

Planning and Zoning Commission Agenda

Grimes Planning and Zoning Commission
May 6, 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. Learning Care Group Site Plan
2. Ziggi's Coffee Site Plan
3. 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 Monday, April 7, 2025 at 5:33 P.M.

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

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

Absent: Adam Bunge

A. GENERAL AGENDA ITEMS

1. Call to Order
2. Roll Call
3. **APPROVAL OF THE AGENDA**
   Motion by Lickteig, Second by Patterson, 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 March 4, 2025 meeting
   Roll call: Ayes-All: Nays-0 Motion passes: 4-0

B. PUBLIC AGENDA ITEMS

Lutheran Church of Hope Site Plan Amendment

Staff member Hoodjer presents the details of the proposed Site Plan Amendment located at 1335 NE Beaverbrook Blvd. The request is for a 13,329 sq ft building addition and parking lot expansion. The existing building has terracotta tile, and the proposed elevations will have textured precast concrete. They are not able to use terracotta due to maintenance issues. Hoodjer passes around a picture to the commission of what the textured concrete will look like.

The Commission discussed the proposal and asked questions of staff.

Motion by Patterson, Second by Lickteig to approve Lutheran Church of Hope Site Plan Amendment

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

C. PUBLIC AGENDA ITEMS

SMI-AWS Fab Facility Cold Storage Building Site Plan Amendment

Staff member Hoodjer presents the details of the proposed Site Plan Amendment located at 1250 SE 25th St. The Applicant is requesting to construct an 8,025 cold storage building. The structure will have grey flat metal panels and brick, matching the existing building. They will also be installing a storm sewer pipe and redo the paving in front.

The Commission discussed the proposal and asked questions of staff.

Motion by Lickteig, Second by Reiland to approve SMI-AWS Fab Facility Cold Storage Building Site Plan Amendment
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

D. PUBLIC AGENDA ITEMS

Founders Glen Preliminary Plat

Staff member Martin presents the details of the proposed Preliminary Plat located at the NE corner of SW County Line Rd and SW 19th St. The proposal is for single-family lots, development outlots, parkland, and private detention. Extension of SW 11th St and SW Brookside Dr will be constructed.

The Commission discussed the proposal and asked questions of staff.

Motion by Lickteig, Second by Reiland to approve Founders Glen Preliminary Plat
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

E. PUBLIC AGENDA ITEMS

Harvest Pointe Preliminary Plat

Staff member Martin presents the details of the proposed Preliminary Plat located at the NW Corner of S James St and SW 19th St. The proposal is for single-family lots, development lots, an outlot and an outlot for private detention. The detention basin will be shared with Harvest Pointe and Founders Glen.

The Commission discussed the proposal and asked questions of staff.

Motion by Patterson, Second by Lickteig to approve Harvest Pointe Preliminary Plat

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

F. **PUBLIC FORUM – None**

G. **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 May 6, 2025

Meeting is adjourned at 5:58 p.m.

_____

Chairperson Signature

_____

Clerk Signature

Planning & Zoning Staff Report

CITY OF GRIMES

DATE

May 6, 2025

PROJECT NAME

Learning Care Group

Preliminary Plat & Site Plan

APPLICANT

Oppidan

REQUESTED ACTION

Approval of a site plan for a 10,273 sf daycare with outdoor play area

LOCATION

100 NE 18th Street

ZONING

R-4 (Heritage 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	Neighborhood Commercial	R-4
North	Commercial	High-Density Residential	R-3
South	Civic	Neighborhood Commercial	R-4
East	Greenway	Park	Park
West	Single-Family	Low-Density Residential	R-2 70

PARKS

The Parks & Trails Master Plan shows a trail along the south side of the property along NE Beaverbrooke Blvd and along N James Street. Both trails are existing today.

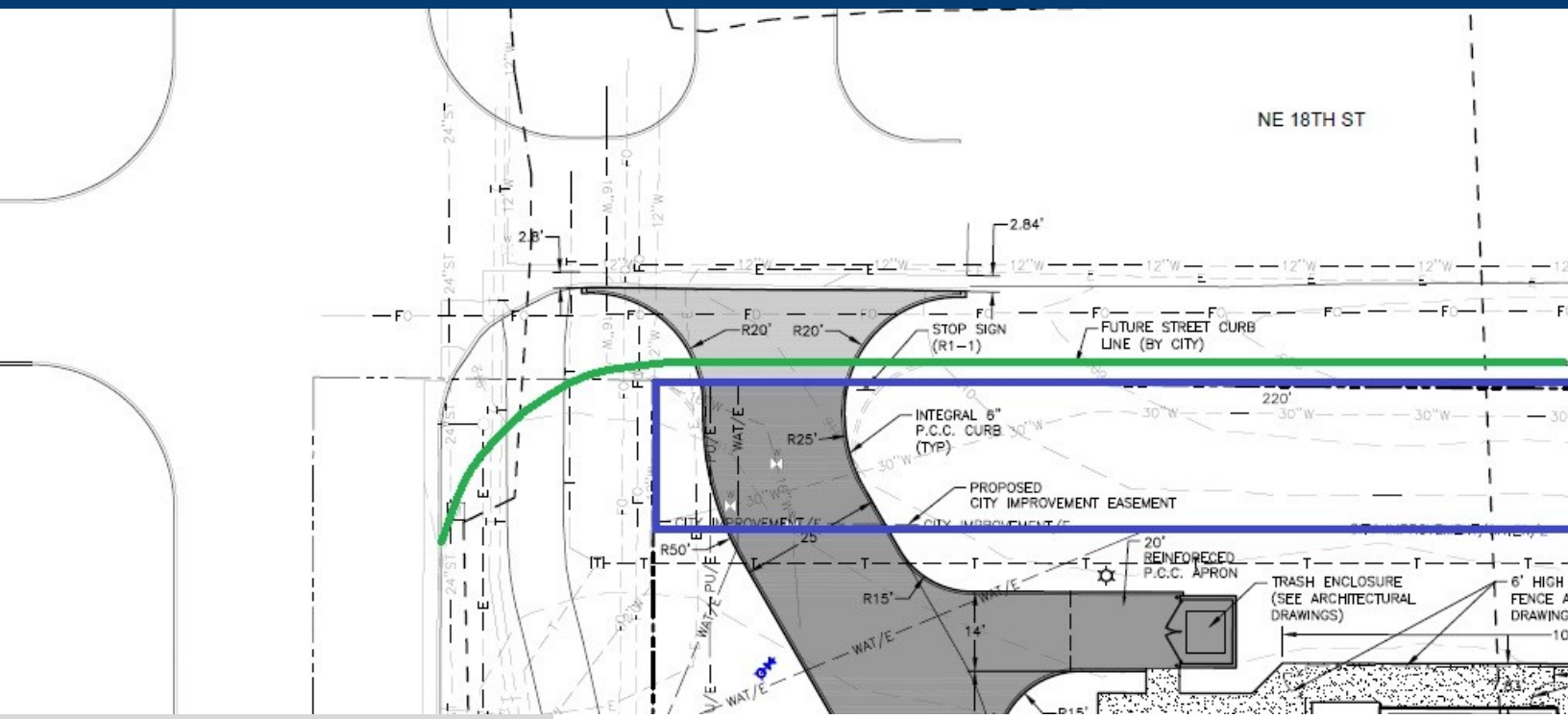
The site is commercial, therefore no parkland dedication is required.



Future Land Use Map

The proposed daycare use is consistent with the neighborhood commercial land use as it is a low-impact commercial use that provides a service to the neighborhood, will provide pedestrian connectivity, relatively low impervious surface coverage, and a layout that will keep the outdoor activities away from nearby residential properties.

Relation to Studies & Legal



RELATION TO STUDIES

James Street Corridor Study—Based on access spacing requirements in the James Street Corridor Study and the Grimes Street Design Guide, no additional access to N James Street and NE Beaverbrooke Blvd is permitted.

FUTURE IMPROVEMENTS

The City desires to realign NE 18th Street on the north side of the property to align with existing NW 18th Street on the west side of N James Street. Aligning the streets will reduce conflict between vehicular movements in the intersection. The green line on the drawing above will be the future street curb location for NE 18th Street.

Legal

The site is subject to the Heritage PUD for zoning requirements.

The plan has been reviewed by and received approval from the Heritage Review Committee.

The City will obtain a city improvement easement with the site plan along the north side of the property for construction of the future street improvements on NE 18th Street, which would include a trail to connect from N James Street to the trail within the greenway to the east. The proposed easement area is shown in blue on the drawing above.

Site Layout

PRELIMINARY PLAT

The property is proposed to be subdivided into two lots: one for the daycare and one for future development on the south side of the property. Each lot will be required to meet the bulk regulations, parking, and landscaping requirements independently. A concept plan is shown for Lot 2 to demonstrate that the lot can meet the minimum requirements. Easements for storm sewer, sanitary sewer, and ingress/ egress are proposed.

ACCESS

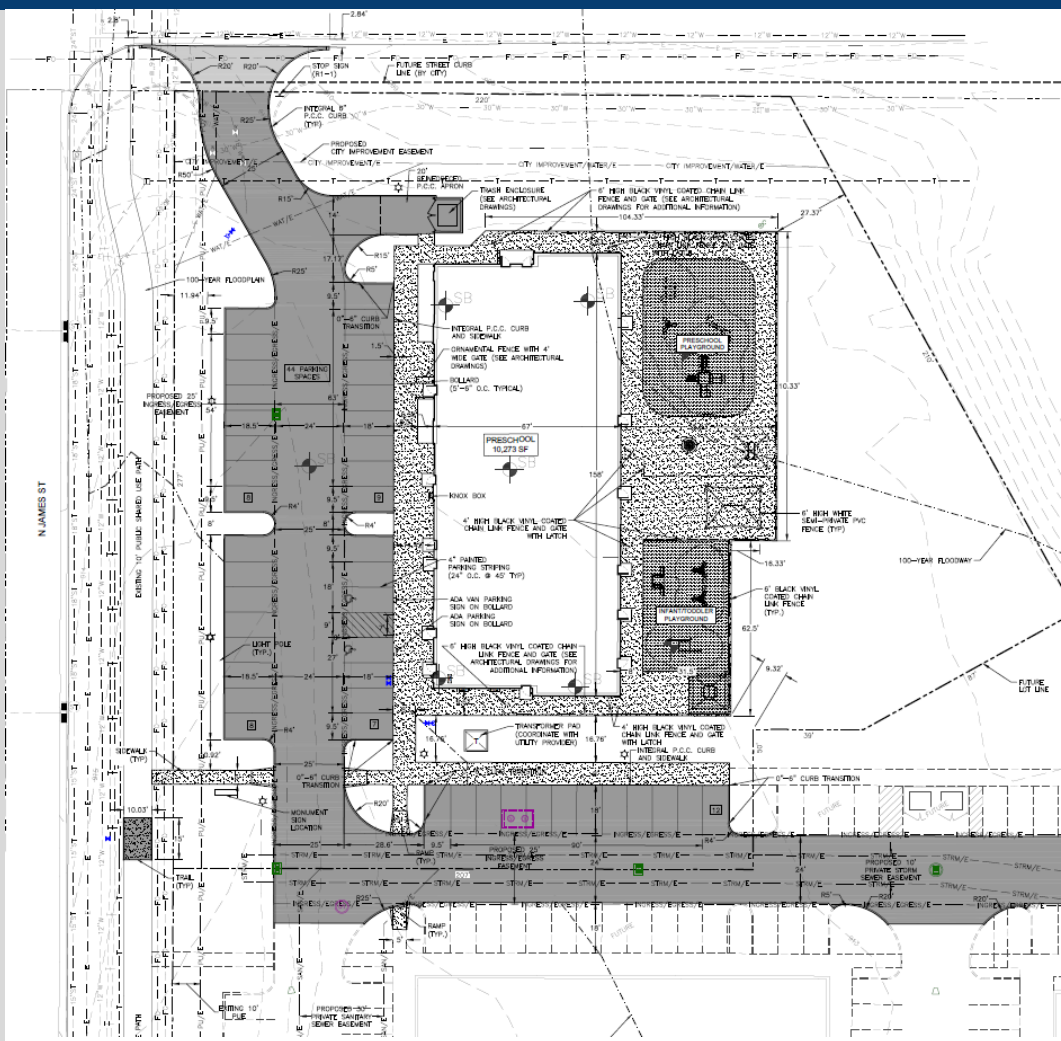
The site will have access from NE 18th Street and NE Beaverbrooke Blvd. The driveway connection from the daycare site through Lot 2 to NE Beaverbrooke Blvd will be constructed with the site plan. Ten-foot trails abut the property along NE Beaverbrooke Blvd and N James Street. A private sidewalk connection will connect from the trail along N James Street into the site.

OUTDOOR PLAY AREA

An outdoor play area will be provided with playgrounds and shade structures, and surrounded with a black vinyl coated chainlink fence.

LIGHTING

Decorative parking lot lighting will be provided in compliance with the Heritage PUD requirements.



Parking Calculation Table

Required	Proposed
31 spaces 3 spaces/1000 sf	44 spaces

PARKING:

The site provides more than the maximum parking spaces. Therefore, justification for the added parking is required along with additional open space equal to the added pavement for the parking. Based on the proposed 26 staff members, only 5 spaces would be vacant during pick-up and drop-off times if the minimum parking count were to be provided. Learning Care operates over 1,000 locations across the country and has found that 44 spaces is sufficient for their operation to avoid under parking and over parking their sites. The site has 66% open space, well over the minimum requirement, and meets the requirements of the maximum parking provision.

Utilities & Landscaping

SANITARY & WATER

Sanitary service will extend from the existing stub along NE Beaverbrooke Blvd and a grease interceptor will be provided. Water service will connect from existing water main along N James Street. The building will have a fire suppression system. Therefore, a fire service line and fire department connection will be provided.

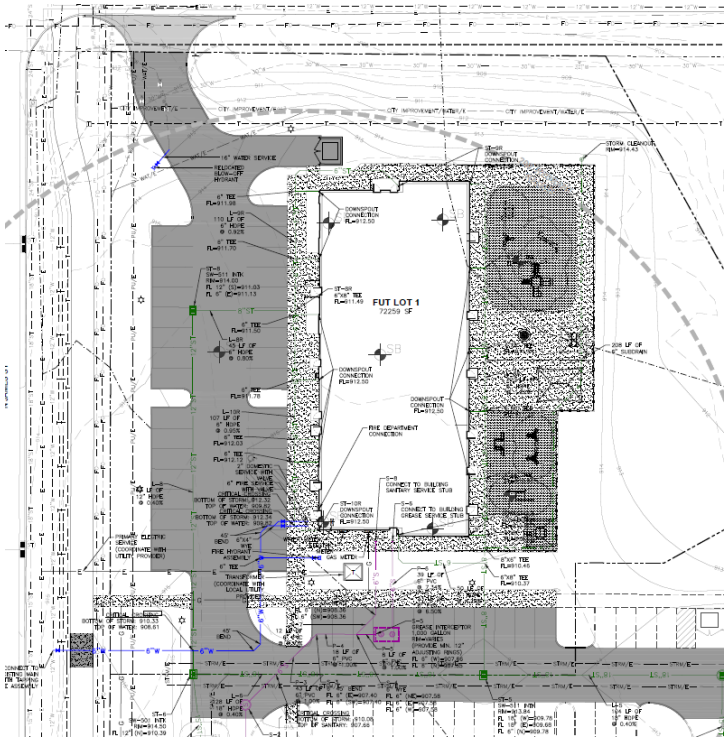
STORM WATER

The site is served by the regional detention basin to the east of the site.

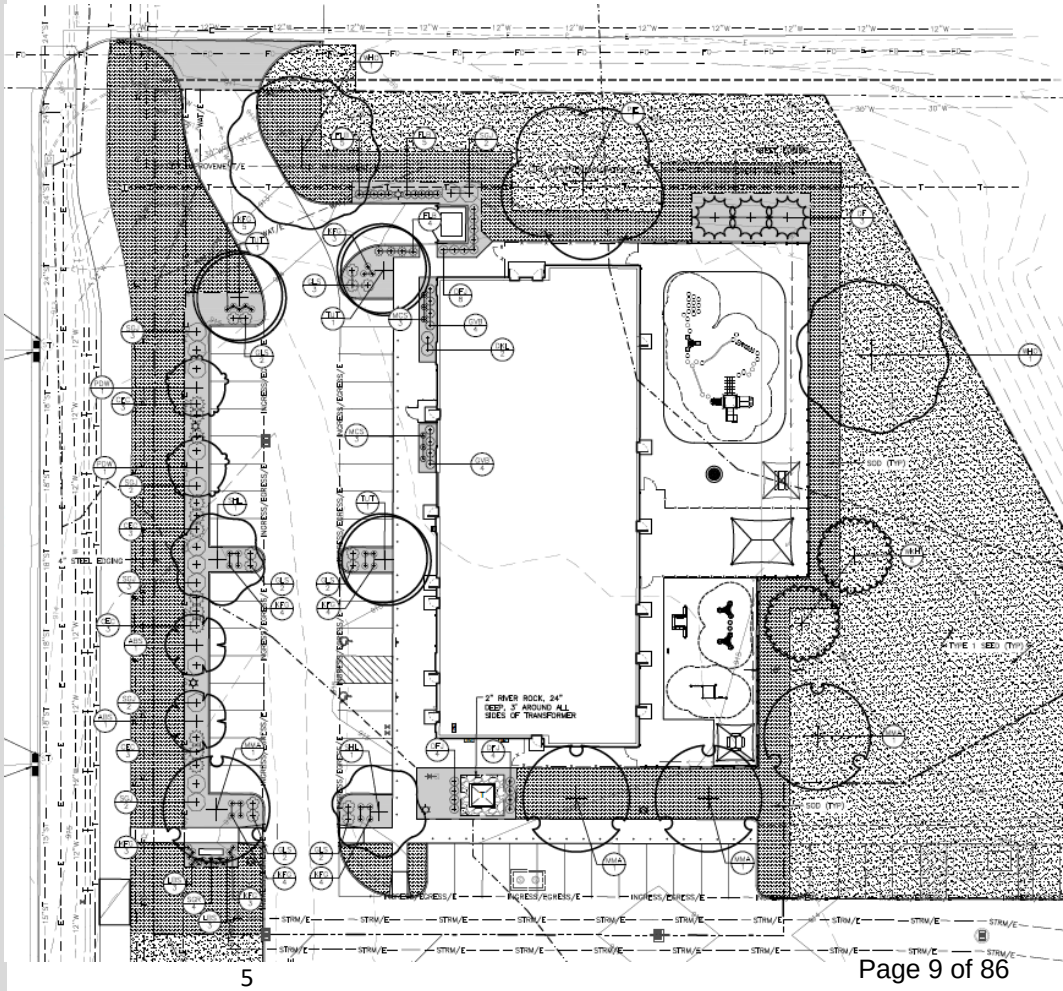
LANDSCAPING

The site will provide landscape plantings in compliance with the Heritage PUD requirements, including street frontage trees and landscape island plantings. Due to the site layout and garbage truck access needs, the dumpster doors will face N James Street. However, additional plantings will be provided to screen the dumpster enclosure from N James Street.

Utilities Map



Landscaping Plan



Architecture

BUILDING & ELEVATIONS

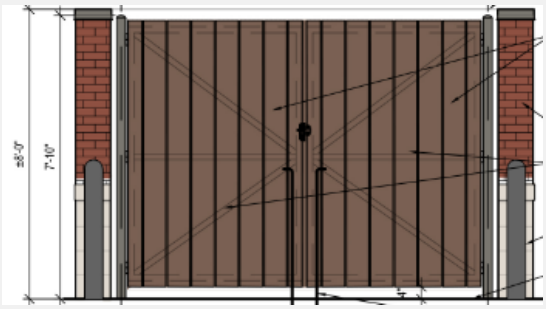
The building will be constructed with brick and split face CMU block, with Hardie siding accents. The roof will be pitched with asphalt shingles and incorporate dormers with windows and gables. Three metal canopies will be provided across the front of the building. Roof-mounted equipment will be screened by a parapet wall with Hardie siding.

DUMPSTER ENCLOSURE

The dumpster enclosure will be constructed with brick and split face CMU block to match the building with metal-framed composite gates.

LIGHTING

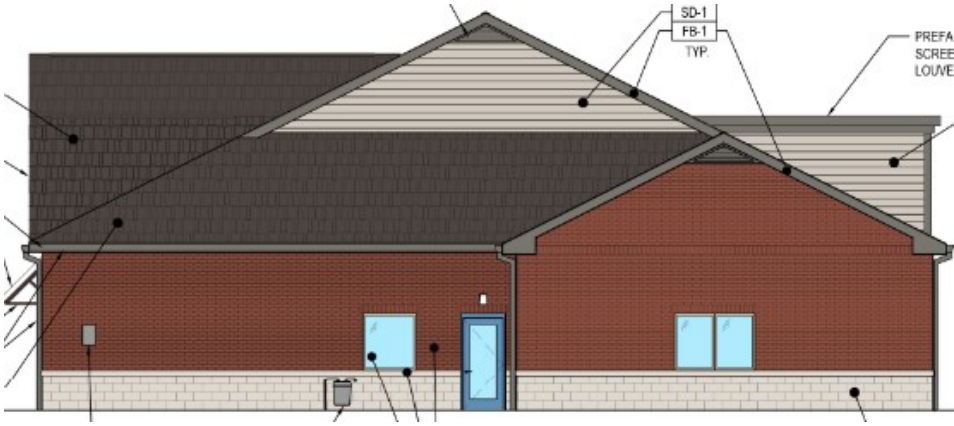
Wall-mounted lighting will be placed above all man doors.



South Elevation



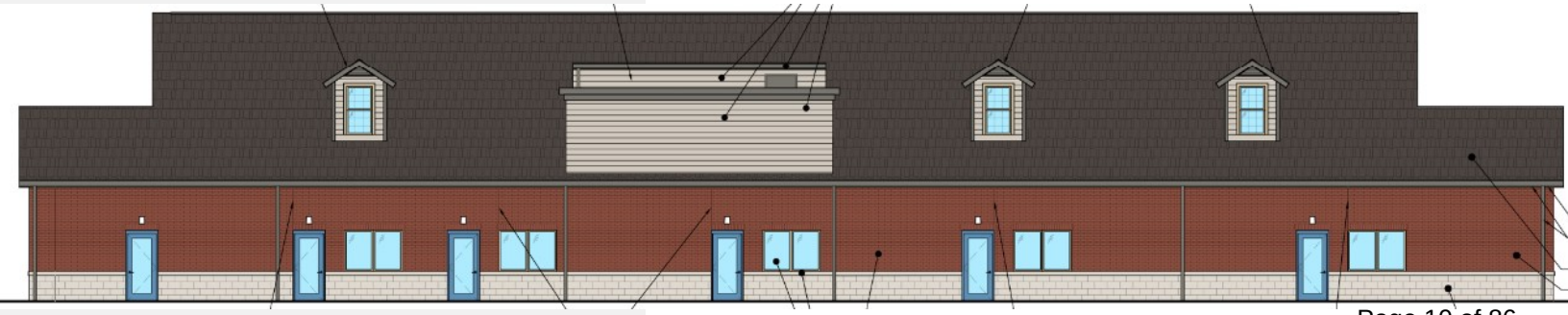
North Elevation



West Elevation



East Elevation



Conclusion

STAFF RECOMMENDATION

Staff recommend approval of the Learning Care Group preliminary plat and site plan subject to remaining staff comments.

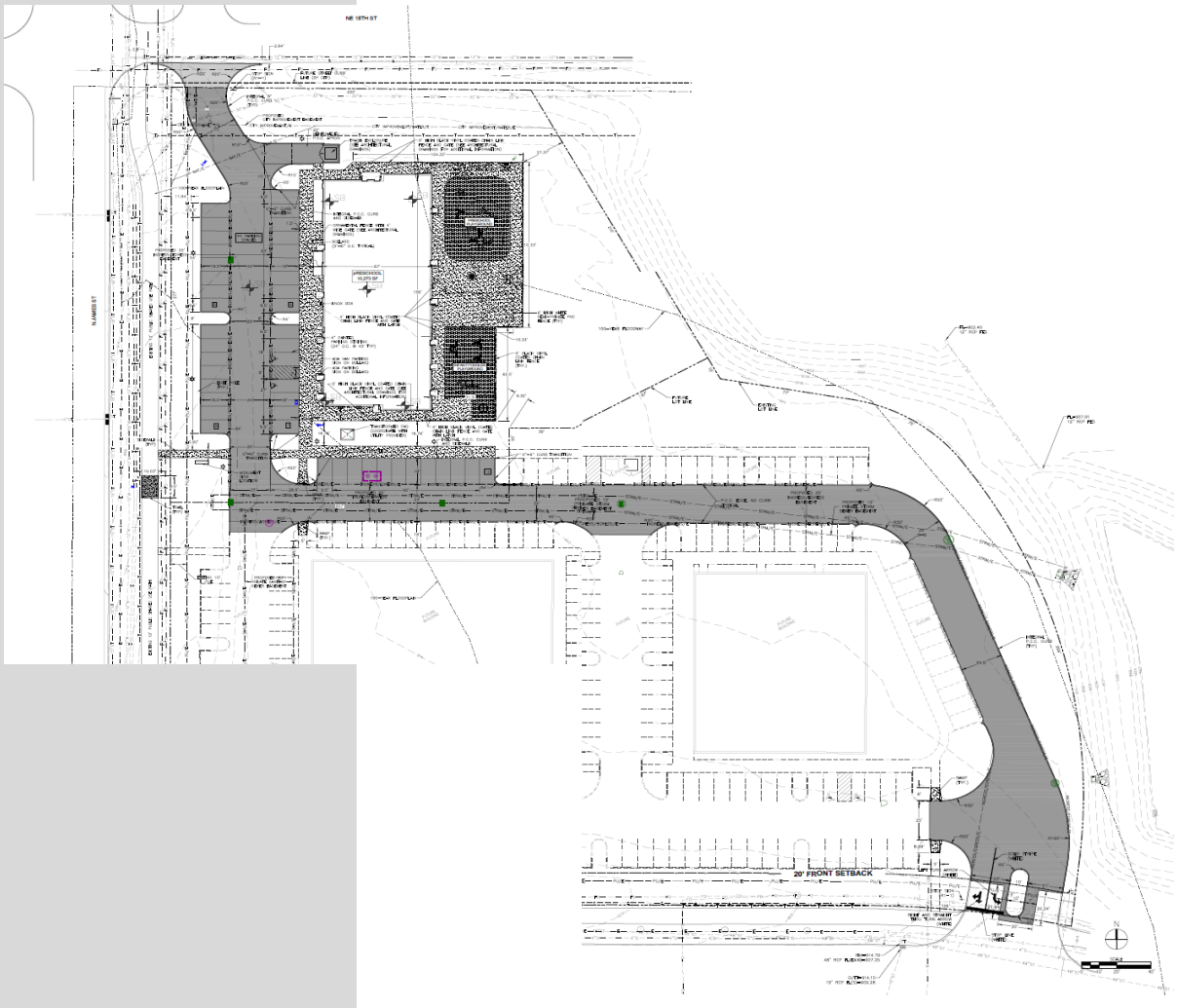
Conclusion

A 10,273 sf daycare facility with outdoor play area is proposed.

The building will be constructed with brick and split face CMU block with Hardie siding accents. The building will also have canopies on the front and dormers on the roof.

The property will be divided into two lots: one for the daycare and one for future development to the south.

A city improvement easement will be established along the north side of the lot for future improvements to realign NE 18th Street with NW 18th Street across N James Street.



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

~~March 26, 2025~~
~~April 10, 2025~~
April 28, 2025

Civil Design Advantage
Attn: Kris Bower
4121 NW Urbandale Drive
Urbandale, IA 50323

RE: Learning Care Group Site Plan

Dear Kris:

The Development Services Department is in receipt of a proposed Site Plan for Learning Care Group. Based on the review of the submitted materials, staff have the following comments:

General Comments:

1. Provide $250 SWPPP review fee.

2. Provide a SWPPP for review. The SWPPP checklist is provided.

3. ~~Staff are verifying the SWMP fee with our consultant. $600 was provided but may need to be $1200.~~

4. ~~SWMP comments will be provided later this week.~~

5. ~~Any Heritage Review Committee comments will be provided.~~

6. Observation fee schedule template will be provided with the final site plan review comments.

7. Preconstruction packet will be provided upon receipt of the final plans.

8. 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

9. As-builts are required to be provided upon completion of construction and are required to provide the information as noted in the as-built policy provided.

10. The plan shows a street lot to be dedicated to the City. Staff is proposing to establish a city improvements easement over the existing water main easement rather than requiring the property to be dedicated to the City. The easement would allow the City to install street and trail improvements as necessary and the improvements would occur in the same area as the water main easement, where improvements are restricted. The driveway would still be permitted to cross into the easement. The easement template is provided. Please provide the draft copy for review. The easement will be approved through Council with the site plan.

~~11. Standards notes are provided.~~

12. Provide floodplain permit.

~~13. The parking lot lighting does not follow the requirements of the Heritage PUD. Decorative lighting is required. Please provide lighting spec accordingly.~~

14. How will mailbox be provided? Will there be a common location for all future lots? Mailboxes are required to be ADA accessible. Please coordinate the location with the post office and show the location on the site plan. Confirm the mailbox location is acceptable with the post office. A cluster box may be required to be shared with future Lot 2.

~~15. Will the business have branded business vehicles parked onsite? Should branded business vehicles be planned in the future, no more than 3 branded business vehicles can be parked in the parking lot. Any vehicles in addition to the permitted 3 vehicles would be required to be screened.~~

~~16. Provide erosion control plan.~~

~~17. Provide $2000 preliminary plat fee.~~

18. The LOMR was not updated in the 2019 flood mapping due to timing of the LOMR.

19. A template for the requested water main easement is provided. Please provide the draft copy for review. The easement will be approved through Council with the site plan.

~~20. Provide WRA approval for the grease interceptor.~~

Stormwater Management Plan (SWMP)

~~1. Storm Sewer Spreadsheet: Fix Slope on L-5R.~~

~~2. Once storm sewer spread sheet is finalized, a signed SWMP can be submitted.~~

Site Plan (SP)

~~1. C1.1: Should roof drain 8R be 6" or 8"?~~

~~2. C1.1: Add critical crossing label between 6" water service and L-8.~~

~~3. C4.1: Should roof drain 8R be 6" or 8"? There are several labels called out for a 6" x 8" tee where there's not an 8" pipe. If the lateral lines are 6" and not 8", provide pipe sizing calculations for the 6" segments.~~

~~4. C4.1: Add critical crossing label between 6" water service and L-8. Critical crossing label still missing.~~

HRC Review Committee ~~Staff believe these comments are addressed but have not heard from the HRC to confirm if they have any additional comments.~~

~~1. The Board is not in favor of EIFS in the design and would like to know what other options are available.~~

~~2. The front and rear elevations need to have some added design elements to break apart the extensive bare roofline. The East side will be visible to traffic moving East to West and the West side will be visible from all traffic moving North and South and West to East. Please add some dormers or cupolas. For example - the Kinder Care facility added some of these architectural elements to break apart the long roofline.~~

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

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: May 5, 2025
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: May 6, 2025 at 5:30

COUNCIL MEETING: May 27, 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

Building Comments Complete
04/25/2025 3:32:47 PM

PRELIMINARY PLAT/SITE PLAN FOR:

LEARNING CARE GROUP

100 NE 18TH STREET
GRIMES, IOWA

VICINITY MAP
NOT TO SCALE



GRIMES, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
C0.1	COVER SHEET
C1.1	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
C2.1–C2.2	DIMENSION PLAN
C3.1–C3.3	GRADING PLAN
C3.4	EROSION & SEDIMENT CONTROL PLAN
C4.1–C4.2	UTILITY PLAN
L1.1–L1.2	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED		EXISTING	
PROPERTY BOUNDARY		SANITARY MANHOLE	S
SECTION LINE		WATER VALVE BOX	W
CENTER LINE		FIRE HYDRANT	
RIGHT OF WAY	R/W	WATER CURB STOP	
BUILDING SETBACK		WELL	WELL
PERMANENT EASEMENT	P/E	STORM SEWER MANHOLE	ST
TEMPORARY EASEMENT	T/E	STORM SEWER SINGLE INTAKE	
TYPE SW-501 STORM INTAKE		STORM SEWER DOUBLE INTAKE	
TYPE SW-502 STORM INTAKE		FLARED END SECTION	
TYPE SW-503 STORM INTAKE		DECIDUOUS TREE	
TYPE SW-505 STORM INTAKE		CONIFEROUS TREE	
TYPE SW-506 STORM INTAKE		DECIDUOUS SHRUB	
TYPE SW-512 STORM INTAKE	ST	CONIFEROUS SHRUB	
TYPE SW-513 STORM INTAKE	ST	ELECTRIC POWER POLE	
TYPE SW-401 STORM MANHOLE	ST	GUY ANCHOR	
TYPE SW-402 STORM MANHOLE	ST	STREET LIGHT	
FLARED END SECTION		POWER POLE W/ TRANSFORMER	
TYPE SW-301 SANITARY MANHOLE	S	UTILITY POLE W/ LIGHT	
STORM/SANITARY CLEANOUT		ELECTRIC BOX	E
WATER VALVE		ELECTRIC TRANSFORMER	E
FIRE HYDRANT ASSEMBLY		ELECTRIC MANHOLE OR VAULT	E
SIGN		TRAFFIC SIGN	
DETECTABLE WARNING PANEL		TELEPHONE JUNCTION BOX	T
WATER CURB STOP		TELEPHONE MANHOLE/VAULT	T
SANITARY SEWER		TELEPHONE POLE	
SANITARY SERVICE	S	GAS VALVE BOX	
STORM SEWER		CABLE TV JUNCTION BOX	TV
STORM SERVICE	ST	CABLE TV MANHOLE/VAULT	TV
WATERMAIN WITH SIZE	8"W	MAIL BOX	M
WATER SERVICE	W	BENCHMARK	BM
SAWCUT (FULL DEPTH)		SOIL BORING	
SILT FENCE		UNDERGROUND TV CABLE	TV
USE AS CONSTRUCTED	(UAC)	GAS MAIN	G
MINIMUM PROTECTION ELEVATION	MPE	FIBER OPTIC	FO
		UNDERGROUND TELEPHONE	T
		OVERHEAD ELECTRIC	OE
		UNDERGROUND ELECTRIC	E
		FIELD TILE	TILE
		SANITARY SEWER W/ SIZE	8"S
		STORM SEWER W/ SIZE	15"ST
		WATER MAIN W/ SIZE	8"W

OWNER
PJC FAMILY TRUST
318 SE 64TH ST
PLEASANT HILL, IA 50327

APPLICANT
OPPIDAN
400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331
CONTACT: PAUL TUCCI
EMAIL: PAUL@OPPIDAN.COM
PH: (612) 578-3615

ENGINEER/SURVEYOR
CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: KEITH WEGGEN
EMAIL: KEITHW@CDA-ENG.COM
PH. (515) 369-4400

ARCHITECT
ADA ARCHITECTS
17710 DETROIT AVE
LAKEWOOD, OH 44107
CONTACT: JAVIER CORA
EMAIL: JCORA@ADAARCHITECTS.COM
PH: (216) 920-3130

DATE OF SURVEY
02/24/2025

FLOOD ZONE CLASSIFICATION
SUBJECT PROPERTY IS LOCATED IN ZONE 'AE' AND 'X' AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF GRIMES, POLK COUNTY , IOWA, COMMUNITY PANEL NUMBER 19153C0160F WITH A REVISION DATE OF FEBRUARY 1, 2019.

add reference to LOMR
add BFE and MPE

LEGAL DESCRIPTION
LOT 5 HERITAGE AT GRIMES PLAT 2

ZONING
R-4 (PLANNED RESIDENTIAL DEVELOPMENT DISTRICT)
*C-1 (COMMERCIAL PER HERITAGE PUD REGULATIONS)

BENCHMARKS
BURY BOLT ON HYDRANT AT SOUTHEAST CORNER OF SITE.
ELEVATION = 916.21

BURY BOLT ON HYDRANT AT SOUTHEAST CORNER OF THE INTERSECTION OF HIGHWAY 44 AND SE GATEWAY DRIVE.
ELEVATION = 940.44

SUBMITTAL DATES
FIRST SUBMITTAL:	03/10/2025
REVIEW SET:	03/21/2025
SECOND SUBMITTAL:	04/02/2025
THIRD SUBMITTAL:	04/17/2025

DEVELOPMENT SUMMARY

SITE AREA	5.12 ACRES (222,885 SF)	
SETBACKS		
MINIMUM SETBACKS:		
ADJACENT TO BEAVERBROOKE BLVD:	20'	
ALL OTHERS:	0'	
FUTURE LOT 1	1.66 ACRES (72,259 SF)	
ANTICIPATED NUMBER OF STAFF:	26	
ANTICIPATED NUMBER OF CHILDREN:	149	
BUILDING GROSS FLOOR AREA: 10,273 SF		
IMPERVIOUS AREA		
BUILDING:	10,273 SF	
PARKING AREAS:	17,079 SF	
SIDEWALK:	9,716 SF	
PLAYGROUND AREA:	3,803 SF	
	40,871 SF	
REQUIRED OPEN SPACE:	18,065 SF (25%)	
PROVIDED OPEN SPACE:	50,587 SF (70%)	
PARKING REQUIRED		
3 SPACES/1,000 SF OF GFA: (CHILDCARE FACILITY)	31 SPACES	
PARKING PROVIDED		
STANDARD PARKING:	42 SPACES	
ACCESSIBLE PARKING:	2 SPACES	
	44 SPACES	
FUTURE LOT 2	3.46 ACRES (150,625 SF)	
IMPERVIOUS AREA		
FUTURE BUILDINGS:	29,000 SF	
PARKING/FUTURE PARKING AREAS:	66,669 SF	
SIDEWALK/FUTURE SIDEWALK:	12,147 SF	
	107,816 SF	
REQUIRED OPEN SPACE:	37,656 SF (25%)	
PROVIDED OPEN SPACE:	54,956 SF (36%)	
FUTURE PARKING REQUIRED		
6 SPACES/1,000 SF OF GFA: (FLEXIBLE SPACE; RETAIL/OFFICE)	174 SPACES	
FUTURE PARKING PROVIDED		
STANDARD PARKING:	173 SPACES	
ACCESSIBLE PARKING:	6 SPACES	
	179 SPACES	

CONSTRUCTION SCHEDULE
ANTICIPATED START DATE = 06/01/2025
ANTICIPATED FINISH DATE = 06/01/2026

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

UTILITY WARNING
ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400

PROJECT NO. 2407.526

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF GRIMES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

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

KEITH D. WEGGEN
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
00442
IOWA

KEITH D. WEGGEN, ASLA — DATE

MY LICENSE RENEWAL DATE IS JUNE 30, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
L-SHEETS

PRELIMINARY NOT FOR CONSTRUCTION

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.

JOHN PATRICK BECKER
LICENSED PROFESSIONAL ENGINEER
25523
IOWA

JOHN PATRICK BECKER, PE — DATE

LICENSE NUMBER 25523
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
C-SHEETS

PRELIMINARY NOT FOR CONSTRUCTION

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DATE PLOTTED: 4/17/2025 3:03 PM
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COMMENT:
ENG:

DATE
REVISIONS

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

DRAFTED:
ENGINEER:

CIVIL DESIGN ADVANTAGE

LEARNING CARE GROUP
COVER SHEET
100 NE 18TH STREET
GRIMES, IOWA

DATE: 04/17/2025
SHEET NUMBER: C0.1
2407.526

DEMOLITION NOTES

1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
2. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
   A. CITY
   B. APPROPRIATE UTILITY COMPANIES
   C. OWNER
   D. CIVIL DESIGN ADVANTAGE
   E. ARCHITECT
3. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
4. PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
5. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
6. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
7. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
8. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
9. CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

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LEARNING CARE GROUP
TOPOGRAPHIC SURVEY & DEMOLITION PLAN
100 NE 18TH STREET GRIMES, IOWA

DATE: 04/17/2025
SHEET NUMBER: C1.1
2407.526

SCALE 0' 15' 30' 60'

can the door be alarmed instead of installing the fence and alarming the gate?

GENERAL NOTES

1. THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
20. A SEPARATE SIGN PERMIT IS REQUIRED AND THE LOCATION OF THE MONUMENT SIGN WILL BE FINALIZED WITH THE SIGN PERMIT.

CITY OF GRIMES GENERAL NOTES

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

PAVEMENT THICKNESS

1. SIDEWALKS	4" P.C.C.	
2. TRAIL	6" P.C.C.	
3. STANDARD DUTY PAVING	6" P.C.C.	
4. ROW PAVING	8" P.C.C	

GA
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DESIGN ADVANTAGE CIVIL DESIGN

LEARNING CARE GROUP

DIMENSION PLAN

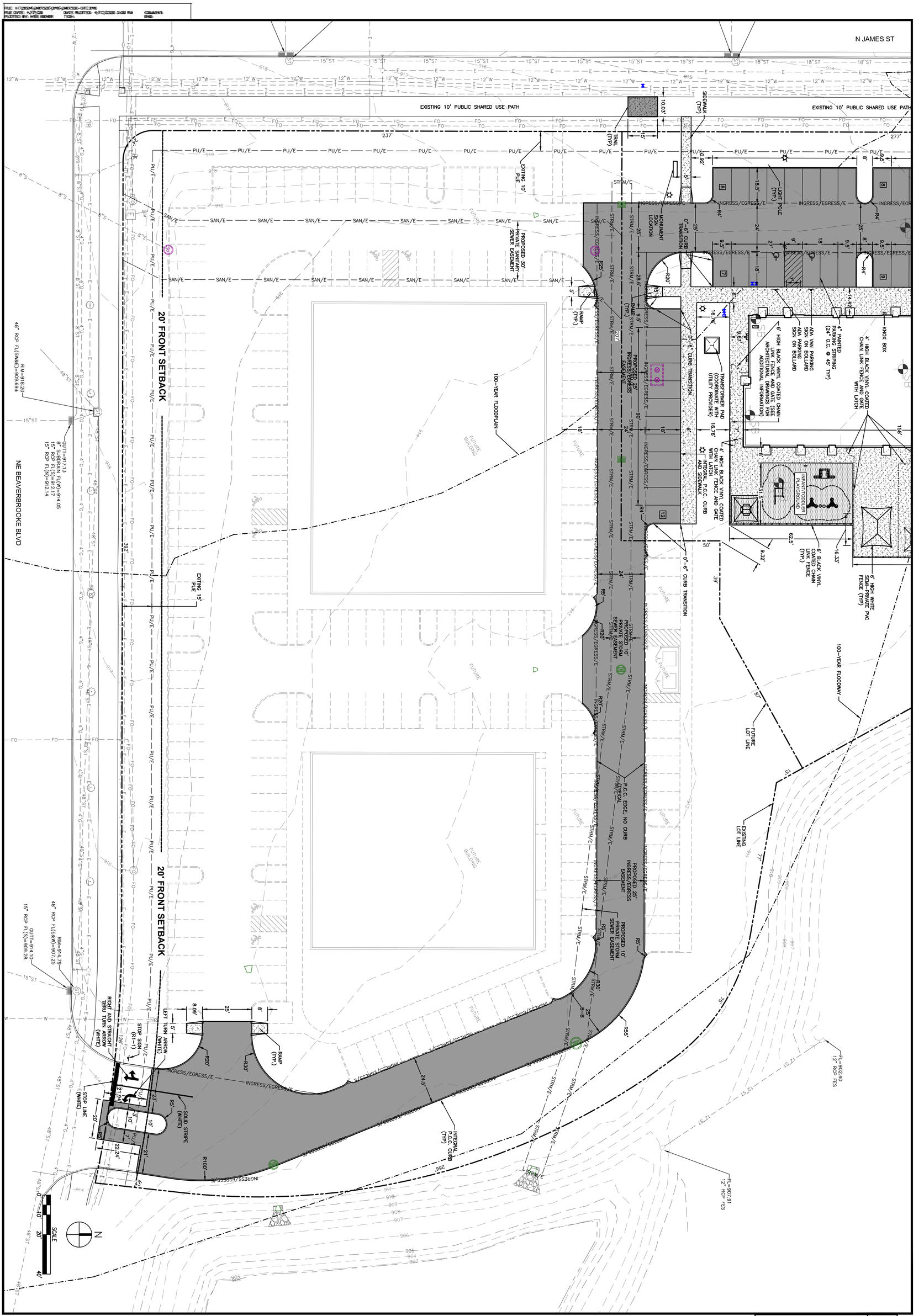
GRIMES, IOWA

100 NE 18TH STREET

DATE: 04/17/2025

SHEET NUMBER: C2.1

2407.526



LEARNING CARE GROUP

DIMENSION PLAN

100 NE 18TH STREET

GRIMES, IOWA

DATE: 04/17/2025

SHEET NUMBER: C2.2

2407.526

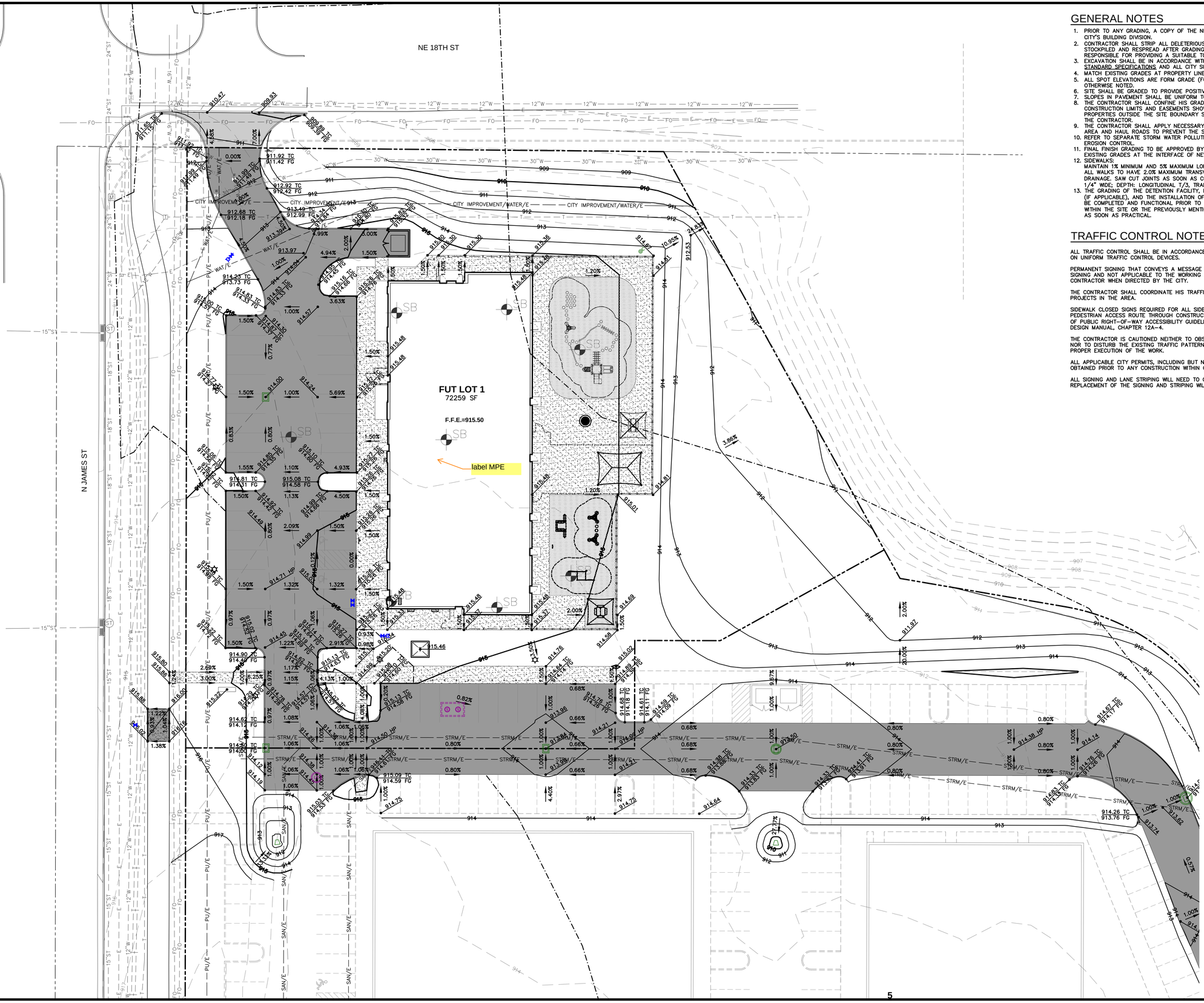
CIVIL DESIGN ADVANTAGE

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

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REVISIONS	DATE



GENERAL NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
    MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.

TRAFFIC CONTROL NOTES

ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.

THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.

SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.

THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.

ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES..

ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

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DESIGN ADVANTAGE CIVIL DESIGN

GRIMES, IOWA

LEARNING CARE GROUP

GRADING PLAN

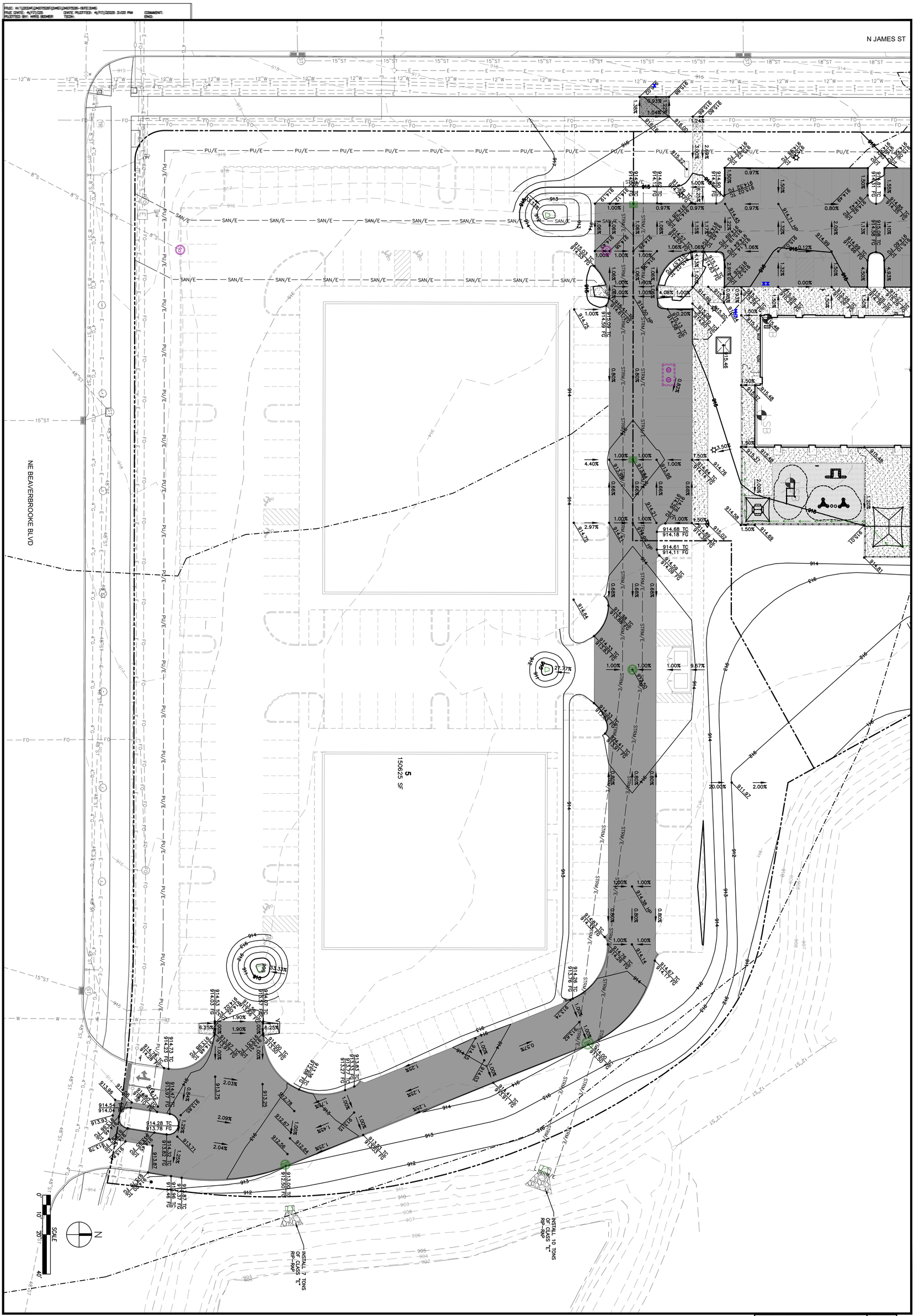
100 NE 18TH STREET

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04/17/2025

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LEARNING CARE GROUP

GRADING PLAN

100 NE 18TH STREET

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

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

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DATE: 04/17/2025

SHEET NUMBER: C3.2

2407.526

1 **GRADING ENLARGEMENT #1**

2 **GRADING ENLARGEMENT #2**

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CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

LEARNING CARE GROUP

GRADING PLAN

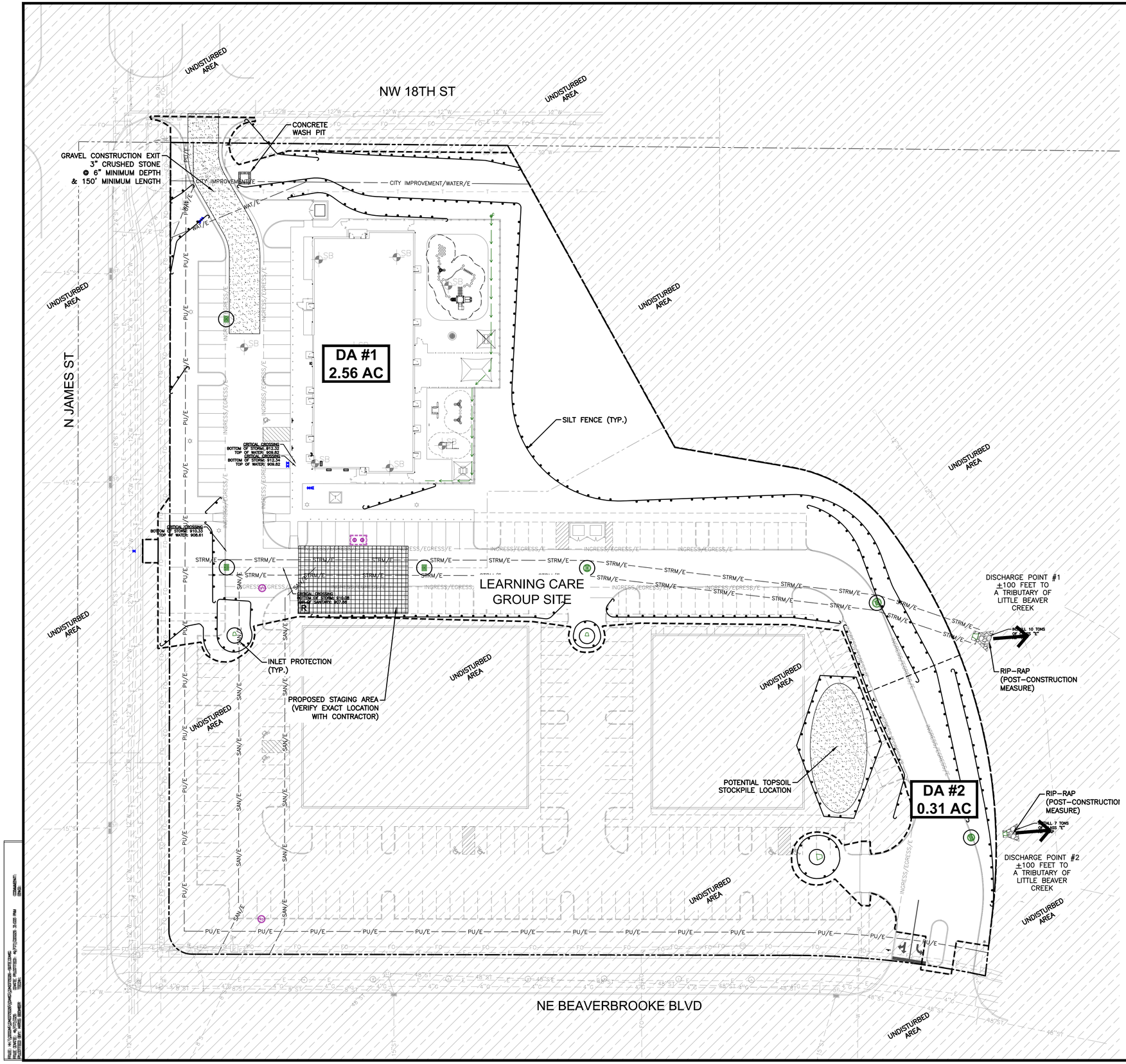
100 NE 18TH STREET

DATE: 04/17/2025

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PLOTTED BY: ANGEL SANABRIA TECH: DRAC:



STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,675
2	TYPE 4 SEED	AC	2.87
3	INLET PROTECTION DEVICES	EA	9
4	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO FOURMILE CREEK ±3000 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	2.56 ACRES
STORAGE VOLUME REQUIRED (2.56 OF ACRES*3600 CU FT)	9,216 CU FT
VOLUME PROVIDED IN SILT FENCE (2,056 LF @ 4.5 CU FT/LF OF FENCE)	9,250 CU FT
TOTAL VOLUME PROVIDED	9,250 CU FT

DISCHARGE POINT #2 TO FOURMILE CREEK ±3000 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	0.31 ACRES
STORAGE VOLUME REQUIRED (0.31 OF ACRES*3600 CU FT)	1,116 CU FT
VOLUME PROVIDED IN SILT FENCE (619 LF @ 4.5 CU FT/LF OF FENCE)	2,786 CU FT
TOTAL VOLUME PROVIDED	2,786 CU FT

NOTES:

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

SWPPP LEGEND

- DRAINAGE ARROW — X.XX %
- GRADING LIMITS
- FILTER SOCK
- SILT FENCE
- DITCH CHECK
- INLET PROTECTION
- PORTABLE RESTROOM — R
- TEMPORARY STANDPIPE
- CONCRETE WASHOUT PIT
- AREA TO BE SEEDED
- STRAW MAT
- UNDISTURBED AREA
- RIP-RAP
- GRAVEL ENTRANCE
- STAGING AREA
- TEMPORARY SEDIMENT TRAP — TST #
- TEMPORARY SEDIMENT BASIN — TSB #

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CIVIL DESIGN ADVANTAGE

LEARNING CARE GROUP

EROSION & SEDIMENT CONTROL PLAN

100 NE 18TH STREET
GRIMES, IOWA

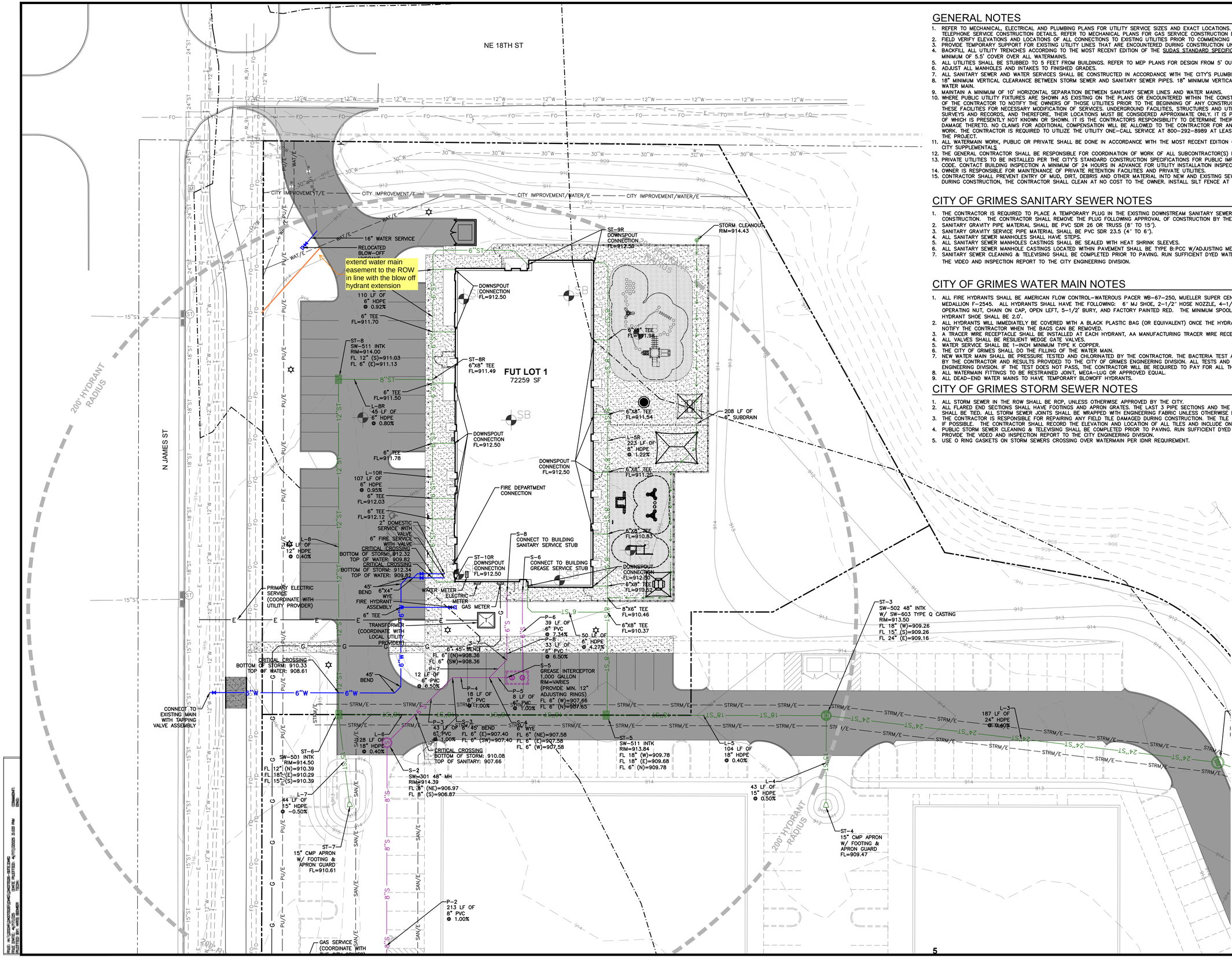
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PLOTTED BY: MIKE BRUNER

COMMENT:
BID#2



GENERAL NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.

CITY OF GRIMES SANITARY SEWER NOTES

1. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REMOVE THE PLUG FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
2. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
3. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
4. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
5. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
6. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B:PCC W/ADJUSTING MECHANISM.
7. SANITARY SEWER CLEANING & 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.

CITY OF GRIMES WATER MAIN NOTES

1. 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'.
2. 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.
3. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
4. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
5. WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
6. THE CITY OF GRIMES SHALL DO THE FILLING OF THE WATER MAIN.
7. NEW WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE CONTRACTOR. THE 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.
8. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.
9. ALL DEAD-END WATER MAINS TO HAVE TEMPORARY BLOWOFF HYDRANTS.

CITY OF GRIMES STORM SEWER NOTES

1. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
2. 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.
3. 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.
4. 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.
5. USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.

UTILITY QUANTITIES

NO.	ITEM DESCRIPTION	QUANTITY	UNIT
1	2" WATER SERVICE	16	LF
2	6" WATER SERVICE	189	LF
3	16" WATER SERVICE	7	LF
4	6" WATER 45° BEND	4	EA
5	6"X4" WATER WYE	1	EA
6	2" GATE VALVE	1	EA
7	6" GATE VALVE	2	EA
8	6" WATER TEE	1	EA
9	HYDRANT ASSEMBLY	1	EA
10	SW-301 48" MANHOLE	2	EA
11	6" SANITARY SEWER	141	LF
12	8" SANITARY SEWER	213	LF
13	6" SANITARY WYE	1	EA
14	6" SANITARY 45° BEND	2	EA
15	1,000 GALLON GREASE INTER.	1	EA
16	6" SUBDRAIN	207	LF
17	6" STORM SEWER	147	LF
18	8" STORM SEWER	485	LF
19	12" STORM SEWER	160	LF
20	15" STORM SEWER	77	LF
21	15" APRON	2	EA
22	18" STORM SEWER	332	LF
23	24" STORM SEWER	255	LF
24	24" APRON	3	EA
25	8"X6" STORM SEWER TEE	13	EA
26	SW-501 INTAKE	1	EA
27	SW-502 48" INTAKE	1	EA
28	SW-502 60" INTAKE	1	EA
29	SW-511 INTAKE	1	EA

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

DRAFTED:
ENGINEER:

DATE	REVISIONS

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

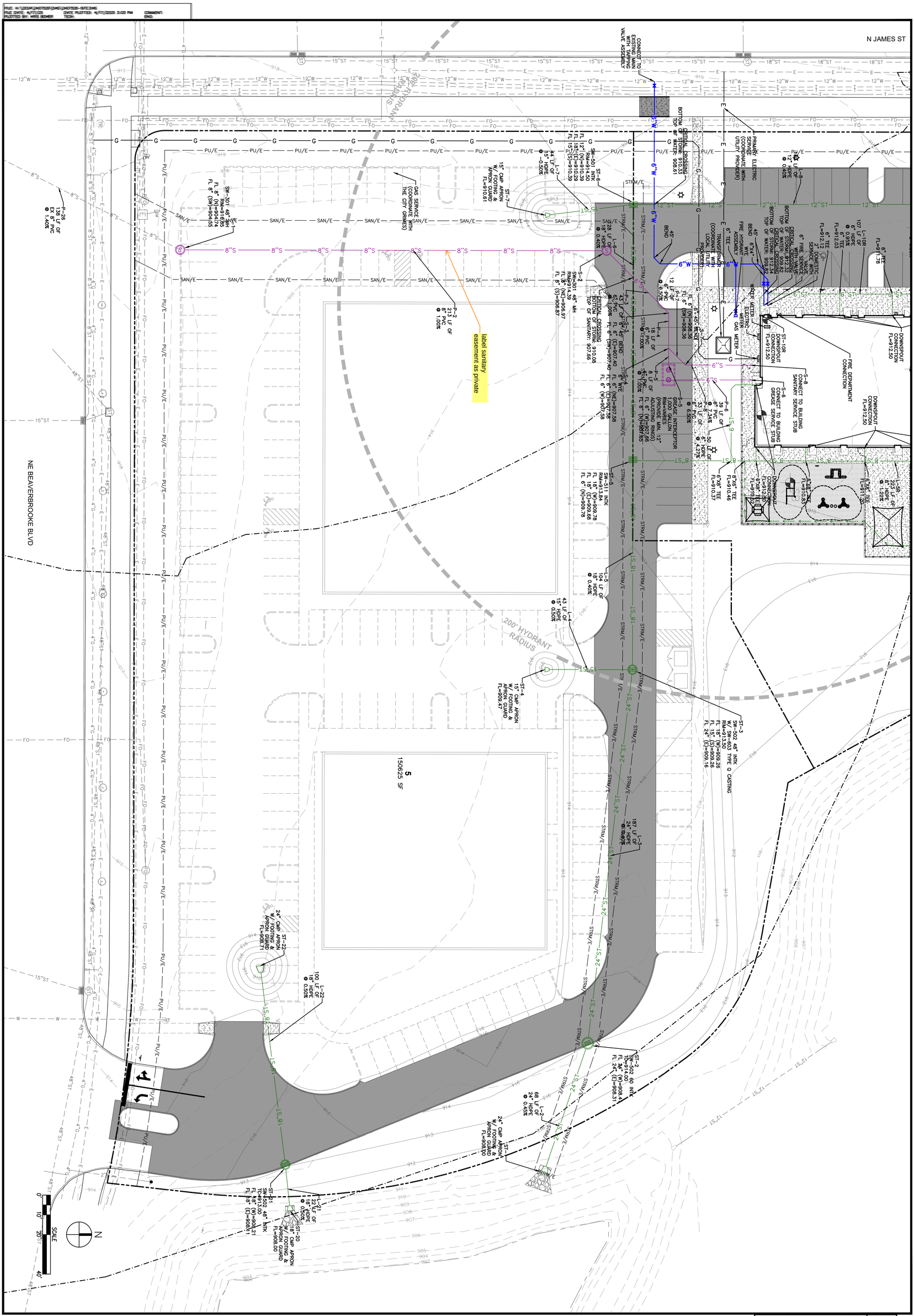
LEARNING CARE GROUP

UTILITY PLAN

100 NE 18TH STREET

DATE: 04/17/2025
SHEET NUMBER: C4.1
2407.526

FILE: N:\2024\2407526\CAD\CONSTRUCTION\C4.1UTILITY.DWG
PLOT DATE: 4/17/2025
PLOTTED BY: MARC SCHAFER
XREF:
COMMENT:
BIND:



LEARNING CARE GROUP

UTILITY PLAN

100 NE 18TH STREET

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
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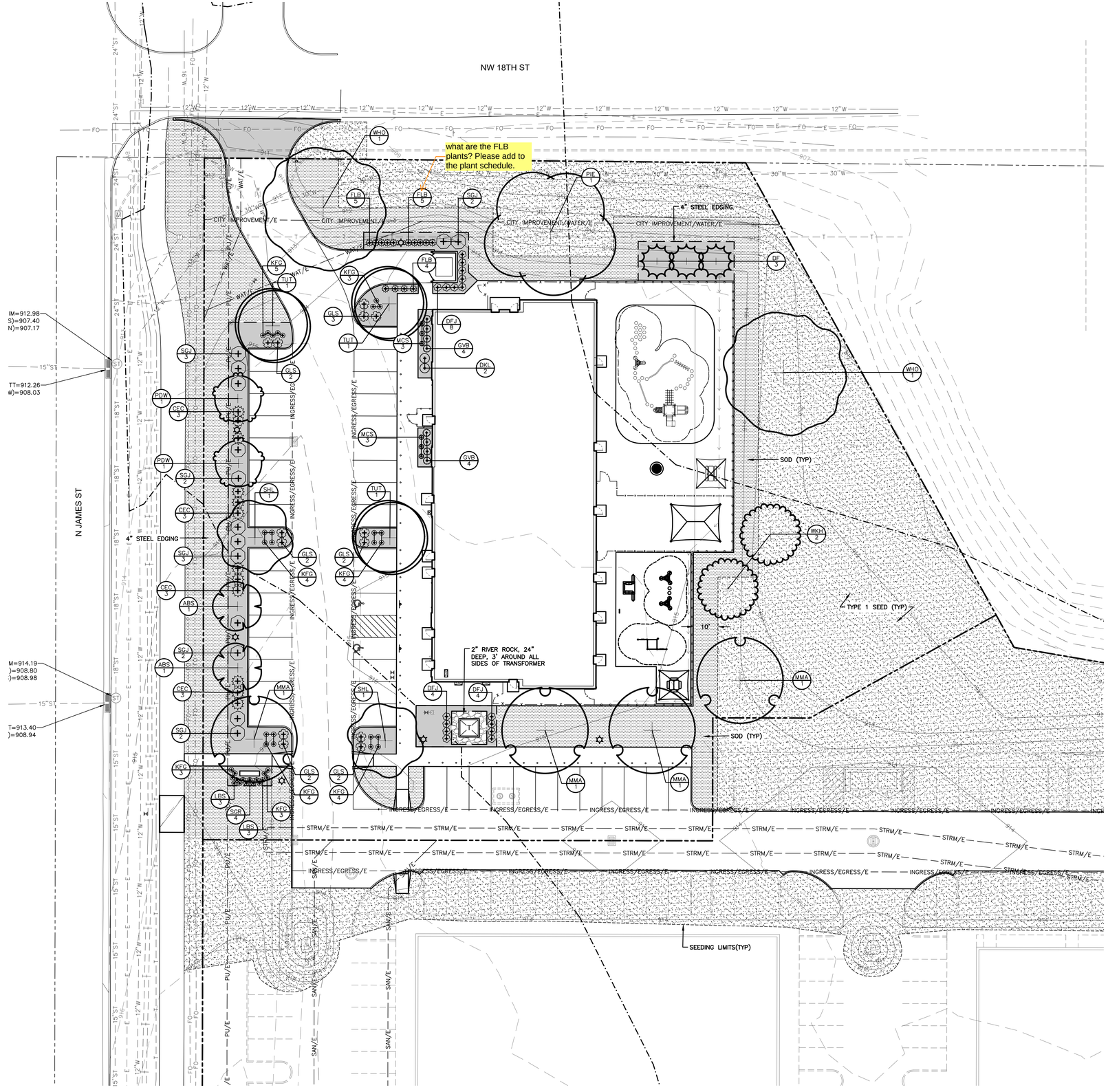
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REVISIONS	DATE

DATE: 04/17/2025

SHEET NUMBER: C4.2

2407.526



LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
6. IN AREAS RECEIVING SHREDDED HARDWOOD MULCH, WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
7. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND ALSO IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3" IN AREAS NOT DESIGNATED FOR ROCK MULCH.
8. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
9. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
10. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.
11. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, FOR APPROVAL.

LANDSCAPE REQUIREMENTS

SITE AREA:	72,259 SF (1.66 AC)
REQUIRED OPEN SPACE:	18,065 SF (25%)
PROVIDED OPEN SPACE:	47,632 SF (66%)

OPEN SPACE
TREES AND SHRUBS SHALL BE PROVIDED AT A MINIMUM RATIO OF TWO OVERSTORY TREES, ONE UNDERSTORY TREE, AND SIX SHRUBS FOR EVERY 3,000 SQUARE FEET OF REQUIRED OPEN SPACE EXCLUDING REQUIRED BUFFER YARDS AND LANDSCAPED SETBACKS, WITH A MINIMUM OF TWO OVERSTORY TREES, ONE UNDERSTORY TREE AND SIX SHRUBS, AND SHALL BE MAINTAINED IN PERPETUITY.

EVERGREEN TREES SHALL BE PROVIDED AT A MINIMUM RATIO OF ONE EVERGREEN TREE FOR EVERY 6,000 SQUARE FEET OF REQUIRED OPEN SPACE EXCLUDING REQUIRED BUFFER YARDS AND LANDSCAPED SETBACKS, WITH A MINIMUM OF ONE EVERGREEN TREE AND SHALL BE MAINTAINED IN PERPETUITY.

REQUIRED OPEN SPACE PLANTINGS

OVERSTORY TREE	
2 TREES/3,000 SF OF REQ. OPEN SPACE:	12 OVERSTORY TREES
UNDERSTORY TREE	
1 TREE/3,000 SF OF REQ. OPEN SPACE:	6 UNDERSTORY TREES
EVERGREEN TREES	
1 TREE/6,000 SF OF REQ. OPEN SPACE:	3 EVERGREEN TREES
SHRUBS	
6 SHRUBS/3,000 SF OF REQ. OPEN SPACE:	36 SHRUBS

PROVIDED OPEN SPACE PLANTINGS

OVERSTORY TREES:	12 OVERSTORY TREES
UNDERSTORY TREES:	6 UNDERSTORY TREES
EVERGREEN TREES:	3 EVERGREEN TREES
SHRUBS:	83 SHRUBS

PARKING LOT PLANTINGS
ALL OFF STREET PARKING SHALL BE SCREENED FROM VIEW OF PUBLIC RIGHT OF WAYS. PLANTINGS SHALL BE A MINIMUM OF 36" HIGH AND PROVIDE YEAR ROUND SCREENING. THE MINIMUM PLANTING REQUIREMENTS FOR OFF STREET PARKING AREAS ARE ONE OVERSTORY TREE AND 6 SHRUBS IN EACH LANDSCAPED ISLAND EQUAL TO 1 PARKING STALL.

LANDSCAPE ISLANDS	6 ISLANDS

REQUIRED PARKING LOT PLANTINGS

OVERSTORY TREES	
1 TREE PER PARKING LOT ISLAND	6 OVERSTORY TREES
SHRUBS	
6 SHRUBS PER PARKING LOT ISLAND	36 SHRUBS

PROVIDED PARKING LOT PLANTINGS

OVERSTORY TREES:	6 OVERSTORY TREES
SHRUBS:	36 SHRUBS

LANDSCAPE GROUNDCOVERS

1. 3" DEPTH OF 1.5" DIAMETER TRAP ROCK OVER WEED BARRIER FABRIC
2. SOD
3. TYPE 1 SEEDING (TYP)

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EVERGREEN TREES				
DF	3	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	B&B, 6' HEIGHT
OVERSTORY TREES				
MMA	4	MARMO MAPLE	ACER FREEMANII 'MARMO'	B&B, 2.5" CALIPER
PIE	1	PIONEER ELM	ULMUS AMERICANA 'PIONEER'	B&B, 2.5" CALIPER
SHL	2	SKYLINE HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	B&B, 2.5" CALIPER
TUT	3	TULIP TREE	LIRIODENDRON TULIPIFERA	B&B, 2.5" CALIPER
WHO	2	WHITE OAK	QUERCUS ALBA	B&B, 2.5" CALIPER
UNDERSTORY TREES				
ABS	2	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	B&B, 1.5" CALIPER
PDW	2	PAGODA DOGWOOD	CORNUS ALTERNIFOLIA	B&B, 1.5" CALIPER
WKH	2	WINTER KING HAWTHORN	CRATAEGUS VIRIDIS 'WINTER KING'	B&B, 1.5" CALIPER
SHRUBS				
CEC	12	COMPACT EUROPEAN CRANBERRYBUSH	VIBURNUM OPULUS 'COMPACTUM'	CONT, 3 GAL
DFJ	16	DAUB'S FROSTED JUNIPER	JUNIPERUS CHINENSIS 'DAUB'S FROSTED'	CONT, 3 GAL
DKL	2	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	CONT, 3 GAL
GVB	8	GREEN VELVET BOXWOOD	BUXUS X 'GREEN VELVET'	CONT, 3 GAL
GLS	13	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	CONT, 3 GAL
MCS	6	MAGIC CARPET JAPANESE SPIREA	SPIRAEA JAPONICA 'WALBUMA'	CONT, 3 GAL
SGJ	18	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	CONT, 3 GAL
GRASSES				
KFG	34	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	CONT, 1 GAL
LBS	6	LITTLE BLUESTEM	ANDROPOGON SCOPARIUS	CONT, 1 GAL
SGR	4	SWITCH GRASS	PANICUM VIRGATUM	CONT, 1 GAL

N

SCALE
0' 10' 20' 40'

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

DRAFTED:
ENGINEER:

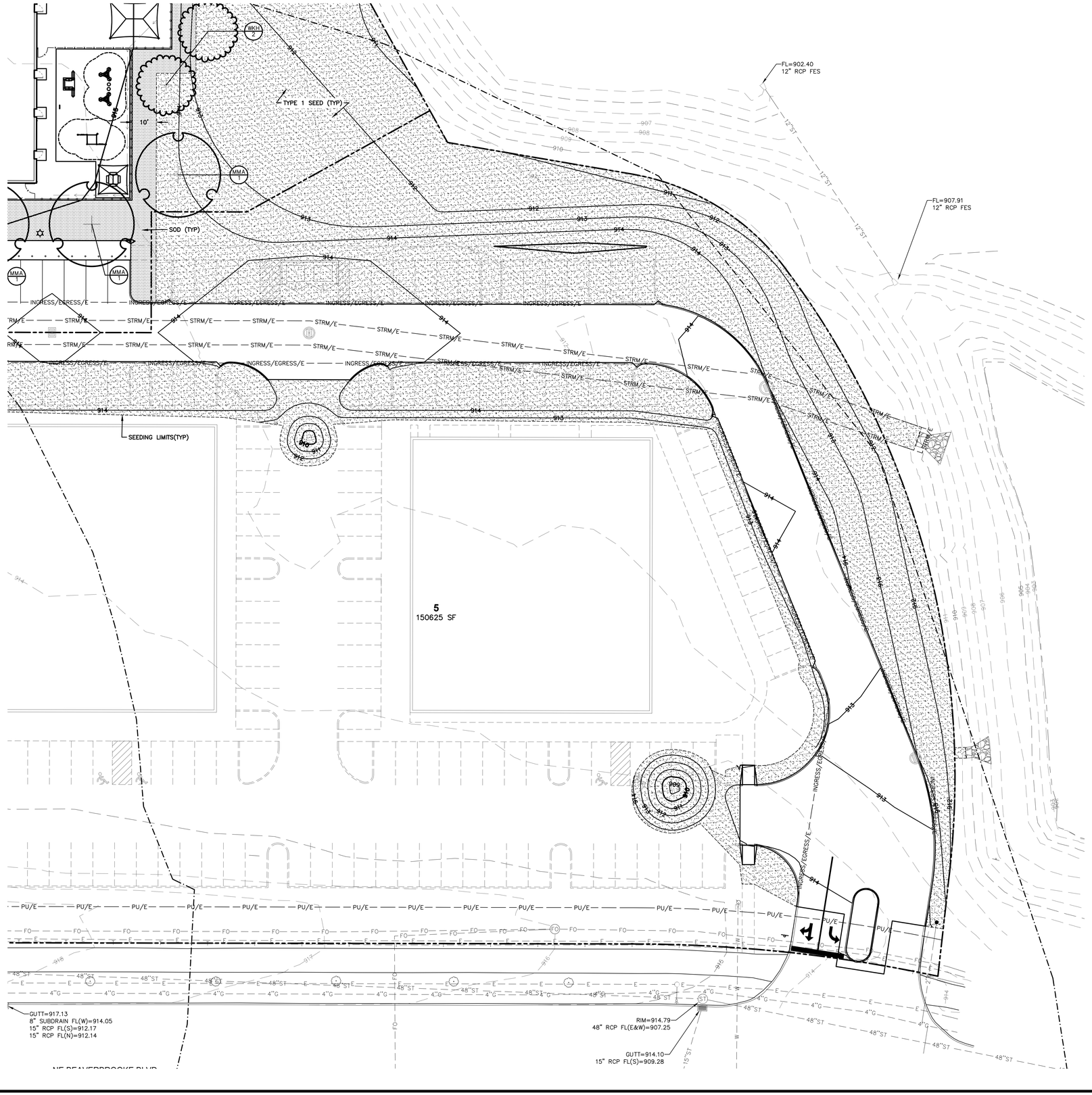
REVISIONS | DATE

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

LEARNING CARE GROUP
LANDSCAPE PLAN
100 NE 18TH STREET

DATE: 04/17/2025
SHEET NUMBER: L1.1
2407.526

FILE: H:\2024\2407526\DWG\2407526-SITE.DWG
PLOT DATE: 4/17/2025 3:03 PM
PLOTTED BY: ROSS TOWER
COMMENT: ENG



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LANDSCAPE ISLANDS	6 ISLANDS

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1. 3" DEPTH OF 1.5" DIAMETER TRAP ROCK OVER WEED BARRIER FABRIC
2. SOD
3. TYPE 1 SEEDING (TYP)

PLANT SCHEDULE

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SHL	2	SKYLINE HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	B&B, 2.5" CALIPER
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WHO	2	WHITE OAK	QUERCUS ALBA	B&B, 2.5" CALIPER
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DKL	2	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	CONT, 3 GAL
GVB	8	GREEN VELVET BOXWOOD	BUXUS X 'GREEN VELVET'	CONT, 3 GAL
GLS	13	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	CONT, 3 GAL
MCS	6	MAGIC CARPET JAPANESE SPIREA	SPIRAEA JAPONICA 'WALBUMA'	CONT, 3 GAL
SGJ	18	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	CONT, 3 GAL
GRASSES				
KFG	34	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	CONT, 1 GAL
LBS	6	LITTLE BLUESTEM	ANDROPOGON SCOPARIUS	CONT, 1 GAL
SGR	4	SWITCH GRASS	PANICUM VIRGATUM	CONT, 1 GAL

N

SCALE
0' 10' 20' 40'

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PLOTTED BY: ANDY BOWER
DATE PLOTTED: 4/17/2025 3:03 PM
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DATE | REVISIONS

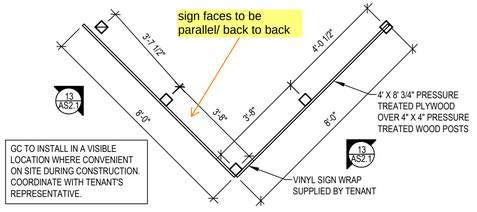
4121 NW URBANDALE DRIVE
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DRAFTED:
ENGINEER:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

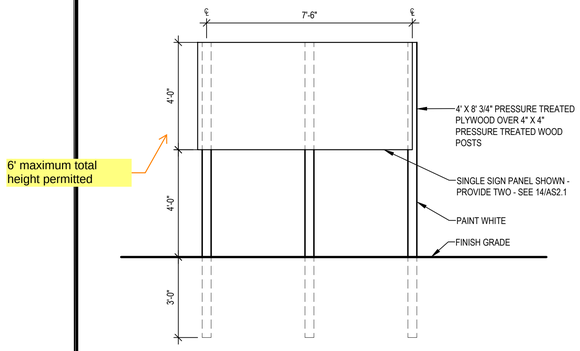
LEARNING CARE GROUP
LANDSCAPE PLAN
100 NE 18TH STREET

DATE: 04/17/2025
SHEET NUMBER: L1.2
2407.526

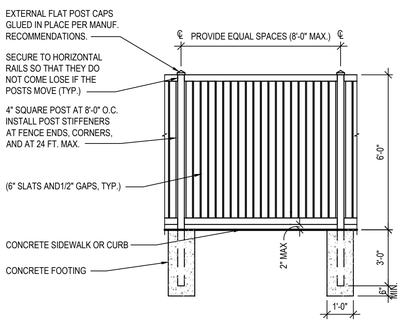


14 AS2.1 "COMING SOON" SIGNAGE PLAN
SCALE: 3/8" = 1'-0"

separate sign permit is required.



13 AS2.1 "COMING SOON" SIGNAGE ELEVATION"
SCALE: 3/8" = 1'-0"

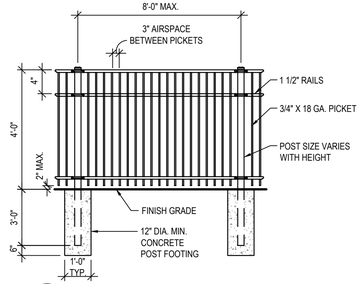


12 AS2.1 SEMI-PRIVATE PVC FENCE
SCALE: NTS

SEMI-PRIVACY FENCE

RAFAB, Inc. (734) 789-8590
Style: Wellington II-Poly Vinyl Chloride (PVC) formulated to resist impact for Ultra Violet (UV) stabilization. Meets or exceed ASTM D 1784.
4" PVC POST CAPS TO MATCH FENCE COLOR

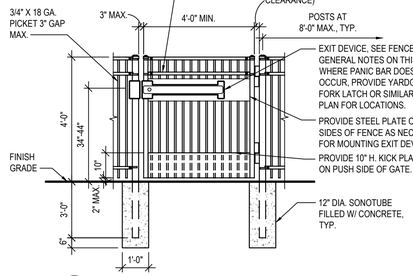
(NO SUBSTITUTIONS ALLOWED)



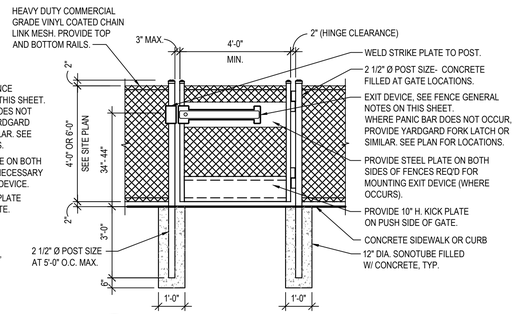
11 AS2.1 ORNAMENTAL FENCE
SCALE: NTS

BLACK ALUMINUM FENCE:
AMERISTAR MONTAGE PLUS
(STYLE: MAJESTIC)

(NO SUBSTITUTIONS ALLOWED)



10 AS2.1 ORNAMENTAL FENCE GATE
SCALE: N.T.S.



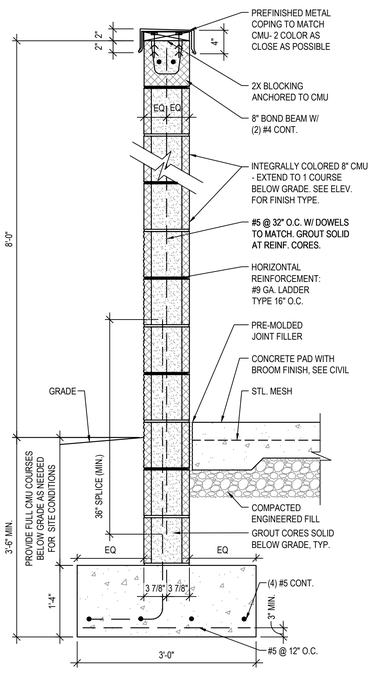
9 AS2.1 CHAIN LINK FENCE GATE
SCALE: NTS

FENCE GENERAL NOTES

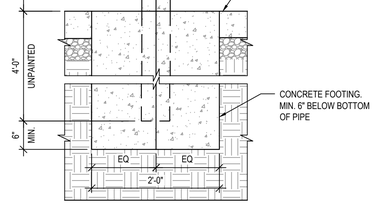
1. MAINTAIN A MAXIMUM 2" GAP ALONG THE BOTTOM OF RAIL OF ANY PERIMETER FENCE, UNLESS THERE ARE ADDITIONAL REQUIREMENTS BY THE STATE LICENSING REGULATIONS.
2. THERE SHALL BE NO OPEN SPACES MEASURING OVER 3" BETWEEN ANY RAILING COMPONENTS, OR BETWEEN RAILING SYSTEM AND EXISTING FLOOR OR WALLS.
3. WEATHERIZED EXIT DEVICE (ALARMED): ADVANTEX V40W-(hand)-360-EBW- (size)-SN1-GTPLKIT with (1) SCHLAGE CYLINDER 20-001.
4. KEY ALL FENCE GATE ALIKE. BUILDING MASTER KEY SHALL ACTIVATE AND DEACTIVATE THESE ALARMS.
5. PROVIDE TYPICAL CLAW FOOT GATE LATCH AT INTERIOR PROPERTY GATES.
6. GC SHALL ENSURE THAT GATE POSTS REMAIN ALIGNED AFTER GATE OPERATION. POST CORE AND FULL FOUNDATIONS SHALL BE PROVIDED PER PLANS.
7. INSTALL SELF CLOSING HINGES AT GATES W/ PANIC HARDWARE REFER TO SITE PLAN FOR LOCATIONS.
8. FASTEN ALL BOLTS AND NUTS TIGHTLY. BOLTS SHALL BE CUT FLUSH. INSTALL LOCK WASHERS OR SELF-LOCKING NUTS TO PREVENT BOLTS FROM LOOSENING. FOLLOW CPSC'S GUIDELINES.
9. ALL FENCE POST CAPS SHALL BE SECURED TO POSTS, TYP.

GENERAL NOTES

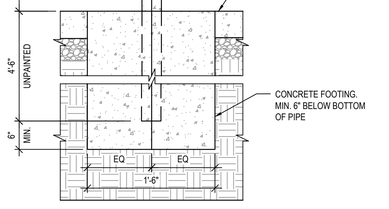
1. CONTRACTOR SHALL VERIFY SIZE OF DUMPSTER WITH LOCAL WASTE HAULER. NOTIFY ARCHITECT AND CIVIL AND ADJUST ENCLOSURE SIZE AS REQUIRED.
2. REFER TO CIVIL DRAWINGS FOR LOCATION DUMPSTER ENCLOSURE.
3. SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISH SCHEDULE.



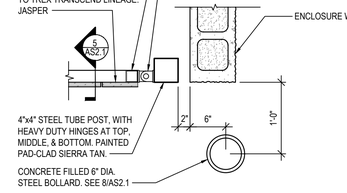
4 AS2.1 TRASH ENCLOSURE WALL SECTION
SCALE: 1" = 1'-0"



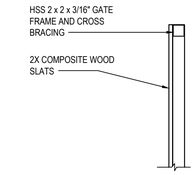
8 AS2.1 DETAIL AT PIPE BOLLARD
SCALE: 3/8" = 1'-0"



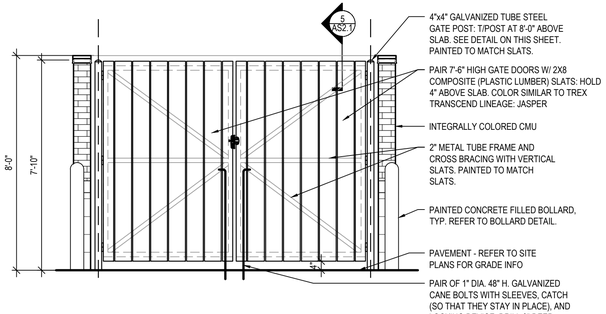
7 AS2.1 DETAIL AT GATE POST
SCALE: 3/8" = 1'-0"



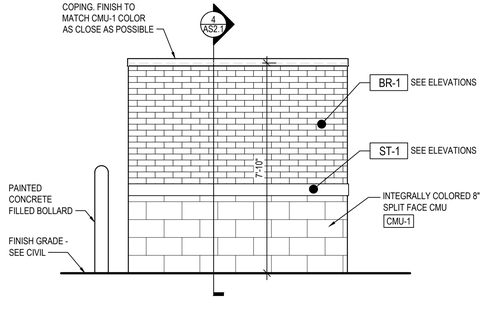
6 AS2.1 TRASH ENCLOSURE GATE
SCALE: 1" = 1'-0"



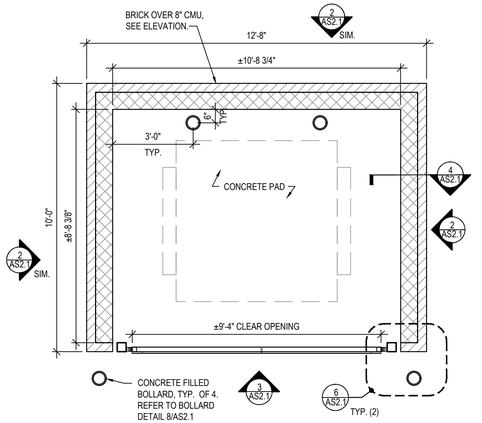
5 AS2.1 TRASH ENCLOSURE GATE
SCALE: 1" = 1'-0"



3 AS2.1 TRASH ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"



2 AS2.1 TRASH ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"



1 AS2.1 TRASH ENCLOSURE PLAN
SCALE: 3/8" = 1'-0"

BEQ ARCHITECT
Brian E. Quinn, Architect
17710 Detroit Avenue • Lakewood, Ohio 44107
Phone (216) 521-5134 • Fax (216) 521-4624 • www.bqarchitects.com

CHILDREN'S COURTYARD - GRIMES

NE BEAVERBROOKE BLVD.

GRIMES, IA 50111

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UNAUTHORIZED USE OF THESE DOCUMENTS IS EXPRESSLY PROHIBITED UNLESS AGREED UPON IN WRITING.

REVISIONS

#	DATE	TYPE
-	2025-04-25	PERMIT SET
1		
2		
3		
4		
5		
6		
7		
8		
9		

SITE DETAILS

DATE 04/25/2025

JOB NO. 25012

AS2.1
SHEET NO.

Grimes Design ReviewV2.0.bpx

PRELIMINARY PLAT/SITE PLAN FOR:

LEARNING CARE GROUP

100 NE 18TH STREET
GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
C0.1	COVER SHEET
C1.1	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
C2.1–C2.2	DIMENSION PLAN
C3.1–C3.3	GRADING PLAN
C3.4	EROSION & SEDIMENT CONTROL PLAN
C4.1–C4.2	UTILITY PLAN
L1.1–L1.2	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED		EXISTING	
PROPERTY BOUNDARY		SANITARY MANHOLE	S
SECTION LINE		WATER VALVE BOX	W
CENTER LINE		FIRE HYDRANT	
RIGHT OF WAY	R/W	WATER CURB STOP	
BUILDING SETBACK		WELL	WELL
PERMANENT EASEMENT	P/E	STORM SEWER MANHOLE	ST
TEMPORARY EASEMENT	T/E	STORM SEWER SINGLE INTAKE	
TYPE SW-501 STORM INTAKE		STORM SEWER DOUBLE INTAKE	
TYPE SW-502 STORM INTAKE		FLARED END SECTION	
TYPE SW-503 STORM INTAKE		DECIDUOUS TREE	
TYPE SW-505 STORM INTAKE		CONIFEROUS TREE	
TYPE SW-506 STORM INTAKE		DECIDUOUS SHRUB	
TYPE SW-512 STORM INTAKE	ST	CONIFEROUS SHRUB	
TYPE SW-513 STORM INTAKE	ST	ELECTRIC POWER POLE	
TYPE SW-401 STORM MANHOLE	ST	GUY ANCHOR	
TYPE SW-402 STORM MANHOLE	ST	STREET LIGHT	
FLARED END SECTION		POWER POLE W/ TRANSFORMER	
TYPE SW-301 SANITARY MANHOLE	S	UTILITY POLE W/ LIGHT	
STORM/SANITARY CLEANOUT		ELECTRIC BOX	E
WATER VALVE		ELECTRIC TRANSFORMER	E
FIRE HYDRANT ASSEMBLY		ELECTRIC MANHOLE OR VAULT	E
SIGN		TRAFFIC SIGN	
DETECTABLE WARNING PANEL		TELEPHONE JUNCTION BOX	T
WATER CURB STOP		TELEPHONE MANHOLE/VAULT	T
SANITARY SEWER		TELEPHONE POLE	
SANITARY SERVICE	S	GAS VALVE BOX	
STORM SEWER		CABLE TV JUNCTION BOX	TV
STORM SERVICE	ST	CABLE TV MANHOLE/VAULT	TV
WATERMAIN WITH SIZE	8"W	MAIL BOX	M
WATER SERVICE	W	BENCHMARK	BM
SAWCUT (FULL DEPTH)		SOIL BORING	
SILT FENCE		UNDERGROUND TV CABLE	TV
USE AS CONSTRUCTED	(UAC)	GAS MAIN	G
MINIMUM PROTECTION ELEVATION	MPE	FIBER OPTIC	FO
		UNDERGROUND TELEPHONE	T
		OVERHEAD ELECTRIC	OE
		UNDERGROUND ELECTRIC	E
		FIELD TILE	TILE
		SANITARY SEWER W/ SIZE	8"S
		STORM SEWER W/ SIZE	15"ST
		WATER MAIN W/ SIZE	8"W

OWNER

PJC FAMILY TRUST
318 SE 64TH ST
PLEASANT HILL, IA 50327

APPLICANT

OPPIDAN
400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331
CONTACT: PAUL TUCCI
EMAIL: PAUL@OPPIDAN.COM
PH: (612) 578-3615

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: KEITH WEGGEN
EMAIL: KEITHW@CDA-ENG.COM
PH. (515) 369-4400

ARCHITECT

ADA ARCHITECTS
17710 DETROIT AVE
LAKEWOOD, OH 44107
CONTACT: JAVIER CORA
EMAIL: JCORA@ADAARCHITECTS.COM
PH: (216) 920-3130

DATE OF SURVEY

02/24/2025

FLOOD ZONE CLASSIFICATION

SUBJECT PROPERTY IS LOCATED IN ZONE 'AE' AND 'X' AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF GRIMES, POLK COUNTY , IOWA, COMMUNITY PANEL NUMBER 1953C0160F WITH A REVISION DATE OF FEBRUARY 1, 2019.

LEGAL DESCRIPTION

LOT 5 HERITAGE AT GRIMES PLAT 2

ZONING

R-4 (PLANNED RESIDENTIAL DEVELOPMENT DISTRICT)
*C-1 (COMMERCIAL PER HERITAGE PUD REGULATIONS)

BENCHMARKS

BURY BOLT ON HYDRANT AT SOUTHEAST CORNER OF SITE.
ELEVATION = 916.21

BURY BOLT ON HYDRANT AT SOUTHEAST CORNER OF THE INTERSECTION OF HIGHWAY 44 AND SE GATEWAY DRIVE.
ELEVATION = 940.44

SUBMITTAL DATES

FIRST SUBMITTAL:	03/10/2025
REVIEW SET:	03/21/2025
SECOND SUBMITTAL:	04/02/2025
THIRD SUBMITTAL:	04/17/2025

DEVELOPMENT SUMMARY

SITE AREA	5.12 ACRES (222,885 SF)	
SETBACKS		
MINIMUM SETBACKS:		
ADJACENT TO BEAVERBROOKE BLVD:	20'	
ALL OTHERS:	0'	
FUTURE LOT 1	1.66 ACRES (72,259 SF)	
ANTICIPATED NUMBER OF STAFF:	26	
ANTICIPATED NUMBER OF CHILDREN:	149	
BUILDING GROSS FLOOR AREA: 10,273 SF		
IMPERVIOUS AREA		
BUILDING:	10,273 SF	
PARKING AREAS:	17,079 SF	
SIDEWALK:	9,716 SF	
PLAYGROUND AREA:	3,803 SF	
	40,871 SF	
REQUIRED OPEN SPACE:	18,065 SF (25%)	
PROVIDED OPEN SPACE:	50,587 SF (70%)	
PARKING REQUIRED		
3 SPACES/1,000 SF OF GFA: (CHILDCARE FACILITY)	31 SPACES	
PARKING PROVIDED		
STANDARD PARKING:	42 SPACES	
ACCESSIBLE PARKING:	2 SPACES	
	44 SPACES	
FUTURE LOT 2	3.46 ACRES (150,625 SF)	
IMPERVIOUS AREA		
FUTURE BUILDINGS:	29,000 SF	
PARKING/FUTURE PARKING AREAS:	66,669 SF	
SIDEWALK/FUTURE SIDEWALK:	12,147 SF	
	107,816 SF	
REQUIRED OPEN SPACE:	37,656 SF (25%)	
PROVIDED OPEN SPACE:	54,956 SF (36%)	
FUTURE PARKING REQUIRED		
6 SPACES/1,000 SF OF GFA: (FLEXIBLE SPACE; RETAIL/OFFICE)	174 SPACES	
FUTURE PARKING PROVIDED		
STANDARD PARKING:	173 SPACES	
ACCESSIBLE PARKING:	6 SPACES	
	179 SPACES	

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = 06/01/2025
ANTICIPATED FINISH DATE = 06/01/2026

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400

PROJECT NO. 2407.526

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF GRIMES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

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

KEITH D. WEGGEN
00442
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
IOWA

KEITH D. WEGGEN, ASLA — DATE

MY LICENSE RENEWAL DATE IS JUNE 30, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
L-SHEETS

PRELIMINARY NOT FOR CONSTRUCTION

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.

JOHN PATRICK BECKER
25523
LICENSED PROFESSIONAL ENGINEER
IOWA

JOHN PATRICK BECKER, PE — DATE

LICENSE NUMBER 25523
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
C-SHEETS

PRELIMINARY NOT FOR CONSTRUCTION

DATE
REVISIONS

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

DRAFTED:
ENGINEER:

CIVIL DESIGN ADVANTAGE

LEARNING CARE GROUP
COVER SHEET
100 NE 18TH STREET
GRIMES, IOWA

DATE: 04/17/2025
SHEET NUMBER: C0.1
2407.526

FILE: H:\2024\2407526\DWG\2407526-SITE.DWG
FILE DATE: 4/17/25
PLOTTED BY: ANDI BOWER
DATE PLOTTED: 4/17/2025 3:03 PM
TECH:
COMMENT:
ENG:

DEMOLITION NOTES

1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
2. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
   A. CITY
   B. APPROPRIATE UTILITY COMPANIES
   C. OWNER
   D. CIVIL DESIGN ADVANTAGE
   E. ARCHITECT
3. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
4. PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
5. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
6. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
7. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
8. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
9. CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER:
DRAFTED:

DATE
REVISIONS

LEARNING CARE GROUP

TOPOGRAPHIC SURVEY & DEMOLITION PLAN

100 NE 18TH STREET
GRIMES, IOWA

DATE: 04/17/2025
SHEET NUMBER: C1.1
2407.526

FILED: H:\LDD\PROJECTS\2024\2407.526\CAD\PLANSHEETS - SHEETS.DWG
PLOT DATE: 4/17/2025 3:03:03 PM
PLOTTED BY: HEIDI SCHAFER
COMMENT:
DESC:

GENERAL NOTES

1. THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
20. A SEPARATE SIGN PERMIT IS REQUIRED AND THE LOCATION OF THE MONUMENT SIGN WILL BE FINALIZED WITH THE SIGN PERMIT.

CITY OF GRIMES GENERAL NOTES

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

PAVEMENT THICKNESS

1. SIDEWALKS	4" P.C.C.	
2. TRAIL	6" P.C.C.	
3. STANDARD DUTY PAVING	6" P.C.C.	
4. ROW PAVING	8" P.C.C	

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

DRAFTED:
ENGINEER:

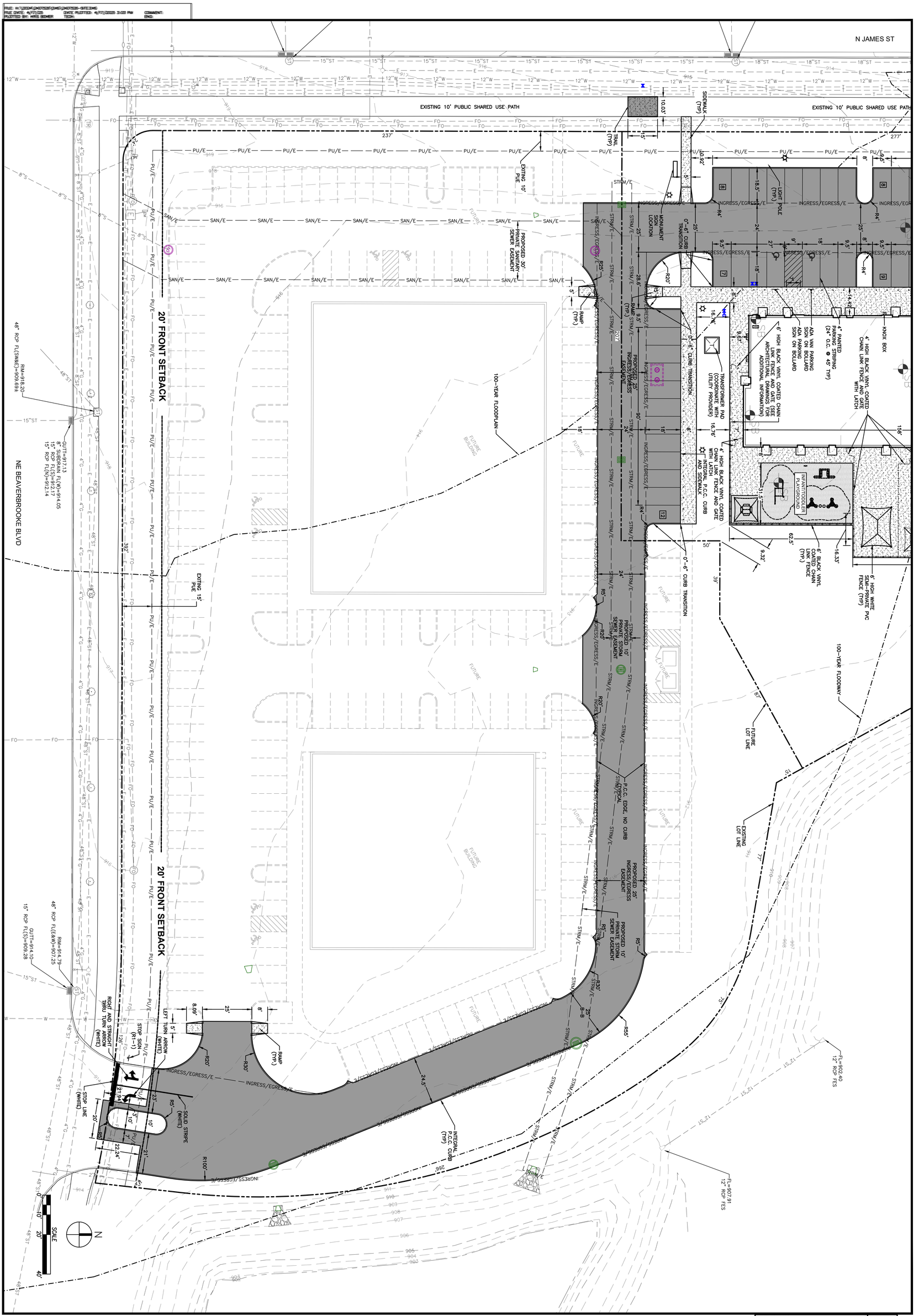
DESIGN ADVANTAGE | CIVIL DESIGN
GRIMES, IOWA

LEARNING CARE GROUP
DIMENSION PLAN
100 NE 18TH STREET

DATE:
04/17/2025

SHEET NUMBER:
C2.1
2407.526

DATE	REVISIONS



LEARNING CARE GROUP

DIMENSION PLAN

100 NE 18TH STREET GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

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

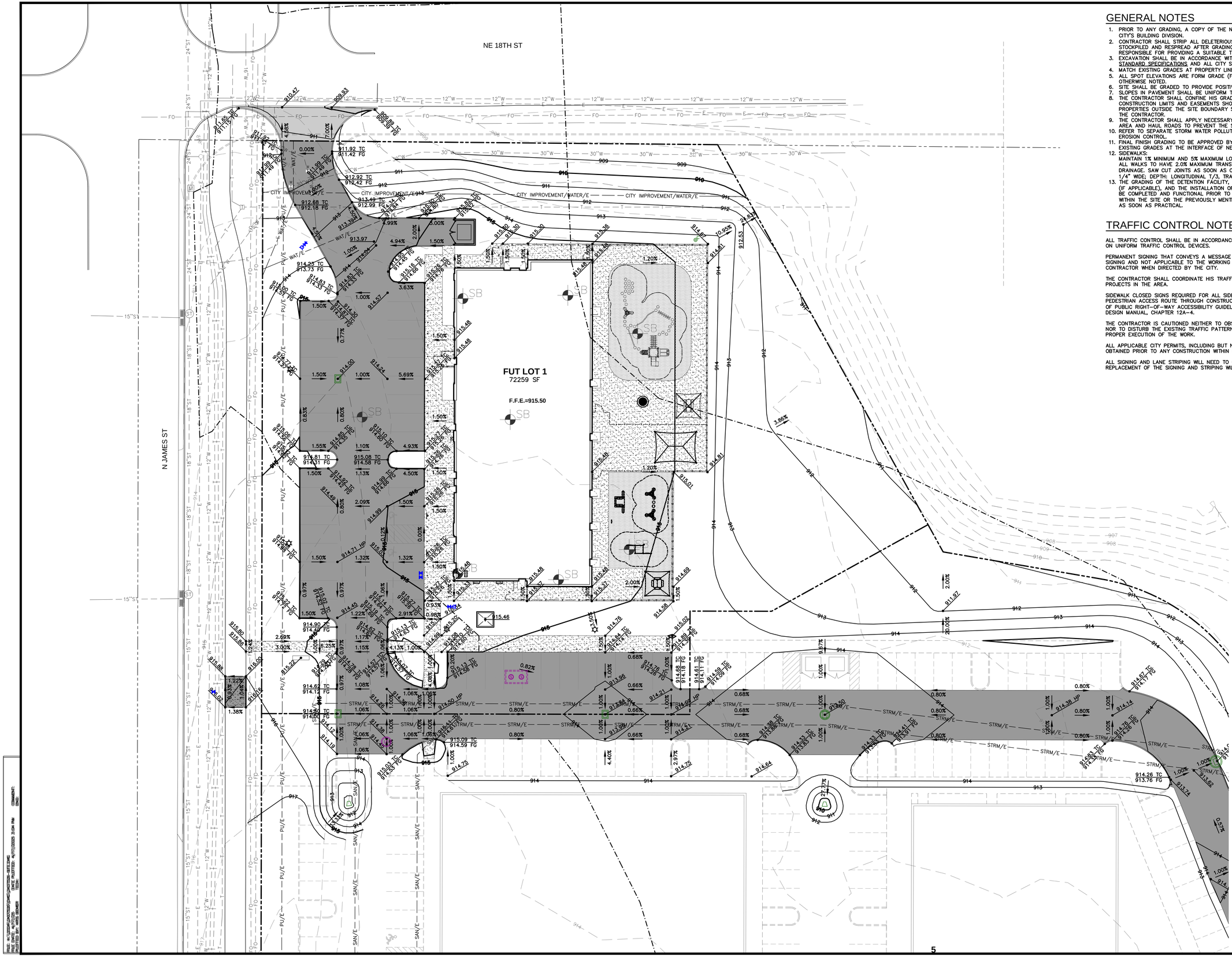
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DATE: 04/17/2025

SHEET NUMBER: C2.2

2407.526



GENERAL NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
    MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.

TRAFFIC CONTROL NOTES

ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.

THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.

SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.

THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.

ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES..

ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

DESIGN ADVANTAGE CIVIL ENGINEERING
GRIMES, IOWA
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

DRAFTED:
ENGINEER:

LEARNING CARE GROUP

GRADING PLAN

100 NE 18TH STREET

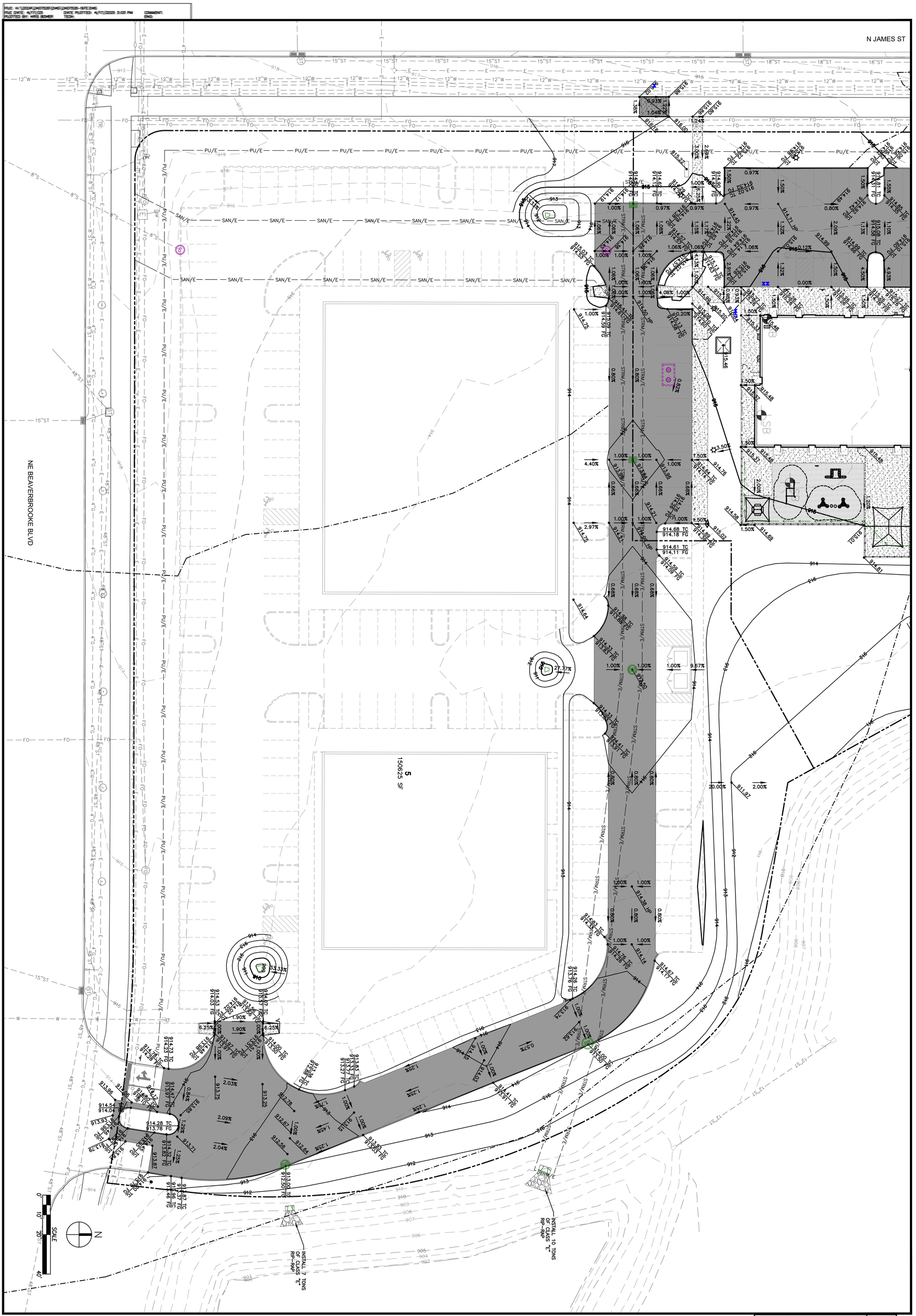
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2407.526

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FILE DATE: 4/17/2025
PLOTTED BY: ANGIE SAMUELSON
DATE PLOTTED: 4/17/2025 9:12AM PM
TEAM:

COMMITMENT:
OWNER:



LEARNING CARE GROUP

GRADING PLAN

100 NE 18TH STREET

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

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2407.526

1 **GRADING ENLARGEMENT #1**

2 **GRADING ENLARGEMENT #2**

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

DATE | REVISIONS

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CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

LEARNING CARE GROUP

GRADING PLAN

100 NE 18TH STREET

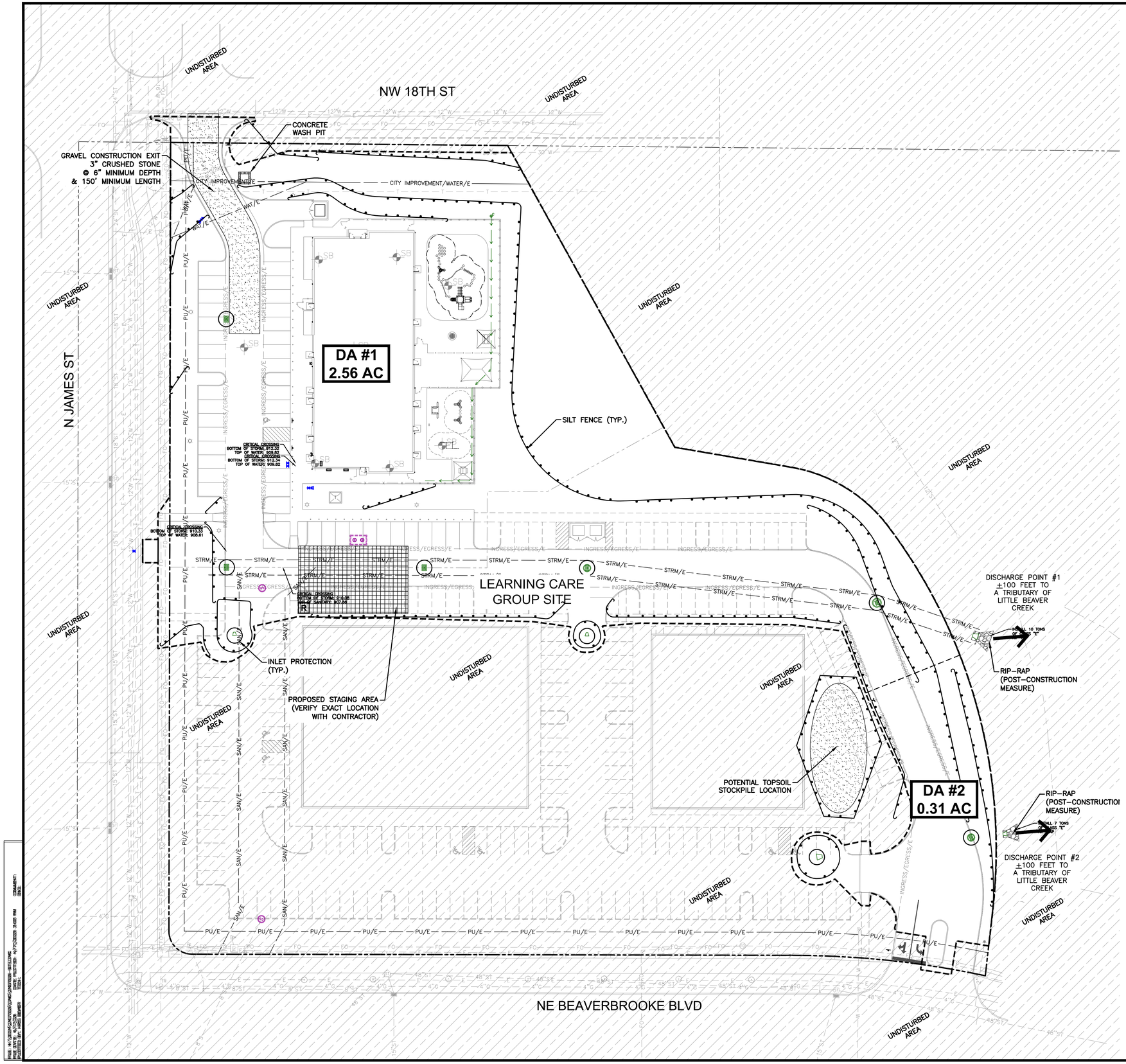
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REGISTERED EMP: ANGEL SANABRIA

COMMENTS:
TECH:



STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,675
2	TYPE 4 SEED	AC	2.87
3	INLET PROTECTION DEVICES	EA	9
4	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO FOURMILE CREEK ±3000 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	2.56 ACRES
STORAGE VOLUME REQUIRED (2.56 OF ACRES*3600 CU FT)	9,216 CU FT
VOLUME PROVIDED IN SILT FENCE (2,056 LF @ 4.5 CU FT/LF OF FENCE)	9,250 CU FT
TOTAL VOLUME PROVIDED	9,250 CU FT

DISCHARGE POINT #2 TO FOURMILE CREEK ±3000 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	0.31 ACRES
STORAGE VOLUME REQUIRED (0.31 OF ACRES*3600 CU FT)	1,116 CU FT
VOLUME PROVIDED IN SILT FENCE (619 LF @ 4.5 CU FT/LF OF FENCE)	2,786 CU FT
TOTAL VOLUME PROVIDED	2,786 CU FT

NOTES:

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

SWPPP LEGEND

- DRAINAGE ARROW — X.XX %
- GRADING LIMITS
- FILTER SOCK
- SILT FENCE
- DITCH CHECK
- INLET PROTECTION
- PORTABLE RESTROOM — R
- TEMPORARY STANDPIPE
- CONCRETE WASHOUT PIT
- AREA TO BE SEEDED
- STRAW MAT
- UNDISTURBED AREA
- RIP-RAP
- GRAVEL ENTRANCE
- STAGING AREA
- TEMPORARY SEDIMENT TRAP — TST #
- TEMPORARY SEDIMENT BASIN — TSB #

N

SCALE
0' 15' 30' 60'

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

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ENGINEER:

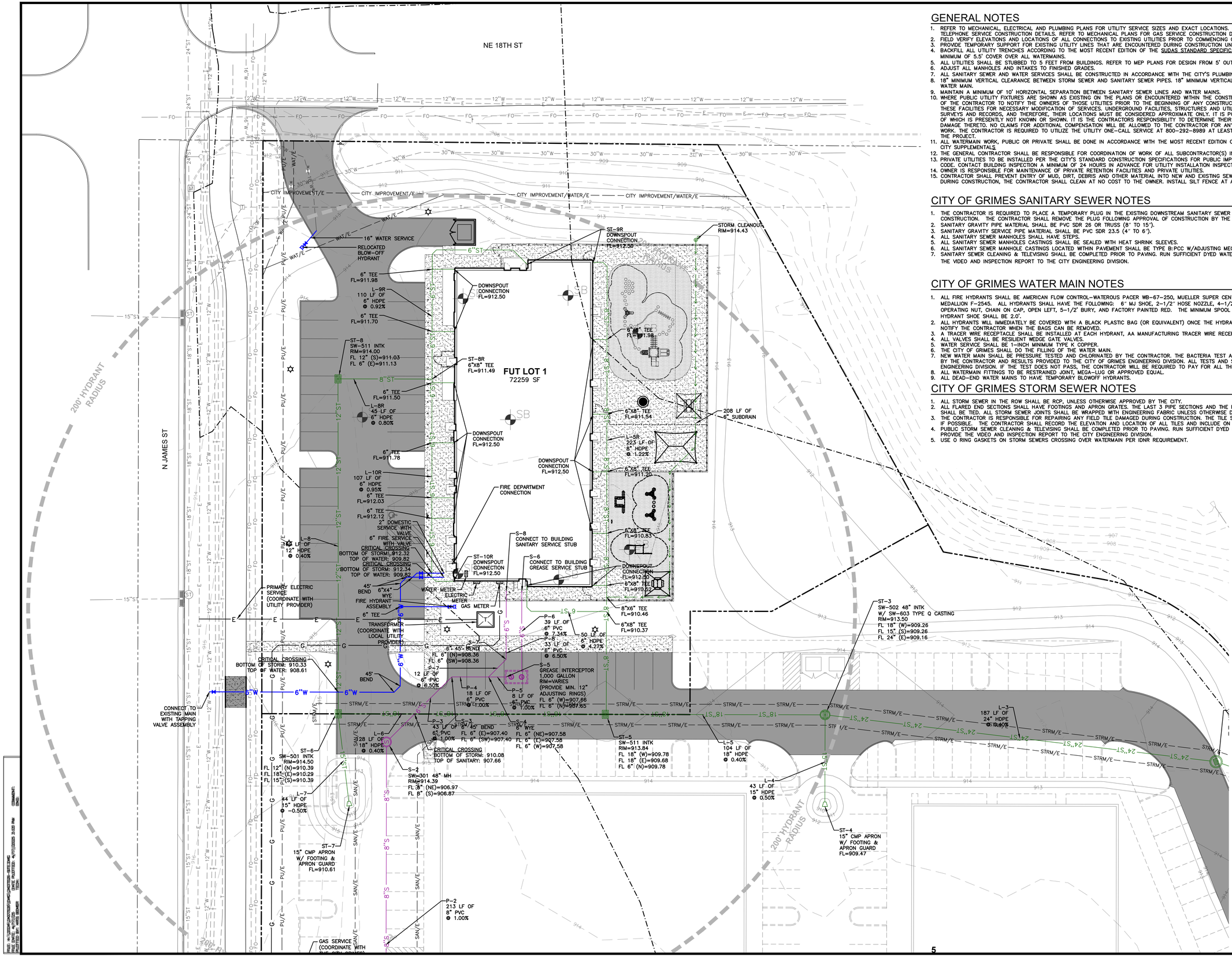
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REVISIONS

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

LEARNING CARE GROUP
EROSION & SEDIMENT CONTROL PLAN
100 NE 18TH STREET

DATE:
04/17/2025
SHEET NUMBER:
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PLOT DATE: 4/17/2025
PLOTTED BY: CHRIS BRUNER
COMMENT:
END:



GENERAL NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.

CITY OF GRIMES SANITARY SEWER NOTES

1. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REMOVE THE PLUG FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
2. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
3. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
4. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
5. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
6. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B:PCC W/ADJUSTING MECHANISM.
7. SANITARY SEWER CLEANING & 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.

CITY OF GRIMES WATER MAIN NOTES

1. 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'.
2. 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.
3. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
4. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
5. WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
6. THE CITY OF GRIMES SHALL DO THE FILLING OF THE WATER MAIN.
7. NEW WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE CONTRACTOR. THE 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.
8. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.
9. ALL DEAD-END WATER MAINS TO HAVE TEMPORARY BLOWOFF HYDRANTS.

CITY OF GRIMES STORM SEWER NOTES

1. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
2. 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.
3. 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.
4. 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.
5. USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.

UTILITY QUANTITIES

NO.	ITEM DESCRIPTION	QUANTITY	UNIT
1	2" WATER SERVICE	16	LF
2	6" WATER SERVICE	189	LF
3	16" WATER SERVICE	7	LF
4	6" WATER 45° BEND	4	EA
5	6"X4" WATER WYE	1	EA
6	2" GATE VALVE	1	EA
7	6" GATE VALVE	2	EA
8	6" WATER TEE	1	EA
9	HYDRANT ASSEMBLY	1	EA
10	SW-301 48" MANHOLE	2	EA
11	6" SANITARY SEWER	141	LF
12	8" SANITARY SEWER	213	LF
13	6" SANITARY WYE	1	EA
14	6" SANITARY 45° BEND	2	EA
15	1,000 GALLON GREASE INTER.	1	EA
16	6" SUBDRAIN	207	LF
17	6" STORM SEWER	147	LF
18	8" STORM SEWER	485	LF
19	12" STORM SEWER	160	LF
20	15" STORM SEWER	77	LF
21	15" APRON	2	EA
22	18" STORM SEWER	332	LF
23	24" STORM SEWER	255	LF
24	24" APRON	3	EA
25	8"X6" STORM SEWER TEE	13	EA
26	SW-501 INTAKE	1	EA
27	SW-502 48" INTAKE	1	EA
28	SW-502 60" INTAKE	1	EA
29	SW-511 INTAKE	1	EA

GA
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GA CIVIL DESIGN ADVANTAGE

LEARNING CARE GROUP

UTILITY PLAN

GRIMES, IOWA

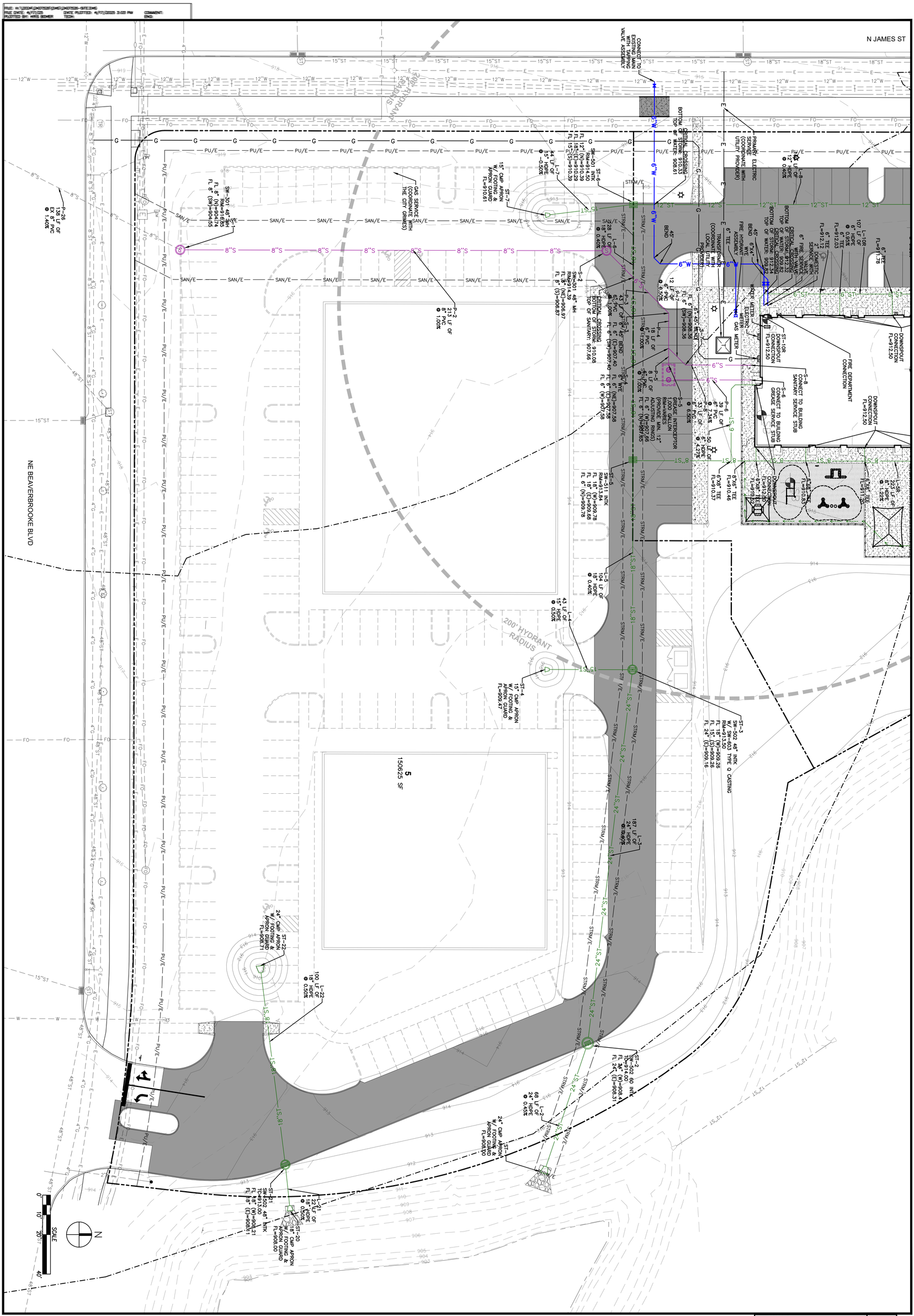
100 NE 18TH STREET

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2407.526

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PLOT DATE: 4/17/2025
PLOTTED BY: MARC SCHAFER
COMMENT:
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LEARNING CARE GROUP

UTILITY PLAN

100 NE 18TH STREET

GRIMES, IOWA

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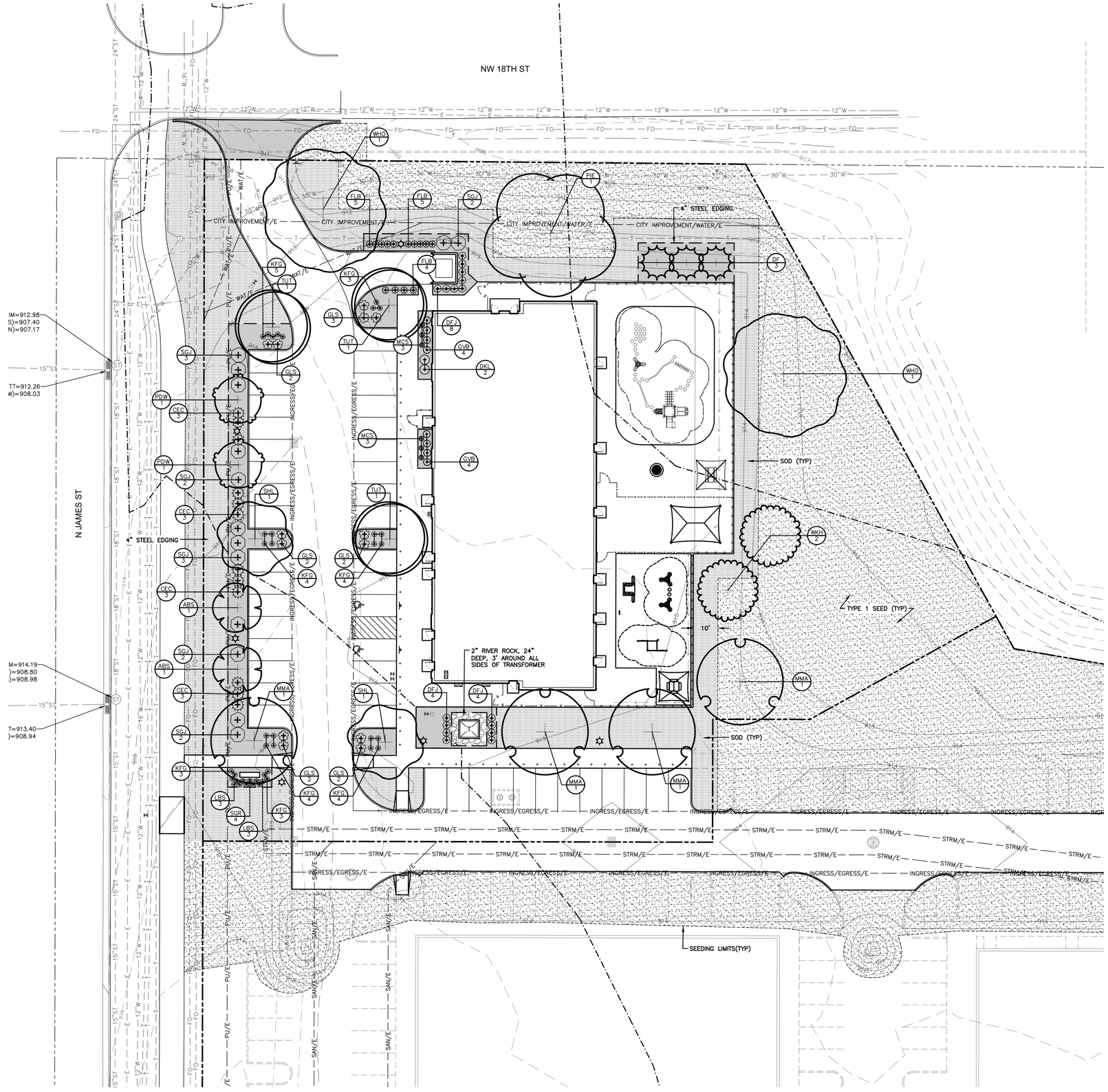
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LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
6. IN AREAS RECEIVING SHREDDED HARDWOOD MULCH, WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
7. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND ALSO IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3" IN AREAS NOT DESIGNATED FOR ROCK MULCH.
8. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
9. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
10. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.
11. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, FOR APPROVAL.

LANDSCAPE REQUIREMENTS

SITE AREA:	72,259 SF (1.66 AC)
REQUIRED OPEN SPACE:	18,065 SF (25%)
PROVIDED OPEN SPACE:	47,632 SF (66%)

OPEN SPACE
TREES AND SHRUBS SHALL BE PROVIDED AT A MINIMUM RATIO OF TWO OVERSTORY TREES, ONE UNDERSTORY TREE, AND SIX SHRUBS FOR EVERY 3,000 SQUARE FEET OF REQUIRED OPEN SPACE EXCLUDING REQUIRED BUFFER YARDS AND LANDSCAPED SETBACKS, WITH A MINIMUM OF TWO OVERSTORY TREES, ONE UNDERSTORY TREE AND SIX SHRUBS, AND SHALL BE MAINTAINED IN PERPETUITY.

EVERGREEN TREES SHALL BE PROVIDED AT A MINIMUM RATIO OF ONE EVERGREEN TREE FOR EVERY 6,000 SQUARE FEET OF REQUIRED OPEN SPACE EXCLUDING REQUIRED BUFFER YARDS AND LANDSCAPED SETBACKS, WITH A MINIMUM OF ONE EVERGREEN TREE AND SHALL BE MAINTAINED IN PERPETUITY.

REQUIRED OPEN SPACE PLANTINGS

OVERSTORY TREE	
2 TREES/3,000 SF OF REQ. OPEN SPACE:	12 OVERSTORY TREES
UNDERSTORY TREE	
1 TREE/3,000 SF OF REQ. OPEN SPACE:	6 UNDERSTORY TREES
EVERGREEN TREES	
1 TREE/6,000 SF OF REQ. OPEN SPACE:	3 EVERGREEN TREES
SHRUBS	
6 SHRUBS/3,000 SF OF REQ. OPEN SPACE:	36 SHRUBS

PROVIDED OPEN SPACE PLANTINGS

OVERSTORY TREES:	12 OVERSTORY TREES
UNDERSTORY TREES:	6 UNDERSTORY TREES
EVERGREEN TREES:	3 EVERGREEN TREES
SHRUBS:	83 SHRUBS

PARKING LOT PLANTINGS
ALL OFF STREET PARKING SHALL BE SCREENED FROM VIEW OF PUBLIC RIGHT OF WAYS. PLANTINGS SHALL BE A MINIMUM OF 36" HIGH AND PROVIDE YEAR ROUND SCREENING. THE MINIMUM PLANTING REQUIREMENTS FOR OFF STREET PARKING AREAS ARE ONE OVERSTORY TREE AND 6 SHRUBS IN EACH LANDSCAPED ISLAND EQUAL TO 1 PARKING STALL.

LANDSCAPE ISLANDS	6 ISLANDS

REQUIRED PARKING LOT PLANTINGS

OVERSTORY TREES	
1 TREE PER PARKING LOT ISLAND	6 OVERSTORY TREES
SHRUBS	
6 SHRUBS PER PARKING LOT ISLAND	36 SHRUBS

PROVIDED PARKING LOT PLANTINGS

OVERSTORY TREES:	6 OVERSTORY TREES
SHRUBS:	36 SHRUBS

LANDSCAPE GROUNDCOVERS

1. 3" DEPTH OF 1.5" DIAMETER TRAP ROCK OVER WEED BARRIER FABRIC
2. SOD
3. TYPE 1 SEEDING (TYP)

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EVERGREEN TREES				
DF	3	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	B&B, 6' HEIGHT
OVERSTORY TREES				
MMA	4	MARMO MAPLE	ACER FREEMANII 'MARMO'	B&B, 2.5" CALIPER
PIE	1	PIONEER ELM	ULMUS AMERICANA 'PIONEER'	B&B, 2.5" CALIPER
SHL	2	SKYLINE HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	B&B, 2.5" CALIPER
TUT	3	TULIP TREE	LIRIODENDRON TULIPIFERA	B&B, 2.5" CALIPER
WHO	2	WHITE OAK	QUERCUS ALBA	B&B, 2.5" CALIPER
UNDERSTORY TREES				
ABS	2	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	B&B, 1.5" CALIPER
PDW	2	PAGODA DOGWOOD	CORNUS ALTERNIFOLIA	B&B, 1.5" CALIPER
WKH	2	WINTER KING HAWTHORN	CRATAEGUS VIRIDIS 'WINTER KING'	B&B, 1.5" CALIPER
SHRUBS				
CEC	12	COMPACT EUROPEAN CRANBERRYBUSH	VIBURNUM OPULUS 'COMPACTUM'	CONT, 3 GAL
DFJ	16	DAUB'S FROSTED JUNIPER	JUNIPERUS CHINENSIS 'DAUB'S FROSTED'	CONT, 3 GAL
DKL	2	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	CONT, 3 GAL
GVB	8	GREEN VELVET BOXWOOD	BUXUS X 'GREEN VELVET'	CONT, 3 GAL
GLS	13	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	CONT, 3 GAL
MCS	6	MAGIC CARPET JAPANESE SPIREA	SPIRAEA JAPONICA 'WALBUMA'	CONT, 3 GAL
SGJ	18	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	CONT, 3 GAL
GRASSES				
KFG	34	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	CONT, 1 GAL
LBS	6	LITTLE BLUESTEM	ANDROPOGON SCOPARIUS	CONT, 1 GAL
SGR	4	SWITCH GRASS	PANICUM VIRGATUM	CONT, 1 GAL

N

SCALE
0' 10' 20' 40'

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

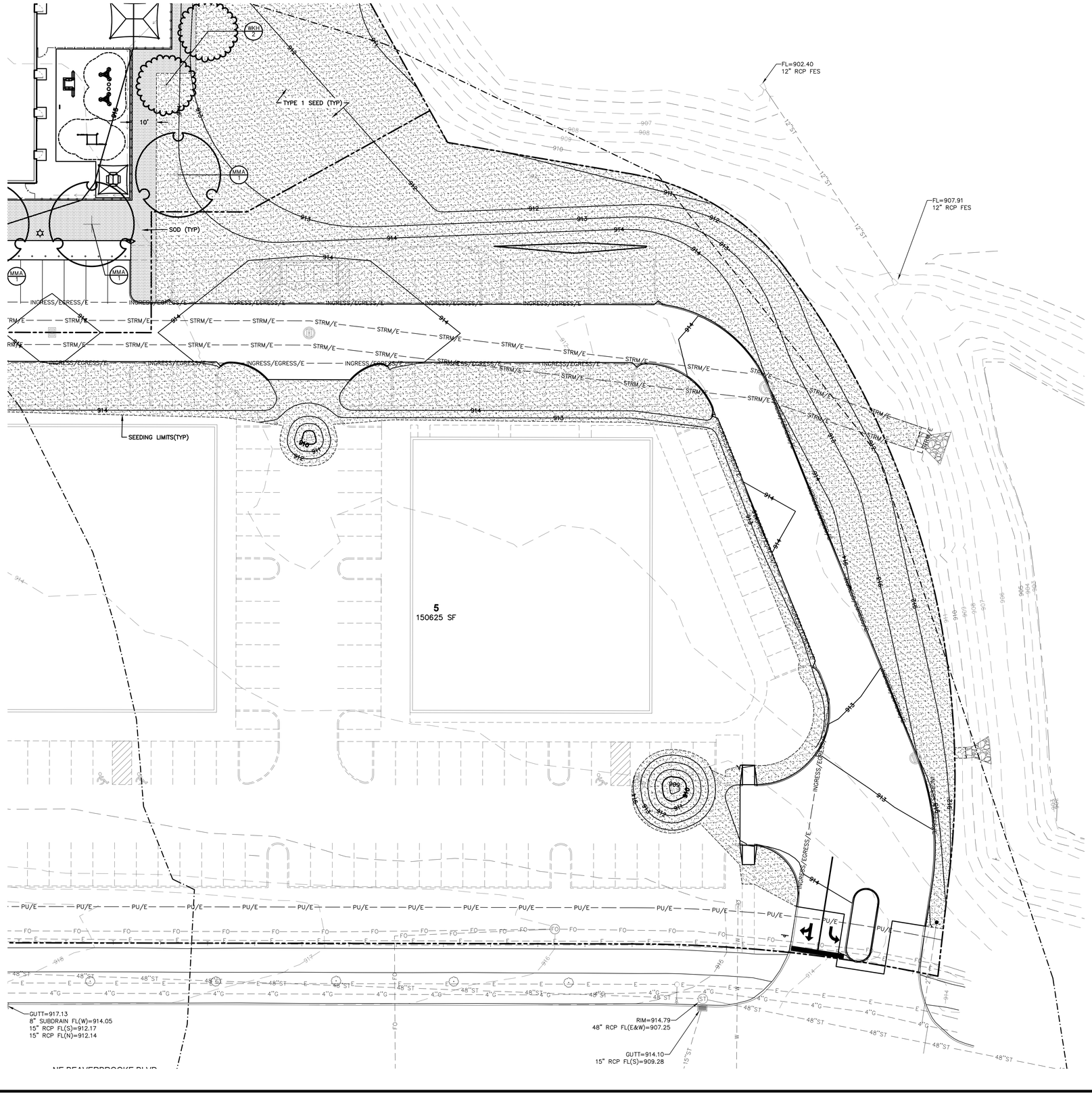
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REVISIONS
DRAFTED:
ENGINEER:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

LEARNING CARE GROUP
LANDSCAPE PLAN
100 NE 18TH STREET

DATE:
04/17/2025
SHEET NUMBER:
L1.1
2407.526

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FILE DATE: 4/17/25
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LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
6. IN AREAS RECEIVING SHREDDED HARDWOOD MULCH, WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
7. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND ALSO IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3" IN AREAS NOT DESIGNATED FOR ROCK MULCH.
8. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
9. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
10. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.
11. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, FOR APPROVAL.

LANDSCAPE REQUIREMENTS

SITE AREA:	72,259 SF (1.66 AC)
REQUIRED OPEN SPACE:	18,065 SF (25%)
PROVIDED OPEN SPACE:	47,632 SF (66%)

OPEN SPACE
TREES AND SHRUBS SHALL BE PROVIDED AT A MINIMUM RATIO OF TWO OVERSTORY TREES, ONE UNDERSTORY TREE, AND SIX SHRUBS FOR EVERY 3,000 SQUARE FEET OF REQUIRED OPEN SPACE EXCLUDING REQUIRED BUFFER YARDS AND LANDSCAPED SETBACKS, WITH A MINIMUM OF TWO OVERSTORY TREES, ONE UNDERSTORY TREE AND SIX SHRUBS, AND SHALL BE MAINTAINED IN PERPETUITY.

EVERGREEN TREES SHALL BE PROVIDED AT A MINIMUM RATIO OF ONE EVERGREEN TREE FOR EVERY 6,000 SQUARE FEET OF REQUIRED OPEN SPACE EXCLUDING REQUIRED BUFFER YARDS AND LANDSCAPED SETBACKS, WITH A MINIMUM OF ONE EVERGREEN TREE AND SHALL BE MAINTAINED IN PERPETUITY.

REQUIRED OPEN SPACE PLANTINGS

OVERSTORY TREE	
2 TREES/3,000 SF OF REQ. OPEN SPACE:	12 OVERSTORY TREES
UNDERSTORY TREE	
1 TREE/3,000 SF OF REQ. OPEN SPACE:	6 UNDERSTORY TREES
EVERGREEN TREES	
1 TREE/6,000 SF OF REQ. OPEN SPACE:	3 EVERGREEN TREES
SHRUBS	
6 SHRUBS/3,000 SF OF REQ. OPEN SPACE:	36 SHRUBS

PROVIDED OPEN SPACE PLANTINGS

OVERSTORY TREES:	12 OVERSTORY TREES
UNDERSTORY TREES:	6 UNDERSTORY TREES
EVERGREEN TREES:	3 EVERGREEN TREES
SHRUBS:	83 SHRUBS

PARKING LOT PLANTINGS
ALL OFF STREET PARKING SHALL BE SCREENED FROM VIEW OF PUBLIC RIGHT OF WAYS. PLANTINGS SHALL BE A MINIMUM OF 36" HIGH AND PROVIDE YEAR ROUND SCREENING. THE MINIMUM PLANTING REQUIREMENTS FOR OFF STREET PARKING AREAS ARE ONE OVERSTORY TREE AND 6 SHRUBS IN EACH LANDSCAPED ISLAND EQUAL TO 1 PARKING STALL.

LANDSCAPE ISLANDS	6 ISLANDS

REQUIRED PARKING LOT PLANTINGS

OVERSTORY TREES	
1 TREE PER PARKING LOT ISLAND	6 OVERSTORY TREES
SHRUBS	
6 SHRUBS PER PARKING LOT ISLAND	36 SHRUBS

PROVIDED PARKING LOT PLANTINGS

OVERSTORY TREES:	6 OVERSTORY TREES
SHRUBS:	36 SHRUBS

LANDSCAPE GROUNDCOVERS

1. 3" DEPTH OF 1.5" DIAMETER TRAP ROCK OVER WEED BARRIER FABRIC
2. SOD
3. TYPE 1 SEEDING (TYP)

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EVERGREEN TREES				
DF	3	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	B&B, 6' HEIGHT
OVERSTORY TREES				
MMA	4	MARMO MAPLE	ACER FREEMANII 'MARMO'	B&B, 2.5" CALIPER
PIE	1	PIONEER ELM	ULMUS AMERICANA 'PIONEER'	B&B, 2.5" CALIPER
SHL	2	SKYLINE HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	B&B, 2.5" CALIPER
TUT	3	TULIP TREE	LIRIODENDRON TULIPIFERA	B&B, 2.5" CALIPER
WHO	2	WHITE OAK	QUERCUS ALBA	B&B, 2.5" CALIPER
UNDERSTORY TREES				
ABS	2	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	B&B, 1.5" CALIPER
PDW	2	PAGODA DOGWOOD	CORNUS ALTERNIFOLIA	B&B, 1.5" CALIPER
WKH	2	WINTER KING HAWTHORN	CRATAEGUS VIRIDIS 'WINTER KING'	B&B, 1.5" CALIPER
SHRUBS				
CEC	12	COMPACT EUROPEAN CRANBERRYBUSH	VIBURNUM OPULUS 'COMPACTUM'	CONT, 3 GAL
DFJ	16	DAUB'S FROSTED JUNIPER	JUNIPERUS CHINENSIS 'DAUB'S FROSTED'	CONT, 3 GAL
DKL	2	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	CONT, 3 GAL
GVB	8	GREEN VELVET BOXWOOD	BUXUS X 'GREEN VELVET'	CONT, 3 GAL
GLS	13	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	CONT, 3 GAL
MCS	6	MAGIC CARPET JAPANESE SPIREA	SPIRAEA JAPONICA 'WALBUMA'	CONT, 3 GAL
SGJ	18	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	CONT, 3 GAL
GRASSES				
KFG	34	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	CONT, 1 GAL
LBS	6	LITTLE BLUESTEM	ANDROPOGON SCOPARIUS	CONT, 1 GAL
SGR	4	SWITCH GRASS	PANICUM VIRGATUM	CONT, 1 GAL

N

SCALE
0' 10' 20' 40'

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PLOTTED BY: ANDY BOWER
DATE PLOTTED: 4/17/2025 3:03 PM
TEAM:
COMMENT:
ENG:

DATE
REVISIONS

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

ENGINEER:
DRAFTED:

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

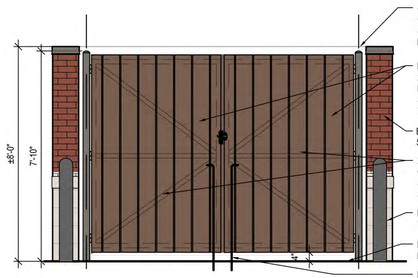
LEARNING CARE GROUP

LANDSCAPE PLAN

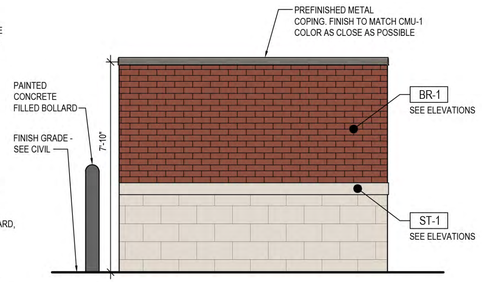
100 NE 18TH STREET

DATE:
04/17/2025

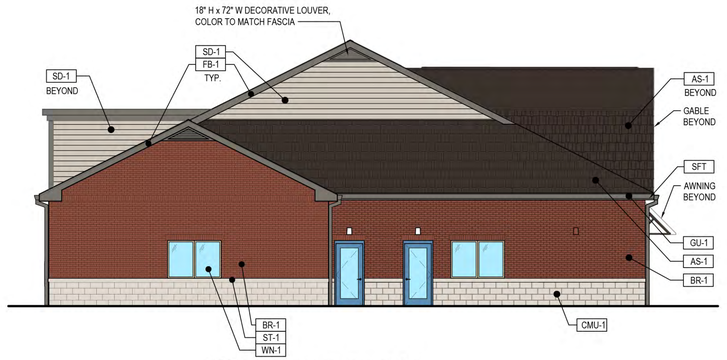
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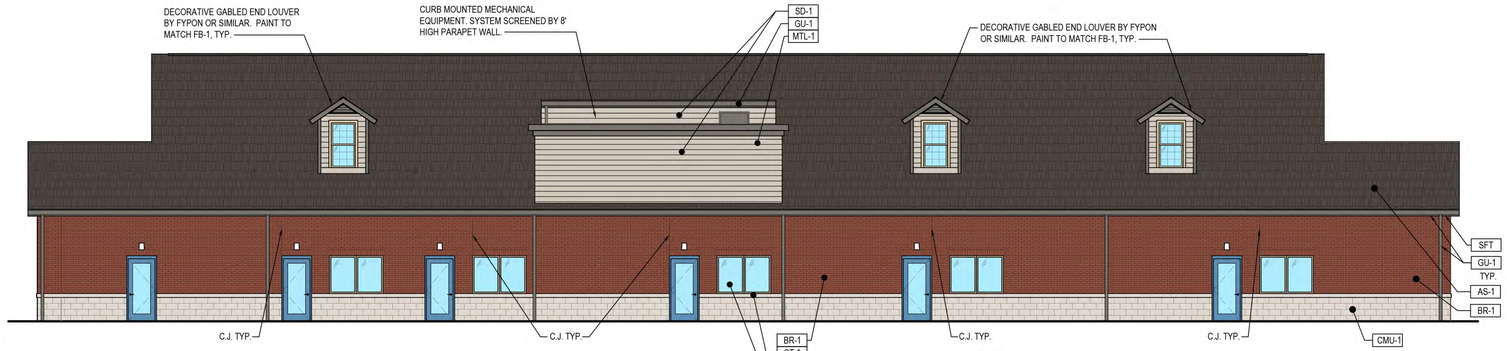
3 AS2.1 TRASH ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"



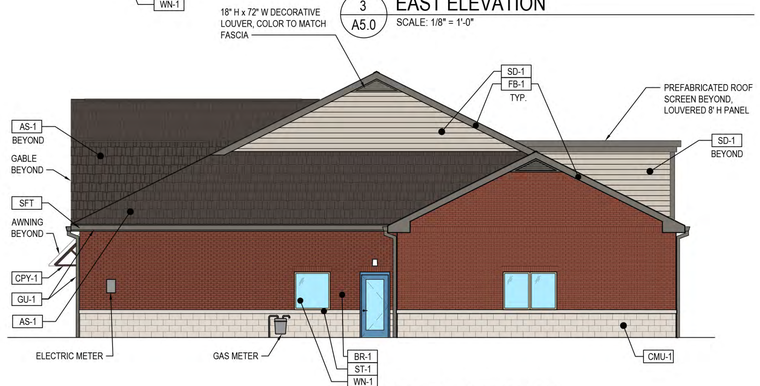
2 AS2.1 TRASH ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"



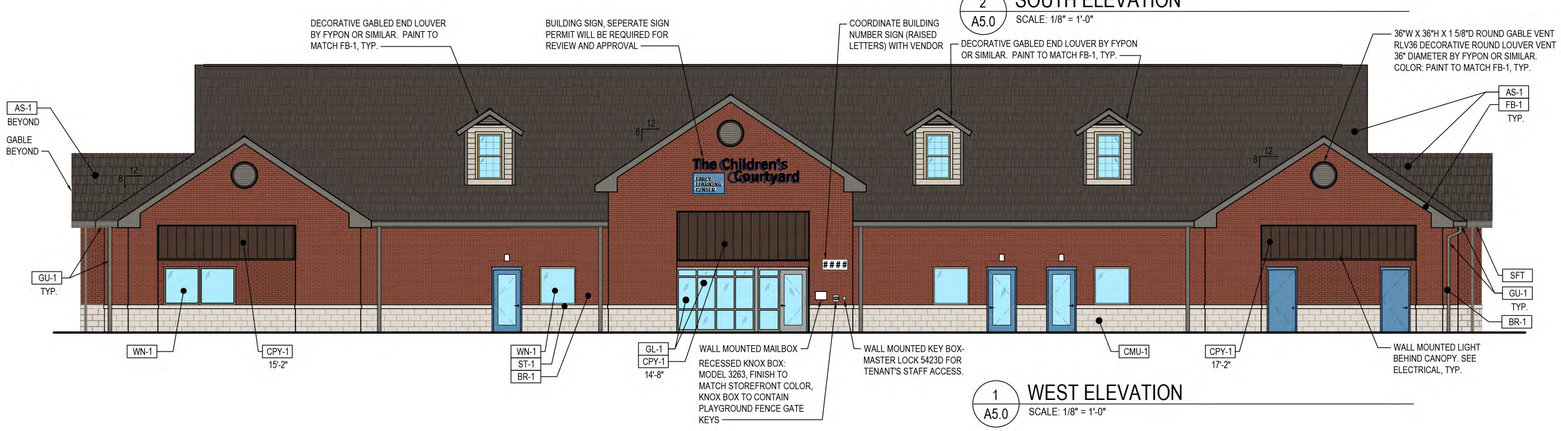
4 A5.0 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 A5.0 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 A5.0 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 A5.0 WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS GENERAL NOTES

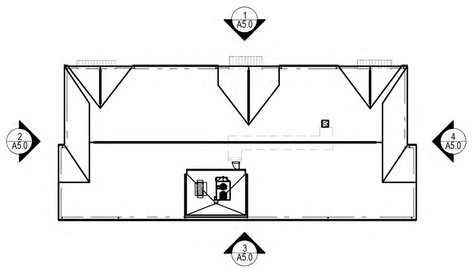
1. ALL MATERIALS NOT LABELED ARE TYPICAL FOR ALL SIMILAR LOCATIONS. QUESTIONS SHALL BE REFERRED TO THE ARCHITECT.
2. EIFS SHALL BE DRYVIT, COMMERCIAL GRADE AS FOLLOWS: GENESIS BASE COAT, REINFORCING MESH BASE & FINISH COATS SHALL BE PROVIDED OVER EPS INSULATION BOARD, MECHANICALLY FASTENED OVER DRAINAGE MAT & WEATHER RESISTIVE BARRIER OVER EXTERIOR SHEATHING.
3. ALL EIFS SHALL BE INSTALLED AS PER MFR'S RECOMMENDATIONS, INCLUDING ALL SEALANT, FLASHING, AND JOINERY AT DISSIMILAR MATERIALS. PROVIDE PANZER 20 REINFORCING MESH TO 8'-0" A.F.F. (TYP.)
4. PROVIDE BLOCKING IN FACADE TO SUPPORT ALL BUILDING SIGNAGE.
5. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING INFORMATION.
6. GC SHALL PAINT ANY EXPOSED PIPES, CONDUITS, OR UTILITY BOXES THAT ARE VISIBLE FROM THE SITE TO MATCH ADJACENT BUILDING EXTERIOR FINISH.

EXTERIOR FINISH LEGEND

TAG	DESCRIPTION
AS-1	ASPHALT SHINGLES: TIMBERLINE HD, COLOR: WEATHERED WOOD
SD-1	PLANK LAP SIDING BY HARDIE. FINISH: CEDARMILL, COLOR: COBBLE STONE
BR-1	MODULAR BRICK BY BELDEN: COMMODORE CLEAR VELOUR
CMU-1	SPLIT FACE CMU: 4108 BY ECHELON MASONRY OR APPROVED SIMILAR. INSTALL EXP. JOINTS PER MASONRY INSTITUTE STANDARDS.
FB-1	FIBER CEMENT FASCIA BOARD. COLOR TO MATCH IRON GRAY BY JAMES HARDIE AS CLOSE AS POSSIBLE FROM MANUFACTURER'S STANDARD COLOR SELECTION.
GL-1	CLEAR ANODIZED STOREFRONT SYSTEM, GLAZING COLOR: CLEAR
GU-1	PRE FINISHED ALUM GUTTER AND DOWNSPOUTS, COLOR TO MATCH FASCIA, (FB-1)
SFT	VENTED AND SOLID VINYL SOFFITS: STANDARD COLOR SIMILAR TO: GRAPHITE GREY 49 BY POLARIS. SEE DETAILS FOR LOCATIONS
ST-1	STONE SILL: READING ROCK, ROCKCAST, SMOOTH, COLOR: CRYSTAL WHITE
WN-1	VINYL WINDOWS, COLOR: ALMOND
MTL-1	PRE-FINISHED (WHITE) ALUMINUM COPING AND CLADDING.
CPY-1	STANDING SEAM METAL AWNING: MODEL GJ-TSS, COLOR: MANSARD BROWN BY G&J OR APPROVED SIMILAR. PROVIDE SNOW GUARDS.
H.M. DOORS	PAINT EXTERIOR DOORS AND FRAMES AS INDICATED ON THE FINISH SCHEDULE.
DECORATIVE LOUVER	SURFACE MOUNTED PVC VENT - NON-FUNCTIONAL STANDARD LOUVER W/ NARROW FLAT TRIM BY "ARCHITECTURAL DEPOT" OR SIMILAR. PRIME & PAINT TO MATCH FASCIA COLOR (FB-1). (VINYL SAFE 100% ACRYLIC LATEX PAINT)
GROUT	ALL MASONRY GROUT COLOR SHALL BE SIMILAR TO COLOR: STRAW

ELEVATION MATERIAL PERCENTAGES

ELEVATION	PRIMARY MATERIALS AREA	BRICK	CMU	STONE
NORTH	918 S.F. (88%)	820 S.F.	159 S.F.	28 S.F.
EAST	1,598 S.F. (75%)	1,170 S.F.	367 S.F.	61 S.F.
SOUTH	853 S.F. (82%)	657 S.F.	168 S.F.	28 S.F.
WEST	2,353 S.F. (87%)	1,655 S.F.	334 S.F.	54 S.F.



KEY PLAN
SCALE: N.T.S.

PRELIMINARY NOT FOR CONSTRUCTION
APPROVAL DATE
LICENSED ARCHITECT
04/25/2025

BEQ ARCHITECT
Brian E. Quinn, Architect
17710 Detroit Avenue Lakewood, Ohio 44107
Phone (216) 521-5134 • Fax (216) 521-4824 • www.adaarchitects.oc

CHILDREN'S COURTYARD - GRIMES
NE BEAVERBROOKE BLVD.
GRIMES, IA 50111

THESE DOCUMENTS CONTAIN INFORMATION PROPRIETARY TO BEQ ARCHITECT
UNAUTHORIZED USE OF THESE DOCUMENTS IS EXPRESSLY PROHIBITED UNLESS AGREED UPON IN WRITING.

REVISIONS

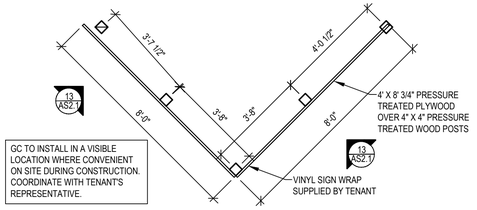
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EXTERIOR ELEVATIONS

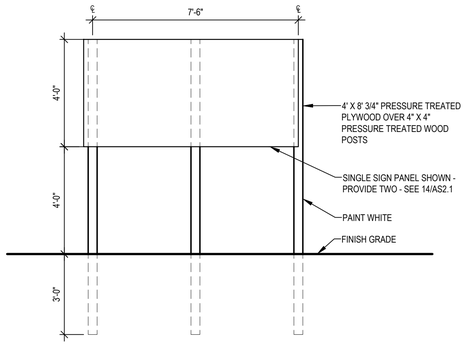
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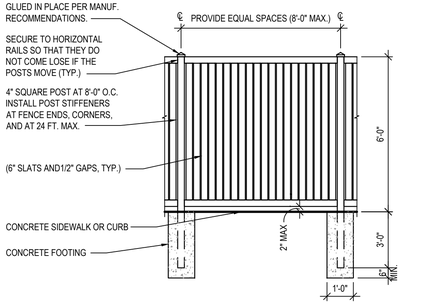
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SHEET NO.



14 AS2.1 "COMING SOON" SIGNAGE PLAN
SCALE: 3/8" = 1'-0"



13 AS2.1 "COMING SOON" SIGNAGE ELEVATION"
SCALE: 3/8" = 1'-0"

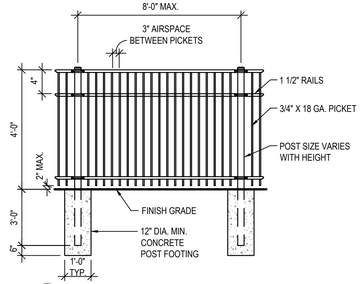


12 AS2.1 SEMI-PRIVATE PVC FENCE
SCALE: NTS

SEMI-PRIVACY FENCE

RAFAB, Inc. (734) 789-8590
Style: Wellington II-Poly Vinyl Chloride (PVC) formulated to resist impact for Ultra Violet (UV) stabilization. Meets or exceed ASTM D 1784.
4" PVC POST CAPS TO MATCH FENCE COLOR

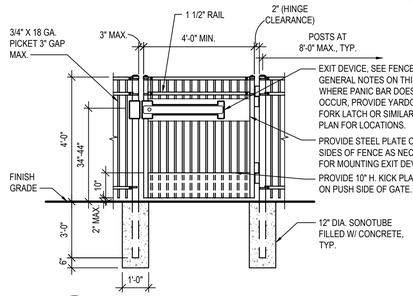
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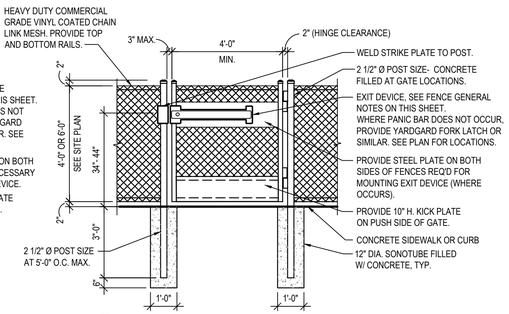
11 AS2.1 ORNAMENTAL FENCE
SCALE: NTS

BLACK ALUMINUM FENCE:
AMERISTAR MONTAGE PLUS
(STYLE: MAJESTIC)

(NO SUBSTITUTIONS ALLOWED)



10 AS2.1 ORNAMENTAL FENCE GATE
SCALE: N.T.S.



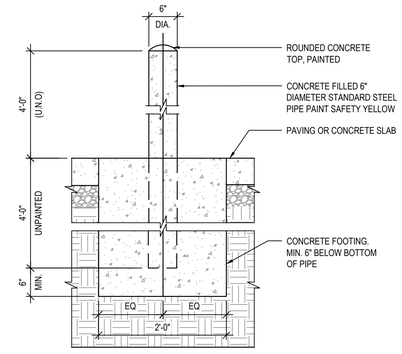
9 AS2.1 CHAIN LINK FENCE GATE
SCALE: NTS

FENCE GENERAL NOTES

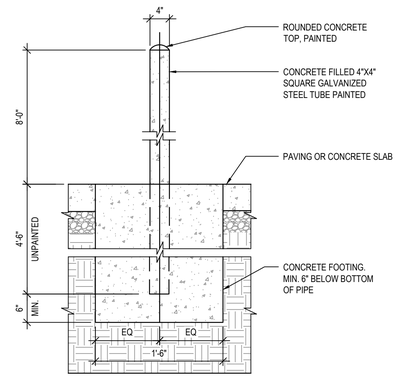
1. MAINTAIN A MAXIMUM 2" GAP ALONG THE BOTTOM OF RAIL OF ANY PERIMETER FENCE, UNLESS THERE ARE ADDITIONAL REQUIREMENTS BY THE STATE LICENSING REGULATIONS.
2. THERE SHALL BE NO OPEN SPACES MEASURING OVER 3" BETWEEN ANY RAILING COMPONENTS, OR BETWEEN RAILING SYSTEM AND EXISTING FLOOR OR WALLS.
3. WEATHERIZED EXIT DEVICE (ALARMED): ADVANTEX V40W-(hand)-360-EBW- (size)-SN1-GTPLKIT with (1) SCHLAGE CYLINDER 20-001.
4. KEY ALL FENCE GATE ALIKE. BUILDING MASTER KEY SHALL ACTIVATE AND DEACTIVATE THESE ALARMS.
5. PROVIDE TYPICAL CLAW FOOT GATE LATCH AT INTERIOR PROPERTY GATES.
6. GC SHALL ENSURE THAT GATE POSTS REMAIN ALIGNED AFTER GATE OPERATION. POST CORE AND FULL FOUNDATIONS SHALL BE PROVIDED PER PLANS.
7. INSTALL SELF CLOSING HINGES AT GATES W/ PANIC HARDWARE REFER TO SITE PLAN FOR LOCATIONS.
8. FASTEN ALL BOLTS AND NUTS TIGHTLY. BOLTS SHALL BE CUT FLUSH. INSTALL LOCK WASHERS OR SELF-LOCKING NUTS TO PREVENT BOLTS FROM LOOSENING. FOLLOW CPSC'S GUIDELINES.
9. ALL FENCE POST CAPS SHALL BE SECURED TO POSTS, TYP.

GENERAL NOTES

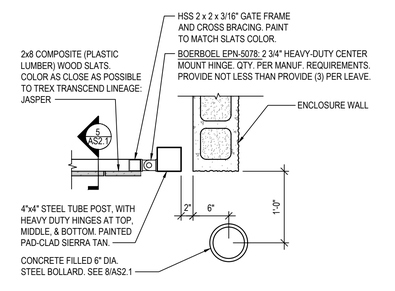
1. CONTRACTOR SHALL VERIFY SIZE OF DUMPSTER WITH LOCAL WASTE HAULER. NOTIFY ARCHITECT AND CIVIL AND ADJUST ENCLOSURE SIZE AS REQUIRED.
2. REFER TO CIVIL DRAWINGS FOR LOCATION DUMPSTER ENCLOSURE.
3. SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISH SCHEDULE.



8 AS2.1 DETAIL AT PIPE BOLLARD
SCALE: 3/8" = 1'-0"

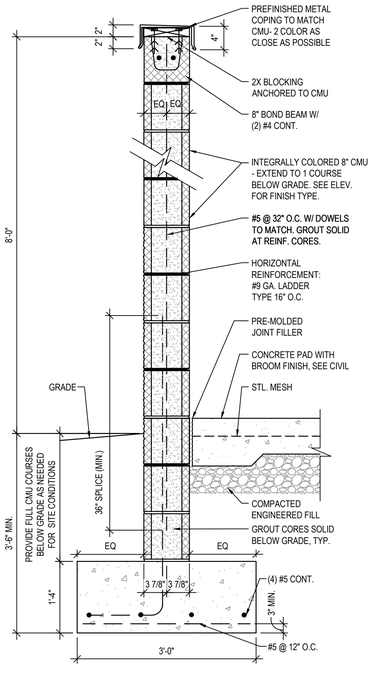


7 AS2.1 DETAIL AT GATE POST
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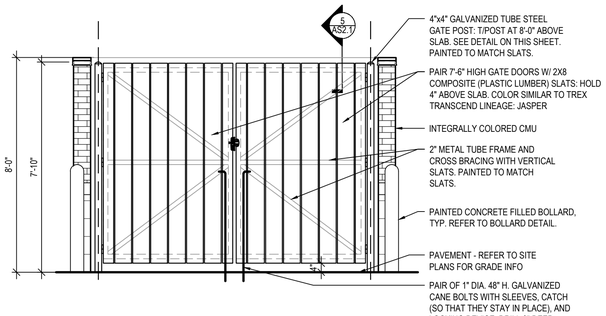


6 AS2.1 TRASH ENCLOSURE GATE
SCALE: 1" = 1'-0"

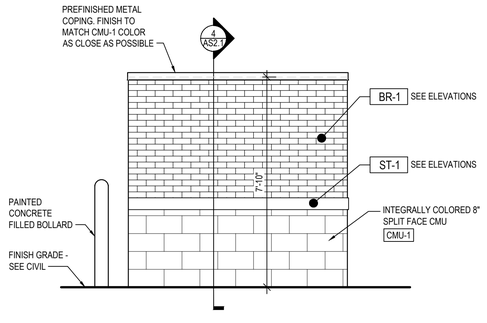
5 AS2.1 TRASH ENCLOSURE GATE
SCALE: 1" = 1'-0"



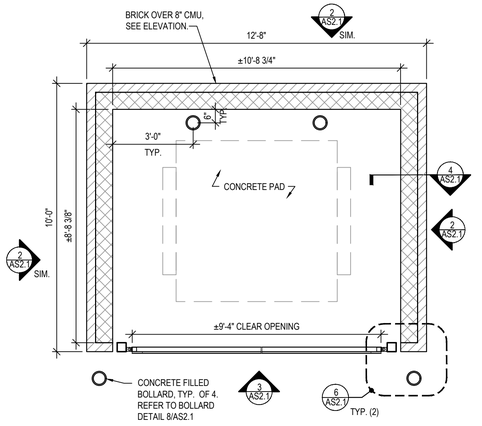
4 AS2.1 TRASH ENCLOSURE WALL SECTION
SCALE: 1" = 1'-0"



3 AS2.1 TRASH ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"



2 AS2.1 TRASH ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"



1 AS2.1 TRASH ENCLOSURE PLAN
SCALE: 3/8" = 1'-0"

BEQ ARCHITECT
Brian E. Quinn, Architect
17710 Detroit Avenue • Lakewood, Ohio 44107
Phone (216) 521-5134 • Fax (216) 521-4624 • www.bqarchitects.com

CHILDREN'S COURTYARD - GRIMES

NE BEAVERBROOKE BLVD.
GRIMES, IA 50111

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REVISIONS

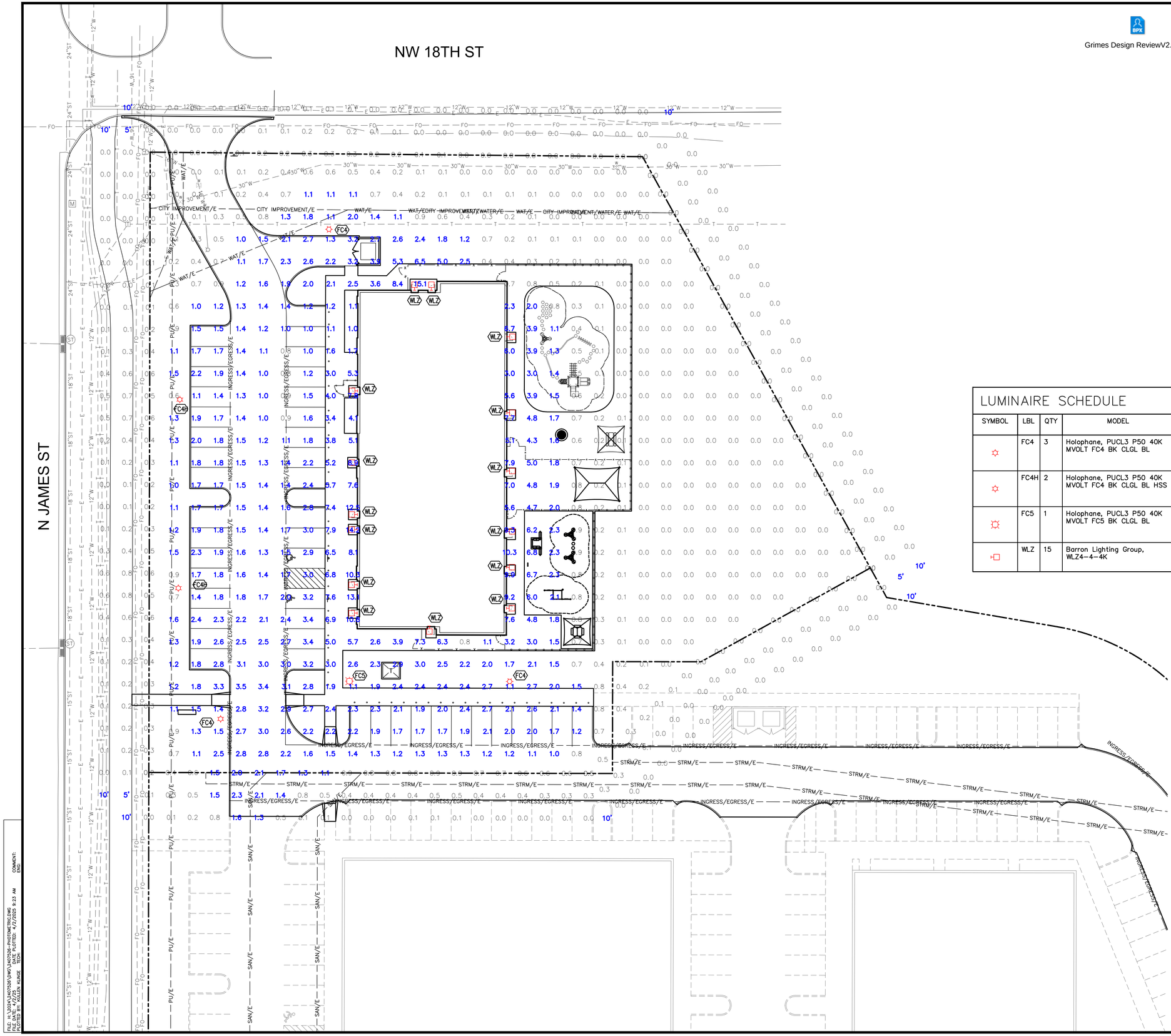
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SITE DETAILS

DATE 04/25/2025

JOB NO. 25012

AS2.1
SHEET NO.



Grimes Design ReviewV2.0.bpx

PHOTOMETRIC NOTES

1. REFER TO ELECTRICAL PLANS FOR ELECTRIC SERVICE CONSTRUCTION DETAILS.
2. THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
4. CONCRETE BASES FOR SITE LIGHTING FIXTURES SHALL BE 3'-0" FROM EDGE OF CURB.
5. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
6. COORDINATE ALL EXTERIOR SITE LIGHTING, INCLUDING FLAG POLE LIGHTING, MONUMENT SIGN LIGHTING, ETC. WITH ARCHITECTURAL AND ELECTRICAL PLANS.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
8. THIS LIGHTING PLAN IS FOR CITY REVIEW PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. A DETAILED, FINAL PHOTOMETRIC PLAN SHALL BE PREPARED BY A CERTIFIED LIGHTING DESIGNER AND/OR INSTALLER PRIOR TO CONSTRUCTION.

GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	1.62
MAXIMUM FOOT-CANDLES	15.1
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	30537.29
AVERAGE TO MINIMUM FC RATIO	3282.63

LUMINAIRE SCHEDULE

SYMBOL	LBL	QTY	MODEL	DESCRIPTION	MOUNT	MOUNTING HEIGHT	WATTS
☼	FC4	3	Holophane, PUCL3 P50 40K MVOLT FC4 BK CLGL BL	Taft LED Post-Top Full Cutoff Lantern 80W 4000 series CCT Type 4 distribution zero uplight Clear tempered glass lens No HSS	POLE	18'-5"	80W
☼	FC4H	2	Holophane, PUCL3 P50 40K MVOLT FC4 BK CLGL BL HSS	Taft LED Post-Top Full Cutoff Lantern 80W 4000 series CCT Type 4 distribution zero uplight Clear tempered glass lens House side shield	POLE	18'-5"	80W
☼	FC5	1	Holophane, PUCL3 P50 40K MVOLT FC5 BK CLGL BL	Taft LED Post-Top Full Cutoff Lantern 80W 4000 series CCT Type 5 distribution zero uplight Clear tempered glass lens No HSS	POLE	18'-5"	80W
▭	WLZ	15	Barron Lighting Group, WLZ4-4-4K	LED WALL SCONCE WITH 90 MINUTE EMERGENCY BATTERY BACK UP, WHITE IN COLOR, MOUNTED AT 9'-5".	WALL	9'-5"	40W

POLE FIXTURE NOTES

1. POLES ARE TO BE 16' TALL, 5" DIAMETER, FLUTED 'WADSWORTH' ALUMINUM POLES, BLACK POWDER COATED FINISH. MOUNT POLES ON 30" HEIGHT BASE.

N

SCALE
0' 10' 20' 40'

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

DRAFTED:
ENGINEER:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

LEARNING CARE GROUP
PHOTOMETRIC PLAN

100 NE 18TH STREET

DATE:
04/02/2025
SHEET NUMBER:
1/1
2407.526

DATE
REVISIONS

FILE: H:\2024\2407526\LDWG\2407526-PHOTOMETRIC.DWG
FILE DATE: 4/2/25
PLOTTED BY: ROGER KONG
DATE PLOTTED: 4/2/2025 9:23 AM
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COMMENT:
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ZIGGI'S COFFEE

DRIVE-THRU COFFEE BUILDING WITH WALK-UP

1201 NE GATEWAY DRIVE - GRIMES, IOWA

DRAWING INDEX

GENERAL

0 COVER SHEET

CIVIL

X100 EXISTING CONDITIONS/SURVEY
C100 GENERAL NOTES & SPECIFICATIONS
C101 SITE LAYOUT & PAVING PLAN
C102 SITE GRADING & DRAINAGE PLAN
C103 STORM WATER POLLUTON PREVENTION PLAN SITE MAP
C104 SITE UTILITY PLAN
C105 SITE DETAILS
C106 SITE DETAILS
C107 SITE LANDSCAPING PLAN
C108 SPOT ELEVATION PLAN

ARCHITECTURAL

A2.0 TRASH ENCLOSURE
A6.0 EXTERIOR BUILDING ELEVATIONS
A6.1 EXTERIOR BUILDING ELEVATIONS - COLORED

ELECTRICAL

E301 SITE PLAN - ELECTRICAL
E302 SITE PLAN - PHOTOMETRIC PLAN
E303 LUMINAIRE CUTSHEETS

PROJECT INFORMATION

ARCHITECT:
THE SCHEMMER ASSOCIATES
JOHN BLOOM, AIA
1840 NW 118TH ST SUITE #110
CLIVE, IOWA 50325
PHONE: 515-419-2221
EMAIL: JBLOOM@SCHEMMER.COM

CIVIL ENGINEER:
THE SCHEMMER ASSOCIATES
MATT SUTTON, PE
1300W 57TH ST SUITE #2
SIOUX FALLS, SOUTH DAKOTA 57108
PHONE: 402-981-5856
EMAIL: MSUTTON@SCHEMMER.COM

OWNER:
MATT BURKHART
701 IOWA AVENUE
DUNLAP, IOWA 51529
PHONE: 605-261-3910
EMAIL: MATT@SULLIVANSUPPLY.COM

PROPERTY ADDRESS:
1201 NE GATEWAY DRIVE
GRIMES, IOWA 50111

LEGAL DESCRIPTION:
LOT 2 IN HERITAGE AT GRIMES COMMERCIAL PLAT 2

PROJECT INFORMATION CONT.

CONSTRUCTION SCHEDULE:
BEGIN CONSTRUCTION: 7/2025
CONSTRUCTION COMPLETION: 3/2026

AREA OF THE LOT:
66,115 SF = 1.52 ACRES

ZONING DESIGNATION:
R-4 PLANNED RESIDENTIAL DEVELOPMENT (PROPERTY IS WITHIN HERITAGE AT GRIMES PUD)

PROPOSED USE OF PROPERTY: DRIVE-THRU COFFEE BUILDING WITH WALK-UP

PERCENTAGE OF GREEN SPACE REQUIRED AND PERCENTAGE OF GREEN SPACE PROVIDED:
REQUIRED = 25%
PROVIDED = 56%

WATER AND WASTE WATER DEMAND: 150 GALLONS PER DAY

BREAKDOWN OF PROPOSED PARKING REQUIRED:
- REQUIRED PARKING STALLS AND PARKING STALLS PROVIDED
  1. REQUIRED 10 SPACES PER 1,000 SF OF GROSS FLOOR AREA = 12 SPACES
  2. PROVIDED = 15 SPACES
- HANDICAP STALLS REQUIRED: 1
- APPROXIMATE NUMBER OF EMPLOYEES: 10-12
- PARKING SETBACKS: 12'

HERITAGE BULK REGULATIONS FOR COMMERCIAL ZONING DISTRICT
- MINIMUM BUILDING SETBACK: 0'
- PARKING SETBACK: 10'
- MAXIMUM BUILDING HEIGHT: 50'
- MINIMUM PERCENT OPEN SPACE REQUIRED: 25%
- MINIMUM DRIVE THRU STACKING: 5 SPACES

NORTH

VICINITY MAP
SCALE: 1" = 400'-0"



SITE PLAN REVIEW - RESPONSE #2
04/18/2025

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

PRINTED OR TYPED NAME: MATT J. SUTTON

DATE

LICENSE NUMBER: P23119

MY LICENSE RENEWAL DATE IS: 12/31/2026

PAGES OR SHEET COVERED BY THIS SEAL: X100, C100, C101, C102, C103, C104 C105, C106, C107, C108

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

PRINTED OR TYPED NAME: SHANE LARSEN

DATE

LICENSE NUMBER: 06211

MY LICENSE RENEWAL DATE IS: 6/30/2025

PAGES OR SHEET COVERED BY THIS SEAL: 0, A2.0, A6.0, A6.1

DESIGNED: Designer ISSUE DATE: 04/18/2025
DRAWN: Author REVISIONS: No.: DATE: BY: DESCRIPTION:
CHECKED: Checker

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SITE PLAN REVIEW - RESPONSE #2

SCHEMMER

ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE - GRIMES, IOWA

COVER SHEET

PROJECT NO.:

0

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Project Number w/out "." for PDF numbering-0-0 COVER SHEET

SURVEY NOTES:

1. HORIZONTAL DATUM: PROJECT COORDINATES ARE REFLECTED IN US SURVEY FEET AND REFER TO THE NORTH AMERICAN DATUM of 1983 (NAD 83) STATE PLANE COORDINATE SYSTEM FOR: IOWA SOUTH 1402.
2. VERTICAL DATUM: ELEVATIONS ARE REFLECTED IN US SURVEY FEET AND REFER TO THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3. TOPOGRAPHIC SURVEY COMPLETED BY:

   BISHOP ENGINEERING
   3501 104TH ST URBANDALE, IA 50322
   OFFICE: 515.276.0476

NORTH
20 0 20
1 inch = 20 ft.

LOT 3 OWNER:DSRK LLC ZONED: R-4
LOT 4 OWNER:DSRK LLC ZONED: R-4
LOT 5 OWNER:DSRK LLC ZONED: R-4
LOT 7 OWNER:PICARD LLC ZONED: R-4
LOT 1 OWNER: CASEY'S MARKETING COMPANY ZONED: R-4
LOT 2 66,115 SF 1.52 AC. ZONED: R-4
LOT 22 OWNER:HOPE K FARMS LLC ZONED: R-4
LOT 23 OWNER:HOPE K FARMS LLC ZONED: R-4
LOT 24 OWNER:HOPE K FARMS LLC ZONED: R-4
LOT 25 OWNER:HOPE K FARMS LLC ZONED: R-4
OUTLOT T OWNER:HOPE K FARMS LLC ZONED: R-4

PRIVATE DRIVE
NE GATEWAY DRIVE
75' R.O.W (PUBLIC STREET-CONCRETE SURFACE)
HERITAGE AT GRIMES COMMERCIAL PLAT 2
HERITAGE AT GRIMES COMMERCIAL PLAT 4
HOPE COMMERCIAL PLAT 4

FOUND CUT 'X' NW CORNER LOT 4
FOUND CUT 'X' SW CORNER LOT 4
FOUND 5/8" IRON PIPE W/ YPC
TBM: BURY BOLT ELEV=963.78
TBM: BURY BOLT ELEV=962.68
TBM: BURY BOLT ELEV=960.30
APPROX. LOCATION PER OLD SITE PLAN
PRIVATE STORM SEWER EASEMENT
APPROX. LOCATION PER MIDAMERICAN MAP
EX LOCATION PER CITY MARKOUT
EX LOCATION PER BLACK HILLS LOCATE
EX LOCATION PER IUEC MARKOUT
EX LOCATION PER MIDAMERICAN MAP
EX LOCATION PER FIBER MARKS

S00°00'03"E 411.05'M (N00°00'00"E, 411.07')
131.67'M (131.89')
8.01'M S00°03'52"W
N89°59'42"E 264.00'M (N90°00'00"E, 263.60')
32.67'M N00°00'13"W
34.91'M S89°59'58"E (N90°00'00"E, 32.70')
86.37'M S89°57'25"W (N90°00'00"E, 86.40')
R=495.00' Δ=17°37'49" L=152.31'M CH=151.71'M N25°02'40"W
R=355.00' Δ=33°51'37" L=209.79'M CH=206.76'M S16°57'26"E
R=335.00' Δ=33°51'37" L=209.63' CH=206.78'M N16°55'58"W
52.03'M N31°52'32"W

EX SAN MH RIM=960.71 INW(S 8"PVC)=949.81 INW(W 8"PVC)=949.71
EX SAN MH RIM=962.13 INW(N 8"PVC)=945.43 INW(S 8"PVC)=946.43
EX SAN MH RIM=958.82
EX STORM MH RIM=959.56 TOP W/ GRATE=958.76 FLS(8"RCP)=954.32 FLW 24"RCP=954.72 FLW 24"RCP=954.72 BTM STRUCTURE=947.56
EX STORM MH RIM=959.30 FL(NE 24"RCP)=951.95 FLW 30"RCP)=951.65 FL(E 30"RCP)=951.50
EX STORM MH RIM=958.92
EX STORM MH RIM=959.48
EX STORM MH RIM=958.77
EX 18" RCP FES FL=953.72
EX 24" RCP FES FL=954.16
EX INTAKE T/C=960.16 RIM=957.66 FL(W 15"RCP)=957.58 FL(E 12"RCP)=957.58 (PER PLAN) FL(S 12"RCP)=957.48
EX INTAKE T/C=960.15 RIM=959.45 FLS 12"RCP)=957.55 FLW 12"RCP)=957.45
EX INTAKE T/C=958.47 RIM=954.65
EX INTAKE T/C=958.65 RIM=958.00
EX INTAKE T/C=958.46 RIM=957.88 FLW 15"RCP)=957.58
EX INTAKE T/C=958.66 RIM=958.02 FL(E 15"RCP)=951.52
EX INTAKE T/C=959.36 RIM=956.82 FLW 24"RCP)=951.82 FLS 24"RCP)=951.72

EX 30' INGRESS/EGRESS EASEMENT BOOK 16845 PAGE 248 (PER PLAT)
EX 30' SANITARY SEWER EASEMENT BOOK 16845 PAGE 233 (PER PLAT)
EX 45' INGRESS/EGRESS EASEMENT BOOK 16845 PAGE 248 (PER PLAT)
EX 30' SANITARY SEWER EASEMENT BOOK 16845 PAGE 233 (PER PLAT)
EX 8' SURFACE WATER FLOWAGE & STORM SEWER EASEMENT (PER PLAT)
EX PRIVATE SURFACE WATER AND STORM SEWER EASEMENT (HATCHED AREA) BOOK 16845 PAGE 228 (PER PLAT)
EX 47' WATERMAIN EASEMENT BOOK 16845 PAGE 228 (PER PLAT)
EX 30' INGRESS/EGRESS EASEMENT BOOK 16845 PAGE 228 (PER PLAT)

EX STOP SIGN
EX NO PARKING SIGN
EX STOP SIGN
EX NO PARKING SIGN
EX FOR SALE SIGN
EX SANITARY STUB PER OLD PLAN
EX 35' R.O.W
W 10' R.O.W

IOWA ONE CALL
800/292-8989
TOLL FREE
CALL - BEFORE - YOU - DIG

DESIGNED: MJS
DRAWN: DJK
CHECKED:

ISSUE DATE: 04/18/2025
REVISIONS:
No.: DATE: BY: DESCRIPTION:

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SITE PLAN REVIEW - RESPONSE #2

SCHEMMER
Design with Purpose. Build with Confidence.
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ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

EXISTING CONDITIONS / SURVEY

PROJECT NO.: 010405.001

X100

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GENERAL NOTES

A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) 2024 EDITION AND THE CITY OF GRIMES CITY DESIGN STANDARDS AND SUPPLEMENTAL SPECIFICATIONS TO THE SUDAS STANDARD SPECIFICATIONS.

B. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURFACE AND UNDERGROUND FACILITIES DURING ALL PHASES OF WORK. UNDERGROUND FACILITIES SHOWN ON THE DRAWINGS ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE LOCATIONS OF ALL UNDERGROUND UTILITY FACILITIES ARE APPROXIMATE OR MAY NOT BE INDICATED IN THESE PLANS. UNDERGROUND FACILITIES, WHETHER INDICATED OR NOT, SHALL BE LOCATED AND FLAGGED BY THE UTILITIES AT THE REQUEST OF THE CONTRACTOR. THE CONTRACTOR SHALL CALL FOR THE UTILITY COMPANIES TO MARK OR FLAG THE LOCATION OF THEIR FACILITIES IN THE FIELD (1-800-292-8989) 48 HOURS PRIOR TO DIGGING. CALL ALL APPLICABLE UTILITY COMPANIES. THE CONTRACTOR SHALL REPAIR, AT HIS EXPENSE, ANY DAMAGES TO EXISTING FACILITIES CAUSED DIRECTLY OR INDIRECTLY BY HIS OPERATIONS. IN ADDITION, THE CONTRACTOR SHALL NOTE THAT THERE MAY BE EXISTING UNDERGROUND FACILITIES THAT ARE NOT SHOWN ON THE PLANS. IT IS, THEREFORE, A REQUIREMENT OF THIS CONTRACT THAT THE CONTRACTOR FULLY INVESTIGATE ALL AREAS IN WHICH EXCAVATIONS WILL BE PERFORMED AND TAKE ALL REASONABLE MEASURES NECESSARY TO LOCATE ANY FACILITIES WHICH MAY NOT BE SHOWN ON THE PLANS.

C. BEFORE PROCEEDING, THE CONTRACTOR SHALL SATISFY HIMSELF THAT A CONFLICT DOES NOT EXIST AND THAT THE UNDERGROUND WORK CAN BE PERFORMED AS SHOWN ON THE PLANS. IF, IN THE OPINION OF THE CONTRACTOR, A CONFLICT DOES EXIST, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER WHO WILL MAKE THE FINAL DETERMINATION FOR RESOLVING THE CONFLICT. THE CONTRACTOR WILL RECEIVE NO ADDITIONAL COMPENSATION FOR ANY DELAYS OR WORK RESULTING FROM A CONFLICT WHICH WAS NOT THOROUGHLY INVESTIGATED PRIOR TO PROCEEDING WITH HIS WORK. THE CONTRACTOR MAY REQUEST ADDITIONAL COMPENSATION FOR ANY ADDITIONAL WORK PERFORMED TO DIRECTLY RESOLVE THE CONFLICT AS DIRECTED IN WRITING BY THE ENGINEER.

D. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, PAVEMENT AND OTHER IMPROVEMENTS NOT SCHEDULED FOR REMOVAL OR OUTSIDE THE CONSTRUCTION LIMITS. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

E. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS. THE CONTRACTOR SHALL PAY ALL PERMIT FEES, DUMP FEES AND OTHER ASSOCIATED FEES REQUIRED TO SUCCESSFULLY COMPLETE THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.

F. THE CONTRACTOR SHALL SATISFACTORILY CLEAN THE AREA OF ALL RUBBISH, EXCESS MATERIAL, MUD AND DEBRIS AND ALL PARTS OF THE WORK AREA SHALL BE LEFT IN A NEAT AND PRESENTABLE CONDITION. ALL DISTURBED AREAS SHALL BE RESTORED TO A LEVEL AND SMOOTH SURFACE PRIOR TO ACCEPTANCE OF THE WORK. DEBRIS, ETC. SHALL BE DISPOSED OF AT AN APPROVED FACILITY IN A LEGAL MANNER.

G. THE CONTRACTOR SHALL PROPERLY DISPOSE OF ALL UNSUITABLE MATERIALS AND DEBRIS ENCOUNTERED IN/OR GENERATED BY THE REMOVAL OPERATIONS, INCLUDING CONCRETE, ASPHALT, OIL MAT, BRICK, ROCK, PIPES, ETC. NO UNSUITABLE MATERIAL, SUCH AS DETERMINED BY THE OWNERS REPRESENTATIVE, SHALL BE USED FOR BACKFILLING OR EMBANKMENT CONSTRUCTION. THE COST FOR DISPOSAL OF THE UNSUITABLE MATERIAL SHALL BE SUBSIDIARY TO THE PROJECT.

H. THE CONTRACTOR SHALL NOTIFY ALL ADJACENT PROPERTY OWNERS 48 HOURS PRIOR TO STARTING ANY WORK WHICH WILL AFFECT THEIR ACCESS. NOTIFICATION SHALL INCLUDE DURATION OF IMPACT, TELEPHONE NUMBER AND NAME OF PERSON TO CONTACT. COPY OF NOTIFICATION SHALL BE FURNISHED TO AND APPROVED BY THE OWNER PRIOR TO DISTRIBUTION TO PROPERTY OWNERS.

I. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES, WARNING SIGNS, LIGHTS, FLASHERS, AND FLAG PERSONS AS REQUIRED BY THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", TO PROVIDE FOR THE SAFETY OF WORKERS AND THE PUBLIC AT LARGE. TEMPORARY FENCING SHALL BE INSTALLED AROUND ANY OPEN AREAS OF THE SITE. THE COST OF TRAFFIC CONTROL DEVICES AND TEMPORARY FENCING SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

J. THE CONTRACTOR SHALL NOT START THE WORK UNTIL ALL PERMITS HAVE BEEN OBTAINED FROM THE JURISDICTIONAL AUTHORITIES. THE ENGINEER AND THE JURISDICTIONAL AUTHORITIES SHALL BE NOTIFIED BY THE CONTRACTOR 48 HOURS BEFORE START OF CONSTRUCTION.

K. WHERE ITEMS OF CONSTRUCTION ARE NOTED "IF REQUIRED" THE CONTRACTOR SHALL OBTAIN THE APPROVAL OF THE PROJECT ENGINEER BEFORE PROCEEDING WITH SUCH WORK.

L. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO EXISTING PROPERTY, UTILITIES AND STRUCTURES, OUTSIDE THE SCOPE OF WORK AND REPAIR SAME AT HIS OWN EXPENSE.

M. CONTRACTOR SHALL PROVIDE THE NAME AND PHONE NUMBER OF THEIR REPRESENTATIVE TO BE CONTACTED (AS NECESSARY) DURING WORKING AND NON-WORKING HOURS.

N. A QUALIFIED SUPERINTENDENT, WHO IS ACCEPTABLE TO THE OWNER, SHALL BE PRESENT ON THE PROJECT SITE DURING CONSTRUCTION AND GIVE SUPERVISION TO THE WORK UNTIL ITS COMPLETION. THE SUPERINTENDENT SHALL HAVE FULL AUTHORITY TO ACT IN BEHALF OF THE CONTRACTOR, AND ALL DIRECTIONS GIVEN TO THE SUPERINTENDENT SHALL BE CONSIDERED GIVEN TO THE CONTRACTOR.

O. THE CONTRACTOR SHALL NOT ENCROACH ON PRIVATE PROPERTY OUTSIDE THE WORK AREAS WITHOUT WRITTEN PERMISSION FROM THE AFFECTED PROPERTY OWNER.

P. THE OWNER IS RESPONSIBLE FOR PROVIDING CONSTRUCTION MATERIALS TESTING.

Q. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING CONSTRUCTION STAKING.

R. ALL CONSTRUCTION ACTIVITIES, MATERIAL, AND EQUIPMENT SHALL BE KEPT WITHIN THE PROPERTY BOUNDARY SHOWN ON THE PLANS.

GENERAL REMOVAL NOTES

A. STORM WATER POLLUTION PREVENTION PLAN BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED PRIOR TO ANY REMOVALS.

B. CONTRACTOR SHALL FULL DEPTH SAWCUT WITH A DIAMOND EDGE SAW BLADE ALL LOCATIONS WHERE PAVEMENT TO BE REMOVED ABUTS PAVEMENT TO REMAIN. REMOVE ALL COMBINATION CURB AND GUTTER PAVEMENT TO NEAREST JOINT EXCEPT WHERE SHOWN OTHERWISE.

C. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE HAULED OFF-SITE AND PROPERLY DISPOSED OF. THE OWNER SHALL HAVE FIRST RIGHTS TO ANY MATERIALS THAT HE DEEMS SALVAGEABLE. MISCELLANEOUS STRUCTURES, CONCRETE, RUBBLE AND OTHER ITEMS SHALL BE REMOVED COMPLETELY OR DEMOLISHED TO 3' BELOW EXISTING GRADE.

GENERAL GRADING NOTES

A. THE SITE SHALL BE STRIPPED OF ALL TOPSOIL (8" DEPTH), ROOTS, VEGETATION, AND SOFT SOILS IN THE CONSTRUCTION AREAS. TOPSOIL PRODUCED BY STRIPPING OPERATIONS SHALL BE STOCKPILED IN AN APPROVED LOCATION AND RE-SPREAD ON AREAS FINISH GRADED TO RECEIVE TOPSOIL. GREATER EXCAVATION DEPTH MIGHT BE NECESSARY TO REMOVE THE ROOT BALLS OF TREES AND SHRUBS. A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER SHALL DETERMINE THE DEPTH OF REMOVAL AT THE TIME OF SITE GRADING.

B. ALL TOPSOIL OPERATIONS, INCLUDING REMOVAL, STOCKPILING AND SPREADING SHALL BE IN ACCORDANCE WITH SUDAS REQUIREMENTS.

C. WHEN RUBBLE OR DEBRIS IS ENCOUNTERED, IT SHALL BE OVEREXCAVATED AND REMOVED, AND LAWFULLY DISPOSED OF OFF SITE. THE OVEREXCAVATED AREAS SHALL BE FILLED WITH STRUCTURAL FILL. A GEOTECHNICAL ENGINEER SHALL DETERMINE THE LIMITS OF REMOVAL.

D. ALL FILL SHALL BE PLACED IN NEARLY LEVEL LIFTS WITH EACH LIFT PROPERLY COMPACTED BEFORE PLACEMENT OF THE SUBSEQUENT LIFT OF SOIL ABOVE. ON EXISTING SLOPES IT IS NECESSARY TO CUT LEVEL BENCHES INTO THE EXISTING SLOPE AT ABOUT 1 TO 2-FOOT INTERVALS IN ELEVATION OF THE SLOPE TO ELIMINATE A PLANE OF WEAKNESS ALONG THE CONTACT SURFACE. ONLY ONE BENCH CAN BE CUT AT ANY ONE TIME AND THE SOIL FILL PLACED TO THE TOP OF THAT BENCH IN THIN LIFTS BEFORE THE NEXT LEVEL BENCH IS CUT.

E. PROPOSED FILL AND BACKFILL MATERIAL SHALL BE EVALUATED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO USE ON THE SITE. PROPOSED FILL AND BACKFILL MATERIAL SHALL BE SUBMITTED TO THE GEOTECHNICAL ENGINEER AT LEAST 3 DAYS PRIOR TO PLACEMENT.

F. IN CUT OR AT-GRADE AREAS, THE PAVEMENT SUBGRADE AREA SHALL BE CUT TO DESIGN SUBGRADE LEVEL OR STRIPPING DEPTH, (WHICHEVER IS DEEPER), BE PROOFROLLED, AND THE EXPOSED SUBGRADE BE SCARIFIED TO A MINIMUM DEPTH OF 9 INCHES (OR DEEPER IF DETERMINED BY PROOFROLLING), MOISTURE CONDITIONED AS NEEDED, AND COMPACTED. IN FILL AREAS, THE SUBGRADE AFTER STRIPPING SHALL BE PROOFROLLED TO DELINEATE ZONES OF SOFT OR LOOSE SOILS PRESENT NEAR THE SURFACE WHICH MAY REQUIRE ADDITIONAL REMOVAL OR COMPACTION, PRIOR TO FILL PLACEMENT. REWORKED EXISTING SOILS AND NEWLY PLACED FILL SOILS SHALL BE PLACED AND COMPACTED PER THE SOIL COMPACTION REQUIREMENTS SECTION BELOW.

G. MATERIAL FOR USE AS SITE STRUCTURAL FILL SHOULD BE LOW-PLASTICITY COHESIVE SOIL OR GRANULAR MATERIAL. LOW-PLASTICITY COHESIVE SOIL SHOULD HAVE A LIQUID LIMIT LESS THAN 45 AND A PLASTICITY INDEX LESS THAN 20.

H,. AFTER SITE GRADING AND PRIOR TO PAVEMENT PLACEMENT, THE PAVEMENT SUBGRADE SHALL BE PROOF-ROLLED WITH A LOADED TANDEM AXLE DUMP TRUCK OR OTHER EQUIPMENT PROVIDING AN EQUIVALENT SUBGRADE LOADING. A MINIMUM GROSS WEIGHT OF 20,000 POUNDS IS RECOMMENDED FOR THE PROOFROLLING EQUIPMENT. SOILS WHICH ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY, TYPICALLY MORE THAN 1", UNDER THE MOVING LOAD SHALL BE UNDERCUT AND REPLACED WITH PROPERLY COMPACTED FILL. THE PROOF-ROLLING AND UNDERCUTTING ACTIVITIES SHALL BE WITNESSED BY THE GEOTECHNICAL ENGINEER OR A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL RECOMMEND CORRECTIVE ACTIONS, IF NECESSARY.

I. FLOOR SLAB SUBGRADE FILL SHALL BE PLACED BEFORE FOOTINGS ARE CONSTRUCTED. THE FLOOR SLAB SUBGRADE SHALL BE SUBJECTED TO AND SHALL PASS THE PROOF-ROLL TEST DESCRIBED ABOVE PRIOR TO FOOTING EXCAVATIONS.

J. FINAL SUBGRADE PREPARATION BELOW PAVEMENTS AND FLOOR SLABS SHALL BE PERFORMED IMMEDIATELY PRIOR TO (WITHIN 48 HOURS BEFORE) CONCRETE OR PAVEMENT PLACEMENT. THE PAVEMENT OR FLOOR SUBGRADE SHALL BE REEVALUATED BY THE GEOTECHNICAL ENGINEER IF PRECIPITATION FALLS ON THE SITE AFTER FINAL PREPARATION IS COMPLETED, THE SITE IS INUNDATED BY ANY WATER, OR IF THE SUBGRADE IS ALLOWED TO FREEZE AFTER SUBGRADE IS PREPARED AND BEFORE SURFACE PAVEMENT OR CONCRETE IS PLACED.

K. THE CONTRACTOR MUST COMPLY WITH ALL NOISE AND DUST CONTROL ORDINANCES OF THE LOCAL REGULATORY AGENCY.

L. ALL DIMENSIONS OR ELEVATIONS MARKED WITH AND ASTERISK (*) SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER OF ANY CONFLICTS WITH THE DRAWINGS PRIOR TO CONSTRUCTION.

M. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. NO PONDING OF WATER SHALL BE ALLOWED OUTSIDE OF SPECIFICALLY DESIGNATED AREAS FOR EROSION CONTROL OR PROPOSED PONDS. MAINTAIN ALL EXISTING DRAINAGE PATTERNS UNTIL FINAL PLAN DRAINAGE PATTERNS ARE ESTABLISHED.

N. THE CONTRACTOR IS RESPONSIBLE TO ENSURE ALL EXCAVATIONS ARE MADE IN ACCORDANCE WITH CURRENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) CONSTRUCTION STANDARDS. DETERMINATION OF ACTUAL OSHA SOIL TYPE IN THE FIELD IS THE RESPONSIBILITY OF THE CONTRACTOR. IN ADDITION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH OSHA STANDARDS AND REGULATIONS PERTAINING TO ALL ASPECTS OF THE WORK INCLUDING ENTERING CONFINED SPACES.

O. SUBGRADE PREPARATION FOR PAVEMENT, SIDEWALK AND FLOOR SLAB CONSTRUCTION SHALL CONFORM TO SUDAS REQUIREMENTS.

P. PROPOSED CONTOURS REPRESENT TOP OF PAVEMENT IN PAVED AREAS AND TOP OF FINISHED GRADE IN LANDSCAPED AREAS. SUBTRACT PAVEMENT THICKNESS FOR SUBGRADE ELEVATIONS.

Q. AFTER GRADING OPERATIONS ARE WITHIN 4" OF FINAL GRADE, SPREAD 4" OF TOPSOIL FROM THE STOCKPILE ACROSS ALL AREAS TO BE SEEDED. IF STORED MATERIAL DOES NOT EQUAL 4" THICK OF TOPSOIL, THE CONTRACTOR WILL HAUL TOPSOIL TO THE SITE AND SPREAD IT UNTIL THE 4" TOPSOIL THICKNESS IS REACHED.

R. EXCEPT FOR SPECIFICALLY DESIGNATED AREAS, ALL FILL SHALL BE PLACED AND COMPACTED AS STRUCTURAL FILL. COHESIVE SOILS SHALL BE PLACED IN THIN LIFTS NOT TO EXCEED 8 INCHES LOOSE THICKNESS AND EACH LIFT OF COHESIVE SOILS SHALL BE COMPACTED WITH A PROPERLY DESIGNED ROLLER TO A MINIMUM OF 95% OF THE MAXIMUM DRY UNIT WEIGHT DETERMINED BY ASTM D698-12E2, STANDARD PROCTOR. WATER CONTENT SHALL BE CONTROLLED TO BETWEEN 0 AND +4 PERCENT OF OPTIMUM WATER CONTENT ALSO DETERMINED BY ASTM D698-12E2, STANDARD PROCTOR. GRANULAR MATERIALS SHALL BE PLACED IN A MAXIMUM LOOSE THICKNESS OF 12 INCHES AND AT A THICKNESS COMPATIBLE WITH THE EQUIPMENT BEING UTILIZED AND EACH LIFT SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DRY UNIT WEIGHT. GRANULAR MATERIALS WITH SUFFICIENT FINES CONTENT TO BE MOISTURE-SENSITIVE SHALL BE PLACED WITHIN 3 PERCENT OF THE MATERIAL'S OPTIMUM MOISTURE CONTENT. CLEAN GRAULAR MATERIALS ARE NOT MOISTURE SENSITIVE.

S. SOIL COMPACTION REQUIREMENTS SHALL BE AS FOLLOWS:

PAVEMENT, SIDEWALK, AND FLOOR SLABS: THE UPPER 9 INCHES OF THE SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY UNIT WEIGHT AT A WATER CONTENT BETWEEN 0 AND +4 PERCENT OF OPTIMUM DETERMINED BY ASTM D698, STANDARD PROCTOR. SUBGRADE PREPARATION SHALL EXTEND A MINIMUM OF 2 FEET LATERALLY BEYOND THE EDGE OF THE PAVEMENT. FILL PLACED BELOW THIS LEVEL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY UNIT WEIGHT DETERMINED BY ASTM D698, STANDARD PROCTOR AT A PROPER WATER CONTENT.

STRUCTURAL AND EMBANKMENT FILL: UNLESS OTHERWISE DESCRIBED HERE FOR A DIFFERENT COMPACTIVE EFFORT, ALL UNDESCRIBED FILL AND ALL FILL BELOW STRUCTURES SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY UNIT WEIGHT AT A WATER CONTENT BETWEEN -3 AND +3 PERCENT OF OPTIMUM DETERMINED BY ASTM D698, STANDARD PROCTOR. A PROPER WATER CONTENT FOR COMPACTION IS DEFINED AS BEING BETWEEN -3 AND +3 PERCENT OF OPTIMUM DETERMINED BY ASTM D698, STANDARD PROCTOR.

UTILITY TRENCHES: THE UPPER 12 INCHES BELOW PAVEMENT OR UPPER 6" BELOW SIDEWALK SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY UNIT WEIGHT AT A WATER CONTENT BETWEEN 0 AND +3 PERCENT OF OPTIMUM DETERMINED BY ASTM D698, STANDARD PROCTOR. FILL PLACED BELOW THIS LEVEL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY UNIT WEIGHT DETERMINED BY ASTM D698, STANDARD PROCTOR AT A PROPER WATER CONTENT. ARCHITECTURAL MOUNDS, BERMS AND OTHER LANDSCAPING AREAS: LANDSCAPING MOUNDS, BERMS AND OTHER LANDSCAPE AREAS THAT WILL SUPPORT ONLY FUTURE VEGETATION, AWAY FROM PROPOSED STRUCTURES, SHALL BE COMPACTED TO NOT LESS THEN 85% AND NO MORE THAN 92% OF THE MAXIMUM DRY UNIT WEIGHT AT A WATER CONTENT BETWEEN -5 AND +5 PERCENT OF OPTIMUM DETERMINED BY ASTM D698, STANDARD PROCTOR.

GENERAL UTILITY NOTES

A. ALL EXISTING UTILITIES SHOWN ARE FROM PUBLIC RECORDS AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT LOCATION AND DEPTH PRIOR TO CONSTRUCTION.

B. CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY COMPANIES TO COORDINATE CONNECTIONS AND RELOCATIONS. ALL CONNECTION COST, CONNECTION FEES, OR RELOCATION FEES WILL BE PAID BY THE CONTRACTOR.

C. ALL WATER LINE SHALL HAVE 5' MINIMUM COVER.

D. ALL VALVES, FITTINGS, AND WATER LINE DISINFECTION SHALL CONFORM TO THE CITY OF GRIMES WATER DEPARTMENT REQUIREMENTS. ALL WATER SERVICE PIPE CONSTRUCTION SHALL CONFORM TO CITY OF GRIMES CODE OF ORDINANCES FOR WATER SERVICE SYSTEM.

E. ALL DIMENSIONS ARE FROM OUTSIDE WALL OF BUILDING.

F. COORDINATE LOCATION AND DEPTHS OF ALL SERVICE LINES WITH BUILDING MECHANICAL PLANS.

G. WATER SERVICE CONNECTIONS TO THE MAIN AND CURB STOP LOCATION SHALL BE COORDINATED WITH THE CITY OF GRIMES WATER DEPARTMENT. WATER SERVICE PIPES SHALL BE STANDARD WEIGHT TYPE K COPPER.

H. ALL SEWER SERVICE LINE CONSTRUCTION SHALL CONFORM TO THE CITY OF GRIMES CODE OF ORDINANCES FOR BUILDING SEWERS AND CONNECTIONS. SANITARY SEWER SERVCE LINES SHALL BE PVC SDR 23.5, OR APPROVED EQUAL.

I. SEE SUDAS FIGURES 3010.101-3010.105 FOR PIPE BEDDING DETAILS.

J. NATURAL GAS SERVICE TO BE INSTALLED BY OTHERS PER BLACK HILLS ENERGY REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR GAS SERVICE INSTALLATION. LOCATION SHOWN IS APPROXIMATE AND MAY VARY.

K. TRENCH BACKFILL SHALL BE FREE OF BRICK, STONE OR CONCRETE RUBBLE, AND ANY TRASH, DEBRIS, ORGANIC MATERIAL OR ANY OTHER MATERIAL DETERMINED BY THE ENGINEER TO BE UNSUITABLE. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

L. THE CONTRACTOR SHALL PROVIDE, PLACE AND MAINTAIN FENCING ALONG OPEN TRENCH AREAS TO ASSURE PROTECTION OF THE GENERAL PUBLIC AND TO SECURE ALL AREAS WITHIN THE CONSTRUCTION ZONE. THE FENCING SHALL BE A MINIMUM OF 48 INCHES IN HEIGHT. IT SHALL BE PLACED AND SECURED IN SUCH A MANNER TO GUARD AGAINST THE CREATION OF ENTRY POINTS AROUND OR THROUGH BY PERSONS AWARE OF SITE CONDITIONS OR DANGERS. THE FENCING MAY BE OF WIRE/LATH CONSTRUCTION OR SYNTHETIC FABRIC (SIMILAR TO SNOW FENCING) PROVIDED IT IS FREE OR BREAKS OR BREACHES. THE FENCING SHALL BE SECURED TO STEEL POSTS SET AT A MAXIMUM SPACING OF 8 FEET.

M. THE TRENCHES SHALL BE KEPT FREE OF WATER AT ALL TIMES AND THE TRENCH LIMITS SHALL BE MAINTAINED AS DETAILED BY THE PLANS. THE COST OF ALL DEWATERING AS MAY BE NECESSARY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

N. TRENCHING SHALL BE PERFORMED IN SUCH A MANNER AS TO SAFELY AND EFFECTIVELY LIMIT THE TOP TRENCH WIDTH, MINIMIZING THE VOLUME OF EXCAVATED EARTH, AND PROVIDING THE MAXIMUM PROTECTION TO EXISTING PLANTINGS AND STRUCTURES. THE MAXIMUM LENGTH OF OPEN EXCAVATION ON THIS PROJECT SHALL NOT EXCEED 25 FEET DURING PIPE LAYING OPERATIONS, UNLESS APPROVED BY THE ENGINEER.

GENERAL LAYOUT NOTES

A. THE PORTLAND CEMENT CONCRETE FOR PAVEMENT SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE SUDAS SPECIFICATIONS. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI. PORTLAND CEMENT CONCRETE SHALL BE IOWA DOT CLASS C OR CLASS M MIX, OR AN APPROVED EQUAL.

B. PAVEMENT JOINTS SHALL BE IN ACCORDANCE WITH SUDAS FIGURE 7010.101. CONTRACTION JOINTS SHALL BE NON-REINFORCED TYPE 'C' CONTRACTION JOINT. CONSTRUCTION JOINTS IN NEW PAVEMENT SHALL BE TYPE 'DW' DAY'S WORK JOINT. FOR 6" P.C.C. DRIVE LANES, LONGITUDINAL CONTRACTION JOINTS SHALL BE TYPE 'KT' OR 'L' JOINT.

C. CURING OF CONCRETE PAVING SHALL BE THE USE OF LIQUID MEMBRANE-FORMING COMPOUNDS CONFORMING TO ASTM DESIGNATION C309 AT A MINIMUM RATE OF 1 GALLON PER 100 SQUARE FEET PER SECTION 501, SUBSECTION K OF THE ABOVE REFERENCED SPECIFICATIONS.

D. PAVING DIMENSIONS ARE AS SHOWN ON THE PLANS. ALL DIMENSIONS ARE BACK-OF-CURB TO BACK-OF-CURB OR EDGE OF PAVEMENT TO EDGE OF PAVEMENT.

E. THE CONTRACTOR SHALL CONSTRUCT ALL PAVEMENTS TO CONFORM WITH THE FINISHED GRADES AS INDICATED ON THE PLANS. NO PONDING OF WATER SHALL BE ALLOWED.

F. PAVEMENT TESTING SHALL BE DONE IN ACCORDANCE WITH SUDAS SPECIFICATIONS.

G. COMPACTED BACKFILL SHALL BE COMPLETED WITHIN 4 TO 7 WORKING DAYS AFTER CURB PLACEMENT.

H. WATER-REDUCING ADMIXTURE SHALL BE ADDED TO ALL HAND-PLACED AND FINISHED CONCRETE.

I. A DIAMOND EDGE SAW BLADE SHALL BE USED FOR CUTTING ALL REQUIRED CONTRACTION AND LONGITUDINAL PAVEMENT JOINTS.

J. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL AND ASSOCIATED SAFETY MEASURES. TWO-WAY TRAFFIC SHALL BE MAINTAINED ON STREETS AT ALL TIMES.

K. BUILDING FOOTPRINT SHOWN IS TO THE OUTSIDE OF BUILDING. CONTRACTOR SHALL VERIFY BUILDING FOOTPRINT WITH ARCHITECTURAL PLANS.

L. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF CONCRETE PAVEMENT JOINTING, SPACING OF JOINTS, LOCATION OF EXPANSION JOINTS, CONTROL JOINTS AND CONTRACTION JOINTS. CONTRACTOR SHALL SUPPLY SHOP DRAWING OF JOINTING PLAN FOR APPROVAL.

M. CONSTRUCT STRUCTURAL STOOP AT ALL DOOR LOCATIONS. TOP OF STRUCTURAL STOOP SHALL MATCH SLOPE OF PROPOSED PAVEMENT.

HERITAGE BULK REGULATIONS FOR COMMERICAL ZONING DISTRICT

MINIMUM BUILDING SETBACK	0'
PARKING SETBACK	10'
MAXIMUM BUILDING HEIGHT	50'
MINIMUM PERCENT OPEN SPACE REQUIRED	25%
MINIMUM DRIVE THRU STACKING	5 SPACES

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SITE PLAN REVIEW - RESPONSE #2

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ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

GENERAL NOTES & SPECIFICATIONS

PROJECT NO.: 010405.001

C100

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REF. NOTES (X)

1. CONSTRUCT 8" P.C.C. PAVEMENT WITH INTEGRAL CURB, SEE TYPE A CONCRETE DRIVEWAY SUDAS FIGURE 7030.101 ON C106.
2. CONSTRUCT 6" P.C.C. PAVEMENT WITH INTEGRAL CURB.
3. CONSTRUCT 6" INTEGRAL CURB & GUTTER.
4. CONSTRUCT 4" P.C.C. PRIVATE SIDEWALK. SCORE JOINTS AT 5' O.C.
5. CONSTRUCT ADA RAMP SEE C106.
6. PAINT 4" WIDE PAVEMENT STRIPING, TYP.
7. BIKE RACK, SEE 7/C105.
8. PROVIDE AND INSTALL VAN-ACCESSIBLE ADA PARKING SIGN, SEE 3/C105.
9. BUILDING, SEE ARCHITECTURAL PLANS.
10. PAINT ADA PARKING SPACE, SEE 2/C105.
11. CONSTRUCT DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS.
12. PAINT NO PARKING AREA WITH 4" WIDE ANGLED STRIPING AT A 45° ANGLE @ 4'-0" O.C.
13. TAPER CURB FROM 6" HIGH TO 0" HIGH IN LENGTH INDICATED.
14. SEE STRUCTURAL AND ARCHITECTURAL PLANS FOR STOOP LOCATION AND DETAILS.
15. CONSTRUCT CURB CUT FLUME, SEE 2/C106.
16. DRIVE-THRU MENU BOARD, ORDER STAND AND BOLLARD, SEE 6/C105.
17. MATCH EXISTING P.C.C. SIDEWALK.
18. PAINT TRAFFIC CONTROL MARKING, TYP. SEE 8/C105 .
19. CONSTRUCT 4" REINFORCED P.C.C. SIDEWALK, SEE 4&5/C105. SCORE JOINTS AT 10' O.C. BOTH WAYS, TYP.
20. SITE FURNITURE, SEE ARCHITECTURAL SITE PLAN.
21. CONSTRUCT 4" P.C.C. PUBLIC SIDEWALK. SCORE JOINTS AT 5' O.C.
22. MONUMENT SIGN LOCATION.
23. PAINT ACCESSIBLE AISLE WITH 4" PAVEMENT STRIPING AT 4' O.C.
24. OUTDOOR SEATING.
25. PROTECT EXISTING SIGN TO REMAIN.
26. CONSTRUCT BOLLARD, SEE 1/C105.

LEGEND

- EXTERIOR DOOR LOCATION
- PROPERTY LINE
- EASEMENT LINE
- LIGHT DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- REINFORCED CONCRETE SIDEWALK
- PUBLIC SIDEWALK
- PRIVATE SIDEWALK

NORTH
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1 inch = 20 ft.

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ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

SITE LAYOUT & PAVING PLAN

PROJECT NO.: 010405.001

C101

REF. NOTES (X)

1. CONSTRUCT FLEXAMAT STANDARD EROSION CONTROL MAT, SEE 1/C106.
2. CONNECT BUILDING DOWNSPOUT INTO CHANNEL DRAIN PLACED IN SIDEWALK AND DAYLIGHT CHANNEL DRAIN THROUGH FACE OF CURB. CHANNEL DRAIN SHALL BE NDS SPEE-D CHANNEL DRAIN WITH GRAY PLASTIC SLOTTED GRATE, OR APPROVED EQUAL. CONFIRM DOWNSPOUT LOCATION WITH BUILDING PLANS.

STORMWATER MANAGEMENT

PER THE STORMWATER MANAGEMENT PLAN FOR HERITAGE AT GRIMES COMMERCIAL PLAT 2 PREPARED BY BISHOP ENGINEERING AND DATED 12/1/ 2017, THE BASIN IN LOT 2 WAS DESIGNED TO PROVIDE WATER QUALITY AND 100-YEAR DETENTION FOR COMMERCIAL DEVELOPMENT WITHIN LOT 2 UTILIZING A CURVE NUMBER OF 92. THE CURVE NUMBER FOR THIS PROJECT AS CURRENTLY DESIGNED IS 80, THEREFORE NO ADDITIONAL STORMWATER MANAGEMENT IMPROVEMENTS ARE REQUIRED.

LEGEND

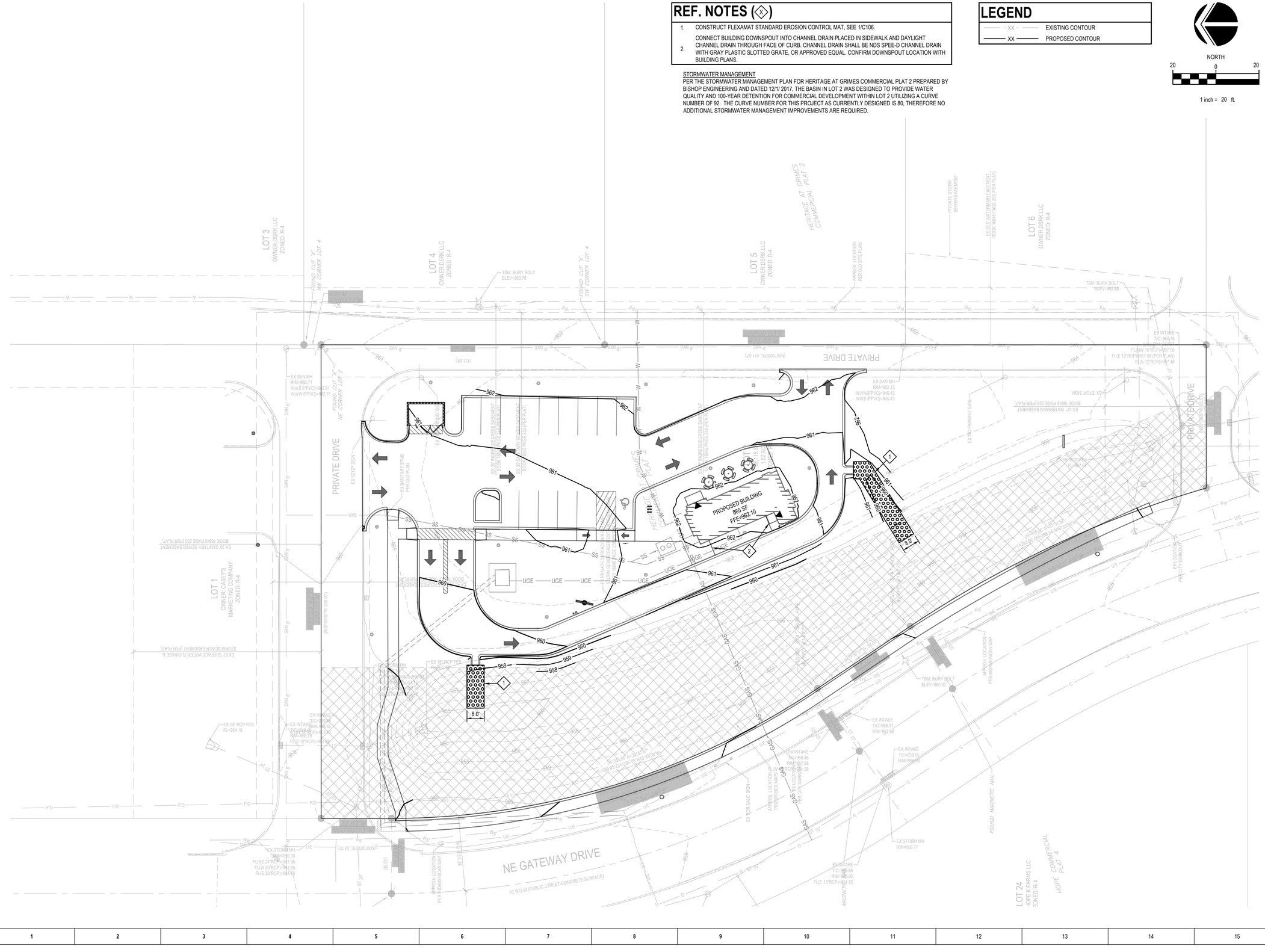
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1 inch = 20 ft.



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DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

SITE GRADING & DRAINAGE PLAN

PROJECT NO.: 010405.001

C102

GENERAL EROSION CONTROL NOTES

A. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF GRIMES EROSION CONTROL PROCEDURES AND THE EROSION CONTROL PROCEDURES SET FORTH ON THESE PLANS AND IN THE SPECIFICATIONS. ALL EROSION CONTROL EFFORTS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. THIS INCLUDES REMOVAL OF ACCUMULATED SEDIMENT.

B. IF SEDIMENT IS TRACKED ON PUBLIC AREAS, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SEDIMENT IMMEDIATELY. THIS ITEM WILL BE STRICTLY ENFORCED.

C. WHEN EROSION CONTROL DEVICES ARE CLEANED OUT, SEDIMENT MUST EITHER BE DISTRIBUTED OVER THE SITE OR PLACED UPSTREAM OF THE STRUCTURE. SEDIMENT MUST NEVER BE PLACED DOWNSTREAM OF THE STRUCTURE.

D. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY EROSION CONTROL DEVICES AS SHOWN ON THE DRAWINGS UNTIL THE SITE IS STABILIZED.

E. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES. ANY CONSTRUCTION OR MAINTENANCE ISSUES REGARDING EROSION CONTROL METHODS WILL BE DIRECTED TO THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR WILL HAVE 24 HOURS AFTER NOTIFICATION TO REMEDY ANY ITEMS THAT ARE ADDRESSED.

F. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EROSION CONTROL. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING STREETS OPEN TO TRAFFIC AND THEY SHALL BE KEPT CLEAN AND FREE OF SILT AND MUD AT ALL TIMES. ALL DISTURBED AREAS SHALL BE SEEDED ONCE FINAL GRADE HAS BEEN ESTABLISHED.

G. THE CONTRACTOR SHALL FURNISH WATER FOR DUST CONTROL AND COMPACTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MAINTAINING DUST CONTROL. THE WATER SUPPLY AND DISTRIBUTION SHALL BE SUFFICIENT TO APPLY THE AMOUNT OF WATER WITHIN THE TIME INTERVAL NECESSARY TO ENSURE THAT THE AMOUNT OF DUST OR BLOWING DIRT IS KEPT TO A MINIMUM AND IS SATISFACTORY TO THE OWNER.

REF. NOTES (◇)

1. CONSTRUCT SILT FENCE PER SUDAS FIGURE 9040.119
2. CONSTRUCT INLET PROTECTION WITH FILTER SOCK OR DEVICE PLACED AROUND THE INLET INTAKE.
3. CONSTRUCT STABILIZED CONSTUCTION EXIT PER SUDAS FIGURE 9040.120
4. CONSTRUCT CONCRETE WASHOUT.
5. FLEXAMAT PROTECTION.

EROSION CONTROL DEVICES SCHEDULE

NAME	TYPE	QUANTITY
CW-1	CONCRETE WASHOUT	1 EA
CE-1	CONSTRUCTION ENTRANCE	1 EA
IP-1, IP-2, IP-3	INLET PROTECTION	3 EA
SP-1, SP-2	FLEXAMAT PROTECTION	250 SF
SF-1, SF-2, SF-3	SILT FENCE	595 LF

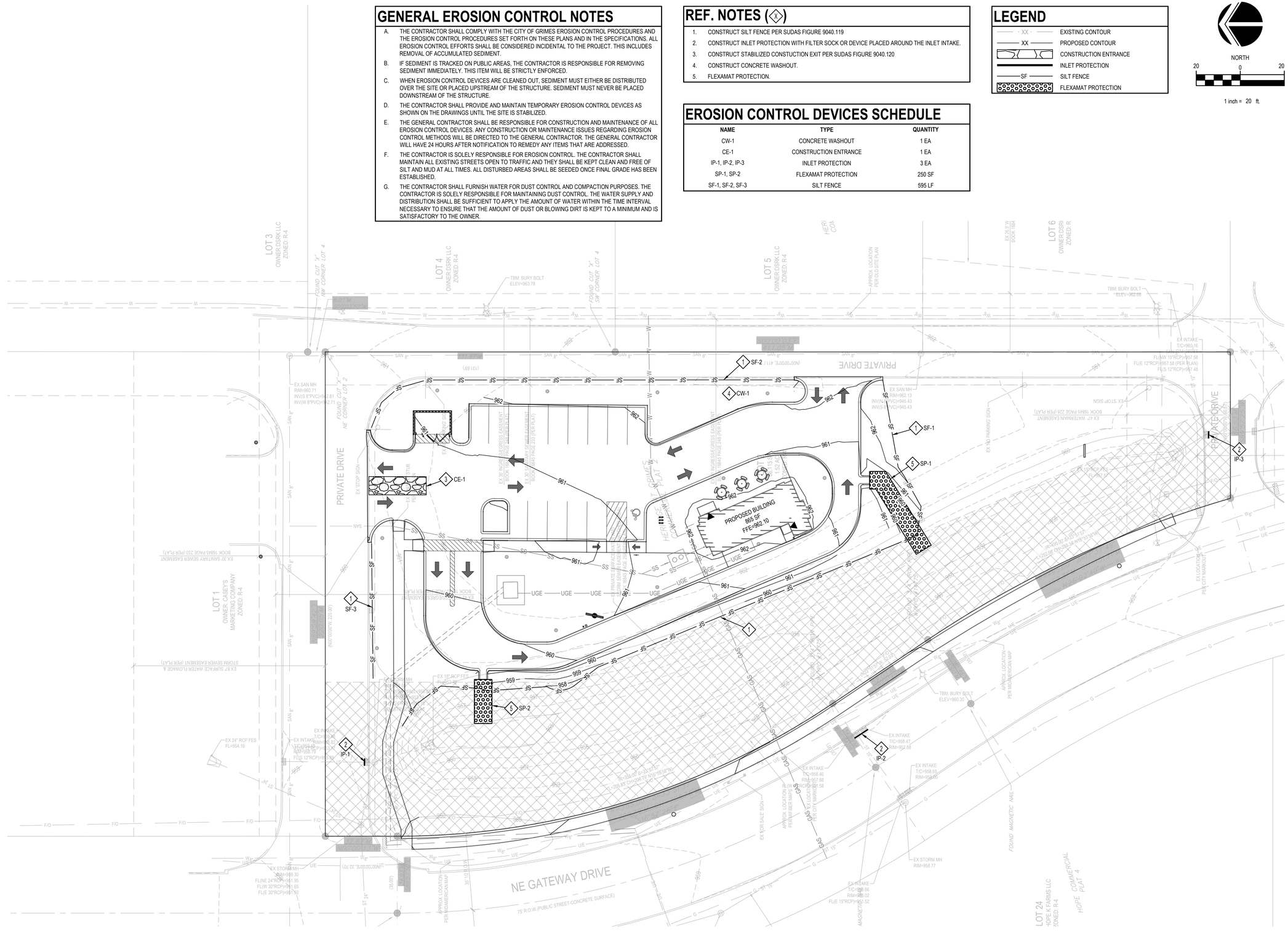
LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- CONSTRUCTION ENTRANCE
- INLET PROTECTION
- SF — SILT FENCE
- FLEXAMAT PROTECTION

NORTH

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1 inch = 20 ft.



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SITE PLAN REVIEW - RESPONSE #2

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ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

STORM WATER POLLUTION PREVENTION PLAN SITE MAP

PROJECT NO.: 010405.001

C103

REF. NOTES (X)

1. CONNECT WATER SERVICE LINE TO EXISTING WATER MAIN. COORDINATE CONNECTION TO EXISTING WATER MAIN AND CURB STOP LOCATION WITH CITY OF GRIMES WATER DEPARTMENT.
2. CONNECT TO EXISTING SANITARY SEWER. FIELD VERIFY LOCATION AND ELEVATION OF EXISTING SANITARY SEWER STUB LOCATION.
3. CONSTRUCT CLEANOUT.
4. GAS SERVICE LINE, SEE MECHANICAL PLANS. COORDINATE WORK TO BE BY BLACK HILLS ENERGY.
5. SEE MECHANICAL PLANS FOR CONTINUATION OF GAS SERVICE.
6. SEE PLUMBING PLANS FOR CONTINUATION OF SANITARY/WATER SERVICE.
7. CONSTRUCT 2" PRIVATE WATER SERVICE LINE AND CURB STOP.
8. CONSTRUCT WATER SERVICE BENDS AS REQUIRED.
9. COORDINATE GAS LINE CONSTRUCTION AND TAP WITH BLACK HILLS ENERGY.
10. APPROXIMATE LOCATION OF ELECTRICAL SERVICE, SEE ELECTRICAL PLANS.
11. CONCRETE TRANSFORMER PAD, SEE ELECTRICAL PLANS.
12. KNOX BOX LOCATION, COORDINATE WITH GRIMES FIRE CODE OFFICIAL.
13. SEE ELECTRICAL PLANS FOR CONTINUATION OF ELECTRICAL SERVICE.
14. CONSTRUCT 6" PRIVATE SANITARY SEWER SERVICE LINE AT MINIMUM SLOPE OF 1.0%.
15. 2 - 4" CONDUITS, SEE ELECTRICAL PLANS.
16. UNDERGROUND POWER BY MID AMERICAN ENERGY.
17. PROPOSED LIGHT POLE, TYP, SEE ELECTRICAL PLANS.

LEGEND

W W	PRIVATE WATER LINE
GAS	GAS SERVICE
SS	PRIVATE SANITARY SEWER SERVICE
UGE	UNDERGROUND ELECTRICAL SERVICE
	LIGHT POLE

NORTH

20 0 20

1 inch = 20 ft.

LOT 3 OWNER:DSRK LLC ZONED: R-4

LOT 4 OWNER:DSRK LLC ZONED: R-4

LOT 6 OWNER:DSRK LLC ZONED: R-4

LOT 1 OWNER: CASEY'S MARKETING COMPANY ZONED: R-4

LOT 24 OWNER: HOPE K FARMS LLC ZONED: R-4

HOPE COMMERCIAL PLAT 4

FOUND CUT 'X' NW CORNER LOT 4

FOUND CUT 'X' NE CORNER LOT 2

FOUND CUT 'X' SW CORNER LOT 4

TBM: BURY BOLT ELEV=963.78

TBM: BURY BOLT ELEV=962.88

TBM: BURY BOLT ELEV=960.30

EXISTING FIRE HYDRANT

EX 26.5' WATERMAIN EASEMENT BOOK 16845 PAGE 228 (PER PLAT)

EX 47' WATERMAIN EASEMENT BOOK 16845 PAGE 228 (PER PLAT)

EX 30' INGRESS/EGRESS EASEMENT BOOK 16845 PAGE 248 (PER PLAT)

EX 30' INGRESS/EGRESS EASEMENT BOOK 16845 PAGE 231 (PER PLAT)

EX 30' SANITARY SEWER EASEMENT BOOK 16845 PAGE 233 (PER PLAT)

EX 45' INGRESS/EGRESS EASEMENT BOOK 16845 PAGE 240 (PER PLAT)

EX 30' STORMWATER DRAINAGE EASEMENT BOOK 16845 PAGE 240 (PER PLAT)

EX 67' SURFACE WATER FLOWAGE & STORM SEWER EASEMENT (PER PLAT)

PRIVATE DRIVE

NE GATEWAY DRIVE

75' R.O.W (PUBLIC STREET-CONCRETE SURFACE)

SEE PLUMBING PLANS FOR GREASE INTERCEPTOR

EX 'STOP' SIGN

EX 'NO PARKING' SIGN

EX 'FOR SALE' SIGN

EX SANITARY STUB PER GDJ PLAN

EX SAN MH RIM=960.71 INV(S 8"PVC)=942.81 INV(W 8"PVC)=942.71

EX SAN MH RIM=962.13 INV(N 8"PVC)=945.43 INV(S 8"PVC)=945.43

EX STORM MH RIM=959.30 FL(NE 24"RCP)=941.95 FLW 30"RCP)=941.65 FL(E 30"RCP)=941.50

EX STORM MH RIM=958.77

EX INTAKE T/C=960.16 RIM=957.58 FL(W 15"RCP)=957.58 FL(E 12"RCP)=957.58 (PER PLAN) FL(S 12"RCP)=957.48

EX INTAKE T/C=959.46 RIM=958.82 FL(E 12"RCP)=958.72 RIM=958.79 FL(S 12"RCP)=958.62

EX INTAKE T/C=958.47 RIM=957.88

EX INTAKE T/C=958.66 RIM=958.08

EX INTAKE T/C=958.46 RIM=957.88 FL(W 15"RCP)=957.58

EX INTAKE T/C=958.66 RIM=958.02 FL(E 15"RCP)=957.52

EX 24" RCP FES FL=954.16

EX 18" RCP FES FL=953.39

EX 15"RCP FES FL=957.57

EX 12"RCP FES FL=957.52

S00°00'03"E 411.05'M (N00°00'00"E 411.07')

N89°59'42"E 2200.05'M (N90°00'00"E 2200.00')

N00°00'13"W 32.67'M (N00°00'00"E 32.70')

S89°57'50"E 34.83'M (33.00')

131.67'M (131.69')

135.4'

106.3'

109.2'

66.53'M

S89°57'25"W

R=350.00' A=33°51'37" L=206.78' CH=S16°57'26"E 203.79'

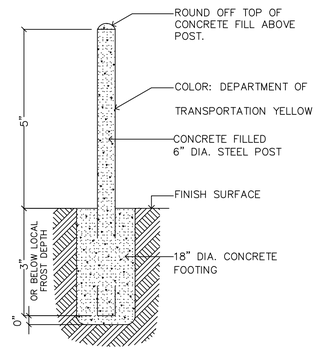
R=350.00' A=33°51'37" L=206.78' CH=N16°57'26"W 203.79'

S16°57'26"E 152.42'

N25°02'40"W 152.42'

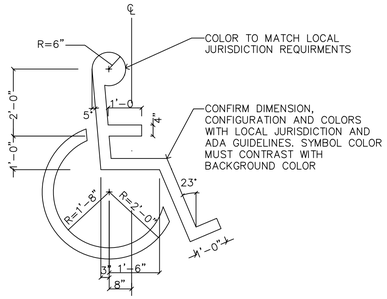
S89°57'43"W 152.42'

N89°57'43



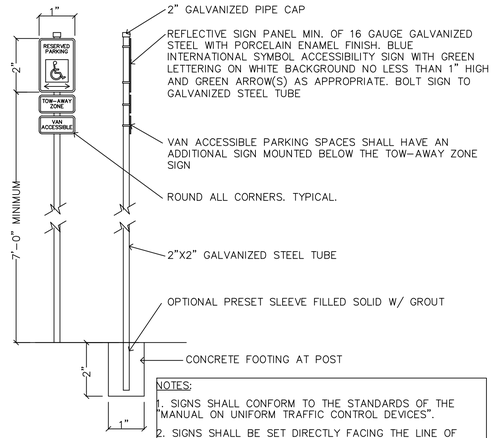
1 C105 BOLLARD DETAIL

SCALE: 1/2" = 1'-0"



2 C105 ADA SYMBOL DETAIL

SCALE: 1/2" = 1'-0"

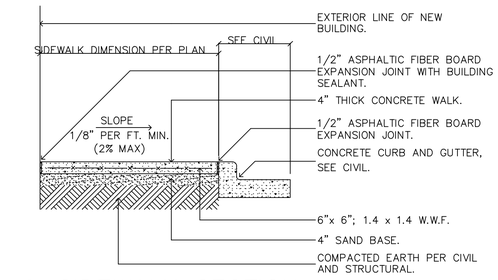


NOTES:

1. SIGNS SHALL CONFORM TO THE STANDARDS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
2. SIGNS SHALL BE SET DIRECTLY FACING THE LINE OF TRAVEL FOR THE VEHICLE ENTERING THE STALL (NOT < 45°).
3. SIGNS SHALL BE MOUNTED ON A STURDY POST AT THE HEIGHT SPECIFIED HEREIN.

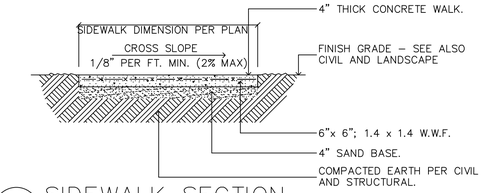
3 C105 ADA PARKING POLE SIGN

SCALE: 1/2" = 1'-0"



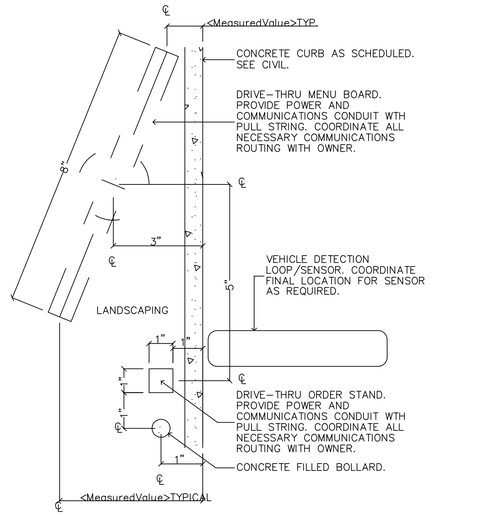
4 C105 SIDEWALK SECTION

SCALE: 1/2" = 1'-0"



5 C105 SIDEWALK SECTION

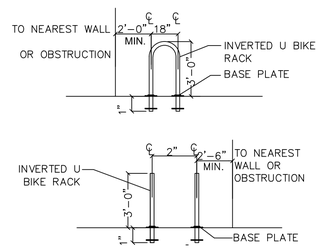
SCALE: 1/2" = 1'-0"



FIELD VERIFY AND CONFIRM LAY-OUT CONFIGURATION OF ALL ORDER STATION COMPONENTS ON SITE WITH OWNER PRIOR TO ROUGH-IN.

6 C105 ORDER STATION

SCALE: 1/2" = 1'-0"

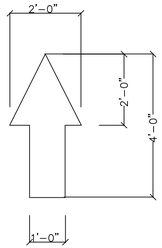


FRONT / SIDE ELEVATIONS

INVERTED "U" BIKE RACK:1 1/2" SCHEDULE 40 PIPE (48.26 mm O.D. x 3.683 mm WALL) BENT TO FORM "U". ONLY THE BASE PLATE SHALL BE WELDED TO THE STEEL PIPE WITH (2) 3mm VENT HOLES – ONE ON THE INSIDE OF EACH UPRIGHT WHERE THE PIPE IS WELDED TO THE BASE PLATE. AFTER FABRICATION, THE RACK SHALL BE COATED WITH A THERMOPLASTIC POWDER COATING 3 MILS MIN. PAINT "BLACK" MOUNT TO CONCRETE WITH 7 1/2" DIA. BASEPLATE 10 mm THICK STEEL WITH (3) 11 mm DIA. MOUNTING HOLES ON EACH BASE PLATE, SPACED EQUIDISTANT BETWEEN THE UPRIGHT PIPE AND EDGE OF BASEPLATE. EXPANSION ANCHOR TO BE CARBON STEEL MUSHROOM HEAD, 10 mm x 76 mm "SPIKE" #5550 AS MANUFACTURED BY RAWL OR APPROVED EQUAL MADE FROM GRADE 8.2 MATERIALS EXHIBITING EQUIVALENT THEFT-PROOF PERFORMANCE. MAX TOLERANCE 1/4" FROM PLUMB. ANY DEPARTURE OF BASE PLATE FROM GRADE BY MORE THAN 3/8" SHALL REQUIRE SEPARATION TO BE FILLED WITH HIGH-STRENGTH EPOXY NON-SHRINKING GROUT AND MADE LEVEL.

7 C105 BICYCLE RACK

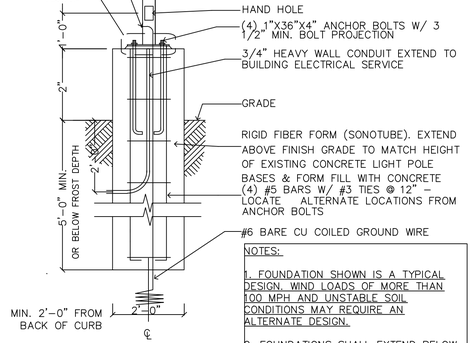
SCALE: 1/4" = 1'-0"



COLOR: WHITE

8 C105 TRAFFIC CONTROL DETAILS

SCALE: 1/2" = 1'-0"



NOTES:

1. FOUNDATION SHOWN IS A TYPICAL DESIGN. WIND LOADS OF MORE THAN 100 MPH AND UNSTABLE SOIL CONDITIONS MAY REQUIRE AN ALTERNATE DESIGN.
2. FOUNDATIONS SHALL EXTEND BELOW FROST DEPTH PER LOCAL CODES

9 C105 LIGHT POLE DETAIL

SCALE: 1/2" = 1'-0"

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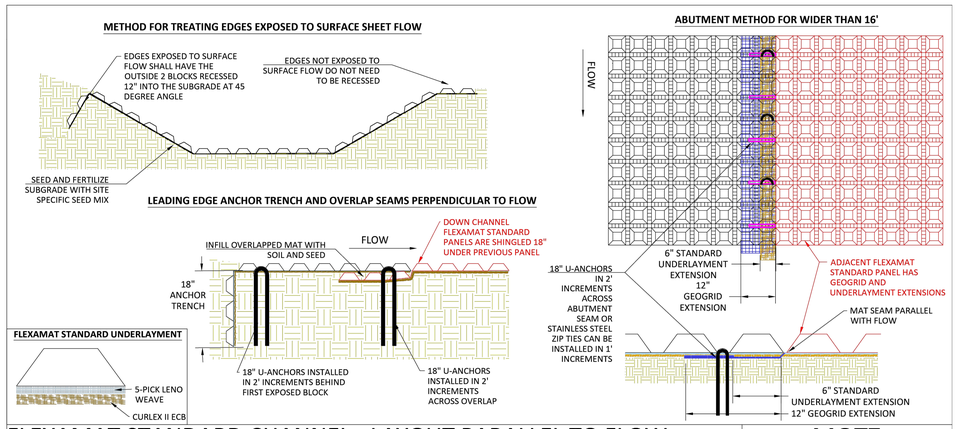
ZIGGI'S COFFEE
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SITE DETAILS

PROJECT NO.: 010405.001

C105

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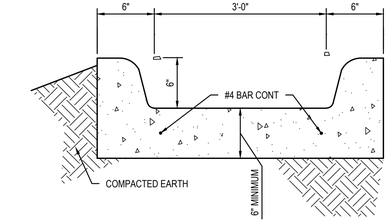
FLEXAMAT STANDARD CHANNEL - LAYOUT PARALLEL TO FLOW

CONSTRUCTION NOTES:

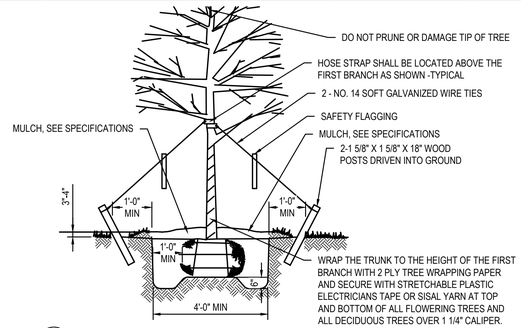
1. AN ENGINEER OR MANUFACTURES REPRESENTATIVE SHALL BE ONSITE FOR THE START OF THE INSTALLATION.
2. GRADE CHANNEL SO THAT WATER WILL FLOW DOWN CENTER OF THE CHANNEL AND BE CONTAINED TO THE CHANNEL. ALL SUBGRADE SURFACES PREPARED FOR PLACEMENT OF MATS SHALL BE SMOOTH AND FREE OF ALL ROCKS, STICKS, ROOTS, OTHER PROTRUSIONS, OR DEBRIS OF ANY KIND.
3. PRIOR TO FLEXAMAT STANDARD INSTALLATION SEED AND FERTILIZE THE PREPARED SUBGRADE WITH SITE SPECIFIC SEED MIX AND IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS.
4. INSTALL FLEXAMAT STANDARD ROLLS, USING THE WIDEST ROLLS POSSIBLE TO AVOID SEAMS.
   - 4.1. FOR CHANNELS THAT ARE WIDER THAN 16', INSTALL 15.5' WIDE FLEXAMAT STANDARD ROLLS THAT INCLUDE 12" GEOGRID EXTENSIONS WITH A 6" STANDARD UNDERLAYMENT EXTENSIONS. THESE SEAMS ARE PARALLEL WITH FLOW, THE ADJACENT MAT INSTALLED OVER THE EXTENSIONS. ENSURE GEOGRID AND STANDARD UNDERLAYMENT EXTENSIONS ARE LAYING FLAT ON SUBGRADE PRIOR TO INSTALLING ADJACENT MAT.
   - 4.2. SECURE THE ABUTMENT PARALLEL WITH FLOW BY INSTALLING 18" U-ANCHORS IN 2' INCREMENTS OR 20" STAINLESS STEEL ZIP TIES IN 1' INCREMENTS THROUGH THE EXTENSION OVERLAP. U ANCHORS OR ZIP TIES TO BE INSTALLED PERPENDICULAR TO FLOW. ZIP TIES SHALL ENCOMPASS 3 CORDS OF GEOGRID FROM EACH MAT.
5. FOR ADDITIONAL SECTIONS OF MAT, SECURE SEAM PERPENDICULAR WITH FLOW BY OVERLAPPING THE DOWNSTREAM SECTION 18" WITH UPSTREAM SECTION OF MAT. PRIOR TO INSTALLING OVERLAP, FLIP UPSTREAM MAT BACK 24". EXCAVATE 2.25"" OF SOIL 18" FROM END OF UPSTREAM MAT. DOWNSTREAM SECTION IS LAID IN THE SHALLOW TRENCH. RETURN AND TAMP SOIL OVER INITIAL EDGE AND SEED. FLIP END OF UPSTREAM MAT OVER THE SOIL COVERED AND SEEDED INITIAL LEADING EDGE OF DOWNSTREAM MAT.
   - 5.1. SECURE OVERLAPS PERPENDICULAR TO FLOW BY INSTALLING 18" U-ANCHORS IN 2' INCREMENTS OR 20" STAINLESS STEEL ZIP TIES IN 1' INCREMENTS THROUGH THE OVERLAP. ZIP TIES SHALL ENCOMPASS 3 CORDS OF GEOGRID FROM EACH MAT.
6. AT THE INITIAL LEADING EDGE OF THE FLEXAMAT STANDARD ARMORED CHANNEL, EMBED THE MAT 18" IN A VERTICAL ANCHOR TRENCH. FILL AND COMPACT ANCHOR TRENCH WITH SUITABLE FILL. AT

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Flexamat
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Info@Flexamat.com
Flexamat.com
PERMANENT EROSION CONTROL
REV 1

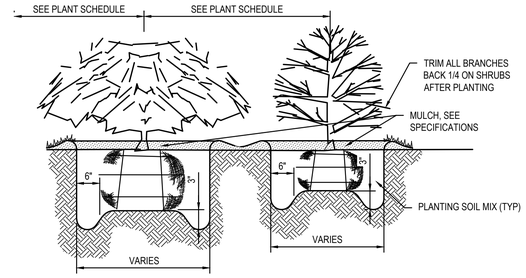
1 FLEXAMAT STANDARD EROSION CONTROL MAT
SCALE: NONE



2 CONCRETE FLUME
SCALE: NONE

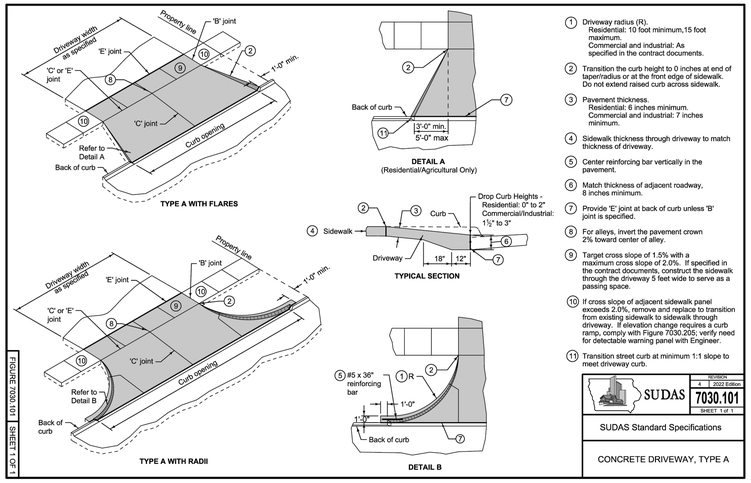


3 TREE PLANTING
SCALE: NONE



(ARRANGEMENT AND SIZE OF PLANTING VARIES)

4 SHRUB PLANTING
SCALE: NONE



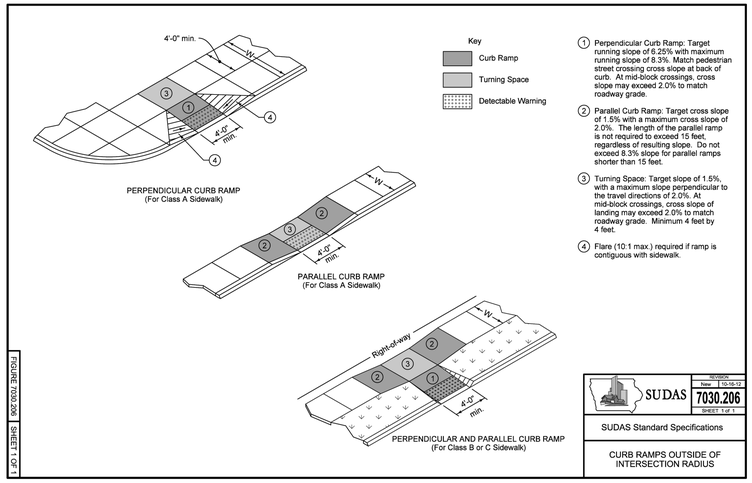
1. Driveway radius (R).
   Residential: 10 foot minimum,15 foot maximum.
   Commercial and industrial: As specified in the contract documents.
2. Transition the curb height to 0 inches at end of taper/radius or at the front edge of sidewalk. Do not extend raised curb across sidewalk.
3. Pavement thickness.
   Residential: 6 inches minimum.
   Commercial and industrial: 7 inches minimum.
4. Sidewalk thickness through driveway to match thickness of driveway.
5. Center reinforcing bar vertically in the pavement.
6. Match thickness of adjacent roadway, 8 inches minimum.
7. Provide 'E' joint at back of curb unless 'B' joint is specified.
8. For alleys, invert the pavement crown 2% toward center of alley.
9. Target cross slope of 1.5% with a maximum cross slope of 2.0%. If specified in the contract documents, construct the sidewalk through the driveway 5 feet wide to serve as a passing space.
10. If cross slope of adjacent sidewalk panel exceeds 2.0%, remove and replace to transition from existing sidewalk to sidewalk through driveway. If elevation change requires a curb ramp, comply with Figure 7030.205; verify need for detectable warning panel with Engineer.
11. Transition street curb at minimum 1:1 slope to meet driveway curb.

FIGURE 7030.101 | SHEET 1 OF 1

SUDAS | REVISION 4 | 2020 Edition | 7030.101 | SHEET 1 of 1

SUDAS Standard Specifications

CONCRETE DRIVEWAY, TYPE A



1. Perpendicular Curb Ramp: Target running slope of 6.25% with maximum running slope of 8.3%. Match pedestrian street crossing cross slope at back of curb. At mid-block crossings, cross slope may exceed 2.0% to match roadway grade.
2. Parallel Curb Ramp: Target cross slope of 1.5% with a maximum cross slope of 2.0%. The length of the parallel ramp is not required to exceed 15 feet, regardless of resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.
3. Turning Space: Target slope of 1.5%, with a maximum slope perpendicular to the travel directions of 2.0%. At mid-block crossings, cross slope of landing may exceed 2.0% to match roadway grade. Minimum 4 feet by 4 feet.
4. Flare (10:1 max.) required if ramp is contiguous with sidewalk.

FIGURE 7030.206 | SHEET 1 OF 1

SUDAS | REVISION New | 10-18-12 | 7030.206 | SHEET 1 of 1

SUDAS Standard Specifications

CURB RAMPS OUTSIDE OF INTERSECTION RADIUS

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ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

SITE DETAILS

PROJECT NO.: 010405.001

C106

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LANDSCAPING CALCULATIONS

OPEN SPACE REQUIREMENT	
2 OVERSTORY TREES PER 3,000 SF OF REQUIRED OPEN SPACE	(16,529 / 3,000) X 2 = 11 TREES
1 UNDERSTORY TREE PER 3,000 SF OF REQUIRED OPEN SPACE	(16,529 / 3,000) X 1 = 6 TREES
1 EVERGREEN TREE PER 6,000 SF OF REQUIRED OPEN SPACE	(16,529 / 6,000) X 1 = 3 TREES
6 SHRUBS PER 3,000 SF OF REQUIRED OPEN SPACE	(16,529 / 3,000) X 6 = 33 SHRUBS
STREET FRONTAGE PLANTING	
1 OVERSTORY TREE PER 50 LF	(447 / 50) X 1 = 9 TREES
2 UNDERSTORY TREES PER 50 LF	(447 / 50) X 2 = 18 TREES
5 SHRUBS PER 50 LF	(447 / 50) X 5 = 45 SHRUBS
PARKING LOT PLANTING	
1 OVERSTORY TREE IN EACH LANDSCAPED ISLAND EQUAL TO 1 PARKING STALL	(2 X 1) = 2 TREES
6 SHRUBS IN EACH LANDSCAPED ISLAND EQUAL TO 1 PARKING STALL	(2 X 6) = 12 SHRUBS
MINIMUM PLANT SIZES	
OVERSTORY TREES	2.5" CALIPER
UNDERSTORY TREES	1.5" CALIPER
EVERGREEN TREES	6' HEIGHT
SHRUBS	#5
NOTE: NE GATEWAY DRIVE USED FOR STREET FRONTAGE CALCULATIONS. STREET FRONTAGE PLANTINGS AND PARKING LOT PLANTINGS COUNT TOWARD OPEN SPACE PLANTING REQUIREMENTS.	

PLANT SCHEDULE

ABREVIATION	TYPE	COMMON NAME	BOTANICAL NAME	NUMBER	SIZE	SPACING
SO	OVERSTORY	SWAMP WHITE OAK	QUERCUS BICOLOR	3	2.5" CAL	SEE PLAN
SL	OVERSTORY	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	8	2.5" CAL	SEE PLAN
SC	UNDERSTORY	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	18	1.5" CAL	SEE PLAN
NS	EVERGREEN	NORWAY SPRUCE	PICEA ABIES	3	6' HEIGHT	SEE PLAN
SJ	SHRUB	SEA GREEN JUNIPER	JUNIPER CHINENSIS 'SEA GREEN'	45	#5	5'
BS	SHRUB	BIRCHLEAF SPIREA	SPIREA BETULIFOLIA	9	#5	4'
AV	SHRUB	ARROWWOOD VIBURNUM	VIBURNUM DENTATUM	3	#5	4'

GENERAL LANDSCAPE NOTES

A. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES AND ENSURE THAT ALL PROPOSED PLANTINGS ARE A MINIMUM OF 5' FROM ALL UTILITIES.

B. SEE DETAILS 3&4 ON SHEET C106 FOR TREE AND SHRUB PLANTING DETAILS.

LEGEND

OVERSTORY TREE

UNDERSTORY TREE

EVERGREEN TREE

SHRUB

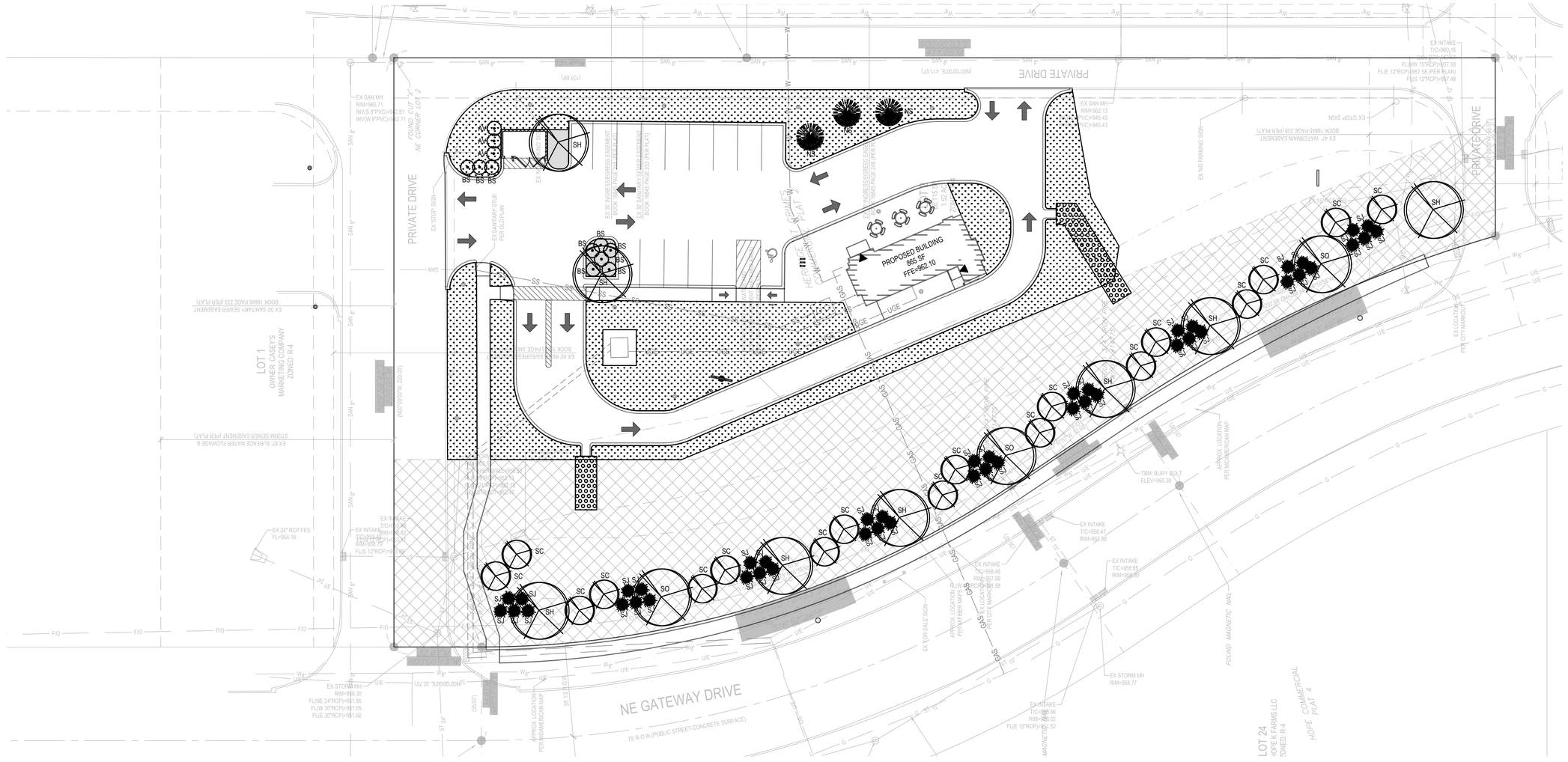
SOD

MULCH

NORTH

20 0 20

1 inch = 20 ft.



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ISSUE DATE:	04/18/2025
REVISIONS:	
No.:	
DATE:	
BY:	
DESCRIPTION:	
DESIGNED:	MJS
DRAWN:	DJK
CHECKED:	

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SITE PLAN REVIEW - RESPONSE #2

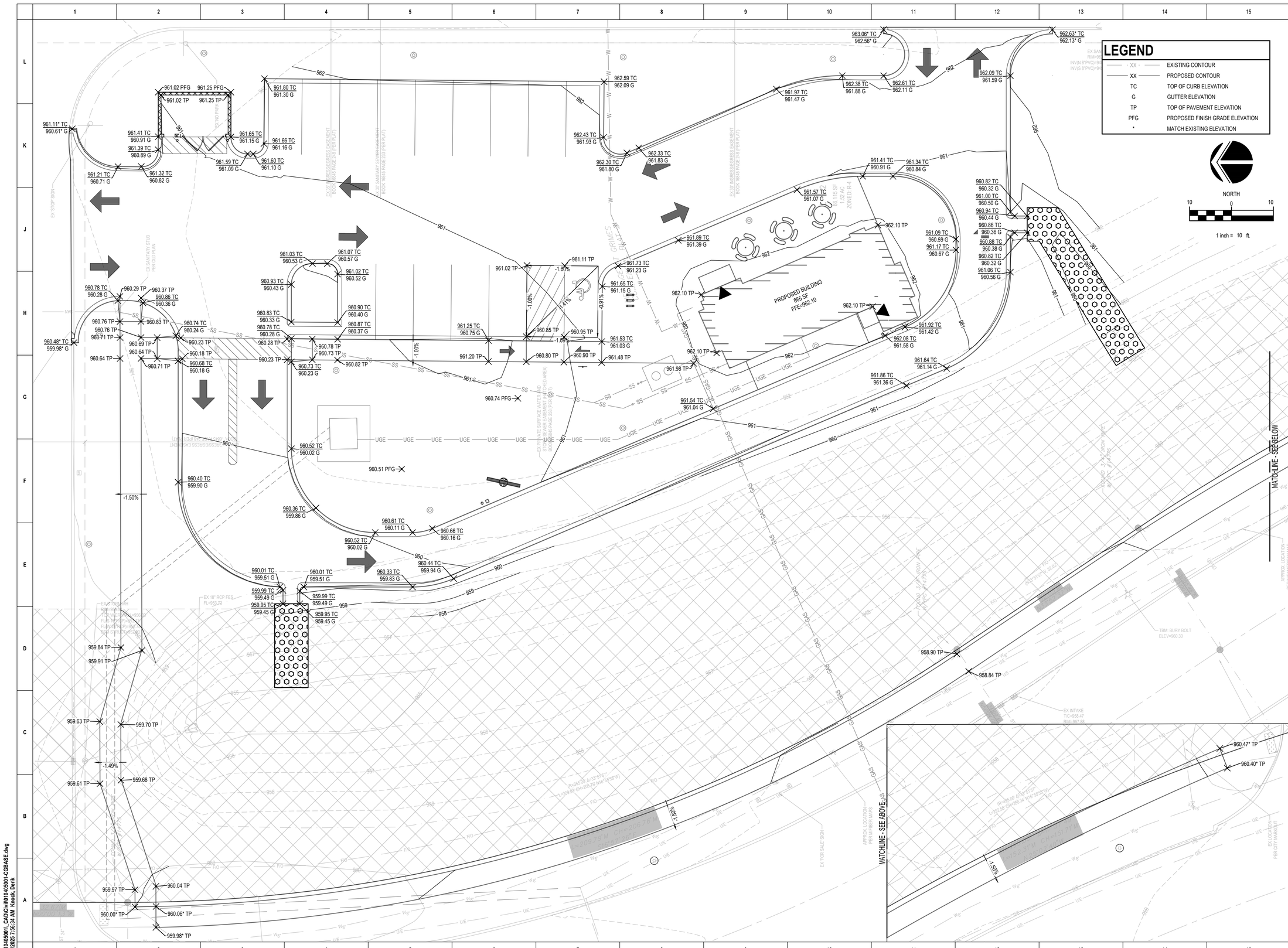
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ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

SITE LANDSCAPE PLAN

PROJECT NO.: 010405.001

C107



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4/18/2025 7:56:34 AM Knock, Dirk

DESIGNED:	MJS
DRAWN:	DJK
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SITE PLAN REVIEW - RESPONSE #2

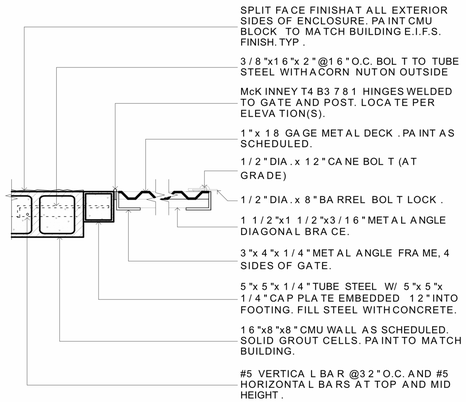
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ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

SPOT ELEVATION PLAN

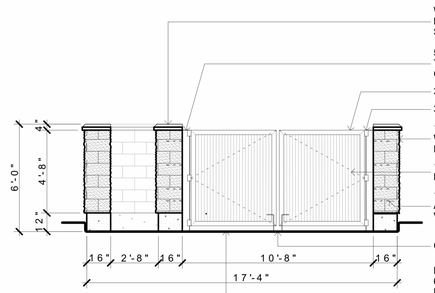
PROJECT NO.: **010405.001**

C108



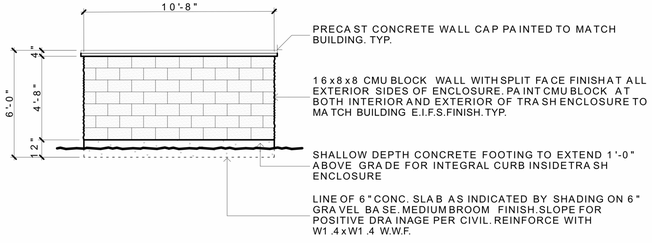
6 A2.0 ENCLOSURE JAMB

SCALE: 1" = 1'-0"



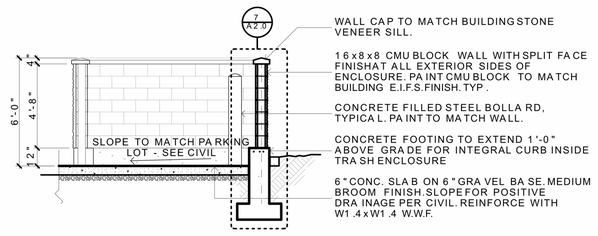
3 A2.0 TRASH ENCLOSURE-ELEV.

SCALE: 1/4" = 1'-0"



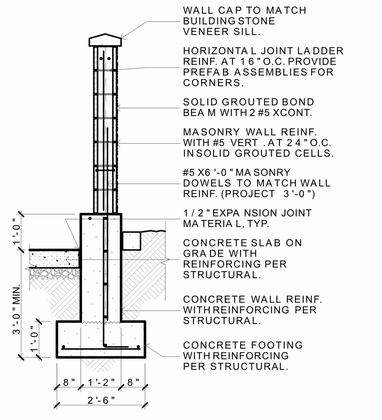
2 A2.0 TRASH ENCLOSURE-ELEV.

SCALE: 1/4" = 1'-0"



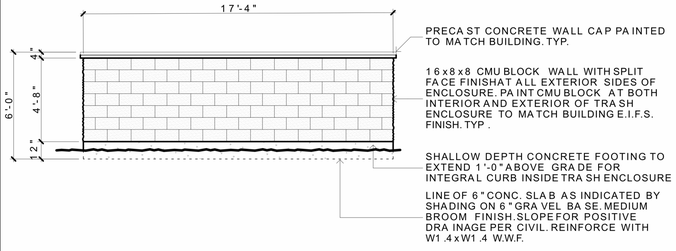
5 A2.0 TRASH ENCLOSURE- SECT.

SCALE: 1/4" = 1'-0"



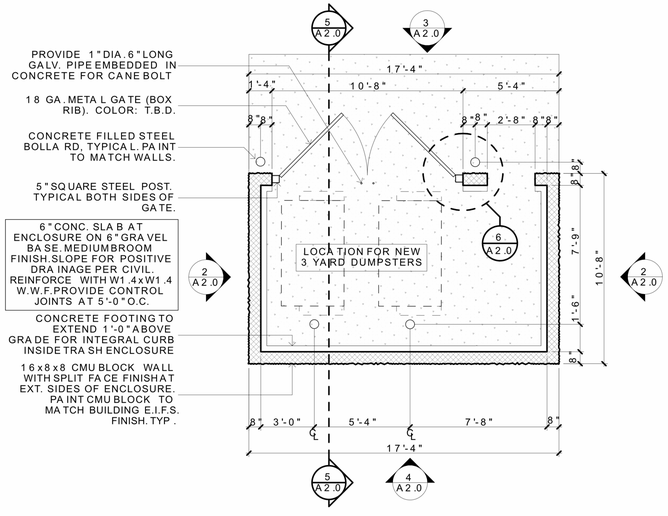
7 A2.0 TRASH ENCLOSURE WALL

SCALE: 1/2" = 1'-0"



4 A2.0 TRASH ENCLOSURE-ELEV.

SCALE: 1/4" = 1'-0"



1 A2.0 TRASH ENCLOSURE- PLAN

SCALE: 1/4" = 1'-0"

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SITE PLAN REVIEW - RESPONSE #2

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ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE - GRIMES, IOWA

TRASH ENCLOSURE

PROJECT NO.:

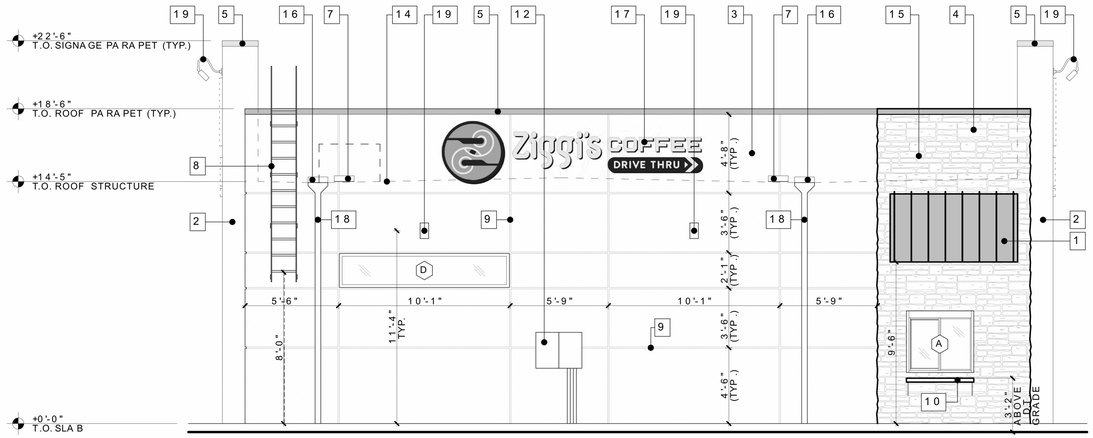
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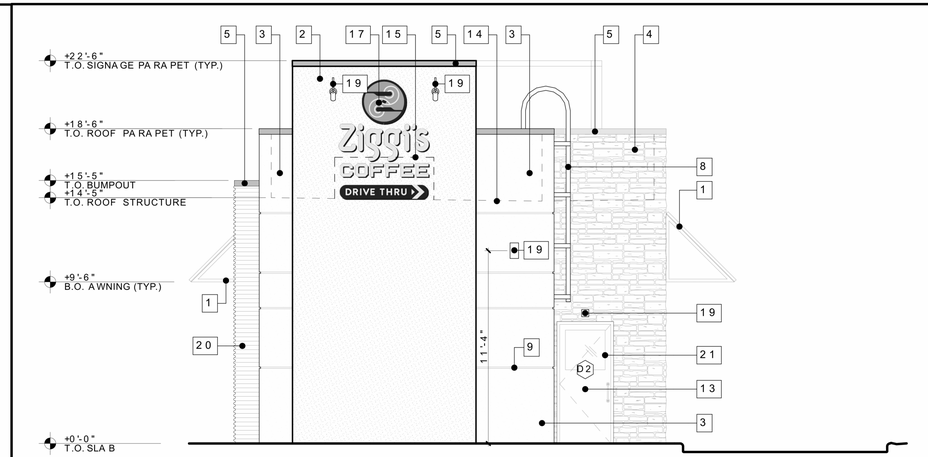
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EXTERIOR ELEV. NOTES

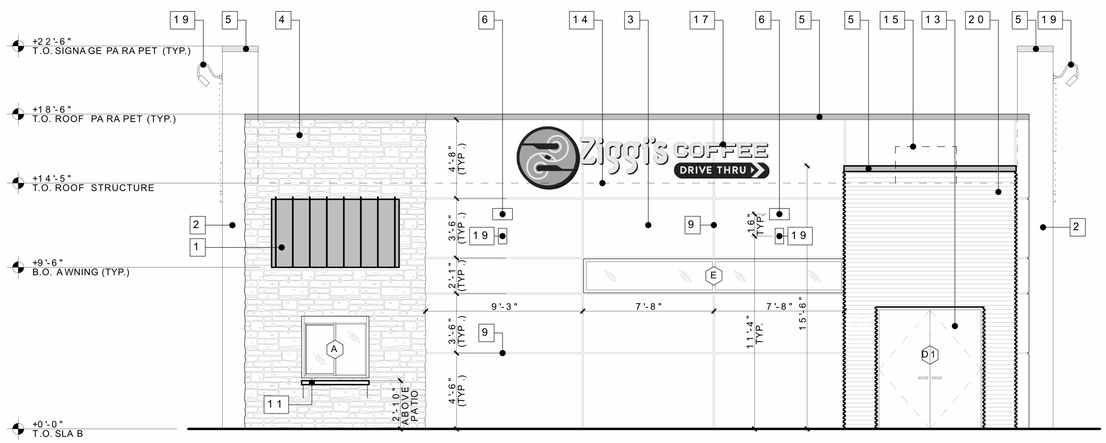
1. STANDING SEAM METAL PANEL AWNING AS SCHEDULED. PAINT AS SCHEDULED.
2. EIFS STUCCO VENEER SYSTEM PAREX OR DRYVIT EQUAL TO BE: ACCENT COLOR 1 - MATCH SHERWIN WILLIAMS, SW 9183, DARK CLOVE.
3. EIFS STUCCO VENEER SYSTEM PAREX OR DRYVIT EQUAL TO BE: ACCENT COLOR 2 - MATCH SHERWIN WILLIAMS, SW 7522, MEADOWLARK.
4. STONE VENEER AS INDICATED. PROVIDE PRE-MANUFACTURED CORNER STONES AT ALL OUTSIDE CORNERS AND PRECAST WATER TABLES AT WINDOW LOCATIONS. STONE VENEER TO BE: ELDORADO MOUNTAIN LEDGE, YUKON.
5. PRE- FINISHED METAL PARAPET CAP WITH 4" RETURN BOTH SIDES OF WALL. COLOR: PRE- FINISHED TO MATCH ADJACENT E.I.F.S. FINISH COLOR AT WALL BELOW. AT LOCATIONS ADJACENT GALVANIZED METAL PANELS, COLOR TO MATCH PAC CLAD, SLATE GREY FINISH.
6. LOCATION FOR NEW EXTERNAL, WALL- MOUNTED SPEAKER.
7. 4" X 14" STEEL SCUPPER TO ACT AS SECONDARY ROOF DRAIN.
8. METAL ROOF ACCESS LADDER. LADDER SIZING, CONSTRUCTION, AND RUNG SPACING TO COMPLY WITH APPLICABLE REQUIREMENTS OF IMC. SECURE LADDER TO BUILDING AS REQUIRED. LOCATE BOTTOM OF LADDER AT 8'-0" ABOVE GRADE. EXTEND SIDE RAILS TO 3.0" ABOVE TOP OF PARAPET WALL AND TIE CONTINUOUSLY INTO SIDE RAILS OF RETURN LADDER AT BACK SIDE OF PARAPET WALL. PAINT SHERWIN WILLIAMS, SW 9183, DARK CLOVE.
9. PRE FINISHED JOINTS INSET INTO E.I.F.S. AS SHOWN.
10. STAINLESS STEEL COUNTER AT DRIVE- THROUGH WINDOW PLACED AT 38" ABOVE GRADE.
11. STAINLESS STEEL COUNTER AT WALK- UP WINDOW PLACED AT 34" ABOVE FINISHED FLOOR.
12. ELECTRICAL/ PLUMBING EQUIPMENT. SEE DRAWINGS.
13. METAL DOORS AS SCHEDULED. PAINT SHERWIN WILLIAMS, SW 9183, DARK CLOVE.
14. LINE OF SINGLE-PLY MEMBRANE ROOFING OVER TAPERED INSULATION BEYOND.
15. ROOFTOP UNIT WITH CURB BEYOND: SEE MECHANICAL.
16. 4" X 14" STEEL SCUPPER TO ACT AS PRIMARY ROOF DRAIN. SCUPPER TO DRAIN INTO GALVANIZED METAL DOWNSPOUT TO DAYLIGHT AT DRIVE AISLE BELOW.
17. APPROX. LOCATION FOR BUILDING SIGNAGE BY OTHERS. SIGNAGE TO BE SUBMITTED UNDER A SEPARATE PERMIT. IN-WALL BLOCKING AND POWER FOR SIGNAGE TO BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. COORDINATE FINAL LOCATION(S) FOR BLOCKING AND POWER AS REQUIRED WITH SIGN VENDOR.
18. PRE- FINISHED METAL DOWNSPOUT. COLOR: PRE-FINISHED TO MATCH ADJACENT E.I.F.S. FINISH COLOR. WHEN PLACED AGAINST STONE OR WOOD SIDING, COLOR TO MATCH SHERWIN WILLIAMS, SW 9183, DARK CLOVE.
19. LOCATION FOR EXTERIOR BUILDING LIGHT FIXTURE AS SCHEDULED. LIGHT FIXTURE TO BE CENTERED BETWEEN E.I.F.S. JOINTS.
20. PREFINISHED METAL WALL PANELS: GALVANIZED CORRUGATED METAL PANEL(S) AND ASSOCIATED TRIM: 1-1/4" X 1/4" CORRUGATED METAL PANEL(S). INSTALL HORIZONTALLY AS INDICATED.
21. EXTERIOR TEMPERED GLASS DOOR AS SCHEDULED.



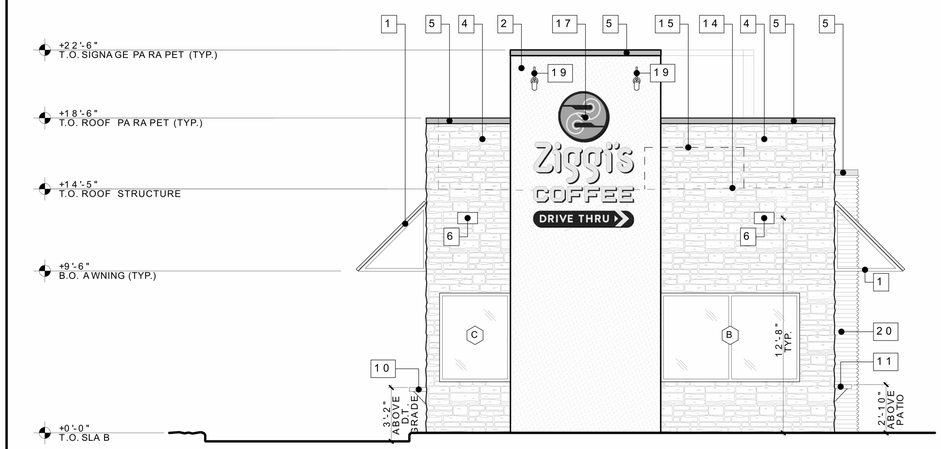
4 / A6.0 BUILDING ELEVATION "D" - WEST
SCALE: 1/4" = 1'-0"



3 / A6.0 BUILDING ELEVATION "C" - SOUTH
SCALE: 1/4" = 1'-0"



2 / A6.0 BUILDING ELEVATION "B" - EAST
SCALE: 1/4" = 1'-0"



1 / A6.0 BUILDING ELEVATION "A" - NORTH
SCALE: 1/4" = 1'-0"

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Designer
Author
Checker
ISSUE DATE: 04/18/2025
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SITE PLAN REVIEW - RESPONSE #2

SCHEMMER

ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE - GRIMES, IOWA

EXTERIOR BUILDING ELEVATIONS

PROJECT NO.:

A6.0

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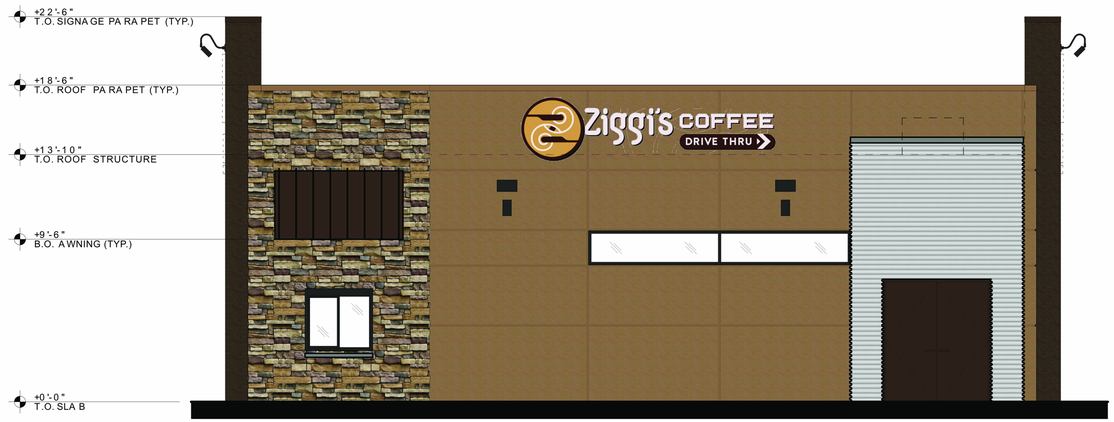
BUILDING ELEVATION "D" - WEST

M-SW SCALE: 1/4" = 1'-0"



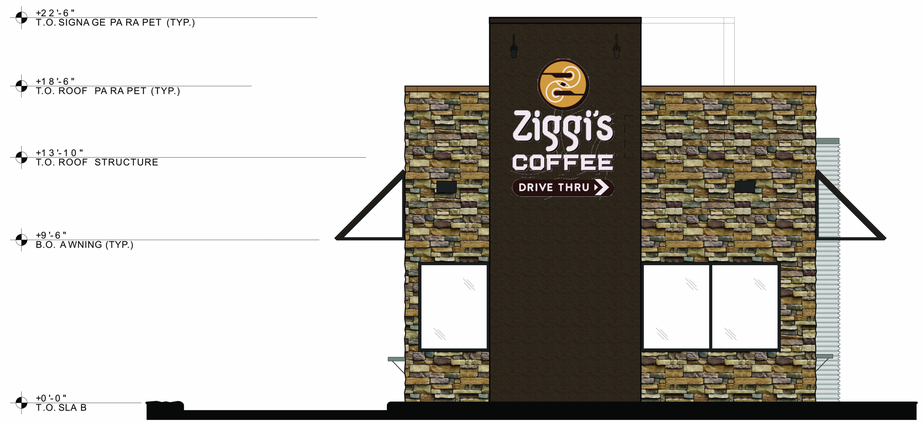
BUILDING ELEVATION "C" - SOUTH

M-SW SCALE: 1/4" = 1'-0"



BUILDING ELEVATION "B" - EAST

M-SW SCALE: 1/4" = 1'-0"



BUILDING ELEVATION "A" - NORTH

M-SW SCALE: 1/4" = 1'-0"

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SITE PLAN REVIEW - RESPONSE #2

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ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE - GRIMES, IOWA

EXTERIOR BUILDING ELEVATIONS - COLORED

PROJECT NO.:

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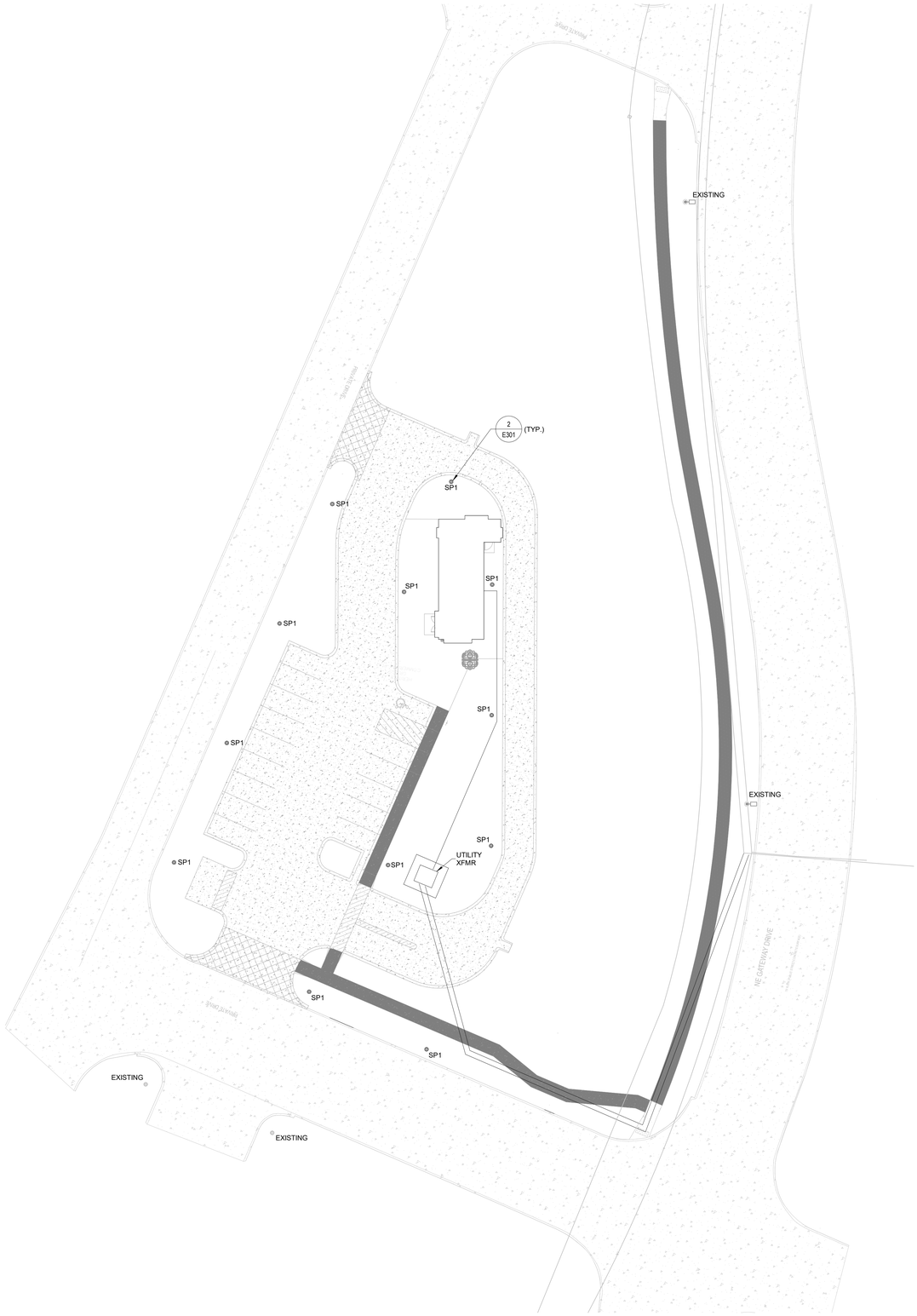
EXTERIOR BUILDING ELEVATIONS - COLORED

ALL LUMINAIRES SHOWN SHALL BE CIRCUITED AS OUTLINED IN THIS NOTE, UNLESS INDICATED OTHERWISE. PANELBOARD CIRCUITING IS DELINEATED WITH A DASH-DOT LINE BOUNDARY, WITH PANELBOARD NAMES AND CIRCUIT NUMBERS IDENTIFIED AT BOUNDARY LINE. REFER TO PANEL SCHEDULES FOR ADDITIONAL INFORMATION.
CIRCUITING AND LOW-VOLTAGE WIRING BETWEEN LUMINAIRES, OCCUPANCY SENSORS, PUSH BUTTON STATIONS, SWITCHES, POWER PACKS, ETC., OMITTED WHERE CONTROL SCHEME IS APPARENT OR DETAILED. CONTROL SHALL BE BY OCCUPANCY SENSOR / CONTROL DEVICE(S) IN SAME REGION / ZONE AS ASSOCIATED LUMINAIRES AND SHALL NOT TRANSCEND REGION / ZONE UNLESS NOTED OTHERWISE. (A REGION / ZONE IS A SPACE BOUND BY FLOORS, WALLS, AND CEILINGS. REGION / ZONE MAY BE FURTHER IDENTIFIED BY A DASHED LINE BOUNDARY, OR WITH A LOWERCASE LETTER FOR CLARITY).

PANELBOARD CIRCUITING

REGION / ZONE

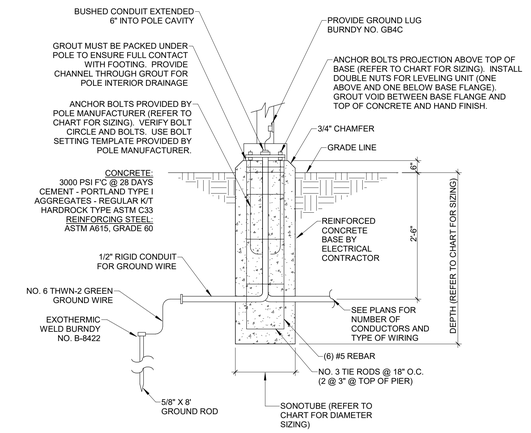
REF. NOTES (X):



1 SITE PLAN - ELECTRICAL
SCALE: 1" = 20'-0"

LUMINAIRE SCHEDULE - SITE

TYPE NO	DESCRIPTION / SPEC NO	TOTAL WATTS	VOLT	MOUNTING	NOTES
SP1	SITE POST TOP HOLOPHANE PUCL3 P40 30K MVOLT FC5 BK SK PR7 CLGL	69 VA	MVOLT	POLE (SEE DETAIL FOR SPECIFICATION)	-



DECORATIVE

POLE LENGTH	POLE DESCRIPTION	BOLT CIRCLE (DIA.)	ANCHOR BOLT PROJECTION	ANCHOR BOLT SIZE	BASE COVER SIZE	SONOTUBE SIZE (DIA.)	SONOTUBE DEPTH
16'	HOLOPHANE WDA 16 F5J BK	10" - 12"	3-3/8" 3-1/4" - 3-1/2"	3/4" x 15" X 3" 3/4" X 18" X 3"	17"-19" DIA.	22"	8'

2 SITE LIGHTING - CONCRETE POLE BASE DETAILS
SCALE: NOT TO SCALE

NORTH

DESIGNED: JMM
DRAWN: JMM
CHECKED: JMM

ISSUE DATE: 4/14/2025
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SITE PLAN REVIEW - RESPONSE #2

ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

SITE PLAN - ELECTRICAL

PROJECT NO.:

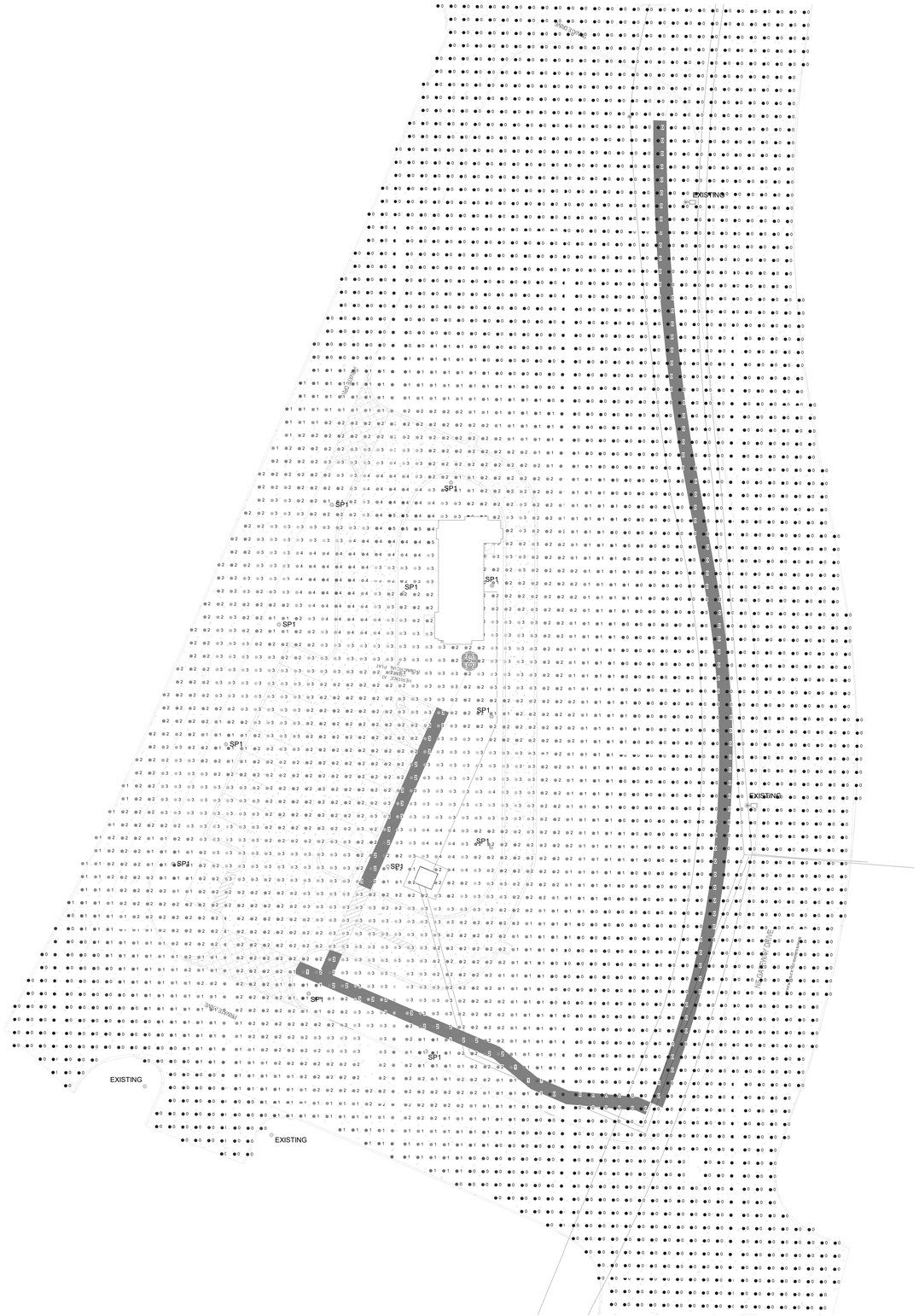
E301

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PANELBOARD CIRCUITING

REGION / ZONE

REF. NOTES (X):



1 SITE PLAN - PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

DESIGNED: JMM
DRAWN: JMM
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SITE PLAN REVIEW - RESPONSE #2

ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

SITE PLAN - PHOTOMETRIC PLAN

PROJECT NO.:

E302

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HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number	SP1 LUMINAIRE
Notes	Type

PUCL3

Utility Taft Series Luminaire Full Cutoff LED3



Mechanical
- Heavy-grade A360 cast aluminum (<1% copper)
- Tool-less access with a spring-loaded latch
- Hidden hinge door allowing the door to swing open and remain open
- Optional internal or external NEMA twist lock photocontrol receptacle. Housing contains a tempered glass window to allow light to reach the cell for internal versions.
- Mount to slip-fitter that will accept 3" high by 2-7/8" to 3-1/8" O.D. pole tenon
- Decorative hinge cover contains stainless steel hinge which secures entry the LED optical chamber
- Polyester power coat paint to ensure maximum durability
- Rigorous multi-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1654) after over 5,000 hours exposure to salt fog chamber (operated per ASTM B117) on standard and RAL finish options.
- RAL (RALxxxxSOCR) paint colors are Super Durable Corrosion Resistant, 80% gloss.

Electrical
- Surge protection meets ANSI/IEEE C62.41.2 10kV/10kA.
- Standard SPD meets 20kV/10kA per ANSI C136.2-2015.
- Quick disconnect connectors for ease of installation and maintenance.
- Three pole terminal block is standard, with optional prewired leads for ease of installation
- LED electronic 0-10v dimmable driver meets maximum total harmonic distortion (THD) of 20%, >0.90 Power Factor and is ROHS compliant.
- Minimum operating temperature is -40°C.
- Electronic driver has an estimated minimum life of 100,000 hours at 25°C.

Optical
- IP65-rated optical compartment
- LED circuit board located in the top cover
- Asymmetric or Symmetric zero uplight distributions
- 2700K, 3000K and 4000K CCT
- 70CRI Standard

Control Options
- Field Adjustable Output (AO) module - Onboard device that adjusts the light output and input wattage to meet site specific requirements. The AO module is preset at the factory to position number 8
- nLight Air r2ROHS outdoor fixture-mounted motion and photo-sensor, features a dual radio to communicate wirelessly to other nLight Air devices for group response to motion, on/off control in response to daylight and by switch – RSBOR6

- Long life photocontrol, 20 years – PCLL, P34 and P48 with DTL
- 7 pin photocontrol receptacles internally (PR7) or externally (PR7E) mounted in place of the finial
- DTL DIN dedicated bracket with external mounted antenna - DINBRA

Manufacturing
- Manufactured in Crawfordsville, Indiana, ARRA compliant
- 100% electrical testing on all luminaires before shipment
- Ten (10) years minimum experience in manufacturing LED based products

Certification and Standards
- Luminaire shall be UL 1598 - Wet Location Safety Listing
- Suitable for operation in an ambient temperature -40°C (40°F) to 40°C (104°F) per UL certification for performance packages P05 thru P100 Type 2, 3 & 5 on glass, P05 thru P90 Type 2, 3, 4 & 5 clear glass and P05 thru P90 Type 3 & 5 frosted glass
- Suitable for operation in an ambient temperature -40°C (40°F) to 35°C (95°F) per UL certification for performance packages P100 Type 4S no glass, P100 Type 2, 3, 4 & 5 clear glass and P100 Type 3 & 5 frosted glass
- LM79 compliant
- Design Lights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Government Procurement

BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

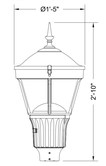
Please refer to www.acuitybrands.com/resources/buy-american for additional information.

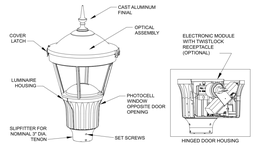
Warranty

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25°C.
Specifications subject to change without notice.

DIMENSIONAL DATA





Maximum Weight - 35 lbs
Maximum Effective Projected Area - 1.24 sq. ft.

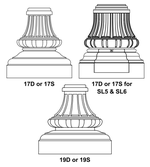
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HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number	SP1 POLE
Notes	Type

WDA

Wadsworth Aluminum Pole



SPECIFICATIONS

General Description

The lighting post shall be all aluminum, one-piece construction, with a classic tapered and fluted base design.

Materials
- The base and fluted tapered cast shaft shall be heavy wall, cast aluminum produced from certified ASTM 356.1 ingot per ASTM B-179 or ASTM B26.
- The straight shafts shall be extruded from aluminum, ASTM 6063 alloy.
- The tapered shaft shall be extruded from aluminum, ASTM 6063 alloy, spun to a tapered shape.
- All hardware shall be tamper resistant stainless steel
- Anchor bolts to be completely hot dip galvanized.

Construction
- The shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity.
- The shaft shall be welded inside the base casting at the top of the access door, and externally where the shaft exits the base.
- All welding shall be per ANSI/AWS.

Dimensions
- The post height shall range from 8' to 22' with a 17 or 19" diameter base.
- At the top of the post, an integral tenon with a transitional donut shall be provided for luminaire mounting.

Installation
- The post shall be provided with four, hot dip galvanized L-type anchor bolts.
- A door shall be provided in the base for anchorage and wiring access.
- A grounding screw shall be provided inside the base opposite the door.

Warranty

1-Year Limited. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

IMPORTANT INSTALLATION NOTES:
- **Do not** erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Acuity Brands Lighting will not accept claim for incorrect anchorage placement due to failure to use factory template.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Acuity Brands Lighting is not responsible for the foundation design.

Note: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.

The Rapid Ship Pole and Luminaire program provides quick solutions for urgent needs.
The most popular and readily available are available for those urgent projects. Select from the following options to get up to 20 units shipped in 20 working days or less!

ORDERING INFORMATION

Example: WDA 14 54C 17D C03 BK

Post	Height	Shaft Style	Base	Tenon	Finish	Options	Welded Provisions
WDA Wadsworth Aluminum Pole	12 12 Feet 14 14 Feet	**Fluted Shaft** F4C 4" diameter, .125 Wall **Smooth Shaft** S4C 4" diameter, .125 Wall **SiteLink** SL4 4.5" Fluted, .156 Wall SL5 5.25" Fluted, .25 Wall	17D 17" Base, Diamond Pattern Bolt Circle 17S 17" Base, Square Pattern Bolt Circle 19D 19" Base, Diamond Pattern Bolt Circle 19S 19" Base, Square Pattern Bolt Circle **NOTE** Refer to Dimension Data for Base Options based on SiteLink and Non-SiteLink Shaft Styles.	C03 3X3 Tenon, (actual size 2.88 O.D. x 3" I.G.)	BK Black BZ Bronze GH Graphite GN Green GR Grey WH White	FGB GFI receptacle assembly inside base GRD 1/2 Brass Grounding Lug	R132A Receptacle Provision located on the Hand Hole side, at 11 feet on 12 foot shaft R156A Receptacle Provision located on the Hand Hole side, at 13 feet on 14 foot shaft **NOTE** Must include; FGDS XY, replace XX with shaft finish

Accessories: *Order as separate catalog number.*	
Anchor Bolt Sets:	**Templates:**
AB-31-4 3/4" Anchor bolt set, galvanized steel	TMP-85 12" Bolt Circle, (for17D Base Option) TMP-157 12" Bolt Circle, (for17S Base Option) TMP-98 15" Bolt Circle, (for 19D Base Option) TMP-158 15" Bolt Circle, (for 19S Base Option) TMP40010 12" Bolt Circle, (for 17D Base Option): for SiteLink Shafts only

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PUCL3

Utility Taft Series Luminaire Full Cutoff LED3

HOLOPHANE

ORDERING INFORMATION (refer to page 3 for configurable options)

Example: PUCL3 P20 30K MVOLT FC3 BK NF PR7E

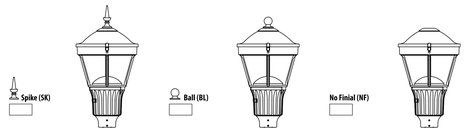
Series	Led performance package	LED Color temperature	Voltage	Optics	Housing color	Finial
PUCL3 Utility Taft LED FCO	P05 3,480 nominal lumens P10 4,500 nominal lumens P20 5,500 nominal lumens P30 7,000 nominal lumens P40 8,000 nominal lumens P50 9,500 nominal lumens P60 10,000 nominal lumens P70 10,700 nominal lumens P80 11,600 nominal lumens P90 12,400 nominal lumens P100 13,300 nominal lumens	27K 2700K CCT 30K 3000K CCT 40K 4000K CCT	MVOLT Auto-sensing voltage (120 thru 277) 50/60 HZ HVOLT Auto-sensing voltage (347 thru 480) 50/60 HZ XVOLT Auto-sensing voltage (277 thru 480V) with enhanced power quality protection	FC2 Type 2 distribution full cutoff FC3 Type 3 distribution full cutoff FC4 Type 4 distribution full cutoff FC5 Type 5 distribution full cutoff	BK Black GR Gray GH Graphite GN Green PP Prime paint WH White BZ Bronze RALxxxxSOCR RAL Super Durable Corrosion Resistant, 80% Gloss Paint, replace xxxx with RAL number. CMC Custom color match	NF None BL Ball SK Spike

Options: *Option Compatibility Matrix on page 3 of 4.*		
CONTROLS OPTIONS	**PREWIRED LEAD OPTIONS**	**OPTIC OPTIONS**
AO Field Adjustable Output	L1W 1.5 ft prewired leads	CLGL Clear tempered glass lens
DINBRA DTL DIN node bracket with external mounted antenna, DTL DIN node ordered and shipped separately	L03 3 ft prewired leads	FRGL 10% Frosted tempered glass lens
PR7 NEMA twistlock dimming photocontrol receptacle - 7 pin	L10 10 ft prewired leads	HSS Louvered house side shield
PR7E NEMA twistlock dimming photocontrol receptacle - 7 Pin (Must use NF Finial Option)	L20 20 ft prewired leads	**LUM REVEAL COLOR OPTIONS**
PCLL Long Life DTL Twistlock Photocontrol for Solid State, MVOLT	L25 25 ft prewired leads	MHC LUM Reveal Plate Painted to match Housing Color
P34 Long Life DTL Twistlock Photocontrol for Solid State, 347V	L30 30 ft prewired leads	**NEMA LABEL OPTIONS**
P48 Long Life DTL Twistlock Photocontrol for Solid State, 480V		NL1X1 1" X 1" ANSI Wattage Label
SH Shorting Cap		NL2X2 2" X 2" ANSI Wattage Label
RSBOR6 nLight Motion Sensing Photocontrols		

Accessories: *Order as separate catalog number.*	
HOUSE SIDE SHIELD	
CLHSSNG25	No glass, Type 2 & Type 5 - Louvered house side shield
CLHSSNG34	No glass, Type 3 & Type 4 - Louvered house side shield
CLHSSGL25	Glass, Type 2 & Type 5 - Louvered house side shield
CLHSSGL34	Glass, Type 3 & Type 4 - Louvered house side shield

FINIAL INFORMATION

Mark Appropriate Box for Finial Options



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WDA

Wadsworth Aluminum Pole

HOLOPHANE

ORDERING INFORMATION

Example: WDA 14 54C 17D C03 BK

Post	Height	Shaft Style	Base	Tenon
WDA Wadsworth Aluminum Pole	08 8 Feet 09 9 Feet 10 10 Feet 11 11 Feet 12 12 Feet 13 13 Feet 14 14 Feet 15 15 Feet 16 16 Feet 17 17 Feet 18 18 Feet 19 19 Feet 20 20 Feet 21 21 Feet 22 22 Feet **NOTE:** Refer to Pole Guide on page 4 for height based on Shaft Style	**Fluted Shaft** FTJ Fluted Tapered (Cast), .25 F4C 4" Diameter Fluted, .125 Wall F4J 4" Diameter Fluted, .25 Wall F5J 5" Diameter Fluted, .25 Wall **SiteLink Shaft** SL4 4.5", .156 Wall SL5 5.25", .25 Wall SL6 5.75", .25 Wall **Smooth Shaft** S4C 4" Diameter .125 Wall S4J 4" Diameter .25 Wall S5J 5" Diameter .25 Wall **Tapered Shaft** T4C 3" to 4" Diameter .125 Wall T5C 3" to 5" Diameter .125 Wall	17D 17" Base, Diamond Pattern Bolt Circle 17S 17" Base, Square Pattern Bolt Circle 19D 19" Base, Diamond Pattern Bolt Circle 19S 19" Base, Square Pattern Bolt Circle	C03 3X3 Tenon, (actual size 2.88 O.D. x 3" I.G.) C04 3X4 Tenon, (actual size 2.88 O.D. X 4" I.G.) C05 3X5 Tenon, (actual size 2.88 O.D. X 5" I.G.) C06 3X6 Tenon, (actual size 2.88 O.D. X 6" I.G.) C08 3X8 Tenon, (actual size 2.88 O.D. X 8" I.G.) C09 3X9 Tenon, (actual size 2.88 O.D. X 9" I.G.) C12 3X12 Tenon, (actual size 2.88 O.D. X 12" I.G.) C14 3X14 Tenon, (actual size 2.88 O.D. X 14" I.G.) E08[1] 4-1/2X8 Tenon, (actual size 3.5 O.D. X 8" I.G.) G08[1] 4-3/8X8 Tenon, (actual size 4.38 O.D. X 8" I.G.) G12[1] 4-3/8X12 Tenon, (actual size 4.38 O.D. X 12" I.G.) H10[1] 4-1/2X10 Tenon, (actual size 4.5 O.D. X 10" I.G.) PLN[1] Plain pole top pole - no tenon VGP[1] VGC Plate **NOTE:** 1. Available with FTJ, SSJ, SL5 and SL6 shaft styles only 2. Available with FTJ, SSJ and SL5 shaft styles only 3. Not available with FTJ, T4C or T5C shaft styles. 4. Available with FSJ and SSJ shaft styles only

Finish	Options	Welded Provisions	Accessories: *Order as separate catalog number.*
BK Black BZ Bronze CMC Customer matched color CTBS Standard color to be determined DB Dark Blue GH Graphite GN Green GR Gray PP Prime Painted RALxxxxSOCR RAL Super Durable Corrosion Resistant, 80% Gloss Paint, replace xxxx with RAL number. SL Silver WH White	DBBF Factory installed direct burial base FGB GFI receptacle assembly inside base (only on 17D) GRD 1/2 Brass grounding lug	EXXXY[3] Provision for eye bolt LXXXY[3] Large provision RXXXY[3] Receptacle provision SXXXY[3] Small provision SBORXXXY[3] Occupancy sensor provision **NOTE:** 3 Replace "'XXX'" with height from grade (inches), can be up to 3 digits. Must use whole numbers. Leading zeros are not used. Replace Y with orientation from hand hole (A=0, B=90, C=180, D=270). Add multiple provisions as necessary to cover each location. Must validate EPA restrictions for banners.	**Anchor Bolt Sets:** AB-27-4[4] 1" Anchor bolt set, galvanized steel AB-31-4 3/4" Anchor bolt set, galvanized steel **Direct Burial Bases:** ADBB18[4] 17" Galvanized steel direct burial base ADBB187[4] 20" Galvanized steel direct burial base **Templates:** TMP-85 12" Bolt Circle, (for17D Base Option) TMP-157 12" Bolt Circle, (for17S Base Option) TMP-98 15" Bolt Circle, (for 19D Base Option) TMP-158 15" Bolt Circle, (for 19S Base Option) TMP40010 12" Bolt Circle, (for 17D Base Option): for SiteLink Shafts only **Breakaway Kits & Transpo Couplings:** BWKT 17008 12008C 075AB xx For use with 17" base, excludes SiteLink. Breakaway Kit for 3/4" anchor bolts, includes Bearing Plate and Skirt (xx=finish). Transpo breakaway couplings shipped as separate line item (TRANSPO-SPM407SXL) TRANSPO-SPM407SXL Transpo breakaway couplings for BWKT 17008 12008C 075AB BWKT 17008 12008C 100AB xx For use with 17" base, only SiteLink. Breakaway Kit for 1" anchor bolts, includes Bearing Plate and Skirt (xx=finish). Transpo breakaway couplings shipped as separate line item (TRANSPO-SPM410XXL) TRANSPO-SPM410XXL Transpo breakaway couplings for BWKT 17008 12008C 100AB BWKT 19008 15008C 075AB xx For use with 19". Breakaway Kit for 3/4" anchor bolts, includes Bearing Plate and Skirt (xx=finish). Transpo breakaway couplings shipped as separate line item (TRANSPO-SPM407SXL) TRANSPO-SPM407SXL Transpo breakaway couplings for BWKT 19008 15008C 075AB **NOTE:** 4. For use only with SL6 poles. 5. Base moment cannot exceed 3800 ft. lbs. Must validate wind load calculation. Not available with SL5 and SL6 Shaft styles.

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DESIGNED:	JMM	ISSUE DATE:	04/18/2025
DRAWN:	JMM	REVISIONS:	
CHECKED:	JMM	No.:	DATE: BY: DESCRIPTION:

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SITE PLAN REVIEW - RESPONSE #2

SCHEMMER
Design with Purpose. Build with Confidence.

ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

LUMINAIRE CUTSHEETS

PROJECT NO.:

E303

C:\Users\jmittum\Documents\Revit_temp\010405001-ELEC_R23_jmittumBSHDE.rvt
4/18/2025 12:03:06 PM

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

~~March 26, 2025~~
~~April 8, 2025~~
April 29, 2025

The Schemmer Associates
Attn: Matt Sutton, P.E.
1300 W 57th St, Ste. #2
Sioux Falls, SD 57108

RE: Ziggi's Coffee Site Plan

Dear Project Contact:

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

General Comments:

1. Note that observation fees will be sent after receiving the final signed plan set.

2. Note that a preconstruction packet and contact list is required and will be sent after receiving the final signed plan set.

3. Note that CAD Files will be required after receiving the final signed plan set. CAD files to include the following information.

    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. Note that as-builts are required to be provided after the completion of construction. As-built policy is provided.

5. Please provide a photometric plan and lighting cut sheets if there will be lighting on site. Lighting must follow the Heritage PUD lighting requirements.

6. Add City standard notes (provided).

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

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	May 6, 2025 **(1 PDF of Site plan with Elevation Plan included)**
PLANNING & ZONING:	May 6, 2025 at 5:30
COUNCIL MEETING:	May 27, 2025 at 5:30

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

Sincerely,

Alivia Hoodjer
Assistant Planner

Building Division completed
Review
04/25/2025 4:01:39 PM

ZIGGI'S COFFEE

DRIVE-THRU COFFEE BUILDING WITH WALK-UP

1201 NE GATEWAY DRIVE - GRIMES, IOWA

DRAWING INDEX

GENERAL

0 COVER SHEET

CIVIL

X100 EXISTING CONDITIONS/SURVEY
C100 GENERAL NOTES & SPECIFICATIONS
C101 SITE LAYOUT & PAVING PLAN
C102 SITE GRADING & DRAINAGE PLAN
C103 STORM WATER POLLUTON PREVENTION PLAN SITE MAP
C104 SITE UTILITY PLAN
C105 SITE DETAILS
C106 SITE DETAILS
C107 SITE LANDSCAPING PLAN
C108 SPOT ELEVATION PLAN

ARCHITECTURAL

A2.0 TRASH ENCLOSURE
A6.0 EXTERIOR BUILDING ELEVATIONS
A6.1 EXTERIOR BUILDING ELEVATIONS - COLORED

ELECTRICAL

E301 SITE PLAN - ELECTRICAL
E302 SITE PLAN - PHOTOMETRIC PLAN
E303 LUMINAIRE CUTSHEETS

PROJECT INFORMATION

ARCHITECT:
THE SCHEMMER ASSOCIATES
JOHN BLOOM, AIA
1840 NW 118TH ST SUITE #110
CLIVE, IOWA 50325
PHONE: 515-419-2221
EMAIL: JBLOOM@SCHEMMER.COM

CIVIL ENGINEER:
THE SCHEMMER ASSOCIATES
MATT SUTTON, PE
1300W 57TH ST SUITE #2
SIOUX FALLS, SOUTH DAKOTA 57108
PHONE: 402-981-5856
EMAIL: MSUTTON@SCHEMMER.COM

OWNER:
MATT BURKHART
701 IOWA AVENUE
DUNLAP, IOWA 51529
PHONE: 605-261-3910
EMAIL: MATT@SULLIVANSUPPLY.COM

PROPERTY ADDRESS:
1201 NE GATEWAY DRIVE
GRIMES, IOWA 50111

LEGAL DESCRIPTION:
LOT 2 IN HERITAGE AT GRIMES COMMERCIAL PLAT 2

PROJECT INFORMATION CONT.

CONSTRUCTION SCHEDULE:
BEGIN CONSTRUCTION: 7/2025
CONSTRUCTION COMPLETION: 3/2026

AREA OF THE LOT:
66,115 SF = 1.52 ACRES

ZONING DESIGNATION:
R-4 PLANNED RESIDENTIAL DEVELOPMENT (PROPERTY IS WITHIN HERITAGE AT GRIMES PUD)

PROPOSED USE OF PROPERTY: DRIVE-THRU COFFEE BUILDING WITH WALK-UP

PERCENTAGE OF GREEN SPACE REQUIRED AND PERCENTAGE OF GREEN SPACE PROVIDED:
REQUIRED = 25%
PROVIDED = 56%

WATER AND WASTE WATER DEMAND: 150 GALLONS PER DAY

BREAKDOWN OF PROPOSED PARKING REQUIRED:
- REQUIRED PARKING STALLS AND PARKING STALLS PROVIDED
  1. REQUIRED 10 SPACES PER 1,000 SF OF GROSS FLOOR AREA = 12 SPACES
  2. PROVIDED = 15 SPACES
- HANDICAP STALLS REQUIRED: 1
- APPROXIMATE NUMBER OF EMPLOYEES: 10-12
- PARKING SETBACKS: 12'

HERITAGE BULK REGULATIONS FOR COMMERCIAL ZONING DISTRICT
- MINIMUM BUILDING SETBACK: 0'
- PARKING SETBACK: 10'
- MAXIMUM BUILDING HEIGHT: 50'
- MINIMUM PERCENT OPEN SPACE REQUIRED: 25%
- MINIMUM DRIVE THRU STACKING: 5 SPACES

NORTH

SITE PLAN REVIEW - RESPONSE #2
04/18/2025

VICINITY MAP
SCALE: 1" = 400'-0"



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

PRINTED OR TYPED NAME: MATT J. SUTTON

DATE

LICENSE NUMBER: P23119

MY LICENSE RENEWAL DATE IS: 12/31/2026

PAGES OR SHEET COVERED BY THIS SEAL: X100, C100, C101, C102, C103, C104 C105, C106, C107, C108

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

PRINTED OR TYPED NAME: SHANE LARSEN

DATE

LICENSE NUMBER: 06211

MY LICENSE RENEWAL DATE IS: 6/30/2025

PAGES OR SHEET COVERED BY THIS SEAL: 0, A2.0, A6.0, A6.1

DESIGNED: Designer ISSUE DATE: 04/18/2025
DRAWN: Author REVISIONS: No.: DATE: BY: DESCRIPTION:
CHECKED: Checker

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SITE PLAN REVIEW - RESPONSE #2

SCHEMMER

ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE - GRIMES, IOWA

COVER SHEET

PROJECT NO.:

0

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Project Number w/out "." for PDF numbering-0-0 COVER SHEET

SURVEY NOTES:

1. HORIZONTAL DATUM: PROJECT COORDINATES ARE REFLECTED IN US SURVEY FEET AND REFER TO THE NORTH AMERICAN DATUM of 1983 (NAD 83) STATE PLANE COORDINATE SYSTEM FOR: IOWA SOUTH 1402.
2. VERTICAL DATUM: ELEVATIONS ARE REFLECTED IN US SURVEY FEET AND REFER TO THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3. TOPOGRAPHIC SURVEY COMPLETED BY:

   BISHOP ENGINEERING
   3501 104TH ST URBANDALE, IA 50322
   OFFICE: 515.276.0476

NORTH
20 0 20
1 inch = 20 ft.

LOT 3 OWNER:DSRK LLC ZONED: R-4
LOT 4 OWNER:DSRK LLC ZONED: R-4
LOT 5 OWNER:DSRK LLC ZONED: R-4
LOT 7 OWNER:PICARD LLC ZONED: R-4
LOT 1 OWNER: CASEY'S MARKETING COMPANY ZONED: R-4
LOT 2 66,115 SF 1.52 AC ZONED: R-4
LOT 22 OWNER:HOPE K FARMS LLC ZONED: R-4
LOT 23 OWNER:HOPE K FARMS LLC ZONED: R-4
LOT 24 OWNER:HOPE K FARMS LLC ZONED: R-4
LOT 25 OWNER:HOPE K FARMS LLC ZONED: R-4
OUTLOT T OWNER:HOPE K FARMS LLC ZONED: R-4

PRIVATE DRIVE
NE GATEWAY DRIVE
75' R.O.W (PUBLIC STREET-CONCRETE SURFACE)
HERITAGE AT GRIMES COMMERCIAL PLAT 2
HERITAGE AT GRIMES COMMERCIAL PLAT 4
HOPE COMMERCIAL PLAT 4

IOWA ONE CALL
800/292-8989
TOLL FREE
CALL - BEFORE - YOU - DIG

DESIGNED: MJS
DRAWN: DJK
CHECKED:

ISSUE DATE: 04/18/2025
REVISIONS:
No.: DATE: BY: DESCRIPTION:

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SITE PLAN REVIEW - RESPONSE #2

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1840 NW 118th Street, Suite 110, Clive, IA 50325 | 515.957.7600

ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

EXISTING CONDITIONS / SURVEY

PROJECT NO.: 010405.001

X100

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4/18/2025 7:55:52 AM Knock, Derik

GENERAL NOTES

A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) 2024 EDITION AND THE CITY OF GRIMES CITY DESIGN STANDARDS AND SUPPLEMENTAL SPECIFICATIONS TO THE SUDAS STANDARD SPECIFICATIONS.

B. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURFACE AND UNDERGROUND FACILITIES DURING ALL PHASES OF WORK. UNDERGROUND FACILITIES SHOWN ON THE DRAWINGS ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE LOCATIONS OF ALL UNDERGROUND UTILITY FACILITIES ARE APPROXIMATE OR MAY NOT BE INDICATED IN THESE PLANS. UNDERGROUND FACILITIES, WHETHER INDICATED OR NOT, SHALL BE LOCATED AND FLAGGED BY THE UTILITIES AT THE REQUEST OF THE CONTRACTOR. THE CONTRACTOR SHALL CALL FOR THE UTILITY COMPANIES TO MARK OR FLAG THE LOCATION OF THEIR FACILITIES IN THE FIELD (1-800-292-8989) 48 HOURS PRIOR TO DIGGING. CALL ALL APPLICABLE UTILITY COMPANIES. THE CONTRACTOR SHALL REPAIR, AT HIS EXPENSE, ANY DAMAGES TO EXISTING FACILITIES CAUSED DIRECTLY OR INDIRECTLY BY HIS OPERATIONS. IN ADDITION, THE CONTRACTOR SHALL NOTE THAT THERE MAY BE EXISTING UNDERGROUND FACILITIES THAT ARE NOT SHOWN ON THE PLANS. IT IS, THEREFORE, A REQUIREMENT OF THIS CONTRACT THAT THE CONTRACTOR FULLY INVESTIGATE ALL AREAS IN WHICH EXCAVATIONS WILL BE PERFORMED AND TAKE ALL REASONABLE MEASURES NECESSARY TO LOCATE ANY FACILITIES WHICH MAY NOT BE SHOWN ON THE PLANS.

C. BEFORE PROCEEDING, THE CONTRACTOR SHALL SATISFY HIMSELF THAT A CONFLICT DOES NOT EXIST AND THAT THE UNDERGROUND WORK CAN BE PERFORMED AS SHOWN ON THE PLANS. IF, IN THE OPINION OF THE CONTRACTOR, A CONFLICT DOES EXIST, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER WHO WILL MAKE THE FINAL DETERMINATION FOR RESOLVING THE CONFLICT. THE CONTRACTOR WILL RECEIVE NO ADDITIONAL COMPENSATION FOR ANY DELAYS OR WORK RESULTING FROM A CONFLICT WHICH WAS NOT THOROUGHLY INVESTIGATED PRIOR TO PROCEEDING WITH HIS WORK. THE CONTRACTOR MAY REQUEST ADDITIONAL COMPENSATION FOR ANY ADDITIONAL WORK PERFORMED TO DIRECTLY RESOLVE THE CONFLICT AS DIRECTED IN WRITING BY THE ENGINEER.

D. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, PAVEMENT AND OTHER IMPROVEMENTS NOT SCHEDULED FOR REMOVAL OR OUTSIDE THE CONSTRUCTION LIMITS. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

E. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS. THE CONTRACTOR SHALL PAY ALL PERMIT FEES, DUMP FEES AND OTHER ASSOCIATED FEES REQUIRED TO SUCCESSFULLY COMPLETE THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.

F. THE CONTRACTOR SHALL SATISFACTORILY CLEAN THE AREA OF ALL RUBBISH, EXCESS MATERIAL, MUD AND DEBRIS AND ALL PARTS OF THE WORK AREA SHALL BE LEFT IN A NEAT AND PRESENTABLE CONDITION. ALL DISTURBED AREAS SHALL BE RESTORED TO A LEVEL AND SMOOTH SURFACE PRIOR TO ACCEPTANCE OF THE WORK. DEBRIS, ETC. SHALL BE DISPOSED OF AT AN APPROVED FACILITY IN A LEGAL MANNER.

G. THE CONTRACTOR SHALL PROPERLY DISPOSE OF ALL UNSUITABLE MATERIALS AND DEBRIS ENCOUNTERED IN/OR GENERATED BY THE REMOVAL OPERATIONS, INCLUDING CONCRETE, ASPHALT, OIL MAT, BRICK, ROCK, PIPES, ETC. NO UNSUITABLE MATERIAL, SUCH AS DETERMINED BY THE OWNERS REPRESENTATIVE, SHALL BE USED FOR BACKFILLING OR EMBANKMENT CONSTRUCTION. THE COST FOR DISPOSAL OF THE UNSUITABLE MATERIAL SHALL BE SUBSIDIARY TO THE PROJECT.

H. THE CONTRACTOR SHALL NOTIFY ALL ADJACENT PROPERTY OWNERS 48 HOURS PRIOR TO STARTING ANY WORK WHICH WILL AFFECT THEIR ACCESS. NOTIFICATION SHALL INCLUDE DURATION OF IMPACT, TELEPHONE NUMBER AND NAME OF PERSON TO CONTACT. COPY OF NOTIFICATION SHALL BE FURNISHED TO AND APPROVED BY THE OWNER PRIOR TO DISTRIBUTION TO PROPERTY OWNERS.

I. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES, WARNING SIGNS, LIGHTS, FLASHERS, AND FLAG PERSONS AS REQUIRED BY THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", TO PROVIDE FOR THE SAFETY OF WORKERS AND THE PUBLIC AT LARGE. TEMPORARY FENCING SHALL BE INSTALLED AROUND ANY OPEN AREAS OF THE SITE. THE COST OF TRAFFIC CONTROL DEVICES AND TEMPORARY FENCING SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

J. THE CONTRACTOR SHALL NOT START THE WORK UNTIL ALL PERMITS HAVE BEEN OBTAINED FROM THE JURISDICTIONAL AUTHORITIES. THE ENGINEER AND THE JURISDICTIONAL AUTHORITIES SHALL BE NOTIFIED BY THE CONTRACTOR 48 HOURS BEFORE START OF CONSTRUCTION.

K. WHERE ITEMS OF CONSTRUCTION ARE NOTED "IF REQUIRED" THE CONTRACTOR SHALL OBTAIN THE APPROVAL OF THE PROJECT ENGINEER BEFORE PROCEEDING WITH SUCH WORK.

L. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO EXISTING PROPERTY, UTILITIES AND STRUCTURES, OUTSIDE THE SCOPE OF WORK AND REPAIR SAME AT HIS OWN EXPENSE.

M. CONTRACTOR SHALL PROVIDE THE NAME AND PHONE NUMBER OF THEIR REPRESENTATIVE TO BE CONTACTED (AS NECESSARY) DURING WORKING AND NON-WORKING HOURS.

N. A QUALIFIED SUPERINTENDENT, WHO IS ACCEPTABLE TO THE OWNER, SHALL BE PRESENT ON THE PROJECT SITE DURING CONSTRUCTION AND GIVE SUPERVISION TO THE WORK UNTIL ITS COMPLETION. THE SUPERINTENDENT SHALL HAVE FULL AUTHORITY TO ACT IN BEHALF OF THE CONTRACTOR, AND ALL DIRECTIONS GIVEN TO THE SUPERINTENDENT SHALL BE CONSIDERED GIVEN TO THE CONTRACTOR.

O. THE CONTRACTOR SHALL NOT ENCROACH ON PRIVATE PROPERTY OUTSIDE THE WORK AREAS WITHOUT WRITTEN PERMISSION FROM THE AFFECTED PROPERTY OWNER.

P. THE OWNER IS RESPONSIBLE FOR PROVIDING CONSTRUCTION MATERIALS TESTING.

Q. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING CONSTRUCTION STAKING.

R. ALL CONSTRUCTION ACTIVITIES, MATERIAL, AND EQUIPMENT SHALL BE KEPT WITHIN THE PROPERTY BOUNDARY SHOWN ON THE PLANS.

GENERAL REMOVAL NOTES

A. STORM WATER POLLUTION PREVENTION PLAN BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED PRIOR TO ANY REMOVALS.

B. CONTRACTOR SHALL FULL DEPTH SAWCUT WITH A DIAMOND EDGE SAW BLADE ALL LOCATIONS WHERE PAVEMENT TO BE REMOVED ABUTS PAVEMENT TO REMAIN. REMOVE ALL COMBINATION CURB AND GUTTER PAVEMENT TO NEAREST JOINT EXCEPT WHERE SHOWN OTHERWISE.

C. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE HAULED OFF-SITE AND PROPERLY DISPOSED OF. THE OWNER SHALL HAVE FIRST RIGHTS TO ANY MATERIALS THAT HE DEEMS SALVAGEABLE. MISCELLANEOUS STRUCTURES, CONCRETE, RUBBLE AND OTHER ITEMS SHALL BE REMOVED COMPLETELY OR DEMOLISHED TO 3' BELOW EXISTING GRADE.

GENERAL GRADING NOTES

A. THE SITE SHALL BE STRIPPED OF ALL TOPSOIL (8" DEPTH), ROOTS, VEGETATION, AND SOFT SOILS IN THE CONSTRUCTION AREAS. TOPSOIL PRODUCED BY STRIPPING OPERATIONS SHALL BE STOCKPILED IN AN APPROVED LOCATION AND RE-SPREAD ON AREAS FINISH GRADED TO RECEIVE TOPSOIL. GREATER EXCAVATION DEPTH MIGHT BE NECESSARY TO REMOVE THE ROOT BALLS OF TREES AND SHRUBS. A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER SHALL DETERMINE THE DEPTH OF REMOVAL AT THE TIME OF SITE GRADING.

B. ALL TOPSOIL OPERATIONS, INCLUDING REMOVAL, STOCKPILING AND SPREADING SHALL BE IN ACCORDANCE WITH SUDAS REQUIREMENTS.

C. WHEN RUBBLE OR DEBRIS IS ENCOUNTERED, IT SHALL BE OVEREXCAVATED AND REMOVED, AND LAWFULLY DISPOSED OF OFF SITE. THE OVEREXCAVATED AREAS SHALL BE FILLED WITH STRUCTURAL FILL. A GEOTECHNICAL ENGINEER SHALL DETERMINE THE LIMITS OF REMOVAL.

D. ALL FILL SHALL BE PLACED IN NEARLY LEVEL LIFTS WITH EACH LIFT PROPERLY COMPACTED BEFORE PLACEMENT OF THE SUBSEQUENT LIFT OF SOIL ABOVE. ON EXISTING SLOPES IT IS NECESSARY TO CUT LEVEL BENCHES INTO THE EXISTING SLOPE AT ABOUT 1 TO 2-FOOT INTERVALS IN ELEVATION OF THE SLOPE TO ELIMINATE A PLANE OF WEAKNESS ALONG THE CONTACT SURFACE. ONLY ONE BENCH CAN BE CUT AT ANY ONE TIME AND THE SOIL FILL PLACED TO THE TOP OF THAT BENCH IN THIN LIFTS BEFORE THE NEXT LEVEL BENCH IS CUT.

E. PROPOSED FILL AND BACKFILL MATERIAL SHALL BE EVALUATED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO USE ON THE SITE. PROPOSED FILL AND BACKFILL MATERIAL SHALL BE SUBMITTED TO THE GEOTECHNICAL ENGINEER AT LEAST 3 DAYS PRIOR TO PLACEMENT.

F. IN CUT OR AT-GRADE AREAS, THE PAVEMENT SUBGRADE AREA SHALL BE CUT TO DESIGN SUBGRADE LEVEL OR STRIPPING DEPTH, (WHICHEVER IS DEEPER), BE PROOFROLLED, AND THE EXPOSED SUBGRADE BE SCARIFIED TO A MINIMUM DEPTH OF 9 INCHES (OR DEEPER IF DETERMINED BY PROOFROLLING), MOISTURE CONDITIONED AS NEEDED, AND COMPACTED. IN FILL AREAS, THE SUBGRADE AFTER STRIPPING SHALL BE PROOFROLLED TO DELINEATE ZONES OF SOFT OR LOOSE SOILS PRESENT NEAR THE SURFACE WHICH MAY REQUIRE ADDITIONAL REMOVAL OR COMPACTION, PRIOR TO FILL PLACEMENT. REWORKED EXISTING SOILS AND NEWLY PLACED FILL SOILS SHALL BE PLACED AND COMPACTED PER THE SOIL COMPACTION REQUIREMENTS SECTION BELOW.

G. MATERIAL FOR USE AS SITE STRUCTURAL FILL SHOULD BE LOW-PLASTICITY COHESIVE SOIL OR GRANULAR MATERIAL. LOW-PLASTICITY COHESIVE SOIL SHOULD HAVE A LIQUID LIMIT LESS THAN 45 AND A PLASTICITY INDEX LESS THAN 20.

H,. AFTER SITE GRADING AND PRIOR TO PAVEMENT PLACEMENT, THE PAVEMENT SUBGRADE SHALL BE PROOF-ROLLED WITH A LOADED TANDEM AXLE DUMP TRUCK OR OTHER EQUIPMENT PROVIDING AN EQUIVALENT SUBGRADE LOADING. A MINIMUM GROSS WEIGHT OF 20,000 POUNDS IS RECOMMENDED FOR THE PROOFROLLING EQUIPMENT. SOILS WHICH ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY, TYPICALLY MORE THAN 1", UNDER THE MOVING LOAD SHALL BE UNDERCUT AND REPLACED WITH PROPERLY COMPACTED FILL. THE PROOF-ROLLING AND UNDERCUTTING ACTIVITIES SHALL BE WITNESSED BY THE GEOTECHNICAL ENGINEER OR A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL RECOMMEND CORRECTIVE ACTIONS, IF NECESSARY.

I. FLOOR SLAB SUBGRADE FILL SHALL BE PLACED BEFORE FOOTINGS ARE CONSTRUCTED. THE FLOOR SLAB SUBGRADE SHALL BE SUBJECTED TO AND SHALL PASS THE PROOF-ROLL TEST DESCRIBED ABOVE PRIOR TO FOOTING EXCAVATIONS.

J. FINAL SUBGRADE PREPARATION BELOW PAVEMENTS AND FLOOR SLABS SHALL BE PERFORMED IMMEDIATELY PRIOR TO (WITHIN 48 HOURS BEFORE) CONCRETE OR PAVEMENT PLACEMENT. THE PAVEMENT OR FLOOR SUBGRADE SHALL BE REEVALUATED BY THE GEOTECHNICAL ENGINEER IF PRECIPITATION FALLS ON THE SITE AFTER FINAL PREPARATION IS COMPLETED, THE SITE IS INUNDATED BY ANY WATER, OR IF THE SUBGRADE IS ALLOWED TO FREEZE AFTER SUBGRADE IS PREPARED AND BEFORE SURFACE PAVEMENT OR CONCRETE IS PLACED.

K. THE CONTRACTOR MUST COMPLY WITH ALL NOISE AND DUST CONTROL ORDINANCES OF THE LOCAL REGULATORY AGENCY.

L. ALL DIMENSIONS OR ELEVATIONS MARKED WITH AND ASTERISK (*) SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER OF ANY CONFLICTS WITH THE DRAWINGS PRIOR TO CONSTRUCTION.

M. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. NO PONDING OF WATER SHALL BE ALLOWED OUTSIDE OF SPECIFICALLY DESIGNATED AREAS FOR EROSION CONTROL OR PROPOSED PONDS. MAINTAIN ALL EXISTING DRAINAGE PATTERNS UNTIL FINAL PLAN DRAINAGE PATTERNS ARE ESTABLISHED.

N. THE CONTRACTOR IS RESPONSIBLE TO ENSURE ALL EXCAVATIONS ARE MADE IN ACCORDANCE WITH CURRENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) CONSTRUCTION STANDARDS. DETERMINATION OF ACTUAL OSHA SOIL TYPE IN THE FIELD IS THE RESPONSIBILITY OF THE CONTRACTOR. IN ADDITION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH OSHA STANDARDS AND REGULATIONS PERTAINING TO ALL ASPECTS OF THE WORK INCLUDING ENTERING CONFINED SPACES.

O. SUBGRADE PREPARATION FOR PAVEMENT, SIDEWALK AND FLOOR SLAB CONSTRUCTION SHALL CONFORM TO SUDAS REQUIREMENTS.

P. PROPOSED CONTOURS REPRESENT TOP OF PAVEMENT IN PAVED AREAS AND TOP OF FINISHED GRADE IN LANDSCAPED AREAS. SUBTRACT PAVEMENT THICKNESS FOR SUBGRADE ELEVATIONS.

Q. AFTER GRADING OPERATIONS ARE WITHIN 4" OF FINAL GRADE, SPREAD 4" OF TOPSOIL FROM THE STOCKPILE ACROSS ALL AREAS TO BE SEEDED. IF STORED MATERIAL DOES NOT EQUAL 4" THICK OF TOPSOIL, THE CONTRACTOR WILL HAUL TOPSOIL TO THE SITE AND SPREAD IT UNTIL THE 4" TOPSOIL THICKNESS IS REACHED.

R. EXCEPT FOR SPECIFICALLY DESIGNATED AREAS, ALL FILL SHALL BE PLACED AND COMPACTED AS STRUCTURAL FILL. COHESIVE SOILS SHALL BE PLACED IN THIN LIFTS NOT TO EXCEED 8 INCHES LOOSE THICKNESS AND EACH LIFT OF COHESIVE SOILS SHALL BE COMPACTED WITH A PROPERLY DESIGNED ROLLER TO A MINIMUM OF 95% OF THE MAXIMUM DRY UNIT WEIGHT DETERMINED BY ASTM D698-12E2, STANDARD PROCTOR. WATER CONTENT SHALL BE CONTROLLED TO BETWEEN 0 AND +4 PERCENT OF OPTIMUM WATER CONTENT ALSO DETERMINED BY ASTM D698-12E2, STANDARD PROCTOR. GRANULAR MATERIALS SHALL BE PLACED IN A MAXIMUM LOOSE THICKNESS OF 12 INCHES AND AT A THICKNESS COMPATIBLE WITH THE EQUIPMENT BEING UTILIZED AND EACH LIFT SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DRY UNIT WEIGHT. GRANULAR MATERIALS WITH SUFFICIENT FINES CONTENT TO BE MOISTURE-SENSITIVE SHALL BE PLACED WITHIN 3 PERCENT OF THE MATERIAL'S OPTIMUM MOISTURE CONTENT. CLEAN GRAULAR MATERIALS ARE NOT MOISTURE SENSITIVE.

S. SOIL COMPACTION REQUIREMENTS SHALL BE AS FOLLOWS:

PAVEMENT, SIDEWALK, AND FLOOR SLABS: THE UPPER 9 INCHES OF THE SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY UNIT WEIGHT AT A WATER CONTENT BETWEEN 0 AND +4 PERCENT OF OPTIMUM DETERMINED BY ASTM D698, STANDARD PROCTOR. SUBGRADE PREPARATION SHALL EXTEND A MINIMUM OF 2 FEET LATERALLY BEYOND THE EDGE OF THE PAVEMENT. FILL PLACED BELOW THIS LEVEL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY UNIT WEIGHT DETERMINED BY ASTM D698, STANDARD PROCTOR AT A PROPER WATER CONTENT.

STRUCTURAL AND EMBANKMENT FILL: UNLESS OTHERWISE DESCRIBED HERE FOR A DIFFERENT COMPACTIVE EFFORT, ALL UNDESCRIBED FILL AND ALL FILL BELOW STRUCTURES SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY UNIT WEIGHT AT A WATER CONTENT BETWEEN -3 AND +3 PERCENT OF OPTIMUM DETERMINED BY ASTM D698, STANDARD PROCTOR. A PROPER WATER CONTENT FOR COMPACTION IS DEFINED AS BEING BETWEEN -3 AND +3 PERCENT OF OPTIMUM DETERMINED BY ASTM D698, STANDARD PROCTOR.

UTILITY TRENCHES: THE UPPER 12 INCHES BELOW PAVEMENT OR UPPER 6" BELOW SIDEWALK SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY UNIT WEIGHT AT A WATER CONTENT BETWEEN 0 AND +3 PERCENT OF OPTIMUM DETERMINED BY ASTM D698, STANDARD PROCTOR. FILL PLACED BELOW THIS LEVEL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY UNIT WEIGHT DETERMINED BY ASTM D698, STANDARD PROCTOR AT A PROPER WATER CONTENT. ARCHITECTURAL MOUNDS, BERMS AND OTHER LANDSCAPING AREAS: LANDSCAPING MOUNDS, BERMS AND OTHER LANDSCAPE AREAS THAT WILL SUPPORT ONLY FUTURE VEGETATION, AWAY FROM PROPOSED STRUCTURES, SHALL BE COMPACTED TO NOT LESS THEN 85% AND NO MORE THAN 92% OF THE MAXIMUM DRY UNIT WEIGHT AT A WATER CONTENT BETWEEN -5 AND +5 PERCENT OF OPTIMUM DETERMINED BY ASTM D698, STANDARD PROCTOR.

GENERAL UTILITY NOTES

A. ALL EXISTING UTILITIES SHOWN ARE FROM PUBLIC RECORDS AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT LOCATION AND DEPTH PRIOR TO CONSTRUCTION.

B. CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY COMPANIES TO COORDINATE CONNECTIONS AND RELOCATIONS. ALL CONNECTION COST, CONNECTION FEES, OR RELOCATION FEES WILL BE PAID BY THE CONTRACTOR.

C. ALL WATER LINE SHALL HAVE 5' MINIMUM COVER.

D. ALL VALVES, FITTINGS, AND WATER LINE DISINFECTION SHALL CONFORM TO THE CITY OF GRIMES WATER DEPARTMENT REQUIREMENTS. ALL WATER SERVICE PIPE CONSTRUCTION SHALL CONFORM TO CITY OF GRIMES CODE OF ORDINANCES FOR WATER SERVICE SYSTEM.

E. ALL DIMENSIONS ARE FROM OUTSIDE WALL OF BUILDING.

F. COORDINATE LOCATION AND DEPTHS OF ALL SERVICE LINES WITH BUILDING MECHANICAL PLANS.

G. WATER SERVICE CONNECTIONS TO THE MAIN AND CURB STOP LOCATION SHALL BE COORDINATED WITH THE CITY OF GRIMES WATER DEPARTMENT. WATER SERVICE PIPES SHALL BE STANDARD WEIGHT TYPE K COPPER.

H. ALL SEWER SERVICE LINE CONSTRUCTION SHALL CONFORM TO THE CITY OF GRIMES CODE OF ORDINANCES FOR BUILDING SEWERS AND CONNECTIONS. SANITARY SEWER SERVCE LINES SHALL BE PVC SDR 23.5, OR APPROVED EQUAL.

I. SEE SUDAS FIGURES 3010.101-3010.105 FOR PIPE BEDDING DETAILS.

J. NATURAL GAS SERVICE TO BE INSTALLED BY OTHERS PER BLACK HILLS ENERGY REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR GAS SERVICE INSTALLATION. LOCATION SHOWN IS APPROXIMATE AND MAY VARY.

K. TRENCH BACKFILL SHALL BE FREE OF BRICK, STONE OR CONCRETE RUBBLE, AND ANY TRASH, DEBRIS, ORGANIC MATERIAL OR ANY OTHER MATERIAL DETERMINED BY THE ENGINEER TO BE UNSUITABLE. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

L. THE CONTRACTOR SHALL PROVIDE, PLACE AND MAINTAIN FENCING ALONG OPEN TRENCH AREAS TO ASSURE PROTECTION OF THE GENERAL PUBLIC AND TO SECURE ALL AREAS WITHIN THE CONSTRUCTION ZONE. THE FENCING SHALL BE A MINIMUM OF 48 INCHES IN HEIGHT. IT SHALL BE PLACED AND SECURED IN SUCH A MANNER TO GUARD AGAINST THE CREATION OF ENTRY POINTS AROUND OR THROUGH BY PERSONS AWARE OF SITE CONDITIONS OR DANGERS. THE FENCING MAY BE OF WIRE/LATH CONSTRUCTION OR SYNTHETIC FABRIC (SIMILAR TO SNOW FENCING) PROVIDED IT IS FREE OR BREAKS OR BREACHES. THE FENCING SHALL BE SECURED TO STEEL POSTS SET AT A MAXIMUM SPACING OF 8 FEET.

M. THE TRENCHES SHALL BE KEPT FREE OF WATER AT ALL TIMES AND THE TRENCH LIMITS SHALL BE MAINTAINED AS DETAILED BY THE PLANS. THE COST OF ALL DEWATERING AS MAY BE NECESSARY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

N. TRENCHING SHALL BE PERFORMED IN SUCH A MANNER AS TO SAFELY AND EFFECTIVELY LIMIT THE TOP TRENCH WIDTH, MINIMIZING THE VOLUME OF EXCAVATED EARTH, AND PROVIDING THE MAXIMUM PROTECTION TO EXISTING PLANTINGS AND STRUCTURES. THE MAXIMUM LENGTH OF OPEN EXCAVATION ON THIS PROJECT SHALL NOT EXCEED 25 FEET DURING PIPE LAYING OPERATIONS, UNLESS APPROVED BY THE ENGINEER.

GENERAL LAYOUT NOTES

A. THE PORTLAND CEMENT CONCRETE FOR PAVEMENT SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE SUDAS SPECIFICATIONS. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI. PORTLAND CEMENT CONCRETE SHALL BE IOWA DOT CLASS C OR CLASS M MIX, OR AN APPROVED EQUAL.

B. PAVEMENT JOINTS SHALL BE IN ACCORDANCE WITH SUDAS FIGURE 7010.101. CONTRACTION JOINTS SHALL BE NON-REINFORCED TYPE 'C' CONTRACTION JOINT. CONSTRUCTION JOINTS IN NEW PAVEMENT SHALL BE TYPE 'DW' DAY'S WORK JOINT. FOR 6" P.C.C. DRIVE LANES, LONGITUDINAL CONTRACTION JOINTS SHALL BE TYPE 'KT' OR 'L' JOINT.

C. CURING OF CONCRETE PAVING SHALL BE THE USE OF LIQUID MEMBRANE-FORMING COMPOUNDS CONFORMING TO ASTM DESIGNATION C309 AT A MINIMUM RATE OF 1 GALLON PER 100 SQUARE FEET PER SECTION 501, SUBSECTION K OF THE ABOVE REFERENCED SPECIFICATIONS.

D. PAVING DIMENSIONS ARE AS SHOWN ON THE PLANS. ALL DIMENSIONS ARE BACK-OF-CURB TO BACK-OF-CURB OR EDGE OF PAVEMENT TO EDGE OF PAVEMENT.

E. THE CONTRACTOR SHALL CONSTRUCT ALL PAVEMENTS TO CONFORM WITH THE FINISHED GRADES AS INDICATED ON THE PLANS. NO PONDING OF WATER SHALL BE ALLOWED.

F. PAVEMENT TESTING SHALL BE DONE IN ACCORDANCE WITH SUDAS SPECIFICATIONS.

G. COMPACTED BACKFILL SHALL BE COMPLETED WITHIN 4 TO 7 WORKING DAYS AFTER CURB PLACEMENT.

H. WATER-REDUCING ADMIXTURE SHALL BE ADDED TO ALL HAND-PLACED AND FINISHED CONCRETE.

I. A DIAMOND EDGE SAW BLADE SHALL BE USED FOR CUTTING ALL REQUIRED CONTRACTION AND LONGITUDINAL PAVEMENT JOINTS.

J. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL AND ASSOCIATED SAFETY MEASURES. TWO-WAY TRAFFIC SHALL BE MAINTAINED ON STREETS AT ALL TIMES.

K. BUILDING FOOTPRINT SHOWN IS TO THE OUTSIDE OF BUILDING. CONTRACTOR SHALL VERIFY BUILDING FOOTPRINT WITH ARCHITECTURAL PLANS.

L. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF CONCRETE PAVEMENT JOINTING, SPACING OF JOINTS, LOCATION OF EXPANSION JOINTS, CONTROL JOINTS AND CONTRACTION JOINTS. CONTRACTOR SHALL SUPPLY SHOP DRAWING OF JOINTING PLAN FOR APPROVAL.

M. CONSTRUCT STRUCTURAL STOOP AT ALL DOOR LOCATIONS. TOP OF STRUCTURAL STOOP SHALL MATCH SLOPE OF PROPOSED PAVEMENT.

HERITAGE BULK REGULATIONS FOR COMMERICAL ZONING DISTRICT

MINIMUM BUILDING SETBACK	0'
PARKING SETBACK	10'
MAXIMUM BUILDING HEIGHT	50'
MINIMUM PERCENT OPEN SPACE REQUIRED	25%
MINIMUM DRIVE THRU STACKING	5 SPACES

add City of Grimes standards notes

DESIGNED: MJS
DRAWN: DJK
CHECKED:

ISSUE DATE: 04/18/2025
REVISIONS:
No.: DATE: BY: DESCRIPTION:

THIS DRAWING IS BEING MADE AVAILABLE FOR REVIEW AND USE ON THIS PROJECT IN ACCORDANCE WITH GENERALLY ACCEPTED STANDARD PROFESSIONAL SERVICES. SCHEMMER ASSUMES NO LIABILITY OR RESPONSIBILITY ON LIABILITY FOR ANY USE OF THIS DRAWING FOR ANY PART THEREOF EXCEPT IN ACCORDANCE WITH THE TERMS OF THE ABOVE AGREEMENT.

SITE PLAN REVIEW - RESPONSE #2

SCHEMMER
Design with Purpose. Build with Confidence.
1840 NW 118th Street, Suite 110, Clive, IA 50325 515.957.7600

ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

GENERAL NOTES & SPECIFICATIONS

PROJECT NO.: 010405.001

C100

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4/18/2025 7:55:53 AM Knock, Derik

REF. NOTES (X)

1. CONSTRUCT 8" P.C.C. PAVEMENT WITH INTEGRAL CURB, SEE TYPE A CONCRETE DRIVEWAY SUDAS FIGURE 7030.101 ON C106.
2. CONSTRUCT 6" P.C.C. PAVEMENT WITH INTEGRAL CURB.
3. CONSTRUCT 6" INTEGRAL CURB & GUTTER.
4. CONSTRUCT 4" P.C.C. PRIVATE SIDEWALK. SCORE JOINTS AT 5' O.C.
5. CONSTRUCT ADA RAMP SEE C106.
6. PAINT 4" WIDE PAVEMENT STRIPING, TYP.
7. BIKE RACK, SEE 7/C105.
8. PROVIDE AND INSTALL VAN-ACCESSIBLE ADA PARKING SIGN, SEE 3/C105.
9. BUILDING, SEE ARCHITECTURAL PLANS.
10. PAINT ADA PARKING SPACE, SEE 2/C105.
11. CONSTRUCT DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS.
12. PAINT NO PARKING AREA WITH 4" WIDE ANGLED STRIPING AT A 45° ANGLE @ 4'-0" O.C.
13. TAPER CURB FROM 6" HIGH TO 0" HIGH IN LENGTH INDICATED.
14. SEE STRUCTURAL AND ARCHITECTURAL PLANS FOR STOOP LOCATION AND DETAILS.
15. CONSTRUCT CURB CUT FLUME, SEE 2/C106.
16. DRIVE-THRU MENU BOARD, ORDER STAND AND BOLLARD, SEE 6/C105.
17. MATCH EXISTING P.C.C. SIDEWALK.
18. PAINT TRAFFIC CONTROL MARKING, TYP. SEE 8/C105 .
19. CONSTRUCT 4" REINFORCED P.C.C. SIDEWALK, SEE 4&5/C105. SCORE JOINTS AT 10' O.C. BOTH WAYS, TYP.
20. SITE FURNITURE, SEE ARCHITECTURAL SITE PLAN.
21. CONSTRUCT 4" P.C.C. PUBLIC SIDEWALK. SCORE JOINTS AT 5' O.C.
22. MONUMENT SIGN LOCATION.
23. PAINT ACCESSIBLE AISLE WITH 4" PAVEMENT STRIPING AT 4' O.C.
24. OUTDOOR SEATING.
25. PROTECT EXISTING SIGN TO REMAIN.
26. CONSTRUCT BOLLARD, SEE 1/C105.

LEGEND

- EXTERIOR DOOR LOCATION
- PROPERTY LINE
- EASEMENT LINE
- LIGHT DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- REINFORCED CONCRETE SIDEWALK
- PUBLIC SIDEWALK
- PRIVATE SIDEWALK

NORTH
20 0 20
1 inch = 20 ft.

minimum needs to be 18' not including BOC.

25' B/B for two-way traffic

Did the applicant want to do curbing here or just do 6" PCC with no curb?

update sidewalk width to 6.5' minimum

does this mailbox for Casey's need to be moved?

where will mail be delivered to this site?

coordinate all mail locations with the post office

PROPOSED BUILDING 865 SF FFE=962.10

LOT 3 OWNER:DSRK LLC ZONED: R-4

LOT 4 OWNER:DSRK LLC ZONED: R-4

LOT 6 OWNER:DSRK LLC ZONED: R-4

LOT 1 OWNER: CASEY'S MARKETING COMPANY ZONED: R-4

LOT 24 HOPE K FARMS LLC ZONED: R-4

PRIVATE DRIVE

NE GATEWAY DRIVE

75' R.O.W. (PUBLIC STREET-CONCRETE SURFACE)

DESIGNED: MJS
DRAWN: DJK
CHECKED:

ISSUE DATE: 04/18/2025

No.:	DATE:	BY:	DESCRIPTION:

REVISIONS:

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SITE PLAN REVIEW - RESPONSE #2

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ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

SITE LAYOUT & PAVING PLAN

PROJECT NO.: 010405.001

C101

REF. NOTES (X)

1. CONSTRUCT FLEXAMAT STANDARD EROSION CONTROL MAT, SEE 1/C106.
2. CONNECT BUILDING DOWNSPOUT INTO CHANNEL DRAIN PLACED IN SIDEWALK AND DAYLIGHT CHANNEL DRAIN THROUGH FACE OF CURB. CHANNEL DRAIN SHALL BE NDS SPEE-D CHANNEL DRAIN WITH GRAY PLASTIC SLOTTED GRATE, OR APPROVED EQUAL. CONFIRM DOWNSPOUT LOCATION WITH BUILDING PLANS.

STORMWATER MANAGEMENT

PER THE STORMWATER MANAGEMENT PLAN FOR HERITAGE AT GRIMES COMMERCIAL PLAT 2 PREPARED BY BISHOP ENGINEERING AND DATED 12/1/ 2017, THE BASIN IN LOT 2 WAS DESIGNED TO PROVIDE WATER QUALITY AND 100-YEAR DETENTION FOR COMMERCIAL DEVELOPMENT WITHIN LOT 2 UTILIZING A CURVE NUMBER OF 92. THE CURVE NUMBER FOR THIS PROJECT AS CURRENTLY DESIGNED IS 80, THEREFORE NO ADDITIONAL STORMWATER MANAGEMENT IMPROVEMENTS ARE REQUIRED.

LEGEND

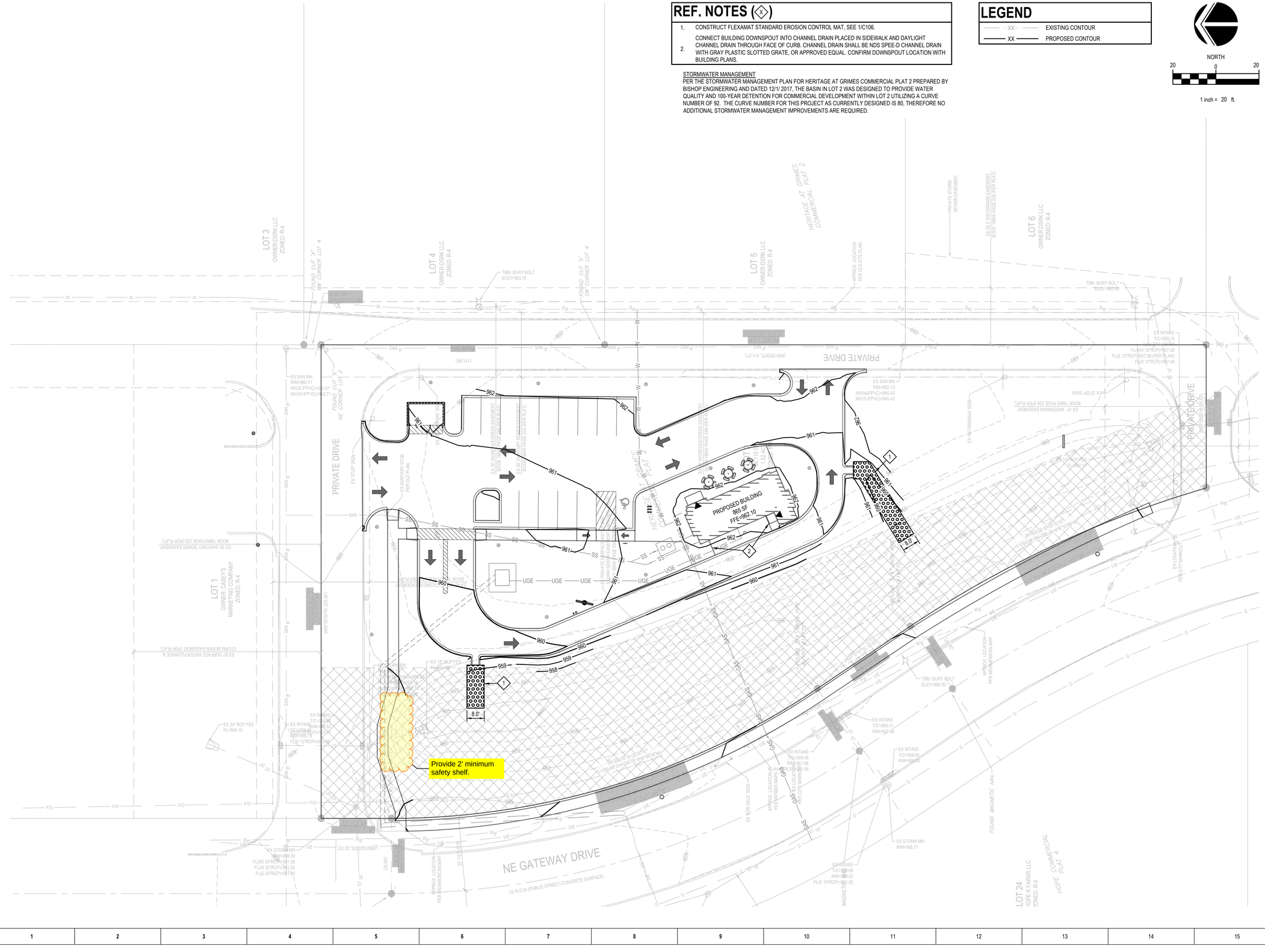
XX EXISTING CONTOUR

XX PROPOSED CONTOUR

NORTH

20 0 20

1 inch = 20 ft.



DESIGNED:	MJS	ISSUE DATE:	04/18/2025
DRAWN:	DJK	REVISIONS:	
CHECKED:		No.:	DATE: BY: DESCRIPTION:

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SITE PLAN REVIEW - RESPONSE #2

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GRIMES, IOWA

SITE GRADING & DRAINAGE PLAN

PROJECT NO.: 010405.001

C102

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4/18/2025 7:56:00 AM Knock, Derik

GENERAL EROSION CONTROL NOTES

A. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF GRIMES EROSION CONTROL PROCEDURES AND THE EROSION CONTROL PROCEDURES SET FORTH ON THESE PLANS AND IN THE SPECIFICATIONS. ALL EROSION CONTROL EFFORTS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. THIS INCLUDES REMOVAL OF ACCUMULATED SEDIMENT.

B. IF SEDIMENT IS TRACKED ON PUBLIC AREAS, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SEDIMENT IMMEDIATELY. THIS ITEM WILL BE STRICTLY ENFORCED.

C. WHEN EROSION CONTROL DEVICES ARE CLEANED OUT, SEDIMENT MUST EITHER BE DISTRIBUTED OVER THE SITE OR PLACED UPSTREAM OF THE STRUCTURE. SEDIMENT MUST NEVER BE PLACED DOWNSTREAM OF THE STRUCTURE.

D. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY EROSION CONTROL DEVICES AS SHOWN ON THE DRAWINGS UNTIL THE SITE IS STABILIZED.

E. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES. ANY CONSTRUCTION OR MAINTENANCE ISSUES REGARDING EROSION CONTROL METHODS WILL BE DIRECTED TO THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR WILL HAVE 24 HOURS AFTER NOTIFICATION TO REMEDY ANY ITEMS THAT ARE ADDRESSED.

F. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EROSION CONTROL. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING STREETS OPEN TO TRAFFIC AND THEY SHALL BE KEPT CLEAN AND FREE OF SILT AND MUD AT ALL TIMES. ALL DISTURBED AREAS SHALL BE SEEDED ONCE FINAL GRADE HAS BEEN ESTABLISHED.

G. THE CONTRACTOR SHALL FURNISH WATER FOR DUST CONTROL AND COMPACTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MAINTAINING DUST CONTROL. THE WATER SUPPLY AND DISTRIBUTION SHALL BE SUFFICIENT TO APPLY THE AMOUNT OF WATER WITHIN THE TIME INTERVAL NECESSARY TO ENSURE THAT THE AMOUNT OF DUST OR BLOWING DIRT IS KEPT TO A MINIMUM AND IS SATISFACTORY TO THE OWNER.

REF. NOTES (X)

1. CONSTRUCT SILT FENCE PER SUDAS FIGURE 9040.119
2. CONSTRUCT INLET PROTECTION WITH FILTER SOCK OR DEVICE PLACED AROUND THE INLET INTAKE.
3. CONSTRUCT STABILIZED CONSTUCTION EXIT PER SUDAS FIGURE 9040.120
4. CONSTRUCT CONCRETE WASHOUT.
5. FLEXAMAT PROTECTION.

EROSION CONTROL DEVICES SCHEDULE

NAME	TYPE	QUANTITY
CW-1	CONCRETE WASHOUT	1 EA
CE-1	CONSTRUCTION ENTRANCE	1 EA
IP-1, IP-2, IP-3	INLET PROTECTION	3 EA
SP-1, SP-2	FLEXAMAT PROTECTION	250 SF
SF-1, SF-2, SF-3	SILT FENCE	595 LF

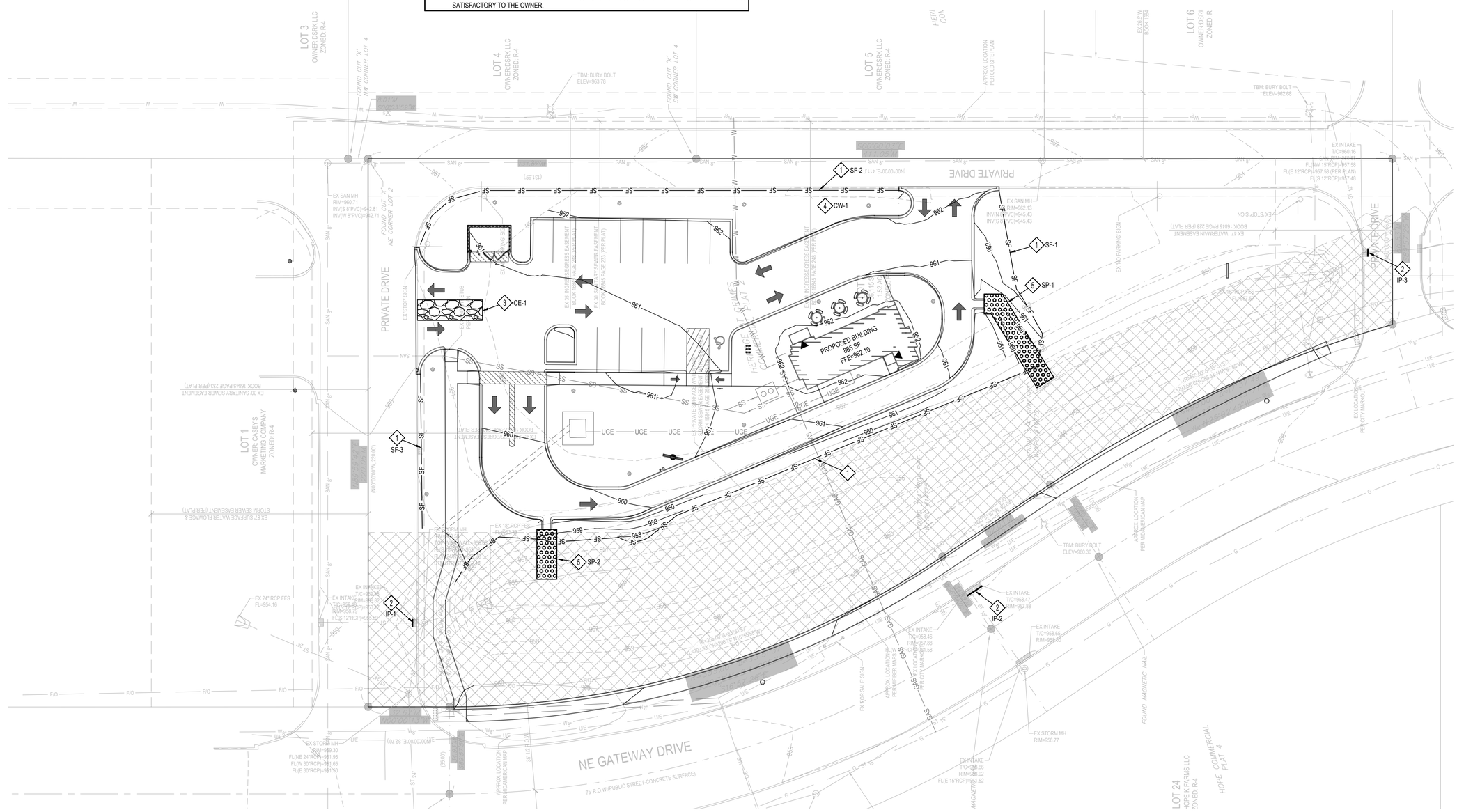
LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- CONSTRUCTION ENTRANCE
- INLET PROTECTION
- SF — SILT FENCE
- FLEXAMAT PROTECTION

NORTH

20 0 20

1 inch = 20 ft.


LOT 3
OWNER:DSRK LLC
ZONED: R-4
LOT 4
OWNER:DSRK LLC
ZONED: R-4
LOT 5
OWNER:DSRK LLC
ZONED: R-4
LOT 6
OWNER:DSRK
ZONED: R
LOT 1
OWNER: CASEY'S MARKETING COMPANY
ZONED: R-4
LOT 24
HOPE K FARMS LLC
ZONED: R-4
PRIVATE DRIVE
NE GATEWAY DRIVE
75' R.O.W (PUBLIC STREET-CONCRETE SURFACE)
PROPOSED BUILDING
865 SF
FFE=962.10
SF-1
SF-2
SF-3
IP-1
IP-2
IP-3
CW-1
CE-1
SP-1
SP-2
TBM: BURY BOLT
ELEV=963.78
TBM: BURY BOLT
ELEV=962.88
TBM: BURY BOLT
ELEV=960.30
EX SAN MH
RIM=960.71
INV(S 8"PVC)=942.81
INV(W 8"PVC)=942.71
EX STORM MH
RIM=959.30
FL(NE 24"RCP)=941.95
FL(W 30"RCP)=941.65
FL(E 30"RCP)=941.50
EX 24" RCP FES
FL=954.16
EX INTAKE
T/C=960.16
RIM=957.68
FL(W 15"RCP)=957.58
FL(E 12"RCP)=957.58 (PER PLAN)
FL(S 12"RCP)=957.48
EX INTAKE
T/C=958.47
RIM=957.88
EX INTAKE
T/C=958.46
RIM=957.88
EX INTAKE
T/C=958.66
RIM=958.02
FL(E 15"RCP)=951.52
EX INTAKE
T/C=958.65
RIM=958.05
EX SAN MH
RIM=962.13
INV(S 8"PVC)=945.43
INV(N 8"PVC)=945.43
EX STORM MH
RIM=958.77
EX STOP SIGN
EX NO PARKING SIGN
EX FOR SALE SIGN
EX 8" WATERMAIN EASEMENT BOOK 16845 PAGE 248 (PER PLAT)
EX 30' INGRESS/EGRESS EASEMENT BOOK 16845 PAGE 248 (PER PLAT)
EX 30' SANITARY SEWER EASEMENT BOOK 16845 PAGE 233 (PER PLAT)
EX 30' SURFACE WATER FLOWAGE & STORM SEWER EASEMENT BOOK 16845 PAGE 233 (PER PLAT)
EX 8" WATERMAIN EASEMENT BOOK 16845 PAGE 228 (PER PLAT)
EX 26.5' INGRESS/EGRESS EASEMENT BOOK 16845 PAGE 248

provide utility quantities table

REF. NOTES (X)

1. CONNECT WATER SERVICE LINE TO EXISTING WATER MAIN. COORDINATE CONNECTION TO EXISTING WATER MAIN AND CURB STOP LOCATION WITH CITY OF GRIMES WATER DEPARTMENT.
2. CONNECT TO EXISTING SANITARY SEWER. FIELD VERIFY LOCATION AND ELEVATION OF EXISTING SANITARY SEWER STUB LOCATION.
3. CONSTRUCT CLEANOUT.
4. GAS SERVICE LINE, SEE MECHANICAL PLANS. COORDINATE WORK TO BE BY BLACK HILLS ENERGY.
5. SEE MECHANICAL PLANS FOR CONTINUATION OF GAS SERVICE.
6. SEE PLUMBING PLANS FOR CONTINUATION OF SANITARY/WATER SERVICE.
7. CONSTRUCT 2" PRIVATE WATER SERVICE LINE AND CURB STOP.
8. CONSTRUCT WATER SERVICE BENDS AS REQUIRED.
9. COORDINATE GAS LINE CONSTRUCTION AND TAP WITH BLACK HILLS ENERGY.
10. APPROXIMATE LOCATION OF ELECTRICAL SERVICE, SEE ELECTRICAL PLANS.
11. CONCRETE TRANSFORMER PAD, SEE ELECTRICAL PLANS.
12. KNOX BOX LOCATION, COORDINATE WITH GRIMES FIRE CODE OFFICIAL.
13. SEE ELECTRICAL PLANS FOR CONTINUATION OF ELECTRICAL SERVICE.
14. CONSTRUCT 6" PRIVATE SANITARY SEWER SERVICE LINE AT MINIMUM SLOPE OF 1.0%.
15. 2 - 4" CONDUITS, SEE ELECTRICAL PLANS.
16. UNDERGROUND POWER BY MID AMERICAN ENERGY.
17. PROPOSED LIGHT POLE, TYP, SEE ELECTRICAL PLANS.

LEGEND

W W	PRIVATE WATER LINE
GAS	GAS SERVICE
SS	PRIVATE SANITARY SEWER SERVICE
UGE	UNDERGROUND ELECTRICAL SERVICE
	LIGHT POLE

NORTH

20 0 20

1 inch = 20 ft.

Please move light minimum 3' to 5' away from utlity lines.

Please label critical crossings.

SEE PLUMBING PLANS FOR GREASE INTERCEPTOR

EXISTING FIRE HYDRANT

PRIVATE DRIVE

NE GATEWAY DRIVE

LOT 1 OWNER: CASEY'S MARKETING COMPANY ZONED: R-4

LOT 3 OWNER: DSRK LLC ZONED: R-4

LOT 4 OWNER: DSRK LLC ZONED: R-4

LOT 6 OWNER: DSRK LLC ZONED: R-4

LOT 24 OWNER: K FARMS LLC ZONED: R-4

HOPE COMMERCIAL PLAT 4

DESIGNED: MJS
DRAWN: DJK
CHECKED:

ISSUE DATE: 04/18/2025
REVISIONS:

No.:	DATE:	BY:	DESCRIPTION:

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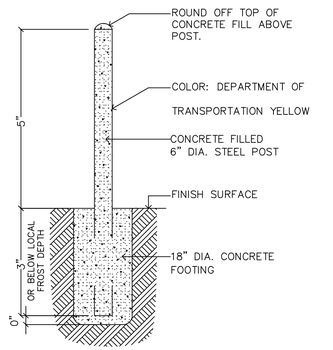
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SITE UTILITY PLAN

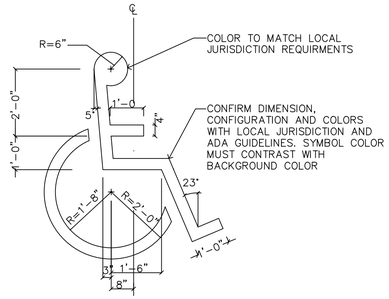
PROJECT NO.: 010405.001

C104



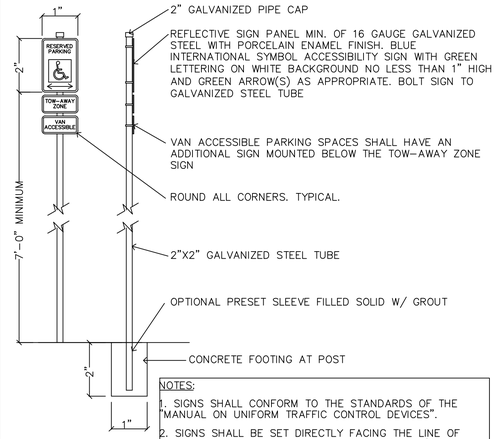
1 C105 BOLLARD DETAIL

SCALE: 1/2" = 1'-0"



2 C105 ADA SYMBOL DETAIL

SCALE: 1/2" = 1'-0"

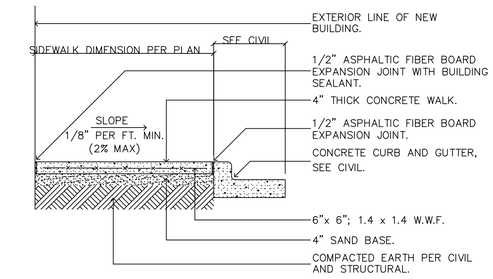


NOTES:

1. SIGNS SHALL CONFORM TO THE STANDARDS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
2. SIGNS SHALL BE SET DIRECTLY FACING THE LINE OF TRAVEL FOR THE VEHICLE ENTERING THE STALL (NOT < 45°).
3. SIGNS SHALL BE MOUNTED ON A STURDY POST AT THE HEIGHT SPECIFIED HEREIN.

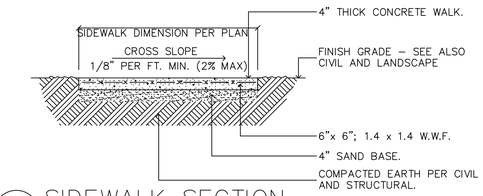
3 C105 ADA PARKING POLE SIGN

SCALE: 1/2" = 1'-0"



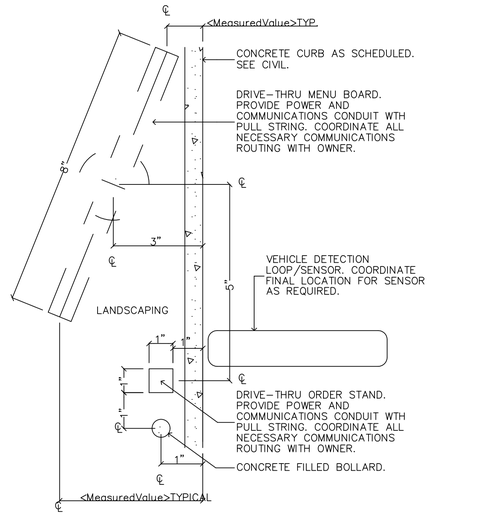
4 C105 SIDEWALK SECTION

SCALE: 1/2" = 1'-0"



5 C105 SIDEWALK SECTION

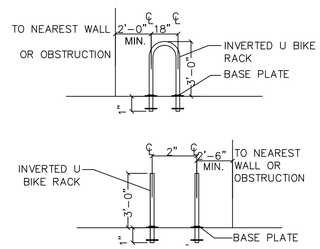
SCALE: 1/2" = 1'-0"



FIELD VERIFY AND CONFIRM LAY-OUT CONFIGURATION OF ALL ORDER STATION COMPONENTS ON SITE WITH OWNER PRIOR TO ROUGH-IN.

6 C105 ORDER STATION

SCALE: 1/2" = 1'-0"

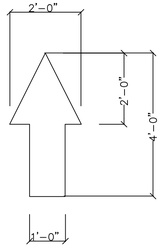


FRONT / SIDE ELEVATIONS

INVERTED "U" BIKE RACK:1 1/2" SCHEDULE 40 PIPE (48.26 mm O.D. x 3.683 mm WALL) BENT TO FORM "U". ONLY THE BASE PLATE SHALL BE WELDED TO THE STEEL PIPE WITH (2) 3mm VENT HOLES – ONE ON THE INSIDE OF EACH UPRIGHT WHERE THE PIPE IS WELDED TO THE BASE PLATE. AFTER FABRICATION, THE RACK SHALL BE COATED WITH A THERMOPLASTIC POWDER COATING 3 MILS MIN. PAINT "BLACK" MOUNT TO CONCRETE WITH 7 1/2" DIA. BASEPLATE 10 mm THICK STEEL WITH (3) 11 mm DIA. MOUNTING HOLES ON EACH BASE PLATE, SPACED EQUIDISTANT BETWEEN THE UPRIGHT PIPE AND EDGE OF BASEPLATE. EXPANSION ANCHOR TO BE CARBON STEEL MUSHROOM HEAD, 10 mm x 76 mm "SPIKE" #5550 AS MANUFACTURED BY RAWL OR APPROVED EQUAL MADE FROM GRADE 8.2 MATERIALS EXHIBITING EQUIVALENT THEFT-PROOF PERFORMANCE. MAX TOLERANCE 1/4" FROM PLUMB. ANY DEPARTURE OF BASE PLATE FROM GRADE BY MORE THAN 3/8" SHALL REQUIRE SEPARATION TO BE FILLED WITH HIGH-STRENGTH EPOXY NON-SHRINKING GROUT AND MADE LEVEL.

7 C105 BICYCLE RACK

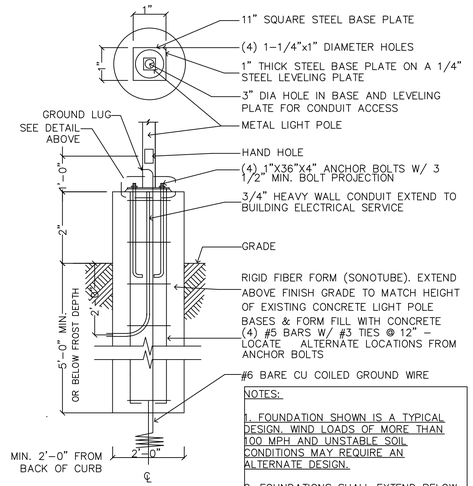
SCALE: 1/4" = 1'-0"



COLOR: WHITE

8 C105 TRAFFIC CONTROL DETAILS

SCALE: 1/2" = 1'-0"



NOTES:

1. FOUNDATION SHOWN IS A TYPICAL DESIGN. WIND LOADS OF MORE THAN 100 MPH AND UNSTABLE SOIL CONDITIONS MAY REQUIRE AN ALTERNATE DESIGN.
2. FOUNDATIONS SHALL EXTEND BELOW FROST DEPTH PER LOCAL CODES

9 C105 LIGHT POLE DETAIL

SCALE: 1/2" = 1'-0"

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4/18/2025 7:56:22 AM Knock, Derik

ISSUE DATE: 04/18/2025
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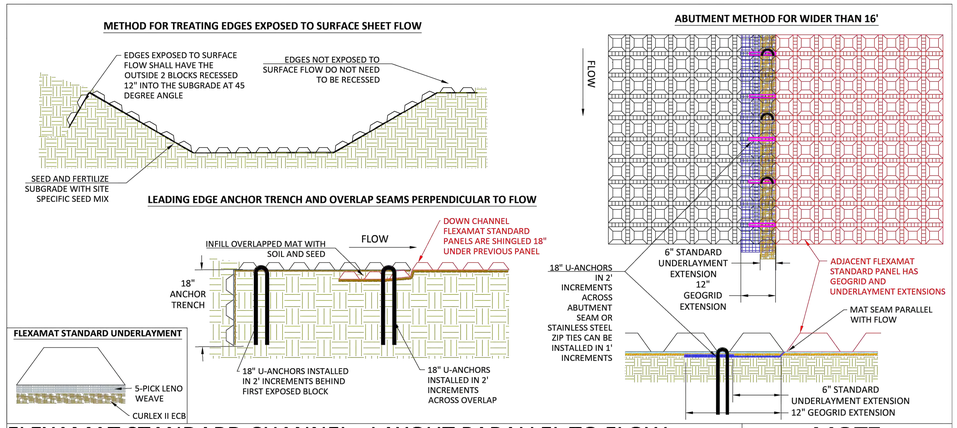
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1201 NE GATEWAY DRIVE
GRIMES, IOWA

SITE DETAILS

PROJECT NO.: 010405.001

C105



FLEXAMAT STANDARD CHANNEL - LAYOUT PARALLEL TO FLOW

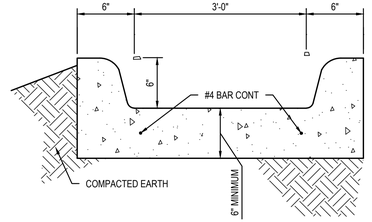
CONSTRUCTION NOTES:

1. AN ENGINEER OR MANUFACTURES REPRESENTATIVE SHALL BE ONSITE FOR THE START OF THE INSTALLATION.
2. GRADE CHANNEL SO THAT WATER WILL FLOW DOWN CENTER OF THE CHANNEL AND BE CONTAINED TO THE CHANNEL. ALL SUBGRADE SURFACES PREPARED FOR PLACEMENT OF MATS SHALL BE SMOOTH AND FREE OF ALL ROCKS, STICKS, ROOTS, OTHER PROTRUSIONS, OR DEBRIS OF ANY KIND.
3. PRIOR TO FLEXAMAT STANDARD INSTALLATION SEED AND FERTILIZE THE PREPARED SUBGRADE WITH SITE SPECIFIC SEED MIX AND IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS.
4. INSTALL FLEXAMAT STANDARD ROLLS, USING THE WIDEST ROLLS POSSIBLE TO AVOID SEAMS.
   - 4.1. FOR CHANNELS THAT ARE WIDER THAN 16', INSTALL 15.5' WIDE FLEXAMAT STANDARD ROLLS THAT INCLUDE 12" GEOGRID EXTENSIONS WITH A 6" STANDARD UNDERLAYMENT EXTENSIONS. THESE SEAMS ARE PARALLEL WITH FLOW, THE ADJACENT MAT INSTALLED OVER THE EXTENSIONS. ENSURE GEOGRID AND STANDARD UNDERLAYMENT EXTENSIONS ARE LAYING FLAT ON SUBGRADE PRIOR TO INSTALLING ADJACENT MAT.
   - 4.2. SECURE THE ABUTMENT PARALLEL WITH FLOW BY INSTALLING 18" U-ANCHORS IN 2' INCREMENTS OR 20" STAINLESS STEEL ZIP TIES IN 1' INCREMENTS THROUGH THE EXTENSION OVERLAP. U ANCHORS OR ZIP TIES TO BE INSTALLED PERPENDICULAR TO FLOW. ZIP TIES SHALL ENCOMPASS 3 CORDS OF GEOGRID FROM EACH MAT.
5. FOR ADDITIONAL SECTIONS OF MAT, SECURE SEAM PERPENDICULAR WITH FLOW BY OVERLAPPING THE DOWNSTREAM SECTION 18" WITH UPSTREAM SECTION OF MAT. PRIOR TO INSTALLING OVERLAP, FLIP UPSTREAM MAT BACK 24". EXCAVATE 2.25"" OF SOIL 18" FROM END OF UPSTREAM MAT. DOWNSTREAM SECTION IS LAID IN THE SHALLOW TRENCH. RETURN AND TAMP SOIL OVER INITIAL EDGE AND SEED. FLIP END OF UPSTREAM MAT OVER THE SOIL COVERED AND SEEDED INITIAL LEADING EDGE OF DOWNSTREAM MAT.
   - 5.1. SECURE OVERLAPS PERPENDICULAR TO FLOW BY INSTALLING 18" U-ANCHORS IN 2' INCREMENTS OR 20" STAINLESS STEEL ZIP TIES IN 1' INCREMENTS THROUGH THE OVERLAP. ZIP TIES SHALL ENCOMPASS 3 CORDS OF GEOGRID FROM EACH MAT.
6. AT THE INITIAL LEADING EDGE OF THE FLEXAMAT STANDARD ARMORED CHANNEL, EMBED THE MAT 18" IN A VERTICAL ANCHOR TRENCH. FILL AND COMPACT ANCHOR TRENCH WITH SUITABLE FILL. AT

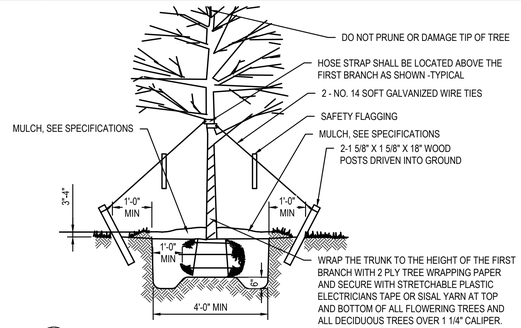
REV - 1

MOTZ ENTERPRISES, INC.
Flexamat
(513)772-6689
Info@Flexamat.com
Flexamat PERMANENT EROSION CONTROL

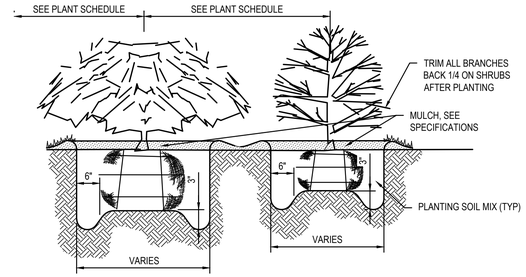
1 FLEXAMAT STANDARD EROSION CONTROL MAT
SCALE: NONE



2 CONCRETE FLUME
SCALE: NONE

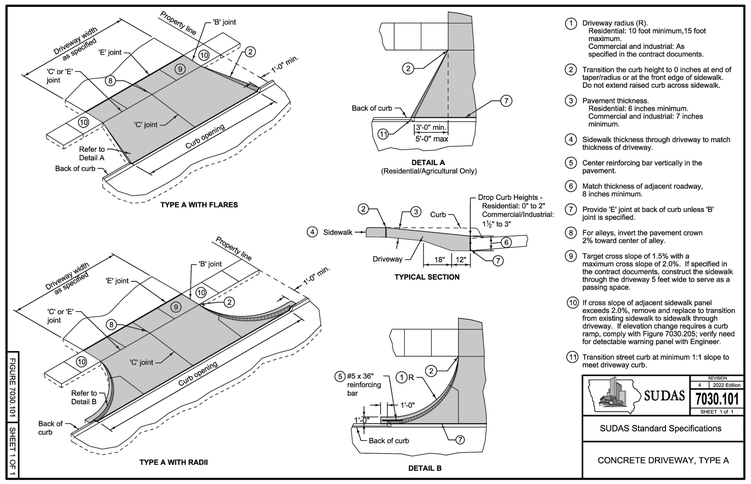


3 TREE PLANTING
SCALE: NONE



(ARRANGEMENT AND SIZE OF PLANTING VARIES)

4 SHRUB PLANTING
SCALE: NONE



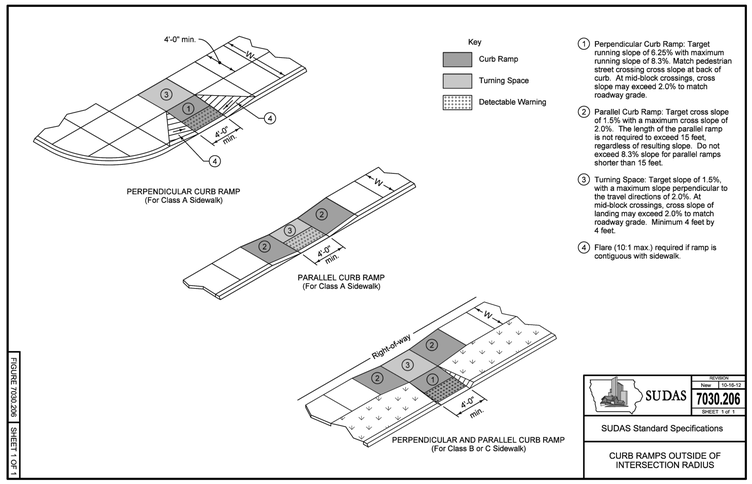
1. Driveway radius (R).
   Residential: 10 foot minimum,15 foot maximum.
   Commercial and industrial: As specified in the contract documents.
2. Transition the curb height to 0 inches at end of taper/radius or at the front edge of sidewalk. Do not extend raised curb across sidewalk.
3. Pavement thickness.
   Residential: 6 inches minimum.
   Commercial and industrial: 7 inches minimum.
4. Sidewalk thickness through driveway to match thickness of driveway.
5. Center reinforcing bar vertically in the pavement.
6. Match thickness of adjacent roadway, 8 inches minimum.
7. Provide 'E' joint at back of curb unless 'B' joint is specified.
8. For alleys, invert the pavement crown 2% toward center of alley.
9. Target cross slope of 1.5% with a maximum cross slope of 2.0%. If specified in the contract documents, construct the sidewalk through the driveway 5 feet wide to serve as a passing space.
10. If cross slope of adjacent sidewalk panel exceeds 2.0%, remove and replace to transition from existing sidewalk to sidewalk through driveway. If elevation change requires a curb ramp, comply with Figure 7030.205; verify need for detectable warning panel with Engineer.
11. Transition street curb at minimum 1:1 slope to meet driveway curb.

FIGURE 7030.101 | SHEET 1 OF 1

SUDAS | REVISION 4 | 2020 Edition | 7030.101 | SHEET 1 of 1

SUDAS Standard Specifications

CONCRETE DRIVEWAY, TYPE A



1. Perpendicular Curb Ramp: Target running slope of 6.25% with maximum running slope of 8.3%. Match pedestrian street crossing cross slope at back of curb. At mid-block crossings, cross slope may exceed 2.0% to match roadway grade.
2. Parallel Curb Ramp: Target cross slope of 1.5% with a maximum cross slope of 2.0%. The length of the parallel ramp is not required to exceed 15 feet, regardless of resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.
3. Turning Space: Target slope of 1.5%, with a maximum slope perpendicular to the travel directions of 2.0%. At mid-block crossings, cross slope of landing may exceed 2.0% to match roadway grade. Minimum 4 feet by 4 feet.
4. Flare (10:1 max.) required if ramp is contiguous with sidewalk.

FIGURE 7030.206 | SHEET 1 OF 1

SUDAS | REVISION New | 10-16-12 | 7030.206 | SHEET 1 of 1

SUDAS Standard Specifications

CURB RAMPS OUTSIDE OF INTERSECTION RADIUS

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REVISIONS: No.: DATE: BY: DESCRIPTION:
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SITE PLAN REVIEW - RESPONSE #2

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ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

SITE DETAILS

PROJECT NO.: 010405.001

C106

P:\010405001_CAD\Civil\010405001 - C01.dwg
4/18/2025 7:56:23 AM Knock, Dorrik

LANDSCAPING CALCULATIONS

OPEN SPACE REQUIREMENT	
2 OVERSTORY TREES PER 3,000 SF OF REQUIRED OPEN SPACE	(16,529 / 3,000) X 2 = 11 TREES
1 UNDERSTORY TREE PER 3,000 SF OF REQUIRED OPEN SPACE	(16,529 / 3,000) X 1 = 6 TREES
1 EVERGREEN TREE PER 6,000 SF OF REQUIRED OPEN SPACE	(16,529 / 6,000) X 1 = 3 TREES
6 SHRUBS PER 3,000 SF OF REQUIRED OPEN SPACE	(16,529 / 3,000) X 6 = 33 SHRUBS
STREET FRONTAGE PLANTING	
1 OVERSTORY TREE PER 50 LF	(447 / 50) X 1 = 9 TREES
2 UNDERSTORY TREES PER 50 LF	(447 / 50) X 2 = 18 TREES
5 SHRUBS PER 50 LF	(447 / 50) X 5 = 45 SHRUBS
PARKING LOT PLANTING	
1 OVERSTORY TREE IN EACH LANDSCAPED ISLAND EQUAL TO 1 PARKING STALL	(2 X 1) = 2 TREES
6 SHRUBS IN EACH LANDSCAPED ISLAND EQUAL TO 1 PARKING STALL	(2 X 6) = 12 SHRUBS
MINIMUM PLANT SIZES	
OVERSTORY TREES	2.5" CALIPER
UNDERSTORY TREES	1.5" CALIPER
EVERGREEN TREES	6' HEIGHT
SHRUBS	#5
NOTE: NE GATEWAY DRIVE USED FOR STREET FRONTAGE CALCULATIONS. STREET FRONTAGE PLANTINGS AND PARKING LOT PLANTINGS COUNT TOWARD OPEN SPACE PLANTING REQUIREMENTS.	

switch abbreviation to SH to match plan.

PLANT SCHEDULE

ABREVIATION	TYPE	COMMON NAME	BOTANICAL NAME	NUMBER	SIZE	SPACING
SO	OVERSTORY	SWAMP WHITE OAK	QUERCUS BICOLOR	3	2.5" CAL	SEE PLAN
SL	OVERSTORY	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	8	2.5" CAL	SEE PLAN
SC	UNDERSTORY	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	18	1.5" CAL	SEE PLAN
NS	EVERGREEN	NORWAY SPRUCE	PICEA ABIES	3	6' HEIGHT	SEE PLAN
SJ	SHRUB	SEA GREEN JUNIPER	JUNIPER CHINENSIS 'SEA GREEN'	45	#5	5'
BS	SHRUB	BIRCHLEAF SPIREA	SPIREA BETULIFOLIA	9	#5	4'
AV	SHRUB	ARROWWOOD VIBURNUM	VIBURNUM DENTATUM	3	#5	4'

GENERAL LANDSCAPE NOTES

A. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES AND ENSURE THAT ALL PROPOSED PLANTINGS ARE A MINIMUM OF 5' FROM ALL UTILITIES.

B. SEE DETAILS 3&4 ON SHEET C106 FOR TREE AND SHRUB PLANTING DETAILS.

LEGEND

- OVERSTORY TREE
- UNDERSTORY TREE
- EVERGREEN TREE
- SHRUB
- SOD
- MULCH

NORTH

20 0 20

1 inch = 20 ft.

suggest relocating some or all of the evergreens elsewhere to avoid the trees from overgrowing into the drive aisle and private street

should be moved to avoid visibility issues

ensure there is a minimum 3' clear width of walking surfaces between structures per ADA 403.5.1

provide required 6 shrubs in the island

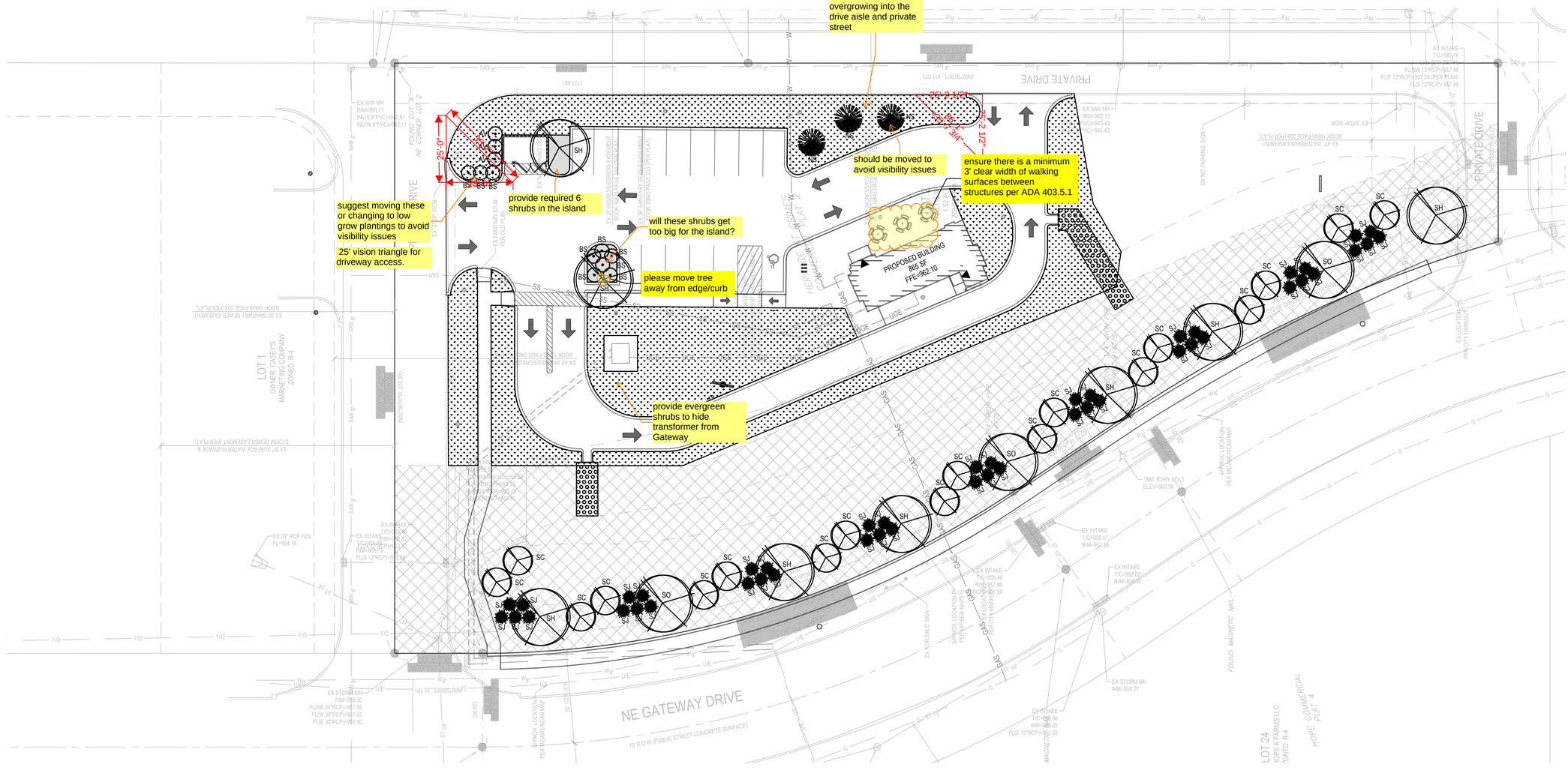
suggest moving these or changing to low grow plantings to avoid visibility issues

25' vision triangle for driveway access.

will these shrubs get too big for the island?

please move tree away from edge/curb

provide evergreen shrubs to hide transformer from Gateway


PRIVATE DRIVE
NE GATEWAY DRIVE
PROPOSED BUILDING
865 SF
FFE=962.10
LOT 1
OWNER: CASEY'S
MARKETING COMPANY
ZONED: R-4
LOT 24
HOPE K FARMS LLC
ZONED: R-4
HOPE COMMERCIAL PLAT 4
EX SAN MH
RIM=960.71
INV(S 8"PVC)=942.81
INV(W 8"PVC)=942.71
EX STORM MH
RIM=959.30
FL(NE 24"RCP)=951.95
FL(W 30"RCP)=951.65
FL(E 30"RCP)=951.50
EX INTAKE
T/C=960.16
RIM=957.58
FL(E 12"RCP)=957.58 (PER PLAN)
FL(S 12"RCP)=957.48
EX INTAKE
T/C=958.47
RIM=957.88
EX INTAKE
T/C=958.46
RIM=957.88
FL(W 12"RCP)=957.58
EX INTAKE
T/C=958.65
RIM=958.65
EX INTAKE
T/C=958.66
RIM=958.02
FL(E 15"RCP)=951.52
EX STORM MH
RIM=958.77
EX 24" RCP FES
FL=954.16
EX STOP SIGN
EX NO PARKING SIGN
EX FOR SALE SIGN
TBM: BURY BOLT
ELEV=960.30
APPROX LOCATION PER MISMERCHON MAP
APPROX LOCATION PER PENTAIRE MAPS
APPROX LOCATION PER AMERICAN MAP
EX LOCATION PER CITY MARKOUT
FOUND MAGNETIC NAIL
BOOK 16845 PAGE 228 (PER PLAT) EX 8" WATERMAIN EASEMENT
BOOK 16845 PAGE 233 (PER PLAT) EX 30' SANITARY SEWER EASEMENT
EX 8" SURFACE WATER FLOWAGE & STORM SEWER EASEMENT (PER PLAT)
EX SANITARY STUB PER OLD PLAT
EX WATERMAIN STUB PER OLD PLAT
EX ADDRESS ON LOT 1 PER OLD PLAT
EX ADDRESS ON LOT 24 PER OLD PLAT
EX ADDRESS ON LOT 25 PER OLD PLAT
EX ADDRESS ON LOT 26 PER OLD PLAT
EX ADDRESS ON LOT 27 PER OLD PLAT
EX ADDRESS ON LOT 28 PER OLD PLAT
EX ADDRESS ON LOT

LEGEND

XX	EXISTING CONTOUR
XX	PROPOSED CONTOUR
TC	TOP OF CURB ELEVATION
G	GUTTER ELEVATION
TP	TOP OF PAVEMENT ELEVATION
PFG	PROPOSED FINISH GRADE ELEVATION
*	MATCH EXISTING ELEVATION

NORTH

10 0 10

1 inch = 10 ft.

label slope and crossing slopes for ramps

PROPOSED BUILDING
865 SF
FFE=962.10

MATCHLINE - SEE ABOVE

MATCHLINE - SEE BELOW

ISSUE DATE: 04/18/2025
REVISIONS:
No.: BY: DESCRIPTION:
DATE:

DESIGNED: MJS
DRAWN: DJK
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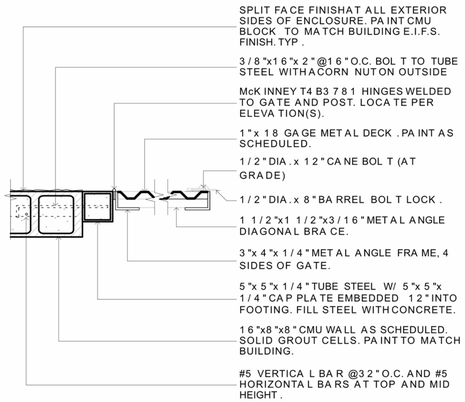
ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

SPOT ELEVATION PLAN

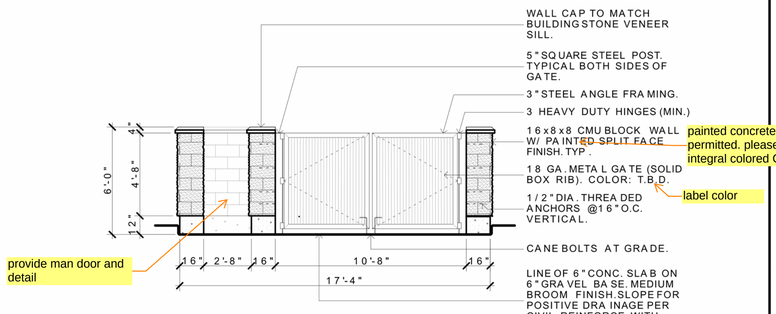
PROJECT NO.: 010405.001

C108

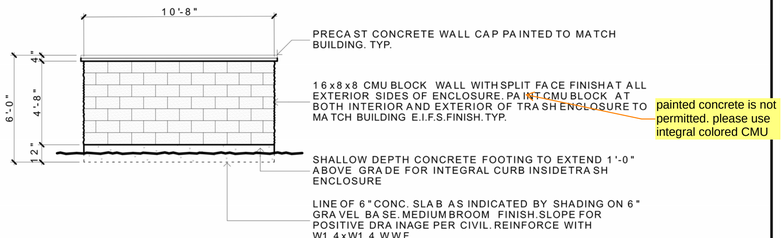
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4/18/2025 7:56:34 AM Knock, Dirk



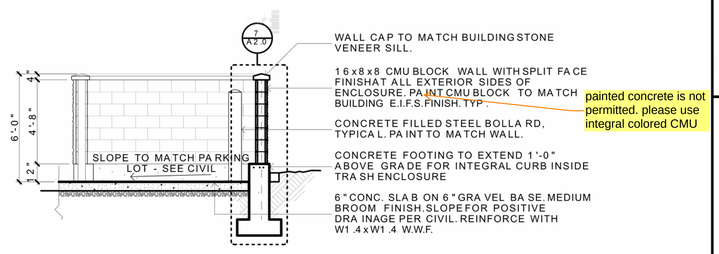
6 A2.0 ENCLOSURE JAMB
SCALE: 1" = 1'-0"



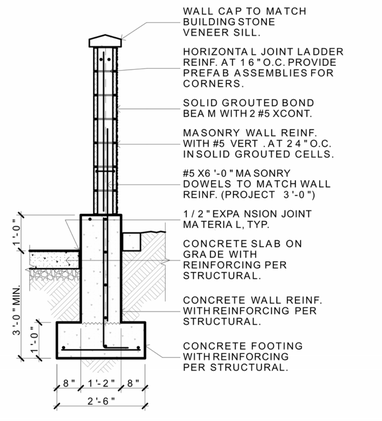
3 A2.0 TRASH ENCLOSURE-ELEV.
SCALE: 1/4" = 1'-0"



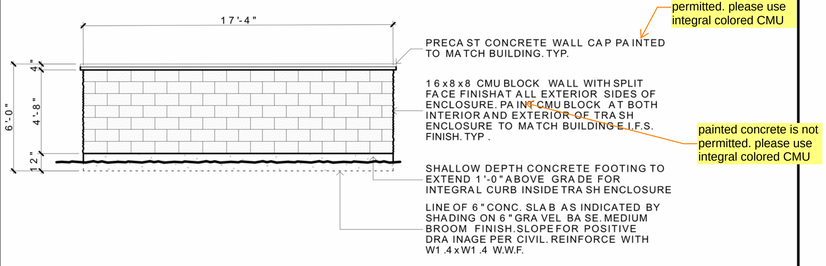
2 A2.0 TRASH ENCLOSURE-ELEV.
SCALE: 1/4" = 1'-0"



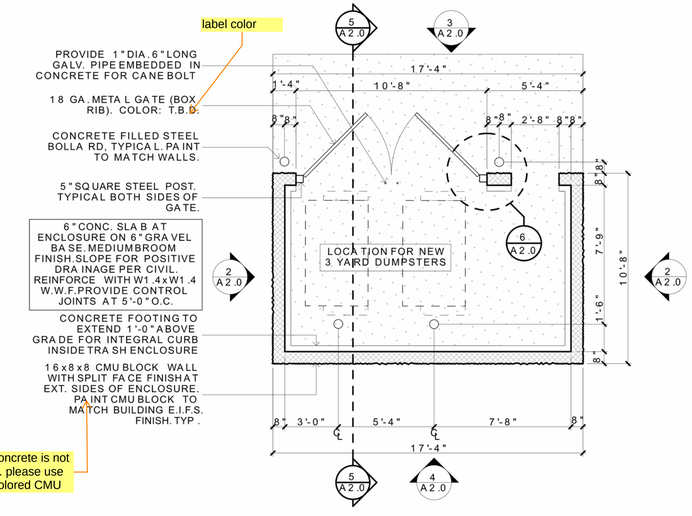
5 A2.0 TRASH ENCLOSURE- SECT.
SCALE: 1/4" = 1'-0"



7 A2.0 TRASH ENCLOSURE WALL
SCALE: 1/2" = 1'-0"



4 A2.0 TRASH ENCLOSURE-ELEV.
SCALE: 1/4" = 1'-0"



1 A2.0 TRASH ENCLOSURE-PLAN
SCALE: 1/4" = 1'-0"

DESIGNED:	
DRAWN:	
CHECKED:	
Designer	
Author	
Checker	
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DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE - GRIMES, IOWA

TRASH ENCLOSURE

PROJECT NO.:

A2.0

EXTERIOR ELEV. NOTES

1 STANDING SEAM METAL PANEL AWNING AS SCHEDULED. PAINT AS SCHEDULED.

2 EIFS STUCCO VENEER SYSTEM PAREX OR DRYVIT EQUAL TO BE: ACCENT COLOR 1 - MATCH SHERWIN WILLIAMS, SW 9183, DARK CLOVE.

3 EIFS STUCCO VENEER SYSTEM PAREX OR DRYVIT EQUAL TO BE: ACCENT COLOR 2 - MATCH SHERWIN WILLIAMS, SW 7522, MEADOWLARK.

4 STONE VENEER AS INDICATED. PROVIDE PRE-MANUFACTURED CORNER STONES AT ALL OUTSIDE CORNERS AND PRECAST WATER TABLES AT WINDOW LOCATIONS. STONE VENEER TO BE: ELDORADO MOUNTAIN LEDGE, YUKON.

5 PRE- FINISHED METAL PARAPET CAP WITH 4" RETURN BOTH SIDES OF WALL. COLOR: PRE- FINISHED TO MATCH ADJACENT E.I.F.S. FINISH COLOR AT WALL BELOW. AT LOCATIONS ADJACENT GALVANIZED METAL PANELS, COLOR TO MATCH PAC CLAD, SLATE GREY FINISH.

6 LOCATION FOR NEW EXTERNAL, WALL- MOUNTED SPEAKER.

7 4" X 14" STEEL SCUPPER TO ACT AS SECONDARY ROOF DRAIN.

8 METAL ROOF ACCESS LADDER. LADDER SIZING, CONSTRUCTION, AND RUNG SPACING TO COMPLY WITH APPLICABLE REQUIREMENTS OF IMC. SECURE LADDER TO BUILDING AS REQUIRED. LOCATE BOTTOM OF LADDER AT 8'-0" ABOVE GRADE. EXTEND SIDE RAILS TO 3.0" ABOVE TOP OF PARAPET WALL AND TIE CONTINUOUSLY INTO SIDE RAILS OF RETURN LADDER AT BACK SIDE OF PARAPET WALL. PAINT SHERWIN WILLIAMS, SW 9183, DARK CLOVE.

9 PRE FINISHED JOINTS INSET INTO E.I.F.S. AS SHOWN.

10 STAINLESS STEEL COUNTER AT DRIVE- THROUGH WINDOW PLACED AT 38" ABOVE GRADE.

11 STAINLESS STEEL COUNTER AT WALK- UP WINDOW PLACED AT 34" ABOVE FINISHED FLOOR.

12 ELECTRICAL/ PLUMBING EQUIPMENT. SEE DRAWINGS.

13 METAL DOORS AS SCHEDULED. PAINT SHERWIN WILLIAMS, SW 9183, DARK CLOVE.

14 LINE OF SINGLE-PLY MEMBRANE ROOFING OVER TAPERED INSULATION BEYOND.

15 ROOFTOP UNIT WITH CURB BEYOND: SEE MECHANICAL.

16 4" X 14" STEEL SCUPPER TO ACT AS PRIMARY ROOF DRAIN. SCUPPER TO DRAIN INTO GALVANIZED METAL DOWNSPOUT TO DAYLIGHT AT DRIVE AISLE BELOW.

17 APPROX. LOCATION FOR BUILDING SIGNAGE BY OTHERS. SIGNAGE TO BE SUBMITTED UNDER A SEPARATE PERMIT. IN-WALL BLOCKING AND POWER FOR SIGNAGE TO BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. COORDINATE FINAL LOCATION(S) FOR BLOCKING AND POWER AS REQUIRED WITH SIGN VENDOR.

18 PRE- FINISHED METAL DOWNSPOUT. COLOR: PRE-FINISHED TO MATCH ADJACENT E.I.F.S. FINISH COLOR. WHEN PLACED AGAINST STONE OR WOOD SIDING, COLOR TO MATCH SHERWIN WILLIAMS, SW 9183, DARK CLOVE.

19 LOCATION FOR EXTERIOR BUILDING LIGHT FIXTURE AS SCHEDULED. LIGHT FIXTURE TO BE CENTERED BETWEEN E.I.F.S. JOINTS.

20 PREFINISHED METAL WALL PANELS: GALVANIZED CORRUGATED METAL PANEL(S) AND ASSOCIATED TRIM: 1-1/4" X 1/4" CORRUGATED METAL PANEL(S). INSTALL HORIZONTALLY AS INDICATED.

21 EXTERIOR TEMPERED GLASS DOOR AS SCHEDULED.

change to Hardie siding as previously submitted

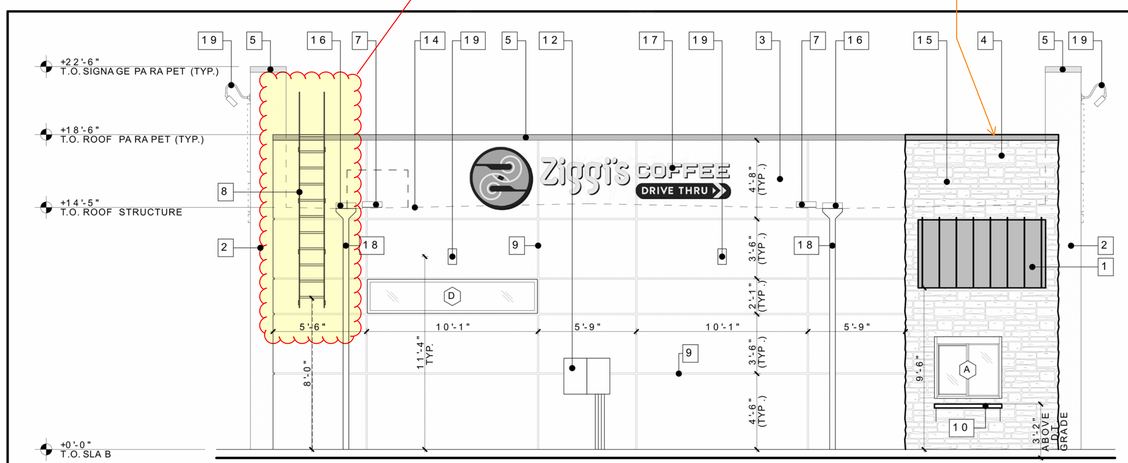
update for Hardie siding

Extend the ladder all the way to the ground. Roof access ladders shall not require the use of a portable ladder. A landing will be required at the top of the ladder as well. 306.5 of the 2024 International Mechanical Code.

update roof lines to match proposal previously emailed or to match other locations across the country

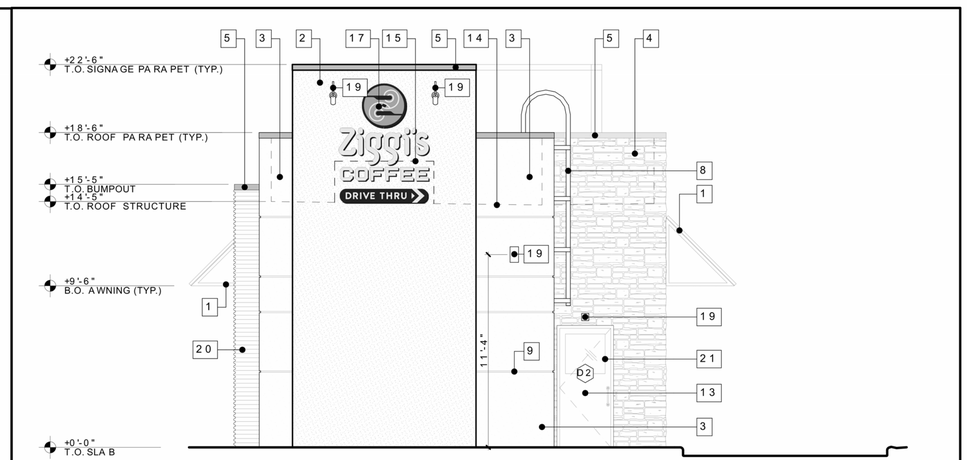
update/add note accordingly to include hardie

provide legend for lettered labels (A, D1, etc)



4 A6.0 BUILDING ELEVATION "D" - WEST

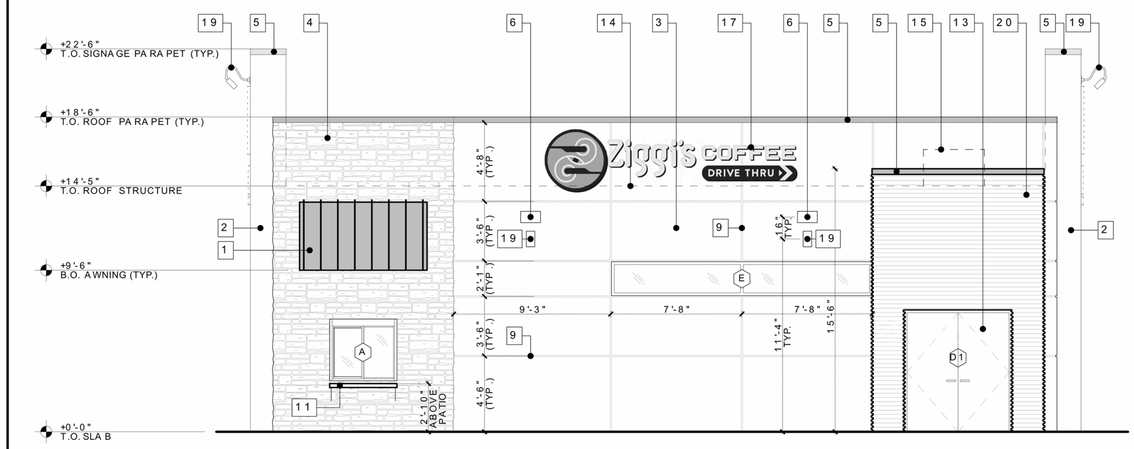
SCALE: 1/4" = 1'-0"



3 A6.0 BUILDING ELEVATION "C" - SOUTH

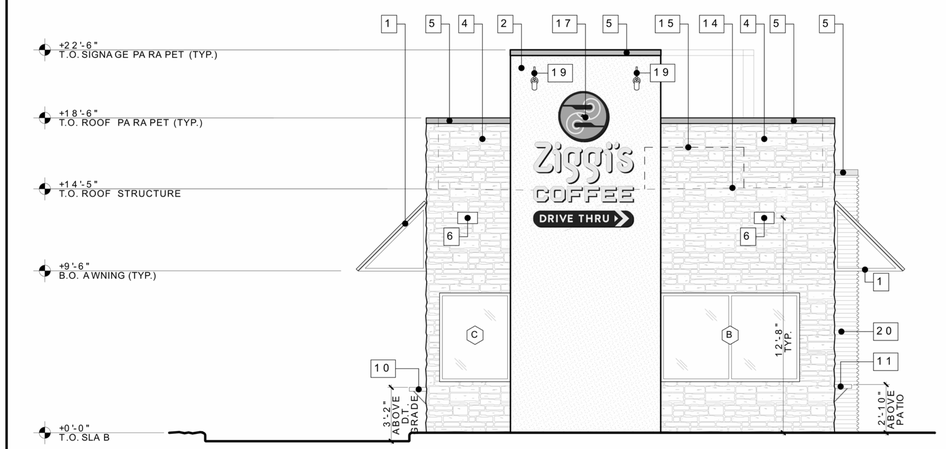
should this be north?

SCALE: 1/4" = 1'-0"



2 A6.0 BUILDING ELEVATION "B" - EAST

SCALE: 1/4" = 1'-0"



1 A6.0 BUILDING ELEVATION "A" - NORTH

should this be south?

SCALE: 1/4" = 1'-0"

DESIGNED:
DRAWN:
CHECKED:
Designer
Author
Checker
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SITE PLAN REVIEW - RESPONSE #2

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ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE - GRIMES, IOWA

EXTERIOR BUILDING ELEVATIONS

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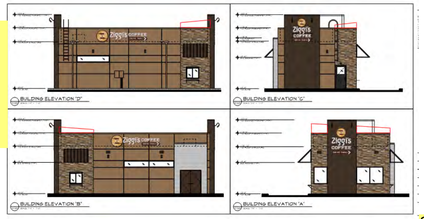
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Project Number w/out "-" for PDF numbering-2-A6.0

EXTERIOR BUILDING ELEVATIONS

Staff is okay with the proposed angling, but would like to see more varying heights to meet the code requirements.

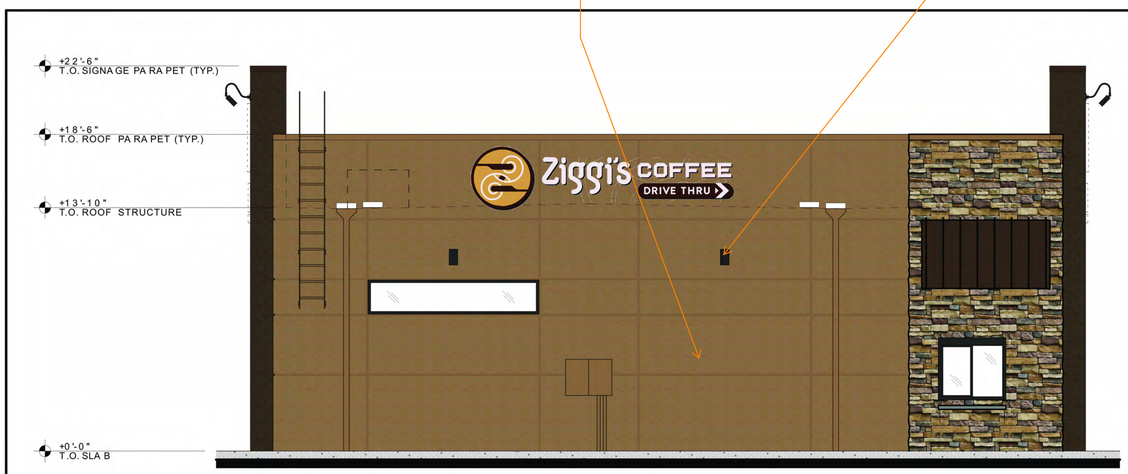




Staff is wondering if the elevations for the roof line and the pedestrian level windows could look similar to an existing Ziggis in Loveland, CO. The roof line in this image is what would be acceptable by staff to meet the intention of the architectural standards for Heritage PUD. We are looking to see a roofline that has some varying heights.

additional detail is required on this elevation. This will be facing the public street. Please add more stone and other design elements similar to other buildings we have seen across the country to break up the plain wall and hide the utility features on the building

provide lighting specs for building lighting



BUILDING ELEVATION "D" - WEST
M-SW SCALE: 1/4" = 1'-0"

Signage will be a separate permit. When applying for the permit, please follow 12-14-9 Building-Mounted sign regulations.



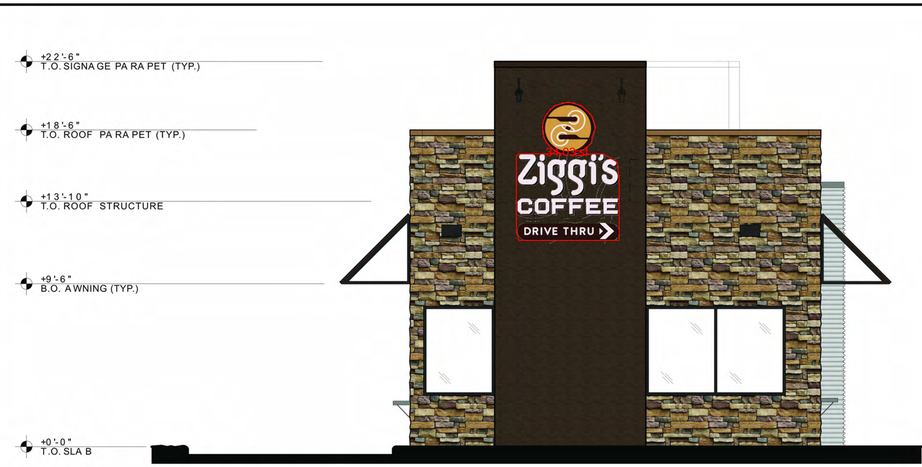
BUILDING ELEVATION "C" - SOUTH
M-SW SCALE: 1/4" = 1'-0"

should this be north?



BUILDING ELEVATION "B" - EAST
M-SW SCALE: 1/4" = 1'-0"

can the windows be expanded and lowered to provide a more pedestrian feel? this is where the outdoor seating will be but this design does not feel inviting for seating



BUILDING ELEVATION "A" - NORTH
M-SW SCALE: 1/4" = 1'-0"

should this be south?

DESIGNED:
DRAWN:
CHECKED:
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Author
Checker
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SITE PLAN REVIEW - RESPONSE #2

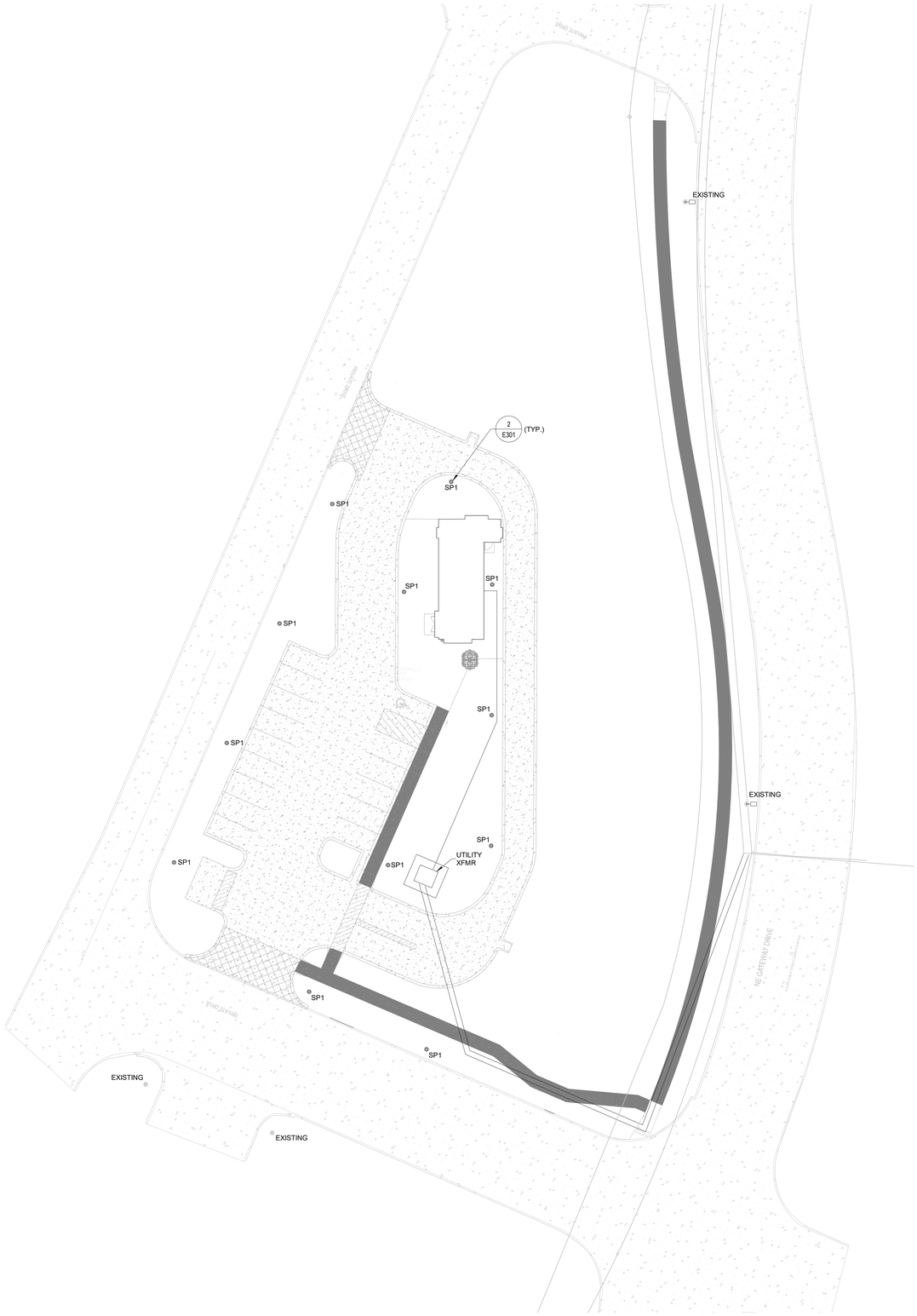
SCHEMMER

ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE - GRIMES, IOWA

EXTERIOR BUILDING ELEVATIONS - COLORED

PROJECT NO.:

A6.1



1 SITE PLAN - ELECTRICAL
SCALE: 1" = 20'-0"

ALL LUMINAIRES SHOWN SHALL BE CIRCUITED AS OUTLINED IN THIS NOTE, UNLESS INDICATED OTHERWISE. PANELBOARD CIRCUITING IS DELINEATED WITH A DASH-DOT LINE BOUNDARY, WITH PANELBOARD NAMES AND CIRCUIT NUMBERS IDENTIFIED AT BOUNDARY LINE. REFER TO PANEL SCHEDULES FOR ADDITIONAL INFORMATION.
CIRCUITING AND LOW-VOLTAGE WIRING BETWEEN LUMINAIRES, OCCUPANCY SENSORS, PUSH BUTTON STATIONS, SWITCHES, POWER PACKS, ETC., OMITTED WHERE CONTROL SCHEME IS APPARENT OR DETAILED. CONTROL SHALL BE BY OCCUPANCY SENSOR / CONTROL DEVICE(S) IN SAME REGION / ZONE AS ASSOCIATED LUMINAIRES AND SHALL NOT TRANSCEND REGION / ZONE UNLESS NOTED OTHERWISE. (A REGION / ZONE IS A SPACE BOUND BY FLOORS, WALLS, AND CEILINGS. REGION / ZONE MAY BE FURTHER IDENTIFIED BY A DASHED LINE BOUNDARY, OR WITH A LOWERCASE LETTER FOR CLARITY).

PANELBOARD CIRCUITING

REGION / ZONE

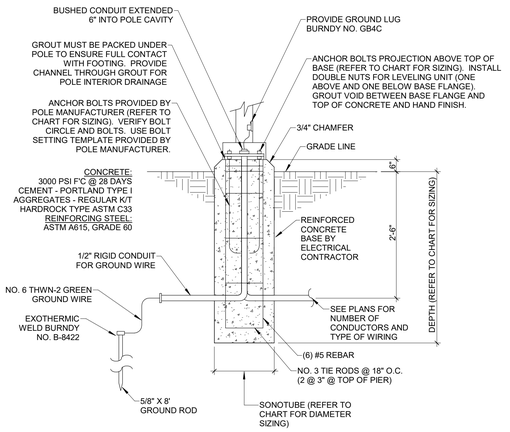
REF. NOTES (X):

is any colored lighting proposed? if so, please explain/provide details

LUMINAIRE SCHEDULE - SITE

TYPE NO	DESCRIPTION / SPEC NO	TOTAL WATTS	VOLT	MOUNTING	NOTES
SP1	SITE POST TOP HOLOPHANE PUCL3 P40 30K MVOLT FC5 BK SK PR7 CLGL	69 VA	MVOLT	POLE (SEE DETAIL FOR SPECIFICATION)	-

add building lighting



DECORATIVE

POLE LENGTH	POLE DESCRIPTION	BOLT CIRCLE (DIA.)	ANCHOR BOLT PROJECTION	ANCHOR BOLT SIZE	BASE COVER SIZE	SONOTUBE SIZE (DIA.)	SONOTUBE DEPTH
16'	HOLOPHANE WDA 16 F5J BK	10" - 12"	3-3/8" 3-1/4" - 3-1/2"	3/4" x 15" X 3" 3/4" X 18" X 3"	17"-19" DIA.	22"	8'

2 SITE LIGHTING - CONCRETE POLE BASE DETAILS
SCALE: NOT TO SCALE

NORTH

DESIGNED: JMM
DRAWN: JMM
CHECKED: JMM

ISSUE DATE: 4/14/2025

No.:	DATE:	BY:	DESCRIPTION:

REVISIONS:

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SITE PLAN REVIEW - RESPONSE #2

ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

SITE PLAN - ELECTRICAL

PROJECT NO.:

E301

ALL LUMINAIRES SHOWN SHALL BE CIRCUITED AS OUTLINED IN THIS NOTE, UNLESS INDICATED OTHERWISE. PANELBOARD CIRCUITING IS DELINEATED WITH A DASH-DOT LINE BOUNDARY, WITH PANELBOARD NAMES AND CIRCUIT NUMBERS IDENTIFIED AT BOUNDARY LINE. REFER TO PANEL SCHEDULES FOR ADDITIONAL INFORMATION.
CIRCUITING AND LOW-VOLTAGE WIRING BETWEEN LUMINAIRES, OCCUPANCY SENSORS, PUSH BUTTON STATIONS, SWITCHES, POWER PACKS, ETC., OMITTED WHERE CONTROL SCHEME IS APPARENT OR DETAILED. CONTROL SHALL BE BY OCCUPANCY SENSOR / CONTROL DEVICE(S) IN SAME REGION / ZONE AS ASSOCIATED LUMINAIRES AND SHALL NOT TRANSCEND REGION / ZONE UNLESS NOTED OTHERWISE. (A REGION / ZONE IS A SPACE BOUND BY FLOORS, WALLS, AND CEILINGS. REGION / ZONE MAY BE FURTHER IDENTIFIED BY A DASHED LINE BOUNDARY, OR WITH A LOWERCASE LETTER FOR CLARITY).

PANELBOARD CIRCUITING

REGION / ZONE

REF. NOTES (X):

Ensure that the foot candles at the property lines is 0.

can some of the pole lights be removed? it appears the site has higher lighting levels than we normally see. most sites have levels in the 1-2 foot candle range for a majority of the site

add building lighting to photometric



1 SITE PLAN - PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

DESIGNED: JMM
DRAWN: JMM
CHECKED: JMM

ISSUE DATE: 4/18/2025
REVISIONS:

No.:	DATE:	BY:	DESCRIPTION:

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SITE PLAN REVIEW - RESPONSE #2

ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

SITE PLAN - PHOTOMETRIC PLAN

PROJECT NO.:

E302

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Lighting must match or be substantially similar to the lights in images below with the same general style, color, and lighting temperature. If the holophane is not ideal for the applicant, they can also use lighting options that are similar to the MidAmerican Beaverbrooke Blvd lighting fixtures.

HOLOPHANE - FULL CUT OFF FIXTURES	BEAVERBROOKE BOULEVARD & GATEWAY DRIVE LIGHTING
• Utility Postop PUCL2, 70 watt, black Use color temperature 3000K for all street fixtures, 4000K for parking lots • Poles are 16' tall, 5" diameter, fluted "Wadsworth" aluminum poles, black powder coated finish. Mount poles flush to ground on 6" max height concrete base or direct bury.	
	

Please include cut sheets for wall-mounted lighting fixtures.

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number: SP1 LUMINAIRE
Notes: Type:

PUCL3
Utility Taft Series Luminaire Full Cutoff LED3



Mechanical
- Heavy grade A360 cast aluminum (<1% copper)
- Tool-less access with a spring-loaded latch
- Hidden hinge door allowing the door to swing open and remain open
- Optional internal or external NEMA twist lock photocontrol receptacle. Housing contains a tempered glass window to allow light to reach the cell for internal versions.
- Mount to slip fitter that will accept 3" high by 2-7/8" to 3-1/8" O.D. pole tenon
- Decorative top cover contains stainless steel hinge which secures entry the LED optical chamber
- Polyester power coat paint to ensure maximum durability
- Rigorous multi-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1654) after over 5,000 hours exposure to salt fog chamber (operated per ASTM B117) on standard and RAL finish options.
- RAL (RALxxxxDCR) paint colors are Super Durable Corrosion Resistant, 80% gloss.

Electrical
- Surge protection meets ANSI/IEEE C62.41.2 10kV/10kA.
- Standard SPD meets 20kV/10kA per ANSI C136.2-2015.
- Quick disconnect connectors for ease of installation and maintenance.
- Three-pole terminal block is standard, with optional prewired leads for ease of installation
- LED electronic 0-10v dimmable driver meets maximum total harmonic distortion (THD) of 20%, >0.90 Power Factor and is RoHS compliant.
- Minimum operating temperature is -40°C.
- Electronic driver has an estimated minimum life of 100,000 hours at 25°C.

Optical
- IP65 rated optical compartment
- LED circuit board located in the top cover
- Asymmetric or Symmetric zero uplight distributions
- 2700K, 3000K and 4000K CCT
- 70CRI Standard

Control Options
- Field Adjustable Output (AO) module - Onboard device that adjusts the light output and input wattage to meet site specific requirements. The AO module is preset at the factory to position number 8
- nLight Air (CAIRZ) outdoor fixture-mounted motion and photo-sensor, features a dual radio to communicate wirelessly to other nLight Air devices for group response to motion, on/off control in response to daylight and by switch – RSDZ0R6

- Long life photocontrol, 20 years – PCCL, P34 and P48 with DTL
- 7 pin photocontrol receptacles internally (PR7) or externally (PR7E) mounted in place of the ferrul
- DTL DIN dedicated bracket with external mounted antenna - DNBRA

Manufacturing
- Manufactured in Crawfordsville, Indiana, ARRA compliant
- 100% electrical testing on all luminaires before shipment
- Ten (10) years minimum experience in manufacturing LED based products

Certification and Standards
- Luminaire shall be UL 1598 - Wet Location Safety Listing
- Suitable for operation in an ambient temperature -40°C (-40°F) to 40°C (104°F) per UL certification for performance packages P05 thru P100 Type 2, 3 & 5 no glass, P05 thru P90 Type 2, 3, 4 & 5 clear glass and P05 thru P90 Type 3 & 5 frosted glass
- Suitable for operation in an ambient temperature -40°C (-40°F) to 25°C (95°F) per UL certification for performance packages P100 Type 4S no glass, P100 Type 2, 3, 4 & 5 clear glass and P100 type 3 & 5 frosted glass.
- LM79 compliant
- Design Lights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

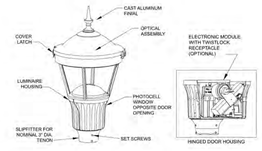
Government Procurement
BAA – Buy American Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/resources/buy-american for additional information.

Warranty
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

DIMENSIONAL DATA





Maximum Weight - 35 lbs
Maximum Effective Projected Area - 1.24 sq. ft.

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number: SP1 POLE
Notes: Type:

WDA
Wadsworth Aluminum Pole



SPECIFICATIONS

General Description
The lighting post shall be all aluminum, one-piece construction, with a classic tapered and fluted base design.

Materials
- The base and fluted tapered cast shaft shall be heavy wall, cast aluminum produced from certified ASTM 356.1 ingot per ASTM B-179 or ASTM B26.
- The straight shafts shall be extruded from aluminum, ASTM 6061 alloy.
- The tapered shaft shall be extruded from aluminum, ASTM 6063 alloy, spun to a tapered shape.
- All hardware shall be tamper resistant stainless steel
- Anchor bolts to be completely hot dip galvanized.

Construction
- The shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity
- The shaft shall be welded inside the base casting at the top of the access door, and externally where the shaft exits the base.
- All welding shall be per ANSI/AWS.

Dimensions
- The post height shall range from 8' to 22' with a 17' or 19' diameter base.
- At the top of the post, an integral tenon with a transitional domed shall be provided for luminaire mounting.

Installation
- The post shall be provided with four, hot dip galvanized L-type anchor bolts.
- A door shall be provided in the base for anchorage and wiring access.
- A grounding screw shall be provided inside the base opposite the door.

Warranty
1-Year Limited. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

IMPORTANT INSTALLATION NOTES:
- **Do not** erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Acuity Brands Lighting will not accept claim for incorrect anchorage placement due to failure to use factory template.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Acuity Brands Lighting is not responsible for the foundation design.

Note: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.

The Rapid Ship Pole and Luminaire program provides quick solutions for urgent needs.
The most popular and readily available are available for those urgent projects. Select from the following options to get up to 20 units shipped in 20 working days or less!

ORDERING INFORMATION **Example:** WDA 14 54C 17D C03 BK

Pool	Height	Shaft Style	Base	Tenon	Finish	Options	Welded Provisions
WDA Wadsworth Aluminum Pole	12 12 Feet 14 14 Feet	**Fluted Shaft** F4C 4" diameter, .125 Wall **Smooth Shaft** S4C 4" diameter, .125 Wall **SiteLink** SL4 4.5" Fluted, .156 Wall SL5 5.25" Fluted, .25 Wall	17D 17" Base, Diamond Pattern Bolt Circle 17S 17" Base, Square Pattern Bolt Circle 19D 19" Base, Diamond Pattern Bolt Circle 19S 19" Base, Square Pattern Bolt Circle **NOTE** Refer to Dimension Data for Base Options based on SiteLink and Non-SiteLink Shaft Styles.	C03 3X3 Tenon, (actual size 2.88 O.D. x 3" I.G.)	BK Black BZ Bronze GH Graphite GN Green GR Gray WH White	FGB GFI receptacle assembly inside base GRD 1/2 Brass Grounding Lug	R13LA Receptacle Provision located on the Hand Hole side, at 11 feet on 12 foot shaft R15SA Receptacle Provision located on the Hand Hole side, at 13 feet on 14 foot shaft **NOTE** Must include; FLUSS EV, replace SV with shaft finish

Accessories: Order as separate catalog number:	
Anchor Bolt Sets:	**Templates:**
AB-31-4 3/4" Anchor bolt set, galvanized steel	TMP-85 12" Bolt Circle, (for17D Base Option) TMP-157 12" Bolt Circle, (for175 Base Option) TMP-98 15" Bolt Circle, (for 19D Base Option) TMP-158 15" Bolt Circle, (for 19S Base Option) TMP40010 12" Bolt Circle, (for 17D Base Option): for SiteLink Shafts only

PUCL3
Utility Taft Series Luminaire Full Cutoff LED3

HOLOPHANE

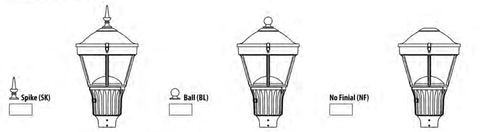
ORDERING INFORMATION (refer to page 3 for configurable options) **Example:** PUCL3 P20 30K MVOLT FC3 BK NF PR7E

Series	LED performance package	LED Color temperature	Voltage	Optics	Housing color	Finial
PUCL3 Utility Taft LED FCO	P05 3,400 nominal lumens P10 4,500 nominal lumens P20 5,500 nominal lumens P30 7,000 nominal lumens P40 8,000 nominal lumens P50 9,300 nominal lumens P60 10,000 nominal lumens P70 10,700 nominal lumens P80 11,600 nominal lumens P90 12,400 nominal lumens P100 13,900 nominal lumens	27K 2700K CCT 30K 3000K CCT 40K 4000K CCT	MVOLT Auto-sensing voltage (120 thru 277) 50/60 HZ HVOLT Auto-sensing voltage (347 thru 480) 50/60 HZ XVOLT Auto-sensing voltage (277 thru 480V) with enhanced power quality protection	FC2 Type 2 distribution full cutoff FC3 Type 3 distribution full cutoff FC4 Type 4 distribution full cutoff FC5 Type 5 distribution full cutoff	BK Black GR Gray GH Graphite GN Green PP Prime paint WH White BZ Bronze RALxxxxSCDCR RAL Super Durable Corrosion Resistant, 80% Gloss Paint, replace xxxx with RAL number. CMC Custom color match	NF None BL Ball SK Spike

Options: Uptons Compatibility Matrix on page 3 of 4		
CONTROLS OPTIONS	**PREWIRED LEAD OPTIONS**	**OPTIC OPTIONS**
AO Field Adjustable Output	L1W 1.5 ft prewired leads	CLGL Clear tempered glass lens
DNBRA DTL DIN node bracket with external mounted antenna, DTL DIN node ordered and shipped separately	L1L 3 ft prewired leads	FRGL 10% Frosted tempered glass lens
PR7 NEMA twistlock dimming photocontrol receptacle - 7 pin	L1U 10 ft prewired leads	HSS Louvered house side shield
PR7E NEMA twistlock dimming photocontrol receptacle - 7 Pin (Must use NF Finial Option)	L2W 20 ft prewired leads	**LUM REVEAL COLOR OPTIONS**
PCCL Long Life DTL Twistlock Photocontrol for Solid State, MVOLT	L2L 29 ft prewired leads	MHC LUM Reveal Plate Painted to match Housing Color
P34 Long Life DTL Twistlock Photocontrol for Solid State, 347V	L2U 30 ft prewired leads	**MENA LABEL OPTIONS**
P48 Long Life DTL Twistlock Photocontrol for Solid State, 480V		NL181 1"X 4" ANSI Wattage Label
SH Shorting Cap		NL242 2" X 3" ANSI Wattage Label
R50B086 nLight Motion Sensing Photocontrols		

Accessories: Order as separate catalog number:	
HOUSE SIDE SHIELD	
CLHSSNG25	No glass, Type 2 & Type 5 - Louvered house side shield
CLHSSNG34	No glass, Type 3 & Type 4 - Louvered house side shield
CLHSSGL25	Glass, Type 2 & Type 5 - Louvered house side shield
CLHSSGL34	Glass, Type 3 & Type 4 - Louvered house side shield

FINIAL INFORMATION
Mark Appropriate Box for Finial Options



WDA
Wadsworth Aluminum Pole

HOLOPHANE

ORDERING INFORMATION **Example:** WDA 14 54C 17D C03 BK

Pool	Height	Shaft Style	Base	Tenon
WDA Wadsworth Aluminum Pole	08 8 Feet 09 9 Feet 10 10 Feet 11 11 Feet 12 12 Feet 13 13 Feet 14 14 Feet 15 15 Feet 16 16 Feet 17 17 Feet 18 18 Feet 19 19 Feet 20 20 Feet 21 21 Feet 22 22 Feet **NOTE:** Refer to Pole Guide on page 4 for height based on Shaft Style	**Fluted Shaft** F3J Fluted Tapered (Cast), .25 F4C 4" Diameter Fluted, .125 Wall F4J 4" Diameter Fluted, .25 Wall F5J 5" Diameter Fluted, .25 Wall **SiteLink Shaft** SL4 4.5", .156 Wall SL5 5.25", .25 Wall SL6 5.75", .25 Wall **Smooth Shaft** S4C 4" Diameter .125 Wall S4J 4" Diameter .25 Wall S5J 5" Diameter .25 Wall **Tapered Shaft** T4C 3" to 4" Diameter .125 Wall T5C 3" to 5" Diameter .125 Wall	17D 17" Base, Diamond Pattern Bolt Circle 17S 17" Base, Square Pattern Bolt Circle 19D 19" Base, Diamond Pattern Bolt Circle 19S 19" Base, Square Pattern Bolt Circle	C03 3X3 Tenon, (actual size 2.88 O.D. x 3" I.G.) C04 4X4 Tenon, (actual size 2.88 O.D. X 4" I.G.) C05 5X5 Tenon, (actual size 2.88 O.D. X 5" I.G.) C06 3X6 Tenon, (actual size 2.88 O.D. X 6" I.G.) C08 3X8 Tenon, (actual size 2.88 O.D. X 8" I.G.) C09 3X9 Tenon, (actual size 2.88 O.D. X 9" I.G.) C12 3X12 Tenon, (actual size 2.88 O.D. X 12" I.G.) C14 3X14 Tenon, (actual size 2.88 O.D. X 14" I.G.) B38T 4-3/8X8 Tenon, (actual size 3.5 O.D. X 8" I.G.) G38T 4-3/8X8 Tenon, (actual size 4.38 O.D. X 8" I.G.) G12' 4-3/8X12 Tenon, (actual size 4.38 O.D. X 12" I.G.) W38' 4-1/2X18 Tenon, (actual size 4.5 O.D. X 18" I.G.) PLN' Pole only top pole - no tenon VGP' VGC Plate **NOTE:** 1. Available with F3J, SS2, SL5 and SL6 shaft styles only 2. Available with F5J, S5J and SL5 shaft styles only 3. Not available with F5J, T4C or T5C shaft styles. 4. Available with F5J and S5J shaft styles only

Finish	Options	Welded Provisions	Accessories: Order as separate catalog number:
BK Black BZ Bronze CMC Customer matched color CTBS Standard color to be determined DB Dark Blue GH Graphite GN Green GR Gray PP Prime Painted RALxxxxSDCR RAL Super Durable Corrosion Resistant, 80% Gloss Paint, replace xxxx with RAL number. SL Silver WH White	DBBF Factory installed direct burial base FGB GFI receptacle assembly inside base (only on 17D) GRD 1/2 Brass grounding lug	EXXXY[3] Provision for eye bolt LXXXY[3] Large provision RXXXY[3] Receptacle provision SXXXY[3] Small provision SBOXXXY[3] Occupancy sensor provision **NOTE:** 3 Replace "XXX" with height from grade (inches), can be up to 3 digits. Must use whole numbers. Leading zeros are not used. Replace Y with orientation from hand hole (A=0, B=90, C=180, D=270). Add multiple provisions as necessary to cover each location. Must validate EPA restrictions for banners.	**Anchor Bolt Sets:** AB-27-4* 1" Anchor bolt set, galvanized steel AB-31-4 3/4" Anchor bolt set, galvanized steel **Direct Burial Bases:** ADBB18A* 17" Galvanized steel direct burial base ADBB18B* 20" Galvanized steel direct burial base **Templates:** TMP-85 12" Bolt Circle, (for17D Base Option) TMP-157 12" Bolt Circle, (for175 Base Option) TMP-98 15" Bolt Circle, (for 19D Base Option) TMP-158 15" Bolt Circle, (for 19S Base Option) TMP40010 12" Bolt Circle, (for 17D Base Option): for SiteLink Shafts only **Breakaway Kits & Transpo Couplings:** BWKT 1700R 1200BC 075AB xx For use with 17" base, excludes SiteLink. Breakaway Kit for 3/4" anchor bolts, includes Bearing Plate and Skirt (xx=finish). Transpo breakaway couplings shipped as separate line item (TRANSPO-SPM407SXL) TRANSPO-SPM407SXL Transpo breakaway couplings for BWKT 1700R 1200BC 075AB BWKT 1700R 1200BC 100AB xx For use with 17" base, only SiteLink. Breakaway Kit for 1" anchor bolts, includes Bearing Plate and Skirt (xx=finish). Transpo breakaway couplings shipped as separate line item (TRANSPO-SPM410XXL) TRANSPO-SPM410XXL Transpo breakaway couplings for BWKT 1700R 1200BC 100AB BWKT 1900R 1500BC 075AB xx For use with 19". Breakaway Kit for 3/4" anchor bolts, includes Bearing Plate and Skirt (xx=finish). Transpo breakaway couplings shipped as separate line item (TRANSPO-SPM407SXL) TRANSPO-SPM407SXL Transpo breakaway couplings for BWKT 1900R 1500BC 075AB **NOTE:** 4 For use only with SL6 poles. 5 Base movement cannot exceed 3000 ft-lbs. Must validate wind load calculation, Not available with SL5 and SL6 Shaft styles.

DESIGNED:	JMM	ISSUE DATE:	04/18/2025
DRAWN:	JMM	REVISIONS:	
CHECKED:	JMM	No.:	DATE: BY: DESCRIPTION:

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SITE PLAN REVIEW - RESPONSE #2

SCHEMMER
Design with Purpose. Build with Confidence.

ZIGGI'S COFFEE
DRIVE-THRU COFFEE BUILDING WITH WALK-UP
1201 NE GATEWAY DRIVE
GRIMES, IOWA

LUMINAIRE CUTSHEETS

PROJECT NO.:
E303

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Planning & Zoning Staff Report

CITY OF GRIMES

DATE

May 6, 2025

PROJECT NAME

Ziggi's Coffee Site Plan

APPLICANT

Matt Burkhart

REQUESTED ACTION

Approval of site plan to construct a 865 sf building, dumpster enclosure, outdoor seating area, and parking lot on the 1.52 acre property.

LOCATION

1201 NE Gateway Drive

ZONING

Heritage at Grimes PUD Commercial Area

PLANNER

Alivia Hoodjer, Assistant Planner
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	Open Space/Undeveloped	Mixed-Use 1	R-4 Heritage at Grimes PUD; commercial area
North	Commercial	Mixed-Use 1	R-4 Heritage at Grimes PUD; commercial area
South	Neighborhood Commercial	Mixed-Use 1	R-4 Heritage at Grimes PUD; commercial area
East	Open Space/Undeveloped	Mixed-Use 1	R-4 PUD; R-3 Medium Density Residential and Hwy 141 Mixed Use Corridor Overlay
West	Open Space/Undeveloped	Low Density Residential	R-4 PUD

PARKS

No parkland dedication is required as the site is a commercial use.

The future land use map shows a future trail across the street from this proposed site plan. Portions of this trail along NE Gateway Drive have been built, including the portion directly across from the proposed site plan.



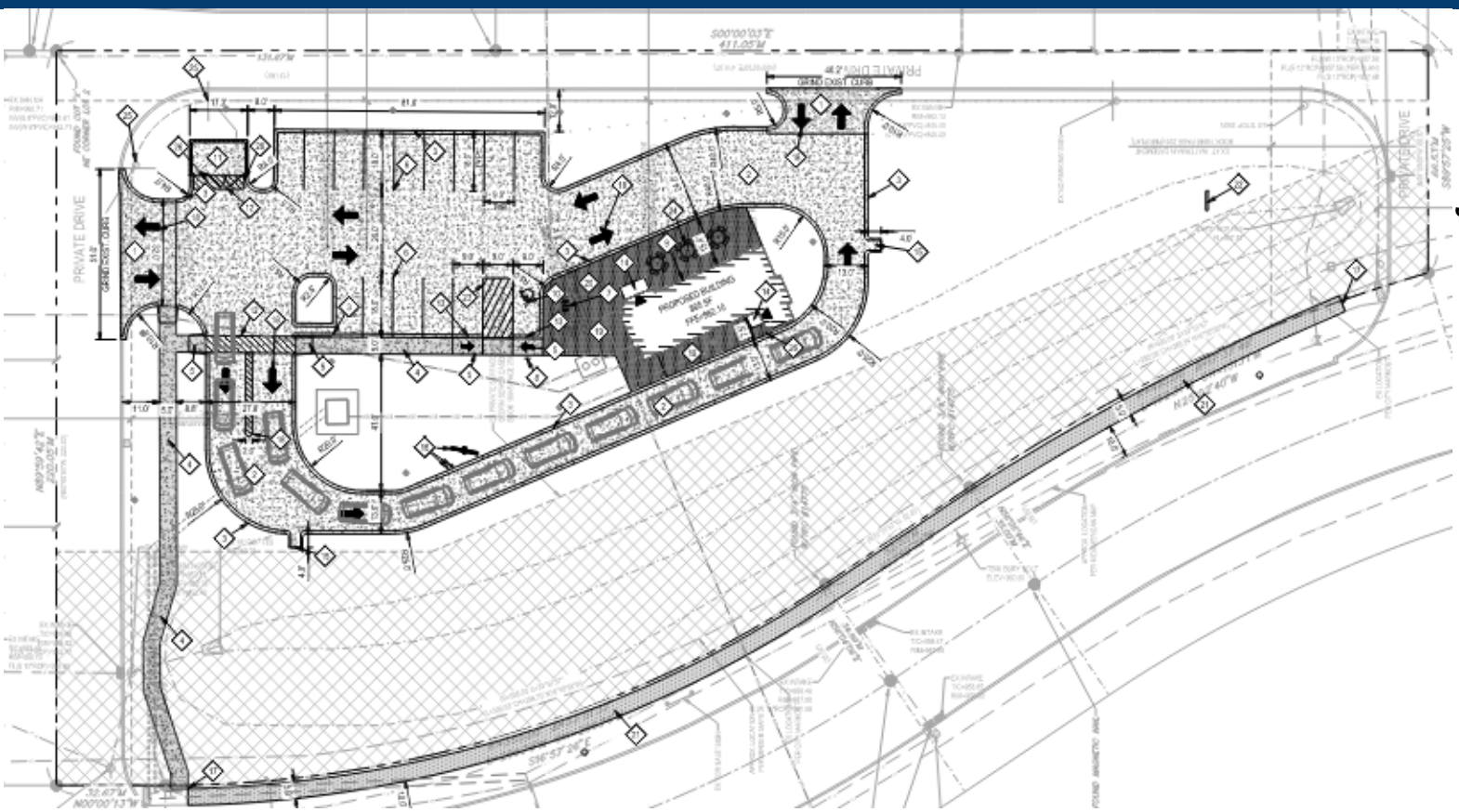
Future Land Use Map

Relation to Studies & Legal

Legal

The site plan is subject to the Heritage at Grimes PUD regulations as well as the recommendations made by the Heritage Review Committee. The Heritage Review Committee has given their recommendation of approval for the architectural and site plans.

Site Layout



ACCESS

Access to the site will be off of the North and East

LIGHTING

On site lighting proposed consistent with the light fixture recommendations of the Heritage at Grimes PUD.

BUILDING SETBACKS

Building setbacks: 0′

Parking setback: 10′

Maximum Building Height: 50′

Parking Calculation Table

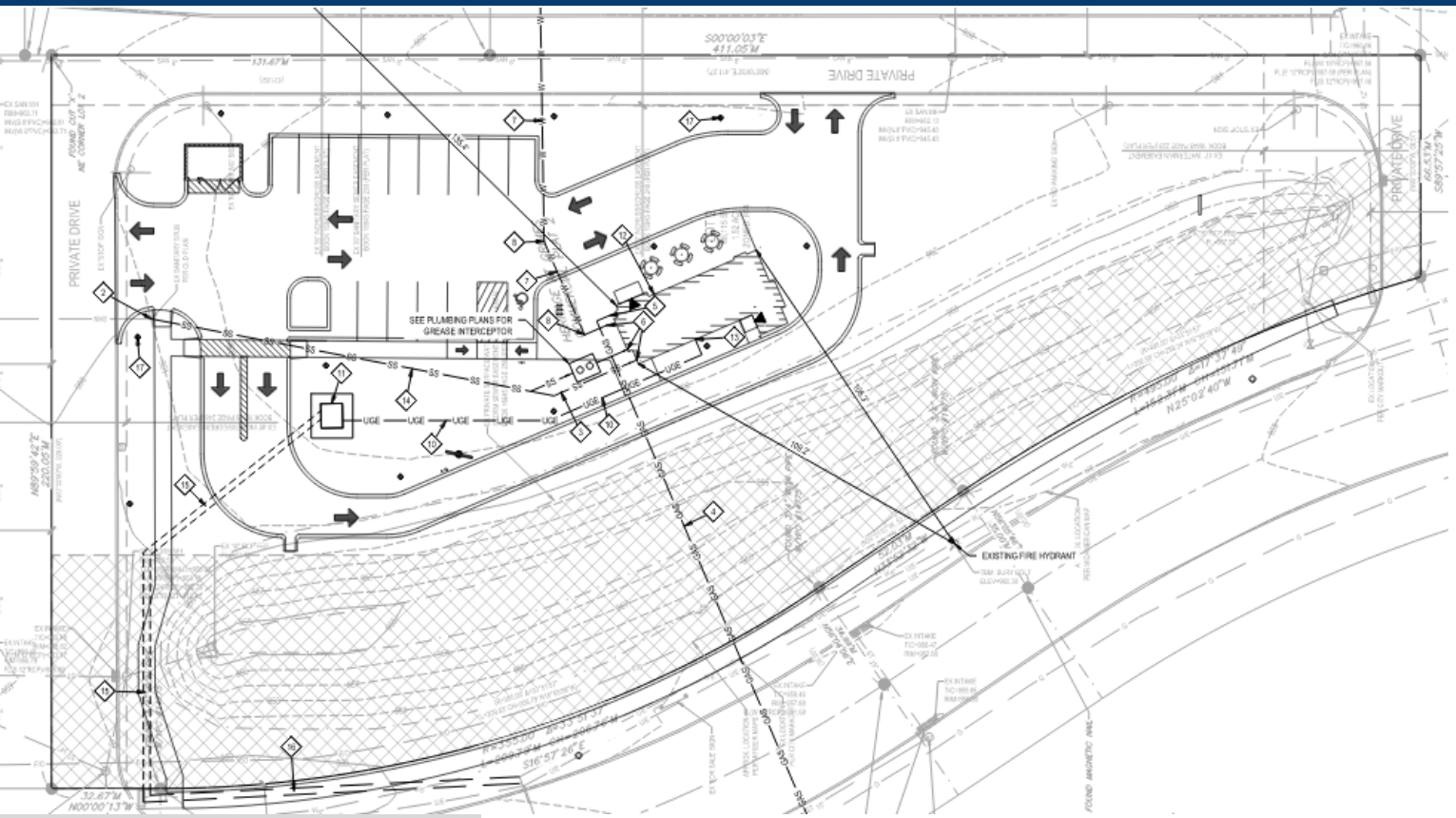
Required	Proposed
10 spaces per 1,000 sf: 12 total stalls including 1 handicap space	15 stalls including 1 handicap space

PARKING:

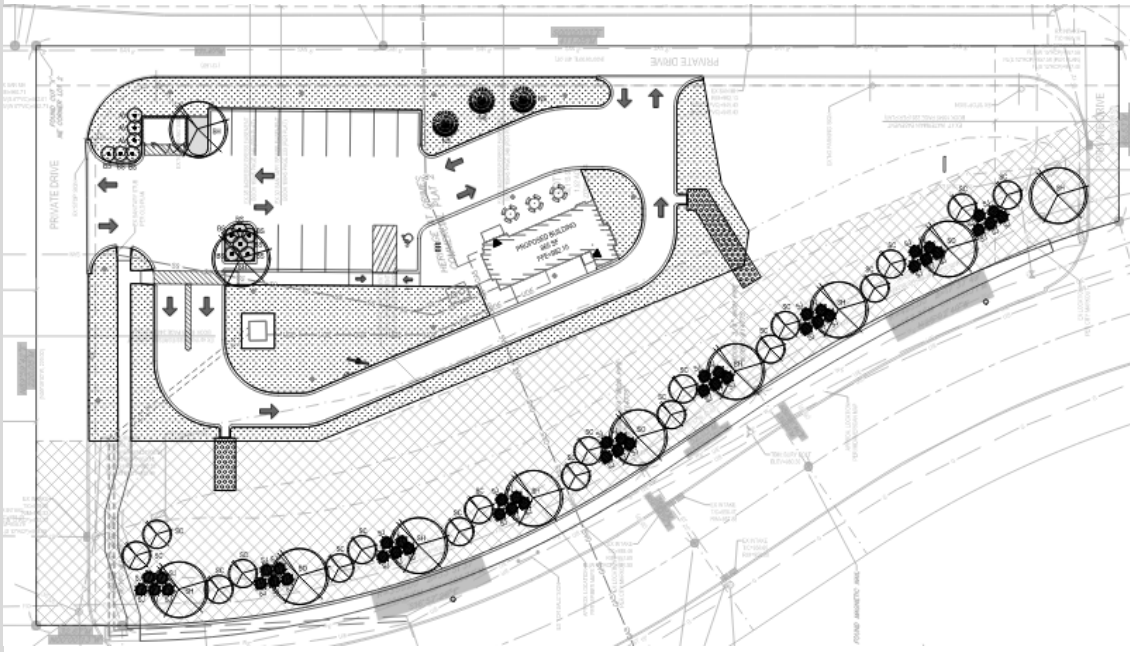
The minimum drive thru stacking requirement is 5 spaces. The proposed stacking for the drive thru is approximately 13 spaces.

Utilities & Landscaping

Utilities Map



Landscaping Plan



SANITARY

Sanitary line will extend from the existing service stub on the North side and connect to the primary building.

WATER

Water service will connect from an existing water main on the East and connect to the primary building.

STORM WATER

Flared end sections will be installed for the parking and drive thru area to drain property to the West. The existing detention swale will be used to capture the drainage from the site.

LANDSCAPING

Landscaping on site meets the open space planting requirements and the parking lot planting requirements. Some plantings along the access drive will be shifting to relocate out of the vision triangle for traffic safety.

Architecture

BUILDING & ELEVATIONS
The building will be constructed with stone veneer and Hardie siding, with corrugated metal and EIFS accents. Staff is currently working with the architect to ensure the building roofline has great varied heights to meet the intentions and requirements of the PUD. A parapet will be used to screen roof mounted equipment. All roof mounted equipment will be screened from the ROW

DUMPSTER ENCLOSURE
The dumpster enclosure will be built with integrally colored CMU block that matches the primary building light brown/tan color. There will be a metal man door and metal gates that match in color to the primary building.

LIGHTING
Wall-mounted lighting will be installed on all sides of the building and above the signage areas.

Material Board



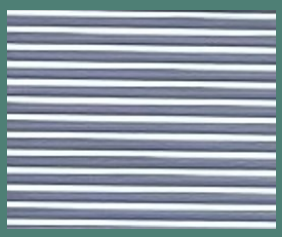
Tan colored Stucco textured Hardie Plank



Dark Clove EIFS Stucco Veneer



Stone veneer



Galvanized Corrugated Metal Panels

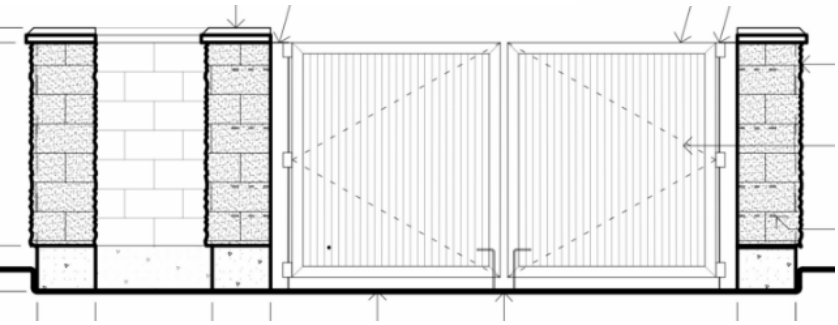
East Elevation



West Elevation



Dumpster Enclosure Elevation



Conclusion

STAFF RECOMMENDATION

Staff would recommend approval of the Ziggi's Coffee Site Plan subject to all remaining staff comments.

Conclusion

- Construction of a 865 sf building, dumpster enclosure, outdoor seating area, and parking lot on the 1.52 acre property.
- The proposed building is to be composed of stone veneer and Hardie siding, with corrugated metal and EIFS accents for the building materials. Currently, the applicant is revising the elevations to include a roofline with more varying heights, as intended in the Heritage at Grimes PUD code. The Heritage Review Committee has given their recommendation of approval for the site and architectural plans.
- The site is subject to the requirements of the Heritage at Grimes PUD.



South Elevation

North Elevation

