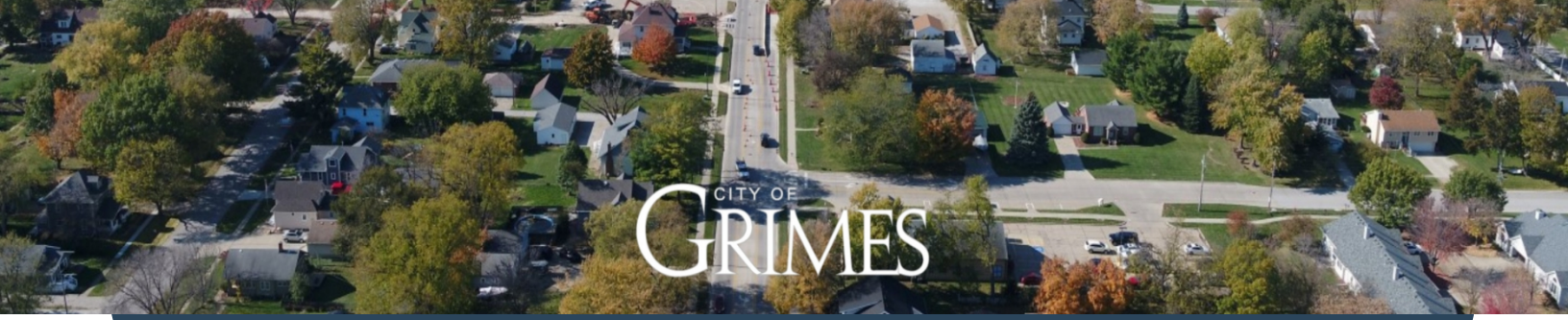


Planning and Zoning Commission Agenda

Grimes Planning and Zoning Commission
April 7, 2025 @ 5:30 PM
Grimes Community Complex, 410 SE Main Street

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
3. Approval of the Agenda
4. Approval of the Previous Minutes

PUBLIC AGENDA ITEMS

1. Lutheran Church of Hope Site Plan Amendment
2. SMI-AWS Fab Facility Cold Storage Building Site Plan Amendment
3. Founders Glen Preliminary Plat
4. Harvest Pointe Preliminary Plat
5. Adjournment

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

This meeting of the Grimes Planning and Zoning Commission was called to order Tuesday, March 4, 2025 at 5:31 P.M.

Roll Call: Present: Scott Almeida, Russ Lickteig, Craig Patterson, Abi Reiland, Adam Bunge, Council Liaison: Andrew Borcherding

Staff: Alex Pfaltzgraff, Evann Martin, Alivia Hoodjer, Stephanie Moss

Absent: Craig Patterson

GENERAL AGENDA ITEMS

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF THE AGENDA**
   Motion by Bunge, Second by Lickteig, to approve the agenda
   Roll Call: Ayes-All; Nays-0 Motion passes: 4-0

4. **APPROVAL OF THE MINUTES**
   Motion by Lickteig, Second by Reiland, to approve the minutes from the February 04, 2025 meeting
   Roll call: Ayes-All: Nays-0 Motion passes: 4-0

PUBLIC AGENDA ITEMS

Merkle Retirement Planning Addition Site Plan Amendment
Staff member Martin presented the details of the proposed Site Plan Amendment. Requesting approval of a 3,695 sq ft building addition and 12 additional parking spaces. Staff recommends approval.

The Commission discussed the proposal and asked questions of staff.

Motion by Lickteig, Second by Reiland to approve Merkle Retirement Planning Addition Site Plan Amendment

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

PUBLIC AGENDA ITEMS

TMJ Roofing Phase 2 Site Plan Amendment

Staff member Martin presented the details of the proposed Site Plan Amendment. Located at 2120 SE 44th Court. Seeking approval to construct an 11,400 sq ft new building for storage and eight parking stalls. Staff recommends approval.

The Commission discussed the proposal and asked questions of staff.

Motion by Bunge, Second by Lickteig to approve TMJ Roofing Phase 2 Site Plan Amendment

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

PUBLIC AGENDA ITEMS

Hope Horizon PUD Rezone

Staff member Martin presented the details of the proposed PUD Rezone. Requesting PUD zoning to allow residential, commercial, and parkland. Martin discusses comparison projects. A zoning change and development agreement will be established to outline the development standards and responsibilities for public improvements.

Tim Day, Director of Real Estate and Development for Hope K Farms and Hope Development Realty 4500 Westown Pkwy, Ste 277 West Des Moines, stated he is feeling positive about the growth and that there is a significant investment being made in the area.

Brian Buethe, 404 SE 2nd Street, Suite 200, Grimes Chamber and Economic Development President, stated his appreciation for multiple aspects of the concept map provided for the rezone.

PUBLIC FORUM

Don Bauman of 22043 Y Ave was present to address the Commission. Bauman stated he is strongly opposed to the project. He would like the board to consider a farmer's perspective.

Lisa Noble of 33401 230th St was present to address the Commission. Noble expressed concern about being annexed and the layout of the plan.

Arash Razizadeh 4500 Westown Pkwy, Ste 277 West Des Moines, Director of Engineering & Development Hope Development & Realty stated that they understand farming but we also need to consider the growth of Grimes.

Two more members of the public spoke but did not state their name or address.

The Commission discussed the proposal and asked questions of staff.

Motion by Lickteig, Second by Bunge to approve Hope Horizon PUD Rezone

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

PUBLIC AGENDA ITEMS

Code of Ordinances Title 12 Zoning Regulations Amendment

Staff member Pfaltzgraff presented the details of multiple amendments. The first is a proposed Zoning Regulations Amendment. The current outdoor storage definition states that vehicle sales shall not be considered outdoor storage. The proposed definition is that vehicle sales lots shall be considered outdoor storage. The second amendment is that accessory garages shall have a paved surface leading from an existing driveway or street to the garage door to allow for vehicular travel to occur on a paved surface.

The Commission discussed the proposal and asked questions of staff.

Motion by Bunge, Second by Reiland to approve Code of Ordinances Title 12 Zoning Regulations Amendment

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

REPORTS

1. **Department Update – N/A**
2. **Council Liaison Update – N/A**
3. **Old Business – N/A**
4. **New Business – N/A**
5. Next meeting April 7, 2025

Meeting is adjourned at 7:00 p.m.

_____

Chairperson Signature

_____

Clerk Signature

Planning & Zoning Staff Report

CITY OF GRIMES

DATE

April 7, 2025

PROJECT NAME

Lutheran Church of Hope Site Plan Amendment

APPLICANT

Lutheran Church of Hope

REQUESTED ACTION

Approval of site plan amendment to construction a 13,249 sf building addition for expansion of religious purposes and expansion of parking lot on the 16.5 acre property.

LOCATION

1335 NE Beaverbrooke Blvd

ZONING

Heritage at Grimes PUD

(Multi-Family High Density Land Use)

PLANNER

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

Location Map



Zoning Map

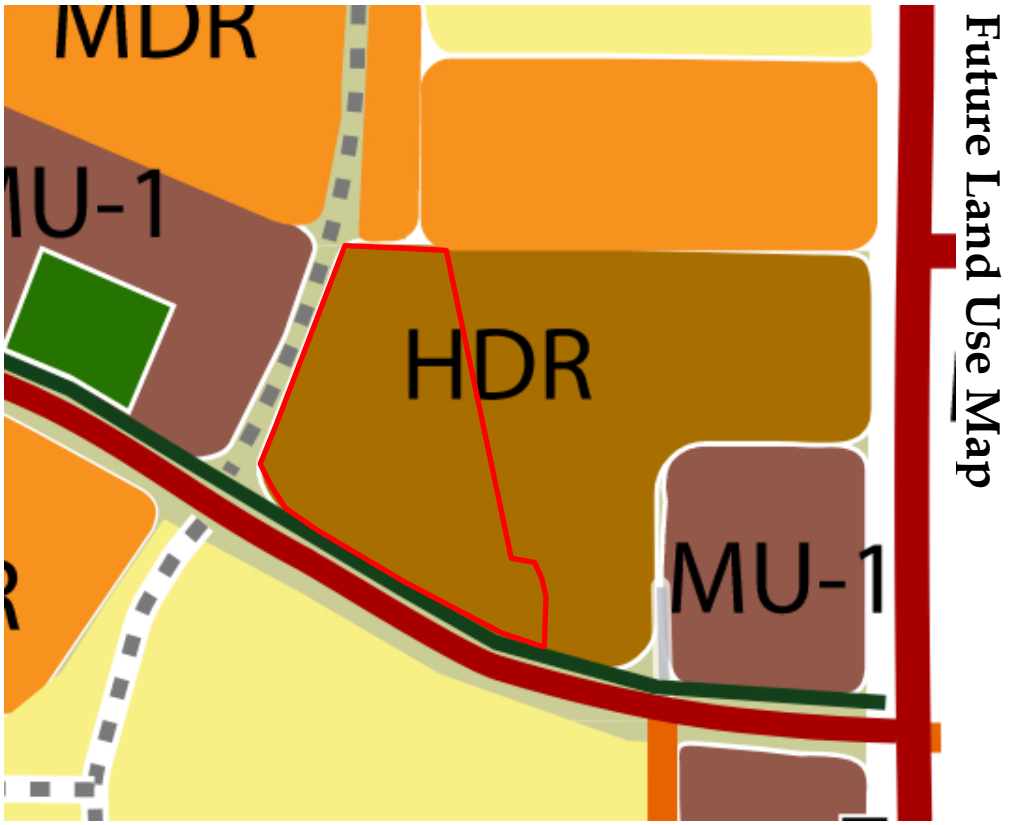


Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Place of Worship	High Density Residential	Heritage at Grimes PUD
North	Single Family Residential	Medium Density Residential	Heritage at Grimes PUD
South	Multi-Family Residential and Commercial	Low Density Residential	Heritage at Grimes PUD
East	Vacant land and Recreation/Commercial	High Density Residential	Heritage at Grimes PUD
West	Multi-Family Residential	Mixed Use	Heritage at Grimes PUD

PARKS

No parkland dedication is required with this site plan amendment project. Adjacent to this site, is a trail along Beaverbrooke Blvd that connects to the nearby park, Heritage Park. There are no impacts to the trail nor park related to the proposed site plan amendment.



Relation to Studies & Legal

Legal

No ROW is needed to be acquired by the City. There are no nonconformities to the current PUD zoning regulations. The site plan is subject to the Heritage at Grimes PUD as well as the recommendations of the Heritage at Grimes PUD Advisory Review Board.

Site Layout

ACCESS

The two (2) existing access drives onto NE Heritage Dr and NE Beaverbrooke Blvd will be maintained. The west parking will gain another access to connect to the main parking lot drive on the south end of the site.

OTHER INFORMATION

Sidewalk pavement and parking lot pavement will be constructed on site along with the building addition.

LIGHTING

Parking lot lights will be added to the west parking area and wall mounted lighting will be added above each door of the building addition.

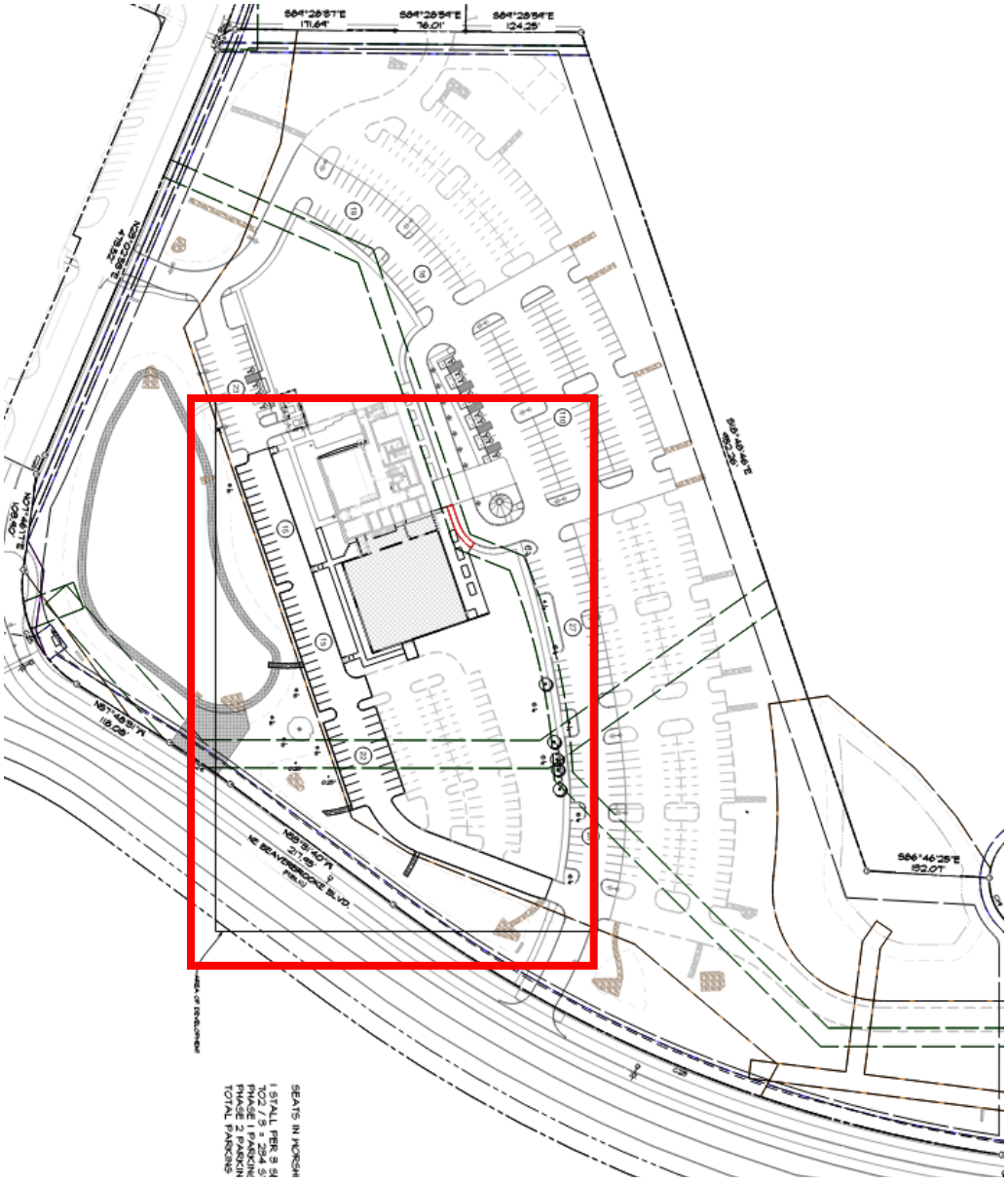
BUILDING SETBACKS

NE Beaverbrooke Blvd: 20 feet

NE Heritage Drive: 20 feet

NE Station Crossing: 20 feet

All other yards shall be rear yard: 30 feet



Site Layout

Parking Calculation Table

Required	Proposed
Entire Site: 551 stalls Current project: 235 stalls	Current project: 275 stalls with 14 ADA spaces

PARKING:

The proposed parking matches the phased future expansion shown on the original site plan. The parking proposed meets the requirement for 1 parking space for 3 seats in the principal auditorium.

Utilities & Landscaping

SANITARY

Sanitary sewer will be provided to the building through a service stub off of their existing private 8" sanitary service

WATER

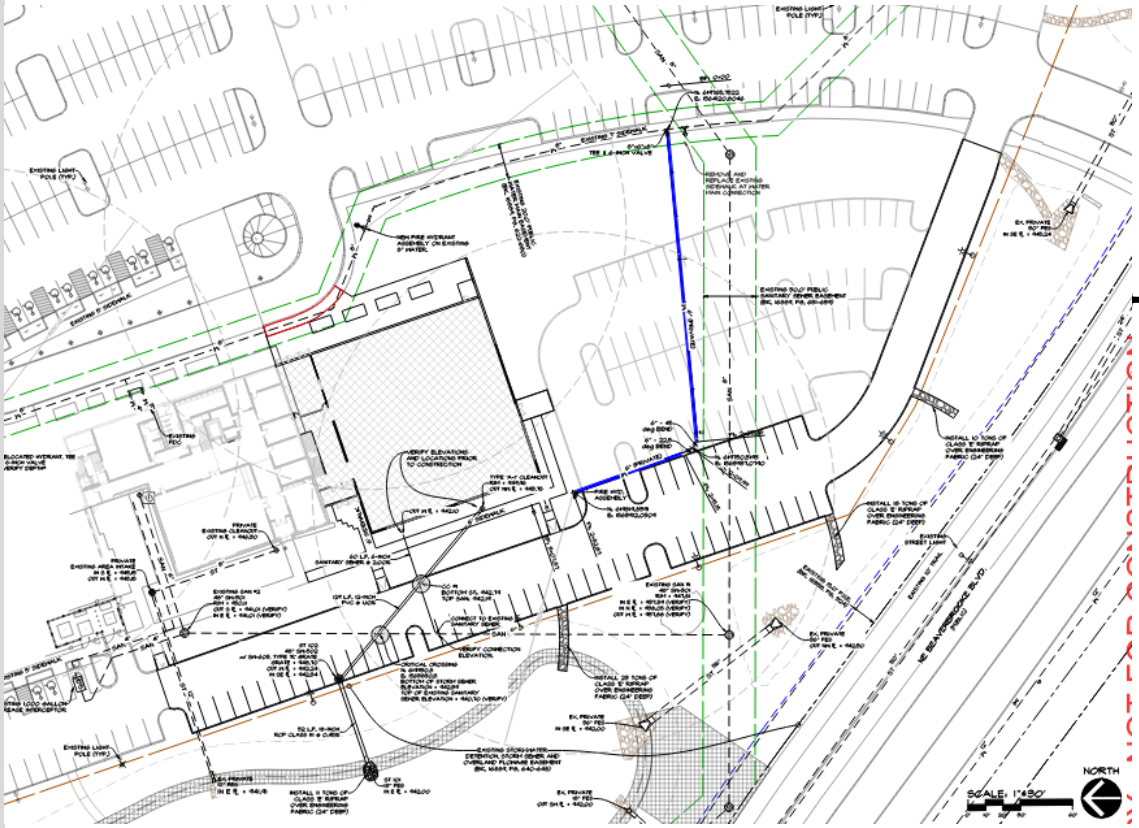
Water connection for the addition will be served by the existing building and service line. A water service line will be installed to provide adequate hydrant coverage for the building.

STORM WATER

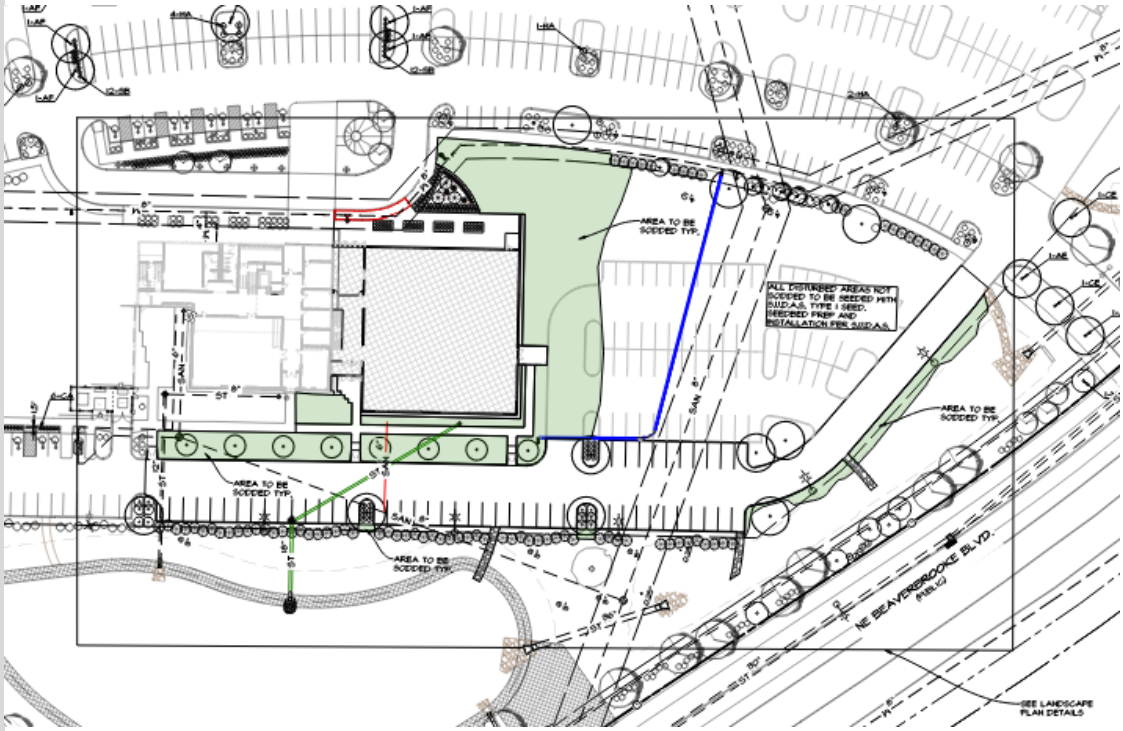
Outlets from the parking lots as well as a stormwater pipe are being installed that discharge into the private detention pond on the SW side of the property.

LANDSCAPING

The landscaping includes resodding in the disturbed greenspace and installation of plantings consistent with the phased future expansion shown on the original site plan. Parking lot buffer plantings are being added to shield headlights from the ROW and roundabout.



Utilities Map



Landscaping Plan

Architecture

BUILDING & ELEVATIONS

The building addition is proposed to be composed of charcoal colored integrally colored textured precast concrete, standing seam metal wall cladding, sheet metal fascia, and cedar wood wall cladding materials to match in color and aesthetics of the existing building.

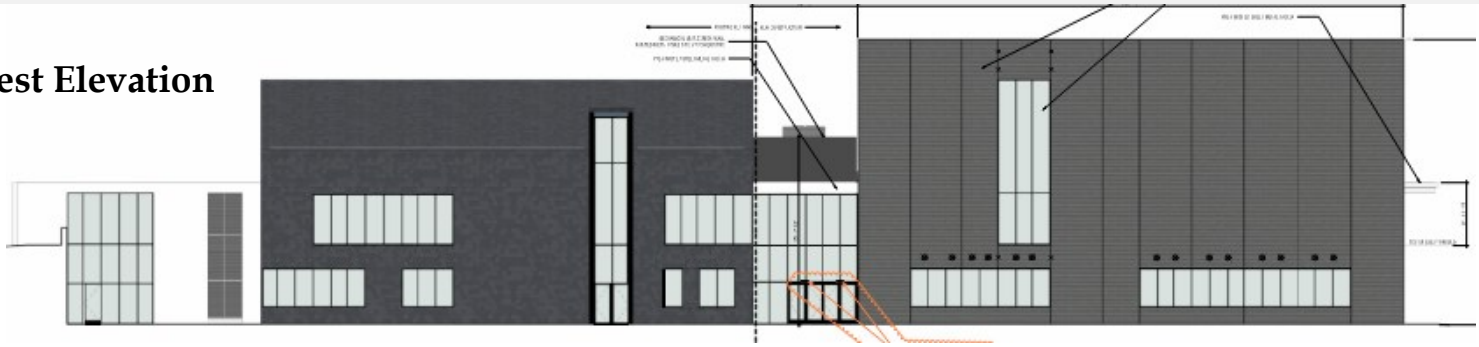
Screening of the rooftop equipment is satisfied with the proposed painted metal screening wall.

The materials and architecture of the addition are subject to the recommendations of Heritage at Grimes PUD Advisory Review Board.

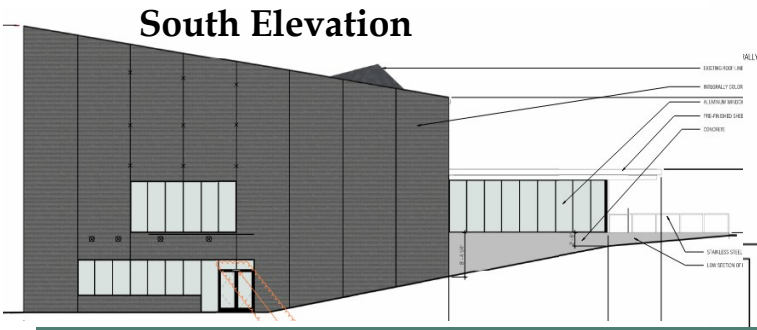
LIGHTING

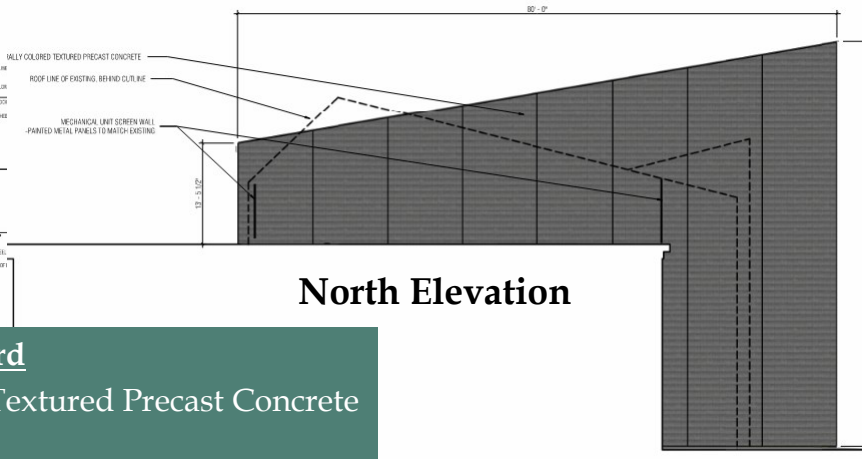
Wall mounted lighting is proposed to be installed above each door located on the building addition.

West Elevation



South Elevation





North Elevation

Material Board

- Integrally Charcoal Colored Textured Precast Concrete
- Charcoal Standing Seam Metal Wall Cladding
- Cedar Wood Wall Cladding
- Pre-Finished Sheet Metal Fascia



East Elevation

Conclusion

STAFF RECOMMENDATION

Staff would recommend approval of the Lutheran Hope of Church Site Plan Amendment subject to any remaining staff comments.

Conclusion

- Construction of a 13,249 sf building addition and parking lot expansion are proposed on the 16.5 acre property.
- The building addition is proposed to be composed of charcoal colored integrally colored textured precast concrete, standing seam metal wall cladding, sheet metal fascia, and cedar wood wall cladding materials to match in color and aesthetics of the existing building. The materials and architecture of the addition are subject to the recommendations of Heritage at Grimes PUD Advisory Review Board.
- Proposed landscaping, parking, and building expansion areas are consistent with the phased future expansion plan on the original site plan.
- The site is subject to the requirements of the Heritage at Grimes PUD.

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

~~February 25, 2025~~
~~March 12, 2025~~
March 25, 2025

Civil Engineering Consultants
Attn: Cody Weaver
2400 86th Street, Unit 12
Urbandale, IA 50322

RE: Church Addition for Lutheran Church of Hope Site Plan Amendment

Dear Mr. Weaver:

The Development Services Department is in receipt of a proposed Site Plan Amendment for the Church Addition for Lutheran Church of Hope. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. ~~Please provide the following review fees (plan review, $2,000; SWMP review, $600; SWPPP review, $250) prior to Council approval.~~

2. Note that observation fees will be provided after site plan review completion, if applicable.

3. A signed preconstruction packet is required and will be provided after site plan review completion.

4. Note that CAD Files will be required with the final plans.

5. Note that as-builts are required to be provided.

6. ~~Will there be any new signage on site? If so, please label location in the plan set.~~

7. ~~Please provide a stormwater management plan for the improvements. Staff recommends the report covering the 2nd phase as well.~~

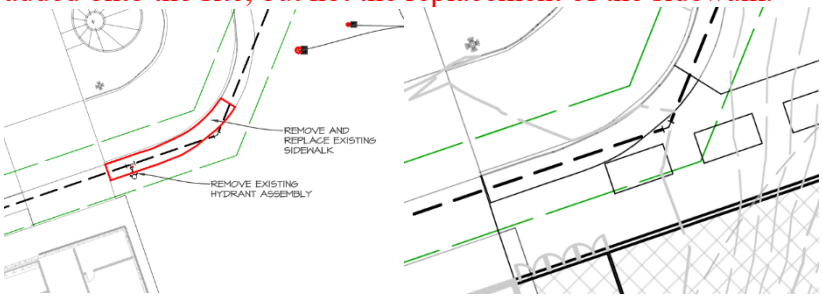
8. ~~Please provide a photometric plan if any new lighting fixtures/infrastructure is going to be proposed.~~

9. Please remove “Alternate 1”, the north addition, from the plans if it is not going to be apart of the scope of the project.

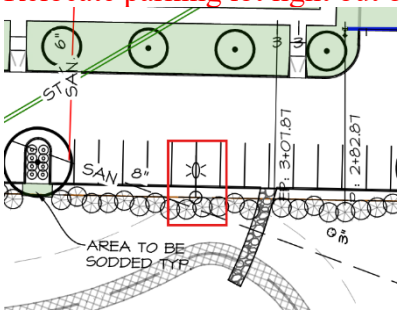


10. Please provide photometric plan, including lighting cut sheets for all proposed lighting on site. Ensure that there is an average of 0 footcandles at the property line to contain light to the property.

11. Show the replacement of paving on the site plan. The plan currently shows pavement added onto the site, but not the replacement of the sidewalk.



12. Relocate parking lot light out of the public sanitary sewer easement.



13. Note that the existing fire pit is partially within the public sanitary sewer easement. Within public easements, the City is not responsible for reconstructing/replacing structures if they are necessary to remove for maintenance activity.

14. Note that the Heritage PUD review board is currently in the process of reviewing the site plan and elevations. The board may have comments, suggestions, or questions for the applicant.

Cover Sheet 1

1. ~~Please update the City of Grimes Standard Notes listed on the cover sheet. The document is included in email attachments.~~

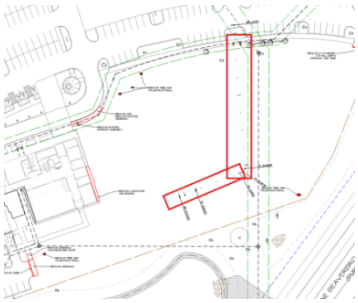
2. ~~Please include the max building height = 50' or 4 stories in the bulk regulations.~~

3. ~~Please provide a construction schedule.~~

Demolition Plan Sheet 2

1. ~~Please relocate the fire hydrant being removed at the east side of the building. A fire hydrant is required to be located on the fire department access road on the west side of the building (near the SW corner of the building addition would be acceptable).~~

2. Remove from demolition plan.



Dimension Plan Sheet 4

1. ~~Will there be any parking lights in the new parking addition?~~

2. ~~Please change the dimension for the parking lot drive to 25' B to B.~~



3. ~~Please show concrete pad if there plans to be one here.~~



4. ~~Staff suggests installation of a rain guardian system for the cut out of the curb line for stormwater flow to the pond. This system has the ability to capture sediment and debris from the parking lot and helps with easier maintenance of curb cut outs.~~

~~Recommend minimizing the outlets if this is a publicly maintained pond. Connect lowpipe to the north.~~

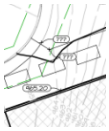


5. ~~Will the West side handicap parking be moving from its existing location or remaining there?~~

Grading Plan Sheet 5

1. ~~Please provide a title and border around each detail. Please add labels on the plan that correspond with each detail.~~

2. ~~What are these? Please include elevation.~~



Utility Plan Sheet 6

1. ~~How is the water being fed to the new addition of the building?~~

2. ~~Label critical crossing for the storm pipe and sewer line. Please show all critical crossings on the utility plan.~~

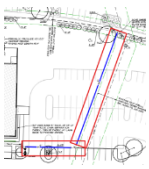


3. ~~Please provide hydrant coverage radii on the plan.~~

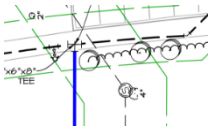
4. ~~Is the existing 4" fire line going to be large enough to support the additional fire suppression area?~~

5. ~~Where is the gas service being rerouted to?~~

6. ~~Please label the proposed water service for the new south hydrant as private water service.~~



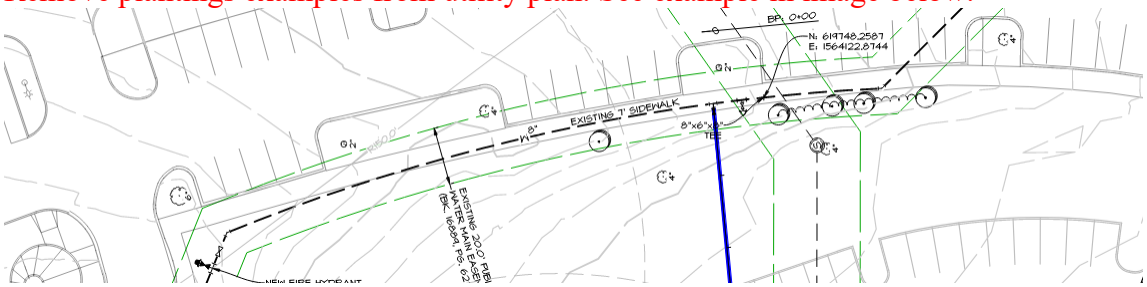
7. ~~Please move the tee into the water main out of the sanitary sewer easement area.~~



8. ~~Please label storm structures as existing private storm sewer.~~



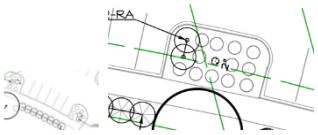
9. Remove plantings examples from utility plan. See example in image below.



Landscaping Plan Sheet 8

1. Please show utilities on the landscaping plan to ensure that there are no plantings installed on top of the utility lines. Staff recommends that plantings be at 5' away from utilities.

2. ~~What are the 4" and 2" plantings? They are not labeled in the planting schedule.~~



3. Please label or shade in all areas being permanently seeded/sodded on the landscaping plan and include labels for other groundcover if applicable. Please provide a "Area to be sodded" label on Landscape Plan Details Sheet 9.

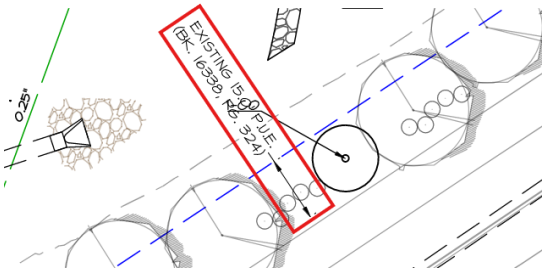
Landscape Plan Details Sheet 9

1. Relocate proposed plantings from the PUE. Staff prefers no plantings in the PUE so there are no interruptions with the utilities located in the easement.

2. Move tree out of the public water main easement.

3. Please move plantings so that no planting is on top of infrastructure.

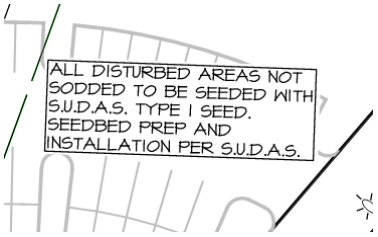
4. Include PUE easement lines.



5. Please label and shade all areas where other types of ground cover are proposed, such as mulch beds, landscaping rock, etc.

6. Update the planting schedule on Sheet 9 to only show the quantity and types of plantings being installed within this phase. It is acceptable to put the complete schedule on Sheet 8, as Sheet 8 shows the entire plan.

7. Provide this label on Sheet 9.



Erosion and Sedimentation Control Notes Sheet 10

1. ~~Provide and add the following to the quantities tab:~~
    a. ~~Rip rap~~
    b. ~~TRM~~
    c. ~~Temporary construction entrance~~

2. ~~Why is the sod quantities not the same as the temp seeding quantities?~~

3. ~~Is there going to be any areas that will have permanent seeding? Please see comments #3 on landscaping plan and #6 on Erosion Control Plan sheet 10 as a response.~~

4. Sign the owner's certification and contractor's certification. This can be completed prior to construction.

Erosion and Sediment Control Plan Sheet 11

1. ~~Please show location of topsoil stock pile.~~

2. ~~Please show the area of disturbance.~~

3. ~~Provide inlet protection devices for the street intakes adjacent from the site entrances.~~

4. ~~Provide inlet protection devices at the FES located on the south east side of the basin.~~

5. ~~Identify and provide inlet protection for the storm intakes located on NE Heritage Drive south of the NE Heritage Entrance to the site.~~

6. Please label and shade in areas being temporarily seeded.

Elevations

1. ~~Please provide dimensions on the elevations. Include the height of building as well.~~

2. ~~Please show the existing roof lines on all elevations.~~

3. ~~Please show the addition on the North side as apart of the elevation package.~~

4. ~~What height will the retaining wall on the South side be at the existing East grade?~~

5. ~~Will the color of the proposed precast match the existing wall tiles?~~

6. ~~Please change the label for N1 on A200 to the East elevation.~~

7. ~~Please change the label for A1 on A200 to the South elevation.~~

8. ~~Please change the label for N1 on A201 to the West elevation.~~

9. ~~Please change the label for A1 on A201 to the North elevation.~~

10. ~~Show the existing windows on the West elevation accurately.~~



11. ~~Please label the red and green dashed lines on the elevations.~~

~~12. Will the material for this bump-out on the south elevation be the same materials as the primary addition? If not, please label and include materials. Will this have a flat roof?~~



~~13. Will there be any wall-mounted lighting? If so, please show on the elevations.~~

14. Will the metal wall cladding be the same gray as the proposed precast?

15. Please verify that the cedar wall cladding and the metal fascia will match the existing materials and colors.

SWMP

~~1. Figure 7E-10.04 was not included in the appendix. Please provide the figure.~~

~~2. Please provide signed SWMP.~~

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:	April 1, 2025 **(1 PDF of Site plan with Elevation Plan included)**
PLANNING & ZONING:	April 7, 2025, at 5:30 at the Grimes City Hall
COUNCIL MEETING:	April 22, 2025, at 5:30 at the Grimes City Hall

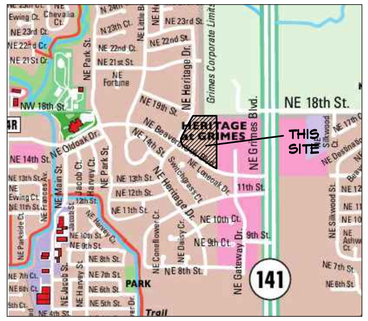
Please feel free to contact me at ahoodjer@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Alivia Hoodjer

Alivia Hoodjer
Assistant Planner

CHURCH ADDITION
FOR
LUTHERAN CHURCH OF HOPE
1335 NE BEAVERBROOKE BOULEVARD
GRIMES, IOWA



VICINITY SKETCH

NORTH
NO SCALE

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	DEMOLITION PLAN
3	GEOMETRIC PLAN
4	DIMENSION PLAN
5	GRADING PLAN
6	UTILITY PLAN
7	WATER SERVICE PLAN & PROFILE
8	LANDSCAPE PLAN
9	LANDSCAPE PLAN DETAILS
10	EROSION & SEDIMENTATION CONTROL NOTES
11	EROSION & SEDIMENTATION CONTRL PLAN
12	EROSION & SEDIMENTATION CONRTOL DETAILS

OWNER/APPLICANT
LUTHERAN CHURCH OF HOPE
925 JORDAN CREEK PARKWAY
WEST DES MOINES, IA 50266

ZONING
HERITAGE AT GRIMES PUD - UNDERLYING
ZONING (MULTI-FAMILY HIGH DENSITY)

LAND USE
CHURCH

PROJECT MANAGER
CODY T. WEAVER, P.E.
CIVIL ENGINEERING CONSULTANTS
2400 86th STREET, UNIT 12
URBANDALE, IA 50322
515-276-4884 EX 227
WEAVER@CECLAC.COM

BUILDING SETBACKS
NE BEAVERBROOKE BLVD = 20 FEET
NE GATEWAY CROSSING = 20 FEET
NE STATION CROSSING = 20 FEET
ALL OTHER YARDS SHALL BE REAR YARD = 30 FEET

SITE AREAS
PHASES 1 & 2

BUILDING	24,621 S.F.	(3.43%)
PAVING	111,780 S.F.	(15.54%)
OPEN SPACE	580501 S.F.	(80.97%)
TOTAL	716,902 S.F.	(16.46 ACRES)

GREEN SPACE REQUIRED 10%

BUILDING
MAXIMUM HEIGHT: 50' OR 4 STORIES

LEGAL DESCRIPTION
LOT 1, HERITAGE AT GRIMES COMMERCIAL PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 16508, PAGE 549-606 AT THE POLK COUNTY RECORDER'S OFFICE, IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

PARCEL CONTAINS 16.46 ACRES.

PARKING REQUIREMENTS
CITY REQUIREMENT:
ONE (1) PARKING SPACE/ 3 SEATS IN PRINCIPAL AUDITORIUM, INCLUDING BALCONY, IF ANY.

CURRENT PROJECT: 702 SEATS/3 = 234 SPACES
PROVIDED 275 SPACES INCLUDING 14 ADA SPACES.

ULTIMATE SITE: 551 SPACES

UTILITIES
WATER SUPPLY - US WATER
SEWAGE DISPOSAL PROVISION - CITY OF GRIMES
ALL UTILITIES SHALL BE UNDERGROUND

City of Grimes Standard Notes for Site Plans:

1. General Notes:

a. All work shall be done in accordance with the current version of the Iowa Statewide Urban Standards Specifications (SUDAS) for Public Improvements on the date of approval and the City of Grimes Supplemental Specifications.
b. Contractor shall be responsible for reviewing, signing, and returning the preconstruction packet to the Development Services Department prior to the start of construction.
c. All permits (IDNR, 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. Record drawings should include a certified grading sheet and as-built plans of all stormwater management facilities on site with a certification statement signed by the engineer indicating that the facilities were constructed as designed.
f. Record drawings to include one electronic file in .dwh and .pdf file extentions.
g. Typical building service layout to reflect the City's service order from left to right facing the lot sanitary, water, sump. Mark ends of services with a steel fence post and paint green for sanitary, blue for water, and white for storm. Mark the ends of sanitary and sump with a 2 x 4 from end of pipe to 2' above grade.
h. A Knox box is required by the fire department.
i. All site lighting shall not spill onto adjacent properties or right-of-ways.
j. Provide a 4-year maintenance bond for all public improvements (utility, paving, subgrade) with an itemized cost breakdown.
k. 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 be remove the plug following approval of construction by the City of Grimes.
b. Sanitary gravity pipe material shall be PVC SDR 26 or Truss (8" to 15").
c. Sanitary gravity service pipe material shall be PVC SDR 23.5 (4" to 6").
d. All sanitary sewer manholes shall have steps.
e. All sanitary sewer manholes castings shall be sealed with heat shrink sleeves.
f. All sanitary sewer manhole castings located within pavement shall be Type B:PCC w/ adjusting mechanism.
g. Sanitary Sewer testing & televising shall be completed prior to paving. Run sufficient dyed water through pipe prior to televising. Provide the video and inspection report to the City Engineering Division.

3. Water Main Notes:

a. All fire hydrants shall be American Flow Control-Waterous Pacer WB-67-250, Mueller Super Centurion 250 (3-way A-423), or Clow Medallion F-2545. All hydrants shall have the following: 6" MJ Shoe, 2-1/2" Hose Nozzle, 4-1/2" 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 auxillary valve to hydrant shoe shall be 2.0'.
b. All hydrants will immediately be covered with a black plastic bag (or equivalent) once the hydrant is installed. The City of Grimes will notify the Contractor when the bags can be removed.
c. A tracer wire receptacle shall be installed at each hydrant, AA Manufacturing Tracer Wire Receptacle Model TW-18-2.
d. All valves shall be resilient wedge gate valves.
e. Water service shall be 1-inch minimum type K copper.
f. The City of Grimes shall do the filling of the water main.
g. New water main shall be pressure tested and chlorinated by the Contractor. The Bacteria test and submittal of test to lab shall be done by the Contractor and results provided to the City of Grimes Engineering Division. All tests and sampling to be witnessed by the City Engineering Division. If the test does not pass, the Contractor will be required to pay for all the water used to repeat the test.
h. All watermain fittings to be restrained joint, Mega-lug or approved equal.
i. All dead-end water mains to have temporary blowoff hydrants.

4. Storm Sewer Notes:

a. All storm sewer in the ROW shall be RCP, unless otherwise approved by the City.
b. All flared end sections shall have footings and apron grates. The last 3 pipe sections and the flared end section on all storm sewers shall be tied. All storm sewer joints shall be wrapped with engineering fabric unless otherwise directed.
c. Contractor is responsible for repairing any field tile damaged during construction. The tile should be directed to public storm sewer if possible. Contractor shall record the elevation and location of all tiles and include on Record Drawings.
d. Public storm sewer cleaning & televising shall be completed prior to paving. Run sufficient dyed water through pipe prior to televising. Provide the video and inspection report to City Engineering Division.
e. Use O ring gaskets on storm sewers crossing under watermain per IDNR requirement.

GENERAL NOTES
1. ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
   a. CITY OF GRIMES PUBLIC WORKS
   b. LUTHERAN CHURCH OF HOPE ATTN: ERIC VOLKER 515.745.3401
   c. CIVIL ENGINEERING CONSULTANTS, INC. PHONE: 515.276.4884
   d. IOWA ONE-CALL
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT VERSION OF URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON DATE OF APPROVAL AND CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
3. LOCATIONS AND DIMENSIONS SHOWN ON PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. ENGINEER DOES NOT GUARANTEE ACCURACY OF INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS RESPONSIBILITY OF CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING AREA TO DETERMINE EXACT LOCATION OF FACILITIES BEFORE BEGINNING WORK.
4. CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITIES OR STRUCTURES AT SITE. CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR SHALL NOTIFY PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR INTERRUPTION OF SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED IN CONFLICT WITH NEW CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER RESOLUTION.
5. CONTRACTOR SHALL REFER TO AND FOLLOW ALL RECOMMENDATIONS CONTAINED IN GEOTECHNICAL REPORT PREPARED BY ALLENDER BUTZKE ENGINEERS, REPORT: FN 171165 DATED MAY 18, 2017.
6. ALL UNDEVELOPED AREAS OF SITE SHALL REMAIN GREEN SPACE. ANY EXPANSION FOR PARKING, STORAGE, ETC., WILL BE APPROVED PRIOR TO ANY WORK BEING DONE.
7. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
8. PROVIDE 2' CONCRETE BOXOUT AROUND ALL INTAKES AND MANHOLES WITHIN PAVED AREAS.
9. ALL DEBRIS SPILLED ON CITY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY OWNER/CONTRACTOR IMMEDIATELY.
10. VERIFY COORDINATES PRIOR TO CONSTRUCTION.
11. ALL ELEVATIONS ARE PROPOSED GRADE AT TOP OF SLAB UNLESS OTHERWISE NOTED.
12. ALL ELEVATIONS ARE TO CITY OF GRIMES DATUM.

PCC PAVEMENT NOTES
1. SEE PLANS FOR SPECIFIC PAVEMENT DEPTHS. ALL PAVING SHALL BE NON-REINFORCED P.C.C.
2. ALL PAVING SHALL BE IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS, 2021 VERSION.
3. CURBS SHALL BE CAST INTEGRAL WITH CONCRETE PAVEMENT UNLESS NOTED OTHERWISE. EDGES SHALL BE ROUNDED BUT BUT NOT ROLLED.
4. PCC SIDEWALKS SHALL BE 4 INCHES THICK. SIDEWALKS WITHIN SITE SHALL HAVE TRANSVERSE CONSTRUCTION JOINTS, SPACING SHALL BE 5 FEET MAXIMUM CENTERS FOR 5 FEET WIDE WALKS, AND 6 FEET MAXIMUM CENTERS FOR WALKS GREATER THAN 5 FEET IN WIDTH. PLACE EXPANSION JOINTS WHERE WALK MEETS OTHER WALKS, BACK OF CURBS, FIXTURES, OR OTHER STRUCTURES, AND AT INTERVALS NOT EXCEEDING 50 FEET. SIDEWALKS SHALL HAVE CROSS SLOPE OF 1.5%-2% UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL ACCESS SITE AT SOUTHEAST ENTRANCE.
6. SIDEWALK SUBGRADE TO BE 6-INCH THICK LOW PLASTICITY COHESIVE SOIL COMPACTED TO 95% STANDARD PROCTOR DENSITY WITH MOISTURE CONTENT NOT MORE THAN 4% ABOVE OR 1% BELOW OPTIMUM.
7. DURING SUBGRADE PREPARATION, IN FILL AREAS, GRADE SHALL BE PROOF-ROLLED PRIOR TO PLACEMENT OF SUB-GRADE AND COMPACTION. NOTIFY SOILS ENGINEER TO PROVIDE ON-SITE INSPECTION OF PROCESS.
8. SUBSURFACE PAVEMENT DRAINAGE MAY BE REQUIRED IN DEEP CUT AREAS. SUBSURFACE DRAINAGE MAY BE ACCOMPLISHED WITH INSTALLATION OF DRAIN LINES SIMILAR TO THE IOWA DEPARTMENT OF TRANSPORTATION DETAIL RF-19C, ALLENDER BUTZKE ENGINEERS CAN BE CONTACTED TO FIELD EVALUATE THE NECESSITY FOR SUBSURFACE DRAINAGE AS SUSPECT AREAS BECOME EVIDENT DURING CONSTRUCTION.

UTILITY NOTES
1. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR, AT CONTRACTOR'S EXPENSE, TO SATISFACTION OF UTILITY OWNER.

GRADING NOTES
ALL GRADING & EROSION CONTROL NOTES SHOWN ON GRADING / SWPPP PLANS

BENCHMARKS
a. ARROW ON HYDRANT @ NE CORNER OF NE 11TH STREET & NORTH JAMES STREET.
ELEV. = 937.06

b. NE BURY BOLT ON HYDRANT @ NW CORNER OF SE DESTINATION DRIVE & 11TH STREET.
ELEV. = 956.66

c. SW BURY BOLT ON HYDRANT 250 FEET WEST +/- NORTH SIDE OF 11TH STREET AND WEST SIDE OF SE DESTINATION DRIVE.
ELEV. = 948.43

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

GENERAL LEGEND

PROPOSED	EXISTING
PLAT BOUNDARY	LOT LINE
SECTION LINE	SANITARY/STORM MANHOLE
LOT LINE	WATER VALVE
CENTERLINE	FIRE HYDRANT
EASEMENT LINE	STORM SEWER SINGLE INTAKE
FLARED END SECTION	STORM SEWER DOUBLE INTAKE
DRAIN BASIN OR SEDIMENT RISER	STORM SEWER ROUND INTAKE
DRAIN BASIN WITH SOLID GRATE	FLARED END SECTION
WATER VALVE	DECIDUOUS TREE
FIRE HYDRANT ASSEMBLY	CONIFEROUS TREE
BLOW-OFF HYDRANT	SHRUB
SCOUR STOP MAT	POWER POLE
TURF REINFORCEMENT MAT	STREET LIGHT
STORM SEWER WITH SIZE	GUY ANCHOR
WATER SEWER WITH SIZE	ELECTRIC TRANSFORMER
WATER SERVICE	GAS METER
PROPOSED CONTOUR	TELEPHONE RISER
SILT FENCE	SIGN
ADDRESS	UNDERGROUND TELEVISION
RIPRAP	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	SANITARY SEWER WITH SIZE
	STORM SEWER WITH SIZE
	WATER MAIN WITH SIZE
	EXISTING CONTOUR
	TREELINE
	B.S.L. BUILDING SETBACK LINE
	P.U.E. PUBLIC UTILITY EASEMENT
	M.O.E. MINIMUM OPENING ELEVATION

CONSTRUCTION SCHEDULE
GRADING MAY 2025
UTILITIES JUNE 2025
PAVING JULY 2025
BUILDING MAY 2025 - MAY 2026
LANDSCAPING & CLOSEOUT MAY 2026

CERTIFICATION

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

PRELIMINARY

CODY T. WEAVER, IOWA LIC. NO. 25085 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

PRELIMINARY
BY: _____ DATE: _____
KENT R. ZARLEY, IOWA REG. NO. 257
MY LICENSE RENEWAL DATE IS JUNE 30, 2025
PAGES OR DRAWINGS COVERED BY THIS SEAL:

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Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

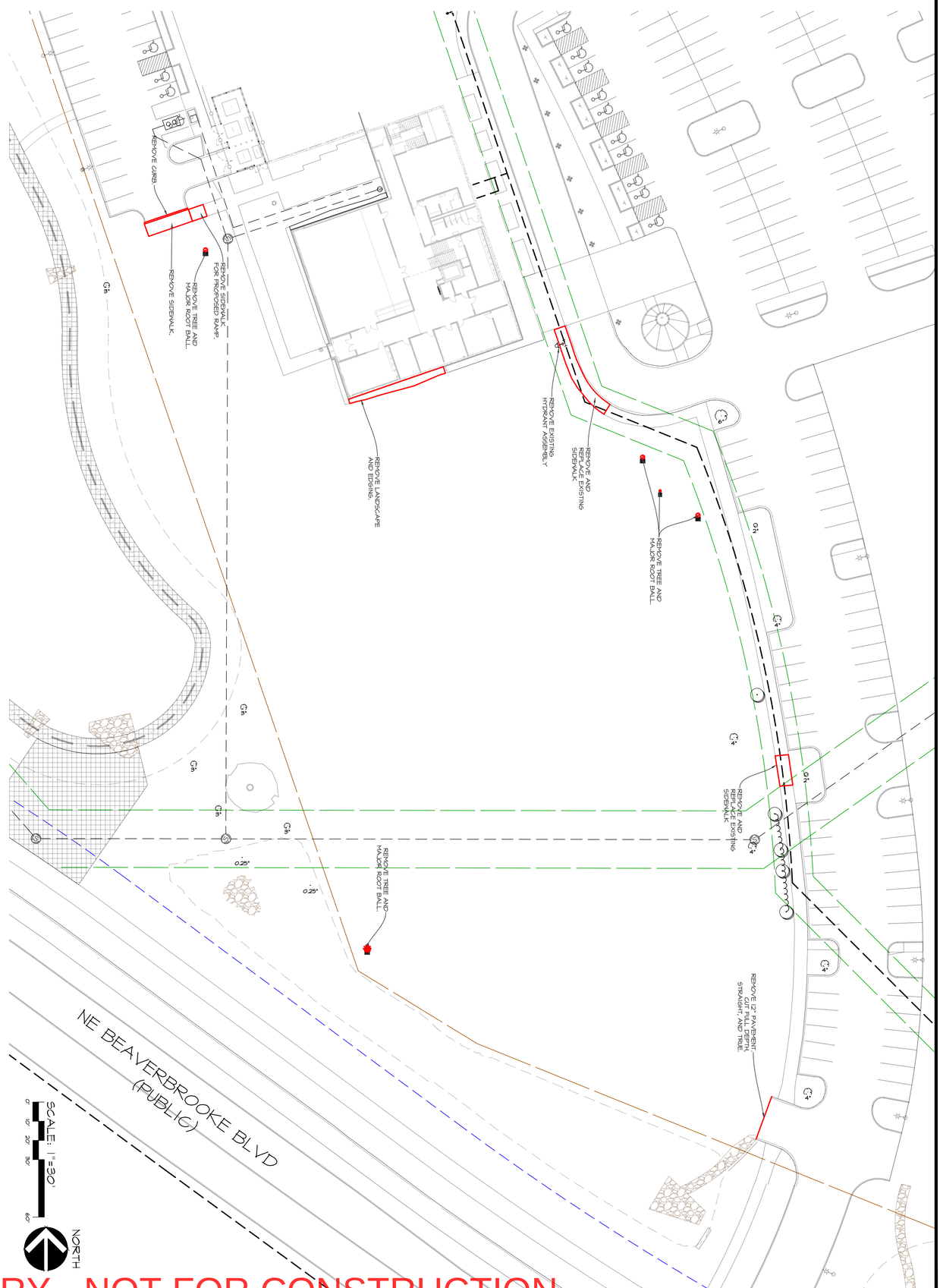
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2	2025-03-04 - SECOND SUBMITTAL		
3	2025-02-10 - FIRST SUBMITTAL		
4		2025-01-06	CTK
5			MKT
6			

DATE OF SURVEY:
DESIGNED BY:
DRAWN BY:

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LUTHERAN CHURCH OF HOPE
GRIMES, IOWA
COVER

SHEET 1 OF 12
A-2244



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LUTHERAN CHURCH OF HOPE
GRIMES, IOWA

DEMOLITION PLAN

SHEET 2 OF 12

A-2244

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DRAWN BY:	LKW

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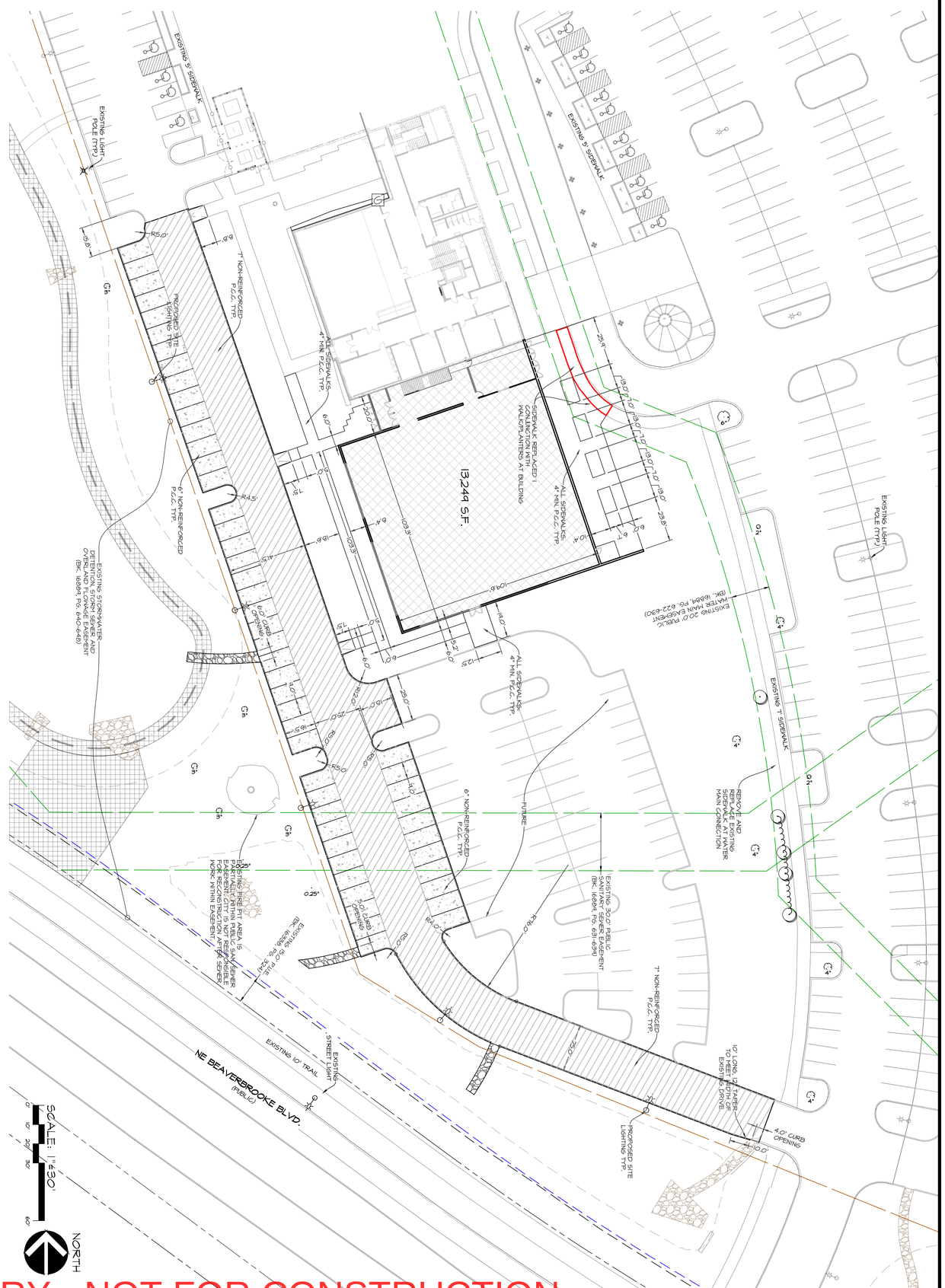
LUTHERAN CHURCH OF HOPE
GRIMES, IOWA

GEOMETRIC PLAN

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	2025-03-04 - SECOND SUBMITTAL
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DIMENSION PLAN

SHEET 4 OF 12
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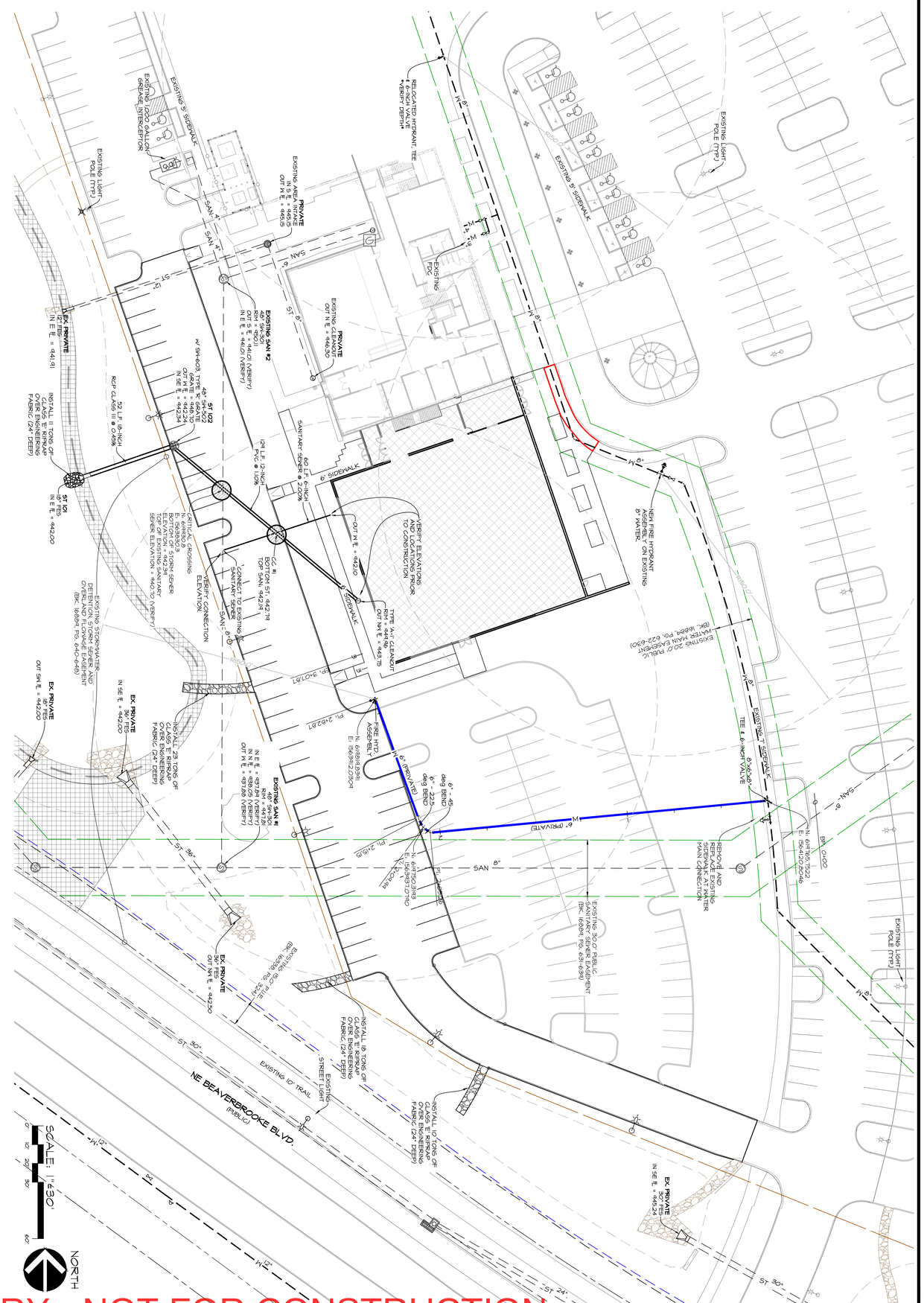
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GRADING PLAN

SHEET 3 OF 12
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SHEET 6 OF 12

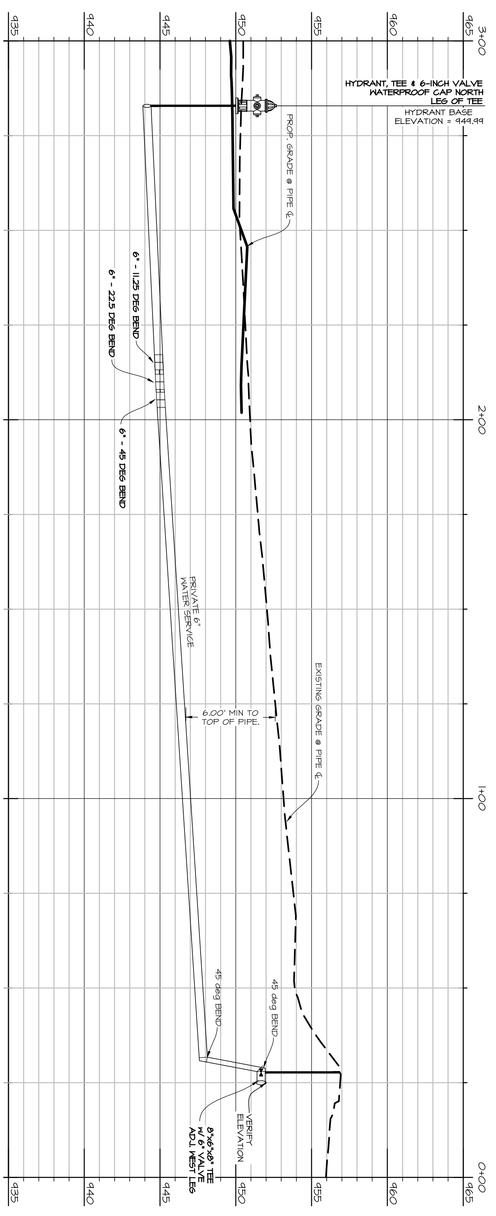
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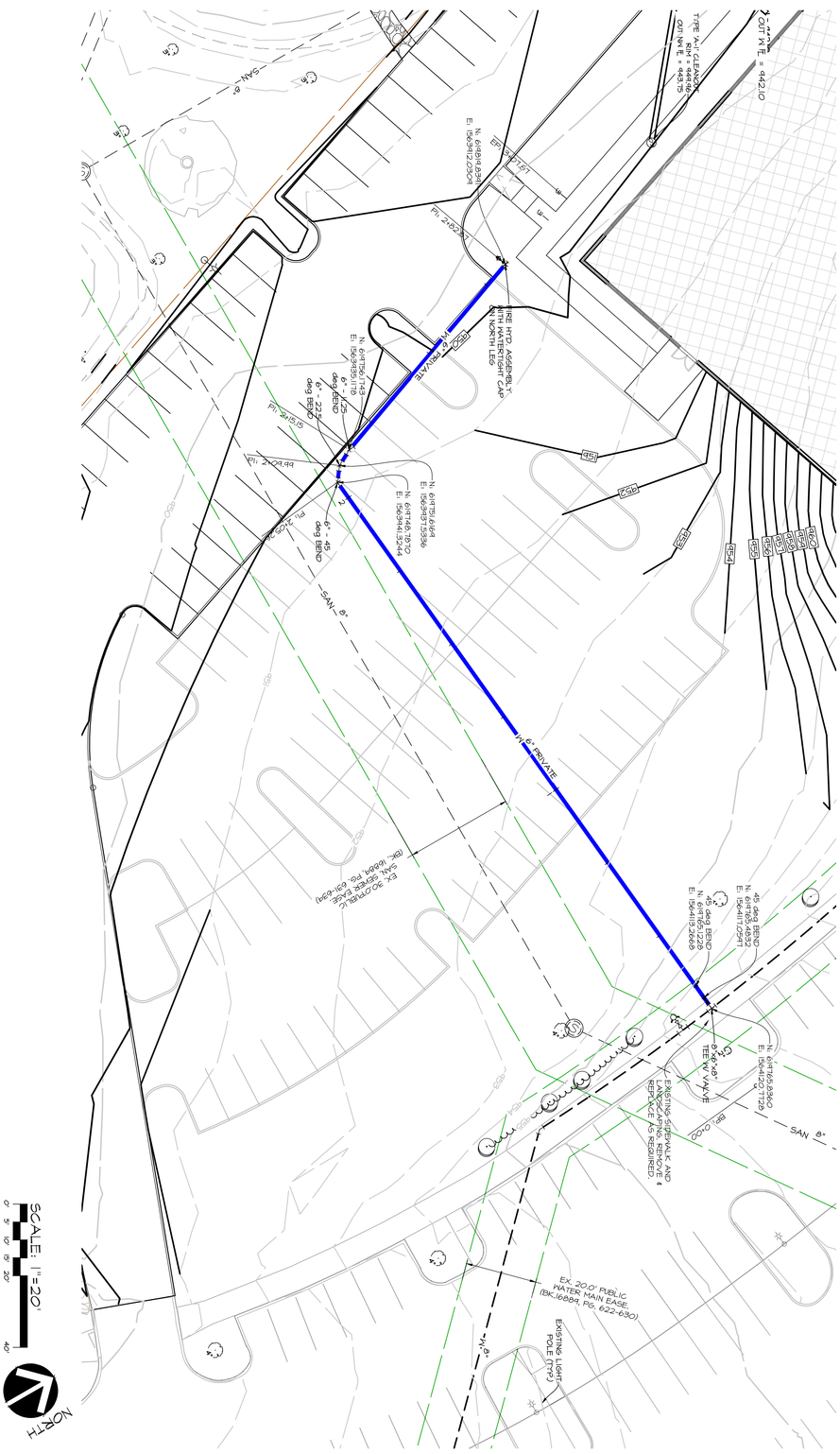
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UTILITY PLAN

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LUTHERAN CHURCH OF HOPE
GRIMES, IOWA

WATER SERVICE PLAN & PROFILE

SHEET 12 OF 12
A-2294

DATE:	2025-04-01 - FOURTH SUBMITTAL
	2025-03-18 - THIRD SUBMITTAL
	2025-03-04 - SECOND SUBMITTAL
	2025-02-10 - FIRST SUBMITTAL
DATE OF SURVEY:	2025-01-06
DESIGNED BY:	CTW
DRAWN BY:	LKW

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AREA TO BE SODDED TYP.

ALL DISTURBED AREAS NOT SODDED TO BE SEEDED WITH S.U.D.A.S. TYPE 1 SEED. SEEDBED PREP AND INSTALLATION PER S.U.D.A.S.

AREA TO BE SODDED TYP.

AREA TO BE SODDED TYP.

AREA TO BE SODDED TYP.

NE HERITAGE DR. (PUBLIC)

NE BEAVERBROOKE BLVD. (PUBLIC)

SEE LANDSCAPE PLAN DETAILS

SEE DRAWING 9 FOR PLANT SCHEDULE.

PLANS SHOW REQUIREMENTS FOR BRINGING SITE BACK TO CURRENT CITY STANDARDS WITHIN A SINGLE PHASE.

SCALE: 1"=50'

0' 10' 20' 30' 40' 50' 100'

NORTH

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DATE:	
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2025-03-04	SECOND SUBMITTAL
2025-02-10	FIRST SUBMITTAL
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LUTHERAN CHURCH OF HOPE

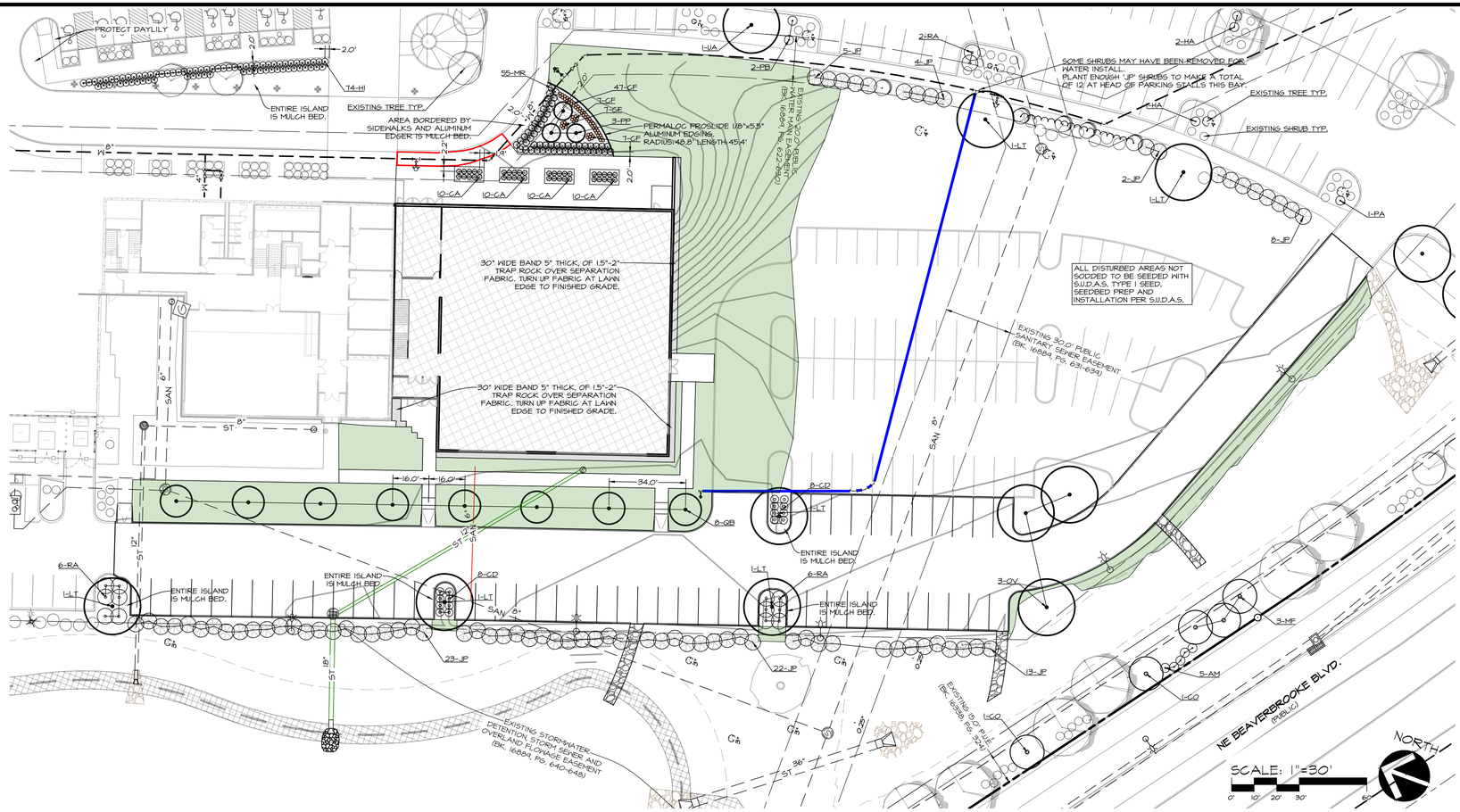
GRIMES, IOWA

LANDSCAPE PLAN

SHEET 8 OF 12

A-2294

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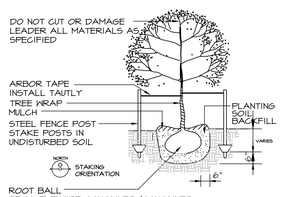


PLANT SCHEDULE

MARK	Botanical name / COMMON NAME	QUAN.	SIZE	ROOT TYPE	REMARKS
AC	*Abies concolor* WHITE FIR	9	7' HT.	B&B	MATCHED, SPECIMEN 14' o.c.
AE	*Acer freemanii 'Marmo'* FREEMAN MAPLE	2	2.5" CAL.	B&B	MATCHED, SPECIMEN
AF	*Acer saccharum subsp. nigrum 'Green Column'* GREEN COLUMN BLACK MAPLE	9	2.5" CAL.	B&B	MATCHED, SPECIMEN
AG	*Amelanchier grandiflora 'Autumn Brilliance'* AUTUMN BRILLIANCE SERVICEBERRY	8	1.5" CAL.	CONT.	MATCHED, SPECIMEN 11' o.c.
AM	*Aronia melanocarpa* BLACK CHOKEBERRY	15	5 GAL.	CONT.	MATCHED, SPECIMEN 4' o.c., MULCH BED
CA	*Calamagrostis x acutiflora 'Karl Foerster'* KARL FOERSTER GRASS	68	2 GAL.	CONT.	MATCHED, SPECIMEN 2.3' o.c., MULCH BED
CD	*Callicarpa dichotoma 'Issai'* ISSAI BEAUTYBERRY	21	5 GAL.	CONT.	MATCHED, SPECIMEN 3' o.c., MULCH BED
CE	*Celtis occidentalis* COMMON HACKBERRY	10	2.5" CAL.	B&B	MATCHED, SPECIMEN 22' o.c.
CF	*Coreopsis 'Daybreak'* DAYBREAK TICKSEED	68	1 GAL.	CONT.	MATCHED, SPECIMEN 1.25' o.c., MULCH BED
CO	*Cornus alternifolia* PAGODA DOGWOOD	10	1.5" CAL.	CONT.	MATCHED, SPECIMEN 12' o.c.
GT	*Gleditsia triacanthos f. inermis 'Skycole'* SKYLINE HONEYLOCUST	5	2.5" CAL.	B&B	MATCHED, SPECIMEN
HA	*Hydrangea arborescens* SMOOTH HYDRANGEA	21	5 GAL.	CONT.	MATCHED, SPECIMEN 4' o.c., MULCH BED
HI	*Hypericum x inodorum 'Kolsan'* FLORALBERRY SANGRIA ST. JOHN'S WORT	74	5 GAL.	CONT.	MATCHED, SPECIMEN 2.5' o.c., MULCH BED
JP	*Juniperus x pfitzeriana 'Sea Green'* SEA GREEN PFITZER JUNIPER	77	5 GAL.	CONT.	MATCHED, SPECIMEN 6' o.c., MULCH BED
LT	*Liriodendron tulipifera 'JFS-Oz'* EMERALD CITY TULIP TREE	11	2.5" CAL.	B&B	MATCHED, SPECIMEN
MF	*Malus 'JFS-KWS'* ROYAL RAINDROPS CRABAPPLE	9	1.5" CAL.	CONT.	MATCHED, SPECIMEN 12' o.c.
MR	*Miscanthus sinensis 'Bandwidth'* BANDWIDTH MAIDEN GRASS	55	3 GAL.	CONT.	MATCHED, SPECIMEN 2.5' o.c., MULCH BED
OV	*Ostrya virginiana 'JFS-KWS'* AUTUMN TREASURE HOPHORNBEAM	3	2.5" CAL.	B&B	MATCHED, SPECIMEN
PA	*Physocarpus opulifolius 'Donna May'* LITTLE DEVIL NINEBARK	4	5 GAL.	CONT.	MATCHED, SPECIMEN 4.5' o.c., MULCH BED
PB	*Physocarpus opulifolius 'Podaras 3'* LEMON CANDY NINEBARK	2	5 GAL.	CONT.	MATCHED, SPECIMEN MULC BED
PC	*Physocarpus opulifolius 'SMPOTW'* TINY WINE NINEBARK	15	5 GAL.	CONT.	MATCHED, SPECIMEN 4' o.c., MULCH BED
PD	*Picea abies* NORWAY SPRUCE	2	7' HT.	B&B	MATCHED, SPECIMEN 18' o.c.
PK	*Picea omorika* SERBIAN SPRUCE	8	7' HT.	B&B	MATCHED, SPECIMEN 14' o.c.
PP	*Picea pungens 'Baby Blueeyes'* BABY BLUE EYES COLORADO SPRUCE	3	6' HT.	CONT.	MATCHED, SPECIMEN 11' o.c., MULCH BED
PS	*Pinus strabus* EASTERN WHITE PINE	4	7' HT.	B&B	MATCHED, SPECIMEN 13' o.c.
QB	*Quercus x bimundorum 'JFS-KW1QX'* STREETSPIRE OAK	8	2.5" CAL.	B&B	MATCHED, SPECIMEN 32' o.c. U.N.O., 9.4' FROM CURB
QM	*Quercus macrocarpa 'JFS-KW3'* URBAN PINNACLE OAK	3	2.5" CAL.	B&B	MATCHED, SPECIMEN
QR	*Quercus rubra* RED OAK	10	2.5" CAL.	B&B	MATCHED, SPECIMEN 22' o.c.
RA	*Rhus aromatica 'Gro-Low'* GRO-LOW FRAGRANT SUMAC"	26	5 GAL.	CONT.	MATCHED, SPECIMEN 6' o.c., MULCH BED
SB	Spiraea betulifolia 'Tor' TOR BIRCH-LEAF SPIRAEA	66	5 GAL.	CONT.	MATCHED, SPECIMEN 3' o.c., MULCH BED
UA	*Ulmus 'New Horizon'* NEW HORIZON ELM	7	2.5" CAL.	B&B	MATCHED, SPECIMEN

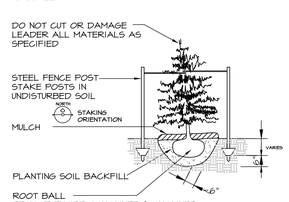
SEE DRAWING 8 FOR LANDSCAPING NOT SHOWN ON THIS DRAWING.

PLANS SHOW REQUIREMENTS FOR BRINGING SITE BACK TO CURRENT CITY STANDARDS WITHIN A SINGLE PHASE.



DECIDUOUS TREE PLANTING AND STAKING DETAIL

NO SCALE



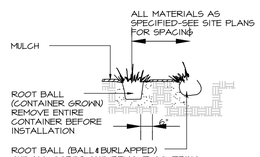
EVERGREEN TREE PLANTING AND STAKING DETAIL

NO SCALE

SIZES NOTED IN PLANT SCHEDULE ARE STRICT MINIMUM SIZES AND WILL BE VERIFIED DURING INITIAL ACCEPTANCE INSPECTION.

MINIMUM OF 10% OF EACH SPECIES SPECIFIED ARE TO HAVE PLANT IDENTIFICATION TAGS ATTACHED DURING INITIAL ACCEPTANCE. TAGS SHALL BE REMOVED AFTER PLANT MATERIAL HAS BEEN ACCEPTED.

ALL DECIDUOUS TREES ARE TO BE WRAPPED WITH TREE WRAP AND SHALL BE ATTACHED WITH COTTON STRING, TAPES AND PLASTIC FASTENERS ARE NOT ACCEPTABLE.



SHRUB & HERBACEOUS PLANTING DETAIL

NO SCALE

GENERAL LANDSCAPING NOTES:

1. ALL SITEWORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH S.U.D.A.S. SPECIFICATIONS INCLUDING ALL APPLICABLE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
2. ALL PLANT MATERIAL SHALL COMPLY WITH MINIMUM REQUIREMENTS SHOWN IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1)
3. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
4. CONTRACTOR SHALL REMOVE TREE STAKES ONE YEAR AFTER INSTALLATION.
5. NO PLANT MATERIAL SHALL BE SUBSTITUTED (SPECIES & LOCATION) WITHOUT AUTHORIZATION OF LANDSCAPE ARCHITECT AND CITY OF GRIMES.
6. ALL TREES AND SHRUBS SHALL BE MULCHED WITH 3" SHREDDED HARDWOOD MULCH, NATURAL COLOR U.N.O. KEEP MULCH AWAY FROM PLANT TRUNK OR STEMS.
7. CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE TO SATISFACTION OF UTILITY.
8. ONE WEEK PRIOR TO INSTALLATION, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT.
9. CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
10. ALL DECIDUOUS TREES SHALL BE PLANTED AT LEAST 5' FROM R.O.W. AND CONIFEROUS TREES AT LEAST 10' FROM R.O.W.
11. ALL DISTURBED AREAS SHALL BE SODDED AS NOTED ON LANDSCAPE PLAN.
12. OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF GROUNDCOVER ENSURING ADEQUATE VEGETATIVE COVER IS PRESERVED
13. ALL SHRUB BEDS TO HAVE SPADE CUT EDGE U.N.O.
14. EACH FIRE HYDRANT AND / OR F.D.C. TO HAVE A 5' RADIUS VEGETATION FREE ZONE. NO WOODY LANDSCAPING GREATER THAN 18" TO BE WITHIN 5' OF ANY FIRE HYDRANT.
15. MINIMUM PLANT SIZES ARE AS SCHEDULED. A 1.5"-2" CALIPER TREE IS NOT NECESSARILY A 2" CALIPER TREE.
16. SOD AREA SHOWN: 20,030 S.F. VERIFY.

STREET FRONTAGE PLANTING REQUIREMENTS

REQUIRED:
1 OVERSTORY TREES (2 ½")/50 LF
2 UNDERSTORY TREES (1 ½")/50 LF
5 SHRUBS (#5)/50 LF

1271 LF/50 = 25.4 (26)

26 OVERSTORY TREES
52 UNDERSTORY TREES
130 SHRUBS

PROVIDED: (EXISTING+PROPOSED)

26 OVERSTORY TREES
52 UNDERSTORY TREES
130 SHRUBS

OPEN SPACE LANDSCAPING REQUIREMENTS

REQUIRED:
2 OVERSTORY TREES (2 ½")/3000 SF
1 UNDERSTORY TREES (1 ½")/3000 SF
1 EVERGREEN TREE (6' HT)/6000 SF
6 SHRUBS (#5)/3000 SF

116,902 x 25% = 179,226 SF
179,226 SF/3000 = 59.7 (60)
179,226 SF/6000 = 29.9 (30)

120 OVERSTORY TREES
60 UNDERSTORY TREES
30 EVERGREEN TREES
360 SHRUBS

PROVIDED: (EXISTING + PROPOSED)

121 OVERSTORY TREES
64 UNDERSTORY TREES
30 EVERGREEN TREES
362 SHRUBS

PARKING LANDSCAPE REQUIREMENTS

REQUIRED: 1 OR 2 OVERSTORY TREES/ISLAND
6 OR 12 SHRUBS/ISLAND
23 HALF ISLANDS + 7 FULL ISLANDS

31 TREES (EXIST.+PROPOSED)
222 SHRUBS (EXIST.+PROPOSED)

PROVIDED: 31 TREES
222 SHRUBS

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

PRELIMINARY - NOT FOR CONSTRUCTION

DATE:	
2025-04-01	FOURTH SUBMITTAL
2025-03-18	THIRD SUBMITTAL
2025-03-04	SECOND SUBMITTAL
2025-02-10	FIRST SUBMITTAL
DATE OF SURVEY:	2025-01-06
DESIGNED BY:	GTK
DRAWN BY:	LKW

LUTHERAN CHURCH OF HOPE
GRIMES, IOWA

LANDSCAPE PLAN DETAILS

SHEET 9 OF 12

A-2244

D:\A FILES\A-2200\A2244_CD DRAWINGS\CONSTRUCTION DOCUMENTS\SITE PLAN\A2244 LANDSCAPE PLANS.DWG, CHEVRIER, LI, 4/7/2025 1:18:26 PM

EROSION CONTROL PLAN

PART IV D 1 SITE DESCRIPTION/APPLICANT/SCHEDULE

OWNER/APPLICANT: LUTHERAN CHURCH OF HOPE
925 JORDAN CREEK PARKWAY, WEST DES MOINES, IA 50266
CONTACT: CHRIS GUNNERE 515-22-1520
EMAIL: CHRIS.GUNNERE@HOPEWDM.ORG

- LOCATION: NE1/4 - SECTION 32, T 80N, R 25W, GRIMES, IOWA.
- NATURE OF CONSTRUCTION ACTIVITY: CONSTRUCTION ACTIVITIES FOR COMMERCIAL DEVELOPMENT.
- AREAS: TOTAL SITE AREA = 16.46 ACRES
  SITE AREA AFFECTED = 1.45 ACRES
- RUNOFF COEFFICIENT = 0.85 (RATIONAL METHOD)
- APPROXIMATE SLOPES ANTICIPATED: 33%, OR FLATTER.
- RUNOFF FROM THIS PROJECT WILL FLOW INTO A DETENTION BASIN TO UNAMED TRIBUTARY, TO LITTLE BEAVER CREEK.
- 100 YEAR DISCHARGE FOR DEVELOPED SITE = 104 CFS
- SOILS:
  NICOLLET LOAM WITH SLOPES BETWEEN 1% TO 3%
  WEBSTER CLAY LOAM WITH SLOPES BETWEEN 0% TO 2%
- ESTIMATED DATE WORK IS TO COMMENCE: APRIL 2025.
- ESTIMATED DATE WORK IS TO BE COMPLETED: MAY 2026.

PART IV D 2 CONTROLS

2A1 STABILIZATION PRACTICES
- MINIMIZE DISTURBANCE OF STEEP SLOPES
- EXISTING VEGETATION IS PRESERVED WHERE ATTAINABLE AND STABILIZE DISTURBED AREAS.
- TEMPORARY SEEDING DURING CONSTRUCTION, AND PERMANENT SEEDING (S.U.D.A.S. 9010) AND/OR SODDING (S.U.D.A.S. 9020) AFTER CONSTRUCTION.
- VEGETATIVE BUFFER STRIPS THROUGHOUT PROJECT (S.U.D.A.S. SECTION 7E-26).
- PROTECTION OF TREES AND PRESERVATION OF MATURE VEGETATION WHEREVER POSSIBLE.

2B2 STRUCTURAL PRACTICES
- ROCK OUTLET PROTECTION (S.U.D.A.S. SECTION 7E-10; RIP RAP)
- SILT FENCES - DISTANCE BETWEEN IS DETERMINED BY STEEPNESS OF GROUND (S.U.D.A.S. SECTION 12-14).
- EARTH DIKES
- BRUSH PILES
- DRAINAGE SWALES (S.U.D.A.S. SECTION 7E-23)
- SEDIMENT TRAPS (S.U.D.A.S. SECTION 7E-12 AND 7E-13)
- CHECK DAMS - DISTANCE BETWEEN IS DETERMINED BY STEEPNESS OF GROUND.
- STORM WATER MANAGEMENT (S.U.D.A.S. SECTION 7E-7)
- FLOW ATTENUATION BY USE OF OPEN VEGETATED SWALES AND NATURAL DEPRESSIONS.
- INFILTRATION OF RUNOFF ON SITE
- INLET PROTECTION (S.U.D.A.S. 7E-20)
- VELOCITY DISSIPATION DEVICES AT DISCHARGE LOCATIONS TO PROVIDE NON-EROSIVE VELOCITY FLOWS.

2C WASTE DISPOSAL
C1 ALL MATERIAL WASTES MUST BE REMOVED FROM SITE.
C2 OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED.
- STABILIZE THE ENTRANCE WITH 8-INCHES OF LIMESTONE.

C3 TOTAL COMPLIANCE WITH APPLICABLE STATE/LOCAL WASTE DISPOSAL REGULATIONS.
- CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION IS ACHIEVED.

PART IV D 7 CONTRACTORS

GENERAL CONTRACTOR SHALL HAVE PRIMARY RESPONSIBILITY OF IMPLEMENTING MEASURES CONTAINED IN PLAN.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL SIGN CERTIFICATION STATEMENT BEFORE CONDUCTING ANY PROFESSIONAL SERVICE AT SITE RELATING TO NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES PERMIT), SEE CERTIFICATION THIS SHEET.

D7B PERSONS ACCOMPLISHING WORK UNDER THIS PERMIT:

NAME: _____
ADDRESS: _____
PHONE: _____
NAME: _____
ADDRESS: _____
PHONE: _____
NAME: _____
ADDRESS: _____
PHONE: _____
NAME: _____
ADDRESS: _____
PHONE: _____

" I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE AS A PART OF THIS CERTIFICATION. FURTHER, BY MY SIGNATURE, I UNDERSTAND THAT I AM BECOMING A CO-PERMITTEE, ALONG WITH THE OWNER(S) AND OTHER CONTRACTORS AND SUBCONTRACTORS SIGNING SUCH CERTIFICATIONS, TO THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT #2 FOR 'STORMWATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES' AT THE IDENTIFIED SITE. AS A CO-PERMITTEE, I UNDERSTAND THAT I, AND MY COMPANY, ARE LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE CODE OF IOWA, TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN DEVELOPED UNDER THIS NPDES PERMIT AND THE TERMS OF THIS NPDES PERMIT."

PART II G **NOTICE OF DISCONTINUATION (N.O.D.):**
- WITHIN 30 DAYS OFFINAL STABILIZATION, OWNER SHALL SUBMIT AN N.O.D. TO I.D.N.R. WHICH INCLUDES ITEMS AS FOLLOWS:
  -- NAME OF OWNER TO WHICH PERMIT WAS ISSUED;
  -- GENERAL PERMIT NUMBER AND PERMIT AUTHORIZATION NUMBER;
  -- DATE OF CONSTRUCTION SITE STABILIZATION;
  -- SIGNED CERTIFICATION AS FOLLOWS:
  "I CERTIFY UNDER PENALTY OF LAW THAT DISTURBED SOILS AT THE IDENTIFIED FACILITY HAVE BEEN FINALLY STABILIZED AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED OR WILL BE REMOVED AT AN APPROPRIATE TIME. I UNDERSTAND THAT BY SUBMITTING THIS NOTICE OF DISCONTINUATION, THAT I AM NO LONGER AUTHORIZED TO DISCHARGE STORM WATER ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES BY IOWA DEPARTMENT OF NATURAL RESOURCES GENERAL NPDES PERMIT NO. 2, AND THAT DISCHARGING POLLUTANTS FROM STORM WATER ASSOCIATED WITH INDUSTRIAL ACTIVITY TO WATERS OF THE UNITED STATES IS UNLAWFUL UNDER THE CLEAN WATER ACT WHERE THE DISCHARGE IS NOT AUTHORIZED BY AN NPDES PERMIT."
- N.O.D. SHALL BE MAILED TO: STORM WATER COORDINATOR, IOWA DEPARTMENT OF NATURAL RESOURCES, 502 E. 9th STREET, DES MOINES, IOWA 50314-0034.

PART III **NON-STORM WATER DISCHARGES:**
ALL DISCHARGES AUTHORIZED BY PERMIT SHALL BE COMPOSED ENTIRELY OF STORM WATER EXCEPT FOR NON-STORM DISCHARGES TREATED WITH APPROPRIATE CONTROL MEASURES FOR NON-STORM WATER DISCHARGES LISTED BELOW:
A2 DISCHARGES FROM FIRE FIGHTING ACTIVITY;
FIRE HYDRANT FLUSHINGS;
NON-DETERGENT LADEN WATER FROM WASHING VEHICLES;
POTABLE WATER SOURCES IE: WATER LINE FLUSHING, AND IRRIGATION DRAINAGE;
ROUTINE EXTERIOR BUILDING WASHDOWN WITHOUT DETERGENTS;
PAVEMENT WASHWATERS WHERE THERE HAS BEEN NO UNCLEANED LEAKS OR SPILLS OF TOXIC OR HAZARDOUS MATERIALS, AND WHERE DETERGENTS ARE NOT USED;
AIR CONDITIONING CONDENSATE;
SPRINGS OR UNCANTAMINED GROUNDWATER;
UNCONTAMINATED FOUNDATION AND FOOTING DRAINS.

PART III B ANY OWNER OR OPERATOR IDENTIFIED IN POLLUTION PREVENTION PLAN IS SUBJECT TO SPILL NOTIFICATION REQUIREMENTS SPECIFIED IN 455B.386 OF IOWA CODE. IOWA LAW REQUIRES THAT WITHIN SIX (6) HOURS AFTER THE BEGINNING OF A HAZARDOUS CONDITION, THE I.D.N.R. AND LOCAL SHERIFF OFFICE BE NOTIFIED. STORM WATER POLLUTION PREVENTION PLAN MUST BE MODIFIED WITHIN FIVE (5) CALENDAR DAYS OF KNOWLEDGE OF TOXIC OR RELEASE, TO PROVIDE A DESCRIPTION OF RELEASE, CIRCUMSTANCES LEADING TO RELEASE AND PROVIDE FOR IMPLEMENTAION OF STEPS TO PREVENT ANY REOCCURANCE OF SUCH RELEASE, AND TO RESPOND TO SUCH RELEASES.

PART III C FEDERAL CONSTRUCTION AND DEVELOPMENT EFFLUENT GUIDELINES FOR ALL SITES AND ACTIVITIES REQUIRING THIS PERMIT SHALL COMPLY WITH FEDERAL EFFLUENT GUIDELINES APPLICABLE TO EACH SITE.
- AT MINIMUM, SUCH CONTROLS MUST BE DESINGED, INSTALLED AND MAINTAINED TO:
  1A1B CONTROL STORM WATER AND VELOCITY TO MINIMIZE POLLUTANT DISCHARGES, INCLUDING PEAKFLOW AND TOTAL STORM WATER VOLUME, TO MINIMIZE CHANNEL AND STREAMBANK EROSION, AND SCOUR IN IMMEDIATE VICINITY OF DISCHARGE POINTS;
  1AC MINIMIZE AMOUNT OF SOIL EXPOSED DURING CONSTRUCTION ACTIVITY;
  1AD MINIMIZE DISTURBANCE OF STEEP SLOPES;
  1AE MINIMIZE SEDIMENT DISCHARGE FROM SITE DUE TO FREQUENCY, DURATION AND INTENSITY OF PRECIPITATION, AND SOIL CHARACTERISTICS;
  1AF PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND WATERS OF UNITED STATES. DIRECT STORM WATER INTO VEGETATED AREAS UNLESS UNFEASIBLE;
  2A3 TOPSOIL PRESERVATION. STABILIZE DISTURBED AREAS IMMEDIATELY WHENEVER EARTH DISTURBING ACTIVITIES HAVE CEASED ON ANY PORTION OF SITE, OR TEMPORARILY CEASED ON ANY PORTION EXCEEDING 14 CALENDAR DAYS, DUE TO DROUGHT OR HEAVY RAIN, WHICH MAKES SEEDING WITH FIELD EQUIPMENT IMPOSSIBLE, CONTACT I.D.N.R. FOR ALTERNATIVE STABILIZATION MEASURES.
  4 DISCHARGES FROM DEWATERING MUST BE MANAGED BY APPROPRIATE CONTROLS;
  5A MINIMIZE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH, AND OTHER WASH WATERS. WASH WATERS ARE TO BE TREATED IN SEDIMENT BASIN MINIMUM,
  5B MINIMIZE EXPOSURE OF BUILDING MATERIALS, PRODUCTS, CONSTRUCTIN WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE, AND OTHER WASTE TO PRECIPITATION AND STORM WATER;
  5C MINIMIZE DISCHARGE OF POLLUTANTS FROM SPILLS AND LEAKS AND IMPLEMENT CHEMICAL SPILL AND LEAK PREVENTION AND RESPONSE PROCEEDURES;
  6 PROHIBITED DISCHARGES: WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS; FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; SOAPS OR SOLVENTS.

PART IV C 4 PART V B PERMITTEE MUST AMEND PLAN WHEN THERE IS CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE HAVING SIGNIFICANT EFFECT ON POTENTIAL FOR DISCHARGE OF POLLUTANTS TO WATERS OF UNITED STATES WHICH HAVE NOT BEEN ADDRESSED IN PLAN OR WHERE PLAN IS UNEFFECTIVE IN ELIMINATING OR MINIMIZING POLLUTANT DISCHARGE. PLAN MUST BE UPDATED TO INCLUDE CHANGES AT SITE INCLUDING CONTRACTORS IDENTIFIED AFTER SUBMITTAL OF NOTICE OF INTENT. COPY OF EROSION CONTROL PLAN IS TO BE MAINTAINED AND KEPT ON SITE IN A CONSTRUCTION TRAILER, SHED, OR OTHER COVERED STRUCTURE ie: MAILBOX.
4C4 QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF CONSTRUCTION SITE NOT FINALLY STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
4A INSPECT SITE FOR EVIDENCE OF, OR POTENTIAL OF, POLLUTANTS ENTERING DRAINAGE SYSTEM FROM STORED MATERIALS.
- OBSERVE EROSION AND SEDIMENT CONTROL MEASURES TO ENSURE THEY ARE OPERATING CORRECTLY, REPAIR AND REPLACE AS NECESSARY.
- LOCATIONS WHERE VEHICLES ENTER OR EXIT SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
- INSPECT DISCHARGE LOCATIONS TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE I PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS.

4B ANY MODIFICATIONS TO PLAN AS RESULT OF INSPECTION SHALL BE IMPLEMENTED WITHIN 7 CALENDAR DAYS OF INSPECTION.
4C AN INSPECTION REPORT SHALL BE PREPARED AND RETAINED AS PART OF PREVENTION PLAN UNTIL PROJECT TERMINATION. REPORT WILL CONTAIN THE FOLLOWING:
- SUMMARY OF SCOPE OF INSPECTION.
- QUALIFICATIONS OF PERSONNEL MAKING INSPECTION.
- MAJOR OBSERVATIONS RELATING TO IMPLEMENTATION OF PREVENTION PLAN.
- ANY ACTION TAKEN
- SIGNATURE

- REPORTS SHALL CONFORM TO STANDARDS SET BY IOWA D.N.R. COPIES OF REPORTS SHALL BE FORWARDED TO OWNER.
- CONTRACTOR IS TO TAKE NECESSARY ACTION TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICABLE BUT IN NO CASE LATER THAN SEVENTY-TWO (72) HOURS AFTER INSPECTION.
- RECORDS SHALL BE RETAINED FOR AT LEAST THREE YEARS OR UNTIL PROJECT TERMINATION AND AN N.O.D. HAS BEEN FILED WITH I.D.N.R.

PART IV D 3 IMPLEMENTATION / MAINTENANCE

MAINTAIN EFFECTIVE OPERATING CONDITIONS OF ALL PROTECTIVE MEASURES IDENTIFIED ON PLAN.
- PRIOR TO INITIAL GRADING, INSTALL PERIMETER SILT FENCE TO PROTECT UNDISTURBED AREAS.
- PRIOR TO MASS GRADING, CONSTRUCT DIVERSION DRAINAGE SWALES ON UPHILL SIDES OF DISTURBED AREA TO PREVENT UPHILL RUNOFF FROM EXPOSED SOILS.
- DO NOT DISTURB AN AREA UNTIL NECESSARY FOR CONSTRUCTION TO PROCEED.
- COVER OR STABILIZE DISTURBED AREAS AS SOON AS POSSIBLE.
- TIME CONSTRUCTION ACTIVITIES TO LIMIT IMPACT ON SEASONAL WEATHER CHANGES.
- IF INFILTRATION METHODS ARE USED, INSTALL THEM AFTER UPSTREAM IS STABILIZED.
- DO NOT REMOVE PERIMETER CONTROLS UNTIL UPSTREAM AREAS ARE STABILIZED.
- AFTER INITIAL GRADING PRIOR TO UTILITY CONSTRUCTION, ALL DISTURBED AREAS OUTSIDE PROPOSED RIGHTS-OF-WAY ARE TO HAVE TEMPORARY SEEDING AND MULCHING. CONTRACTORS AND SUBS TO MINIMIZE DISTURBANCE TO SEEDED AREAS THROUGH USE OF SPECIFIC ACCESS ROUTES WITHIN SITE.
- TEMPORARY EARTH FILES SHALL HAVE DOWNSLOPE SILT FENCE PROTECTION.
- ALL INTAKES AND MANHOLES TO HAVE SILT FENCE AROUND THEM PRIOR TO PAVING AND INLET FILTERS AFTER PAVING. FILTERS TO REMAIN IN PLACE UNTIL SITE HAS PERENNIAL GROUND COVER.
- ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN STORM SEWER UNTIL SITE HAS PERENNIAL GROUND COVER. COVER SHALL BE CLEANED AFTER EACH RAIN.
- ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ONTO ADJOINING RIGHTS-OF-WAY AND PROPERTY SHALL BE CLEANED BY CONTRACTOR AT END OF EACH WORK DAY AND PRIOR TO RAIN EVENT.
- MATERIAL OR EQUIPMENT STORAGE AREAS MUST BE WITHIN LIMITS OF SOIL DISTURBING ACTIVITY. AREAS SHALL BE INSPECTED FOR POTENTIAL POLLUTANTS ENTERING DRAINAGE SYSTEM.
- DURING CONSTRUCTION IF IT BECOMES EVIDENT THAT DISTURBED AREA WILL NOT BE DISTURBED FOR 14 DAYS, IT SHALL BE SEEDED IMMEDIATELY.
- PERMANENT SEEDING AND MULCHING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
- ANY FAILED AREA OF SEEDING SHALL BE RESEEDED. IF SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER WEATHER, ALL DISTURBED AREAS SHALL BE MULCHED.
- SILT FENCING SHALL BE CLEANED WHEN THEY MAY HAVE LOST 50% CAPACITY.
- DRAINAGE SWALES REMAIN UNDISTURBED.
- ROCK OUTLET PROTECTION SHALL REMAIN INTACT.
- PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED IMMEDIATELY AFTER FINAL GRADING IS COMPLETED. REPLANTING MAY BE REQUIRED TO ENSURE ADEQUATE VEGETATIVE COVER IS ESTABLISHED. ADEQUATE VEGETATIVE COVER IS CONSIDERED TO BE MINIMUM 70% COVERAGE OF SOIL SURFACE BY INTENDED SPECIES. IF NATIVE LANDSCAPE IS USED, THEN 70% COVERAGE BY COVER CROP IS REQUIRED.
- SOIL SHALL BE WATERED DURING DRY, WINDY CONDITIONS TO MINIMIZE EROSION.
- WORK REQUIRING ENTERING AND LEAVING SITE OVER CITY ROADWAYS INCLUDING MATERIAL DELIVERY AND MOVEMENT OF EQUIPMENT SHALL NOT BE PERMITTED DURING PERIODS WHEN GROUND IS EXCEPTIONALLY SOFT AND WET, AND EROSION BY VEHICLE IS CERTAIN.
- SOIL STOCKPILES SHALL BE STABILIZED WITH VEGETATION OR COVERED. MOWING MAY BE REQUIRED IF VEGETATION BECOMES A NUISANCE.
- TREES SHALL BE GROUND INTO CHIPS. WOOD CHIPS AND ROOT BALLS TO BE REMOVED FROM SITE.

D. LOCATIONS AND DIMENSIONS SHOWN ON PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. ENGINEER DOES NOT GUARANTEE ACCURACY OF INFORMATION OR THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN. IT IS RESPONSIBILITY OF CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING AREA TO DETERMINE PRESENT EXTENT AND EXACT LOCATION OF FACILITIES BEFORE BEGINNING WORK.

E. CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITIES OR STRUCTURES AT SITE. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR SHALL NOTIFY PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR INTERRUPTION OF SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED IN CONFLICT WITH NEW CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER SO CONFLICT MAY BE RESOLVED.

F. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.

G. AREAS TO RECEIVE FILL TO BE BENCHED.

H. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO DEPTH OF 6-INGHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL.

J. ALL SITE GRADING FOR STRUCTURAL FILL SHALL BE COMPACTED TO DENSITY NOT LESS THAN 95% STANDARD PROCTOR. ALL AREAS NOT REQUIRING STRUCTURAL FILLSHALL BE COMPACTED TO 85% STANDARD PROCTOR.

K. ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.

L. MOISTURE CONTENT OF FILL MATERIAL SHALL MATCH "IOWA STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS" BETWEEN 0% AND 4% OVER OPTIMUM MOISTURE.

M. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.

N. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE. TOPSOIL SHALL BE RESPREAD TO MINIMUM THICKNESS OF 8-INCHES ON ALL DISTURBED UNPAVED AREAS.

P. BACKFILL TO TOP OF ALL ROCK OR PAVED SURFACES.

Q. ADDITIONAL SILT FENCING MAY BE REQUIRED BY CITY AFTER FIELD INSPECTION.

GRADING AND EROSION CONTROL NOTES

1. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
   a. CITY OF GRIMES, PUBLIC WORKS DEPARTMENT.
   b. APPLICANT
   c. CIVIL ENGINEERING CONSULTANTS, INC.
   d. IOWA ONE-CALL
2. LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING AREA, AND IOWA ONE CALL, TO DETERMINE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
3. CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR CONTRACTOR SHALL IMMEDIATELY CONTACT UTILITY'S OWNER.
4. STRIP ALL VISIBLE TOPSOIL ONSITE AND STOCKPILE FOR RESPREAD ON NON-PAVED AREAS THAT ARE DISTURBED DURING CONSTRUCTION. MUST HAVE AT LEAST 8 INCHES OF TOPSOIL AT TIME OF FINAL STABILIZATION.
5. UNLESS GRADING FOR DESIGNED SUMP OR LOW POINT AREA, GRADE ALL SITE AREAS TO DRAIN WITHOUT TRAPPING OR PONDING SURFACE WATER WHEN SITE GRADING IS COMPLETE.
6. FINAL GRADE ELEVATIONS OF ALL PAVED AREAS SHALL BE WITHIN 0.10 FEET OF PLAN GRADE. LAWN AREAS SHALL BE WITHIN 0.20-FEET OF PLAN GRADE.
7. SPOT ELEVATIONS ON PAVED SURFACES ARE TOP OF SLAB UNLESS NOTED OTHERWISE.
8. CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
9. GEOTECHNICAL REPORT FOR PROJECT CAN BE OBTAINED BY CONTACTING OWNER.
10. ALL DETENTION POND GRADING SHALL BE FIELD VERIFIED BY DESIGN ENGINEER AND AS-BUILTS SHALL BE PROVIDED TO CITY WITH LETTER OF CERTIFICATION FROM ENGINEER THAT POND WAS CONSTRUCTED TO DESIGN.
11. CONTRACTOR SHALL CERTIFY ON AS-BUILT PLAN THAT STORMWATER MANAGEMENT FACILITY WAS CONSTRUCTED TO ADDRESS ALL PROPERTIES WITHIN DEVELOPMENT.
12. ALL LOTS SHALL HAVE MINIMUM OF 2% SLOPE ACROSS LOT.
13. FINAL EROSION CONTROL SEEDING SHALL BE USED ON ALL DISTURBED AREAS. ALL INTAKES TO HAVE BELOW GRADE INLET PROTECTION WHEN STREETS ARE BEING PAVED.
14. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON PLANS SHALL RELIEVE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE SAFETY REGULATIONS.
15. CONTRACTOR SHALL CONDUCT CLEAN-UP, SURFACE RESTORATION, AND SURFACE REPLACEMENT ACTIVITIES AS CONSTRUCTION PROGRESSES. ALL DEBRIS SPILLED ON R.O.W. OR ON ADJACENT PROPERTY SHALL BE PICKED UP BY CONTRACTOR AT END OF EACH DAY.
16. ALL AREAS TO RECEIVE FILL TO BE BENCHED.
17. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO DEPTH OF 6-INCHES.
18. ALL STURCTURAL SITE GRADING FILL SHALL BE COMPACTED TO DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR. MOISTURE CONTENT OF FILL MATERIAL SHALL MATCH URBAN STANDARD.
19. SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, BETWEEN 0 AND 4% OVER OPTIMUM MOISTURE.
20. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.

SEQUENCE OF MAJOR ACTIVITIES

1. **PRE-CONSTRUCTION.** SILT FENCE WILL BE PLACED BY CONTRACTOR PRIOR TO BEGINNING GRADING OR CLEARING AND GRUBBING OPERATIONS ALONG PERIMETER OF PROJECT AT LOCATIONS IN WHICH RUNOFF CAN MOVE OFFSITE. VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION SHALL BE PRESERVED. SILT FENCE SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ACHIEVED. SEE SWPPP FOR TREE PRESERVATION.
2. **CONSTRUCTION ENTRANCE.** GRADE AREA OF CONSTRUCTION ENTRANCE AND PLACE 8" THICK LAYER OF 3" CRUSHED LIMESTONE IN AN AREA NOT LESS THAN 20' WIDE, EXTENDING INTO SITE PER PLAN.
3. **GRADING.** AFTER GRADING OPERATIONS HAVE BEEN COMPLETED, ALL AREAS THAT WILL NOT BE DISTURBED BY SUBSEQUENT CONSTRUCTION ACTIVITIES SHALL BE SEEDED IMMEDIATELY.
4. **FINISH GRADING AND SEEDING.** FINISH GRADING AND PERMANENT SEEDING SHALL BE COMPLETED AS SOON AS IT IS PRACTICAL.
5. **SUBMIT N.O.D. TO I.D.N.R. UPON FINAL STABILIZATION.**

SEDIMENT AND EROSION CONTROL QUANTITIES

935 L.F.	SILT FENCE
4 EA.	INLET PROTECTION
1.86 AC.	TEMPORARY SEEDING
0.46 AC.	SOD
62 TONS	RIP RAP
1 EA.	TEMP CONSTRUCTION ENTRANCE
0 S.Y.	TURF REINFORCEMENT MAT

S.U.D.A.S. REFERENCES

1. SILT FENCE, S.U.D.A.S. FIGURE 9040.119
2. SEDIMENTATION LOGS: S.U.D.A.S. FIGURE 9040.105
3. STABILIZED CONSTRUCTION ENTRANCE: S.U.D.A.S. FIGURE 9040.120

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- SANITARY SEWER & SIZE
- WATER MAIN & SIZE
- STORM SEWER & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- 100XO SPOT ELEVATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- INLET FILTER SEE DETAILS
- SILT FENCE
- DIVERSION DITCH
- SB TEMPORARY SEDIMENT BASIN
- TREE PROTECTION FENCING
- M.O.E. MINIMUM OPENING ELEVATION
- M.P.E. MINIMUM PROTECTION ELEVATION
- EDGE OF WATER
- 100-YR ELEVATION
- RIP RAP
- TURF REINFORCEMENT MAT (TRM)

OWNER'S CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE AS PART OF THIS CERTIFICATION. FURTHER, BY MY SIGNATURE, I UNDERSTAND THAT I AM BECOMING A CO-PERMITTEE, ALONG WITH THE CONTRACTOR AND SUBCONTRACTORS SIGNING SUCH CERTIFICATIONS, TO THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2 FOR 'STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES' AT THE IDENTIFIED SITE. AS A CO-PERMITTEE, I UNDERSTAND THAT I AND MY COMPANY, ARE LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE CODE OF IOWA, TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN DEVELOPED UNDER THIS NPDES PERMIT AND THE TERMS OF THIS NPDES PERMIT."

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

NAME / TITLE: _____
COMPANY: SIGNATURE COMMERCIAL DATE: _____
TELEPHONE NUMBER: 515-221-4490

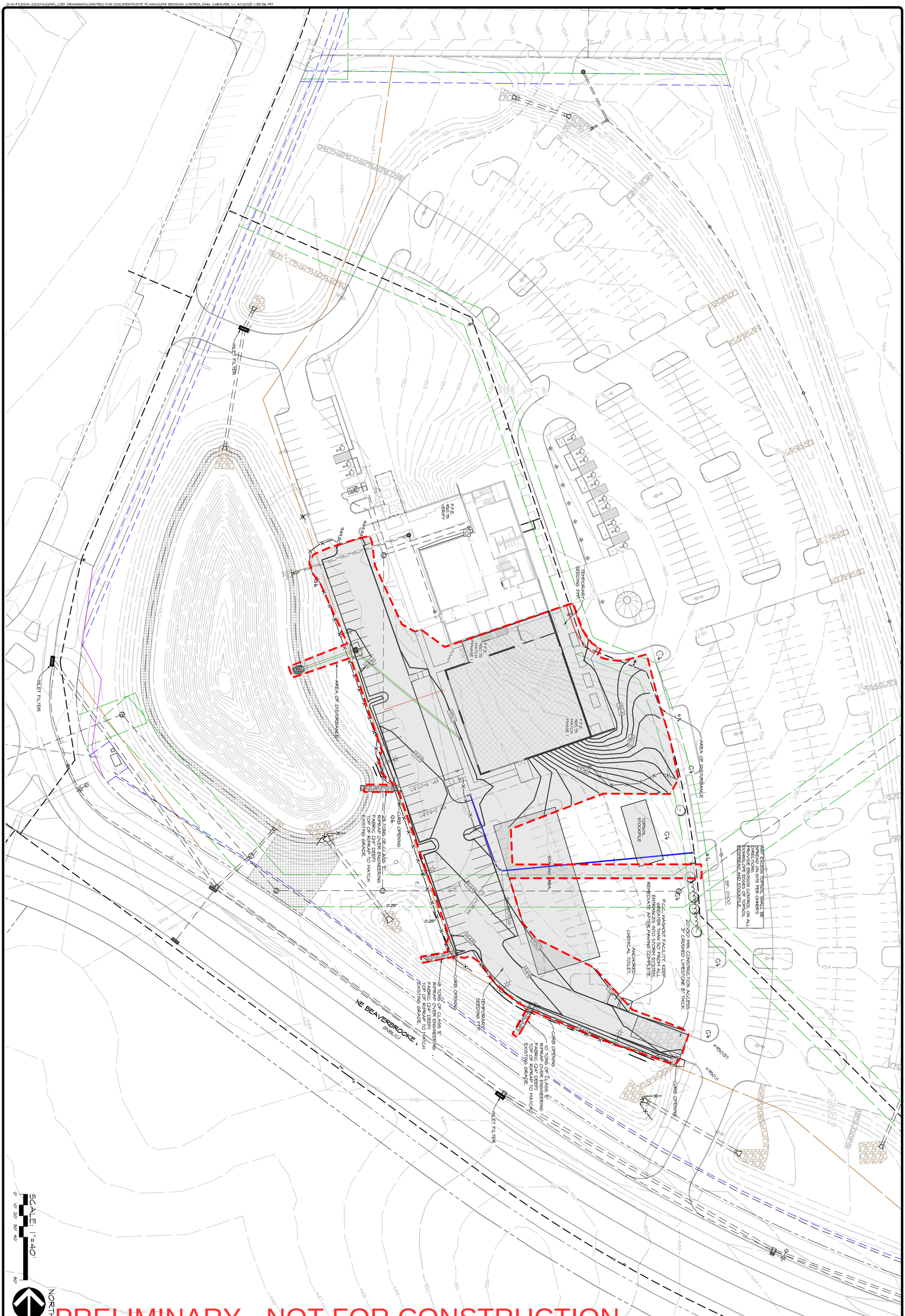
CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE AS PART OF THIS CERTIFICATION. FURTHER, BY MY SIGNATURE, I UNDERSTAND THAT I AM BECOMING A CO-PERMITTEE, ALONG WITH THE OWNER(S) AND OTHER CONTRACTORS AND SUBCONTRACTORS SIGNING SUCH CERTIFICATIONS, TO THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2 FOR 'STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES' AT THE IDENTIFIED SITE. AS A CO-PERMITTEE, I UNDERSTAND THAT I AND MY COMPANY ARE LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE CODE OF IOWA, TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN DEVELOPED UNDER THIS NPDES PERMIT AND THE TERMS OF THIS NPDES PERMIT.

GENERAL CONTRACTOR
NAME / TITLE: _____
COMPANY: _____ DATE: _____
TELEPHONE NUMBER: _____

SUBCONTRACTOR
NAME / TITLE: _____
COMPANY: _____ DATE: _____
TELEPHONE NUMBER: _____

###



SCALE: 1"=40'

NORTH

PRELIMINARY - NOT FOR CONSTRUCTION

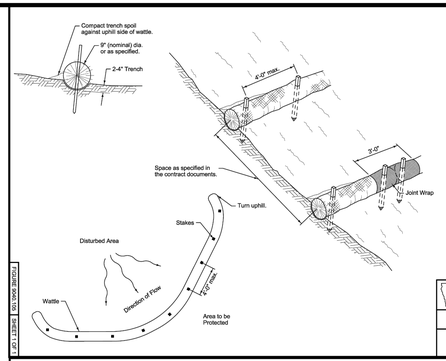
SHEET	A-2294
OF	12

LUTHERAN CHURCH OF HOPE
GRIMES, IOWA

EROSION & SEDIMENTATION CONTRL PLAN

DATE:	2025-04-01 - FOURTH SUBMITTAL
	2025-03-18 - THIRD SUBMITTAL
	2025-03-04 - SECOND SUBMITTAL
	2025-02-10 - FIRST SUBMITTAL
DATE OF SURVEY:	2025-01-06
DESIGNED BY:	CTW
DRAWN BY:	LKW

NPDES PERMIT DISCHARGE
AUTHORIZATION NUMBER - XXXXX-XXXXX

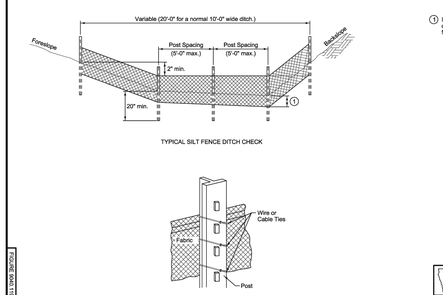


FOLDER BOOK 03 SHEET 1 OF 3

SUDAS Standard Specifications

WATTLE

SUDAS 9040.105 SHEET 1 OF 3



1. Insert 12 inches of fabric a minimum of 6 inches deep (fabric may be folded below the ground line).

TYPICAL SILT FENCE DITCH CHECK

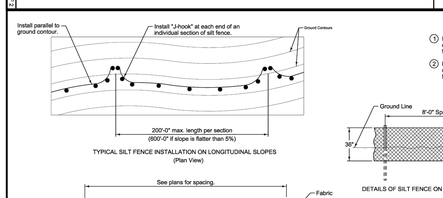
ATTACHMENT TO POST

FOLDER BOOK 03 SHEET 2 OF 3

SUDAS Standard Specifications

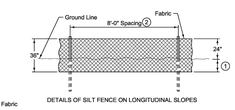
SILT FENCE

SUDAS 9040.119 SHEET 2 OF 3

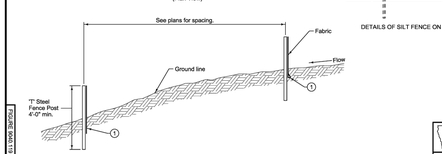


TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES (Plan View)

1. Insert 12 inches of fabric a minimum of 6 inches deep (fabric may be folded below the ground line).
2. Reduce post spacing to 5'-0" at water concentration areas, or as required to adequately support fence.



DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES



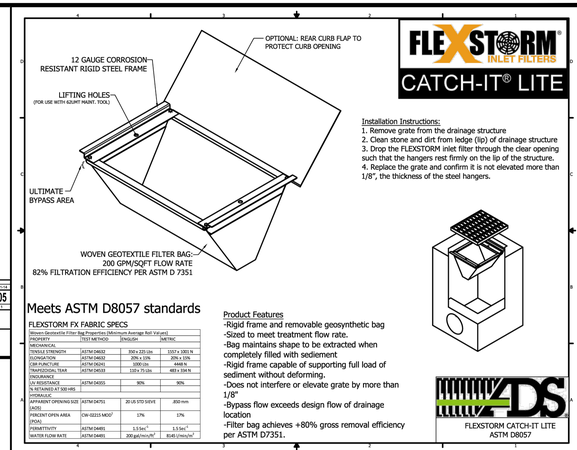
TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES (Profile View)

FOLDER BOOK 03 SHEET 3 OF 3

SUDAS Standard Specifications

SILT FENCE

SUDAS 9040.119 SHEET 3 OF 3



Installation Instructions:
1. Remove grate from the drainage structure
2. Clean stone and dirt from ledge (lip) of drainage structure
3. Drop the FLEXSTORM inlet filter through the clear opening such that the hangers rest firmly on the lip of the structure.
4. Replace the grate and confirm it is not elevated more than 1/8", the thickness of the steel hangers.

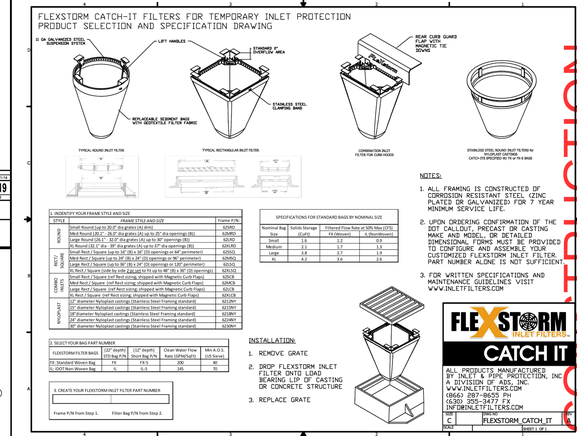
Meets ASTM D8057 standards

FLEXSTORM FX FABRIC SPECS

Woven Geotextile Filter Bag Properties (Minimum Average Roll Values)			
PROPERTY	TEST METHOD	ENGLISH	METRIC
MECHANICAL			
TENSILE STRENGTH	ASTM D4632	350 x 225 lbs	1557 x 1001 N
ELONGATION	ASTM D4632	20% x 10%	20% x 10%
PUNCTURE	ASTM D4833	100 lbs	445 N
TRAPEZOIDAL TEAR	ASTM D4533	150 x 75 lbs	667 x 334 N
ENDURANCE			
UV RESISTANCE	ASTM D4355	90%	90%
% RETAINED AT 500 HRS			
HYDRAULIC			
APPARENT OPENING SIZE (AOS)	ASTM D4751	20 US STD SIEVE	.850 mm
PERCENT OPEN AREA (POA)	CW-02215 MOD*	17%	17%
PERMITTIVITY	ASTM D4491	1.5 Sec^{-1}	1.5 Sec^{-1}
WATER FLOW RATE	ASTM D4491	300 gal/min/ft^2	8148 L/min/m^2

Product Features
-Rigid frame and removable geosynthetic bag
-Sized to meet treatment flow rate.
-Bag maintains shape to be extracted when completely filled with sediment
-Rigid frame capable of supporting full load of sediment without deforming.
-Does not interfere or elevate grate by more than 1/8"
-Bypass flow exceeds design flow of drainage location
-Filter bag achieves +80% gross removal efficiency per ASTM D7351.

FLEXSTORM CATCH-IT LITE ASTM D8057



NOTES:
1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL CZINC PLATED OR GALVANIZED FOR 7 YEAR MINIMUM SERVICE LIFE.
2. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT
3. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

1. INDENTIFY YOUR FRAME STYLE AND SIZE			
STYLE	FRAME STYLE AND SIZE		Frame P/N
ROUND	Small Round (up to 20.0" dia grates) (A) thru		62MG
	Med Round (20.1" - 26.0" dia grates (A) up to 35" dia openings (B))		62MRD
	Large Round (26.1" - 32.0" dia grates (A) up to 50" openings (B))		62LRD
	XL Round (32.1" dia - 38" dia grates (A) up to 57" dia openings (B))		62XLRD
RECT-ANGULAR	Small Rect / Square (up to 30" (A) x 30" (D) openings or 180" perimeter)		62SQ
	Med Rect / Square (up to 36" (A) x 36" (D) openings or 240" perimeter)		62MSQ
	Large Rect / Square (up to 96" (A) x 24" (D) openings or 180" perimeter)		62LSQ
	XL Rect / Square (side by side 2 grates 60 ft² up to 48" (D) x 90" (D) openings)		62XLSQ
COMBO	Small Rect / Square (w/ Rect sizing, shipped with Magnetic Curb Flaps)		62SCB
	Med Rect / Square (w/ Rect sizing, shipped with Magnetic Curb Flaps)		62MCB
	Large Rect / Square (w/ Rect sizing, shipped with Magnetic Curb Flaps)		62LCB
	XL Rect / Square (w/ Rect sizing, shipped with Magnetic Curb Flaps)		62XLCB
MANHOLE	12" diameter Nylaplast castings (Stainless Steel Framing standard)		62LDNY
	18" diameter Nylaplast castings (Stainless Steel Framing standard)		62LBNY
	24" diameter Nylaplast castings (Stainless Steel Framing standard)		62LBNY
	30" diameter Nylaplast castings (Stainless Steel Framing standard)		62LBNY
	36" diameter Nylaplast castings (Stainless Steel Framing standard)		62XBNY

2. SELECT YOUR BAG PART NUMBER					
	1/2" (4mm)	1/12" (1mm)	1/24" (.5mm)	Clean Water Flow	MN D.O.T.
FLEXSTORM FILTER BAGS	STD Bag P/N	Short Bag P/N	Mini Bag P/N	Rate (GPM/SqFt)	(US Gal/m)
FX: Standard Woven Bag	FX	FX-S		200	40
FX: DOT Non-Woven Bag	N	N-S		145	70

3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER	
Frame P/N from Step 1.	Filter Bag P/N from Step 2.

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE			
Nominal Bag Size	Solids Storage (CuFt)	Filtered Flow Rate at 50% Max (CFS) FX (Woven)	N (Nonwoven)
Small	1.5	1.2	0.5
Medium	2.5	1.7	1.5
Large	3.8	2.7	1.7
XL	4.2	3.6	2.0

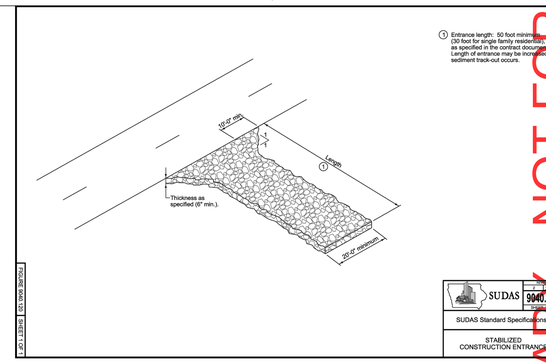
INSTALLATION:
1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

FLEXSTORM CATCH IT

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC A DIVISION OF ADS, INC.
WWW.INLETFILTERS.COM
(866) 287-8655 PH
(630) 355-3477 FX
INFO@INLETFILTERS.COM

SIZE	DRAWING NO.	REV
C	FLEXSTORM_CATCH_IT	A

SHEET 1 OF 1



FOLDER BOOK 03 SHEET 4 OF 4

SUDAS Standard Specifications

STABILIZED CONSTRUCTION ENTRANCE

SUDAS 9040.120 SHEET 4 OF 4

PRELIMINARY - NOT FOR CONSTRUCTION

NPDES PERMIT DISCHARGE AUTHORIZATION NUMBER - XXXXX-XXXXX

DATE:	DESIGNED BY:	DRAWN BY:
2024-10-22 - REV. #1		
2024-10-22 - FINAL SUBMITTAL		
2024-04-11 - 5th SUBMITTAL		
2024-01-15 - 4th SUBMITTAL		
DATE OF SURVEY: 2025-01-06	CTK	LKW

LUTHERAN CHURCH OF HOPE
GRIMES, IOWA

EROSION & SEDIMENTATION CONTROL DETAILS

SHEET 12 OF 15

A-2244

D:\AJFLEEVA-HOOVER_CBS\DRAWINGS\CONSTRUCTION DOCUMENTS\SITE PLAN\SHEET COVERS\PNG_SHEETS\ET-11_US22X34.DWG, 1/8/2024 8:05:48 AM

GARDCO

Site and Area

OptiForm

OPF-S Small



Gardco OptiForm site and area luminaires are available in three sizes: small, medium and large. Featuring the latest in LED technology, OptiForm achieves up to 192 lumens per watt. Eleven optical distributions are available, suitable for a range of outdoor lighting applications. OptForm features a unique mounting system with a two-piece housing for hassle-free installation. Mounting options include a standard arm, mast arm, and wall mount bracket. Service Tag is a standard feature with every OptiForm luminaire, providing maintenance or upgrade assistance throughout the life of the product.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: OPF-S-A01-840-T4M-AR1-120-BL50-L3-BZ

Luminaire	Configuration (nom. lumens)		Color Temperature	Distribution		Mounting	Voltage
OPF-S							
OPF-S OptiForm Small Area	**Site and Area**	**Precision Plus**[16] (T2M, T3M, T4M, T5M only)	**827**[1] 80CRI 2700K **830** 80CRI 3000K **840** 80CRI 4000K **727**[1] 70CRI 2700K **730** 70CRI 3000K **740** 70CRI 4000K **750** 70CRI 5000K	**AFR** Autofront row **T2M** Type 2 medium **T3M** Type 3 medium **T4M** Type 4 medium **T4W** Type 4 wide **T5N** Type 5 narrow **T5M** Type 5 medium **T5W** Type 5 wide	**LCL** LEED corner optic left **LCR** LEED corner optic right **BLC** Back light control **2RL** Type 2 rotated left 90° **2RR** Type 2 rotated right 270° **3RL** Type 3 rotated left 90° **3RR** Type 3 rotated right 270° **4RL**[1] Type 4 rotated left 90° **4RR**[1] Type 4 rotated right 270°	**AR1**[2,17] Arm mount (standard) **MAR**[3] Mast arm **WAL** Wall mount **MOS**[4] Mounting ordered separately	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V **HVU**[16] 347-480V
	A01 7,000 lumens **A02** 9,000 lumens **A03** 11,000 lumens **A04** 15,000 lumens **A05** 17,000 lumens **A06** 19,000 lumens **A07** 20,000 lumens	**P01** 2,500 lumens **P02** 4,000 lumens **P03** 6,500 lumens **P04** 9,000 lumens **P05** 11,500 lumens **P06** 14,000 lumens **P07** 16,500 lumens **P08** 19,000 lumens **P09** 22,000 lumens					

Dimming Controls	Sensing	Options (electrical, mechanical, etc)	Emergency	Finish
The following options include 0-10V Driver		**None** Surge protector 10kV/10kA standard	**EM**[12,14,15] Emergency Battery Pack (0-40 °C) Available with precision plus optics P01-P03 only	**Standard textured finish**
none 0-10V dimming driver		**SP2** Surge protector 20kV/10kA (option)		**BK** Black
DLEA[5,10] Dimming leads externally accessible (controls by others)		**FS1**[11] Single fuse (120, 277, or 347VAC)		**WH** White
FAWS[5,6,10] Field adjustable wattage selector		**FS2**[11] Double fuse (208, 240, or 480V)		**BZ** Bronze
BL50[5,7,10] Bi-level with motion sensor	**L2** PIR sensor, #2 lens (Required if BL50 is selected)	**PCB**[11,12] Photocontrol button connected to 0-10V driver		**DG** Dark Gray
The following options include SR/DALI Driver	**WIAP sensor options**	**TR5** NEMA Twist-lock 5-pin receptacle connected to 0-10V driver		**MG** Medium Gray
WIAP[5,8,13] Wireless Interact (includes SR drive and SR receptacle)	**LB** Low (7'-15' mounting height) sensor, black color housing, wireless Interact, integral	**TR7**[13] 7-pin twist lock receptacle connected to D4i compliant driver		**Customer specified**
SRDR[5,8,13] SR driver connected to Zhaga socket (D4i)	**LW** Low (7'-15' mounting height) sensor, white color housing	**TLP**[11,13] 7-pin twist lock receptacle connected to D4i compliant driver w/ 3-pin photocell		**OC** Special optional color or RAL, consult factory
DynaDimmer: Automatic Profile Dimming	**HB** High (15'-40' mounting height) sensor, black color housing	**EHS** Housing machined to accept external house side shield for field install. Must be combined with OPF-S-EHS-1 accessory.		**SC** Special color (must supply color chip, requires factory quote)
CS50[5,13] Security 50% dimming, 7 hours **CM50**[5,13] Median 50% dimming, 8 hours **CS30**[5,13] Security 30% dimming, 7 hours **CM30**[5,13] Median 30% dimming, 8 hours	**HW** High (15'-40' mounting height) sensor, white color housing	**BAC**[1,18] Meets the requirements of the Buy American Act of 1933 (BAA)		

1. Extended leadtime applies. Consult factory for details.
2. Mounts to a square pole with knockout for 4-5" OD round pole.
3. Mounts to a horizontal 2-3/8" OD x 5" Long tenon.
4. Must be ordered with mounting accessory. Photocell option (TR7) must be selected with mounting accessory. See Page 2 for options.
5. Not available with other dimming control options (mutually exclusive).
6. Not available with motion sensor (physical restriction).
7. Must be specified with a motion sensor lens (L2).
8. Not available with PCB, TR5.
9. Must be specified with a motion sensor LW, LB.
10. Not available with TR7, TLP.
11. Must specify input voltage.
12. Not available in HVU [347-480V].
13. UNV [120-277V] only available for lumen packages P03-P09. HVU [347-480V] only available for lumen packages P06-P09 & A04-A07.
14. Not available for lumen packages P04-P09.
15. Not available with Dynadimmer, SRDR, FAWS, FS1, FS2, DLEA, BL50 (physical restriction).
16. Precision Plus Optics (P01-P09) available only with T2M, T3M, T4M, and T5M optical distributions and are non-rotatable.
17. OPF-RMB accessory recommended for retrofit applications.
18. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.

OPF-S OptiForm small

Site & area luminaire

Shielding Accessory Kits (order separately)

One shield kit per luminaire

OPF-S-EHS-1*	External house side shield (field installed)
OPF-S-HIS-1**	Internal house side shields. For Area optic types T2M, T3M, and T5N.
OPF-S-HIS-T4-1**	Internal house side shield for Area optic types T4M and T4W, qty 1.
OPF-S-HIS-5M/5W-1**	Internal house side shield for Area optic types T5M and T5W. qty 1

*Must select EHS option on luminiare options section
**Not available for Precision Plus (P01-P09)

Luminaire Accessories (order separately)

Pole Mount Fusing	
FP1	Pole mount single fuse (120V, 277V, or 347V)
FP2	Pole mount double fuse (208V, 240V, or 480V)
FP3	Pole mount double fuse canadian double pull (208V, 240V, or 480V)
Photocell Accessories	
P400S	Shorting cap

Mountings (boxed and shipped separately)

Must choose Mounting Ordered Separately (MOS) selection for mounting option of luminaire. Useful for attachment of arm to pole prior to luminaire installation.

Standard Arm	
OPF-AR1-(F)[2,17]	Standard arm mount
OPF-AR1-TR7-(F)[2,13,17]	Mast arm mount with 7-pin (TR7) receptacle
Wall Mount	
OPF-WAL-(F)	Wall mount bracket
OPF-WAL-TR7-(F)[13]	Wall mount with 7-pin (TR7) receptacle
Mast Arm	
OPF-MAR-(F)[3]	Mast arm mount
OPF-MAR-TR7-(F)[3,13]	Mast arm mount with 7-pin (TR7) receptacle

Mounting Accessories

OPF-RMB	Retrofit Mounting Bolster Plate for attaching OptiForm to existing poles. Recommended for retrofit applications.
OPF-RPA	Round Pole Adapter. Fits to 3"- 3.9" O.D. pole. Painted black.

Pole Top Fitters

PTF2 - Pole top fitter fits 2 3/8 - 2 1/2" OD x 4" depth tenon	
PTF2-1-90-(F)	1 luminiare at 90°
PTF2-2-90-(F)	2 luminiares at 90°
PTF2-3-90-(F)	3 luminiares at 90°
PTF2-4-90-(F)	4 luminiares at 90°
PTF2-2-180-(F)	2 luminiares at 180°
PTF2-3-120-(F)	3 luminiares at 120°
PTF3 - Pole top fitter fits 3-3 1/2" OD x 6" depth tenon	
PTF3-1-90-(F)	1 luminiare at 90°
PTF3-2-90-(F)	2 luminiares at 90°
PTF3-3-90-(F)	3 luminiares at 90°
PTF3-4-90-(F)	4 luminiares at 90°
PTF3-2-180-(F)	2 luminiares at 180°
PTF3-3-120-(F)	3 luminiares at 120°

Optical Distributions

Site and Area Optics

Type 2 Medium

Type 3 Medium

Type 4 Medium

Type 4 Wide

Type 5 Narrow

Type 5 Medium

Type 5 Wide

Back Light Control

Autofront Row

LCL

LCR

Precision Plus Optics

Type 2 Medium

Type 3 Medium

Type 4 Medium

Type 5 Medium

OPF-S OptiForm small

Site & area luminaire

OPF-S Area Optic Lumen values

Performance Package	System Watts	Distribution Type	70 CRI 3000K			70 CRI 4000K			70 CRI 5000K		
			Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
A01	42	T2M	6991	B2-U0-G2	167	7391	B2-U0-G2	176	7391	B2-U0-G2	176
		T3M	6935	B2-U0-G2	166	7332	B2-U0-G2	175	7332	B2-U0-G2	175
		T4M	7028	B1-U0-G2	168	7431	B1-U0-G2	177	7431	B1-U0-G2	177
		T5M	7244	B3-U0-G1	173	7659	B3-U0-G1	183	7659	B3-U0-G1	183
		AFR	7241	B2-U0-G2	173	7655	B2-U0-G2	183	7655	B2-U0-G2	183
		T4W	6692	B1-U0-G2	160	7075	B1-U0-G2	169	7075	B1-U0-G2	169
		T5N	7193	B3-U0-G1	172	7605	B3-U0-G1	182	7605	B3-U0-G1	182
		T5W	6926	B3-U0-G2	165	7322	B3-U0-G2	175	7322	B3-U0-G2	175
		LCL	3804	B1-U0-G1	91	4021	B1-U0-G1	96	4021	B1-U0-G1	96
		LCR	3804	B1-U0-G1	91	4021	B1-U0-G1	96	4021	B1-U0-G1	96
		BLC	4874	B0-U0-G1	116	5153	B0-U0-G1	123	5153	B0-U0-G1	123
A02	54	T2M	8941	B2-U0-G2	165	9452	B2-U0-G2	175	9452	B2-U0-G2	175
		T3M	8869	B2-U0-G2	164	9377	B2-U0-G2	173	9377	B2-U0-G2	173
		T4M	8989	B1-U0-G2	166	9503	B1-U0-G2	176	9503	B1-U0-G2	176
		T5M	9265	B3-U0-G2	171	9795	B3-U0-G2	181	9795	B3-U0-G2	181
		AFR	9260	B2-U0-G2	171	9790	B2-U0-G2	181	9790	B2-U0-G2	181
		T4W	8558	B2-U0-G2	158	9048	B2-U0-G2	167	9048	B2-U0-G2	167
		T5N	9200	B3-U0-G1	170	9726	B3-U0-G1	180	9726	B3-U0-G1	180
		T5W	8858	B3-U0-G2	164	9365	B3-U0-G2	173	9365	B3-U0-G2	173
		LCL	4864	B1-U0-G1	90	5143	B1-U0-G1	95	5143	B1-U0-G1	95
		LCR	4864	B1-U0-G1	90	5143	B1-U0-G1	95	5143	B1-U0-G1	95
		BLC	6234	B0-U0-G2	115	6591	B0-U0-G2	122	6591	B0-U0-G2	122
A03	54	T2M	10438	B2-U0-G2	164	11035	B2-U0-G2	174	11035	B3-U0-G3	174
		T3M	10354	B2-U0-G2	163	10947	B2-U0-G2	172	10947	B2-U0-G2	172
		T4M	10494	B2-U0-G2	165	11094	B1-U0-G2	174	11094	B2-U0-G2	174
		T5M	10816	B3-U0-G2	170	11435	B3-U0-G2	180	11435	B3-U0-G2	180
		AFR	10811	B3-U0-G3	170	11429	B2-U0-G2	180	11429	B3-U0-G3	180
		T4W	9991	B2-U0-G3	157	10563	B2-U0-G2	166	10563	B2-U0-G3	166
		T5N	10740	B3-U0-G2	169	11355	B3-U0-G1	179	11355	B3-U0-G2	179
		T5W	10341	B4-U0-G2	163	10933	B3-U0-G2	172	10933	B4-U0-G2	172
		LCL	5679	B1-U0-G1	89	6004	B1-U0-G1	94	6004	B1-U0-G1	94
		LCR	5679	B1-U0-G1	89	6004	B1-U0-G1	94	6004	B1-U0-G1	94
		BLC	7278	B1-U0-G2	114	7694	B0-U0-G2	121	7694	B1-U0-G2	121
A04	91	T2M	14465	B3-U0-G3	160	15293	B3-U0-G3	169	15293	B3-U0-G3	169
		T3M	14350	B3-U0-G3	158	15171	B3-U0-G3	167	15171	B3-U0-G3	167
		T4M	14543	B2-U0-G2	160	15375	B2-U0-G2	170	15375	B2-U0-G2	170
		T5M	14990	B4-U0-G2	165	15848	B4-U0-G2	175	15848	B4-U0-G2	175
		AFR	14982	B3-U0-G3	165	15840	B3-U0-G3	175	15840	B3-U0-G3	175
		T4W	13847	B2-U0-G3	153	14639	B2-U0-G3	161	14639	B2-U0-G3	161
		T5N	14884	B4-U0-G2	164	15736	B4-U0-G2	174	15736	B4-U0-G2	174
		T5W	14331	B4-U0-G3	158	15151	B4-U0-G3	167	15151	B4-U0-G3	167
		LCL	7870	B1-U0-G2	87	8321	B1-U0-G2	92	8321	B1-U0-G2	92
		LCR	7870	B1-U0-G2	87	8321	B1-U0-G2	92	8321	B1-U0-G2	92
		BLC	10086	B1-U0-G2	111	10663	B1-U0-G2	118	10663	B1-U0-G2	118

OPF-S OptiForm small

Site & area luminaire

OPF-S Area Optic Lumen values (cont'd)

Performance Package	System Watts	Distribution Type	70 CRI 3000K			70 CRI 4000K			70 CRI 5000K		
			Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
A05	104	T2M	16226	B3-U0-G3	156	17155	B3-U0-G3	164	17155	B3-U0-G3	164
		T3M	16096	B3-U0-G3	154	17018	B3-U0-G3	163	17018	B3-U0-G3	163
		T4M	16313	B2-U0-G3	156	17247	B2-U0-G3	165	17247	B2-U0-G3	165
		T5M	16814	B4-U0-G2	161	17777	B4-U0-G2	170	17777	B4-U0-G2	170
		AFR	16806	B3-U0-G3	161	17768	B3-U0-G3	170	17768	B3-U0-G3	170
		T4W	15532	B3-U0-G3	149	16421	B3-U0-G3	157	16421	B3-U0-G3	157
		T5N	16696	B4-U0-G2	160	17652	B4-U0-G2	169	17652	B4-U0-G2	169
		T5W	16075	B4-U0-G3	154	16995	B4-U0-G3	163	16995	B4-U0-G3	163
		LCL	8828	B1-U0-G2	85	9333	B1-U0-G2	89	9333	B1-U0-G2	89
		LCR	8828	B1-U0-G2	85	9333	B1-U0-G2	89	9333	B1-U0-G2	89
		BLC	11314	B1-U0-G2	108	11961	B1-U0-G2	115	11961	B1-U0-G2	115
A06	122	T2M	18441	B3-U0-G3	151	19496	B3-U0-G3	160	19496	B3-U0-G3	160
		T3M	18294	B3-U0-G3	150	19341	B3-U0-G3	158	19341	B3-U0-G3	158
		T4M	18540	B3-U0-G3	152	19601	B3-U0-G3	160	19601	B3-U0-G3	160
		T5M	19110	B4-U0-G2	156	20203	B4-U0-G2	165	20203	B4-U0-G2	165
		AFR	19100	B3-U0-G3	156	20193	B3-U0-G3	165	20193	B3-U0-G3	165
		T4W	17652	B3-U0-G3	144	18662	B3-U0-G3	153	18662	B3-U0-G3	153
		T5N	18975	B4-U0-G2	155	20061	B4-U0-G2	164	20061	B4-U0-G2	164
		T5W	18270	B5-U0-G3	150	19315	B5-U0-G3	158	19315	B5-U0-G3	158
		LCL	10033	B2-U0-G2	82	10607	B2-U0-G2	87	10607	B2-U0-G2	87
		LCR	10033	B2-U0-G2	82	10607	B2-U0-G2	87	10607	B2-U0-G2	87
		BLC	12858	B1-U0-G2	105	13594	B1-U0-G2	111	13594	B1-U0-G2	111
A07	136	T2M	16776	B3-U0-G3	123	20034	B3-U0-G3	147	21181	B3-U0-G3	156
		T3M	16642	B3-U0-G3	122	19874	B3-U0-G3	146	21012	B3-U0-G3	154
		T4M	16866	B2-U0-G3	124	20142	B3-U0-G3	148	21294	B3-U0-G3	156
		T5M	17384	B4-U0-G2	128	20761	B4-U0-G2	152	21949	B4-U0-G2	161
		AFR	17375	B3-U0-G3	128	20750	B3-U0-G3	152	21938	B3-U0-G3	161
		T4W	16058	B3-U0-G3	118	19178	B3-U0-G3	141	20275	B3-U0-G3	149
		T5N	17262	B4-U0-G2	127	20615	B4-U0-G2	151	21794	B4-U0-G2	160
		T5W	16620	B4-U0-G3	122	19848	B5-U0-G3	146	20984	B5-U0-G3	154
		LCL	9127	B1-U0-G2	67	10900	B2-U0-G2	80	11524	B2-U0-G2	85
		LCR	9127	B1-U0-G2	67	10900	B2-U0-G2	80	11524	B2-U0-G2	85
		BLC	11697	B1-U0-G2	86	13969	B1-U0-G2	103	14768	B1-U0-G2	108

OPF-S OptiForm small

Site & area luminaire

OPF-S Precision Plus Optic Lumen values

Performance Package	System Watts	Distribution Type	70 CRI 3000K			70 CRI 4000K			70 CRI 5000K		
			Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
P01	15	T2M	2691	B1-U0-G1	182	2845	B1-U0-G1	192	2845	B1-U0-G1	192
		T3M	2718	B1-U0-G1	184	2874	B1-U0-G1	194	2874	B1-U0-G1	194
		T4M	2665	B1-U0-G1	180	2817	B1-U0-G1	190	2817	B1-U0-G1	190
		T5M	2610	B2-U0-G1	176	2759	B2-U0-G1	186	2759	B2-U0-G1	186
P02	23	T2M	4022	B1-U0-G1	178	4252	B1-U0-G1	189	4252	B1-U0-G1	189
		T3M	4062	B1-U0-G1	180	4295	B1-U0-G1	191	4295	B1-U0-G1	191
		T4M	3983	B1-U0-G1	177	4211	B1-U0-G1	187	4211	B1-U0-G1	187
		T5M	3900	B2-U0-G1	173	4124	B2-U0-G1	183	4124	B2-U0-G1	183
P03	38	T2M	6465	B2-U0-G2	169	6835	B2-U0-G2	179	6835	B2-U0-G2	179
		T3M	6530	B2-U0-G2	171	6904	B2-U0-G2	181	6904	B2-U0-G2	181
		T4M	6402	B1-U0-G2	168	6768	B1-U0-G2	177	6768	B1-U0-G2	177
		T5M	6269	B3-U0-G2	164	6629	B3-U0-G2	174	6629	B3-U0-G2	174
P04	53	T2M	8759	B2-U0-G2	165	9261	B2-U0-G2	174	9261	B2-U0-G2	174
		T3M	8848	B2-U0-G2	166	9355	B2-U0-G2	176	9355	B2-U0-G2	176
		T4M	8674	B2-U0-G2	163	9171	B2-U0-G2	172	9171	B2-U0-G2	172
		T5M	8495	B3-U0-G2	160	8982	B3-U0-G2	169	8982	B3-U0-G2	169
P05	66	T2M	11253	B2-U0-G2	172	11898	B2-U0-G2	182	11898	B2-U0-G2	182
		T3M	11366	B3-U0-G3	173	12018	B3-U0-G3	183	12018	B3-U0-G3	183
		T4M	11143	B2-U0-G3	170	11782	B2-U0-G3	180	11782	B2-U0-G3	180
		T5M	10913	B3-U0-G2	167	11539	B3-U0-G2	176	11539	B3-U0-G2	176
P06	76	T2M	13987	B3-U0-G3	183	14788	B3-U0-G3	194	14788	B3-U0-G3	194
		T3M	14128	B3-U0-G3	185	14937	B3-U0-G3	196	14937	B3-U0-G3	196
		T4M	13850	B2-U0-G3	182	14644	B2-U0-G3	192	14644	B2-U0-G3	192
		T5M	13564	B4-U0-G3	178	14342	B4-U0-G3	188	14342	B4-U0-G3	188
P07	94	T2M	15850	B3-U0-G3	168	16758	B3-U0-G3	178	16758	B3-U0-G3	178
		T3M	16010	B3-U0-G3	170	16927	B3-U0-G3	180	16927	B3-U0-G3	180
		T4M	15696	B3-U0-G3	167	16595	B3-U0-G3	176	16595	B3-U0-G3	176
		T5M	15372	B4-U0-G3	163	16253	B4-U0-G3	172	16253	B4-U0-G3	172
P08	113	T2M	19800	B3-U0-G3	176	20934	B3-U0-G3	186	20934	B3-U0-G3	186
		T3M	19999	B3-U0-G3	178	21145	B3-U0-G3	188	21145	B3-U0-G3	188
		T4M	19607	B3-U0-G3	174	20730	B3-U0-G3	184	20730	B3-U0-G3	184
		T5M	19202	B4-U0-G3	171	20302	B4-U0-G3	180	20302	B4-U0-G3	180
P09	133	T2M	21655	B3-U0-G3	163	22896	B3-U0-G3	172	22896	B3-U0-G3	172
		T3M	21874	B3-U0-G3	164	23127	B3-U0-G3	174	23127	B3-U0-G3	174
		T4M	21444	B3-U0-G4	161	22673	B3-U0-G4	171	22673	B3-U0-G4	171
		T5M	21002	B4-U0-G3	158	22205	B4-U0-G3	167	22205	B4-U0-G3	167

OPF-S OptiForm small

Site & area luminaire

LED Wattage and Lumen Values (Emergency Mode)

Ordering Code	CCT	CRI	Avg. System Wattage (W)	Type 2M		Type 3M		Type 4M	
				Lumen Output	BUG Rating	Lumen Output	BUG Rating	Lumen Output	BUG Rating
OPF-S-PXX-740-X-EM	4000	70	6	1000	B0-U0-G0	1014	B0-U0-G1	838	B0-U0-G0
OPF-S-PXX-750-X-EM	5000	70	6	960	B0-U0-G0	973	B0-U0-G1	804	B0-U0-G0
OPF-S-PXX-830-X-EM	3000	80	6	856	B0-U0-G0	868	B0-U0-G1	717	B0-U0-G0
OPF-S-PXX-840-X-EM	4000	80	6	887	B0-U0-G0	899	B0-U0-G1	743	B0-U0-G0

Predicted Lumen Depreciation Data

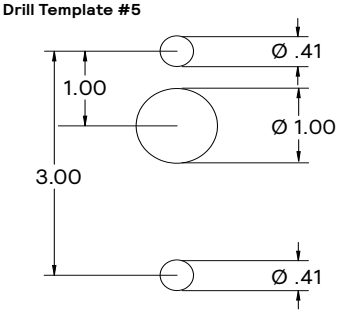
Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

Ambient Temp°C	Lumen Package	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	A06-A07	>77,000 hours	>77,000 hours	90%
25°C	All others	>100,000 hours	>100,000 hours	96%

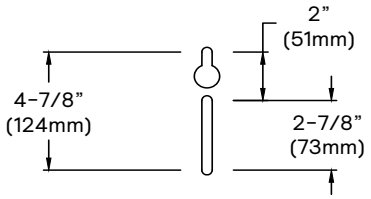
Dimensions

Standard Drill Pattern

Drill Template #5



Standard Arm Mounting Hole Pattern

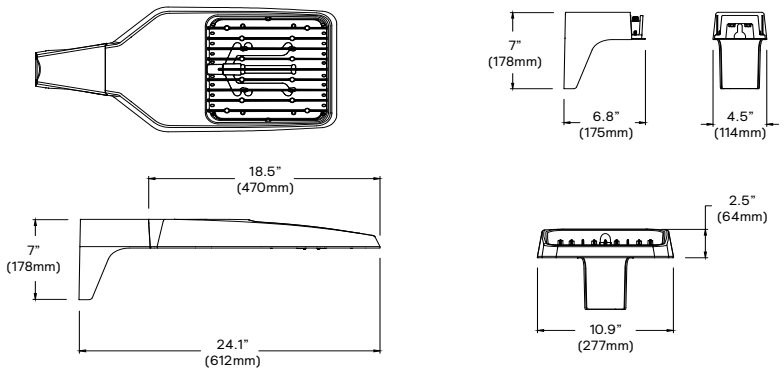


OPF-S OptiForm small

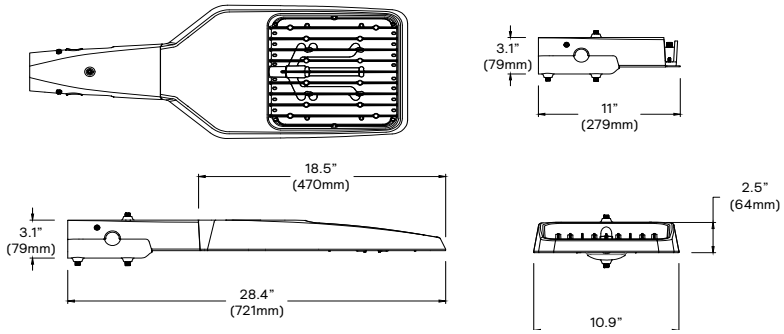
Site & area luminaire

Dimensions

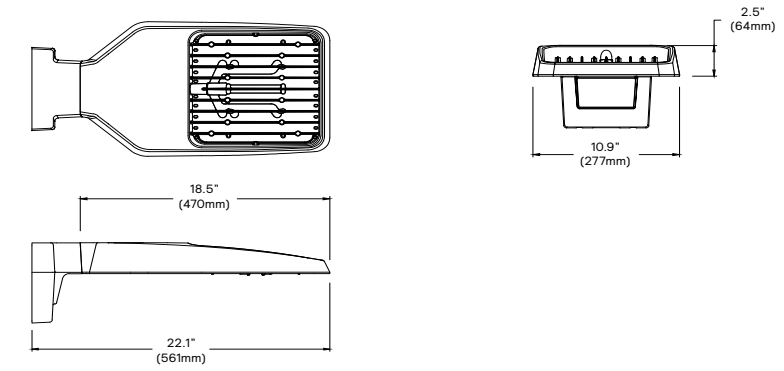
OptiForm Standard Arm
Weight: 11 lb (5.0 kg)
EPA: 0.2 ft² (0.018 m²)



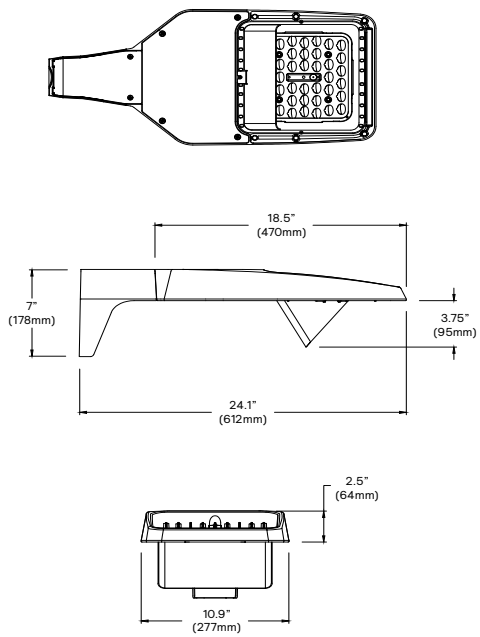
OptiForm Mast Arm
Weight: 12.6 lb (5.7 kg)



OptiForm Wall Mount
Weight: 11.5 lb (5.2 kg)



OptiForm External Housing Shield



OPF-S OptiForm small

Site & area luminaire

Specifications

Housing

Housing and door constructed of low copper die cast Aluminum alloy (A360) with detatchable arms for quick mounting. Heatsink is integral to the housing providing passive cooling of LEDs to maintain long LED life. Luminaire housing rated to IP65, LED Modules rated IP66 tested in accordance to Section 9 of IEC 60598-1. OptiForm carries and impact rating of IK08.

Vibration resistance

OptiForm is tested and rated to standards set forth in ANSI C136.31-2018 Level 2 for Bridge and Overpass applications.

Light engine

Light engine comprises of a module of 40-LED aluminum metal clad board fully sealed with optics: Medium = 2 Modules with 80 LEDs, Large = 4 modules with 160 LEDs. Module is RoHS compliant. Color temperature as per ANSI/NEMA bin 2700 Kelvin nominal (2725 ±145K), 3000 Kelvin nominal (3045K +/- 175K) or 4000 Kelvin nominal (3985K +/- 275K), CRI 70 Min. 75 Typical. Other CCT/CRI also available, consult factory. LED light engine is rated IP66 in accordance to Section 9 of IEC 60598-1.

Energy saving benefits

System efficacy up to 182 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Optical systems

Site and Area optical distributions include Types 2 Medium, 3 Medium, 4 Medium, 4 Wide, 5 Narrow, 5 Medium, 5 Wide, and Auto Front Row. LEED Corner Left, LEED Corner Right, and Backlight Control distributions also available to provide excellent cutoff to meet the most stringent requirements at property lines. Optional internal shields mount to LED optics and are available with Type 2M, 3M, and 4M distributions. Types 2M and 3M can be rotated at 90° or 270° when specified, and are factory set only. Site and Area optics shall be performance tested per LM-79 and TM-15 (IESNA) certifying their photometric performance. Luminaire designed with 0% uplight (U0 per IESNA TM-15).

Precision Plus optical distributions include Types 2, 3, 4 and 5 and are designed to illuminate pedestrian scale applications by providing lower glare, while still achieving desired distribution, optimized spacing, and excellent uniformity. Optics are made of optical grade polymer refractor lenses and shall be performance tested per LM-63, LM-79 and TM-15 (IESNA) certifying their photometric performance. Luminaire designed with 0% uplight (U0 per IESNA TM-15).

Mounting

Standard luminaire arm mounts to square poles with knock-out on the arm to allow for mounting to 4" O.D. round poles. Standard arm casting can accomodate existing bolt spacing from 2" to 4-7/8". It is recommended to use the bolster plate kit OPF RMB when it's not a new installation or if the mounting holes are larger than 0.41" (10mm).

OptiForm features a Mast Arm for Mounting to 2-3/8x4" tenon as well as wall mount casting for exterior building mount applications.

Control options

Dimming Leads Externally Accessible (DLEA): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Sensor Ready Zhaga Socket Connector (SRDR): Product is D4i Certified and equipped with Sensor Ready drivers connected to 4-pin Zhaga Book 18 compliant receptacle designed for sensor and other control system applications. Receptacle is rated IP66 assembly in a compact design that provides a sealed electrical interface and rated UV resistance, mounted on underside of the luminaire, protective dust cap included. When a controller not provided by Signify is used with Sensor Ready Zhaga socket connector, the controller must be certified to work with the Xitanium SR LED drivers as part of the SR certified program. SRDR can be used with NEMA 7-pin twist lock receptacle, which is mounted on top of the luminaire.

Automatic Profile Dimming (CS/CM/CE/CA): Standard dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. Dimming profiles include two dimming settings including dim to 30% or 50% of the total lumen output. When used in combination with not programmed motion response it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic diming profile schedule. Automatic dimming profile scheduled with the following settings:

- **CS50/CS30:** Security for 7 hours night duration (Ex., 11 PM – 6 AM)
- **CM50/CM30:** Median for 8 hours night duration (Ex., 10 PM – 6 AM)

All above profiles are calculated from mid point of the night. Dimming is set for 6 hours after the mid point and 1 or 2 hours before depending of the duration of dimming. Cannot be used with other dimming control options

Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output	FAWS Position	Percent of Typical Lumen Output
1	25%	6	80%
2	50%	7	85%
3	55%	8	90%
4	65%	9	95%
5	75%	10	100%

Note: Typical value accuracy +/- 5%

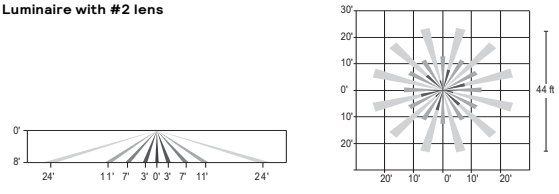
Motion response options

Bi-Level Infrared Motion Response (BL50): Motion Response module is mounted integral to luminaire factory pre-programmed to 50% dimming when not ordered with other control options. BL-IMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minutes default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. Other dimming settings can be provided if different dimming levels are required (contact Technical Support for details).

Infrared Motion Response with Other Controls: When used in combination with other controls (Automatic Dimming Profile), motion response device will simply override controller's schedule with the added benefits of a combined dimming profile and sensor detection. In this configuration, the motion response device cannot be re-programmed with FSIR-100 Wireless Remote Programming Tool. The profile can only be re-programmed via the controller.

Infrared Motion Response Lenses (L2): Infrared Motion Response Integral module is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges. Lens #2 is designed for mounting heights 8' to 15'. Lens #3 is designed for higher mounting heights up to 20' with a 40' diameter coverage area.
See charts for approximate detection patterns:

Luminaire with #2 lens



OPF-S OptiForm small

Site & area luminaire

Specifications (cont'd)

Electrical

Twist-Lock Receptacle (TR5/TR7): Twist Lock Receptacle with 5 pins enabling dimming or with 7 pins with additional functionality (by others) can be used with a twistlock photoelectric cell or a shorting cap. Dimming Receptacle Type B (5-pin) and Type D-24 (7-pin) in accordance to ANSI C136.41. Can be used with third-party control system. Receptacle located on top of luminaire housing. When specifying receptacle with twistlock photoelectric cell, voltage must be specified. When ordering 7-pin Twist-lock receptacle (TR7), all 7 pins are wired to respective pins with the Sensor Ready (SR) driver, and photocell or shorting cap is not included. When ordering a twist-lock receptacle with a photocell (TLP), the receptacle used is a 7-pin receptacle, with pins 6 and 7 connected to SR DALI driver. 0-10V dimming leads (pins 4 and 5) are connected if not ordered with any other dimming option.

Driver: Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. All drivers are 0-10V dimming to 10% power standard, except when using Sensor Ready (SR) drivers, which uses DALI protocol (options CS50/CM50/CS30/CM30, SRDR, and TR7). Drivers are RoHS and FCC Title 47 CFR Part 15 compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Surge protection (SP1/SP2): Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA. 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level.

Listings

UL/cUL wet location listed to the UL 1598 standard, suitable for use in ambient temperatures from -40° to 40°C (-40° to 104°F). All Optiform configurations are qualified under Design Lights Consortium Premium classification. Consult DLC Qualified Products list to confirm your specific luminaire selection is approved. CCTs 3000K and warmer are Dark Sky Approved.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DGY), and medium gray (MGY). Consult Factory for specs on optional, custom colors, and marine grade paint.

Service Tag

Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away. For more details visit: signify.com

Warranty

OptiForm luminaires feature a 5-year limited warranty
See signify.com/warranties for complete details and exclusions.

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GENLYTE SOLUTIONS
a Signify business

Signify North America Corp.
400 Crossing Blvd, Suite 600
Bridgewater, NJ 08807
Telephone: 800-555-0050

Signify Canada Ltd.
281 Hillmount Road,
Markham, ON, Canada L6C 2S3
Telephone: 800-668-9008

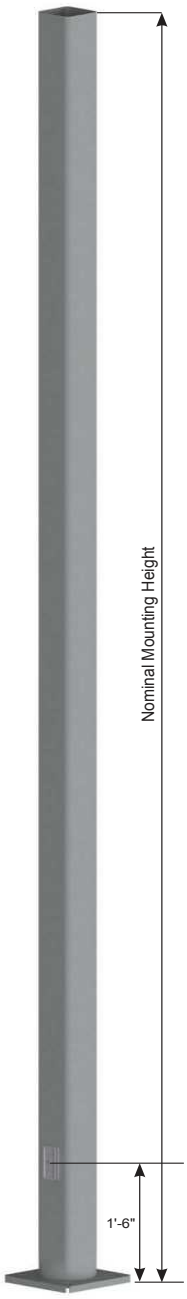
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DS330
Fatigue Resistant Soft Square Steel Post

Job Name:	Client Name:
Job Location - City: State:	Created By: Date:
Product: DS330 Quote:	Customer Approval: Date:



Tenon Top*



Pole Cap - Plastic



Cross Section



Soft Square

Handhole



Full Base Cover (Standard)



Dart Square - 2T (Optional)



* Consult factory on loading criteria for pole top mounted luminaires and/or brackets.

SPECIFICATIONS

Pole Shaft - The pole shaft is fabricated from hot rolled welded steel tubing of one-piece construction with a minimum yield strength of 55 KSI.

Pole Top – A removable pole cap is provided for poles receiving drilling patterns for side-mount luminaire arm assemblies. For top mount luminaire and/or bracket consult the factory. Consult the luminaire manufacturer for correct tenon size or drill pattern. Other pole top options include pole cap only (PC) or plain top (PL) which is typical when the pole top diameter matches the necessary slip fit dimensions.

Handhole – A reinforced handhole with grounding provision is provided at 1'-6" from the base end of the pole assembly. Each handhole includes an easy to install, self-contained Swing Latch handhole cover assembly. U.S. Patent Swing Latch cover is fabricated from durable polycarbonate/ABS blend plastic. All pole assemblies are provided with a 2.50" x 5.00" rectangular handhole. Handhole dimensions are nominal.

Base Cover – A two-piece full base cover fabricated from ABS plastic is provided with each pole assembly. Additional base cover options, including the dart square (2T) cast aluminum cover, are available upon request.

Anchor Bolts - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an “L” bend on one end and are galvanized a minimum of 12" on the threaded end.

Hardware - All structural fasteners are galvanized high strength carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

Finish - Standard finishes are either Galvanized (GV) or Finish Painted (FP). Additional finish options including Finish Paint over Galvanizing (FPGV) or any of the V-PRO™ Finish Coating Systems are available upon request. See the product ordering code for color options.

Design Criteria - Please reference Design Criteria Specification for appropriate design conditions.

Job Name : LUTHERAN CHURCH OF HOPE AMES
Manufacturer : VALMONT
Model Number : DS330-400Q200-D1-FP-DB-FBC-AB

Type : F1H POLE

DS330
Fatigue Resistant Soft Square Steel Post

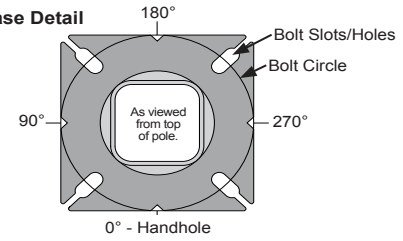
valmont STRUCTURES

Job Name: _____ Client Name: _____
Job Location - City: _____ State: _____ Created By: _____ Date: _____
Product: DS330 Quote: _____ Customer Approval: _____ Date: _____

ANCHORAGE DATA

POLE		BASE PLATE				ANCHOR BOLTS		
POLE BASE SQUARE (IN)	WALL THK (GA)	BOLT CIRCLE DIA (IN)	BOLT CIRCLE ± (IN)	SQUARE (IN)	THK (IN)	DIA x LENGTH x HOOK (IN)	PROJECTION (IN)	± (IN)
4.00	11	8.50	0.50	8.25	0.750	0.75 x 17.00 x 3.00	3.50	0.25
4.00	7	8.50	0.50	8.25	0.875	0.75 x 17.00 x 3.00	3.63	0.25
5.00	11	11.00	1.00	11.00	1.000	0.75 x 17.00 x 3.00	3.75	0.25
5.00	7	11.00	1.00	11.00	1.000	0.75 x 17.00 x 3.00	3.75	0.25
6.00	7	12.00	1.00	12.50	1.000	1.00 x 36.00 x 4.00	4.25	0.25

Anchor Base Detail



DESIGNATION,LOAD AND DIMENSIONAL DATA

DESIGN INFORMATION							POLE DIMENSIONS[3]				DESIGNATION
NOMINAL MOUNTING HEIGHT	80 MPH w/1.3 GUST MAX EPA[1] (SQ.FT)	80 MPH w/1.3 GUST MAX WEIGHT[1] (LBS)	90 MPH w/1.3 GUST MAX EPA[1] (SQ.FT)	90 MPH w/1.3 GUST MAX WEIGHT[1] (LBS)	100 MPH w/1.3 GUST MAX EPA[1] (SQ.FT)	100 MPH w/1.3 GUST MAX WEIGHT[1] (LBS)	SHAFT BASE SQUARE[3] (IN)	SHAFT TOP SQUARE (IN)	WALL THK (GA)	STRUCTURE WEIGHT[2] (LBS)	
10'-0"	30.6	765	23.8	595	18.9	473	4.00	4.00	11	75	400Q100
12'-0"	24.4	610	18.8	470	14.8	370	4.00	4.00	11	90	400Q120
14'-0"	19.9	498	15.1	378	11.7	293	4.00	4.00	11	100	400Q140
16'-0"	15.9	398	11.8	295	8.9	223	4.00	4.00	11	115	400Q160
18'-0"	12.6	315	9.2	230	6.7	168	4.00	4.00	11	125	400Q180
20'-0"	9.6	240	6.7	167	4.5	150	4.00	4.00	11	140	400Q200
	17.7	443	12.7	343	9.4	235	5.00	5.00	11	185	500Q200
	28.1	703	21.4	535	16.2	405	5.00	5.00	7	265	500W200
25'-0"	4.8	150	2.6	100	1.0	50	4.00	4.00	11	170	400Q250
	10.8	270	7.7	188	5.4	135	4.00	4.00	7	245	400W250
	9.8	245	6.3	157	3.7	150	5.00	5.00	11	225	500Q250
	18.5	463	13.3	333	9.5	238	5.00	5.00	7	360	500W250
30'-0"	6.7	168	4.4	110	2.6	65	4.00	4.00	7	291	400W300
	4.7	150	2.0	50	N/A	N/A	5.00	5.00	11	265	500Q300
	10.7	267	6.7	167	3.9	100	5.00	5.00	7	380	500W300
	19.0	475	13.2	330	9.0	225	6.00	6.00	7	520	600W300
35'-0"	5.9	150	2.5	100	N/A	N/A	5.00	5.00	7	440	500W350
	12.4	310	7.6	190	4.2	105	6.00	6.00	7	540	600W350
40'-0"	7.2	180	3.0	75	N/A	N/A	6.00	6.00	7	605	600W400

1. Maximum EPA (Effective Projected Area) and weight values are based on side mounted fixtures only. Consult factory on loading criteria for pole top mounted luminaires and/or brackets. Variations from sizes above are available upon inquiry at the factory. Satisfactory performance of poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.
2. Structure weight is a nominal value which includes the pole shaft and base plate only.
3. Belled-bottom will have reduced thickness due to the cold-working process. However, the belled-bottom meets or exceeds the structural capacity of the original square section. In addition, the rounded section provides better fatigue resistance.

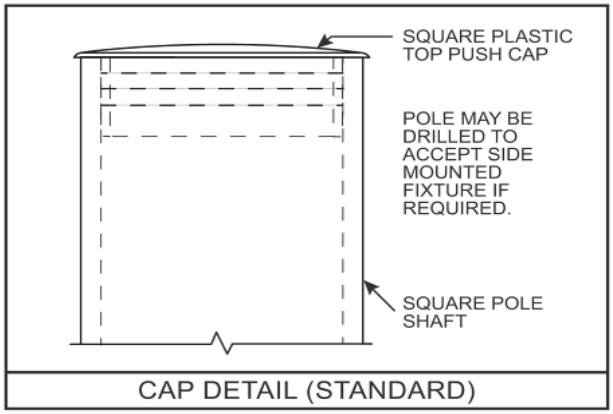
PRODUCT ORDERING CODES

MODEL	DESIGNATION	FIXTURE MOUNTING	FINISH SYSTEM	STANDARD COLOR OPTIONS	BASE COVER	ANCHOR BOLTS	SUPPLEMENTAL INFO
DS330				--	--	--	
	Select Correct Designation from the Load and Dimensional Data Chart.	**Drill Mounting (See Orientation)** D1 = (1) Drilling @ 270° D2 = (2) Drillings @ 90° & 270° D4 = (4) Drillings @ 0°, 90°, 180°, & 270° D5 = (2) Drillings @ 180° & 270° D6 = (3) Drillings @ 90°, 180°, & 270° **Tenon Mounting** P2 = 2.38" OD x 4" tenon P4 = 4.00" OD x 6" tenon P5 = 2.88" OD x 4" tenon P6 = 2.88" OD x 5" tenon P7 = 2.38" OD x 5" tenon P9 = Special Size (Specify) **Other Options** PC = Pole Cap PL = Plain Top (No Cap)	GV = Galvanized FP = Finish Painted -----OPTIONAL----- FPGV = Finish Paint over Galvanizing VP30 = V-PRO™ 30 System VP32 = V-PRO™ 32 System VP53 = V-PRO™ 53 System VP54 = V-PRO™ 54 System VP57 = V-PRO™ 57 System VP100 = V-PRO™ 100 System VP105 = V-PRO™ 105 System	GV = Galvanized BK = Black DB = Dark Bronze MB = Medium Bronze WH = White LG = Light Gray CB = Bronze DG = Dark Green ST = Sandstone HTG= Hunter Green SG = Slate Gray SL = Silver SC = Special Color (Specify)	FBC = Full Base Cover -----OPTIONAL----- 2T = Square Dart Cover	AB = With Anchor Bolts LAB = Without Anchor Bolts	

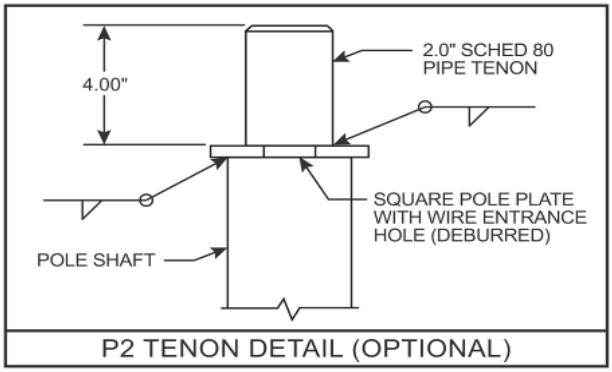
SPC7207 12/17 valmontstructures.com carries the most current spec information and supersedes these guidelines.

DS330 - Fatigue Resistant Square Non-Tapered Steel Pole

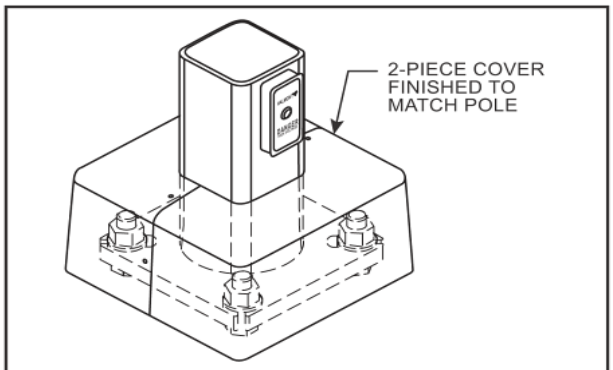
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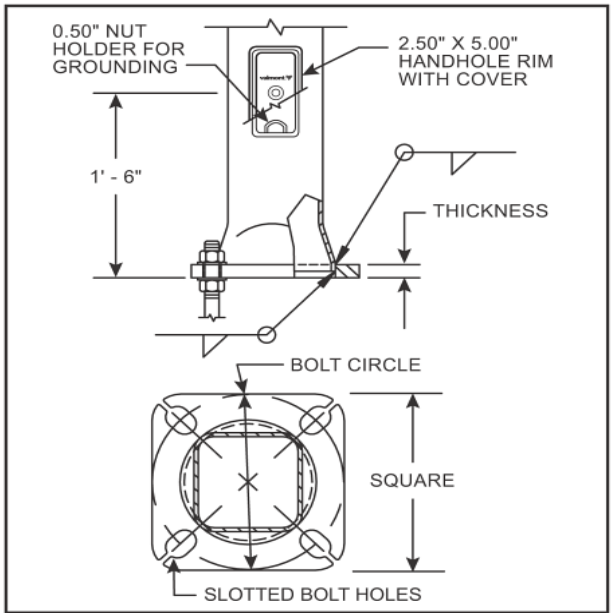
CAP DETAIL (STANDARD)



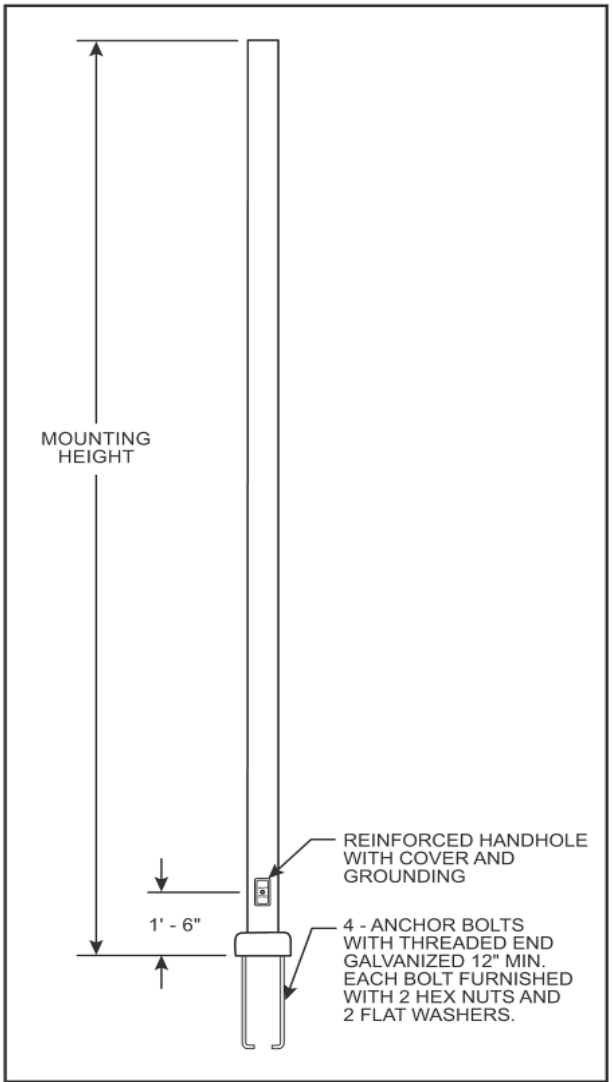
P2 TENON DETAIL (OPTIONAL)



FULL BASE COVER (STANDARD)



POLE BASE AND HANDHOLE DETAIL



DS330 POLE DETAIL

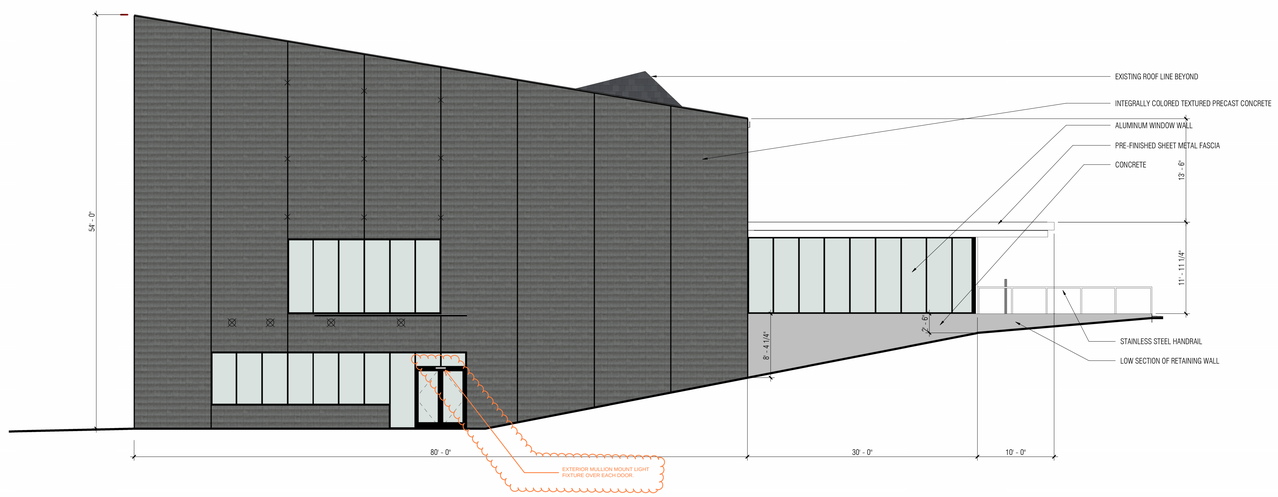
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STANDING SEAM METAL WALL CLADDING (COLOR CHARCOAL) - 1,365 SF
CEDAR WOOD WALL CLADDING - 565 SF
ALUMINUM WINDOW WALL (COLOR BLACK) - 660 SF
PRE-FINISHED SHEET METAL FASCIA - 250 SF

N1 Exterior Elevation - East

1/8" = 1'-0" RE: A12/A101



INTEGRALLY COLORED TEXTURED PRECAST CONCRETE (COLOR CHARCOAL) - 3,270 SF
ALUMINUM WINDOW WALL (COLOR BLACK) - 755 SF
PRE-FINISHED SHEET METAL FASCIA - 76 SF
CAST IN PLACE CONCRETE - 250 SF

A1 Exterior Elevation - South

1/8" = 1'-0" RE: A12/A101

BNIM Architects — Architect
317 Sixth Avenue, Suite 100, Des Moines IA 50309
p.515.974.6462 f.816.783.1501

KPFF — Structural Engineer
604 Locust Street, Suite 202, Des Moines, Iowa 50309
(515) 279-3900

Civil Engineering Consultants, Inc. — Civil Engineer
2400 86th Street, Suite 12, Urbandale, Iowa 50322
(515) 276-4884

LUTHERAN CHURCH OF HOPE - GRIMES PHASE II

1335 NE Beaverbrooke Blvd
Grimes, Iowa 50111

Project No: 24024.01

Construction Documents

Issued: March 14, 2025

Rev. #	Description	Date Issued

PRELIMINARY NOT FOR CONSTRUCTION

EXTERIOR BUILDING ELEVATIONS

A200

3/4/2025 9:36:36 AM

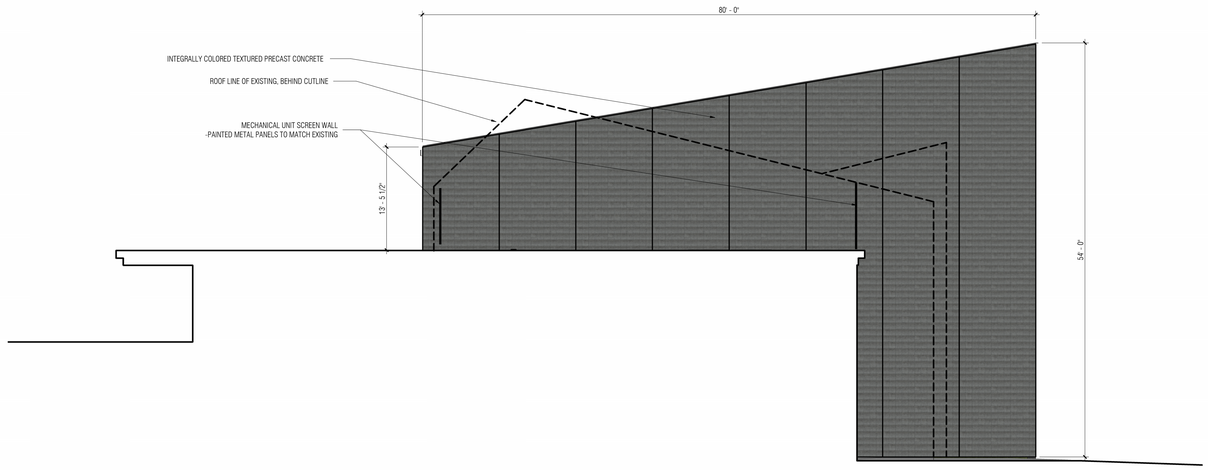
Copyright © 2020 BNIM Architects



INTEGRALLY COLORED TEXTURED PRECAST CONCRETE (COLOR CHARCOAL) - 4,521 SF
ALUMINUM WINDOW WALL (COLOR BLACK) - 1,555 SF
PRE-FINISHED SHEET METAL FASCIA - 55 SF

N1 Exterior Elevation - West

1/8" = 1'-0" RE: A12/A101



INTEGRALLY COLORED TEXTURED PRECAST CONCRETE (COLOR CHARCOAL) - 4,521 SF
ALUMINUM WINDOW WALL (COLOR BLACK) - 1,555 SF
PRE-FINISHED SHEET METAL FASCIA - 55 SF

A1 Exterior Elevation - North

1/8" = 1'-0" RE: A12/A101

bnim

BNIM Architects — Architect
317 Sixth Avenue, Suite 100, Des Moines IA 50309
p.515.974.6462 f.816.783.1501

KPFF — Structural Engineer
604 Locust Street, Suite 202, Des Moines, Iowa 50309
(515) 279-3900

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LUTHERAN CHURCH OF HOPE - GRIMES PHASE II

1335 NE Beaverbrooke Blvd
Grimes, Iowa 50111

Project No: 24024.01

Construction Documents

Issued: March 14, 2025

Rev. #	Description	Date Issued

PRELIMINARY NOT FOR CONSTRUCTION

EXTERIOR BUILDING ELEVATIONS

A201

3/4/2025 9:38:56 AM

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Planning & Zoning Staff Report

CITY OF GRIMES

DATE

April 7, 2025

PROJECT NAME

SMI-AWS Fab Facility Cold Storage Building Site Plan Amendment

APPLICANT

SP Iowa Properties, LLC

REQUESTED ACTION

Approval of site plan amendment to construct a 8,025 sf accessory building for cold storage purposes on the 4.4 acre property.

LOCATION

1250 SE 25th Street

ZONING

M1-A Commercial and Limited Light Industrial

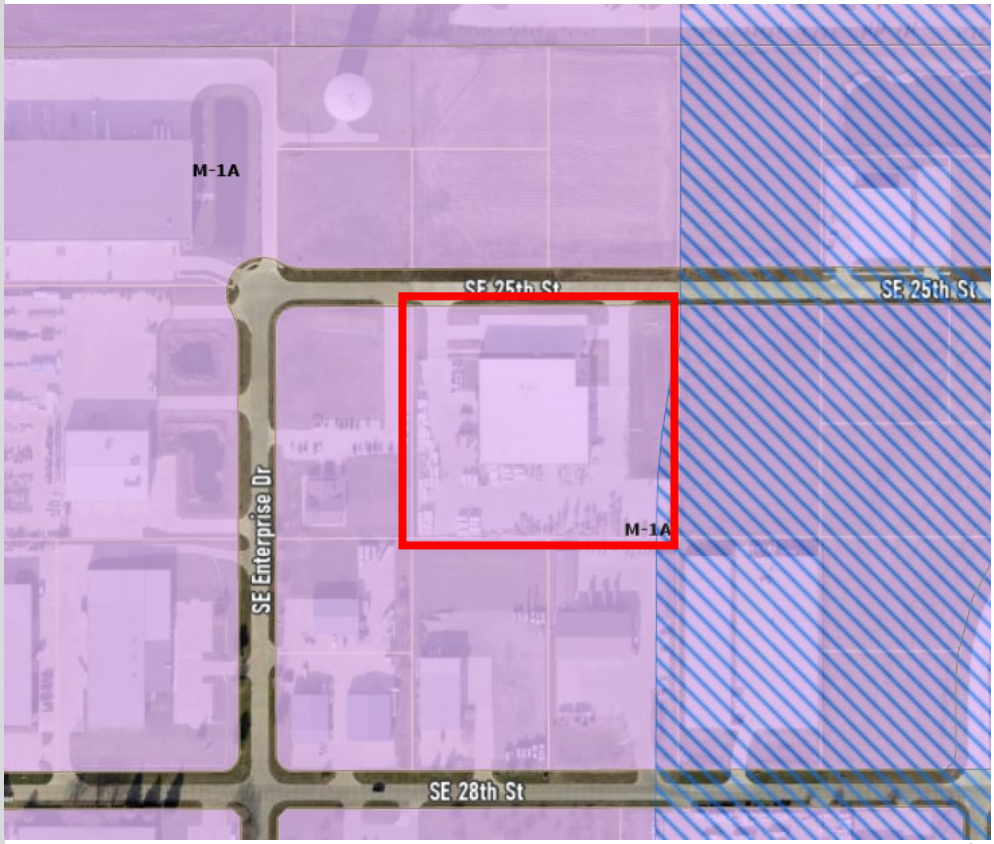
PLANNER

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	Light Industrial	Light Industrial	M1-A
North	Vacant	Light Industrial	M1-A
South	Light Industrial	Light Industrial	M1-A
East	Vacant	Light Industrial	M1-A; Hwy 141 Zone 2 Overlay
West	Place of Worship	Light Industrial	M1-A

PARKS

No parkland is required to be dedicated. No parks or trails are planned nor existing near the site.



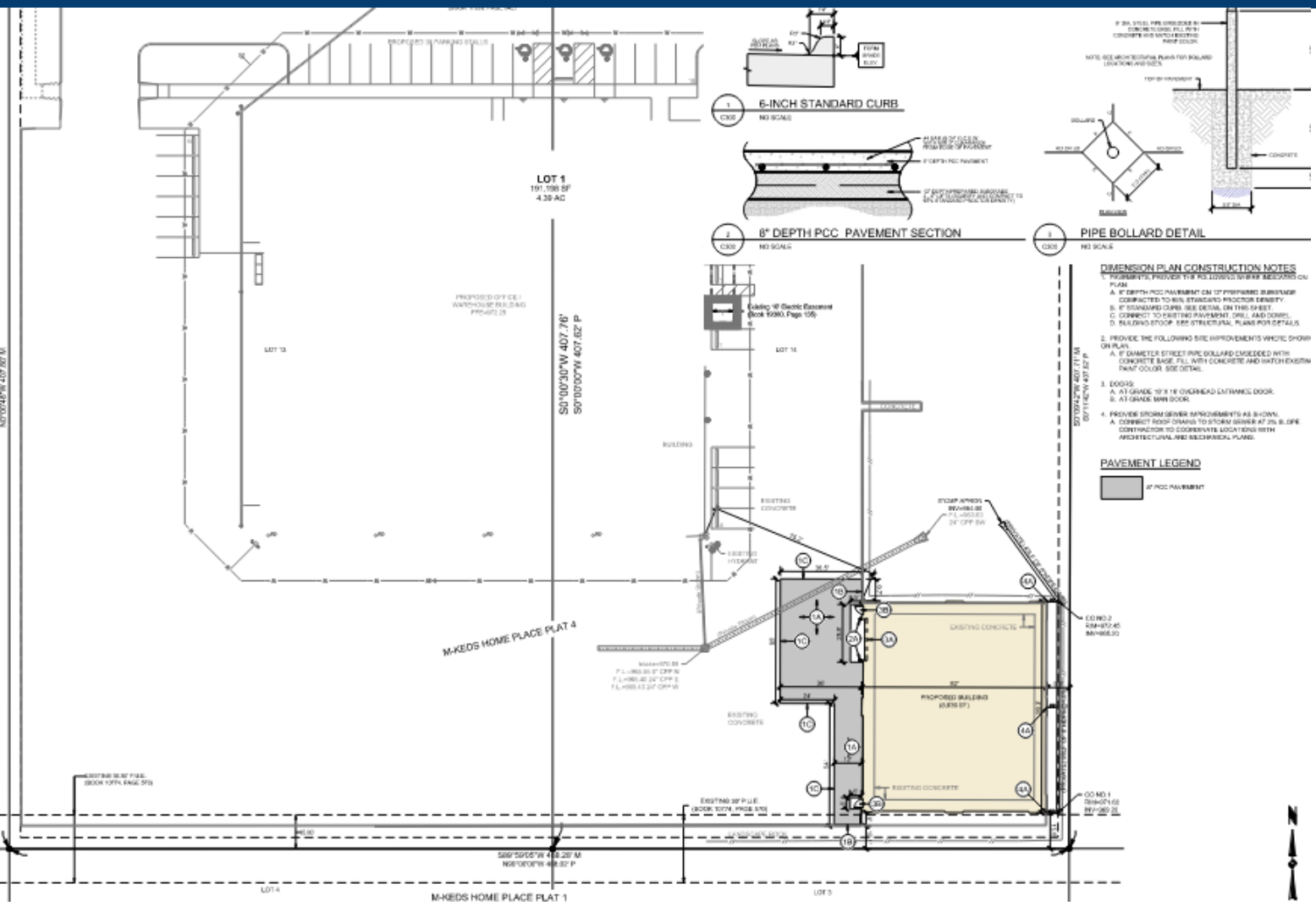
Future Land Use Map

Relation to Studies & Legal

No legal information is relevant to this proposed site plan amendment.

There are no studies related to this proposed site plan amendment.

Site Layout



ACCESS

The site currently has two access drives on SE 25th Street. The new storage building will not impact access to the public street. The storage building will be able to be accessed from internally and from the East access drive.

SITE INFORMATION

The proposed building will be built on the existing concrete on site. Some existing concrete will be repoured on the West side of the proposed building. No additional stormwater detention needs to be allocated with this proposed project.

LIGHTING

No lighting has been proposed with this proposed project.

PARKING

No parking stalls are required to be allocated for this proposed project as the building will be for storage of materials and the future uses of this building will not include space for employee occupancy.

Utilities & Landscaping

SANITARY

No sanitary connections are to be added to the proposed building.

WATER

No sanitary connections are to be added to the proposed building.

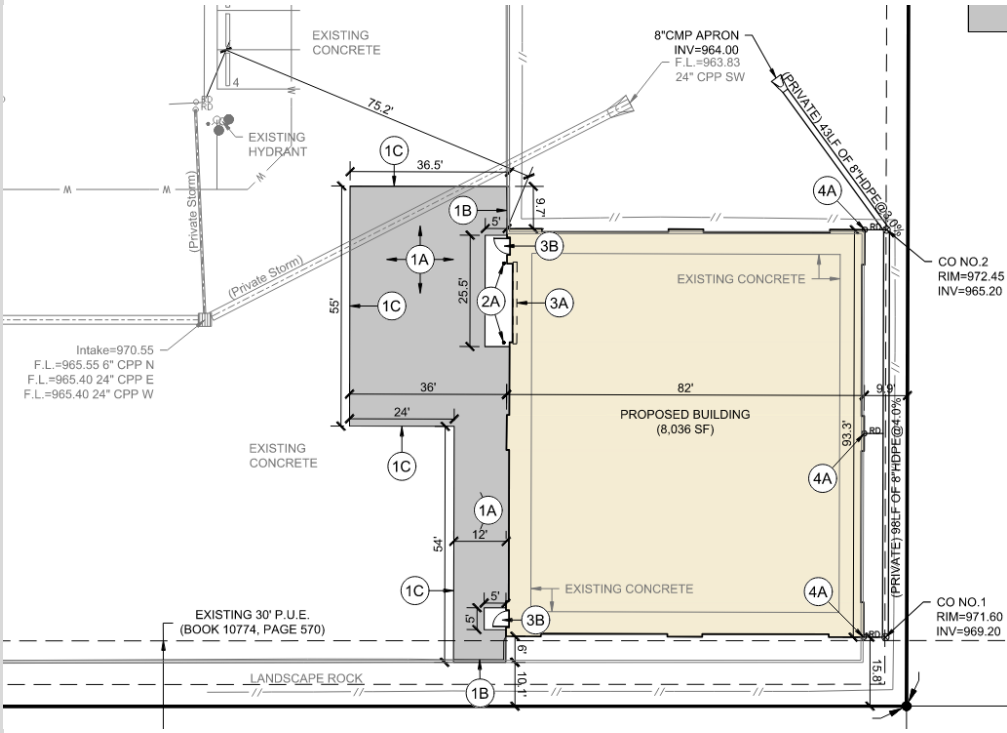
STORM WATER

A private stormwater sewer pipe is proposed on the East side of the proposed building to discharge stormwater from the building to the existing detention area.

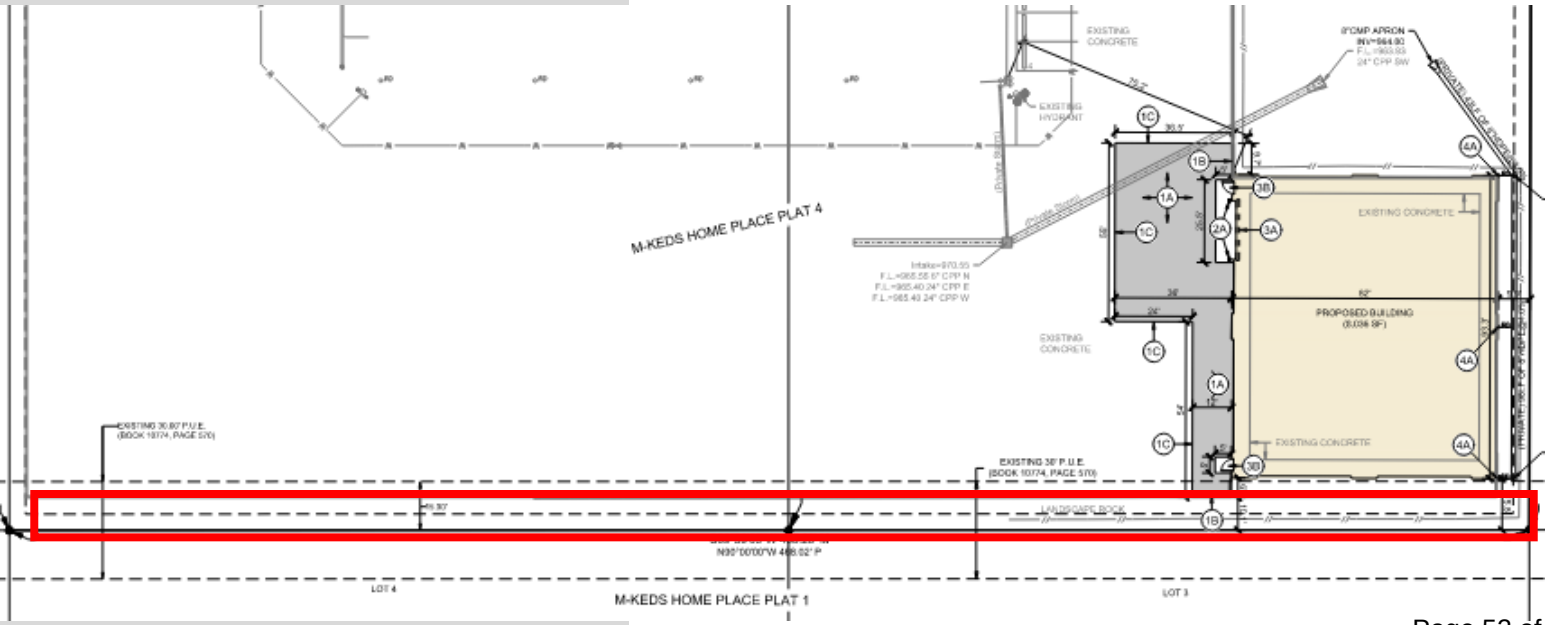
LANDSCAPING

Landscaped plantings will be installed in the landscaped limestone chip rock bed to provide plantings in lieu of the original sod/ seed from the original site plan. The applicant had maintenance issues with the sod and installed landscape rock instead to ease with maintenance after the original site was constructed. No other landscaping is required or proposed as a part of this proposed project.

Utilities Map



Landscaping Plan



BUILDING & ELEVATIONS

The proposed building has two (2) man doors and one overhead door facing the West. The proposed building will be used for cold storage and there are no plans for future occupancy by employees.

No lighting is proposed on the building.

The stormwater from the building will be drained through downspouts connected into the proposed storm pipe that discharges into the existing detention area.

Material Board

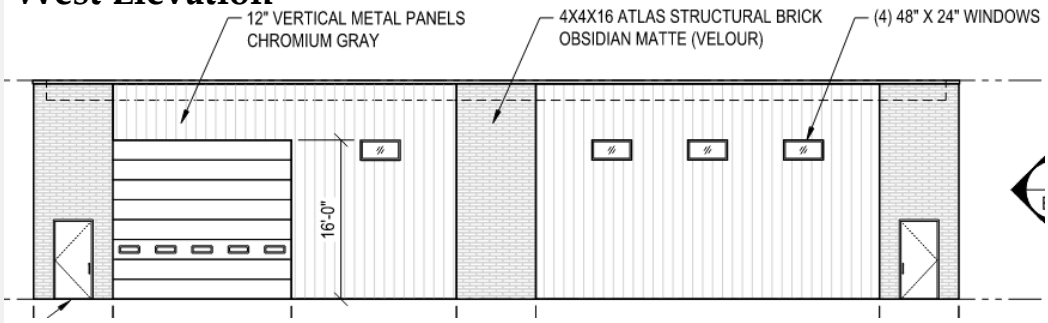
Existing flat metal panels to match



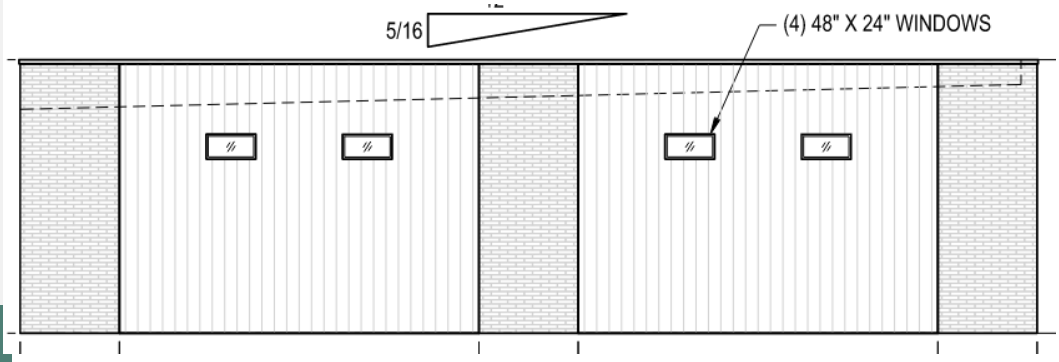
Existing brick to match



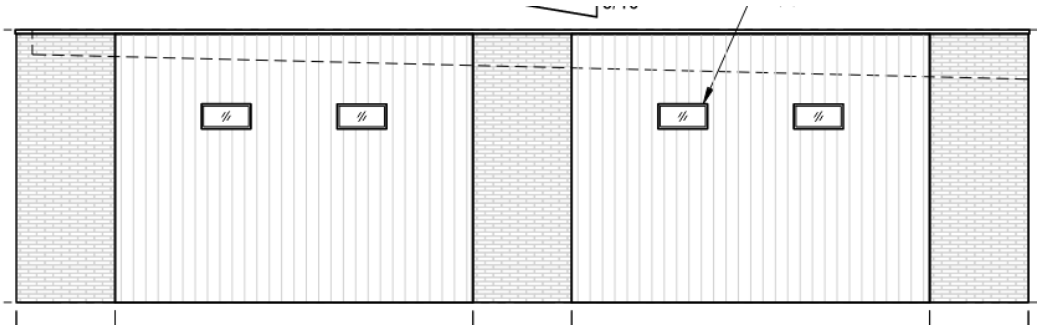
West Elevation



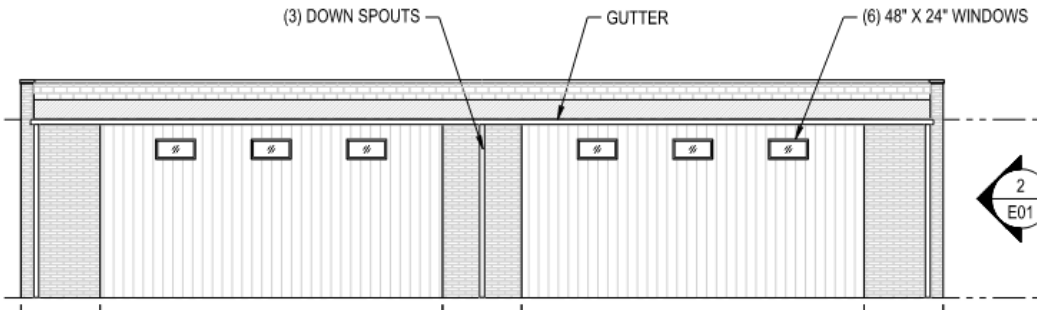
North Elevation



South Elevation



East Elevation



Conclusion

STAFF RECOMMENDATION

Staff would recommend approval of the SMI-AWS Fab Facility Cold Storage Building Site Plan Amendment subject to any remaining staff comments.

Conclusion

Construction of a 8,025 sf accessory building, a storm sewer pipe, and pavement on the 4.4 acre property.

The structure will be composed of grey flat metal panels and grey colored brick that matches the existing colors, materials, and aesthetics of the primary building.

No additional parking or detention area is needed as a part of this proposed site plan amendment.

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

~~February 25, 2025~~
~~March 12, 2025~~
March 26, 2025

Snyder & Associates, Inc.
Attn: Jason Ledden
2727 SW Snyder Boulevard
Ankeny, IA 50023

RE: SMI-AWS Fab Facility Cold Storage Building Site Plan Amendment

Dear Mr. Ledden:

The Development Services Department is in receipt of a proposed Site Plan Amendment for the SMI-AWS Fab Facility Cold Storage Building. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. ~~Please provide plan review fees (SWMP < 1 acre, $600) prior to Council approval. The plan review fee ($2,000) has already been paid.~~

2. Observation fees will be provided after the final submittal, if applicable.

3. A preconstruction packet will be sent once the final site plan has been received.

4. ~~Please include Grimes Standard Notes. Documents included in email attachments.~~

5. Note that CAD files will be required with the final site plan.

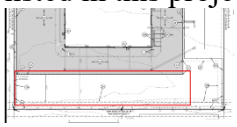
6. Note that as-builts are required to be provided after the completion of the project.

7. ~~No part of the building will be allowed to be within the PUE. Please adjust the building location to stay out of the PUE.~~

8. ~~Are there any plans to renovate or repurpose the building for employee use in the future?~~

9. ~~Please include the pavement listed as future in the original site plan to this site plan. This pavement was added after the site plan was approved and before this site plan amendment was submitted. Please add the pavement that was listed as "future pavement" on the original site plan to this site plan amendment. The pavement will be~~

~~listed in this project to help give us a time stamp of when the pavement was installed.~~



~~10. Please show frost protected landing outside the man door. Please label as well. Grimes amendment 11-11-2 (1010.1.6.1)~~

11. The existing gravel on the South property line is not permitted and was originally approved to be sudas type 1 seed mix with hydromulch on the site plan. Please include the removal of gravel on the demolition plan and a plan (either landscape or on erosion control) showing the area to be hydromulched with seed as well as the seeding/sodding plan for the areas being regraded. Staff accepts the limestone landscaped rock, but requests that plantings be added to the rock bed. Please show plantings on the site plan. If adding plantings is not in the interest of the applicant, please remove the rock and return the area to the original approved groundcover. No storage is allowed within the landscaped/rock bed.



C100

~~1. Please include engineer contact information on the title sheet.~~

C101

~~2. It calls out Andy Wood as the contact of the City. Please update this contact to Dave Guthrie, (515)-514-1036, dguthrie@grimesiowa.gov.~~

3. ~~Add maximum building height = 50' in the bulk regulations section~~.

~~4. Please provide a construction schedule on the sheet.~~

C300

~~1. Please provide how far the proposed building will be from the principal building.~~

~~2. Please update the labels to match the notes section.~~

3. ~~Where will the roof drains connect to the storm sewer? Please provide label on plan.~~

4. ~~Will there be any striping on the pavement? If so, please include on the plan.~~

5. ~~Please label the proposed storm sewer and include that it is private storm sewer.~~

6. ~~Please list the existing storm sewer as private.~~

C400

1. ~~Is the existing fence going to be deconstructed and reconstructed? The silt fence crosses the fence line in multiple places.~~

Fire Comments

1. ~~An onsite fire hydrant is to be provided in order to provide fire hydrant coverage for the new building (a fire hydrant is required to be located within 400' of all points of the exterior wall line of the proposed building).~~

2. ~~Note that details on the type, quantity, and height of materials that will be stored within the building will need to be provided for the building permit review.~~

3. ~~Provide details for emergency access to the site through the existing gates across the fire apparatus access routes on the site.~~

Elevations

1. ~~Are there any downspouts that are connected into the drainage system? If so, please show on elevations.~~

2. ~~Please list the materials of the building facade.~~

3. ~~Please provide colored elevations.~~

4. ~~Update the scale to 3/32" = 1'-0".~~

5. What color is the overhead door? Please add a label.

SWMP

1. ~~Submit a signed SWMP.~~

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:	April 2, 2025 **(1 PDF of Site plan with Elevation Plan included)**
PLANNING & ZONING:	April 7, 2025, at 5:30 at the Grimes City Hall
COUNCIL MEETING:	April 22, 2025, at 5:30 at the Grimes City Hall

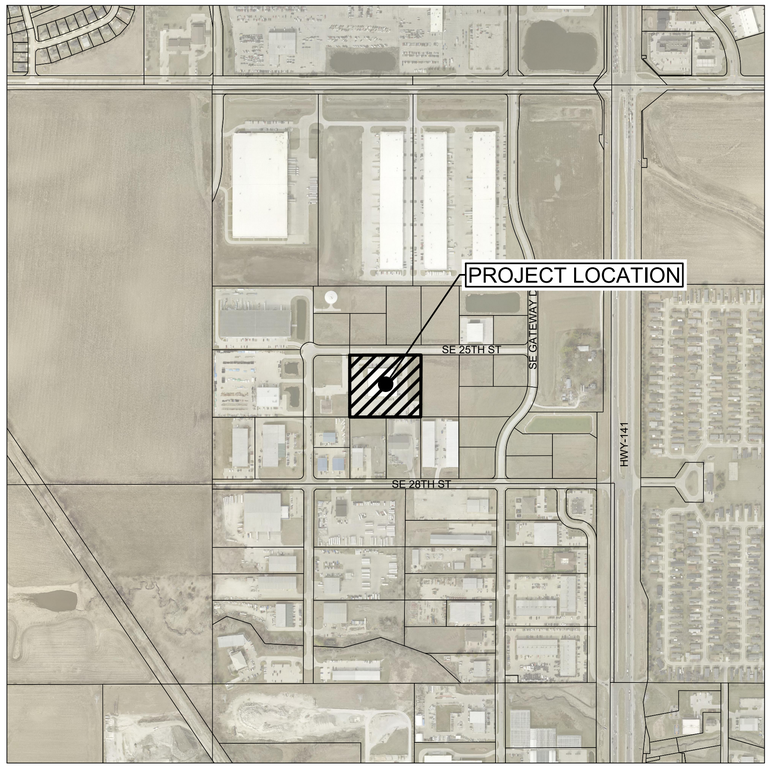
Please feel free to contact me at ahoodjer@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,



Alivia Hoodjer
Assistant Planner

SITE PLAN
FOR
SMI - AWS FAB FACILITY
COLD STORAGE BUILDING
1250 SE 25TH STREET
CITY OF GRIMES, POLK COUNTY, IOWA

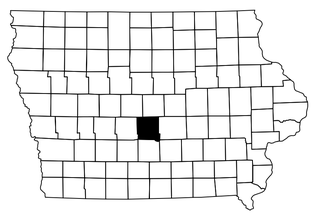


VICINITY MAP

SCALE: 1" = 500'

OWNER / DEVELOPER
SP IOWA PROPERTIES, LLC
P.O. BOX 160
STRAWBERRY POINT, IA 52076
CONTACT: LEE EBEL
PHONE: 515-255-1556

ENGINEER
SNYDER & ASSOCIATES, INC
2727 SW SNYDER BLVD
ANKENY, IA 50023
CONTACT: JASON LEDDEN
PHONE: 515-964-2020
EMAIL: JLEDDEN@SNYDER-ASSOCIATES.COM



Sheet List Table

C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	DEMOLITION PLAN
C300	DIMENSION AND UTILITY PLAN
C400	GRADING AND EROSION CONTROL PLAN

MARK	REVISION	DATE	BY
2	PER CITY COMMENTS	03/19/25	TLS
1	PER CITY COMMENTS	03/04/25	TLS

Engineer: JAL | Checked By: JAL | Scale: 1" = 500'
Technician: TLS | Date: 02/07/2025 | T-R-S: TTN-RRW-SS
Project No: 125.0151.01 | Sheet C100

SMI - AWS FAB FACILITY COLD STORAGE BUILDING
TITLE SHEET
GRIMES, IOWA

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

SNYDER & ASSOCIATES

Project No: 125.0151.01
Sheet C100

V:\Projects\2025\125.0151.01\CADD\SP01 125015_TITL.dwg TIM SCHLICHMAN, TITLE SHEET, 2025/03/19 2:27 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

LEGEND

FEATURES	FOUND	SET
Section Corner	▲	△
1/2" Rebar, Cap # 11579 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	⊠	⊡
Control Point	CCP	
Bench Mark	BM	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

FEATURES	EXISTING	PROPOSED
Spot Elevation	X (1225.25)	X 1225.25
Contour Elevation	1225	1225
Fence (Barbed, Field, Hog)	X	X
Fence (Chain Link)	//	//
Fence (Wood)	□	□
Fence (Silt)	●	●
Tree Line		
Tree Removal Limits		
Tree Stump		
Deciduous Tree \\ Shrub		
Coniferous Tree \\ Shrub		
Communication	C(*)	C
Overhead Communication	OC(*)	OC
Fiber Optic	FO(*)	FO
Underground Electric	E(*)	E
Overhead Electric	OE(*)	OE
Duct Bank	DUCT(*)	DUCT
Gas Main with Size	G(*)	G
High Pressure Gas Main with Size	HPG(*)	HPG
Water Main with Size	W(*)	
Sanitary Sewer with Size	S(*)	
Sanitary Manhole		
Storm Sewer with Size	ST(*)	
Storm Manhole		
Single Storm Sewer Intake		
Double Storm Sewer Intake		

(*) Denotes the survey quality service level for utilities

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	EB	EB
Electric Transformer	E	E
Traffic Sign		
Communication Pedestal	C	C
Communication Manhole	C	C
Communication Handhole	C	C
Fiber Optic Manhole	FO	FO
Fiber Optic Handhole	FO	FO
Gas Valve		
Gas Manhole	G	G
Gas Apparatus	G	G
Fence Post or Guard Post	●	●
Underground Storage Tank	UST	
Above Ground Storage Tank	AST	
Sign		
Satellite Dish		
Mailbox		
Sprinkler Head	+	+
Irrigation Control Valve	ICV	ICV
Soil Boring	B-2	
Test Hole Location for SUE w/ID		

UTILITY QUALITY SERVICE LEVELS

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.

UTILITY WARNING

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.

CONTROL POINTS

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

CP3 N=7516294.19 E=18482753.56 Z=971.19
SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED +-40' NORTH OF NW BUILDING CORNER AND +-30'NE OF CONCRETE CORNER, SE CORNER SITE. (AS SHOWN ON SURVEY)

BENCHMARKS

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

BM500 N=7516374- E=18482575- Z=969.50
BURY BOLT ON HYDRANT LOCATED NORTH SIDE SE 25TH ST AND +-50' EAST OF SW CORNER LOT 15. (AS SHOWN ON SURVEY)

DATE OF SURVEY

JANUARY 17, 2025

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552202505.

CLEAR PER MAP	BLACK HILLS ENERGY GRIMES CHUCK WOODS (515)-343-2037 CHUCK.WOODS@BLACKHILLSCORP.COM
CLEAR PER MAP	CENTURYLINK SADIE HULL (918)-547-0147 SADIE.HULL@LUMEN.COM
CLEAR PER MAP	CONSOLIDATED COMMUNICATIONS JUSTIN GREV (507)-386-3606 JUSTIN.GREV@CONSOLIDATED.COM
CLEAR PER MAP	MIDAMER-ELEC JAMIE NEER (515)-252-6972 MECDSMDESIGNLOCATES@MIDAMERICAN.COM
NO RESPONSE	GRIMES, CITY OF DAVE GUTHRIE (515)-514-1036 DGUTHRIE@GRIMESIOWA.GOV
NO RESPONSE	MEDIACOM KEVIN COLLINS (515)-246-6668 KCOLLINS1@MEDIACOMCC.COM

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Iowa One Call

SITE PLAN GENERAL NOTES

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.
2. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE SUDAS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
3. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
4. 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.
5. NOTIFY OWNER, ENGINEER, DES MOINES WATER WORKS, AND POLK COUNTY PUBLIC WORKS AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
6. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
7. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
8. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
9. 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.
10. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
11. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
12. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
14. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
15. 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.
16. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, POLK COUNTY, AND THE OWNER PRIOR TO CONSTRUCTION.
17. 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.

SURVEY AND UTILITY GENERAL NOTES

1. BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
2. FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
3. FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
4. UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DESIGNATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
5. UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.
6. BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND ENABLE CREATION OF SAID CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT BE SET.

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS

1. GENERAL NOTES:
   a. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
   b. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING, SIGNING, AND RETURNING THE PRECONSTRUCTION PACKET 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 PLANS OF ALL STORMWATER MANAGEMENT FACILITIES ON SITE WITH A CERTIFICATION STATEMENT SIGNED BY THE DESIGN ENGINEER INDICATING THAT THE FACILITIES WERE CONSTRUCTED AS DESIGNED.
   f. RECORD DRAWINGS TO INCLUDE ONE ELECTRONIC FILE IN .DWG AND .PDF FILE EXTENSIONS.
   g. TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT SANITARY, WATER, SUMP. MARK THE ENDS OF SERVICES WITH A STEEL FENCE POST AND PAINT GREEN FOR SANITARY, BLUE FOR WATER, AND WHITE FOR STORM. MARK THE ENDS OF SANITARY AND SUMP WITH A 2 X 4 FROM END OF PIPE TO 2' ABOVE GRADE.
   h. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT.
   i. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
   j. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS (UTILITY, PAVING, SUBGRADE) WITH AN ITEMIZED COST BREAKDOWN.
   k. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL NEWLY CONSTRUCTED PUBLIC AND PRIVATE UTILITIES ASSOCIATED WITH THE PROJECT AT THEIR EXPENSE UNTIL THE CITY ACCEPTS THE PROJECT THROUGH THE GRIMES CITY COUNCIL.
2. SANITARY SEWER NOTES:
   a. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REMOVE THE PLUG FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
   b. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
   c. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
   d. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
   e. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
   f. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B;PCC W/ADJUSTING MECHANISM.
   g. SANITARY SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
3. WATER MAIN NOTES:
   a. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2' BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
   b. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
   c. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
   d. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
   e. WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
   f. THE CITY OF GRIMES SHALL DO THE FILLING OF THE WATER MAIN.
   g. NEW WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE CONTRACTOR. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE CONTRACTOR AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DIVISION. ALL TESTS AND SAMPLING TO BE WITNESSED BY THE CITY ENGINEERING DIVISION. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
   h. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.
   i. ALL DEAD-END WATER MAINS TO HAVE TEMPORARY BLOWOFF HYDRANTS.
4. STORM SEWER NOTES:
   a. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
   b. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL STORM 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 RECORD THE ELEVATION AND LOCATION OF ALL TILES AND INCLUDE ON RECORD DRAWINGS.
   d. PUBLIC STORM SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
   e. USE O RING GASKETS ON STORM SEWERS CROSSING UNDER WATERMAIN PER IDNR REQUIREMENT.

PROPERTY DESCRIPTION

LOT 1, M-KEDS HOME PLACE PLAT 4, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

PROPERTY ADDRESS

1250 SE 25TH STREET

ZONING

MIA: COMMERCIAL AND LIMITED LIGHT INDUSTRIAL

BULK REGULATIONS

FRONT YARD SETBACK	=25'
REAR YARD SETBACK	=25'
SIDE YARD SETBACK	=0'
MAXIMUM HEIGHT	=50'

PARKING REQUIREMENTS

PROFESSIONAL OFFICE: 10,867 SF x 3 STALL / 1000 GFA =33 STALLS REQUIRED
WAREHOUSE 33,557 SF x 1 STALLS / 2000 GFA =17 STALLS REQUIRED

REQUIRED 50 STALLS
PROVIDED 51 STALLS (INCLUDING 3 ACCESSIBLE STALLS)

BUILDING DESCRIPTION

AREA	=8,025 SF
HEIGHT	=22'-0"

CONSTRUCTION SCHEDULE

ACTIVITY	SCHEDULE
EARTHWORK	SPRING 2025
FOUNDATION	SUMMER 2025
PAVEMENT	SUMMER 2025

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION
1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, 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.
2. 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. POLLUTION PREVENTION PLAN
1. THERE IS NOT A SWPPP OR GENERAL PERMIT #2 PERMIT ON THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL EROSION CONTROL LAW REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
   a. 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.
   b. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
   c. 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.
   d. 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.
   e. 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.
   f. 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.
   g. 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.
   h. COORDINATE LOCATIONS OF STAGING AREAS WITH THE GENERAL CONTRACTOR. 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.

MARK	DATE	BY
2	03/19/25	TLS
1	03/04/25	TLS
REVISION		

Engineer: JAL | Checked By: JAL | Scale: 1" = NONE
Technician: TLS | Date: 02/07/2025 | T-R-S: TTN-RRW-SS
Project No: 125.0151.01 | Sheet C101

SMI - AWS FAB FACILITY COLD STORAGE BUILDING
PROJECT INFORMATION
GRIMES, IOWA

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

SNYDER & ASSOCIATES

Project No: 125.0151.01
Sheet C101

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DEMOLITION PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES, PROTECT THE FOLLOWING:
   A. PAVEMENTS TO REMAIN. SAW CUT ALL PAVEMENTS TO FULL DEPTH AT REMOVAL LIMIT TO AVOID DAMAGE TO ADJACENT PAVEMENTS. ANY DAMAGE TO PAVEMENT SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
   B. PROTECT EXISTING UTILITIES. VERIFY LOCATION PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES DUE TO CONSTRUCTION SHALL BE REPAIRED AT CONTRACTORS EXPENSE. ADJUST EXISTING UTILITIES WHEN REQUIRED TO MATCH PROPOSED GRADE.

2. DEMOLITION, REMOVE THE FOLLOWING:
   A. EXISTING PAVEMENT TO LIMITS SHOWN OR NEAREST JOINT LINE.
   B. PCC CURB AND GUTTER.

DEMOLITION LEGEND

PAVEMENT REMOVAL

MARK	REVISION	DATE	BY
2	PER CITY COMMENTS	03/19/25	TLS
1	PER CITY COMMENTS	03/04/25	TLS

Engineer: JAL | Checked By: JAL | Scale: 1" = 20'
Technician: TLS | Date: 02/07/2025 | T-R-S: TTN-RRW-SS

Project No: 125.0151.01

Sheet C200

SMI - AWS FAB FACILITY COLD STORAGE BUILDING

DEMOLITION PLAN

GRIMES, IOWA

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

SNYDER & ASSOCIATES

Project No: 125.0151.01
Sheet C200

0 20 FEET

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(BOOK 17559, PAGE 642)

PROPOSED 39 PARKING STALLS

N0°00'00"E 407.62' P
N0°00'48"W 407.80' M

LOT 13

LOT 1
191,198 SF
4.39 AC

PROPOSED OFFICE / WAREHOUSE BUILDING
FFE=972.25

S0°00'30"W 407.76'
S0°00'00"W 407.62' P

Existing 10' Electric Easement
(Book 19360, Page 135)

LOT 14

BUILDING

CONCRETE

EXISTING CONCRETE

8"CMP APRON
INV=964.00
F.L.=963.83
24" CPP SW

(PRIVATE) 4LF OF 8"HDPE@4.0%

CO NO.2
RIM=972.45
INV=965.20

EXISTING HYDRANT

75.2'

(Private Storm)

M-KEDS HOME PLACE PLAT 4

Intake=970.55
F.L.=965.55 6" CPP N
F.L.=965.40 24" CPP E
F.L.=965.40 24" CPP W

36.5'

9.7'

25.5'

55'

36'

82'

24'

PROPOSED BUILDING
(8,036 SF)

9.9'

93.3'

(PRIVATE) 98LF OF 8"HDPE@4.0%

54'

12'

CO NO.1
RIM=971.60
INV=969.20

EXISTING 30.00' P.U.E.
(BOOK 10774, PAGE 570)

EXISTING 30' P.U.E.
(BOOK 10774, PAGE 570)

15.00'

LANDSCAPE ROCK

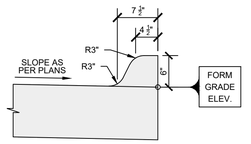
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N90°00'00"W 468.02' P

LOT 4

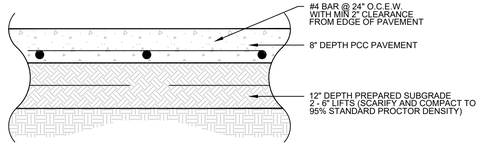
M-KEDS HOME PLACE PLAT 1

LOT 3

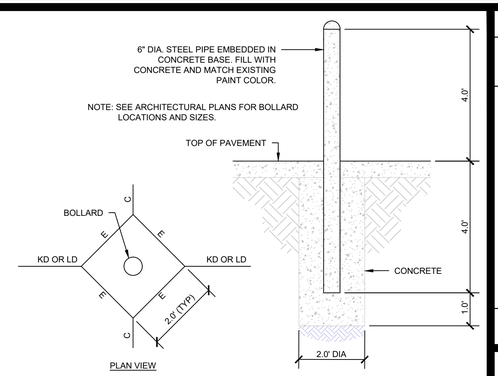
S0°09'42"W 407.71' M
S0°11'42"W 407.62' P



1 C300 — 6-INCH STANDARD CURB
NO SCALE



2 C300 — 8" DEPTH PCC PAVEMENT SECTION
NO SCALE



3 C300 — PIPE BOLLARD DETAIL
NO SCALE

DIMENSION PLAN CONSTRUCTION NOTES

1. PAVEMENTS, PROVIDE THE FOLLOWING WHERE INDICATED ON PLAN:
   A. 8" DEPTH PCC PAVEMENT ON 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   B. 6" STANDARD CURB. SEE DETAIL ON THIS SHEET.
   C. CONNECT TO EXISTING PAVEMENT, DRILL AND DOWEL.
   D. BUILDING STOOP. SEE STRUCTURAL PLANS FOR DETAILS.
2. PROVIDE THE FOLLOWING SITE IMPROVEMENTS WHERE SHOWN ON PLAN.
   A. 6" DIAMETER STREET PIPE BOLLARD EMBEDDED WITH CONCRETE BASE. FILL WITH CONCRETE AND MATCH EXISTING PAINT COLOR. SEE DETAIL.
3. DOORS:
   A. AT-GRADE 18' X 16' OVERHEAD ENTRANCE DOOR.
   B. AT-GRADE MAN DOOR.
4. PROVIDE STORM SEWER IMPROVEMENTS AS SHOWN.
   A. CONNECT ROOF DRAINS TO STORM SEWER AT 2% SLOPE. CONTRACTOR TO COORDINATE LOCATIONS WITH ARCHITECTURAL AND MECHANICAL PLANS.

PAVEMENT LEGEND

8" PCC PAVEMENT

0 20 FEET

MARK	REVISION	DATE	BY
2	PER CITY COMMENTS	03/19/25	TLS
1	PER CITY COMMENTS	03/04/25	TLS

Engineer: JAL | Checked By: JAL | Scale: 1" = ##
Technician: TLS | Date: 02/07/2025 | T-R-S: TTN-RRW-SS
Project No: 125.0151.01

Sheet C300

SMI - AWS FAB FACILITY COLD STORAGE BUILDING

DIMENSION AND UTILITY PLAN

GRIMES, IOWA

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

SNYDER & ASSOCIATES

Project No: 125.0151.01
Sheet C300

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(BOOK 17559, PAGE 642)

PROPOSED 39 PARKING STALLS

N0°00'00"E 407.62' P
N0°00'48"W 407.80' M

LOT 13

LOT 1
191,198 SF
4.39 AC

PROPOSED OFFICE / WAREHOUSE BUILDING
FFE=972.25

S0°00'30"W 407.76'
S0°00'00"W 407.62' P

BUILDING

EXISTING CONCRETE

EXISTING HYDRANT

(Private Storm)

M-KEDS HOME PLACE PLAT 4

Intake=970.55
F.L.=965.55 6" CPP N
F.L.=965.40 24" CPP E
F.L.=965.40 24" CPP W

F.L.=963.83
24" CPP SW

(971.28) (971.24)
971.85 TC
971.35 G
971.32
971.31
971.30
971.35
971.35
971.35
971.31
(971.14) (971.34)

EXISTING CONCRETE

PROPOSED BUILDING
(8,036 SF)

EXISTING CONCRETE

EXISTING CONCRETE

971.84 971.89
971.90 971.94
971.96
(971.93) 972.55 TC
972.05 G
LANDSCAF 971 OCK
(970.48) (970.37) (970.35) (970.49)

972.29
972.92
(971.43)
(972.20)
(972.28)
(972.40)
(972.53)
(972.58)
(972.56)
(972.60)
(972.52)

S0°09'42"W 4
S0°11'42"W 407.62

EXISTING 30.00' P.U.E.
(BOOK 10774, PAGE 570)

15.00'

EXISTING 30' P.U.E.
(BOOK 10774, PAGE 570)

S89°59'05"W 468.28' M
N90°00'00"W 468.02' P

LOT 4

M-KEDS HOME PLACE PLAT 1

LOT 3

0 20
FEET

CONSTRUCT "J-HOOK" AT EACH END ON AN INDIVIDUAL SECTION OF SOCK OR BERM

DISTURBED AREA

STAKES (TYP)

DIRECTION OF FLOW

10'-0" MAX

200'-0" MAX LENGTH PER SECTION (600'-0" IF SLOPE IS LATTER THAN 5%)

PLACE BERM ON SOCK PERPENDICULAR TO SLOPE

3" MIN OVERLAP

AREA TO BE PROTECTED

PLAN VIEW OF SLOPE
(for sediment and slope control)

BERM SHOWN IS TYPICAL FOR SLOPES FLATTER THAN 3:1. FOR STEEPER SLOPES, INCREASE BERM SIZE AS DIRECTED BY THE ENGINEER.

PLACE BERM IN UNCOMPACTED WINDOW PERPENDICULAR TO THE SLOPE AT LOCATIONS SPECIFIED IN THE CONTRACT DOCUMENTS.

FILTER SOCK DIAMETER AS SPECIFIED IN THE CONTRACT DOCUMENTS.

FILTER MATERIAL

1

1

12"

WATER FLOW

24"

FILTER BERM

WATER FLOW

2'-0"

SECTION VIEW AT STREET
(for perimeter control along street)

TYPICAL PLACEMENT OF BERM OR SOCK

STAKE

FILL MATERIAL

WATER FLOW

FILTER SOCK

1
C400

FILTER SOCK DETAIL

NO SCALE

GRADING PLAN GENERAL NOTES

A. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.

B. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.

C. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALLY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.

D. 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.

E. PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.

F. CONTRACTOR TO SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH TYPE 1 SUDAS PERMANENT LAWN SEED MIX, UNLESS NOTED OTHERWISE.

QUANTITIES

SEEDING AND MULCHING	= 0.04 AC
SILT FENCE	= 320 LF

BENCHMARKS

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

BM500 N=7516374- E=18482575- Z=969.50
BURY BOLT ON HYDRANT LOCATED NORTH SIDE SE 25TH ST AND +-50' EAST OF SW CORNER LOT 15. (AS SHOWN ON SURVEY)

MARK	REVISION	DATE	BY
2	PER CITY COMMENTS	03/19/25	TLS
1	PER CITY COMMENTS	03/04/25	TLS

Engineer: JAL | Checked By: JAL | Scale: 1" = ##
Technician: TLS | Date: 02/07/2025 | T-R-S: TTN-RRW-SS
Project No: 125.0151.01 | Sheet C400

SMI - AWS FAB FACILITY COLD STORAGE BUILDING

GRADING AND EROSION CONTROL PLAN

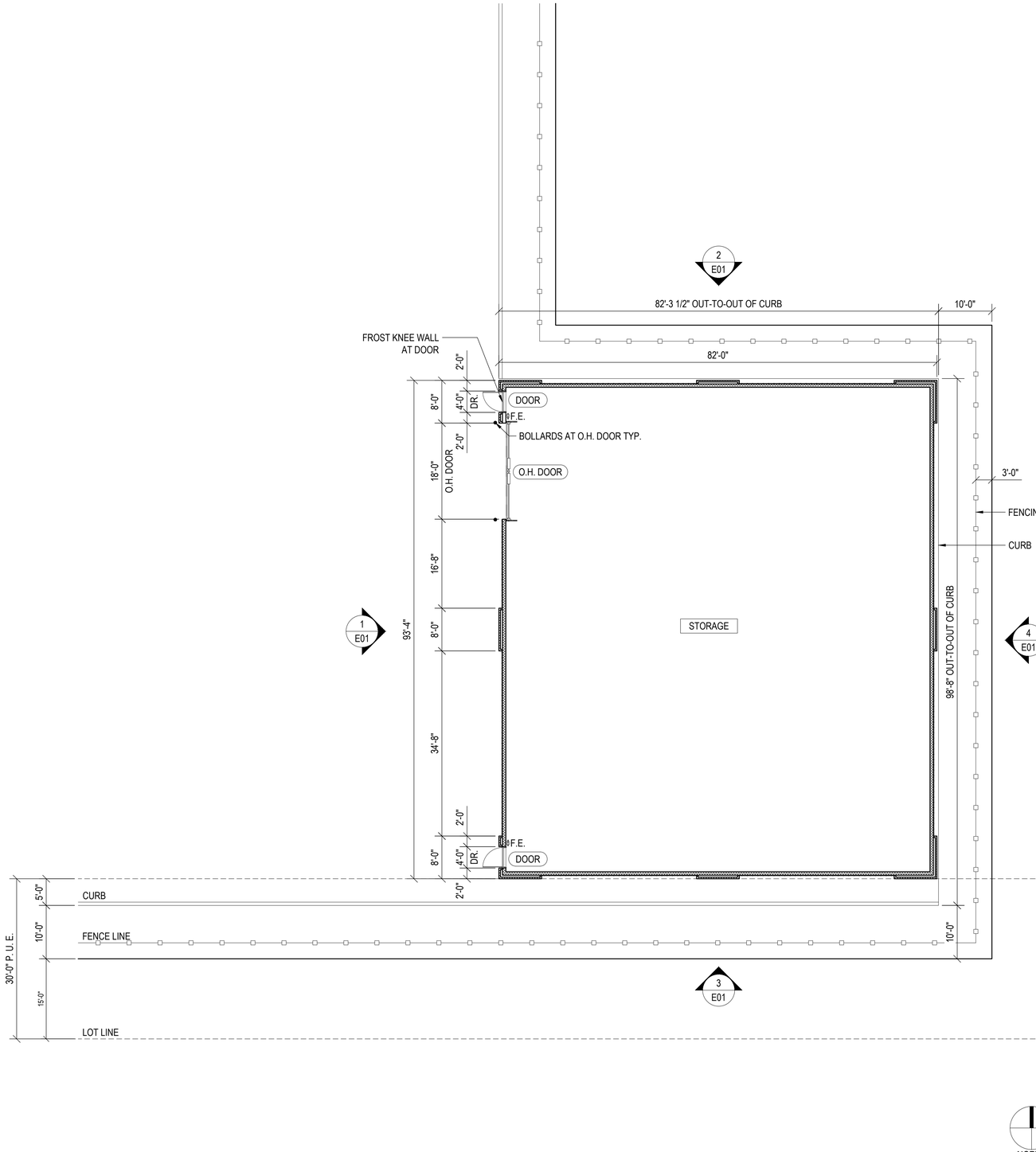
GRIMES, IOWA

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

SNYDER & ASSOCIATES

Project No: 125.0151.01
Sheet C400

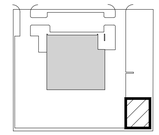
V:\Projects\2025\125.0151.01\CAD\SP04_125015 1_GRDG.dwg TIM SCHLICKMAN, GRADING AND EROSION CONTROL PLAN, 2025/03/19, 2:27 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



1 PLAN
P01
ARCH. REF.:
STRUCT. REF.:

NORTH

KEY PLAN:



NORTH

REV. #	BY	DATE	COMMENTS
1	*	*	
2	*	*	
3	*	*	
4	*	*	
5	*	*	
6	*	*	
7	*	*	
8	*	*	

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ARCHITECTURAL WALL SYSTEMS
1250 SE 25TH ST.
GRIMES, IOWA 50111
515-255-1556
19890 RIDGEMONT ST.
GRETNA, NEBRASKA 68028
402-397-3100
Build Better | www.archwall.com

BUILDING:
SMI - AWS FABRICATION FACILITY

LOCATION:
GRIMES, IA

TITLE:
PLAN

DRAWN BY: JJB

REVIEWED BY: LE

P.M.: LE

JOB #: 257XX-AW

SCALE ON 24" X 36": 3/32" = 1'-0"

ORIGINAL ISSUE: 19 MAR 2025

SHEET #: P01

REV. #: -

CURRENT PRINTING: C:\Users\jburhit\OneDrive - SCC\AWS Job Files\2025 Projects\257XX-AW - Grimes Storage Bldg\AWS Drafting\-1- Shop Dwgs\250319\Mar 18,2025

New building elevations to match exterior finishes of existing building.

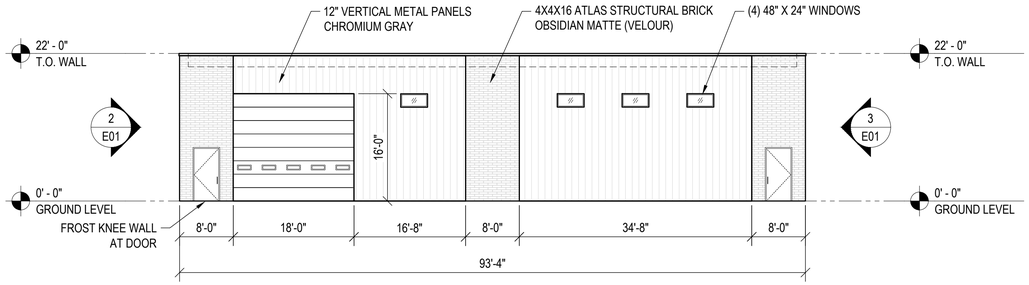
Existing flat metal panels for reference



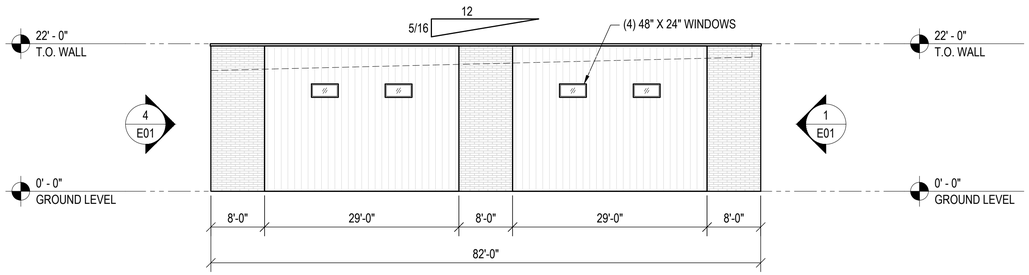
Existing brick for reference



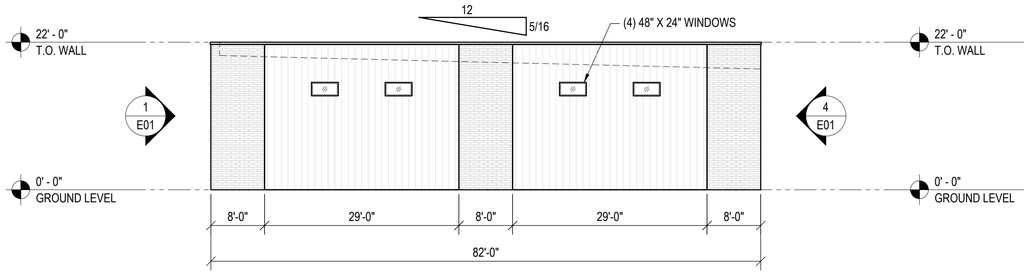
NOTE:
1. MAX. ALLOWABLE BUILDING HEIGHT = 50'-0"



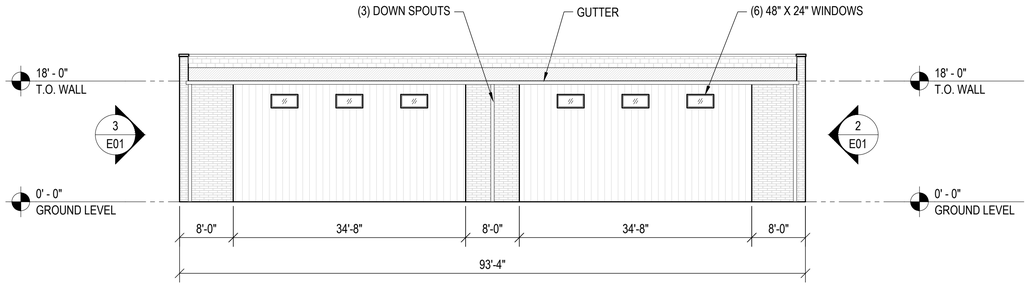
1 E01 WEST ELEVATION



2 E01 NORTH ELEVATION

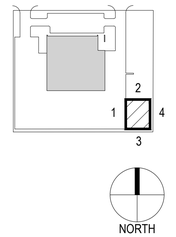


3 E01 SOUTH ELEVATION



4 E01 EAST ELEVATION

KEY PLAN:



REV. #	BY	DATE	COMMENTS

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19990 RIDGEMONT ST.
GRETNA, NEBRASKA 68028
402-397-3100
Build Better | www.archwall.com

BUILDING:	SMI - AWS FABRICATION FACILITY
LOCATION:	GRIMES, IA
TITLE:	ELEVATIONS
DRAWN BY:	JJB
REVIEWED BY:	LE
P.M.:	LE
JOB #:	257XX-AW
SCALE ON 24" X 36":	3/32" = 1'-0"
ORIGINAL ISSUE:	19 MAR 2025
SHEET #:	E01
REV. #:	-

CURRENT PRINTING: C:\Users\jburhit\OneDrive - SCC\AWS Job Files\2025 Projects\257XX-AW - Grimes Storage Bldg\AWS Drafting\~1~ Shop Dwgs\250319\Mon 18,2025

Planning & Zoning Staff Report

CITY OF GRIMES

DATE

April 7, 2025

PROJECT NAME

Founders Glen Preliminary Plat

APPLICANT

Grimes Square, LLC

REQUESTED ACTION

Approve a preliminary plat for the proposed subdivision of the property into 320 single-family lots, four outlots for commercial, medium-density, and high-density residential, two outlots for public parks, five outlots for private detention, and street lots for the public streets.

LOCATION

Generally located at the NE corner of SW County Line Road and SW 19th Street

ZONING

R-4 (Founders Glen PUD)

PLANNER

Evann Martin

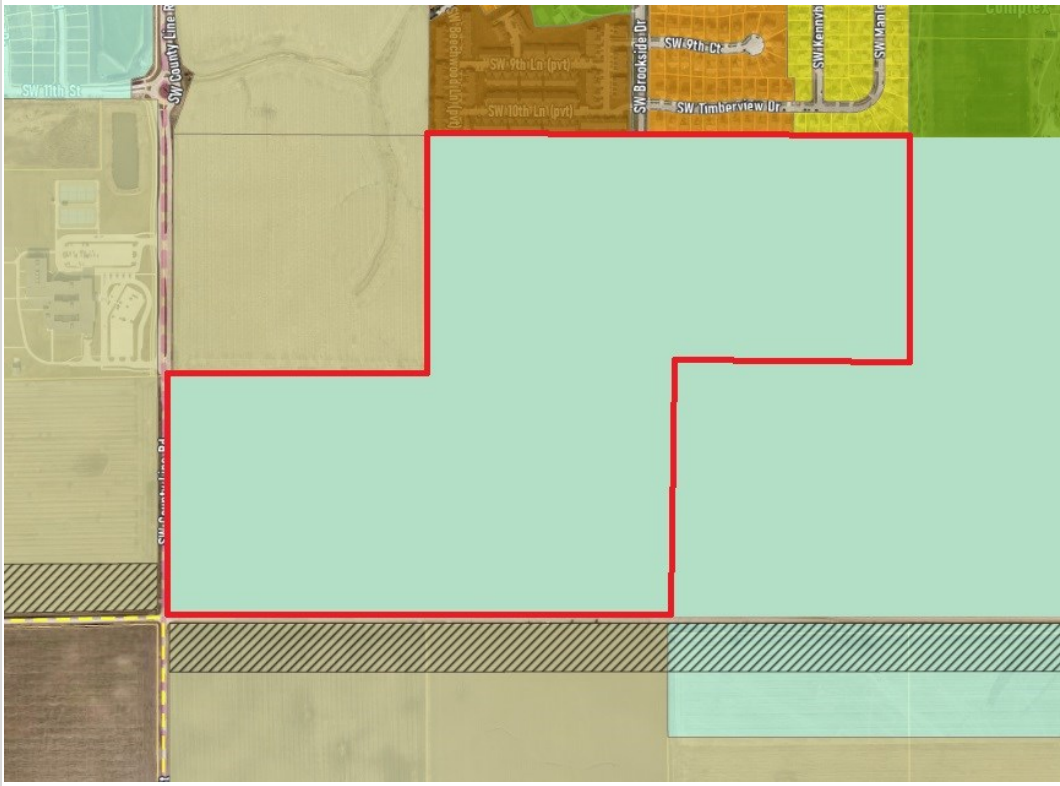
emartin@grimesiowa.gov

515-986-4050

Location Map



Zoning Map



Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Vacant	Commercial, Medium-Density, High-density, Low-Density Residential	R-4
North	Single-Family/Medium-Density	Low-Density & Medium-Density Residential	R-2 70, R-3
South	Vacant	Commercial and Medium-Density Residential	A-1
East	Vacant (Rezone Underway)	LDR, MDR, HDR, Commercial	A-1
West	School/Vacant	Medium-Density & High-Density Residential	A-1

PARKS

The Parks & Trail Master Plan shows an approximately 90 acre park in the vicinity of the property. Staff have evaluated the future land use plan and determined that a 90 acre park is not feasible or necessary for the City to obtain. Through the Area Planning process, the future land use plan was re-evaluated and parkland was rightsized based on the proposed residential land use. Therefore, the rezone was based on the area planning efforts which anticipated an addition to the South Sports Complex and another park on the west side of the development.

The rezone required dedication of 8.83 acres for parkland, generally consistent with the area plan, and to provide fee in lieu for the remaining 2.77 acres of required parkland dedication. The Parks and Recreation Advisory Board provided a recommendation of approval. The fee in lieu will be used to make improvements to the parks in the development. The preliminary plat is consistent with the rezone concept.

Area Plan Future Land Use

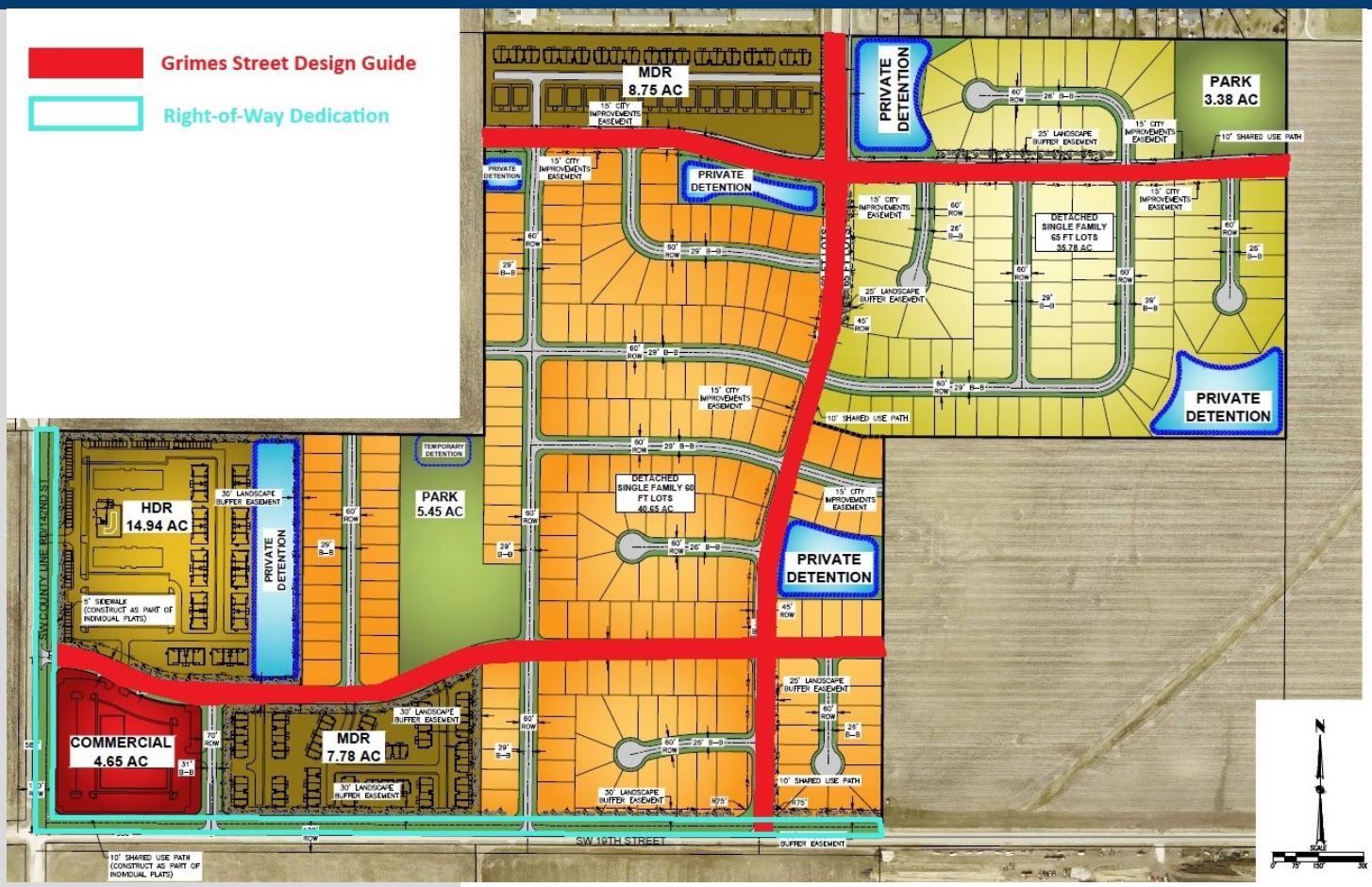


The zoning is consistent with the area plan land use with commercial and medium-density residential at the intersection of SW County Line Road and SW 19th Street, and single-family for a majority of the balance of the development.

The rezone included an area of high-density residential along SW County Line Road that was not shown on the land use plan. However, the land use is compatible for the area and does not change the overall character of the development.

The preliminary plat is consistent with the rezone concept.

Relation to Studies & Legal



RELATION TO STUDIES/PROJECTS

Grimes Street Design Guide

- SW 11th Street Extension
- SW Brookside Drive Extension
- East/west connection from SW County Line Road to SW Brookside Drive

Water Systems Study

- Water main has been installed along SW 19th Street and SW County Line Road to provide water for the development

19th Street Sanitary

- Sanitary has been constructed along SW 19th Street to the eastern boundary of the development

Legal

A Zoning Change and Development Agreement was established as part of the rezoning process. The development is subject to the zoning standards and responsible for public improvements as outlined in the agreement.

The development is subject to the 19th Street Sanitary Sewer Connection Fee District.

Right-of-way will be provided along SW 19th Street and SW County Line Road to provide 60′ to road centerline.

Plat Layout & Utilities

PLAT LAYOUT

The layout is consistent with the rezone concept showing commercial, medium-density, and high-density residential at the intersection of SW County Line Road and SW 19th Street. Medium-density residential will also be provided on the north side of the development adjacent to the Pepperwood Glen development on SW Brookside Drive. The rest of the development will be single-family lots and two public parks.

ACCESS

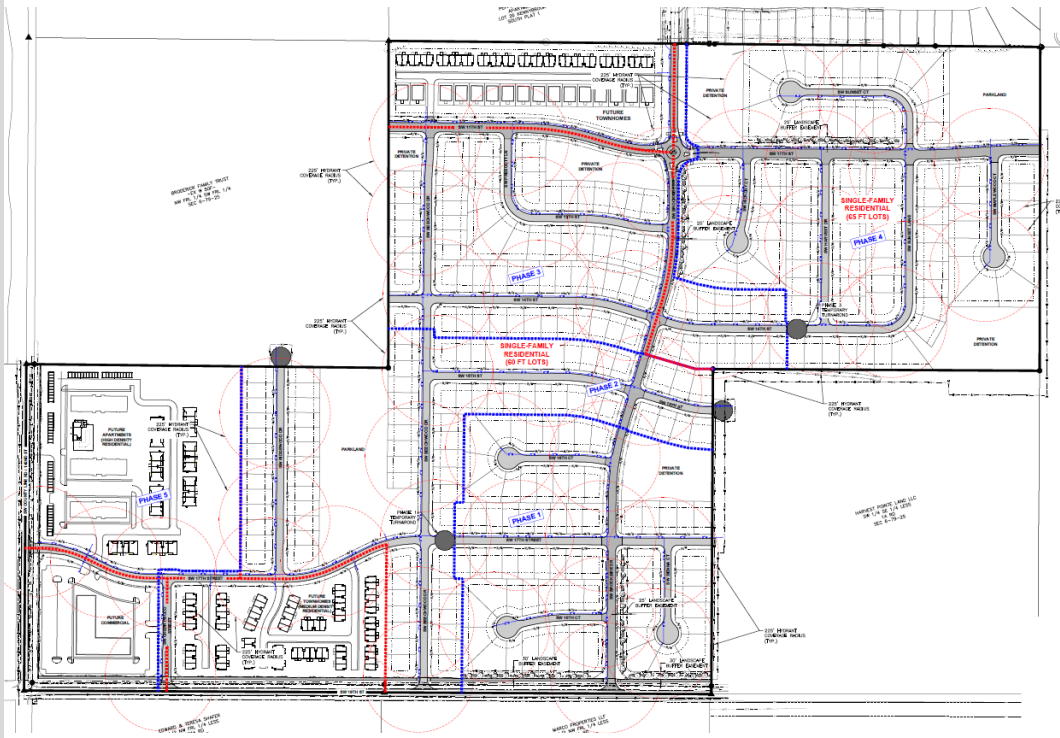
Several access points will be provided via SW County Line Road, SW 19th Street, SW Brookside Drive, and SW 11th Street.

PEDESTRIAN ACCESS

10' trails will be provided along SW 11th Street, SW Brookside Drive, and SW 19th Street. All other public streets with have 5' sidewalks.

PHASING

The development is proposed to be constructed in five phases, generally working from south to northeast with the commercial and high-density development in the last phase.



SANITARY

Sanitary will connect from SW 19th Street. The exact location is being coordinated with the Harvest Pointe development to the east to ensure efficient development.

WATER

Water will connect from SW County Line Road and SW 19th Street.

STORM WATER

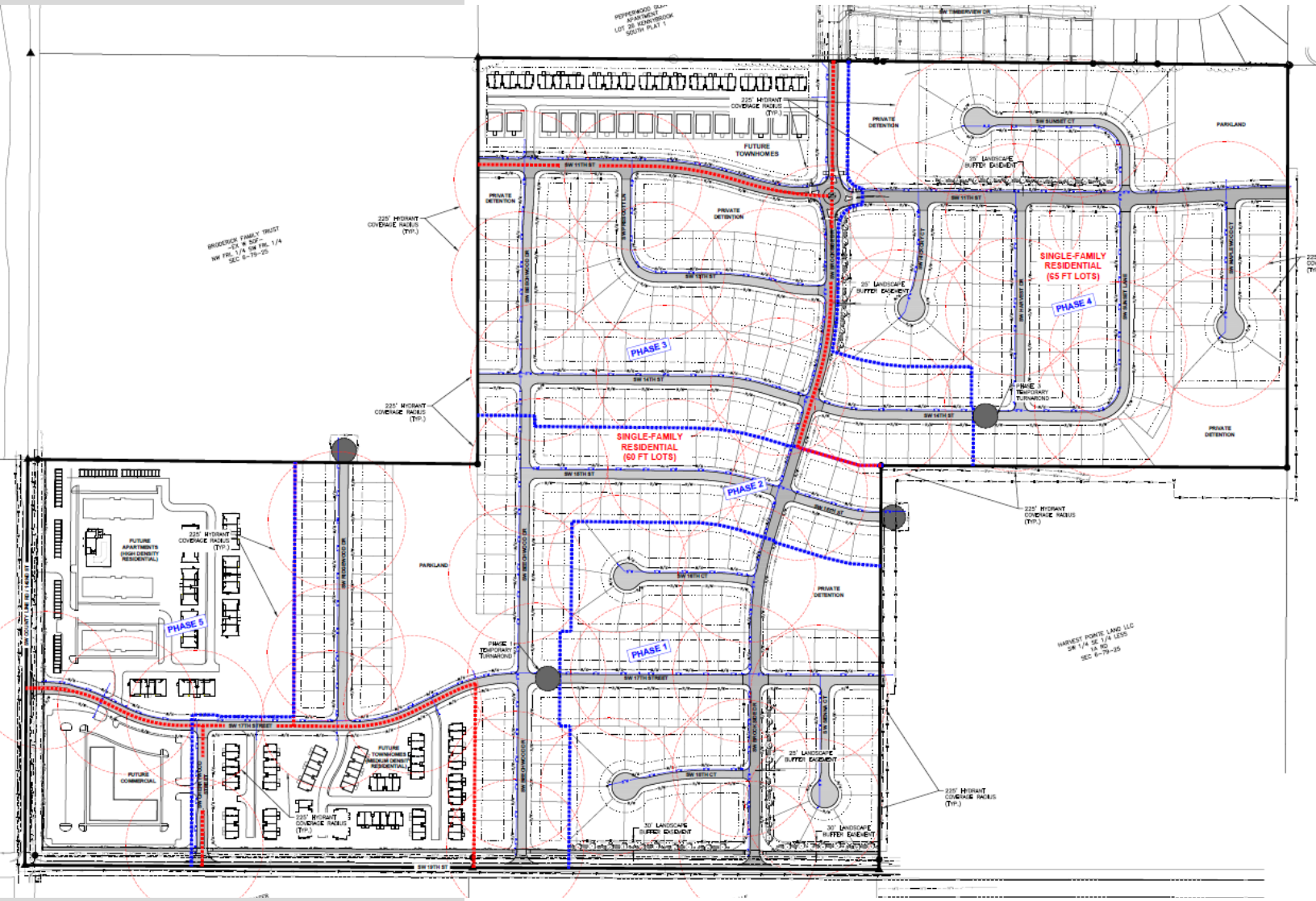
Six private detention basins will be constructed to detain stormwater for the development. One basin will be shared with the Harvest Pointe development to the east.

LANDSCAPING

30' landscape buffers with 4' tall berms will be provided along residential development on SW County Line Road and SW 19th Street. 25' landscape buffers with 3' tall berms will be provided along SW Brookside Drive and SW 11th Street where residential rear yards face the streets.

Conclusion

- The property is proposed to be subdivided into 320 single-family lots, four outlots for commercial, medium-density, and high-density residential, two outlots for public parks, five outlots for private detention, and street lots for the public streets consistent with the rezone concept.
- Landscape buffers will be provided along the major public streets.
- Right-of-way will be dedicated to the City along SW 19th Street and SW County Line Road.
- Extensions of SW 11th Street and SW Brookside Drive will be constructed.
- Approximately 8.65 acres of parkland will be dedicated to the City as an addition to the South Sports Complex and a park on the west side of the development. Fee in lieu of dedication will be provided for the remaining approximate 2.77 acres.
- The development is subject to the zoning change and development agreement for the Founders Glen PUD.
- Staff recommends approval of the Founders Glen Preliminary Plat subject to remaining staff comments.



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

~~February 26, 2025~~
March 27, 2025

Civil Design Advantage
Attn: Jared Murray
4121 NW Urbandale Drive
Urbandale, IA 50323

RE: Founders Glen Preliminary Plat

Dear Jared:

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

General Comments:

1. ~~As a heads-up for building construction for the medium/ high density residential, and commercial areas, the building separation at 16' would require the buildings to be constructed with 1-hour rated exterior walls and would limit the amount of glazing permitted in the exterior walls on the sides of the buildings. See IBC table 705.5 and 705.8 for reference. If the buildings are separated by 20' or more, these requirements will no longer apply.~~

2. Please provide the proposed phasing lines for each plat. This is required to determine fire code requirements for turn arounds and points of access. Staff suggest working with Harvest Pointe to coordinate phasing plans to provide connected development, reduce dead ends and turnarounds, and segmented street pavement. Coordination may also allow an increased number of lots to be developed in Phase 1 for this project. Right now, only one access point is provided to serve Phase 1, which would only permit 30 lots to be developed before another access point is required. If coordination can occur with Harvest Pointe so their Phase 1 is connected to Founders Phase 1, additional lots could be developed.

3. ~~Provide a concept plan for the commercial, medium and high-density parcels.~~

4. Staff is working with Foth to confirm sanitary sewer capacity of the existing 8" along S James Street in Harvest Pointe. Based on the capacity, a revised sanitary layout may be of benefit to the Harvest Pointe and Founders Glen developments. It is the desire of the City to limit the number of sanitary crossings under SW 19th St.

5. Alex will be reaching out to your team regarding alternative design for SW 11th St through the Founders Glen development.

6. Provide $3200 for the review fees ($2000 preliminary plat, $1200 SWMP).

7. CAD file to be provided with the final plan set with the following information included:

    a. All new utilities to be installed and any removed.
    b. Pavement within the project site
    c. Finished grade surface of grading area.
    d. All trees that are to be added or removed.
    e. Survey file of existing conditions with any private utilities located.
    f. Sign locations and pavement markings
    g. Any recorded easements

Sheet 4:

1. ~~Please show the 100-year ponding elevations at all rear yard storm intakes.~~

2. ~~Please show all overflow locations for the rear storm intakes.~~

3. ~~Provide manholes at the end of the sanitary main. No high point manholes. Street 12~~

Stormwater Management Plan (SWMP)

1. ~~Wet ponds require 2 times the water quality volume to address water quality treatment. Updated required WQv values in the summary and calculations sections.~~

2. ~~CPv and 100 -yr for Pond 1: Provide analysis showing what the proposed 1-yr release is once DB 1 – Off 1 & 2 are developed and the way it is today. Provide analysis showing the proposed 100-yr release rate the way it is today.~~

3. ~~Pond 1: Raise the berm so that the 100-yr event does not go over the emergency overflow route.~~

4. ~~Pond 3A and 3B: To clarify WQv and CPv is only being provided for the DB 3B area and not DB 3A, correct? If so, limit the calculation for the WQv and CPv events to the DB 3B area only.~~

5. ~~DB 4: Make reference to the existing downstream storm sewer that you are tying into. Verify capacity size of the existing 30" storm sewer.~~

6. ~~DB 6: The CN used is just open space. The impervious area within the ROW should be included. Update the CN value.~~

7. ~~WQv calculations: The impervious area percentage appears to be lower than it should be for ponds 3B, 4B, and 7. If you are using the impervious value given in SUDAS, it does not include the ROW. The ROW also needs to be included.~~

8. Fill in the Post-Developed Release rate on the Table for DB 1 based on the existing offsite condition. (It's the second summary table that is on page #9).

9. WQv calculations: The impervious area calculation for DB 7 needs to be finished and the title updated to DB 7.

10. Make updates and submit signed copy of SWMP

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:	April 2, 2025 **(1 PDF of Preliminary Plat)**
PLANNING & ZONING:	April 7, 2025 at 5:30
COUNCIL MEETING:	April 22, 2025 at 5:30

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

Sincerely,

Evann Martin
Senior Planner

Grimes Design ReviewV2.0.bpx

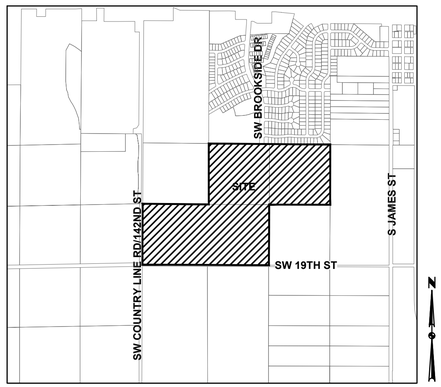
PRELIMINARY PLAT FOR:

FOUNDERS GLEN

GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	TYPICAL SECTIONS
3	OVERALL LAYOUT, PHASING & HYDRANT COVERAGE PLAN
4–7	DIMENSION, UTILITY, & GRADING PLAN

LEGEND

FEATURES

PROPOSED		EXISTING	
GROUND SURFACE CONTOUR		GROUND SURFACE CONTOUR	
TYPE SW-501 STORM INTAKE		SANITARY MANHOLE	S
TYPE SW-502 STORM INTAKE		WATER VALVE BOX	W
TYPE SW-503 STORM INTAKE		FIRE HYDRANT	
TYPE SW-505 STORM INTAKE		WATER CURB STOP	CS
TYPE SW-506 STORM INTAKE		WELL	WELL
TYPE SW-512 STORM INTAKE	ST	STORM SEWER MANHOLE	ST
TYPE SW-513 STORM INTAKE	ST	STORM SEWER SINGLE INTAKE	
TYPE SW-401 STORM MANHOLE	ST	STORM SEWER DOUBLE INTAKE	
TYPE SW-402 STORM MANHOLE	ST	FLARED END SECTION	
FLARED END SECTION		DECIDUOUS TREE	
TYPE SW-301 SANITARY MANHOLE	S	CONIFEROUS TREE	
STORM/SANITARY CLEANOUT	C	DECIDUOUS SHRUB	
WATER VALVE	W	CONIFEROUS SHRUB	
FIRE HYDRANT ASSEMBLY		ELECTRIC POWER POLE	
SIGN		GUY ANCHOR	
DETECTABLE WARNING PANEL		STREET LIGHT	
SANITARY SEWER		POWER POLE W/ TRANSFORMER	
STORM SEWER		UTILITY POLE W/ LIGHT	
WATERMAIN WITH SIZE		ELECTRIC BOX	E
		ELECTRIC TRANSFORMER	E
		ELECTRIC MANHOLE OR VAULT	E
		TRAFFIC SIGN	
		TELEPHONE JUNCTION BOX	T
		TELEPHONE MANHOLE/VAULT	T
		TELEPHONE POLE	
		GAS VALVE BOX	G
		CABLE TV JUNCTION BOX	TV
		CABLE TV MANHOLE/VAULT	TV
		MAIL BOX	M
		BENCHMARK	BM
		SOIL BORING	SB
		UNDERGROUND TV CABLE	TV
		GAS MAIN	G
		FIBER OPTIC	FO
		UNDERGROUND TELEPHONE	T
		OVERHEAD ELECTRIC	OE
		UNDERGROUND ELECTRIC	E
		FIELD TILE	TILE
		SANITARY SEWER W/ SIZE	
		STORM SEWER W/ SIZE	15"ST
		WATER MAIN W/ SIZE	

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

OWNER / APPLICANT

GRIMES SQUARE, LLC
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
CONTACT: CALEB SMITH
EMAIL: CALEB.SMITH@HUBBELLREALTY.COM
PH: (515) 727–8928

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: JARED MURRAY
EMAIL: JAREDM@CDA-ENG.COM
PH. (515) 369–4400

ZONING

R–4 (FOUNDERS GLEN PUD ZONING CHANGE AND DEVELOPMENT AGREEMENT BK. XXX, PG. XXX)

BENCHMARKS

SW BOLT OF HYDRANT @ SW CORNER OF HIGHWAY 44 & BROOKSIDE DRIVE:

ELEVATION = 986.74

PRELIMINARY PLAT DESCRIPTION

THE SOUTH HALF OF THE SOUTHWEST QUARTER (S1/2 SW1/4) OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 25, WEST OF THE 5TH P.M., IOWA, SUBJECT TO EASEMENTS OF RECORD

AND

THE NORTHEAST ONE–QUARTER OF THE SOUTHWEST ONE–QUARTER (NE1/4 SW1/4), SECTION 6, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

AND

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

SUBMITTALS

FIRST SUBMITTAL	02/10/2025
SECOND SUBMITTAL	03/05/2025
THIRD SUBMITTAL	04/02/2025

BULK REGULATIONS

SINGLE–FAMILY RESIDENTIAL (60 FT LOTS):
SETBACKS:
- FRONT YARD = 30 FT
- REAR YARD = 25 FT
- SIDE YARD = 5 FT EACH SIDE (10 FT TOTAL) (2 FT PROJECT OF NON–HABITABLE SPACE IS PERMITTED, AS LONG AS PROJECTION MEETS FIRE/BUILDING CODES)

MIN LOT WIDTH = 60 FT (+20 FT CORNER LOTS)
MIN LOT AREA = 7,500 SF
MIN DWELLING SIZE = 1,200 SF (RANCH), 1,400 SF (2 STORY)
MAX BUILDING HEIGHT = 35 FT (2 STORIES)

GARAGE = 2 CAR MINIMUM

BUILDING MATERIALS = VINYL SIDING IS PERMITTED (MIN. 42 MM)
= 20% OF FRONT FACADE SHALL BE BRICK, STONE OR MASONRY.

DENSITY = 222 LOTS

SINGLE–FAMILY RESIDENTIAL (65 FT LOTS):
SETBACKS:
- FRONT YARD = 30 FT
- REAR YARD = 25 FT
- SIDE YARD = 5 FT EACH SIDE (10 FT TOTAL) (2 FT PROJECT OF NON–HABITABLE SPACE IS PERMITTED, AS LONG AS PROJECTION MEETS FIRE/BUILDING CODES)

MIN LOT WIDTH = 65 FT (+20 FT CORNER LOTS)
MIN LOT AREA = 8,125 SF
MIN DWELLING SIZE = 1,400 SF (RANCH), 1,600 SF (2 STORY)
MAX BUILDING HEIGHT = 35 FT (2 STORIES)

GARAGE = 2 CAR MINIMUM

BUILDING MATERIALS = VINYL SIDING IS PERMITTED (MIN. 42 MM)
= 20% OF FRONT FACADE SHALL BE BRICK, STONE OR MASONRY.

DENSITY = 98 LOTS

MEDIUM–DENSITY RESIDENTIAL:
AREA = 16.53 AC
SETBACKS:
- PERIMETER = 30 FT
- FRONT YARD = 20 FT FROM PRIVATE DRIVE/SIDEWALK
  = 30 FT FROM RIGHT–OF–WAY
- SECONDARY FRONT = 10 FT FROM PRIVATE DRIVE/SIDEWALK
- SIDE YARD (BUILDING SEPARATION) = 16 FT

MIN DWELLING SIZE = 900 SF
MAX BUILDING HEIGHT = 40 FT (3 STORIES)
MIN LOT AREA = NONE (POSTAGE STAMP LOTS ALLOWED)
GARAGE = 1 CAR MINIMUM ON 40% MAX UNITS (OTHERS 2 CAR MIN.)
VISITOR PARKING = 1 SPACE/5 UNITS
MIN OPEN SPACE = 40%
LANDSCAPING = 1 TREE / 1,000 SF OF OPEN SPACE REQUIRED
MAX DENSITY = 12.0 UNITS/ACRE
MAX UNITS = 198 UNITS

BUILDING MATERIALS = VARYING SIZES OF HORIZONTAL AND LAP SIDING
= 25% OF FRONT FACADE SHALL BE BRICK/STONE/MASONRY/NICHIHA MATERIALS.
= MINIMUM 2 ELEVATION VARIATIONS SHALL BE PROVIDED THAT INCLUDE VARYING COLORS AND/OR MATERIALS.

HIGH–DENSITY RESIDENTIAL:
AREA = 14.94 AC
SETBACKS:
- PERIMETER = 30 FT
- FRONT YARD = 20 FT FROM PRIVATE DRIVE/SIDEWALK
- SECONDARY FRONT = 10 FT FROM PRIVATE DRIVE/SIDEWALK

BUILDING SEPARATION = 16 FT
(2 FT PROJECTION OF NON–HABITABLE SPACE IS PERMITTED, AS LONG AS PROJECTION MEETS FIRE/BUILDING CODES)

MINIMUM DWELLING SIZE = 500 SF

MAX BUILDING HEIGHT = 50 FT (4 STORIES)

PARKING REQUIRED
OFF–STREET PARKING SHALL BE PROVIDED IN ACCORDANCE WITH GRIMES ZONING ORDINANCE.

MIN OPEN SPACE = 40%

LANDSCAPING = 1 TREE / 1,000 SF OF OPEN SPACE REQUIRED

MAX DENSITY = 18.0 UNITS/ACRE
MAX UNITS = 268 UNITS

BUILDING MATERIALS
= CEMENTIOUS SIDING MATERIALS (SIMILAR TO JAMES HARDIE OR LP SMART SIDE)
= ANY PUBLIC RIGHT–OF–WAY FACING FACADES WILL REQUIRE 40% BRICK/STONE/MASONRY/NICHIHA MATERIALS (25% NON PUBLIC RIGHT–OF–WAY FACING FACADES)

COMMERCIAL:
AREA = 4.65 AC
SETBACKS:
- FRONT YARD = 25 FT
- REAR YARD = 25 FT
- SIDE YARD (EXTERNAL) = 10 FT
- SIDE YARD (INTERNAL) = 0 FT IF BUILDING IS NOT CONSTRUCTED ON THE PROPERTY LINE THEN 5 FT MINIMUM SHALL BE PROVIDED

BUILDING SEPARATION = 16 FT

MAX BUILDING HEIGHT = 45 FT (3 STORIES)

PARKING REQUIRED
OFF–STREET PARKING SHALL BE PROVIDED IN ACCORDANCE WITH GRIMES ZONING ORDINANCE.

MIN OPEN SPACE = 20%

LANDSCAPING = 1 TREE / 1,000 SF OF OPEN SPACE REQUIRED

PARKLAND DEDICATION

PARKLAND REQUIRED = 6.5 ACRES/1000 RESIDENTS = 0.0065 ACRES/RESIDENT

SINGLE FAMILY = 3 RESIDENTS/LOT X 320 LOTS = 960 RESIDENTS

MEDIUM DENSITY (16.53 AC – 12.0 UNITS/ACRE MAX)
= 2 RESIDENTS/UNITS X 198 UNITS = 396 RESIDENTS

HIGH DENSITY (14.94 AC – 18.0 UNITS/ACRE MAX)
= 1.75 RESIDENTS/UNIT X 268 UNITS = 469 RESIDENTS

* TOTAL PARKLAND REQUIRED = 1,825 RESIDENTS X 0.0065 ACRES/RESIDENT
= 11.86 ACRES

TOTAL PARKLAND PROVIDED = 8.65 ACRES

* NOTE:
TOTAL AMOUNT OF PARKLAND REQUIRED IS BASED ON MAXIMUM DENSITY BEING PROVIDED IN THE MEDIUM AND HIGH DENSITY RESIDENTIAL AREAS. ACTUAL AMOUNT REQUIRED FOR THE HIGH DENSITY RESIDENTIAL AREA WILL BE BASED ON ACTUAL UNITS SHOWN IN THE SITE PLAN.

FEE IN LIEU OF LAND WILL BE PROVIDED FOR ANY SHORTAGE.

BUFFER REQUIREMENTS

- BUFFERING TO BE PROVIDED PER DEVELOPMENT AGREEMENT.
- BERMING TO BE PROVIDED PER DEVELOPMENT AGREEMENT.
- NO FENCES WILL BE PERMITTED IN THE LANDSCAPE BUFFER EASEMENT
- STREET TREES WILL BE REQUIRED WITH HOME CONSTRUCTION ALONG SW 11TH ST AND SW BROOKSIDE DR.

NOTES

1. OUTLOT 'X' AND OUTLOT 'S' TO BE DEDICATED TO THE CITY OF GRIMES FOR PARKLAND DEDICATION
2. STREET LOTS TO BE DEDICATED TO THE CITY GRIMES AND SHALL BE USED AS PUBLIC STREET RIGHT–OF–WAY.

JARED M. MURRAY 23496 IOWA

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

PRELIMINARY NOT FOR CONSTRUCTION

JARED M. MURRAY, P.E. — DATE

LICENSE NUMBER: 23496
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS

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2ND SUBMITTAL	03/05/2025
3RD SUBMITTAL	04/02/2025

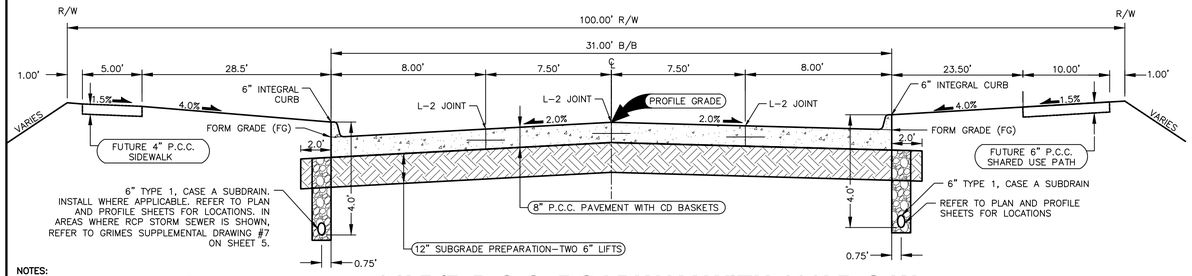
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: RDR | TECH: CWO

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

FOUNDERS GLEN
COVER SHEET

1/7
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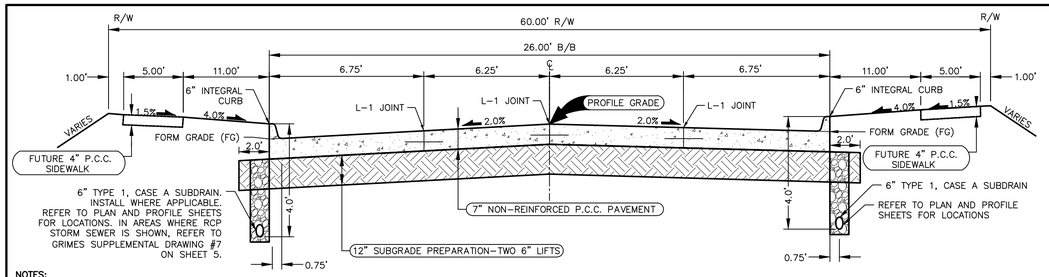
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PLOTTED BY: JARED MURRAY
COMMENT:
ENG:
TECH:



NOTES:
1. PREPARE SUBGRADE IN 2 – 6" LIFTS
2. TYPICAL CD JOINT SPACING IS 15'
3. IF EXISTING JOINT DIFFERS FROM PROPOSED JOINTING, CONTRACTOR SHALL TRANSITION EXISTING JOINTING TO PROPOSED JOINTING OVER THREE PANELS.

31' B/B P.C.C. ROADWAY WITH 100' R.O.W.

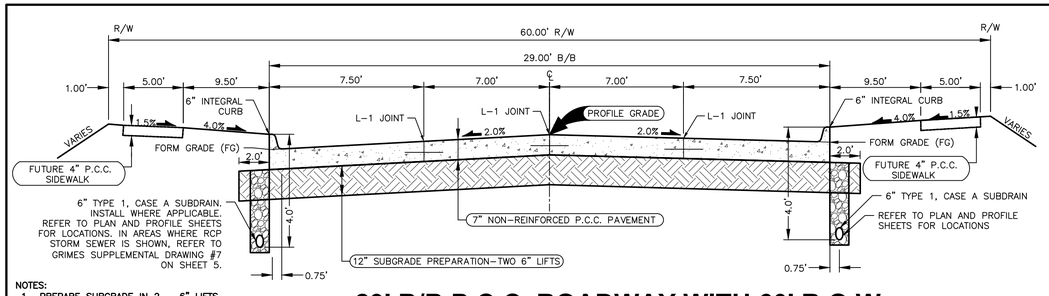
NOT TO SCALE **SW BROOKSIDE DRIVE**



NOTES:
1. PREPARE SUBGRADE IN 2 – 6" LIFTS
2. TYPICAL CD JOINT SPACING IS 15'
3. IF EXISTING JOINT DIFFERS FROM PROPOSED JOINTING, CONTRACTOR SHALL TRANSITION EXISTING JOINTING TO PROPOSED JOINTING OVER THREE PANELS.

26' B/B P.C.C. ROADWAY WITH 60' R.O.W.

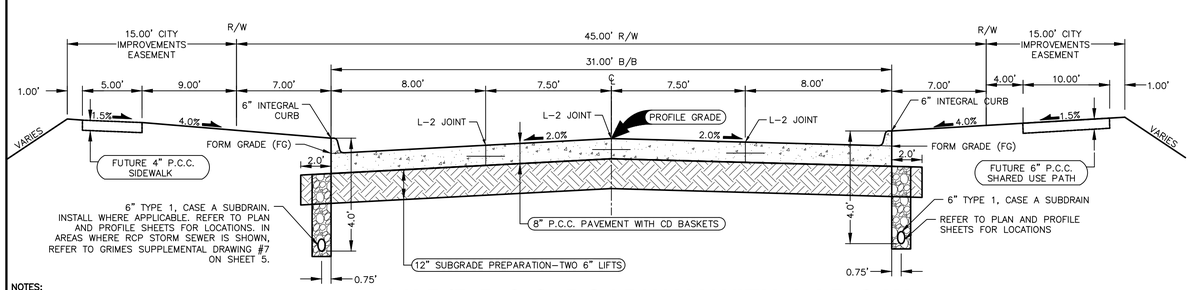
NOT TO SCALE **SW SIENNA CT, SW 16TH CT, SW 18TH CT, SW SUNSET CT, SW HICKORY CT, & SW MAPLEWOOD CT**



NOTES:
1. PREPARE SUBGRADE IN 2 – 6" LIFTS
2. TYPICAL CD JOINT SPACING IS 15'
3. IF EXISTING JOINT DIFFERS FROM PROPOSED JOINTING, CONTRACTOR SHALL TRANSITION EXISTING JOINTING TO PROPOSED JOINTING OVER THREE PANELS.

29' B/B P.C.C. ROADWAY WITH 60' R.O.W.

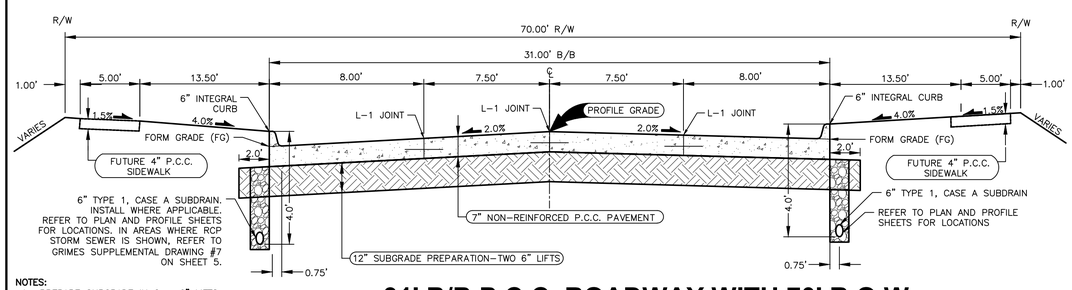
NOT TO SCALE **SW BEECHWOOD DR, SW RIDGEWOOD DR, SW PRESCOTT LN, SW 12TH ST, SW 13TH ST, SW 14TH ST, SW 15TH ST, & SW 17TH ST**



NOTES:
1. PREPARE SUBGRADE IN 2 – 6" LIFTS
2. TYPICAL CD JOINT SPACING IS 15'
3. IF EXISTING JOINT DIFFERS FROM PROPOSED JOINTING, CONTRACTOR SHALL TRANSITION EXISTING JOINTING TO PROPOSED JOINTING OVER THREE PANELS.

31' B/B P.C.C. ROADWAY WITH 45' R.O.W.

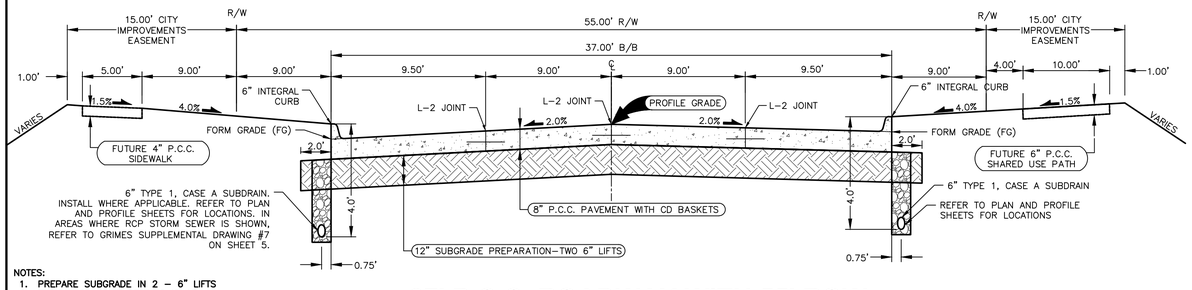
NOT TO SCALE **SW BROOKSIDE DRIVE**



NOTES:
1. PREPARE SUBGRADE IN 2 – 6" LIFTS
2. TYPICAL C JOINT SPACING IS 15'
3. IF EXISTING JOINT DIFFERS FROM PROPOSED JOINTING, CONTRACTOR SHALL TRANSITION EXISTING JOINTING TO PROPOSED JOINTING OVER THREE PANELS.

31' B/B P.C.C. ROADWAY WITH 70' R.O.W.

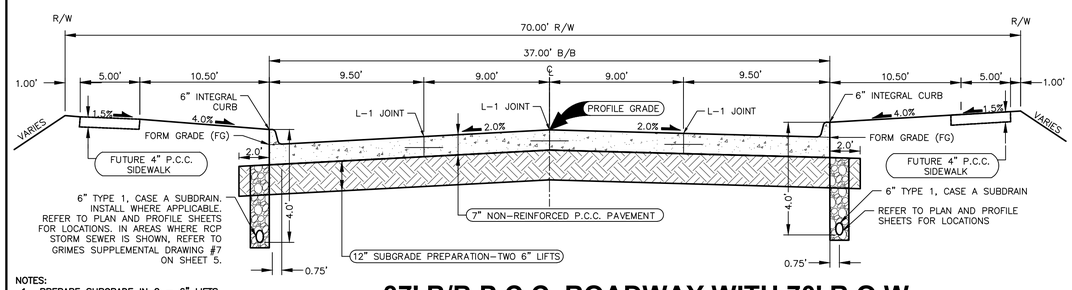
NOT TO SCALE **SW CHERRYWOOD STREET & SW 17TH STREET**



NOTES:
1. PREPARE SUBGRADE IN 2 – 6" LIFTS
2. TYPICAL CD JOINT SPACING IS 15'
3. IF EXISTING JOINT DIFFERS FROM PROPOSED JOINTING, CONTRACTOR SHALL TRANSITION EXISTING JOINTING TO PROPOSED JOINTING OVER THREE PANELS.

37' P.C.C. ROADWAY WITH 55' ROW

NOT TO SCALE **SW 11TH STREET**



NOTES:
1. PREPARE SUBGRADE IN 2 – 6" LIFTS
2. TYPICAL C JOINT SPACING IS 15'
3. IF EXISTING JOINT DIFFERS FROM PROPOSED JOINTING, CONTRACTOR SHALL TRANSITION EXISTING JOINTING TO PROPOSED JOINTING OVER THREE PANELS.

37' B/B P.C.C. ROADWAY WITH 70' R.O.W.

NOT TO SCALE **SW CHERRYWOOD STREET & SW 17TH STREET**

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2ND SUBMITTAL	03/05/2025
3RD SUBMITTAL	04/02/2025

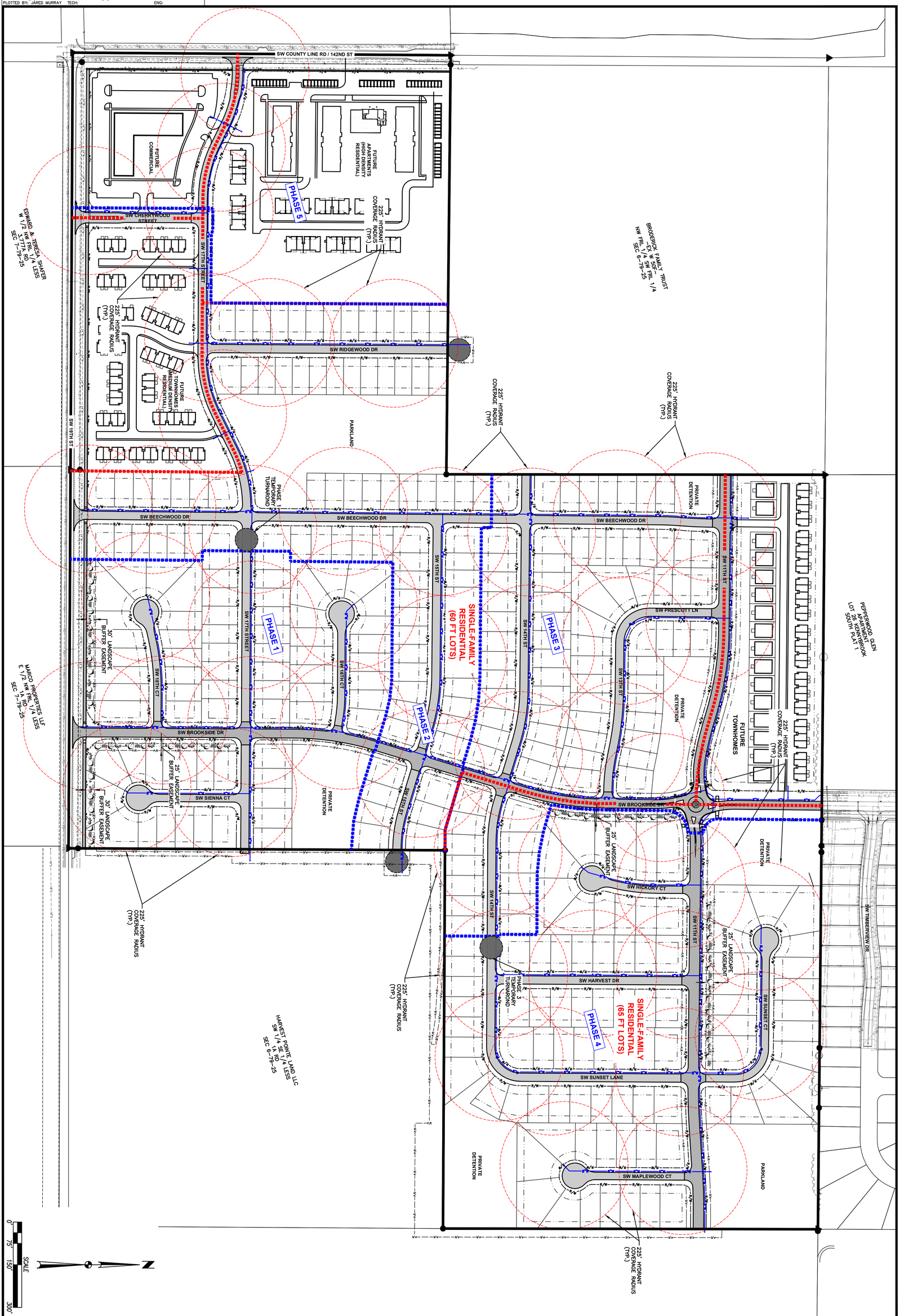
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: RDR | TECH: CWO

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

FOUNDERS GLEN
TYPICAL SECTIONS

2 / 7
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COMMENT: ENG:



FOUNDERS GLEN
OVERALL LAYOUT, PHASING & HYDRANT COVERAGE PLAN

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

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

ENGINEER: RDR | TECH: CWO

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3 / 7

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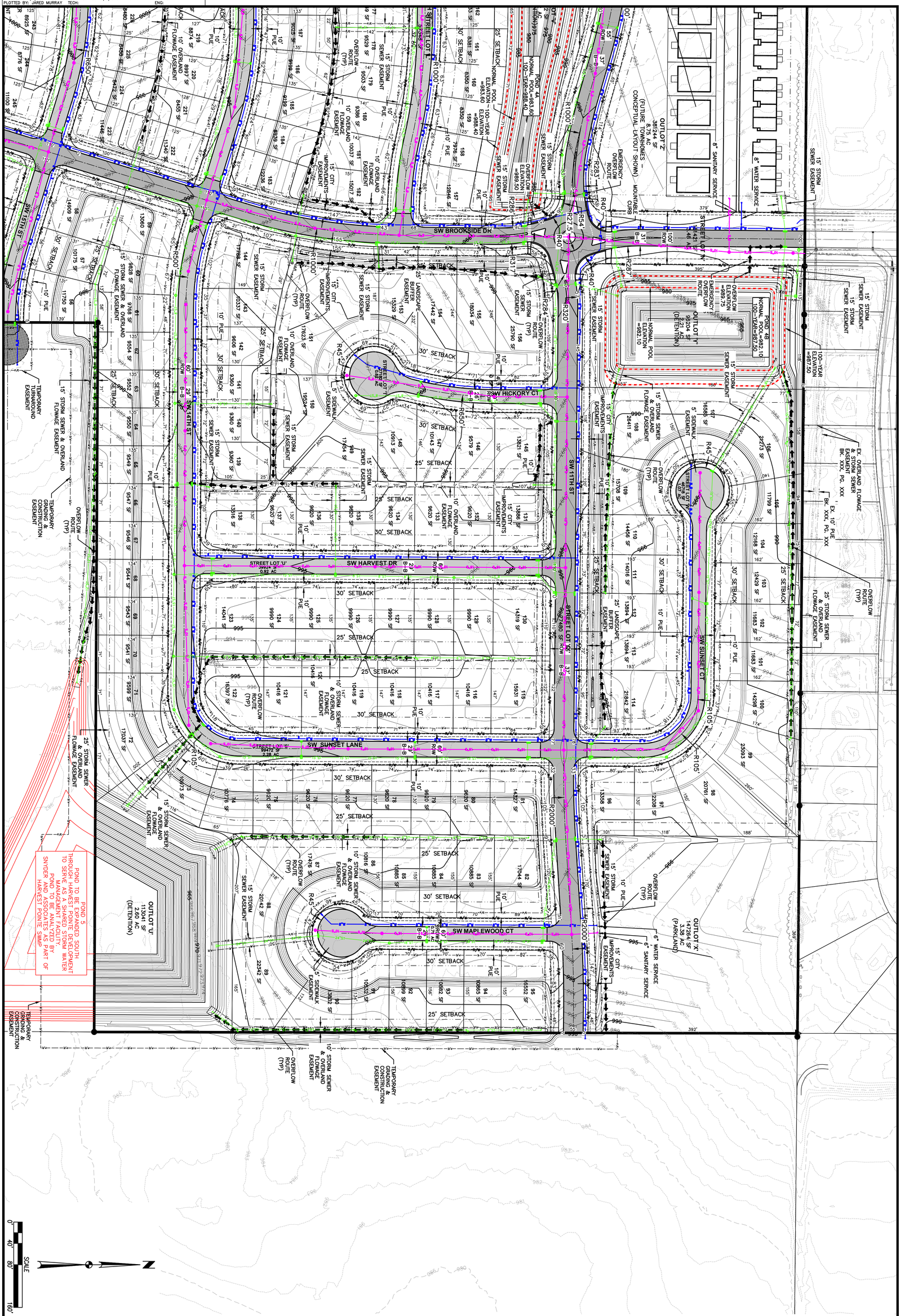
PRELIMINARY PLAT

4 / 7

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SCALE 0' 40' 80' 160'

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FOUNDERS GLEN

PRELIMINARY PLAT

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

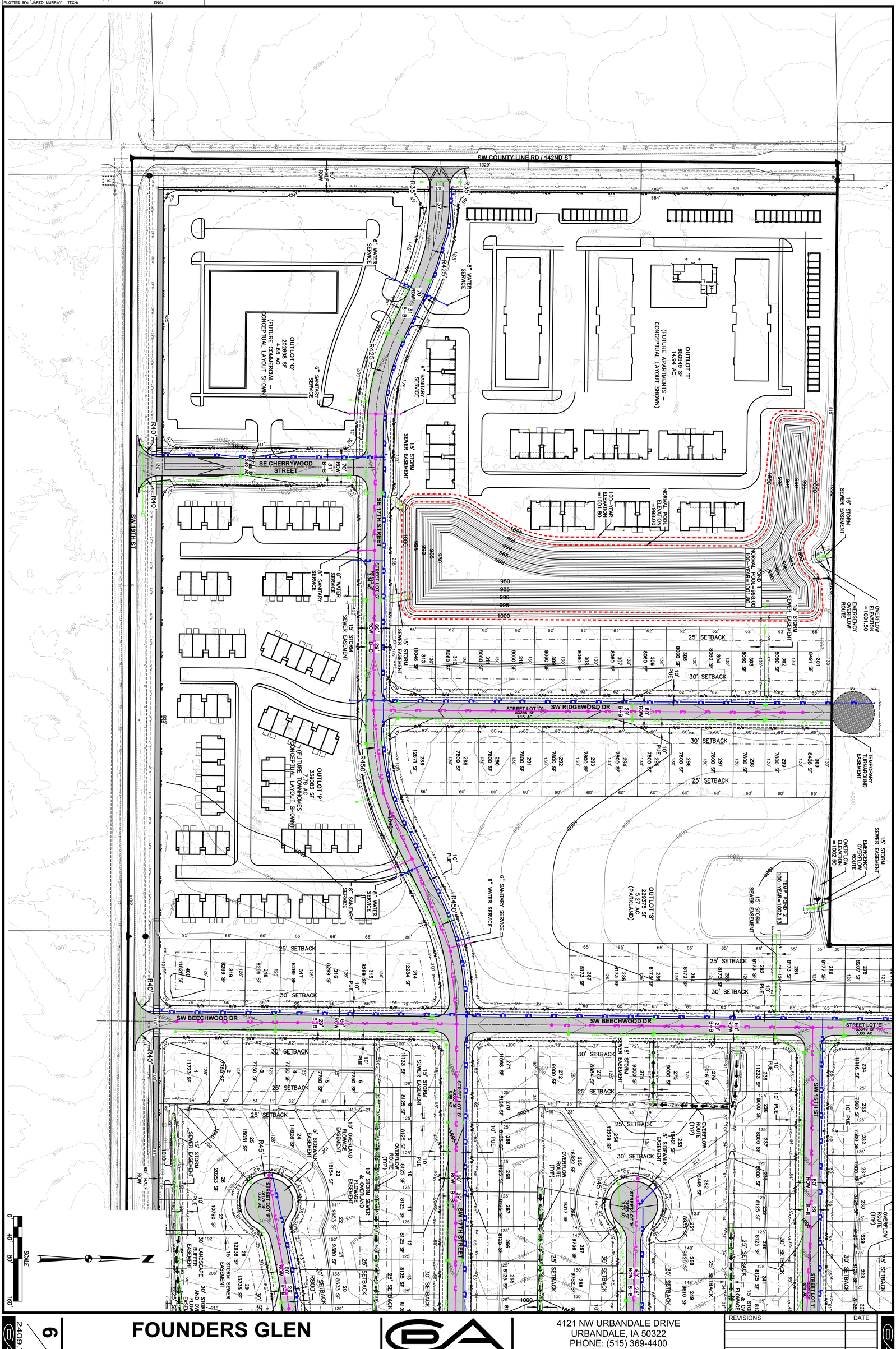
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FOUNDERS GLEN

PRELIMINARY PLAT

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

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REVISIONS	DATE
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FOUNDERS GLEN

PRELIMINARY PLAT

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

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SCALE 0' 40' 80' 160'

COMMENT:
ENG:

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PLOTTED BY: JARED MURRAY | TECH:

Planning & Zoning Staff Report

CITY OF GRIMES

DATE

April 7, 2025

PROJECT NAME

Harvest Pointe Preliminary Plat

APPLICANT

Temple Holdings, LLC

REQUESTED ACTION

Approve a preliminary plat for the proposed subdivision of the property into 114 single-family lots, eight development lots for commercial, medium-density, and high-density residential, one lot for public park, one outlot for private detention, and street lots for the public streets.

LOCATION

Generally located at the NW corner of S James Street and SW 19th Street

ZONING

R-4 (Harvest Pointe PUD)

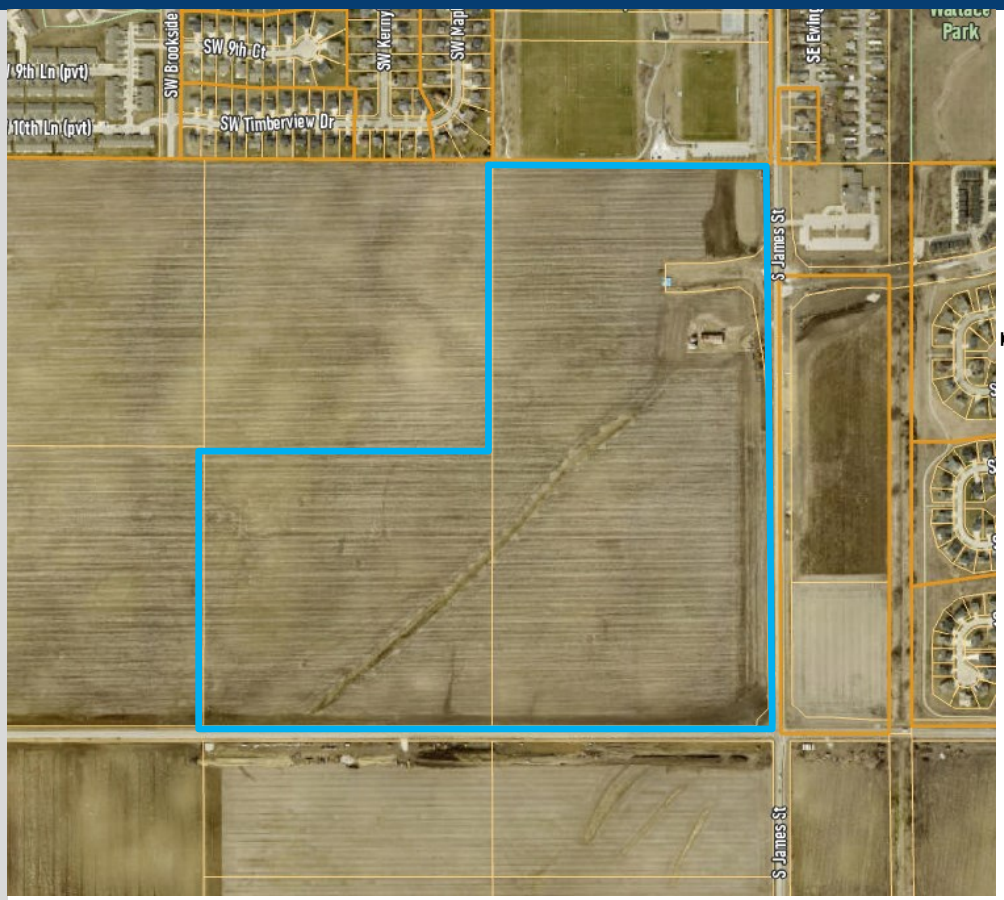
PLANNER

Evann Martin

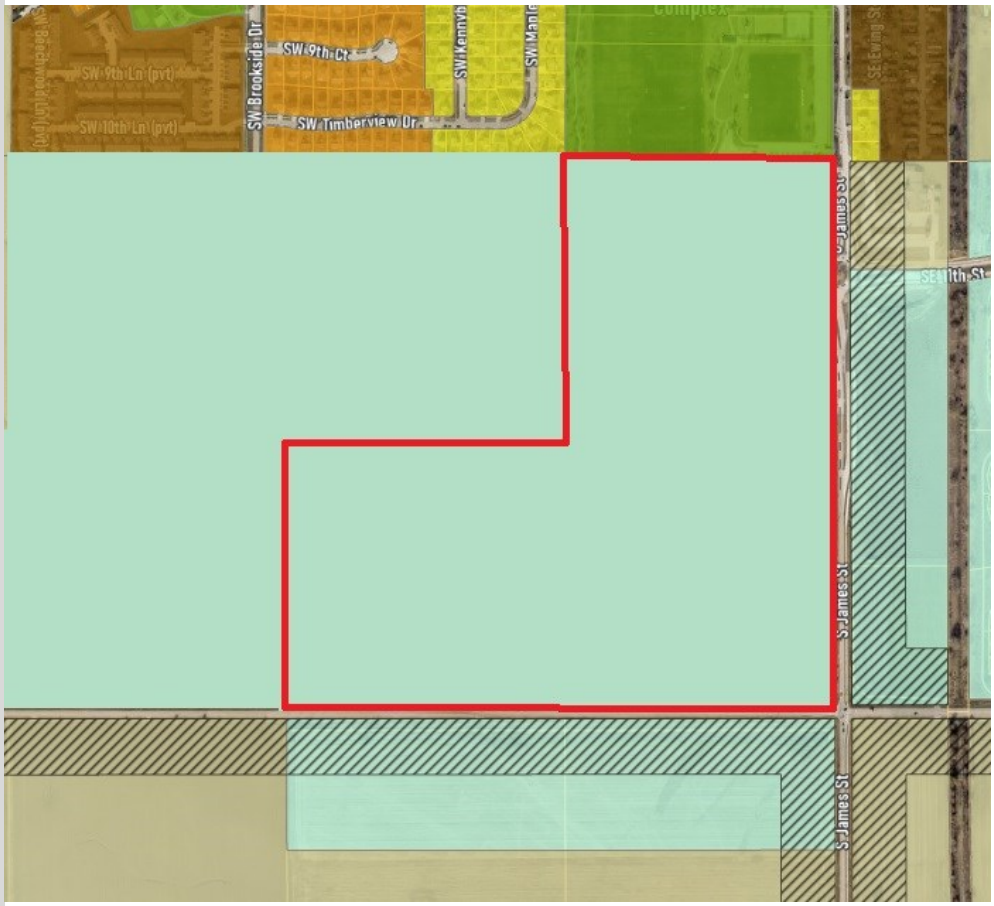
emartin@grimesiowa.gov

515-986-4050

Location Map



Zoning Map



Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Area Plan Land Use Plan Designation**	**Current Zoning**
Subject Site	Agriculture	Future park, LDR, MDR, HDR, and General Commercial	R-4
North	Park and agriculture	Existing Park, future park, and LDR	R-2 and A-1
South	Agriculture	General Commercial, HDR, and MDR	R-4 and Transportation Corridor Mixed Use Overlay
East	Agriculture and undeveloped land	Civic, HDR, MDR, and Mixed Use 1	A-1, R-4, and Transportation Corridor Mixed Use Overlay
West	Agriculture	Future park and LDR	A-1 and Transportation Corridor Mixed Use Overlay

PARKS

The Parks & Trail Master Plan shows an approximately 90 acre park in the vicinity of the property. Staff have evaluated the future land use plan and determined that a 90 acre park is not feasible or necessary for the City to obtain. Through the Area Planning process, the future land use plan was re-evaluated and parkland was rightsized based on the proposed residential land use. Therefore, the rezone was based on the area planning efforts which anticipated an addition to the South Sports Complex.

The rezone required dedication of 12.54 acres for parkland, consistent with the area plan. The Parks and Recreation Advisory Board provided a recommendation of approval for the proposed parkland dedication. The preliminary plat is consistent with the rezone concept.

Area Plan Land Use Map



The zoning is consistent with the area plan land use to provide commercial, and medium-density and high-density residential along South James Street and SW 19th Street, and single-family to the west. The preliminary plat is consistent with the rezone concept.

Relation to Studies & Legal

RELATION TO STUDIES

Grimes Street Design Guide

- SW 11th Street Extension
- SW Brookside Drive Extension
- SW Norton Drive
- East/west connection from S James Street to SW Brookside Drive

James Street Corridor Study

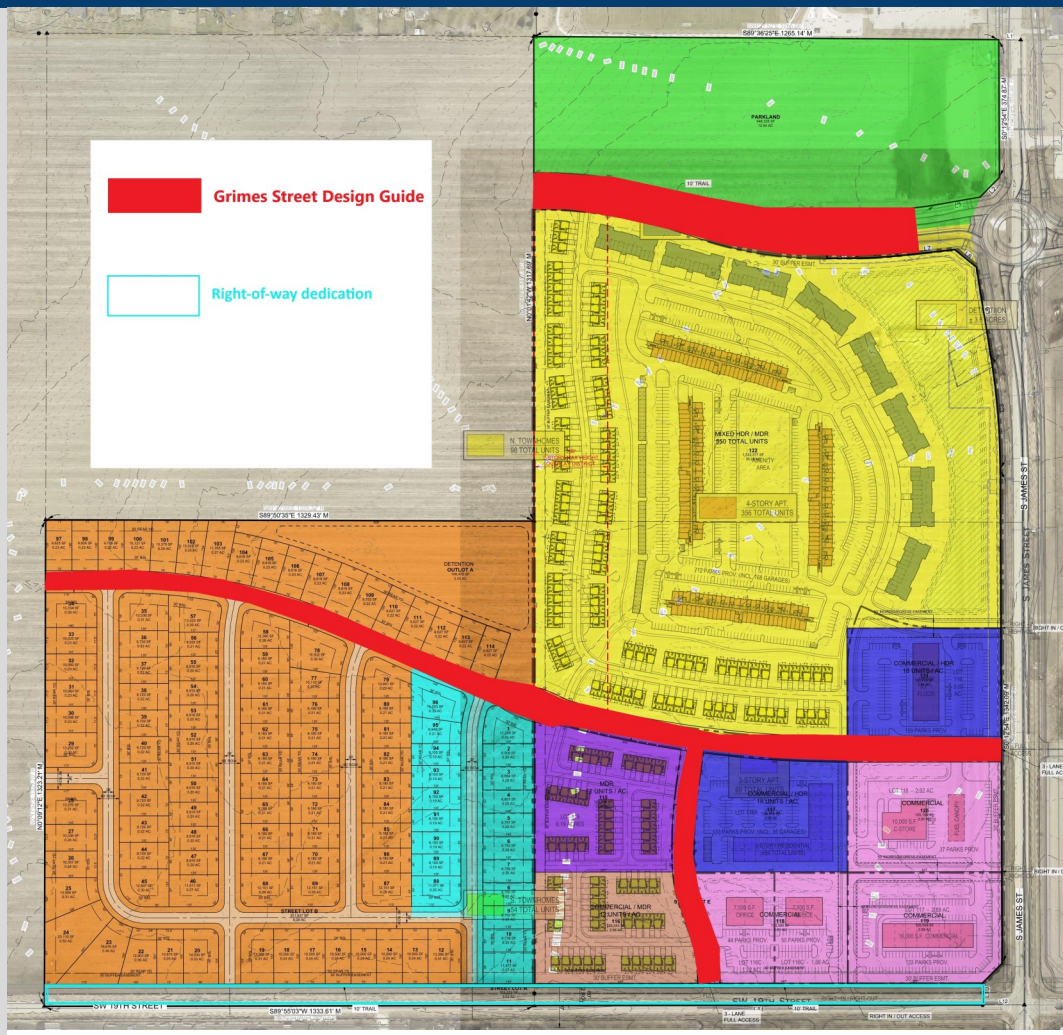
- Access locations have been placed in accordance with the study

Water Systems Study

- Water main has been installed along SW 19th Street to provide additional water infrastructure to serve the development

19th Street Sanitary

- Sanitary has been constructed along SW 19th Street to the western boundary of the development



Legal

A Zoning Change and Development Agreement was established as part of the rezoning process. The development is subject to the zoning standards and responsible for public improvements as outlined in the agreement.

The development is subject to the 19th Street Sanitary Sewer Connection Fee District.

Right-of-way will be provided along SW 19th Street to provide 60' to road centerline.

Plat Layout

PLAT LAYOUT

The layout is consistent with the rezone concept showing commercial, medium-density, and high-density residential at the intersection of S James Street and SW 19th Street. Single -family lots will be provided on the western 40 acres and a public park will be provided on the north side of SW 11th Street.

ACCESS

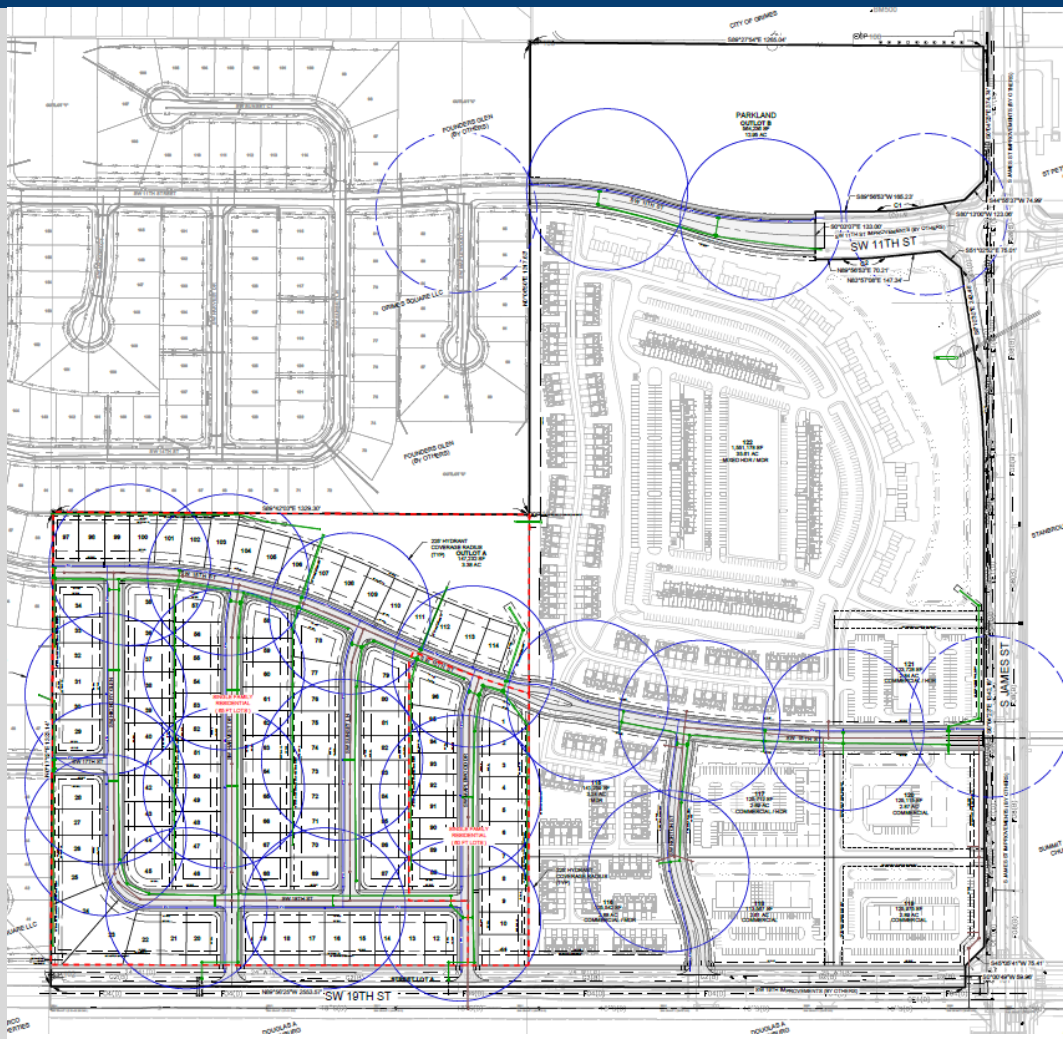
Several access points will be provided via SW 19th Street, SW 11th Street and S James Street.

PEDESTRIAN ACCESS

10' trails will be provided along SW 11th Street and SW 19th Street. All other public streets with have 5' sidewalks.

PHASING

The development is proposed to be constructed in phases. Staff have suggested that the phasing be coordinated with Founders Glen for efficient development and to provide connectivity between the developments.



SANITARY

Sanitary will connect from SW 19th Street. The exact location is being coordinated with the Founders Glen development to the west to ensure efficient development.

WATER

Water will connect from SW 19th Street and S James Street.

STORM WATER

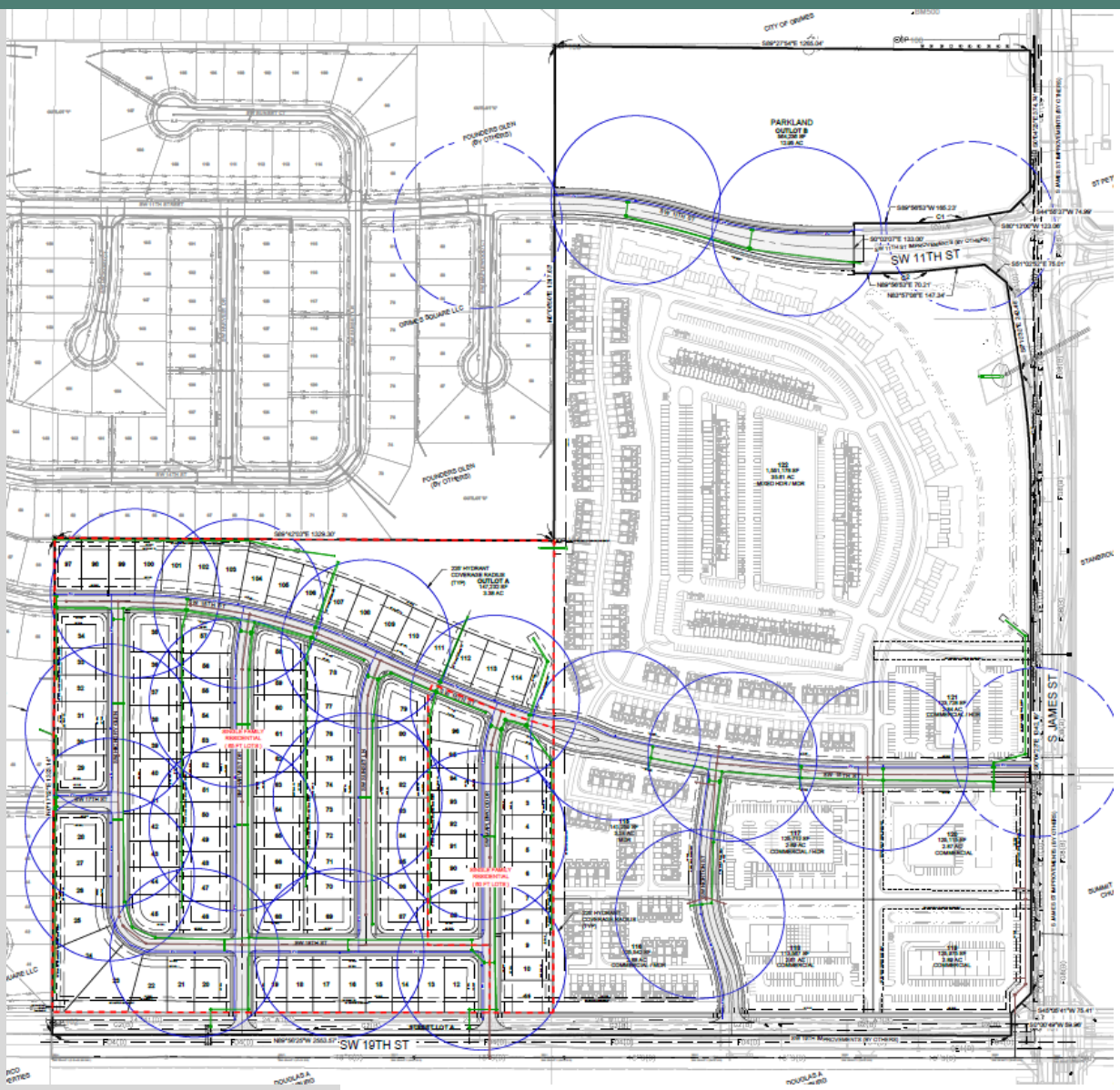
Two private detention basins will be constructed to detain stormwater for the development. One basin will be shared with the Founders Glen development to the west.

LANDSCAPING

30' landscape buffers with 4' tall berms will be provided along residential development on SW 19th Street.

Conclusion

- The property is proposed to be subdivided into 114 single-family lots, eight development lots for commercial, medium-density, and high-density residential, one lot for public park, one outlot for private detention, and street lots for the public streets consistent with the rezone concept.
- Landscape buffers will be provided along SW 19th Street.
- Right-of-way will be dedicated to the City along SW 19th Street and S James Street.
- Extensions of SW 11th Street and SW Norton Drive will be constructed.
- Approximately 12.95 acres of parkland will be dedicated to the City as an addition to the South Sports Complex.
- The development is subject to the zoning change and development agreement for the Harvest Pointe PUD.
- Staff recommends approval of the Harvest Pointe Preliminary Plat subject to remaining staff comments.



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

March 28, 2025

Snyder & Associates, Inc.
Attn: Eric Cannon
2727 SW Snyder Blvd
Ankeny, IA 50023

RE: Harvest Pointe Preliminary Plat

Dear Eric:

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

General Comments:

1. Provide signed preliminary plat application.

2. Provide preliminary plat review fee ($3200).

3. CAD file to be provided with the final plan set with the following information included:

    a. All new utilities to be installed and any removed.
    b. Pavement within the project site
    c. Finished grade surface of grading area.
    d. All trees that are to be added or removed.
    e. Survey file of existing conditions with any private utilities located.
    f. Sign locations and pavement markings
    g. Any recorded easements

4. Staff suggest working with Founders Glen to coordinate phasing plans to provide connected development, reduce dead ends and turnarounds, and segmented street pavement.

5. Staff is working with Foth to confirm sanitary sewer capacity of the existing 8” along S James Street. Based on the capacity, a revised sanitary layout may be of benefit to the Harvest Pointe and Founders Glen developments. It is the desire of the City to limit the number of sanitary crossings under SW 19th St.

6. Alex will be reaching out to your team regarding alternative design for SW 11th St through the Harvest Pointe development.

Stormwater Management Plan (SWMP)

1. Offsite DA-4 area is only 30.99 acres on Founders Glen.

2. Offsite DA-5 area and CN does not match Founders Glen. Founders Glen lists 27.92 acres with a CN of 83.

3. Provide analysis for the allowable release rates. (i.e. the existing flowrates).

4. Pond 1: Based on the grading plan, it appears that the 100-yr elevation is higher than the ponds' extended detention area. Is that correct? If so, please update the design to provide a minimum 1' of freeboard and an emergency overflow location.

5. Pond 2: It appears that the 100'yr elevation is close to the top of the basin. Please update the design to provide a minimum of 1' of freeboard and an emergency overflow location.

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:	April 4, 2025 **(1 PDF of Preliminary Plat)**
PLANNING & ZONING:	April 7, 2025 at 5:30
COUNCIL MEETING:	April 22, 2025 at 5:30

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

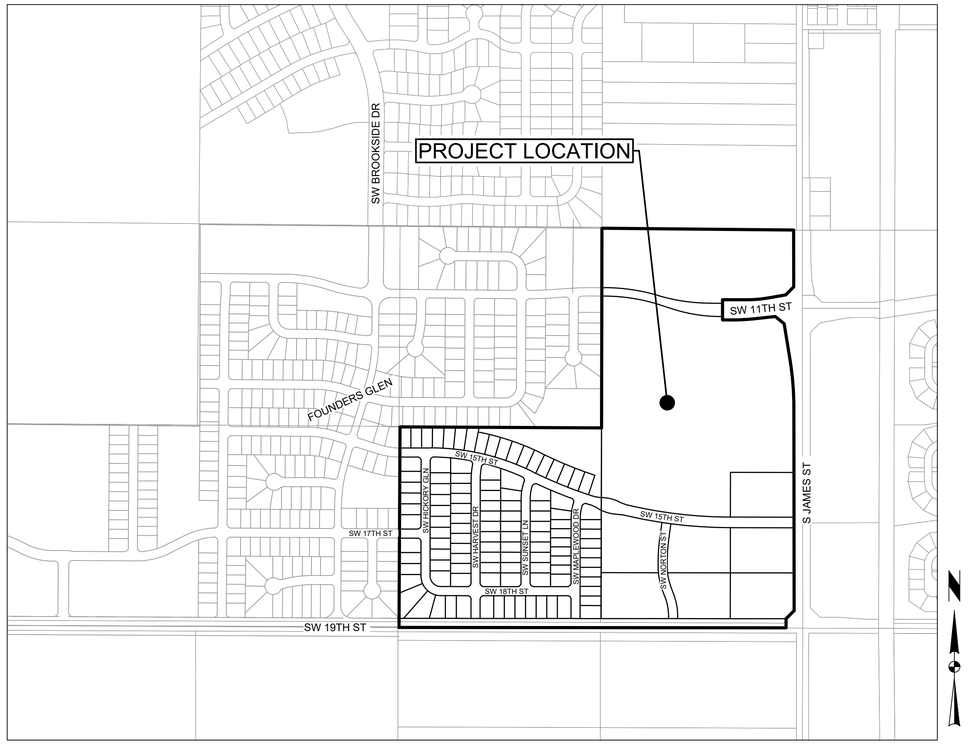
Sincerely,

Evann Martin
Senior Planner

PRELIMINARY PLAT

HARVEST POINTE

CITY OF GRIMES, IOWA



VICINITY MAP

SCALE: 1" = 500'

OWNER/APPLICANT

HARVEST POINTE LAND LLC
1015 NW 10TH STREET
WAUKEE, IA 50263
CONTACT: DEREK TEMPLE
PHONE: (515) 601-5989

ENGINEER

SNYDER AND ASSOCIATES, INC
2727 SNYDER BLVD
ANKENY, IA 50023
CONTACT : ERIC CANNON, P.E.
PHONE : (515) 964-2020

INDEX OF SHEETS

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ERIC D. CANNON
P18954
LICENSED PROFESSIONAL ENGINEER
IOWA

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Eric D. Cannon, P.E. Date

License Number P18954

My License Renewal Date is December 31, 2025

Pages or sheets covered by this seal:

MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	4-3-25	JWM

Engineer: EDC | Checked By: EDC | Scale: 1" = 500'
Technician: JWM | Date: 3-3-25 | T-R-S: TTN-RRW-SS

Project No: 124.1146.01

Sheet C100

HARVEST POINTE

PRELIMINARY PLAT - TITLE SHEET

GRIMES, IA

SNYDER & ASSOCIATES, INC.

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

SNYDER & ASSOCIATES

Project No: 124.1146.01

Sheet C100

V:\Projects\2024\124.1146.01\CAD\DPP 124114B_TSH.dwg LORENA WASION, PRELIMINARY PLAT - TITLE SHEET, 2025/04/03, 3:34 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

LEGEND

FEATURES	FOUND	SET
Section Corner	▲	△
1/2" Rebar, Cap # 11579 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	⋈	⋈
Control Point	CCP	
Bench Mark	◔	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

FEATURES	EXISTING	PROPOSED
Spot Elevation	X (1225.25)	X 1225.25
Contour Elevation	1225	1225
Fence (Barbed, Field, Hog)	X	X
Fence (Chain Link)	//	//
Fence (Wood)	□	□
Fence (Silt)	○	●
Tree Line		
Tree Removal Limits		
Tree Stump		
Deciduous Tree \\ Shrub		
Coniferous Tree \\ Shrub		
Communication	C(*)	C
Overhead Communication	OC(*)	OC
Fiber Optic	FO(*)	FO
Underground Electric	E(*)	E
Overhead Electric	OE(*)	OE
Duct Bank	DUCT(*)	DUCT
Gas Main with Size	G(*)	G
High Pressure Gas Main with Size	HPG(*)	HPG
Water Main with Size	W(*)	
Sanitary Sewer with Size	S(*)	
Sanitary Manhole	⊘	
Storm Sewer with Size	ST(*)	
Storm Manhole	⊘	
Single Storm Sewer Intake		
Double Storm Sewer Intake		

(*) Denotes the survey quality service level for utilities

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	EB	EB
Electric Transformer	E	E
Traffic Sign		
Communication Pedestal	C	C
Communication Manhole	Ⓒ	Ⓒ
Communication Handhole	CH	CH
Fiber Optic Manhole	FO	FO
Fiber Optic Handhole	FO	FO
Gas Valve		
Gas Manhole	Ⓖ	Ⓖ
Gas Apparatus	G	G
Fence Post or Guard Post	●	●
Underground Storage Tank	UST	
Above Ground Storage Tank	AST	
Sign		
Satellite Dish		
Mailbox		
Sprinkler Head	+	+
Irrigation Control Valve	⋈ICV	⋈ICV
Soil Boring	B-2	
Test Hole Location for SUE w/ID		

UTILITY QUALITY SERVICE LEVELS

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.

UTILITY WARNING

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.

PRELIMINARY DESCRIPTION

THE EAST HALF OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT THAT PART DEEDED TO THE CITY OF GRIMES FOR RIGHT OF WAY AS RECORDED IN BOOK 19626, PAGE 867 IN THE POLK COUNTY RECORDER'S OFFICE.

BENCHMARKS

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

BM500 N=612378- E=1559594- Z=985.16
CUT 'X' SOUTH SIDE LIGHT POLE BASE NORTHWEST CORNER
SOUTH PARKING LOT TO PARK EAST OF SKATE PARK.

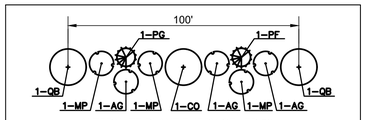
ZONING

HARVEST POINTE PUD

NOTE:

1. BUFFER MATERIAL FOR LOT 116 SHALL BE DEPENDENT UPON RESIDENTIAL OR COMMERCIAL USE AT TIME OF DEVELOPMENT.
2. ALL SUBDRAIN AND STORM SEWER IN REAR YARDS SHALL BE PRIVATE.
3. SANITARY SEWER FOR OUTLOT B/PARKLAND SHALL BE PROVIDED THROUGH AN EXTENSION WITH LOT 122 DEVELOPMENT.

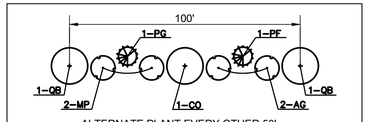
IOWA ONE CALL
1-800-292-8989 | 811
www.iowaonecall.com



ALTERNATE PLANT EVERY OTHER 50'

50' LANDSCAPE BUFFER TYPICAL SECTION

19TH STREET



ALTERNATE PLANT EVERY OTHER 50'

50' LANDSCAPE BUFFER TYPICAL SECTION

ALL OTHER BUFFERS

BULK REGULATIONS

SINGLE FAMILY RESIDENTIAL 60 FT LOTS (LOTS 1-11 & 88-96)

SETBACKS:
FRONT YARD = 30 FT
REAR YARD = 30 FT
SIDE YARD = 5 FT EACH SIDE (10 FT. TOTAL)
(2 FT POJECT OF NON-HABITABLE SPACE IS PERMITTED,
AS LONG AS PROJECTION MEETS FIRE/BUILDING CODES)

MIN. LOT WIDTH = 60 FT (+ 30 FT CORNER LOTS)
MIN. LOT AREA = 7,800 SF
MIN. DWELLING SIZE = 1,200 SF (RANCH) 1,400 SF (2 STORY)
MAX. BUILDING HEIGHT = 35 FT (2 STORIES)

GARAGE = 2 CAR MINIMUM

BUILDING MATERIALS = 20% OF FRONT FACADE SHALL BE BRICK, STONE OR MASONRY.

SINGLE FAMILY RESIDENTIAL 65 FT LOTS (LOTS 12-87 & 97-114)

SETBACKS:
FRONT YARD = 30 FT
REAR YARD = 30 FT
SIDE YARD = 5 FT EACH SIDE (10 FT TOTAL)
(2 FT PROJECT OF NON-HABITABLE SPACE IS PERMITTED,
AS LONG AS PROJECTION MEETS FIRE/BUILDING CODES)

MIN. LOT WIDTH = 65 FT (+ 30 FT CORNER LOTS)
MIN. LOT AREA = 8,450 SF
MIN. DWELLING SIZE = 1,200 SF (RANCH) 1,400 SF (2 STORY)
MAX. BUILDING HEIGHT = 35 FT (2 STORIES)

GARAGE = 2 CAR MINIMUM

BUILDING MATERIALS = 20% OF FRONT FACADE SHALL BE BRICK, STONE OR MASONRY.

MEDIUM - DENSITY RESIDENTIAL (LOTS 115-116)

SETBACKS:
PERIMETER = 30 FT
FRONT YARD = 20 FT FROM PRIVATE DRIVE/SIDEWALK
= 30 FT. FROM RIGHT-OF-WAY
SECONDARY FRONT = 10 FT FROM PRIVATE DRIVE/SIDEWALK
REAR YARD = 20 FT
SIDE YARD (BUILDING SEPARATION) = 16 FT
(2 FT PROJECT OF NON-HABITABLE SPACE IS PERMITTED,
AS LONG AS PROJECTION MEETS FIRE/BUILDING CODES)

MIN. DWELLING SIZE = 900 SF
MAX. BUILDING HEIGHT = 25 FT
MIN. LOT AREA = NONE (POSTAGE STAMP LOTS ALLOWED)
GARAGE = 1 CAR MINIMUM ON 40% MAX UNITS (OTHERS 2 CAR MIN.)
VISITOR PARKING = 1 SPACE/5 UNITS
MIN. OPEN SPACE = 40%
LANDSCAPING = 1 TREE / 1,000 SF OF OPEN SPACE REQUIRED
MAX. DENSITY = 12.0 UNITS / ACRE

BUILDING MATERIALS = 25% OF FRONT FACADE SHALL BE BRICK /
STONE / MASONRY / NICHIHA MATERIALS.
=ELEVATIONS SHALL VARY IN COLOR, SIDING TEXTURES
AND BRICK / STONE/ MASONRY / NICHIHA MATERIALS.

MIXED MEDIUM- DENSITY AND HIGH-DENSITY RESIDENTIAL (LOT 122)

DENSITY - THE MAXIMUM DENSITY WITHIN THE MIXED MEDIUM-DENSITY AND HIGH-DENSITY RESIDENTIAL AREA SHALL BE 570 TOTAL UNITS.

200 FT BUFFER - UNITS WITHIN (200) FEET OF WESTERN BOUNDARY OF THE MIXED MEDIUM-DENSITY AND HIGH-DENSITY RESIDENTIAL AREA SHALL BE CONSTRUCTED AS MEDIUM-DENSITY TOWNHOME BUILDINGS TO PROVIDE A TRANSITION BETWEEN THE SINGLE-FAMILY TO THE WEST AND ANY PROPOSED MULTI-FAMILY BUILDINGS.

BULK REGULATIONS

HIGH - DENSITY RESIDENTIAL (LOTS 117 & 121)

SETBACKS:
FRONT PERIMETER = 30 FT
REAR PERIMETER = 20 FT
SIDE PERIMETER = 10 FT

BUILDING SEPARATION = 16 FT (2 FT PROJECT OF NON-HABITABLE SPACE IS PERMITTED,
AS LONG AS PROJECTION MEETS FIRE/BUILDING CODES)

MIN. DWELLING SIZE = 400 SF
MAX. BUILDING HEIGHT = 50 FT (4 STORIES)
PARKING REQUIRED = OFF STREET PARKING SHALL BE PROVIDED IN
ACCORDANCE WITH GRIMES ZONING ORDINANCE.
MIN. OPEN SPACE = 40%
LANDSCAPING = 1 TREE / 1,000 SF OF OPEN SPACE REQUIRED
MAX DENSITY = 18.0 UNITS / ACRES
MAX UNITS = 268 UNITS

BUILDING MATERIALS = CEMENTIOUS SIDING MATERIALS (SIMILAR TO JAMES HARDIE OR LP SMART SIDE)
= ANY PUBLIC RIGHT-OF-WAY FACING FACADES WILL REQUIRE 50% BRICK / STONE /
MASONRY / NICHIHA MATERIALS (25% NON PUBLIC RIGHT-OF-WAY FACING FACADES)

COMMERCIAL (LOTS 118-120)

SETBACKS:
FRONT YARD = 25 FT
REAR YARD = 25 FT
SIDE YARD (EXTERNAL) = 10 FT
SIDE YARD (INTERNAL) = 0 FT IF BUILDING IS NOT CONSTRUCTED ON THE PROPERTY LINE THEN
5 FT MINIMUM SHALL BE PROVIDED.

BUILDING SEPARATION = 10 FT
MAX. BUILDING HEIGHT = 45 FT (3 STORIES)
PARKING REQUIRED = OFF-STREET PARKING SHALL BE PROVIDED IN ACCORDANCE WITH
GRIMES ZONING ORDINANCE.
MIN. OPEN SPACE = 20%
LANDSCAPING = 1 TREE / 1,000 SF OF OPEN SPACE REQUIRED

PARKLAND DEDICATION

PARKLAND REQUIRED = 6.5 ACRES / 1000 RESIDENTS = 0.0065 ACRES / RESIDENT

SINGLE FAMILY = 3 RESIDENTS / LOT x 114 LOTS = 342 RESIDENTS

MEDIUM DENSITY (6.14 AC x 12.0 UNIT / ACRE MAX = 73.68 UNITS)
= 1.75 RESIDENTS / UNITS x 73.68 UNITS = 129 RESIDENTS

HIGH DENSITY (5.73 AC x 18.0 UNIT ACRE MAX = 103 UNITS)
= 2.0 RESIDENTS / UNITS x 103 UNITS = 206 RESIDENTS

MIXED USE RESIDENTIAL (570 UNITS)
285 UNITS x 1.75 RESIDENTS / UNIT = 499 RESIDENTS
285 UNITS x 2.00 RESIDENTS / UNIT = 570 RESIDENTS

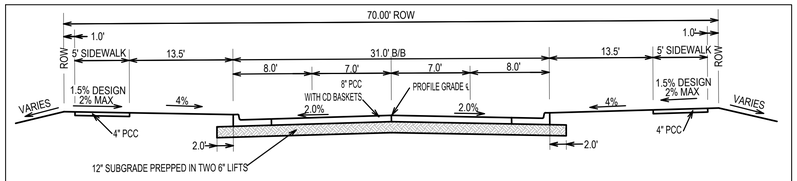
* TOTAL PARKLAND REQUIRED = 1,746 RESIDENTS x 0.0065 ACRES /RESIDENT
= 11.35 ACRES

TOTAL PARKLAND PROVIDED = 12.95 AC

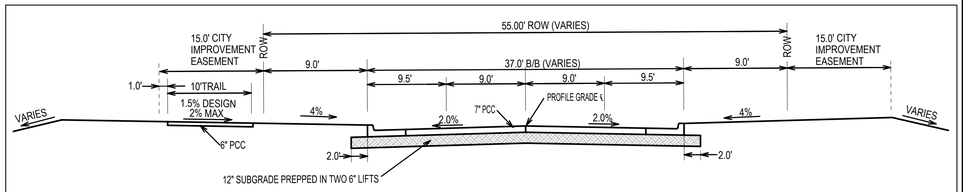
* NOTE: TOTAL AMOUNT OF PARKLAND REQUIRED IS BASED ON MAXIMUM DENSITY BEING PROVIDED IN THE MEDIUM AND HIGH DENSITY RESIDENTIAL AREAS. ACTUAL AMOUNT OF PARK LAND REQUIRED FOR THE RESIDENTIAL AREA WILL BE BASED ON ACTUAL UNITS WITH SITE DEVELOPMENT.

LOTS DEDICATED TO THE CITY

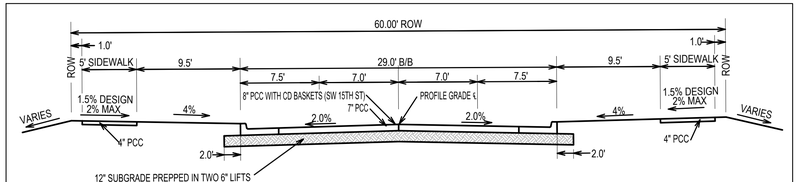
OUTLOT A, OUTLOT B AND ALL STREET LOTS FOR RIGH-OF-WAY



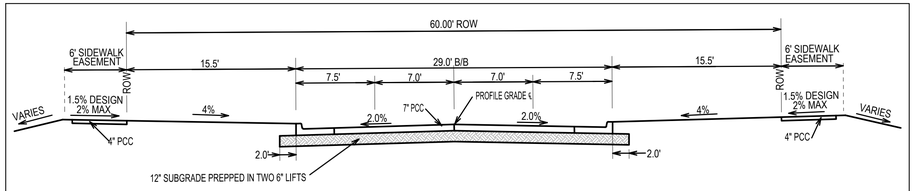
31' B/B PCC ROADWAY WITH 70' ROW CROSS-SECTION
SW 15TH ST (EAST OF SINGLE FAMILY)



37' B/B PCC ROADWAY WITH 55' ROW CROSS-SECTION
SW 11TH ST



29' B/B PCC ROADWAY WITH 60' ROW CROSS-SECTION
SW 15TH ST, SW 18TH ST, SW HICKORY GLN, SW HARVEST DR,
SW SUNSET LN, SW MAPLEWOOD DR



29' B/B PCC ROADWAY WITH 60' ROW WITH 5' SIDEWALK EASEMENT
SW NORTON ST

MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	4-3-25	JWM

Engineer: EDC | Checked By: EDC | Scale: 1" = NONE
Technician: JWM | Date: 3-3-25 | T-R-S: TTN-RRW-SS
Project No: 124.1146.01 | Sheet C101

GRIMES, IA

HARVEST POINTE

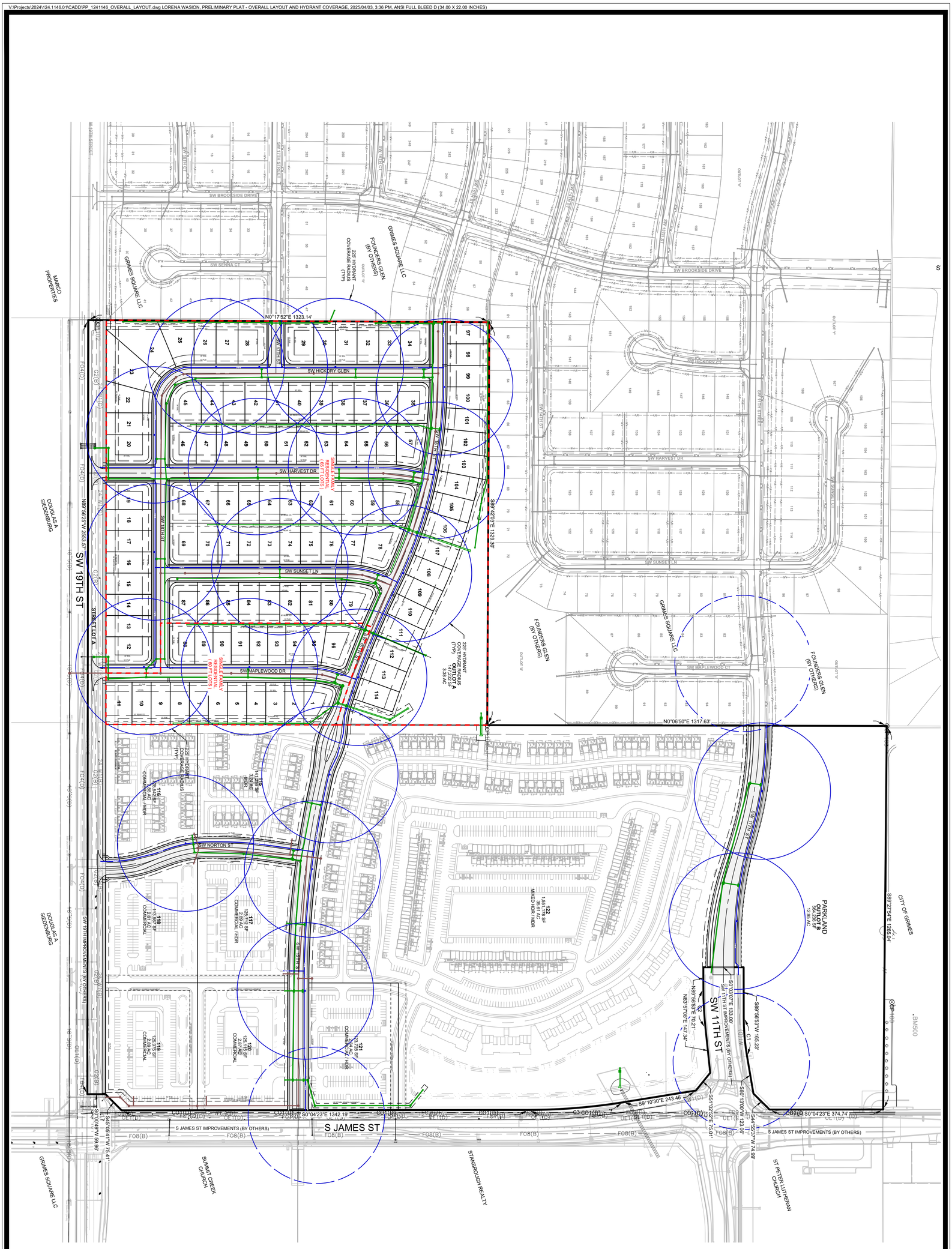
PRELIMINARY PLAT - PROJECT INFORMATION

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

SNYDER & ASSOCIATES

Project No: 124.1146.01
Sheet C101

V:\Projects\2024\124.1146\01CAD\PP - 124.1146 TSH.dwg LORENA VIASON, PRELIMINARY PLAT - PROJECT INFORMATION, 2025/04/03, 3:34 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



0 FEET 150

SNYDER & ASSOCIATES

HARVEST POINTE

PRELIMINARY PLAT - OVERALL LAYOUT AND HYDRANT COVERAGE

GRIMES, IA

Project No: 124.1146.01

Sheet C200

SNYDER & ASSOCIATES, INC.

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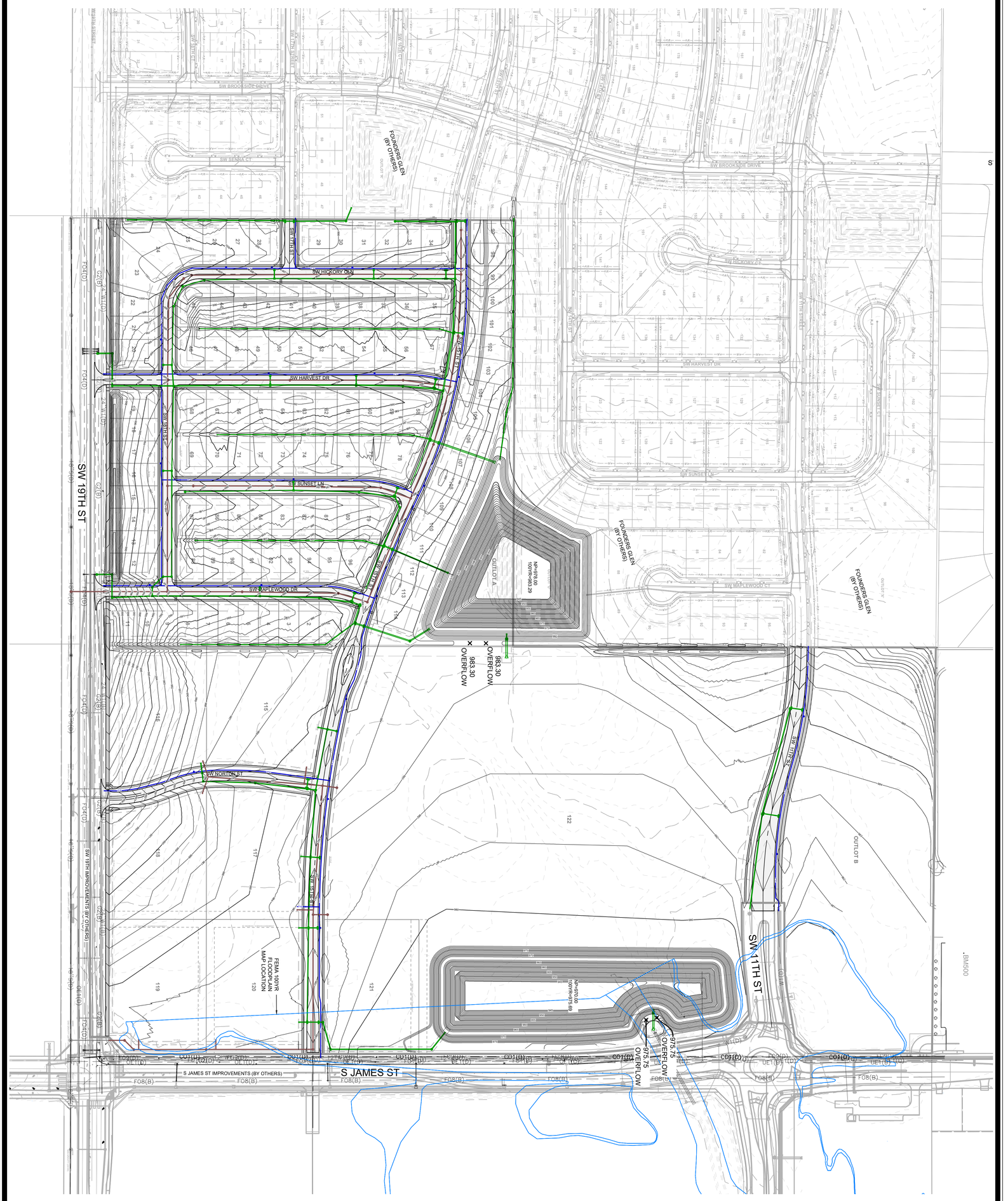
MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	4-3-25	JWM

Engineer: EDC | Checked By: EDC | Scale: 1" = 150'

Technician: JWM | Date: 3-3-25 | T-R-S: TTN-RRW-SS

Project No: 124.1146.01 | Sheet C200

V:\Projects\2024\124.1146.01\CADD\PP_1241146_OVERALL_GRA.dwg LORENA WASION, PRELIMINARY PLAT - OVERALL GRADING PLAN, 2025/04/03, 3:37 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



HARVEST POINTE

PRELIMINARY PLAT - OVERALL GRADING PLAN

GRIMES, IA

MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	4-3-25	JWM

Engineer: EDC | Checked By: EDC | Scale: 1" = 150'

Technician: JWM | Date: 3-3-25 | T-R-S: TTN-RRW-SS

Project No: 124.1146.01 | Sheet C201

SNYDER & ASSOCIATES, INC.

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Project No: 124.1146.01

Sheet C201

SW 14TH ST

FOUNDERS GLEN
(BY OTHERS)

OUTLOT 'O'

NP=978.00
100YR=983.45

OUTLOT A
147,232 SF
3.38 AC

30' STORM AND OVERLAND FLOWAGE EASE

10' STORM AND OVERLAND FLOWAGE EASEMENT

SW 15TH ST

SW HICKORY GLEN

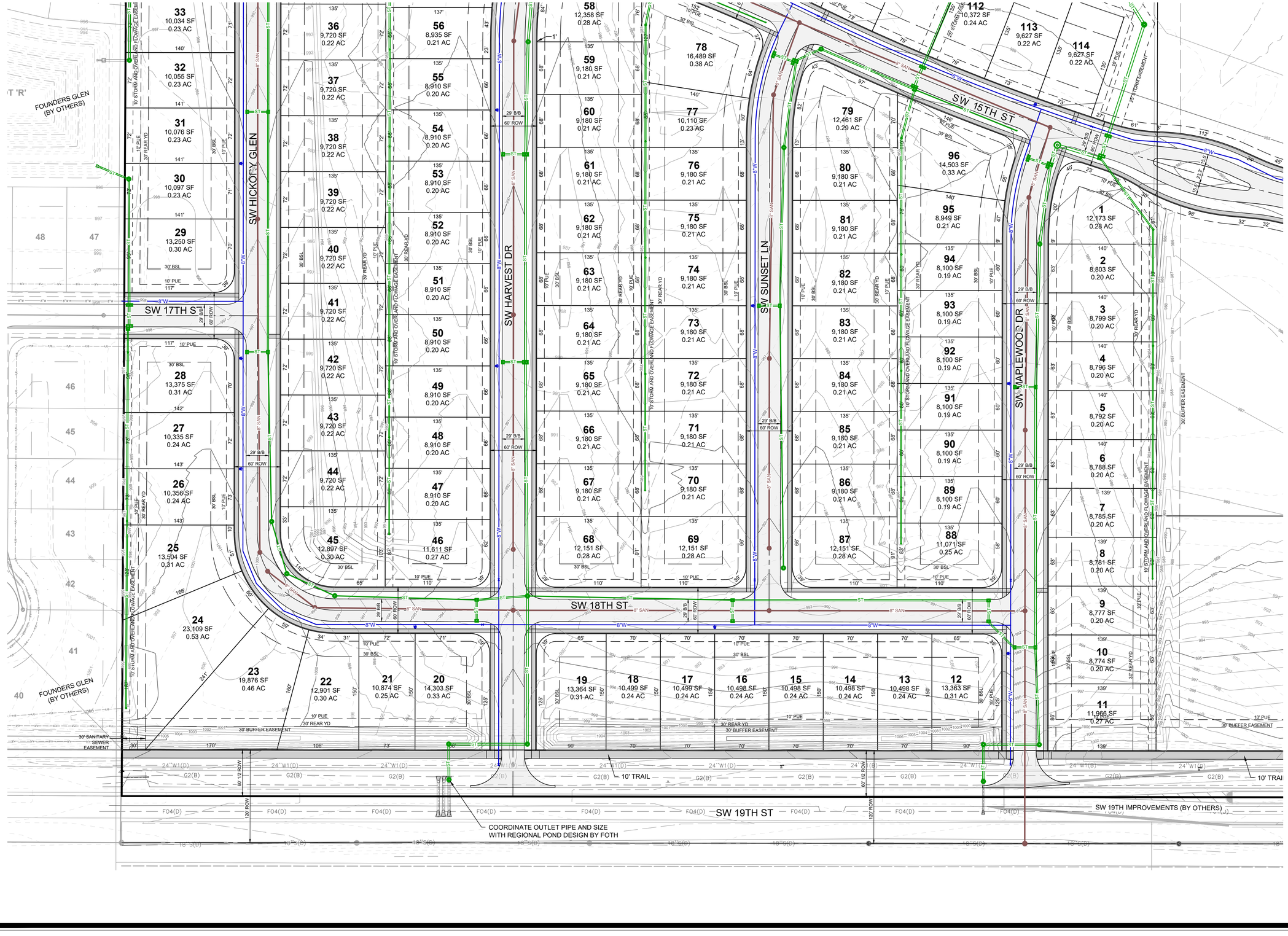
SW HARVEST DR

SW SUNSET LN

SW MAPLEWOOD DR

SW 17TH S

| | | |



MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	4-3-25	JWM
Engineer: EDC	Checked By: EDC	Scale: 1" = 60'	
Technician: JWM	Date: 3-3-25	T-R-S: TTN-RRW-SS	

Project No: 124.1146.01

Sheet C301

GRIMES, IA

HARVEST POINTE

PRELIMINARY PLAT - LAYOUT PLAN

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
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Project No: 124.1146.01

Sheet C301

V:\Projects\2024\124.1146.01\CADD\PP 124.1146_LAYOUT.dwg LORENA WASKOM, PRELIMINARY PLAT - LAYOUT PLAN, 2025/04/03, 3:39 PM, ANSI FULL BLEED D (24.00 X 22.00 INCHES)

MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	4-3-25	JWM

Engineer: EDC | Checked By: EDC | Scale: 1" = 60'
Technician: JWM | Date: 3-3-25 | T-R-S: TTN-RRW-SS

Project No: 124.1146.01

Sheet C302

GRIMES, IA

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HARVEST POINTE

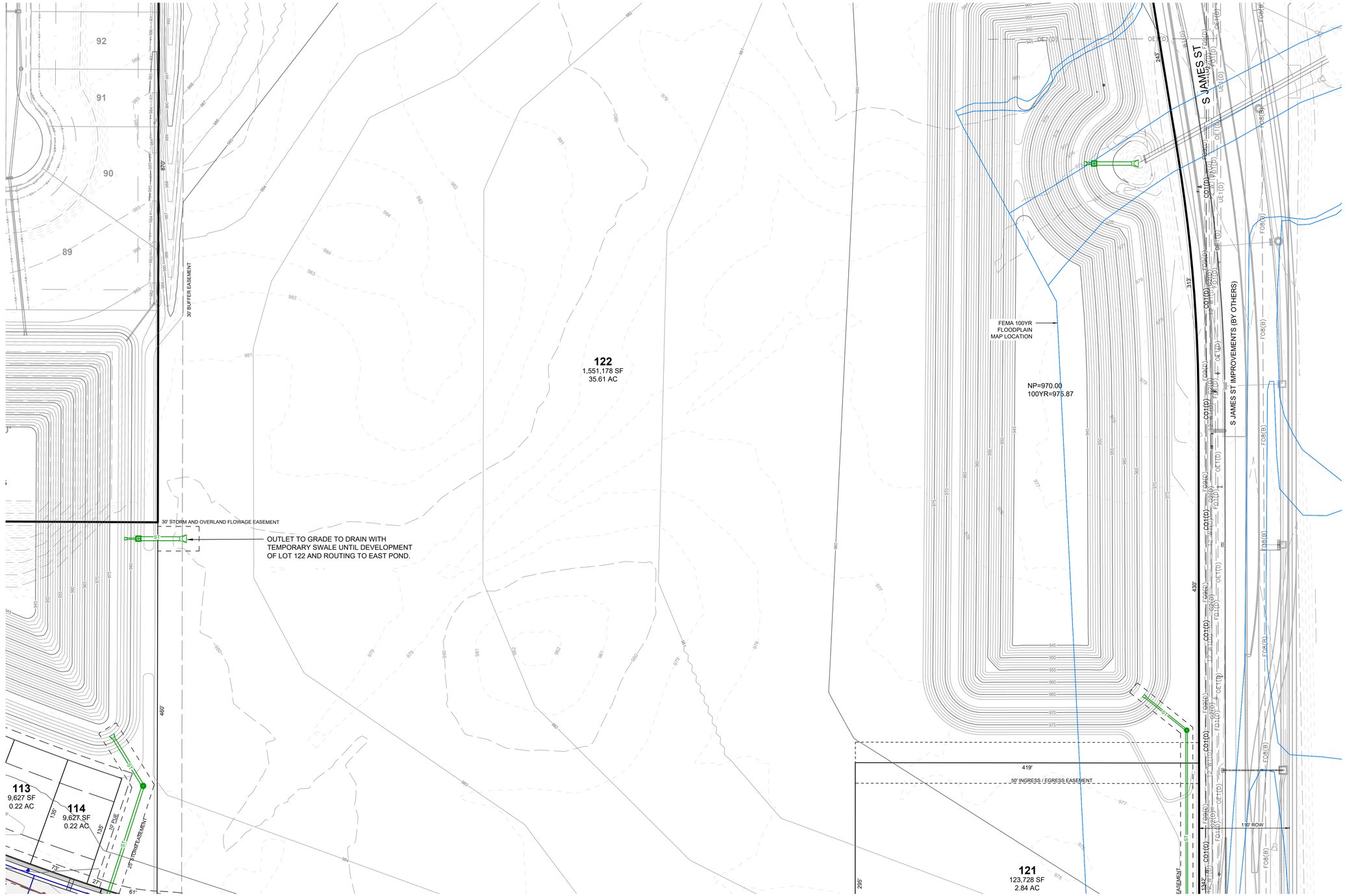
PRELIMINARY PLAN - LAYOUT PLAN

SNYDER & ASSOCIATES

Project No: 124.1146.01

Sheet C302

V:\Projects\2024\124.1146.01\CAD\DPP\ 124.1146 LAYOUT.dwg LORENA WASON, PRELIMINARY PLAN - LAYOUT PLAN, 2025/04/03, 3:40 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	4-3-25	JWM

Engineer: EDC | Checked By: EDC | Scale: 1" = 60'

Technician: JWM | Date: 3-3-25 | T-R-S: TTN-RRW-SS

Project No: 124.1146.01

Sheet C303

GRIMES, IA

HARVEST POINTE

PRELIMINARY PLAT - LAYOUT PLAN

SNYDER & ASSOCIATES, INC.

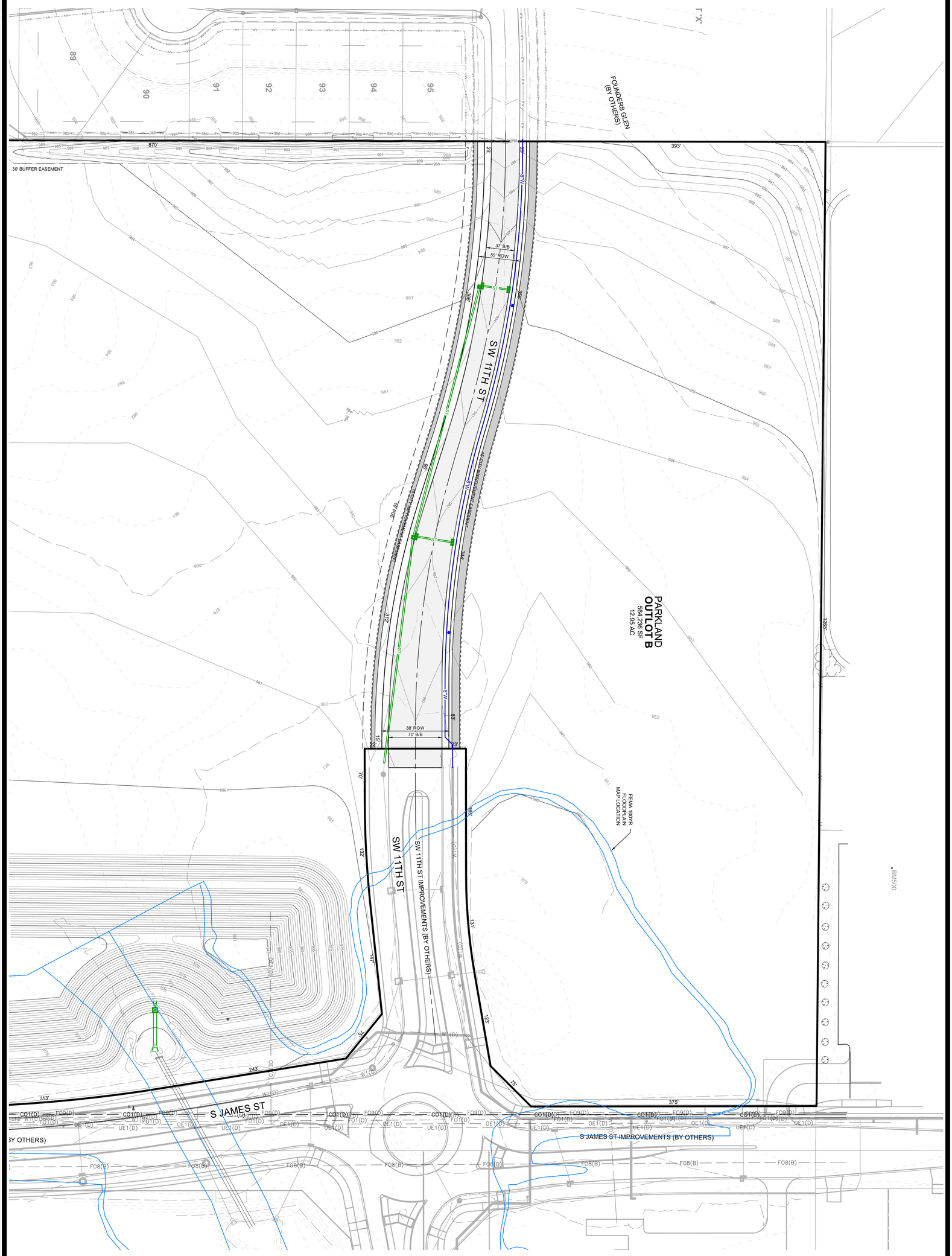
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515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 124.1146.01

Sheet C303

V:\Projects\2024\124.1146.01\CAD\PP* 124.1146 LAYOUT.dwg LORENA WASON, PRELIMINARY PLAT - LAYOUT PLAN, 2025/04/03, 3:40 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



HARVEST POINTE

PRELIMINARY PLAT - LAYOUT PLAN — **GRIMES, IA**

SNYDER & ASSOCIATES, INC.

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Technician: JWM | Date: 3-3-25 | T-R-S: TTN-RRW-SS
Project No: 124.1146.01 | Sheet C304

Project No: 124.1146.01
Sheet C304