQUIREMENTS, 2 UNDERSTORY AND 3 EVERGREEN PER 50 LF
SOUTH BUFFER: 211 LF / 50 = 4.22 P.U.
4.22 X 2 UNDERSTORY = 8.44 UNDERSTORY TREES REQUIRED (10 PROVIDED)
4.22 X 3 EVERGREEN = 12.66 EVERGREEN TREES REQUIRED (16 PROVIDED)

NORTH BUFFER: 85 LF /50 = 1.7 P.U.
1.7 X 2 UNDERSTORY = 3.4 UNDERSTORY TREES REQUIRED (4 PROVIDED)
1.7 X 3 EVERGREEN = 5.1 EVERGREEN TREES REQUIRED (6 PROVIDED)

PLANT SCHEDULE

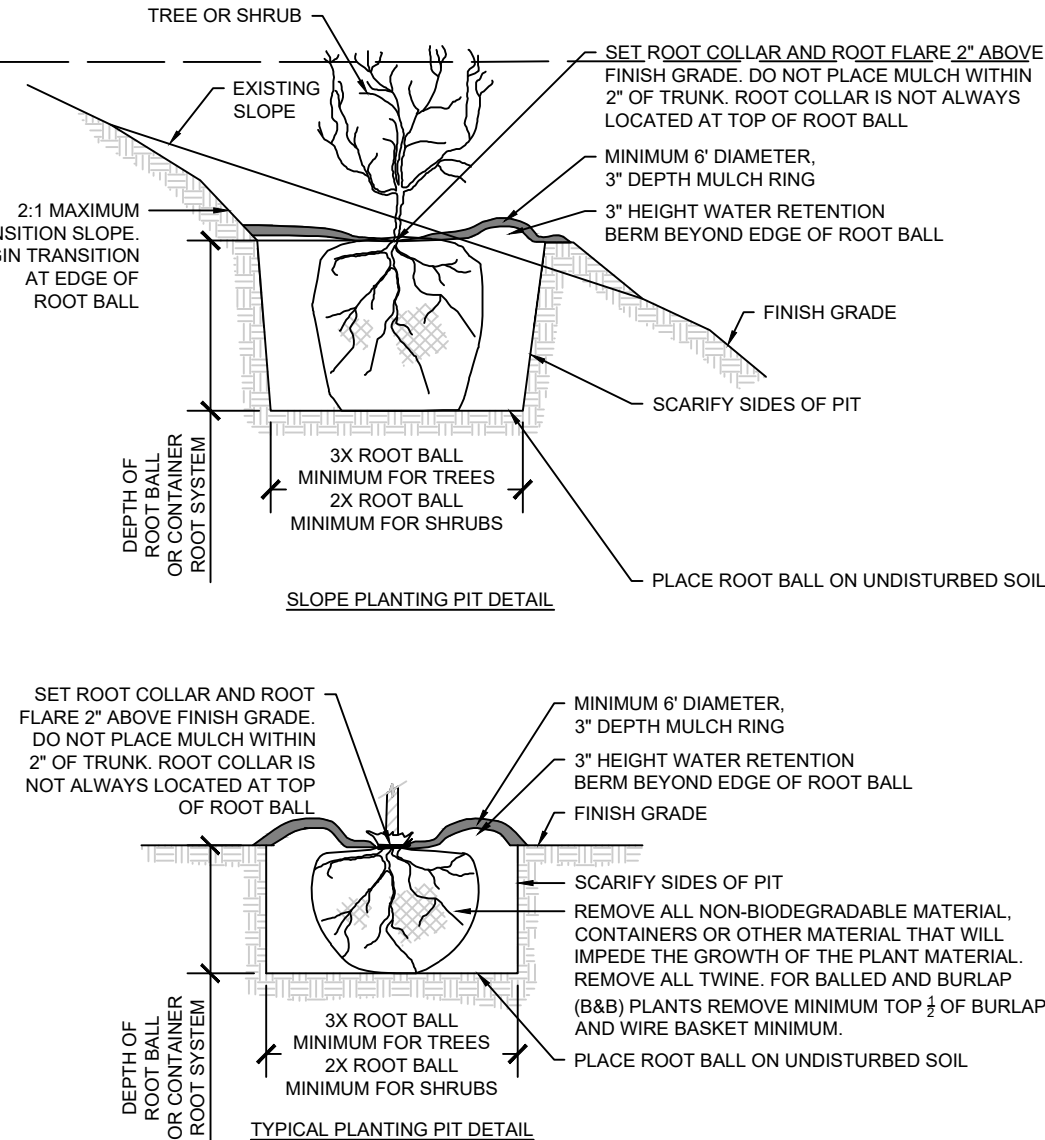
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
TREES					
CP3	6	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	1.5" Cal.	B&B
GA	4	Ginkgo biloba 'Autumn Gold' TM	Autumn Gold Maidenhair Tree	1.5" Cal.	B&B
GS	8	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	1.5" Cal.	B&B
QB	8	Quercus bicolor	Swamp White Oak	1.5" Cal.	B&B
UM	10	Ulmus x 'Morton Stalwart'	Commendation™ Elm	1.5" Cal.	B&B
EVERGREEN TREES					
JG	26	Juniperus scopulorum 'Gray Gleam'	Gray Gleam Juniper	6" Ht.	B&B
PP	8	Picea pungens 'Fat Albert'	Fat Albert Colorado Spruce	6" Ht.	B&B
PF2	9	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	6" Ht.	Pot
ORNAMENTAL TREES					
MA	17	Malus x 'Adirondack'	Adirondack Crabapple	1.5" Cal.	B&B
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS					
JF	22	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal.	Pot
JB2	14	Juniperus horizontalis 'Blue Rug'	Blue Rug Juniper	3 gal.	B&B
PH	51	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	3 gal.	Pot
PJ	14	Physocarpus opulifolius 'Jefam'	First Editions® Amber Jubilee® Ninebark	3 gal.	Pot
SB	26	Spiraea betulifolia 'Tor Gold' TM	Glow Girl Birchleaf Spirea	1 gal.	Pot
SD2	9	Syringa x 'Declaration'	Declaration Lilac	3 gal.	Pot
SO	19	Syringa x 'SMNJRP1' TM	Bloomerang Dwarf Pink Lilac	1 gal.	Pot
VD	17	Viburnum dentatum 'Arrowwood'	Arrowwood Viburnum	3 gal.	Pot

NOTE: QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY PLANT MATERIAL PRIOR TO BIDDING. IN THE CASE OF A DISCREPANCY, THE PLAN QUANTITY SHALL GOVERN.



1 DECIDUOUS TREE STAKING DETAIL

NO SCALE



2 PLANTING PIT DETAILS

NO SCALE

LEGACY AT JAMES STREET PLAT 2, LOT 1

OVERALL PLANTING PLAN

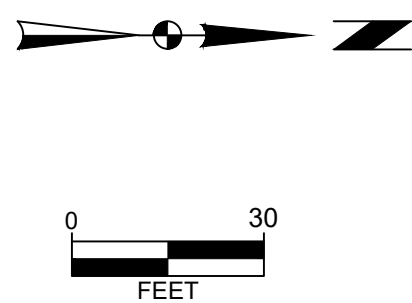
GRIMES, IOWA

SNYDER & ASSOCIATES, INC. |

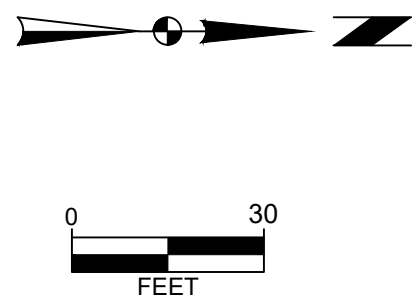


Project No: 124.1027.01

Sheet C500

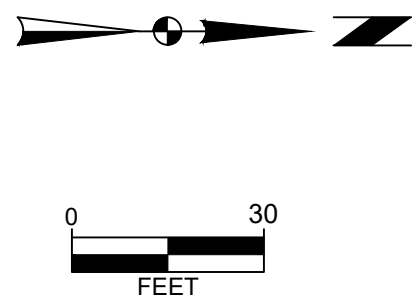


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Sheet C502



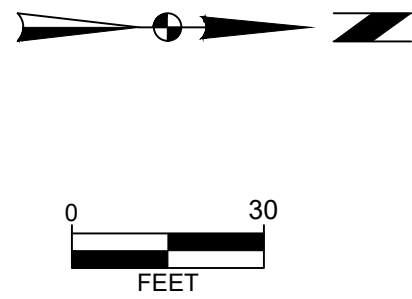
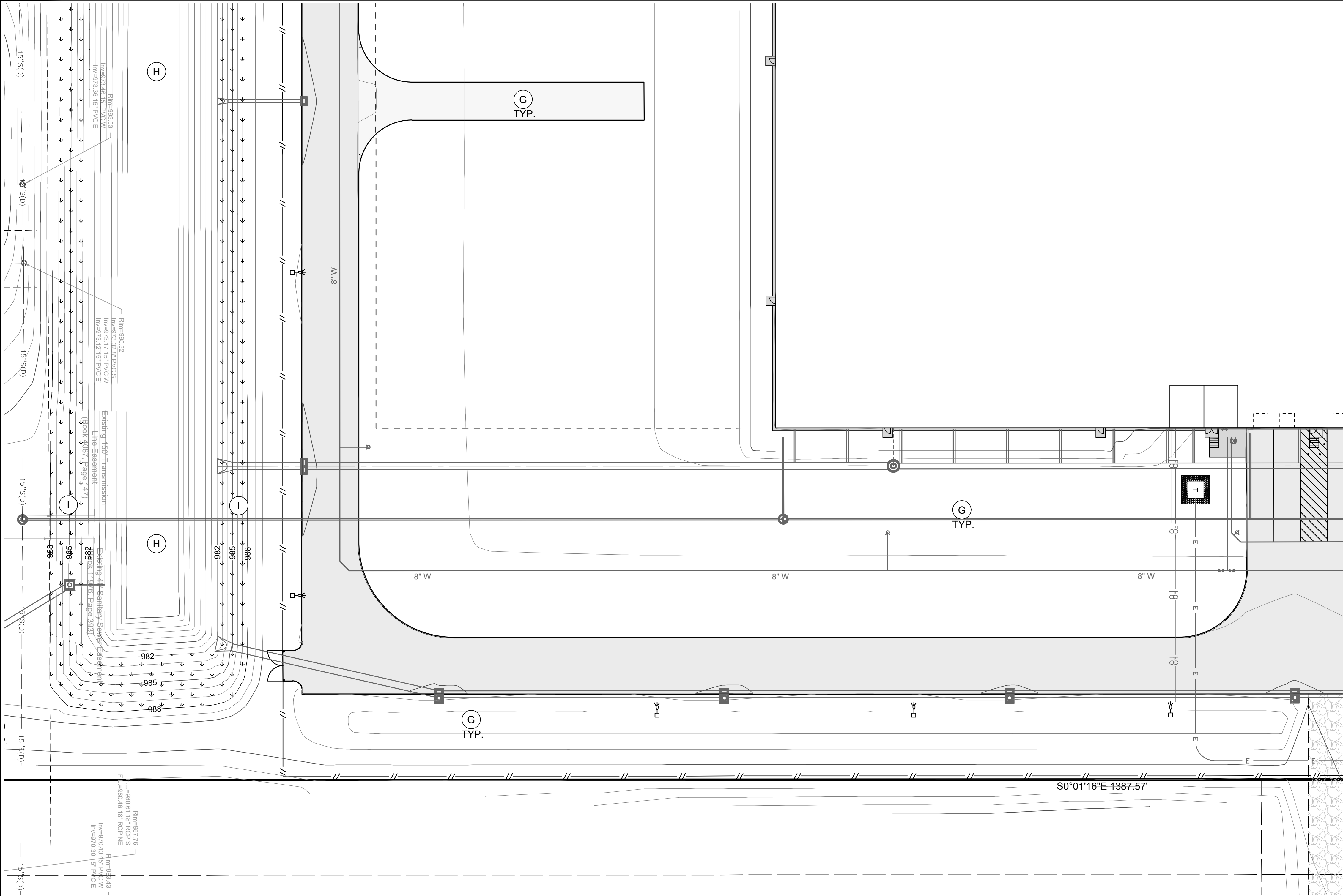
SNYDER & ASSOCIATES, INC.



Sheet C503

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V:\Projects\2024\124.1027 D:\CADD\SP5_1241027 LAND.dwg ALLAN SMITH PLANTING PLAN - SE 20250122 4:05 PM ANSI FULL BLEED D (34.00 X 22.00 INCHES)



Project No: 124.1027.01

Sheet C504

LEGACY AT JAMES STREET PLAT 2, LOT 1

PLANTING PLAN - SE

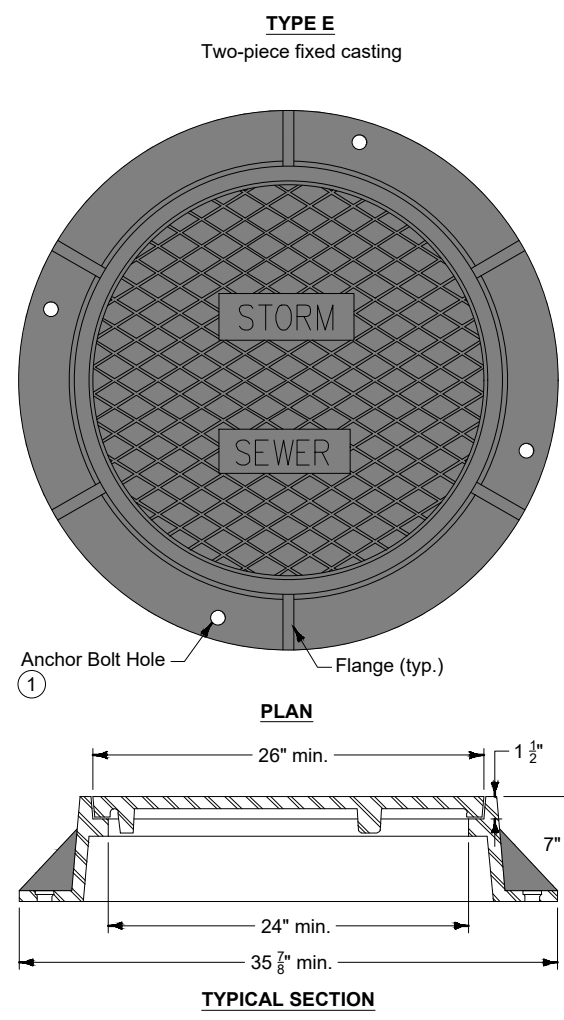
GRIMES, IOWA

SNYDER & ASSOCIATES, INC. |

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2	REVISED PER CITY COMMENTS	01-22-25 AWS	
1	REVISED PER CITY COMMENTS	01-06-25 CMC	
MARK	REVISION	DATE	BY
Engineer: JLH	Checked By: BKC	Scale: 1" = 30'	
Technician: AWS	Date: 12-19-2024	T-R-S: 79N-25W-07	
Project No: 124.1027.01		Sheet C504	

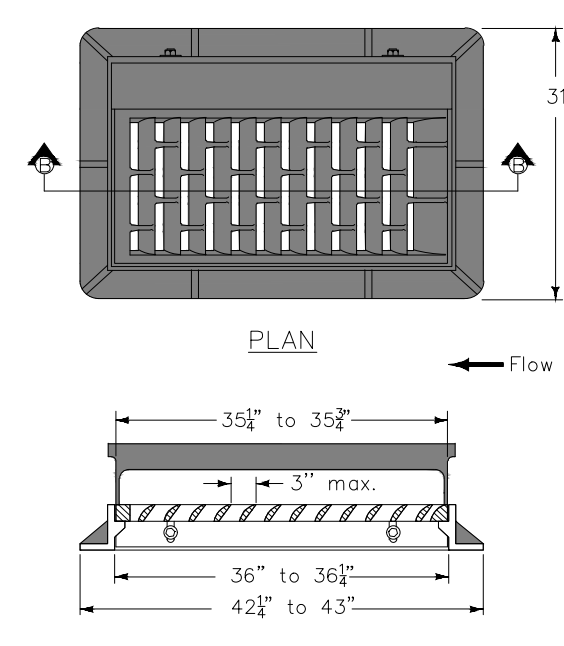
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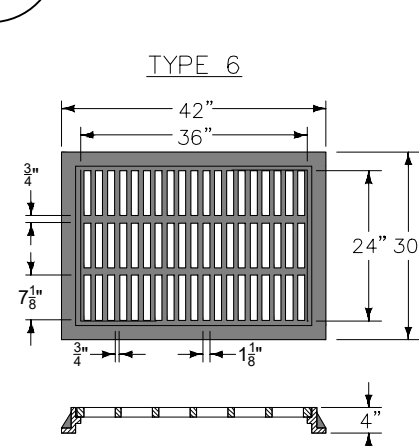
Frame Notes:
Size, spacing, and number of lugs and flanges may vary.
Cover Notes:
Roughness pattern and text style may vary. Minimum one pickhole.
① Anchor the lower frame of all three-piece castings to the manhole structure. When specified in the contract documents, anchor the frame of two-piece castings to the manhole structure. If casting frame does not include anchor holes or slots, drill four 7/8 inch diameter holes, equally spaced around the frame.
② Casting height varies. Minimum adjustment range of 4 inches.

CASTINGS FOR STORM SEWER MANHOLES

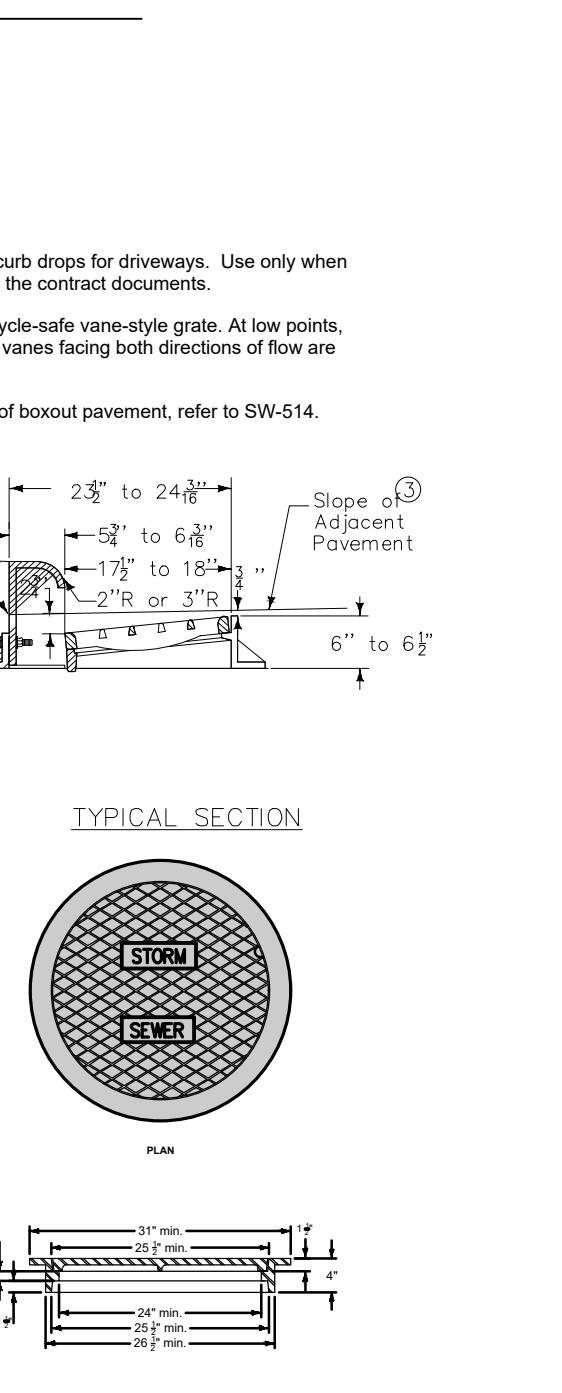
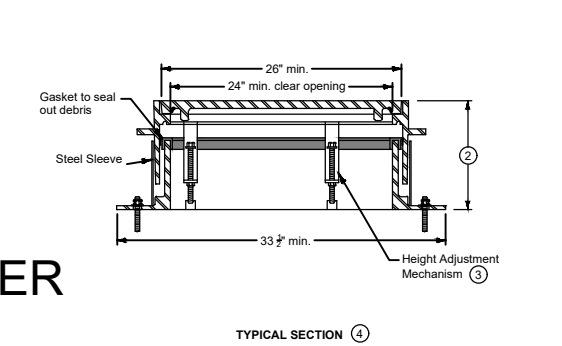
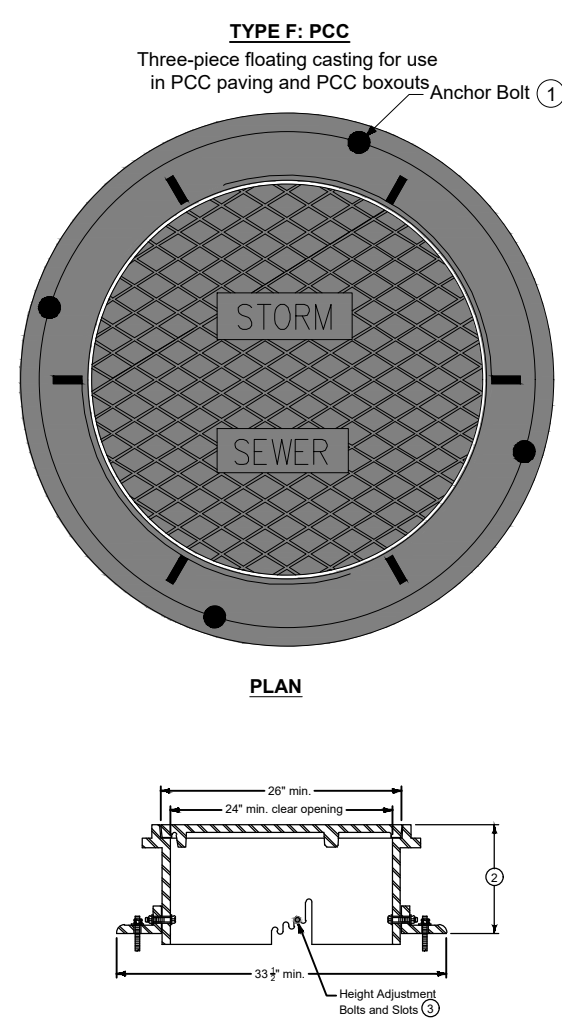
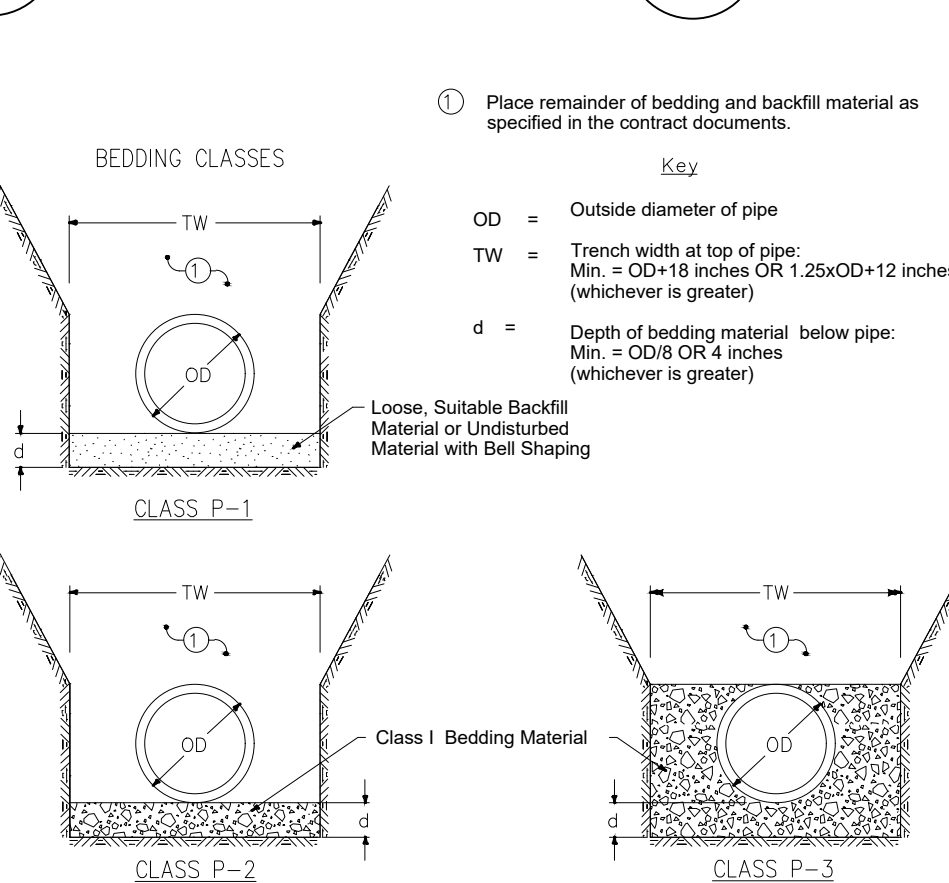
1
C601
NO SCALE
TYPE R²
Curb Inlet Grate
(Minimum open area 180 in²)



2
C601
NO SCALE
TYPE 6 CASTING



3
C601
NO SCALE
TYPE 6 CASTING

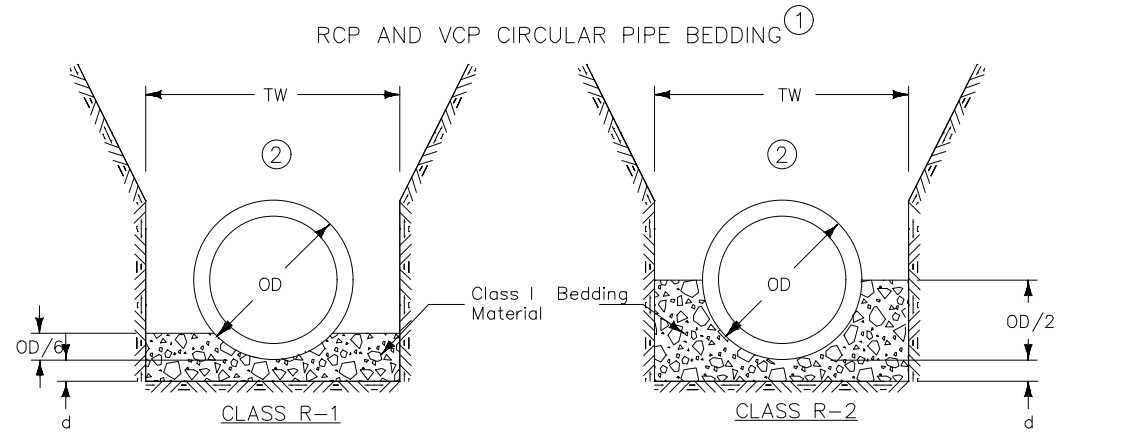


ALLOWABLE BURY DEPTH
PVC, AWWA C900, DR18

Pipe Diameter (inches)	Class P-1 Bedding	Class P-2 Bedding	Class P-3 Bedding
4	19'	23'	40'
6	19'	23'	40'
8	19'	23'	40'
10	19'	23'	40'
12	19'	23'	40'
14	19'	23'	40'
16	19'	23'	40'
18	19'	23'	40'
20	19'	23'	40'
24	19'	23'	40'

DUCTILE IRON, AWWA C151, CLASS 52

Pipe Diameter (inches)	Class P-1 Bedding	Class P-2 Bedding	Class P-3 Bedding
4	40'	40'	40'
6	40'	40'	40'
8	40'	40'	40'
10	36'	40'	40'
12	31'	40'	40'
14	26'	40'	40'
16	23'	37'	40'
18	20'	34'	40'
20	18'	32'	40'
24	16'	29'	38'
30	13'	23'	31'
36	13'	22'	30'
42	13'	21'	29'
48	13'	19'	27'
54	13'	19'	27'



Refer to sheet 2 for bury depth restrictions.

① Use Bedding Class R-1 or R-2 unless specified otherwise.
② Place remainder of bedding and backfill materials as specified in the contract documents.

Key
OD = Outside diameter of pipe
OS = Outside span of pipe
TW = Trench width at top of pipe: Min. = OD+18 inches Max. = 1.25xOD+12 inches OR 54 inches (whichever is greater)
d = Depth of bedding material below pipe: OD/8 or OS/8, OR 4 inches (whichever is greater)

CLASS III RCP

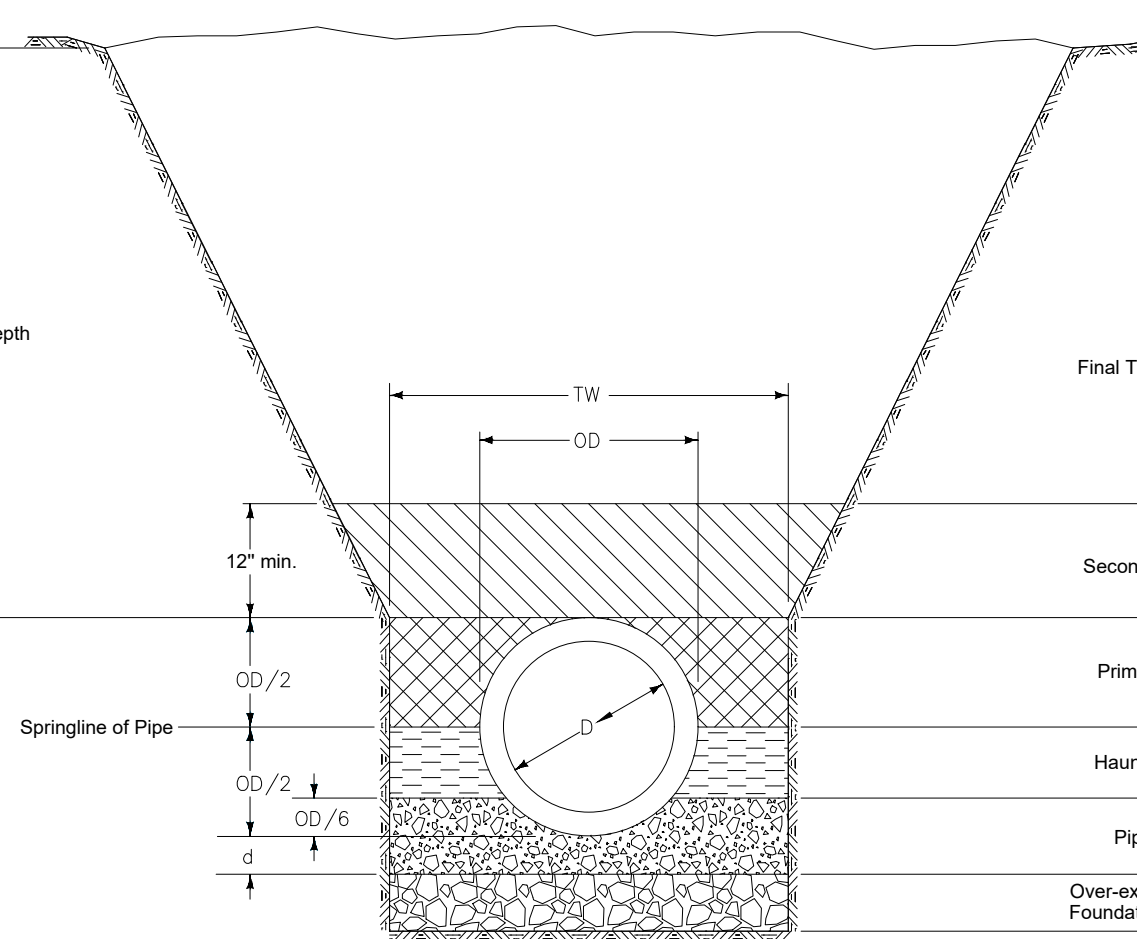
Pipe Diameter (in)	Class R-1 Bedding	Class R-2 Bedding	Class R-3 & R-4 Bedding
12	7'	10'	19'
15	8'	10'	19'
18	8'	11'	19'
21	8'	11'	19'
24	8'	12'	20'
27	10'	13'	20'
30	11'	13'	20'
33	11'	13'	20'
36	11'	13'	20'
42	11'	13'	20'
48	11'	13'	20'
54	11'	13'	20'
60	11'	13'	20'
66	11'	13'	20'
72	11'	13'	20'

As = Area of Steel Reinforcing

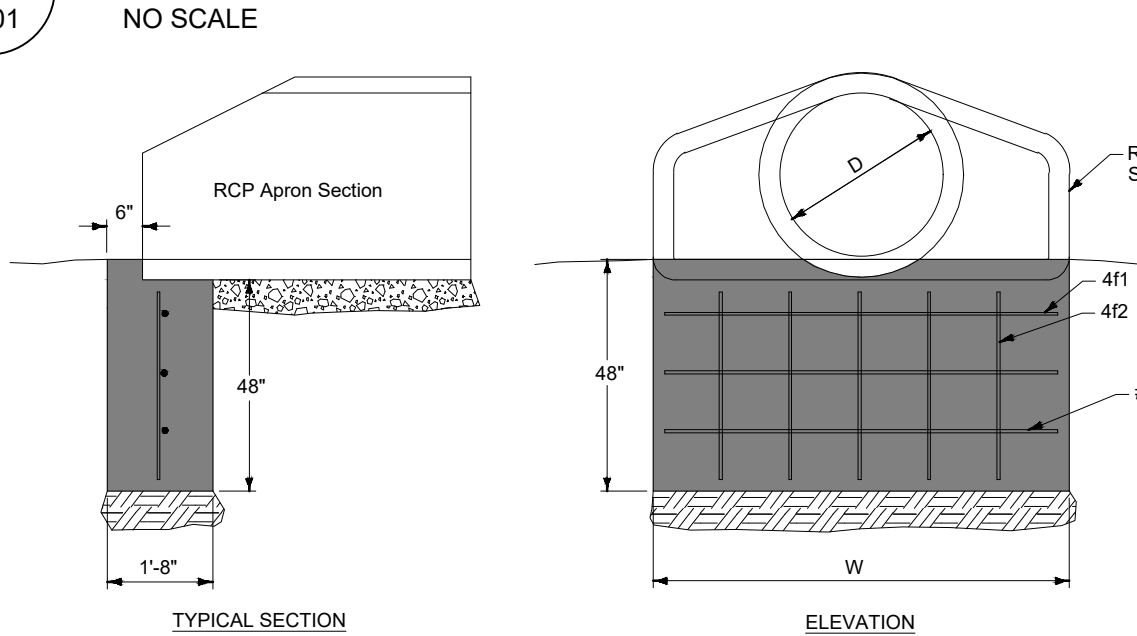
RIGID GRAVITY PIPE TRENCH BEDDING

6
C601
NO SCALE

Key
OD = Outside diameter of pipe
D = Inside diameter of pipe
TW = Trench width at top of pipe
d = Depth of bedding material below pipe



TRENCH BEDDING AND BACKFILL ZONES



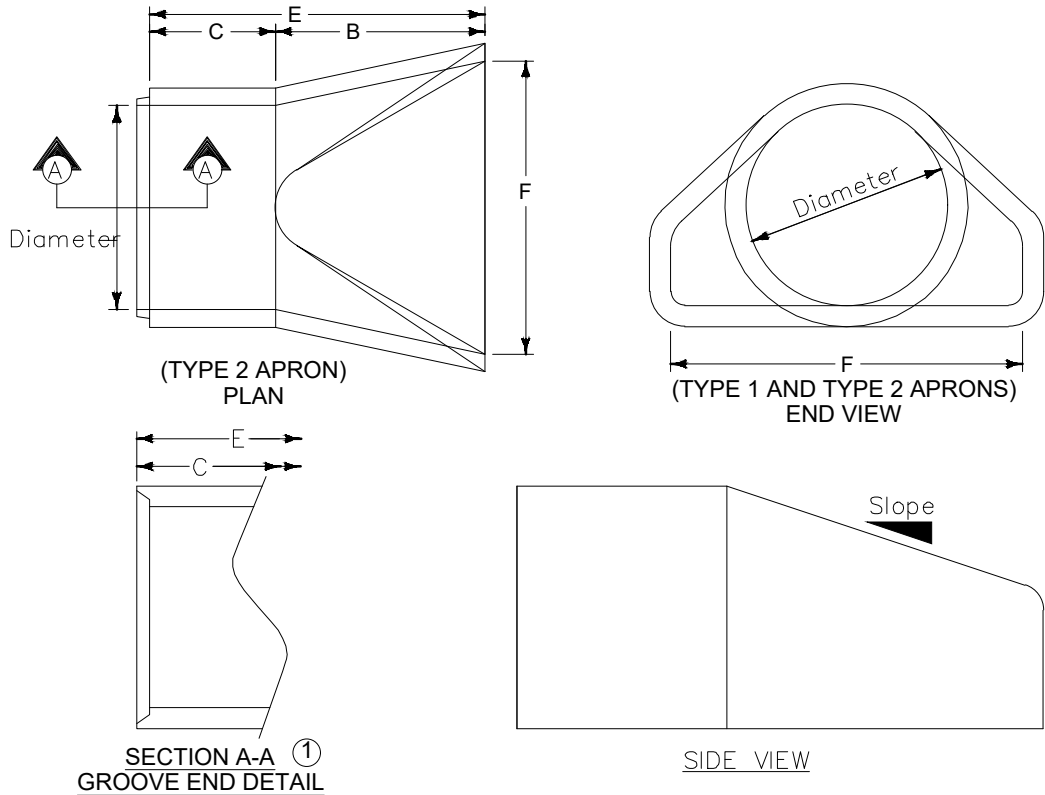
REINFORCING BAR LIST

D	W	Mark	Size	Length	Count
12"	2'-4"	411	4	2'-0"	3
15"	2'-10 1/2"	412	4	2'-6 1/2"	2
18"	3'-5"	411	4	3'-1"	3
24"	4'-6"	411	4	4'-2"	3
30"	5'-7"	411	4	5'-3"	3
36"	6'-8"	412	4	6'-4"	3
42"	7'-3"	412	4	7'-5"	3

D	W	Mark	Size	Length	Count
48"	7'-10"	411	4	7'-6"	3
54"	8'-5"	412	4	8'-1"	3
60"	8'-11"	411	4	8'-7"	3
66"	8'-11"	412	4	8'-7"	3
72"	10'-0"	411	4	9'-8"	3
78"	10'-7"	411	4	10'-3"	3
84"	11'-1"	412	4	10'-9"	3

RCP FOOTING SECTION

8
C601
NO SCALE

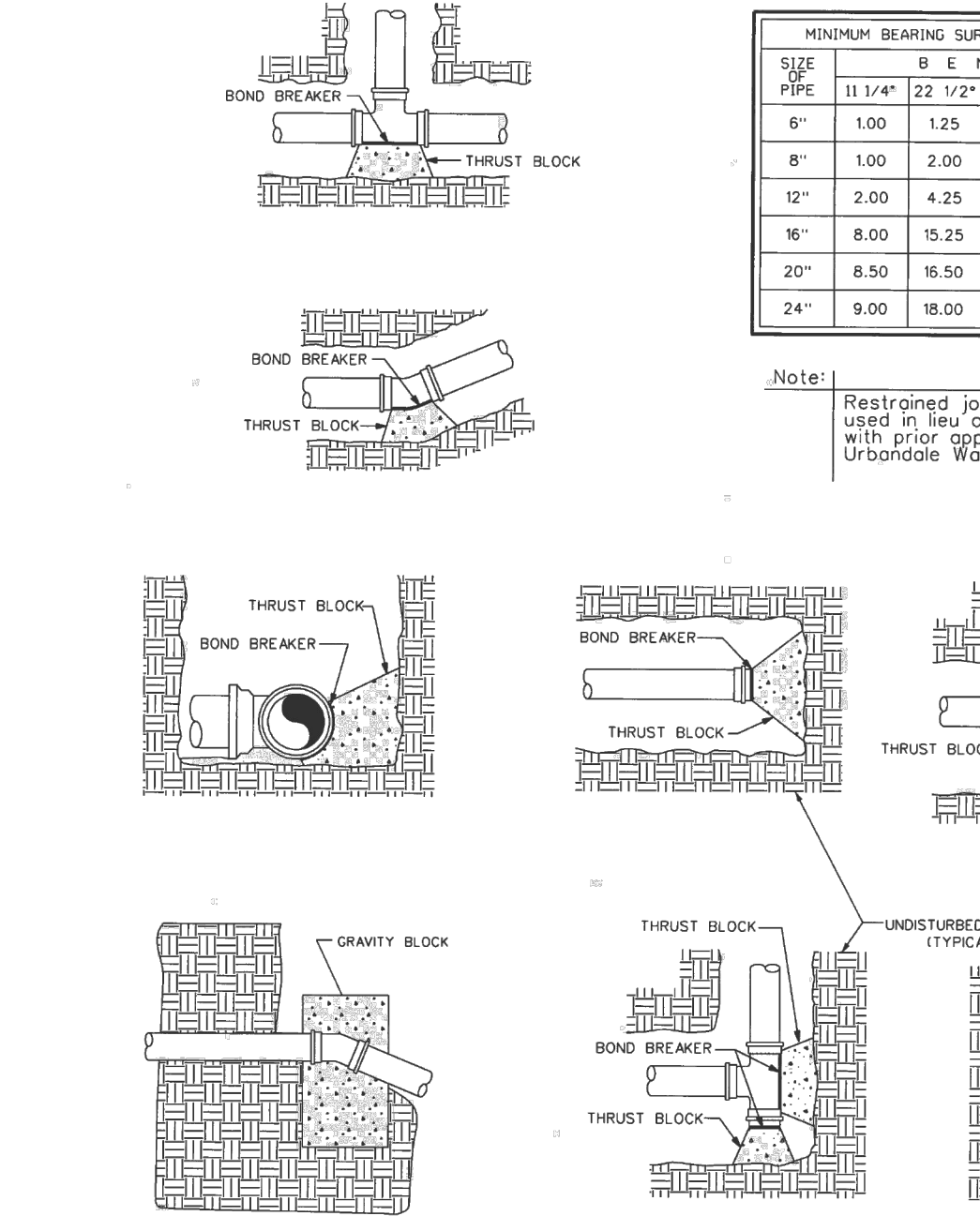


TYPE 2 APRONS

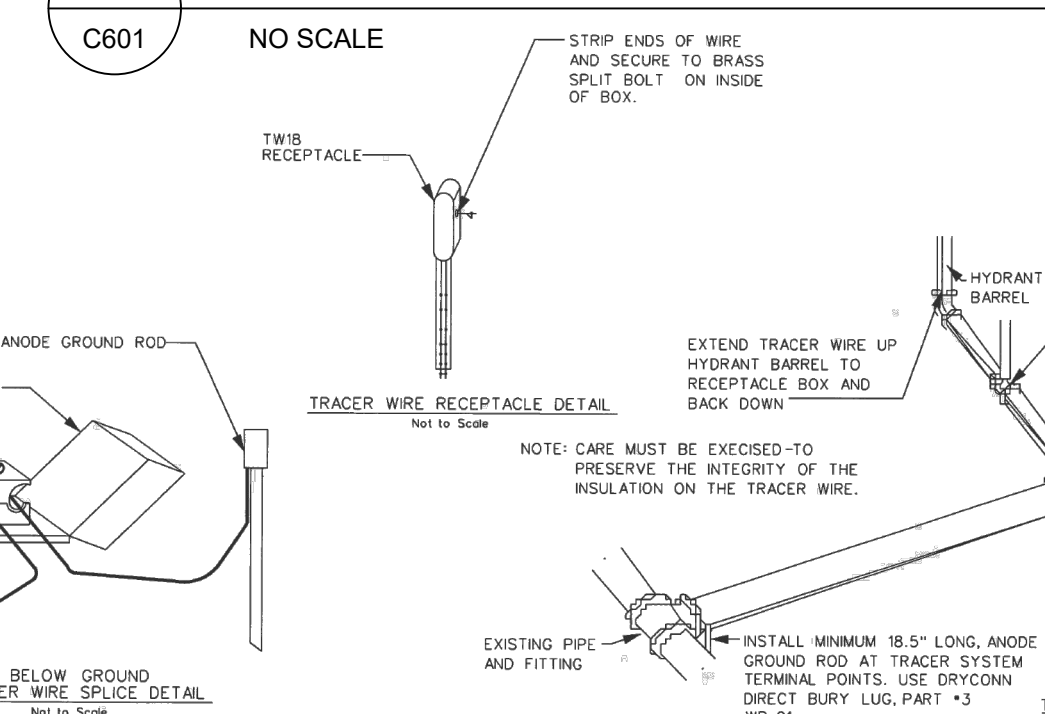
DIAM.	SLOPE	A	B	MINIMUM	E	F
12"	2.4:1	4"	2'-0"	4'-6"	6'-1"	2'-0"
15"	2.4:1	6"	2'-3"	5'-10"	6'-1"	2'-6"
18"	2.3:1	9"	2'-3"	5'-10"	6'-1"	3'-0"
21"	2.4:1	9"	3'-0"	5'-12"	6'-1"	3'-5"
24"	2.5:1	9 1/2"	3'-7 1/2"	6'-6"	6'-1"	4'-0"
27"	2.5:1	10 1/2"	4'-1"	7'-0"	6'-1"	4'-4"
30"	2.5:1	12"	4'-6"	7'-7 1/2"	6'-1"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

CONCRETE PIPE APRON

9
C601
NO SCALE

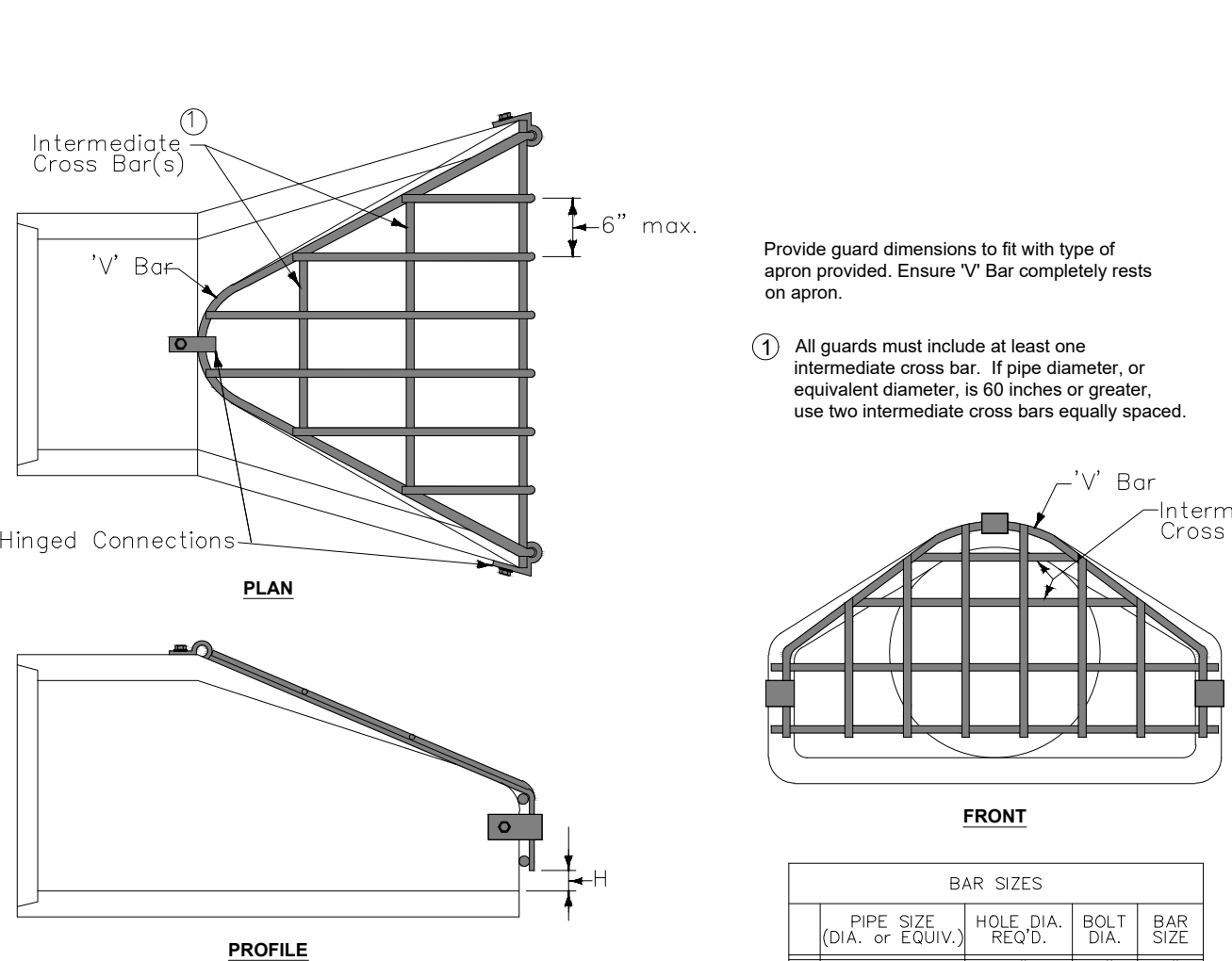


THRUST BLOCKS



TRACER SYSTEM

12
C601
NO SCALE



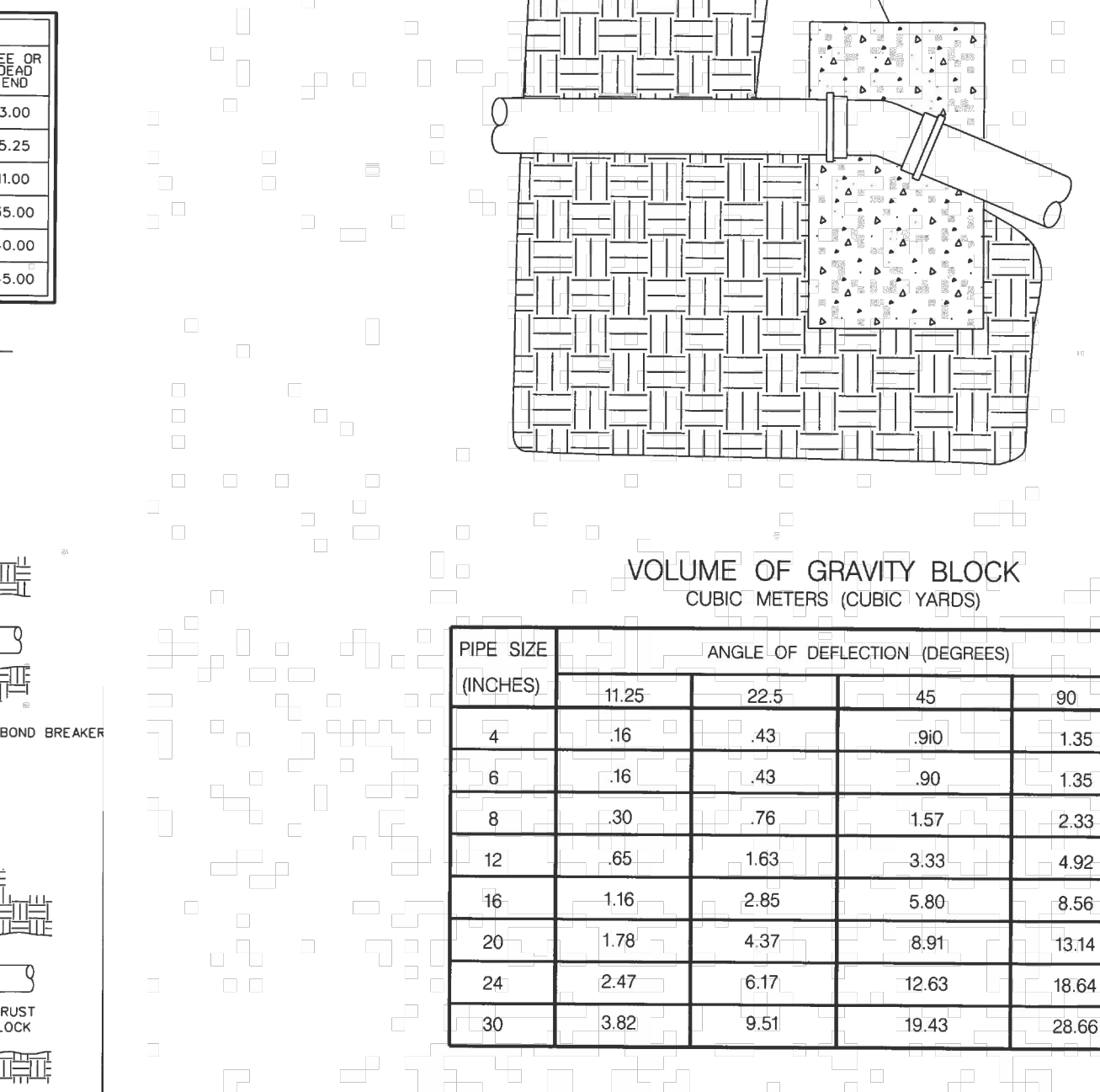
BAR SIZES

PIPE SIZE (DIA. OF EQUIV.)	HOLE DIA. REQ'D.	BOLT DIA.	BAR SIZE
12" - 24"	1/2"	1/2"	1"
27" - 48"	3/4"	3/4"	1 1/2"
54" - 90"	1"	1"	2"
up to 24" eq.	1/2"	1/2"	1"
30" to 48"	3/4"	3/4"	1 1/2"
54" to 72"	1"	1"	2"
up to 24" eq.	1/2"	1/2"	1"
30" to 48"	3/4"	3/4"	1 1/2"
54" to 60"	1"	1"	2"

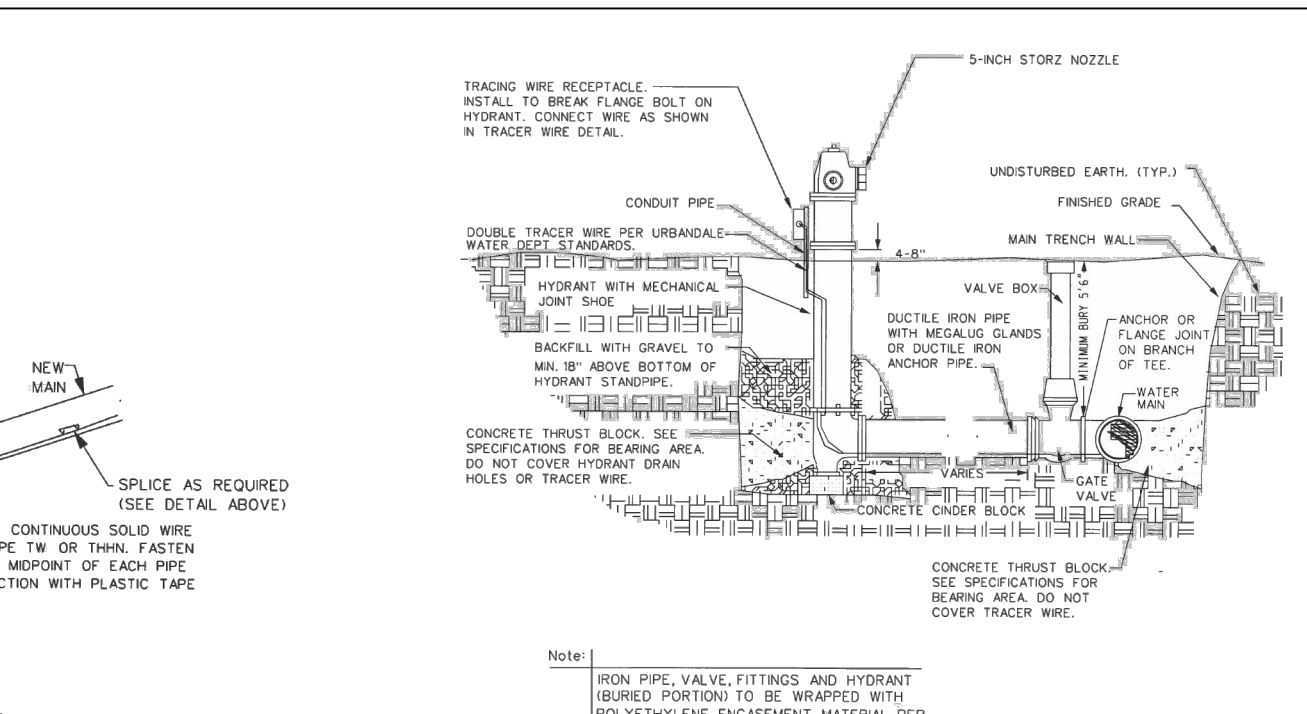
BOLT LENGTH = PIPE WALL THICKNESS + 2 1/2"

CONCRETE PIPE APRON GUARD

10
C601
NO SCALE



TRACER SYSTEM



TRACER SYSTEM

13
C601
NO SCALE

---	REVISED PER CITY COMMENTS	01-22-25 AWS	DATE	BY
1	REVISED PER CITY COMMENTS	01-06-25 CMC	DATE	BY
MARK	REVISION	Scale: 1" = 10'	Checked By: BKC	BY
Engineer: JH	Checked By: BKC	Date: 12-19-2024	T-R-S: 9N-25W-07	
Technician: AWS	Date: 12-19-2024	T-R-S: 9N-25W-07		

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LEGACY AT JAMES STREET PLAT 2, LOT 1

CONSTRUCTION DETAILS

SNYDER & ASSOCIATES, INC.



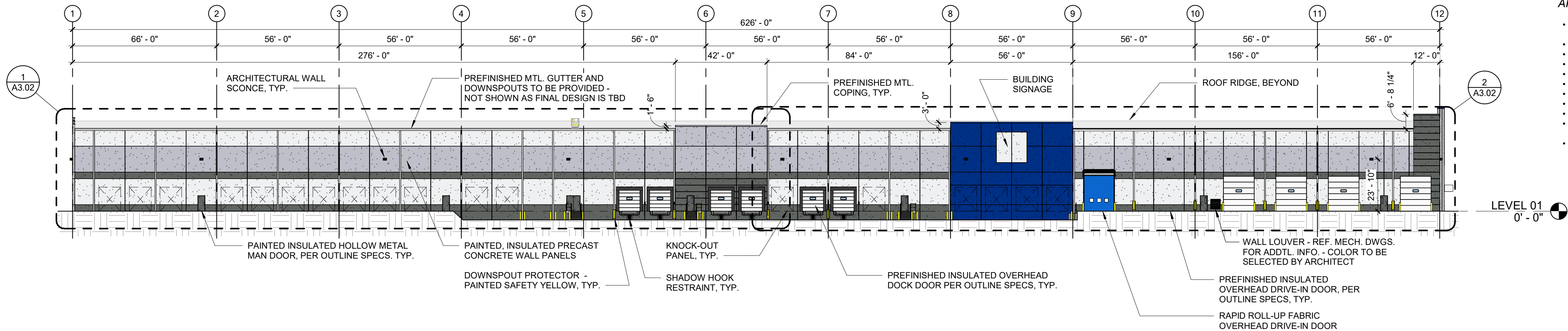
Project No: 124.1027.01

Sheet C601



LSI-XGBWM3-FT-LED-28-450-CW-UE-BRZ-
BB-IM5 692808
LSI LED WALLPACK 4000K DARK BRONZE
W/ MOTION SENSOR AND BATTERY BACKUP
VLPN: 1211754

ARCHITECTURAL LIGHTING
SCONCE TO BE USED

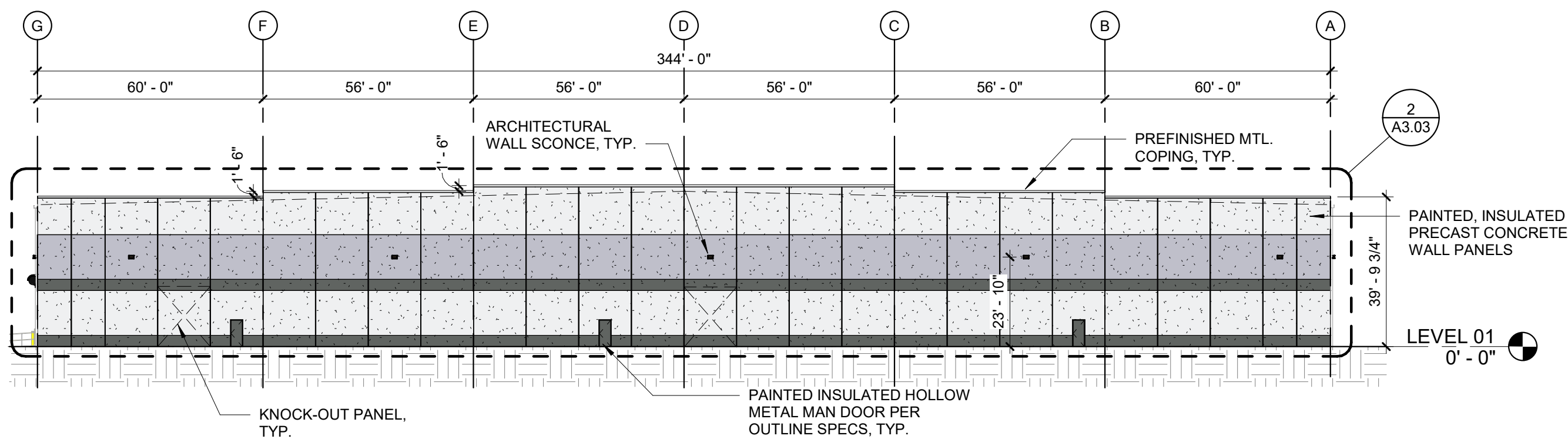


MATERIAL BREAKDOWN

GROSS WALL AREA	25,142 SF
FENESTRATION AREA	36 SF (<1%)
NET WALL AREA	25,106 SF
PRIMARY MATERIAL	22,438 SF (89%)
OTHER MATERIAL	2,668 SF (10%)
PRIMARY + FEN.	89% OF GROSS WALL

OVERALL EAST ELEVATION

4 A0.50/A3.01 SCALE : 1" = 30'-0"

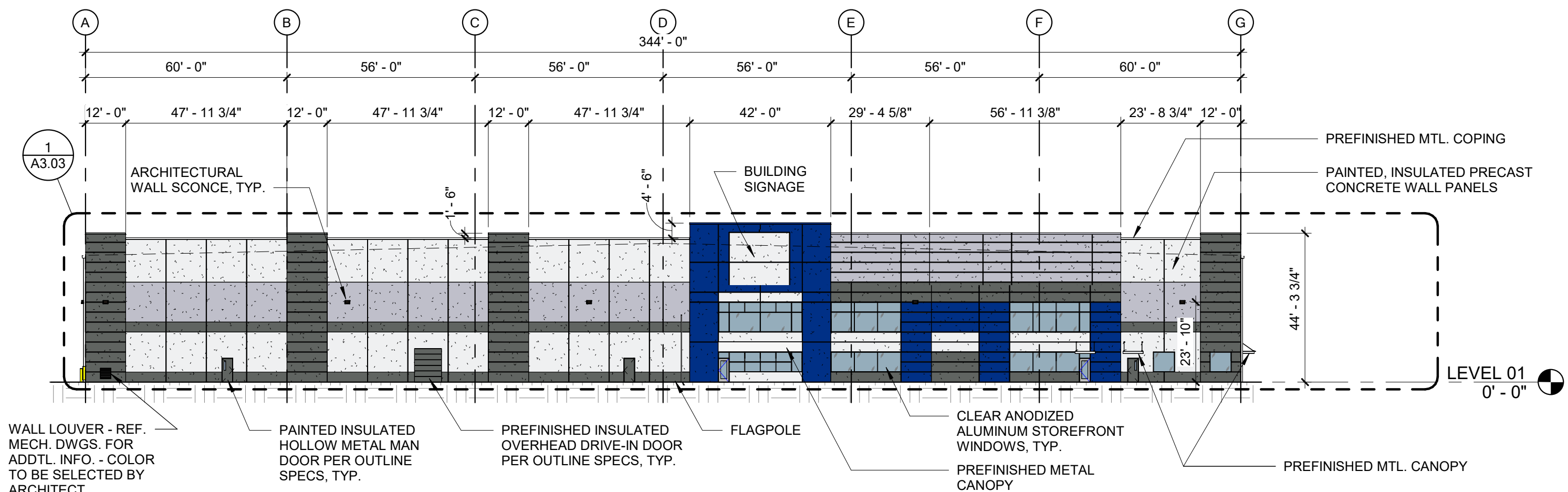


MATERIAL BREAKDOWN

GROSS WALL AREA	14,265 SF
FENESTRATION AREA	0 SF
NET WALL AREA	14,265 SF SF
PRIMARY MATERIAL	14,014 SF (98.9%)
OTHER MATERIAL	251 SF (0.1%)
PRIMARY + FEN.	98.9% OF GROSS WALL

OVERALL SOUTH ELEVATION

2 A0.50/A3.01 SCALE : 1" = 30'-0"

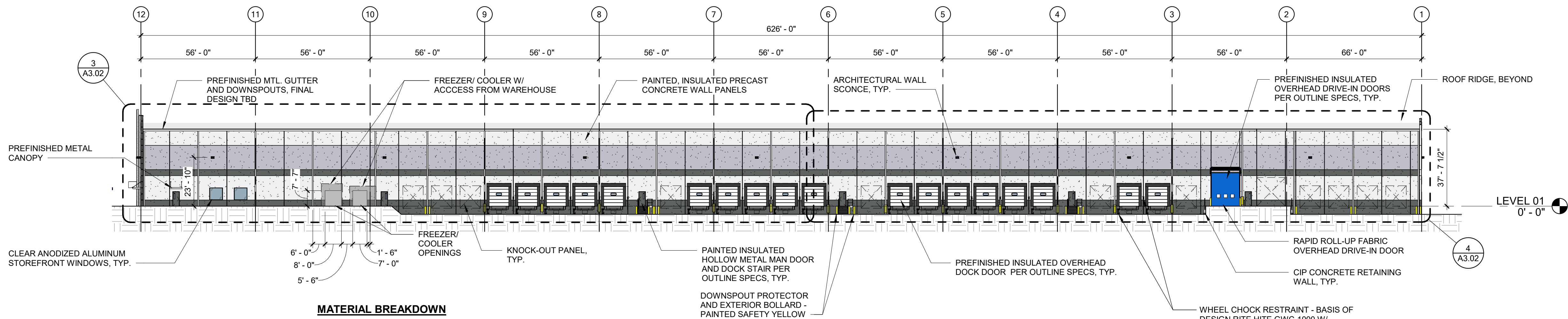


MATERIAL BREAKDOWN

GROSS WALL AREA	15,181 SF
FENESTRATION AREA	740 SF (5%)
NET WALL AREA	14,441 SF
PRIMARY MATERIAL	14,024 SF (97%)
OTHER MATERIAL	417 SF (3%)
PRIMARY + FEN.	97% OF GROSS WALL

OVERALL NORTH ELEVATION

3 A0.50/A3.01 SCALE : 1" = 30'-0"



MATERIAL BREAKDOWN

GROSS WALL AREA	25,563 SF
FENESTRATION AREA	130 SF (<1%)
NET WALL AREA	25,433 SF
PRIMARY MATERIAL	22,712 SF (89%)
OTHER MATERIAL	2,721 SF (11%)
PRIMARY + FEN.	89% OF GROSS WALL

OVERALL WEST ELEVATION

1 A0.50/A3.01 SCALE : 1" = 30'-0"

MATERIAL & FINISH LEGEND

- CONCRETE, PAINTED : SW6253 OLYMPUS WHITE
- CONCRETE, PAINTED : SW7066 GRAY MATTERS
- CONCRETE, PAINTED : SW7068 GRIZZLE GRAY
- CONCRETE, PAINTED : PANTONE 287-C
- TINTED GLAZING

ARCHITECTURAL FACADE ELEMENTS

- TEXTURED PRECAST CONCRETE WITH PAINTED BANDING
- CONCRETE REVEALS
- PREFINISHED COPING
- PREFINISHED GUTTERS AND DOWNSPOUTS
- PAINTED HOLLOW METAL DOORS
- PREFINISHED DOCK DOORS
- PLAN BUMP-OUTS
- ELEVATION BUMP-UPS
- PREFINISHED CANOPIES
- CLEAR ANODIZED ALUMINUM WINDOWS WITH TINTED LOW E GLAZING
- ARCHITECTURAL LIGHTING SCONCES

GBA

9801 Renner Blvd, Ste. 300
Lenexa, KS 66219
913.492.0400
GBAteam.com

CERRIS BUILDERS

GRIMES BTS

GRIMES, IOWA

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
-----	------	-------------

PROJECT NUMBER
16629.00

DATE

01/03/2025

SITE DEVELOPMENT PERMIT

DESIGNED: JRV

DRAWN: TRH

REVIEWED: CDR

SHEET TITLE

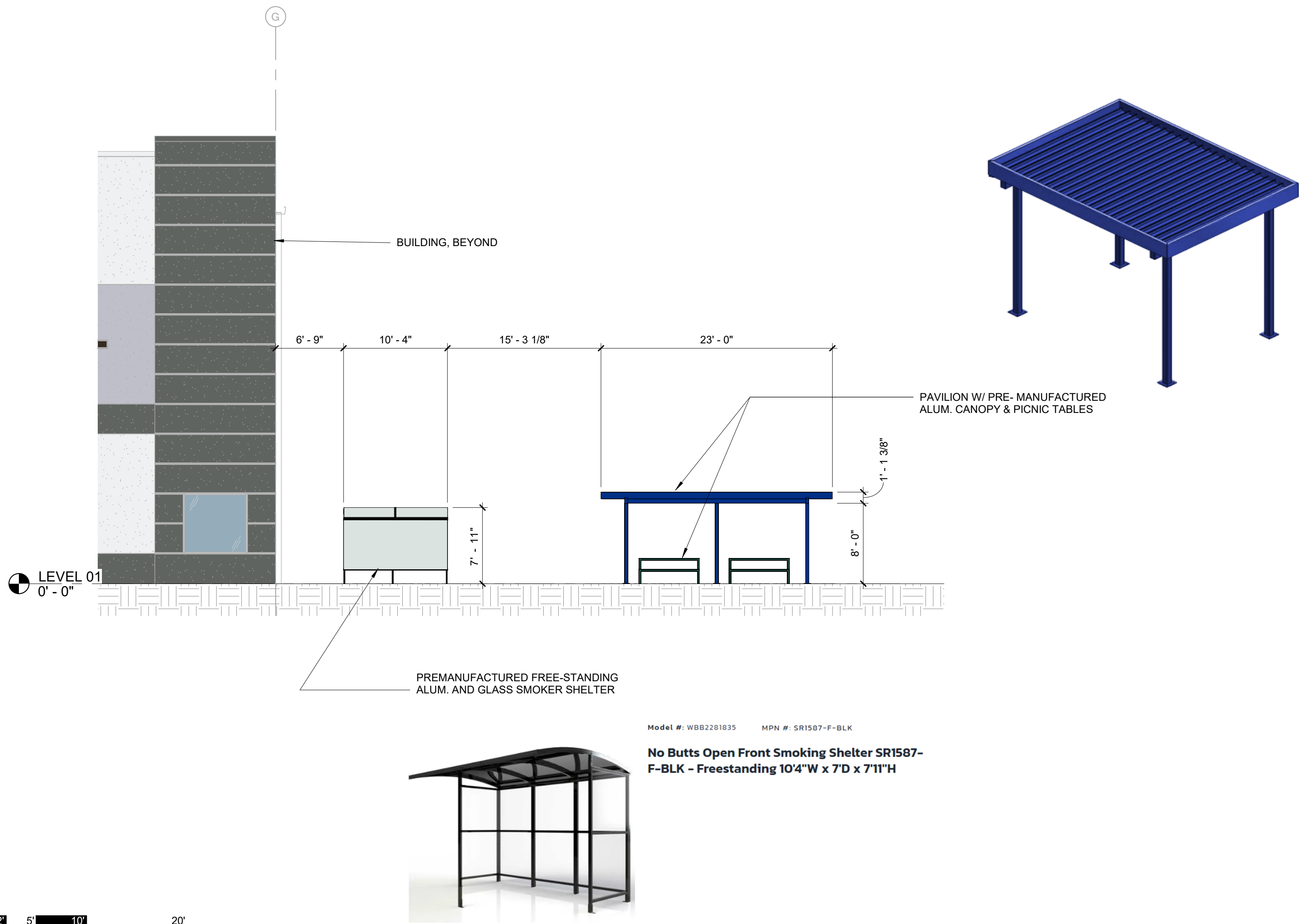
EXTERIOR BUILDING
ELEVATIONS

SHEET NUMBER

A3.01

© George Butler Associates, Inc. 2024

Plotted 1/3/2025 12:23:55 PM -- Autodesk Docs://16629 Grimes IA, B.T.S./UrbanLoop_B2_Grimes_V24.rvt



LAWRENCE
FABRIC & METAL STRUCTURES

Model: Post Supported LFS-FLA/LFS-FLCA

Material:
• Extruded aluminum (6063-T6)

GBA

9801 Renner Blvd, Ste. 300
Lenexa, KS 66219
913.492.0400
GBAteam.com

CERRIS
BUILDERS

GRIMES BTS

GRIMES, IOWA

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
-----	------	-------------

PROJECT NUMBER
16629.00

DATE

01/03/2025

SITE DEVELOPMENT PERMIT

DESIGNED: JRV

DRAWN: TRH

REVIEWED: RJR

SHEET TITLE

ACCESSORY STRUCTURE
ELEVATIONS

SHEET NUMBER

A3.10

© George Butler Associates, Inc. 2024

ACCESSORY ELEVATION - EAST

1
A0.50/A3.10

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

1/8" = 1'-0"

1' 2" 5' 10' 20'

ACCESSORY ELEVATION - WEST

2
A0.50/A3.10

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

1/8" = 1'-0"

1' 2" 5' 10' 20'

DATE

February 4, 2025

PROJECT NAME

Legacy at James Street Plat 2 –
Final Plat

APPLICANT

Anderson Properties

REQUESTED ACTION

Approval of the final plat, that
will allow for the future
subdivision of the 41.18-acre
property .

LOCATION

Southwest corner of S James
Street and SW 28th Street.

ZONING

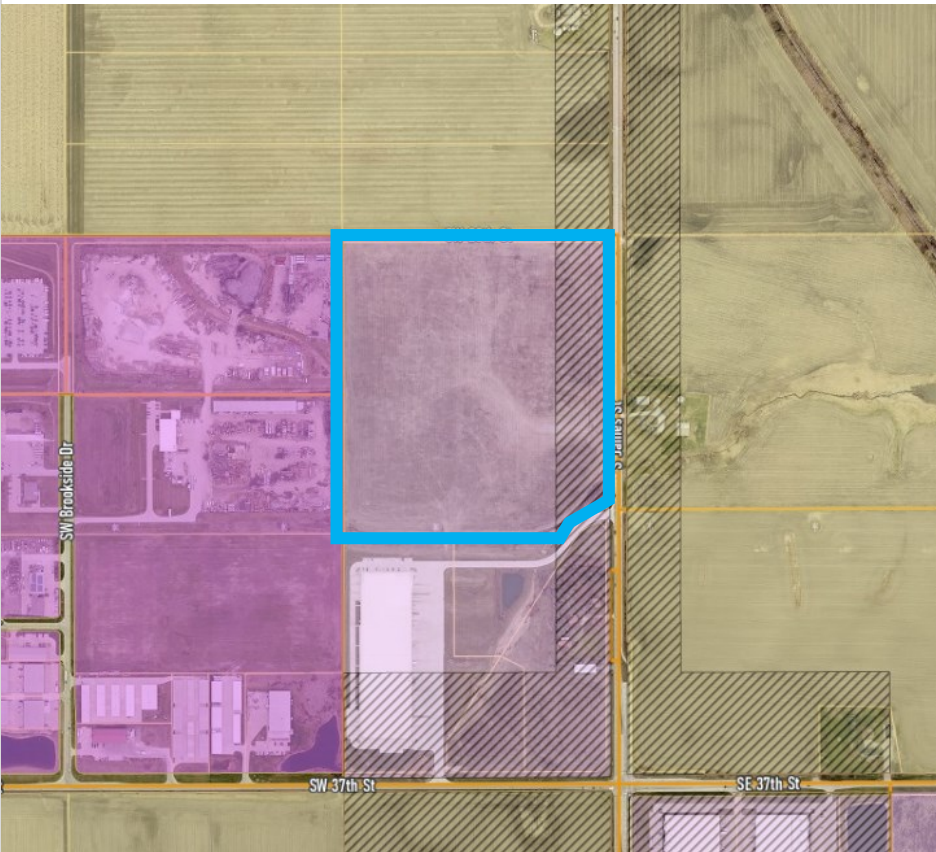
M1-A
Transportation Corridor
Mixed Use Development
Overlay District

PLANNER

Alivia Hoodjer
ahoodjer@grimesiowa.gov
(515) 986-4050



Location Map



Zoning Map

Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING

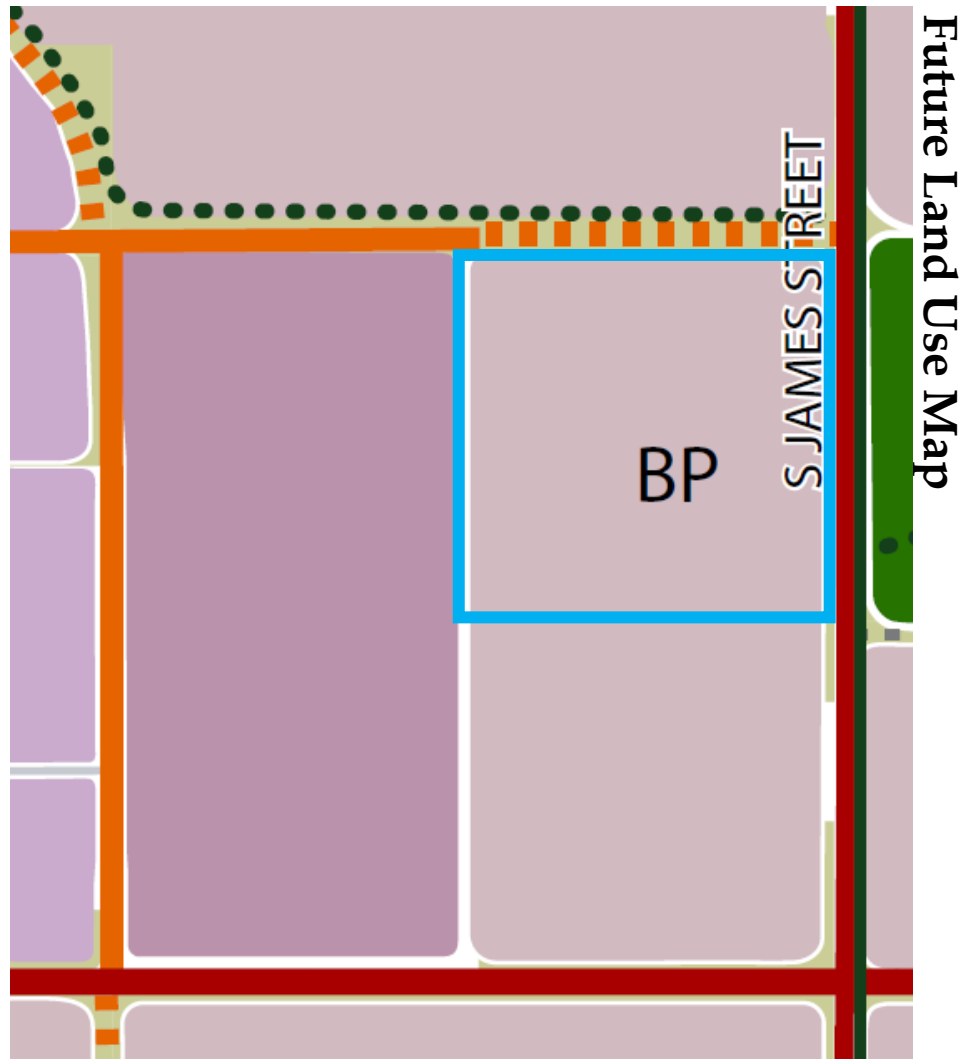
Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Undeveloped	Business Parks	M1-A; Transportation Corridor Mixed Use Overlay
North	Agriculture	Business Parks	A-1; Transportation Corridor Mixed Use Overlay
South	Warehouse/ distribution	Business Parks	M1-A; Transportation Corridor Mixed Use Overlay
East	Agriculture	Business Parks and Future Parks & Rec	A-1; Transportation Corridor Mixed Use Overlay
West	Industrial	General Industrial	M-2

PARKS

The proposed site is zoning M1-A, so no parkland dedication is required.

A 5' sidewalk on S James Street connecting to a 5' sidewalk that will be installed along SW 37th Street.

The site is consistent with the City of Grimes zoning map and future land use map.



Relation to Studies & Legal

Legal

This site is subject to the existing recorded development agreement for Legacy at James Street development.

ROW dedication is required for the construction of SW 28th Street, as shown as Street lot A in the final plat. The street will be built by the owner in lieu of the street fees associated with the development agreement. A 5' sidewalk will also be installed within the ROW of SW 28th Street.

There will be a future reconstruction of South James Street that will not impact the property. The reconstruction will allow for access to Outlot Z along S James Street when the outlot becomes developable. SW 28th Street will have full access onto S James Street before and after the reconstruction occurs.

Site Layout

ACCESS

Full access driveways onto SW 28th Street once constructed.

Access onto S James Street for Outlot Z once the outlot becomes platted into a developable lot and the reconstruction of S James is complete.

The intersections at S James and SW 28th will be three lanes, per the Foth Infrastructure & Environment Study.

PEDESTRIAN CONNECTIVITY

Pedestrian connectivity will be along SW 28th Street and connected into the future sidewalk along S James Street.

Internal sidewalk connections will be provided to connect to SW 28th Street sidewalks and S James Street sidewalk network.

PLAT LAYOUT

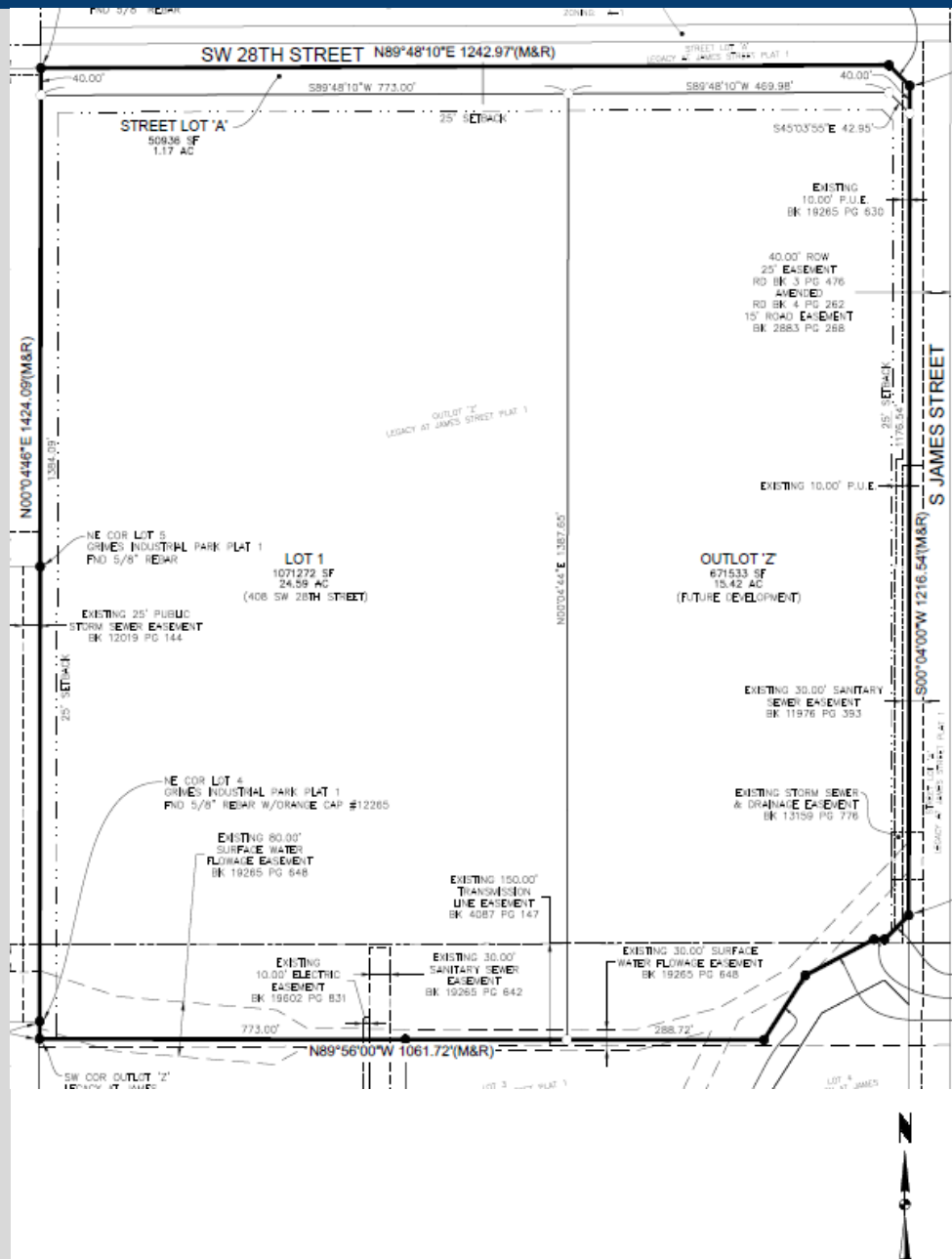
The site will consist of one lot and one outlot.

BUILDING SETBACKS

Front: 25' setback

Side: None required, except when adjacent to any "R" district or street right-of-way line, in which case – 25 feet.

Rear: 25' setback. However, for every foot the front yard is increased over 25 feet, the rear yard may be decreased in direct proportion thereto, but in no case shall the rear yard be less than 10 feet.



Utilities & Landscaping

SANITARY

Sanitary sewer connections are on the south end of the plat and will service both the lot and outlot.

WATER

Water service will be provided to each lot. The watermain north of SW 28th Street will be public

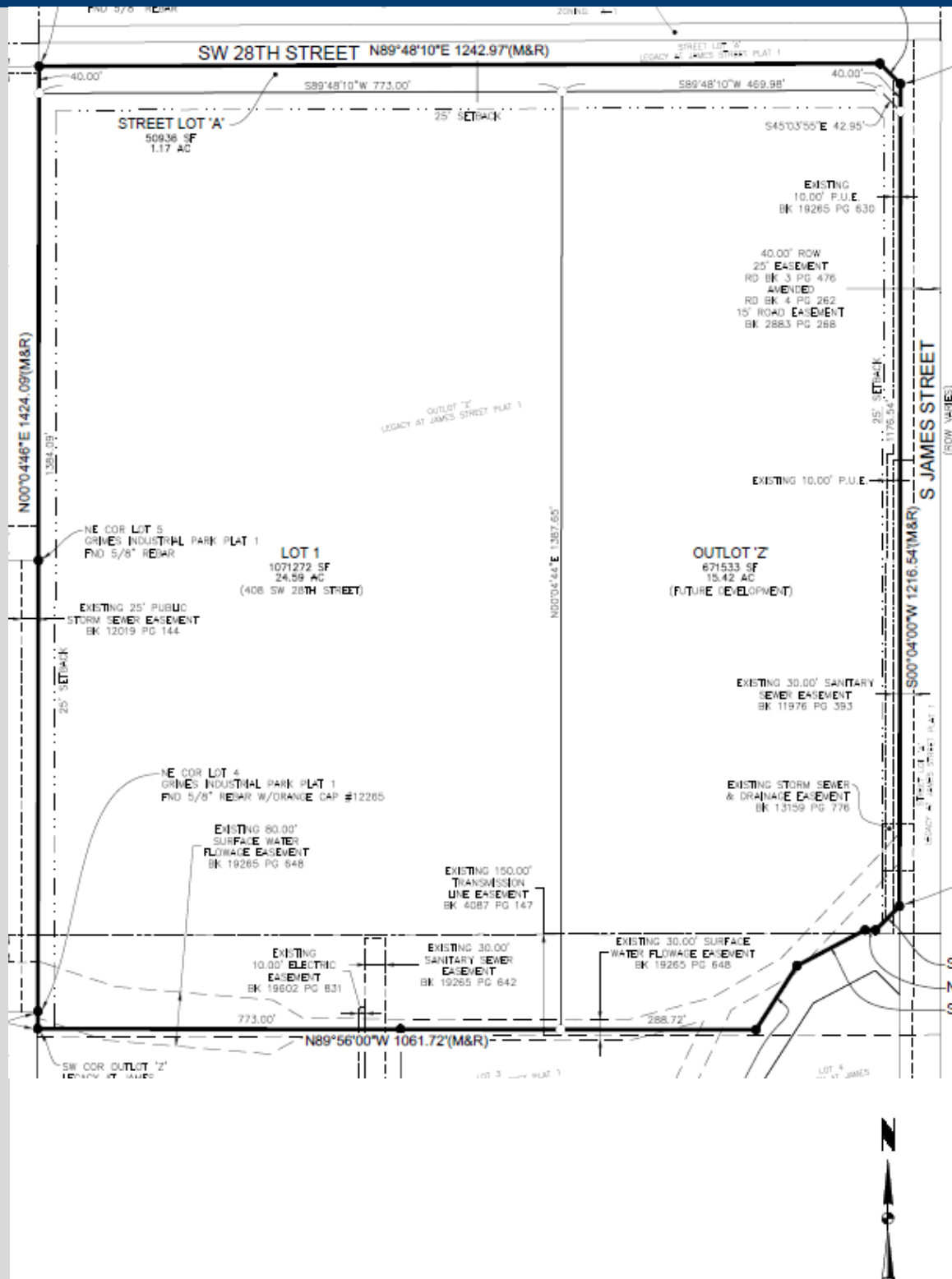
STORM WATER

Stormwater infrastructure will be private and each lot will have to account for their own private detention. A public storm sewer outlet, connected to the storm sewer on SW 28th Street, will be within a storm sewer easement on the NE corner of outlot Z.

LANDSCAPING

Landscaping within this plat will need to adhere to the Legacy at James Street Development Agreement requirements as well as the Transportation Mixed Use Overlay along S James Street.

All loading docks and overhead doors will be screened from the right-of-way.



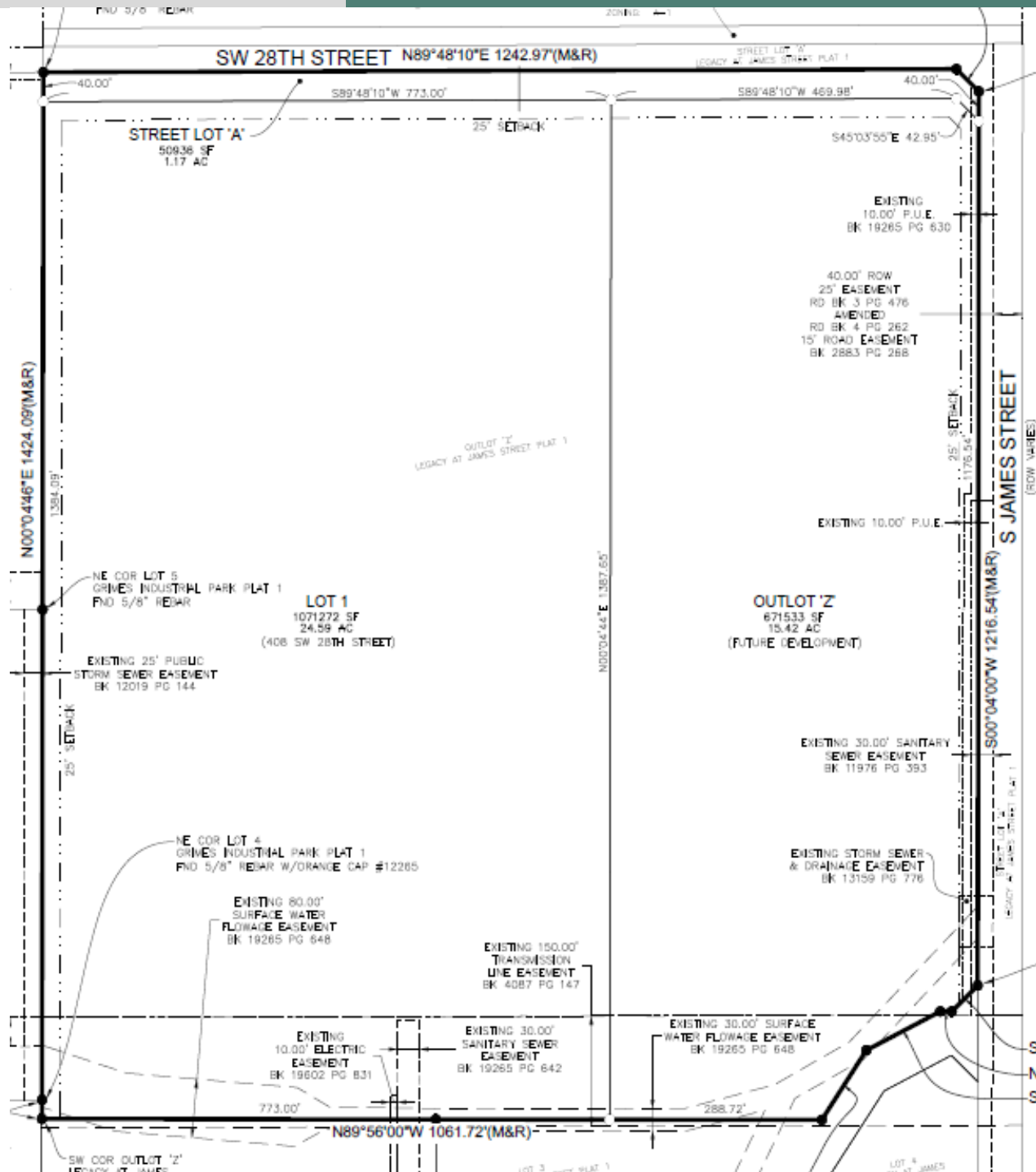
Conclusion

STAFF RECOMMENDATION

Staff would recommend approval of the Legacy at James Street Plat 2 Final Plat subject to any remaining staff comments.

CONCLUSION

- Request to plat a final plat of approximately 41.18 acres that will allow for one lot and one outlot. Lot 1 will allow for the future development of a light industrial use site. Outlot Z can be platted in the future for light industrial use.
- Site development for this final plat is subject to the Legacy at James Street Development Agreement.
- SW 28th Street will be constructed as apart of this plat.



INDEX LEGEND

LOCATION: OUTLOT 'Z', LEGACY AT JAMES STREET PLAT 1
GRIMES, POLK COUNTY, IOWA

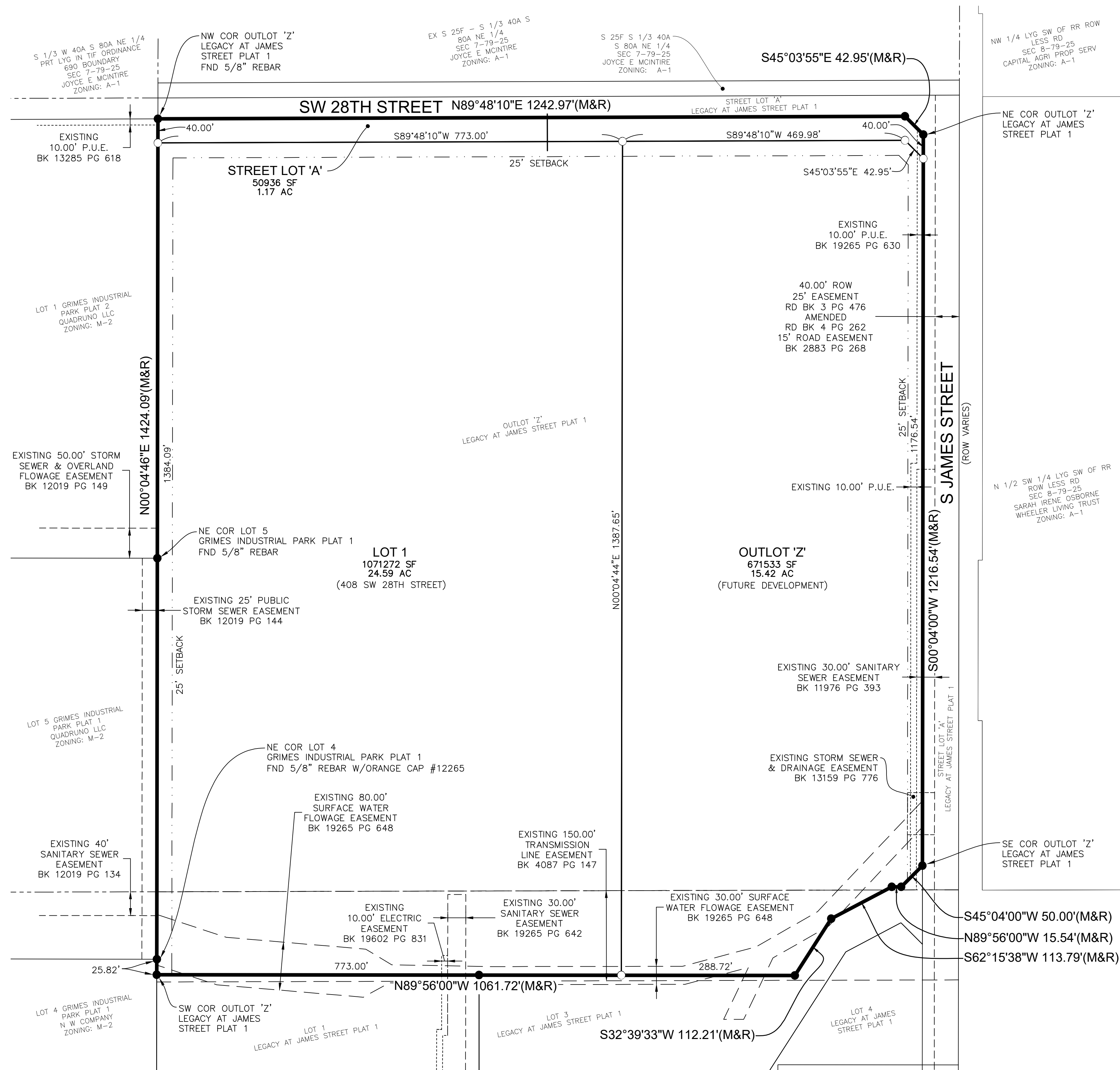
REQUESTOR: ANDERSON FOUR LLC

PROPRIETOR: ANDERSON FOUR LLC
4451 NW URBANDALE DRIVE
URBANDALE, IA 50322

SURVEYOR: JONATHAN A. ERDAHL

COMPANY: CIVIL DESIGN ADVANTAGE

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



AREA ABOVE RESERVED FOR RECORDER

OWNER / DEVELOPER

ANDERSON FOUR LLC
CONTACT: MARK ANDERSON
4451 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: (515) 270-6104

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

M1-A: COMMERCIAL LIMITED LIGHT INDUSTRIAL &
TRANSPORTATION CORRIDOR MIXED USE
DEVELOPMENT OVERLAY DISTRICT)

BULK REGULATIONS

FRONT YARD: 25 FEET

SIDE YARDS: NONE REQUIRED, EXCEPT WHEN ADJACENT TO ANY "R" DISTRICT OR STREET RIGHT-OF-WAY LINE, IN WHICH CASE - 25 FEET

REAR YARD: 25 FEET; HOWEVER, FOR EVERY FOOT THE FRONT YARD IS INCREASED OVER 25 FEET, THE REAR YARD MAY BE DECREASED IN DIRECT PROPORTION THERETO, BUT IN NO CASE SHALL THE REAR YARD BY LESS THAN 10 FEET

DATE OF SURVEY

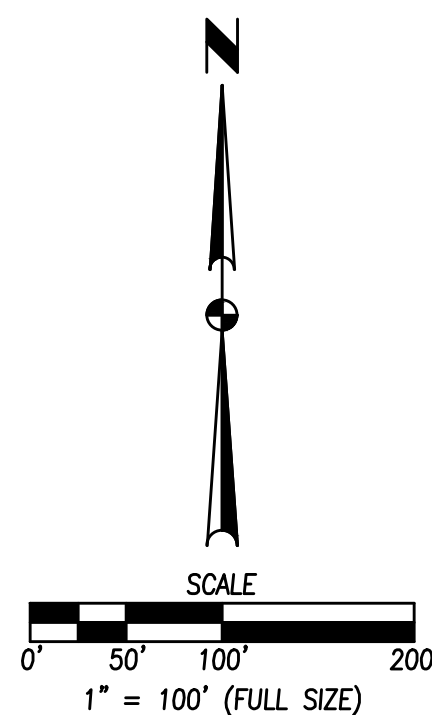
JANUARY 6, 2025

PLAT DESCRIPTION

OUTLOT 'Z', LEGACY AT JAMES STREET PLAT 1, AN
OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY,
IOWA.

NOTES

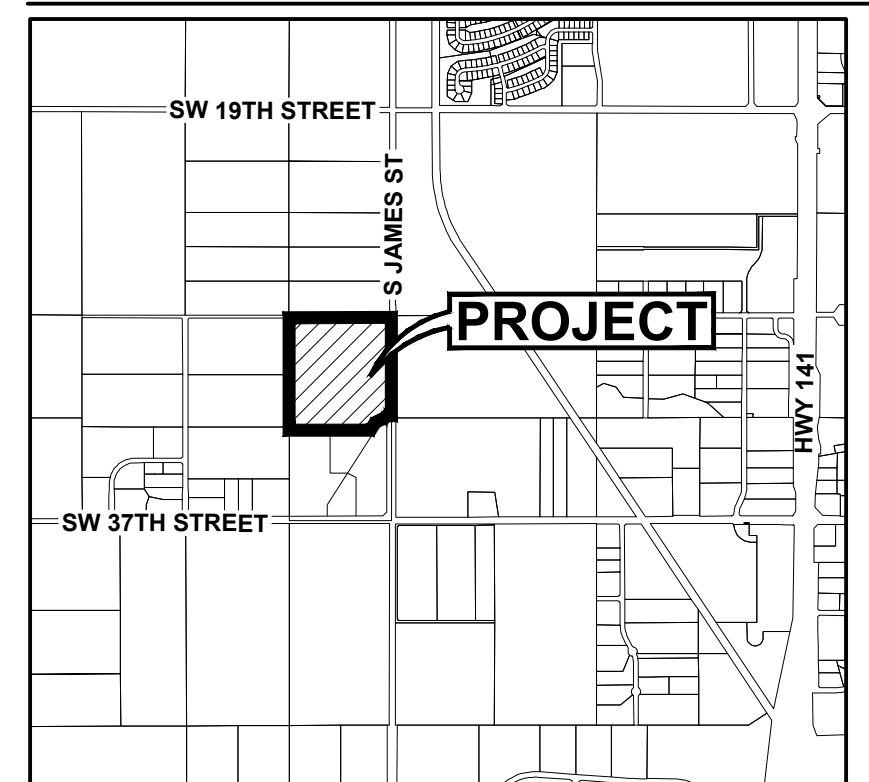
1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.



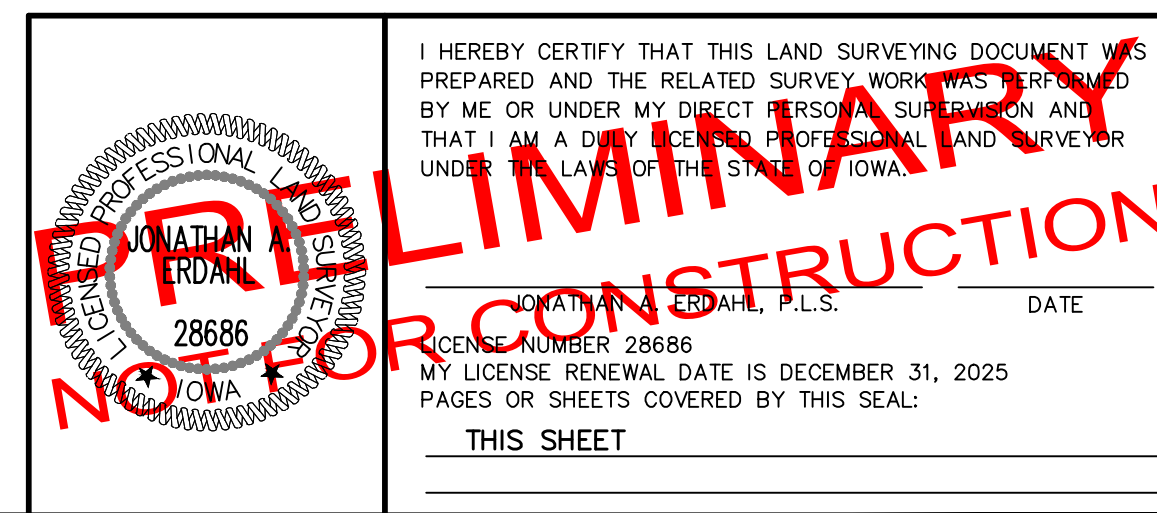
LEGEND

LEGEND	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, YELLOW PLASTIC CAP#28686 (UNLESS OTHERWISE NOTED)		○
MEASURED BEARING & DISTANCE	(M)	
RECORDED BEARING & DISTANCE	(R)	
DEEDED BEARING & DISTANCE	(D)	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	_____	
SECTION LINE	_____	
EASEMENT LINE	_____	
BUILDING SETBACK LINE	_____	
PLAT BOUNDARY	_____	

VICINITY MAP (NOT TO SCALE)



GRIMES, IOWA





Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

January 28, 2025

Civil Design Advantage

Attn: Erin Ollendike

4121 NW Urbandale Drive

Urbandale, Iowa 50322

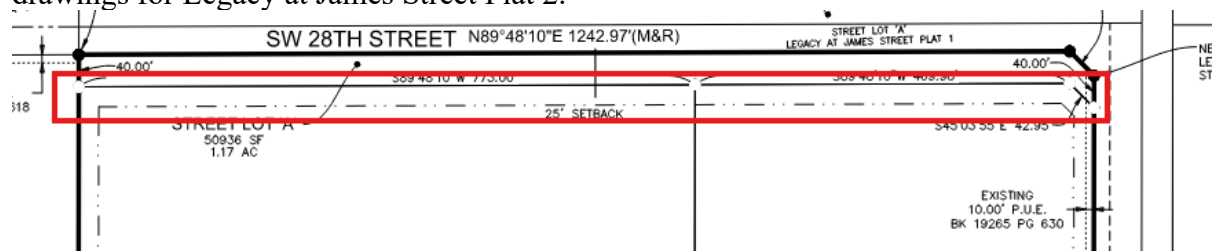
RE: Legacy at James Street Plat 2 Final Plat

Dear Ms. Ollendike:

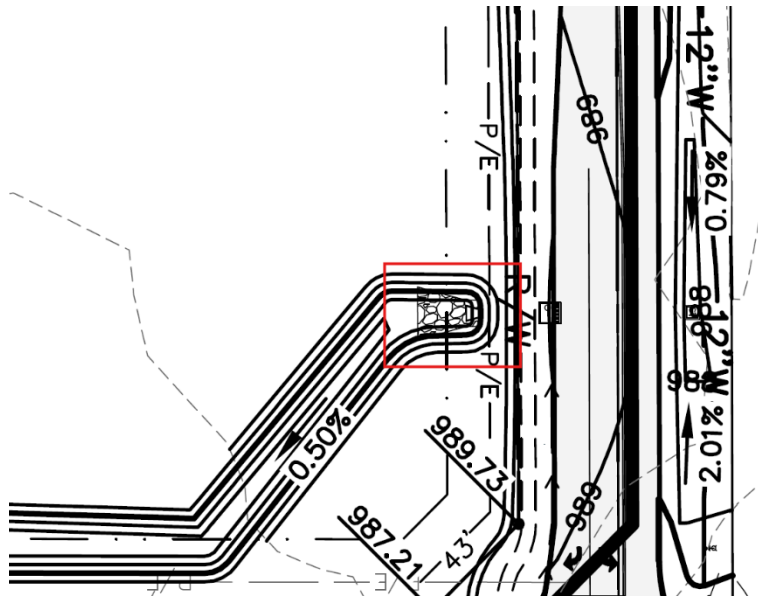
The Development Services Department is in receipt of a proposed Final Plat for the Legacy at James Street Plat 2 Final Plat. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

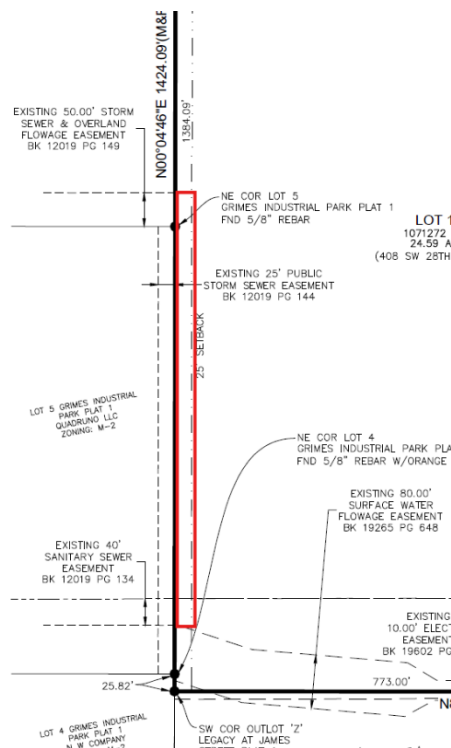
1. Provide \$2000 final plat review fee
2. Provide a completed final plat review application
3. Please add “ Overlay District Requirements per Legacy at James Street Development Agreement” to the Zoning information.
4. Add the 10’ PUE on the North lot line to match the PUE shown on the construction drawings for Legacy at James Street Plat 2.



5. Add public storm sewer easement for the storm structure South of SW 28th Street as shown in the preliminary plat comment letter.



6. Add a 10' storm sewer easement for the public storm sewer on the West property line. The lot 1 site plan will be showing this easement as existing. The storm sewer pipe was not installed on the centerline of the existing easement, thus needing more easement area.



7. Please add a note on the plat stating that street lot A will be given to the City similar to the one shown in the image.

2) STREET LOT 'A' TO BE DEDICATED TO THE CITY OF GRIMES FOR PUBLIC RIGHT-OF-WAY PURPOSES.

Legal Comments:

Following documentation shall be submitted for review and recorded with any final plat as applicable:

1. 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.
2. 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.
3. A statement from the mortgage holders or lienholders, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before a notary.
4. 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 Iowa Code Chapter 354.
5. Approval of the subdivision name from the County, if required.
6. A resolution and certificate for approval by the Council and signatures of the Mayor and Clerk. A resolution and certificate for approval by the Council and signatures of the Mayor and Clerk will be provided after the approval
7. Any easement documents and their legal descriptions, and mortgage holder consent, if applicable.
 - a. Public Utility Easement
 - b. Public Storm Sewer Easement
8. Declaration and Covenants, Restrictions, and Easements, if applicable.

- ~~9. A list of the minimum protection elevations (MPEs) for each lot within the plat. This document shall be certified by a licensed engineer. MPE's shall not be referenced on the final plat. Not Applicable.~~
10. Agreement to Complete Public Improvements with performance bond or letter of credit for incomplete public improvements, if applicable.
11. Four (4) year maintenance bonds for public improvements.
12. Executed electric and gas distribution agreements.
13. Provide a warranty deed for any street lots, if applicable.

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 5, 2025 (1 PDF of Final Plat and Legals)
PLANNING & ZONING:	February 4, 2025 at 5:30 at the Grimes City Hall
COUNCIL MEETING:	February 25, 2025 at 5:30 at the Grimes City Hall

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

Sincerely,



Alivia Hoodjer
Assistant Planner