

Planning and Zoning Commission Agenda

Grimes Planning and Zoning Commission
July 1, 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. Heritage at Grimes Plat 8 Final Plat
2. US Bank Site Plan
3. Lions Park Site Plan
4. Adjournment

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

This meeting of the Grimes Planning and Zoning Commission was called to order Tuesday, June 3, 2025 at 5:30 P.M.

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

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

Absent: Abi Reiland, Council Liaison: Andrew Borcherding

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

Motion by Bunge, Second by Lickteig, to approve the agenda
Roll Call: Ayes-All; Nays-0 Motion passes: 4-0

2. APPROVAL OF THE MINUTES

Motion by Lickteig, Second by Bunge, to approve the minutes from the May 6, 2025 meeting
Roll call: Ayes-All: Nays-0 Motion passes: 4-0

B. PUBLIC AGENDA ITEMS

Hope Meadows Plat 3 Final Plat

Staff member Martin presented the details of the final plat. Staff recommended approval.

Motion by Lickteig, Second by Patterson to approve Hope Meadows Plat 3 Final Plat
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

American Mechanical 3.0 Site Plan Amendment

Staff member Martin shared features of the site plan amendment. It is an addition similar to one this building undertook a few years ago including parking stalls and a dumpster enclosure. Staff recommended approval.

Motion by Bunge, Second by Lickteig to approve American Mechanical 3.0 Site Plan Amendment
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Verizon Des Beaver Creek Site Plan Amendment

Council Liaison Borcherding joins the meeting at 5:38 PM.

Staff member Martin explained the technical details of the proposal. The tower is planned to be galvanized to match the light poles already existing on the site, and the fencing around the tower is planned to have the same material used as the building. Staff member Pfaltzgraff explained the revenue it will generate and service it will provide to residents.

The Commission discussed the proposal and asked questions of staff and the applicant.

Motion by Bunge, Second by Lickteig to approve Verizon Des Beaver Creek Site Plan Amendment Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Next meeting July 1, 2025

Meeting is adjourned at 5:51 p.m.

_____

Chairperson Signature

_____

Clerk Signature

Planning & Zoning Staff Report

CITY OF GRIMES

DATE

July 1, 2025

PROJECT NAME

Heritage at Grimes Plat 8

Final Plat

APPLICANT

PJC Family Trust

REQUESTED ACTION

Approval of the final plat to subdivide 5.12 acres into two lots for development.

LOCATION

Northeast corner of N James Street and NE Beaverbrooke Blvd

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	Business Park	M1-A
North	Vacant	Business Park	A-1
South	Vacant	Business Park	A-1
East	Vacant	Business Park and Future Parks & Rec	M-2
West	Industrial	General Industrial	A-1

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.



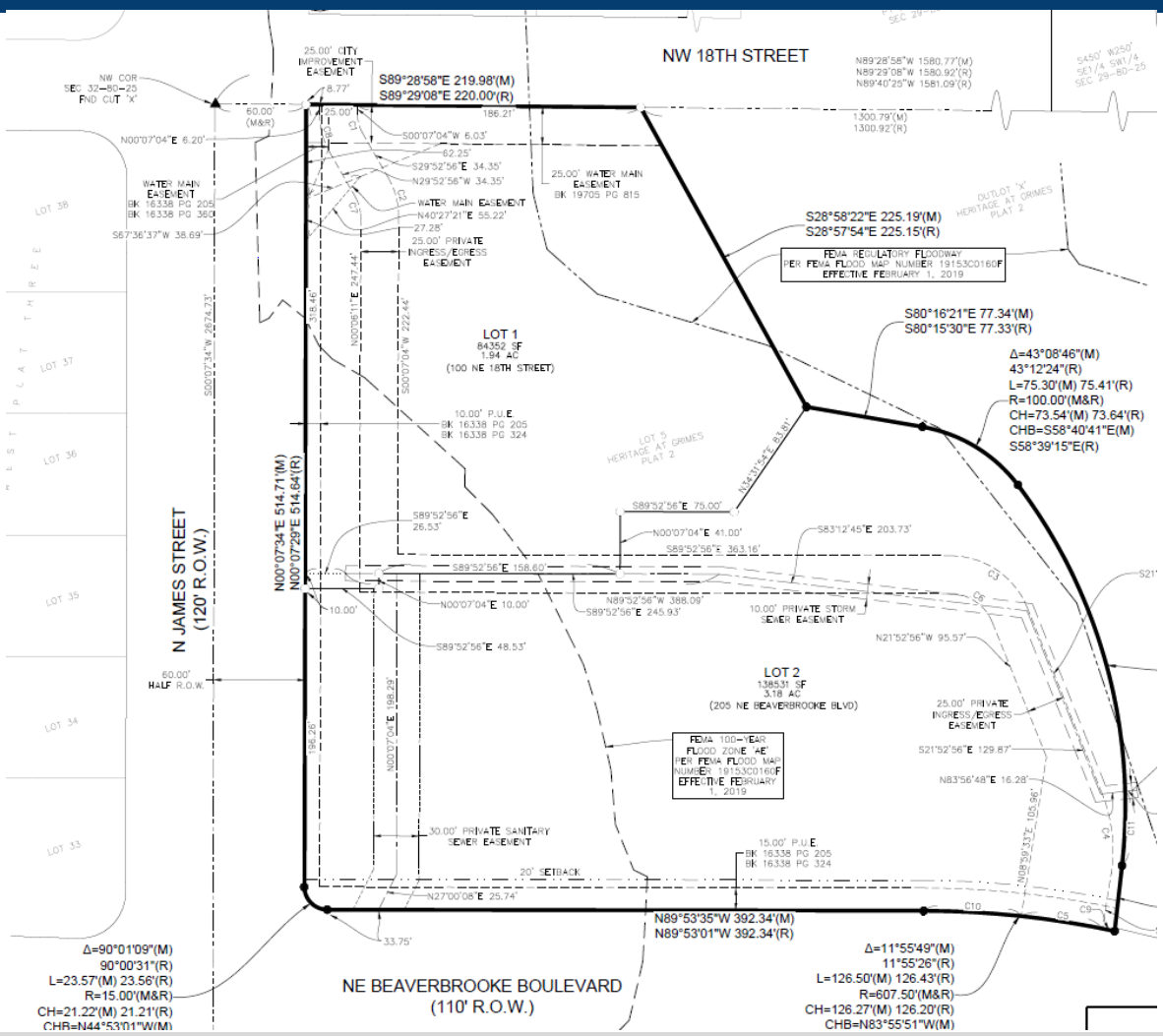
Future Land Use Map

Legal

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

All legal documents associated with the plat with be required to be submitted for review and approved with the final plat.

Plat Layout



PLAT LAYOUT

The plat will consist of two lots for commercial development. Lot 1 on the north is planned to be developed with a daycare facility. The site plan was approved in May and is anticipated to begin construction yet this year.

ACCESS

The site will have access from NE 18th Street and NE Beaverbrooke Blvd. An ingress/egress easement will be reserved through Lot 1 and Lot 2 to allow cross-access from NE 18th Street to NE Beaverbrooke Blvd

Ten-foot trails abut the property along NE Beaverbrooke Blvd and N James Street.

EASEMENTS FOR FUTURE PROJECTS

A new water main easement will be reserved to allow the City to extend water main along N James Street. A city improvement easement will be reserved along the north side of the lot to allow the City to realign NE 18th Street 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.

RIGHT-OF-WAY

No right-of-way dedication is required to accommodate future improvements on N James Street.

Conclusion

STAFF RECOMMENDATION

Staff recommend approval of the Heritage at Grimes Plat 8 Final Plat.

Conclusion

The proposal is to approve a final plat to subdivide 5.12 acres into two lots for commercial development.

Lot 1 is planned to be developed with a daycare facility.

The plat will have vehicular access to NE 18th Street and NE Beaverbrooke Blvd.

Easements will be reserved for future City improvements to NE 18th Street and water main extension along N James Street.

All legal documents associated with the plat with be required to be submitted for review and approved with the final plat.

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

~~June 11, 2025~~
June 23, 2025

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

RE: Heritage at Grimes Plat 8 Final Plat

Dear Kris:

The Development Services Department is in receipt of a proposed Final Plat for Heritage at Grimes Plat 8. Based on the review of the submitted materials, staff have the following comments:

General Comments:

1. Provide signed final plat application. Please provide signed application.

2. Provide $2000 review fee.

3. ~~Label addresses for each lot.~~
   a. ~~Lot 1 – 100 NE 18th Street~~
   b. ~~Lot 2 – 205 NE Beaverbrooke Blvd~~

4. ~~Provide vicinity sketch.~~

5. ~~Add an "E" at the end of Beaverbrooke.~~

6. ~~Add the city improvement easement and new water main easement to the plat.~~

7. ~~Label the storm sewer, sanitary sewer, and ingress/egress easements as private.~~

Legal Comments:

All legal documents are required to be submitted for review no later than 2 weeks prior to the desired Council date.

1. A title opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of

mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances.

2. A certificate by the owner(s) that the subdivision is with their free consent and is in accordance with the desire of the owner(s). This certificate must be signed and acknowledged by the owner(s) before a notary.

3. A statement from the mortgage holders or lienholders, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before a notary.

4. A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Iowa Code Chapter 354.

5. Approval of the subdivision name from the County, if required.

6. A resolution and certificate for approval by the Council and signatures of the Mayor and Clerk. To be provided by the City.

7. Any easement documents and their legal descriptions, and mortgage holder consent, if applicable.

    a. Water Main easement
    b. City Improvement easement
    c. Private Sanitary Sewer easement
    d. Private Storm Sewer easement
    e. Private Ingress/Egress easement

8. Declaration and Covenants, Restrictions, and Easements, if applicable.

9. A list of the minimum protection elevations (MPEs) for each lot within the plat. This document shall be certified by a licensed engineer. MPE's shall not be referenced on the final plat.

10. Executed electric and gas distribution agreements.

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: June 18, 2025
(1 PDF of Final Plat and Legals)

PLANNING & ZONING: July 1, 2025 at 5:30

COUNCIL MEETING: July 22, 2025 at 5:30 (if legal documents are received)

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

HERITAGE AT GRIMES PLAT 8

FINAL PLAT

INDEX LEGEND

LOCATION: LOT 5 HERITAGE AT GRIMES PLAT 2
GRIMES, POLK COUNTY, IOWA

REQUESTOR: PJC FAMILY TRUST

PROPRIETOR: PJC FAMILY TRUST
318 SE 64TH ST
PLEASANT HILL, IA 50327–9100

SURVEYOR: JOSHUA E. MACKIE

COMPANY: CIVIL DESIGN ADVANTAGE

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

OWNER / DEVELOPER

PJC FAMILY TRUST
318 SE 64TH ST
PLEASANT HILL, IA 50327–9100

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322

ZONING

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

BULK REGULATIONS

SETBACKS
ADJACENT TO BEAVERBROOKE BLVD: 20'
ALL OTHERS: 0'

DATE OF SURVEY

FEBRUARY 28, 2025

PLAT DESCRIPTION

LOT 5 IN HERITAGE AT GRIMES PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA.

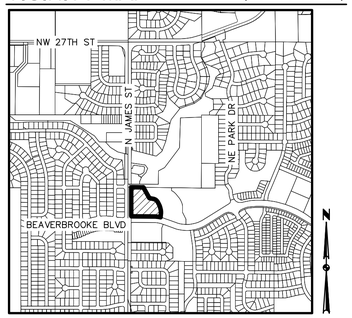
NOTES

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

NOTES

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	30°00'00"	25.00'	13.09'	S14°52'56"E	12.94'
C2	30°00'00"	50.00'	26.18'	S14°52'56"E	25.88'
C3	67°59'59"	55.00'	65.27'	S55°52'56"E	61.51'
C4	30°52'28"	100.00'	53.89'	S06°26'42"E	53.24'
C5	5°05'41"	607.50'	54.02'	N81°17'14"W	54.00'
C6	68°00'00"	30.00'	35.60'	N55°52'56"W	33.55'
C7	30°00'00"	25.00'	13.09'	N14°52'56"W	12.94'
C8	30°00'00"	50.00'	26.18'	N14°52'56"W	25.88'
C9	0°46'27"	607.50'	8.21'	S78°21'10"E	8.21'
C10	6°03'41"	607.50'	64.27'	N86°51'55"W	64.24'
C11	8°00'41"	350.00'	48.94'	S02°28'29"W	48.90'

VICINITY MAP (NOT TO SCALE)



GRIMES, IOWA

PT LOT 44 CHEVALIA VALLEY
OUTLOT 'I' CHEVALIA VALLEY
PT SW1/4 SW1/4 SEC 29–80–25
SW CORNER HERITAGE AT GRIMES PLAT 3 FND 1/2" PIPE (BENT)
S00°16'28"W 60.03'(M)
S00°16'20"W 60.02'(R)
AREA ABOVE RESERVED FOR RECORDING STAMP
NW 18TH STREET
NW COR SEC 32–80–25 FND CUT 'X'
25.00' CITY IMPROVEMENT EASEMENT
S89°28'58"E 219.98'(M)
S89°29'08"E 220.00'(R)
8.77'
60.00' (M&R)
25.00'
186.21'
N89°28'58"W 1580.77'(M)
N89°29'08"W 1580.92'(R)
N89°40'25"W 1581.09'(R)
1300.79'(M)
1300.92'(R)
S450' W250' SE1/4 SW1/4 SEC 29–80–25
N00°07'04"E 6.20'
S00°07'04"W 6.03'
62.25'
S29°52'56"E 34.35'
N29°52'56"W 34.35'
WATER MAIN EASEMENT BK 16338 PG 205 BK 16338 PG 360
WATER MAIN EASEMENT
N40°27'21"E 55.22'
27.28'
S67°36'37"W 38.69'
25.00' PRIVATE INGRESS/EGRESS EASEMENT
25.00' WATER MAIN EASEMENT BK 19705 PG 815
OUTLOT 'X' HERITAGE AT GRIMES PLAT 2
S28°58'22"E 225.19'(M)
S28°57'54"E 225.15'(R)
FEMA REGULATORY FLOODWAY PER FEMA FLOOD MAP NUMBER 19153C0160F EFFECTIVE FEBRUARY 1, 2019
S80°16'21"E 77.34'(M)
S80°15'30"E 77.33'(R)
Δ=43°08'46"(M)
43°12'24"(R)
L=75.30'(M) 75.41'(R)
R=100.00'(M&R)
CH=73.54'(M) 73.64'(R)
CHB=S58°40'41"E(M)
S58°39'15"E(R)
LOT 38
LOT 37
LOT 36
LOT 35
LOT 34
LOT 33
PLAT THREE
WEST
BEAVERBROOKE
S00°07'34"W 2674.73'
318.46'
N00°06'11"E 247.44'
S00°07'04"W 222.44'
LOT 1
84352 SF
1.94 AC
(100 NE 18TH STREET)
10.00' P.U.E. BK 16338 PG 205 BK 16338 PG 324
N00°07'34"E 514.71'(M)
N00°07'29"E 514.64'(R)
N JAMES STREET (120' R.O.W.)
60.00' HALF R.O.W.
LOT 5 HERITAGE AT GRIMES PLAT 2
N34°31'54"E 83.81'
S89°52'56"E 75.00'
S89°52'56"E 26.53'
N00°07'04"E 41.00'
S83°12'45"E 203.73'
S89°52'56"E 363.16'
S89°52'56"E 158.60'
N00°07'04"E 10.00'
N89°52'56"W 388.09'
S89°52'56"E 245.93'
10.00'
S89°52'56"E 48.53'
10.00' PRIVATE STORM SEWER EASEMENT
S21°52'56"E 131.37'
N21°52'56"W 95.57'
Δ=43°32'43"(M)
43°30'42"(R)
L=266.00'(M) 265.80'(R)
R=350.00'(M&R)
CH=259.65'(M) 259.46'(R)
CHB=S15°17'32"E(M)
S15°17'43"E(R)
LOT 2
138531 SF
3.18 AC
(205 NE BEAVERBROOKE BLVD)
25.00' PRIVATE INGRESS/EGRESS EASEMENT
S21°52'56"E 129.87'
FEMA 100–YEAR FLOOD ZONE 'AE' PER FEMA FLOOD MAP NUMBER 19153C0160F EFFECTIVE FEBRUARY 1, 2019
N83°56'48"E 16.28'
10.00' OFF–SITE PRIVATE STORM SEWER EASEMENT
N83°56'48"E 7.94'
196.26'
N00°07'04"E 198.29'
N08°59'33"E 105.96'
30.00' PRIVATE SANITARY SEWER EASEMENT
15.00' P.U.E. BK 16338 PG 205 BK 16338 PG 324
20' SETBACK
N27°00'08"E 25.74'
33.75'
N89°53'35"W 392.34'(M)
N89°53'01"W 392.34'(R)
S06°24'20"W 43.36'(M)
S06°27'39"W 43.48'(R)
S08°59'33"W 36.49'
Δ=90°01'09"(M)
90°00'31"(R)
L=23.57'(M) 23.56'(R)
R=15.00'(M&R)
CH=21.22'(M) 21.21'(R)
CHB=N44°53'01"W(M)
N44°52'46"W(R)
NE BEAVERBROOKE BOULEVARD (110' R.O.W.)
Δ=11°55'49"(M)
11°55'26"(R)
L=126.50'(M) 126.43'(R)
R=607.50'(M&R)
CH=126.27'(M) 126.20'(R)
CHB=N83°55'51"W(M)
N83°55'18"(R)
W1/4 COR SEC 32–80–25 FND PK NAIL
PT LOT 6 HERITAGE AT GRIMES PLAT 2
C1 C2 C3 C4 C5 C6 C7 C8 C9 C10 C11

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" PIPE, CAP#14775 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, YELLOW PLASTIC CAP#29363 (UNLESS OTHERWISE NOTED)		○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

SCALE
0' 20' 40' 80'
1" = 40' (FULL SIZE)

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JOSHUA E. MACKIE 29363 PROFESSIONAL LAND SURVEYOR IOWA

JOSHUA E. MACKIE, P.L.S. DATE

LICENSE NUMBER 29363
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS	DATE
PREPARED	04/08/25
REVISED	05/21/25
REVISED	06/18/25

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

HERITAGE AT GRIMES PLAT 8
FINAL PLAT

1/1

2407.526

FILE: H:\2024\2407526\DWG\2407526-FINAL PLAT.DWG
PLOTTED BY: CARTER YOUNGBLOOD PLOTTED: 6/30/2025 8:59 AM
COMMENT:
TECH:
ENG:

Planning & Zoning Staff Report

CITY OF GRIMES

DATE

July 1, 2025

PROJECT NAME

US Bank Site Plan

APPLICANT

US Bancorp d.b.a as US Bank
US Bancorp Center – CRE

REQUESTED ACTION

Approval of site plan to construct a 4500 sf building, dumpster enclosure, and parking lot on the 1.03 acre property.

LOCATION

331 NE Cypress Drive

ZONING

C-2 General and Highway Service Commercial

PLANNER

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

Location Map



Zoning Map



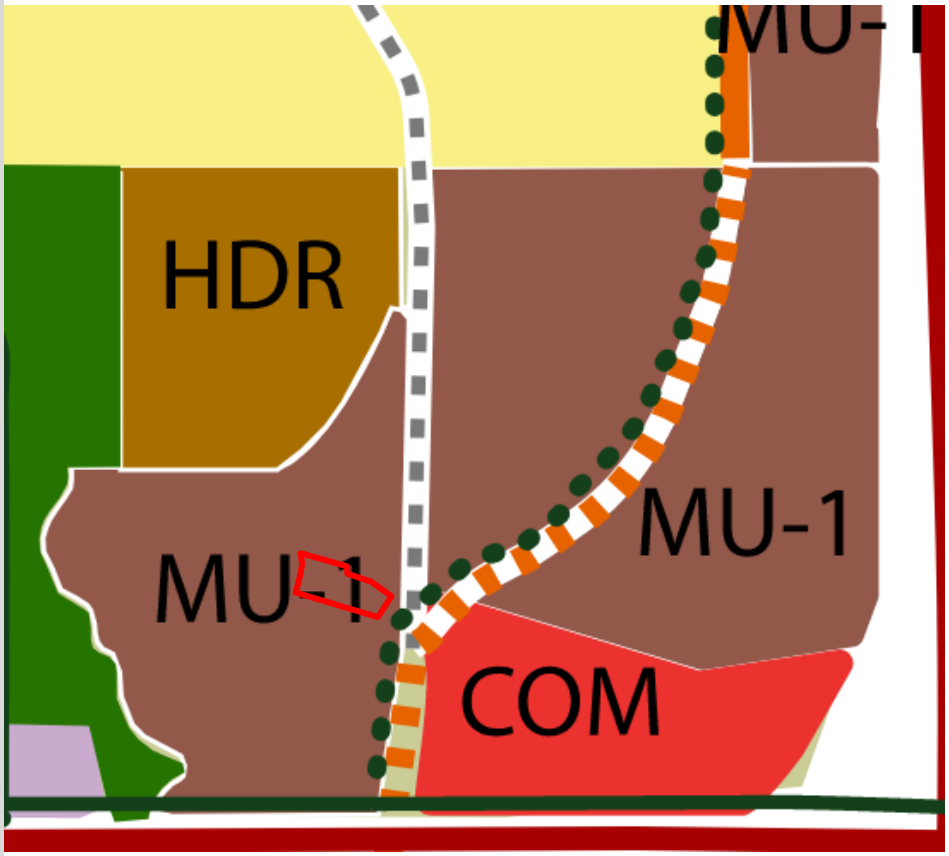
Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Undeveloped, open space	Mixed Use 1	C-2 General and Highway Service Commercial
North	Undeveloped, open space	Mixed Use 1	C-2 General and Highway Service Commercial
South	Commercial	Mixed Use 1	C-2 General and Highway Service Commercial
East	Commercial and Undeveloped open space	Commercial	C-2 General and Highway Service Commercial and Hwy 141 Mixed Use Overlay Zone 2
West	Undeveloped, open space	Mixed Use 1	C-2 General and Highway Service Commercial

PARKS

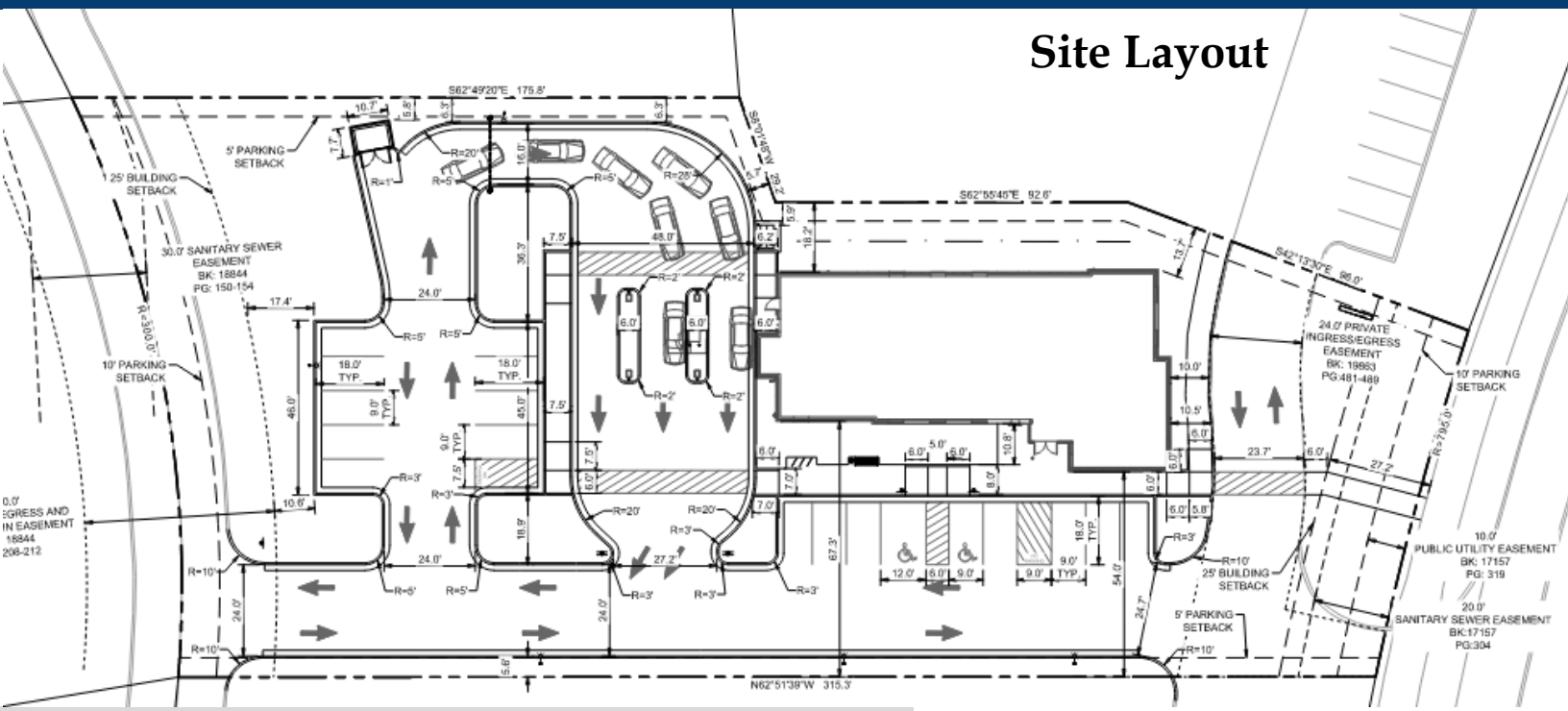
This site will have a sidewalk connection extending to the public trail along NE Gateway Drive.

This site is a commercial use, therefore no parkland dedication is required.



Future Land Use Map

Site Layout



ACCESS

Access to the site will be provided from both NE Cypress Drive and the frontage road connecting to NE Gateway Drive.

SIDEWALK CONNECTIONS

The site will provide a sidewalk connection to the public trail along NE Gateway Drive and sidewalk connection to future development to the north.

LIGHTING

The site will have parking lighting and an additional street light near the frontage road. Proposed lighting does not flood onto neighboring properties.

BUILDING SETBACKS

Front: 25'

Side: 0', except when adjoining any "R" district or street ROW, in which case 25'.

Rear: 25'

Parking Calculation Table

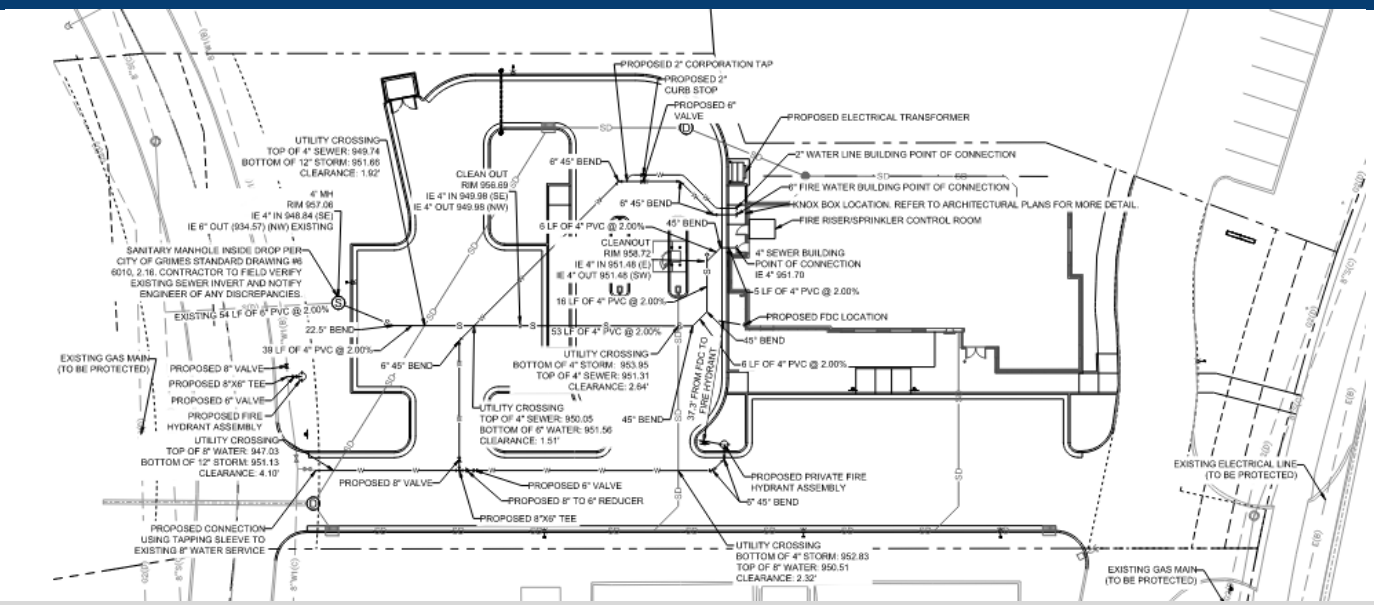
Required	Proposed
3 spaces / 1,000 sf = 14 stalls 2 ADA stalls 3 stacking spaces	18 stalls including 2 ADA stalls 8 stacking spaces

PARKING:

Parking setbacks are 5' from side and rear lot lines and 10' from street ROW.

Utilities & Landscaping

Utilities Map



SANITARY

Sanitary line will extend from the existing service stub on the west side of the property and connect to the primary building.

WATER

Water service will connect from an existing water main stub on the west side of the property and connect to the primary building. An existing fire hydrant will be relocated north of existing location and another hydrant will be placed on the site.

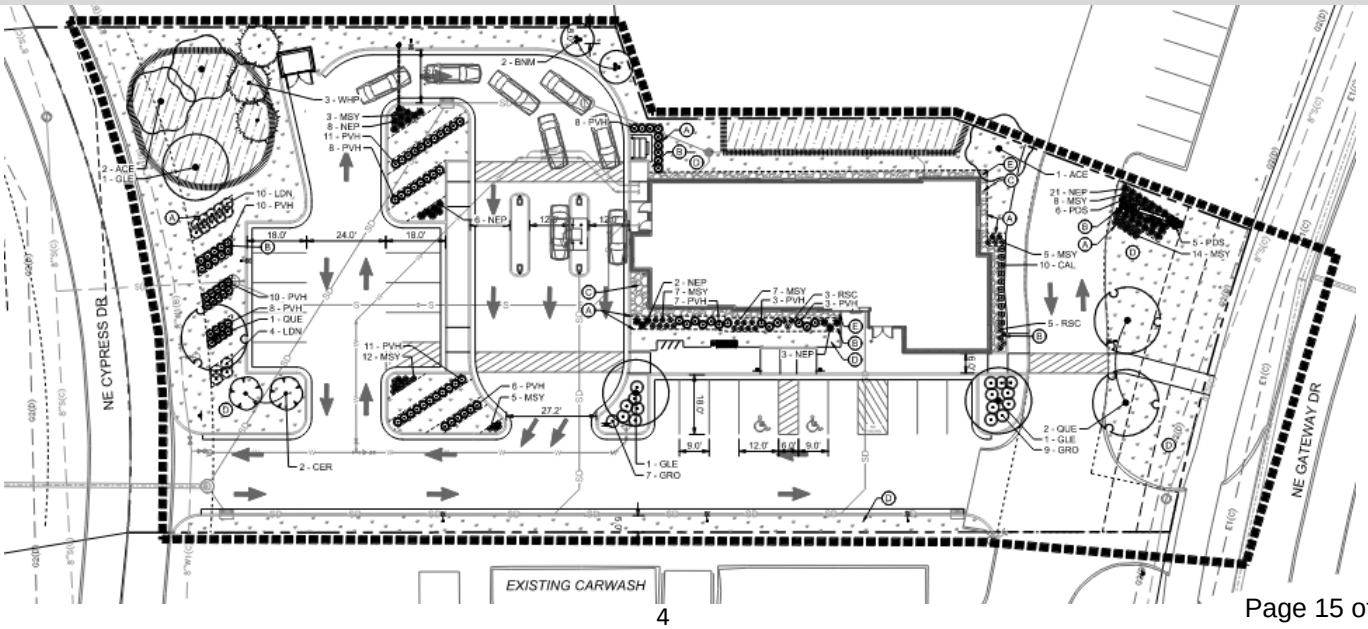
STORM WATER

The storm sewer will connect into an existing manhole and discharge west into the regional basin. Building downspouts will be connected into the storm sewer.

LANDSCAPING

Landscaping on site meets the open space planting requirements.

Landscaping Plan



Architecture

BUILDING & ELEVATIONS

The building will be constructed with brick, stone block, and metal panels on the façade. Parapets will be used to screen roof mounted equipment. All roof mounted equipment will be screened from the ROW. Attached to the building will be an awning structure overhead of the ATM and drive thru lanes.

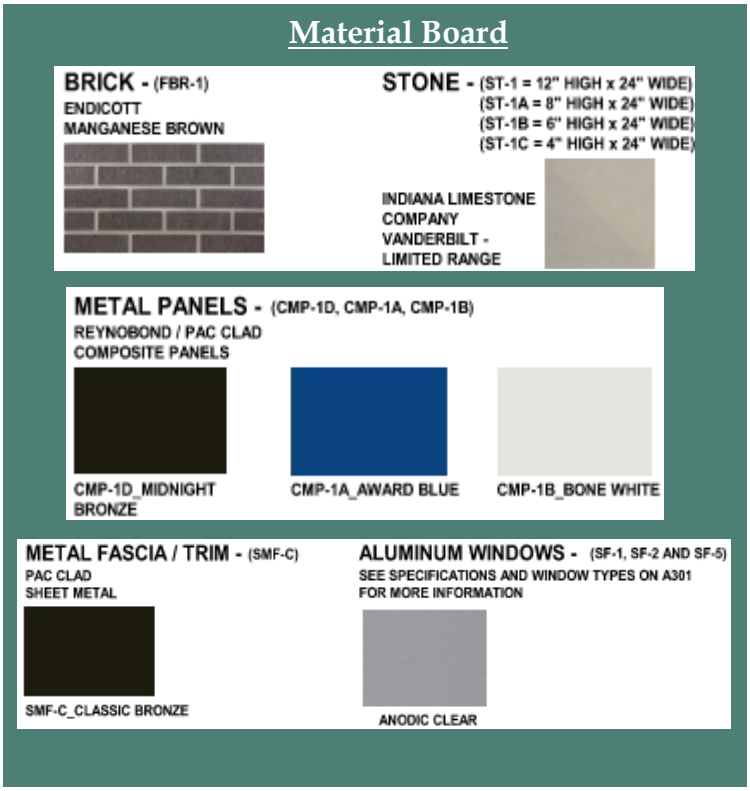
DUMPSTER ENCLOSURE

The enclosure will be constructed with the same brick material as the building. The gates will be a steel gate material.

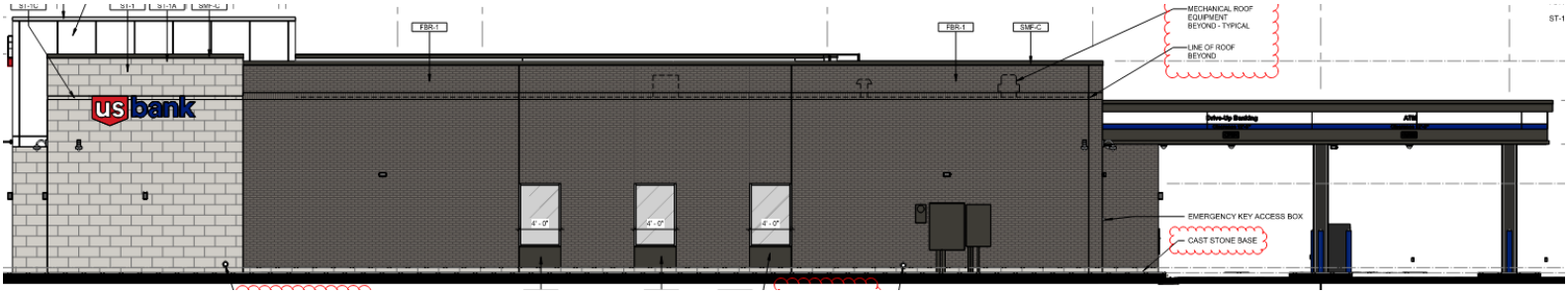
LIGHTING

There will be wall mounted lighting on all four sides of the proposed building.

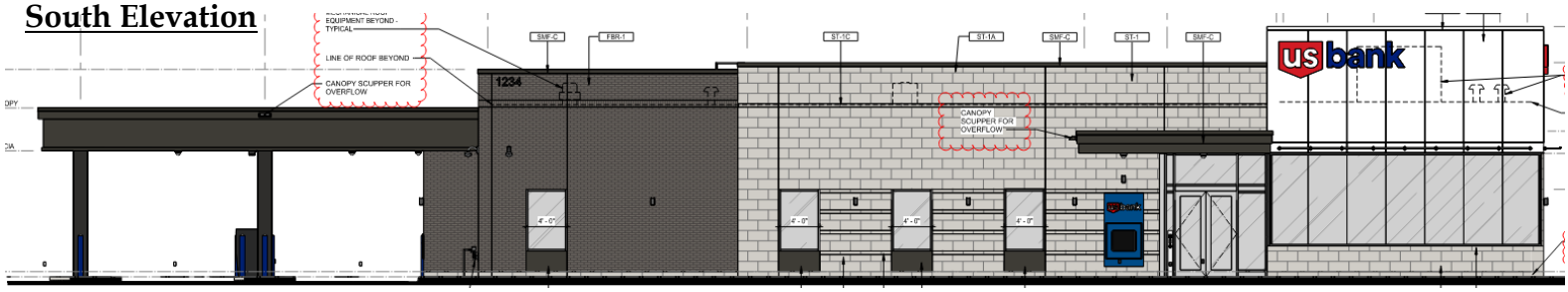
Material Board



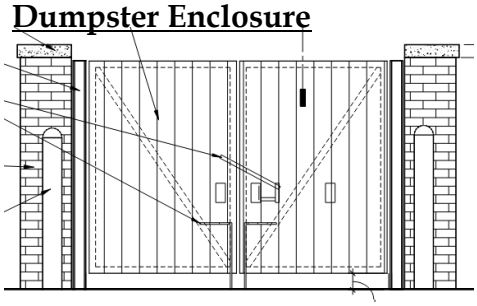
North Elevation



South Elevation



Dumpster Enclosure



Conclusion

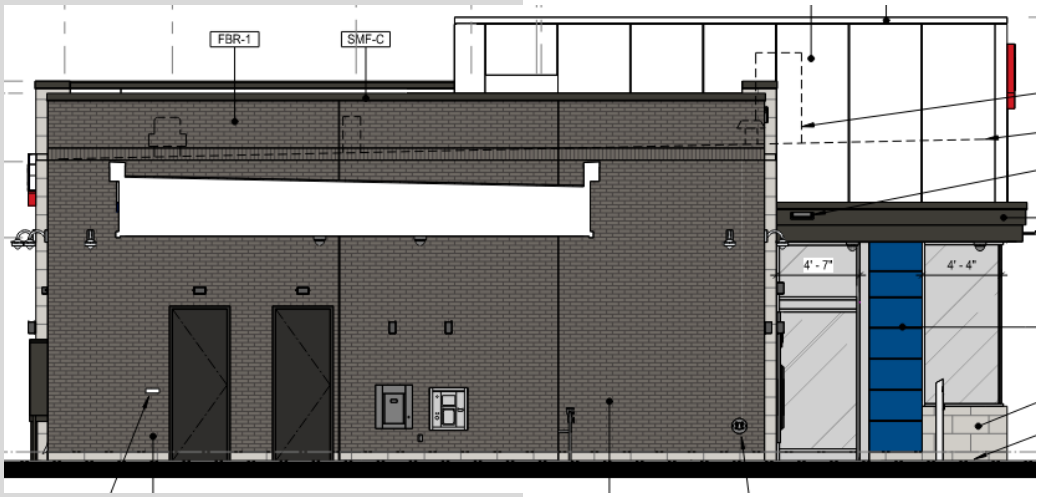
STAFF RECOMMENDATION

Staff recommends approval of the US Bank Site Plan subject to remaining staff comments.

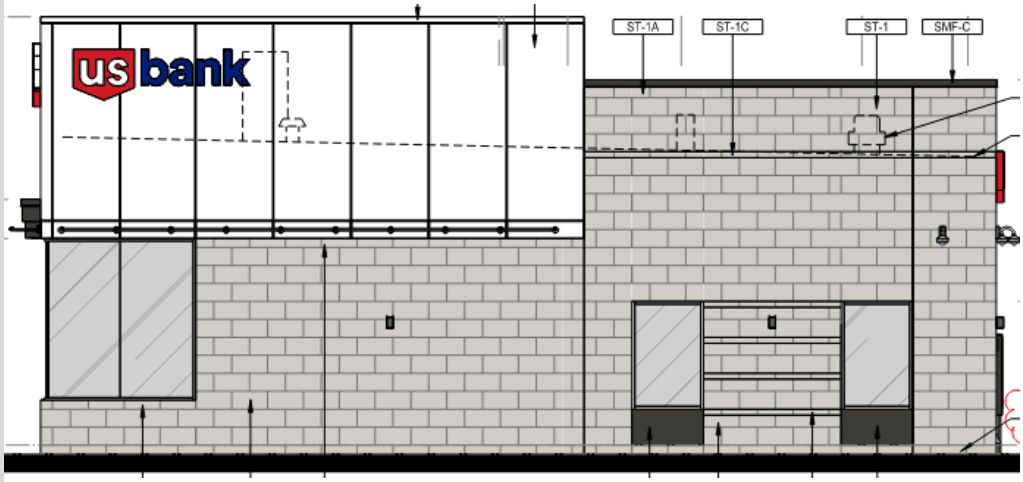
Conclusion

- Construction of a 4500 sf building, dumpster enclosure, ATMs, and parking lot on the 1.03 acre property.
- The proposed building is to be composed of brick, stone, and metal panel materials that meet the architecture requirements for C-2.

West Elevation (Facing NE Cypress Dr. (pvt.))



East Elevation (Facing NE Gateway Dr.)



SITE PLAN FOR
US BANK
331 NE CYPRESS DR
GRIMES, IOWA 50111

LEGAL DESCRIPTION

LOT 3, HOPE COMMERCIAL PLAT 7, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA.

BENCHMARK

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

BM500 ELEV=953.45
SET BENCHMARK ON ARROW ON HYDRANT, WEST SIDE OF NE CYPRESS DRIVE, +/-90' SOUTH OF CONTROL POINT 2, NORTHWEST CORNER OF SITE.

NOTES

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 24X36 SHEET.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS

PRELIMINARY CONSTRUCTION SCHEDULE

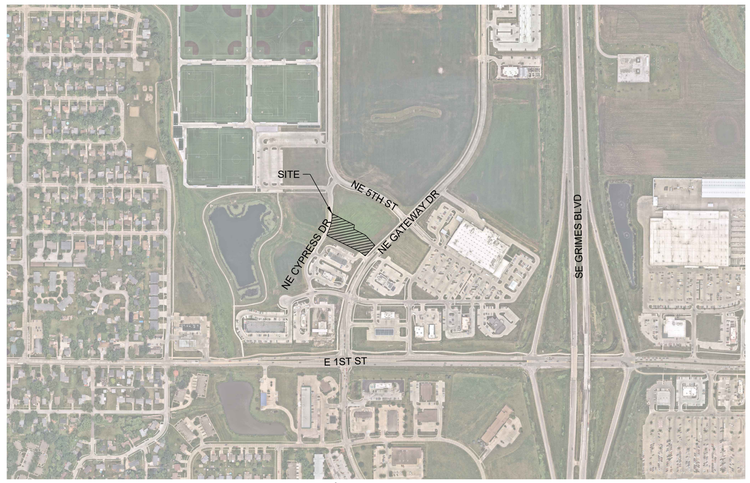
TO BE FILLED OUT

SITE DATA	
EXISTING ZONING	C-2
PROPOSED ZONING	C-2
PROPOSED LAND USE	COMMERCIAL
FUTURE LAND USE	MIXED USE - 1
PARKING SETBACKS	ROW : 10' REAR & SIDE: 5'
BUILDING SETBACKS	FRONT: 25' BACK: 25' SIDE: 0', EXCEPT WHEN ADJOINING ANY "R" DISTRICT OR STREET RIGHT-OF-WAY LINE, IN WHICH CASE - 25 FEET

BUILDING DATA	
TOTAL BUILDING AREA	4,500 SF
PERCENT OF TOTAL PROPERTY AREA	10%
BUILDING HEIGHT	24' - 4"
APPROXIMATE # OF EMPLOYEES	10
WATER/WASTEWATER DEMAND	57 gpm/55 dfu
MAXIMUM BUILDING HEIGHT	45'
MAXIMUM NUMBER OF STORIES	3

PARKING SUMMARY	
EXISTING PARKING	0 STALLS
REQUIRED PARKING	14 STALLS
TOTAL PROPOSED PARKING	18 STALLS
REQUIRED ACCESSIBLE PARKING	(2) ADA STALLS REQUIRED (1 VAN)
PROPOSED ACCESSIBLE PARKING	(2) ADA STALLS PROPOSED (1 VAN)
LOADING SPACES REQUIRED	0
LOADING SPACES PROVIDED	0
PARKING STALL DIMENSIONS	9' WIDTH (MIN.) 18' LENGTH (MIN.)
DRIVE-AISLE WIDTH	25' B/B

PROPERTY SUMMARY	
TOTAL PROPERTY AREA	1.03 AC / 45,029 SF
DISTURBED AREA	0.85 AC / 37,026 SF
REQUIRED GREEN SPACE	10%
GREEN SPACE PROVIDED	33%



NORTH

SITE MAP
1"=500'

Sheet List Table	
Sheet Number	Sheet Title
C000	TITLE SHEET
C001	ALTA SURVEY
C100	GENERAL NOTES
C200	DEMO PLAN
C300	SITE KEYNOTE PLAN
C400	SITE DIMENSION PLAN
C500	OVERALL GRADING PLAN
C501	GRADING PLAN DETAILS
C600	STORM SEWER PLAN
C700	UTILITY PLAN
C800	UTILITY NOTES & DETAILS
C900	CONSTRUCTION DETAILS
C901	CONSTRUCTION DETAILS
C1000	EROSION CONTROL PLAN
C1001	EROSION CONTROL PLAN
C1002	EROSION CONTROL DETAILS
C1003	EROSION CONTROL NOTES
L100	LANDSCAPE PLAN
L101	LANDSCAPE NOTES & DETAILS

OWNER:

ICT CAPITAL LLC
301 N MAIN STE. 1400
WICHITA, KS 67202
CONTACT: DOUG MALONE
PH: (316)-440-8311

DEVELOPER:

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MINEAPOLIS, MN 55402
CONTACT: ANDREW BARKER
ANDREW.BARKER@JLL.COM

APPLICANT:

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US BANCORP CENTER - CRE
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PAMELA.MILLS@USBANK.COM

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ERICMILLER@SNYDER-ASSOCIATES.COM
PH: (515)-494-6195

CIVIL ENGINEER:

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767 NORTH EUSTIS STREET
SAINT PAUL, MINNESOTA 55114
CONTACT: MICHAEL C. BRANDT
MIKE.BRANDT@KIMLEY-HORN.COM
PH: (651)-645-4197

ARCHITECT:

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MICHAEL.LEZ@RSPARCH.COM
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GEOTECHNICAL ENGINEER:

NINYO & MOORE
9707 E. EASTER LANE
CENTENNIAL, COLORADO 80112
PH: (303)-629-6000
REPORT NO.: 503102001
DATED: 03/07/2025

GOVERNING AGENCY:

CITY OF GRIMES
410 SE MAIN ST #102
GRIMES, IOWA 50111
PH: (515)-986-4050

LANDSCAPE ARCHITECT:

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RYAN.HYLLESTED@KIMLEY-HORN.COM
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E1-UNDERGROUND ELEC	MIDAMERICA ENERGY JAMIE NEER 515-252-6972 MECDSMDESIGNLOCATES@MIDAMERICAN.COM
G2-GAS MAIN	BLACK HILLS ENERGY GRIMES CHUCK WOODS 515-343-2037 CHUCK.WOODS@BLACKHILLSCORP.COM
CLEAR PER MAP RECEIVED	MEDIACOM DAVE MEYERS 515-991-7388 DMEYERS2@MEDIACOMCC.COM
FO4-FIBER OPTIC	SEGRA/UNITE PRIVATE NETWORKS, LLC MICHAEL STEINKAMP 816-490-0894 SEGRAGIS@SEGRAFIBER.COM

ABBREVIATIONS :

AC.	ACRES	IE	INVERT
APN	ASSESSOR'S PARCEL NUMBER	LP	LOW POINT
BLDG	BUILDING	MH	MANHOLE
BOT	BOTTOM OF PIPE	N.T.S.NOT	TO SCALE
CB	CATCH BASIN	PC	POINT OF CURVATURE
CIP	CAST-IN-PLACE	PPD	PRECISE PLAN OF DESIGN
CMU	CONCRETE MASONRY UNIT	PROP	PROPOSED
EG	EXISTING GRADE	RL	RIDGE LINE
EP	EDGE OF PAVEMENT	RG	ROUGH GRADED
ESCP	EROSION SEDIMENT CONTROL PLAN	ROS	RECORD OF SURVEY
		RS	RECORD SURVEY
ESMT.	EASEMENT	R/W	RIGHT-OF-WAY
EX	EXISTING	SF	SQUARE FEET
FF	FINISHED FLOOR ELEVATION	SWLK	SIDEWALK
FG	FINISHED GRADE	TC	TOP OF CURB
FH	FIRE HYDRANT	TG	TOP OF GRATE
FL	FLOW LINE	TOP	TOP OF PIPE
FS	FINISHED SURFACE	TP	TOP OF PAVEMENT
FW	FIRE WATER	TW	TOP OF WALL
GB	GRADE BREAK	TYP	TYPICAL
HP	HIGH POINT		

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.

MICHAEL C. BRANDT, PE LIC. No. 42661
6/17/2025
Pages or sheets covered by this seal:

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

RYAN A. HYLLESTED, PLA LIC. No. 53828
6/17/2025
Pages or sheets covered by this seal:

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Minneapolis, MN
55413-1036
612.677.7100
rsparch.com

CONSULTANTS

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

401 B STREET, SUITE 600, SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

CERTIFICATION

PRELIMINARY - NOT FOR CONSTRUCTION

MICHAEL CLAYTON BRANDT 21012 IOWA

Name
License No.
Expiration Date
Date Signed

PROJECT FOR

usbank

USB – IA GRIMES
331 NE CYPRESS DR
GRIMES, IA 50111

ALL BIDDING QUESTIONS TO BE DIRECTED TO THE JLL PROJECT MANAGERS. SEE SHEET G000.

Project No.	195517096
Drawn By	SM
Checked By	MB
Date	06/16/2025

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
	06/02/2025	PERMIT ISSUE
	06/16/2025	SITE PLAN COMMENT RESPONSE 1

TITLE SHEET

C000

EXISTING SITE SURVEY

LEGEND

FEATURES EXISTING

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

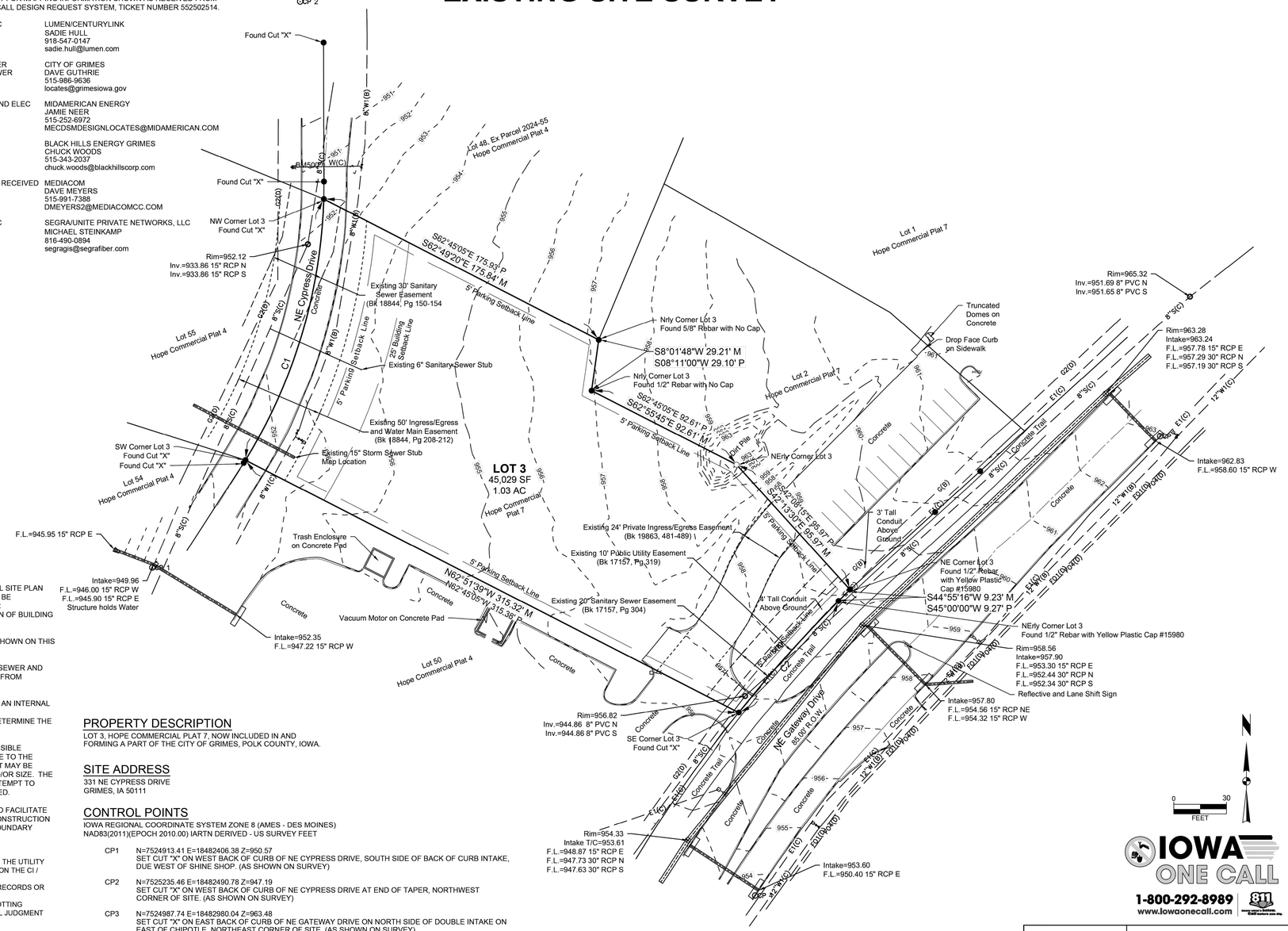
(*) Denotes the survey quality service level for utilities

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

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552502514.

FO1-FIBER OPTIC	LUMEN/CENTURYLINK SADIE HULL 918-547-0147 sadie.hull@lumen.com
ST-STORM SEWER S-SANITARY SEWER W1-WATER MAIN	CITY OF GRIMES DAVE GUTHRIE 515-986-9636 locates@grimesiowa.gov
E1-UNDERGROUND ELEC	MIDAMERICAN ENERGY JAMIE NEER 515-252-6972 MECDSMDESIGNLOCATES@MIDAMERICAN.COM
G2-GAS MAIN	BLACK HILLS ENERGY GRIMES CHUCK WOODS 515-343-2037 chuck.woods@blackhillscorp.com
CLEAR PER MAP RECEIVED	MEDIACOM DAVE MEYERS 515-991-7388 DMEYERS2@MEDIACOMCC.COM
FO4-FIBER OPTIC	SEGRA/UNITE PRIVATE NETWORKS, LLC MICHAEL STEINKAMP 816-490-0894 segragis@segrafiber.com



CURVE TABLE

CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1M	29°58'26"	300.00'	156.94'	80.31'	N16°43'42"E 155.16'
C1P	59°57'18"	300.00'	156.84'		N16°48'58"E 155.06'
C2M	6°08'32"	795.00'	85.22'	42.65'	S41°51'56"W 85.18'
C2P	6°08'27"	795.00'	85.21'		S41°55'46"W 85.17'

NOTES

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

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.
QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.
QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.
QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.
QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

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

PROPERTY DESCRIPTION

LOT 3, HOPE COMMERCIAL PLAT 7, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA.

SITE ADDRESS

331 NE CYPRESS DRIVE
GRIMES, IA 50111

CONTROL POINTS

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

CP1 N=7524913.41 E=18482406.38 Z=950.57
SET CUT "X" ON WEST BACK OF CURB OF NE CYPRESS DRIVE, SOUTH SIDE OF BACK OF CURB INTAKE, DUE WEST OF SHINE SHOP. (AS SHOWN ON SURVEY)

CP2 N=7525235.46 E=18482490.78 Z=947.19
SET CUT "X" ON WEST BACK OF CURB OF NE CYPRESS DRIVE AT END OF TAPER, NORTHWEST CORNER OF SITE. (AS SHOWN ON SURVEY)

CP3 N=7524987.74 E=18482980.04 Z=963.48
SET CUT "X" ON EAST BACK OF CURB OF NE GATEWAY DRIVE ON NORTH SIDE OF DOUBLE INTAKE ON EAST OF CHIPOTLE, NORTHEAST CORNER OF SITE. (AS SHOWN ON SURVEY)

CP4 N=7524726.55 E=18482749.34 Z=954.07
SET CUT "X" ON EAST BACK OF CURB OF NE GATEWAY DRIVE ON SOUTH SIDE OF DOUBLE BACK OF CURB INTAKE, EAST OF SHINE SHOP, SOUTHEAST CORNER OF SITE. (AS SHOWN ON SURVEY)

BENCHMARKS

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

BM500 ELEV=953.45
SET BENCHMARK ON ARROW ON HYDRANT, WEST SIDE OF NE CYPRESS DRIVE, +/-90' SOUTH OF CONTROL POINT 2, NORTHWEST CORNER OF SITE.

DATE OF SURVEY

APRIL 23, 2025

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

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Eric J. Miller, PLS — 5/08/2025 Date

License Number P19515

My License Renewal Date is December 31, 2026

Pages or sheets covered by this seal: Sheet 1 of 1

ERIC J. MILLER — LICENSED PROFESSIONAL LAND SURVEYOR — P19515 — IOWA

MARK	REVISION	DATE	BY
1	UPDATED UTILITY INFORMATION	5-08-25	SDB

Engineer: Checked By: EJM — Scale: 1" = 30'
Technician: SDB — Date: 04-30-2025 — T-R-S: 80N-25W-32
Project No: 125.0523.01 — Sheet 1 of 1

KIMLEY HORN: US BANK - GRIMES SITE
EXISTING SITE SURVEY
SNYDER & ASSOCIATES, INC.
GRIMES, IOWA
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 125.0523.01
Sheet 1 of 1

V:\Projects\2025\125.0523.01\CADD\SITE_125052301.dwg SAM FLASKEL 5/5/2025 12:33 PM ANSI FULL BLEED D (34.00 X 22.00 INCHES)

w:\SND_LDEV\US Bank\grimes_ground up\CAD\plansheets - onsite\C-COVR.dwg
06-17-2025

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WWW.KIMLEY-HORN.COM

CERTIFICATION

PRELIMINARY - NOT FOR CONSTRUCTION
MICHAEL CLAYTON BRANDT 21012 IOWA

Name
License No.
Expiration Date
Date Signed

PROJECT FOR

US bank

USB — IA GRIMES
331 NE CYPRESS DR
GRIMES, IA 50111

ALL BIDDING QUESTIONS TO BE DIRECTED TO THE JLL PROJECT MANAGERS. SEE SHEET G000.

Project No.	195517096
Drawn By	SM
Checked By	MB
Date	06/16/2025

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
	06/02/2025	PERMIT ISSUE
	06/16/2025	SITE PLAN COMMENT RESPONSE 1

ALTA SURVEY

C001

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS OF THE LOCAL JURISDICTION AND STATE DEPARTMENT OF TRANSPORTATION AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK. UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. PERFORM ALL WORK IN COMPLIANCE WITH APPLICABLE CITY REGULATIONS, STATE CODES, AND O.S.H.A. STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING THE NECESSARY MATERIALS & LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS, AND IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE APPROPRIATE APPROVING AUTHORITIES.
3. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
4. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FHA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
8. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
9. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
14. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.
15. CONTRACTOR SHALL NOTIFY OWNER AND/OR ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES: PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BASE INSTALLATION, ASPHALT INSTALLATION, UNDERGROUND PIPING AND UTILITIES INSTALLATION, INSTALLATION OF STRUCTURES, CHECK VALVES, HYDRANTS, METERS, ETC., SIDEWALK INSTALLATION, CONNECTIONS TO WATER AND SEWER MAINS, TESTS OF UTILITIES.

THIRD PARTY SUPPLEMENTAL INFORMATION

KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED WITHIN SUPPLEMENTAL INFORMATION PROVIDED BY THIRD PARTY CONSULTANTS.

1. **BOUNDARY & TOPOGRAPHIC SURVEY**
   PERFORMED BY: SNYDER & ASSOCIATES
   ADDRESS: 2727 S.W. SNYDER BLVD, ANKENY, IA 50023
   PHONE: 515-494-6195
   DATED: 01/02/2025
2. **GEOTECHNICAL EVALUATION REPORT**
   PERFORMED BY: NINYO & MOORE
   ADDRESS: 9707 E. ESTER LANE, CENTENNIAL, CO 80112
   PHONE: 303-629-7900
   DATED: 03/07/2025
3. **CONSTRUCTION TESTING**
   TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:
   - DENSITY TEST REPORTS
   - BACTERIOLOGICAL TESTS OF WATER SYSTEM
   - PRESSURE TEST OF WATER/SEWER
   - LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
   - ANY OTHER TESTING REQUIRED BY THE AGENCY/MUNICIPALITY

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.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
5. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.
6. BMPS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5-INCH OR GREATER RAINFALL EVENT.
7. EROSION & SEDIMENT CONTROL BMPS SHALL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING:
   7.1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
   7.2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO VERIFY THAT A HEALTHY STAND OF VEGETATION IS MAINTAINED. SEEDED AREAS SHOULD BE FERTILIZED, WATERED AND RE-SEEDED AS NEEDED. REFER TO THE LANDSCAPE PLAN AND PROJECT SPECIFICATIONS.
   7.3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
   7.4. THE ROCK CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC ADDITIONS OF ROCK TOP DRESSING AS CONDITIONS DEMAND.
   7.5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC ADDITIONS OF TOP DRESSING IF THE TEMPORARY PARKING CONDITIONS DEMAND.
   7.6. PERFORM ALL MAINTENANCE OPERATIONS IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

PAVING AND STRIPING NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCAL CITY OR COUNTY SPECIFICATIONS AND STANDARDS, OR THE STATE DOT SPECIFICATIONS AND STANDARDS IF NOT COVERED BY LOCAL CITY OR COUNTY REGULATIONS.
2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.
3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.
4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.
5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.
7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.
8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.
9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.
10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%, IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

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 REVIEWING, 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.

GRADING AND DRAINAGE NOTES

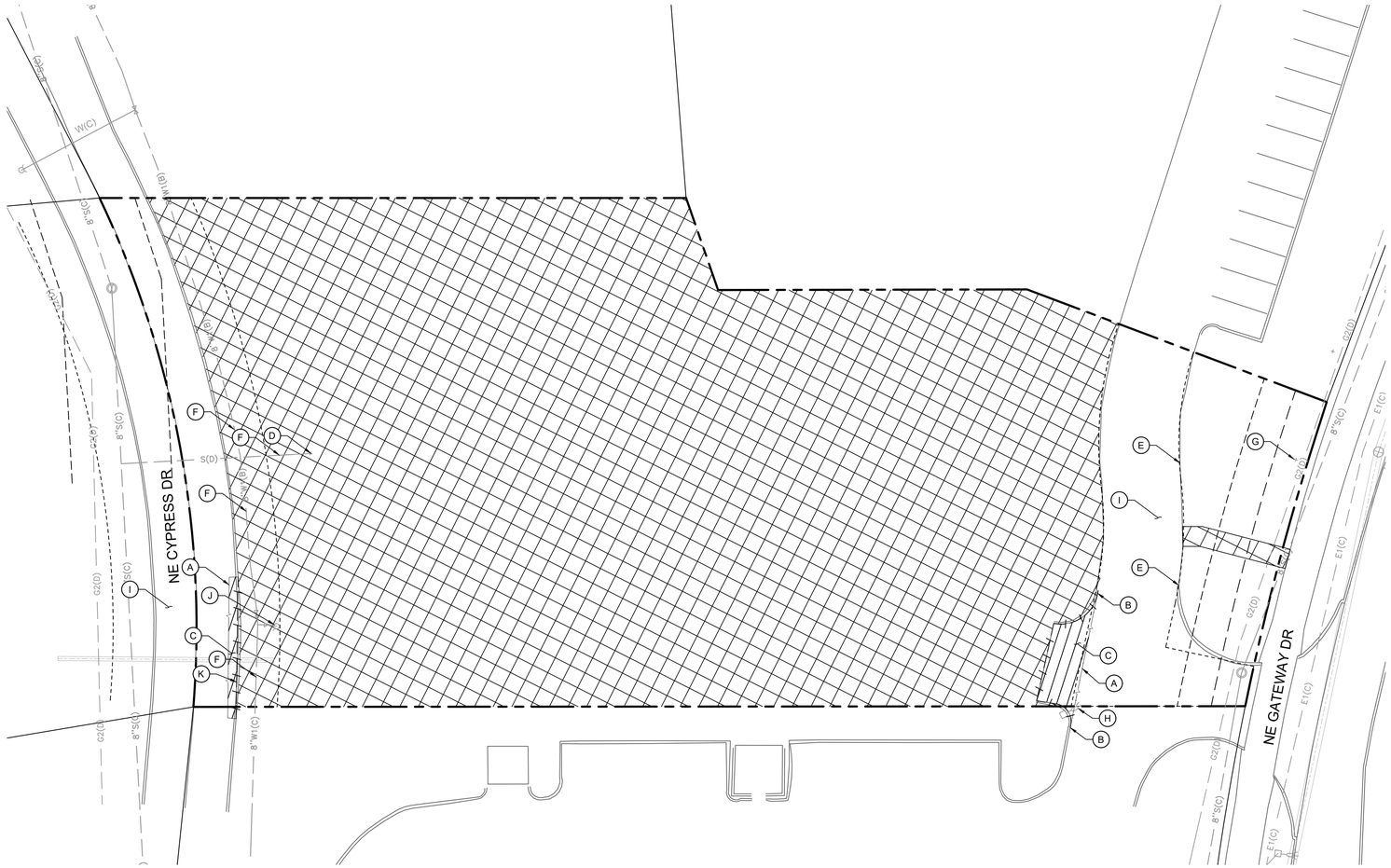
1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.
4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.
5. BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.
6. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
7. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
9. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO STATE DOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL GROWTH IS ESTABLISHED TO MINIMUM COVERAGE OF 70% IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND STATE DOT SPECIFICATIONS.
17. PAVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATION OF THE SITE SPECIFIC GEOTECHNICAL EVALUATION REPORT AND CITY & STATE DOT SPECIFICATIONS.
18. SPOT ELEVATIONS REPRESENT THE FINISHED SURFACE GRADE OR FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.
20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.
21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION.
22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.
24. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
25. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

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.

WATER STORM SEWER & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND UTILITY LINES SHALL BE SURVEYED BY A STATE LICENSED PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT THEIR OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A M



LEGEND

- PROPERTY LINE
- REMOVE CONCRETE SURFACE
- CLEAR AND GRUB
- FULL DEPTH SAWCUT
- DEMOLISH AND REMOVE EXISTING CURB
- S(D) / 8"S(C) — EXISTING SANITARY SEWER LINE
- 8" W1(B) / 8" W1(C) — EXISTING WATER LINE
- G2(D) — EXISTING GAS LINE
- UE1(D) — EXISTING UNDERGROUND ELECTRICAL LINE
- EXISTING STORM PIPE
- 928 — EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING SIGN
- EXISTING FLARED END SECTION
- D — EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING GAS METER
- EXISTING POST INDICATOR VALVE
- EXISTING WELL
- EXISTING AUTOMATIC SPRINKLER
- EXISTING ROOF DRAIN
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING METAL COVER
- E — EXISTING ELECTRICAL TRANSFORMER
- EXISTING AIR CONDITIONER
- EXISTING TELEPHONE MANHOLE
- EXISTING CABLE BOX
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING LIGHT POLE

KEYNOTE LEGEND

A	SAWCUT EXISTING CONCRETE PAVEMENT
B	DEMOLISH AND REMOVE EXISTING CURB
C	DEMOLISH AND REMOVE EXISTING CONCRETE PAVEMENT
D	REMOVE EXISTING SANITARY SEWER WOOD POST
E	PROTECT IN PLACE EXISTING CURB
F	PROTECT IN PLACE EXISTING UTILITY LINE / STRUCTURE
G	PROTECT IN PLACE EXISTING ELECTRICAL ABOVE GROUND CONDUIT
H	PROTECT IN PLACE EXISTING LIGHT POLE
I	PROTECT IN PLACE EXISTING CONCRETE PAVEMENT
J	REMOVE AND RELOCATE EXISTING BLOWOFF HYDRANT. SEE SHEET C700 FOR FURTHER DETAIL.
K	GRIND CURB FOR SUDAS TYPE 'A' DRIVEWAY

DEMOLITION PLAN NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER AND IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEMOLITION AND DISPOSAL FROM THE APPROPRIATE LOCAL AND STATE AGENCIES. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE, INCLUDING THE TYPE OF DEBRIS AND LOCATION WHERE IT WAS DISPOSED.
3. THE CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES TO PROVIDE LOCATIONS OF EXISTING UTILITIES WITHIN PROPOSED WORK AREA.
6. EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD PLAN DATA AND/OR FIELD UTILITY MARKINGS AND ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION. ADDITIONAL UNMARKED OBSTACLES MAY EXIST ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED UNDERGROUND FEATURES. GIVE NOTICE TO AFFECTED UTILITY COMPANIES REGARDING REMOVAL OF SERVICE LINES AND CAP ANY ABANDONED LINES BEFORE PRECEDING WITH THE PROPOSED WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH THE CITY, COUNTY, AND STATE DOT AS NECESSARY.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ADJACENT PROPERTY OWNERS IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
10. PRIOR TO THE START OF DEMOLITION, INSTALL EROSION CONTROL BMP'S IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLANS / SWPPP.
11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT OR CURB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE CITY TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE AND SURROUNDING PROPERTIES THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH STATE REQUIREMENTS.
14. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
15. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAINTILE IS ENCOUNTERED ON SITE; ACTIVE DRAINTILE SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER. CONTRACTOR TO CONNECT DRAIN TILE TO THE STORM SEWER WHERE FEASIBLE AND PROVIDE AS-BUILTS TO CITY FOR ANY DRAINTILE MODIFICATIONS.
16. IF CONTAMINATED MATERIAL IS ENCOUNTERED ON THE PROJECT SITE, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE OWNER AND ENGINEER IMMEDIATELY.
17. EXISTING WATER SERVICES TO BE ABANDONED AT THE MAIN PER CITY OF WAUKEE STANDARDS. WATERMAIN ABANDONMENT IN DELAWARE INCLUDED IN PUBLIC IMPROVEMENT PLANS.



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CERTIFICATION



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PROJECT FOR

usbank

USB – IA GRIMES
331 NE CYPRESS DR
GRIMES, IA 50111

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Project No.	195517096
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Checked By	MB
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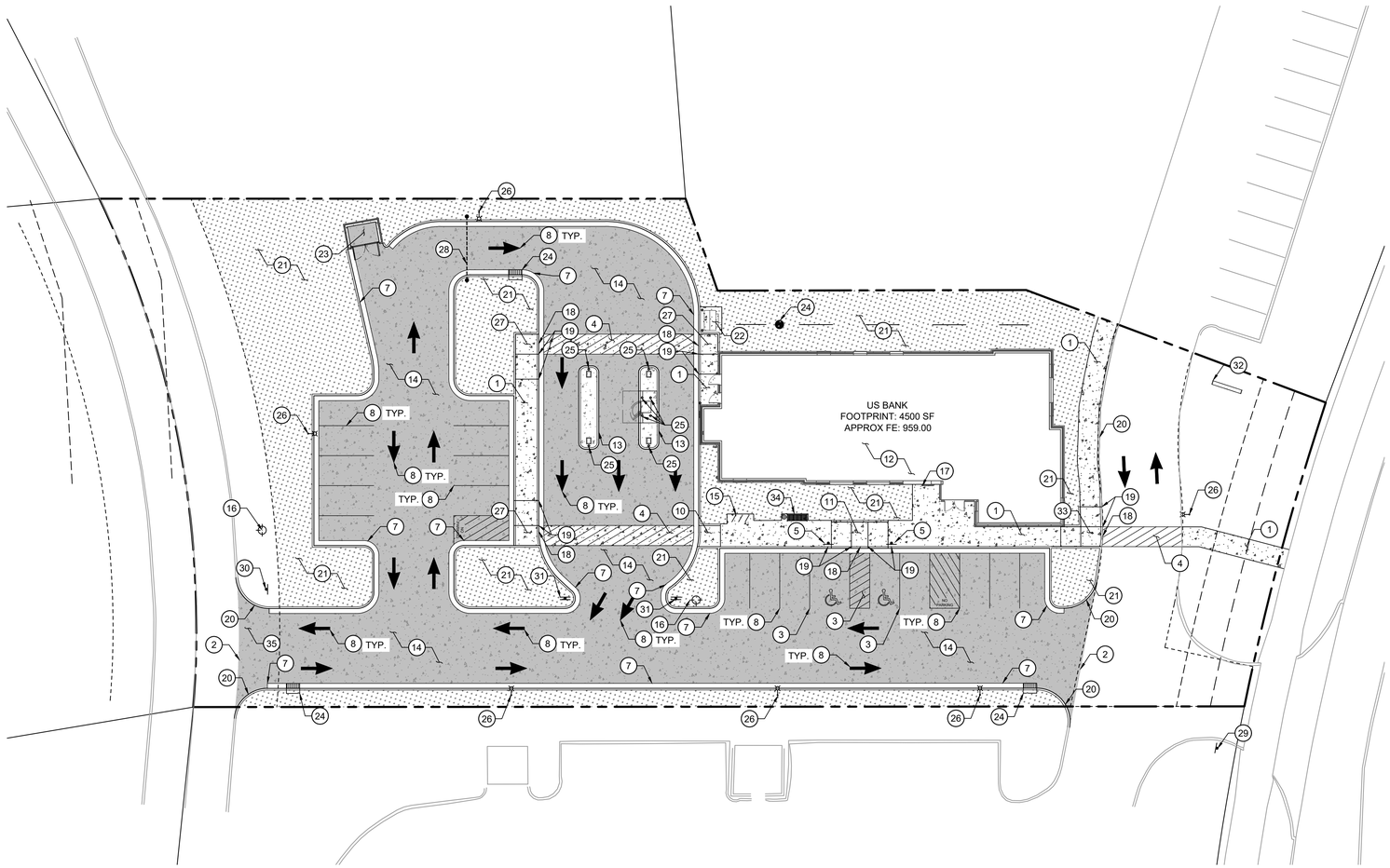
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DEMO PLAN

C200



LEGEND

- PROPERTY LINE
- PROPOSED CURB AND GUTTER
- EXISTING EASEMENTS.
  SEE SHEET C400 - SITE DIMENSION PLAN FOR FURTHER DETAIL.
- 6" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #3 REBAR, 3" O.C., CONCRETE SEALER: TK-26UV
- 8" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #3 REBAR, 3" O.C., CONCRETE SEALER: TK-26UV
- PROPOSED 6" DEPTH CONCRETE SIDEWALK
- PROPOSED LANDSCAPING

CONSTRUCTION NOTES

1. 6" INTEGRAL CONCRETE WALK. CONCRETE SEALER : TK26UV, REFER TO SUDAS FOR ALL PAVEMENT, SUBGRADE PREPARATION AND COMPACTION REQUIREMENTS
2. JOIN CONCRETE PAVEMENT TO EXISTING CONCRETE PAVEMENT.
3. INSTALL ACCESSIBLE PARKING STALL STRIPING PER DETAIL 2 ON SHEET C900.
4. INSTALL ACCESSIBLE PATH OF TRAVEL STRIPING PER DETAIL 3 ON SHEET C900. PATH OF TRAVEL SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% AND CROSS SLOPE OF 2% AT ALL TIMES.
5. INSTALL ACCESSIBLE SIGN POST AND BASE PER DETAILS 8 AND 9 ON SHEET C900.
6. INSTALL DRIVE-THROUGH CANOPY. REFER TO ARCHITECTURAL SHEETS FOR FURTHER DETAIL.
7. INSTALL 6" INCH CONCRETE CURB & GUTTER PER DETAIL 13 ON SHEET C901.
8. 4" WIDE, HIGH VISIBILITY, PAVEMENT STRIPING, LANE MARKINGS AND TEXT. COLOR - WHITE.
9. INSTALL LIGHT POLE. REFER TO STRUCTURAL AND ELECTRICAL PLANS FOR FURTHER DETAIL.
10. CONSTRUCT ACCESSIBLE RAMP. SHALL HAVE LESS THAN 2% MAX CROSS SLOPE AND 8.33% MAX RUNNING SLOPE AT ALL TIMES. REFER TO DETAIL 7 ON SHEET C900.
11. CONSTRUCT ACCESSIBLE RAMP. SHALL HAVE LESS THAN 2% MAX CROSS SLOPE AND 8.33% MAX RUNNING SLOPE AT ALL TIMES. REFER TO DETAIL 6 ON SHEET C900
12. INSTALL NEW BUILDING. REFER TO ARCHITECTURAL SHEETS FOR FURTHER DETAIL.
13. INSTALL PROPOSED DRIVE-THROUGH ATM AND SURROUNDING CURBED ISLAND. CURBED ISLAND TO BE INSTALLED AT VARYING HEIGHT PER GRADING PLAN AND PER DETAIL 12 ON SHEET C901. REFER TO ARCHITECTURAL SHEETS FOR FURTHER DETAIL ON ATM AND BOLLARD SPACING RELATIVE TO PROPOSED CANOPY COLUMNS.
14. INSTALL HEAVY DUTY CONCRETE PAVEMENT PER DETAIL 1 ON SHEET C900.
15. INSTALL BIKE RACK. REFER TO ARCHITECTURAL SHEETS FOR FURTHER DETAIL.
16. PROPOSED FIRE HYDRANT. SEE SHEET C600 FOR FURTHER DETAIL.
17. PROPOSED WALK UP ATM. SEE ARCHITECTURAL SHEETS FOR FURTHER DETAIL.
18. FLUSH CURB AND SIDEWALK PER DETAIL 10 ON SHEET C900.
19. TRANSITION FROM 6" CURB TO FLUSH CURB.
20. INSTALL 6" CONCRETE CURB PER DETAIL 12 ON SHEET C901.
21. INSTALL LANDSCAPE. REFER TO LANDSCAPE PLANS FOR FURTHER DETAIL.
22. PROPOSED TRANSFORMER PAD. REFER TO ELECTRICAL PLANS FOR FURTHER DETAIL.
23. INSTALL TRASH ENCLOSURE. REFER TO ARCHITECTURAL SHEETS FOR FURTHER DETAIL.
24. PROPOSED INLET LOCATION. REFER TO SHEET C600 - STORM SEWER PLAN FOR FURTHER DETAIL.
25. INSTALL CONCRETE BOLLARD PER DETAIL 11 ON SHEET C901.
26. PROPOSED SITE LIGHTING. REFER TO ELECTRICAL SHEETS FOR FURTHER DETAIL.
27. CONSTRUCT ACCESSIBLE RAMP. SHALL HAVE LESS THAN 2% MAX CROSS SLOPE AND 8.33% MAX RUNNING SLOPE AT ALL TIMES. REFER TO DETAIL 14 ON SHEET C901.
28. PROPOSED VEHICLE CLEARANCE WARNING GATE. REFER TO ARCHITECTURAL SHEETS FOR FURTHER DETAIL.
29. INSTALL STOP SIGN AND BASE PER DETAIL 15 AND 16 ON SHEET C901. INSTALL RIGHT TURN ONLY SIGN ABOVE PER MUTCD STANDARD R3-5R.
30. INSTALL STOP SIGN AND BASE PER DETAIL 15 AND 16 ON SHEET C901.
31. INSTALL RIGHT TURN ONLY SIGN FACING NORTH AND BASE PER MUTCD STANDARD R3-5R. INSTALL DO NOT ENTER SIGN ON BACKSIDE FACING SOUTH PER MUTCD STANDARD R5-1.
32. INSTALL MONUMENT SIGN. REFER TO ARCHITECTURAL SHEETS FOR FURTHER DETAIL.
33. CONSTRUCT ACCESSIBLE RAMP. SHALL HAVE LESS THAN 2% MAX CROSS SLOPE AND 8.33% MAX RUNNING SLOPE AT ALL TIMES. REFER TO DETAIL 17 ON SHEET C901.
34. INSTALL BIKE RACK. REFER TO ARCHITECTURAL SHEETS FOR FURTHER DETAIL.
35. CONSTRUCT DRIVEWAY AS SUDAS TYPE 'A'

NORTH

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CERTIFICATION

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MICHAEL CLAYTON BRANDT
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PROJECT FOR

usbank

USB – IA GRIMES
331 NE CYPRESS DR
GRIMES, IA 50111

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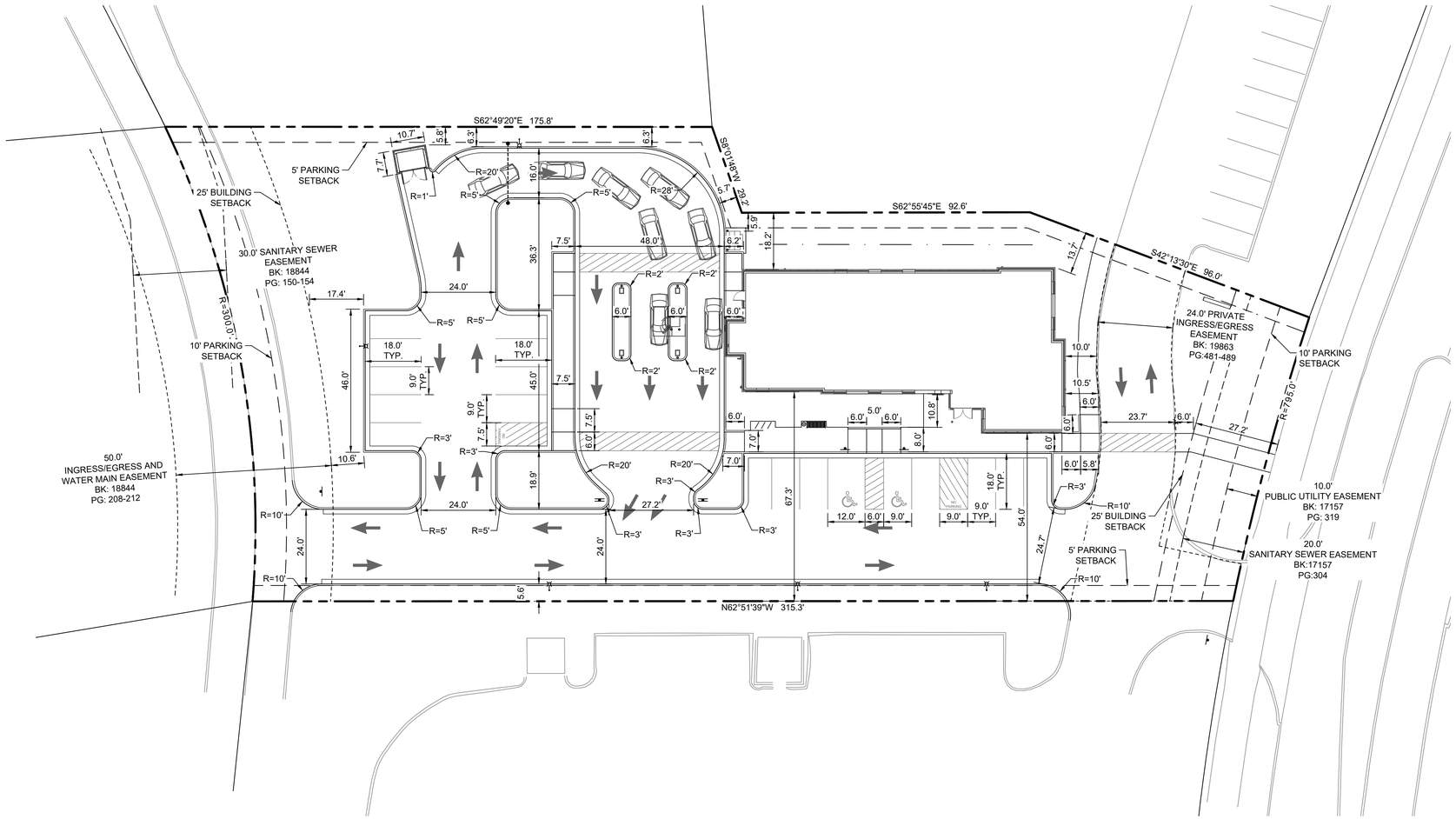
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SITE KEYNOTE PLAN

C300



LEGEND

- PROPERTY LINE
- PROPOSED CURB AND GUTTER
- EXISTING EASEMENTS. REFER TO PLANS FOR DETAIL.

SITE DATA	
EXISTING ZONING	C-2
PROPOSED ZONING	C-2
PROPOSED LAND USE	COMMERCIAL
PARKING SETBACKS	ROW & REAR: 10' SIDE: 5'
BUILDING SETBACKS	FRONT: 25' BACK: 25' SIDE: 0'

PARKING SUMMARY	
EXISTING PARKING	0 STALLS
REQUIRED PARKING	14 STALLS
TOTAL PROPOSED PARKING	18 STALLS
REQUIRED ACCESSIBLE PARKING	(2) ADA STALLS REQUIRED (1 VAN)
PROPOSED ACCESSIBLE PARKING	(2) ADA STALLS PROPOSED (1 VAN)
LOADING SPACES REQUIRED	0
LOADING SPACES PROVIDED	0
PARKING STALL DIMENSIONS	9' WIDTH (MIN.) 18' LENGTH (MIN.)
DRIVE-AISLE WIDTH	24'

PROPERTY SUMMARY	
TOTAL PROPERTY AREA	1.03 AC / 45,029 SF
DISTURBED AREA	0.85 AC / 37,026 SF

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH 2024 SUDAS AND CITY SUPPLEMENTAL SPECIFICATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL TRAFFIC SIGNAL CONSTRUCTION MUST BE IN ROW. ANY ADDITIONAL ROW SHALL BE PROVIDED AT NO COST TO THE CITY OF ANKENY. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
6. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SNYDER AND ASSOCIATES, INC., DATED 04/23/2025 KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
7. PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
8. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
9. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
10. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
11. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
12. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
13. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.

NORTH

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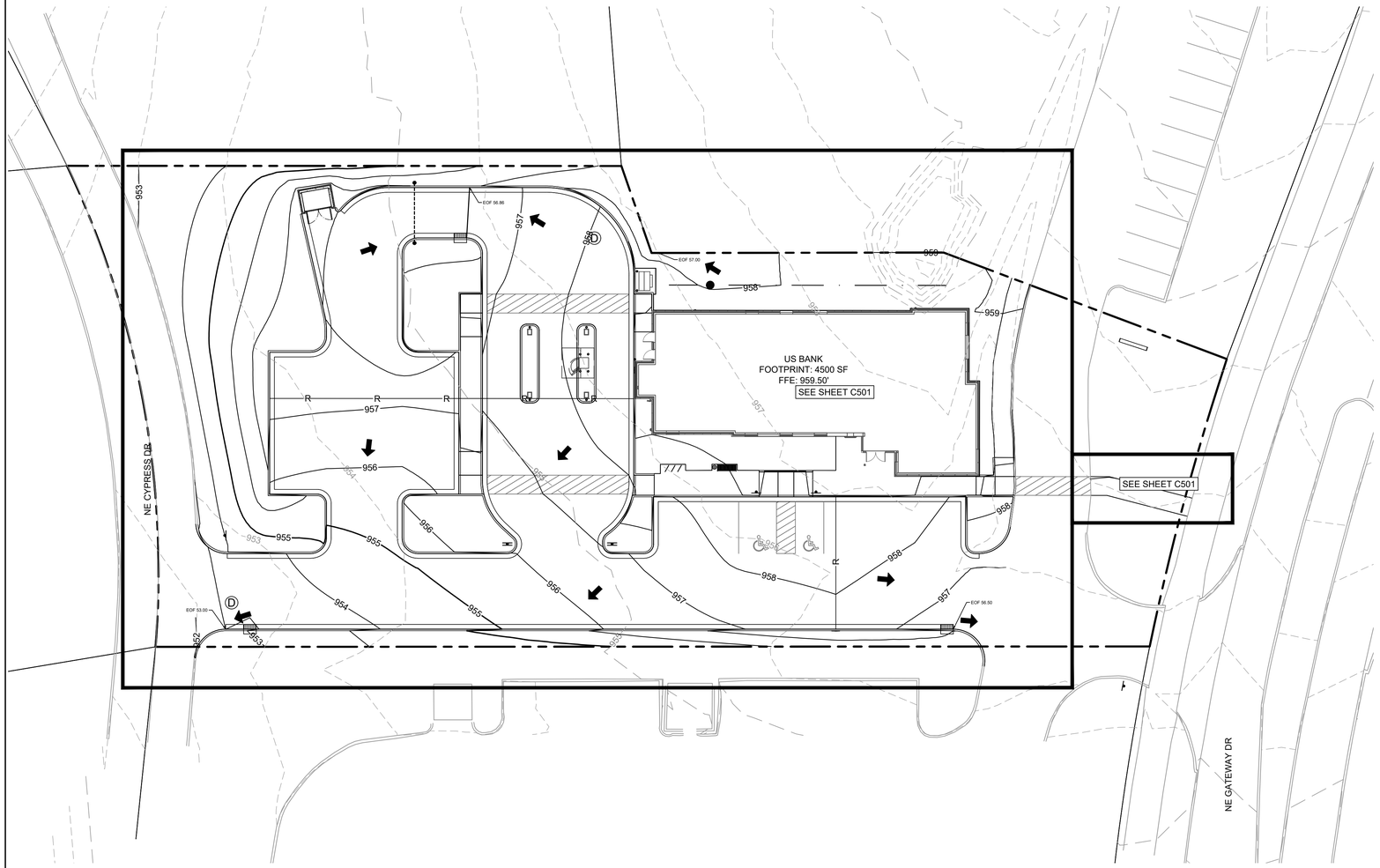
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SITE DIMENSION PLAN

C400



GRADING PLAN NOTES

1. PERFORM GRADING WORK IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS. 2024 SUDAS AND CITY SUPPLEMENTAL SPECIFICATIONS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
5. IN PAVED AREAS, ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE THE SITE READY FOR SUB-BASE.
6. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
7. ELEVATIONS SHOWN REPRESENT FINISHED SURFACE GRADES. SPOT ELEVATIONS ALONG CURB & GUTTER REPRESENT THE FLOW LINE UNLESS OTHERWISE NOTED
8. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
9. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES THAT PROVIDE POSITIVE DRAINAGE TO COLLECTION POINTS. MAINTAIN A MINIMUM SLOPE OF 1.25% IN ASPHALT PAVEMENT AREAS AND A MINIMUM SLOPE OF 0.50% IN CONCRETE PAVEMENT AREAS.
10. MAINTAIN A MINIMUM SLOPE OF 0.50% ALONG CURB & GUTTER. REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL" CURB WHERE PAVEMENT DRAINS TOWARD THE GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM THE GUTTER.
11. INSTALL A MINIMUM OF 4-INCHES OF AGGREGATE BASE MATERIAL UNDER PROPOSED CONCRETE CURB & GUTTER, SIDEWALKS, AND TRAILS UNLESS OTHERWISE DETAILED.
12. GRADING FOR SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING CROSSING DRIVEWAYS, SHALL CONFORM TO CURRENT STATE & NATIONAL ADA STANDARDS:

    ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 8.3% (1:12).
    SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%.
    LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5.0%.
    ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. A MAXIMUM SLOPE OF 1.50% IS PREFERRED.

    SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVEMENT INSTALLATION. CHANGE ORDERS WILL NOT BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
13. UPON COMPLETION OF LAND DISTURBING ACTIVITIES, RESTORE ADJACENT OFFSITE AREAS DISTURBED BY CONSTRUCTION TO MATCH OR EXCEED THE ORIGINAL CONDITION. LANDSCAPE AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4-INCHES OF TOPSOIL.
14. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS.

LEGEND

PROPERTY LINE	
EXISTING CONTOUR	925
PROPOSED CONTOUR	925
GRADE BREAK	GB
EXISTING SPOT ELEVATION	EG (29.00)
PROPOSED SPOT ELEVATION	FS 29.00
EXISTING FLOW (SLOPE AND DIRECTION).	(1.0%)
PROPOSED FLOW (SLOPE AND DIRECTION).	1.0%

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331 NE CYPRESS DR
GRIMES, IA 50111

ALL BIDDING QUESTIONS TO BE DIRECTED TO THE JLL PROJECT MANAGERS. SEE SHEET G000.

Project No.	195517096
Drawn By	SM
Checked By	MB
Date	06/16/2025

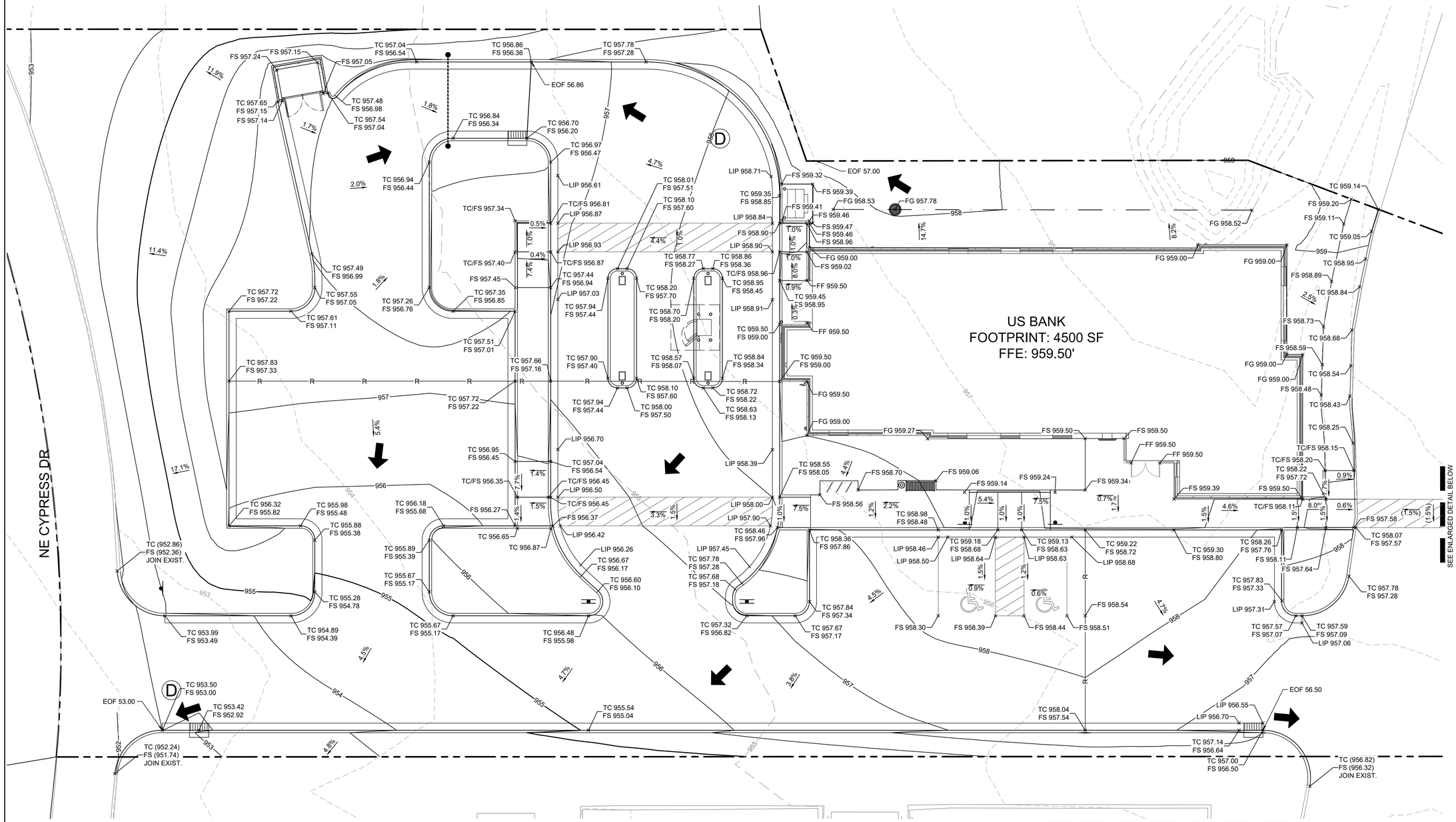
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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
	06/02/2025	PERMIT ISSUE
	06/16/2025	SITE PLAN COMMENT RESPONSE 1

OVERALL GRADING PLAN

C500



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06-17-2025

RSP Architects, LTD
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CONSULTANTS

Kimley»Horn

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CERTIFICATION

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PROJECT FOR

USB - IA GRIMES
331 NE CYPRESS DR
GRIMES, IA 50111

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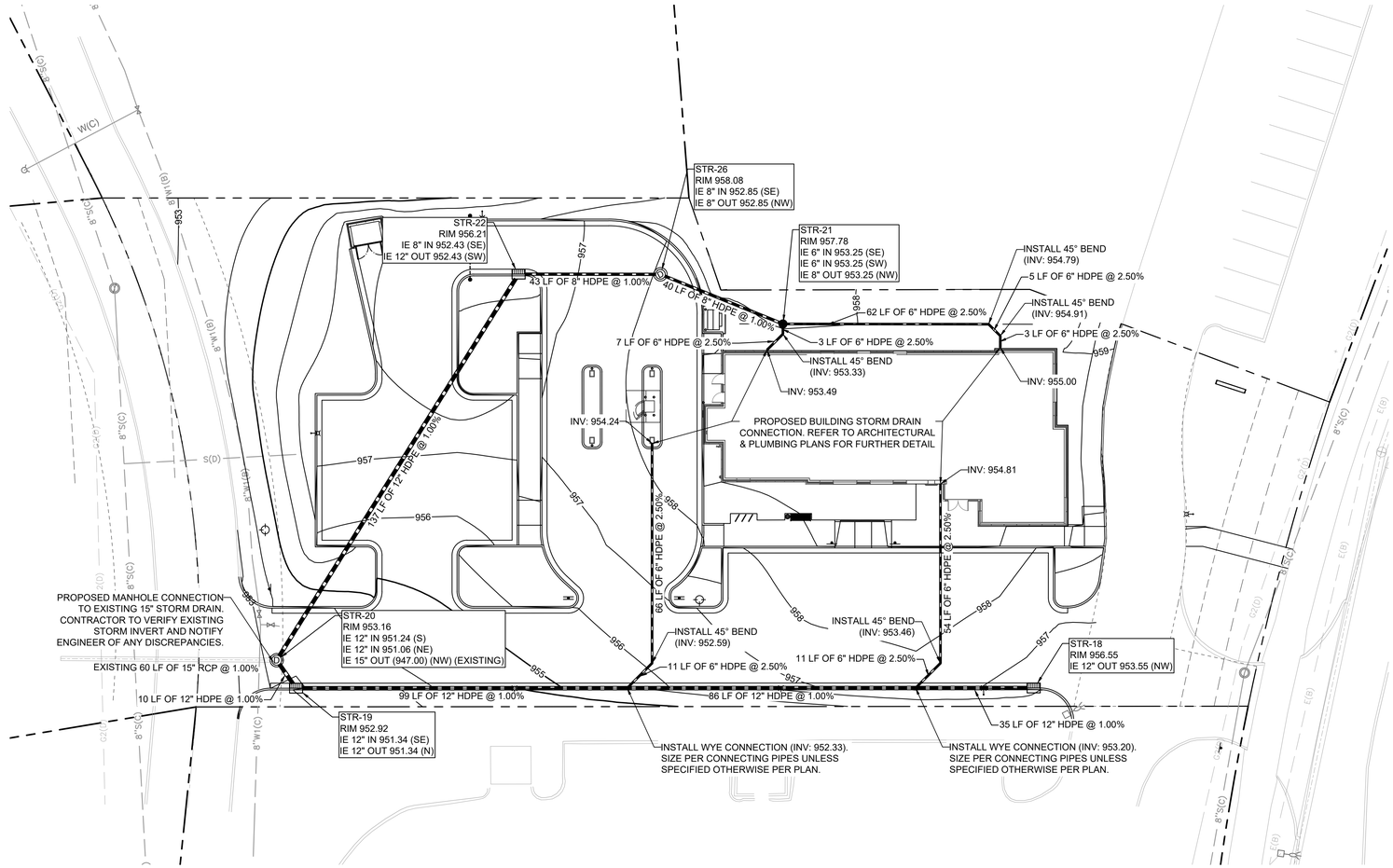
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GRADING PLAN DETAILS

C501



LEGEND

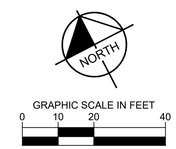
- PROPERTY LINE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED STORM SEWER

STORM SEWER NOTES

1. INSTALL STORM SEWER IN ACCORDANCE WITH 2025 SUDAS & THE CITY SUPPLEMENTAL.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE:
   RCP: ASTM C-76
   HDPE: ASTM F-714, F-894
   PVC SCH40: ASTM D-1785, D-2665, F-794
   FITTINGS SHALL BE:
   RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE: ASTM D-3212
   PVC SCH40: ASTM D-2665, F-794, F-1866
   DRAIN TILE SHALL BE:
   HDPE: AASHTO M-252 OR M-294. TYPE CP OR TYPE SP.
4. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
5. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
6. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
7. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
8. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
9. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
10. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
11. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
12. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
13. CBMH TO USE SUDAS SW-502 WITH SW-603 TYPE R CASTING. STMH TO USE SUDAS SW-401 WITH SW-602 CASTING UNLESS DETAILED DIFFERENTLY IN PLAN.

DRAINAGE SCHEDULE

STRUCTURE NO.	STRUCTURE/ CASTING TYPE	RIM/GRATE ELEVATION	INVERT ELEVATION OUT	PIPE SIZE OUT	PIPE SLOPE OUT	PIPE MATERIAL
STR-18	SW-501	956.55	NW 953.55	12"	1.00%	HDPE
STR-19	SW-501	953.89	N 951.34	12"	1.00%	HDPE
STR-20	SW-401	953.16	NW 947.00	15"	1.00%	RCP
STR-21	SW-512	954.00	NW 953.25	8"	1.00%	HDPE
STR-22	SW-501	956.21	SW 952.43	12"	1.00%	HDPE
STR-26	SW-401	958.08	NW 952.85	8"	1.00%	HDPE



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MICHAEL CLAYTON BRANDT
STATE OF IOWA

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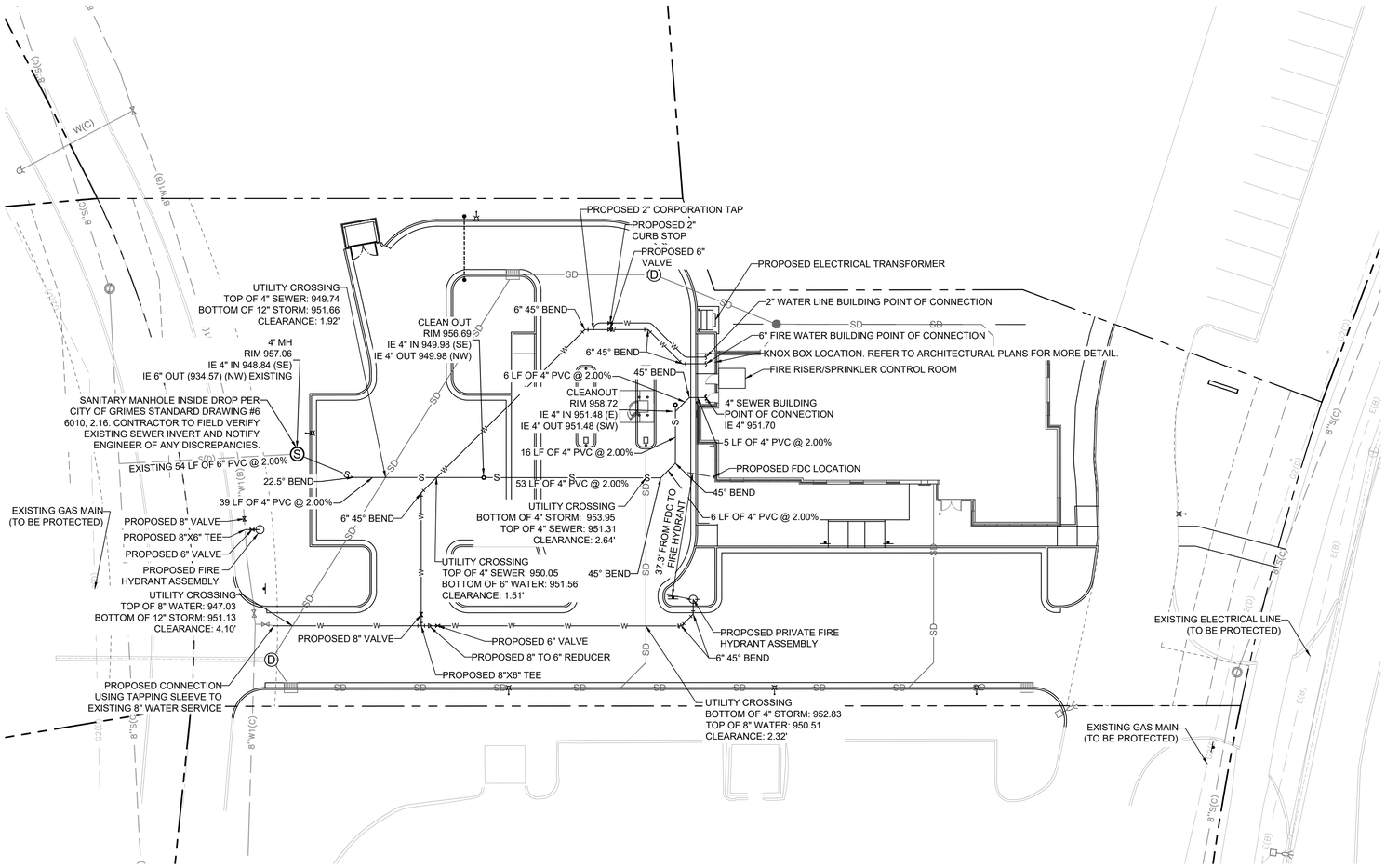
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STORM SEWER PLAN

C600



LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
W1(D)	W	WATERMAIN
S(D)	S	SANITARY SEWER
	SD	STORM SEWER
OE1(D)		OVERHEAD POWER LINE
F09(D)		FIBER COMMUNICATION LINE
F10(D)		
G2(D)		NATURAL GAS LINE
W1(D)		WATER LINE
UE1(D)		UNDERGROUND ELECTRICAL LINE

UTILITY PLAN NOTES

1. INSTALL UTILITIES IN ACCORDANCE WITH 2025 SUDAS AND CITY SUPPLEMENTAL SPECIFICATIONS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. SANITARY SEWER PIPE SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH 40: ASTM D-1785, F-714, F-894
   SANITARY SEWER FITTINGS SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH40: ASTM D-2665, F-2794, F-1866
5. WATER MAIN PIPE SHALL BE:
   DUCTILE IRON: AWWA C115
   WATER MAIN FITTINGS SHALL BE:
   DUCTILE IRON: AWWA C-153, C-110, ASME 316.4
6. WHEN CONNECTING TO AN EXISTING UTILITY LINE, FIELD VERIFY THE LOCATION, DEPTH, AND SIZE OF THE EXISTING PIPE(S) PRIOR TO INSTALLATION OF THE NEW LINES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
7. PLACE AND COMPACT ALL FILL MATERIAL PRIOR TO INSTALLATION OF PROPOSED UNDERGROUND UTILITIES. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
8. MAINTAIN A MINIMUM OF 5'-5" COVER ON ALL WATER LINES.
9. FOR WATER LINES AND STUB-OUTS UTILIZE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
10. MAINTAIN 18-INCH MINIMUM VERTICAL SEPARATION WHERE SEWER PIPE CROSSES WATER LINES (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE). PROVIDE 10-FOOT HORIZONTAL SEPARATION BETWEEN SEWER PIPE AND WATER LINES.
11. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (OR ANY OBSTRUCTION EXISTING AND PROPOSED), THE SANITARY PIPE MATERIAL SHALL BE PVC SCHEDULE 40 OR PVC C900 AND HAVE MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18-INCH VERTICAL SEPARATION MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
12. ALL PVC & HDPE SEWER AND WATER PIPE SHALL HAVE A TRACER WIRE INSTALLED IN THE TRENCH AND TERMINATED PER THE DETAILS.
13. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO PLACING BACKFILL.
14. IN PAVEMENT AND GREEN AREAS, INSTALL ALL MANHOLE CASTINGS TO BE FLUSH WITH THE PROPOSED FINISHED SURFACE GRADE.
15. REFER TO PLUMBING PLANS FOR LOCATION, SIZE AND ELEVATION OF UTILITY SERVICE CONNECTIONS AND ROOF DRAINS TO THE INTERIOR BUILDING SYSTEMS. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) & METERS ARE LOCATED INSIDE THE BUILDING.
16. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. REFER TO THE SITE ELECTRICAL PLANS FOR SPECIFICATIONS OF THE PROPOSED SITE LIGHTING AND ELECTRICAL EQUIPMENT.
19. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
20. EXCESS MATERIAL, ABANDONED UTILITY ITEMS, AND OTHER UNUSABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
21. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
22. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
23. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
24. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
25. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
26. ALL ON-SITE UTILITIES ARE PRIVATE.
27. LOCATIONS WHERE THE SANITARY SEWER HAS LESS THAN 5.5-FEET OF COVER, PROVIDE 4-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE. INSTALL THE INSTALLATION BOARDS 6 INCHES ABOVE THE TOPS OF THE PIPES ON MECHANICALLY COMPACTED AND LEVELED PIPE BEDDING MATERIAL.
28. SANITARY SEWER MANHOLES TO BE SUDAS SW-301 UNLESS DETAILED DIFFERENTLY IN THE PLAN.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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06-17-2025

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CERTIFICATION

PRELIMINARY - NOT FOR CONSTRUCTION
MICHAEL CLAYTON BRANDT
07/02/2025
IOWA

Name
License No.
Expiration Date
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usbank

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UTILITY PLAN

C700

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE 2025 SUDAS AND CITY SUPPLEMENTAL SPECIFICATIONS AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.

3. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ACSE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FHA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.

7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF IOWA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.

10. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.

11. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING STREETLIGHTS, SIGNS, AND POSTS. IF REGULATORY SIGN MUST BE REMOVED FOR CONSTRUCTION, A TEMPORARY SIGN MUST BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND/OR REPLACEMENT OF EXISTING PERMANENT STREETLIGHTS, SIGNS, AND POSTS.

14. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.

PAVING AND STRIPING NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH 2025 SUDAS AND CITY SUPPLEMENTAL SPECIFICATIONS.

2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.

3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.

4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.

5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.

6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.

7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.

8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.

9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.

10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.

11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

WATER STORM SEWER & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.

3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.

4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.

5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE OR FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.

7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF IOWA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.

9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

10. CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10' AND A VERTICAL CLEARANCE OF 18" BETWEEN WATER AND SANITARY SEWER MANHOLES AND LINES.

11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.

13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.

14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.

15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.

17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND TRUCK WELL DRAIN SHALL RUN AT A MINIMUM 1% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN AT THE CENTERLINE OF THE STORM MAIN.

18. ALL ROOF AND SANITARY SEWER DRAINS SHALL BE INSULATED IF 7' OF COVER CANNOT BE PROVIDED.

19. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS.

20. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF EACH PRIOR TO THE START OF CONSTRUCTION.

21. A MINIMUM OF 5' SEPARATION IS REQUIRED BETWEEN UTILITIES AND TREES UNLESS A ROOT BARRIER IS UTILIZED.

22. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW. CONTRACTOR TO COORDINATE FINAL DESIGN AND INSTALLATION WITH UTILITY COMPANIES.

23. COORDINATE UTILITY INSTALLATION WITH IRRIGATION DESIGN AND INSTALLATION.

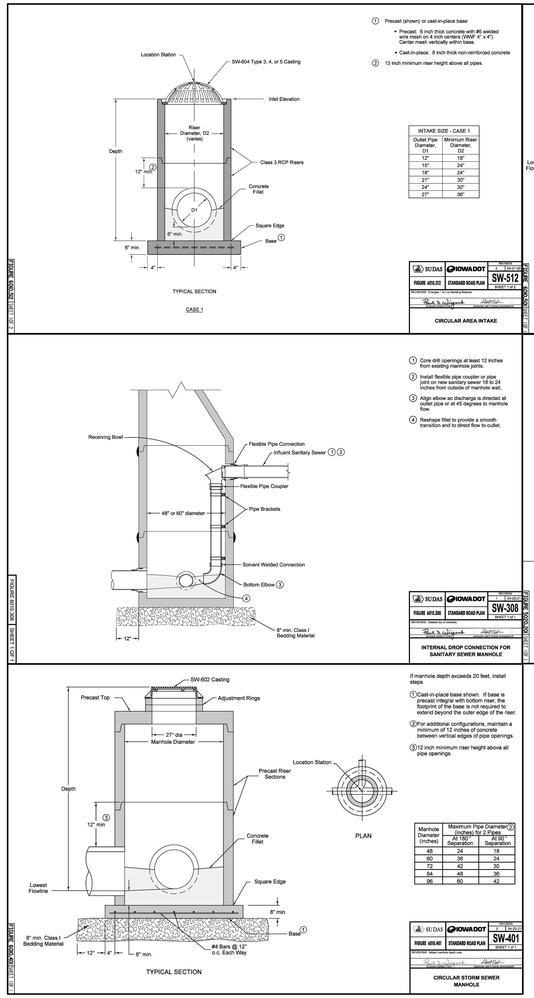
24. ALL DIMENSIONS ARE TO FLOW LINE OF CURB UNLESS OTHERWISE NOTED. PERIMETER WALL DIMENSIONS ARE TO INSIDE WALL FACE. REFERENCE ARCHITECTURAL PLANS FOR EXACT WALL WIDTH AND SPECIFICATIONS.

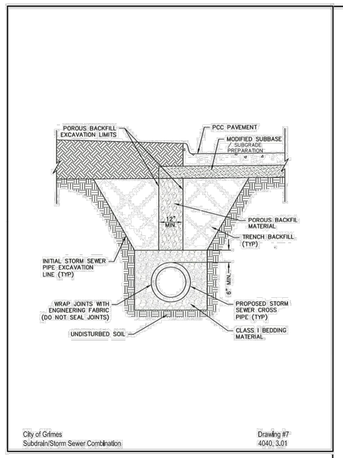
25. REFERENCE ARCHITECTURAL PLANS (BY OTHERS). FOR EXACT BUILDING DIMENSIONS, AND MATERIALS SPECIFICATIONS.

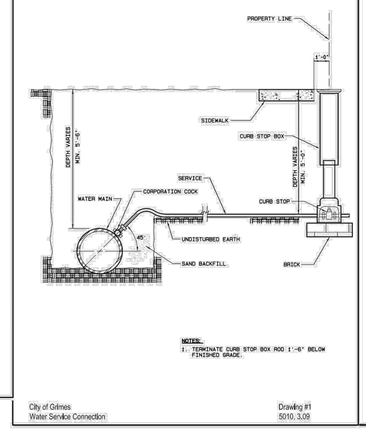
26. REFERENCE M.E.P. PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND SPECIFICATIONS.

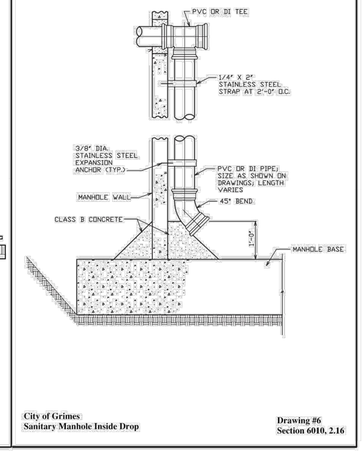
27. CONTRACTOR SHALL REFERENCE STRUCTURAL PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND PAD PREPARATION SPECIFICATIONS.

28. CONTRACTOR SHALL REFERENCE M.E.P PLANS (BY OTHERS) FOR LIGHT POLE WIRING.









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CONSULTANTS

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CERTIFICATION

PRELIMINARY - NOT FOR CONSTRUCTION
MICHAEL CLAYTON HANDT
Name
License No.
Expiration Date
Date Signed

PROJECT FOR

USB – IA GRIMES
331 NE CYPRESS DR
GRIMES, IA 50111

ALL BIDDING QUESTIONS TO BE DIRECTED TO THE JLL PROJECT MANAGERS. SEE SHEET G000.

Project No.	195517096
Drawn By	SM
Checked By	MB
Date	06/16/2025

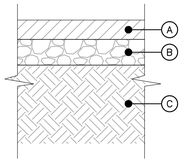
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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
	06/02/2025	PERMIT ISSUE
	06/16/2025	SITE PLAN COMMENT RESPONSE 1

UTILITY NOTES & DETAILS

C800



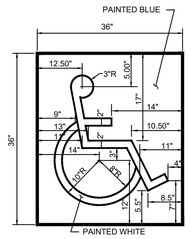
1. CONTRACTOR SHALL CONFIRM THESE PAVEMENT SECTIONS WITH THE GEOTECHNICAL REPORT BY NINYO & MOORE PROJECT NO. 503102001 DATED MARCH 7, 2025.
2. MATCH EXISTING PAVEMENT SECTION IF MORE STRINGENT THAN SECTION PER THIS DETAIL.
3. CONTRACTOR TO PROVIDE R-VALUE OF COMPACTED SUBGRADE TO ENGINEER PRIOR TO PAVEMENT OPERATIONS, IN ORDER TO MAKE ANY NECESSARY ADJUSTMENTS TO THE PAVEMENT SECTION.
4. ALL TREAD SURFACES SHALL BE SLIP-RESISTANT.
5. REFER TO ARCHITECTURAL PLANS FOR COLOR, TEXTURE, PATTERN AND FINISH.

(A) PAVEMENT TYPE PER PLANS.

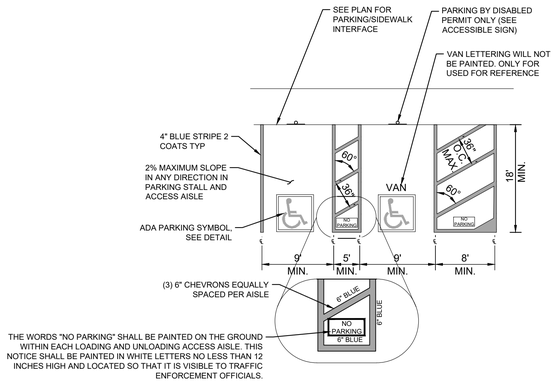
(B) CLASS II AGGREGATE BASE COMPACTED TO 95% NEAR OPTIMUM MOISTURE CONTENT ON ASTM D1557-07 TEST METHOD.

	HEAVY DUTY ASPHALT CONCRETE	STANDARD DUTY ASPHALT CONCRETE	HEAVY DUTY CONCRETE (MIN 4,000 PSI)
(A)	0'-6"	0'-4"	0'-6"
(B)	0'-8"	0'-6"	0'-6"

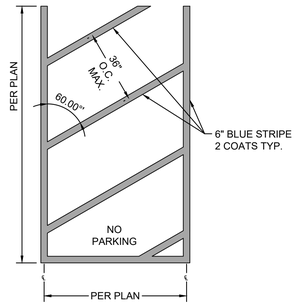
PAVEMENT SECTIONS
N.T.S. 1



ADA LOGO STRIPING DETAIL
LOCATED AT EDGE OF PARKING SPACE (PER CBC SECTION 11B-502.6.4)



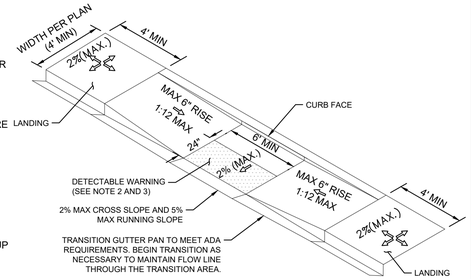
ACCESSIBLE PARKING STRIPING
N.T.S. 2



ACCESSIBLE PATH-OF-TRAVEL STRIPING
N.T.S. 3

NOTES:

1. ALL ACCESSIBLE COMPONENTS CONSTRUCTED AS PART OF THESE PLANS SHALL COMPLY WITH THE LOCAL, STATE, AND FEDERAL REGULATIONS WHICHEVER ARE MORE STRINGENT.
2. CURB RAMPS SHALL HAVE A DETECTABLE WARNING EXTENDING THE FULL WIDTH OF THE CURB RAMP AND 3' DEEP. GROOVED SURFACES ON OUTDOOR CURB RAMPS ARE NOT PERMITTED. VERIFY LOCAL REQUIREMENTS WITH THE BUILDING DEPARTMENT. REFER TO TRUNCATED DOMES DETAIL 2, HEREON.
3. PARALLEL CURB RAMPS SHALL HAVE A DETECTABLE WARNING EXTENDING 36" DEEP ALONG THE FLUSH TRANSITION BETWEEN STREET AND SIDEWALK. REFER TO TRUNCATED DOMES DETAIL.
4. PUBLIC SIDEWALK CURB RAMPS CONSTRUCTED WITHIN A PUBLIC RIGHT- OF -WAY, IN ABSENCE OF LOCAL ROADWAY GUIDELINES, SHALL MEET OR EXCEED LOCAL REGULATIONS.
5. CURB RAMP SURFACES (FLARES AND RAMP) SHALL HAVE A DIFFERENT TEXTURE FROM THE SURROUNDING PAVEMENT.
6. CURB RAMPS SHALL BE CONCRETE WITH STRENGTH OF 2500 PSI.
7. INSTALL 1/4" EXPANSION JOINT FILLER MATERIAL BETWEEN A NEW CURB RAMP AND THE EXISTING SIDEWALKS.
8. WATER PONDING WITHIN THE CURB RAMP LIMITS IS NOT ALLOWED.
9. NO GRADE BREAK IS ALLOWED ALONG THE RAMP SURFACE.
10. CROSS SLOPE OF THE CURB RAMP SURFACE SHALL BE LESS THAN 2%.
11. TRANSITION CHANGE IN ELEVATION IS NOT TO EXCEED 1/2" WITHIN AN ACCESSIBLE ROUTE.
12. DIAGONAL CURB RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.

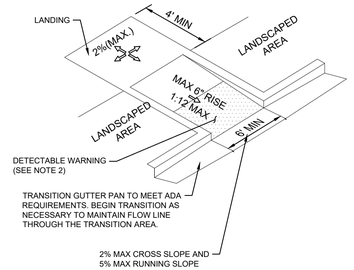


DOUBLE RAMP CURB RAMP

ACCESSIBLE RAMP DETAILS - DOUBLE RAMP CURB RAMP
N.T.S. 6

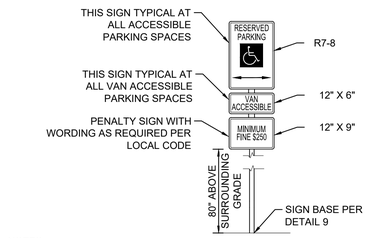
NOTES:

1. ALL ACCESSIBLE COMPONENTS CONSTRUCTED AS PART OF THESE PLANS SHALL COMPLY WITH THE LOCAL, STATE, AND FEDERAL REGULATIONS WHICHEVER ARE MORE STRINGENT.
2. CURB RAMPS SHALL HAVE A DETECTABLE WARNING EXTENDING THE FULL WIDTH OF THE CURB RAMP AND 2' DEEP. GROOVED SURFACES ON OUTDOOR CURB RAMPS ARE NOT PERMITTED. VERIFY LOCAL REQUIREMENTS WITH THE BUILDING DEPARTMENT. REFER TO TRUNCATED DOMES DETAIL 6, HEREON.
3. PARALLEL CURB RAMPS SHALL HAVE A DETECTABLE WARNING EXTENDING 24" DEEP ALONG THE FLUSH TRANSITION BETWEEN STREET AND SIDEWALK. REFER TO TRUNCATED DOMES DETAIL.
4. PUBLIC SIDEWALK CURB RAMPS CONSTRUCTED WITHIN A PUBLIC RIGHT- OF -WAY, IN ABSENCE OF LOCAL ROADWAY GUIDELINES, SHALL MEET OR EXCEED LOCAL REGULATIONS.
5. CURB RAMP SURFACES (FLARES AND RAMP) SHALL HAVE A DIFFERENT TEXTURE FROM THE SURROUNDING PAVEMENT.
6. CURB RAMPS SHALL BE CONCRETE WITH STRENGTH OF 2500 PSI.
7. INSTALL 1/4" EXPANSION JOINT FILLER MATERIAL BETWEEN A NEW CURB RAMP AND THE EXISTING SIDEWALKS.
8. WATER PONDING WITHIN THE CURB RAMP LIMITS IS NOT ALLOWED.
9. NO GRADE BREAK IS ALLOWED ALONG THE RAMP SURFACE.
10. CROSS SLOPE OF THE CURB RAMP SURFACE SHALL BE LESS THAN 2%.
11. TRANSITION CHANGE IN ELEVATION IS NOT TO EXCEED 1/2" WITHIN AN ACCESSIBLE ROUTE.
12. DIAGONAL CURB RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.



IN-LINE CURB RAMP

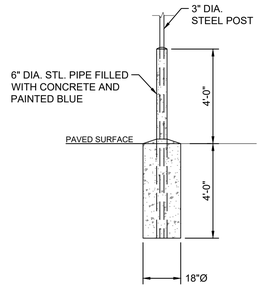
ACCESSIBLE RAMP DETAILS - IN-LINE CURB RAMP
N.T.S. 7



NOTES:

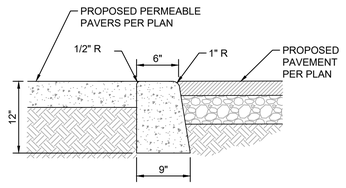
1. SIGNS SHALL CONFORM WITH THE MOST CURRENT IOWA MUTCD STANDARDS.
2. SIGNS SHALL BE WALL MOUNTED OR MOUNTED ON A POST PER DETAIL 12.

ACCESSIBLE PARKING SIGN DETAIL
N.T.S. 8



SINGLE POST WITH BOLLARD

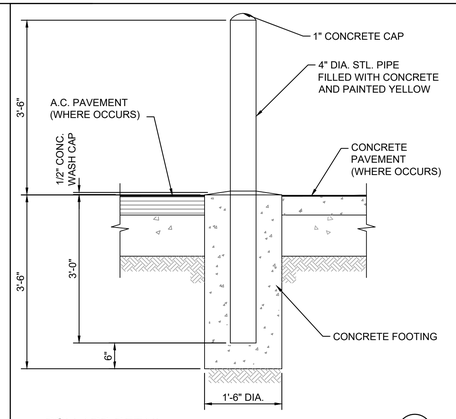
SIGN BASE DETAIL
N.T.S. 9



NOTES:

1. CONCRETE SHALL BE 2500 PSI.
2. ISOLATION JOINTS SHALL BE PLACED ONLY AS SPECIFIED
3. CONTRACTION JOINTS CONSISTING OF 1" DEEP SCORES SHALL BE PLACED AT 15' INTERVALS O.C.
4. WHERE A WALK IS ADJACENT TO THE CURB THE JOINTS SHALL ALIGN WITH JOINTS IN THE WALK.

0" FLUSH CONCRETE CURB
N.T.S. 10



BOLLARD DETAIL
N.T.S. 11

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Kimley»Horn

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CERTIFICATION

PRELIMINARY - NOT FOR CONSTRUCTION

MICHAEL CLAYTON BRANDT
PE 21012
IOWA

Name
License No.
Expiration Date
Date Signed

PROJECT FOR

US bank

USB – IA GRIMES
331 NE CYPRESS DR
GRIMES, IA 50111

ALL BIDDING QUESTIONS TO BE DIRECTED TO THE JLL PROJECT MANAGERS. SEE SHEET G000.

Project No.	195517096
Drawn By	SM
Checked By	MB
Date	06/16/2025

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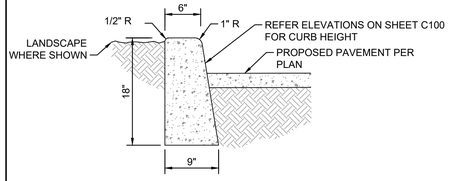
ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
	06/02/2025	PERMIT ISSUE
	06/16/2025	SITE PLAN COMMENT RESPONSE 1

CONSTRUCTION DETAILS

C900

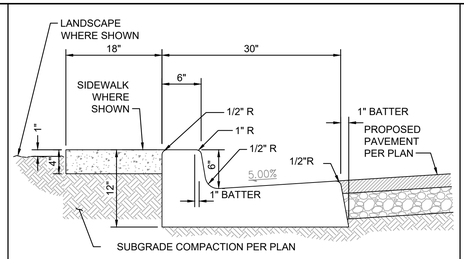
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06-17-2025



NOTES:

1. CONCRETE SHALL BE 2500 PSI.
2. ISOLATION JOINTS SHALL BE PLACED ONLY AS SPECIFIED
3. CONTRACTION JOINTS CONSISTING OF 1" DEEP SCORES SHALL BE PLACED AT 15' INTERVALS O.C.
4. WHERE A WALK IS ADJACENT TO THE CURB THE JOINTS SHALL ALIGN WITH JOINTS IN THE WALK.

CONCRETE CURB
N.T.S. 12



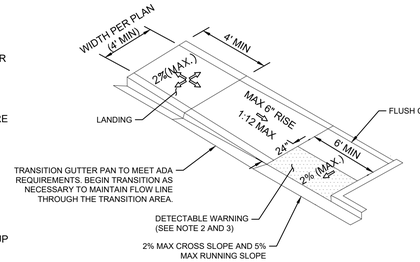
NOTES:

1. CONCRETE SHALL BE 2500 PSI.
2. ISOLATION JOINTS SHALL BE PLACED ONLY AS SPECIFIED
3. CONTRACTION JOINTS CONSISTING OF 1" DEEP SCORES SHALL BE PLACED AT 15' INTERVALS O.C.
4. WHERE A WALK IS ADJACENT TO THE CURB THE JOINTS SHALL ALIGN WITH JOINTS IN THE WALK.

CONCRETE CURB & GUTTER
N.T.S. 08.28.2015 13

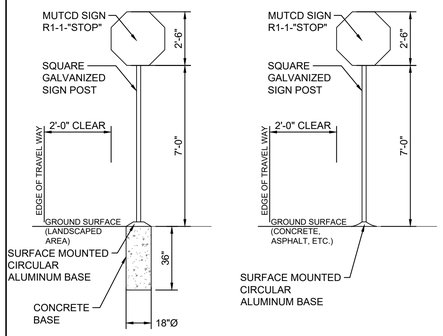
NOTES:

1. ALL ACCESSIBLE COMPONENTS CONSTRUCTED AS PART OF THESE PLANS SHALL COMPLY WITH THE LOCAL, STATE, AND FEDERAL REGULATIONS WHICHEVER ARE MORE STRINGENT.
2. CURB RAMPS SHALL HAVE A DETECTABLE WARNING EXTENDING THE FULL WIDTH OF THE CURB RAMP AND 3' DEEP. GROOVED SURFACES ON OUTDOOR CURB RAMPS ARE NOT PERMITTED. VERIFY LOCAL REQUIREMENTS WITH THE BUILDING DEPARTMENT. REFER TO TRUNCATED DOMES DETAIL 2, HEREON.
3. PARALLEL CURB RAMPS SHALL HAVE A DETECTABLE WARNING EXTENDING 36" DEEP ALONG THE FLUSH TRANSITION BETWEEN STREET AND SIDEWALK. REFER TO TRUNCATED DOMES DETAIL.
4. PUBLIC SIDEWALK CURB RAMPS CONSTRUCTED WITHIN A PUBLIC RIGHT- OF -WAY, IN ABSENCE OF LOCAL ROADWAY GUIDELINES, SHALL MEET OR EXCEED LOCAL REGULATIONS.
5. CURB RAMP SURFACES (FLARES AND RAMP) SHALL HAVE A DIFFERENT TEXTURE FROM THE SURROUNDING PAVEMENT.
6. CURB RAMPS SHALL BE CONCRETE WITH STRENGTH OF 2500 PSI.
7. INSTALL 1/4" EXPANSION JOINT FILLER MATERIAL BETWEEN A NEW CURB RAMP AND THE EXISTING SIDEWALKS.
8. WATER PONDING WITHIN THE CURB RAMP LIMITS IS NOT ALLOWED.
9. NO GRADE BREAK IS ALLOWED ALONG THE RAMP SURFACE.
10. CROSS SLOPE OF THE CURB RAMP SURFACE SHALL BE LESS THAN 2%.
11. TRANSITION CHANGE IN ELEVATION IS NOT TO EXCEED 1/2" WITHIN AN ACCESSIBLE ROUTE.
12. DIAGONAL CURB RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.



SINGLE RAMP CURB RAMP

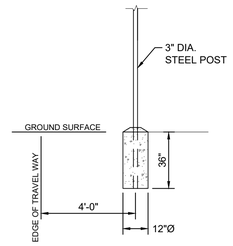
ACCESSIBLE RAMP DETAILS - SINGLE RAMP CURB RAMP
N.T.S. 14



CASE 1: LANDSCAPED AREA

CASE 2: HARDSCAPE AREA

STOP SIGN DETAIL
N.T.S. 08.28.2015 15

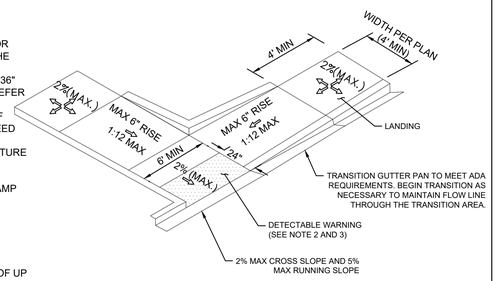


SINGLE POST

SIGN BASE DETAIL
16

NOTES:

1. ALL ACCESSIBLE COMPONENTS CONSTRUCTED AS PART OF THESE PLANS SHALL COMPLY WITH THE LOCAL, STATE, AND FEDERAL REGULATIONS WHICHEVER ARE MORE STRINGENT.
2. CURB RAMPS SHALL HAVE A DETECTABLE WARNING EXTENDING THE FULL WIDTH OF THE CURB RAMP AND 3' DEEP. GROOVED SURFACES ON OUTDOOR CURB RAMPS ARE NOT PERMITTED. VERIFY LOCAL REQUIREMENTS WITH THE BUILDING DEPARTMENT. REFER TO TRUNCATED DOMES DETAIL 2, HEREON.
3. PARALLEL CURB RAMPS SHALL HAVE A DETECTABLE WARNING EXTENDING 36" DEEP ALONG THE FLUSH TRANSITION BETWEEN STREET AND SIDEWALK. REFER TO TRUNCATED DOMES DETAIL.
4. PUBLIC SIDEWALK CURB RAMPS CONSTRUCTED WITHIN A PUBLIC RIGHT- OF -WAY, IN ABSENCE OF LOCAL ROADWAY GUIDELINES, SHALL MEET OR EXCEED LOCAL REGULATIONS.
5. CURB RAMP SURFACES (FLARES AND RAMP) SHALL HAVE A DIFFERENT TEXTURE FROM THE SURROUNDING PAVEMENT.
6. CURB RAMPS SHALL BE CONCRETE WITH STRENGTH OF 2500 PSI.
7. INSTALL 1/4" EXPANSION JOINT FILLER MATERIAL BETWEEN A NEW CURB RAMP AND THE EXISTING SIDEWALKS.
8. WATER PONDING WITHIN THE CURB RAMP LIMITS IS NOT ALLOWED.
9. NO GRADE BREAK IS ALLOWED ALONG THE RAMP SURFACE.
10. CROSS SLOPE OF THE CURB RAMP SURFACE SHALL BE LESS THAN 2%.
11. TRANSITION CHANGE IN ELEVATION IS NOT TO EXCEED 1/2" WITHIN AN ACCESSIBLE ROUTE.
12. DIAGONAL CURB RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.



DOUBLE IN-LINE CURB RAMP

ACCESSIBLE RAMP DETAILS - DOUBLE IN-LINE CURB RAMP
N.T.S. 17

RSP Architects, LTD
1220 Marshall St NE
Minneapolis, MN
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CONSULTANTS

Kimley»Horn

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401 B STREET, SUITE 600, SAN DIEGO, CA 92101
PHONE: 619-234-9411
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CERTIFICATION

PRELIMINARY - NOT FOR CONSTRUCTION
MICHAEL CLAYTON BRANDT
PE 21012
IOWA

Name
License No.
Expiration Date
Date Signed

PROJECT FOR

usbank

USB – IA GRIMES
331 NE CYPRESS DR
GRIMES, IA 50111

ALL BIDDING QUESTIONS TO BE DIRECTED TO THE JLL PROJECT MANAGERS. SEE SHEET G000.

Project No.	195517096
Drawn By	SM
Checked By	MB
Date	06/16/2025

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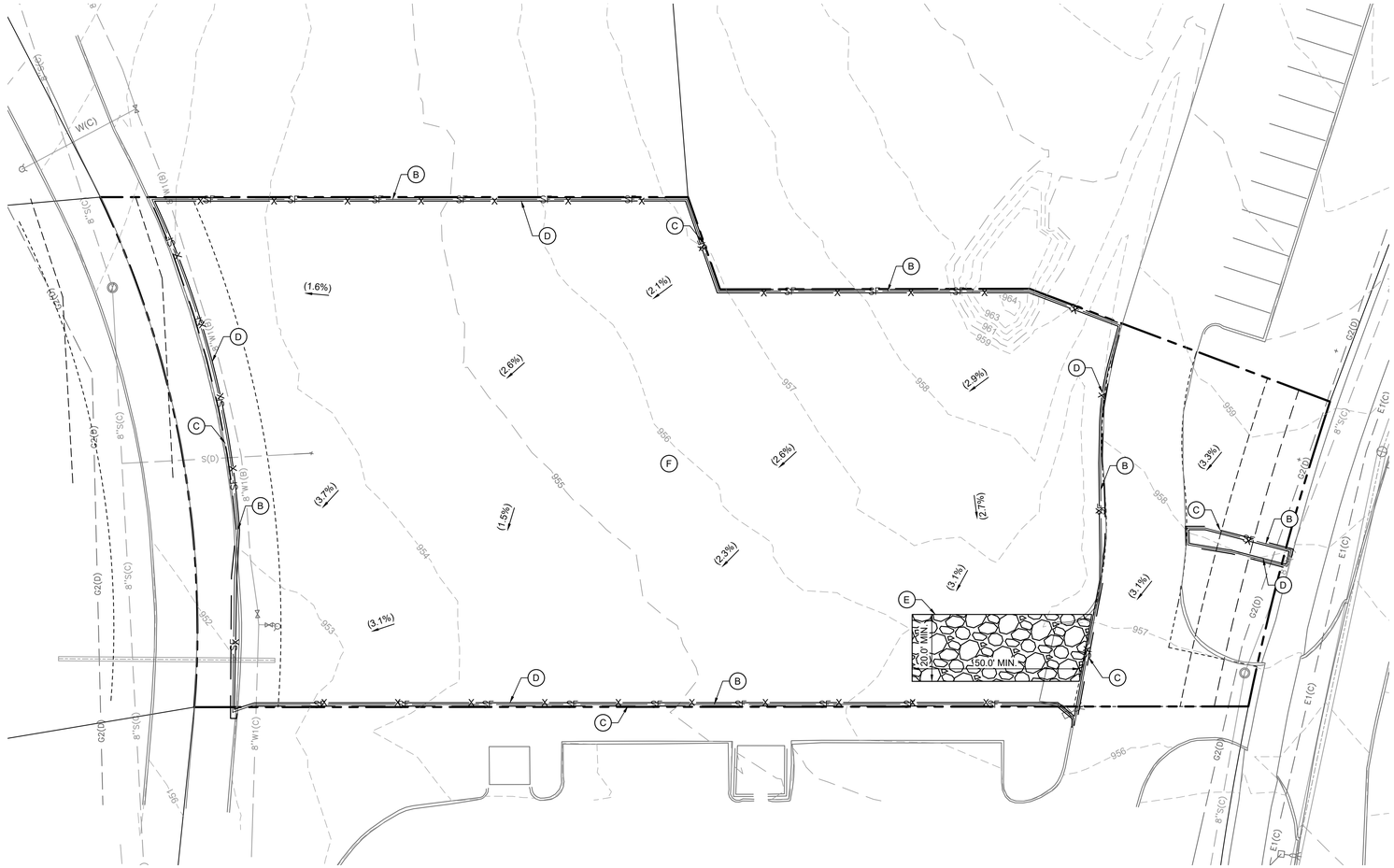
ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
	06/02/2025	PERMIT ISSUE
	06/16/2025	SITE PLAN COMMENT RESPONSE 1

CONSTRUCTION DETAILS

C901

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06-17-2025



SWPPP UPDATES & AMENDMENTS

THE CONTRACTOR MUST UPDATE THE SWPPP BY NOTING ON THE SITE MAPS IN THE JOB SITE BINDER TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE FOR THE DURATION OF LAND DISTURBING ACTIVITIES. AT A MINIMUM, UPDATES SHALL BE MADE DAILY TO TRACK CONSTRUCTION PROGRESS DESCRIBED IN THE SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTING THE LOCATION OF THE JOB SITE TRAILER, TEMPORARY PARKING & LAYDOWN AREAS, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL & MATERIAL STORAGE, SOLID WASTE CONTAINERS, AND OTHER CONSTRUCTION RELATED FACILITIES THAT MAY IMPACT STORMWATER RUNOFF.

PHASE 1 SEQUENCE OF CONSTRUCTION

1. INSTALL PERIMETER EROSION CONTROL (I.E. SILT FENCE) AND INLET PROTECTION AT EXISTING STORMWATER INLETS.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT BASINS.
5. CLEAR AND GRUB THE SITE.
6. BEGIN MASS SITE GRADING AND ROUGH GRADE SITE SUFFICIENTLY TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
7. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
8. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE OR AS REQUIRED BY THE NPDES AND/OR CITY GRADING PERMIT(S).

NOTE: THE SEQUENCE OF CONSTRUCTION IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY.

NOTE:

EXISTING STORMWATER MANAGEMENT AREA TO REMAIN UNTIL PROPOSED AREA IS CONSTRUCTED.

EROSION CONTROL PLAN NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH LAND DISTURBING ACTIVITIES SHALL OBTAIN A COPY OF THE SWPPP AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT, AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE AND LOCAL REQUIREMENTS, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY, ENGINEER OR OWNER.
4. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO A PUBLIC ROADWAY FROM THE CONSTRUCTION SITE MUST BE REMOVED AS SOON AS PRACTICABLE. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ANY FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO A PUBLIC RIGHT OF WAY SHALL BE PAID BY THE CONTRACTOR.
5. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
6. THE CONTRACTOR SHALL MINIMIZE LAND DISTURBANCE AND CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON THE PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER FROM THE CONSTRUCTION SITE (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED BEFORE DISPOSAL.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED. DUST CONTROL SHALL BE CONDUCTED PER SUDAS 7E-16N.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED OUTSIDE OF DRAINAGE WAYS SUCH THAT STORM WATER RUNOFF WILL NOT BE ADVERSELY AFFECTED. PROVIDE STABILIZATION MEASURES SUCH AS PERIMETER EROSION CONTROL BMP'S, SEEDING, OR OTHER COVERING AS NECESSARY TO PREVENT EROSION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL BMP DISTURBED DURING CONSTRUCTION OPERATIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OF STORM WATER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING, CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUELS, LUBRICANT OILS, PESTICIDES, AND SOLID WASTE MATERIALS.
14. EROSION CONTROL BMP'S SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT, AND INITIATED AS SOON AS PRACTICABLE.
15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
16. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.

LEGEND

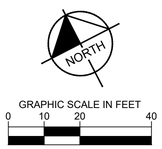
- ROCK ENTRANCE
- INLET PROTECTION
- SF — SILT FENCE
- LIMITS OF DISTURBANCE
- X — SAFETY FENCE

AREA SUMMARY	
DISTURBED AREA	0.85 AC
EXISTING IMPERVIOUS AREA	0.01 AC
EXISTING PERVIOUS AREA	0.84 AC
PROPOSED IMPERVIOUS AREA	0.60 AC
PROPOSED PERVIOUS AREA	0.25 AC

PHASE I BMP QUANTITIES	
SILT FENCE	±920 LF
SAFETY FENCE	±920 LF
ROCK CONSTRUCTION ENTRANCE	1 EA

KEYNOTE LEGEND

- (B) SILT FENCE WITH J-HOOKS EVERY 100' (PER SUDAS 7E-14)
- (C) LIMITS OF DISTURBANCE
- (D) SAFETY FENCE, OFFSET 3' FOR CLARITY (PER SUDAS SPECIFICATIONS)
- (E) TEMPORARY ROCK CONSTRUCTION ENTRANCE (PER SUDAS 7E-15)
- (F) TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS)



GRAPHIC SCALE IN FEET
0 10 20 40

RSP

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CONSULTANTS

Kimley»Horn

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CERTIFICATION



Name
License No.
Expiration Date
Date Signed

PROJECT FOR

usbank

USB – IA GRIMES
331 NE CYPRESS DR
GRIMES, IA 50111

ALL BIDDING QUESTIONS TO BE DIRECTED TO THE JLL PROJECT MANAGERS. SEE SHEET G000.

Project No.	195517096
Drawn By	SM
Checked By	MB
Date	06/16/2025

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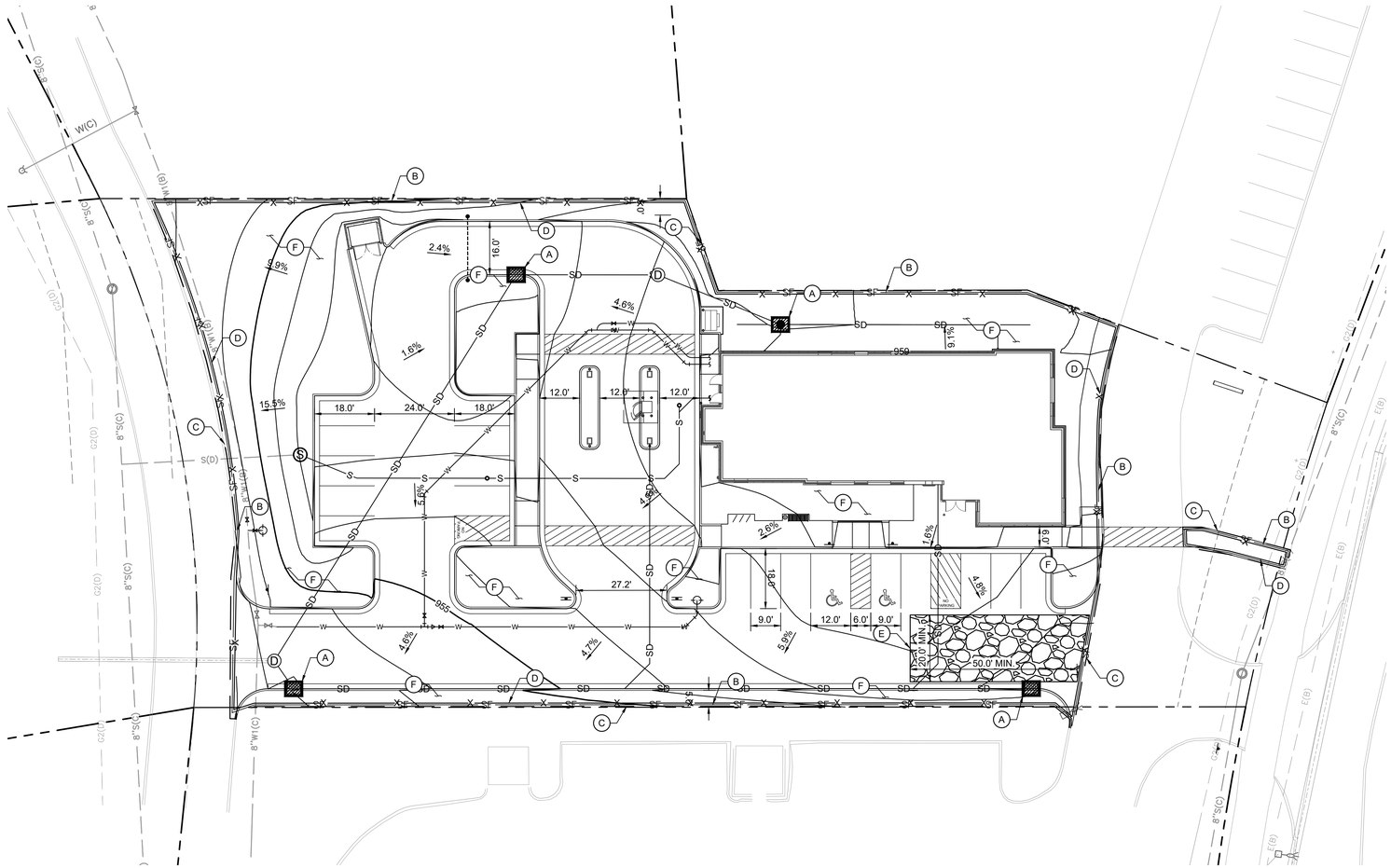
ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
	06/02/2025	PERMIT ISSUE
	06/16/2025	SITE PLAN COMMENT RESPONSE 1

EROSION CONTROL PLAN

C1000

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06-17-2025



LEGEND

- ROCK ENTRANCE
- INLET PROTECTION
- SF — SILT FENCE
- LIMITS OF DISTURBANCE
- X — SAFETY FENCE

AREA SUMMARY	
DISTURBED AREA	0.85 AC
EXISTING IMPERVIOUS AREA	0.01 AC
EXISTING PERVIOUS AREA	0.84 AC
PROPOSED IMPERVIOUS AREA	0.60 AC
PROPOSED PERVIOUS AREA	0.25 AC

PHASE II BMP QUANTITIES	
SILT FENCE	±920 LF
SAFETY FENCE	±920 LF
INLET PROTECTION	4 EA
ROCK CONSTRUCTION ENTRANCE	1 EA

KEYNOTE LEGEND

- (A) INLET PROTECTION (PER SUDAS 7E-20)
- (B) SILT FENCE WITH J-HOOKS EVERY 100' (PER SUDAS 7E-14)
- (C) LIMITS OF DISTURBANCE
- (D) SAFETY FENCE, OFFSET 3' FOR CLARITY (PER SUDAS SPECIFICATIONS)
- (E) TEMPORARY ROCK CONSTRUCTION ENTRANCE (PER SUDAS 7E-15)
- (F) TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS)

SWPPP UPDATES & AMENDMENTS

THE CONTRACTOR MUST UPDATE THE SWPPP BY NOTING ON THE SITE MAPS IN THE JOB SITE BINDER TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE FOR THE DURATION OF LAND DISTURBING ACTIVITIES. AT A MINIMUM, UPDATES SHALL BE MADE DAILY TO TRACK CONSTRUCTION PROGRESS DESCRIBED IN THE SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTING THE LOCATION OF THE JOB SITE TRAILER, TEMPORARY PARKING & LAYDOWN AREAS, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL & MATERIAL STORAGE, SOLID WASTE CONTAINERS, AND OTHER CONSTRUCTION RELATED FACILITIES THAT MAY IMPACT STORMWATER RUNOFF.

PHASE 2 SEQUENCE OF CONSTRUCTION

1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
2. CONSTRUCT UNDERGROUND SITE UTILITIES AND STORM SEWER, INCLUDING STORMWATER MANAGEMENT SYSTEMS.
3. INSTALL APPROPRIATE INLET PROTECTION AT ANY NEW STORM SEWER STRUCTURES AS EACH STRUCTURE IS CONSTRUCTED.
4. COMPLETE SITE GRADING AND PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
5. PLACE PAVEMENT BASE MATERIAL AND INSTALL SUBDRAINAGE SYSTEM.
6. CONSTRUCT PAVEMENTS, CURB & GUTTER, AND SIDEWALKS.
7. AS APPROPRIATE, REPLACE & MAINTAIN INLET PROTECTION DEVICES WITHIN PAVED AREAS AS WORK PROGRESSES.
8. COMPLETE FINAL GRADING AND INSTALL OF PERMANENT STABILIZATION (SEEDING, SODDING, ETC.) WITHIN LANDSCAPED AREAS.
9. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION AS DEFINED BY THE APPLICABLE EROSION CONTROL PERMITS, REMOVE ALL REMAINING TEMPORARY EROSION & SEDIMENT CONTROL BMP'S AND RE-STABILIZE ANY AREAS DISTURBED BY THE REMOVAL.

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15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
16. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.



GRAPHIC SCALE IN FEET
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RSP

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CONSULTANTS

Kimley»Horn

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WWW.KIMLEY-HORN.COM

CERTIFICATION

PRELIMINARY - NOT FOR CONSTRUCTION
MICHAEL CLAYTON BRANDT
07/02/2025

Name
License No.
Expiration Date
Date Signed

PROJECT FOR

usbank

USB – IA GRIMES
331 NE CYPRESS DR
GRIMES, IA 50111

ALL BIDDING QUESTIONS TO BE DIRECTED TO THE JLL PROJECT MANAGERS. SEE SHEET G000.

Project No.	195517096
Drawn By	SM
Checked By	MB
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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
	06/02/2025	PERMIT ISSUE
	06/16/2025	SITE PLAN COMMENT RESPONSE 1

EROSION CONTROL PLAN

C1001

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E **									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE

B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE

C SPRING OATS 100 LBS/ACRE

D WHEAT OR CEREAL RYE 150 LBS/ACRE

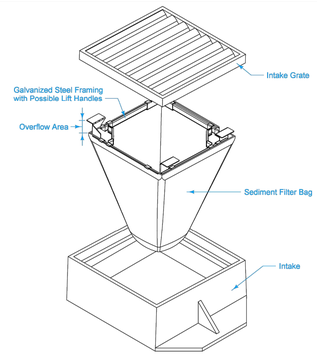
E SOD

F STRAW MULCH 2 TONS/ACRE

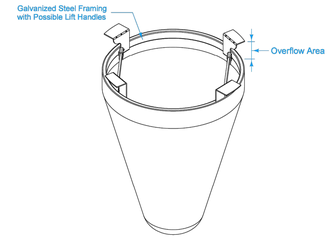
* WATERING NEEDED DURING JUNE AND JULY

** WATERING NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

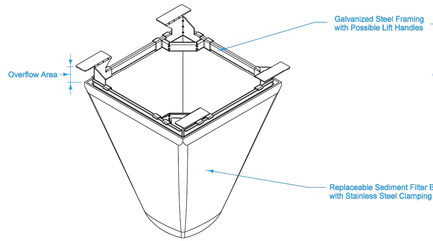
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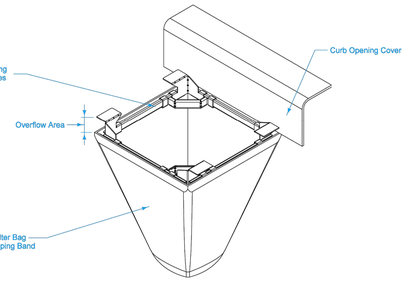
TYPICAL SEDIMENT FILTER BAG PLACEMENT



SEDIMENT FILTER BAG FOR CIRCULAR GRATE



SEDIMENT FILTER BAG FOR SQUARE OR RECTANGULAR GRATE



SEDIMENT FILTER BAG FOR COMBINATION GRATE WITH CURB OPENING

Use sediment filter bag consisting of woven material meeting the requirements of Table 4196.01-1 of the Standard Specifications, except a maximum apparent opening size of US Sieve No. 10 and a minimum flow rate of 145 gallons per minute per square foot. Sediment filter bags without steel grame and clampling bands will be allowed if overflow is provided.

Remove sediment filter bag upon stabilization of sediment sources.

Measurement for Grate Intake Sediment Filter Bag will be by count.

Basis of Payment for Grate Intake Sediment Filter Bag will be at the contract unit price for each device installed. Payment is full compensation for furnishing all equipment, labor, and materials required to install the Grate Intake Sediment Filter Bag as shown.

Method of Measurement for Maintenance of Grate Intake Sediment Filter Bag will be by count.

Basis of Payment for Maintenance of Grate Intake Sediment Filter Bag will be at the contract unit price for each occurence. Payment is full compensation for clean out and disposal of material when capacity reaches 50%, and for any other repair needed during the project.

Measurement for Removal of Grate Intake Sediment Filter Bag will be by count.

Basis of Payment for Removal of Grate Intake Sediment Filter Bag will be at the contract unit price for each device removed. Payment is full compensation for all labor and equipment required for removal.

Possible Contract Items:
Grate Intake Sediment Filter Bag
Maintenance of Grate Intake Sediment Filter Bag
Removal of Grate Intake Sediment Filter Bag

Possible Tabulation:
100-37

IOWA DOT

ROAD DESIGN DETAIL

REVISION 1 04-21-20

570-7

SHEET 1 of 1

REVISIONS: Removed circle note 1 and modified general notes.

GRATE INTAKE SEDIMENT FILTER BAG

RSP

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CONSULTANTS

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CERTIFICATION

PRELIMINARY - NOT FOR CONSTRUCTION

Name
License No.
Expiration Date
Date Signed

PROJECT FOR

usbank

USB - IA GRIMES
331 NE CYPRESS DR
GRIMES, IA 50111

ALL BIDDING QUESTIONS TO BE DIRECTED TO THE JLL PROJECT MANAGERS. SEE SHEET G000.

Project No.	195517096
Drawn By	SM
Checked By	MB
Date	06/16/2025

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
	06/02/2025	PERMIT ISSUE
	06/16/2025	SITE PLAN COMMENT RESPONSE 1

EROSION CONTROL DETAILS

C1002

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06-17-2025

PROJECT DESCRIPTION

1. THE PROJECT CONSISTS OF CLEARING AND GRUBBING AND THE CONSTRUCTION OF A 1-STORY COMMERCIAL BUILDING. ADDITIONAL PROPOSED IMPROVEMENTS TO INCLUDE SURFACE PARKING AND LANDSCAPE.

GENERAL NOTES

A. PROJECT OFFICE WALL SWPPP POSTINGS:
THE FOLLOWING ITEMS MUST BE POSTED TOGETHER IN A SINGLE, ORGANIZED LOCATION ON A WALL INSIDE THE PROJECT OFFICE: 1) SWPPP SITE MAPS (ALL PHASES); 2) SWPPP DETAIL SHEETS; 3) MAP SHOWING LOCATION OF OFFSITE IMPORT OR EXPORT FACILITY; 4) REVISIONS TO DETAILS, SITE MAPS, OR SWPPP-RELATED RFIS; 5) SITE SWPPP BINDER; 6) SWCT PLACARD; 7) CURRENT OWNER STORMWATER COMPLIANCE TRAINING CERTIFICATES FOR SUPERINTENDENT(S) AND COMPLIANCE OFFICER(S); AND 8) CERTIFICATIONS AND/OR TRAINING CERTIFICATES REQUIRED TO PERFORM INSPECTIONS BY THE APPLICABLE CONSTRUCTION GENERAL PERMIT OR AUTHORITY HAVING JURISDICTION.

B. PERMITTED PROJECT AREA:
FOR PURPOSES OF THIS SWPPP AND ASSOCIATED STORMWATER PERMIT, 'PERMITTED PROJECT AREA' IS DEFINED AS ANY AND ALL AREAS WITHIN THE PROJECT LIMITS OF DISTURBANCE, AS SHOWN ON THE SWPPP SITE MAPS AND IDENTIFIED IN THE NOTICE OF INTENT TO THE AGENCY. ALL GROUND-DISTURBING AND CONSTRUCTION-RELATED ACTIVITIES (MATERIAL STORAGE, DUMPSTERS, PARKING AREAS, PROJECT OFFICE TRAILER, ETC.) MUST BE INCLUDED WITHIN THE PERMITTED PROJECT AREA LIMITS OF DISTURBANCE.

ALL AREAS OUTSIDE THE PERMITTED PROJECT AREA (I.E., LIMITS OF DISTURBANCE) ACQUIRED FOR USE BY THE GC OR A SUBCONTRACTOR OF THE GC (BORROW SOURCES, DISPOSAL AREAS, ETC.) MUST BE MANAGED IN ACCORDANCE WITH THE NPDES PERMIT. THE CONTRACTOR IS REQUIRED TO LOCATE OFFICE TRAILERS AND MATERIAL STORAGE AREAS FOR THE PROJECT WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR MAY REQUEST USE OF OFF-SITE LOCATIONS FOR OFFICE TRAILERS OR NON-ERODIBLE MATERIAL STORAGE; HOWEVER, APPROVAL MUST BE OBTAINED FROM THE CONSTRUCTION MANAGER, AND THE ENGINEER PRIOR TO THEIR USE. REQUESTS WILL BE REVIEWED ON A CASE BY CASE BASIS AND IF APPROVED, LIMITATIONS ON USE WILL BE PROVIDED BY THE ENGINEER.

C. SPECIAL PROJECT AREAS:
THERE ARE NO SPECIAL PROJECTS, LOCATED BEYOND THE OWNER PERMITTED PROJECT AREA, REQUIRING INSPECTION AND MAINTENANCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT.

D.1 NON-STORMWATER DISCHARGES:
THE GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES PROHIBITS MOST NON-STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. ALLOWABLE NON-STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT, ARE INCLUDED IN THE SECTION PART IV.D. OF THE GENERAL PERMIT.

BEST MANAGEMENT PRACTICES (BMPS) MUST BE IMPLEMENTED FOR THE GENERAL PERMIT ALLOWABLE DISCHARGES FOR THE DURATION OF THE PERMIT. THE TECHNIQUES DESCRIBED IN THIS SWPPP FOCUS ON PROVIDING CONTROL OF POLLUTANT DISCHARGES WITH PRACTICAL APPROACHES THAT UTILIZE READILY AVAILABLE EXPERTISE, MATERIAL, AND EQUIPMENT.

NON-STORMWATER COMPONENTS OF SITE DISCHARGES MUST BE UNCONTAMINATED NON-TURBID WATER. ALL NON-STORMWATER DISCHARGES MUST BE ROUTED TO A STORMWATER CONTROL PRIOR TO DISCHARGE. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE; IT CAN BE RETAINED IN RETENTION PONDS UNTIL IT INFILTRATES OR EVAPORATES. WHEN NON-STORMWATER IS DISCHARGED FROM THE SITE, IT MUST BE DONE IN A MANNER SUCH THAT IT DOES NOT CAUSE EROSION OF THE SOIL DURING DISCHARGE.

D.2 POWER WASHING:
PROCESS WATER SUCH AS POWER WASHING WATER AND CONCRETE CUTTING EFFLUENT, AMONG OTHERS, MUST BE COLLECTED FOR TREATMENT AND DISPOSAL. IT MUST NOT BE FLUSHED INTO THE SITE STORM DRAIN SYSTEM OR DISCHARGED OFF-SITE.

D.3 DISCHARGE POINTS:
ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENTATION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE AND/OR IMPACTS TO RECEIVING WATERS. SEDIMENT ACCUMULATION DOWNGRADIENT OF DISCHARGE LOCATIONS SHALL BE REPORTED AS A SEDIMENT DISCHARGE AND THE POTENTIAL UPSTREAM CAUSE SHALL BE INVESTIGATED TO PREVENT FUTURE OCCURRENCE. CONTACT THE CM AND CEC TO DETERMINE APPROPRIATE ACTION FOR CLEANUP OF DISCHARGED SEDIMENT THAT MAY BE OUTSIDE OF THE LIMITS OF DISTURBANCE. SEE SAMPLING AND MONITORING OF EFFLUENT PLAN (IF APPLICABLE).

BMP QUANTITY TABLE	
SILT FENCE	±920 LF
INLET PROTECTION	4 EA
ROCK CONSTRUCTION ENTRANCE	1 EA

EROSION AND SEDIMENT CONTROL NOTES

A. SUBCONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

D. SUBCONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH SWPPP IMPLEMENTATION SEQUENCE, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.

E. ALL DENUDED/BARE AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING AND/OR BLANKETS. COMPLETION MUST BE ACHIEVED WITHIN 7 DAYS.

F. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, AND/OR VEGETATED IMMEDIATELY, AND COMPLETED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

G. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. TEMPORARY AND/OR PERMANENT STABILIZATION SHALL BE APPLIED PER REQUIREMENTS IN THESE E&S CONTROL NOTES.

H. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE OFF-SITE.

I. ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE SITE PLANS.

J. STORM WATER POLLUTANT CONTROL MEASURES INSTALLED DURING CONSTRUCTION, THAT WILL ALSO PROVIDE STORM WATER MANAGEMENT AFTER CONSTRUCTION, ARE INCLUDED IN THE CONTRACT DOCUMENTS. THE SITE-SPECIFIC POST CONSTRUCTION STORM WATER OPERATION AND MAINTENANCE (O&M) MANUAL IS INCLUDED IN THE CONTRACT DOCUMENTS.

K. ALL PERMANENT CONTROLS AND SYSTEMS MUST BE INSTALLED AND FUNCTIONING AS DESIGNED AND FREE OF ACCUMULATED SEDIMENT AND DEBRIS DURING FINAL PROJECT INSPECTION AND APPROVAL.

HAZARDOUS MATERIAL MANAGEMENT & SPILL REPORTING

ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL THAT IS BROUGHT ONTO THE CONSTRUCTION SITE SHALL BE HANDLED PROPERLY TO REDUCE THE POTENTIAL FOR STORMWATER POLLUTION. ALL MATERIALS USED ON THIS CONSTRUCTION SITE SHALL BE PROPERLY STORED, HANDLED, DISPENSED AND DISPOSED OF FOLLOWING ALL APPLICABLE LABEL DIRECTIONS. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED ACCORDING TO APPLICABLE REGULATIONS, AND, AT A MINIMUM, ACCORDING TO 29 CFR 1926.152. ONLY APPROVED CONTAINERS AND PORTABLE TANKS SHALL BE USED FOR STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

MATERIAL SAFETY DATA SHEETS (MSDS) INFORMATION SHALL BE KEPT ON SITE FOR ANY AND ALL APPLICABLE MATERIALS. HOWEVER, MSDS MAY ALSO BE ACCESSED VIA TELEPHONE OR OTHER ELECTRONIC MEANS OR APPARATUS.

IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE TAKEN BY THE SUBCONTRACTOR TO CONTAIN AND REMOVE THE SPILLED MATERIAL. THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES SHALL BE PROPERLY REPORTED.

ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, SHALL BE DISPOSED OF BY THE SUBCONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS.

THE SUBCONTRACTOR SHALL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICHEVER IS LESS, ON THE DAY OF THE SPILL. THE SUBCONTRACTOR SHALL PROVIDE NOTICE TO OWNER, VIA THE ONLINE CRITICAL INCIDENT REPORT, IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL. SPILL REPORT FORMS ARE AVAILABLE IN THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER. COPIES OF SPILL CRITICAL INCIDENT REPORTS SHALL BE PRINTED AND MAINTAINED IN THE JOBSITE BINDER.

ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1-800-424-8802) AND THE IOWA DEPARTMENT OF NATURAL RESOURCES (1-800-943-0003)

THE STATE REQUIRES REPORTING WHEN:

- **THERE IS AN IMPACT TO HUMAN HEALTH**
- **THERE IS AN IMPACT TO THE ENVIRONMENT**
- **THERE IS A FIRE, EXPLOSION, OR SAFETY HAZARD**
- **A SPILL IS NOT IMMEDIATELY CLEANED UP**
- **THE SPILL WAS MORE THAN THE REPORTABLE QUANTITY OF 1 GALLON OF A PETROLEUM PRODUCT**

THE REPORT SHOULD BE FILED WITH THE STATE OF IOWA. ALL REPORTS SHOULD BE FILED WITHIN 24 HOURS OF A SPILL OCCURRING.

THE REPORTABLE QUANTITY FOR HAZARDOUS MATERIALS CAN BE FOUND IN 40 CFR 302 AND THE US EPA WEBSITE:

HTTP://WWW.EPA.GOV/SUPERFUND/POLICY/RELEASE/RG

TO MINIMIZE THE POTENTIAL FOR A SPILL OF PETROLEUM PRODUCT OR HAZARDOUS MATERIALS TO COME IN CONTACT WITH STORMWATER, THE FOLLOWING STEPS SHALL BE IMPLEMENTED:

1) ALL MATERIALS WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CONCRETE, CURING COMPOUNDS AND ADDITIVES, ETC., SHALL BE STORED IN A SECURE LOCATION, UNDER COVER AND IN APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE.

2) THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.

3) A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON SITE MAPS.
   a. THE SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.
   b. CONTENTS SHALL BE INSPECTED DAILY DURING THE DAILY STORMWATER INSPECTION.

4) ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE.

5) ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL.

6) THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND REGULATIONS.

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, UNDERGROUND SYSTEM, CURBS AND GUTTERS.
3. INSTALL APPROPRIATE INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
4. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE AND INSTALL STRIPING.
7. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
8. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
9. OBTAIN CONCURRENCE WITH THE CIVIL ENGINEERING CONSULTANT THAT THE SITE HAS BEEN FULLY STABILIZED THEN:
10. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES
11. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMPS.

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CERTIFICATION

PRELIMINARY - NOT FOR CONSTRUCTION
MICHAEL CLAYTON MANOT
21012
IOWA

Name
License No.
Expiration Date
Date Signed

PROJECT FOR

usbank

USB - IA GRIMES
331 NE CYPRESS DR
GRIMES, IA 50111

ALL BIDDING QUESTIONS TO BE DIRECTED TO THE JLL PROJECT MANAGERS. SEE SHEET G000.

Project No.	195517096
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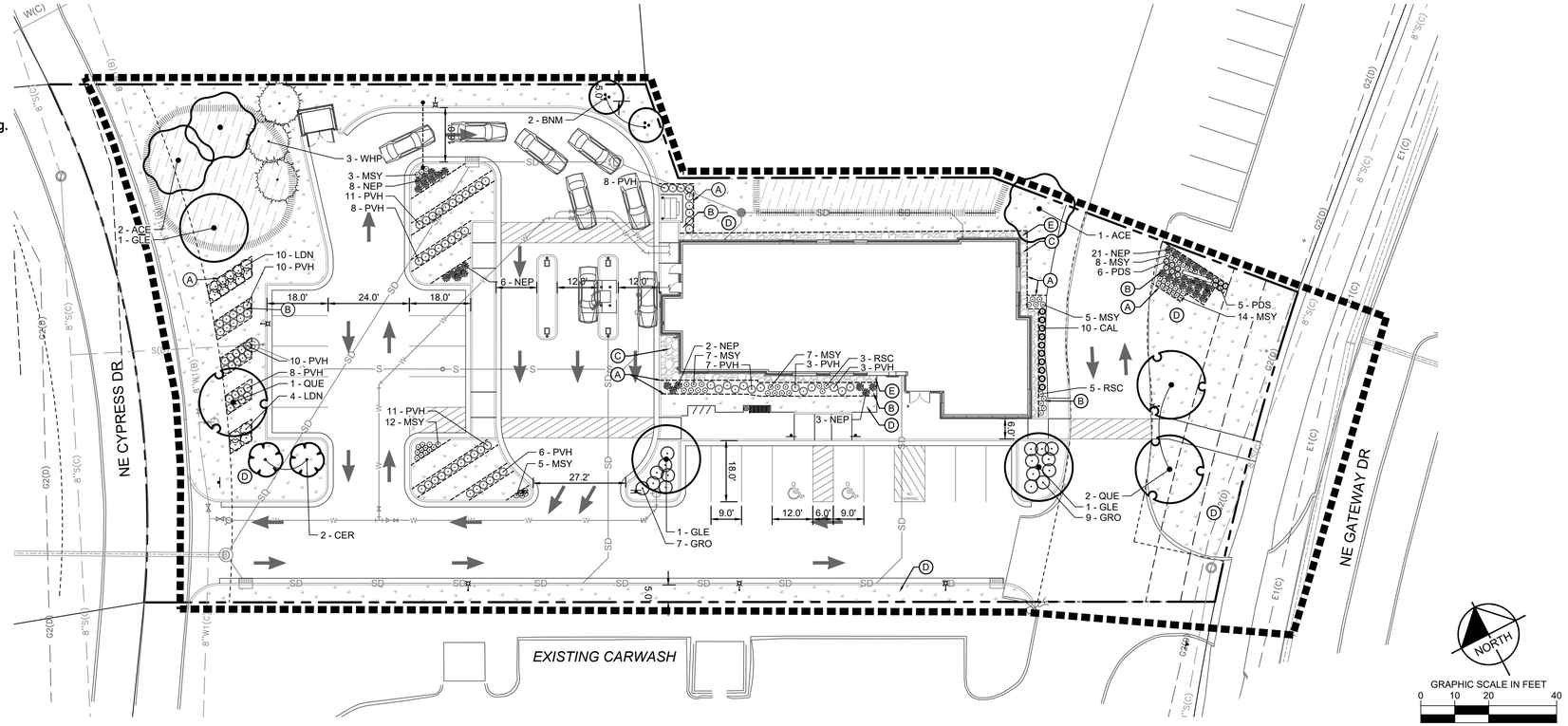
ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
	06/02/2025	PERMIT ISSUE
	06/16/2025	SITE PLAN COMMENT RESPONSE 1

EROSION CONTROL NOTES

C1003

Know what's **below.** **Call** before you dig.



LANDSCAPE LEGEND

- EXISTING DECIDUOUS TREE (TYP.)
- EXISTING CONIFEROUS TREE (TYP.)
- EXISTING SHRUB (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF IRRIGATION/SOD, SOD ALL DISTURBED AREAS (TYP.)
- SEED/SOD EDGE (TYP.)
- ROCK MULCH (TYP.)
- SOD (TYP.)
- SEED WITH IOWA DOT NATIVE GRASS AND FORBS SEED MIX (TYP.)

LANDSCAPE KEYNOTES (A)

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)
- (D) SOD (TYP.)
- (E) MAINTENANCE STRIP (TYP.)

LANDSCAPE REQUIREMENTS - ZONE C-2

OPEN SPACE REQUIREMENTS
REQUIRED: 4,584 S.F. / 10.00% = 45,843 S.F. SITE AREA *0.1
PROVIDED: 13,550 S.F. / 29.56%

STREET TREE REQUIREMENTS
REQUIRED ALONG GATEWAY DRIVE: 2 TREES = 94 L.F. ROW / 50
PROVIDED ALONG GATEWAY DRIVE: 2 TREES

REQUIRED ALONG CYPRESS STREET: 4 TREES = 157 L.F. ROW / 50
PROVIDED ALONG CYPRESS STREET: 4 TREES

SCREENING REQUIREMENTS
PARKING LOT SCREENING REQUIRED: ALL HEADLIGHTS TO BE SCREENED FROM PUBLIC ROW
PARKING LOT SCREENING PROVIDED: ALL HEADLIGHTS SCREENED FROM PUBLIC ROW

NOTE: AT LEAST 7FT DIAMETER WITHOUT IMPERVIOUS SURFACE MUST EXIST IN THE PARKING AREA, BETWEEN THE CURB AND SIDEWALK, TO PROVIDE ADEQUATE GROWING CONDITIONS FOR ALL TREES.
NO TREES MAY BE PLANTED WITHIN 10FT OF ANY LATERAL UTILITY WIRE, WITHIN 5FT OF ANY UNDERGROUND WATER LINE, SEWER LINE, TRANSMISSION LINE, OR OTHER UTILITY.
NO TREES CAN BE PLANTED IN THE PARKING AREA (RIGHT-OF-WAY LYING BETWEEN THE SIDEWALK LINE/RIGHT-OF-WAY LINE AND THE CURB LINE) OR WITHIN 10FT OF ANY LOT LINE ABUTTING ANY STREET.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	N/A	CAL.
CONIFEROUS TREES						
	WHP	3	PINUS ALBA	WHITE PINE	B & B	6` HT.
ORNAMENTAL TREES						
	BNM	2	BETULA NIGRA 'BNMTF'	DURA HEAT RIVER BIRCH MULTI-TRUNK	B & B	6` HT.
	CER	2	CERCIS CANADENSIS	EASTERN REDBUD	B & B	1.5" CAL
OVERSTORY TREES						
	ACE	3	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B & B	2.5" CAL MIN
	GLE	3	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	B & B	2.5" CAL MIN
	QUE	3	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL MIN

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SPACING
DECIDUOUS SHRUBS						
	GRO	16	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#5 CONT.	4` O.C.
	LDN	14	PHYSOCARPUS OPULIFOLIUS `DONNA MAY` TM	LITTLE DEVIL NINEBARK	#5 CONT.	4` O.C.
GRASSES						
	CAL	10	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 CONT.	24" O.C.
	PDS	11	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1 CONT.	18" O.C.
	PVH	86	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#1 CONT.	24" O.C.
PERENNIALS						
	MSY	61	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	#1 CONT.	18" O.C.
	NEP	41	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1 CONT.	24" O.C.
	RSC	8	ECHINACEA PURPUREA 'RUBINSTERN'	RUBY STAR CONEFLOWER	#1 CONT.	18" OC

NOTE:
QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

ABBREVIATIONS:
B&B = BALLED AND BURLAPPED
CAL. = CALIPER
HT. = HEIGHT
MIN. = MINIMUM
O.C. = ON CENTER
SP. = SPECIES
QTY. = QUANTITY

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CERTIFICATION

PRELIMINARY - NOT FOR CONSTRUCTION

Name
License No.
Expiration Date
Date Signed

PROJECT FOR

usbank

USB - IA GRIMES
331 NE CYPRESS DR
GRIMES, IA 50111

ALL BIDDING QUESTIONS TO BE DIRECTED TO THE JLL PROJECT MANAGERS. SEE SHEET G000.

Project No.	195517096
Drawn By	EPP
Checked By	RAH
Date	06/16/2025

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
	06/02/2025	PERMIT ISSUE
	06/16/2025	SITE PLAN COMMENT RESPONSE 1

LANDSCAPE PLAN

L100

k:\SND_LDEV\US Bank\grimes_ground up\CAD\plansheets - onsite\LANDSCAPE PLAN.dwg
06-17-2025

LANDSCAPE NOTES

PLANTING

1. CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, IOWA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER SUDAS / IOWA DOT & ANSI STANDARD PLANTING PRACTICES.
9. INSTALL PLANTS BY PLANT INSTALLATION PERIOD INFORMATION IN THE LATEST STANDARD PLANTING DETAILS FROM SUDAS. PLANTINGS BEFORE OR AFTER THESE DATES ARE DONE AT RISK.
10. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
11. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLARE IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLARE. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLARE SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
12. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
13. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
14. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
15. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.

SOIL

16. TOPSOIL SHALL BE LOCAL FERTILE AGRICULTURAL SOIL FREE OF SUBSOILS, ROCKS LARGER THAN ONE INCH, CLAYS, PLANTS, WEEDS, ROOTS AND OTHER IMPURITIES. PH VALUE TO BE BETWEEN 5.4 AND 7.0. REMOVE DEBRIS AND WEEDS FROM SUBSOIL. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREES, SHRUBS AND PERENNIALS. LIGHTLY COMPACT TOPSOIL AFTER PLACEMENT AND PROHIBIT CONSTRUCTION TRAFFIC FROM AREAS WITH TOPSOIL.
17. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.

MULCH

18. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL IN COLOR, OR APPROVED EQUAL.

EDGER

19. EDGING TO BE COMMERCIAL GRADE COL-MET (OR EQUAL) STEEL EDGING; 3/16" THICK x 5" TALL, COLOR BLACK, OR SPADED EDGE, AS INDICATED. STEEL EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH TOP OF EDGER AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARD. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

SEED/SOD

20. ALL DISTURBED AREAS TO BE SOD, UNLESS OTHERWISE NOTED. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SOD TO BE HARDY BLUEGRASS MIX, FREE OF ALL LAWN WEEDS. SEED AS SPECIFIED, PER SUDAS / IOWA DOT SPECIFICATIONS AND SUPPLIER/MANUFACTURER RECOMMENDATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.

ESTABLISHMENT

21. PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
22. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.

WARRANTY

23. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
24. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD; 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWNS FOR 60 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD RECITES 4" IN HEIGHT. WEED PLANTING BEDS AND MULCH SAUCERS AT MINIMUM ONCE A MONTH DURING THE GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.

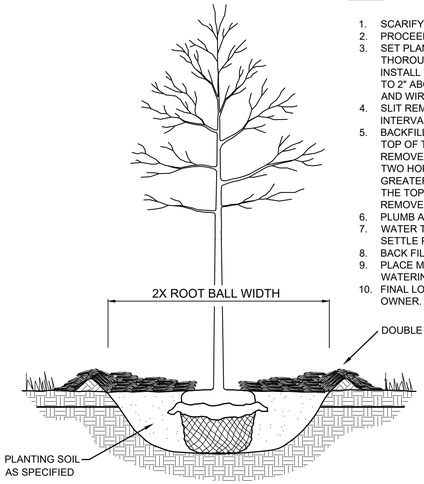
IRRIGATION

25. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR. SYSTEM SHALL INCLUDE A RAIN SENSOR AND APPROPRIATE TECHNOLOGY. CONTROLLER TO BE COMMERCIAL GRADE, EPA WATERSENSE APPROVED, CAPABLE OF FLOW SENSING AND OPERATING A MASTER VALVE ON / OFF BY STATION. IRRIGATION SYSTEM TO INCLUDE FLOW SENSOR AND WIRED RAIN / FREEZE SENSOR. PROVIDE MASTER VALVE. THE IRRIGATION SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ZONE PARAMETERS: HEAD-TO-HEAD COVERAGE AND NO SPRAYING OVER WALKS. SEPARATE LAWN ZONES BY MICROCLIMATE- LAWN ON NORTH SIDE OF BUILDING VS LAWN ON SOUTH SIDE OF BUILDING, LAWN ON SLOPE VS LAWN ON LEVEL GRADE. LAWN AREAS TO HAVE MULTI-STREAM ROTARY SPRINKLERS/ SPRAYS/ ROTORS. SHRUB AND PERENNIAL BED AREAS TO HAVE DRIP. TREES IN LAWN AREA TO BE COVERED BY MULTI-STREAM ROTARY SPRINKLERS/ SPRAYS/ ROTORS. TREES IN SHRUBS / PERENNIAL BED AREA TO BE WATERED WITH DRIP IRRIGATION. ALL IRRIGATION HEADS TO BE PRESSURE REGULATED.

Table 9010.13: Native Grass and Forbs (Wildflower) Seeding Mixture

Common Name	Scientific Name	Application Rate**
GRASSES		**lb/acre**
Big bluestem*	Andropogon gerardii	1.0
Canada wild rye	Elymus Canadensis	1.5
Indiangrass*	Sorghastrum nutans	1.0
Little bluestem*	Schizachyrium scorparium	2.0
Sideoats grama*	Bouteloued curtipendula	2.5
Switchgrass*	Panicum virgatum	0.5
-		
FORBS (WILDFLOWERS)		**oz/acre**
Black-eyed Susan	Rudbeckia hirta	3.0
Butterfly milkweed	Asclepias tuberosa	4.0
Canadian anemone	Anemone canadensis	0.5
Common mountainmint	Pycnanthemum virginianum	0.25
Golden Alexanders	Zizia aurea	8.0
Grey-headed coneflower	Ratibida pinnata	2.75
Heath aster	Symphyotrichum ericoides	0.25
Ironweed	Veronia faxciculate	3.0
New England aster	Symphyotrichum novae-angliae	1.25
Ohio spiderwort	Tradescantia ohiensis	7.0
Oxeye sunflower	Heliopsis helianthoides	12.0
Pale purple coneflower	Echinacea pallida	15.0
Partridge pea	Chamaecrista fasciculate	32.0
Prairie blazing star	Liatris pycnostachya	4.5
Purple prairie clover	Dalea purpurea	2.5
Rattlesnake master	Eryngium yuccifolium	1.75
Showy goldenrod	Solidago speciosa	0.50
Stiff goldenrod	Solidago rigida	1.0
Swamp milkweed	Asclepias incarnata	4.0
White wild indigo	Baptisia alba	2.0
Wild bergamot	Monarda fistulosa	1.25
-		
NURSE CROP		**lb/acre**
Oats (spring seeding - April 1 to June 30)		32
Winter wheat (dormant/frost seeding - November 1 to March 31)		25

* Furnish seed certified as Source Identified Class (Yellow Tag) Source G0-Iowa.
** Seeding rates for native grass and forb species are given as PLS. Either the germination test or Tetrazolium (TZ) test is acceptable to determine PLS for native species.

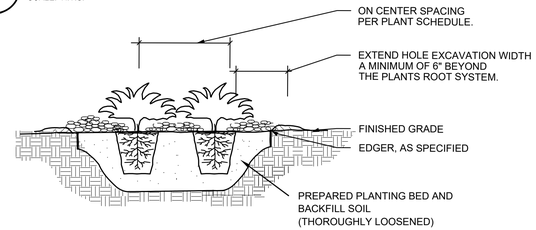


NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL. THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
6. PLUMB AND BACKFILL WITH PLANTING SOIL.
7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
8. BACK FILL VOIDS AND WATER SECOND TIME.
9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
10. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING DETAIL

SCALE: N.T.S. L101

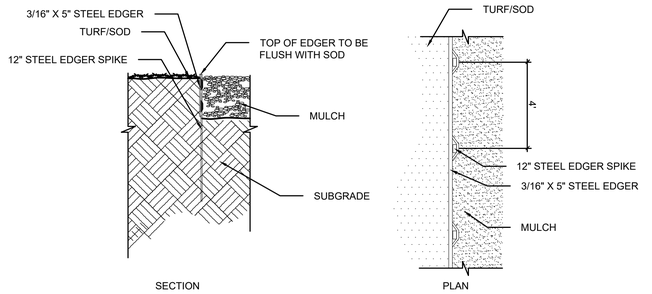


NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. MIX IN 3-4" OF ORGANIC COMPOST.

2 SHRUB / PERENNIAL PLANTING DETAIL

SCALE: N.T.S. L101



3 STEEL EDGER DETAIL

SCALE: N.T.S. L101

RSP
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CERTIFICATION

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Name
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PROJECT FOR

usbank

USB - IA GRIMES
331 NE CYPRESS DR
GRIMES, IA 50111

ALL BIDDING QUESTIONS TO BE DIRECTED TO THE JLL PROJECT MANAGERS. SEE SHEET G000.

Project No.	195517096
Drawn By	EPP
Checked By	RAH
Date	06/16/2025

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
	06/02/2025	PERMIT ISSUE
	06/16/2025	SITE PLAN COMMENT RESPONSE 1

LANDSCAPE NOTES & DETAILS

L101

PLAN LEGEND

- ACCESSIBLE ROUTE TO PUBLIC WAY
- ACCESSIBLE ROUTE FROM PARKING TO BUILDING ENTRY
- EXIT ONLY
- BUILDING ENTRY
- ACCESSIBLE BUILDING ENTRY
- KB — KNOX BOX (IF REQUIRED)
- FSR — FIRE SPRINKLER ROOM ACCESS (IF REQUIRED)

GENERAL NOTES - SITE PLAN

A. SEE CIVIL DRAWINGS FOR PARKING LOT, SIDEWALKS, TRAFFIC SIGNAGE, ETC.

B. SEE LANDSCAPING FOR PLANT MATERIALS AND IRRIGATION.

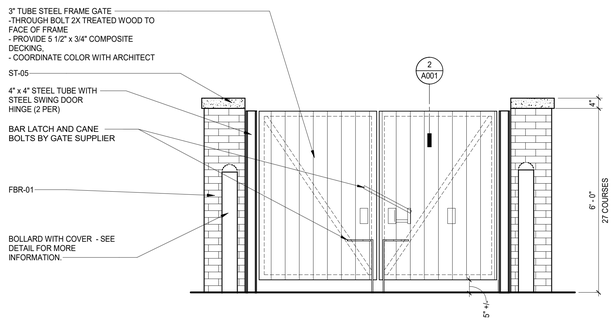
C. SEE SEPARATE PACKAGE FOR DIRECTIONAL SIGNAGE. SIGANGE IS BY OWNER'S VENDOR UNDER SEPARATE PERMIT.

KEYNOTES - SITE PLAN

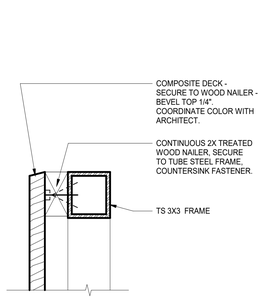
NO.	DESCRIPTION
ARCHITECTURAL	
1	ATM - SEE POWER AND COMMUNICATIONS PLAN. SEE EQUIPMENT CUTSHEET FOR EXACT PLACEMENT OF ATM RELATIVE TO ISLAND CURB.
2	PNEUMATIC TUBE SYSTEM - SEE POWER AND COMMUNICATIONS PLAN
3	BOLLARD WITH BLUE BOLLARD COVER
4	BOLLARD WITH YELLOW BOLLARD COVER
5	ELECTRICAL TRANSFORMER - SEE ELECTRICAL DRAWINGS.
6	BIKE RACK - SEE SPECIFICATIONS.
7	TRASH CAN - SEE SPECIFICATIONS.
8	BENCH - SEE SPECIFICATIONS.
9	FIRE DEPARTMENT CONNECTION
10	VEHICLE HEIGHT RESTRICTION GATE.
SITE SIGNAGE (BY OWNER'S SIGN VENDOR UNDER SEPARATE PERMIT)	
SS1	SITE MONUMENT SIGN
SS2	TBD (ANY OTHER SITE SIGNAGE THAT REQUIRES POWER)
SS3	US BANK PARKING SIGN

PARKING COUNT

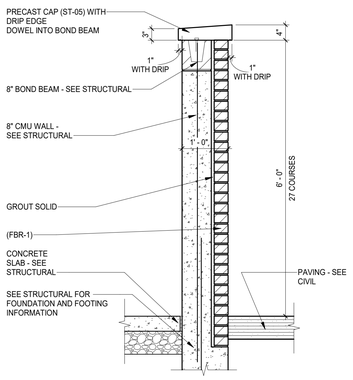
ACCESSIBLE PARKING STALLS	01
VAN ACCESSIBLE SPACES	01
TOTAL PARKING STALLS	18



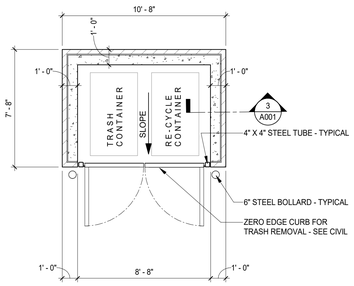
1 ELEVATION AT TRASH & RECYCLING ENCLOSURE
1/2" = 1'-0"



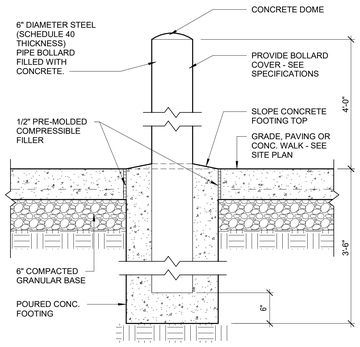
2 TRASH GATE - COMPOSITE DECK ATTACHMENT
3" = 1'-0"



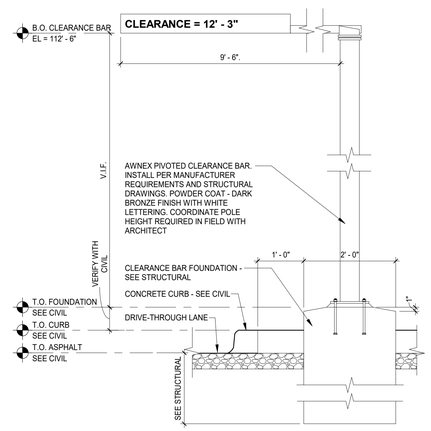
3 WALL SECTION AT TRASH & RECYCLING ENCLOSURE
3/4" = 1'-0"



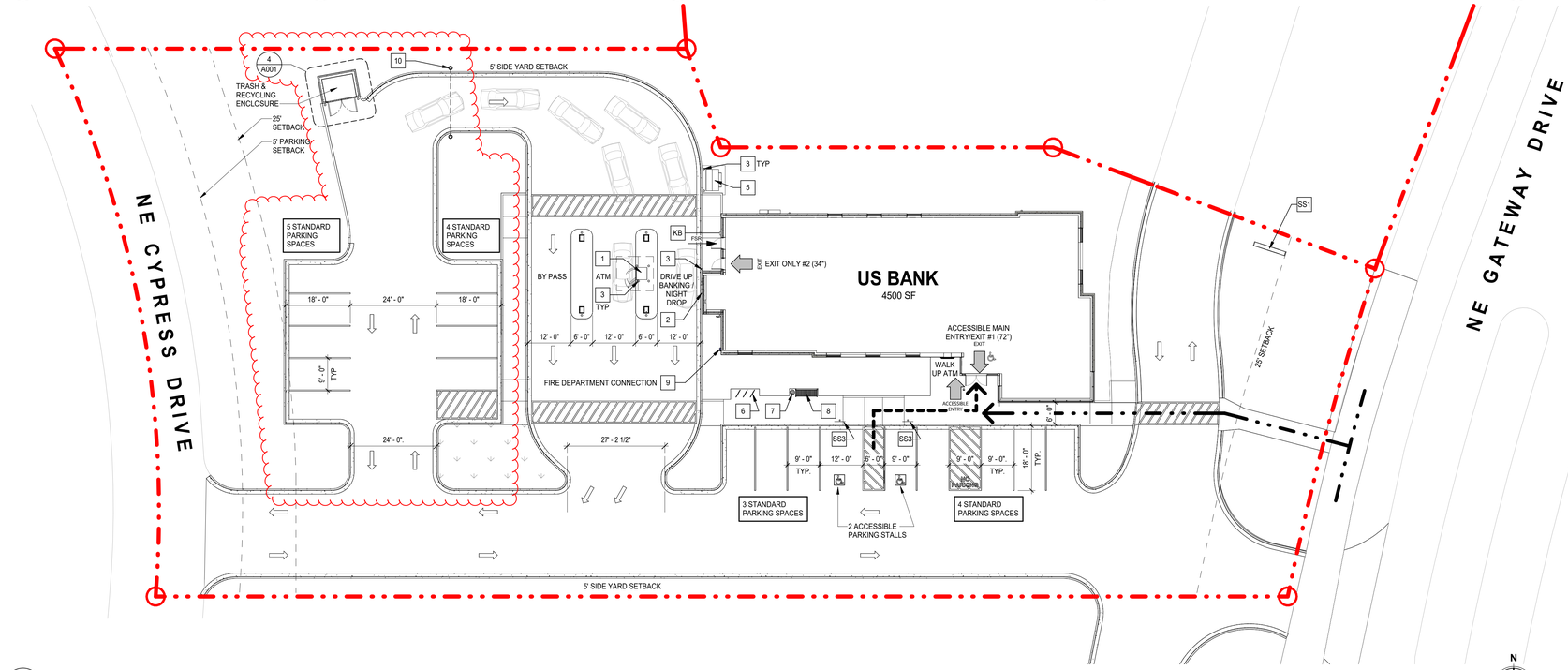
4 TRASH & RECYCLING ENCLOSURE PLAN
1/4" = 1'-0"



5 SITE - PIPE BOLLARD DETAIL
1" = 1'-0"



7 DRIVE-THROUGH CLEARANCE BAR
3/4" = 1'-0"



6 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

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CONSULTANTS

CERTIFICATION

Name	Scott Steinkamp
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Expiration Date	06/30/2025
Date Signed	06/13/2025

PROJECT FOR
us bank
NE Gateway Drive,
Grimes, IA 50111

Project No.	14854B8BE1
Drawn By	MSC
Checked By	DC
Date	06/13/2025

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
	05/12/25	Site Plan Submittal

ALL BIDDING QUESTIONS TO BE DIRECTED TO THE JLL PROJECT MANAGERS. SEE SHEET G000.

ARCHITECTURAL SITE PLAN

A001

THE CITY OF GRIMES / ARCHITECTURAL REQUIREMENTS FOR THIS PROPERTY:

Primary materials shall constitute at least sixty percent of the sum of the total of all wall areas, excluding glass.

A minimum of 25% of primary material shall be on each wall that does not face public ROW.

Primary materials include earthtone colored brick, architectural concrete panels, textured concrete block, marble, native/manufactured stone panels, or other similar material.

EXTERIOR ELEVATION NOTES:

1. NO VISIBLE DOWNSPOUTS IN PROJECT. STORM WATER PLUMBING TO BE CONCEALED WITHIN BUILDING OR COLUMN ENCLOSURE TO UNDERGROUND STORM LINES CONNECTING TO CITY MAINS. CANOPY SCUPPERS AND LAMBS TONGUES ON BUILDING ARE FOR OVERFLOW ONLY.
2. NO TEXTURED STONE IN PROJECT.
3. ROOF EQUIPMENT TO BE SCREENED BY BUILDING PARAPETS.
4. BUILDING SIGNAGE TO BE A SEPARATE PERMIT.

EXTERIOR MATERIAL BOARD

BRICK - (FBR-1)
ENDICOTT
MANGANESE BROWN

STONE - (ST-1 = 12" HIGH x 24" WIDE)
(ST-1A = 8" HIGH x 24" WIDE)
(ST-1B = 8" HIGH x 24" WIDE)
(ST-1C = 4" HIGH x 24" WIDE)
INDIANA LIMESTONE COMPANY
VANDERBILT - LIMITED RANGE

METAL PANELS - (CMP-1D, CMP-1A, CMP-1B)
REYNOBOND / PAC CLAD COMPOSITE PANELS
CMP-1D_MIDNIGHT BRONZE
CMP-1A_AWARD BLUE
CMP-1B_BONE WHITE

METAL FASCIA / TRIM - (SMF-C)
PAC CLAD
SHEET METAL
SMF-C_CLASSIC BRONZE

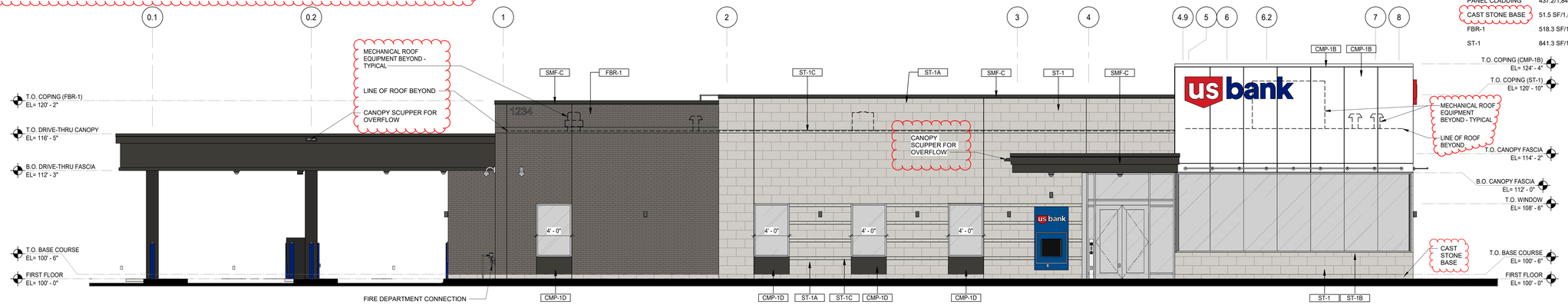
ALUMINUM WINDOWS - (SF-1, SF-2 AND SF-5)
SEE SPECIFICATIONS AND WINDOW TYPES ON A301 FOR MORE INFORMATION
ANODIC CLEAR

NOTE: THE DRIVE-THRU CANOPY AND COLUMNS ARE NOT INCLUDED IN CALCULATIONS

NORTH ELEVATION GLAZING LENGTHS:
(4) X 4'-0" = 16'-0"
+ 37'-3 1/2"
TOTAL LENGTH: 53'-3 1/2"

SOUTH ELEVATION MATERIAL & CLADDING
2,309.7 SF INCLUDING GLAZING
1,846.6 SF EXCLUDING GLAZING

EXTERIOR MATERIALS ON NORTH ELEVATION	SQUARE FOOTAGE ON NORTH ELEVATION	PERCENTAGE RATIO FOR NORTH ELEVATION
CMP-1B	332 SF/1,846.6	18%
CMP-1D	32 SF/1,846.6	1.7%
SMF-C	73.2/1,846.6	4%
SUBTOTAL ALL METAL PANEL CLADDING	437.2/1,846.6	23.7%
CAST STONE BASE	51.5 SF/1,846.6	2.8%
FBR-1	518.3 SF/1,846.6	28.1%
ST-1	841.3 SF/1,846.6	45.6%



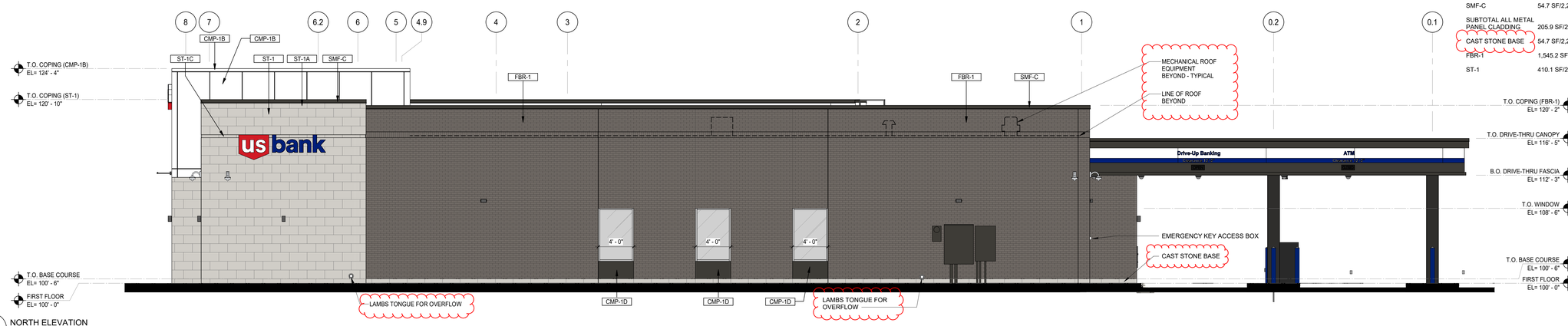
1 SOUTH ELEVATION
3/16" = 1'-0"

NOTE: THE DRIVE-THRU CANOPY AND COLUMNS ARE NOT INCLUDED IN CALCULATIONS

NORTH ELEVATION GLAZING LENGTHS:
(3) X 4'-0"
TOTAL LENGTH: 12'-0"

NORTH ELEVATION MATERIAL & CLADDING:
2,275.2 SF INCLUDING GLAZING
2,200.8 SF EXCLUDING GLAZING

EXTERIOR MATERIALS ON NORTH ELEVATION	SQUARE FOOTAGE ON NORTH ELEVATION	PERCENTAGE RATIO FOR NORTH ELEVATION
CMP-1B	127.2 SF/2,200.8	5.8%
CMP-1D	24 SF/2,200.8	1.1%
SMF-C	54.7 SF/2,200.8	2.4%
SUBTOTAL ALL METAL PANEL CLADDING	205.9 SF/2,200.8	9.4%
CAST STONE BASE	54.7 SF/2,200.8	0.2%
FBR-1	1,545.2 SF SF/2,200.8	70.2%
ST-1	410.1 SF/2,200.8	18.6%



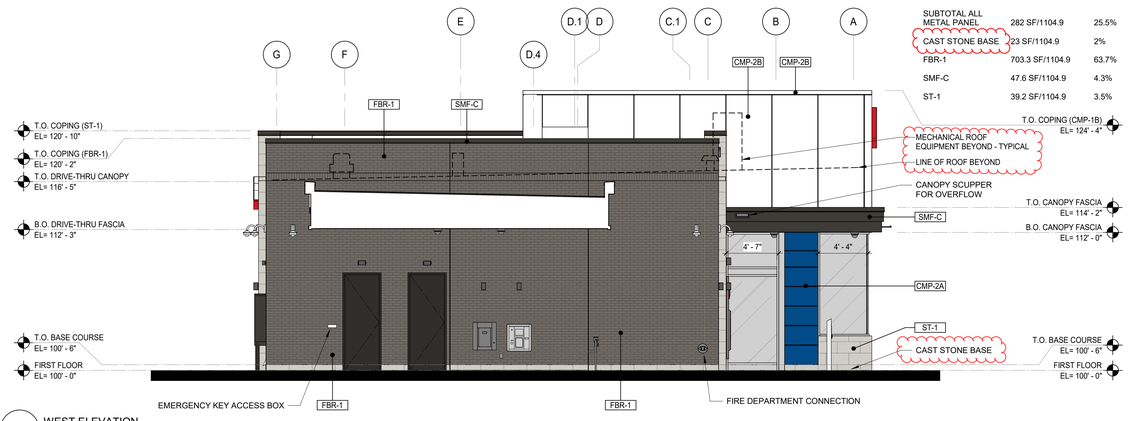
2 NORTH ELEVATION
3/16" = 1'-0"

NOTE: THE DRIVE-THRU CANOPY AND COLUMNS ARE NOT INCLUDED IN CALCULATIONS

NORTH ELEVATION GLAZING LENGTHS:
4'-7"
+ 4'-4"
TOTAL LENGTH: 8'-11"

WEST ELEVATION MATERIAL & CLADDING
1,202.5 SF INCLUDING GLAZING
1,104.9 SF EXCLUDING GLAZING

EXTERIOR MATERIALS ON WEST ELEVATION	SQUARE FOOTAGE ON WEST ELEVATION	PERCENTAGE RATIO FOR WEST ELEVATION
CMP-1B	200.8 SF/1104.9	18.2%
CMP-2A	33.6 SF/1104.9	3%
SMF-C	47.6 SF/1104.9	4.3%
SUBTOTAL ALL METAL PANEL	282 SF/1104.9	25.5%
CAST STONE BASE	23 SF/1104.9	2%
FBR-1	703.3 SF/1104.9	63.7%
SMF-C	47.6 SF/1104.9	4.3%
ST-1	39.2 SF/1104.9	3.5%

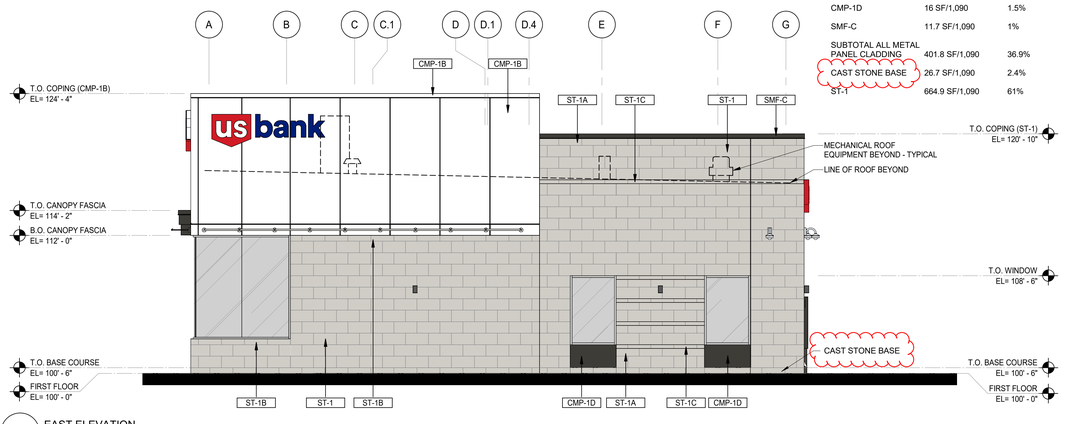


3 WEST ELEVATION
3/16" = 1'-0"

EAST ELEVATION GLAZING LENGTHS:
8'-4"
4'-0"
+ 4'-0"
TOTAL LENGTH: 16'-4"

EAST ELEVATION SQUARE FOOTAGE:
1,216.6 SF INCLUDING GLAZING
1, 090 SF EXCLUDING GLAZING

EXTERIOR MATERIALS ON EAST ELEVATION	SQUARE FOOTAGE ON EAST ELEVATION	PERCENTAGE RATIO FOR EAST ELEVATION
CMP-1B	374.1 SF/1,090	34.3%
CMP-1D	16 SF/1,090	1.5%
SMF-C	11.7 SF/1,090	1%
SUBTOTAL ALL METAL PANEL CLADDING	401.8 SF/1,090	36.9%
CAST STONE BASE	26.7 SF/1,090	2.4%
ST-1	664.9 SF/1,090	61%



4 EAST ELEVATION
3/16" = 1'-0"

RSP
1220 Marshall St NE
Minneapolis, MN
55413-1036
612.677.7100
rsparch.com

CONSULTANTS

CERTIFICATION

Name	Scott Steinkamp
License No.	ARC08087
Expiration Date	06/30/2025
Date Signed	06/13/2025

PROJECT FOR
us bank
NE Gateway Drive,
Grimes, IA 50111

Project No.	14854B8BE1
Drawn By	MSC
Checked By	DC
Date	06/13/25

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
	05/12/25	Site Plan Submittal

ALL BIDDING QUESTIONS TO BE DIRECTED TO THE JLL PROJECT MANAGERS. SEE SHEET G000.

ELEVATIONS (PRESENTATION)

001

SITE LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	FIXTURE TYPE	LIGHT SOURCE K	CRI	INPUT WATTS	VOLTS	MANUFACTURER	SPECIFIED FIXTURE MODEL NO
S1	POLE MOUNTED TYPE 5 MEDIUM DISTRIBUTION	LED	35	80	33	120	LITHONIA	DSX0 LED P1 35K 80CRI T5M
S2	POLE MOUNTED TYPE 4 LOW GLARE DISTRIBUTION	LED	35	80	33	120	LITHONIA	DSX0 LED P1 35K 80CRI T4LG
S3	POLE MOUNTED TYPE 2 MEDIUM DISTRIBUTION WITH GLARE SHIELD	LED	35	80	33	120	LITHONIA	DSX0 LED P1 35K 80CRI T2M EGSR
S4	POLE MOUNTED TYPE BLC 3 DISTRIBUTION	LED	35	80	33	120	LITHONIA	DSX0 LED P1 35K 80CRI BLC3
XB	EXTERIOR SQUARE SCONCE	LED	35	80	11	120	BEGA	33291 K35 BLK
XWPA	SMALL WALL PACK	LED	35	80	11	120	BEGA	22359 K35 BLK
XWPB	LARGE WALL PACK	LED	35	80	21	120	BEGA	22360 K35 BLK
Z3	310' WALL MOUNTED UP LIGHT	LED	40	80	16	120	ELLIPTIPAR	5151 R03M H 02 M OD O 840 00

NOTES:
1. EC TO PROVIDE ALL NECESSARY ACCESSORIES FOR A COMPLETE INSTALLATION.
2. COORDINATE ALL FINAL MOUNTING HEIGHTS WITH ARCHITECTURAL DRAWINGS.

GENERAL NOTES:

1. REFER TO SYMBOLS LEGEND AND GENERAL NOTES ON SHEET E000.
2. REFER TO ELECTRICAL SPECIFICATIONS ON SHEET E001.
3. REFER TO ARCHITECTURAL DRAWINGS FOR ALL ELEVATIONS AND MOUNTING HEIGHTS.
4. BUILDING MOUNTED LIGHTING FIXTURES ARE SHOWN FOR REFERENCE ONLY. REFER TO SHEET E201 FOR MORE INFORMATION.

KEYNOTES

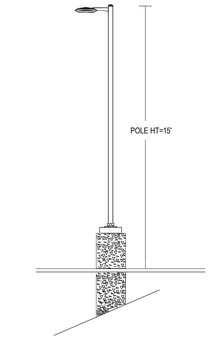
1 PROVIDE UTILITY METER/CT CABINET PER LOCAL UTILITY REQUIREMENTS. COORDINATE EQUIPMENT LOCATION AND PROVIDED EQUIPMENT WITH UTILITY PRIOR TO PROCUREMENT AND INSTALLATION.

2 PROVIDE NEW UTILITY TRANSFORMER PER ALL NEC UTILITY AND LOCAL JURISDICTION REQUIREMENTS. COORDINATE ALL WORK WITH CIVIL CONTRACTOR.

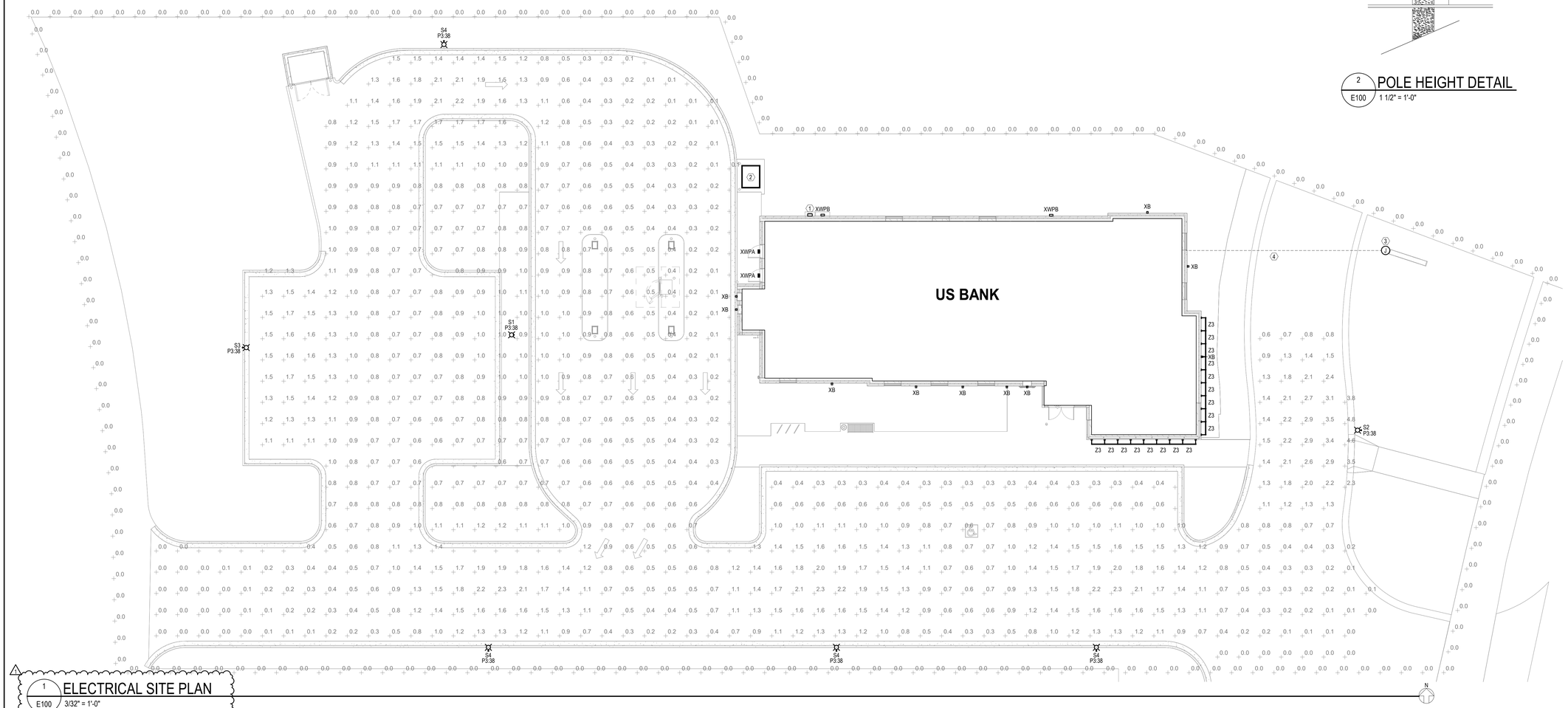
3 PROVIDE ELECTRICAL CONNECTION FOR MONUMENT SIGN. COORDINATE ALL CONNECTION REQUIREMENTS WITH SIGN PROVIDER.

4 EC TO PROVIDE 3/4" CONDUIT FOR POWER TO MONUMENT SIGN. COORDINATE ALL WORK AND ROUTING WITH CIVIL CONTRACTOR PRIOR TO ROUGH-IN.

Statistics					
Description	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	0.9 fc	4.8 fc	0.0 fc	N/A	N/A
Property Line	0.0 fc	0.0 fc	0.0 fc	N/A	N/A



2 E100 POLE HEIGHT DETAIL
1 1/2" = 1'-0"



1 E100 ELECTRICAL SITE PLAN
3/32" = 1'-0"

RSP
1220 Marshall St NE
Minneapolis, MN
55413-1036
612.677.7100
rsparch.com

CONSULTANTS

rtm Engineering Consultants, LLC
5137 Utica Ridge Road | Davenport, IA 52807
T: 563.726.0310 · www.rtmec.com

CERTIFICATION

LICENSED PROFESSIONAL ENGINEER
KATHRYN DUYTSCHAEVER
22269
IOWA

Name	KATHRYN DUYTSCHAEVER
License No.	22269
Expiration Date	
Date Signed	06/02/2025

PROJECT FOR

usbank

NE Gateway Drive,
Grimes, IA 50111

Project No.	14854B8BE1
Drawn By	JG
Checked By	AM
Date	06/03/2025

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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1	06/09/2025	P&Z SITE PLANNING REVIEW #1

ALL BIDDING QUESTIONS TO BE DIRECTED TO THE JLL PROJECT MANAGERS. SEE SHEET G000.

ELECTRICAL SITE PLAN

E100

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

~~June 2, 2025~~
June 25, 2025

Kimley-Horn & Associates
Attn: Michael Brandt
767 North Eustis Street
Saint Paul, Minnesota 55114

RE: US Bank Site Plan

Dear Mr. Brandt:

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

General Comments:

1. Note that all plan review fees must be paid prior to Council approval. There is a $2000 site plan review fee and $600 review fee for SWMP < 1 acre.

2. Note that observation fees will be sent after receiving the final signed plan set, if applicable.

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 lighting fixture cut-sheets.

6. Include a SWMP that has the information submitted on the Stormwater Management Narrative. Also include drainage map, storm sewer sizing, and intake sizing.

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:	July 2, 2025 **(1 PDF of Site plan with Elevation Plan included)**
PLANNING & ZONING:	July 1, 2025, at 5:30 at City Council Chambers in the Grimes Community Complex
COUNCIL MEETING:	July 22, 2025, at 5:30 at City Council Chambers in the Grimes Community Complex

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

Planner Comments Complete

SITE LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	FIXTURE TYPE	LIGHT SOURCE K	LIGHT SOURCE CRI	INPUT WATTS	VOLTS	MANUFACTURER	SPECIFIED FIXTURE MODEL NO
S1	POLE MOUNTED TYPE 5 MEDIUM DISTRIBUTION	LED	35	80	33	120	LITHONIA	DSX0 LED P1 35K 80CRI T5M
S2	POLE MOUNTED TYPE 4 LOW GLARE DISTRIBUTION	LED	35	80	33	120	LITHONIA	DSX0 LED P1 35K 80CRI T4LG
S3	POLE MOUNTED TYPE 2 MEDIUM DISTRIBUTION WITH GLARE SHIELD	LED	35	80	33	120	LITHONIA	DSX0 LED P1 35K 80CRI T2M EGSR
S4	POLE MOUNTED TYPE BLC 3 DISTRIBUTION	LED	35	80	33	120	LITHONIA	DSX0 LED P1 35K 80CRI BLC3
XB	EXTERIOR SQUARE SCONCE	LED	35	80	11	120	BEGA	33297 K35 BLK
XWPA	SMALL WALL PACK	LED	35	80	11	120	BEGA	22359 K35 BLK
XWPB	LARGE WALL PACK	LED	35	80	21	120	BEGA	22360 K35 BLK
Z3	3'0" WALL MOUNTED UP LIGHT	LED	40	80	16	120	ELLIPTIPAR	5151 R03M H 02 M OD O 840 00

NOTES:
1. EC TO PROVIDE ALL NECESSARY ACCESSORIES FOR A COMPLETE INSTALLATION.
2. COORDINATE ALL FINAL MOUNTING HEIGHTS WITH ARCHITECTURAL DRAWINGS.

Please provide lighting fixture cut sheets for all fixtures both site and building mounted.

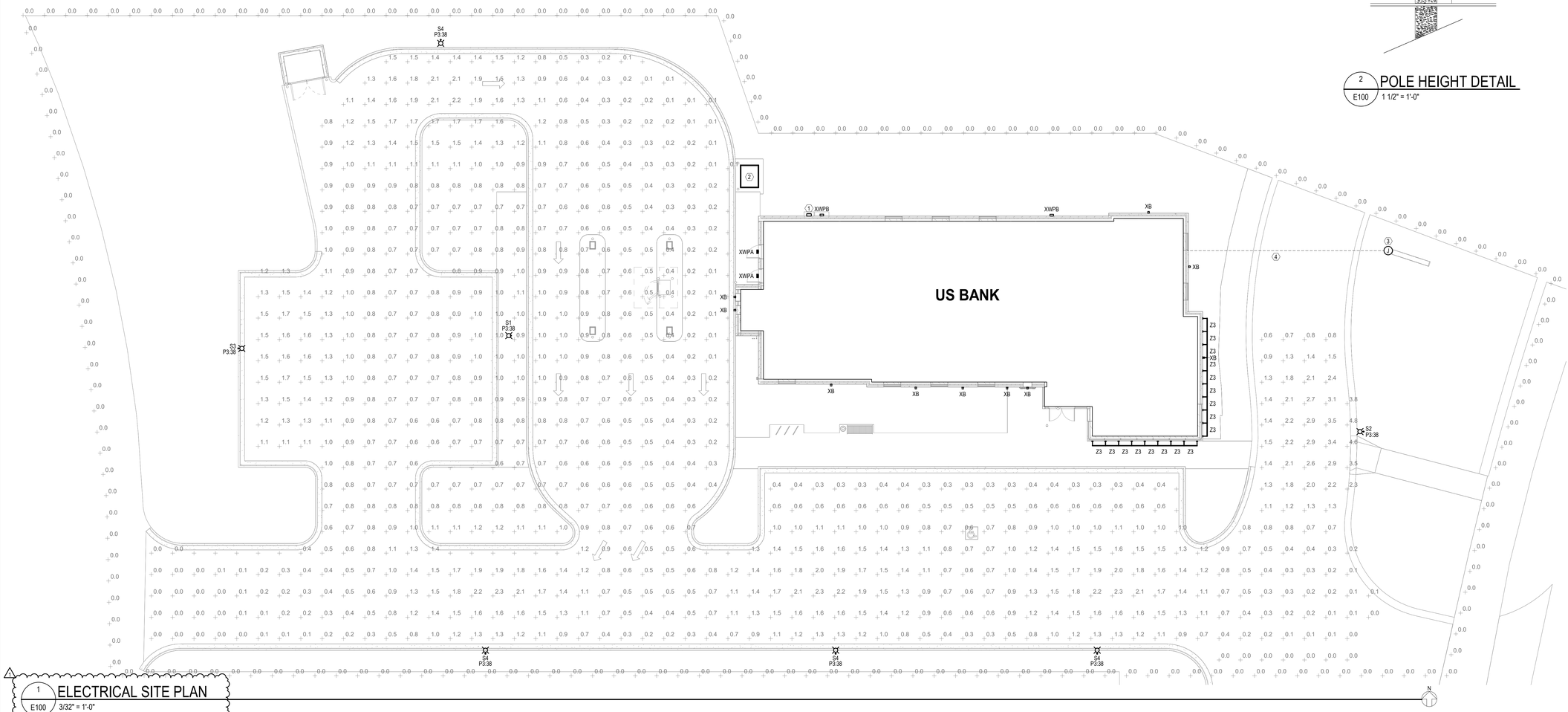
GENERAL NOTES:

1. REFER TO SYMBOLS LEGEND AND GENERAL NOTES ON SHEET E000.
2. REFER TO ELECTRICAL SPECIFICATIONS ON SHEET E001.
3. REFER TO ARCHITECTURAL DRAWINGS FOR ALL ELEVATIONS AND MOUNTING HEIGHTS.
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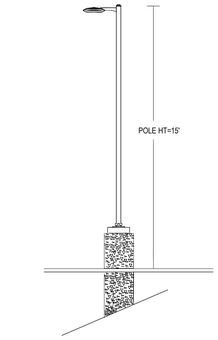
 # KEYNOTES

1 PROVIDE UTILITY METER/CT CABINET PER LOCAL UTILITY REQUIREMENTS. COORDINATE EQUIPMENT LOCATION AND PROVIDED EQUIPMENT WITH UTILITY PRIOR TO PROCUREMENT AND INSTALLATION.
2 PROVIDE NEW UTILITY TRANSFORMER PER ALL NEC UTILITY AND LOCAL JURISDICTION REQUIREMENTS. COORDINATE ALL WORK WITH CIVIL CONTRACTOR.
3 PROVIDE ELECTRICAL CONNECTION FOR MONUMENT SIGN. COORDINATE ALL CONNECTION REQUIREMENTS WITH SIGN PROVIDER.
4 EC TO PROVIDE 3/4" CONDUIT FOR POWER TO MONUMENT SIGN. COORDINATE ALL WORK AND ROUTING WITH CIVIL CONTRACTOR PRIOR TO ROUGH-IN.

Statistics					
Description	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	0.9 fc	4.8 fc	0.0 fc	N/A	N/A
Property Line	0.0 fc	0.0 fc	0.0 fc	N/A	N/A



1 E100 ELECTRICAL SITE PLAN
3/32" = 1'-0"



2 E100 POLE HEIGHT DETAIL
1 1/2" = 1'-0"

RSP
1220 Marshall St NE
Minneapolis, MN
55413-1036
612.677.7100
rsparch.com

CONSULTANTS

rtm Engineering Consultants, LLC
5137 Utica Ridge Road | Davenport, IA 52807
T: 563.726.0310 · www.rtmec.com

CERTIFICATION

LICENSED PROFESSIONAL ENGINEER
KATHRYN DUYTSCHAEVER
22269
IOWA

Name	KATHRYN DUYTSCHAEVER
License No.	22269
Expiration Date	
Date Signed	06/02/2025

PROJECT FOR
usbank
NE Gateway Drive,
Grimes, IA 50111

Project No.	14854B8BE1
Drawn By	JG
Checked By	AM
Date	06/03/2025

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ELECTRICAL SITE PLAN

E100

Planner Comments Complete

PLAN LEGEND

- ACCESSIBLE ROUTE TO PUBLIC WAY
- ACCESSIBLE ROUTE FROM PARKING TO BUILDING ENTRY
- EXIT ONLY
- BUILDING ENTRY
- ACCESSIBLE BUILDING ENTRY
- KB — KNOX BOX (IF REQUIRED)
- FSR — FIRE SPRINKLER ROOM ACCESS (IF REQUIRED)

GENERAL NOTES - SITE PLAN

A. SEE CIVIL DRAWINGS FOR PARKING LOT, SIDEWALKS, TRAFFIC SIGNAGE, ETC.

B. SEE LANDSCAPING FOR PLANT MATERIALS AND IRRIGATION.

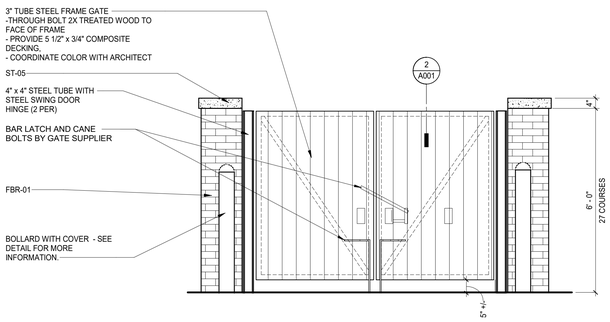
C. SEE SEPARATE PACKAGE FOR DIRECTIONAL SIGNAGE. SIGANGE IS BY OWNER'S VENDOR UNDER SEPARATE PERMIT.

KEYNOTES - SITE PLAN

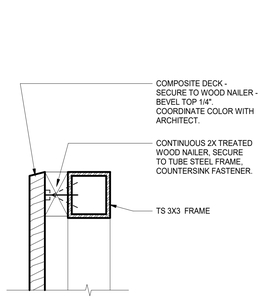
NO.	DESCRIPTION
ARCHITECTURAL	
1	ATM - SEE POWER AND COMMUNICATIONS PLAN. SEE EQUIPMENT CUTSHEET FOR EXACT PLACEMENT OF ATM RELATIVE TO ISLAND CURB.
2	PNEUMATIC TUBE SYSTEM - SEE POWER AND COMMUNICATIONS PLAN
3	BOLLARD WITH BLUE BOLLARD COVER
4	BOLLARD WITH YELLOW BOLLARD COVER
5	ELECTRICAL TRANSFORMER - SEE ELECTRICAL DRAWINGS.
6	BIKE RACK - SEE SPECIFICATIONS.
7	TRASH CAN - SEE SPECIFICATIONS.
8	BENCH - SEE SPECIFICATIONS.
9	FIRE DEPARTMENT CONNECTION
10	VEHICLE HEIGHT RESTRICTION GATE.
SITE SIGNAGE (BY OWNER'S SIGN VENDOR UNDER SEPARATE PERMIT)	
SS1	SITE MONUMENT SIGN
SS2	TBD (ANY OTHER SITE SIGNAGE THAT REQUIRES POWER)
SS3	US BANK PARKING SIGN

PARKING COUNT

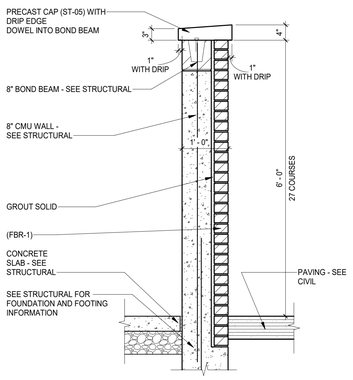
ACCESSIBLE PARKING STALLS	01
VAN ACCESSIBLE SPACES	01
TOTAL PARKING STALLS	18



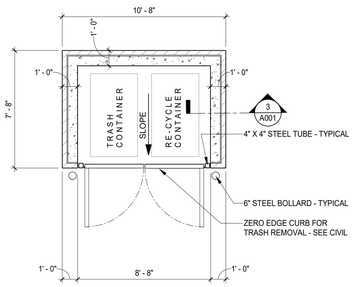
1 ELEVATION AT TRASH & RECYCLING ENCLOSURE
1/2" = 1'-0"



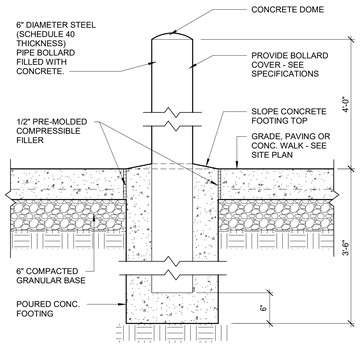
2 TRASH GATE - COMPOSITE DECK ATTACHMENT
3" = 1'-0"



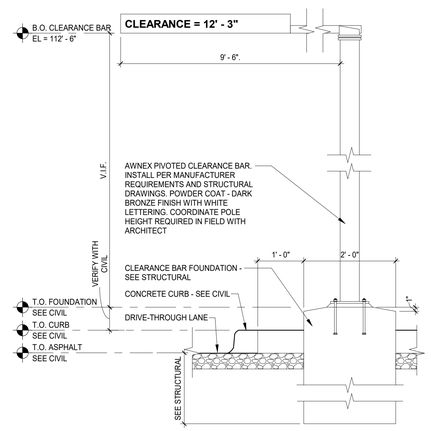
3 WALL SECTION AT TRASH & RECYCLING ENCLOSURE
3/4" = 1'-0"



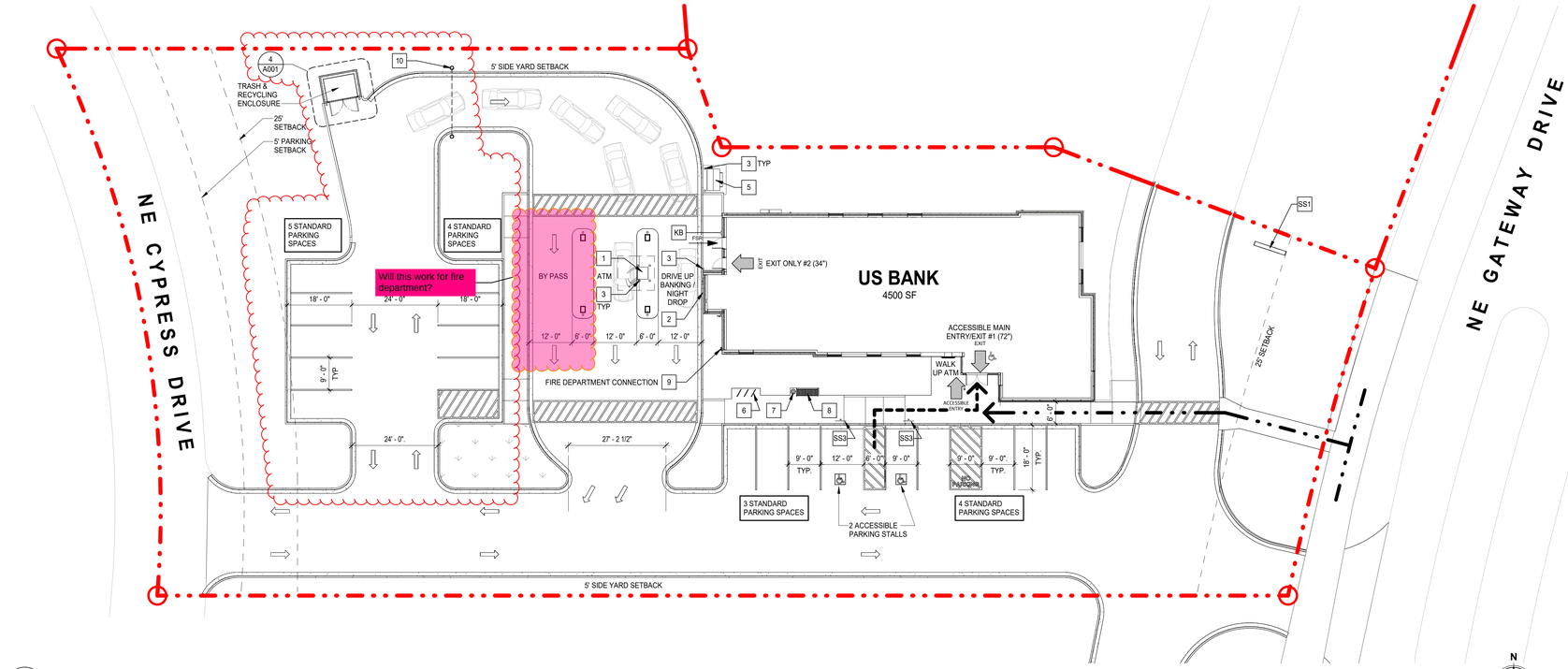
4 TRASH & RECYCLING ENCLOSURE PLAN
1/4" = 1'-0"



5 SITE - PIPE BOLLARD DETAIL
1" = 1'-0"



7 DRIVE-THROUGH CLEARANCE BAR
3/4" = 1'-0"



6 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

RSP
1220 Marshall St NE
Minneapolis, MN
55413-1036
612.677.7100
rsparch.com

CONSULTANTS

CERTIFICATION

Name	Scott Steinkamp
License No.	ARC08087
Expiration Date	06/30/2025
Date Signed	06/13/2025

PROJECT FOR
US BANK
NE Gateway Drive,
Grimes, IA 50111

Project No.	14854B8BE1
Drawn By	MSC
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ARCHITECTURAL SITE PLAN

A001

THE CITY OF GRIMES / ARCHITECTURAL REQUIREMENTS FOR THIS PROPERTY:

Primary materials shall constitute at least sixty percent of the sum of the total of all wall areas, excluding glass.

A minimum of 25% of primary material shall be on each wall that does not face public ROW.

Primary materials include earthtone colored brick, architectural concrete panels, textured concrete block, marble, native/manufactured stone panels, or other similar material.

EXTERIOR ELEVATION NOTES:

1. NO VISIBLE DOWNSPOUTS IN PROJECT. STORM WATER PLUMBING TO BE CONCEALED WITHIN BUILDING OR COLUMN ENCLOSURE TO UNDERGROUND STORM LINES CONNECTING TO CITY MAINS. CANOPY SCUPPERS AND LAMBS TONGUES ON BUILDING ARE FOR OVERFLOW ONLY.
2. NO TEXTURED STONE IN PROJECT.
3. ROOF EQUIPMENT TO BE SCREENED BY BUILDING PARAPETS.
4. BUILDING SIGNAGE TO BE A SEPARATE PERMIT.

EXTERIOR MATERIAL BOARD

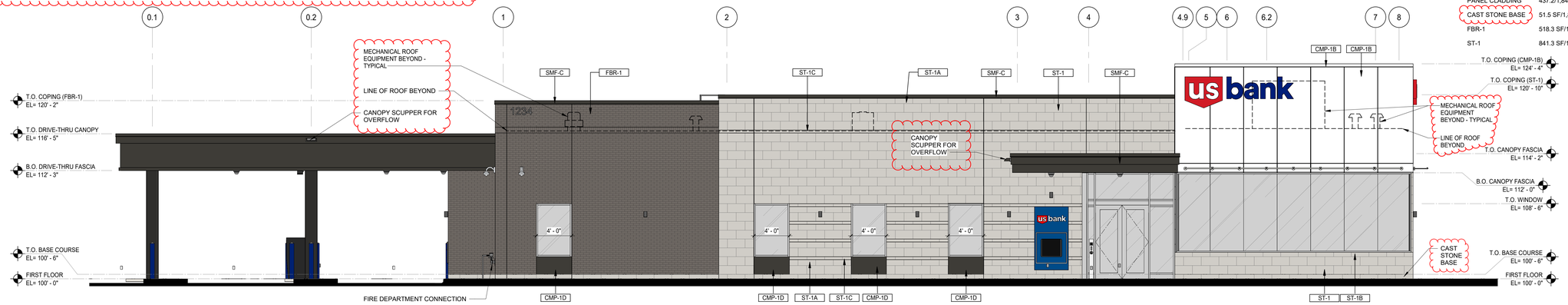
BRICK - (FBR-1)
ENDICOTT
MANGANESE BROWN

STONE - (ST-1 = 12" HIGH x 24" WIDE) (ST-1A = 8" HIGH x 24" WIDE) (ST-1B = 8" HIGH x 24" WIDE) (ST-1C = 4" HIGH x 24" WIDE)
INDIANA LIMESTONE COMPANY
VANDERBILT - LIMITED RANGE

METAL PANELS - (CMP-1D, CMP-1A, CMP-1B)
REYNOBOND / PAC CLAD COMPOSITE PANELS
CMP-1D_MIDNIGHT BRONZE
CMP-1A_AWARD BLUE
CMP-1B_BONE WHITE

METAL FASCIA / TRIM - (SMF-C)
PAC CLAD
SHEET METAL
SMF-C_CLASSIC BRONZE

ALUMINUM WINDOWS - (SF-1, SF-2 AND SF-5)
SEE SPECIFICATIONS AND WINDOW TYPES ON A301 FOR MORE INFORMATION
ANODIC CLEAR



1 SOUTH ELEVATION
3/16" = 1'-0"

NOTE: THE DRIVE-THRU CANOPY AND COLUMNS ARE NOT INCLUDED IN CALCULATIONS

NORTH ELEVATION GLAZING LENGTHS:
(4) X 4'-0" = 16'-0"
+ 37'-3 1/2"
TOTAL LENGTH: 53'-3 1/2"

SOUTH ELEVATION MATERIAL & CLADDING
2,309.7 SF INCLUDING GLAZING
1,846.6 SF EXCLUDING GLAZING

EXTERIOR MATERIALS ON NORTH ELEVATION	SQUARE FOOTAGE ON NORTH ELEVATION	PERCENTAGE RATIO FOR NORTH ELEVATION
CMP-1B	332 SF/1,846.6	18%
CMP-1D	32 SF/1,846.6	1.7%
SMF-C	73.2/1,846.6	4%
SUBTOTAL ALL METAL PANEL CLADDING	437.2/1,846.6	23.7%
CAST STONE BASE	51.5 SF/1,846.6	2.8%
FBR-1	518.3 SF/1,846.6	28.1%
ST-1	841.3 SF/1,846.6	45.6%

update to south elevation.



2 NORTH ELEVATION
3/16" = 1'-0"

NOTE: THE DRIVE-THRU CANOPY AND COLUMNS ARE NOT INCLUDED IN CALCULATIONS

NORTH ELEVATION GLAZING LENGTHS:
(3) X 4'-0"
TOTAL LENGTH: 12'-0"

NORTH ELEVATION MATERIAL & CLADDING:
2,275.2 SF INCLUDING GLAZING
2,200.8 SF EXCLUDING GLAZING

EXTERIOR MATERIALS ON NORTH ELEVATION	SQUARE FOOTAGE ON NORTH ELEVATION	PERCENTAGE RATIO FOR NORTH ELEVATION
CMP-1B	127.2 SF/2,200.8	5.8%
CMP-1D	24 SF/2,200.8	1.1%
SMF-C	54.7 SF/2,200.8	2.4%
SUBTOTAL ALL METAL PANEL CLADDING	205.9 SF/2,200.8	9.4%
CAST STONE BASE	54.7 SF/2,200.8	0.2%
FBR-1	1,545.2 SF SF/2,200.8	70.2%
ST-1	410.1 SF/2,200.8	18.6%

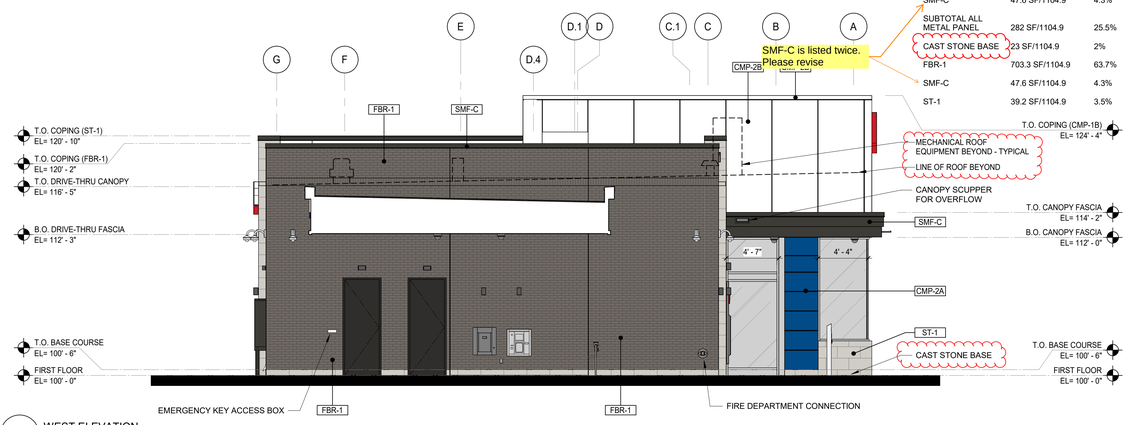
NOTE: THE DRIVE-THRU CANOPY AND COLUMNS ARE NOT INCLUDED IN CALCULATIONS

NORTH ELEVATION GLAZING LENGTHS:
4'-7"
+ 4'-4"
TOTAL LENGTH: 8'-11"

WEST ELEVATION MATERIAL & CLADDING
1,202.5 SF INCLUDING GLAZING
1,104.9 SF EXCLUDING GLAZING

EXTERIOR MATERIALS ON WEST ELEVATION	SQUARE FOOTAGE ON WEST ELEVATION	PERCENTAGE RATIO FOR WEST ELEVATION
CMP-1B	200.8 SF/1104.9	18.2%
CMP-2A	33.6 SF/1104.9	3%
SMF-C	47.6 SF/1104.9	4.3%
SUBTOTAL ALL METAL PANEL	282 SF/1104.9	25.5%
CAST STONE BASE	23 SF/1104.9	2%
FBR-1	703.3 SF/1104.9	63.7%
SMF-C	47.6 SF/1104.9	4.3%
ST-1	39.2 SF/1104.9	3.5%

SMF-C is listed twice. Please revise

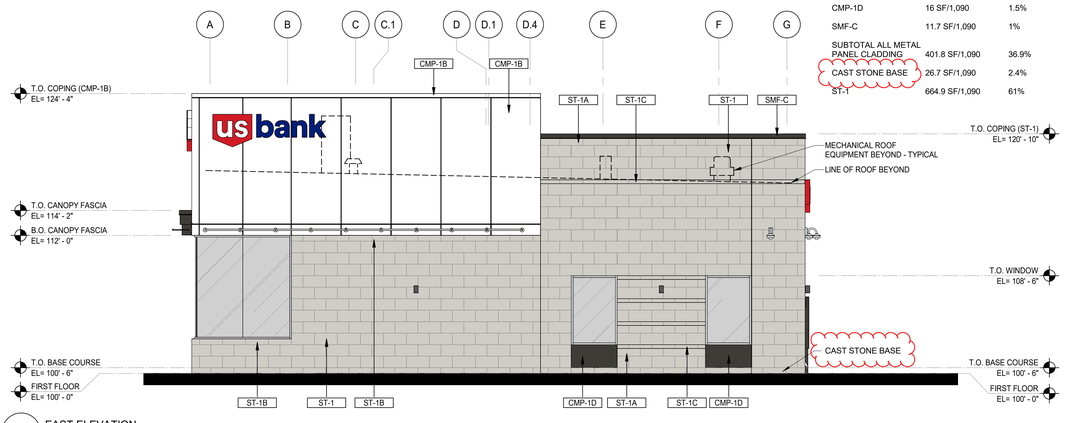


3 WEST ELEVATION
3/16" = 1'-0"

EAST ELEVATION GLAZING LENGTHS:
8'-4"
4'-0"
+ 4'-0"
TOTAL LENGTH: 16'-4"

EAST ELEVATION SQUARE FOOTAGE:
1,216.6 SF INCLUDING GLAZING
1, 090 SF EXCLUDING GLAZING

EXTERIOR MATERIALS ON EAST ELEVATION	SQUARE FOOTAGE ON EAST ELEVATION	PERCENTAGE RATIO FOR EAST ELEVATION
CMP-1B	374.1 SF/1,090	34.3%
CMP-1D	16 SF/1,090	1.5%
SMF-C	11.7 SF/1,090	1%
SUBTOTAL ALL METAL PANEL CLADDING	401.8 SF/1,090	36.9%
CAST STONE BASE	26.7 SF/1,090	2.4%
ST-1	664.9 SF/1,090	61%



4 EAST ELEVATION
3/16" = 1'-0"

RSP
1220 Marshall St NE
Minneapolis, MN
55413-1036
612.677.7100
rsparch.com

CONSULTANTS

CERTIFICATION

Name	Scott Steinkamp
License No.	ARC08087
Expiration Date	06/30/2025
Date Signed	06/13/2025

PROJECT FOR
us bank
NE Gateway Drive,
Grimes, IA 50111

Project No.	14854B8BE1
Drawn By	MSC
Checked By	DC
Date	06/13/25

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
	05/12/25	Site Plan Submittal

ALL BIDDING QUESTIONS TO BE DIRECTED TO THE JLL PROJECT MANAGERS. SEE SHEET G000.

ELEVATIONS (PRESENTATION)

001

Planner Comments Complete

Engineering Comments Completed

Addressing Comments Complete
06/23/2025 10:23:33 AM

SITE PLAN FOR US BANK 331 NE CYPRESS DR GRIMES, IOWA 50111

LEGAL DESCRIPTION

LOT 3, HOPE COMMERCIAL PLAT 7, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA.

BENCHMARK

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

BM500 ELEV=953.45
SET BENCHMARK ON ARROW ON HYDRANT, WEST SIDE OF NE CYPRESS DRIVE, +/-90' SOUTH OF CONTROL POINT 2, NORTHWEST CORNER OF SITE.

NOTES

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 24X36 SHEET.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS

PRELIMINARY CONSTRUCTION SCHEDULE

TO BE FILLED OUT

SITE DATA	
EXISTING ZONING	C-2
PROPOSED ZONING	C-2
PROPOSED LAND USE	COMMERCIAL
FUTURE LAND USE	MIXED USE - 1
PARKING SETBACKS	ROW : 10' REAR & SIDE: 5'
BUILDING SETBACKS	FRONT: 25' BACK: 25' SIDE: 0', EXCEPT WHEN ADJOINING ANY "R" DISTRICT OR STREET RIGHT-OF-WAY LINE, IN WHICH CASE - 25 FEET

BUILDING DATA	
TOTAL BUILDING AREA	4,500 SF
PERCENT OF TOTAL PROPERTY AREA	10%
BUILDING HEIGHT	24' - 4"
APPROXIMATE # OF EMPLOYEES	10
WATER/WASTEWATER DEMAND	57 gpm/55 dfu
MAXIMUM BUILDING HEIGHT	45'
MAXIMUM NUMBER OF STORIES	3

PARKING SUMMARY	
EXISTING PARKING	0 STALLS
REQUIRED PARKING	14 STALLS
TOTAL PROPOSED PARKING	18 STALLS
REQUIRED ACCESSIBLE PARKING	(2) ADA STALLS REQUIRED (1 VAN)
PROPOSED ACCESSIBLE PARKING	(2) ADA STALLS PROPOSED (1 VAN)
LOADING SPACES REQUIRED	0
LOADING SPACES PROVIDED	0
PARKING STALL DIMENSIONS	9' WIDTH (MIN.) 18' LENGTH (MIN.)
DRIVE-AISLE WIDTH	25' B/B

PROPERTY SUMMARY	
TOTAL PROPERTY AREA	1.03 AC / 45,029 SF
DISTURBED AREA	0.85 AC / 37,026 SF
REQUIRED GREEN SPACE	10%
GREEN SPACE PROVIDED	33%



NORTH

SITE MAP
1"=500'

Sheet List Table	
Sheet Number	Sheet Title
C000	TITLE SHEET
C001	ALTA SURVEY
C100	GENERAL NOTES
C200	DEMO PLAN
C300	SITE KEYNOTE PLAN
C400	SITE DIMENSION PLAN
C500	OVERALL GRADING PLAN
C501	GRADING PLAN DETAILS
C600	STORM SEWER PLAN
C700	UTILITY PLAN
C800	UTILITY NOTES & DETAILS
C900	CONSTRUCTION DETAILS
C901	CONSTRUCTION DETAILS
C1000	EROSION CONTROL PLAN
C1001	EROSION CONTROL PLAN
C1002	EROSION CONTROL DETAILS
C1003	EROSION CONTROL NOTES
L100	LANDSCAPE PLAN
L101	LANDSCAPE NOTES & DETAILS

OWNER:

ICT CAPITAL LLC
301 N MAIN STE. 1400
WICHITA, KS 67202
CONTACT: DOUG MALONE
PH: (316)-440-8311

DEVELOPER:

US BANK
800 NICOLLET MALL
MINEAPOLIS, MN 55402
CONTACT: ANDREW BARKER
ANDREW.BARKER@JLL.COM

APPLICANT:

US BANCORP D.B.A AS US BANK
US BANCORP CENTER - CRE
800 NICOLLET MALL
MINNEAPOLIS, MN 55402
CONTACT: PAM MILLS
PAMELA.MILLS@USBANK.COM

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ERICMILLER@SNYDER-ASSOCIATES.COM
PH: (515)-494-6195

CIVIL ENGINEER:

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767 NORTH EUSTIS STREET
SAINT PAUL, MINNESOTA 55114
CONTACT: MICHAEL C. BRANDT
MIKE.BRANDT@KIMLEY-HORN.COM
PH: (651)-645-4197

ARCHITECT:

RSP ARCHITECTS, LTD
1220 MARSHALL ST NE
MINNEAPOLIS, MN 55413-1036
CONTACT: MICHAEL LENZ
MICHAEL.LEZ@RSPARCH.COM
PH: (612)-677-7373

GEOTECHNICAL ENGINEER:

NINYO & MOORE
9707 E. EASTER LANE
CENTENNIAL, COLORADO 80112
PH: (303)-629-6000
REPORT NO.: 503102001
DATED: 03/07/2025

GOVERNING AGENCY:

CITY OF GRIMES
410 SE MAIN ST #102
GRIMES, IOWA 50111
PH: (515)-986-4050

LANDSCAPE ARCHITECT:

KIMLEY-HORN & ASSOCIATES
767 NORTH EUSTIS STREET
SAINT PAUL, MINNESOTA 55114
CONTACT: RYAN A. HYLLESTED
RYAN.HYLLESTED@KIMLEY-HORN.COM
PH: (651)-645-4197

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

UTILITY PROVIDERS:

FIBER OPTIC	LUMEN/CENTURLINK SADIE HULL 918-547-0147 SADIE.HULL@LUMEN.COM
ST-STORM SEWER S-SANITARY SEWER W1-WATER MAIN	CITY OF GRIMES DAVE GUTHRIE 515-986-9636 LOCATES@GRIMESIOWA.GOV
E1-UNDERGROUND ELEC	MIDAMERICA ENERGY JAMIE NEER 515-252-6972 MECDSMDESIGNLOCATES@MIDAMERICAN.COM
G2-GAS MAIN	BLACK HILLS ENERGY GRIMES CHUCK WOODS 515-343-2037 CHUCK.WOODS@BLACKHILLSCORP.COM
CLEAR PER MAP RECEIVED	MEDIACOM DAVE MEYERS 515-991-7388 DMEYERS2@MEDIACOMCC.COM
FO4-FIBER OPTIC	SEGRA/UNITE PRIVATE NETWORKS, LLC MICHAEL STEINKAMP 816-490-0894 SEGRAGIS@SEGRAFIBER.COM

ABBREVIATIONS :

AC.	ACRES	IE	INVERT
APN	ASSESSOR'S PARCEL NUMBER	LP	LOW POINT
BLDG	BUILDING	MH	MANHOLE
BOT	BOTTOM OF PIPE	N.T.S.NOT	TO SCALE
CB	CATCH BASIN	PC	POINT OF CURVATURE
CIP	CAST-IN-PLACE	PPD	PRECISE PLAN OF DESIGN
CMU	CONCRETE MASONRY UNIT	PROP	PROPOSED
EG	EXISTING GRADE	RL	RIDGE LINE
EP	EDGE OF PAVEMENT	RG	ROUGH GRADED
ESCP	EROSION SEDIMENT CONTROL PLAN	ROS	RECORD OF SURVEY
		RS	RECORD SURVEY
ESMT.	EASEMENT	R/W	RIGHT-OF-WAY
EX	EXISTING	SF	SQUARE FEET
FF	FINISHED FLOOR ELEVATION	SWLK	SIDEWALK
FG	FINISHED GRADE	TC	TOP OF CURB
FH	FIRE HYDRANT	TG	TOP OF GRATE
FL	FLOW LINE	TOP	TOP OF PIPE
FS	FINISHED SURFACE	TP	TOP OF PAVEMENT
FW	FIRE WATER	TW	TOP OF WALL
GB	GRADE BREAK	TYP	TYPICAL
HP	HIGH POINT		

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.

MICHAEL C. BRANDT, PE LIC. No. 42661
6/17/2025
Pages or sheets covered by this seal:

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

RYAN A. HYLLESTED, PLA LIC. No. 53828
6/17/2025
Pages or sheets covered by this seal:

RSP

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Minneapolis, MN
55413-1036
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CONSULTANTS

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
401 B STREET, SUITE 600, SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

CERTIFICATION

PRELIMINARY - NOT FOR CONSTRUCTION

Name
License No.
Expiration Date
Date Signed

PROJECT FOR

usbank

USB - IA GRIMES
331 NE CYPRESS DR
GRIMES, IA 50111

ALL BIDDING QUESTIONS TO BE DIRECTED TO THE JLL PROJECT MANAGERS. SEE SHEET G000.

Project No.	195517096
Drawn By	SM
Checked By	MB
Date	06/16/2025

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
	06/02/2025	PERMIT ISSUE
	06/16/2025	SITE PLAN COMMENT RESPONSE 1

TITLE SHEET

C000

EXISTING SITE SURVEY

LEGEND

FEATURES EXISTING

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

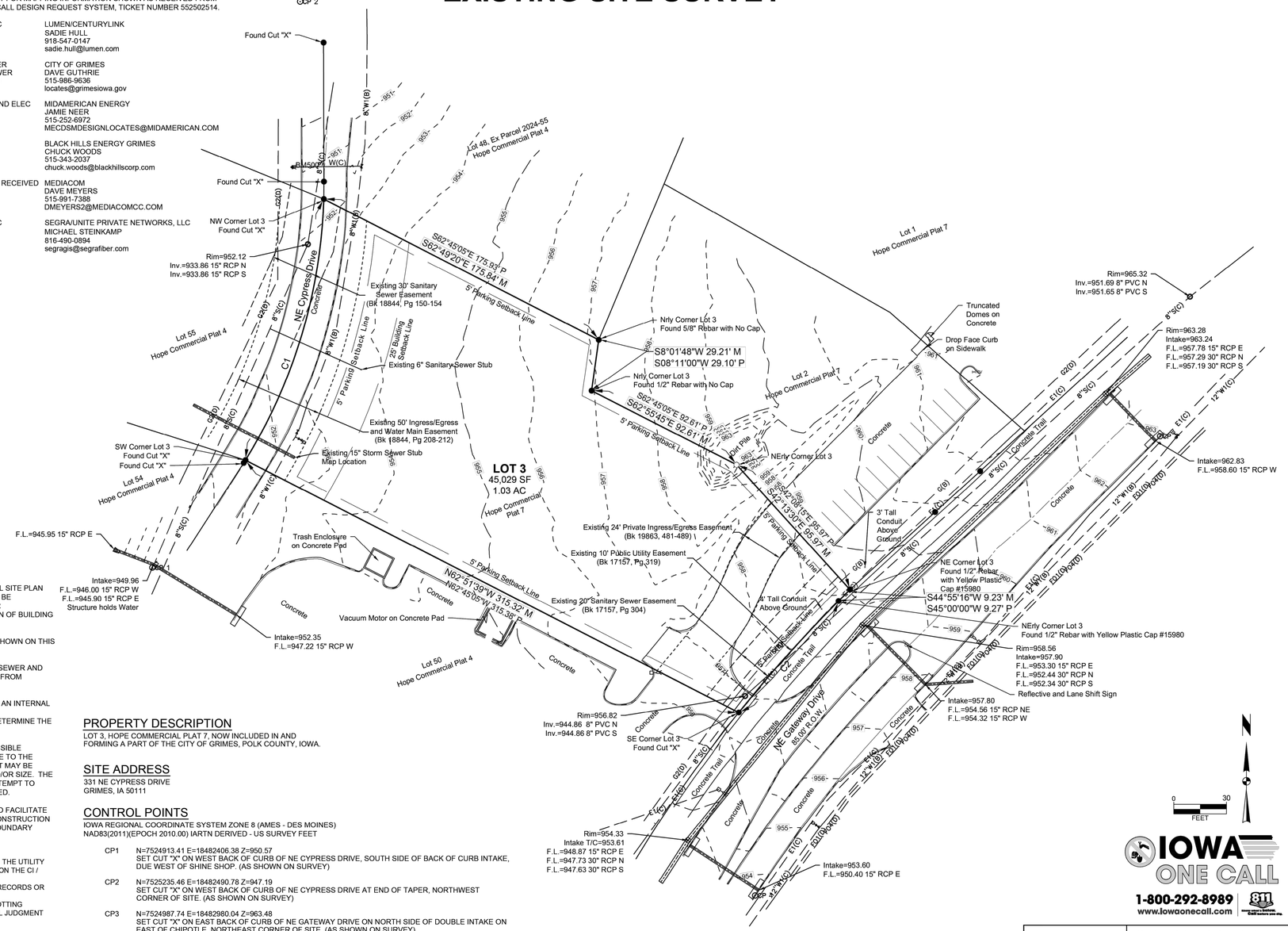
(*) Denotes the survey quality service level for utilities

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

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552502514.

FO1-FIBER OPTIC	LUMEN/CENTURYLINK SADIE HULL 918-547-0147 sadie.hull@lumen.com
ST-STORM SEWER S-SANITARY SEWER W1-WATER MAIN	CITY OF GRIMES DAVE GUTHRIE 515-986-9636 locates@grimesiowa.gov
E1-UNDERGROUND ELEC	MIDAMERICAN ENERGY JAMIE NEER 515-252-6972 MECDSMDESIGNLOCATES@MIDAMERICAN.COM
G2-GAS MAIN	BLACK HILLS ENERGY GRIMES CHUCK WOODS 515-343-2037 chuck.woods@blackhillscorp.com
CLEAR PER MAP RECEIVED	MEDIACOM DAVE MEYERS 515-991-7388 DMEYERS2@MEDIACOMCC.COM
FO4-FIBER OPTIC	SEGRA/UNITE PRIVATE NETWORKS, LLC MICHAEL STEINKAMP 816-490-0894 segragis@segrafiber.com



CURVE TABLE

CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1M	29°58'26"	300.00'	156.94'	80.31'	N16°43'42"E 155.16'
C1P	59°57'18"	300.00'	156.84'		N16°48'58"E 155.06'
C2M	6°08'32"	795.00'	85.22'	42.65'	S41°51'56"W 85.18'
C2P	6°08'27"	795.00'	85.21'		S41°55'46"W 85.17'

NOTES

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

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.
QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.
QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.
QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.
QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

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

PROPERTY DESCRIPTION

LOT 3, HOPE COMMERCIAL PLAT 7, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA.

SITE ADDRESS

331 NE CYPRESS DRIVE
GRIMES, IA 50111

CONTROL POINTS

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

CP1 N=7524913.41 E=18482406.38 Z=950.57
SET CUT "X" ON WEST BACK OF CURB OF NE CYPRESS DRIVE, SOUTH SIDE OF BACK OF CURB INTAKE, DUE WEST OF SHINE SHOP. (AS SHOWN ON SURVEY)

CP2 N=7525235.46 E=18482490.78 Z=947.19
SET CUT "X" ON WEST BACK OF CURB OF NE CYPRESS DRIVE AT END OF TAPER, NORTHWEST CORNER OF SITE. (AS SHOWN ON SURVEY)

CP3 N=7524987.74 E=18482980.04 Z=963.48
SET CUT "X" ON EAST BACK OF CURB OF NE GATEWAY DRIVE ON NORTH SIDE OF DOUBLE INTAKE ON EAST OF CHIPOTLE, NORTHEAST CORNER OF SITE. (AS SHOWN ON SURVEY)

CP4 N=7524726.55 E=18482749.34 Z=954.07
SET CUT "X" ON EAST BACK OF CURB OF NE GATEWAY DRIVE ON SOUTH SIDE OF DOUBLE BACK OF CURB INTAKE, EAST OF SHINE SHOP, SOUTHEAST CORNER OF SITE. (AS SHOWN ON SURVEY)

BENCHMARKS

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

BM500 ELEV=953.45
SET BENCHMARK ON ARROW ON HYDRANT, WEST SIDE OF NE CYPRESS DRIVE, +/-90' SOUTH OF CONTROL POINT 2, NORTHWEST CORNER OF SITE.

DATE OF SURVEY

APRIL 23, 2025

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

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Eric J. Miller, PLS — 5/08/2025 Date

License Number P19515

My License Renewal Date is December 31, 2026

Pages or sheets covered by this seal:
Sheet 1 of 1

ERIC J. MILLER — LICENSED PROFESSIONAL LAND SURVEYOR — P19515 — IOWA

MARK	REVISION	DATE	BY
1	UPDATED UTILITY INFORMATION	5-08-25	SDB

Engineer: Checked By: EJM — Scale: 1" = 30'
Technician: SDB — Date: 04-30-2025 — T-R-S: 80N-25W-32
Project No: 125.0523.01 — Sheet 1 of 1

KIMLEY HORN: US BANK - GRIMES SITE
EXISTING SITE SURVEY
SNYDER & ASSOCIATES, INC.
GRIMES, IOWA
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 125.0523.01
Sheet 1 of 1

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06-17-2025

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CONSULTANTS

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CERTIFICATION

PRELIMINARY - NOT FOR CONSTRUCTION
MICHAEL CLAYTON BRANDT 27015 IOWA

Name
License No.
Expiration Date
Date Signed

PROJECT FOR

US bank

USB – IA GRIMES
331 NE CYPRESS DR
GRIMES, IA 50111

ALL BIDDING QUESTIONS TO BE DIRECTED TO THE JLL PROJECT MANAGERS. SEE SHEET G000.

Project No.	195517096
Drawn By	SM
Checked By	MB
Date	06/16/2025

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
	06/02/2025	PERMIT ISSUE
	06/16/2025	SITE PLAN COMMENT RESPONSE 1

ALTA SURVEY

C001

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS OF THE LOCAL JURISDICTION AND STATE DEPARTMENT OF TRANSPORTATION AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK. UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. PERFORM ALL WORK IN COMPLIANCE WITH APPLICABLE CITY REGULATIONS, STATE CODES, AND O.S.H.A. STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING THE NECESSARY MATERIALS & LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS, AND IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE APPROPRIATE APPROVING AUTHORITIES.
3. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
4. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ACSE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FHA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
8. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
9. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
14. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.
15. CONTRACTOR SHALL NOTIFY OWNER AND/OR ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES: PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BASE INSTALLATION, ASPHALT INSTALLATION, UNDERGROUND PIPING AND UTILITIES INSTALLATION, INSTALLATION OF STRUCTURES, CHECK VALVES, HYDRANTS, METERS, ETC., SIDEWALK INSTALLATION, CONNECTIONS TO WATER AND SEWER MAINS, TESTS OF UTILITIES.

THIRD PARTY SUPPLEMENTAL INFORMATION

KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED WITHIN SUPPLEMENTAL INFORMATION PROVIDED BY THIRD PARTY CONSULTANTS.

1. **BOUNDARY & TOPOGRAPHIC SURVEY**
   PERFORMED BY: SNYDER & ASSOCIATES
   ADDRESS: 2727 S.W. SNYDER BLVD, ANKENY, IA 50023
   PHONE: 515-494-6195
   DATED: 01/02/2025
2. **GEOTECHNICAL EVALUATION REPORT**
   PERFORMED BY: NINYO & MOORE
   ADDRESS: 9707 E. ESTER LANE, CENTENNIAL, CO 80112
   PHONE: 303-629-7900
   DATED: 03/07/2025
3. **CONSTRUCTION TESTING**
   TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:
   - DENSITY TEST REPORTS
   - BACTERIOLOGICAL TESTS OF WATER SYSTEM
   - PRESSURE TEST OF WATER/SEWER
   - LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
   - ANY OTHER TESTING REQUIRED BY THE AGENCY/MUNICIPALITY

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.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
5. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.
6. BMPS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5-INCH OR GREATER RAINFALL EVENT.
7. EROSION & SEDIMENT CONTROL BMPS SHALL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING:
   7.1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
   7.2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO VERIFY THAT A HEALTHY STAND OF VEGETATION IS MAINTAINED. SEEDED AREAS SHOULD BE FERTILIZED, WATERED AND RE-SEEDED AS NEEDED. REFER TO THE LANDSCAPE PLAN AND PROJECT SPECIFICATIONS.
   7.3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
   7.4. THE ROCK CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC ADDITIONS OF ROCK TOP DRESSING AS CONDITIONS DEMAND.
   7.5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC ADDITIONS OF TOP DRESSING IF THE TEMPORARY PARKING CONDITIONS DEMAND.
   7.6. PERFORM ALL MAINTENANCE OPERATIONS IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

PAVING AND STRIPING NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCAL CITY OR COUNTY SPECIFICATIONS AND STANDARDS, OR THE STATE DOT SPECIFICATIONS AND STANDARDS IF NOT COVERED BY LOCAL CITY OR COUNTY REGULATIONS.
2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.
3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.
4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.
5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.
7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.
8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.
9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.
10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%, IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

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 REVIEWING, 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.

GRADING AND DRAINAGE NOTES

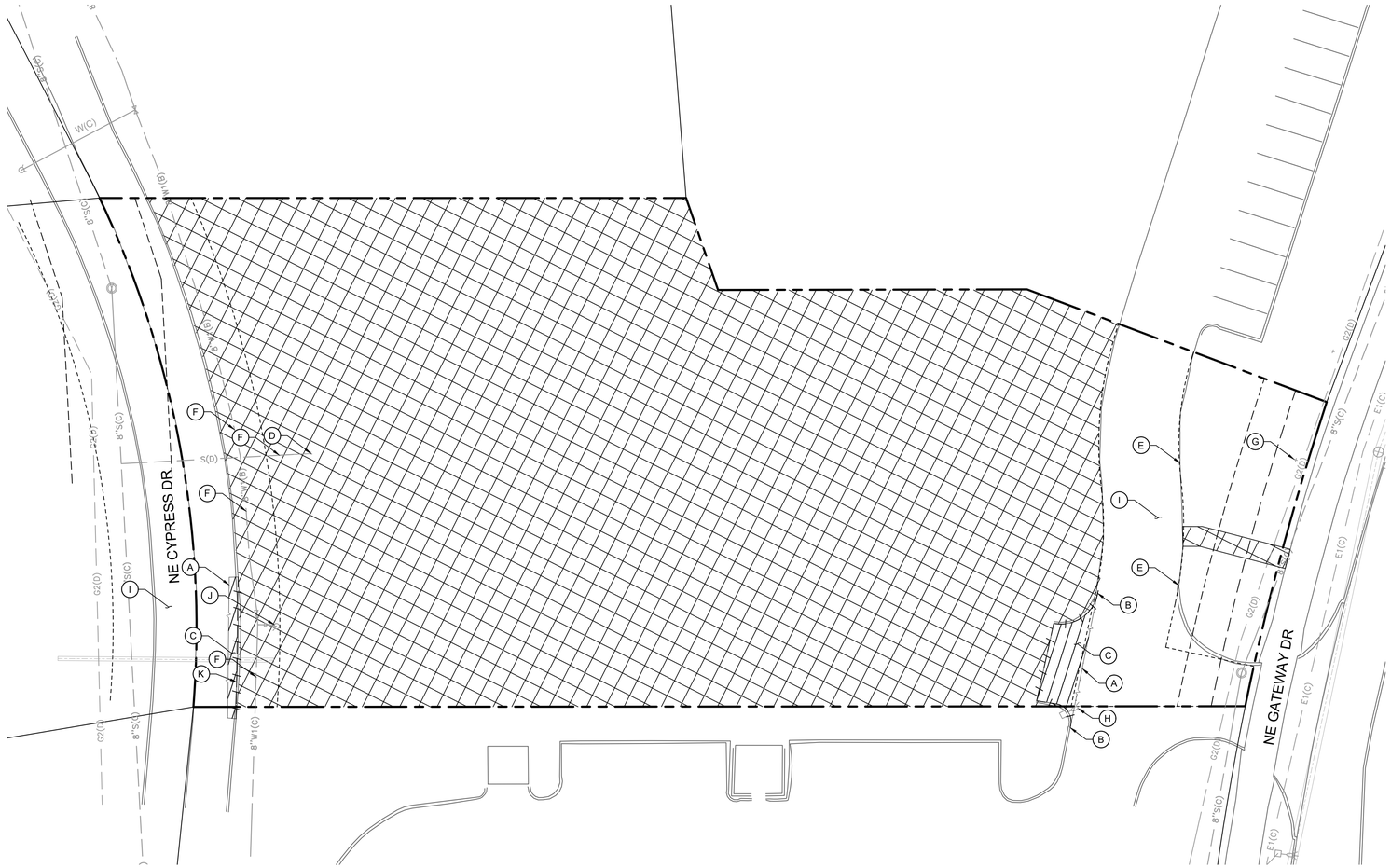
1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.
4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.
5. BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.
6. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
7. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
9. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO STATE DOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL GROWTH IS ESTABLISHED TO MINIMUM COVERAGE OF 70% IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND STATE DOT SPECIFICATIONS.
17. PAVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATION OF THE SITE SPECIFIC GEOTECHNICAL EVALUATION REPORT AND CITY & STATE DOT SPECIFICATIONS.
18. SPOT ELEVATIONS REPRESENT THE FINISHED SURFACE GRADE OR FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.
20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.
21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION.
22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.
24. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
25. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

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.

WATER STORM SEWER & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND UTILITY LINES SHALL BE SURVEYED BY A STATE LICENSED PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT THEIR OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A M



LEGEND

- PROPERTY LINE
- REMOVE CONCRETE SURFACE
- CLEAR AND GRUB
- FULL DEPTH SAWCUT
- DEMOLISH AND REMOVE EXISTING CURB
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRICAL LINE
- EXISTING STORM PIPE
- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING SIGN
- EXISTING FLARED END SECTION
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING GAS METER
- EXISTING POST INDICATOR VALVE
- EXISTING WELL
- EXISTING AUTOMATIC SPRINKLER
- EXISTING ROOF DRAIN
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING METAL COVER
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING AIR CONDITIONER
- EXISTING TELEPHONE MANHOLE
- EXISTING CABLE BOX
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING LIGHT POLE

KEYNOTE LEGEND

A	SAWCUT EXISTING CONCRETE PAVEMENT
B	DEMOLISH AND REMOVE EXISTING CURB
C	DEMOLISH AND REMOVE EXISTING CONCRETE PAVEMENT
D	REMOVE EXISTING SANITARY SEWER WOOD POST
E	PROTECT IN PLACE EXISTING CURB
F	PROTECT IN PLACE EXISTING UTILITY LINE / STRUCTURE
G	PROTECT IN PLACE EXISTING ELECTRICAL ABOVE GROUND CONDUIT
H	PROTECT IN PLACE EXISTING LIGHT POLE
I	PROTECT IN PLACE EXISTING CONCRETE PAVEMENT
J	REMOVE AND RELOCATE EXISTING BLOWOFF HYDRANT. SEE SHEET C700 FOR FURTHER DETAIL.
K	GRIND CURB FOR SUDAS TYPE 'A' DRIVEWAY

DEMOLITION PLAN NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER AND IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEMOLITION AND DISPOSAL FROM THE APPROPRIATE LOCAL AND STATE AGENCIES. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE, INCLUDING THE TYPE OF DEBRIS AND LOCATION WHERE IT WAS DISPOSED.
3. THE CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES TO PROVIDE LOCATIONS OF EXISTING UTILITIES WITHIN PROPOSED WORK AREA.
6. EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD PLAN DATA AND/OR FIELD UTILITY MARKINGS AND ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION. ADDITIONAL UNMARKED OBSTACLES MAY EXIST ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED UNDERGROUND FEATURES. GIVE NOTICE TO AFFECTED UTILITY COMPANIES REGARDING REMOVAL OF SERVICE LINES AND CAP ANY ABANDONED LINES BEFORE PRECEDING WITH THE PROPOSED WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH THE CITY, COUNTY, AND STATE DOT AS NECESSARY.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ADJACENT PROPERTY OWNERS IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
10. PRIOR TO THE START OF DEMOLITION, INSTALL EROSION CONTROL BMP'S IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLANS / SWPPP.
11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT OR CURB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE CITY TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE AND SURROUNDING PROPERTIES THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH STATE REQUIREMENTS.
14. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
15. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAINTILE IS ENCOUNTERED ON SITE; ACTIVE DRAINTILE SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER. CONTRACTOR TO CONNECT DRAIN TILE TO THE STORM SEWER WHERE FEASIBLE AND PROVIDE AS-BUILTS TO CITY FOR ANY DRAINTILE MODIFICATIONS.
16. IF CONTAMINATED MATERIAL IS ENCOUNTERED ON THE PROJECT SITE, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE OWNER AND ENGINEER IMMEDIATELY.
17. EXISTING WATER SERVICES TO BE ABANDONED AT THE MAIN PER CITY OF WAUKEE STANDARDS. WATERMAIN ABANDONMENT IN DELAWARE INCLUDED IN PUBLIC IMPROVEMENT PLANS.



GRAPHIC SCALE IN FEET
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usbank

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GRIMES, IA 50111

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Project No.	195517096
Drawn By	SM
Checked By	MB
Date	06/16/2025

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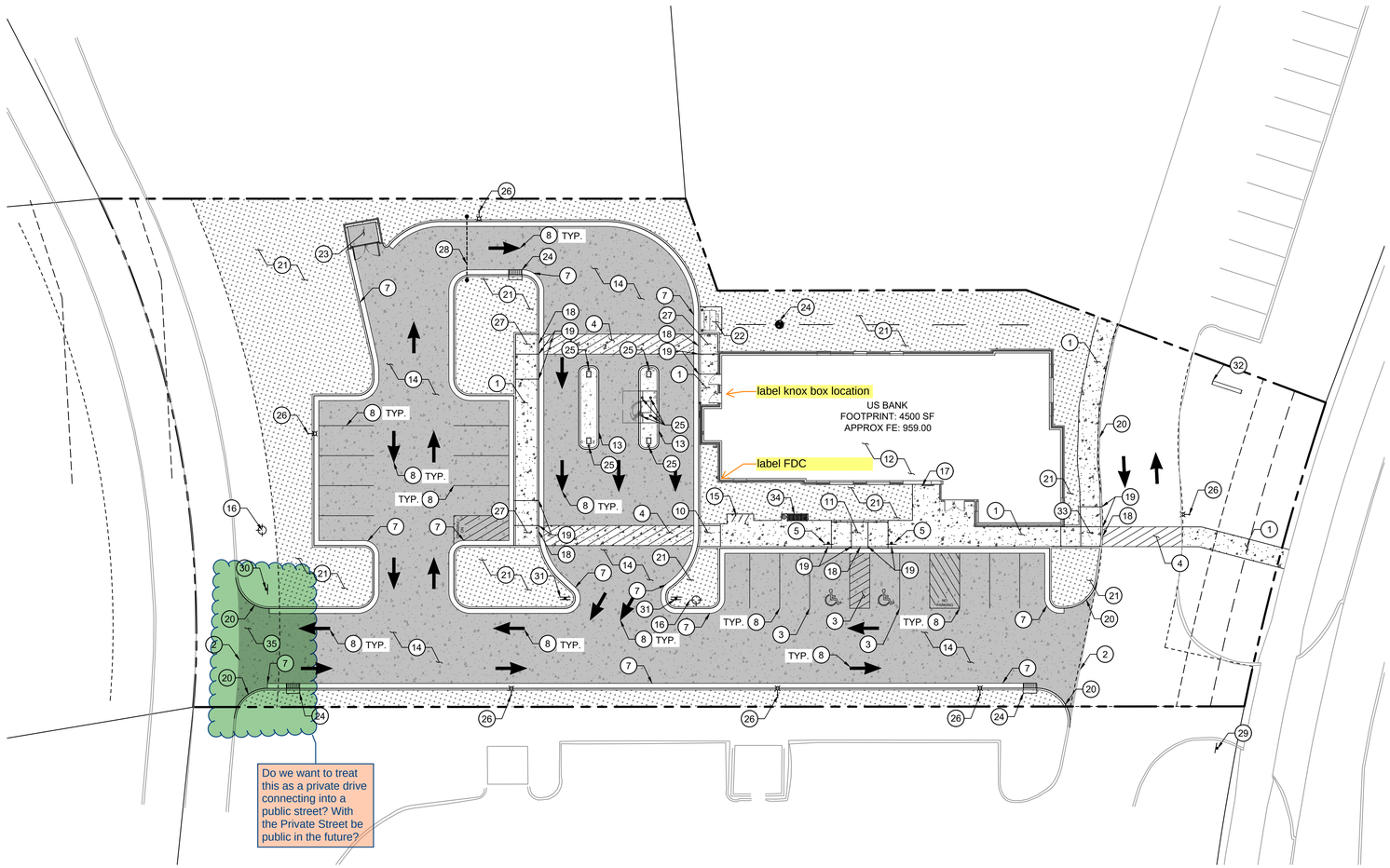
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DEMO PLAN

C200

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06-17-2025



LEGEND

- PROPERTY LINE
- PROPOSED CURB AND GUTTER
- EXISTING EASEMENTS. SEE SHEET C400 - SITE DIMENSION PLAN FOR FURTHER DETAIL.
- 6" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #3 REBAR, 3" O.C., CONCRETE SEALER: TK-26UV
- 8" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #3 REBAR, 3" O.C., CONCRETE SEALER: TK-26UV
- PROPOSED 6" DEPTH CONCRETE SIDEWALK
- PROPOSED LANDSCAPING

CONSTRUCTION NOTES

1. 6" INTEGRAL CONCRETE WALK. CONCRETE SEALER : TK26UV, REFER TO SUDAS FOR ALL PAVEMENT, SUBGRADE PREPARATION AND COMPACTION REQUIREMENTS
2. JOIN CONCRETE PAVEMENT TO EXISTING CONCRETE PAVEMENT.
3. INSTALL ACCESSIBLE PARKING STALL STRIPING PER DETAIL 2 ON SHEET C900.
4. INSTALL ACCESSIBLE PATH OF TRAVEL STRIPING PER DETAIL 3 ON SHEET C900. PATH OF TRAVEL SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% AND CROSS SLOPE OF 2% AT ALL TIMES.
5. INSTALL ACCESSIBLE SIGN POST AND BASE PER DETAILS 8 AND 9 ON SHEET C900.
6. INSTALL DRIVE-THROUGH CANOPY. REFER TO ARCHITECTURAL SHEETS FOR FURTHER DETAIL.
7. INSTALL 6" INCH CONCRETE CURB & GUTTER PER DETAIL 13 ON SHEET C901.
8. 4" WIDE, HIGH VISIBILITY, PAVEMENT STRIPING, LANE MARKINGS AND TEXT. COLOR - WHITE.
9. INSTALL LIGHT POLE. REFER TO STRUCTURAL AND ELECTRICAL PLANS FOR FURTHER DETAIL.
10. CONSTRUCT ACCESSIBLE RAMP. SHALL HAVE LESS THAN 2% MAX CROSS SLOPE AND 8.33% MAX RUNNING SLOPE AT ALL TIMES. REFER TO DETAIL 7 ON SHEET C900.
11. CONSTRUCT ACCESSIBLE RAMP. SHALL HAVE LESS THAN 2% MAX CROSS SLOPE AND 8.33% MAX RUNNING SLOPE AT ALL TIMES. REFER TO DETAIL 6 ON SHEET C900
12. INSTALL NEW BUILDING. REFER TO ARCHITECTURAL SHEETS FOR FURTHER DETAIL.
13. INSTALL PROPOSED DRIVE-THROUGH ATM AND SURROUNDING CURBED ISLAND. CURBED ISLAND TO BE INSTALLED AT VARYING HEIGHT PER GRADING PLAN AND PER DETAIL 12 ON SHEET C901. REFER TO ARCHITECTURAL SHEETS FOR FURTHER DETAIL ON ATM AND BOLLARD SPACING RELATIVE TO PROPOSED CANOPY COLUMNS.
14. INSTALL HEAVY DUTY CONCRETE PAVEMENT PER DETAIL 1 ON SHEET C900.
15. INSTALL BIKE RACK. REFER TO ARCHITECTURAL SHEETS FOR FURTHER DETAIL.
16. PROPOSED FIRE HYDRANT. SEE SHEET C600 FOR FURTHER DETAIL.
17. PROPOSED WALK UP ATM. SEE ARCHITECTURAL SHEETS FOR FURTHER DETAIL.
18. FLUSH CURB AND SIDEWALK PER DETAIL 10 ON SHEET C900.
19. TRANSITION FROM 6" CURB TO FLUSH CURB.
20. INSTALL 6" CONCRETE CURB PER DETAIL 12 ON SHEET C901.
21. INSTALL LANDSCAPE. REFER TO LANDSCAPE PLANS FOR FURTHER DETAIL.
22. PROPOSED TRANSFORMER PAD. REFER TO ELECTRICAL PLANS FOR FURTHER DETAIL.
23. INSTALL TRASH ENCLOSURE. REFER TO ARCHITECTURAL SHEETS FOR FURTHER DETAIL.
24. PROPOSED INLET LOCATION. REFER TO SHEET C600 - STORM SEWER PLAN FOR FURTHER DETAIL.
25. INSTALL CONCRETE BOLLARD PER DETAIL 11 ON SHEET C901.
26. PROPOSED SITE LIGHTING. REFER TO ELECTRICAL SHEETS FOR FURTHER DETAIL.
27. CONSTRUCT ACCESSIBLE RAMP. SHALL HAVE LESS THAN 2% MAX CROSS SLOPE AND 8.33% MAX RUNNING SLOPE AT ALL TIMES. REFER TO DETAIL 14 ON SHEET C901.
28. PROPOSED VEHICLE CLEARANCE WARNING GATE. REFER TO ARCHITECTURAL SHEETS FOR FURTHER DETAIL.
29. INSTALL STOP SIGN AND BASE PER DETAIL 15 AND 16 ON SHEET C901. INSTALL RIGHT TURN ONLY SIGN ABOVE PER MUTCD STANDARD R3-5R.
30. INSTALL STOP SIGN AND BASE PER DETAIL 15 AND 16 ON SHEET C901.
31. INSTALL RIGHT TURN ONLY SIGN FACING NORTH AND BASE PER MUTCD STANDARD R3-5R. INSTALL DO NOT ENTER SIGN ON BACKSIDE FACING SOUTH PER MUTCD STANDARD R5-1.
32. INSTALL MONUMENT SIGN. REFER TO ARCHITECTURAL SHEETS FOR FURTHER DETAIL.
33. CONSTRUCT ACCESSIBLE RAMP. SHALL HAVE LESS THAN 2% MAX CROSS SLOPE AND 8.33% MAX RUNNING SLOPE AT ALL TIMES. REFER TO DETAIL 17 ON SHEET C901.
34. INSTALL BIKE RACK. REFER TO ARCHITECTURAL SHEETS FOR FURTHER DETAIL.
35. CONSTRUCT DRIVEWAY AS SUDAS TYPE 'A'

NORTH

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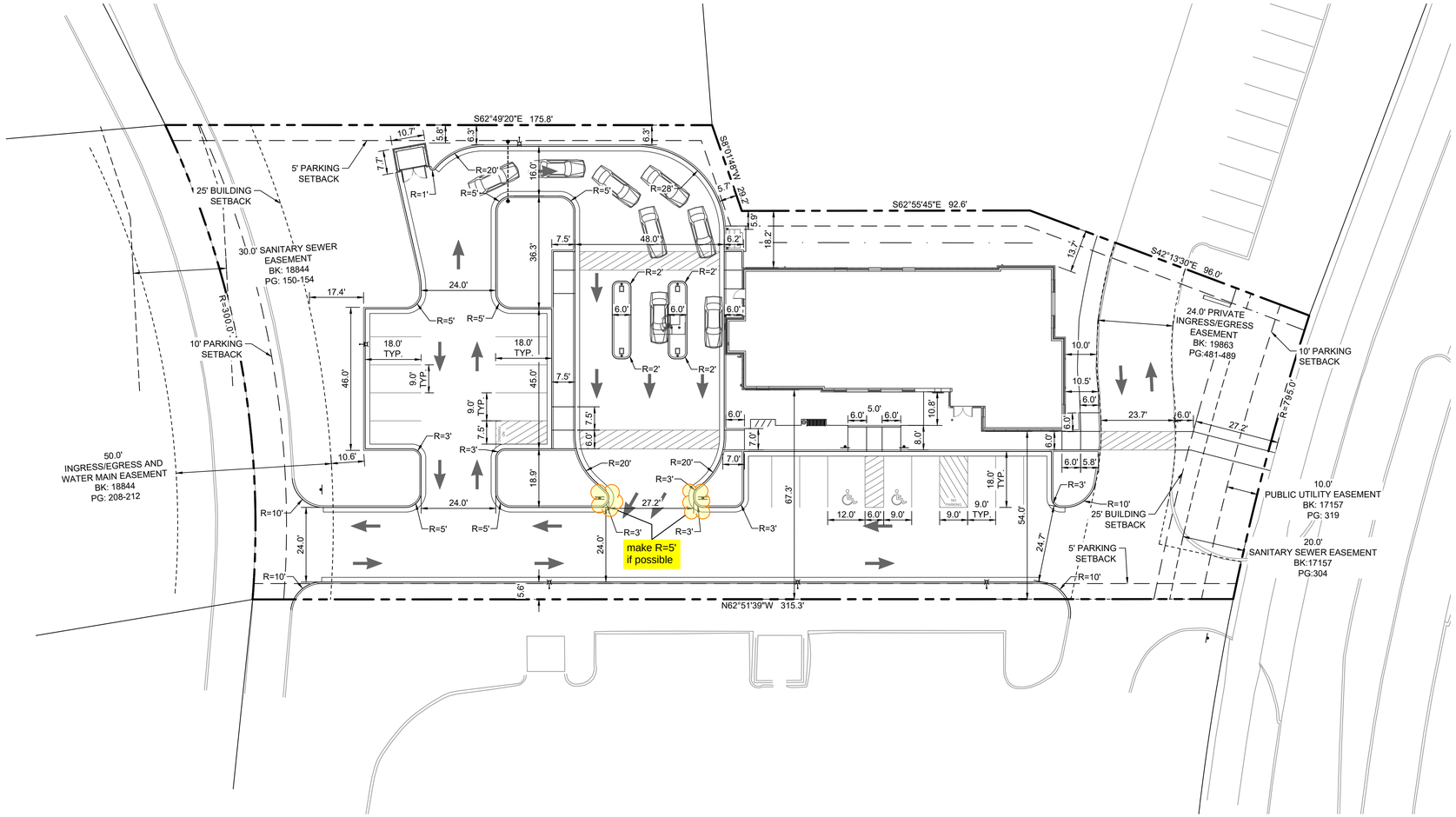
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SITE KEYNOTE PLAN

C300



LEGEND

- PROPERTY LINE
- PROPOSED CURB AND GUTTER
- EXISTING EASEMENTS. REFER TO PLANS FOR DETAIL.

SITE DATA	
EXISTING ZONING	C-2
PROPOSED ZONING	C-2
PROPOSED LAND USE	COMMERCIAL
PARKING SETBACKS	ROW & REAR: 10' SIDE: 5'
BUILDING SETBACKS	FRONT: 25' BACK: 25' SIDE: 0'

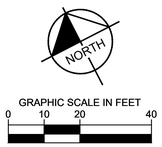
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PARKING SUMMARY	
EXISTING PARKING	0 STALLS
REQUIRED PARKING	14 STALLS
TOTAL PROPOSED PARKING	18 STALLS
REQUIRED ACCESSIBLE PARKING	(2) ADA STALLS REQUIRED (1 VAN)
PROPOSED ACCESSIBLE PARKING	(2) ADA STALLS PROPOSED (1 VAN)
LOADING SPACES REQUIRED	0
LOADING SPACES PROVIDED	0
PARKING STALL DIMENSIONS	9' WIDTH (MIN.) 18' LENGTH (MIN.)
DRIVE-AISLE WIDTH	24'

PROPERTY SUMMARY	
TOTAL PROPERTY AREA	1.03 AC / 45,029 SF
DISTURBED AREA	0.85 AC / 37,026 SF

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH 2024 SUDAS AND CITY SUPPLEMENTAL SPECIFICATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL TRAFFIC SIGNAL CONSTRUCTION MUST BE IN ROW. ANY ADDITIONAL ROW SHALL BE PROVIDED AT NO COST TO THE CITY OF ANKENY. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
6. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SNYDER AND ASSOCIATES, INC., DATED 04/23/2025 KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
7. PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
8. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
9. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
10. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
11. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
12. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
13. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.



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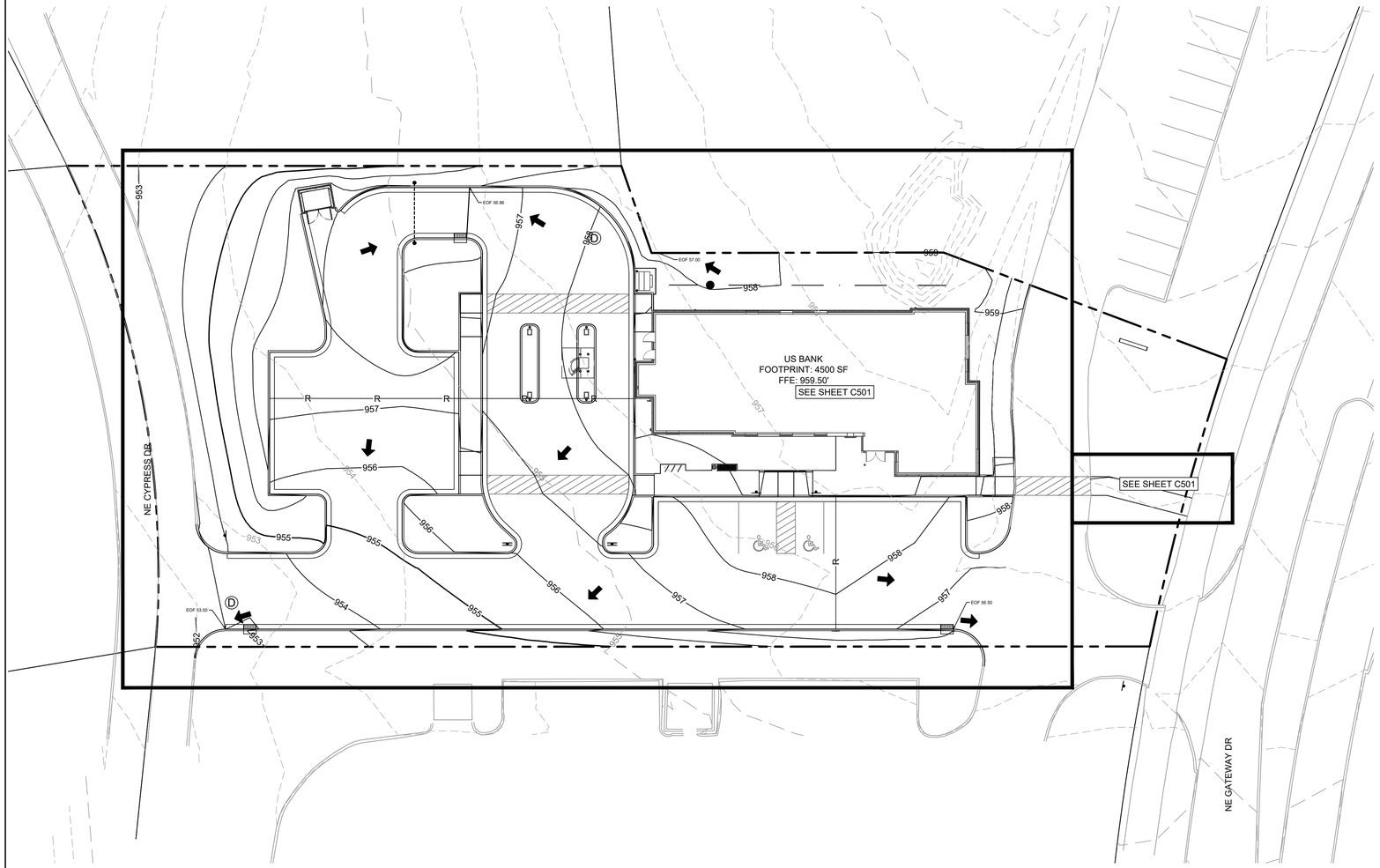
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SITE DIMENSION PLAN

C400



GRADING PLAN NOTES

1. PERFORM GRADING WORK IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS. 2024 SUDAS AND CITY SUPPLEMENTAL SPECIFICATIONS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
5. IN PAVED AREAS, ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE THE SITE READY FOR SUB-BASE.
6. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
7. ELEVATIONS SHOWN REPRESENT FINISHED SURFACE GRADES. SPOT ELEVATIONS ALONG CURB & GUTTER REPRESENT THE FLOW LINE UNLESS OTHERWISE NOTED
8. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
9. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES THAT PROVIDE POSITIVE DRAINAGE TO COLLECTION POINTS. MAINTAIN A MINIMUM SLOPE OF 1.25% IN ASPHALT PAVEMENT AREAS AND A MINIMUM SLOPE OF 0.50% IN CONCRETE PAVEMENT AREAS.
10. MAINTAIN A MINIMUM SLOPE OF 0.50% ALONG CURB & GUTTER. REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL" CURB WHERE PAVEMENT DRAINS TOWARD THE GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM THE GUTTER.
11. INSTALL A MINIMUM OF 4-INCHES OF AGGREGATE BASE MATERIAL UNDER PROPOSED CONCRETE CURB & GUTTER, SIDEWALKS, AND TRAILS UNLESS OTHERWISE DETAILED.
12. GRADING FOR SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING CROSSING DRIVEWAYS, SHALL CONFORM TO CURRENT STATE & NATIONAL ADA STANDARDS:

    ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 8.3% (1:12).
    SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%.
    LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5.0%.
    ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. A MAXIMUM SLOPE OF 1.50% IS PREFERRED.

    SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVEMENT INSTALLATION. CHANGE ORDERS WILL NOT BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
13. UPON COMPLETION OF LAND DISTURBING ACTIVITIES, RESTORE ADJACENT OFFSITE AREAS DISTURBED BY CONSTRUCTION TO MATCH OR EXCEED THE ORIGINAL CONDITION. LANDSCAPE AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4-INCHES OF TOPSOIL.
14. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS.

LEGEND

PROPERTY LINE	
EXISTING CONTOUR	925
PROPOSED CONTOUR	925
GRADE BREAK	GB
EXISTING SPOT ELEVATION	EG (29.00)
PROPOSED SPOT ELEVATION	FS 29.00
EXISTING FLOW (SLOPE AND DIRECTION).	(1.0%)
PROPOSED FLOW (SLOPE AND DIRECTION).	1.0%

NORTH

GRAPHIC SCALE IN FEET
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06-17-2025

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CERTIFICATION



Name
License No.
Expiration Date
Date Signed

PROJECT FOR

usbank

USB – IA GRIMES
331 NE CYPRESS DR
GRIMES, IA 50111

ALL BIDDING QUESTIONS TO BE DIRECTED TO THE JLL PROJECT MANAGERS. SEE SHEET G000.

Project No.	195517096
Drawn By	SM
Checked By	MB
Date	06/16/2025

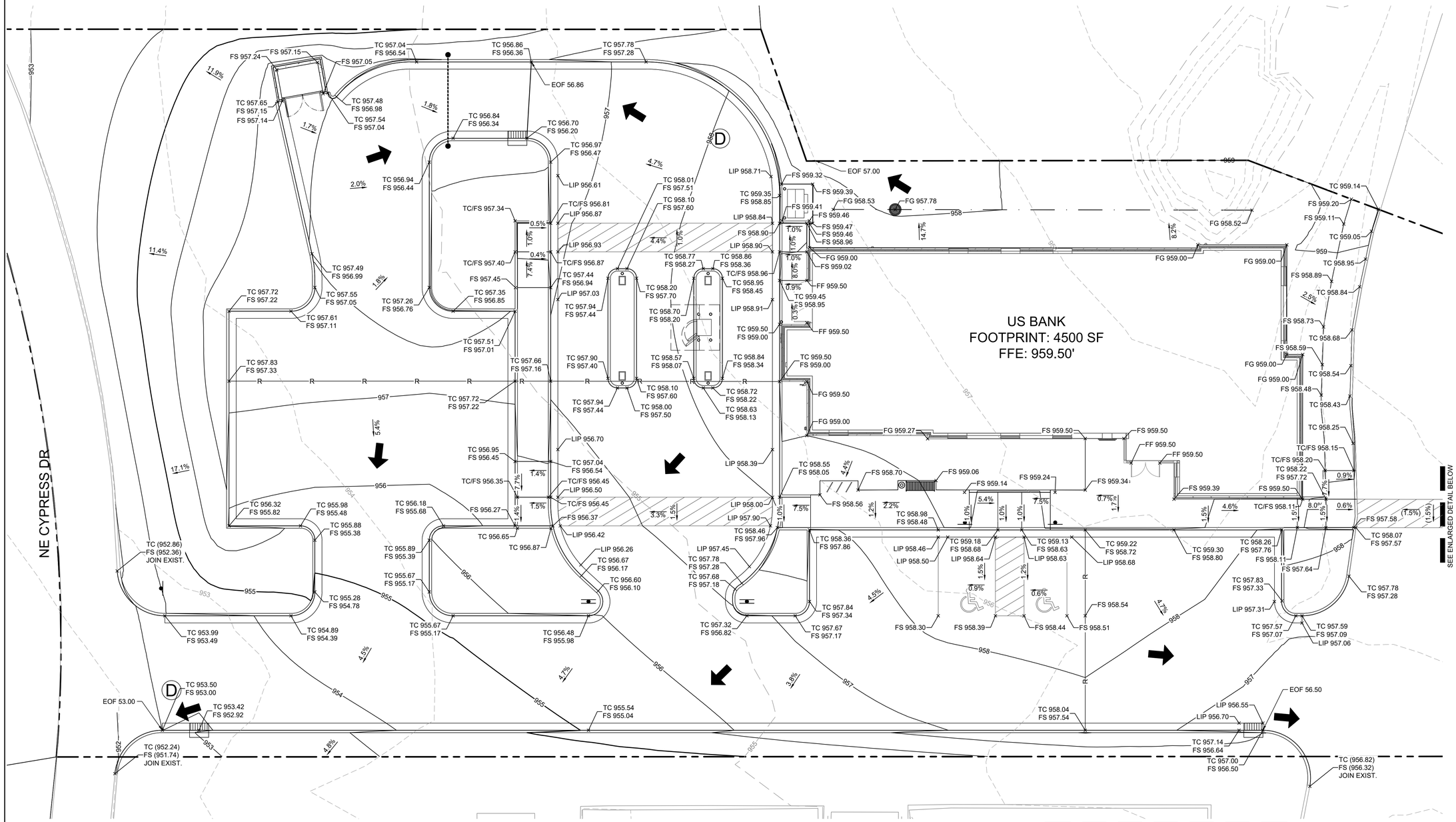
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OVERALL GRADING PLAN

C500



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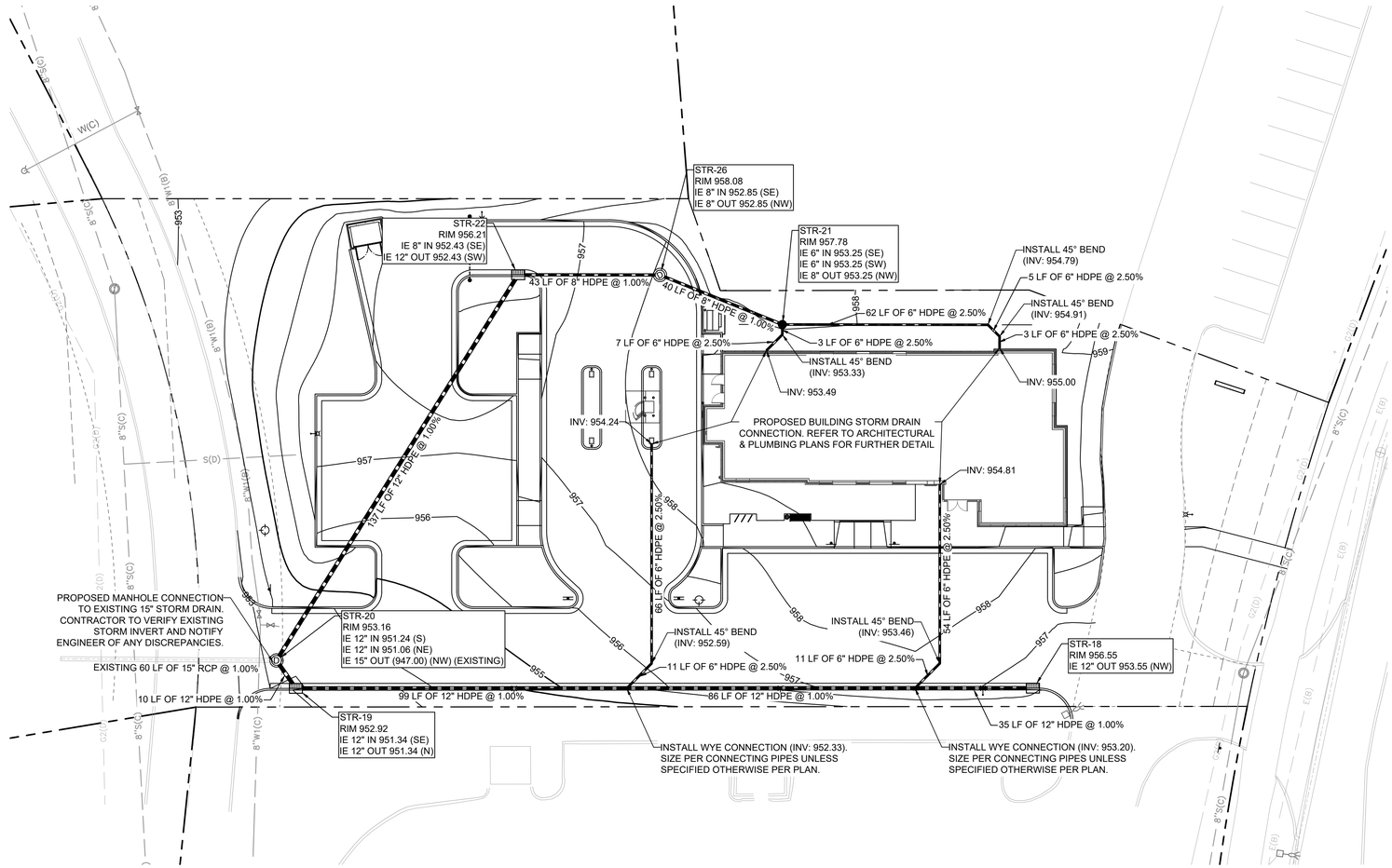
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GRADING PLAN DETAILS

C501



LEGEND

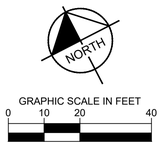
- PROPERTY LINE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED STORM SEWER

STORM SEWER NOTES

1. INSTALL STORM SEWER IN ACCORDANCE WITH 2025 SUDAS & THE CITY SUPPLEMENTAL.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE:
   RCP: ASTM C-76
   HDPE: ASTM F-714, F-894
   PVC SCH40: ASTM D-1785, D-2665, F-794
   FITTINGS SHALL BE:
   RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE: ASTM D-3212
   PVC SCH40: ASTM D-2665, F-794, F-1866
   DRAIN TILE SHALL BE:
   HDPE: AASHTO M-252 OR M-294. TYPE CP OR TYPE SP.
4. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
5. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
6. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
7. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
8. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
9. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
10. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
11. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
12. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
13. CBMH TO USE SUDAS SW-502 WITH SW-603 TYPE R CASTING. STMH TO USE SUDAS SW-401 WITH SW-602 CASTING UNLESS DETAILED DIFFERENTLY IN PLAN.

DRAINAGE SCHEDULE

STRUCTURE NO.	STRUCTURE/ CASTING TYPE	RIM/GRATE ELEVATION	INVERT ELEVATION OUT	PIPE SIZE OUT	PIPE SLOPE OUT	PIPE MATERIAL
STR-18	SW-501	956.55	NW 953.55	12"	1.00%	HDPE
STR-19	SW-501	953.89	N 951.34	12"	1.00%	HDPE
STR-20	SW-401	953.16	NW 947.00	15"	1.00%	RCP
STR-21	SW-512	954.00	NW 953.25	8"	1.00%	HDPE
STR-22	SW-501	956.21	SW 952.43	12"	1.00%	HDPE
STR-26	SW-401	958.08	NW 952.85	8"	1.00%	HDPE



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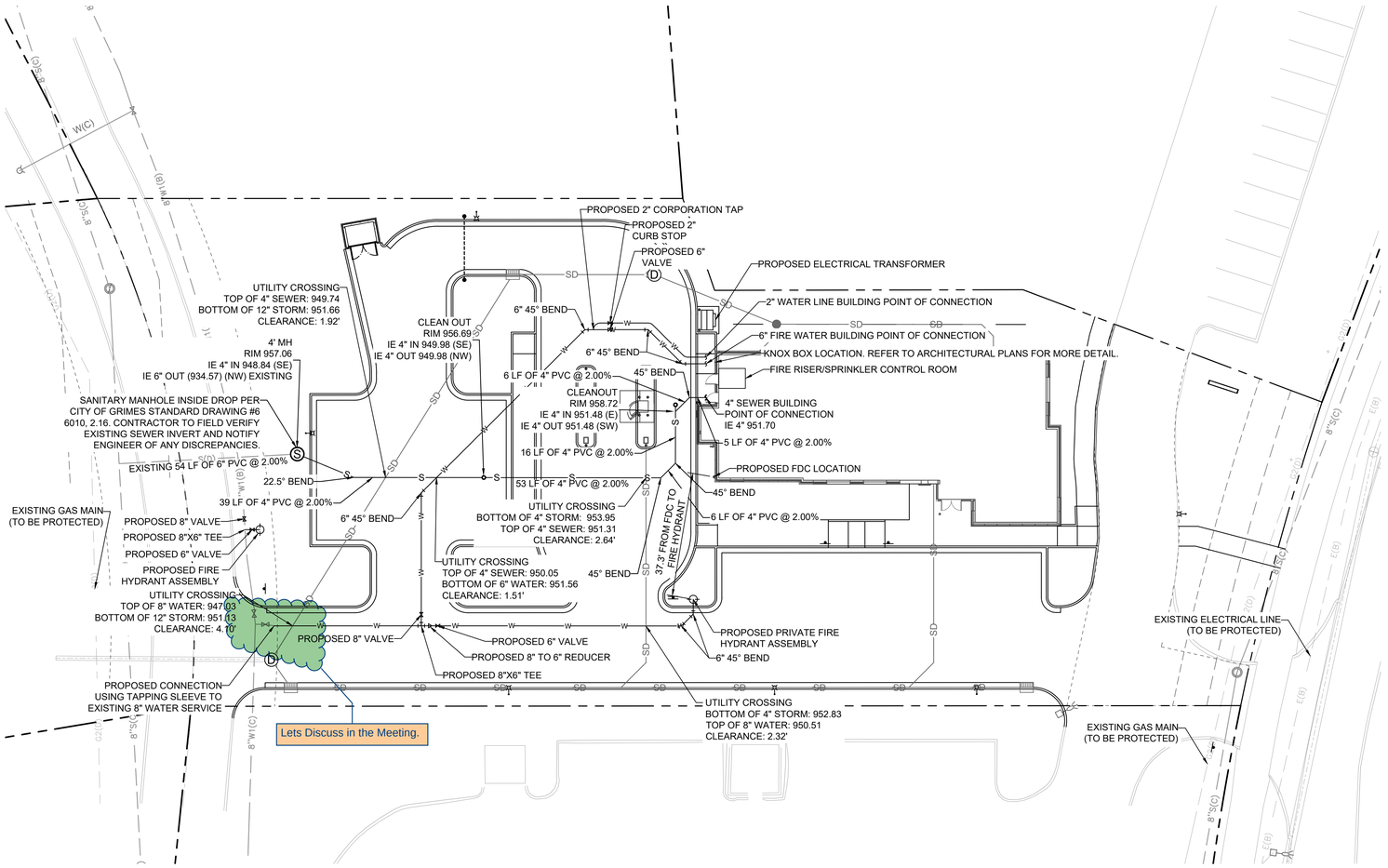
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STORM SEWER PLAN

C600



LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
W1(D)	W	WATERMAIN
S(D)	S	SANITARY SEWER
	SD	STORM SEWER
OE1(D)		OVERHEAD POWER LINE
F09(D)		FIBER COMMUNICATION LINE
F10(D)		
G2(D)		NATURAL GAS LINE
W1(D)		WATER LINE
UE1(D)		UNDERGROUND ELECTRICAL LINE

UTILITY PLAN NOTES

1. INSTALL UTILITIES IN ACCORDANCE WITH 2025 SUDAS AND CITY SUPPLEMENTAL SPECIFICATIONS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. SANITARY SEWER PIPE SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH 40: ASTM D-1785, F-714, F-894
   SANITARY SEWER FITTINGS SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH40: ASTM D-2665, F-2794, F-1866
5. WATER MAIN PIPE SHALL BE:
   DUCTILE IRON: AWWA C115
   WATER MAIN FITTINGS SHALL BE:
   DUCTILE IRON: AWWA C-153, C-110, ASME 316.4
6. WHEN CONNECTING TO AN EXISTING UTILITY LINE, FIELD VERIFY THE LOCATION, DEPTH, AND SIZE OF THE EXISTING PIPE(S) PRIOR TO INSTALLATION OF THE NEW LINES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
7. PLACE AND COMPACT ALL FILL MATERIAL PRIOR TO INSTALLATION OF PROPOSED UNDERGROUND UTILITIES. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
8. MAINTAIN A MINIMUM OF 5'-5" COVER ON ALL WATER LINES.
9. FOR WATER LINES AND STUB-OUTS UTILIZE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
10. MAINTAIN 18-INCH MINIMUM VERTICAL SEPARATION WHERE SEWER PIPE CROSSES WATER LINES (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE). PROVIDE 10-FOOT HORIZONTAL SEPARATION BETWEEN SEWER PIPE AND WATER LINES.
11. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (OR ANY OBSTRUCTION EXISTING AND PROPOSED), THE SANITARY PIPE MATERIAL SHALL BE PVC SCHEDULE 40 OR PVC C900 AND HAVE MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18-INCH VERTICAL SEPARATION MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
12. ALL PVC & HDPE SEWER AND WATER PIPE SHALL HAVE A TRACER WIRE INSTALLED IN THE TRENCH AND TERMINATED PER THE DETAILS.
13. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO PLACING BACKFILL.
14. IN PAVEMENT AND GREEN AREAS, INSTALL ALL MANHOLE CASTINGS TO BE FLUSH WITH THE PROPOSED FINISHED SURFACE GRADE.
15. REFER TO PLUMBING PLANS FOR LOCATION, SIZE AND ELEVATION OF UTILITY SERVICE CONNECTIONS AND ROOF DRAINS TO THE INTERIOR BUILDING SYSTEMS. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) & METERS ARE LOCATED INSIDE THE BUILDING.
16. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. REFER TO THE SITE ELECTRICAL PLANS FOR SPECIFICATIONS OF THE PROPOSED SITE LIGHTING AND ELECTRICAL EQUIPMENT.
19. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
20. EXCESS MATERIAL, ABANDONED UTILITY ITEMS, AND OTHER UNUSABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
21. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
22. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
23. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
24. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
25. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
26. ALL ON-SITE UTILITIES ARE PRIVATE.
27. LOCATIONS WHERE THE SANITARY SEWER HAS LESS THAN 5.5-FEET OF COVER, PROVIDE 4-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE. INSTALL THE INSTALLATION BOARDS 6 INCHES ABOVE THE TOPS OF THE PIPES ON MECHANICALLY COMPACTED AND LEVELED PIPE BEDDING MATERIAL.
28. SANITARY SEWER MANHOLES TO BE SUDAS SW-301 UNLESS DETAILED DIFFERENTLY IN THE PLAN.

NORTH

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MICHAEL CLAYTON BRANDT 27102 IOWA

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Expiration Date
Date Signed

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UTILITY PLAN

C700

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE 2025 SUDAS AND CITY SUPPLEMENTAL SPECIFICATIONS AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.

3. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ACSE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FHA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.

7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF IOWA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.

10. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.

11. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING STREETLIGHTS, SIGNS, AND POSTS. IF REGULATORY SIGN MUST BE REMOVED FOR CONSTRUCTION, A TEMPORARY SIGN MUST BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND/OR REPLACEMENT OF EXISTING PERMANENT STREETLIGHTS, SIGNS, AND POSTS.

14. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.

PAVING AND STRIPING NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH 2025 SUDAS AND CITY SUPPLEMENTAL SPECIFICATIONS.

2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.

3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.

4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.

5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.

6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.

7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.

8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.

9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.

10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.

11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

WATER STORM SEWER & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.

3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.

4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.

5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE OR FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.

7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF IOWA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.

9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

10. CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10' AND A VERTICAL CLEARANCE OF 18" BETWEEN WATER AND SANITARY SEWER MANHOLES AND LINES.

11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.

13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.

14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.

15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.

17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND TRUCK WELL DRAIN SHALL RUN AT A MINIMUM 1% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN AT THE CENTERLINE OF THE STORM MAIN.

18. ALL ROOF AND SANITARY SEWER DRAINS SHALL BE INSULATED IF 7' OF COVER CANNOT BE PROVIDED.

19. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS.

20. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF EACH PRIOR TO THE START OF CONSTRUCTION.

21. A MINIMUM OF 5' SEPARATION IS REQUIRED BETWEEN UTILITIES AND TREES UNLESS A ROOT BARRIER IS UTILIZED.

22. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW. CONTRACTOR TO COORDINATE FINAL DESIGN AND INSTALLATION WITH UTILITY COMPANIES.

23. COORDINATE UTILITY INSTALLATION WITH IRRIGATION DESIGN AND INSTALLATION.

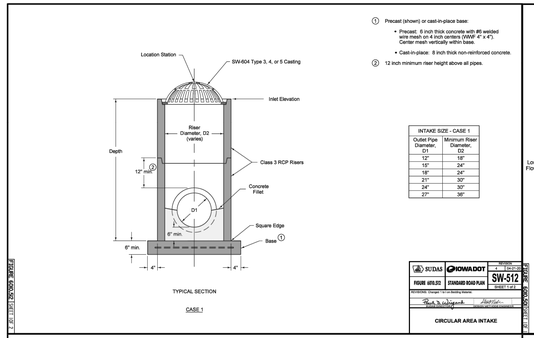
24. ALL DIMENSIONS ARE TO FLOW LINE OF CURB UNLESS OTHERWISE NOTED. PERIMETER WALL DIMENSIONS ARE TO INSIDE WALL FACE. REFERENCE ARCHITECTURAL PLANS FOR EXACT WALL WIDTH AND SPECIFICATIONS.

25. REFERENCE ARCHITECTURAL PLANS (BY OTHERS). FOR EXACT BUILDING DIMENSIONS, AND MATERIALS SPECIFICATIONS.

26. REFERENCE M.E.P. PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND SPECIFICATIONS.

27. CONTRACTOR SHALL REFERENCE STRUCTURAL PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND PAD PREPARATION SPECIFICATIONS.

28. CONTRACTOR SHALL REFERENCE M.E.P PLANS (BY OTHERS) FOR LIGHT POLE WIRING.

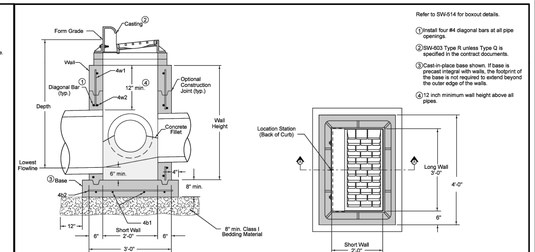


① Precast (shown) or cast-in-place base:
- Precast: 6 inch thick concrete with #5 welded wire mesh on 4 inch centers (WWF 4" x 4").
Center mesh vertically within base.
- Cast-in-place: 8 inch thick non-reinforced concrete.

② 12 inch minimum riser height above all pipes.

INTAKE SIZE - CASE 1	
Outlet Pipe Diameter	Minimum Riser Diameter, D2
12"	18"
15"	24"
18"	24"
21"	30"
24"	30"
27"	36"

SUDAS | IOWA DOT | STANDARD NO. SW-512 | FIGURE 6010.20 | STANDARD ROAD PLAN | SHEET 1 OF 1
CIRCULAR AREA INTAKE



Refer to SW-514 for boxout details.

① Install four #4 diagonal bars at all pipe openings.

② SW-603 Type R unless Type Q is specified in the contract documents.

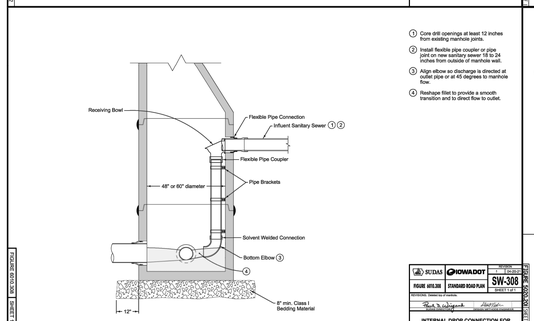
③ Cast-in-place base shown. If base is precast integral with walls, the footprint of the base is not required to extend beyond the outer edge of the walls.

④ 12 inch minimum wall height above all pipes.

REINFORCING BAR LIST						
Mark	Size	Location	Shape	Length	Count	Spacing
4w1	4	Walls		Wall Height minus 4"	14	12"
4w2	4	Long Walls		3'-6"	Varies	12"
4w3	4	Short Walls		2'-6"	Varies	12"
4b1	4	Base		4'-2"	4	10"
4b2	4	Base		3'-2"	5	10"

MAXIMUM PIPE DIAMETERS		
Pipe Location	Precast Structure	Cast-in-place Structure
Short Wall	15"	18"
Long Wall	24"	30"

SUDAS | IOWA DOT | STANDARD NO. SW-501 | FIGURE 6010.01 | STANDARD ROAD PLAN | SHEET 1 OF 1
SINGLE GRATE INTAKE



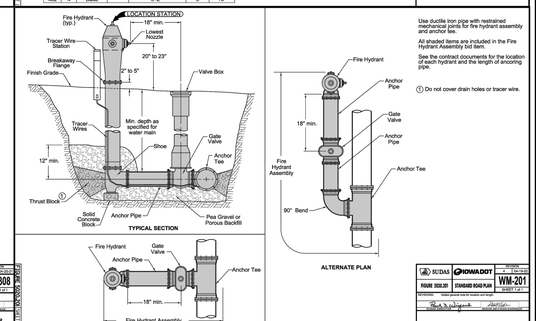
① Core drill openings at least 12 inches from existing manhole joints.

② Install flexible pipe coupler or glen gery cor-new expansion sleeve 6 to 24 inches from outside of manhole wall.

③ Align elbow so discharge is directed at outlet pipe or at 45 degrees to manhole flow.

④ Reshape fillet to provide a smooth transition and to direct flow to outlet.

SUDAS | IOWA DOT | STANDARD NO. SW-308 | FIGURE 6010.30 | STANDARD ROAD PLAN | SHEET 1 OF 1
INTERNAL DROP CONNECTION FOR SANITARY SEWER MANHOLE



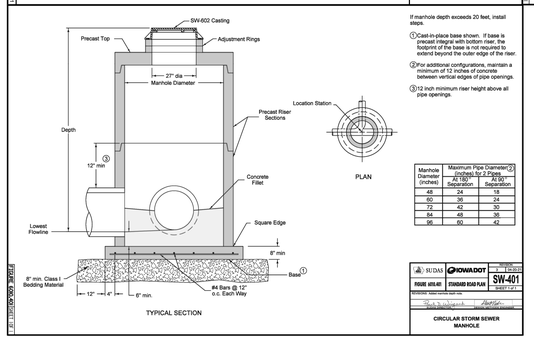
Use ductile iron pipe with restrained mechanical joints for fire hydrant assembly and anchor tee.

All shaded items are included in the Fire Hydrant Assembly bid item.

See the contract documents for the location of each hydrant and the length of anchoring pipe.

① Do not cover drain holes or tracer wire.

SUDAS | IOWA DOT | STANDARD NO. WM-201 | FIGURE 5030.201 | STANDARD ROAD PLAN | SHEET 1 OF 1
FIRE HYDRANT ASSEMBLY



If manhole depth exceeds 20 feet, install steps.

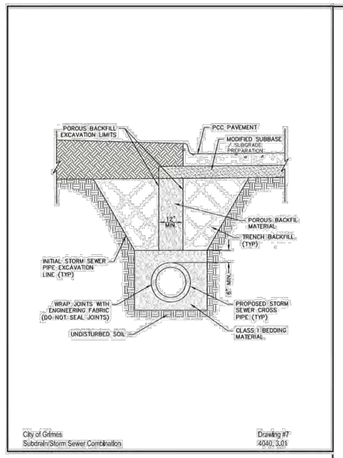
① Cast-in-place base shown. If base is precast integral with bottom riser, the footprint of the base is not required to extend beyond the outer edge of the riser.

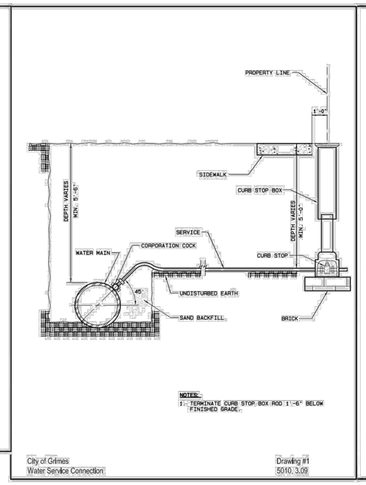
② For additional configurations, maintain a minimum of 12 inches of concrete between vertical edges of pipe openings.

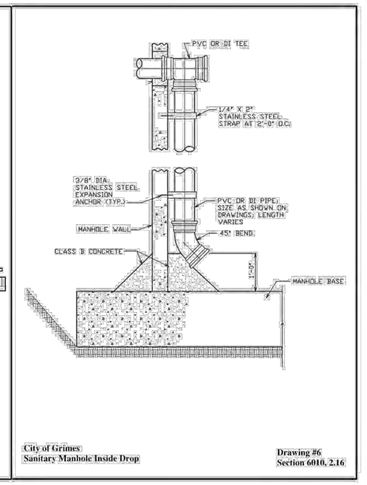
③ 12 inch minimum riser height above all pipe openings.

Manhole Diameter (inches)	Maximum Pipe Diameter② (inches) for 2 Pipes	
	At 180° Separation	At 90° Separation
48	24	18
60	36	24
72	42	30
84	48	36
96	60	42

SUDAS | IOWA DOT | STANDARD NO. SW-401 | FIGURE 6010.40 | STANDARD ROAD PLAN | SHEET 1 OF 1
CIRCULAR STORM SEWER MANHOLE







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CERTIFICATION

PRELIMINARY - NOT FOR CONSTRUCTION
MICHAEL CLAYTON BRANDT
IOWA
Name
License No.
Expiration Date
Date Signed

PROJECT FOR
usbank
USB – IA GRIMES
331 NE CYPRESS DR
GRIMES, IA 50111

ALL BIDDING QUESTIONS TO BE DIRECTED TO THE JLL PROJECT MANAGERS. SEE SHEET G000.

Project No.	195517096
Drawn By	SM
Checked By	MB
Date	06/16/2025

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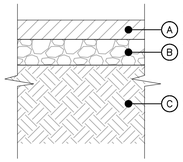
ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
	06/02/2025	PERMIT ISSUE
	06/16/2025	SITE PLAN COMMENT RESPONSE 1

UTILITY NOTES & DETAILS

C800

DIVISION 4 | DIVISION 5 | DIVISION 6



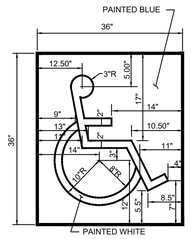
1. CONTRACTOR SHALL CONFIRM THESE PAVEMENT SECTIONS WITH THE GEOTECHNICAL REPORT BY NINYO & MOORE PROJECT NO. 503102001 DATED MARCH 7, 2025.
2. MATCH EXISTING PAVEMENT SECTION IF MORE STRINGENT THAN SECTION PER THIS DETAIL.
3. CONTRACTOR TO PROVIDE R-VALUE OF COMPACTED SUBGRADE TO ENGINEER PRIOR TO PAVEMENT OPERATIONS, IN ORDER TO MAKE ANY NECESSARY ADJUSTMENTS TO THE PAVEMENT SECTION.
4. ALL TREAD SURFACES SHALL BE SLIP-RESISTANT.
5. REFER TO ARCHITECTURAL PLANS FOR COLOR, TEXTURE, PATTERN AND FINISH.

(A) PAVEMENT TYPE PER PLANS.

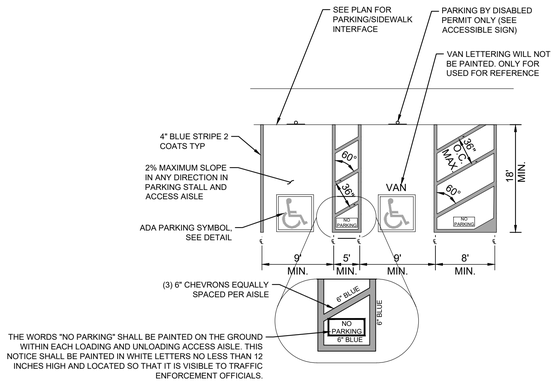
(B) CLASS II AGGREGATE BASE COMPACTED TO 95% NEAR OPTIMUM MOISTURE CONTENT ON ASTM D1557-07 TEST METHOD.

	HEAVY DUTY ASPHALT CONCRETE	STANDARD DUTY ASPHALT CONCRETE	HEAVY DUTY CONCRETE (MIN 4,000 PSI)
(A)	0'-6"	0'-4"	0'-6"
(B)	0'-8"	0'-6"	0'-6"

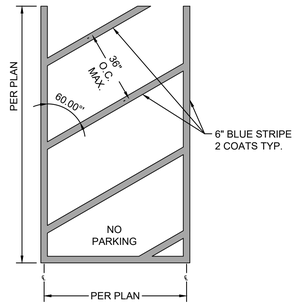
PAVEMENT SECTIONS
N.T.S. 1



ADA LOGO STRIPING DETAIL
LOCATED AT EDGE OF PARKING SPACE (PER CBC SECTION 11B-502.6.4)



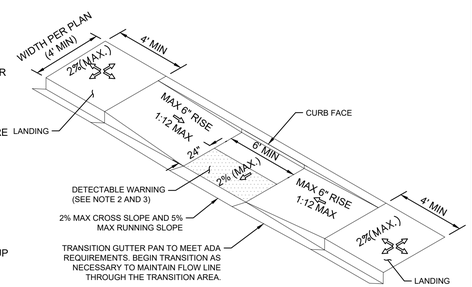
ACCESSIBLE PARKING STRIPING
N.T.S. 2



ACCESSIBLE PATH-OF-TRAVEL STRIPING
N.T.S. 3

NOTES:

1. ALL ACCESSIBLE COMPONENTS CONSTRUCTED AS PART OF THESE PLANS SHALL COMPLY WITH THE LOCAL, STATE, AND FEDERAL REGULATIONS WHICHEVER ARE MORE STRINGENT.
2. CURB RAMPS SHALL HAVE A DETECTABLE WARNING EXTENDING THE FULL WIDTH OF THE CURB RAMP AND 3' DEEP. GROOVED SURFACES ON OUTDOOR CURB RAMPS ARE NOT PERMITTED. VERIFY LOCAL REQUIREMENTS WITH THE BUILDING DEPARTMENT. REFER TO TRUNCATED DOMES DETAIL 2, HEREON.
3. PARALLEL CURB RAMPS SHALL HAVE A DETECTABLE WARNING EXTENDING 36" DEEP ALONG THE FLUSH TRANSITION BETWEEN STREET AND SIDEWALK. REFER TO TRUNCATED DOMES DETAIL.
4. PUBLIC SIDEWALK CURB RAMPS CONSTRUCTED WITHIN A PUBLIC RIGHT- OF -WAY, IN ABSENCE OF LOCAL ROADWAY GUIDELINES, SHALL MEET OR EXCEED LOCAL REGULATIONS.
5. CURB RAMP SURFACES (FLARES AND RAMP) SHALL HAVE A DIFFERENT TEXTURE FROM THE SURROUNDING PAVEMENT.
6. CURB RAMPS SHALL BE CONCRETE WITH STRENGTH OF 2500 PSI.
7. INSTALL 1/4" EXPANSION JOINT FILLER MATERIAL BETWEEN A NEW CURB RAMP AND THE EXISTING SIDEWALKS.
8. WATER PONDING WITHIN THE CURB RAMP LIMITS IS NOT ALLOWED.
9. NO GRADE BREAK IS ALLOWED ALONG THE RAMP SURFACE.
10. CROSS SLOPE OF THE CURB RAMP SURFACE SHALL BE LESS THAN 2%.
11. TRANSITION CHANGE IN ELEVATION IS NOT TO EXCEED 1/2" WITHIN AN ACCESSIBLE ROUTE.
12. DIAGONAL CURB RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.

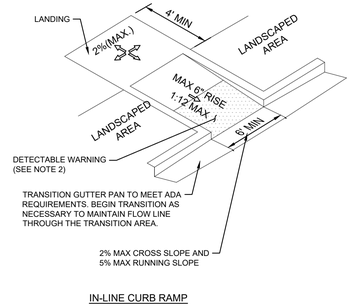


DOUBLE RAMP CURB RAMP

ACCESSIBLE RAMP DETAILS - DOUBLE RAMP CURB RAMP
N.T.S. 6

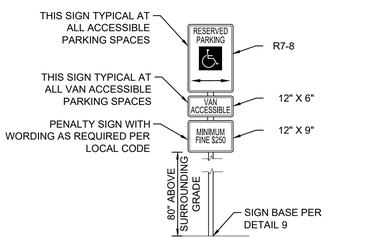
NOTES:

1. ALL ACCESSIBLE COMPONENTS CONSTRUCTED AS PART OF THESE PLANS SHALL COMPLY WITH THE LOCAL, STATE, AND FEDERAL REGULATIONS WHICHEVER ARE MORE STRINGENT.
2. CURB RAMPS SHALL HAVE A DETECTABLE WARNING EXTENDING THE FULL WIDTH OF THE CURB RAMP AND 2' DEEP. GROOVED SURFACES ON OUTDOOR CURB RAMPS ARE NOT PERMITTED. VERIFY LOCAL REQUIREMENTS WITH THE BUILDING DEPARTMENT. REFER TO TRUNCATED DOMES DETAIL 6, HEREON.
3. PARALLEL CURB RAMPS SHALL HAVE A DETECTABLE WARNING EXTENDING 24" DEEP ALONG THE FLUSH TRANSITION BETWEEN STREET AND SIDEWALK. REFER TO TRUNCATED DOMES DETAIL.
4. PUBLIC SIDEWALK CURB RAMPS CONSTRUCTED WITHIN A PUBLIC RIGHT- OF -WAY, IN ABSENCE OF LOCAL ROADWAY GUIDELINES, SHALL MEET OR EXCEED LOCAL REGULATIONS.
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12. DIAGONAL CURB RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.



IN-LINE CURB RAMP

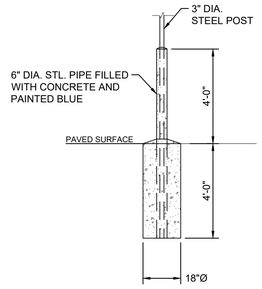
ACCESSIBLE RAMP DETAILS - IN-LINE CURB RAMP
N.T.S. 7



NOTES:

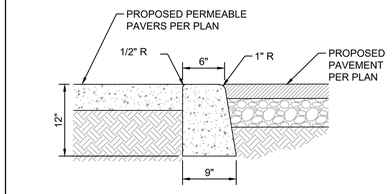
1. SIGNS SHALL CONFORM WITH THE MOST CURRENT IOWA MUTCD STANDARDS.
2. SIGNS SHALL BE WALL MOUNTED OR MOUNTED ON A POST PER DETAIL 12.

ACCESSIBLE PARKING SIGN DETAIL
N.T.S. 8



SINGLE POST WITH BOLLARD

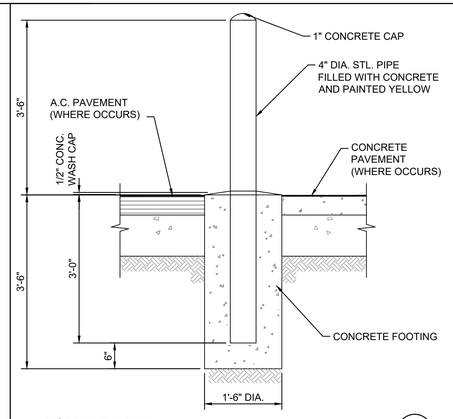
SIGN BASE DETAIL
N.T.S. 9



NOTES:

1. CONCRETE SHALL BE 2500 PSI.
2. ISOLATION JOINTS SHALL BE PLACED ONLY AS SPECIFIED
3. CONTRACTION JOINTS CONSISTING OF 1" DEEP SCORES SHALL BE PLACED AT 15' INTERVALS O.C.
4. WHERE A WALK IS ADJACENT TO THE CURB THE JOINTS SHALL ALIGN WITH JOINTS IN THE WALK.

0" FLUSH CONCRETE CURB
N.T.S. 10



BOLLARD DETAIL
N.T.S. 11

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CONSULTANTS

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CERTIFICATION

PRELIMINARY - NOT FOR CONSTRUCTION
MICHAEL CLAYTON BRANDT
07/02/2025
IOWA

Name
License No.
Expiration Date
Date Signed

PROJECT FOR

usbank

USB – IA GRIMES
331 NE CYPRESS DR
GRIMES, IA 50111

ALL BIDDING QUESTIONS TO BE DIRECTED TO THE JLL PROJECT MANAGERS. SEE SHEET G000.

Project No.	195517096
Drawn By	SM
Checked By	MB
Date	06/16/2025

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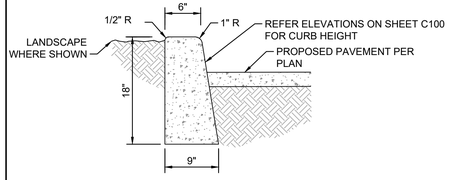
ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
	06/02/2025	PERMIT ISSUE
	06/16/2025	SITE PLAN COMMENT RESPONSE 1

CONSTRUCTION DETAILS

C900

k:\SND_LDEV\US Bank\grimes_ground up\CAD\plansheets – onsite\C-DETAILS.dwg
06-17-2025

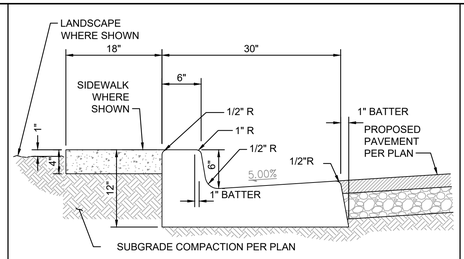


NOTES:

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3. CONTRACTION JOINTS CONSISTING OF 1" DEEP SCORES SHALL BE PLACED AT 15' INTERVALS O.C.
4. WHERE A WALK IS ADJACENT TO THE CURB THE JOINTS SHALL ALIGN WITH JOINTS IN THE WALK.

CONCRETE CURB
N.T.S.

12



NOTES:

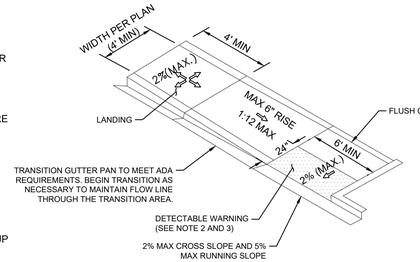
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CONCRETE CURB & GUTTER
N.T.S.
08.28.2015

13

NOTES:

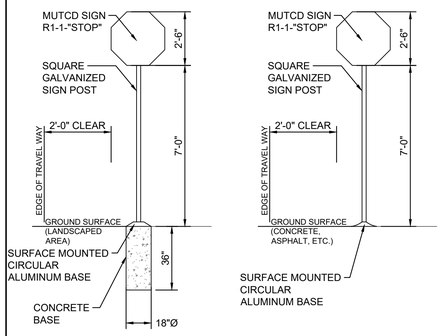
1. ALL ACCESSIBLE COMPONENTS CONSTRUCTED AS PART OF THESE PLANS SHALL COMPLY WITH THE LOCAL, STATE, AND FEDERAL REGULATIONS WHICHEVER ARE MORE STRINGENT.
2. CURB RAMPS SHALL HAVE A DETECTABLE WARNING EXTENDING THE FULL WIDTH OF THE CURB RAMP AND 3' DEEP. GROOVED SURFACES ON OUTDOOR CURB RAMPS ARE NOT PERMITTED. VERIFY LOCAL REQUIREMENTS WITH THE BUILDING DEPARTMENT. REFER TO TRUNCATED DOMES DETAIL 2, HEREON.
3. PARALLEL CURB RAMPS SHALL HAVE A DETECTABLE WARNING EXTENDING 36" DEEP ALONG THE FLUSH TRANSITION BETWEEN STREET AND SIDEWALK. REFER TO TRUNCATED DOMES DETAIL.
4. PUBLIC SIDEWALK CURB RAMPS CONSTRUCTED WITHIN A PUBLIC RIGHT- OF -WAY, IN ABSENCE OF LOCAL ROADWAY GUIDELINES, SHALL MEET OR EXCEED LOCAL REGULATIONS.
5. CURB RAMP SURFACES (FLARES AND RAMP) SHALL HAVE A DIFFERENT TEXTURE FROM THE SURROUNDING PAVEMENT.
6. CURB RAMPS SHALL BE CONCRETE WITH STRENGTH OF 2500 PSI.
7. INSTALL 1/4" EXPANSION JOINT FILLER MATERIAL BETWEEN A NEW CURB RAMP AND THE EXISTING SIDEWALKS.
8. WATER PONDING WITHIN THE CURB RAMP LIMITS IS NOT ALLOWED.
9. NO GRADE BREAK IS ALLOWED ALONG THE RAMP SURFACE.
10. CROSS SLOPE OF THE CURB RAMP SURFACE SHALL BE LESS THAN 2%.
11. TRANSITION CHANGE IN ELEVATION IS NOT TO EXCEED 1/2" WITHIN AN ACCESSIBLE ROUTE.
12. DIAGONAL CURB RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.



SINGLE RAMP CURB RAMP

ACCESSIBLE RAMP DETAILS - SINGLE RAMP CURB RAMP
N.T.S.

14

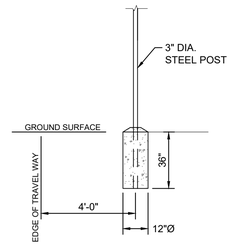


CASE 1: LANDSCAPED AREA

CASE 2: HARDSCAPE AREA

STOP SIGN DETAIL
N.T.S.
08.28.2015

15



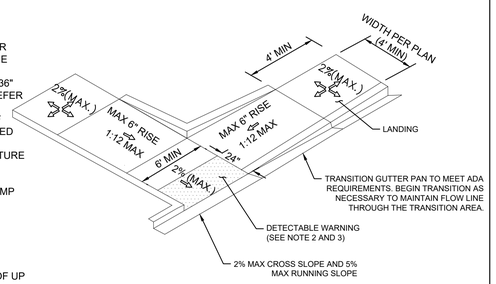
SINGLE POST

SIGN BASE DETAIL

16

NOTES:

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DOUBLE IN-LINE CURB RAMP

ACCESSIBLE RAMP DETAILS - DOUBLE IN-LINE CURB RAMP
N.T.S.

17

Provide bike rack detail

Provide clearance bar structure detail

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CERTIFICATION

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PROJECT FOR

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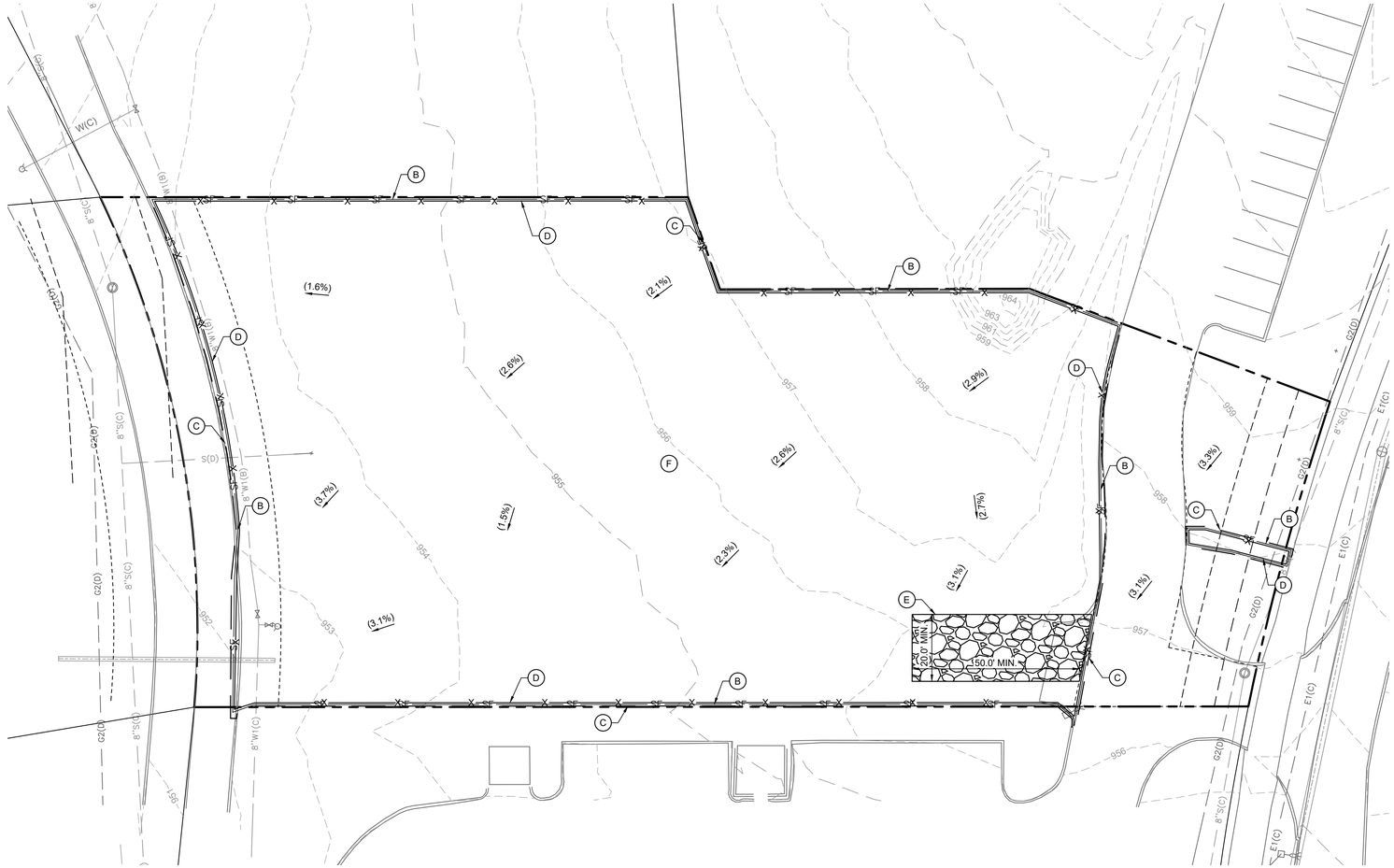
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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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	06/16/2025	SITE PLAN COMMENT RESPONSE 1

CONSTRUCTION DETAILS

C901



AREA SUMMARY	
DISTURBED AREA	0.85 AC
EXISTING IMPERVIOUS AREA	0.01 AC
EXISTING PERVIOUS AREA	0.84 AC
PROPOSED IMPERVIOUS AREA	0.60 AC
PROPOSED PERVIOUS AREA	0.25 AC

PHASE I BMP QUANTITIES	
SILT FENCE	±920 LF
SAFETY FENCE	±920 LF
ROCK CONSTRUCTION ENTRANCE	1 EA

SWPPP UPDATES & AMENDMENTS

THE CONTRACTOR MUST UPDATE THE SWPPP BY NOTING ON THE SITE MAPS IN THE JOB SITE BINDER TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE FOR THE DURATION OF LAND DISTURBING ACTIVITIES. AT A MINIMUM, UPDATES SHALL BE MADE DAILY TO TRACK CONSTRUCTION PROGRESS DESCRIBED IN THE SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTING THE LOCATION OF THE JOB SITE TRAILER, TEMPORARY PARKING & LAYDOWN AREAS, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL & MATERIAL STORAGE, SOLID WASTE CONTAINERS, AND OTHER CONSTRUCTION RELATED FACILITIES THAT MAY IMPACT STORMWATER RUNOFF.

PHASE 1 SEQUENCE OF CONSTRUCTION

1. INSTALL PERIMETER EROSION CONTROL (I.E. SILT FENCE) AND INLET PROTECTION AT EXISTING STORMWATER INLETS.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT BASINS.
5. CLEAR AND GRUB THE SITE.
6. BEGIN MASS SITE GRADING AND ROUGH GRADE SITE SUFFICIENTLY TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
7. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
8. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE OR AS REQUIRED BY THE NPDES AND/OR CITY GRADING PERMIT(S).

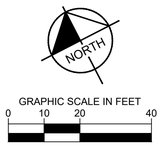
NOTE: THE SEQUENCE OF CONSTRUCTION IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY.

NOTE:

EXISTING STORMWATER MANAGEMENT AREA TO REMAIN UNTIL PROPOSED AREA IS CONSTRUCTED.

EROSION CONTROL PLAN NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH LAND DISTURBING ACTIVITIES SHALL OBTAIN A COPY OF THE SWPPP AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT, AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE AND LOCAL REQUIREMENTS, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY, ENGINEER OR OWNER.
4. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO A PUBLIC ROADWAY FROM THE CONSTRUCTION SITE MUST BE REMOVED AS SOON AS PRACTICABLE. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ANY FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO A PUBLIC RIGHT OF WAY SHALL BE PAID BY THE CONTRACTOR.
5. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
6. THE CONTRACTOR SHALL MINIMIZE LAND DISTURBANCE AND CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON THE PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER FROM THE CONSTRUCTION SITE (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED BEFORE DISPOSAL.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED. DUST CONTROL SHALL BE CONDUCTED PER SUDAS 7E-16N.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED OUTSIDE OF DRAINAGE WAYS SUCH THAT STORM WATER RUNOFF WILL NOT BE ADVERSELY AFFECTED. PROVIDE STABILIZATION MEASURES SUCH AS PERIMETER EROSION CONTROL BMP'S, SEEDING, OR OTHER COVERING AS NECESSARY TO PREVENT EROSION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL BMP DISTURBED DURING CONSTRUCTION OPERATIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OF STORM WATER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING, CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUELS, LUBRICANT OILS, PESTICIDES, AND SOLID WASTE MATERIALS.
14. EROSION CONTROL BMP'S SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT, AND INITIATED AS SOON AS PRACTICABLE.
15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
16. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.



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CONSULTANTS

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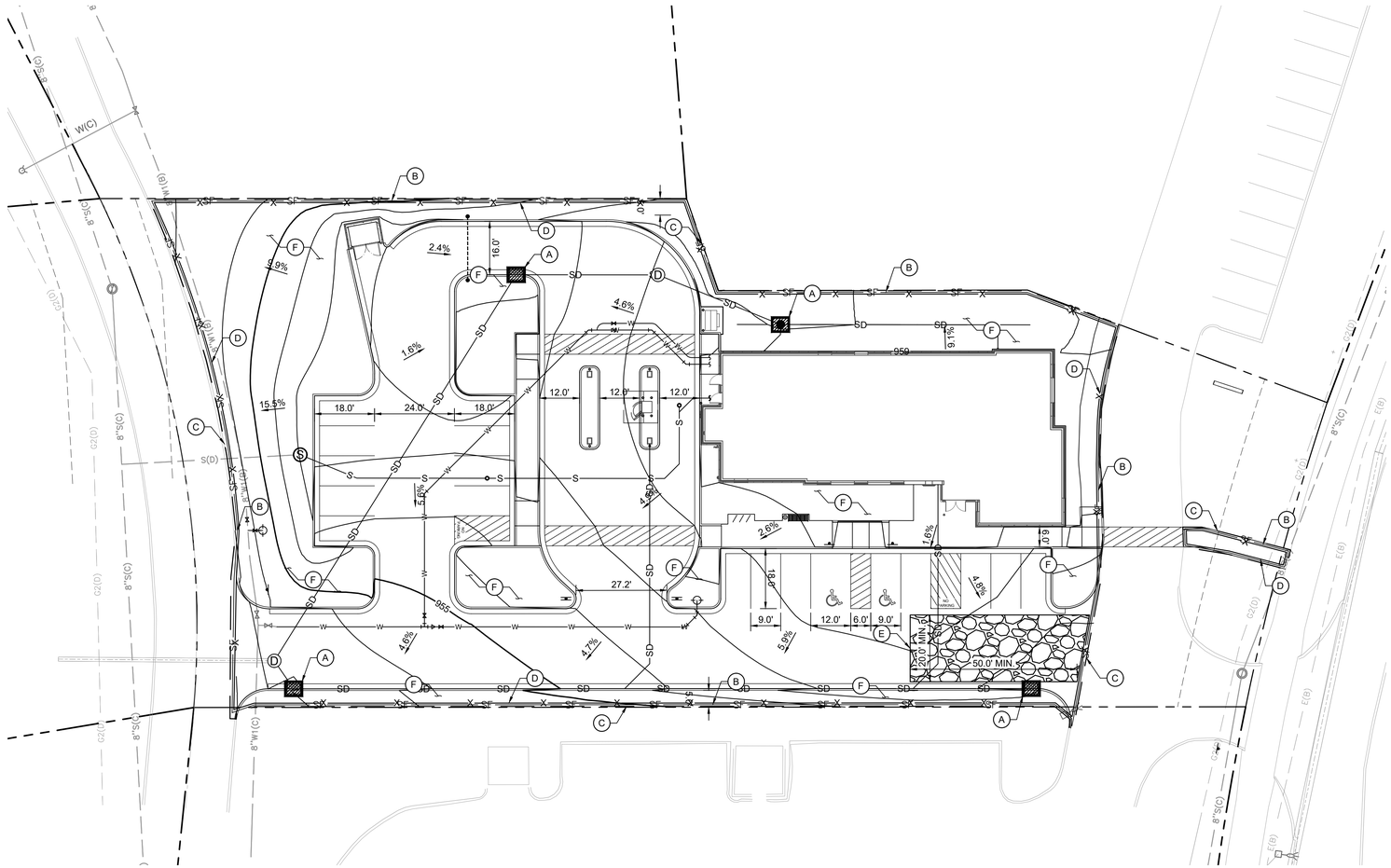
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NO.	DATE	DESCRIPTION
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	06/16/2025	SITE PLAN COMMENT RESPONSE 1

EROSION CONTROL PLAN

C1000



LEGEND

- ROCK ENTRANCE
- INLET PROTECTION
- SF — SILT FENCE
- LIMITS OF DISTURBANCE
- X — SAFETY FENCE

AREA SUMMARY	
DISTURBED AREA	0.85 AC
EXISTING IMPERVIOUS AREA	0.01 AC
EXISTING PERVIOUS AREA	0.84 AC
PROPOSED IMPERVIOUS AREA	0.60 AC
PROPOSED PERVIOUS AREA	0.25 AC

PHASE II BMP QUANTITIES	
SILT FENCE	±920 LF
SAFETY FENCE	±920 LF
INLET PROTECTION	4 EA
ROCK CONSTRUCTION ENTRANCE	1 EA

KEYNOTE LEGEND

- (A) INLET PROTECTION (PER SUDAS 7E-20)
- (B) SILT FENCE WITH J-HOOKS EVERY 100' (PER SUDAS 7E-14)
- (C) LIMITS OF DISTURBANCE
- (D) SAFETY FENCE, OFFSET 3' FOR CLARITY (PER SUDAS SPECIFICATIONS)
- (E) TEMPORARY ROCK CONSTRUCTION ENTRANCE (PER SUDAS 7E-15)
- (F) TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS)

Are there any permanent sediment and erosion controls going in?

SWPPP UPDATES & AMENDMENTS

THE CONTRACTOR MUST UPDATE THE SWPPP BY NOTING ON THE SITE MAPS IN THE JOB SITE BINDER TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE FOR THE DURATION OF LAND DISTURBING ACTIVITIES. AT A MINIMUM, UPDATES SHALL BE MADE DAILY TO TRACK CONSTRUCTION PROGRESS DESCRIBED IN THE SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTING THE LOCATION OF THE JOB SITE TRAILER, TEMPORARY PARKING & LAYDOWN AREAS, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL & MATERIAL STORAGE, SOLID WASTE CONTAINERS, AND OTHER CONSTRUCTION RELATED FACILITIES THAT MAY IMPACT STORMWATER RUNOFF.

PHASE 2 SEQUENCE OF CONSTRUCTION

1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
2. CONSTRUCT UNDERGROUND SITE UTILITIES AND STORM SEWER, INCLUDING STORMWATER MANAGEMENT SYSTEMS.
3. INSTALL APPROPRIATE INLET PROTECTION AT ANY NEW STORM SEWER STRUCTURES AS EACH STRUCTURE IS CONSTRUCTED.
4. COMPLETE SITE GRADING AND PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
5. PLACE PAVEMENT BASE MATERIAL AND INSTALL SUBDRAINAGE SYSTEM.
6. CONSTRUCT PAVEMENTS, CURB & GUTTER, AND SIDEWALKS.
7. AS APPROPRIATE, REPLACE & MAINTAIN INLET PROTECTION DEVICES WITHIN PAVED AREAS AS WORK PROGRESSES.
8. COMPLETE FINAL GRADING AND INSTALL OF PERMANENT STABILIZATION (SEEDING, SODDING, ETC.) WITHIN LANDSCAPED AREAS.
9. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION AS DEFINED BY THE APPLICABLE EROSION CONTROL PERMITS, REMOVE ALL REMAINING TEMPORARY EROSION & SEDIMENT CONTROL BMP'S AND RE-STABILIZE ANY AREAS DISTURBED BY THE REMOVAL.

NOTE: THE SEQUENCE OF CONSTRUCTION IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY.

EROSION CONTROL PLAN NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH LAND DISTURBING ACTIVITIES SHALL OBTAIN A COPY OF THE SWPPP AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT, AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE AND LOCAL REQUIREMENTS, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY, ENGINEER OR OWNER.
4. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO A PUBLIC ROADWAY FROM THE CONSTRUCTION SITE MUST BE REMOVED AS SOON AS PRACTICABLE. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ANY FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO A PUBLIC RIGHT OF WAY SHALL BE PAID BY THE CONTRACTOR.
5. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
6. THE CONTRACTOR SHALL MINIMIZE LAND DISTURBANCE AND CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON THE PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER FROM THE CONSTRUCTION SITE (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED BEFORE DISPOSAL.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED. DUST CONTROL SHALL BE CONDUCTED PER SUDAS 7E-16N.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED OUTSIDE OF DRAINAGE WAYS SUCH THAT STORM WATER RUNOFF WILL NOT BE ADVERSELY AFFECTED. PROVIDE STABILIZATION MEASURES SUCH AS PERIMETER EROSION CONTROL BMP'S, SEEDING, OR OTHER COVERING AS NECESSARY TO PREVENT EROSION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL BMP DISTURBED DURING CONSTRUCTION OPERATIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OF STORM WATER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING, CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUELS, LUBRICANT OILS, PESTICIDES, AND SOLID WASTE MATERIALS.
14. EROSION CONTROL BMP'S SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT, AND INITIATED AS SOON AS PRACTICABLE.
15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
16. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.



GRAPHIC SCALE IN FEET
0 10 20 40

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CONSULTANTS

Kimley»Horn

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PHONE: 619-234-9411
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CERTIFICATION

PRELIMINARY - NOT FOR CONSTRUCTION
MICHAEL CLAYTON BRANDT
07/02/2025

Name
License No.
Expiration Date
Date Signed

PROJECT FOR

usbank

USB – IA GRIMES
331 NE CYPRESS DR
GRIMES, IA 50111

ALL BIDDING QUESTIONS TO BE DIRECTED TO THE JLL PROJECT MANAGERS. SEE SHEET G000.

Project No.	195517096
Drawn By	SM
Checked By	MB
Date	06/16/2025

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
	06/02/2025	PERMIT ISSUE
	06/16/2025	SITE PLAN COMMENT RESPONSE 1

EROSION CONTROL PLAN

C1001

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06-17-2025

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E **									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE

B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE

C SPRING OATS 100 LBS/ACRE

D WHEAT OR CEREAL RYE 150 LBS/ACRE

E SOD

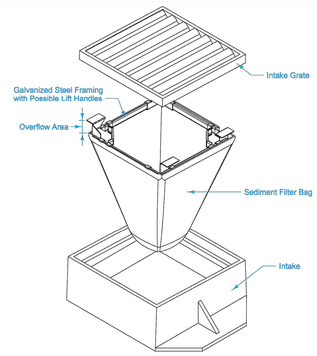
F STRAW MULCH 2 TONS/ACRE

* WATERING NEEDED DURING JUNE AND JULY

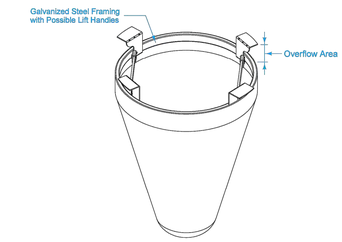
** WATERING NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

SEEDING CHART

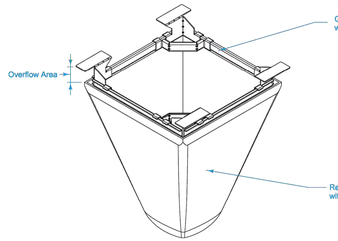
Please coordinate with construction schedule.



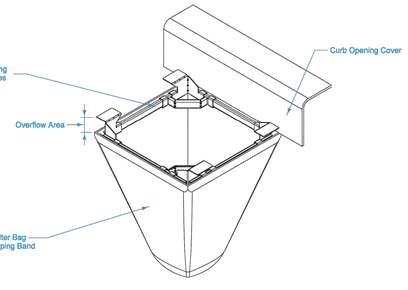
TYPICAL SEDIMENT FILTER BAG PLACEMENT



SEDIMENT FILTER BAG FOR CIRCULAR GRATE



SEDIMENT FILTER BAG FOR SQUARE OR RECTANGULAR GRATE



SEDIMENT FILTER BAG FOR COMBINATION GRATE WITH CURB OPENING

Use sediment filter bag consisting of woven material meeting the requirements of Table 4196.01-1 of the Standard Specifications, except a maximum apparent opening size of US Sieve No. 10 and a minimum flow rate of 145 gallons per minute per square foot. Sediment filter bags without steel grame and clampling bands will be allowed if overflow is provided.

Remove sediment filter bag upon stabilization of sediment sources.

Measurement for Grate Intake Sediment Filter Bag will be by count.

Basis of Payment for Grate Intake Sediment Filter Bag will be at the contract unit price for each device installed. Payment is full compensation for furnishing all equipment, labor, and materials required to install the Grate Intake Sediment Filter Bag as shown.

Method of Measurement for Maintenance of Grate Intake Sediment Filter Bag will be by count.

Basis of Payment for Maintenance of Grate Intake Sediment Filter Bag will be at the contract unit price for each occurence. Payment is full compensation for clean out and disposal of material when capacity reaches 50%, and for any other repair needed during the project.

Measurement for Removal of Grate Intake Sediment Filter Bag will be by count.

Basis of Payment for Removal of Grate Intake Sediment Filter Bag will be at the contract unit price for each device removed. Payment is full compensation for all labor and equipment required for removal.

Possible Contract Items:
Grate Intake Sediment Filter Bag
Maintenance of Grate Intake Sediment Filter Bag
Removal of Grate Intake Sediment Filter Bag

Possible Tabulation:
100-37

IOWA DOT

ROAD DESIGN DETAIL

REVISION	
1	04-21-20

570-7

SHEET 1 of 1

REVISIONS: Removed circle note 1 and modified general notes.

GRATE INTAKE SEDIMENT FILTER BAG

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CONSULTANTS

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CERTIFICATION

PRELIMINARY - NOT FOR CONSTRUCTION

Name
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PROJECT FOR

US bank

USB - IA GRIMES
331 NE CYPRESS DR
GRIMES, IA 50111

ALL BIDDING QUESTIONS TO BE DIRECTED TO THE JLL PROJECT MANAGERS. SEE SHEET G000.

Project No.	195517096
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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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	06/16/2025	SITE PLAN COMMENT RESPONSE 1

EROSION CONTROL DETAILS

C1002

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06-17-2025

PROJECT DESCRIPTION

1. THE PROJECT CONSISTS OF CLEARING AND GRUBBING AND THE CONSTRUCTION OF A 1-STORY COMMERCIAL BUILDING. ADDITIONAL PROPOSED IMPROVEMENTS TO INCLUDE SURFACE PARKING AND LANDSCAPE.

GENERAL NOTES

A. PROJECT OFFICE WALL SWPPP POSTINGS:
THE FOLLOWING ITEMS MUST BE POSTED TOGETHER IN A SINGLE, ORGANIZED LOCATION ON A WALL INSIDE THE PROJECT OFFICE: 1) SWPPP SITE MAPS (ALL PHASES); 2) SWPPP DETAIL SHEETS; 3) MAP SHOWING LOCATION OF OFFSITE IMPORT OR EXPORT FACILITY; 4) REVISIONS TO DETAILS, SITE MAPS, OR SWPPP-RELATED RFIS; 5) SITE SWPPP BINDER; 6) SWCT PLACARD; 7) CURRENT OWNER STORMWATER COMPLIANCE TRAINING CERTIFICATES FOR SUPERINTENDENT(S) AND COMPLIANCE OFFICER(S); AND 8) CERTIFICATIONS AND/OR TRAINING CERTIFICATES REQUIRED TO PERFORM INSPECTIONS BY THE APPLICABLE CONSTRUCTION GENERAL PERMIT OR AUTHORITY HAVING JURISDICTION.

B. PERMITTED PROJECT AREA:
FOR PURPOSES OF THIS SWPPP AND ASSOCIATED STORMWATER PERMIT, 'PERMITTED PROJECT AREA' IS DEFINED AS ANY AND ALL AREAS WITHIN THE PROJECT LIMITS OF DISTURBANCE, AS SHOWN ON THE SWPPP SITE MAPS AND IDENTIFIED IN THE NOTICE OF INTENT TO THE AGENCY. ALL GROUND-DISTURBING AND CONSTRUCTION-RELATED ACTIVITIES (MATERIAL STORAGE, DUMPSTERS, PARKING AREAS, PROJECT OFFICE TRAILER, ETC.) MUST BE INCLUDED WITHIN THE PERMITTED PROJECT AREA LIMITS OF DISTURBANCE.

ALL AREAS OUTSIDE THE PERMITTED PROJECT AREA (I.E., LIMITS OF DISTURBANCE) ACQUIRED FOR USE BY THE GC OR A SUBCONTRACTOR OF THE GC (BORROW SOURCES, DISPOSAL AREAS, ETC.) MUST BE MANAGED IN ACCORDANCE WITH THE NPDES PERMIT. THE CONTRACTOR IS REQUIRED TO LOCATE OFFICE TRAILERS AND MATERIAL STORAGE AREAS FOR THE PROJECT WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR MAY REQUEST USE OF OFF-SITE LOCATIONS FOR OFFICE TRAILERS OR NON-ERODIBLE MATERIAL STORAGE; HOWEVER, APPROVAL MUST BE OBTAINED FROM THE CONSTRUCTION MANAGER, AND THE ENGINEER PRIOR TO THEIR USE. REQUESTS WILL BE REVIEWED ON A CASE BY CASE BASIS AND IF APPROVED, LIMITATIONS ON USE WILL BE PROVIDED BY THE ENGINEER.

C. SPECIAL PROJECT AREAS:
THERE ARE NO SPECIAL PROJECTS, LOCATED BEYOND THE OWNER PERMITTED PROJECT AREA, REQUIRING INSPECTION AND MAINTENANCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT.

D.1 NON-STORMWATER DISCHARGES:
THE GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES PROHIBITS MOST NON-STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. ALLOWABLE NON-STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT, ARE INCLUDED IN THE SECTION PART IV.D. OF THE GENERAL PERMIT.

BEST MANAGEMENT PRACTICES (BMPS) MUST BE IMPLEMENTED FOR THE GENERAL PERMIT ALLOWABLE DISCHARGES FOR THE DURATION OF THE PERMIT. THE TECHNIQUES DESCRIBED IN THIS SWPPP FOCUS ON PROVIDING CONTROL OF POLLUTANT DISCHARGES WITH PRACTICAL APPROACHES THAT UTILIZE READILY AVAILABLE EXPERTISE, MATERIAL, AND EQUIPMENT.

NON-STORMWATER COMPONENTS OF SITE DISCHARGES MUST BE UNCONTAMINATED NON-TURBID WATER. ALL NON-STORMWATER DISCHARGES MUST BE ROUTED TO A STORMWATER CONTROL PRIOR TO DISCHARGE. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE; IT CAN BE RETAINED IN RETENTION PONDS UNTIL IT INFILTRATES OR EVAPORATES. WHEN NON-STORMWATER IS DISCHARGED FROM THE SITE, IT MUST BE DONE IN A MANNER SUCH THAT IT DOES NOT CAUSE EROSION OF THE SOIL DURING DISCHARGE.

D.2 POWER WASHING:
PROCESS WATER SUCH AS POWER WASHING WATER AND CONCRETE CUTTING EFFLUENT, AMONG OTHERS, MUST BE COLLECTED FOR TREATMENT AND DISPOSAL. IT MUST NOT BE FLUSHED INTO THE SITE STORM DRAIN SYSTEM OR DISCHARGED OFF-SITE.

D.3 DISCHARGE POINTS:
ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENTATION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE AND/OR IMPACTS TO RECEIVING WATERS. SEDIMENT ACCUMULATION DOWNGRADIENT OF DISCHARGE LOCATIONS SHALL BE REPORTED AS A SEDIMENT DISCHARGE AND THE POTENTIAL UPSTREAM CAUSE SHALL BE INVESTIGATED TO PREVENT FUTURE OCCURRENCE. CONTACT THE CM AND CEC TO DETERMINE APPROPRIATE ACTION FOR CLEANUP OF DISCHARGED SEDIMENT THAT MAY BE OUTSIDE OF THE LIMITS OF DISTURBANCE. SEE SAMPLING AND MONITORING OF EFFLUENT PLAN (IF APPLICABLE).

BMP QUANTITY TABLE	
SILT FENCE	±920 LF
INLET PROTECTION	4 EA
ROCK CONSTRUCTION ENTRANCE	1 EA

EROSION AND SEDIMENT CONTROL NOTES

A. SUBCONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

D. SUBCONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH SWPPP IMPLEMENTATION SEQUENCE, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.

E. ALL DENUDED/BARE AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING AND/OR BLANKETS. COMPLETION MUST BE ACHIEVED WITHIN 7 DAYS.

F. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, AND/OR VEGETATED IMMEDIATELY, AND COMPLETED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

G. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. TEMPORARY AND/OR PERMANENT STABILIZATION SHALL BE APPLIED PER REQUIREMENTS IN THESE E&S CONTROL NOTES.

H. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE OFF-SITE.

I. ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE SITE PLANS.

J. STORM WATER POLLUTANT CONTROL MEASURES INSTALLED DURING CONSTRUCTION, THAT WILL ALSO PROVIDE STORM WATER MANAGEMENT AFTER CONSTRUCTION, ARE INCLUDED IN THE CONTRACT DOCUMENTS. THE SITE-SPECIFIC POST CONSTRUCTION STORM WATER OPERATION AND MAINTENANCE (O&M) MANUAL IS INCLUDED IN THE CONTRACT DOCUMENTS.

K. ALL PERMANENT CONTROLS AND SYSTEMS MUST BE INSTALLED AND FUNCTIONING AS DESIGNED AND FREE OF ACCUMULATED SEDIMENT AND DEBRIS DURING FINAL PROJECT INSPECTION AND APPROVAL.

HAZARDOUS MATERIAL MANAGEMENT & SPILL REPORTING

ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL THAT IS BROUGHT ONTO THE CONSTRUCTION SITE SHALL BE HANDLED PROPERLY TO REDUCE THE POTENTIAL FOR STORMWATER POLLUTION. ALL MATERIALS USED ON THIS CONSTRUCTION SITE SHALL BE PROPERLY STORED, HANDLED, DISPENSED AND DISPOSED OF FOLLOWING ALL APPLICABLE LABEL DIRECTIONS. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED ACCORDING TO APPLICABLE REGULATIONS, AND, AT A MINIMUM, ACCORDING TO 29 CFR 1926.152. ONLY APPROVED CONTAINERS AND PORTABLE TANKS SHALL BE USED FOR STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

MATERIAL SAFETY DATA SHEETS (MSDS) INFORMATION SHALL BE KEPT ON SITE FOR ANY AND ALL APPLICABLE MATERIALS. HOWEVER, MSDS MAY ALSO BE ACCESSED VIA TELEPHONE OR OTHER ELECTRONIC MEANS OR APPARATUS.

IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE TAKEN BY THE SUBCONTRACTOR TO CONTAIN AND REMOVE THE SPILLED MATERIAL. THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES SHALL BE PROPERLY REPORTED.

ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, SHALL BE DISPOSED OF BY THE SUBCONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS.

THE SUBCONTRACTOR SHALL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICHEVER IS LESS, ON THE DAY OF THE SPILL. THE SUBCONTRACTOR SHALL PROVIDE NOTICE TO OWNER, VIA THE ONLINE CRITICAL INCIDENT REPORT, IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL. SPILL REPORT FORMS ARE AVAILABLE IN THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER. COPIES OF SPILL CRITICAL INCIDENT REPORTS SHALL BE PRINTED AND MAINTAINED IN THE JOBSITE BINDER.

ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1-800-424-8802) AND THE IOWA DEPARTMENT OF NATURAL RESOURCES (1-800-943-0003)

THE STATE REQUIRES REPORTING WHEN:

- **THERE IS AN IMPACT TO HUMAN HEALTH**
- **THERE IS AN IMPACT TO THE ENVIRONMENT**
- **THERE IS A FIRE, EXPLOSION, OR SAFETY HAZARD**
- **A SPILL IS NOT IMMEDIATELY CLEANED UP**
- **THE SPILL WAS MORE THAN THE REPORTABLE QUANTITY OF 1 GALLON OF A PETROLEUM PRODUCT**

THE REPORT SHOULD BE FILED WITH THE STATE OF IOWA. ALL REPORTS SHOULD BE FILED WITHIN 24 HOURS OF A SPILL OCCURRING.

THE REPORTABLE QUANTITY FOR HAZARDOUS MATERIALS CAN BE FOUND IN 40 CFR 302 AND THE US EPA WEBSITE:

HTTP://WWW.EPA.GOV/SUPERFUND/POLICY/RELEASE/RG

TO MINIMIZE THE POTENTIAL FOR A SPILL OF PETROLEUM PRODUCT OR HAZARDOUS MATERIALS TO COME IN CONTACT WITH STORMWATER, THE FOLLOWING STEPS SHALL BE IMPLEMENTED:

1) ALL MATERIALS WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CONCRETE, CURING COMPOUNDS AND ADDITIVES, ETC., SHALL BE STORED IN A SECURE LOCATION, UNDER COVER AND IN APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE.

2) THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.

3) A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON SITE MAPS.
   a. THE SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.
   b. CONTENTS SHALL BE INSPECTED DAILY DURING THE DAILY STORMWATER INSPECTION.

4) ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE.

5) ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL.

6) THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND REGULATIONS.

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, UNDERGROUND SYSTEM, CURBS AND GUTTERS.
3. INSTALL APPROPRIATE INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
4. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE AND INSTALL STRIPING.
7. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
8. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
9. OBTAIN CONCURRENCE WITH THE CIVIL ENGINEERING CONSULTANT THAT THE SITE HAS BEEN FULLY STABILIZED THEN:
10. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES
11. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMPS.

RSP

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CONSULTANTS

Kimley»Horn

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PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

CERTIFICATION

PRELIMINARY - NOT FOR CONSTRUCTION
MICHAEL CLAYTON BRANDT
21012
IOWA
REGISTERED PROFESSIONAL ENGINEER

Name
License No.
Expiration Date
Date Signed

PROJECT FOR

usbank

USB – IA GRIMES
331 NE CYPRESS DR
GRIMES, IA 50111

ALL BIDDING QUESTIONS TO BE DIRECTED TO THE JLL PROJECT MANAGERS. SEE SHEET G000.

Project No.	195517096
Drawn By	SM
Checked By	MB
Date	06/16/2025

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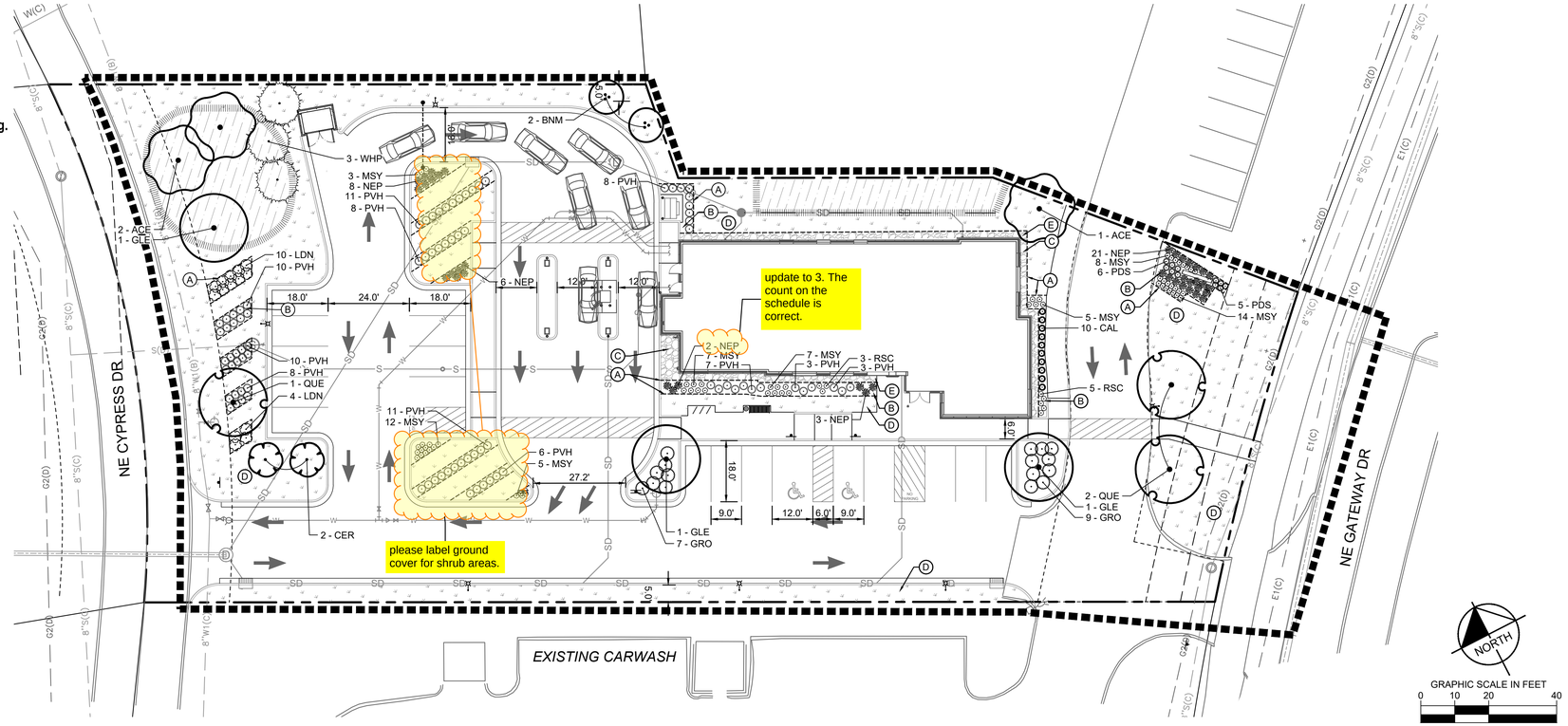
ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
	06/02/2025	PERMIT ISSUE
	06/16/2025	SITE PLAN COMMENT RESPONSE 1

EROSION CONTROL NOTES

C1003

Know what's **below.** **Call** before you dig.



LANDSCAPE LEGEND

- EXISTING DECIDUOUS TREE (TYP.)
- EXISTING CONIFEROUS TREE (TYP.)
- EXISTING SHRUB (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF IRRIGATION/SOD, SOD ALL DISTURBED AREAS (TYP.)
- SEED/SOD EDGE (TYP.)
- ROCK MULCH (TYP.)
- SOD (TYP.)
- SEED WITH IOWA DOT NATIVE GRASS AND FORBS SEED MIX (TYP.)

LANDSCAPE KEYNOTES (A)

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)
- (D) SOD (TYP.)
- (E) MAINTENANCE STRIP (TYP.)

LANDSCAPE REQUIREMENTS - ZONE C-2

OPEN SPACE REQUIREMENTS
REQUIRED: 4,584 S.F. / 10.00% = 45,843 S.F. SITE AREA *0.1
PROVIDED: 13,550 S.F. / 29.56%

STREET TREE REQUIREMENTS
REQUIRED ALONG GATEWAY DRIVE: 2 TREES = 94 L.F. ROW / 50
PROVIDED ALONG GATEWAY DRIVE: 2 TREES

REQUIRED ALONG CYPRESS STREET: 4 TREES = 157 L.F. ROW / 50
PROVIDED ALONG CYPRESS STREET: 4 TREES

SCREENING REQUIREMENTS
PARKING LOT SCREENING REQUIRED: ALL HEADLIGHTS TO BE SCREENED FROM PUBLIC ROW
PARKING LOT SCREENING PROVIDED: ALL HEADLIGHTS SCREENED FROM PUBLIC ROW

NOTE: AT LEAST 7FT DIAMETER WITHOUT IMPERVIOUS SURFACE MUST EXIST IN THE PARKING AREA, BETWEEN THE CURB AND SIDEWALK, TO PROVIDE ADEQUATE GROWING CONDITIONS FOR ALL TREES.
NO TREES MAY BE PLANTED WITHIN 10FT OF ANY LATERAL UTILITY WIRE, WITHIN 5FT OF ANY UNDERGROUND WATER LINE, SEWER LINE, TRANSMISSION LINE, OR OTHER UTILITY.
NO TREES CAN BE PLANTED IN THE PARKING AREA (RIGHT-OF-WAY LYING BETWEEN THE SIDEWALK LINE/RIGHT-OF-WAY LINE AND THE CURB LINE) OR WITHIN 10FT OF ANY LOT LINE ABUTTING ANY STREET.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	N/A	CAL.
CONIFEROUS TREES						
	WHP	3	PINUS ALBA	WHITE PINE	B & B	6` HT.
ORNAMENTAL TREES						
	BNM	2	BETULA NIGRA 'BNMTF'	DURA HEAT RIVER BIRCH MULTI-TRUNK	B & B	6` HT.
	CER	2	CERCIS CANADENSIS	EASTERN REDBUD	B & B	1.5" CAL
OVERSTORY TREES						
	ACE	3	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B & B	2.5" CAL MIN
	GLE	3	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	B & B	2.5" CAL MIN
	QUE	3	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL MIN

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SPACING
DECIDUOUS SHRUBS						
	GRO	16	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#5 CONT.	4` O.C.
	LDN	14	PHYSOCARPUS OPULIFOLIUS `DONNA MAY` TM	LITTLE DEVIL NINEBARK	#5 CONT.	4` O.C.
GRASSES						
	CAL	10	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 CONT.	24" O.C.
	PDS	11	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1 CONT.	18" O.C.
	PVH	86	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#1 CONT.	24" O.C.
PERENNIALS						
	MSY	61	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	#1 CONT.	18" O.C.
	NEP	41	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1 CONT.	24" O.C.
	RSC	8	ECHINACEA PURPUREA 'RUBINSTERN'	RUBY STAR CONEFLOWER	#1 CONT.	18" OC

NOTE:
QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

ABBREVIATIONS:
B&B = BALLED AND BURLAPPED
CAL. = CALIPER
HT. = HEIGHT
MIN. = MINIMUM
O.C. = ON CENTER
SP. = SPECIES
QTY. = QUANTITY

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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	06/16/2025	SITE PLAN COMMENT RESPONSE 1

LANDSCAPE PLAN

L100

k:\SND_LDEV\US Bank\grimes_ground up\CAD\plansheets - onsite\LANDSCAPE PLAN.dwg
06-17-2025

LANDSCAPE NOTES

PLANTING

1. CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.

2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.

3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.

5. PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.

6. ALL PLANTS TO BE SPECIMEN GRADE, IOWA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.

7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.

8. PLANTS TO BE INSTALLED AS PER SUDAS / IOWA DOT & ANSI STANDARD PLANTING PRACTICES.

9. INSTALL PLANTS BY PLANT INSTALLATION PERIOD INFORMATION IN THE LATEST STANDARD PLANTING DETAILS FROM SUDAS. PLANTINGS BEFORE OR AFTER THESE DATES ARE DONE AT RISK.

10. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.

11. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLARE IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLARE. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLARE SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.

12. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.

13. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.

14. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.

15. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.

SOIL

16. TOPSOIL SHALL BE LOCAL FERTILE AGRICULTURAL SOIL FREE OF SUBSOILS, ROCKS LARGER THAN ONE INCH, CLAYS, PLANTS, WEEDS, ROOTS AND OTHER IMPURITIES. PH VALUE TO BE BETWEEN 5.4 AND 7.0. REMOVE DEBRIS AND WEEDS FROM SUBSOIL. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREES, SHRUBS AND PERENNIALS. LIGHTLY COMPACT TOPSOIL AFTER PLACEMENT AND PROHIBIT CONSTRUCTION TRAFFIC FROM AREAS WITH TOPSOIL.

17. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.

MULCH

18. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL IN COLOR, OR APPROVED EQUAL.

EDGER

19. EDGING TO BE COMMERCIAL GRADE COL-MET (OR EQUAL) STEEL EDGING; 3/16" THICK x 5" TALL, COLOR BLACK, OR SPADED EDGE, AS INDICATED. STEEL EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH TOP OF EDGER AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARD. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

SEED/SOD

20. ALL DISTURBED AREAS TO BE SOD, UNLESS OTHERWISE NOTED. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SOD TO BE HARDY BLUEGRASS MIX, FREE OF ALL LAWN WEEDS. SEED AS SPECIFIED, PER SUDAS / IOWA DOT SPECIFICATIONS AND SUPPLIER/MANUFACTURER RECOMMENDATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.

ESTABLISHMENT

21. PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.

22. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.

WARRANTY

23. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.

24. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD; 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWNS FOR 60 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD RECITES 4" IN HEIGHT. WEED PLANTING BEDS AND MULCH SAUCERS AT MINIMUM ONCE A MONTH DURING THE GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.

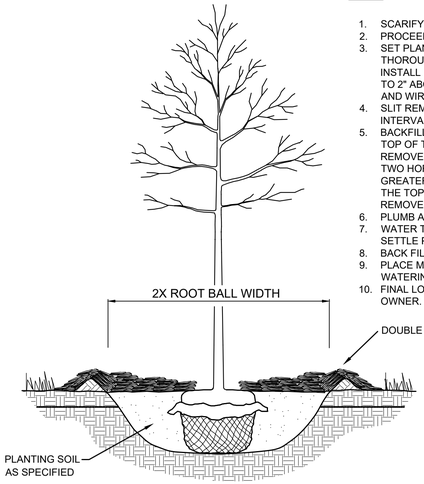
IRRIGATION

25. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR. SYSTEM SHALL INCLUDE A RAIN SENSOR AND APPROPRIATE TECHNOLOGY. CONTROLLER TO BE COMMERCIAL GRADE, EPA WATERSENSE APPROVED, CAPABLE OF FLOW SENSING AND OPERATING A MASTER VALVE ON / OFF BY STATION. IRRIGATION SYSTEM TO INCLUDE FLOW SENSOR AND WIRED RAIN / FREEZE SENSOR. PROVIDE MASTER VALVE. THE IRRIGATION SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ZONE PARAMETERS: HEAD-TO-HEAD COVERAGE AND NO SPRAYING OVER WALKS. SEPARATE LAWN ZONES BY MICROCLIMATE- LAWN ON NORTH SIDE OF BUILDING VS LAWN ON SOUTH SIDE OF BUILDING, LAWN ON SLOPE VS LAWN ON LEVEL GRADE. LAWN AREAS TO HAVE MULTI-STREAM ROTARY SPRINKLERS/ SPRAYS/ ROTORS. SHRUB AND PERENNIAL BED AREAS TO HAVE DRIP. TREES IN LAWN AREA TO BE COVERED BY MULTI-STREAM ROTARY SPRINKLERS/ SPRAYS/ ROTORS. TREES IN SHRUBS / PERENNIAL BED AREA TO BE WATERED WITH DRIP IRRIGATION. ALL IRRIGATION HEADS TO BE PRESSURE REGULATED.

Table 9010.13: Native Grass and Forbs (Wildflower) Seeding Mixture

Common Name	Scientific Name	Application Rate**
GRASSES		**lb/acre**
Big bluestem*	Andropogon gerardii	1.0
Canada wild rye	Elymus Canadensis	1.5
Indiangrass*	Sorghastrum nutans	1.0
Little bluestem*	Schizachyrium scorparium	2.0
Sideoats grama*	Bouteloua curtipendula	2.5
Switchgrass*	Panicum virgatum	0.5
-		
FORBS (WILDFLOWERS)		**oz/acre**
Black-eyed Susan	Rudbeckia hirta	3.0
Butterfly milkweed	Asclepias tuberosa	4.0
Canadian anemone	Anemone canadensis	0.5
Common mountainmint	Pycnanthemum virginianum	0.25
Golden Alexanders	Zizia aurea	8.0
Grey-headed coneflower	Ratibida pinnata	2.75
Heath aster	Symphyotrichum ericoides	0.25
Ironweed	Veronia faxciculate	3.0
New England aster	Symphyotrichum novae-angliae	1.25
Ohio spiderwort	Tradescantia ohiensis	7.0
Oxeye sunflower	Heliopsis helianthoides	12.0
Pale purple coneflower	Echinacea pallida	15.0
Partridge pea	Chamaecrista fasciculate	32.0
Prairie blazing star	Liatris pycnostachya	4.5
Purple prairie clover	Dalea purpurea	2.5
Rattlesnake master	Eryngium yuccifolium	1.75
Showy goldenrod	Solidago speciosa	0.50
Stiff goldenrod	Solidago rigida	1.0
Swamp milkweed	Asclepias incarnata	4.0
White wild indigo	Baptisia alba	2.0
Wild bergamot	Monarda fistulosa	1.25
-		
NURSE CROP		**lb/acre**
Oats (spring seeding - April 1 to June 30)		32
Winter wheat (dormant/frost seeding - November 1 to March 31)		25

* Furnish seed certified as Source Identified Class (Yellow Tag) Source G0-Iowa.
** Seeding rates for native grass and forb species are given as PLS. Either the germination test or Tetrazolium (TZ) test is acceptable to determine PLS for native species.

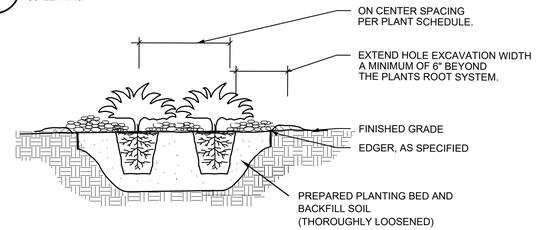


NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL. THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
6. PLUMB AND BACKFILL WITH PLANTING SOIL.
7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
8. BACK FILL VOIDS AND WATER SECOND TIME.
9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
10. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING DETAIL

SCALE: N.T.S. L101

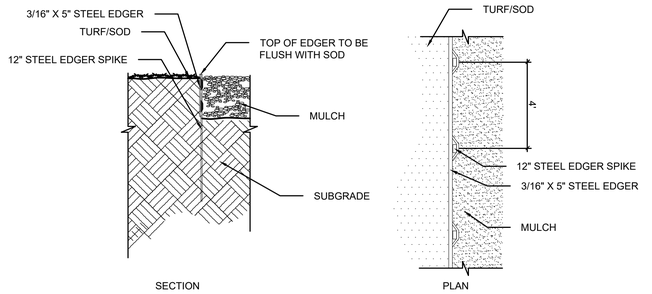


NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. MIX IN 3-4" OF ORGANIC COMPOST.

2 SHRUB / PERENNIAL PLANTING DETAIL

SCALE: N.T.S. L101



3 STEEL EDGER DETAIL

SCALE: N.T.S. L101

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ISSUES / REVISIONS

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	06/16/2025	SITE PLAN COMMENT RESPONSE 1

LANDSCAPE NOTES & DETAILS

L101

Planning & Zoning Staff Report

CITY OF GRIMES

DATE

July 1, 2025

PROJECT NAME

Lions Park Site Plan

APPLICANT

City of Grimes

REQUESTED ACTION

Approval of site plan to redevelop an existing park and to construct a 2,076 building, playground, trail, pedestrian bridge, pickleball courts, 2 future parking lots, and a future shelter house.

LOCATION

725 NE 5th Street

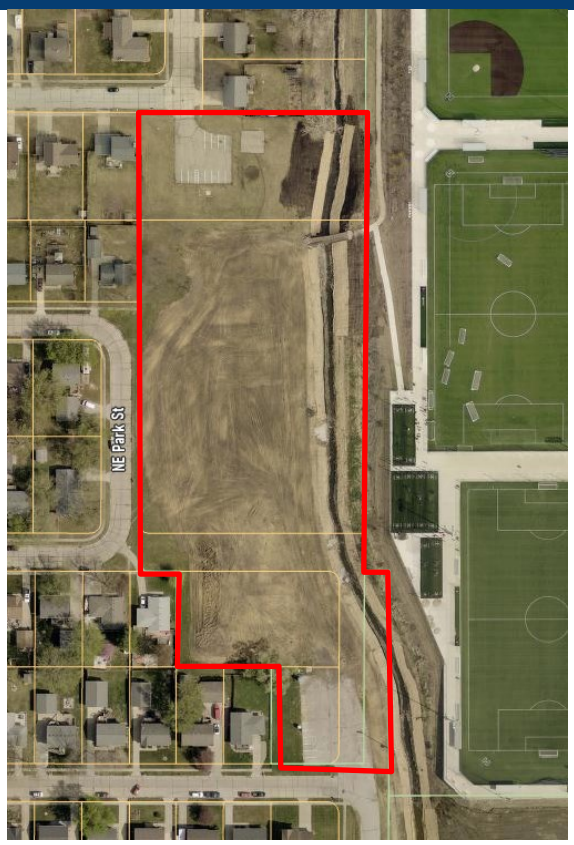
ZONING

R-2 Single and Two-Family Dwelling

PLANNER

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

Location Map



Zoning Map

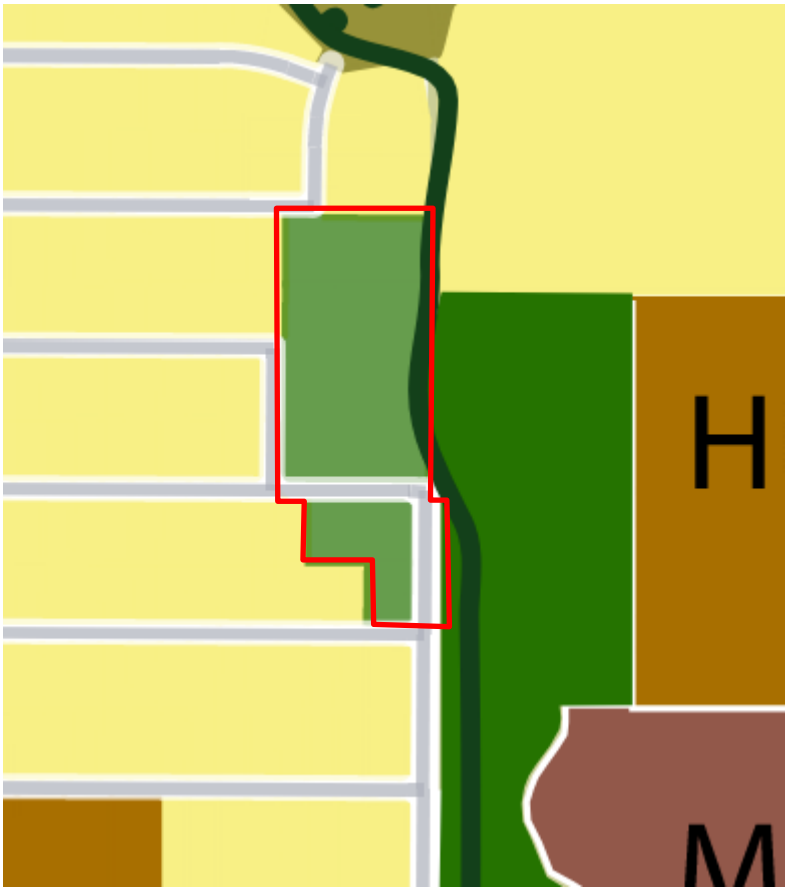


Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Parkland	Parkland	R-2
North	Single Family Residential	Low Density Residential	R-2
South	Single Family Residential	Low Density Residential	R-2
East	Parkland	Parkland	R-2
West	Single Family Residential	Low Density Residential	R-4 PUD

PARKS

- The proposed redevelopment aligns with the Parks and Trails Master Plan overall goals and visions for the Grimes parks and trails system.
- The proposed redevelopment accomplishes the following park planning enhancement goals: Shelter/restroom, shelters, shade structures, playgrounds, flexible open space, trails and pathways, landscape, signage, and enhanced creek restoration.
- The Parks and Recreation Advisory Board has given recommendation of approval for the proposed redevelopment.



Future Land Use Map

Relation to Studies & Legal

RELATION TO STUDIES

- The proposed redevelopment of the site was identified as a strategic planning item directed by the City Council in the 2025 strategic plan for the City of Grimes.

Legal

This site is subject to adhering to FEMA floodplain regulations and requirements as the site is within the floodplain.



Site Layout

ACCESS

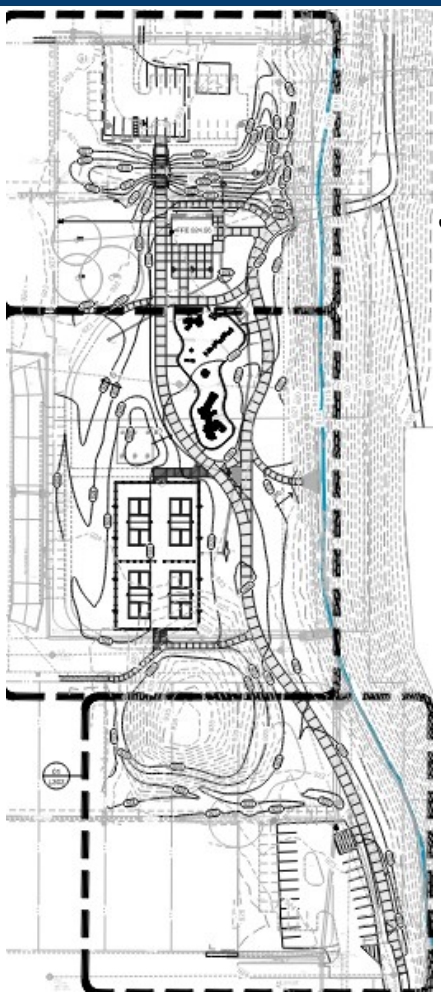
Vehicular access to the site will be from the existing access points at NE 8th Street and NE 5th Street. Future vehicular access to the site will be from NE Park Street. Pedestrian access will be from the existing trail on the east side of the park and the NE 6th Street sidewalk connection. Future pedestrian connections include sidewalk connections to NE Park Street, NE 7th Street, and NE 5th Street sidewalks.

STRUCTURES AND PARK AMENITIES

The proposed redevelopment includes installing pathways connecting to both public sidewalks and trails. Park amenities include 4 pickleball courts, a playground area, shelter house with restrooms and storage area, pedestrian bridge, bike racks, water fountain, and other park furniture. Future phase (s) will include installation of redeveloped parking lots, a parking lot on NE Park St, shelter house, and general park lighting.

LIGHTING

Lighting will be installed with the pickleball courts and other lighting fixtures will be installed in future phase(s). There is one existing parking lot light that will remain on site at the north parking lot.



Site Layout



Parking Calculation Table

Existing	Proposed
2 parking lots with 36 total stalls	3 parking lots with 53 total stalls. Including 4 ADA stalls.

PARKING:

Parking lot redevelopment is to occur in a future phase of the redevelopment. The existing parking lots will serve the park until the future phase(s) is initiated. Future parking stalls are to be installed along NE Park Street in a future phase.

BICYCLE PARKING:

Bicycle racks are to be installed at the north end of the site near the proposed building as well as near the pickleball court area and playground.

Utilities & Landscaping

SANITARY

A sanitary sewer service line will be connected into the existing sanitary line on the east side of the site.

WATER

The water service line will be connected in the existing water main on the west side of the property. A water service line will be extended from the building to the location of the future water fountain near the pickleball court area.

STORM WATER

Stormwater infrastructure will be installed throughout the site to help with flowage. A drainage bioswale on the north end of the site will capture water flowage and eventually discharge into the existing creek on the east side of the site.



Utilities Map

Landscaping Plan

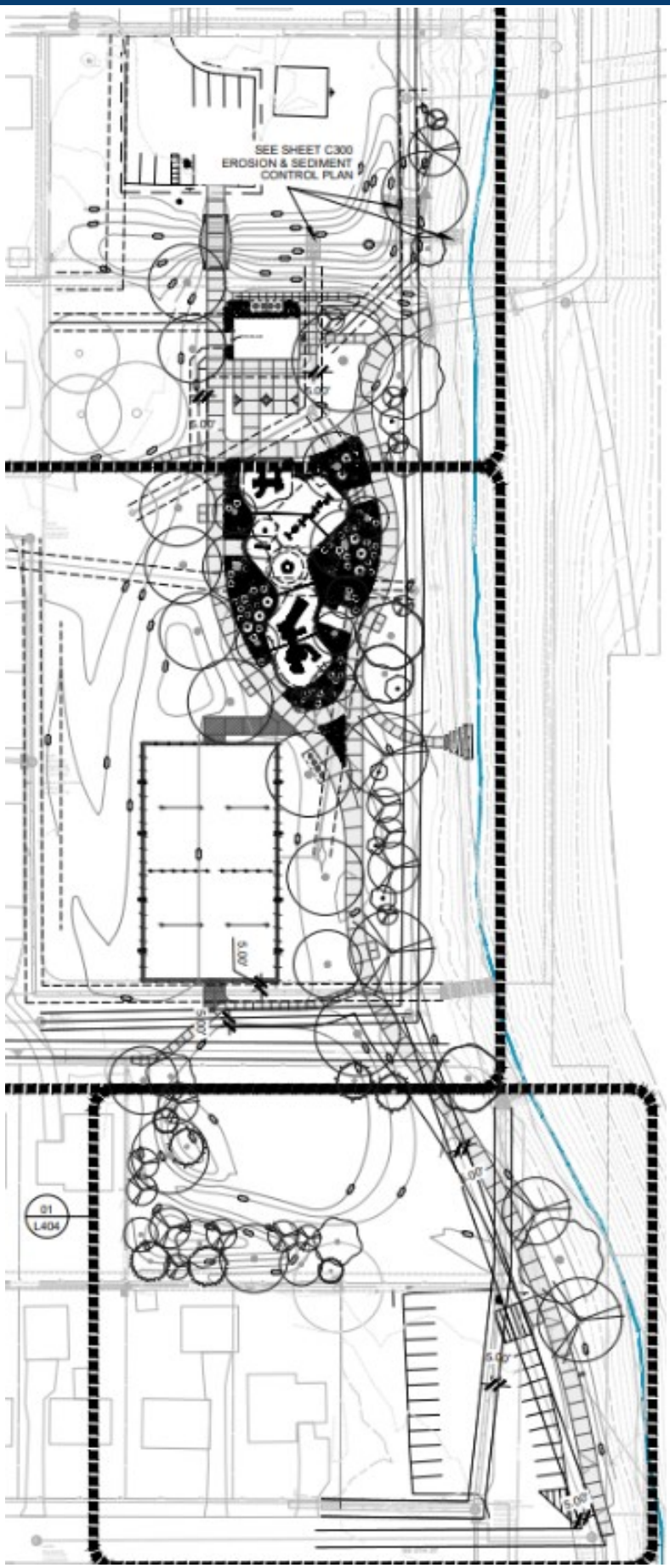
LANDSCAPING

Various plantings are to be installed on the site. The R-2 zone does not have any landscaping requirements for open space, therefore there is no minimum planting quantity for the site.

Tree plantings will be added along pathways and throughout the site. Shrubs bushes, and grasses are proposed around the playground area and building.

A landscaping buffer is proposed on the South end of the property.

Future plantings for the general site and parking lot areas are being coordinated with the site plan designer.



Landscaping Plan

Architecture

BUILDING & ELEVATIONS

The building will be constructed of Dark grey split faced CMU block and white CMU block The roofing material is TPO. The proposed wooden over-hang of the building will be utilized for picnic table seating area.

The building will have a storage use and restroom facility use.

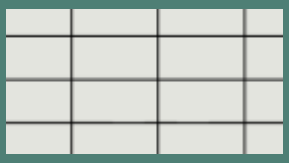
LIGHTING

Wall pack lighting is proposed on the building above each man door.

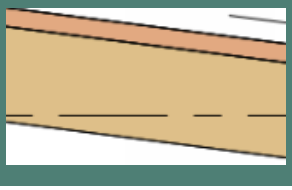
Material Board



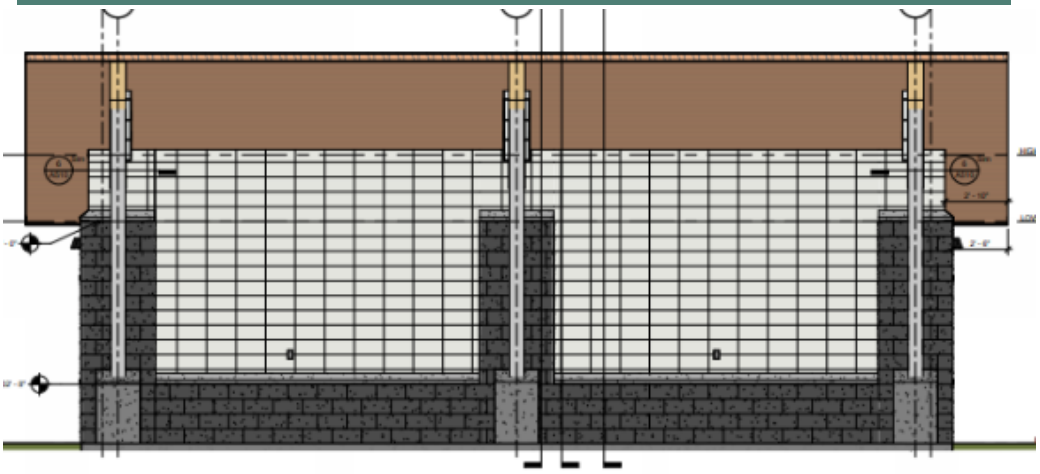
CMU Block: Onyx Split Faced



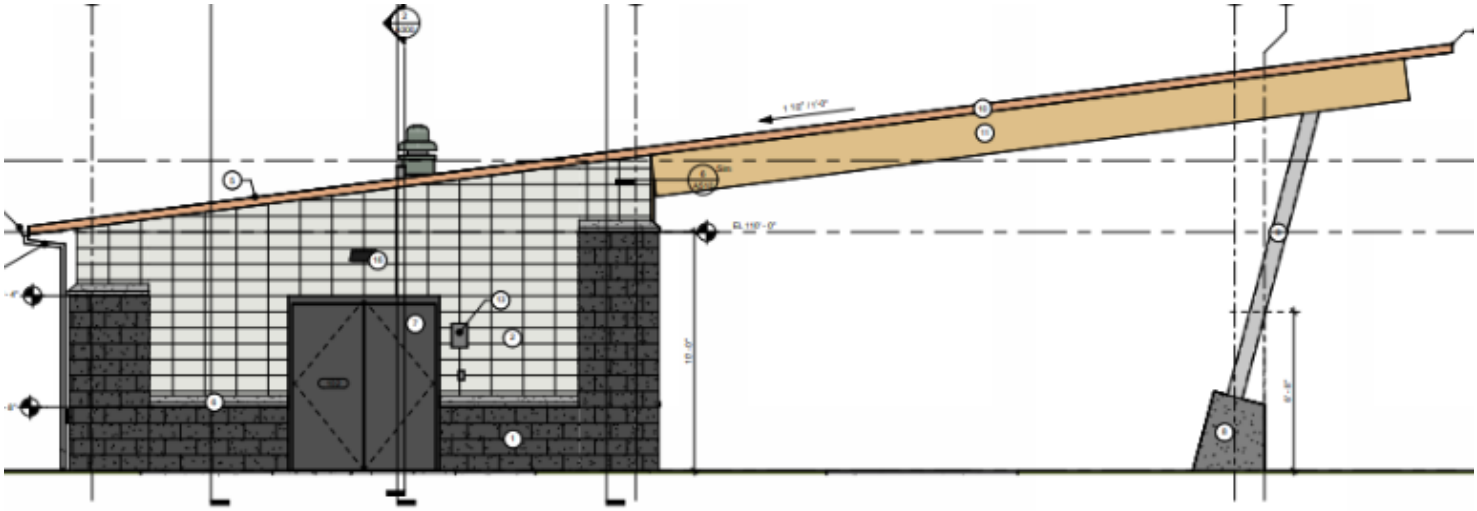
CMU Block: Ice White Burnished



Timber Roof Deck



4 RR/STORAGE/SHELTER SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 RR/STORAGE/SHELTER WEST ELEVATION
SCALE: 1/4" = 1'-0"

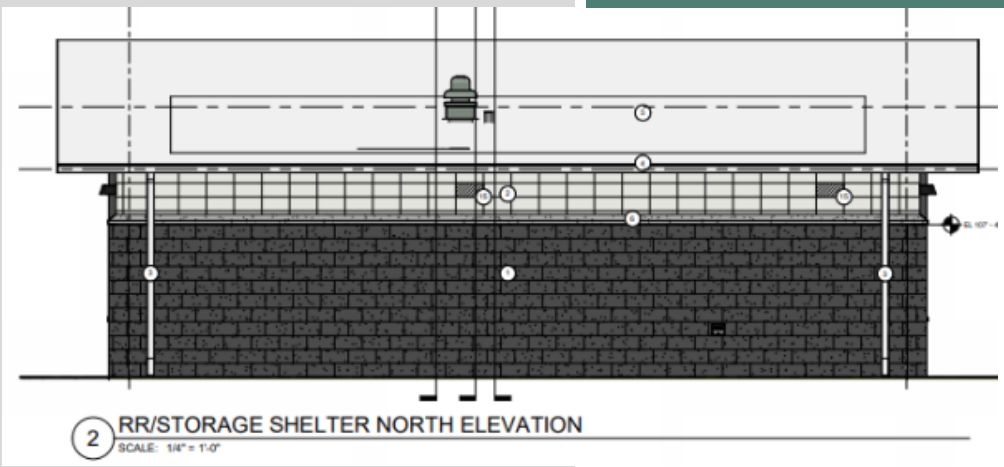
Conclusion

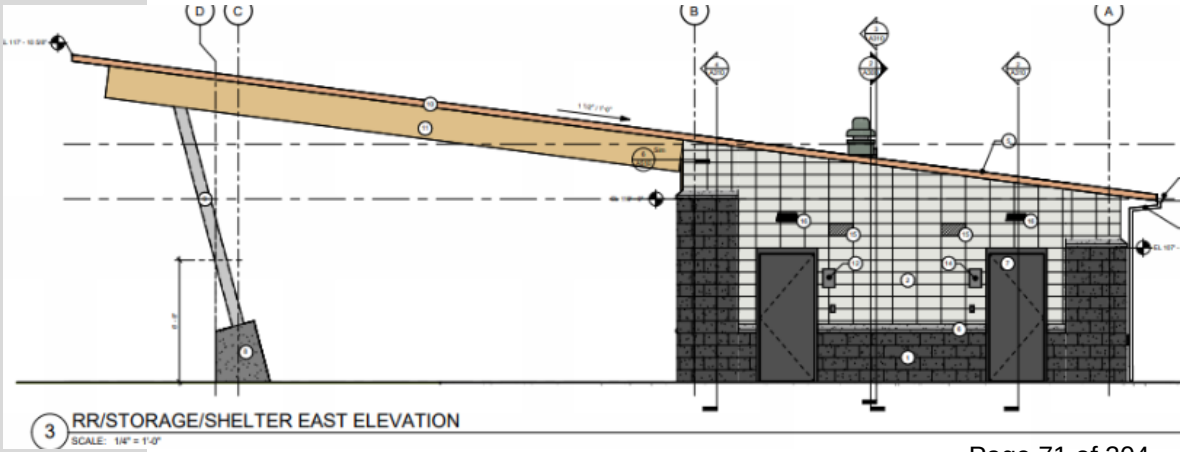
STAFF RECOMMENDATION

Staff would recommend approval of the Lions Park Site Plan subject to all remaining staff comments.

Conclusion

- Redevelopment of park amenities, landscaping, and groundcover.
- Construction of a 2,076 sf building, , playground, trail, pedestrian bridge, pickleball courts, 2 future parking lots, and a future shelter house.
- The proposed building is to be composed of white CMU block and dark grey split faced CMU block with a TPO roofing material and timber wood material for the structure overhang.
- The Parks and Recreation Advisory Board has given recommendation of approval for the proposed redevelopment.
- This proposed redevelopment is directed from the City Council approved 2025 Strategic Planning Initiatives.
- This site is subject to regulations and requirements of FEMA given the site is within a floodplain.
- The proposed redevelopment aligns with the City of Grimes Parks and Trails Master Plan goals and vision.





LIONS PARK

CITY OF GRIMES

725 NE 5TH STREET
GRIMES, IOWA



PARKING REQUIREMENTS:

PARKING SETBACK:
- 10 FEET FROM RIGHT OF WAY
- 5 FEET FROM ANY REAR OF SIDE YARD
- 20 FEET SETBACK FROM ADJACENT RESIDENTIAL DISTRICTS

EXISTING PARKING STALLS: **36 STALLS**

REQUIRED PARKING STALLS:
CIVIC BUILDING USE:
1 STALL / 1000 SF= **3 STALLS**
2,045 SF BUILDING/1,000 SF= **3 STALLS**

TOTAL PARKING STALLS PROVIDED: **53 (49 +4 ADA SPACES)**

ACCESSIBLE STALLS REQUIRED: **2**
ACCESSIBLE STALLS PROVIDED: **4 (2 ARE VAN ACCESSIBLE)**

OPEN GREEN SPACE REQUIREMENTS:

AREA REQUIREMENT:
TOTAL SITE AREA: 147,082 SF (3.38 ACRES)

40% REQUIRED OPEN SPACE (58,832.80 SF)
82% PROVIDED OPEN SPACE (120,868.74 SF)

OPEN GREEN SPACE PLANTING REQUIREMENTS:

1 OVERSTORY TREE PER 1,000 SF OF REQUIRED OPEN SPACE
58,832.80 SF / 1,000 SF = **59 TREES REQUIRED**

TREES PLANNED: 62*

*(16) 2" CALIPER OVERSTORY + (16) 8' HEIGHT UNDERSTORY/EVERGREEN + (30) CONSERVATION GRADE SPECIMENS ALONG STREAM

SITE SUMMARY
SITE AREA: 186436 SF (4.28 ACRES)

LEGAL DESCRIPTION
OUTLOT Z TAYLOR ESTATES PLAT 2 AND
LOT 96 CHANNON HEIGHTS AND
LOTS 55, 56 & 57 CHANNON HEIGHTS AND
LOT 54 CHANNON HEIGHTS AND
LOT B HOPE COMMERCIAL PLAT 1 (PARTIAL)

ZONING AND LAND USE
ZONING: R-2
EXISTING LAND USE: PARK
FUTURE LAND USE: PARK
PROPOSED USE: PARK
OPEN SPACE REQUIREMENTS: 40%

BUILDING SUMMARY
BUILDING FOOTPRINT: 2,076 SF
BUILDING TYPE: RESTROOM AND SHELTER
BUILDING HEIGHT: 17'-10 5/8"
BUILDING STORIES: 1 STORY

BULK REQUIREMENTS
PRINCIPLE BUILDING PERIMETER SETBACK FROM FRONT YARD: 30 FEET
PRINCIPLE BUILDING PERIMETER SETBACK FROM REAR YARD: 25 FEET
PRINCIPLE BUILDING PERIMETER SETBACK FROM SIDE YARD: 7 FEET
MAX BUILDING HEIGHT: 35 FEET

APPLICANT/PREPARER OF SUBMITTAL
CONFLUENCE
MATT CARLILE
525 17TH STREET
DES MOINES, IA 50309
515-288-4875
E-MAIL: MCARLILE@THINKCONFLUENCE.COM
CONTACT: MATT CARLILE

OWNER/APPLICANT
CITY OF GRIMES
101 NE HARVEY ST.
GRIMES, IA 50111
515-514-1047

VICINITY MAP (1"=500')



M/E/P/T ENGINEER
TWIN RIVERS ENGINEERING CONSULTANTS
1000 ILLINOIS STREET
DES MOINES, IA 50314
PH: (515) 288-3679
NATHAN EMSICK

LICENSED PROFESSIONAL ENGINEER — NATHAN A. EMSICK P19949 — IOWA

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW 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.

NATHAN A. EMSICK LICENSE NO. 19949 DATE

LICENSE RENEWAL DATE: DECEMBER 31, 2025

SHEETS COVERED BY THIS SEAL: M-SERIES

CIVIL ENGINEER
NILLES ASSOCIATES, INC.
1933 SW MAGAZINE ROAD
ANKENY, IA 50023
PH: (515) 965-0123
EVAN B. DEL VAL

LICENSED PROFESSIONAL ENGINEER — EVAN B. DEL VAL 22376 — IOWA

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW 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.

EVAN B. DEL VAL LICENSE NO. 22376 DATE

LICENSE RENEWAL DATE: DECEMBER 31, 2025

SHEETS COVERED BY THIS SEAL: C-SERIES

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com
MATT CARLILE

STATE OF IOWA — MATT CARLILE LANDSCAPE ARCHITECT NO. 00422 — LICENSED LANDSCAPE ARCHITECT

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

MATT CARLILE REGISTRATION NO. 00422 DATE

REGISTRATION RENEWAL DATE: JUNE 30, 2026

SHEETS COVERED BY THIS SEAL: L-SERIES

STRUCTURAL ENGINEER
KPFF CONSULTING ENGINEERS
604 LOCUST STREET, SUITE 202
DES MOINES, IA 50309
PH: (515) 279-3900
PAUL TAYLOR

LICENSED PROFESSIONAL ENGINEER — PAUL TAYLOR 23468 — IOWA

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW 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.

PAUL TAYLOR LICENSE NO. 19863 DATE

LICENSE RENEWAL DATE:

SHEETS COVERED BY THIS SEAL: S-SERIES

ARCHITECT
SVPA ARCHITECTS, INC
1466 28TH STREET, SUITE 200
WEST DES MOINES, IA 50266
PH: (515) 327-5990
RONALD PASKACH

LICENSED ARCHITECT — RONALD E. PASKACH NO. 5705 — IOWA

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

RONALD E. PASKACH LICENSE NO. 5705 DATE

LICENSE RENEWAL DATE: JULY 1, 2025

SHEETS COVERED BY THIS SEAL: G-SERIES, A-SERIES

M/E/P/T ENGINEER
TWIN RIVERS ENGINEERING CONSULTANTS
1000 ILLINOIS STREET
DES MOINES, IA 50314
PH: (515) 288-3679
DENNIS BENNETT

LICENSED PROFESSIONAL ENGINEER — DENNIS M. BENNETT P14202 — IOWA

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW 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.

DENNIS BENNETT LICENSE NO. 14202 DATE

LICENSE RENEWAL DATE: DECEMBER 31, 2025

SHEETS COVERED BY THIS SEAL: E-SERIES

CONFLUENCE

SHEET INDEX

DISCIPLINE	SHEET TITLE
GENERAL	G002 CODE REVIEW
	G003 GENERAL INFORMATION
CIVIL	C100 SPECIFICATION REFERENCE
	C300 EROSION & SEDIMENT CONTROL
	C400 UTILITY PLAN
	C600 CIVIL SITE DETAILS
LANDSCAPE	L100 DEMOLITION PLAN
	L200 SITE LAYOUT PLAN
	L201 SITE LAYOUT PLAN ENLARGEMENT
	L202 SITE LAYOUT PLAN ENLARGEMENT
	L203 SITE LAYOUT PLAN ENLARGEMENT
	L300 SITE GRADING PLAN
	L301 SITE GRADING PLAN ENLARGEMENT
	L302 SITE GRADING PLAN ENLARGEMENT
	L303 SITE GRADING PLAN ENLARGEMENT
	L400 PLANTING PLAN
	L401 GROUNDCOVER PLAN
	L402 PLANTING PLAN ENLARGEMENT
	L403 PLANTING PLAN ENLARGEMENT
	L404 PLANTING PLAN ENLARGEMENT
	L500 SITE DETAILS
	L501 SITE DETAILS: ADD ALTERNATE
STRUCTURAL	S001 STRUCTURAL NOTES
	S101 FOUNDATION & ROOF FRAMING PLANS, FRAMING SECTION
	S102 PICKLEBALL PLAN & DETAILS
	S501 STRUCTURAL DETAILS
	S502 STRUCTURAL DETAILS
	S503 STRUCTURAL DETAILS
ARCHITECTURAL	A100 RR/STORAGE/SHELTER FLOOR & ROOF PLANS
	A200 EXTERIOR ELEVATIONS
	A300 BUILDING SECTIONS AND REFLECTED CEILING PLAN
	A310 WALL SECTIONS
	A400 INTERIOR PLANS AND ELEVATIONS
	A510 SECTION AND PLAN DETAILS
	A511 SECTION DETAILS
MECHANICAL	M100 FLOOR PLANS - MECHANICAL
	M201 MECHANICAL DETAILS
	M301 MECHANICAL SCHEDULES
ELECTRICAL	E100 SITE PLAN - ELECTRICAL
	E101 FLOOR PLANS - ELECTRICAL
	E201 ELECTRICAL DETAILS
	E301 ELECTRICAL SCHEDULES
	E302 ELECTRICAL SCHEDULES

ISSUED FOR
100% CD REVIEW
NOT FOR CONSTRUCTION

811 Know what's below. Call before you dig.

COVERSHEET

CONFLUENCE PROJECT # 23567

L000

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File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\SHEETS\23567 L000 COVER | Drawn by: XX | Checked by: XX

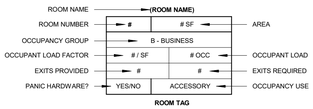
CODE SHEET SYMBOLS

EXIT

K — KEY LOCK BOX LOCATION
72" AFF. VERIFY HEIGHT AND LOCATION WITH AHJ

FE — FIRE EXTINGUISHER

COMMON PATH OF TRAVEL TO EXIT



CALCULATED OCCUPANCY LOAD TOTALS

ROOM NAME	ROOM #	OCCUPANCY	AREA	OCCUPANCY LOAD FACTOR	CALCULATED OCCUPANCY LOAD
LEVEL 1					
MEN'S RR	100	U-UTILITY	207 SF	0	
WOMEN'S RR	101	U-UTILITY	207 SF	0	
STORAGE	102	S-1 STORAGE	369 SF	300	1.23
SHELTER	103	A-3 ASSEMBLY	1293 SF	15	86.21
					87.44
					87.44

PROJECT AND CODE SUMMARY

FACILITY NAME: **LIONS PARK SHELTER/STORAGE**
ADDRESS: 725 NE 5TH STREET, GRIMES, IA 50111

PROJECT DESCRIPTION: **RESTROOM BUILDING WITH ATTACHED STORAGE ROOM AND A COVERED PICNIC AREA**
THIS PROJECT IS NEW/EXISTING CONSTRUCTION. THE PROJECT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING, AND AS SHOWN/DESCRIBED THROUGHOUT THE CONTRACT DOCUMENTS:

1. LIST OF EXISTING IMPROVEMENTS.
2. LIST OF ADDITIONS.
3. LIST OF MISC RENOVATION(S).
4. LIST OF ASSOCIATED SITE, MECHANICAL, ELECTRICAL, AND PLUMBING WORK.

TOTAL BUILDING AREA: **2,281 GSF**
FLOOR 1 AREA: **2,076 SF**
OCCUPANCY: **A-3, S-1 - NONSEPARATED**
CONSTRUCTION TYPE: **V-B**

APPLICABLE CODES
AUTHORITY HAVING JURISDICTION: (CITY OF GRIMES)

- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL FIRE CODE (IFC)
- 2020 NATIONAL ELECTRICAL CODE (NEC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 UNIFORM PLUMBING CODE (UPC)
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC): CLIMATE ZONE: **X**
- 2018 INTERNATIONAL FUEL GAS CODE
- 2010 ADA STANDARDS, US DEPT OF JUSTICE

CODE REVIEW

OCCUPANCY TYPE (CH 3)

A-3, S-1 - NON-SEPARATED
(DESIGNED AS MOST RESTRICTIVE A-3)

BUILDING HEIGHTS & AREAS (CH 5)

TABLE 504.3
ALLOWABLE HEIGHT: **40' / 1 STORY**

AREA ALLOWABLE PER FLOOR = 6000 SF (TABLE 506.2)

ACTUAL AREA: **2,076**

ALLOWABLE STORIES = 1 / ACTUAL STORIES = 1
ALLOWABLE HEIGHT = 40' / ACTUAL HEIGHT = 18'

TYPES OF CONSTRUCTION (CH 6)

CONSTRUCTION TYPE: **V-B**

REQUIRED FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS (CHAPTER 6)

PRIMARY STRUCTURAL FRAME (HRS)	0
BEARING WALLS	
INTERIOR	0
EXTERIOR	0
NON-BEARING WALLS AND PARTITIONS	
EXTERIOR	0
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0
ROOF CONSTRUCTION AND SECONDARY MEMBERS	0

FIRE AND SMOKE PROTECTION FEATURES (CHAPTER 7)

FIRE PROTECTION SYSTEMS (CH 9)

TABLE 906.3(1) 2-A PORTABLE FEC

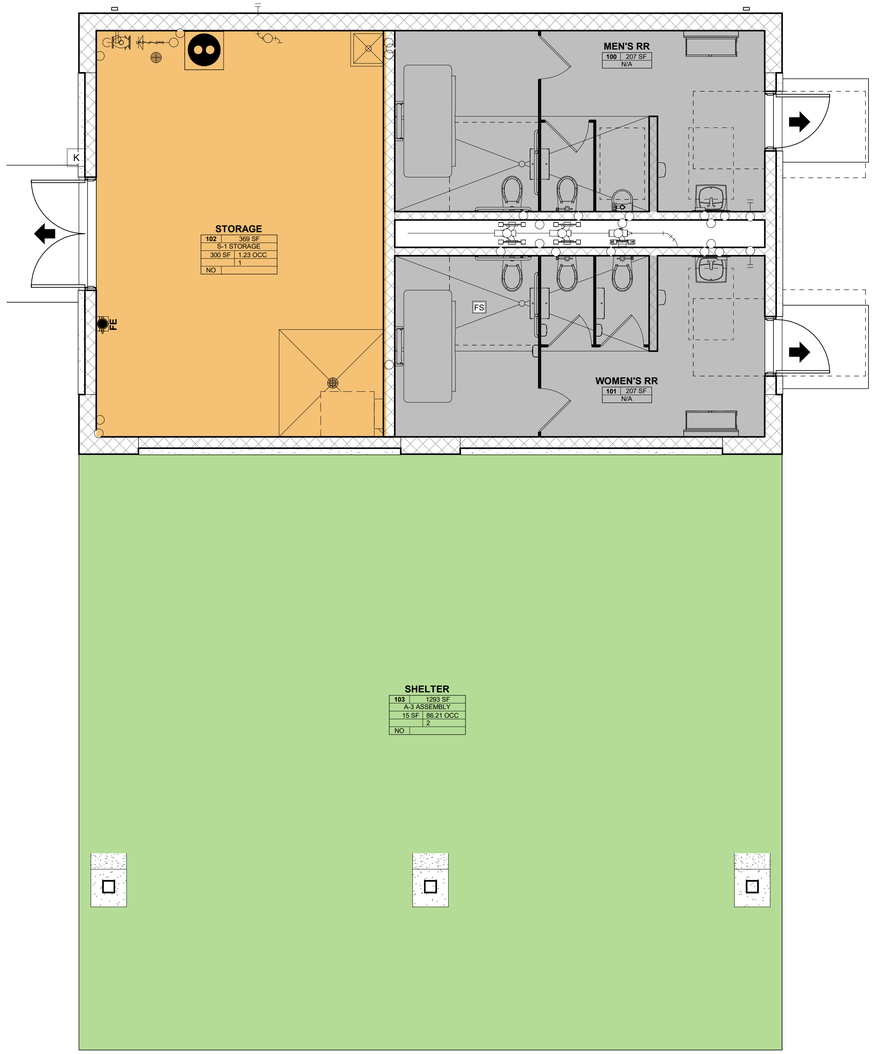
EGRESS (CH 10)

(10.10.1.1) 32" EGRESS WIDTH MIN.

PLUMBING FIXTURE REQUIREMENTS (IBC CHAPTER 29 / IPC CHAPTER 4)

OCCUPANT TYPE AND LOAD	MALE WATER CLOSETS		FEMALE WATER CLOSETS		MALE LAVATORIES		FEMALE LAVATORIES		DRINKING FOUNTAINS	
A-3 ASSEMBLY	RATIO	REQUIRED	RATIO	REQUIRED	RATIO	REQUIRED	RATIO	REQUIRED	RATIO	REQUIRED
TOTAL OCC 90 MALE 45 FEMALE 45	1 PER 75 FOR FIRST 1500 + 1 PER 120 FOR REMAINDER	.58	1 PER 40 FOR FIRST 1520 + 1 PER 60 FOR REMAINDER	1.09	1 PER 200	.22	1 PER 150	.029	1 PER 1000	.09
REQUIRED TOTALS	EXACT	ROUNDED	EXACT	ROUNDED	EXACT	ROUNDED	EXACT	ROUNDED	EXACT	ROUNDED
	0.58	**1**	1.09	**2**	0.22	**1**	0.29	**1**	0.09	**1**
PROVIDED TOTALS	**3**		**3**		**1**		**1**		**0***	
PROJECT IN COMPLIANCE										

*** = EXTERIOR DRINKING FOUNTAIN PROVIDED VIA PEDESTAL; SEE CIVIL DRAWINGS FOR LOCATION**



1 RR/STORAGE CODE PLAN
SCALE: 1/4" = 1'-0"

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17th Street
Des Moines, IA 50309
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www.thinkconfluence.com

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ARCHITECT
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WEST DES MOINES, IA 50266
515.327.5990

STRUCTURAL ENGINEER
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604 LOCUST STREET, SUITE 202
DES MOINES, IA 50309
515.279.3900

MEP ENGINEER
TWIN RIVERS ENGINEERING
1000 ILLINOIS ST
DES MOINES, IA 50314
515.288.3679

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

CODE REVIEW

G002

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. IF THIS IS NOT A 24"x36" SHEET, ADJUST SCALE ACCORDINGLY

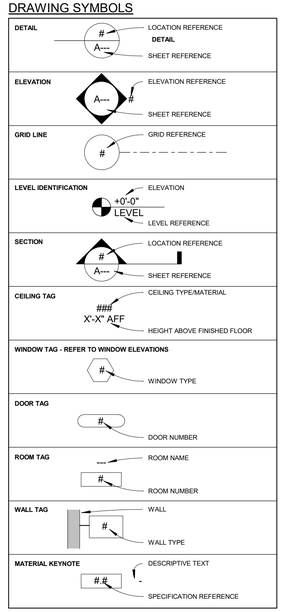
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, INTENDED FOR PRINTING

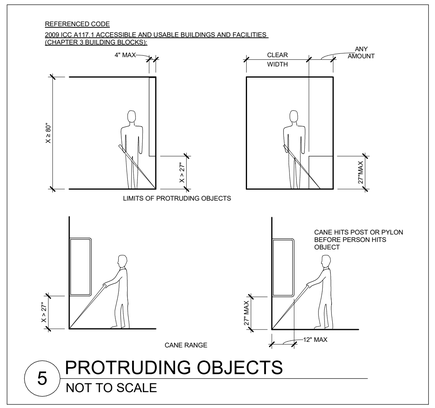
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ABBREVIATIONS

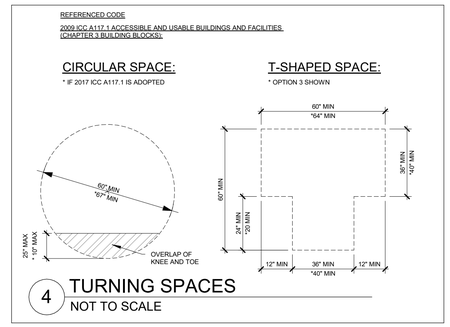
@	AT
&	AND
"	INCH
'	FOOT
#	NUMBER OR POUND
AB	ANCHOR BOLT
ABV	ABOVE
ACT	ACOUSTICAL CEILING TILE
ACM	ALUMINUM COMPOSITE METAL
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJUST, ADJUSTABLE
ADMIN	ADMINISTRATION, ADMINISTRATIVE
AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
ARCH	ARCHITECT, ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AUTO	AUTOMATIC
AVG	AVERAGE
BO	BOTTOM OF
B/T	BETWEEN
BLKHD	BULKHEAD
BLDG	BUILDING
BLKG	BLOCKING
BP	BEARING PLATE
BRG	BEARING
C/C	CENTER TO CENTER
CCTV	CLOSED CIRCUIT TV
CF	CUBIC FEET
CFMF	COLD-FORMED METAL FRAMING
CFSF	COLD-FORMED STEEL FRAMING
CG	CORNER GUARD
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLEAR	CLEARANCE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	CARPET
CS	CAST STONE
CT	CERAMIC TILE
CTOP	COUNTERTOP
CUH	CABINET UNIT HEATER
DBL	DOUBLE
DEMO	DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
E/E	END TO END
EA	EACH
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRIC, ELECTRICAL
ELEV	ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
EXST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F/F	FACE TO FACE
FBO	FURNITURE BY OWNER/OTHER
FDC	FIRE DEPARTMENT CONNECTION
FE	FIRE EXTINGUISHER
FEB	FIRE EXTINGUISHER BRACKET
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FFE	FIXTURES, FURNISHINGS & EQUIPMENT
FNDN	FOUNDATION
FO	FACE OF
FRP	FIBERGLASS REINFORCED POLYMER
FT	FOOT, FEET
FTG	FOOTING
FURN	FURNITURE
FV	FIELD VERIFY
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GL	GLASS
GWB	GYPSUM WALL BOARD
GB	GYPSUM BOARD
HB	HOSE BIB
HCP	HANDICAP
HDWR	HARDWARE
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HVAC	HEATING, VENTILATING & AIR CONDITIONING
HWD	HARDWOOD
IN	INCH
INSUL	INSULATION
INT	INTERIOR
IJ	ISOLATION JOINT
JAN	JANITOR
KO	KNOCKOUT
LAB	LABORATORY
LAV	LAVATORY
LBS	POUNDS (WEIGHT)
LF	LINEAR FOOT/FEET
LVT	LUXURY VINYL TILE
MAX	MAXIMUM
MECH	MECHANICAL
MEZZ	MEZZANINE
MIN	MINIMUM
MFR	MANUFACTURER
MIR	MIRROR
MISC	MISCELLANEOUS
MKBD	MARKERBOARD
MO	MASONRY OPENING
MTL	METAL
MATL	MATERIAL
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OVERFLOW DRAIN
OFCI	OWNER FURNISHED/CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED/OWNER INSTALLED
OPNG	OPENING
OPP	OPPOSITE, OPPOSITE HAND
PLAM	PLASTIC LAMINATE
PLY	PLYWOOD
PNT	PAINT, PAINTED, POINT
PREFAB	PREFABRICATE, PREFABRICATED
PT	PORCELAIN TILE
PNT	PAINT
QT	QUARRY TILE
QTY	QUANTITY
QTZ	QUARTZ
RAD	RADIUS
RAF	RESILIENT ATHLETIC FLOORING
RB	RESILIENT BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REBAR	REINFORCING BAR
REF	REFRIGERATOR
REINF	REINFORCE, REINFORCEMENT
REQD	REQUIRED
REV	REVISION
RF	RESILIENT FLOORING
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RSF	RESILIENT SHEET FLOORING
SC	SEALED CONCRETE
SCH	SCHEDULE
SF	SQUARE FOOT
SHWR	SHOWER
SIM	SIMILAR
SPKR	SPEAKER
SB	SPLASH BLOCK
SQ	SQUARE
SS	SOLID SURFACE
SSTL	STAINLESS STEEL
ST	STONE
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STOR	STORAGE
SV	SHEET VINYL
T	THERMOSTAT
TO	TOP OF
T&G	TONGUE & GROOVE
TEMP	TEMPORARY
TRZ	TERRAZZO
TYP	TYPICAL
UL	UNDERWRITERS' LABORATORIES
UNO	UNLESS NOTED OTHERWISE
VAR	VARIES
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VOL	VOLUME
VWC	VINYL WALLCOVERING
W/	WITH
W/O	WITHOUT
WAF	WOOD ATHLETIC FLOORING
WB	WOOD BASE
WC	WATERCLOSET
WD	WOOD
W/D	WASHER/DRYER
WH	WATER HEATER
WOC	WALK OFF CARPET
WVW	WOOD VENEER WALLCOVERING
WWF	WELDED WIRE FABRIC
YD	YARD
YR	YEAR

DRAWING SYMBOLS

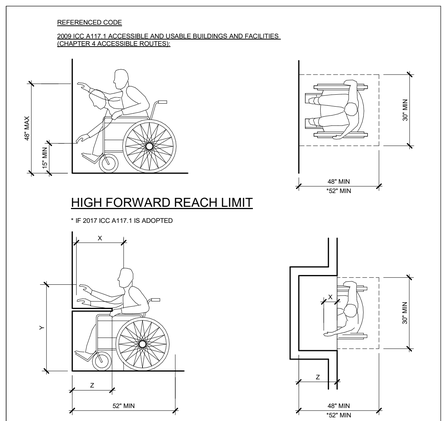




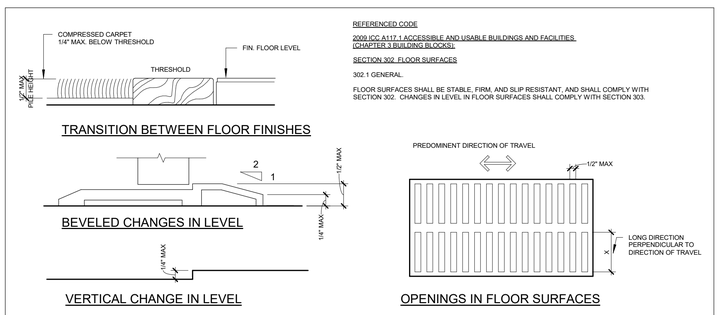
5 PROTRUDING OBJECTS
NOT TO SCALE



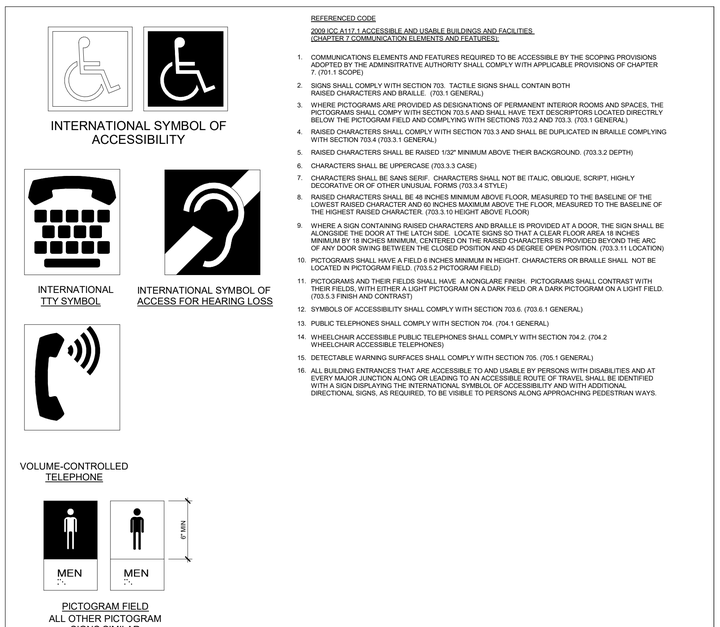
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NOT TO SCALE



2 REACH REQUIREMENTS
NOT TO SCALE



3 THRESHOLD & LEVEL CHANGES
NOT TO SCALE



1 SIGNS & PICTOGRAMS
NOT TO SCALE

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PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

GENERAL INFORMATION

G003

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GENERAL NOTES

GENERAL NOTE NO.1
CONSTRUCTION STAKING TO BE PROVIDED BY NILLES ASSOCIATES AS PART OF THIS PROJECT. STAKING SHALL BE TO ESTABLISH BASELINES AND BENCHMARKS FOR LOCATING THE WORK WHICH IN THE ENGINEER'S JUDGEMENT ARE NECESSARY TO ENABLE THE CONTRACTOR TO PROCEED. RE-STAKING WILL BE AT THE CONTRACTOR'S EXPENSE.

GENERAL NOTE NO.2
REPORT ANY ERRORS OR AMBIGUITIES IN CONTRACT DOCUMENTS TO ENGINEER AS SOON AS DETECTED. ENGINEER WILL ANSWER ALL QUESTIONS REGARDING PLANS AND SPECIFICATIONS AND INTERPRET INTENDED MEANING OF CONTRACT DOCUMENTS. ENGINEER'S INTERPRETATION TO BE ACCEPTED AS FINAL.

GENERAL NOTE NO.3
DURING THE PROGRESS OF THE WORK, IF SUBSURFACE OR LATENT PHYSICAL CONDITIONS ARE ENCOUNTERED AT THE SITE DIFFERING MATERIALLY FROM THOSE INDICATED ON THE PLANS; OR IF UNKNOWN PHYSICAL, CULTURAL, AND/OR ENVIRONMENTAL CONDITIONS OF AN UNUSUAL NATURE ARE ENCOUNTERED AT THE SITE, THE PARTY DISCOVERING SUCH CONDITIONS SHALL PROMPTLY NOTIFY THE CITY OF GRIMES AND NILLES ASSOCIATES BEFORE THE SITE IS FURTHER DISTURBED.

GENERAL NOTE NO.4
PROTECT ALL EXISTING STRUCTURES, EQUIPMENT, PIPING, SLABS AND UTILITIES DURING ALL CONSTRUCTION OPERATIONS UNLESS NOTED OTHERWISE. PROTECTION IS INCIDENTAL TO THE PROJECT. DAMAGE FROM CONSTRUCTION OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT. IF SUCH DAMAGE OCCURS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

GENERAL NOTE NO.5
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THEIR WORK WITH ALL UTILITY COMPANIES SO THAT THEY ARE AWARE OF THEIR SCHEDULES AND CAN LOCATE, PROTECT, OR RELOCATE ANY OF THEIR FACILITIES AS NECESSARY.

GENERAL NOTE NO.6
CONTRACTOR SHALL COMPLETELY REMOVE ALL DEBRIS FROM THE WORK SITE. PRIOR TO SUBSTANTIAL COMPLETION OF PROJECT, REPRESENTATIVES OF THE CITY OF GRIMES AND NILLES ASSOCIATES SHALL CONDUCT A THOROUGH INSPECTION. ANY ACTIVITIES REQUIRED BY THE CONTRACTOR TO COMPLETE ADDITIONAL CLEANUP SHALL BE AT THE CONTRACTOR'S EXPENSE, WITH NO EXTENSION OF THE CONTRACT TIME.

GENERAL NOTE NO.7
PROTECT EXISTING DRAINAGE TILE LINES ENCOUNTERED DURING CONSTRUCTION. NOTIFY ENGINEER AND CITY WHEN SUCH LINES ARE ENCOUNTERED. MAKE REPAIRS TO LINES DAMAGED BY CONSTRUCTION ACTIVITIES AS DIRECTED BY ENGINEER. ANY TILE LINES ENCOUNTERED ABOVE THE ELEVATION OF THE PROPOSED STORM SEWER SYSTEM SHALL BE CONNECTED TO THE SYSTEM AT THE NEAREST POINT OF INTERSECTION. DOCUMENT LOCATION OF SAID LINES AND REPAIRS NECESSARY FOR INCLUSION IN FINAL PROJECT RECORD DOCUMENTS.

GENERAL NOTE NO.8
THE CONTRACTOR SHALL BE BOUND BY CONTRACTUAL MILESTONES AND DEADLINES AS SET FORTH IN THE NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING.

GENERAL NOTE NO.9
EXCEPT AS NOTED, FOR EACH BID ITEM, REFER TO THE LISTED SECTION WITHIN THE 2025 EDITION OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SPECIFICATIONS MANUAL) FOR PAYMENT AND MEASUREMENT INFORMATION. (i.e. PAYMENT AND MEASUREMENT FOR REFERENCE NUMBER 9040-108-D-1 WOULD BE FOUND IN SUDAS SPECIFICATION SECTION 9040, PART 1.08.D.1) REFER TO THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS FOR ANY LOCAL AMENDMENTS TO SUDAS WHICH SHOULD BE APPLIED TO THIS PROJECT.

GENERAL NOTE NO.10
ANY WORK, MATERIALS, EQUIPMENT OR LABOR REQUIRED TO COMPLETE THE WORK DESCRIBED WITHIN THIS CONTRACT, WHICH IS NOT DIRECTLY IDENTIFIED WITHIN A CONTRACT BID ITEM.(EITHER AS PART OF THE ORIGINAL BID DOCUMENTS, ADDENDA OR CHANGE ORDER AUTHORIZED BY ENGINEER) SHALL BE CONSIDERED INCIDENTAL TO THE WORK, AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR WITHIN OTHER PROJECT COSTS.

GENERAL NOTE NO.11
A CONSTRUCTION OBSERVER SHALL BE ASSIGNED BY THE OWNER TO REVIEW THE PROJECT. THE OBSERVER SHALL BE PRESENT ON-SITE DURING ALL PUBLIC INFRASTRUCTURE INSTALLATION AND SHALL ATTEND ANY ON-SITE MEETING RELEVANT TO COMPLETION OF SAID WORK. WORK DURING OTHER THAN NORMAL CONSTRUCTION OBSERVATION HOURS, MAY BE ALLOWED IF SCHEDULED 48-HOURS IN ADVANCE WITH THE ASSIGNED CONSTRUCTION OBSERVER AND ONLY AS APPROVED BY ENGINEER (AT THE DIRECTION OF THE ENGINEER).

GENERAL NOTE NO.12
ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

GENERAL NOTE NO.13
CONTRACTOR SHALL PROTECT EXISTING SIGNS AND PARK/TRAIL LIGHTS, AND IS RESPONSIBLE FOR ANY REPAIRS AND/OR REPLACEMENTS PER CITY STANDARDS.

GENERAL NOTE NO.14
ANY REQUESTS FOR AN APPROVED-EQUAL PRODUCT MUST BE SUBMITTED TO THE ENGINEER 10 DAYS PRIOR TO THE PROJECT BID DATE. AND INCLUDE PRODUCT DATA, COLOR CHARTS, TECHNICAL INFORMATION, WARRANTY INFORMATION ETC. FOR THE OWNER'S REVIEW AND APPROVAL PRIOR TO BIDDING.

CIVIL BID ITEM SPECIFICATIONS

ITEM NO.	SUDAS REFERENCE	BID ITEMS AND DESCRIPTIONS:
SECTION 4010 - SANITARY SEWERS		
4.01	4010-108-E-0	SANITARY SEWER SERVICE STUB WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4010.
4.02	4010-108-I-0	SANITARY SEWER CLEANOUT WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4010.
SECTION 4020 - STORM SEWERS		
4.03 - 4.06	4020-108-A-1	STORM SEWER, TRENCHED, HDPE WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4020.
SECTION 4030 - PIPE CULVERTS		
4.07-4.08	4030-108-B-0	PIPE APRON WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4030. WORK SHALL INCLUDE GUARD AND CONCRETE FOOTING FOR 24" DIAMETER PIPE APRON.
SECTION 4040 - SUBDRAINS AND FOOTING DRAIN COLLECTORS		
4.09-4.11	4040-108-A-0	SUBDRAIN, HDPE, PERFORATED WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4040. SUBDRAIN WITHIN PLAY AREA SHALL BE CONSTRUCTED PER DETAILS SHOWN ON SHEET L500 OF THE PLANS. CONNECTION TO STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM.
4.12	4040-108-C-0	SUBDRAIN CLEANOUT WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4040. CLEANOUT SHALL BE TYPE A.
4.13-4.14	4040-108-X-0	SUBDRAIN TEE WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4040 AND 4020.
SECTION 5010 - PIPE AND FITTINGS		
5.01-5.02	5010-108-E-0	WATER SERVICE STUB BY LENGTH, PEX WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 5010 AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
5.03	5010-108-E-3	WATER SERVICE CURB STOP AND BOX WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 5010 AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
SECTION 5020 - VALVES, FIRE HYDRANTS, AND APPURTENANCES		
5.04	SPECIAL	DRINKING FOUNTAIN CONNECTION, INSTALLATION & SUMP PIT WORK AND MATERIALS SHALL INCLUDE ALL MATERIALS, FITTINGS AND FASTENERS NECESSSARY TO PROCURE AND INSTALL DRINKING FOUNTAIN PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. INSTALL SUMP PIT DIRECTLY UNDER DRINKING FOUNTAIN TO RECEIVE DRAIN LINE AND WATER SERVICE LINE AS SHOWN IN DETAIL AND ON PLANS. WORK AND MATERIALS SHALL INCLUDE DOMESTIC WATER SERVICE AND CONNECTION TO EXISTING WATER SHUTOFF. INSTALL AS PER SUDAS 5010 AND CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
SECTION 6010 - STRUCTURES FOR SANITARY AND STORM SEWERS		
SPECIAL	**NOTE**	THE CONTRACTOR SHALL FIELD VERIFY CRITICAL CROSSINGS AND CONNECTIONS TO EXISTING UTILITIES PRIOR TO ORDERING MATERIALS. PRECAST STRUCTURES ARE ALLOWED AT THE CONTRACTOR'S RISK. NO COMPENSATION WILL BE MADE FOR MODIFYING OR REPLACING STRUCTURES OR STRUCTURE PARTS DUE TO UNKNOWN FIELD CONDITIONS.
6.01	6010-108-A-0	MANHOLES WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 6010.
6.02-6.03	6010-108-B-0	NYLOPLAST DRAIN BASINS WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 6010. BID ITEM SHALL INCLUDE NYLOPLAST DRAIN BASIN STRUCTURES AND DOME GRATE CASTINGS AS SPECIFIED IN THE PLAN SET.
6.04	6010-108-E-0	MANHOLE ADJUSTMENT, MINOR WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 6010. ITEM SHALL INCLUDE ALL MATERIALS NECESSARY FOR RAISING INTAKE TO GRADE.
6.05	6010-108-F-0	MANHOLE ADJUSTMENT, MAJOR WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 6010. ITEM SHALL INCLUDE ALL MATERIALS NECESSARY FOR RAISING INTAKE TO GRADE.

CIVIL BID ITEM SPECIFICATIONS

ITEM NO.	SUDAS REFERENCE	BID ITEMS AND DESCRIPTIONS:
SECTION 9010 - SEEDING		
9.01	9010-108-A	CONVENTIONAL SEEDING, TYPE 4, TEMPORARY EROSION CONTROL WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 9010.
SECTION 9030 - PLANT MATERIAL AND PLANTING		
9.02	9010-202-0-0	DOUBLE-PROCESSED HARWOOD MULCH WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 9010. MULCH SHALL BE SPREAD ACROSS SURFACE OF BIORETENTION AREA IN A 2" LAYER AS SHOWN IN THE PLAN SET.
9.03	SPECIAL	BIORETENTION CELL SOIL MEDIA WORK AND MATERIALS SHALL CONFORM TO IOWA STORM WATER MANAGEMENT MANUAL (ISWMM) CHAPTER 5 SECTION 4 REGARDING BIORETENTION SYSTEM CELL DESIGN. SOIL MEDIA SHALL BE CAPABLE OF INFILTRATING A MINIMUM OF 1" OF RUNOFF PER HOUR. SOIL SHALL CONTAIN A MIX OF 50% SOIL FROM THE EXISTING ON-SITE SOIL STOCKPILE AND 50% WASHED CONCRETE SAND. ITEM INCLUDES TOPDRESSING WITH 1/2" COMPOST TILLED TO A DEPTH OF 4". SOILS SHALL NOT BE IMPORTED FOR USE IN BIORETENTION CELL SOIL MEDIA.
9.04	SPECIAL	CHOKER AGGREGATE, 3/8" CHIPPED LIMESTONE WORK AND MATERIALS SHALL CONFORM TO IOWA STORM WATER MANAGEMENT MANUAL (ISWMM) CHAPTER 5 SECTION 4 REGARDING BIORETENTION SYSTEM CELL DESIGN.
9.05	SPECIAL	AGGREGATE SUBBASE, 1" CLEAN WORK AND MATERIALS SHALL CONFORM TO IOWA STORM WATER MANAGEMENT MANUAL (ISWMM) CHAPTER 5 SECTION 4 REGARDING BIORETENTION SYSTEM CELL DESIGN. MATERIAL SHALL CONSIST OF AN OPEN-GRADED, CLEAN, DURABLE AGGREGATE OF 1"-2" DIAMETER WITH A POROSITY OF 35-40%.
SECTION 9040 - EROSION AND SEDIMENT CONTROL		
SPECIAL	**NOTE**	ITEMS INCIDENTAL TO POLLUTION PREVENTION DAILY CLEANUP OPERATIONS, CLEANUP OF STREET TRACK OUT, GOOD HOUSEKEEPING AND OTHER ITEMS NECESSARY TO PREVENT POLLUTION OF RECEIVING WATERS AND STORM WATER CONTAMINATION SHALL BE CONSIDERED INCIDENTAL TO POLLUTION PREVENTION.
SPECIAL	**NOTE**	NPDES COMPLIANCE CONDUCT ALL OPERATIONS IN COMPLIANCE WITH THE IOWA DNR NPDES GENERAL PERMIT NO. 2. LABOR, EQUIPMENT AND MATERIALS NOT INCLUDED AS A BID ITEM, BUT NECESSARY TO PREVENT STORM WATER CONTAMINATION FROM CONSTRUCTION RELATED SOURCES ARE CONSIDERED INCIDENTAL. INCIDENTAL WORK RELATED TO COMPLIANCE WITH THE PERMIT MAY INCLUDE: HAZARDOUS MATERIAL PROTECTION, FUEL CONTAINMENT, WASTE DISPOSAL AND PROVIDING SANITARY FACILITIES.
SPECIAL	**NOTE**	DAMAGED OR IMPROPERLY INSTALLED POLLUTION PREVENTION CONTROLS REPLACING EROSION AND SEDIMENT CONTROL PRACTICES THAT ARE IMPROPERLY INSTALLED, DAMAGED OR REMOVED BY THE CONTRACTOR IN A MANNER THAT IS INCONSISTENT WITH THE CURRENT PROJECT STAGING OR SWPPP IS THE CONTRACTOR'S RESPONSIBILITY AND WILL BE AT THE CONTRACTOR'S EXPENSE.
SPECIAL	**NOTE**	DEWATERING ALL TRENCH DEWATERING DISCHARGES SHALL BE DIRECTED TO A COLLECTION AREA IN A NON-EROSIVE MANNER. DEWATERING ACTIVITIES ARE NOT PERMITTED TO BE DIRECTLY RELEASED OFF-SITE OR TO CITY STORM SEWERS WITHOUT EFFECTIVE PRE-TREATMENT.
9.06	9040-108-E-1	TEMPORARY RECP, TYPE 2.B NETLESS (SHORT-TERM) WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 9040. PRODUCT SHALL BE INSTALLED AND SECURED ACCORDING TO MANUFACTURERS INSTRUCTIONS. QUANTITY TO BE PAID SHALL BE BASED ON SURFACE AREA TO BE PROTECTED (MATERIAL TO BE TRENCHED IN, OVERLAPPED, CUT OR OTHERWISE WASTED WILL NOT BE CALCULATED AS A PAID QUANTITY.)

BID ITEMS AND QUANTITIES

ITEM	DESCRIPTION	UNIT	QUANTITY
BASE BID			
	SEWERS AND DRAINS		
4.01	Sanitary Sewer Service Stub, 4" dia.	LF	126
4.02	Sanitary Sewer Cleanout	EA	2
4.03	Storm Sewer, Trenched, HDPE, 6" dia.	LF	47
4.04	Storm Sewer, Trenched, HDPE, 10" dia.	LF	393
4.05	Storm Sewer, Trenched, HDPE, 15" dia.	LF	93
4.06	Storm Sewer, Trenched, RCP, 24" dia.	LF	46
4.07	Pipe Apron, HDPE, 15" dia	EA	1
4.08	Pipe Apron, RCP, 24" dia, w/ Guard and Footing	EA	1
4.09	Subdrain, HDPE, Perforated, 8" dia. (within biocells)	LF	80
4.10	Subdrain, HDPE, Perforated, 6" dia.	LF	299
4.11	Subdrain, HDPE, Perforated, 4" dia.	LF	169
4.12	Subdrain Cleanout	EA	4
4.13	Subdrain Tee, 6"x6" dia.	EA	4
4.14	Subdrain Tee, 4"X4" dia.	EA	1
	WATER MAINS AND APPURTENANCES		
5.01	Water Service, PEX, 3" dia. (includes connection to main)	LF	103
5.02	Water Service, PEX, 1" dia.	LF	284
5.03	Water Service Curb Stop and Box, Copper, 3" dia.	EA	1
5.04	Drinking Fountain Connection, Installation & Sump Pit	LS	1
	STRUCTURES FOR SANITARY AND STORM SEWERS		
6.01	Manhole, SW-401, 48" dia.	EA	1
6.02	Nyloplast Drain Basin, 10" dia, with Dome Grate	EA	3
6.03	Nyloplast Drain Basin, 24" dia, with Dome Grate	EA	2
6.04	Manhole Adjustment, Minor	EA	2
6.05	Manhole Adjustment, Major	EA	1
	SITE WORK AND LANDSCAPING		
9.01	Conventional Seeding, Type 4, Temporary Erosion Control	AC	3.3
9.02	Double-Processed Hardwood Mulch, 2" Depth	CY	10.0
9.03	Bioretention Cell Soil Media, 18" Depth	CY	90
9.04	Choker Aggregate, 3/8" Chipped Limestone, 3" Depth	TON	29.0
9.05	Aggregate Subbase, 1" Clean, 12" Depth	TON	115.0
9.06	Temporary RECP, Type 2.B Netless (Short-Term)	SY	960
9.07	Temporary RECP, Type 3.B (Extended-Term)	SY	180
9.08	Wattles, Straw, 9-Inch Dia.	LF	240
9.09	Wattles, Removal	LF	240
9.10	Silt Fence	LF	932
9.11	Silt Fence, Removal	LF	932
9.12	Stabilized Construction Entrance	SY	115
9.13	Erosion Control Mulching, Hydromulching, BFM	AC	3.3
9.14	Tied Concrete Block Erosion Control Mat	SY	53
	MISCELLANEOUS		
11.01	Concrete Washout	LS	1

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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

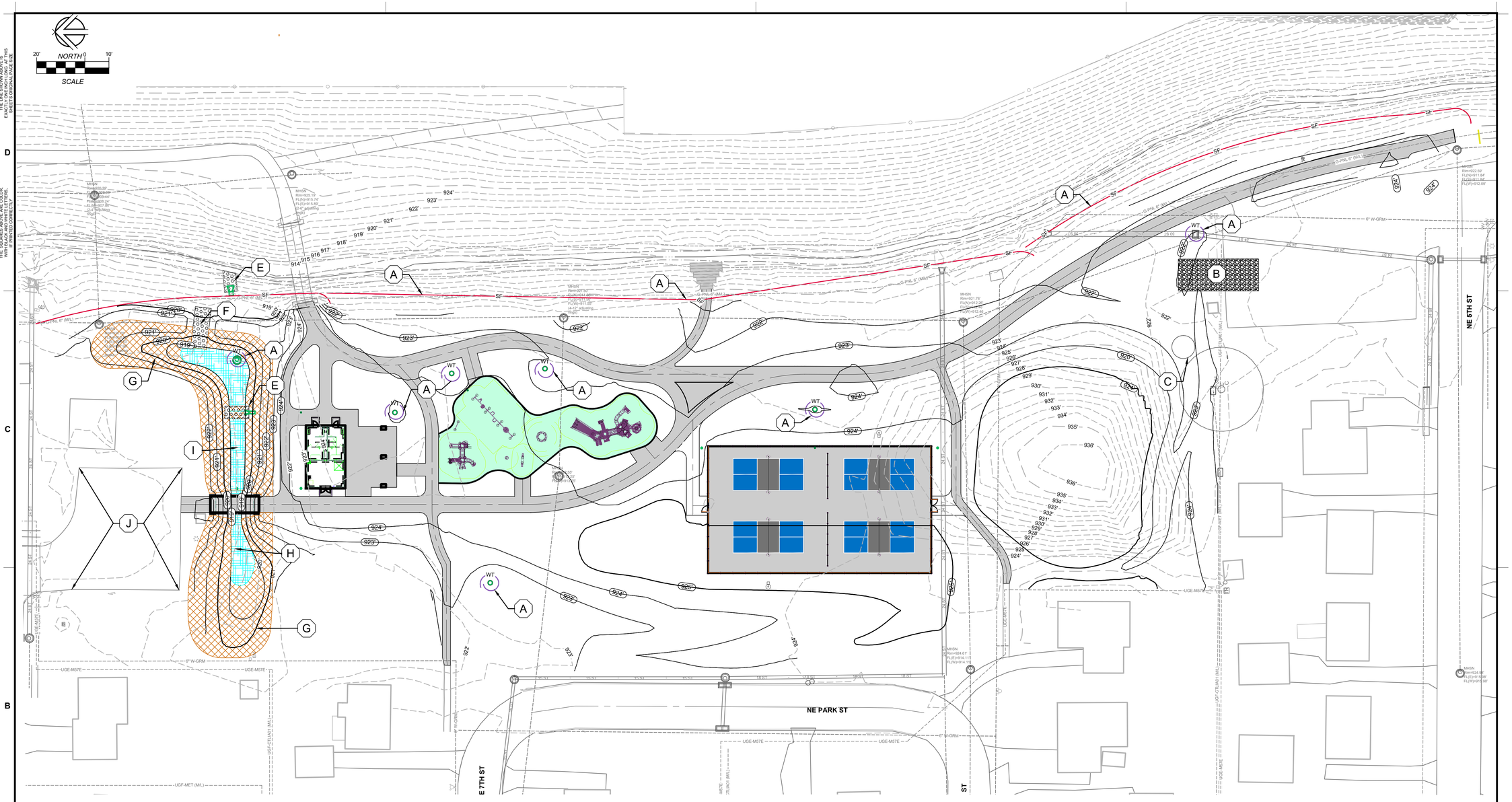
Project Number	23567
Issue	100% CDS
Date	2025-05-28

SPECIFICATION REFERENCE

C100

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. AT THIS SCALE IT IS NOT ONE INCH LONG
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PHASE 1 EROSION & SEDIMENT CONTROL PLAN TAGGED NOTES

A. PROVIDE SILT FENCE AND 9" STRAW WATTLES WHERE SHOWN FOR EROSION CONTROL MEASURES. LINES MARKED -----SF----- AND ----WT---- RESPECTIVELY. 932 LF OF SF AND 240 LF OF WT SHOWN. INSTALL PER SUDAS 9040.

B. CONSTRUCTION ENTRANCE. MINIMUM 20' WIDE X 50' LONG X 6" DEPTH STONE PER SUDAS 9040.102. ENTRANCE SHALL BE REPLACED IF IT BECOMES INUNDATED WITH SOIL. CONTRACTOR IS RESPONSIBLE FOR DAILY CLEANUP OF ANY TRACK OUT THAT OCCURS.

C. ROLL-OFF CONCRETE WASHOUT.

D. ALL AREAS TO REMAIN UNDISTURBED FOR MORE THAN 14 DAYS SHALL IMMEDIATELY BE STABILIZED WITH HYDRAULIC MULCH - BONDED FIBER MATRIX AND TYPE 4 URBAN TEMPORARY EROSION CONTROL SEEDING. REFER TO SITE PLANTING PLAN FOR PERMANENT STABILIZATION INFORMATION. 3.3 ACRES TOTAL.

E. INSTALL 8' WIDE SECTION OF FLEXAMAT PLUS OR APPROVED EQUAL TURF REINFORCEMENT MAT. EXTEND TRM TO TOE OF SLOPE OR MINIMUM 10'. 23 SY TOTAL.

F. INSTALL 10' X 26' SECTION OF FLEXAMAT PLUS OR APPROVED EQUAL TURF REINFORCEMENT MAT AT BASIN EMERGENCY OVERFLOW OUTLET. 30 SY TOTAL.

G. INSTALL TYPE 2.B NETLESS TEMPORARY ROLLED EROSION CONTROL PRODUCT (RECP) PER SUDAS 9040. 960 SY TOTAL.

H. INSTALL TYPE 3.B TEMPORARY ROLLED EROSION CONTROL PRODUCT (RECP) PER SUDAS 9040. PRODUCT SHALL BE STAKED USING VIVAGREEN GREENSTAKE PLASTIC FREE BIODEGRADABLE STAPLES OR APPROVED EQUAL PLACED AT 12"-18" ON-CENTER. USE "NORTH AMERICAN GREEN BIONET SC150BN" OR APPROVED EQUAL. 180 SY TOTAL.

I. REFER TO DETAIL D-4 ON SHEET C600 FOR BIORETENTION CELL CROSS SECTION. REFER TO GRADING AND LANDSCAPING PLANS FOR ALL ADDITIONAL BIORETENTION CELL INFORMATION.

J. CONTRACTOR PARKING, EQUIPMENT STORAGE, OR SITE ACCESS NOT ALLOWED IN NORTH PARKING LOT. DAMAGED CAUSED TO THE PARKING SURFACE SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

LEGEND

WT WATTLE

SF SILT FENCE

CONSTRUCTION ENTRANCE

FLEXAMAT PLUS OR APPROVED EQUAL

TYPE 2.B NETLESS TEMPORARY ROLLED EROSION CONTROL PRODUCT

TYPE 3.B TEMPORARY ROLLED EROSION CONTROL PRODUCT

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. AT THIS SCALE IT SHOULD PLOT ONE INCH LONG

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, AND NUMBERS

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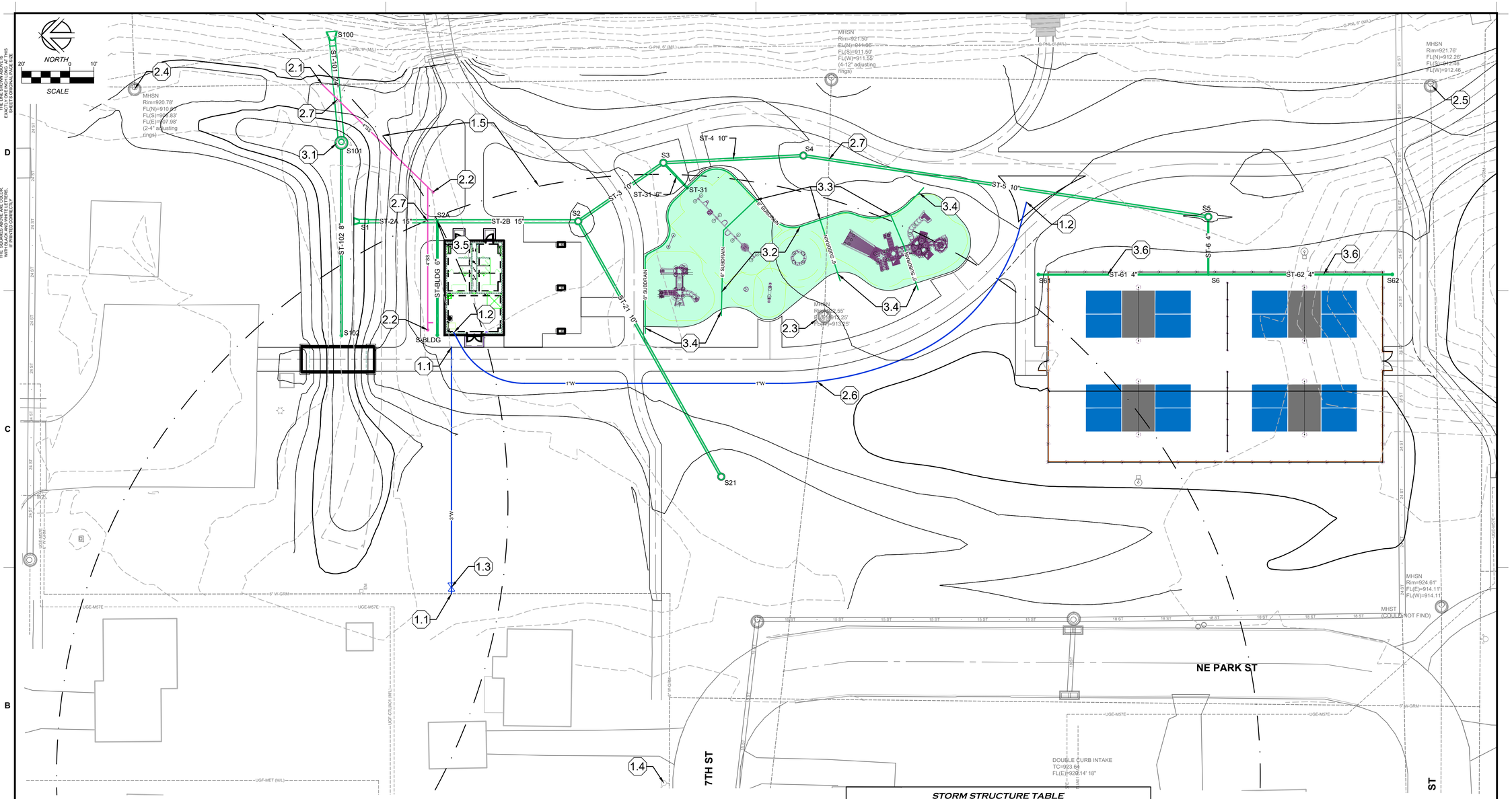
LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

EROSION & SEDIMENT CONTROL

C300

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PHASE 1 UTILITY PLAN NOTES

1. WATER SERVICE. INSTALL PER SUDAS 5010, 5020 AND CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS. CONSULT BUILDING PLANS FOR FOOTING DEPTH AND MAINTAIN 18" OF SEPARATION BETWEEN PIPE AND FOOTING. MAINTAIN MINIMUM DEPTH OF 5.5'.
   - 1.1. TAP EXISTING 6" WATER MAIN USING CORPORATION STOP AND EXTEND 3" PEX WATER SERVICE TO FUTURE SHELTER BUILDING. TERMINATE SERVICE MINIMUM 5' FROM PROPOSED BUILDING. 103 LF TOTAL.
   - 1.2. CONNECT TO BUILDING PLUMBING AND INSTALL 284 LF (APPROX.) OF 1" PEX DOMESTIC WATER SERVICE. INSTALL PER SUDAS 5010. REFER TO DETAIL D-5 ON SHEET C600 FOR FOUNTAIN SUMP PIT DETAIL.
   - 1.3. CURB STOP. 1 TOTAL.
   - 1.4. EXISTING HYDRANT ASSEMBLY.
   - 1.5. 250' HYDRANT COVERAGE RADIUS.
2. SANITARY SEWER. ALL WORK AND MATERIALS SHALL COMPLY TO SUDAS 4010.
   - 2.1. CONNECT 4" PVC SANITARY SEWER SERVICE TO EXISTING MAIN USING MANUFACTURED WYE. EXTEND AT MINIMUM 1% SLOPE. WHERE SLOPE OF SERVICE EXCEEDS 1:1, CONSTRUCT RISER USING SCHEDULE 40 PVC ACCORDING TO SUDAS FIGURE 4010.201. REFER TO DETAIL D-6 ON SHEET C600. PUBLIC SEWER SHALL BE VIDEO INSPECTED AFTER CONNECTION IS MADE. VIDEO SHALL BE REVIEWED AND APPROVED BY THE CITY. 126 LF TOTAL.
   - 2.2. SANITARY SEWER CLEANOUT. 2 TOTAL.
   - 2.3. MAJOR RIM ADJUSTMENT.
     EXISTING RIM-922.55 PROPOSED RIM-924.02
   - 2.4. MINOR RIM ADJUSTMENT.
     EXISTING RIM-920.78 PROPOSED RIM-921.52
   - 2.5. MINOR RIM ADJUSTMENT.
     EXISTING RIM-921.76 PROPOSED RIM-922.40
   - 2.6. CRITICAL CROSSING. MAINTAIN MINIMUM 18" SEPARATION BETWEEN SANITARY SEWER AND WATER SERVICE.
   - 2.7. CRITICAL CROSSING. MAINTAIN MINIMUM 18" SEPARATION BETWEEN SANITARY AND STORM SEWER.
3. STORM SEWER. ALL WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4020.
   - 3.1. BASIN OUTLET STRUCTURE. REFER TO DETAILS D-2 ON SHEET C600 FOR FURTHER DETAILS.
   - 3.2. INSTALL 299 LF OF 6" PERFORATED HDPE SUBDRAIN AT LOCATIONS SHOWN. REFER TO DETAIL 3 ON L500 FOR ADDITIONAL INFORMATION REGARDING INSTALLATION ALONG PLAYGROUND CURB. SUBDRAIN SHALL BE INSTALLED PER SUDAS 4040.
   - 3.3. 6"X6" PE TEE.
   - 3.4. SUBDRAIN CROSSING WITH PLAYGROUND CURB. SUBDRAIN SHALL CROSS BELOW CURB. CAP END OF SUBDRAIN OUTSIDE OF PLAYGROUND AREA.
   - 3.5. 6" HDPE TILE FOR CONNECTION TO BUILDING ROOF DRAINS. CONNECT TILE TO ST-2 USING INSERT-A-TEE OR APPROVED EQUAL. 47 LF TOTAL.
   - 3.6. PLACE 4" PERFORATED HDPE SUBDRAIN IN COMPACTED AGGREGATE SUBBASE BENEATH EASTERN EDGE OF PICKLEBALL COURTS. PROVIDE THICKENED EDGE SUBBASE THROUGH SUBDRAIN TRENCH TO PROVIDE FULL ROCK BACKFILL PIPE ENVELOPE. REFER TO SHEET L500 FOR PICKLEBALL COURT CROSS-SECTION DETAILS AND SUBBASE INFORMATION.

STORM STRUCTURE TABLE

NAME	DESCRIPTION	RIM/TC	INVERT
S-BLDG	CLEANOUT, TYPE A	920.92	INV 919.38 (ST-BLDG)
S1	15" FLARED END SECTION		INV 919.00 (ST-2A) INV 919.51 (ST-1(FUTURE))
S2	24" DIA. NYLOPLAST DRAIN BASIN W/ DOME GRATE	923.92	INV 919.28 (ST-2B) INV 919.38 (ST-21) INV 919.77 (ST-3)
S2A	INSERT-A-TEE		INV 919.10 (ST-BLDG) INV 919.10 (ST-2A) INV 919.10 (ST-2B)
S3	10" DIA. NYLOPLAST DRAIN BASIN W/ DOME GRATE	923.40	INV 920.03 (ST-4) INV 920.03 (ST-3) INV 920.96 (ST-31)
S4	10" DIA. NYLOPLAST DRAIN BASIN W/ DOME GRATE	922.40	INV 920.32 (ST-5) INV 920.32 (ST-4)
S5	10" DIA. NYLOPLAST DRAIN BASIN W/ DOME GRATE	922.95	INV 921.00 (ST-5) INV 922.00 (ST-6)
S6	4"X4" HDPE TEE		INV 923.58 (ST-61) INV 923.58 (ST-62) INV 923.58 (ST-6)
S21	24" DIA. NYLOPLAST DRAIN BASIN W/ DOME GRATE	922.10	INV 919.87 (ST-21)
S61	CLEANOUT, TYPE A	925.09	INV 923.72 (ST-61)
S62	CLEANOUT, TYPE A	925.20	INV 923.83 (ST-62)
S100	24" FLARED END SECTION		INV 916.46 (ST-101)
S101	BASIN OUTLET (REFER TO DETAILS)	919.85	INV 916.60 (ST-102) INV 916.60 (ST-101)
S102	CLEANOUT, TYPE A	918.29	INV 916.60 (ST-102)
ST-31	6"X6" HDPE TEE		INV 921.25 (ST-31)

STORM PIPE TABLE

NAME	SIZE	LENGTH	SLOPE	INLET INVERT	OUTLET INVERT
ST-2A	15" HDPE	35 LF	0.30%	919.10	919.00
ST-3	10" HDPE	43 LF	0.60%	920.03	919.77
ST-4	10" HDPE	58 LF	0.50%	920.32	920.03
ST-5	10" HDPE	170 LF	0.40%	921.00	920.32
ST-6	4" PERF HDPE	24 LF	6.60%	923.58	922.00
ST-21	10" HDPE	122 LF	0.40%	919.87	919.38
ST-31	6" HDPE	15 LF	2.00%	921.25	920.96
ST-61	4" PERF HDPE	71 LF	0.20%	923.72	923.58
ST-62	4" PERF HDPE	76 LF	0.33%	923.83	923.58
ST-101	24" RCP	46 LF	0.30%	916.60	916.46
ST-102	8" PERF HDPE	80 LF	0.00%	916.60	916.60
ST-BLDG	6" HDPE	47 LF	0.60%	919.38	919.10

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LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

UTILITY PLAN

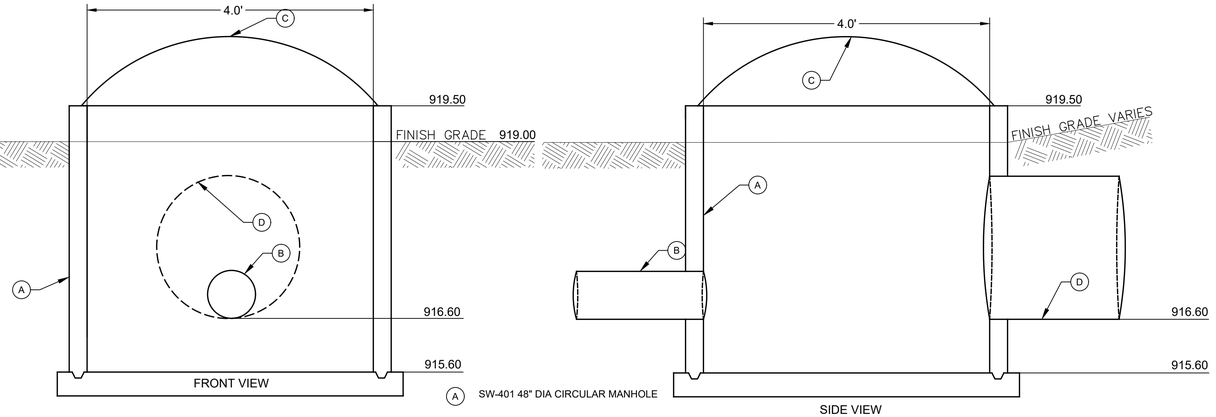
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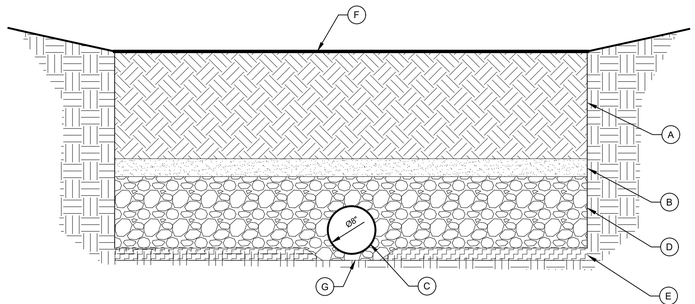
A SW-401 48" DIA CIRCULAR MANHOLE

B 8" PERFORATED PVC SUBDRAIN

C 48" CIRCULAR STORMRAX TRASH GUARD

D 24" RCP OUTLET PIPE.

D-2 (S101) BIO-RETENTION BASIN OUTLET STRUCTURE (NORTH)



A 18" MODIFIED BIO-RETENTION CELL SOIL MIX W/ MINIMUM INFILTRATION RATE OF 1 INCH/HOUR. MIX SHALL BE 50% IN-SITU SOIL FROM EXISTING STOCKPILE AND 50% WASHED CONCRETE SAND. TOP DRESS SOIL WITH 1/2" COMPOST AND TILL TO A DEPTH OF 4".

B 3" CHOKER ROCK LAYER (PER ISWMM CHAPTER 5 SPECIFICATIONS).

C 8" PERFORATED PVC SUBDRAIN (PER ISWMM CHAPTER 5 SPECIFICATIONS).

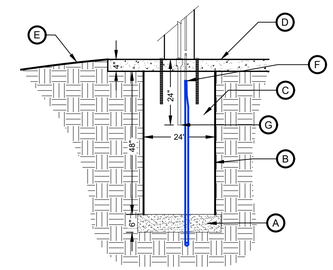
D 12" AGGREGATE LAYER (PER ISWMM CHAPTER 5 SPECIFICATIONS).

E SCARIFY 2" EXISTING SUBGRADE.

F 2" DEPTH DOUBLE-PROCESSED HARDWOOD MULCH AND BIORETENTION PLANTINGS PER LANDSCAPING PLAN

G 2" DEEP CHANNEL FOR SUBDRAIN. PLACE PIPE 1" ABOVE BOTTOM OF CHANNEL.

D-4 BIO-RETENTION CELL CROSS SECTION FOR BIORETENTION CELL



A 2" DIA. CRUSHED STONE SUBBASE.

B 24" DIA. SONOTUBE.

C POROUS BACKFILL.

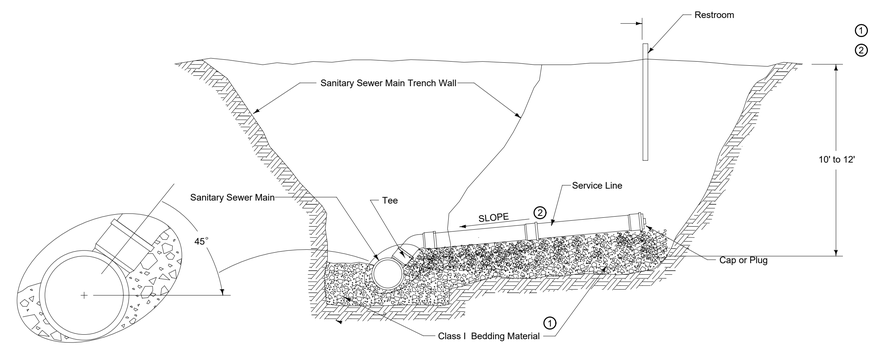
D 4" PCC PAVEMENT.

E VEGETATION.

F CONNECT 1" WATER SERVICE TO DRINKING FOUNTAIN SUPPLY LINE, AS PER SUDAS 5010.

G CONNECT 1.5" PVC DRAIN LINE TO DRINKING FOUNTAIN DRAIN LINE, AS PER SUDAS 5010. EXTEND 24" BELOW TOP OF SLAB.

D-5 DRINKING FOUNTAIN SUMP PIT



1 Place bedding and backfill material as required for sewer main.

2 Service Line Slope:
4 inch: 2% to 5%
6 inch and greater: 1% to 5%

D-6 SANITARY SEWER STUB DETAIL

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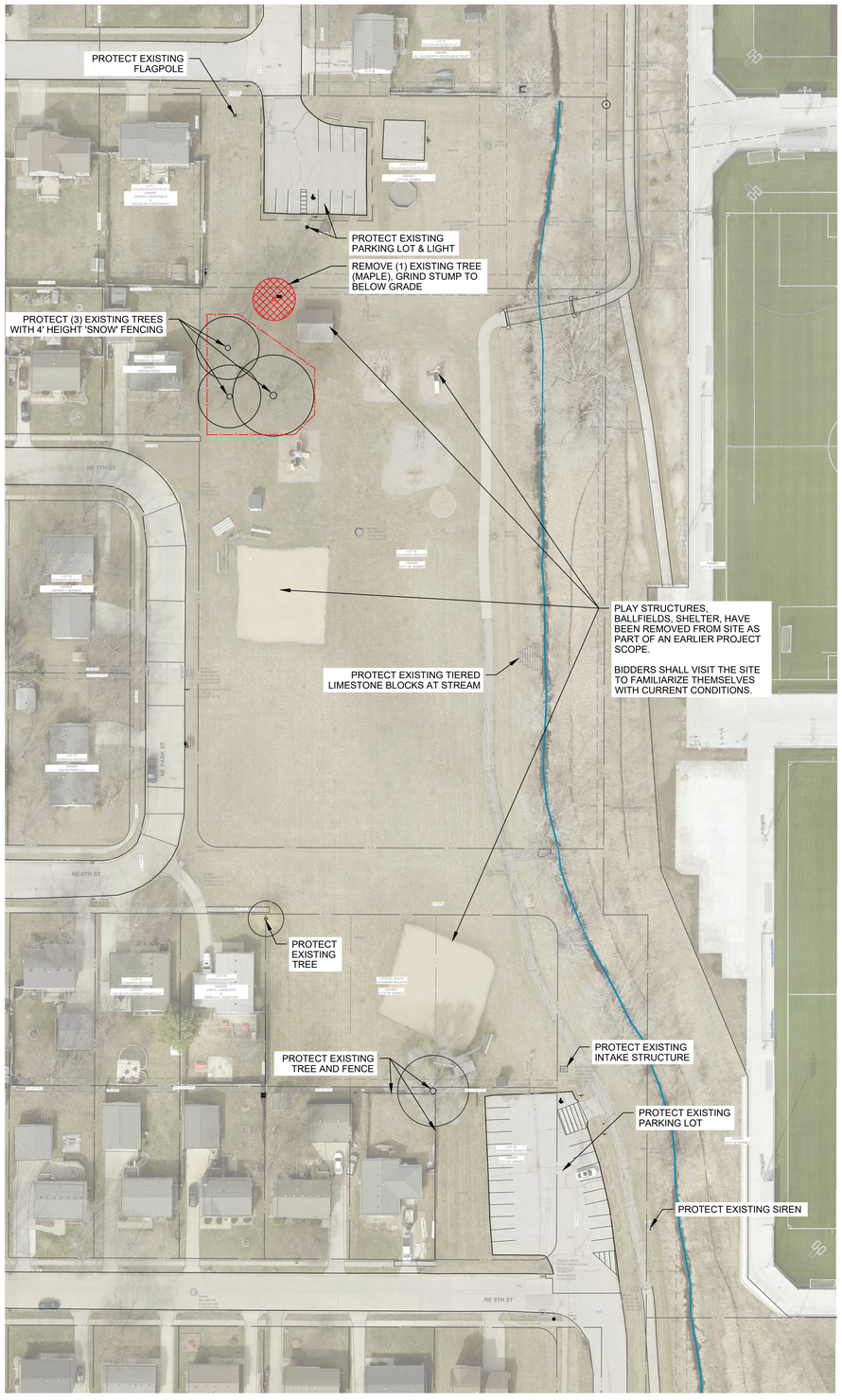
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CIVIL SITE DETAILS

C600

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01 L100 DEMOLITION PLAN

0' 25' 50' 100'

GENERAL NOTES

A. NILLES ASSOCIATES, 1933 SW MAGAZINE ROAD, ANKENY, IOWA, 50023 (515) 965-3322 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

DEMOLITION GENERAL NOTES

A. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPORT ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.

B. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.

C. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.

E. CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.

F. CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CONTROL JOINT WHERE PRACTICAL.

G. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

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DEMOLITION PLAN

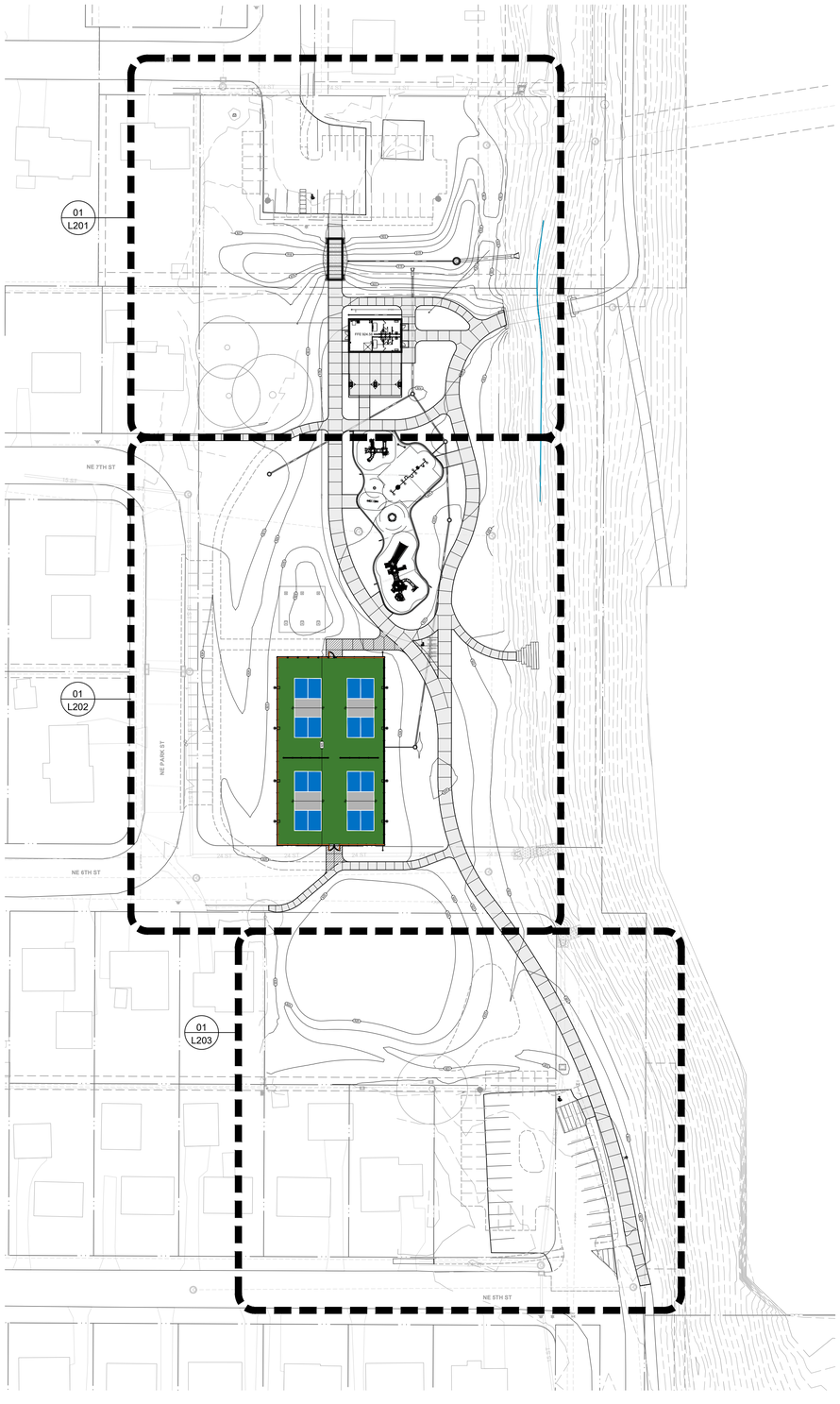
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01 L200 SITE LAYOUT PLAN

0' 25' 50' 100'

GENERAL NOTES

A. NILLES ASSOCIATES, 1933 SW MAGAZINE ROAD, ANKENY, IOWA, 50023 (515) 965-3322 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

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SITE LAYOUT NOTES

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PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

SITE LAYOUT PLAN

L200

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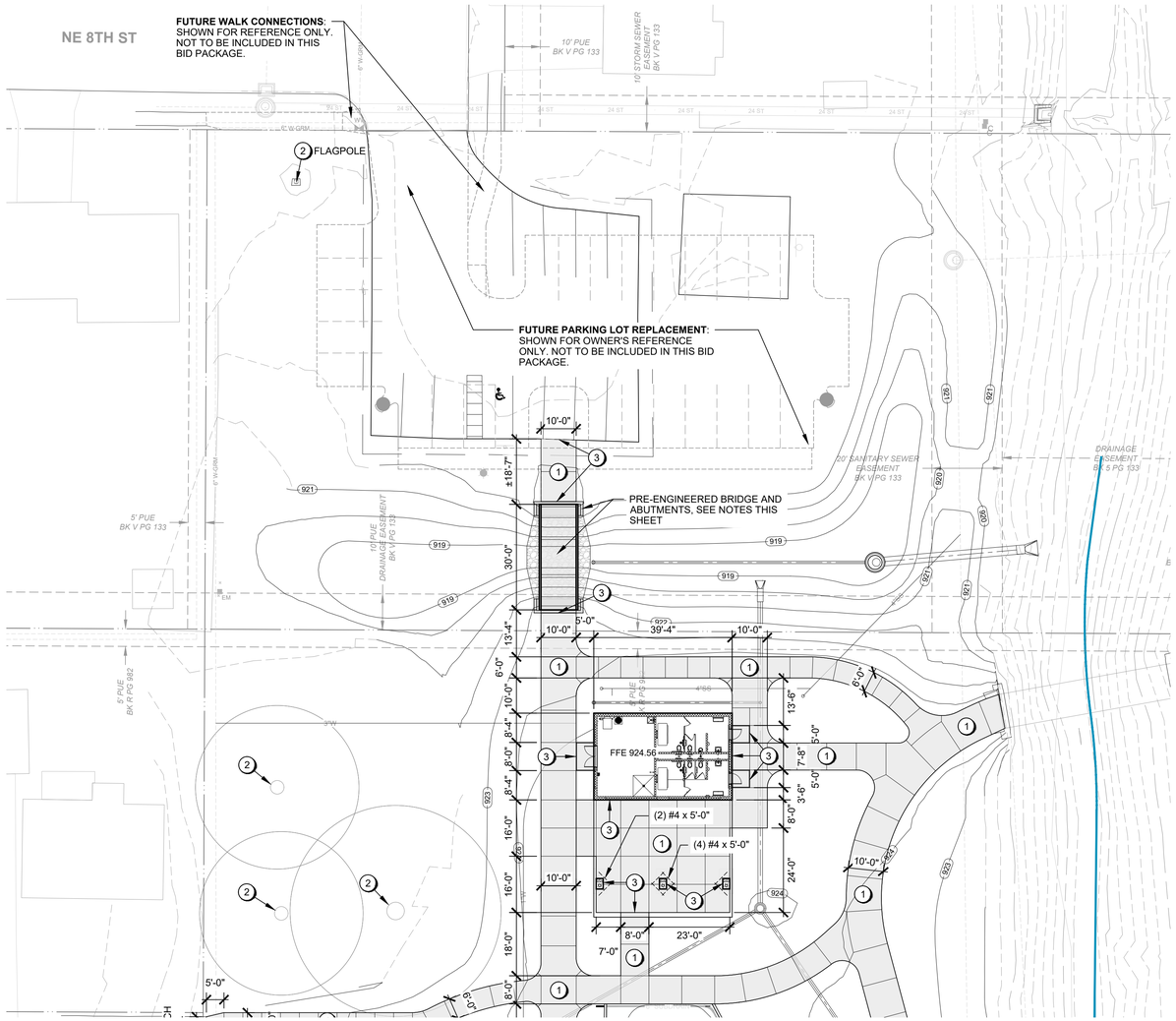
IF THE LINE SHOWN ABOVE IS NOT EXACTLY ONE INCH LONG AT THIS SIZE IT IS OPTIONAL PAGE SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY.

File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\SHEETS\23567 L200 LAYOUT / SAVE DATE: 5/28/2025 3:24 PM BY: dhurt / PLOT DATE: 5/27/2025 12:29 PM BY: Denise Hurt

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEETS ORIGINAL SCALE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. IF NOT CORRECT, ADJUST



01 L201 SITE LAYOUT PLAN ENLARGEMENT

0' 10' 20' 40'

PRE-ENGINEERED BRIDGE AND ABUTMENT NOTES

PRE-ENGINEERED BRIDGE AND PRECAST ABUTMENTS SHALL BE OWNER-PROCURED AND CONTRACTOR INSTALLED.

STAMPED, ENGINEERED DRAWINGS FOR BRIDGE AND ABUTMENTS WILL BE COMPLETED BY CONTECH ENGINEERED SOLUTIONS LLC. DRAWINGS WILL BE MADE AVAILABLE TO THE CONTRACTOR ONCE FINALIZED. (AT TIME OF BID, ENGINEERED DRAWINGS HAVE BEEN PROVIDED AT 60% DEVELOPMENT.)

FINAL SPECIFICATIONS MUST BE CONFIRMED WITH STAMPED, ENGINEERED DRAWINGS FROM CONTECH ENGINEERED SOLUTIONS LLC. PRIOR TO CONSTRUCTION. FOR THE PURPOSES OF BIDDING, PLEASE MAKE THE FOLLOWING ASSUMPTIONS:

BRIDGE (OWNER PROCURED/CONTRACTOR INSTALLED)

STYLE:	PEDESTRIAN TRUSS - CONNECTOR
DIMENSIONS:	30'-0" SPAN X 10'-0" CLEAR WIDTH
MATERIALS:	HSS SECTIONS: ASTM A847 WEATHERING STEEL SHAPES & PLATES: ASTM A588 WEATHERING STEEL ROLL FORM: A606 WEATHERING STEEL RUB RAIL: IPE LUMBER GALVANIZED FORM DECK: 2", 20 GA MIN., G90 COATING
LOADS:	10,000 LB VEHICULAR LOAD 90 PSF LIVE LOAD
WEIGHT:	6,560 LBS

CONCRETE DECK (CONTRACTOR PROVIDED/INSTALLED)

MINIMUM MATERIAL REQUIREMENTS:

CONCRETE:
- 4,500 PSI
- AIR CONTENT OF 5% +/- 1%
- UNIT WEIGHT OF 145 PCF MAX.

REINFORCING STEEL:
- ASTM 615 OR AASHTO M31 GRADE 60

FINISH
- NON-SKID, MEDIUM TO HEAVY BROOM FINISH PERPENDICULAR TO TRAFFIC

ANCHOR RODS (CONTRACTOR SUPPLIED/INSTALLED)

FINAL BOLT SPECIFICATIONS MUST BE CONFIRMED WITH STAMPED, ENGINEERED DRAWINGS FROM CONTECH ENGINEERED SOLUTIONS LLC. FOR THE PURPOSES OF BIDDING ASSUME THE FOLLOWING:

- (8) 1" DIA. ASTM F1554 GRADE 105 GALV. ANCHOR RODS W/(2) NUTS & (1) WASHER EACH.
- INCIDENTAL TO THE INSTALLATION: QUICKRETE NON-SHRINK GROUT (OR EQUAL) WHERE NOTED ON ENGINEERED DRAWINGS.

EXPRESS ABUTMENTS (OWNER PROCURED / CONTRACTOR INSTALLED)

DESCRIPTION: ENGINEERED PRECAST CONCRETE ABUTMENT FORM FOR BRIDGE STRUCTURE SUPPORT. CAST-IN-PLACE CONCRETE FILL AND FORMED CHEEK WALL TO BE PROVIDED/INSTALLED BY CONTRACTOR AFTER PLACEMENT ON SITE.

FINAL SPECIFICATIONS MUST BE CONFIRMED WITH STAMPED, ENGINEERED DRAWINGS FROM CONTECH ENGINEERED SOLUTIONS LLC. FOR THE PURPOSES OF BIDDING ASSUME THE FOLLOWING:

ASSUMED MAX PRECAST PICK WEIGHT PER ABUTMENT: ±9.9 TONS

CAST-IN-PLACE CONCRETE ASSUMPTIONS FOR BID:
- MIN. 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI
- VOLUME: ±4.6 CUBIC YARDS PER ABUTMENT (x2)

INCIDENTALS TO BE PROVIDED/INSTALLED BY CONTRACTOR:
- 4" THICK GRANULAR SUBFOOTING AT EACH ABUTMENT
- 2'-0" WIDE X 14' LONG X HEIGHT OF WALL GRANULAR BACKFILL W/4" PERFORATED DRAIN TILE AT BACK OF PRECAST ABUTMENT STRUCTURE

GENERAL NOTES

A. NILLES ASSOCIATES, 1933 SW MAGAZINE ROAD, ANKENY, IOWA, 50023 (515) 965-3322 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

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PRELIMINARY
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Revision Schedule

#	Date	Description

LIONS PARK
CITY OF GRIMES
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GRIMES, IA 50111

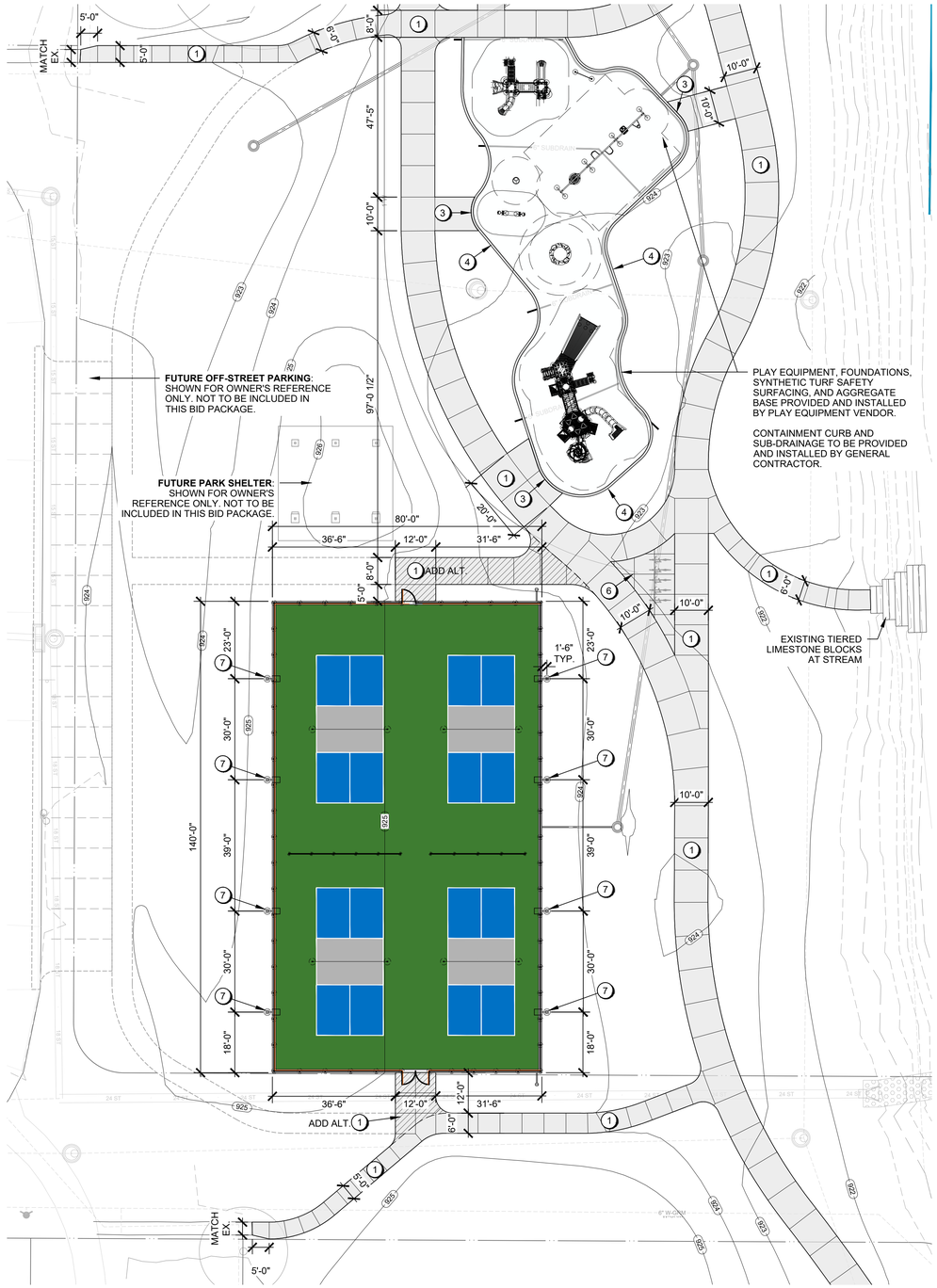
Project Number	23567
Issue	100% CDS
Date	2025-05-28

SITE LAYOUT PLAN ENLARGEMENT

L201

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File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\SHEETS\23567 L200 LAYOUT / SAVE DATE: 5/27/2025 7:02 PM BY: dhurt / PLOT DATE: 5/27/2025 7:02 PM BY: Denise Hurt



01 L202 SITE LAYOUT PLAN ENLARGEMENT

0' 10' 20' 40'



02 L202 ADD ALTERNATE: PICKLEBALL COURT PLAN ENLARGEMENT

0' 5' 10' 20'

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Revision Schedule

	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

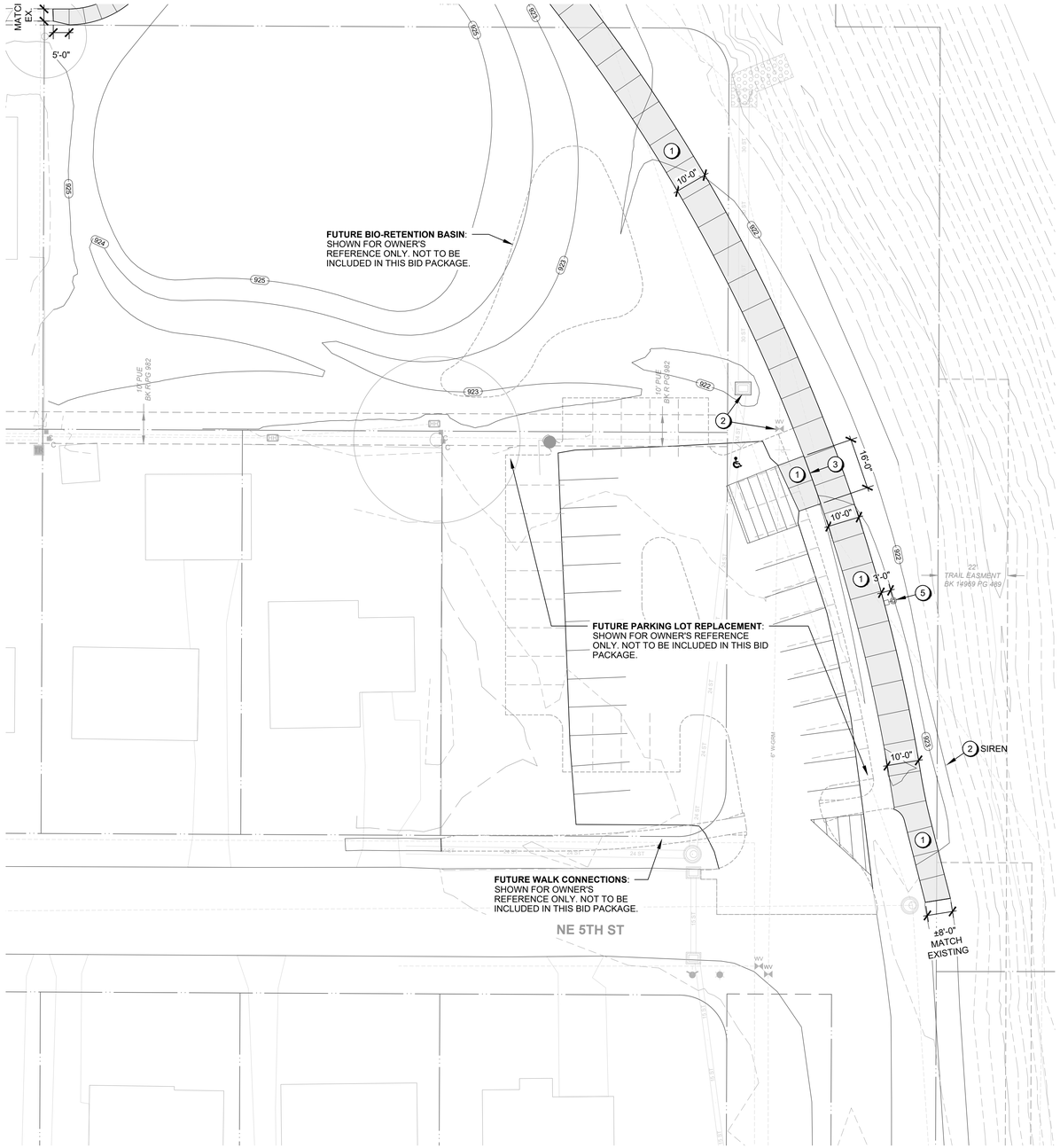
Project Number	23567
Issue	100% CDS
Date	2025-05-28

SITE LAYOUT PLAN ENLARGEMENT

L202

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. AT THIS ASPECT SCREEN RATIO IS 1:1
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. IF NOT CORRECT, ADJUST
File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\SHEETS\23567 L200 LAYOUT / SAVE DATE: 5/27/2025 7:02 PM BY: dhurt / PLOT DATE: 5/27/2025 7:04 PM BY: Denise Hurt



01 L203 SITE LAYOUT PLAN ENLARGEMENT

0' 10' 20' 40'

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Project Number	23567
Issue	100% CDS
Date	2025-05-28

SITE LAYOUT PLAN ENLARGEMENT

L203

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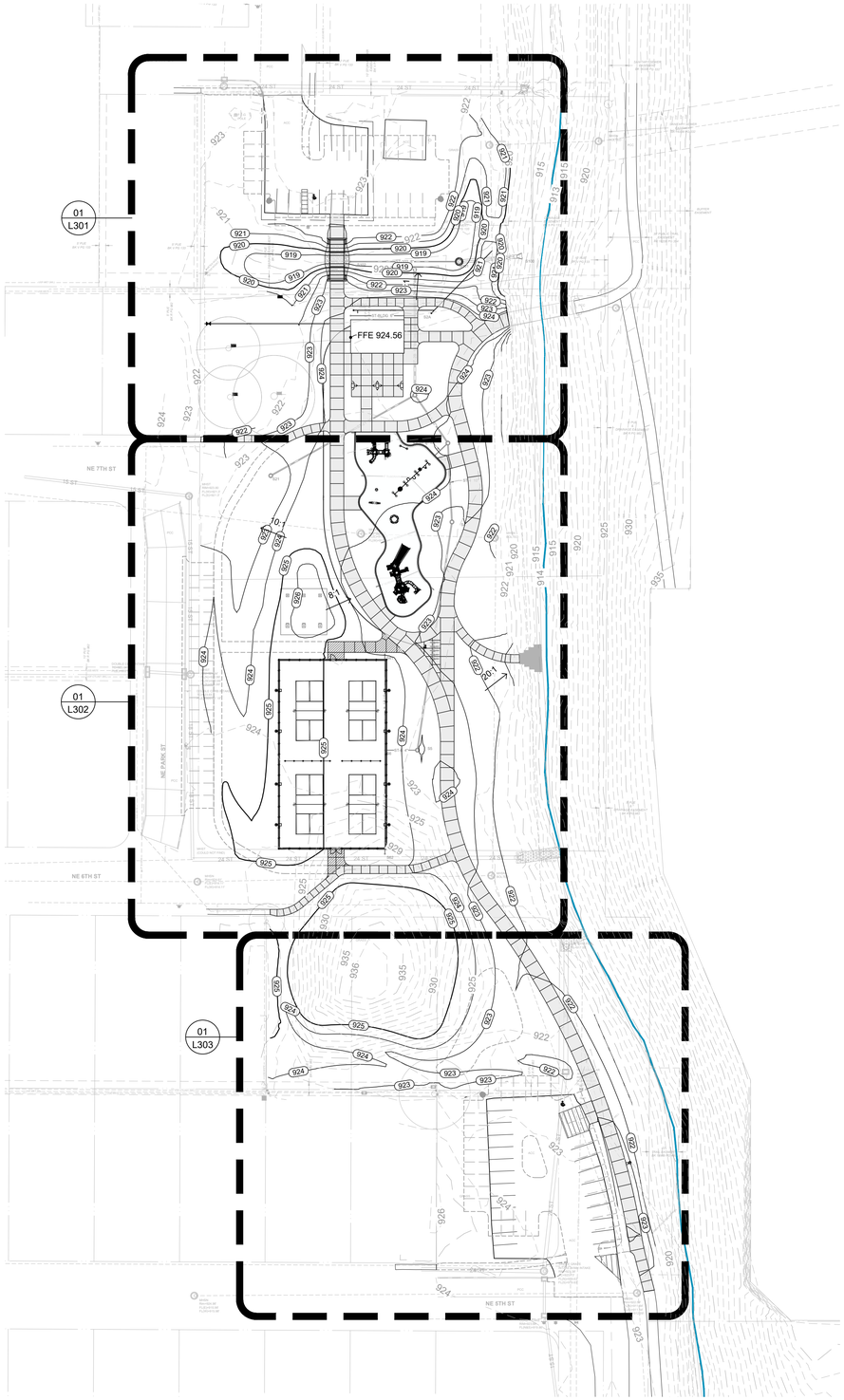
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File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\SHEETS\23567 L200 LAYOUT | SAVE DATE: 5/27/2025 7:02 PM BY: dhurt | PLOT DATE: 5/27/2025 7:08 PM BY: Denise Hurt

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PLOT SIZE

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01 L300 SITE GRADING PLAN

0' 25' 50' 100'

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GRADING NOTES

A. ALL SPOT ELEVATIONS ARE AT THE TOP OF FINISHED SURFACES UNLESS NOTED OTHERWISE.

B. CONTRACTOR TO VERIFY ALL SPOT ELEVATIONS FOR POSITIVE DRAINAGE BEFORE INSTALLATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE SURFACE DRAINAGE IN ALL AREAS, UNLESS OTHERWISE NOTED. ALL NEWLY GRADED GROUND SURFACES SHALL BE FINISHED TO UNIFORM GRADES AND SLOPED IN SUCH A MANNER TO BE FREE OF DEPRESSIONS THAT CAUSE AREAS OF STANDING WATER. THE CONTRACTOR SHALL REPORT ANY CONFLICTS WITH THIS REQUIREMENT TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO FINAL GRADING OPERATIONS.

C. WALK CROSS SLOPE MAY NOT EXCEED 2.0%. RUNNING SLOPE MAY NOT EXCEED 5.0%. RUNNING SLOPE FOR RAMPS MAY NOT EXCEED 1:12 WITH LANDINGS THAT DO NOT EXCEED 2.0% IN ANY DIRECTION.

D. WHERE PROPOSED GRADES MEET EXISTING, BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN THE NEW WORK AND EXISTING WORK. PONDING AT JOINTS WILL NOT BE ACCEPTED.

E. CONTACT LANDSCAPE ARCHITECT PRIOR TO BACKFILLING AGAINST EXISTING BUILDINGS. PROVIDE WATERPROOFING WHEN BACKFILLING AGAINST EXISTING BUILDINGS.

F. FINAL BERM SHAPE TO APPROVED BY LANDSCAPE ARCHITECT.

G. SEE SPECIFICATIONS FOR MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS AND PLANTING BEDS.

H. DEBRIS SHALL BE REMOVED AND PAVEMENT WITHIN THE RIGHT-OF-WAY SWEPT AT THE END OF EACH WORKING DAY.

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Revision Schedule

	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

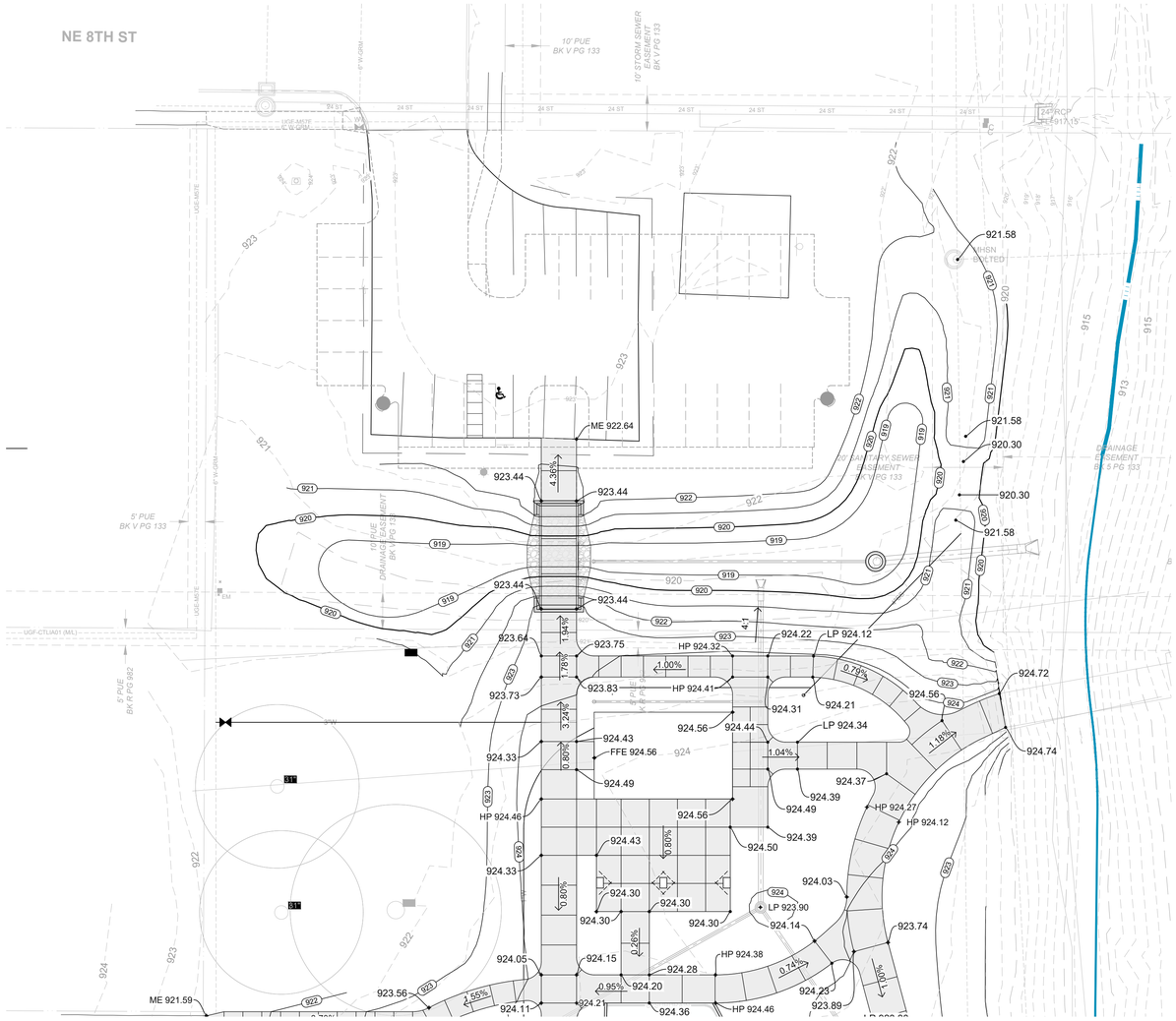
Project Number	23567
Issue	100% CDS
Date	2025-05-28

GRADING PLAN

L300

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File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\CIVIL 3D\23567-L300 GRADING - CIVIL 3D / SAVE DATE: 5/23/2025 8:18 AM BY: rsilver / PLOT DATE: 5/27/2025 12:09 PM BY: Denise Hurt



01 L301 SITE GRADING PLAN ENLARGEMENT

0' 10' 20' 40'

GENERAL NOTES

A. NILLES ASSOCIATES, 1933 SW MAGAZINE ROAD, ANKENY, IOWA, 50023 (515) 965-3322 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

GRADING PLAN ENLARGEMENT

L301

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ASSET'S ORIGINAL PLOT SIZE

THE SQUARES ABOVE ARE: COLOR, WITH BLACK AND WHITE LETTERS, PRINTED CORRECTLY

File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\CIVIL 3D\23567-L300 GRADING - CIVIL 3D / SAVE DATE: 5/23/2025 8:18 AM BY: rsilver / PLOT DATE: 5/27/2025 12:11 PM BY: Denise Hurt



01 L302 SITE GRADING PLAN ENLARGEMENT

0' 10' 20' 40'

GENERAL NOTES

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Revision Schedule

	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

GRADING PLAN ENLARGEMENT

L302

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01 L303 SITE GRADING PLAN ENLARGEMENT

0' 10' 20' 40'

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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

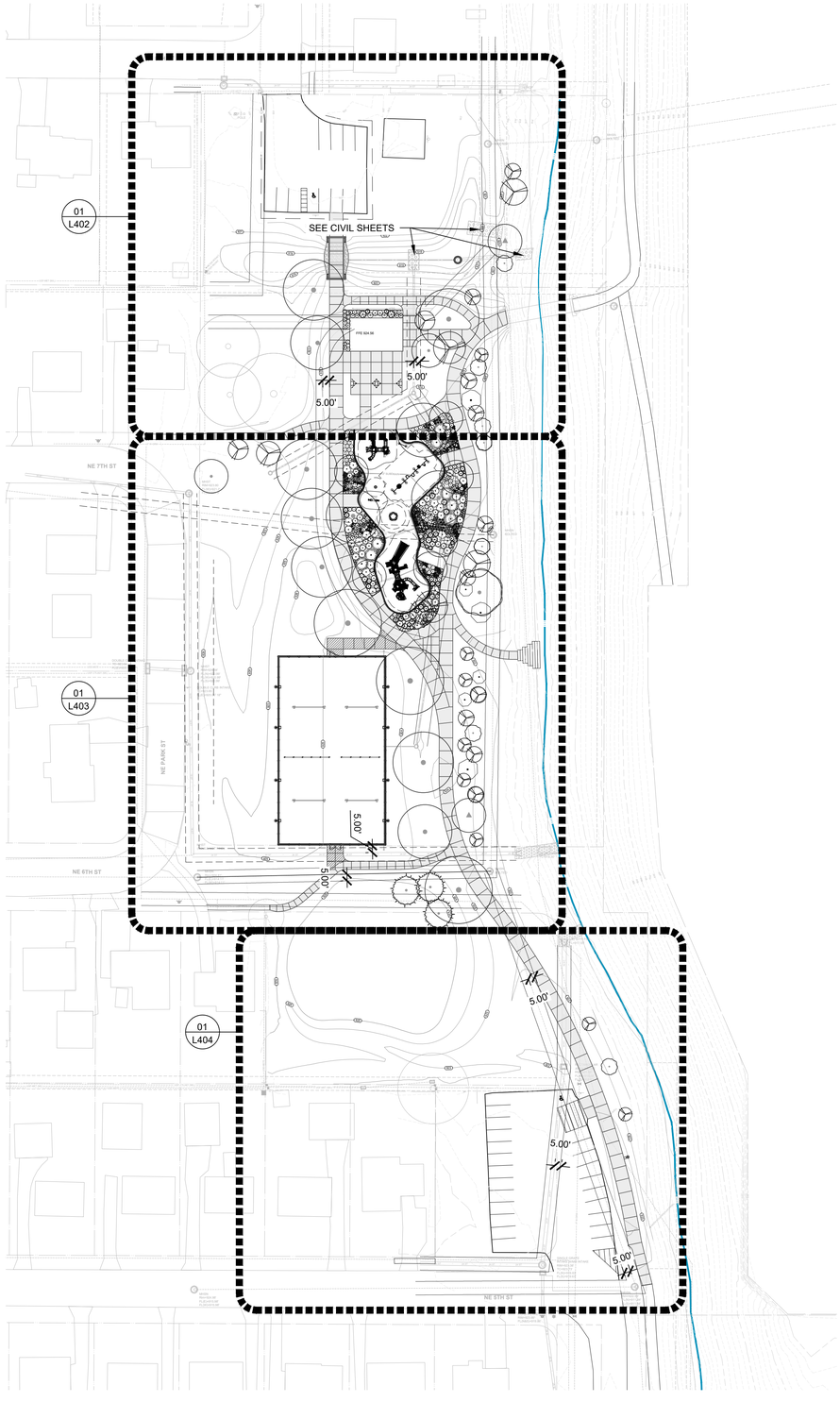
Project Number	23567
Issue	100% CDS
Date	2025-05-28

GRADING PLAN ENLARGMEENT

L303

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01 L400 SITE PLANTING PLAN

0' 25' 50' 100'

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	ROOT	SPACING & REMARKS
OVERSTORY TREES						
BN	3	Betula nigra	RIVER BIRCH	2.0" CAL.	B&B OR CONT.	SINGLE STEM
LT	2	Liriodendron tulipifera	TULIPTREE	2.0" CAL.	B&B OR CONT.	SPECIMEN QUALITY
NS	1	Nyssa sylvatica	BLACK TUPELO	2.0" CAL.	B&B OR CONT.	SPECIMEN QUALITY
PO	3	Plantus occidnetalis	AMERICAN SYCAMORE	2.0" CAL.	B&B OR CONT.	SPECIMEN QUALITY
QB	2	Quercus bicolor	SWAMP WHITE OAK	2.0" CAL.	B&B OR CONT.	SPECIMEN QUALITY
QM	2	Quercus macrocarpa	BUR OAK	2.0" CAL.	B&B OR CONT.	SPECIMEN QUALITY
QR	2	Quercus rubra	NORTHERN RED OAK	2.0" CAL.	B&B OR CONT.	SPECIMEN QUALITY
TA	1	Tilia Americana	AMERICAN LINDEN	2.0" CAL.	B&B OR CONT.	SPECIMEN QUALITY
UNDERSTORY TREES						
AG	6	Acer griseum	PAPERBARK MAPLE	8' HT.	B&B OR CONT.	MULTI-STEM
CC	2	Cercis canadensis	EASTERN REDBUD	8' HT.	B&B OR CONT.	SINGLE STEM
CK	2	Cornus kousa	KOUSA DOGWOOD	8' HT.	B&B OR CONT.	SINGLE STEM
MS	3	Magnolia stellata	STAR MAGNOLIA	8' HT.	B&B OR CONT.	SINGLE STEM
EVERGREEN TREES						
PS	3	Pinus strobus	EASTERN WHITE PINE	8' HT.	B&B OR CONT.	AS SHOWN ON PLAN
DECIDUOUS SHRUBS						
AM	4	Aronia melanocarpa 'Morton'	IROQUIOS BEAUTY	#3	CONT.	AS SHOWN ON PLAN
AU	11	Aronia melanocarpa 'UCONNAM165'	LOW SCAPE MOUND ARONIA	#3	CONT.	AS SHOWN ON PLAN
BP	27	Betula x plettkei 'Golden Treasure'	BETULA X PLETTKEI 'GOLDEN TREASURE'	#3	CONT.	AS SHOWN ON PLAN
BB	1	Cephalanthus occidentalis	BUTTONBUSH	#3	CONT.	AS SHOWN ON PLAN
SS	1	Cephalanthus occidentalis "SMCOSS"	SUGAR SHACK BUTTONBUSH	#3	CONT.	AS SHOWN ON PLAN
DF	6	Dasiphora furticosa	BUSH CINQUEFOIL	#3	CONT.	AS SHOWN ON PLAN
DP	4	Dirca palustris	EASTERN LEATHERWOOD	#3	CONT.	AS SHOWN ON PLAN
FI	15	Forsythia x intermedia 'Nimbus'	SHOW OFF SUGAR BABY DWARF FORSYTHIA	#3	CONT.	AS SHOWN ON PLAN
FG	17	Fothergilla gardenii 'Blue Mist'	BLUE MIST DWARF FOTHERFILLA	#3	CONT.	AS SHOWN ON PLAN
PW	9	Hydrangea quercifolia 'Pee Wee'	PEE WEE OAKLEAF HYDRANGEA	#3	CONT.	AS SHOWN ON PLAN
HQ	2	Hydrangea quercifolia 'Queen of Hearts'	QUEEN OF HEARTS OAKLEAF HYDRANGEA	#3	CONT.	AS SHOWN ON PLAN
HR	2	Hydrangea quercifolia 'Rubby Slippers'	RUBBY SLIPPERS OAKLEAF HYDRANGEA	#3	CONT.	AS SHOWN ON PLAN
LH	14	Itea virginica 'Sprich'	LITTLE HENRY SWEETSPIRE	#3	CONT.	AS SHOWN ON PLAN
NB	20	Physocarpus opulifolius 'HOOGI021'	LITTLE JOKER NINEBARK	#3	CONT.	AS SHOWN ON PLAN
RA	16	Rhus aromatica	FRAGRANT SUMAC	#3	CONT.	AS SHOWN ON PLAN
VC	15	Viburnum carlesii 'SMVCB'	SPICE BABY KOREANSPICE VIBURNUM	#3	CONT.	AS SHOWN ON PLAN
EVERGREEN SHRUBS						
IG	4	Ilex glabra 'Shamrock'	SHAMROCK INKBERRY	#3	CONT.	AS SHOWN ON PLAN
PA	4	Picea aives 'Pusch'	PUSCH DWARF NORWAY SPRUCE	#3	CONT.	AS SHOWN ON PLAN
TN	8	Taxus cuspidata 'Nana Aurescens'	DWARF GOLDEN JAPANESE YEW	#3	CONT.	AS SHOWN ON PLAN
TO	16	Tuja occidentalis 'Anna Van Vloten'	ANNA'S MAGIC BALL ARBORVITAE	#3	CONT.	AS SHOWN ON PLAN
PERENNIALS						
AF	9	Agastache foeniculum	BLUE GIANT HYSSOP	#1	CONT.	AS SHOWN ON PLAN
AT	34	Asclepias tuberosa	BUTTERFLY MILKWEED	#1	CONT.	AS SHOWN ON PLAN
CI	13	Callirhoe involucrata	PURPLE POPPYMALLOW	#1	CONT.	AS SHOWN ON PLAN
CL	27	Coreopsis lanceolata	LANCELEAF TICKSEED	#1	CONT.	AS SHOWN ON PLAN
PC	25	Echinacea pallida	PALE PURPLE CONEFLOWER	#1	CONT.	AS SHOWN ON PLAN
EP	49	Echinacea purpurea	PURPLE CONEFLOWER	#1	CONT.	AS SHOWN ON PLAN
LS	9	Liatris spicata	BLAZING STAR	#1	CONT.	AS SHOWN ON PLAN
GL	17	Lobelia siphilitica	GREAT LOBELIA	#1	CONT.	AS SHOWN ON PLAN
MD	14	Monarda didyma	BEE BALM	#1	CONT.	AS SHOWN ON PLAN
MF	11	Monarda fistulosa	BERGAMOT	#1	CONT.	AS SHOWN ON PLAN
GP	3	Phlox paniculata	GARDEN PHLOX	#1	CONT.	AS SHOWN ON PLAN
PB	55	Phlox subulata 'Blue Emerald'	BLUE EMERALD CREEPING PHLOX	#1	CONT.	AS SHOWN ON PLAN
PV	7	Physostegia virginiana	OBEDIENT PLANT	#1	CONT.	AS SHOWN ON PLAN
RH	59	Rudbeckia hirta 'American Gold Rush'	AMERICAN GOLD RUSH BLACK-EYED SUSAN	#1	CONT.	AS SHOWN ON PLAN
SA	18	Symphyotrichum laeve	SMOOTH ASTER	#1	CONT.	AS SHOWN ON PLAN
VS	10	Veronica spicata	SPIKE SPEEDWELL	#1	CONT.	AS SHOWN ON PLAN
GRASSES						
BG	37	Boutela grama	BLUE GRAMA			
LB	12	Schizachyrium scoparium	LITTLE BLUESTEM	#1	CONT.	AS SHOWN ON PLAN
SH	40	Sporobolus heterolepis	PRAIRIE DROPSEED	#1	CONT.	2'-0" O.C.

STREAM BANK PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	ROOT	SPACING & REMARKS
OVERSTORY TREES						
AB2	2	Amelanchier x grandifolia	AUTUMN BRILLIANCE SERVICEBERRY	4' HEIGHT	BAREROOT	
AT2	2	Aimina triloba	PAWPAW	4' HEIGHT	BAREROOT	
BN2	1	Betula nigra	RIVER BIRCH	4' HEIGHT	BAREROOT	
AH2	1	Carpinus carolina	AMERICAN HORNBEAM	4' HEIGHT	BAREROOT	
CI2	2	Carya ovata	PECAN	4' HEIGHT	BAREROOT	
CO2	2	Celtis occidentalis	COMMON HACKBERRY	4' HEIGHT	BAREROOT	
CC2	2	Cercis Canadensis	EASTERN REDBUD	4' HEIGHT	BAREROOT	
OV2	3	Ostrya virginiana	AMERICAN HOPHORNBEAM	4' HEIGHT	BAREROOT	
PA2	2	Prunus americana	AMERICAN PLUM	4' HEIGHT	BAREROOT	
PN2	2	Prunus nigra	CANADA PLUM	4' HEIGHT	BAREROOT	
PW2	2	Prunus serotina	BLACK CHERRY	4' HEIGHT	BAREROOT	
QB2	5	Quercus bicolor	SWAMP WHITE OAK	4' HEIGHT	BAREROOT	
QR2	3	Quercus rubra	NORTHERN RED OAK	4' HEIGHT	BAREROOT	
TM2	1	Taxodium distichum 'Mickelson'	SHAWNEE BRAVE BALD CYPRESS	4' HEIGHT	BAREROOT	
SHRUBS						
HI	3	Hamamelis x intermedia	WITCHHAZEL	#3	CONT.	AS SHOWN ON PLAN
VP	3	Viburnum prunifolium	BLACKHAWK VIBURNUM	#3	CONT.	AS SHOWN ON PLAN

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PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

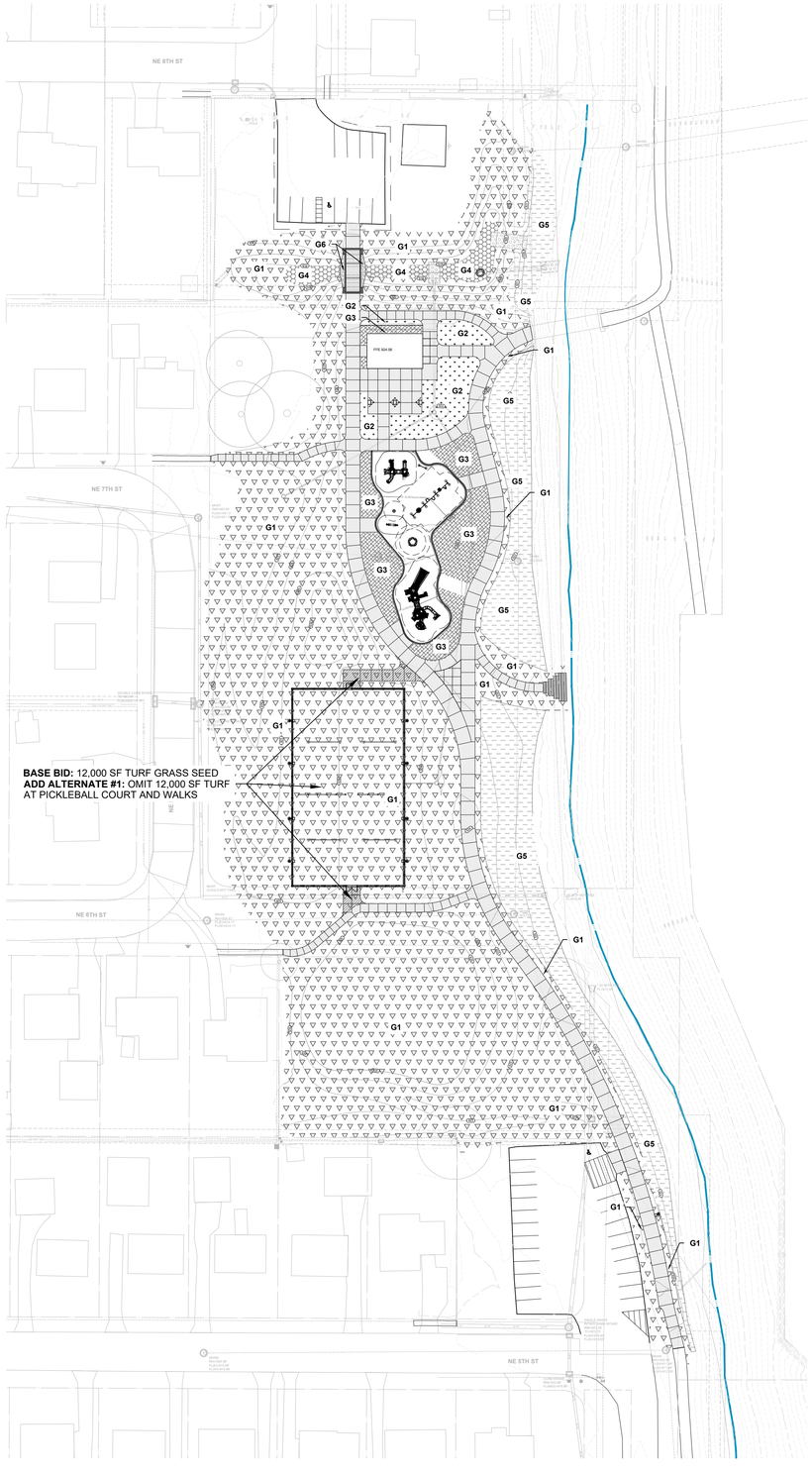
Project Number	23567
Issue	100% CDS
Date	2025-05-28

PLANTING PLAN

L400

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ENTIRE SHEET WAS ORIGINALLY PLOTTED.
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY.
File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\SHEETS\23567 L400 PLANTING I SAVE DATE: 5/27/2025 5:08 PM BY: mdierks I PLOT DATE: 5/27/2025 5:13 PM BY: Madison Dierks



01 L401 GROUNDCOVER PLAN

0' 25' 50' 100'

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G2	SOD
G3	DOUBLE-PROCESSED HARDWOOD MULCH (PLANTING BED)
G4	BIO-RETENTION CELL, SEE L402 FOR PLANTING EXTENTS SEE D-4/C600 FOR SOIL PROFILE
G5	'LOW MOW' GRASS SEED MIX
G6	RIP RAP (+/-5" ANGULAR LIMESTONE (SAMPLE TO BE APPROVED PRIOR TO PROCUREMENT OR PLACEMENT)

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LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

GROUNDCOVER PLAN

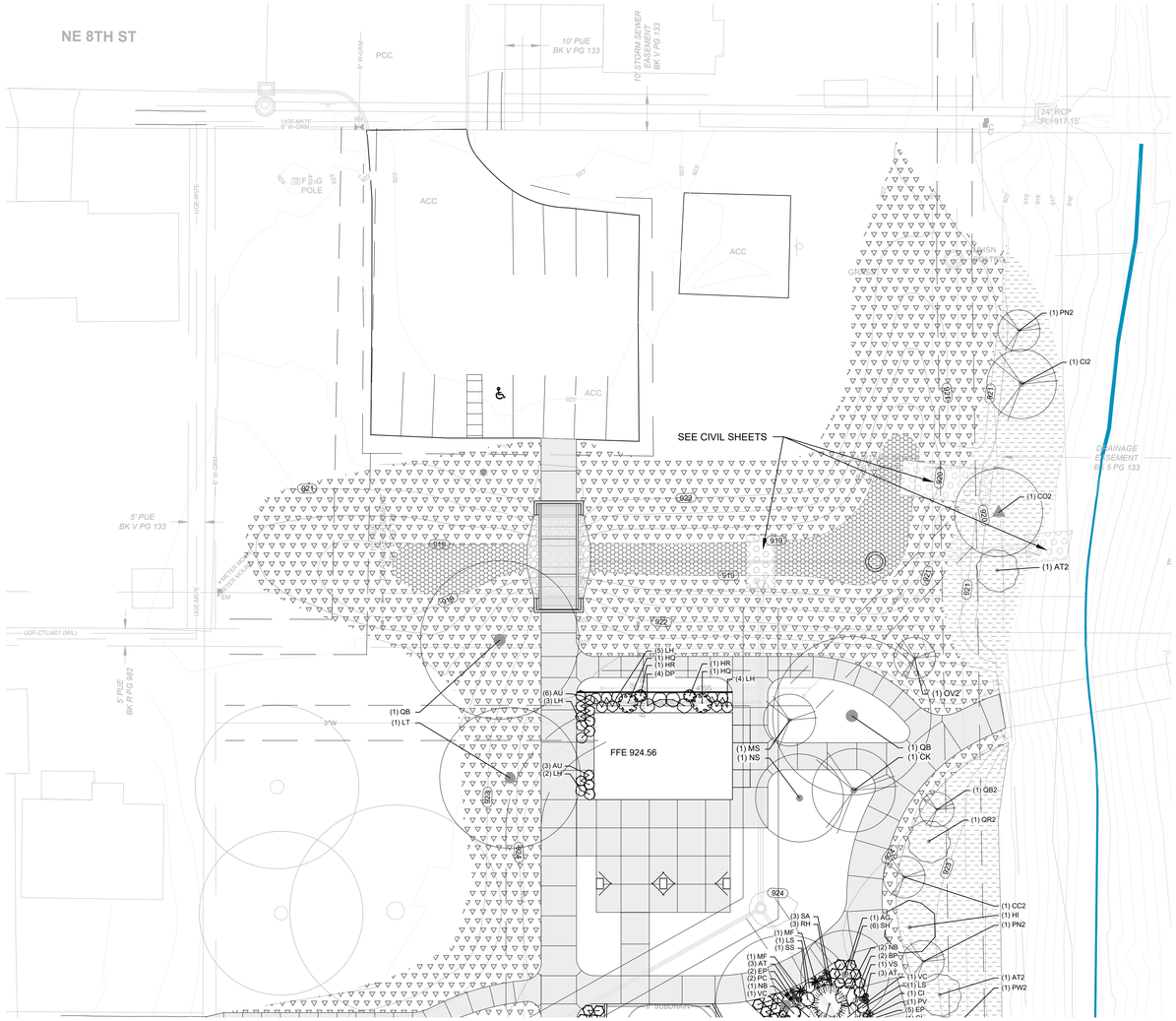
L401

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ASSET'S ORIGINAL PAPER SIZE

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File Location: N:\2025\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\SHEETS\23567 L400 PLANTING / SAVE DATE: 5/27/2025 4:58 PM BY: mdierks / PLOT DATE: 5/27/2025 5:04 PM BY: Madison Dierks



01 L402 SITE PLANTING PLAN ENLARGEMENT

0' 10' 20' 40'

BIO CELL PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
		FORBS				
	70	Achillea hybrid 'Firefly Sunshine'	'FIREFLY SUNSHINE' YARROW	1 QT	CONT.	IN GROUPS OF 3-5, 14" O.C.
	88	Agastache foeniculum	ANISE HYSSOP	DEEP PLUG		IN GROUPS OF 3-5, 14" O.C.
	105	Allium 'Millenium'	'MILLENIUM' ORNAMENTAL ONION	1 QT.	CONT.	IN GROUPS OF 5-7, 14" O.C.
	88	Asclepias tuberosa	BUTTERFLY MILKWEED	DEEP PLUG		SINGLE
	105	Dalea purpurea	PURPLE PRAIRIE CLOVER	DEEP PLUG		IN GROUPS OF 3-5, 14" O.C.
	105	Echinacea pallida	PALE PURPLE CONEFLOWER	DEEP PLUG		IN GROUPS OF 5-7, 14" O.C.
	105	Liatris spicata	DENSE BLAZING STAR	DEEP PLUG		IN GROUPS OF 3-5, 14" O.C.
	70	Penstemon 'Onyx and Pearls'	'ONYX AND PEARLS' BEARDTONGUE	1 QT.	CONT.	IN GROUPS OF 3-5, 14" O.C.
	70	Rudebeckia fulgida 'Dahlonega'	'MEGA MILLIONS' BLACK-EYED SUSAN	1 QT.	CONT.	IN GROUPS OF 1-3, 14" O.C.
	70	Salvia nemerosa 'Cardonna'	'CARADONNA' SALVIA	1 QT.	CONT.	IN GROUPS OF 3-5, 14" O.C.
		GRASSES/SEDGES				
	112	Bouteloua gracillis	BLUE GRAMA	DEEP PLUG		IN GROUPS OF 5-7, 14" O.C.
	75	Carex bivknelli	BICKNELL SEDGE	DEEP PLUG		IN GROUPS OF 5-7, 14" O.C.
	75	Schizachyrium scoparium	LITTLE BLUESTEM	DEEP PLUG		IN GROUPS OF 3-5, 14" O.C.
	112	Sporobolis heterolepis	PRAIRIE DROPSEED	DEEP PLUG		IN GROUPS OF 3-5, 14" O.C.

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Revision Schedule

	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

PLANTING PLAN ENLARGEMENT

L402

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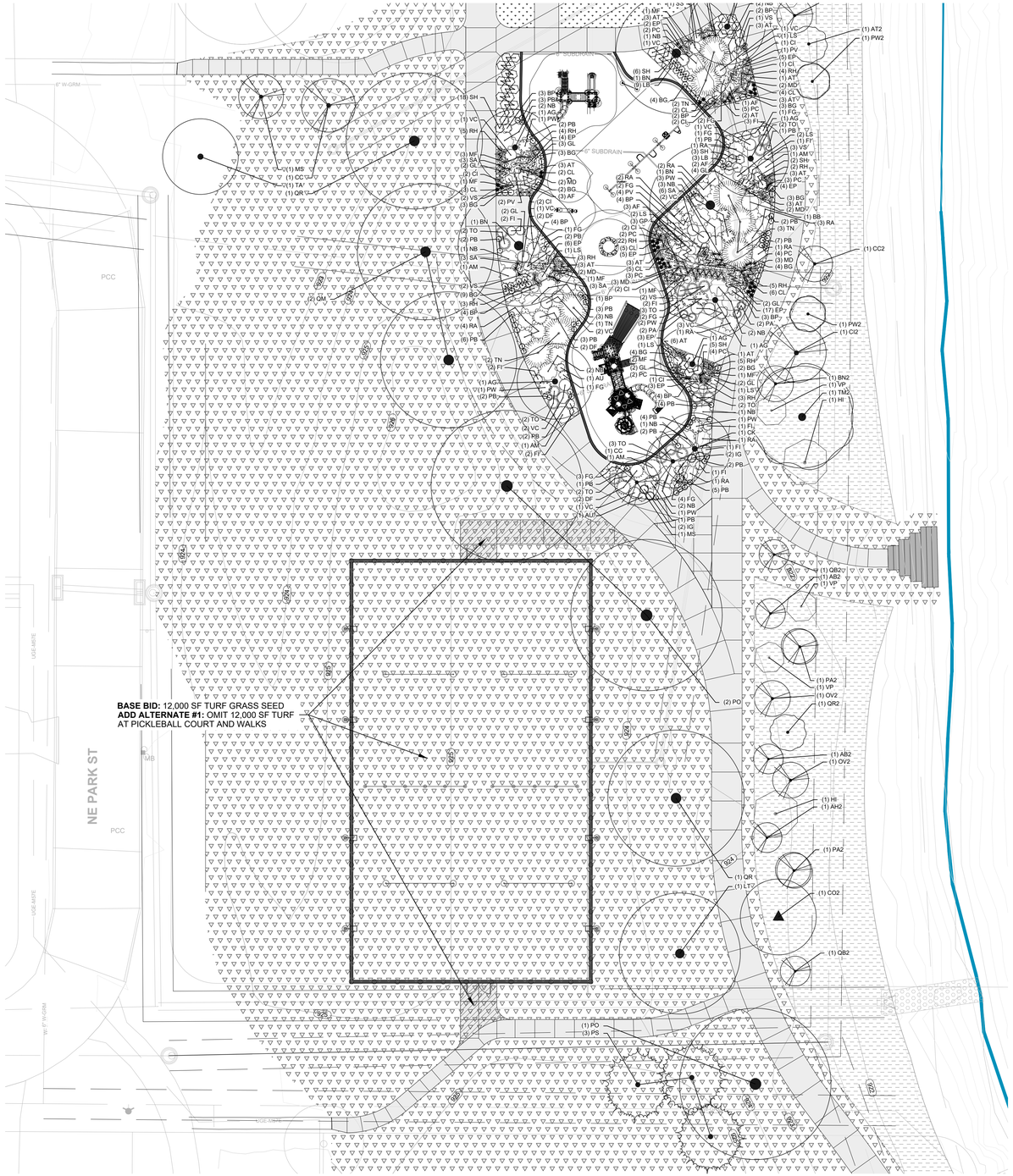
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File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\SHEETS\23567 L400 PLANTING / SAVE DATE: 5/27/2025 4:58 PM BY: mdierks / PLOT DATE: 5/27/2025 5:05 PM BY: Madison Dierks

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS PLOT SCALE (ANSI D, 22x34)

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY



01 L403 SITE PLANTING PLAN ENLARGEMENT

0' 10' 20' 40'

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PLANTING PLAN ENLARGEMENT

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01 L404 SITE PLANTING PLAN ENLARGEMENT

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PLANTING GENERAL NOTES

A. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.

B. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.

C. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.

D. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.

E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.

F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.

G. PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.

H. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

I. SEED ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.

J. CONTRACTOR SHALL PLACE DOUBLE PROCESSED HARDWOOD MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".

K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

GROUNDCOVER LEGEND:

- TURF GRASS SEED MIX
- SOD
- DOUBLE-PROCESSED HARDWOOD MULCH (PLANTING BED)
- BIO-RETENTION CELL, SEE L402 FOR PLANTING EXTENTS SEE D-4/C600 FOR SOIL PROFILE
- 'LOW MOW' GRASS SEED MIX
- RIP RAP (+/-5" ANGULAR LIMESTONE (SAMPLE TO BE APPROVED PRIOR TO PROCUREMENT OR PLACEMENT)

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PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

PLANTING PLAN ENLARGEMENT

L404

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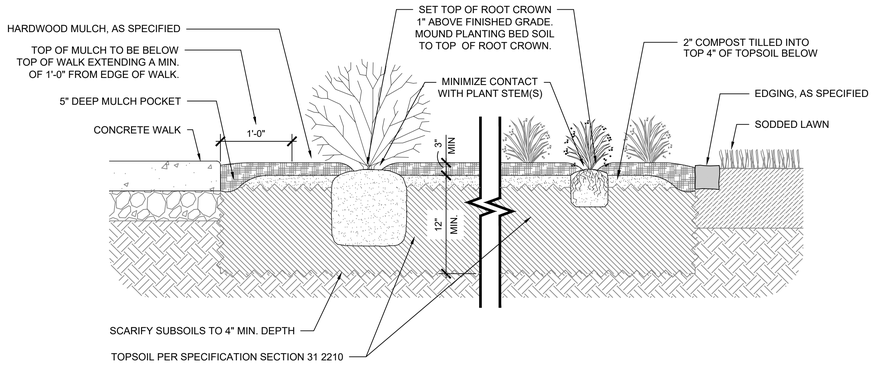
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS PRINTED SCHEMA PAPER SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. PRINTED CORRECTLY

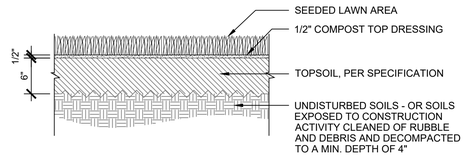
File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\SHEETS\23567 L400 PLANTING ! SAVE DATE: 5/27/2025 5:08 PM BY: mdierks ! PLOT DATE: 5/27/2025 5:13 PM BY: Madison Dierks

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS PLOT SCALE (FULL SIZE)

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. IF NOT CORRECT, ADJUST



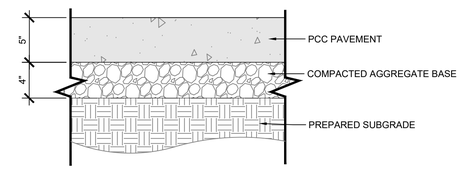
9 L500 PLANTING BED N.T.S



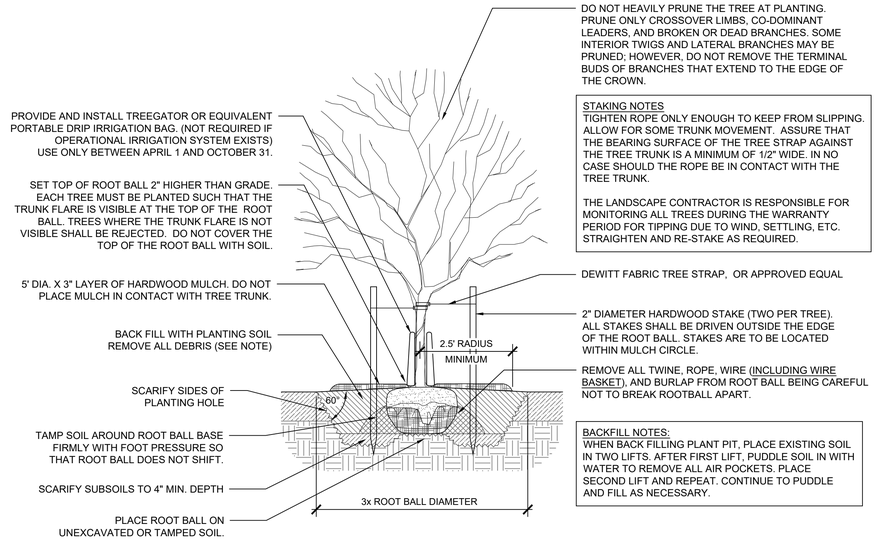
LAWN AREA PREPARATION:

1. REMOVE ANY EXISTING VEGETATION WITHIN PLANTING AREA PRIOR TO PREPARATION ACTIVITIES
2. SCARIFY SUBSOILS TO A MINIMUM DEPTH OF 4"
3. ALL SOILS EXPOSED TO CONSTRUCTION ACTIVITY SHALL BE INSPECTED BY LANDSCAPE ARCHITECT ONCE CONTRACTOR HAS CLEANED AND SCARIFIED THE SOILS, BUT BEFORE TOPSOIL AND COMPOST ARE SPREAD.
4. PLACE TOPSOIL
5. TOP DRESS ALL LAWN AREAS WITH 1/2" COMPOST
6. TILL EXISTING OR PLACED TOPSOIL AND COMPOST TOGETHER TO A TOTAL DEPTH OF 4".
7. RAKE AND SMOOTH SOIL TO FINISH GRADE REMOVING ROCKS, ROOTS, CLUMPS, AND ALL OTHER DEBRIS.
8. LIGHTLY ROLL SOIL.
9. SPREAD STARTER FERTILIZER.
10. SPREAD SEED PER SPECIFIED RATE
11. LIGHTLY RAKE LAWN SEED INTO SOIL.
12. WATER AREAS IMMEDIATELY AND THOROUGHLY.
13. MAINTAIN UNTIL SATISFACTORY TURF IS ESTABLISHED.

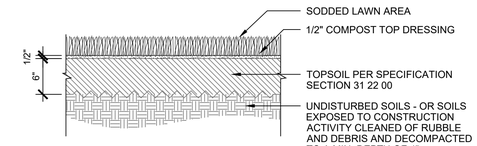
5 L500 SEEDED LAWN N.T.S



1 L500 TYPE 1 PCC PAVEMENT: PEDESTRIAN SCALE: 1 1/2" = 1'-0"



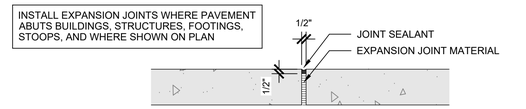
10 L500 TREE PLANTING AND STAKING N.T.S



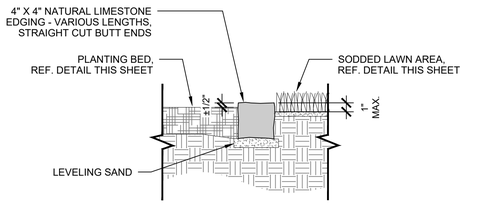
LAWN AREA PREPARATION:

1. REMOVE ANY EXISTING VEGETATION WITHIN PLANTING AREA PRIOR TO PREPARATION ACTIVITIES
2. SCARIFY SUBSOILS TO A MINIMUM DEPTH OF 4"
3. ALL SOILS EXPOSED TO CONSTRUCTION ACTIVITY SHALL BE INSPECTED BY LANDSCAPE ARCHITECT ONCE CONTRACTOR HAS CLEANED AND SCARIFIED THE SOILS, BUT BEFORE TOPSOIL AND COMPOST ARE SPREAD.
4. PLACE TOPSOIL
5. TOP DRESS ALL LAWN AREAS WITH 1/2" COMPOST
6. TILL EXISTING OR PLACED TOPSOIL AND COMPOST TOGETHER TO A TOTAL DEPTH OF 4".
7. RAKE AND SMOOTH SOIL TO FINISH GRADE REMOVING ROCKS, ROOTS, CLUMPS, AND ALL OTHER DEBRIS.
8. LIGHTLY ROLL SOIL.
9. SPREAD STARTER FERTILIZER.
10. LAY SOD.
11. LIGHTLY ROLL SODDED AREAS TO INCREASE SOIL TO SOD CONTACT.
12. WATER AREAS IMMEDIATELY AND THOROUGHLY.
13. MAINTAIN UNTIL SATISFACTORY TURF IS ESTABLISHED.

6 L500 SODDED LAWN SCALE: 1" = 1'-0"

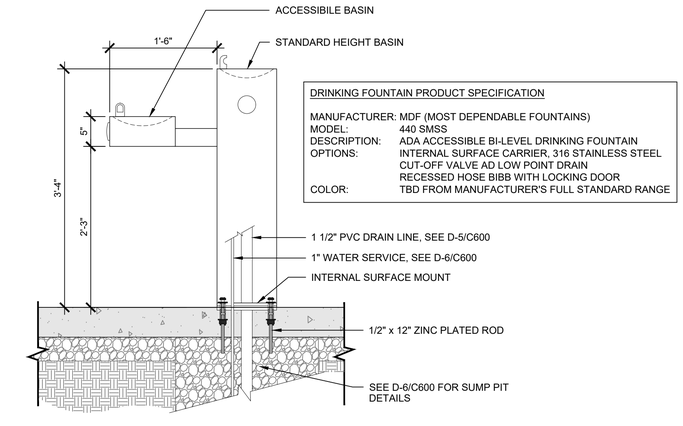


2 L500 EXPANSION JOINT N.T.S

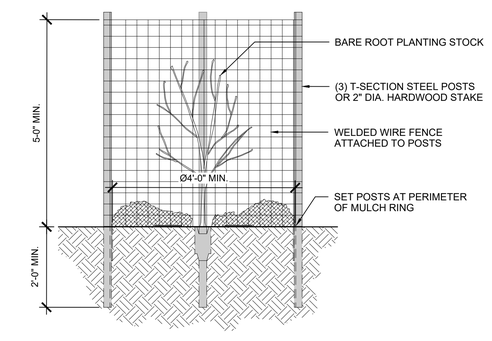


7 L500 LIMESTONE EDGING SCALE: 1 1/2" = 1'-0"

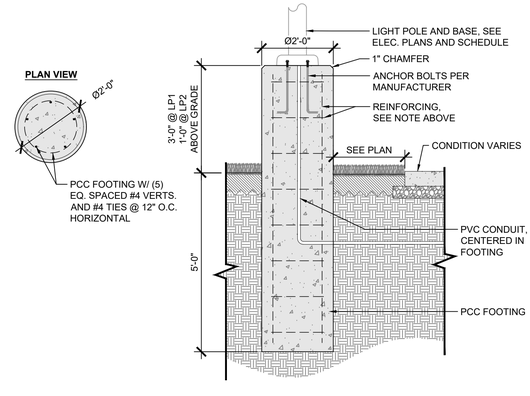
3 L500 PLAY CONTAINMENT CURB SCALE: 1 1/2" = 1'-0"



11 L500 DRINKING FOUNTAIN N.T.S



8 L500 DEER FENCING AT STREAM BANK PLANTINGS N.T.S



4 L500 LIGHT POLE BASE SCALE: 1/2" = 1'-0"

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Revision Schedule

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LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

SITE DETAILS

L500

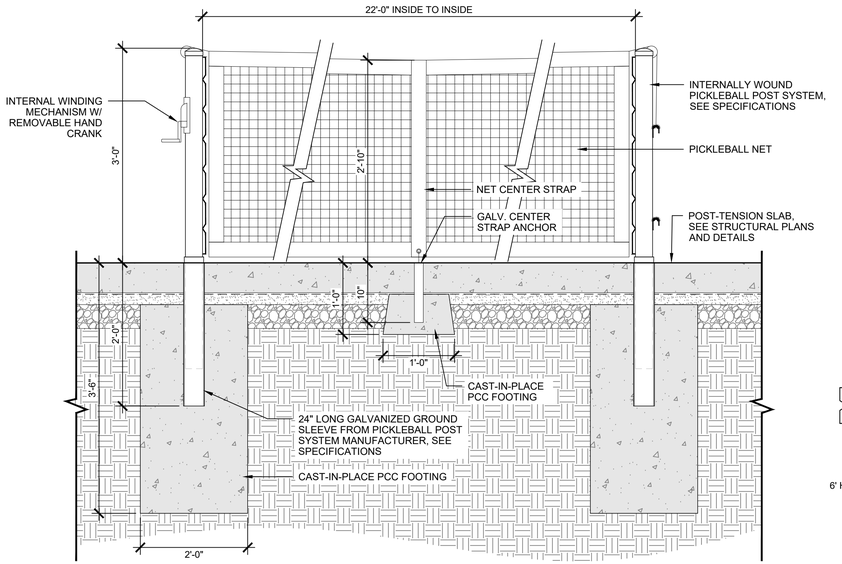
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File Location: N:\2023\23567 _Lions Park - Grimes\23567_WORKING\AUTOCAD\SHEETS\23567 L500 DETAILS / SAVE DATE: 5/27/2025 4:37 PM BY: dhurt / PLOT DATE: 5/27/2025 6:51 PM BY: Denise Hurt

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. AT THIS STATE'S ORIGINAL PLOT SIZE.

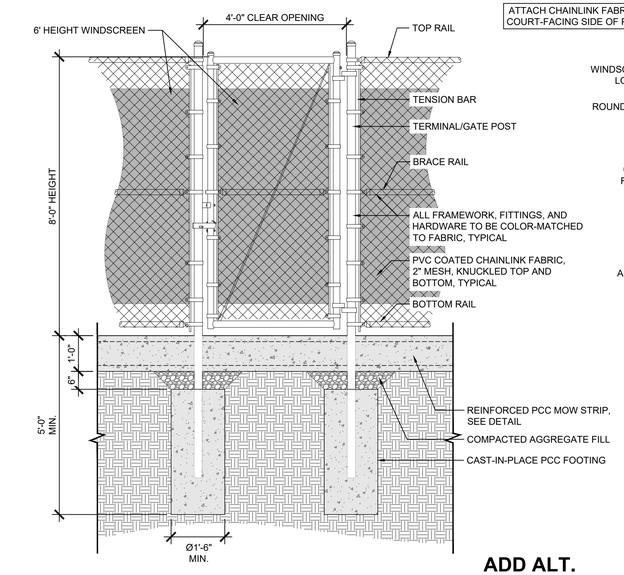
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. PRINTED CORRECTLY.

PICKLEBALL POST AND NET PRODUCT SPECIFICATION	
MANUFACTURER:	DOUGLAS SPORTS EQUIPMENT
POSTS:	DOUGLAS PREMIER RD PICKLEBALL POST ITEM #63071 COLOR: BLACK
GROUND SLEEVES:	ROUND STEEL, 24" LENGTH ITEM # 63424
NETS:	JTN-30 PICKLEBALL NET 36" H x 21'-9" L MEETING USPA REQUIREMENTS ITEM # 20105



ADD ALT.

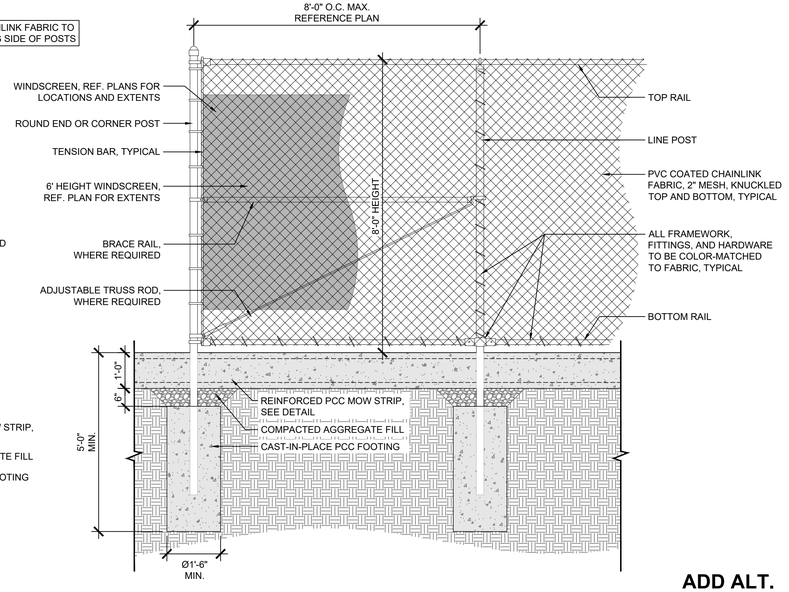
6 L501 PICKLEBALL POST AND NET SYSTEM SCALE: 1" = 1'-0"



ADD ALT.

4 L501 CHAINLINK FENCING: SINGLE SWING GATE SCALE: 1/2" = 1'-0"

ATTACH CHAINLINK FABRIC TO COURT-FACING SIDE OF POSTS



ADD ALT.

1 L501 8' HEIGHT CHAINLINK FENCING SCALE: 1/2" = 1'-0"

ADD ALT.

5 L501 CHAINLINK FENCING: DOUBLE SWING GATE SCALE: 1/2" = 1'-0"

ADD ALT.

2 L501 4' HEIGHT CHAINLINK FENCING SCALE: 1/2" = 1'-0"

ADD ALT.

3 L501 REINFORCED PCC MOW STRIP SCALE: 1 1/2" = 1'-0"

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LIONS PARK
CITY OF GRIMES
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GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
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SITE DETAILS
ADD ALTERNATE

L501

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File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\SHEETS\23567 L500 DETAILS / SAVE DATE: 5/27/2025 11:43 AM BY: dhurt / PLOT DATE: 5/27/2025 12:26 PM BY: Denise Hurt

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. ALTER SCALE ACCORDINGLY IF NEEDED

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY.

DESIGN CRITERIA

D1) Codes:

International Building Code, 2021
American Concrete Institute 318-19
American Institute of Steel Construction
Specification for Structural Steel Buildings 360-16
American Society of Civil Engineers / Structural Engineering
Institute ASCE/SEI 7-16
American Wood Council
National Design Specification 2018
American Wood Council
Special Design Provisions for Wind and Seismic, 2021
Building Code Requirements for Masonry Structures
TMS 402-16

D2) Dead loads:

Roof dead load:	5 psf

D3) Live loads:

Snow load:	
Ground snow load:	Pg= 30 psf
Flat-roof snow load (minimum):	Pf=24 psf
Snow exposure factor:	Ce=1.0
Thermal factor:	Ct=1.2
Snow importance factor:	Is=1.00
Slope factor:	Cs=1.0
Roof load (minimum):	20 psf

D4) Lateral loads:

Wind: Ultimate design wind speed:	110 mph
Nominal design wind speed:	85 mph
Risk category:	II
Wind exposure:	B
Interior pressure coefficient (+/-):	GCpi=0 & 0.18
Wall component wind pressure:	See Table
Seismic: Design Category:	B
Risk category:	II
Importance factor:	Ie=1.00
Mapped spectral response acceleration:	
	Ss=0.06
	S1=0.05
Site class	D
Spectral response coefficients:	Sds=0.064
	Sd1=0.081
Basic seismic-force-resisting system:	
	Timber Frames
Design base shear:	V=1 Kip at shelter
	V=5 Kips at RR/Storage/Shelter
Response coefficient:	Cs=0.0427
Response modification factors:	R=1.5
Analysis procedure used:	
Equivalent Lateral Force Analysis	

D5) Assumed net allowable soil bearing pressures. Soil allowable bearing pressure shall be tested and field verified by owner's geotechnical engineer prior to footing installation.:

Column footings:	1500 psf
Wall footings:	1500 psf

D6) Concrete strengths - Minimum 28 day f'c
(145 pcf density unless noted otherwise)

Typical-unless noted otherwise:	4000 psi
Piers:	4000 psi
Footings:	3000 psi
Slabs on grade Interior:	4000 psi
Slabs on grade Exterior:	5000 psi

D7) Reinforcing steel shall be high strength new billet steel conforming to the following:

Deformed bars:	ASTM A615, Gr. 60 (unless otherwise noted)
Welded wire reinforcing:	ASTM A1064
Masonry joint reinforcing:	ASTM A951

D8) Masonry:

Hollow Concrete Block Units (CMU): grade N, f'm=1500psi

Brick Units: Grade SW, f'm=2500psi

Mortar: Type S for reinforced structural masonry, exterior masonry, and masonry below grade. Mortar shall conform to ASTM C270 and shall conform to the proportion specifications or the property specifications.

Grout: Conform to ASTM C476

D9) Structural steel:

W- shapes:	A992
Other rolled shapes and connection material:	ASTM A36
Stiffener plates:	ASTM A36
Pipe:	ASTM A53, Gr. B
Anchor bolts:	ASTM F1554, Gr.36
High Strength bolts:	ASTM F3125, Gr. A325 (3/4" diameter U.N.O.)
Structural tubes:	ASTM A500, Gr. C

D10) Wood framing:

a) Structural sawn lumber:

2x joists: Spruce Pine Fir (SPF) No.1/No.2

b) Plywood (see drawings for thickness and additional information):

c) Laminated Veneer Lumber (LVL):
Fb = 2600 psi; E = 1,900,000 psi

d) Glue-laminated (GL) Member:

Beams & Columns

Combination Symbol (Species):	20F-V12 (Alaska Cedar)
Fb:	+2400/-2400 psi
E:	1800000 psi
Fv:	265 psi

e) Cross Laminated Timber (CLT) Panels:

3-PLY CLT Panels:

Grade:	V2
Thickness:	4.125 in
FbSeff,0:	2,030 lb-ft/ft
Eleff,0:	95,000,000 lb-in^2/ft
Vs,0:	1,430 lb/ft
FbSeff,90:	160 lb-ft/ft
Eleff,90:	3,100,000 lb-in^2/ft
Vs,90:	495 lb/ft

SPECIAL INSPECTION REQUIREMENTS

SR1) The following types of work require special inspection based on section 1705 of the 2021 International Building Code. See Specification section 014500 for specific requirements. The owner will employ special inspectors who shall provide special inspections during:

a) Earth Work
b) Cast-in-place Concrete.
c) Structural Masonry.
d) Wood Construction.

GENERAL NOTES

G1) Establish and verify all openings and inserts for mechanical, electrical, and plumbing with appropriate trade contractors. Opening sizes and locations shown for ducts, pipes, inserts, etc., when shown are for general information only and shall be verified prior to forming.

G2) Field verify all existing dimensions, member sizes, and elevations shown on the drawings. All discrepancies shall be immediately brought to the attention of the Design Professional.

G3) Before submitting a proposal for this work, each bidder shall visit the premises and acquaint themselves fully with the existing conditions, temporary construction required, quantities and types of equipment, etc. The bid shall include all sums required to do the work within the existing conditions. Disruption of normal activities in the work area must be kept to a minimum.

G4) Shop drawings prepared by suppliers, subcontractors, etc. shall be reviewed and coordinated prior to submitting to the Design Professional. Each shop drawing submitted shall be stamped, initialed, and dated as being reviewed by the construction manager/general contractor.

G5) Shop drawings prepared by the subcontractors, suppliers, etc. shall be reviewed by the Design Professional for conformance with design concept only. Review by the Design Professional shall not begin without the prior coordination and review by the construction manager/general contractor. Work shall not begin without the review by the Design Professional.

G6) Details and notes on the structural drawings are intended to be typical for similar situations elsewhere. Verify all dimensions with the architectural drawings. Do not scale drawings; use dimensions provided only.

G7) Options are for the contractor's convenience. The contractor shall be responsible for all changes necessary if they choose an option and shall coordinate all details. The cost of additional design work necessitated by selection of an option shall be borne by the contractor.

G8) The cost of additional design work due to errors or omissions in construction shall be borne by the contractor.

G9) Any engineering design provided by others and submitted for review or record shall bear the stamp and signature of a professional structural engineer licensed in the state of Iowa.

G10) All elevations given thus (+10'-0") are to top of footing, joist bearing, top of steel, top of slab, etc. with reference to the finished first floor slab = (0'-0").

CONSTRUCTION PROCEDURES AND SAFETY REQUIREMENTS

P1) Comply with all applicable city, county, state, and federal laws, including the Occupational Safety and Health Act (OSHA) and regulations adopted pursuant thereto.

P2) The contract structural drawings and specifications represent the finished structure. Unless otherwise indicated, they do not indicate the means or methods of construction.

P3) Provide all measures necessary to protect the workers and other persons during construction. Provide all necessary measures to avoid excessive stresses and to hold the structural elements in place during construction. Such measures shall include, but not be limited to, bracing, shoring for construction equipment, shoring for earth banks forms, scaffolding, planking, safety nets, support and bracing for cranes and hoists, guying, etc.

P4) Engage properly qualified persons to determine where and how temporary precautionary measures shall be used. Observation visits to the site by structural engineer's field representatives shall not include the items noted above.

P5) Supervise and direct the work so as to maintain sole responsibility for all construction means, methods, techniques, sequences, and procedures. Retain the services of a professional structural engineer licensed in the state of Iowa to design and supervise any scaffolding for workmen, and all shoring of forms and elements of the construction.

P6) Any engineering design provided by others and submitted for review and/or record shall bear the stamp and signature of a professional structural engineer licensed in the state of Iowa.

FOOTINGS AND FOUNDATIONS

F1) All footings shall be placed onto firm undisturbed soil or controlled compacted fill. Footing elevations shown designate a minimum depth of footing where a safe soil bearing pressure is expected (see Design criteria). Footings shall be lowered and/or walls extended as required to reach the design bearing pressure.

F2) General machine excavation for footings done more than 12 hours before the footing is placed shall stop not less than 4" above the elevation of bottoms of footings. Final excavation to the required undisturbed soil elevation shall be done not more than 12 hours before the footing is placed. The excavation shall be crumbed clean.

F3) All foundation excavations shall be inspected and certified by a qualified independent soils testing firm.

F4) No footing shall be placed onto or against sub-grades containing free water, frost, or ice.

F5) Unless noted otherwise, all footings shall be centered under walls, piers, or columns.

F6) Where required, all necessary changes in elevation of wall footings shall be made in steps of 1 vertical to 2 horizontal. Location of steps shall be coordinated with the wall forming system and at least 2'-0" apart.

F7) Longitudinal reinforcing in wall footings shall be continuous at step downs. Slope or step bottom bars in wall to follow steps in footing unless otherwise shown. See typical step-down footing detail.

F8) Lap wall footing reinforcing 24 bar diameters or a minimum of 1'-6" at splices, unless otherwise noted.

F9) Provide corner bars in footings the same size and number as the continuous reinforcing, lapped 2'-0" with main steel.

F10) Reinforcing in wall footings between columns shall extend into column footings a minimum of 2'-0".

F11) Reinforcing in footings shall be accurately placed, spaced, supported, and secured before placing concrete (do not "float" reinforcing or CIP anchors into footings).

F12) Pipes extending under footings shall be placed before footing is placed and the void produced in laying the pipe shall be filled with concrete.

F13) Cross reference architectural and structural drawings to assure proper dimensions and placement of all anchor bolts, inserts, notches, and edges in grade beams, foundation walls, and piers.

F14) All unacceptable fill and top soil shall be removed from below all proposed slabs-on-grade and the exposed natural soil shall be proof rolled and the compaction verified by a qualified independent soils testing firm prior to placing fill. Areas exhibiting weakness shall be removed and replaced by acceptable compacted fill.

F15) A minimum 4" of clean compacted granular fill shall be placed under all slabs-on-grade. All fill required to attain final sub-grade for slabs and walls shall be an acceptable material placed and compacted as directed by the project soils consultant report recommendations.

F16) A vapor barrier with minimum 10 mil thickness shall be placed under all interior slab-on-grade or below granular fill; see architectural drawings. Lap and seal all edges.

CONCRETE AND REINFORCING

C1) All concrete work shall conform to the latest edition of the American Concrete Institute Publications: ACI 301, ACI 304, ACI 311, ACI 315, ACI 318, and ACI 347 unless otherwise noted on the drawings.

C2) Concrete shall consist of the following:

ASTM C150Type I Portland cement
ASTM C33Normal weight aggregates
(Limestone aggregate at exposed locations)
Potable water
Chlorides content shall be limited by ACI requirements for type of exposure.
Concrete which will be subjected to repeated cycles of freeze-thaw during the life of the structure shall have a water-cement ratio not exceeding 0.45 and shall contain entrained air. See ACI 301 for additional requirements.

C3) Unless otherwise noted, principal reinforcement shall have the following protection:

Surfaces cast against & permanently exposed to earth:	3 inches
Formed surfaces exposed to earth or water:	2 inches
Slabs:	1 inch (top) 3/4 inch (bot.)
Beams, columns:	2 inches
Walls (interior surface only):	1 inch
Ties/Stirrups:	1 1/2 inches

C4) All slabs-on-grade, pads, fills, and toppings shall have a minimum of 6 x 6 - W1.4 x W1.4 WWR, unless noted otherwise, placed 1" from top of slab. Lap WWR minimum 2 panels at edges and ends and provide additional reinforcing where shown on the drawings.

C5) All slabs-on-grade shall be placed on compacted granular fill. Pitch slabs to drains and provide depressions, where shown on the structural or architectural drawings, without reducing the thickness of slab indicated. For slabs on grade depressions greater than 1", see details for additional reinforcing.

C6) Provide slab-on-grade construction joints around each column, against grade beams, interior walls, and between columns and walls. Provide slab joints to form areas not to exceed 15' in length in each direction. See typical details. Submit detailed drawings showing locations of all construction joints.

C7) Provide adequate bolsters, hi-chairs, support bars, etc., to maintain specified clearances for the entire length of all reinforcing bars. Provide accessories which are plastic tipped or galvanized with turned up ends for reinforcement at all faces of exposed concrete, interior or exterior.

C8) Unless otherwise noted, no concrete shall be placed without a minimum reinforcing of 0.002 times the concrete cross sectional area in each direction.

C9) Continuous reinforcing shall be lapped as follows unless otherwise noted:

Top bars: at midspan, Class B
Bottom bars: directly over support, Class B
All laps shown on the drawings and not dimensioned shall be 24 bar diameters. Additional laps required for construction shall be Class B.

C10) All field bending of reinforcing shall be done cold. Heating of bars will not be permitted.

C11) No aluminum of any type shall be allowed in the concrete work unless coated to prevent aluminum-concrete reaction.

C12) Mechanically vibrate concrete except that slabs-on-grade need only be vibrated around under floor ducts and other embedded items.

C13) All construction joints between adjacent concrete pours shall be keyed. Joints must be kept free of dirt, debris, form oils, etc. to assure proper bond with adjacent pour or masonry construction.

C14) Do not place pipes, ducts, reglets or chases in structural concrete without approval of the structural engineer through the architect.

C15) Floor tolerances:
Surface tolerance: Class B. (See ACI 301)
Thickness: Plus 1", minus 1/2" slab on grade. Replace any slab with a thickness deviation as directed by the architect.

C16) Maximum free drop of any concrete = 6'-0".

C17) All bar detailing and accessories to be furnished shall conform to typical details and standards in the latest ACI Standard 315 Detailing Manual, except as otherwise shown, noted, or specified.

MASONRY

M1) Masonry construction procedures shall comply with the requirements of IBC 2021-section 2104 and TMS 602. Hot and cold weather construction shall comply with TMS 602.

M2) Lay units in running bond. Corners shall have a standard bond by overlapping units.

M3) Mechanically vibrate immediately after placing core-fill grout and again about 5 minutes later.

M4) Maximum grout lift without cleanouts 5'-4" for block walls and 8 in. for grout between wythes in multiple wythe walls.

M5) Tie vertical reinforcing at each end and at 8'-0" maximum vertical spacing.

M6) Locate expansion joints in exterior masonry veneer walls as shown on the architectural drawings. If not shown on architectural drawings, locate at 20'-0" maximum spacing at inside corners, within 4'-0" of exterior corners, on one side of openings 8'-0" or less in width, or on both sides of openings over 8'-0" in width, and a minimum of 2'-0" from jamb.

M7) Locate control joints in concrete masonry at 20'-0" maximum spacing, unless specified otherwise, but not less than 2'-0" from a bearing plate or jamb of an opening. Provide grouted keyway joint or pre-manufactured joint assembly at all control joint locations in CMU.

M8) In 6", 8", 10", and 12" masonry walls, provide vertical reinforcing in the center of grout, at center of the wall, continuous full height of the wall as follows, unless noted otherwise:

a) 1 #5 at corners, intersections, wall ends and jambs, and each side of expansion and control joints.
b) 1 #5 @ 48" O.C. typical.

M9) Grout all reinforced cells solid full height. Grout all cells solid below grade.

M10) Lap splices in masonry reinforcing shall be 50 bar diameters.

M11) Provide 2 #5 in 8" minimum depth continuous grouted bond beams at all structural floor, roof lines, and the tops of all parapets. See details for other locations.

M12) Place bond beam and lintel reinforcing continuously through expansion and control joints, wrapping bars with 1/8" thick bond breaking tape 2'-0" both sides of joint. Do not splice bond beam reinforcing within 6'-0" of an expansion or control joint.

M13) Provide continuous wire lath grout barriers below bond beams.

M14) Provide ladder type #9 ga. horizontal joint reinforcing at 16" vertical spacing in walls. Lap reinforcing a minimum of 6". Place masonry joint reinforcement in first and second horizontal joints above and below openings in CMU, extend additional layers 16" minimum each side of opening. Terminate joint reinforcing at the control joint. Provide continuity at corners and wall intersections by using prefabricated "L" and "T" sections.

M15) Provide 3/16" wire tie diameter adjustable veneer wall tie with hook and eye for CMU wall back up or vertical adjustable bracket at metal stud backup. Wall ties shall be spaced so as to support not more than 2 square feet of wall area but not more than 24" on center horizontally. All wall tie accessories shall be galvanized.

M16) Shop drawings shall show location of reinforcement, openings, and control joints, in plan and in elevation.

M17) Do not place pipes, ducts, reglets, or chases in concrete masonry without approval of the structural engineer through the architect.

LINTELS

L1) Provide lintels over all openings and recesses in masonry construction.

L2) All lintels shall have a minimum of 8" end bearing.

L3) Precast or reinforced masonry lintels shall be made of the same materials as the surrounding walls. Use 1-#5 (minimum) reinforcing bar top and bottom for each 4" nominal width of masonry.

L4) Reinforced masonry lintels, with spans exceeding 4'-0", shall be shored until the masonry wall above the lintel has cured.

L5) Fill load bearing masonry cores with concrete under all lintel bearing ends. Fill to extend from edge of bearing plate or concrete beam at a 45 degree angle to a joint block courses below.

L6) For all openings not otherwise detailed or scheduled, provide reinforced masonry lintel or steel lintel as scheduled. For interior wall lintels where the bottom of the lintel is exposed in the final condition provide reinforced masonry lintels

Reinforced Masonry Lintels: Shall be made of the same materials as the surrounding walls and reinforced as follows:

6" CMU Wall

Span	Lintel
0 to 4'-0"	8" deep lintel W/ 1-#5 bottom
4'-0" to 8-0"	16" deep lintel W/ 1-#5 bottom

8",10" and 12" CMU Wall

Span	Lintel
0 to 4'-0"	8" deep lintel W/ 2-#5 bottom
4'-0" to 8-0"	16" deep lintel W/ 2-#5 bottom

WOOD

W1) Comply with American Institute of Timber Construction (AITC) Standards for Stress Graded Lumber Construction, Latest Edition.

W2) Each piece of lumber shall bear the grade stamp of a grading rules agency approved by the American Lumber Standards Committee.

W3) Each piece of lumber in place in the structure shall be of the original grade specified or better when inspected by a grading agency approved by the ALSC, regardless of required grade stamp and certifications.

W4) Do not notch or drill joists, beams, or load bearing studs without the approval of the structural engineer.

W5) Provide metal or 1x3 wood cross bracing at 8'-0" O.C. when joist depth exceeds 10".

W6) Provide 2" solid blocking at joist supports.

W7) Maximum concentrated load on any joist 100 lbs. Add joists when concentrated load exceeds 200 lbs.

W8) See nailing schedule, Table 2304.10.1 of the 2015 International Building Code for nailing not specifically called out on the drawings. Use common nails.

W9) Make framed connections with approved framing anchors on each side or approved joist hangers by Simpson, or UPS.

W10) Nail plywood with 8d common nails at 6" at all edges and at 12" at intermediate supports.

W11) Pre-drill all holes for nails larger than 20d. Field drill bolt holes for proper matching and bearing.

W12) Provide cut washers at bolts in wood without steel plates.

W13) Laminated beams shall be detailed and fabricated by a member of the American Institute of Timber Construction and shall conform to the AITC Specifications.

a) All laminations shall be 1 ½" in thickness.

b) Steel plate beam hangers shall be hot-dipped galvanized to prevent rust runoff.

c) Produce laminated beam fabrication drawings laminated beams with 1/8" gap between end of beam and face of column unless noted otherwise.

d) Field notching and boring of laminated beams shall not be allowed unless approved by the structural engineer of record.

W14) Cross laminated timber (CLT) panels shall be manufactured in conformance with ANSI/APA PRG 320-2018 Standard for Performance-Rate Cross Laminated Timber

a) CLT connections, splines, and fasteners shall be as shown in the structural drawings or as approved by the structural engineer of record.

b) Unless otherwise noted in plan, CLT panels shall be oriented with exterior layer perpendicular to supports.

c) Field notching and boring of CLT panels is not allowed unless approved by the structural engineer of record.

d) Shop drawings shall be provided for review prior to fabrication that clearly indicate panel joint layout, stress grade, service grade, appearance grade, connection details, shop applied finishes, shop and erection details, including cuts, holes, fastenings, camber and connection hardware.

e) Store CLT panels, blocked off ground and separated with striping, so air may circulate around all faces. Slit underside of membrane covering during storage. Maintain protection of CLT panels during construction.

POST-TENSIONING CONCRETE

PT1) Field Foreman: The field supervisor responsible for the placement of all post-tensioning shall have a minimum of five (5) years in this capacity for this type of construction.

PT2) PT Steel Quality: One sample of each reel or heat shall be tested by an approved laboratory. Test results or mill certificates shall be submitted to the engineer before stressing of tendons. Post-tensioning tendons shall be stress-relieved or be of low-relaxation quality, and shall conform to the following:

Seven wire strand ASTM Designation	A-416
1/2" diameter tendon area	0.153 in sq. ultimate
Strength	270 ksi
Tendon Stresses shall conform to the following:	
Maximum jacking stress	216 ksi
Maximum stress immediately after prestress transfer	200 ksi
Maximum anchorage stress immediately after prestress transfer	189 ksi

PT3) Effective force shall be 24 kips per stress-relieved, and 26 kips per low-relaxation tendon, when tendon length is less than 100 feet. For variance from this value, contractor shall provide friction and long-term loss calculations for the engineer's approval.

PT4) PT Hardware Quality: All anchorages, couplers and miscellaneous hardware shall be standard and approved by governing agencies and the engineer's approval.

PT5) Tendons: Encapsulated System - Unbonded strands shall be encased in slippage tendons: sheathing which shall consist of a sealed durable waterproof plastic tubing capable of preventing the penetration of moisture and cement paste, and which will contain a rust-inhibiting grease coating. Tears in the sheathing shall be repaired to restore the water tightness of the sheathing. Heat-sealed sheathing shall not be used unless the water tightness of the sheathing is guaranteed by the contractor.

PT6) Shop Drawings: The contractor shall submit shop drawings showing tendon layout, dead-end and stressing- end locations, and tendon support layouts with details necessary for installation for the engineer's approval. A set of approved shop drawings must be filed with the city building department by the installation contractor.

PT7) Tendon Placement: Care shall be taken that tendons are located and held in their designed positions. Tolerances for the location of the prestressing steel shall not be more than ± 1/8" vertically, except as noted or approved by the engineer. Access to stressing ends shall be maintained where shown.

PT8) Tendon Adjustments: Slight deviations in the horizontal spacing of the slab tendons will be permitted when required to avoid openings, inserts, and dowels which are specifically located. Where locations of tendons seem to interfere with each other, one tendon may be moved horizontally in order to avoid the interference.

PT9) Twisting: Twisting or entwining of individual wires or strands within a bundle or a beam shall not be permitted.

PT10) Strand Bundles: The maximum allowable number of strands per bundle is five (5) for slabs.

PT11) Profiles: Profiles shall conform to controlling points shown on the drawings.

PT12) Prestress Cover: All dimensions showing the location of prestressing tendons are to the center of gravity of the tendon (C.G.S.) unless noted otherwise.

PT13) Minimum Chairing: Tendons shall be secured to a sufficient number of positioning devices to ensure correct location during and after the placing of the concrete and shall be supported at a maximum of 3'-6" on center. Chairs greater than 2.5" in size shall be stapled to the formwork.

PT14) Anchors: Anchorages shall be recessed a minimum of two (2) inches. Place two (2) continuous #4 bars behind all anchorages, unless noted otherwise. Splices shall be 24" minimum and staggered.

PT15) Blockouts: All pockets or blockouts required for anchorage shall be adequately reinforced so as not to decrease the strength of the structure. All pockets should be waterproofed to eliminate water leakage through or into the pocket.

PT16) Pipes: Plastic or metal conduits may not be embedded in the slab.

PT17) Penetrations: Penetrations shall not be permitted except as shown in pt drawings or typical details.

PT18) Inserts: All inserts and sleeves shall be cast in place whenever possible. Drilled and power-driven fasteners will be permitted only when it can be shown that the inserts will not spall the concrete and are located to avoid the tendons and anchorages. The contractor must locate tendons on the surface slab.

PT19) Chlorides: Grout or concrete containing chlorides shall not be used.

PT20) Pumped Concrete: If concrete is placed by the pump method, then horses shall be provided to support the hose. The hose shall not be allowed to ride on the tendons.

PT21) Concrete Consolidation: The contractor shall take precautions to assure complete consolidation and densification of concrete behind all post-tensioning anchorages.

PT22) Concrete Strength at Stressing: At transfer of prestress, concrete shall be 3,000 psi minimum for any given cylinder compression test.

PT23) Tendon Stressing: Tensioning shall be done by jacking under immediate control of a person experienced in this type of work. Continuous inspection and recording of elongations is required during all stressing operations.

PT24) Calibration: The ram and attendant gauge used shall have been calibrated within sixty (60) days of their use.

PT25) Stressing Sequence: As indicated.

PT26) Elongations: Individual tendon field readings of elongations and/or stressing forces shall not vary by more than ±7% from calculated required values shown on the shop drawings. If the measured elongations vary from calculated values by more than ±7%, the contractor shall provide friction calculations and/or other justification to the satisfaction of the engineer.

PT27) Member Forces: The post-tensioned force provided in the field for each structural member shall not be less than the values noted on the structural drawings. In this context, structural members are beams or slabs, whether with banded or distributed tendons, each serving their respective tributary.

PT28) Tendon Ends: Do not burn off tendon ends until the entire floor system has been satisfactorily stressed and the engineer's approval is obtained. The stressing end anchors and wedges shall be spray painted with rust-oleum or a similar coating for corrosion protection. Install grease caps within the following 24-hour period.

PT29) Grouting of Stressing Pockets: Stressing pockets shall be filled with non-shrink grout after stressing, painting & grease-capping to stop moisture penetration.

PT31) Inspection Reinforcing Steel and Prestressing steel:
a). During all stressing and grouting of post-tensioned concrete, the special inspection shall include recording of field-measured elongation and jacking force for each tendon.
b). During the placing of reinforcing steel and tendons for all structural concrete, tendon placement and integrity of the protective wrapping for post-tensioned tendons shall be inspected prior to placement of concrete.
c). All special inspection reports shall be signed and sealed by a licensed engineer.

PT32) Special Notes to Owner
a). Under Normal Conditions, concrete and post-tensioned concrete develop cracks. The cracks are due to inherent shrinkage of concrete, creep, and restraining effects of vertical and other structural elements to which the slabs are tied.
b). The cracks formed are normally cosmetic. The slab maintains its serviceability and strength requirements. Due to special features of unbonded post-tensioning, it is possible that a number of hair cracks, which would normally spread over a wide area, will integrate into a single crack with a width exceeding 0.01 inch. It is emphasized that although special effort is made to reduce the potential causes and number of such cracks, it is not practical to provide total articulation and thereby achieve complete inhibition of all cracks.
c). Most such cracks develop over the first three years of the life of the system. Cracks which are wider than 0.01 inch may need to be pressure epoxied.
d). The object of the joints provided is to allow movement. Movements due to creep and shrinkage may be noticeable at joints up to two years after construction, beyond which movements due to variations in temperature will persist.

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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-27

STRUCTURAL NOTES

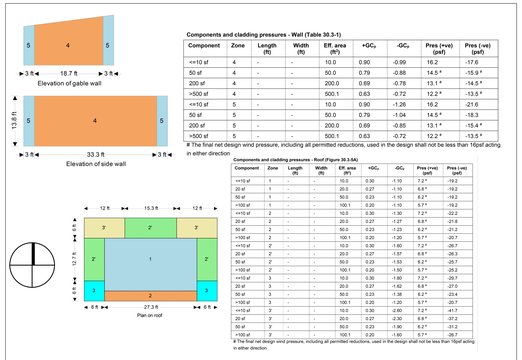
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5/27/2025 8:45:52 AM
Autodesk Docs://24045_Confluence - City of Grimes Lions Park/Lions Park_Struct_R25.rvt
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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. IF THIS IS NOT THE CASE, ADJUST PRINTER SETTINGS.

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. IF THIS IS NOT THE CASE, ADJUST PRINTER SETTINGS.



Components and cladding pressures - Wall (Table 30.3-1)

Component	Zone	Length (ft)	Width (ft)	Eff. area (ft²)	+GC$_p$	-GC$_p$	Pres (+ve) (psf)	Pres (-ve) (psf)
<=10 sf	4	-	-	10.0	0.90	-0.99	16.2	-17.6
50 sf	4	-	-	50.0	0.79	-0.88	14.5 *	-15.9 *
200 sf	4	-	-	200.0	0.69	-0.78	13.1 *	-14.5 *
>500 sf	4	-	-	500.1	0.63	-0.72	12.2 *	-13.5 *
<=10 sf	5	-	-	10.0	0.90	-1.26	16.2	-21.6
50 sf	5	-	-	50.0	0.79	-1.04	14.5 *	-18.3
200 sf	5	-	-	200.0	0.69	-0.85	13.1 *	-15.4 *
>500 sf	5	-	-	500.1	0.63	-0.72	12.2 *	-13.5 *

The final net design wind pressure, including all permitted reductions, used in the design shall not be less than 16psf acting in either direction

Components and cladding pressures - Roof (Figure 30.3-3A)

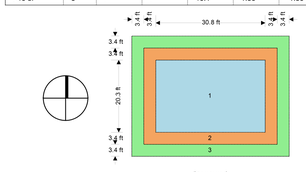
Component	Zone	Length (ft)	Width (ft)	Eff. area (ft²)	+GC$_p$	-GC$_p$	Pres (+ve) (psf)	Pres (-ve) (psf)
<=10 sf	1	-	-	10.0	0.30	-1.10	7.2 *	-19.2
20 sf	1	-	-	20.0	0.27	-1.10	6.8 *	-19.2
50 sf	1	-	-	50.0	0.23	-1.10	6.2 *	-19.2
>100 sf	1	-	-	100.1	0.20	-1.10	5.7 *	-19.2
<=10 sf	2	-	-	10.0	0.30	-1.30	7.2 *	-22.2
20 sf	2	-	-	20.0	0.27	-1.27	6.8 *	-21.6
50 sf	2	-	-	50.0	0.23	-1.23	6.2 *	-21.2
>100 sf	2	-	-	100.1	0.20	-1.20	5.7 *	-20.7
<=10 sf	2'	-	-	10.0	0.30	-1.60	7.2 *	-26.7
20 sf	2'	-	-	20.0	0.27	-1.57	6.8 *	-26.3
50 sf	2'	-	-	50.0	0.23	-1.53	6.2 *	-25.7
>100 sf	2'	-	-	100.1	0.20	-1.50	5.7 *	-25.2
<=10 sf	3	-	-	10.0	0.30	-1.80	7.2 *	-29.7
20 sf	3	-	-	20.0	0.27	-1.62	6.8 *	-27.0
50 sf	3	-	-	50.0	0.23	-1.38	6.2 *	-23.4
>100 sf	3	-	-	100.1	0.20	-1.20	5.7 *	-20.7
<=10 sf	3'	-	-	10.0	0.30	-2.60	7.2 *	-41.7
20 sf	3'	-	-	20.0	0.27	-2.30	6.8 *	-37.2
50 sf	3'	-	-	50.0	0.23	-1.90	6.2 *	-31.2
>100 sf	3'	-	-	100.1	0.20	-1.80	5.7 *	-26.7

The final net design wind pressure, including all permitted reductions, used in the design shall not be less than 16psf acting in either direction

COMPONENTS & CLADDING WIND PRESSURES - RR/STORAGE/SHELTER - INTERIOR AREA

Components and cladding pressures - Roof (Figure 30.7-1)

Component	Zone	Length (ft)	Width (ft)	Eff. area (ft²)	+C$_N$	-C$_N$	Pres (+ve) (psf)	Pres (-ve) (psf)
<=11 sf	1	-	-	11.0	1.59	-1.39	20.6	-18.0
23 sf	1	-	-	23.0	1.59	-1.39	20.6	-18.0
>46 sf	1	-	-	46.1	1.59	-1.39	20.6	-18.0
<=11 sf	2	-	-	11.0	2.38	-2.09	30.9	-27.1
23 sf	2	-	-	23.0	2.38	-2.09	30.9	-27.1
>46 sf	2	-	-	46.1	1.59	-1.39	20.6	-18.0
<=11 sf	3	-	-	11.0	3.18	-4.18	41.2	-54.1
23 sf	3	-	-	23.0	2.38	-2.09	30.9	-27.1
>46 sf	3	-	-	46.1	1.59	-1.39	20.6	-18.0



COMPONENTS & CLADDING WIND PRESSURES - RR/STORAGE/SHELTER - CANOPY AREA

FOUNDATION PLAN NOTES:

-  INDICATES TOP OF FOOTING ELEVATION AT CONTINUOUS FOOTING.
- < '-. "> INDICATES TOP OF CONCRETE PIER ELEVATION.
- ['-. "] INDICATES TOP OF FOOTING ELEVATION AT ISOLATED FOOTINGS.
- "S1" SHALL BE 4" CONC SLAB ON GRADE REINFORCED W/ 6X6-W2.1XW2.1 WWR OVER MINIMUM OF 3' OF FREE DRAINING GRANULAR FILL
- INDICATES WALL TAG. SEE WALL SCHEDULE ON THIS SHEET.
- TYPICAL CONTINUOUS STRIP FOOTING SHALL BE 2'-0"X1'-0" (WIDTH X DEPTH) CONC FTG W/ 3-#5 CONT AND #5 AT 16" OC TRANSVERSE
- ALL ELEVATIONS REFERENCED TO LEVEL 1 FINISH FLOOR ELEVATION = (100'-0"), AT ELEVATION 924.10 FEET.

ROOF FRAMING PLAN NOTES:

-  INDICATES WALL TAG. SEE WALL SCHEDULE ON THIS SHEET.
- "BOD EL" INDICATES BOTTOM OF DECK ELEVATION
- (L#) INDICATES LINTEL. FOR SCHEDULE SEE B4/ S503
- ALL ELEVATIONS INDICATED IN THE DRAWINGS SHALL BE CONFIRMED W/ MASS TIMBER SUPPLIER PRIOR TO CONSTRUCTION
- "J1" INDICATES 2X12 JOISTS.
- "J2" INDICATES 2-PLY 7 7/8" DEEP 2X JOIST
- "J3" INDICATES 7 7/8" DEEP 2X JOIST

DECKING SCHEDULE

TAG	DECK TYPE	SERVICE LEVEL DIAPHRAGM SHEAR CAPACITY	DIAPHRAGM ATTACHMENT
DK-1	3-PLY (4 1/8") CLT PANELS	350 PLF	SEE DETAILS PER S502 & S503
DK-2	3/4" APA RATED PLYWOOD ROOF SHEATHING W/ SPAN RATING 48/24, EXPOSURE 1, BLOCKED, TONGUE & GROOVE EDGE	350 PLF	10d COMMON NAIL FASTENER SPACINGS: 6" OC AT DIAPHRAGM BOUNDARIES AND SUPPORTED PANEL EDGES. 12" OC AT INTERMEDIATE SUPPORTS

WALLS SCHEDULE

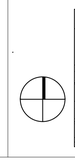
TAG	WALL THICKNESS	DESCRIPTION	CONC REINF (IF APPLICABLE)
CMU6	5 5/8"	CMU WALL	#5 VERTICAL @ 48" OC - GROUT REINFORCED CELLS SOLID
CMU8	7 5/8"	CMU WALL	#5 VERTICAL @ 48" OC - GROUT REINFORCED CELLS SOLID
CMU12	11 5/8"	CMU WALL	#5 VERTICAL @ 48" OC - GROUT REINFORCED CELLS SOLID

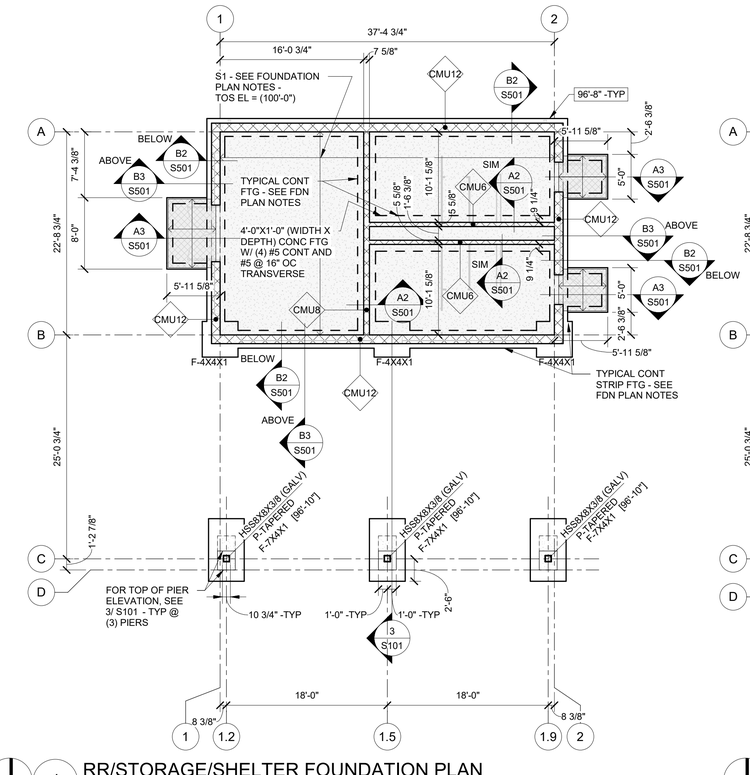
- GROUT ALL CELLS BELOW GRADE SOLID

ISOLATED FOOTING SCHEDULE

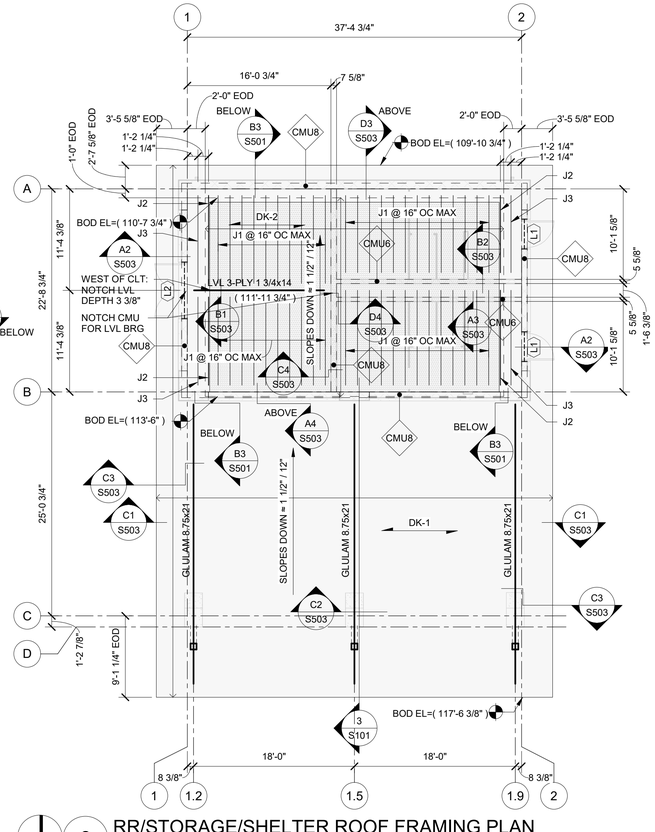
TAG	SIZE (LENGTH X WIDTH X DEPTH)	REINFORCING
F-4X4X1	4'-0"X4'-0"X1'-0"	6-#5 EA WAY
F-7X4X1	7'-0"X4'-0"X1'-0"	6-#5 BOT SHORT WAY, 4-#5 BOT LONG WAY

CONCRETE PIER SCHEDULE

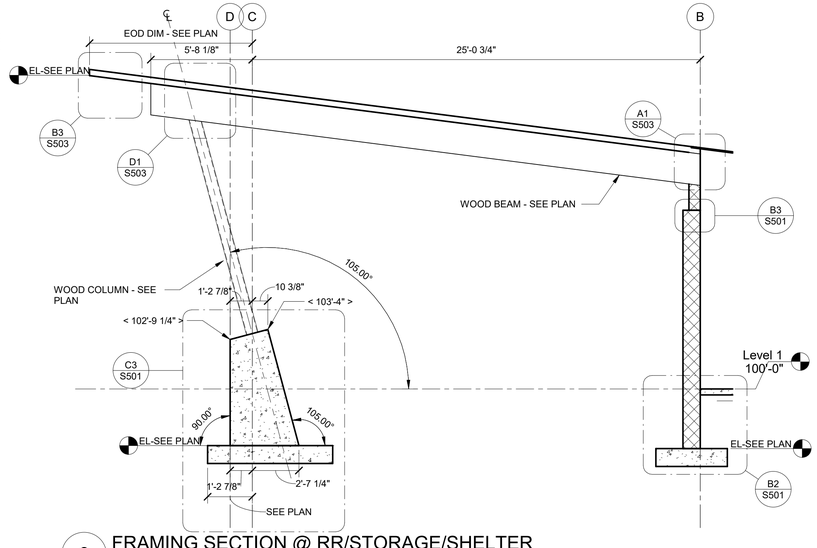
TAG	DIMENSIONS	CONCRETE REINFORCING	PIER LAYOUT
P-TAPERED	2'-0"X VARIES - SEE 3/ S101	(10) #7 VERT & #4 TIES @ 10" OC - PROVIDE DOUBLE TIES @ TOP OF PIER	 SLOPING VERTICAL REINF INDICATED IN BLUE; NORTH FACE OF PIER @ TOP OF PIER; OUTER TIES; CROSS TIES; STRAIGHT VERTICAL REINF INDICATED IN ORANGE



1 RR/STORAGE/SHELTER FOUNDATION PLAN
1/8" = 1'-0"



2 RR/STORAGE/SHELTER ROOF FRAMING PLAN
1/8" = 1'-0"



3 FRAMING SECTION @ RR/STORAGE/SHELTER
1/4" = 1'-0"

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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-27

FOUNDATION PLAN, ROOF FRAMING PLAN, & FRAMING SECTION

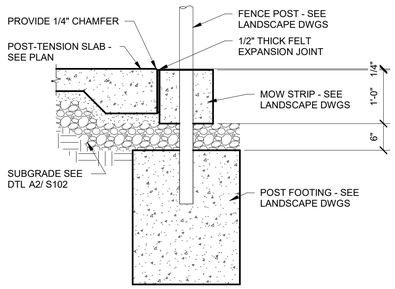
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5/27/2025 8:45:54 AM
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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS WHEN PLOTTED AT FULL SIZE

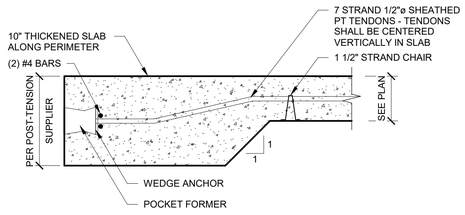
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WHEN PLOTTED CORRECTLY



- FENCE POST FOOTINGS TO BE CONSTRUCTED PRIOR TO POST-TENSIONED SLAB TO AVOID UNDERMINING SLAB
- POST-TENSIONED CONTRACTOR SHALL LAY OUT TENDONS TO CLEAR FENCE POSTS FOR STRESSING

C2 CONCRETE PERIMETER CURB

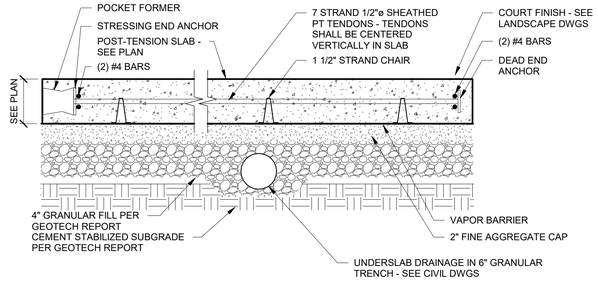
3/4" = 1'-0"



- VERITCAL DEVIATIONS OF TENDON PLACEMENT SHOULD NOT RESULT IN THE TENDON BEING PLACED OUTSIDE OF THE MIDLE THIRD OF THE SLAB AND SHOULD BE LIMITED TO ±1/2"

B2 SCHEMATIC ANCHORACE POCKET DETAIL

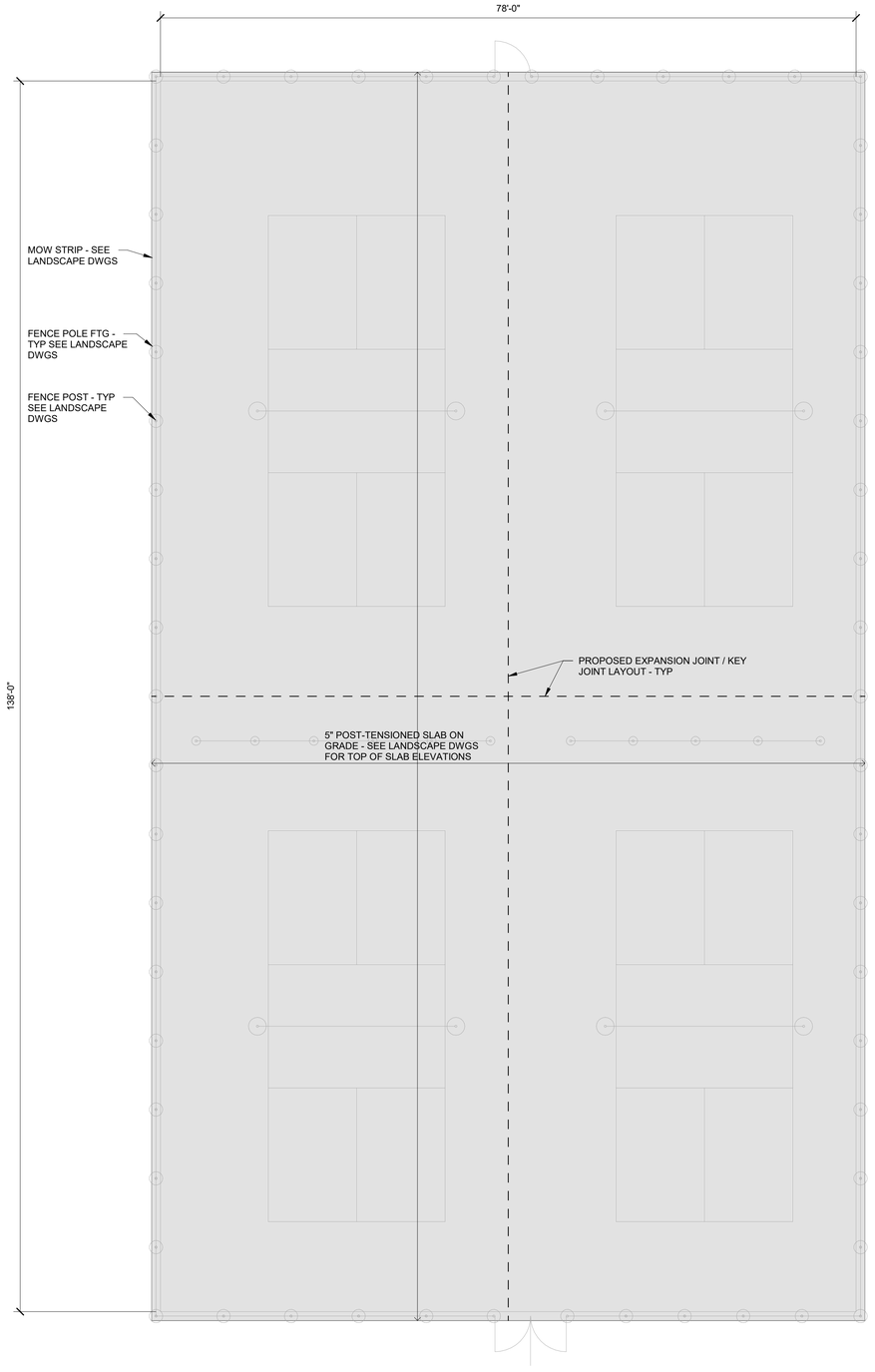
1 1/2" = 1'-0"



- SLAB EDGE MAY BE THICKENED FOR ANCHOR ZONE AND STRESSING

A2 PT SLAB CROSS SECTION

1 1/2" = 1'-0"



1 PICKLEBALL COURT

1/8" = 1'-0"

ALL ITEMS ON THIS SHEET ARE ADD ALTERNATE NO. 1

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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

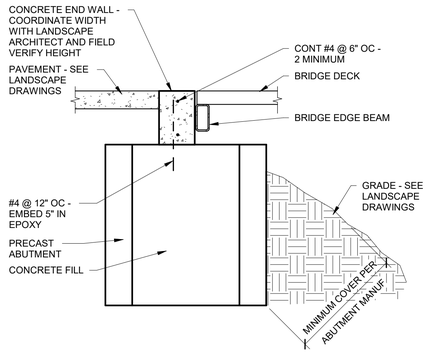
Project Number	23567
Issue	100% CDS
Date	2025-05-27

PICKLEBALL PLAN & DETAILS

S102

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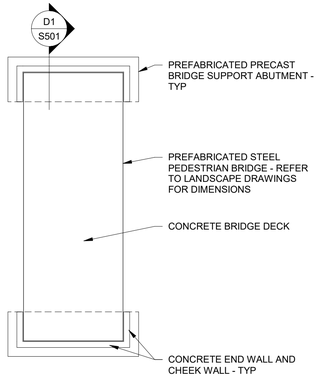
- PROVIDE U-BAR DOWELS AND CONT BAR EACH FACE OF END WALL IF END WALL IS 10" OR WIDER
- CHECK WALL IS SIMILAR TO END WALL - PROVIDE CORNER BARS

D1 PEDESTRIAN BRIDGE END WALL

3/4" = 1'-0"

KPFF ABBREVIATIONS

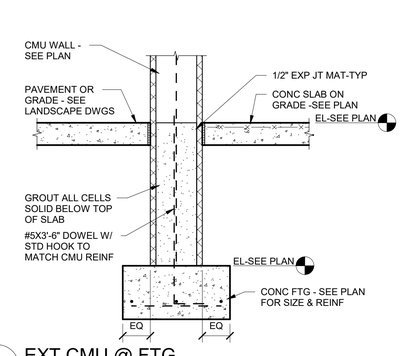
ADDED	ADDITIONAL	KO	KNOCK OUT
ALT	ALTERNATE	LAM	LAMINATED
ALUM	ALUMINUM	LT GA	LIGHT GAGE
ANCH	ANCHOR	LOC	LOCATION
APPROX	APPROXIMATE	LDH	LONG DIM HORIZ
ARCH	ARCHITECTURAL	LDV	LONG DIM VERT
@	AT	LLBB	LONG LEG BACK-TO-BACK
BM	BEAM	LLH	LONG LEG HORIZ
BRG	BEARING	LLV	LONG LEG VERT
BTWN	BETWEEN	LONGIT	LONGITUDINAL
BLKG	BLOCKING	MFR	MANUFACTURER
BD	BOARD	MAS	MASONRY
BOT	BOTTOM	MAT	MATERIAL
BLDG	BUILDING	MAX	MAXIMUM
CIP	CAST-IN-PLACE	MECH	MECHANICAL
CNTR	CENTER	MTL	METAL
CL	CENTERLINE	MIN	MINIMUM
CLR	CLEAR	MISC	MISCELLANEOUS
CFMF	COLD-FORMED METAL FRAMING	NS	NEAR SIDE
COL	COLUMN	NOM	NOMINAL
COMP	COMPOSITE	NIC	NOT IN CONTRACT
CONC	CONCRETE	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	# or NO	NUMBER
CONN	CONNECTION	OC	ON CENTER
CONST	CONSTRUCTION	OPNG	OPENING
CONT	CONTINUOUS	OPP	OPPOSITE
CONTR	CONTRACTOR	OD	OUTSIDE DIA.
CW	CURTAIN WALL	OF	OUTSIDE FACE
DEFL	DEFLECTION	PARL	PARALLEL
°	DEGREE	d	PENNY
DTL	DETAIL	PERP	PERPENDICULAR
DIAG	DIAGONAL	PL	PLATE
ø	DIAMETER	PLYWD	PLYWOOD
DIM	DIMENSION	# OR LB	POUND
DBL	DOUBLE	PSI	POUNDS PER SQ. INCH
DWG	DRAWING	PSF	POUNDS PER SQ.FT.
EA	EACH	PDF	POWER DRIVEN FASTENER
EF	EACH FACE	PREFAB	PREFABRICATED
ELECT	ELECTRICAL	PRELIM	PRELIMINARY
EL	ELEVATION	RAD or R	RADIUS
ELEV	ELEVATOR	RXN	REACTION
EMBED	EMBEDMENT	REINF	REINFORCING
EOD	EDGE OF DECK	REQD	REQUIRED
EOR	ENGINEER OF RECORD	RTN	RETURN
EOS	EDGE OF SLAB	REV	REVISION
EQ	EQUAL	SCHED	SCHEDULE
ERECT	ERECTION	SECT	SECTION
EW	EACH WAY	SHTHG	SHEATHING
EXISTG	EXISTING	SHT	SHEET
EXP	EXPANSION	SLBB	SHORT LEG BACK-TO-BACK
EXT	EXTERIOR	SSLT	SHORT SLOTTED HOLE
FS	FAR SIDE	SIM	SIMILAR
FV	FIELD VERIFY	SPA	SPACE
FIN	FINISH	SPECS	SPECIFICATIONS
FLR	FLOOR	SQ	SQUARE
FT	FOOT	STD	STANDARD
FTG	FOOTING	STL	STEEL
FDN or FOUND	FOUNDATION	STIFF	STIFFENER
FRMG	FRAMING	STRUCT	STRUCTURAL
GA	GAGE OR GAUGE	TEMP	TEMPERATURE
GALV	GALVANIZED	THRU	THROUGH
GYP	GYPSUM	T & G	TONGUE & GROVE
GYP BD	GYPSUM BOARD	TRANS	TRANSVERSE
HD	HEADED	TYP	TYPICAL
HT	HEIGHT	UNO	UNLESS NOTED OTHERWISE
HPC	HIGH-PERFORMANCE COATING	VIF	VERIFY IN FILED
HORIZ	HORIZONTAL	VERT	VERTICAL
IN	INCH	WWR	WELDED WIRE REINF
ID	INSIDE DIAMETER	W/	WITH
IF	INSIDE FACE	WD	WOOD
INSUL	INSULATION	WP	WORKING POINT
INT	INTERIOR	X-BRACING	CROSS BRACING
JT	JOINT	X-STRONG	EXTRA STRONG
JST	JOIST	XX-STRONG	DOUBLE EXTRA STRONG



C2 PEDESTRIAN BRIDGE

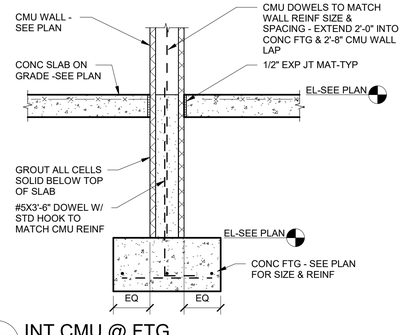
1/8" = 1'-0"

- SIGNED AND SEALTED STRUCTURAL CALCULATIONS SHALL BE PROVIDED FOR PREFABRICATED BRIDGE AND ABUTMETNS
- PREFABRICATED BRIDGE AND ABUTMENTS ARE TO BE SUPPLIED BY MANUFACTURER AND INSTALLED BY THE CONTRACTOR
- CONCRETE FOR BRIDGE ABUTMENT INFILL AND BRIDGE DECK IS TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR
- CONCRETE END WALLS AND CHEEK WALLS ARE TO BE CONSTRUCTED BY THE CONTRACTOR



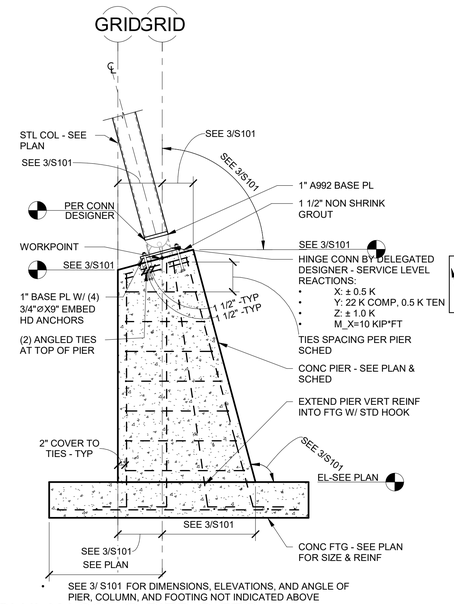
B2 EXT CMU @ FTG

3/4" = 1'-0"



A2 INT CMU @ FTG

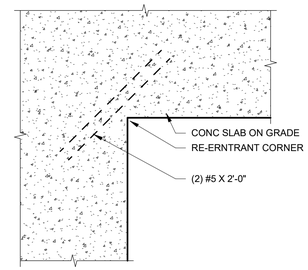
3/4" = 1'-0"



- SEE 3/ S101 FOR DIMENSIONS, ELEVATIONS, AND ANGLE OF PIER, COLUMN, AND FOOTING NOT INDICATED ABOVE

C3 GLULAM COL @ PIER @ FTG

1/2" = 1'-0"

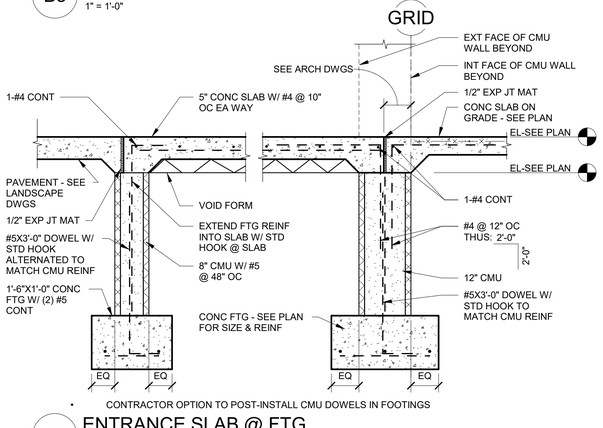


C4 TYP RE-ENTRANT CORNER

1" = 1'-0"

B3 CMU LEDGE

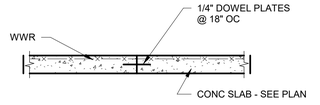
1" = 1'-0"



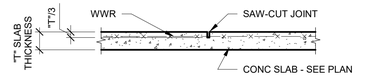
- CONTRACTOR OPTION TO POST-INSTALL CMU DOWELS IN FOOTINGS

A3 ENTRANCE SLAB @ FTG

3/4" = 1'-0"



CONSTRUCTION JOINT

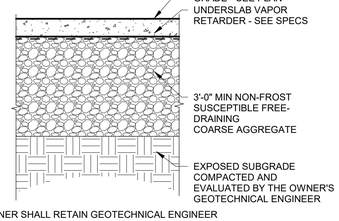


SAW-CUT JOINT

- CONCRETE SLAB JOINTS SHALL BE EITHER CONSTRUCTION OR SAW-CUT JOINTS
- LOCATE CONSTRUCTION JOINTS ON COLUMN CENTERLINE
- LOCATE SAW-CUT JOINTS BETWEEN CONSTRUCTION JOINTS
- LOCATE SLAB JOINTS AT PARTITIONS WHERE POSSIBLE
- MAXIMUM SPACING OF SLAB JOINTS SHALL NOT EXCEED 15'-0" IN ANY DIRECTION

B4 TYP CONC SLAB JOINTS

3/4" = 1'-0"



- OWNER SHALL RETAIN GEOTECHNICAL ENGINEER FOR PLACEMENT AND COMPACTION REQUIREMENTS

A4 TYP SUBGRADE PREP - INTERIOR SLAB

3/4" = 1'-0"

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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-27

STRUCTURAL DETAILS

S501

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, AT THIS ASSET'S ORIGINAL PAPER SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WHEN PLOTTED CORRECTLY

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SIZE IF ORIGINAL HAS BEEN

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

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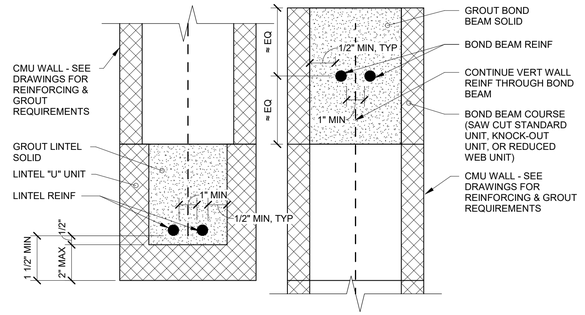
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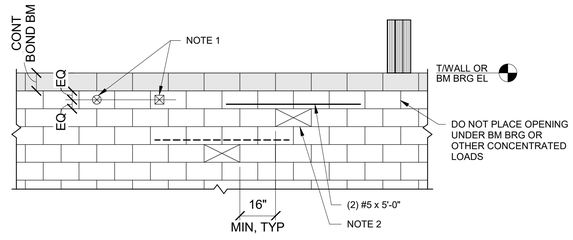


CMU LINTEL SECTION **CMU BOND BEAM SECTION**

- BOND BEAMS TO BE LOCATED PER STRUCTURAL NOTES & LOCATIONS AS INDICATED IN SECTIONS & DETAILS
- PROVIDE CORNER BARS AT CORNERS AND INTERSECTIONS OF WALLS. CORNER BARS SHALL ACHIEVE LAP SPLICES NOTED IN GENERAL NOTES.
- EXTEND BOND BEAM AROUND CORNERS WHERE REQUIRED TO ACCOMMODATE CORNER BARS.

C3 BOND BM & LINTEL DIAGRAM

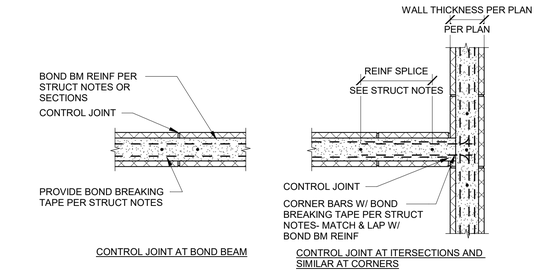
3" = 1'-0"



NOTES
- ROUND OR SQUARE HOLES NO GREATER THAN 8" MAY BE PLACED ANYWHERE IN UNREINFORCED CELLS AT MID-HEIGHT OF BLOCK. THESE OPENINGS SHALL NOT OCCUR THRU ENDS OF BLOCK AT HEAD JOINT NOR SHALL THEY INTERRUPT ANY VERT OR HORIZ WALL REBAR.
- ONE FULL BLOCK MAY BE OMITTED FOR AN OPENING IF REINFORCED ABOVE AS SHOWN. ANY VERT OR HORIZ REBAR INTERRUPTED SHALL BE PLACED IN ADJACENT CELLS.
- REFER TO MEP DWGS FOR SIZE & LOCATION OF ALL MEP WALL PENETRATIONS.
- THIS DETAIL ONLY APPLIES TO NEW WALL CONSTRUCTION WHERE OPENING IS BUILT W/ WALL.

B3 TYPICAL DETAIL AT SMALL MEP PENETRATIONS THROUGH CMU WALL

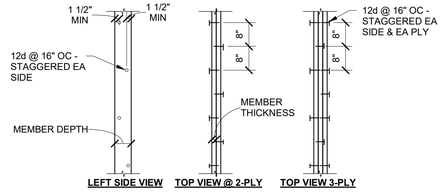
NTS



NOTES
- PROVIDE CMU WALL CONTROL JOINTS AS INDICATED IN STRUCTURAL NOTES
- CONTROL JOINTS IN MASONRY VENEERS DO NOT NEED TO ALIGN WITH CONTROL JOINTS IN LOAD BEARING CMU WALLS.
- JOINT REINFORCING TO BE DISCONTINUOUS AT CONTROL JOINTS.
- DO NOT INSTALL CONTROL JOINTS THROUGH LINTELS OR LINTEL BEARING POINTS.
- DO NOT BREAK BOND BEAM REINFORCING AT FLOOR AND ROOF LINES.
- CONTINUE CONTROL JOINT TO BASE OF CMU WALL.

A1 TYPICAL CMU WALL CONTROL JOINT DETAIL

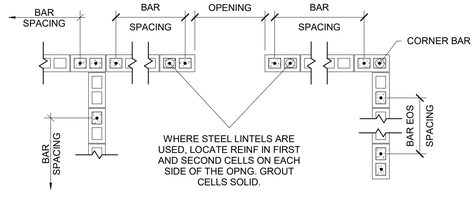
NTS



- DETAIL ABOVE APPLIES TO 2X FRAMING. FOR BUILT-UP LVL FRAMING, REFER TO MANUFACTURER DETAILS

A2 TYP BUILT UP FRAMING

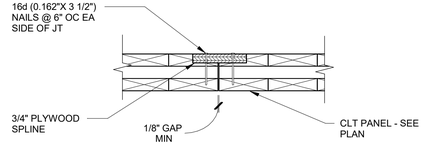
1/2" = 1'-0"



NOTE
- SEE PLAN AND DETAILS FOR REINFORCEMENT

A3 TYPICAL CMU WALL REINFORCEMENT PLAN

NTS



A4 TYP SPLINE @ PANEL-PANEL CONN

1 1/2" = 1'-0"

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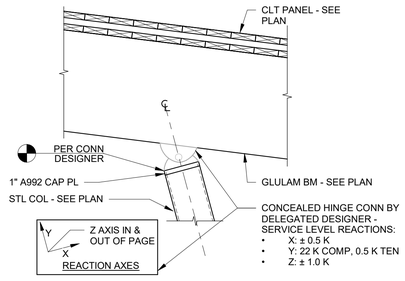
S502

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File Location: S:\24045 Confluence - City of Grimes Lions Park\INBOX\CIVIL - LANDSCAPE\CONFLUENCE TITLEBLOCK_24x36 / SAVE DATE: 3/11/2025 8:54 AM BY: o-lauda / PLOT DATE: 1/20/2023 2:45 PM BY: Orion Lauda

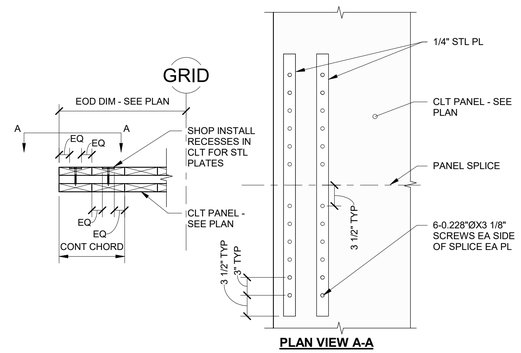
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. IF THIS IS NOT THE CASE, ADJUST PLOT SCALE ACCORDINGLY

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. IF THEY ARE NOT, ADJUST PRINTER SETTINGS



D1 GLULAM BM @ COL CONN

3/4" = 1'-0"

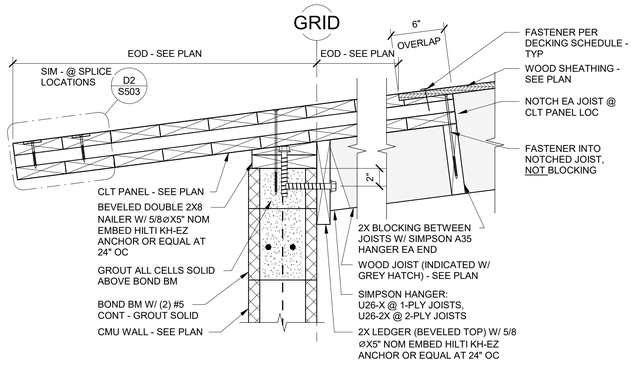


PLAN VIEW A-A

- CONTRACTOR OPTION: OMIT CHORD SPLICE IF NO PANEL SPLICE

D2 CHORD SPLICE @ CLT

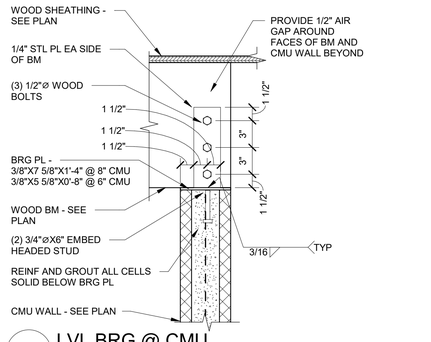
1" = 1'-0"



- OFFSET SILL AND LEDGER ANCHORS TO BE IN DIFFERENT CMU CELLS

D3 WOOD JOIST @ CMU

1 1/2" = 1'-0"



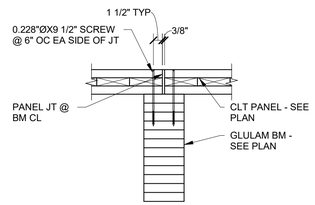
D4 LVL BRG @ CMU

1 1/2" = 1'-0"



C1 STL CHORD @ CLT

1" = 1'-0"

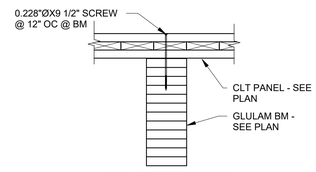


PANEL END JOINT @ BM

- CONTRACTOR OPTION: PROVIDE CLT CONTINUOUS OVER BEAM (PER C3/ S503) THUS NO CLT SPLICE PROVIDED.

C2 CLT @ BM - PANEL END JOINT

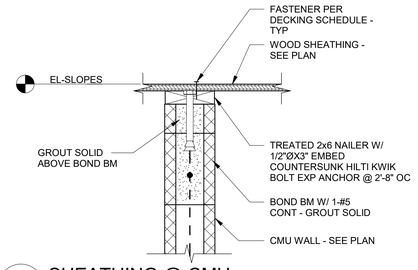
1" = 1'-0"



NO PANEL END JOINT @ BM

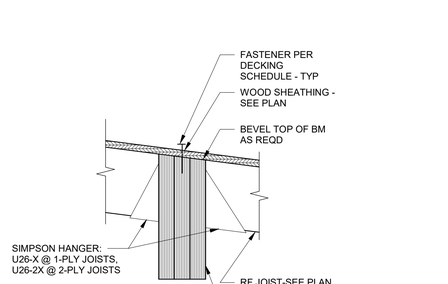
C3 CLT @ BM - NO PANEL END JOINT

1" = 1'-0"



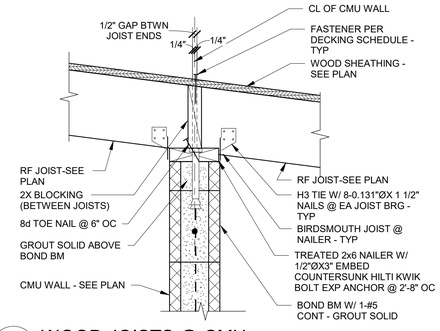
C4 SHEATHING @ CMU

1 1/2" = 1'-0"



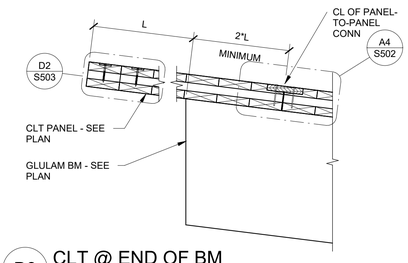
B1 WOOD JOISTS @ LVL

1 1/2" = 1'-0"



B2 WOOD JOISTS @ CMU

1 1/2" = 1'-0"



B3 CLT @ END OF BM

1" = 1'-0"

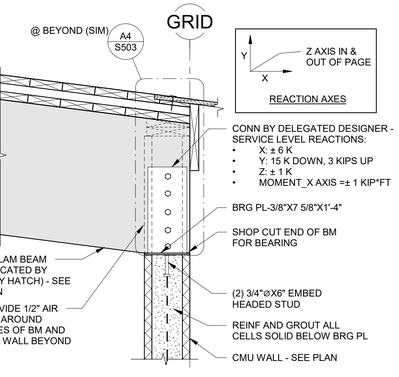
LINTEL SCHEDULE

MARK	LINTEL	WALL DESCRIPTION	NOTES
L1	8" DEEP CMU LINTEL W/ 2-#5 CONT	8" CMU	SEE C3/ S502
L2	16" DEEP CMU LINTEL W/ 2-#5 CONT	8" CMU	SEE C3/ S502

- ALL LINTELS SHALL HAVE 8" MINIMUM BEARING EACH END OF MASONRY
- FOR ADDITIONAL LINTEL NOTES, SEE STRUCTURAL NOTES

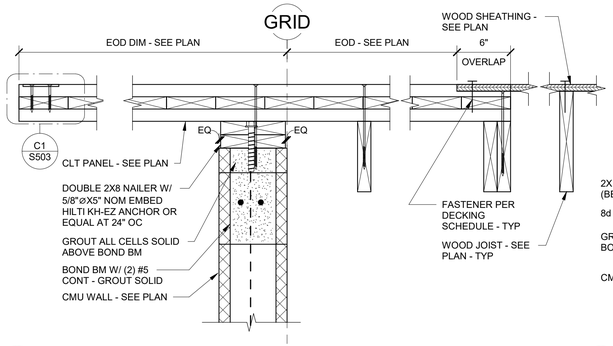
B4 LINTEL SCHEDULE

1/8" = 1'-0"



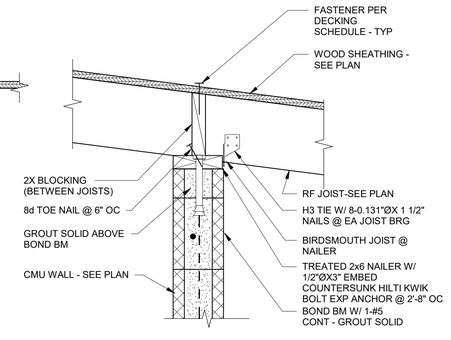
A1 GLULAM BM @ CMU WALL CONN

1" = 1'-0"



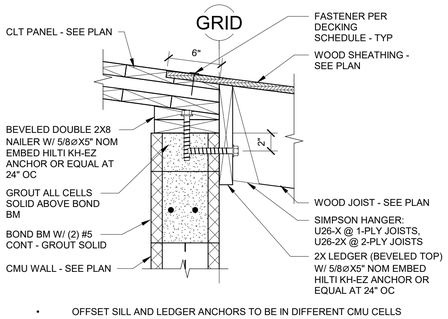
A2 CANTILEVERED CLT @ CMU

1 1/2" = 1'-0"



A3 CONTINUOUS WOOD JOIST @ CMU

1 1/2" = 1'-0"



- OFFSET SILL AND LEDGER ANCHORS TO BE IN DIFFERENT CMU CELLS

A4 WOOD JOIST @ CMU

1 1/2" = 1'-0"

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WEST DES MOINES, IA 50266
515.327.5990

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1000 ILLINOIS ST
DES MOINES, IA 50314
515.288.3679

Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

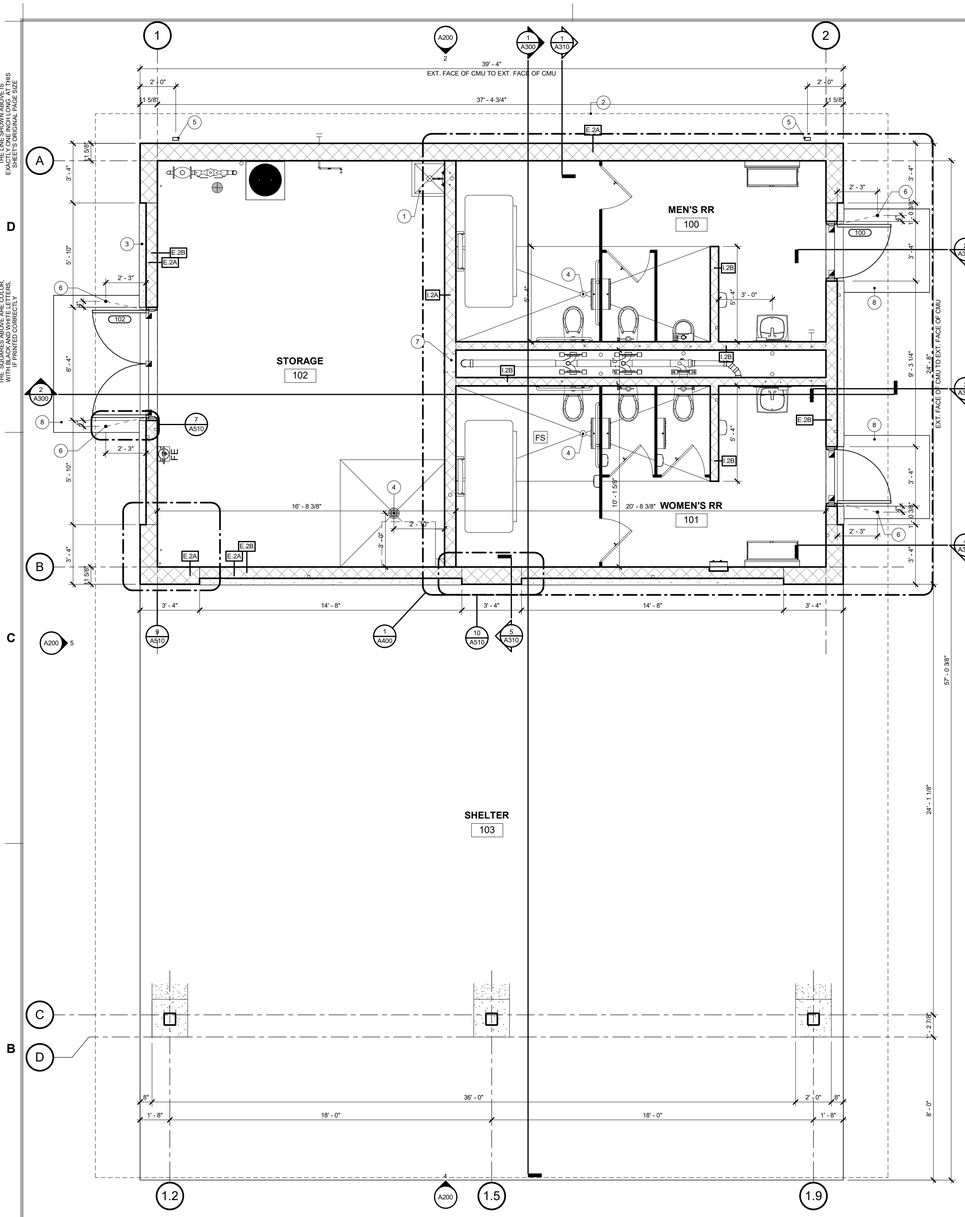
Project Number	23567
Issue	100% CDS
Date	2025-05-27

STRUCTURAL DETAILS

S503

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5/27/2025 8:45:56 AM
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File Location: S:\24045 Confluence - City of Grimes Lions Park\UNBOXCIVIL - LANDSCAPE\CONFLUENCE TITLEBLOCK_24x36.rvt



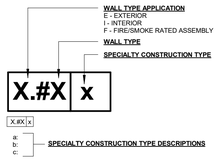
1 RR/STORAGE/SHELTER FLOOR PLAN

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

NORTH

FLOOR PLAN NOTES	
1	MOP SINK - SEE MEP
2	LINE OF ROOF OVERHEAD
3	CMU SILL - SEE ELEVATIONS
4	SLOPE CONCRETE TO FLOOR DRAIN - SEE MEP
5	METAL DOWNSPOUT
6	FLOOR MOUNTED DOOR STOP - ENSURE THAT DOOR SWING DOES NOT IMPACT STONE SILLS ADJACENT TO EXTERIOR DOORS
7	PLUMBING CHASE ACCESS DOOR
8	CONC STOOP - SEE STRUCTURAL

WALL TAG LEGEND



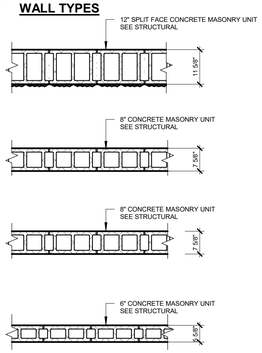
E.2A

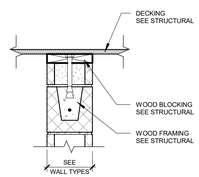
E.2B

I.2A

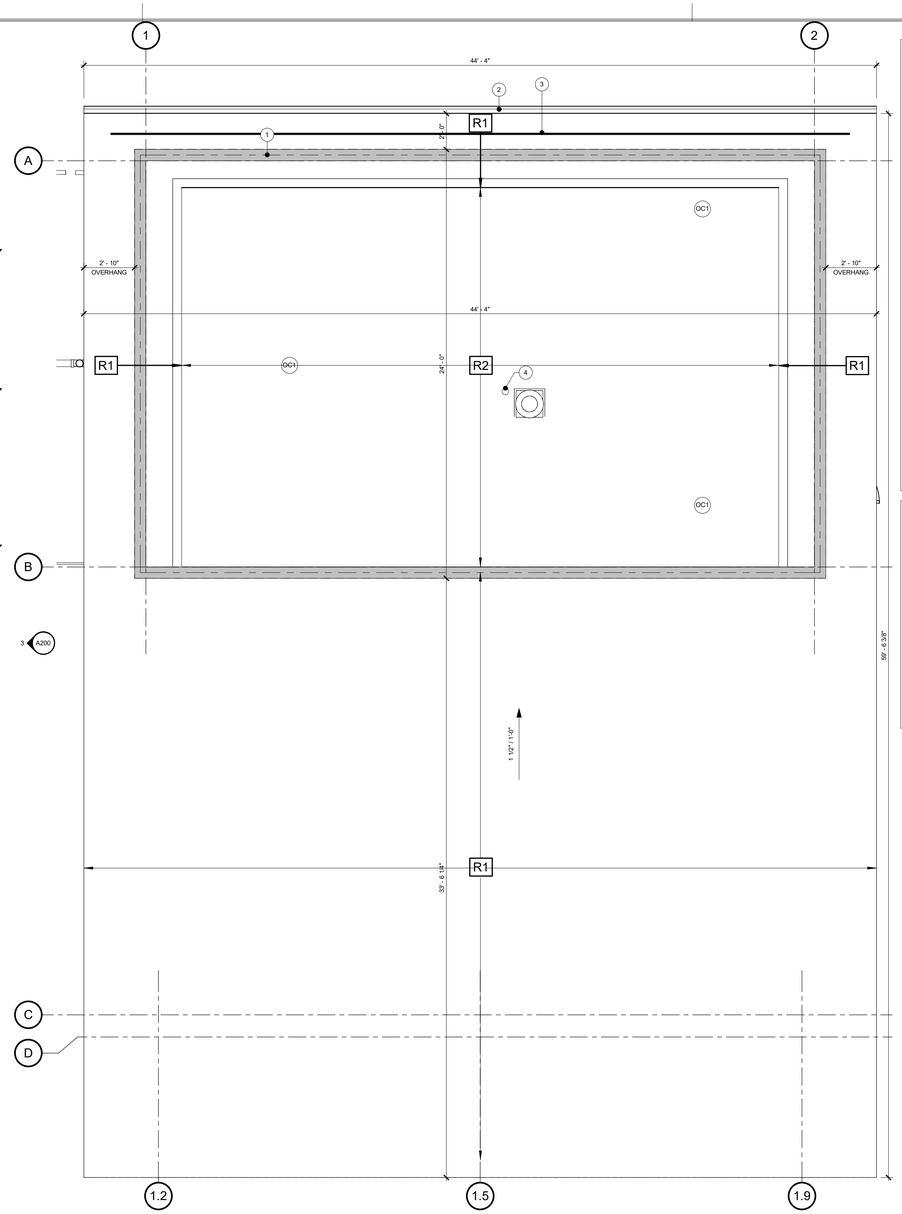
I.2B

WALL TYPES





TYPICAL CEILING AT
T.O.W. NON-BEARING CMU

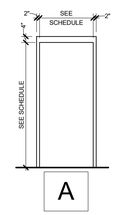


2 ROOF PLAN

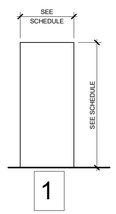
SCALE: 1/4" = 1'-0"

NORTH

ROOF PLAN NOTES	
1	CENTERLINE OF 8" CMU WALL BELOW
2	METAL GUTTER w/DOWNSPOUT
3	SNOW GUARD - SEE SPEC
4	PLUMBING VENT



A



1

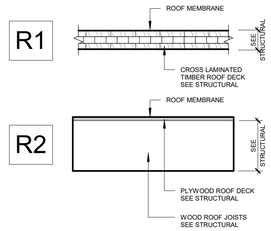
GENERAL NOTES: FLOOR PLANS

1. THESE GENERAL NOTES APPLY TO ALL FLOOR PLAN SHEETS.
2. DRAWINGS SHOULD NOT BE SCALED - DIMENSIONS GOVERN. CONTACT ARCHITECT FOR CLARIFICATION.
3. FLOOR SPOT ELEVATIONS ARE SHOWN THUS **+0'-0"** ON THE FLOOR PLANS. ELEVATION **924.56** = 100.00 GRADE SHOWN ON CIVIL DRAWINGS.
4. ALL WALLS TO EXTEND TO STRUCTURE WITH ACOUSTICAL SEALANT AT TOP AND BOTTOM OF WALL AND WALL PENETRATIONS ABOVE UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS TO BE TYPE **1.2A** UNO.
5. ALL DIMENSIONS ARE TO FACE OF FINISHED WALLS, FACE OF CMU WALLS, OR CENTERLINE OF STRUCTURE / COLUMNS, UNLESS NOTED OTHERWISE.
6. SEE SHEET **A100** FOR WALL TYPE DESCRIPTIONS.
7. PROVISIONS SHALL BE MADE AT FULL HEIGHT NONBEARING WALLS FOR POTENTIAL VERTICAL MOVEMENT OF BUILDING STRUCTURE WITHOUT TRANSFER OF COMPRESSION LOADS TO WALL.
8. MASONRY CONTROL JOINTS SHALL BE PROVIDED IN ACCORDANCE WITH INDUSTRY STANDARDS, MANUFACTURE'S RECOMMENDATIONS, AND SHALL BE LOCATED AS SHOWN ON THE DRAWINGS AND PER PROJECT MANUAL SPECIFICATIONS. PROVIDE WHERE MASONRY WALLS BEARING ON CONCRETE FLOOR SLABS ABUT MASONRY WALLS BEARING ON CONCRETE FOOTINGS.
9. DIMENSIONS FOR DOOR AND WINDOW OPENINGS ARE NOMINAL. VERIFY AND ALLOW RECOMMENDED SHIM AND SEALANT GAPS AS REQUIRED AT DOOR AND WINDOW FRAMES.
10. CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS AND CABINETS AS REQUIRED BY CODE, LOCAL AUTHORITIES HAVING JURISDICTION, AND AS NOTED ON DRAWINGS AND PROJECT MANUAL.
11. DOOR OPENINGS SHALL BE INSTALLED SUCH THAT THE EDGE OF THE HINGE JAMB IS 4" AWAY FROM THE ADJACENT PERPENDICULAR WALL IN CMU ASSEMBLIES AND GYP BD. WALL ASSEMBLIES TYPICAL, UNLESS NOTED OTHERWISE.
12. CONTRACTOR SHALL PROVIDE A CONCRETE STOOP WITH POSITIVE DRAINAGE AWAY FROM BUILDING, CONSTRUCTED ON FROST FOOTINGS AT ALL EXTERIOR DOOR LOCATIONS. SEE PLANS AND STRUCTURAL SHEETS FOR ADDITIONAL DETAIL. THRESHOLDS TO INCLUDE 2" RIGID INSULATION AND FIBERGLASS REINFORCED POLYMER (FRP) ANGLE FOR ANCHORING THE THRESHOLD. SEE DRAWINGS FOR FURTHER DETAILS.
13. CONCRETE FLOORS SHALL SLOPE TO FLOOR DRAINS WHERE INDICATED. SLOPE FLOORS TO DRAIN, NOT TO EXCEED 2% SLOPE TO MAXIMUM SLOPES TO COMPLY WITH ADA AND LOCAL CODES. SEE DRAWINGS FOR ADDITIONAL INFORMATION.
14. ALL CMU BLOCK WALLS BELOW GRADE OR BELOW THRU-WALL FLASHING TO BE GROUTED SOLID.

GENERAL NOTES: ROOF PLAN

1. SEE A100 FOR TYPICAL ROOF DETAILS.
2. ROOF MEMBRANE TO BE FULLY ADHERED TO ROOF EDGE AND MUST EXTEND DOWN OUTSIDE FACE OF DECK 3" MIN.
3. EASE ALL EDGES OF ROOF BLOCKING/SHEATHING WHERE MEMBRANE WRAPS AROUND.
4. ARROWS ON THE PLAN INDICATE DIRECTION OF DRAINAGE. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS OF BUILDING AND VENT LOCATIONS AND OTHER PENETRATIONS.
5. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL PENETRATIONS NOT INDICATED ON THE ROOF PLAN.
6. COORDINATE EXACT SIZE AND LOCATION OF PENETRATIONS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
7. SEE STRUCTURAL DRAWINGS FOR FRAMING AROUND ROOF PENETRATIONS.
8. FLASH ALL DRAINS, CURBS, VENTS, AND STACKS PER MANUFACTURER'S RECOMMENDATIONS IF DETAIL NOT PROVIDED ON DRAWINGS.
9. ALL ROOF CURBS TO BE A MINIMUM OF 8 INCHES ABOVE ROOF LEVEL. PROVIDE TAPERED INSULATION ROOF CRICKETS AT ROOF CURBS AS REQUIRED FOR DRAINAGE AWAY AROUND CURBS.

ROOF TYPES



GENERAL NOTES: DOOR AND FRAME NOTES

1. ALL DOOR AND FRAME DIMENSIONS TO BE VERIFIED BEFORE FABRICATION
2. ALL POTENTIAL CODE NONCOMPLIANCE ISSUES ARE TO BE IDENTIFIED PRIOR TO BIDDING A PRODUCT. ANY SUB-CONTRACTOR BIDDING A PRODUCT CONDITION KNOWN TO BE NON-COMPLIANT ASSUMES EQUAL LIABILITY.
3. ALL HOLLOW METAL DOORS AND FRAMES ARE TO BE GALVANIZED, PRIMED AND PAINTED. SEE SPEC.
4. GROUT ALL HOLLOW METAL FRAMES SOLID WITH PORTLAND CEMENT BASED MORTAR.
5. ALL FRAMES WIDER THAN 44" TO HAVE HEAD STIFFENERS.
6. VERIFY ALL ITEMS ON SCHEDULE WITH FLOOR PLAN. FLOOR PLAN PREVAILS FOR DOOR SWING, FRAME TYPE AND DIMENSIONAL INFORMATION.
7. GENERAL CONTRACTOR TO COORDINATE MEETING BETWEEN ARCHITECT/OWNER AND DOOR VENDOR TO ESTABLISH KEY SCHEDULE INFORMATION.
8. CONTRACTOR TO REVIEW ADA ACTUATOR LOCATIONS WITH OWNER & ARCHITECT BEFORE INSTALLATION.
9. HOLLOW METAL FRAME THROAT DEPTH TO MATCH WALL THICKNESS AT ALL METAL-FRAMED STUD WALLS. REFER TO FLOOR PLAN AND WALL TYPES FOR LOCATIONS. WALL TYPES AND WALL THICKNESSES. CONTRACTOR TO VERIFY FRAME DEPTH AT ALL LOCATIONS.

DOOR FRAME TYPES

DOOR PANEL TYPES

EXTERIOR DOOR SCHEDULE

	DOOR						FRAME			
	SIZE						SIZE			
DOOR #	WD	HT	TH	TYPE	MATL		DEPTH	TYPE	MATL	NOTES
100	3' - 0"	7' - 0"	1 3/4"	1	HM		7 5/8"	A	HM	DOOR STOP @ FLOOR - SEE PLAN
101	3' - 0"	7' - 0"	1 3/4"	1	HM		7 5/8"	A	HM	DOOR STOP @ FLOOR - SEE PLAN
102	6' - 0"	7' - 0"	1 3/4"	1	HM		7 5/8"	A	HM	DOOR STOP @ FLOOR - SEE PLAN

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1000 ILLINOIS ST
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PRELIMINARY
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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

RR/STORAGE/SHELTER
FLOOR & ROOF PLANS

A100

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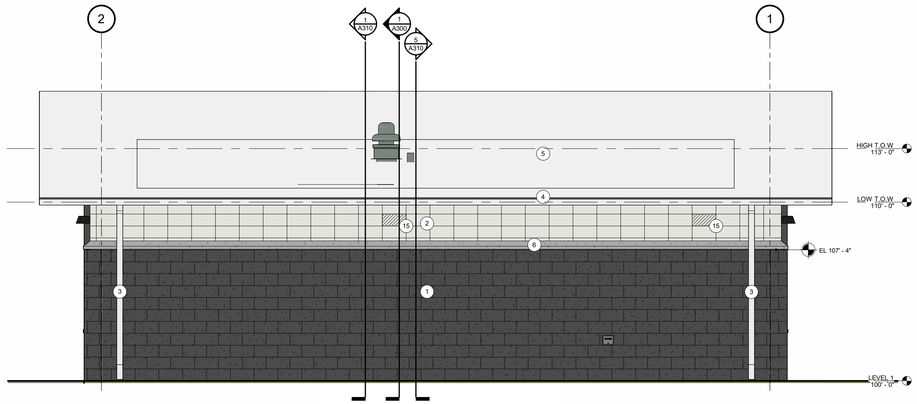
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. IF THIS IS NOT THE CASE, ORIGINAL HAS BEEN REDUCED

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF NOT REPRODUCED IN COLOR

5/27/2025 2:46:28 PM
Autodesk Docs://24045_Confluence - City of Grimes Lions Park/24045_Confluence - City of Grimes Lions Park_R25.rvt
File Location: S:\24045 Confluence - City of Grimes Lions Park\INBOX\CIVIL - LANDSCAPE\CONFLUENCE TITLEBLOCK_24x36 / SAVE DATE: 3/11/2025 8:54 AM BY: S-lauda / PLOT DATE: 1/20/2023 2:45 PM BY: Orion Lauda

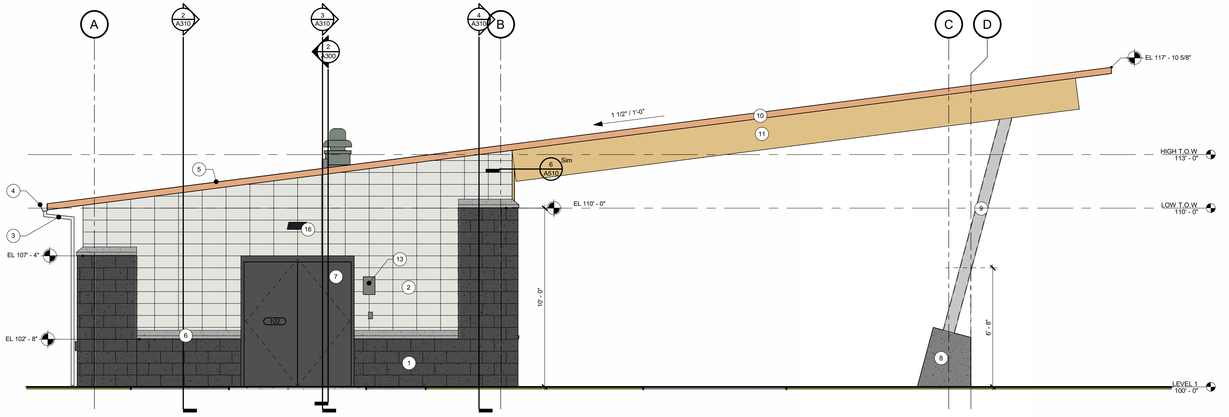
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SIZE IF ORIGINAL HAS BEEN

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY



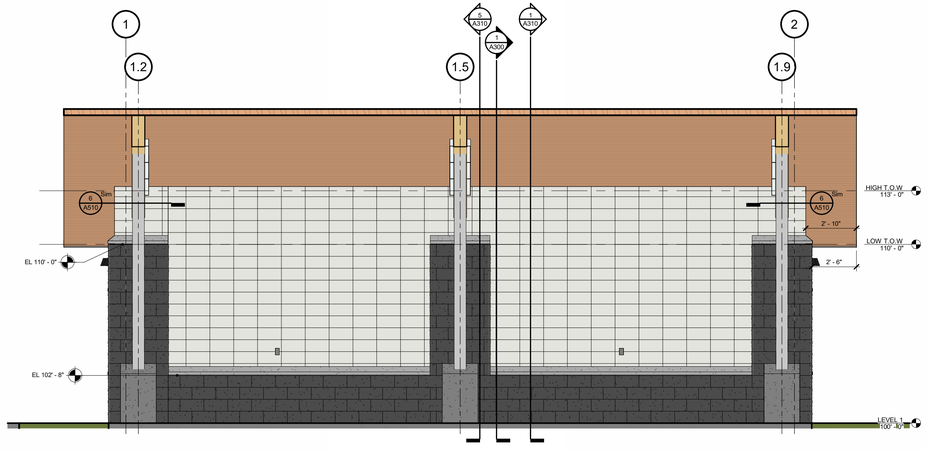
2 RR/STORAGE SHELTER NORTH ELEVATION

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



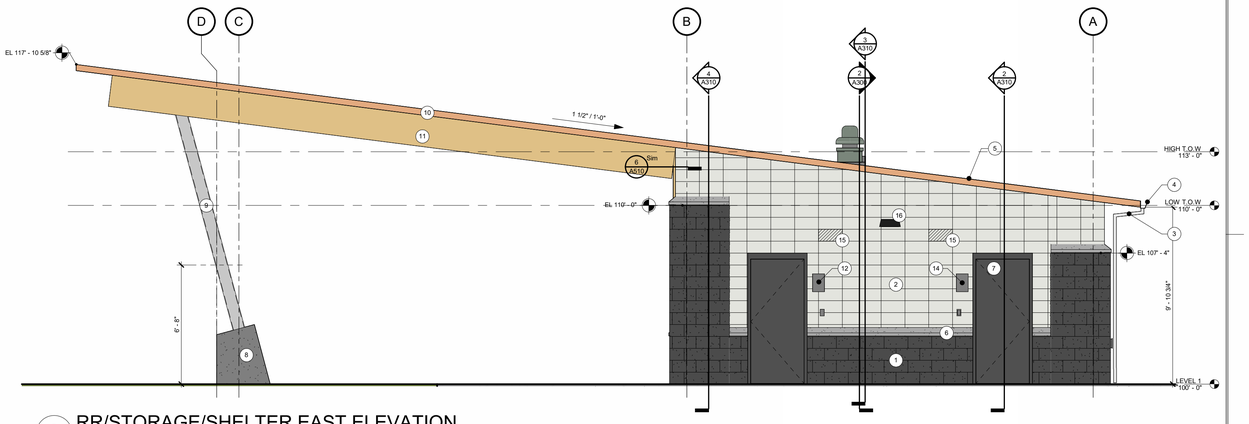
5 RR/STORAGE/SHELTER WEST ELEVATION

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



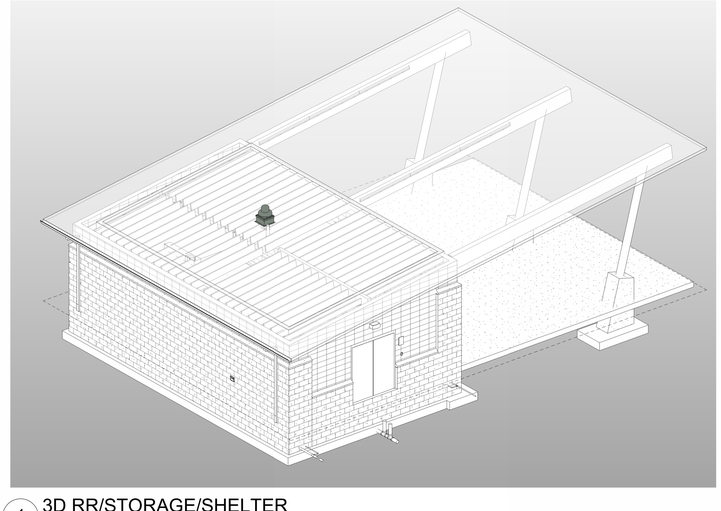
4 RR/STORAGE/SHELTER SOUTH ELEVATION

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



3 RR/STORAGE/SHELTER EAST ELEVATION

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



1 3D RR/STORAGE/SHELTER

SCALE:

MATERIAL LEGEND

CMU-1- #951 ONYX SPLIT FACED

CMU-2 - #759 ICE WHITE BURNISHED

MATERIAL PERCENTAGES

NORTH

TOTAL SF = 391 SF

	SF	%
MASONRY	391	100
GLAZING	--	--
DOORS	--	--

SOUTH

TOTAL SF = 559 SF

	SF	%
MASONRY	509	91
WOOD (STRUCTURE)	31	5
CONCRETE	19	4

WEST

TOTAL SF = 361 SF

	SF	%
MASONRY	240	67
WOOD (STRUCTURE)	67	19
DOORS	46	12
CONCRETE	8	2

EAST

TOTAL SF = 361 SF

	SF	%
MASONRY	237	66
WOOD (STRUCTURE)	67	19
DOORS	49	13
CONCRETE	8	2

EXTERIOR ELEVATION NOTES

1	CMU 1 (SEE MATERIAL LEGEND)
2	CMU 2 (SEE MATERIAL LEGEND)
3	METAL DOWNSPOUT
4	METAL GUTTER
5	TPO ROOF
6	CAST STONE SILL
7	HM DOOR - SEE SCHEDULE
8	CONC PIER
9	STEEL COLUMN - SEE STRUCTURAL
10	CROSS LAMINATED TIMBER ROOF DECK - SEE STRUCTURAL
11	GLUE LAMINATED WOOD JOISTS - SEE STRUCTURAL
12	WOMEN'S RR SIGNAGE
13	STORAGE ROOM SIGNAGE
14	MEN'S RR SIGNAGE
15	VENT INTAKE
16	WALL PACK LIGHT - SEE MECH

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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

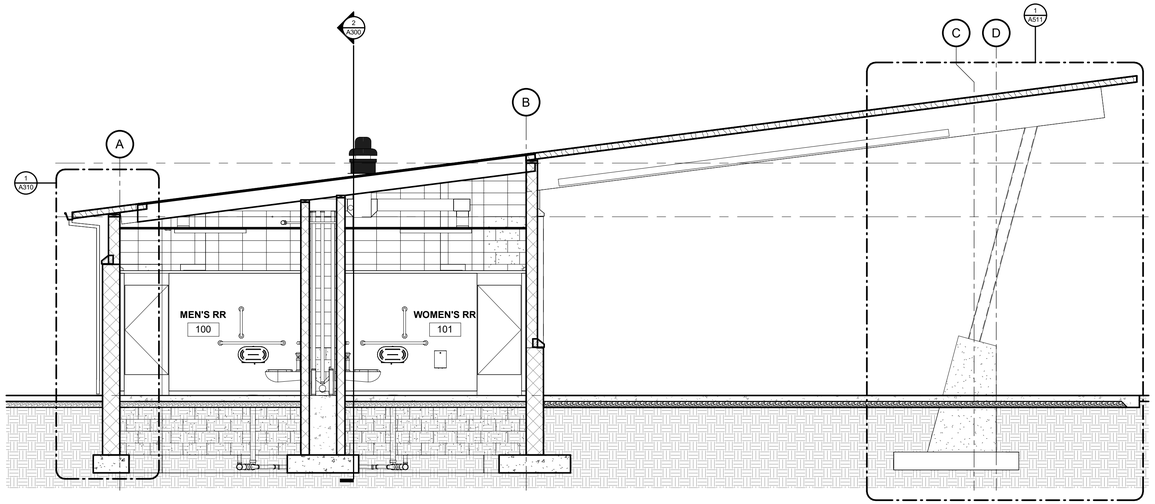
Project Number	23567
Issue	100% CDS
Date	2025-05-28

EXTERIOR ELEVATIONS

A200

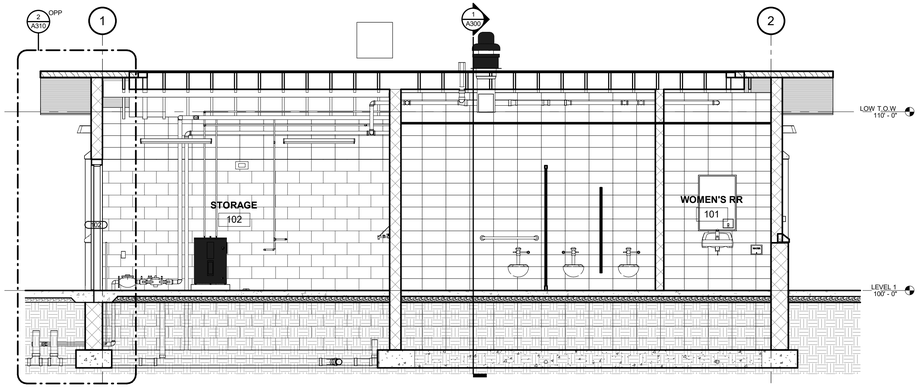
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1 NORTH-SOUTH BUILDING SECTION

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

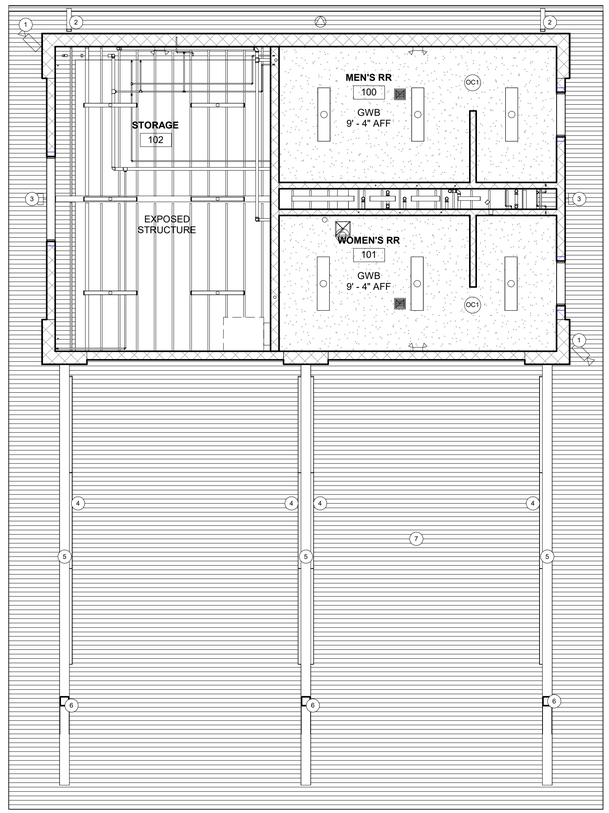


2 EAST-WEST BUILDING SECTION

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

REFLECTED CEILING PLAN NOTES

1	SECURITY CAMERA - SEE ELEC
2	DOWNSPOUT
3	WALL LIGHT - SEE ELEC
4	LIGHT FIXTURE - SEE ELEC
5	LAMINATED BEAM - SEE STRUCTURAL
6	STEEL COLUMN - SEE STRUCTURAL
7	SLOPING/STAINED CLT DECK



3 REFLECTED CEILING PLAN

SCALE: 3/16" = 1'-0"

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LIONS PARK
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BUILDING SECTIONS AND REFLECTED CEILING PLAN

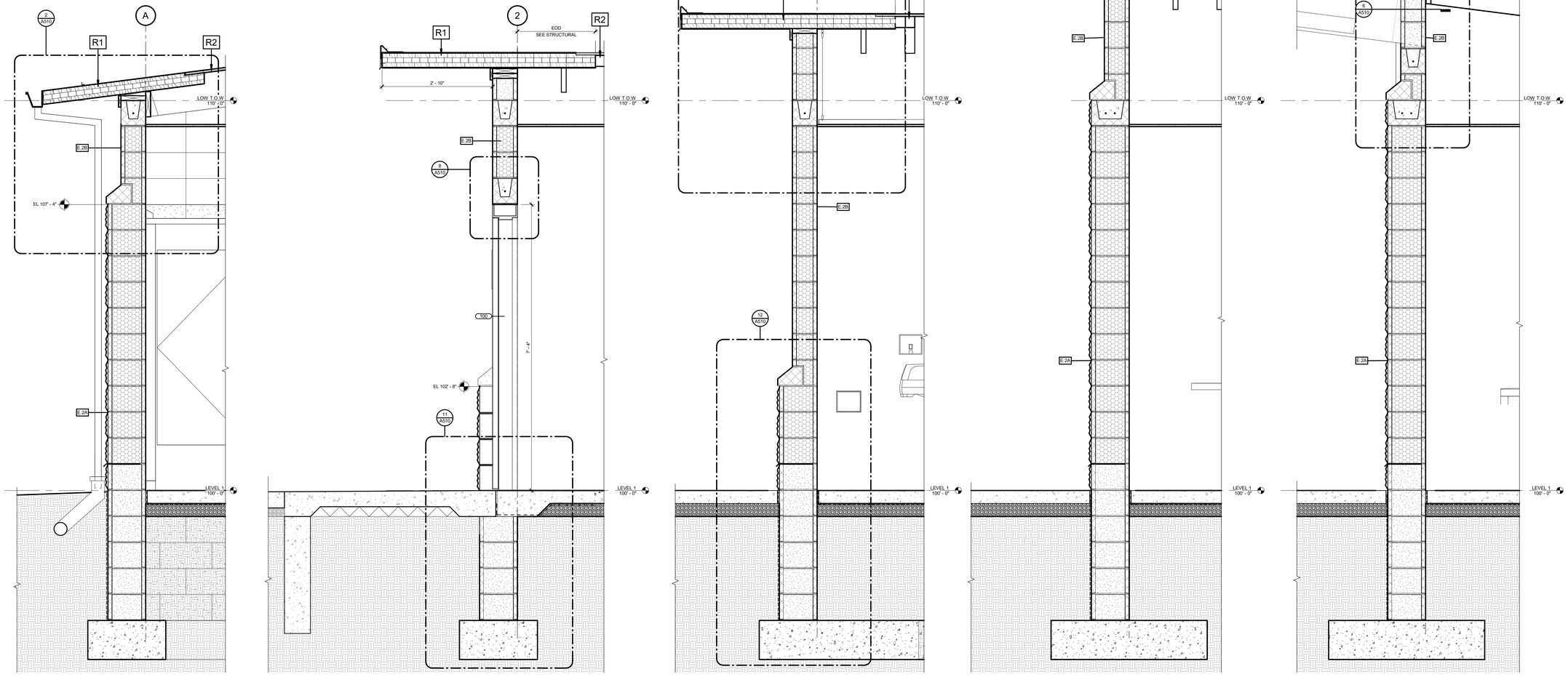
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1 WALL SECTION
SCALE: 3/4" = 1'-0"

2 WALL SECTION
SCALE: 3/4" = 1'-0"

3 WALL SECTION
SCALE: 3/4" = 1'-0"

4 WALL SECTION
SCALE: 3/4" = 1'-0"

5 WALL SECTION
SCALE: 3/4" = 1'-0"

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WALL SECTIONS

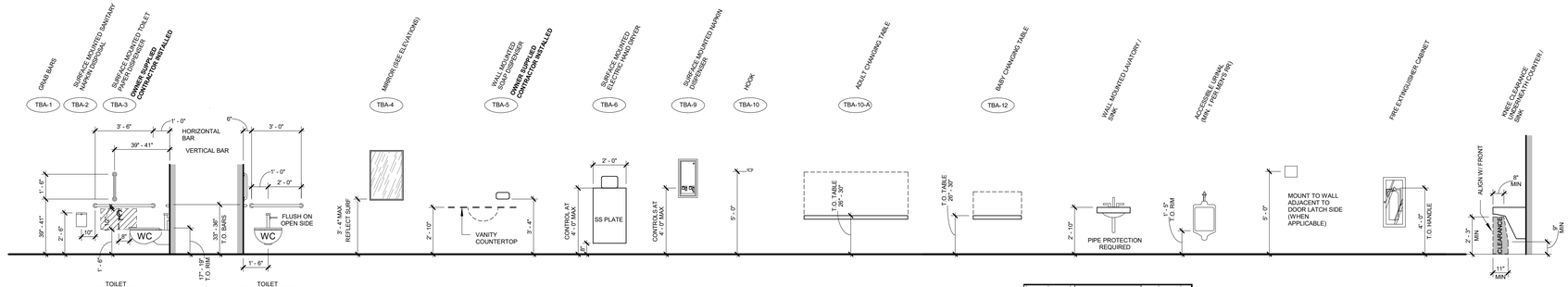
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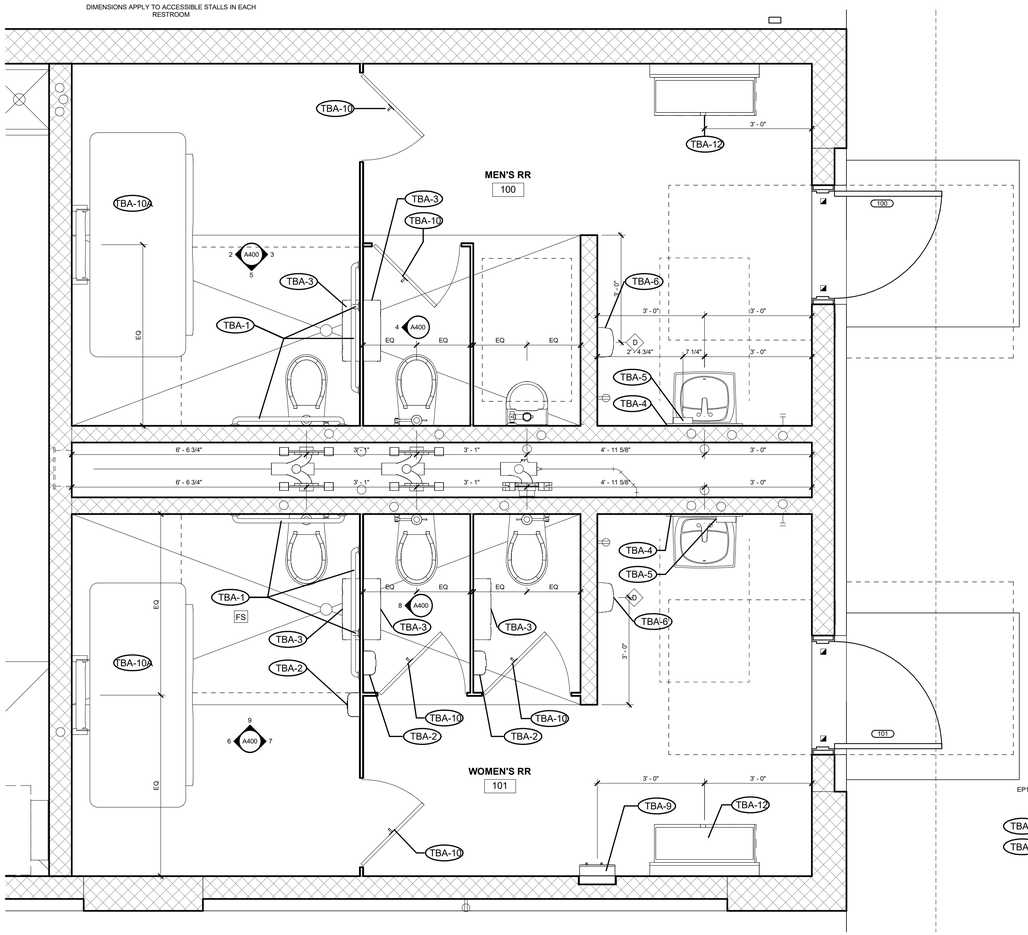
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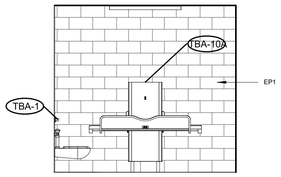
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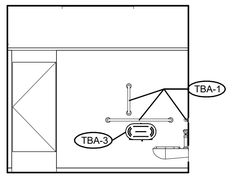




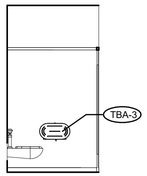
1 ENLARGED RR PLAN
SCALE: 1/2" = 1'-0"



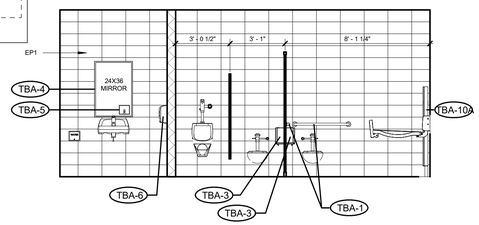
2 MEN'S RR ELEVATION
SCALE: 1/4" = 1'-0"



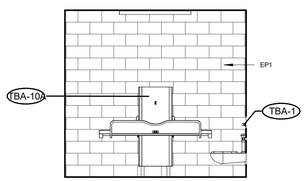
3 MEN'S RR ELEVATION
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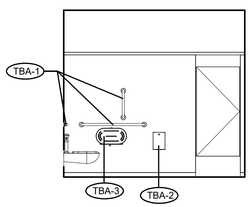
4 MEN'S RR ELEVATION
SCALE: 1/4" = 1'-0"



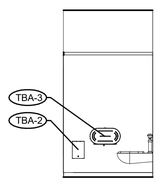
5 MEN'S RR ELEVATION
SCALE: 1/4" = 1'-0"



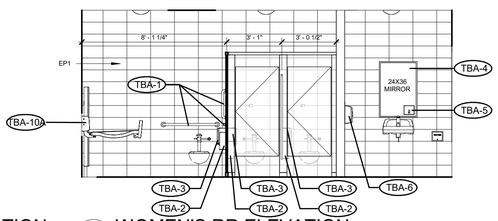
6 WOMEN'S RR ELEVATION
SCALE: 1/4" = 1'-0"



7 WOMEN'S RR ELEVATION
SCALE: 1/4" = 1'-0"



8 WOMEN'S RR ELEVATION
SCALE: 1/4" = 1'-0"



9 WOMEN'S RR ELEVATION
SCALE: 1/4" = 1'-0"

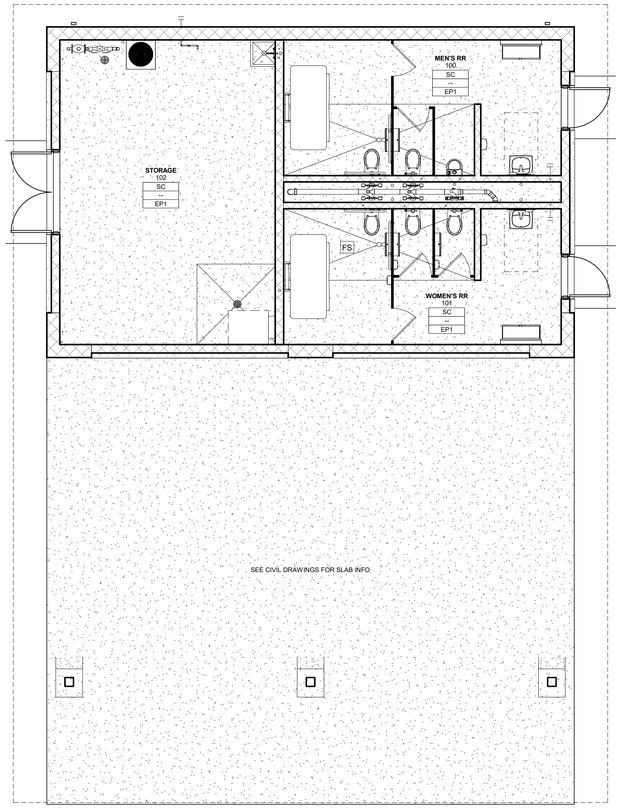
GENERAL FINISH NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION AND BEFORE ORDERING MATERIALS. DO NOT SCALE DRAWINGS.
2. REFER TO FLOOR FINISH PLAN FOR MORE INFORMATION ON FLOOR COVERING LOCATIONS, PATTERNS, AND ACCENT WALL LOCATIONS.
3. REFER TO REFLECTED CEILING PLAN FOR MORE INFORMATION ON CEILING HEIGHTS, MATERIALS, PATTERNS, AND ACCENTS PAINT LOCATIONS.
4. EPOXY PAINT TO BE USED IN RESTROOMS, UNLESS NOTED OTHERWISE.
5. ALL GYPSUM BOARD CEILINGS TO BE PAINTED CEILING WHITE, UNLESS NOTED OTHERWISE.
6. ALL OTHER TRANSITION STRIPS TO BE SUBMITTED FOR APPROVAL BY DESIGNER.
7. 4'H FIBERGLASS-REINFORCED PANELS BEHIND MOP SINK AND ALONG ADJACENT WALL(S).

ROOM NAME → (ROOM NAME)
ROOM NUMBER → #
FLOOR FINISH → CPT#
BASE FINISH → RB#
WALL FINISH → PNT#
FLOOR FINISH TAG

FINISH KEY

KEY	PRODUCT	MANUFACTURER	PATTERN / COLOR
1 FLOORING			
SC	SEALED CONCRETE	SEE SPEC	SEE SPEC
2 WALL COVERINGS			
EP1	EPOXY PAINT	SHERWIN WILLIAMS	TBD
4 CEILING FINISHES			
GWB	GYPSUM WALL BOARD	SEE SPEC	SEE SPEC



11 FLOOR FINISH PLAN
SCALE: 3/16" = 1'-0"

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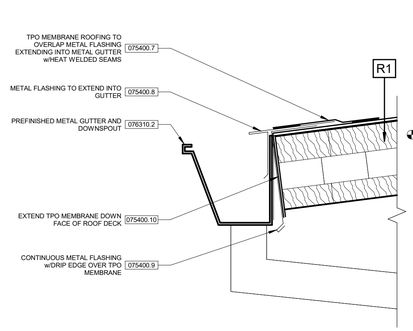
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INTERIOR PLANS AND ELEVATIONS

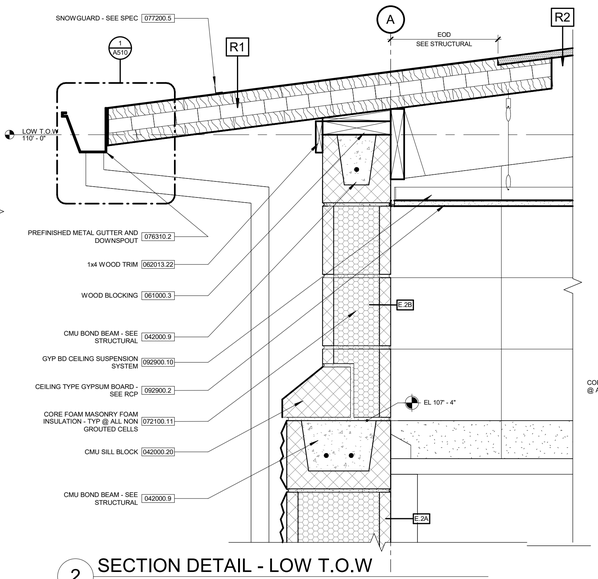
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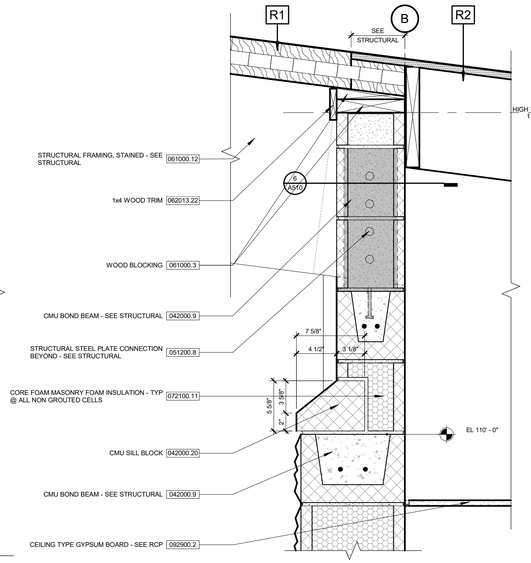
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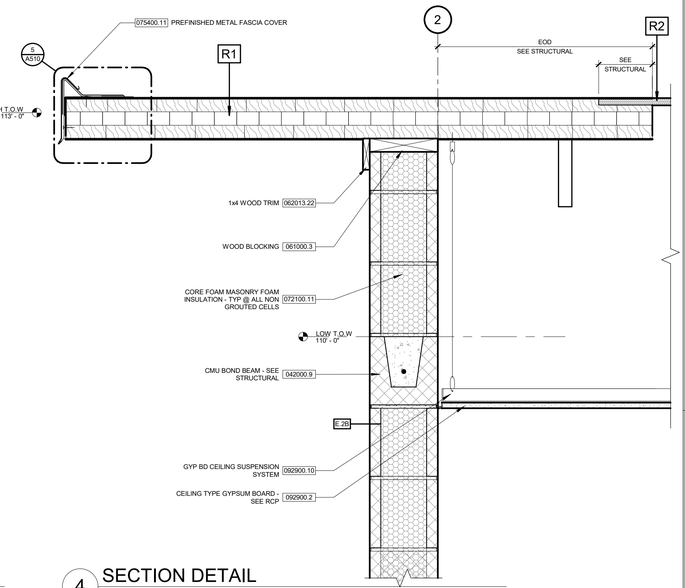
1 SECTION DETAIL - ROOF EDGE
SCALE: 3" = 1'-0"



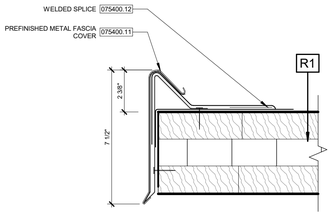
2 SECTION DETAIL - LOW T.O.W
SCALE: 1 1/2" = 1'-0"



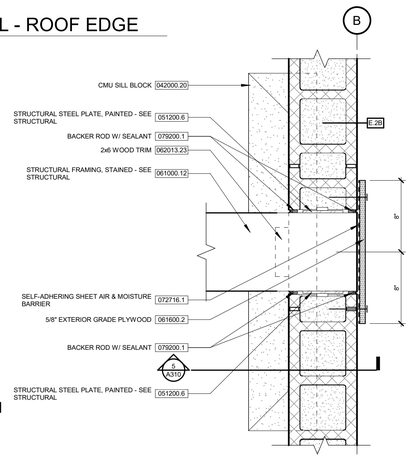
3 SECTION DETAIL - HIGH T.O.W
SCALE: 1 1/2" = 1'-0"



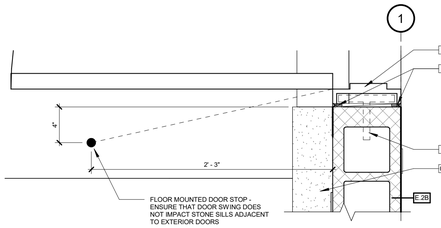
4 SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



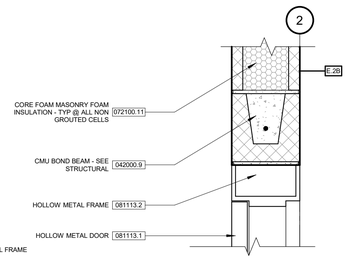
5 SECTION DETAIL - ROOF EDGE
SCALE: 3" = 1'-0"



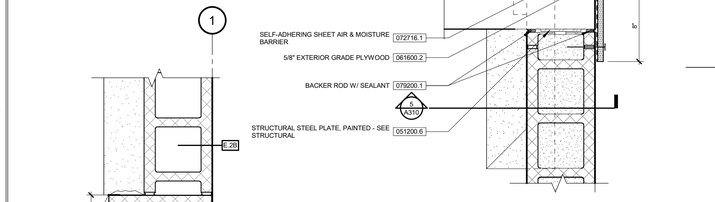
6 SECTION DETAIL @ HIGH T.O.W
SCALE: 1 1/2" = 1'-0"



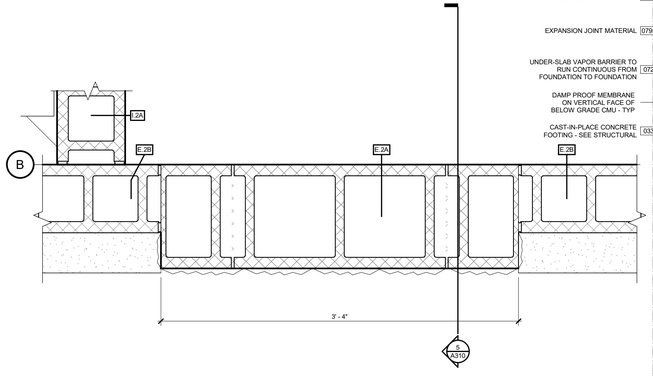
7 PLAN DETAIL - DOOR JAMB
SCALE: 1 1/2" = 1'-0"



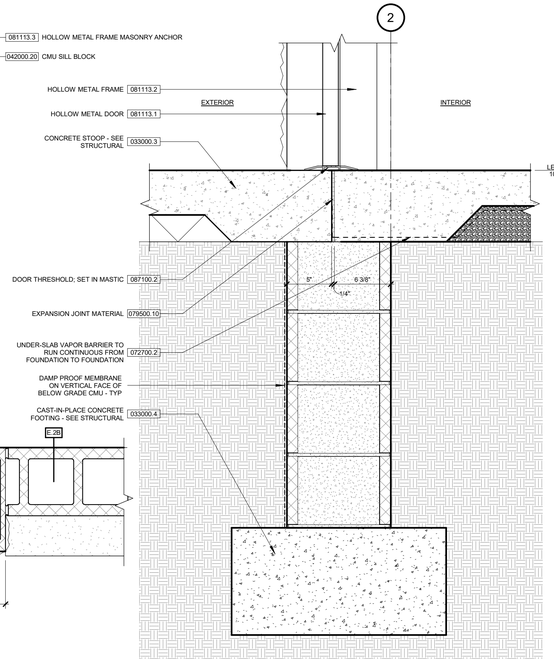
8 SECTION DETAIL - DOOR HEAD
SCALE: 1 1/2" = 1'-0"



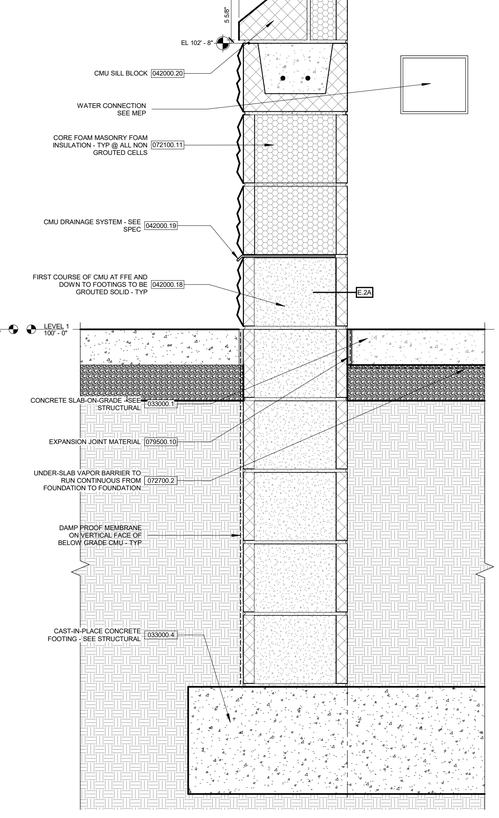
9 PLAN DETAIL - CORNER
SCALE: 1 1/2" = 1'-0"



10 PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



11 SECTION DETAIL - DOOR SILL
SCALE: 1 1/2" = 1'-0"



12 SECTION DETAIL - B.O.W
SCALE: 1 1/2" = 1'-0"

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SECTION AND PLAN DETAILS

A510

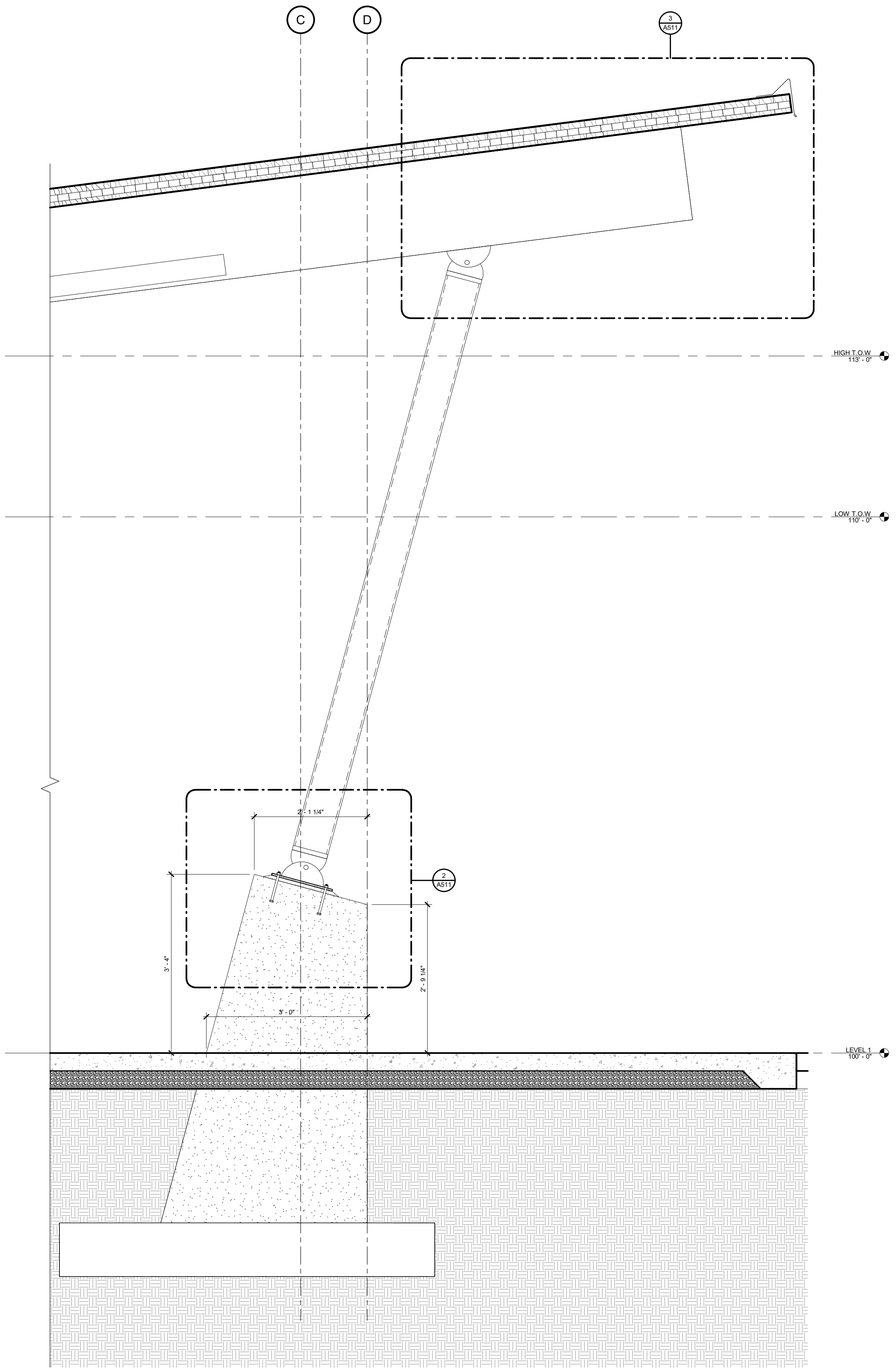
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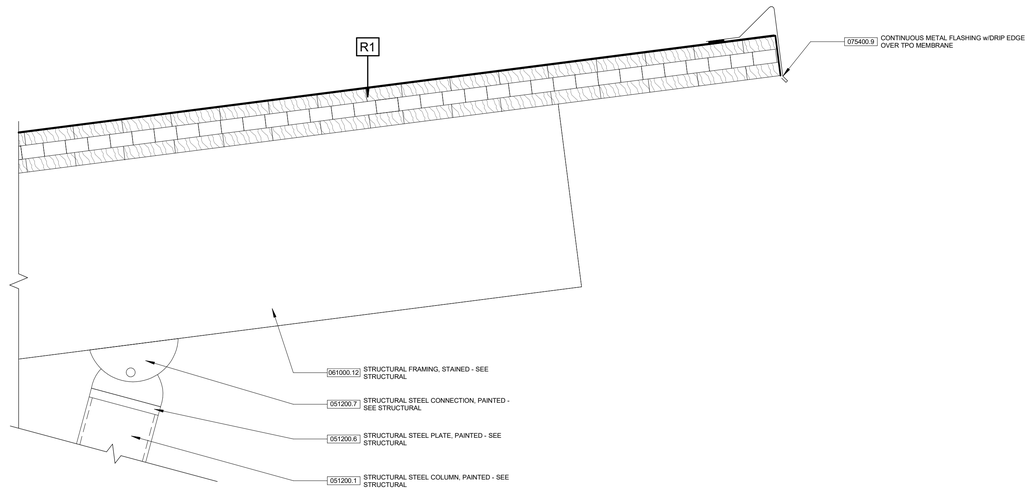
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THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF THIS DOCUMENT IS A

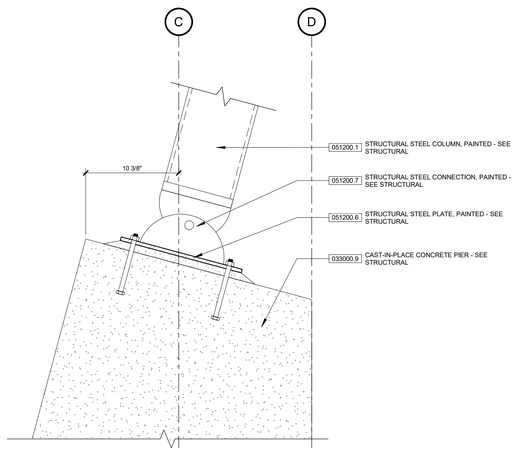
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1 SECTION
SCALE: 3/4" = 1'-0"



3 SECTION DETAIL - HIGH ROOF EDGE
SCALE: 1 1/2" = 1'-0"



2 SECTION DETAIL - COLUMN BASE
SCALE: 1 1/2" = 1'-0"

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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

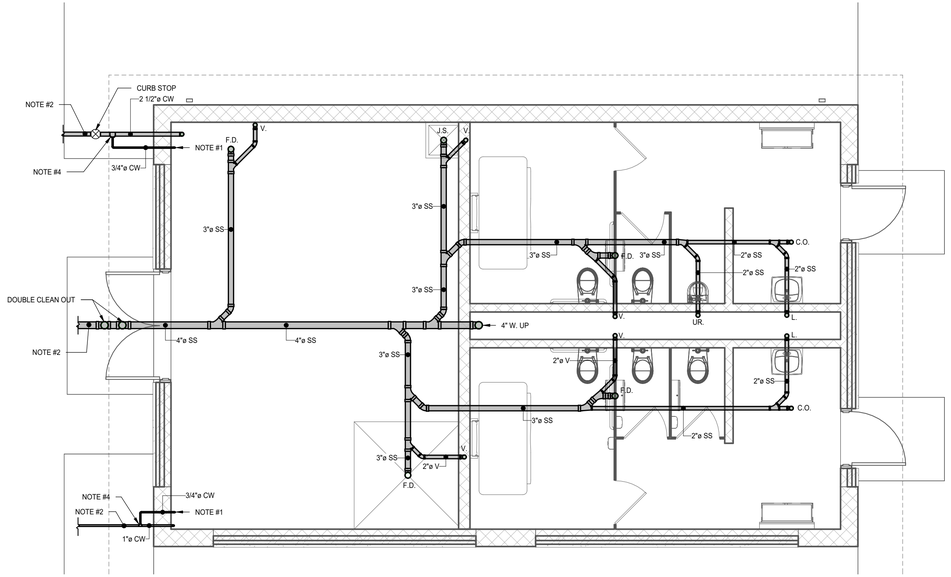
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A511

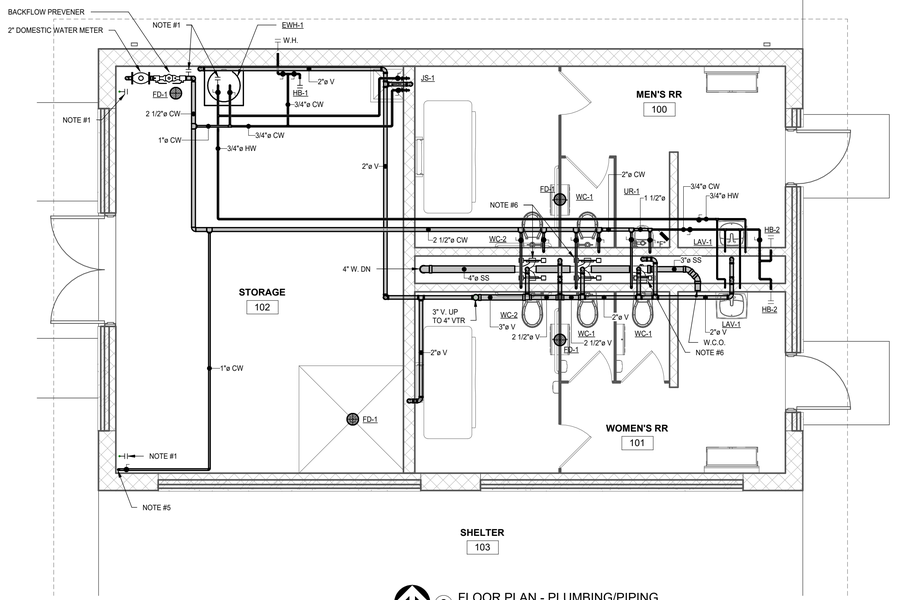
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THE LINE SHOWN ABOVE IS EXACTLY 1" LONG ON ORIG. SHEET. IF NOT, DRAWING HAS BEEN SCALED.

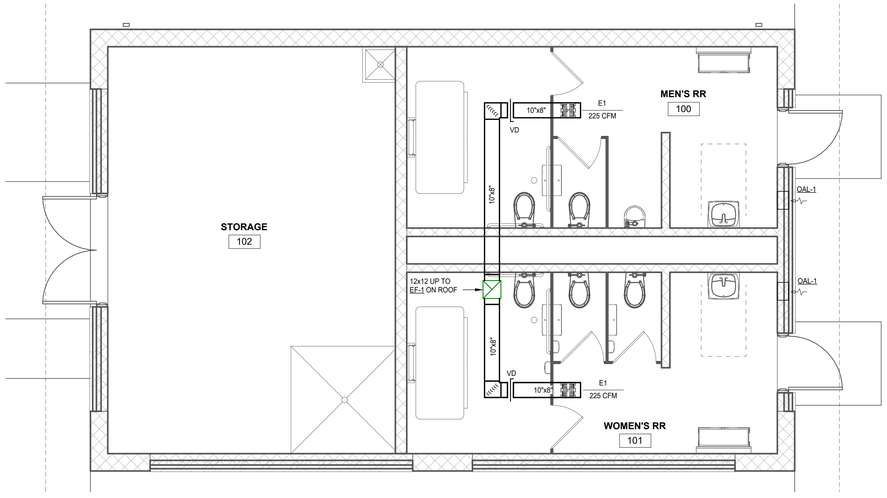
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTER, WHEN PRINTED CORRECTLY.



1 FLOOR PLAN - UNDERFLOOR PLUMBING
1/4" = 1'-0"
NORTH



2 FLOOR PLAN - PLUMBING/PIPING
1/4" = 1'-0"
NORTH



3 FLOOR PLAN - SHEET METAL
1/4" = 1'-0"
NORTH

MECHANICAL LEGEND

ABBREVIATIONS (COMMON):

AFF	ABOVE FINISHED FLOOR
ERR	EXISTING DEVICE TO BE REMOVED AND RELOCATED
EX	EXISTING DEVICE TO REMAIN
EXR	EXISTING DEVICE TO BE REMOVED
TYP	TYPICAL

ABBREVIATIONS (PLUMBING/PIPING SYSTEMS):

CD	CONDENSATE DRAIN
CW	COLD WATER
D	DRAIN
HW	HOT WATER
HWRC	HOT WATER RECIRCULATION
V	VENT
W	WASTE

COMMON SYMBOLS:

	POINT OF CONNECTION

PLUMBING/PIPING SYMBOLS:

	EXISTING PIPING TO REMAIN
	EXISTING PIPING TO BE REMOVED
	EXISTING PIPING TO BE ABANDONED IN PLACE
	BALL VALVE
	MANUAL BALANCING VALVE
'A'	SHOCK ABSORBER (SIZE INDICATED BY LETTER DESIGNATION)
	FLOOR DRAIN

SHEET METAL SYMBOLS:

	SUPPLY AIR DIFFUSER
	RETURN AIR GRILLE
	EXHAUST AIR GRILLE
	SIDEWALL REGISTER OR GRILLE
	PLENUM SLOT DIFFUSER
XX / YYY	DIFFUSER TAG (XX = DIFFUSER TYPE, YY = CFM AIR QUANTITY) REFER TO GRILLES, REGISTERS AND DIFFUSERS SCHEDULE
T	THERMOSTAT
H	HUMIDISTAT
OC	OCCUPANCY SENSOR
FS	FLOW MEASURING STATION
VD	VOLUME DAMPER

GENERAL NOTES

1. COORDINATE LOCATION/INSTALLATION OF MECHANICAL AND ELECTRICAL WORK WITH ALL OTHER TRADES. NO ASPECT OF A SYSTEM INSTALLATION OR ITS ROUGH-IN SHALL COMMENCE UNTIL PROPER AND TIMELY COORDINATION WITH ALL TRADES ASSOCIATED WITH THE INSTALLATION HAS TRANSPIRED. ITEMS TO BE COORDINATED SHALL INCLUDE, BUT NOT BE LIMITED TO: BUILDING STRUCTURE, SHEET METAL, ALL PIPING SYSTEMS, LIGHT FIXTURES, CONDUITS, CABLE TRAYS, WORK ABOVE LAY-IN CEILINGS, ETC. REFER TO ALL GENERAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
2. DRAWINGS SHOWING LOCATIONS OF EQUIPMENT, PIPING, ETC. ARE DIAGRAMMATIC AND MAY NOT ALWAYS REFLECT ACTUAL INSTALLATION CONDITIONS. DRAWINGS SHOW THE GENERAL ARRANGEMENT OF ALL DUCTWORK, PIPING, EQUIPMENT, ETC. AND MAY NOT INCLUDE ALL OFFSETS AND FITTINGS AS REQUIRED FOR COMPLETE INSTALLATION. THE DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION AND THE WORK OF OTHERS WILL PERMIT.

REFERENCE NOTES

1. PROVIDE SHUT OFF VALVE AND 3/4" VALVED BLOW DOWN CONNECTION FOR WINTERIZING.
2. EXTEND 5'-0" FROM BUILDING. SEE CIVIL DRAWINGS FOR CONTINUATION.
3. EXHAUST FAN EF-1 INTERLOCKED WITH OCCUPANCY SENSORS CONTROLLING LIGHTS. REFER TO ELECTRICAL DRAWINGS.
4. CONNECT WATER SERVICE TO MAIN BELOW FROST LINE.
5. PROVIDE 1" WATER LINE TO SERVE PARK DRINKING FOUNTAIN.
6. USE HORIZONTAL CARRIERS FOR MOUNTING WC-1 AND WC-2.

PLUMBING FIXTURE SCHEDULE

FIXTURE TYPE	C.W.	H.W.	WASTE	VENT
FLOOR DRAIN	-	-	3"	2"
HOSE BIBB	1/2"	-	-	-
JANITOR SINK	1/2"	1/2"	3"	2"
LAVATORY	1/2"	1/2"	1-1/2"	1-1/2"
SINK	1/2"	1/2"	2"	1-1/2"
URINAL	3/4"	-	2"	1-1/2"
WALL HYDRANT	3/4"	-	-	-
WATER CLOSET - FLUSH	1"	-	4"	2"

NOTES:
1. ALL UNDERFLOOR WASTE PIPING SHALL BE 3" UNLESS NOTED OTHERWISE ON THE DRAWINGS.

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Project Number	23567
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FLOOR PLANS - MECHANICAL

M100

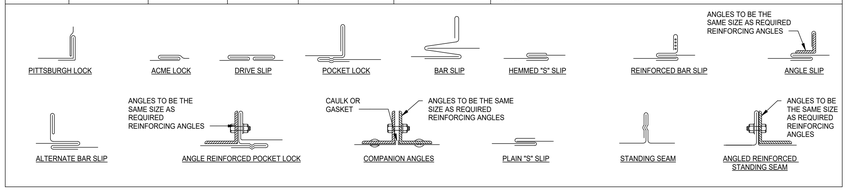
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THICKNESS & REINFORCING SCHEDULE - * LOW PRESSURE DUCTWORK

*NOTE: LOW PRESSURE DUCTWORK SHALL BE DUCTWORK IN WHICH THE PRESSURE DOES NOT EXCEED 2" GAITER GAUGE.

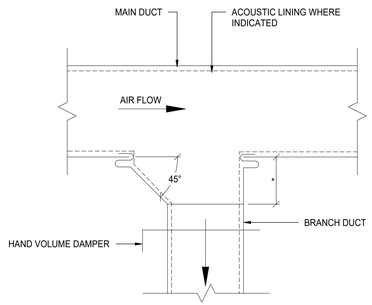
GREATEST DUCT DIMENSION	STEEL DUCTS U.S. STANDARD GAUGE	ALUMINUM DUCTS B&S GAUGE	LONGITUDINAL SEAM	TRANSVERSE JOINT SMALLEST DIMENSION	TRANSVERSE JOINT GREATEST DIMENSION	REINFORCING (ALL DUCTS 18" THRU 54" SHALL BE CROSSBROKEN)
12" OR LESS	26	24(0.020")	PITTSBURGH OR ACME LOCK	DRIVE SLIP OR POCKET LOCK OR BAR SLIP	PLAIN "S" SLIP OR POCKET LOCK OR BAR SLIP	NONE REQUIRED
13" THRU 18"	24	22(0.025")	PITTSBURGH OR ACME LOCK	DRIVE SLIP OR POCKET LOCK OR BAR SLIP	PLAIN "S" SLIP OR POCKET LOCK OR BAR SLIP	NONE REQUIRED
19" THRU 30"	24	22(0.025")	PITTSBURGH OR ACME LOCK	HEMMED "S" SLIP OR BAR SLIP OR DRIVE SLIP OR 1" POCKET LOCK	HEMMED "S" SLIP OR BAR SLIP OR 1" POCKET LOCK	IF TRANSVERSE JOINTS ARE LOCATED 4'-0" OR LESS ON CENTER NO REINFORCING IF ON 8'-0" CENTERS REINFORCE WITH 1"x1"x1/8" ANGLES AT 4'-0" O.C. FASTENED ON 8" CENTERS
31" THRU 42"	22	20(0.032")	PITTSBURGH OR ACME LOCK	DRIVE SLIP 18" OR LESS BAR SLIP REINFORCED BAR SLIP OR POCKET LOCK	BAR SLIP OR REINFORCED BAR SLIP OR POCKET LOCK	IF TRANSVERSE JOINTS ARE LOCATED 4'-0" OR LESS ON CENTER NO REINFORCING IF ON 8'-0" CENTERS REINFORCE WITH 1"x1"x1/8" ANGLES AT 4'-0" O.C. FASTENED ON 8" CENTERS
43" THRU 54"	22	20(0.032")	PITTSBURGH LOCK	1 1/4" BAR SLIP OR REINFORCED BAR SLIP OR 1 1/2" POCKET LOCK	1 1/4" BAR SLIP OR REINFORCED BAR SLIP OR 1 1/2" POCKET LOCK	IF TRANSVERSE JOINTS ARE LOCATED 4'-0" OR LESS ON CENTER NO REINFORCING IF ON 8'-0" CENTERS REINFORCE WITH 1"x1"x1/8" ANGLES AT 4'-0" O.C. FASTENED ON 8" CENTERS
55" THRU 60"	20	18(0.040")	PITTSBURGH LOCK	1 1/4" BAR SLIP OR REINFORCED BAR SLIP OR 1 1/2" POCKET LOCK	1 1/4" BAR SLIP OR REINFORCED BAR SLIP OR 1 1/2" POCKET LOCK	IF TRANSVERSE JOINTS ARE LOCATED 4'-0" OR LESS ON CENTER NO REINFORCING IF ON 8'-0" CENTERS REINFORCE WITH 1"x1"x1/8" ANGLES AT 4'-0" O.C. FASTENED ON 8" CENTERS
61" THRU 84"	20	18(0.040")	PITTSBURGH LOCK	REINFORCED BAR SLIP OR ANGLE SLIP ALTERNATE BAR SLIP. OR ANGLE REINFORCED POCKET LOCK	REINFORCED BAR SLIP OR ANGLE SLIP ALTERNATE BAR SLIP OR ANGLE REINFORCED POCKET LOCK	REINFORCE ALL SIDES OVER 60" WITH 1 1/2"x1 1/2"1/8" ANGLES ON 2'-0" CENTERS. SIDES UNDER 60" NEED NO REINFORCING IF JOINTS ARE ON 4'-0" CENTERS. IF JOINTS ARE ON 8'-0" CENTERS REINFORCE WITH 1 1/2"x1 1/2"x1/8" ANGLES ON 4'-0" CENTERS.
85" THRU 95"	18	16(0.051") (LONGITUDINAL SEAM MAY BE STANDING SEAM)	PITTSBURGH LOCK	1 1/2" COMPANION ANGLES OR ANGLE REINFORCED POCKET LOCK OR 1 1/2" ANGLE SLIP OR REINFORCED BAR SLIP	1 1/2" COMPANION ANGLES OR ANGLE REINFORCED POCKET LOCK OR 1 1/2" ANGLE SLIP OR REINFORCED BAR SLIP	REINFORCE ALL SIDES OVER 84" WITH 1 1/2"x1 1/2"x3/16" ANGLES ON 2'-0" CENTERS. SIDES 61" THRU 84" REINFORCE WITH 1 1/2"x1 1/2"x1/8" ANGLES ON 2'-0" CNETERS. SIDES 60" OR LESS NEED NO REINFORCING IF JOINTS ARE ON 4'-0" CENTERS. IF JOINTS ARE ON 8'-0" CENTERS REINFORCE WITH 1 1/2"x1 1/2"x1/8" ANGLES ON 4'-0" CENTERS.
OVER 96"	18	16(0.051") (LONGITUDINAL SEAM MAY BE STANDING SEAM)	PITTSBURGH LOCK	2" COMPANION ANGLE OR 2"x2"x1/4" ANGLE SLIP OR 2"x2"x1/4" ANGLE REINFORCED POCKET LOCK OR REINFORCED BAR SLIP	2" COMPANION ANGLE OR 2"x2"x1/4" ANGLE SLIP OR 2"x2"x1/4" ANGLE REINFORCED POCKET LOCK OR REINFORCED BAR SLIP	REINFORCE ALL SIDES OVER 96" WITH 2"x2"x1/4" ANGLES ON 2'-0" CENTERS. REINFORCE ALL SIDES 85" THRU 96" WITH 1 1/2"x1 1/2"x3/16" ANGLES ON 2'-0" CENTERS. REINFORCE ALL SIDES 61" THRU 84" WITH 1 1/2"x1 1/2"x1/8" ANGLES ON 2'-0" CENTERS. REINFORCE ALL SIDES UNDER 60" WITH 1 1/2"x1 1/2"x1/8" ANGLES IF JOINTS ARE 8'-0" ON CENTER. NO REINFORCING IF JOINTS ARE 4'-0" ON CENTER.



DUCT CONSTRUCTION MINIMUM SHEET METAL THICKNESS

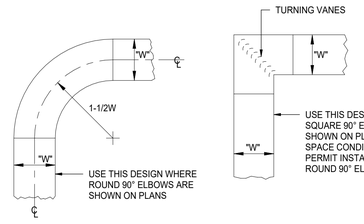
RECTANGULAR DUCTS		
MAXIMUM SIZE (INCHES)	STEEL (MINIMUM THICKNESS, NOMINAL)	ALUMINUM (MINIMUM THICKNESS, NOMINAL)
THROUGH 12	0.022 INCH (26 GAGE, GALV.)	0.020 INCH (NO. 24 B&S GAGE)
13 THROUGH 30	0.028 INCH (24 GAGE, GALV.)	0.025 INCH (NO. 22 B&S GAGE)
31 THROUGH 54	0.034 INCH (22 GAGE, GALV.)	0.032 INCH (NO. 20 B&S GAGE)
55 THROUGH 84	0.040 INCH (20 GAGE, GALV.)	0.040 INCH (NO. 18 B&S GAGE)
OVER 84	0.052 INCH (18 GAGE, GALV.)	0.051 INCH (NO. 16 B&S GAGE)

ROUND DUCTS			
MAXIMUM SIZE (INCHES	SPIRAL SEAM DUCT STEEL (MIN. THICKNESS, NOMINAL)	LONGITUDINAL SEAM DUCT STEEL (MIN. THICKNESS, NOMINAL)	FITTINGS STEEL (MIN. THICKNESS, NOMINAL)
THROUGH 12	0.019 INCH (28 GAGE, GALV.)	0.022 INCH (26 GAGE, GALV.)	0.022 INCH (26 GAGE, GALV.)
13 THROUGH 30	0.022 INCH (26 GAGE, GALV.)	0.028 INCH (24 GAGE, GALV.)	0.028 INCH (24 GAGE, GALV.)
31 THROUGH 54	0.028 INCH (24 GAGE, GALV.)	0.034 INCH (22 GAGE, GALV.)	0.034 INCH (22 GAGE, GALV.)
55 THROUGH 84	0.034 INCH (22 GAGE, GALV.)	0.040 INCH (20 GAGE, GALV.)	0.040 INCH (20 GAGE, GALV.)
OVER 84	0.040 INCH (20 GAGE, GALV.)	0.052 INCH (18 GAGE, GALV.)	0.052 INCH (18 GAGE, GALV.)

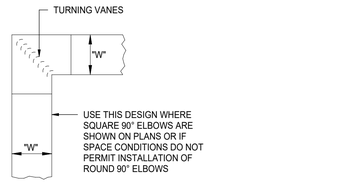


* = 1/4 x WIDTH, WITH A MINIMUM OF 4 INCHES

2 TYPICAL AIR DUCT BRANCH TAKE-OFF DETAIL
NOT TO SCALE

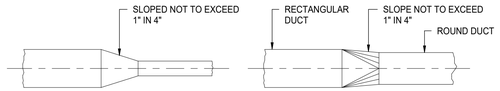


ROUND 90° ELBOW



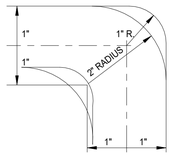
SQUARE 90° ELBOW

CONSTRUCTION OF 90° ELBOWS



TYPICAL RECTANGULAR TRANSITION

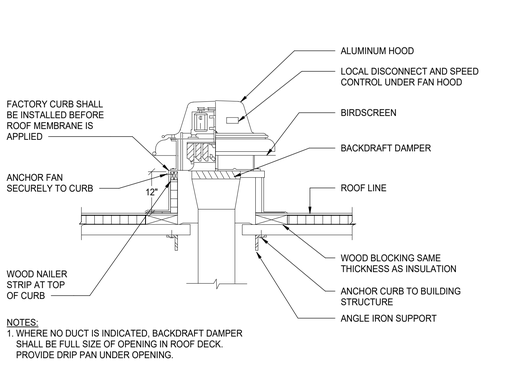
TYPICAL RECTANGULAR TO ROUND TRANSITION



DETAIL OF TURN VANES

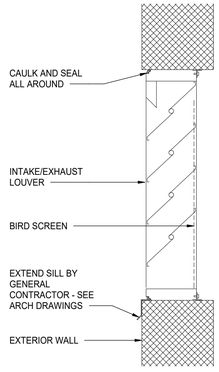
INSTALLATION NOTES:
1. AIR TURN SHALL BE INSTALLED IN ALL ABRUPT ELBOWS TO PREVENT TURBULENCE.
2. DIVERGING TRANSITION PIECES SHALL BE MADE AS GRADUAL AS POSSIBLE.
3. INSTALL FIRE DAMPERS IN ACCORDANCE WITH UL 555.
4. ACCESS PANELS SHOULD BE PLACED BEFORE AND/OR AFTER EQUIPMENT INSTALLED IN THE DUCT.
5. FLEXIBLE FABRIC CONNECTIONS SHOULD BE USED ON BOTH INLETS AND OUTLETS OF ALL FANS AND AIR HANDLING UNITS.
6. JOINTS AND SEAMS OF SUPPLY DUCTS SHALL BE FASTENED SECURELY AND MADE AIR TIGHT.

3 LOW VELOCITY DUCT LAYOUT DETAILS
NOT TO SCALE

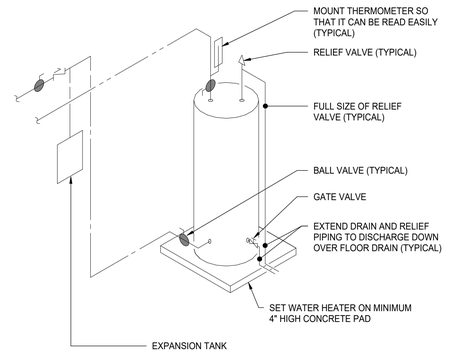


NOTES:
1. WHERE NO DUCT IS INDICATED, BACKDRAFT DAMPER SHALL BE FULL SIZE OF OPENING IN ROOF DECK. PROVIDE DRIP PAN UNDER OPENING.

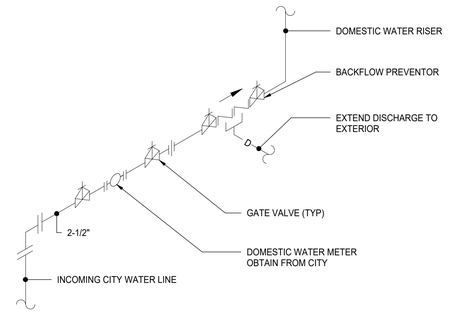
4 ROOF MOUNTED EXHAUST FAN DETAIL
NOT TO SCALE



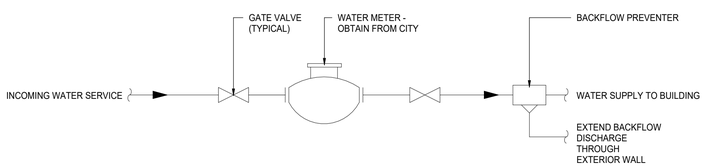
5 LOUVER DETAIL
NOT TO SCALE



6 ELECTRIC WATER HEATER DETAIL
NOT TO SCALE



7 WATER SERVICE ENTRANCE DETAIL
NOT TO SCALE



8 WATER METER INSTALLATION DETAIL
NOT TO SCALE

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GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

MECHANICAL DETAILS

M201

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Phone: 515-288-3679 Fax: 515-288-4012
TRE Project #25008.00

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THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TYPES, PRINT ACCORDINGLY

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THE LINE SHOWN ABOVE IS EXACTLY 1" LONG ON ORIGINAL PLOT. IF IT IS NOT, SCALE ACCORDINGLY.

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TYPES. PRINT CORRECTLY.

GRILLE, REGISTER AND DIFFUSER SCHEDULE

UNIT TAG	MANUFACTURER	MODEL NUMBER	AIR SYSTEM	INLET / OUTLET TYPE	MATERIAL TYPE	FACE SIZE (IN)	INLET SIZE (IN)	AIRFLOW (CFM)	NOISE LEVEL (NC)	FINISH	NOTES
E1	PRICE	530D	EXHAUST	LOUVERED	STEEL	8x8	8x8	130-250	22	WHITE	1,2

NOTES:
1. VERIFY GRILLE, REGISTER AND DIFFUSER BORDER TYPES WITH ARCHITECTURAL CEILING PLAN.
2. COLOR SHALL BE SELECTED BY ARCHITECT.

LOUVER SCHEDULE

UNIT TAG	MANUFACTURER	MODEL NUMBER	SERVES	LOUVER AIRFLOW (CFM)	NOMINAL LOUVER SIZE (IN)	LOUVER FREE AREA (SQ FT)	FACE VELOCITY (FPM)	STATIC PRESSURE DROP (IN WC)	NOTES
OAL-1	RUSKIN	ELF6375DX	EF-1	225	12x12	0.36	625	.058	1,2

NOTES:
1. LOUVER FINISH SHALL BE AS SELECTED BY THE ARCHITECT.
2. LOUVERS SHALL HAVE BIRDSCREEN ON INTERIOR SURFACE.

EXHAUST FAN SCHEDULE

UNIT TAG	MANUFACTURER	MODEL NUMBER	FAN TYPE	DRIVE TYPE	AIRFLOW (CFM)	EXTERNAL STATIC PRESSURE (IN WC)	BREAK HORSEPOWER (BHP)	MOTOR HORSEPOWER (HP)	FAN RPM	SOUND RATING (SONES)	ELECTRICAL CHARACTERISTICS
EF-1	COOK	100C17DM (VF)	DOWNBLAST	CENTRIFUGAL	450	0.4	0.09	1/8	1725	8	120V/1Ø

NOTES:
1. ROOF MOUNTED FANS SHALL BE PROVIDED WITH A 14-INCH INSULATED ROOF CURB. ROOF CURBS SHALL COMPENSATE FOR ROOF SLOPE AS REQUIRED.
2. EXHAUST FANS SHALL HAVE BIRD SCREENS AND GRAVITY BACKDRAFT DAMPERS.
3. DIRECT DRIVE FANS SHALL BE PROVIDED WITH A FACTORY INSTALLED AND WIRED SPEED CONTROL.
4. EF-1 TO RUN WHEN OCCUPANCY SENSORS ARE ACTIVATED.

ELECTRIC WATER HEATER SCHEDULE

UNIT TAG	MANUFACTURER	MODEL NUMBER	ELEMENT kW (UPPER/LOWER)	STORAGE CAPACITY (GAL)	RECOVERY RATE (GPH @ 80°F)	FULL LOAD AMPACITY (FLA)	ELECTRICAL CHARACTERISTICS
EWH-1	A. O. SMITH	DEL-30	4.5/4.5	33	18	22	240V/1Ø

NOTES:
1. FURNISH AND INSTALL A BLADDER TYPE EXPANSION TANK AT EACH WATER HEATER. BLADDER TANK OPERATING PRESSURE SHALL MATCH WATER HEATER OPERATING PRESSURE.

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Revision Schedule

No.	Date	Description

Twin Rivers Engineering Consultants
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Phone: 515-288-3679 Fax: 515-288-4012
TRE Project #25008.00

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

MECHANICAL SCHEDULES

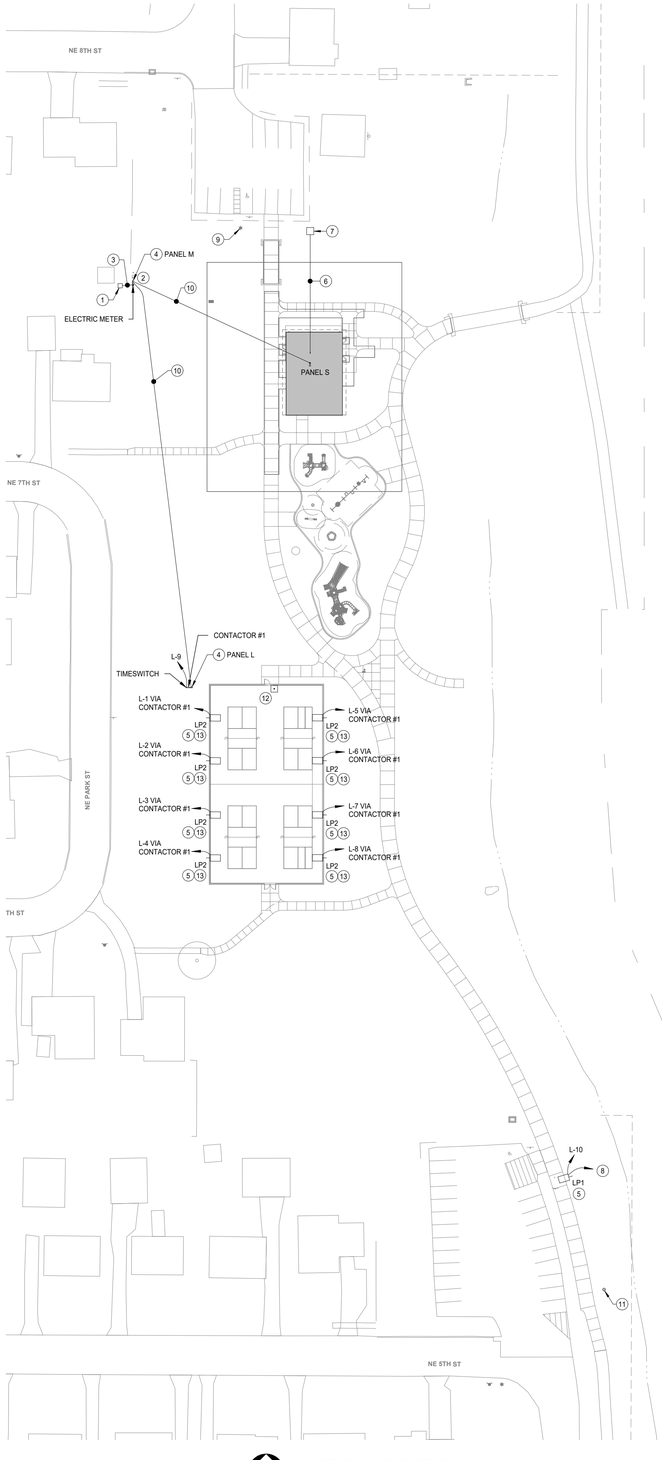
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THE LINE SHOWN ABOVE IS EXACTLY 1" LONG ON ORIG. 24x36 SHEET (ORIGINAL SCALE)

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND CORRECTLY ENTERED, PRINTS CORRECTLY



1 SITE PLAN - ELECTRICAL
1" = 50'-0"

ELECTRICAL LEGEND

ABBREVIATIONS:

AC	ABOVE COUNTER
AFF	ABOVE FINISHED FLOOR
CLG	CEILING MOUNTED DEVICE
DHWCP-#	DOMESTIC HOT WATER CIRCULATION PUMP
DO	DOOR OPERATOR
EF-#	EXHAUST FAN
EM	EMERGENCY BALLAST
EWC	ELECTRIC WATER COOLER, DEVICE BESIDE HOUSING
EWF	ELECTRIC WASH FOUNTAIN, DEVICE OUTSIDE HOUSING
EWH-#	ELECTRIC WATER HEATER
GFI	GROUND FAULT INTERRUPTIBLE DEVICE
GP	GROUND FAULT PROTECTED DEVICE
NL	NIGHT LIGHT
SS	SURGE SUPPRESSION DEVICE
TYP	TYPICAL
VG	VANDAL GUARD LEXAN COVER
WAP	WIRELESS ACCESS POINT
WG	WIREGUARD
WH-#	WATER HEATER
WP	WEATHERPROOF DEVICE

REFERENCE SYMBOLS:

	POINT OF CONNECTION/DISCONNECTION
7	KEYED NOTE
X / Y	DETAIL REFERENCE (X = DETAIL NUMBER, Y = DRAWING NUMBER)

LIGHTING CONTROL SYMBOLS:

Y	SINGLE POLE SWITCH, +48" A.F.F. UNLESS OTHERWISE NOTED (y = SWITCH LEG ID)
OCy	OCCUPANCY SENSOR. +48" A.F.F. UNLESS OTHERWISE NOTED (# = OCCUPANCY SENSOR TYPE, y = SWITCH LEG ID)
LC	LIGHTING CONTACTOR
PC	PHOTOCELL, HEIGHT AS NOTED

LIGHT FIXTURE SYMBOLS:

X,y	WALL MOUNTED LIGHT FIXTURE (X = LIGHT FIXTURE TYPE, y = LIGHT SWITCH LEG ID)
X	WALL MOUNTED EMERGENCY LIGHT FIXTURE (X = LIGHT FIXTURE TYPE) +7'-6" A.F.F. UNLESS OTHERWISE NOTED
X,y	SURFACE MOUNTED LIGHT FIXTURE (X = LIGHT FIXTURE TYPE, y = LIGHT SWITCH LEG ID)
X,y	PENDANT MOUNTED LIGHT FIXTURE (X = LIGHT FIXTURE TYPE, y = LIGHT SWITCH LEG ID)
X	POLE MOUNTED LIGHT FIXTURE (X = LIGHT FIXTURE TYPE)

POWER SYMBOLS:

	SURFACE MOUNTED PANEL
	ELECTRIC METER
	CONDUIT CONCEALED IN CEILING AND WALL CONSTRUCTION
	ELECTRICAL CIRCUIT HOMERUN
	DUPLEX RECEPTACLE, +18" A.F.F. UNLESS OTHERWISE NOTED
	FOURPLEX RECEPTACLE, +18" A.F.F. UNLESS OTHERWISE NOTED
X	DUPLEX RECEPTACLE (X = DEVICE TYPE) +18" A.F.F. UNLESS OTHERWISE NOTED
X	FOURPLEX RECEPTACLE (X = DEVICE TYPE) +18" A.F.F. UNLESS OTHERWISE NOTED
	SPECIAL ELECTRICAL CONNECTION OR DEVICE AS NOTED
D	ELECTRIC HAND DRYER CONNECTION, HEIGHT AS INDICATED IN SPECIFICATIONS
	MOTOR
PS	POWER SUPPLY
	ENCLOSED SAFETY SWITCH
FS	FUSE STAT SWITCH WITH FUSE, MOUNT ADJACENT TO EQUIPMENT
TS	TIME SWITCH
CD	CONTROL DAMPER
	WEATHERPROOF PUSH BUTTON, +48" A.F.F. UNLESS OTHERWISE NOTED
T	THERMOSTAT, +48" A.F.F. UNLESS OTHERWISE NOTED

SECURITY SYSTEM SYMBOLS:

CR / M	CARD READER, +48" A.F.F. UNLESS OTHERWISE NOTED (M DESIGNATES MULLION MOUNTED)
DP	DOOR POSITION SWITCH MOUNTED IN DOOR FRAME
ES	ELECTRIC STRIKE MOUNTED IN DOOR FRAME
ML	MAGNETIC LOCK MOUNTED TO DOOR FRAME
	CAMERA (CONDUIT/BOX ONLY), HEIGHT AS NOTED
REX	REQUEST TO EXIT MOUNTED AT TOP OF DOOR FRAME
ACS	ACCESS CONTROL SYSTEM JUNCTION BOX

GENERAL NOTES

1. UNDERGROUND FACILITIES HAVE BEEN SHOWN BASED UPON INFORMATION OBTAINED FROM FIELD LOCATIONS BY UTILITY COMPANIES, AVAILABLE SURVEYS, AND RECORDS. LOCATIONS ARE APPROXIMATE ONLY. OTHER UNDERGROUND FACILITIES THAT ARE NOT SHOWN MAY EXIST. CONTRACTOR IS RESPONSIBLE TO VERIFY THE EXACT LOCATION AND TYPE OF UNDERGROUND FACILITIES ON THE SITE. CONTACT IOWA ONE CALL A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION TO LOCATE UNDERGROUND UTILITIES. IF A PROBLEM OR INTERFERENCE EXISTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING.
2. COORDINATE LOCATION/INSTALLATION ON MECHANICAL AND ELECTRICAL WORK WITH ALL OTHER TRADES. NO ASPECT OF A SYSTEM INSTALLATION OR IT'S ROUGH-IN SHALL COMMENCE UNTIL PROPER AND TIMELY COORDINATION WITH ALL TRADES ASSOCIATED WITH THE INSTALLATION HAS TRANSPIRED. ITEMS TO BE COORDINATE SHALL INCLUDE, BUT NOT BE LIMITED TO: BUILDING STRUCTURE, SHEET METAL, ALL PIPING SYSTEMS, LIGHT FIXTURES, CONDUITS, CABLE TRAYS, WORK ABOVE LAY-IN CEILINGS, ETC. REFER TO ALL GENERAL, MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
3. THE ELECTRICAL CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICE REQUIREMENTS WITH THE LOCAL UTILITY COMPANY AND INCLUDE ALL LABOR AND MATERIALS FOR A COMPLETE OPERATING SYSTEM. COORDINATION SHALL INCLUDE, BUT NOT BE LIMITED TO, REQUIREMENTS FOR TRANSFORMER CONNECTIONS, CONCRETE TRANSFORMER PADS, METER SOCKETS, PRIMARY CABLE RACEWAY, SECONDARY SERVICE AND METERING TRANSFORMERS.
4. THE ELECTRICAL CONTRACTOR SHALL VERIY THE AVAILABLE FAULT CURRENT WITH THE LOCAL UTILITY COMPANY PRIOR TO SUBMITTING BID. ADJUST A.I.C. RATINGS OF ALL OVERCURRENT PROTECTION DEVICES AS REQUIRED IN DISTRIBUTION EQUIPMENT TO COORDINATE WITH AVAILABLE FAULT CURRENT.

REFERENCE NOTES

1. EXISTING MIDAMERICAN ENERGY PAD MOUNTED TRANSFORMER.
2. REMOVE EXISTING PANEL, METER AND MOUNTING ASSEMBLY. INSTALL NEW PANEL M. METER AND MOUNTING ASSEMBLY. EXTEND REMAINING CIRCUITS FROM OLD PANEL TO NEW PANEL M.
3. SECONDARY CONDUIT AND CABLING BY ELECTRICAL CONTRACTOR. REFER TO RISER DIAGRAM ON DRAWING E200.
4. PANEL MOUNTING ASSEMBLIES. REFER TO DETAIL 1/E200.
5. MOUNT POLE TO RAISED BASE PER LANDSCAPE ARCHITECT DETAILS.
6. EXTEND ONE EMPTY 2" HDPE CONDUIT FROM DATA RACK IN STORAGE 102 TO HAND HOLE. CONDUIT TO BE PRE-LOADED WITH PULL TAPE. VERIFY EXACT LOCATION OF HAND HOLE WITH OWNER. REFER TO DETAIL 3/E201.
7. HAND HOLE. REFER TO DETAIL 3/E201.
8. STUB AN EMPTY 1" CONDUIT THRU POLE BASE FOR FUTURE CIRCUIT EXTENSION TO FUTURE POLE LIGHTS.
9. EXISTING WOOD POLE WITH LIGHTS.
10. FEEDER CIRCUIT TO PANEL. REFER TO RISER DIAGRAM ON DRAWING E200.
11. EXISTING POLE WITH SIREN.
12. WEATHERPROOF PUSH BUTTON CONNECTED TO CONTACTOR #1.
13. MOUNT POLE DIRECTLY ADJACENT TO EDGE OF COURT.

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Revision Schedule

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LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

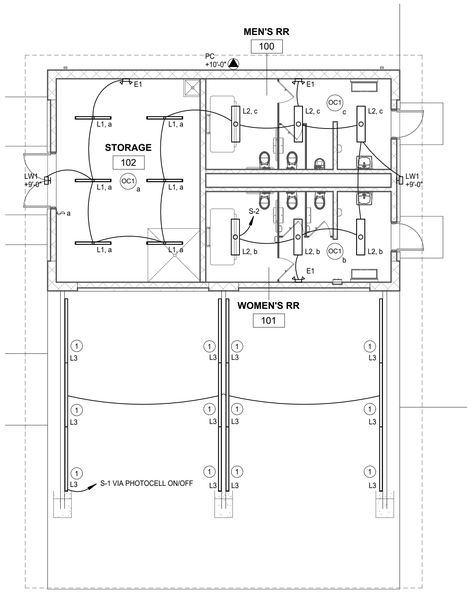
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SITE PLAN - ELECTRICAL

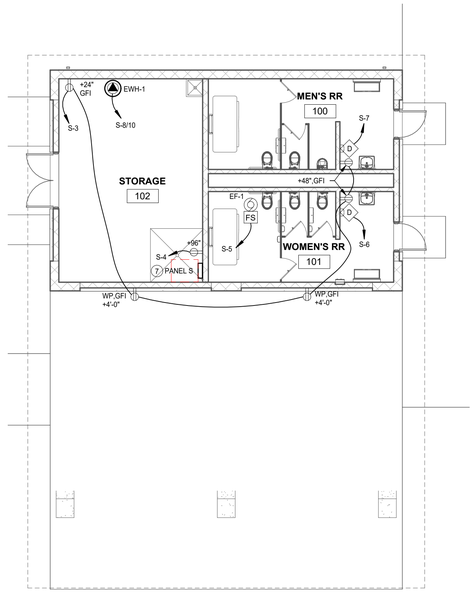
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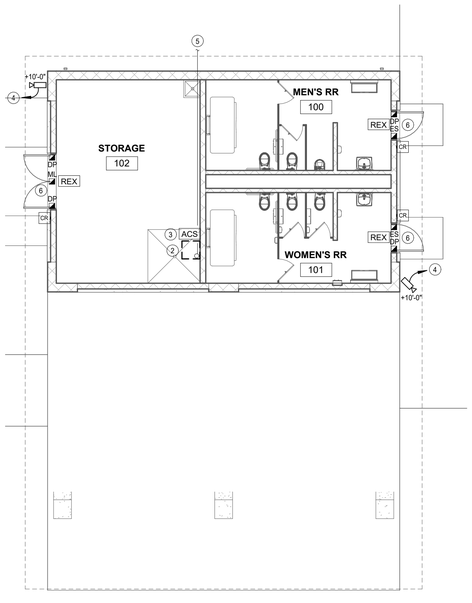
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1 FLOOR PLAN - LIGHTING
1/8" = 1'-0"
NORTH



2 FLOOR PLAN - POWER
1/8" = 1'-0"
NORTH



3 FLOOR PLAN - SPECIAL SYSTEMS
1/8" = 1'-0"
NORTH

GENERAL NOTES

1. COORDINATE LOCATION/INSTALLATION ON MECHANICAL AND ELECTRICAL WORK WITH ALL OTHER TRADES. NO ASPECT OF A SYSTEM INSTALLATION OR IT'S ROUGH-IN SHALL COMMENCE UNTIL PROPER AND TIMELY COORDINATION WITH ALL TRADES ASSOCIATED WITH THE INSTALLATION HAS TRANSPIRED. ITEMS TO BE COORDINATE SHALL INCLUDE, BUT NOT BE LIMITED TO: BUILDING STRUCTURE, SHEET METAL, ALL PIPING SYSTEMS, LIGHT FIXTURES, CONDUITS, CABLE TRAYS, WORK ABOVE LAY-IN CEILINGS, ETC. REFER TO ALL GENERAL, MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.

REFERENCE NOTES

1. MOUNT FIXTURE TO SIDE OF BEAM. BOTTOM OF FIXTURE TO BE 1" ABOVE BOTTOM OF BEAM.
2. FUTURE DATA EQUIPMENT RACK BY OWNER.
3. ACCESS CONTROL SYSTEM ROUGH-IN. REFER TO DETAIL 4/E201 FOR REQUIREMENTS.
4. FLUSH SINGLE GANG JUNCTION BOX. EXTEND EMPTY 1" CONDUIT TO ACS ENCLOSURE.
5. ONE 2" HDPE CONDUIT STUBBED 6" A.F.F. WITH BELL END BELOW IT RACK IN STORAGE 102. EXTEND CONDUIT TO HAND HOLE. REFER TO ELECTRICAL SITE PLAN E100.
6. ACCESS CONTROL SYSTEM ROUGH-IN. EXTEND EMPTY CONDUITS TO ACS ENCLOSURE. REFER TO DETAIL 4/E201.
7. EXTEND PANEL S FEEDER TO SERVICE MOUNTING ASSEMBLY. REFER TO SITE PLAN DRAWING E100 FOR LOCATION. REFER TO RISER DIAGRAM ON DRAWING E201.

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FLOOR PLANS - ELECTRICAL

E101

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THE LINE SHOWN ABOVE IS EXACTLY 1" ORIGINAL DRAWING. IF THIS IS NOT, DRAWING HAS BEEN REDUCED

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TYPES. PRINTED CORRECTLY

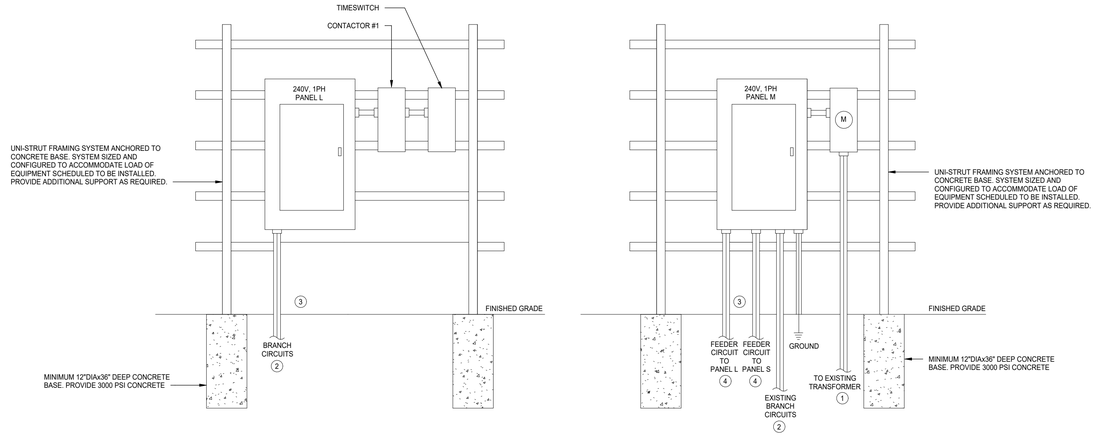
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THE LINE SHOWN ABOVE IS EXACTLY 1" ORIGINAL DRAWING AT THIS SHEET ORIGINAL SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TYPE, PRINTING CORRECTLY

MOUNTING ASSEMBLY KEYED NOTES:

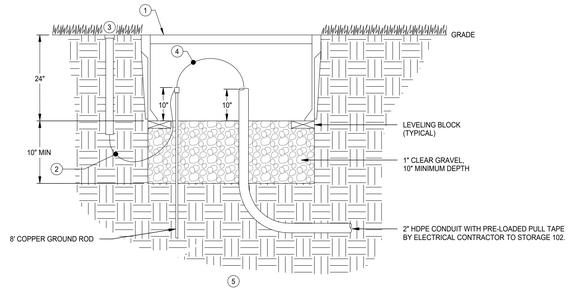
1. SERVICE FEEDER CIRCUIT. REFER TO FEEDER RISER DIAGRAM.
2. CONDUITS AND WIRING FOR BRANCH CIRCUITS. PROVIDE ADDITIONAL CONDUITS AND/OR DE-RATE CONDUCTORS AS REQUIRED.
3. ALL CONDUITS ABOVE GRADE SHALL BE RIGID STEEL. FINAL EQUIPMENT AND CONDUIT LAYOUT TO BE DETERMINED BY ELECTRICAL CONTRACTOR.
4. PANEL FEEDER CIRCUIT. REFER TO FEEDER RISER DIAGRAM.



1 MOUNTING ASSEMBLY DETAILS
NOT TO SCALE

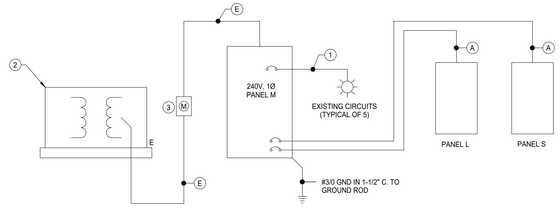
NOTES:

1. 24"L. x 36"W. x 24"D. QUAZITE OPEN BOTTOM HAND HOLE ENCLOSURE WITH TIER 15 LID. LID FLUSH AT FINISHED GRADE BY CONTRACTOR.
2. #6 THWN GREEN COPPER GROUND WIRE AND GROUND ROD BY CONTRACTOR.
3. SNAKEPIT LD14ORANGETP MAGNETIZED TRACER BOX. TOP FLUSH WITH GRADE BY CONTRACTOR.
4. TRACER WIRE TO BUILDING.
5. ALL ELECTRICAL WORK TO BE PERFORMED BY A LICENSED PROFESSIONAL ELECTRICIAN. ALL WORK TO CONFORM TO LOCAL AND STATE CODES, GUIDELINES AND REQUIREMENTS.



3 HAND HOLE DETAIL
NOT TO SCALE

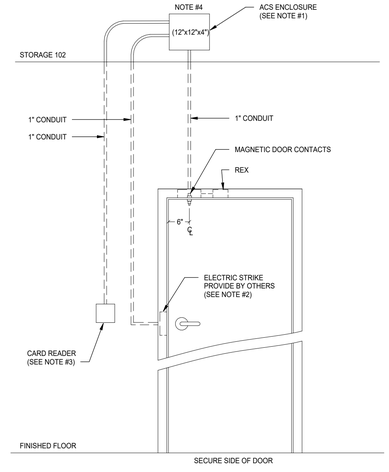
FEEDER SCHEDULE - 120/240-1PH		
TAG	CONDUCTORS	CONDUIT
A	(3) #3 & (1) #8 (GND) THWN	1-1/4"
B	(3) #1 & (1) #6 (GND) THWN	1-1/2"
C	(3) #1/0 & (1) #6 (GND) THWN	2"
D	(3) #3/0 & (1) #6 (GND) THWN	2-1/2"
E	(3) #4/0 & (1) #4 (GND) THWN	2-1/2"
F	(3) 500 kcmil & (1) #3 (GND) THWN	4"
G	(2) SETS OF: (3) 500 kcmil & (1) #1/0 (GND) THWN	(2) 4"



2 FEEDER RISER DIAGRAM
NOT TO SCALE

FEEDER RISER DIAGRAM KEYED NOTES:

1. EXTEND EXISTING CIRCUITS FROM OLD PANEL TO NEW PANEL M.
2. EXISTING PAD MOUNT UTILITY TRANSFORMER.
3. SELF CONTAINED METER SOCKET PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR. METER PROVIDED AND INSTALLED BY MIDAMERICAN ENERGY. COORDINATE REQUIREMENTS WITH MIDAMERICAN ENERGY.



4 SINGLE DOOR - ACCESS CONTROL SYSTEM ROUGH-IN
NOT TO SCALE

NOTES:

1. THE ACS ENCLOSURE SHALL BE MOUNTED ON THE WALL ADJACENT TO FUTURE DATA EQUIPMENT RACK IN STORAGE 102.
2. PROVIDE A DOUBLE GANG ELECTRICAL BOX WITH SINGLE GANG TRIM RING FOR STRIKE MOUNTED ON THE UN-SECURE SIDE OF THE DOOR. PROVIDE A CONDUIT STUB TO DOOR FRAME FOR ELECTRIC STRIKE.
3. PROVIDE A DOUBLE GANG ELECTRICAL BOX WITH SINGLE GANG TRIM RING FOR A CARD READER MOUNTED ON THE UN-SECURE SIDE OF THE DOOR.
4. ALL CONDUIT TO ACS ENCLOSURE SHALL BE 1" UNLESS SPECIFIED OTHERWISE. ALL CONDUIT SHALL BE INSTALLED INSIDE OF WALL. FLEXIBLE CONDUIT MAY BE USED IF NECESSARY. EACH CONDUIT RUN SHALL BE FURNISHED WITH A PULL STRING.
5. CARD ACCESS SYSTEM DEVICES AND WIRING UNDER SEPARATE CONTRACT BY OWNER.

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ELECTRICAL DETAILS

E201

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LIGHT FIXTURE SCHEDULE

TYPE DESIGNATION	MANUFACTURER	MODEL NUMBER	MOUNTING TYPE	NOMINAL DIMENSIONS	LAMP TYPE	FIXTURE LOAD (WATTS)	INITIAL LUMEN OUTPUT	MINIMUM CRI RATING	CCT	DIMMING	FIXTURE VOLTAGE	DESCRIPTION	APPROVED EQUALS
E1	DUAL-LITE	EV4D-VRS	WALL	15-3/4"Wx7-3/4"Hx4-3/4"D	LED	2	250	N/A	5,000	N/A	120-277	EMERGENCY LIGHTING UNIT. UNIT OF FLAME RATE, UV STABLE. ABS THERMOPLASTIC IN TEXTURED WHITE FINISH. LAMP HOUSINGS OF FLAME RATED, UV STABLE POLYCARBONATE IN MATCHING FINISH. EMERGENCY ILLUMINATION BY TWO INTEGRAL 1W LED LAMPS. MICROPROCESSOR CONTROLLED PULSE CHARGER WITH MAINTENANCE FREE NICKEL METAL HYDRIDE BATTERY WITH REMOTE CAPACITY. 90 MINUTES OF EMERGENCY LIGHTING. AC ON LED INDICATOR LIGHT AND TEST SWITCH. FULL 3 YEAR WARRANTY. VANDAL RESISTANT SHIELD.	LITHONIA ELM2L SERIES
L1	LITHONIA	CLX-L48-4000LM-SEF-RDL-MVOLT-GZ10-40K-80CRI-WH	SURFACE / SUSPENDED	3.58"Wx3.58"Hx48.47"L	LED	30	4,000	80+	4,000	0-10V TO 10%	120-277	LED STRIP LIGHT. 22 GAUGE STEEL HOUSING WITH ACRYLIC LENS. REFLECTIVE AND REFRACTIVE OPTICAL COMPONENTS FOR UNIFORM APPEARANCE AND PIXELATION ELIMINATION. MEANS OF SUSPENSION PROVIDED BY ELECTRICAL CONTRACTOR WHERE REQUIRED. DAMP LOCATION, UL LISTED.	CREE LS4C SERIES H.E. WILLIAMS 75R SERIES HUBBELL LCL SERIES COOPER SNLED SERIES
L2	H.E. WILLIAMS	AVX-4-L62-8-40-WPC-DIM-UNV	SURFACE	11"Wx2-7/8"Dx48"L	LED	57	4,315	80+	4,000	0-10V	120-277	LOW PROFILE INSTITUTIONAL FIXTURE. MARINE GRADE ALUMINUM HOUSING WITH DIE-CAST END CAPS. TEXTURED WHITE SEMI-GLOSS POLYESTER POWDER COAT FINISH. HIGH IMPACT PEARLESCENT POLYCARBONATE LENS. TAMPER RESISTANT STAINLESS STEEL TORX WITH CENTER PIN FASTENERS. SEALED WITH CLOSED CELL GASKETS. UL LISTED FOR DAMP LOCATIONS.	KENALL MLHA12 SERIES FAILSAFE HVSL12 SERIES LC DOANE VSA SERIES
L3	PINNACLE	EX3B-WET-O-840-840-7'-IND-WA-U-FSD-1-O-CC	WALL	3-11/16"Wx4-11/16"Hx86-1/2"L	LED	30	3129 DOWN/ 4914 UP	80+	4,000	0-10V TO 1%	120-277	WALL MOUNTED DIRECT/INDIRECT LINEAR LED FIXTURE. EXTRUDED ALUMINUM HOUSING WITH CUSTOM COLOR POWDER COAT PAINTED FINISH AS SELECTED BY ARCHITECT. DIE-FORMED WHITE PAINTED REFLECTOR. SOLID ACRYLIC LENS AS SCHEDULED WITH GASKETING. WET LOCATION, IP65, AND IK10 RATED. WALL BRACKETS, END CAPS AND ACCESSORIES AS REQUIRED.	PRIOR APPROVAL REQUIRED
LP1	KIM LIGHTING	ALT1-54L-155-4K7-3-UNV-A46-BLT-AD-04 POLE: RSSA-25-50B-B-1-BLT-RBC	POLE	18.4"Lx14"Wx3"H	LED	155	17,000	70+	4,000	N/A	120-277	LED POLE MOUNTED LIGHT FIXTURE. DIE-CAST ALUMINUM HOUSING. LED OPTICAL SYSTEM WITH TYPE III DISTRIBUTION. ELECTROSTATICALLY APPLIED MATTE BLACK POLYESTER POWDERCOAT FINISH. ASTRO DIM: 50% OUTPUT 10PM TO 4AM. PROVIDE 25' ROUND STEEL POLE AND BASE COVER WITH MATCHING FINISH. UL WET LOCATION LISTED. IP66 RATED.	PRIOR APPROVAL REQUIRED
LP2	NLS LIGHTING	VUE-34X-SP-192L-62-40K7-UNV-DPS11-BLK-RPA5 POLE: RSSP-20-5R-7G-X-BLK-3430	POLE	27.5"Lx21.0"Wx5.0"H	LED	621	76,000	70+	4,000	N/A	120-277	LED POLE MOUNTED SPORTS LIGHT FIXTURE WITH RECESSED LIGHT SOURCE FOR GLARE CONTROL. DIE-CAST ALUMINUM HOUSING. RECESSED OPTICAL SYSTEM. ELECTROSTATICALLY APPLIED TEXTURED BLACK POWDERCOAT FINISH. PROVIDE 20' ROUND STEEL POLE AND BASE COVER WITH MATCHING FINISH. IP66 RATED.	PRIOR APPROVAL REQUIRED
LW1	LITHONIA	ARC2-LED-P1-40K-MVOLT-PE-DBLXD	WALL	14"Wx9.25"Dx5"H	LED	11	1,587	80+	4,000	N/A	120-277	LED WALL MOUNTED LUMINAIRE. DIE-CAST ALUMINUM HOUSING WITH BLACK POWDERCOAT FINISH. IP66 RATED, UL LISTED. TYPE III OPTICS. UNIVERSAL VOLTAGE. BUTTON TYPE PHOTOCELL.	McGRAW EDISON IST SERIES

NOTES:
1. ALL LED SUBSTITUTION REQUESTS WILL REQUIRE IES FILES TO BE SUBMITTED.
2. ALL LIGHTING SUBMITTALS MUST BE SUBMITTED ON LOCAL AUTHORIZED MANUFACTURER REPRESENTATIVE LETTERHEAD AND CONTAIN PROJECT NAME AND LOCATION.
3. ALL LIGHTING FOR THE PROJECT MUST BE SOURCED THROUGH LOCAL DISTRIBUTORS.
4. APPROVED EQUAL FIXTURES TO MEET REQUIREMENTS OF BASIS OF DESIGN.

OCCUPANCY SENSOR SCHEDULE

UNIT TAG	MANUFACTURER	MODEL NUMBER	MOUNTING TYPE	DESCRIPTION	APPROVED EQUALS
OC1	WATTSTOPPER	DT-305	CEILING	CEILING MOUNTED 360° PIR AND ULTRASONIC SENSOR WITH ADAPTIVE MICROPROCESSOR AND POWER PACK. 1000 SQ FT COVERAGE.	HUBBELL BUILDING AUTOMATION COOPER CONTROLS LEVITON SENSOR SWITCH
P	WATTSTOPPER	BZ-50	WALL	DUAL VOLTAGE POWER PACK.	HUBBELL BUILDING AUTOMATION COOPER CONTROLS LEVITON SENSOR SWITCH

CONTACTOR SCHEDULE

NO.	DESCRIPTION	CHARACTERISTICS	CIRCUIT NO.	CONTROL
1	LIGHTING	30A-8P	L-1,2,3,4,5,6,7,8	PUSHBUTTON ON/TIMESWITCH OFF

MECHANICAL EQUIPMENT SCHEDULE

UNIT TAG	ELECTRICAL VOLT PHASE	ELECTRICAL MOTOR HP	ELECTRICAL kW	ELECTRICAL M.C.A.	DISCONNECT TYPE	DISCONNECT SIZE (AMPS)	DISCONNECT NEMA ENCLOSURE	DISCONNECT FUSE (AMPS)	STARTER NEMA	CONTROLS DESCRIPTION	REMARKS
EF-1	120V/1Ø	1/8	---	---	FS	15	1	5	---	SL	---
EWH-1	240V/1Ø	---	4.5	---	CB	---	---	---	---	---	---

ABBREVIATIONS:

1	NEMA 1 ENCLOSURE
3R	NEMA 3R ENCLOSURE
4	NEMA 4 ENCLOSURE
4X	NEMA 4X ENCLOSURE
AVST	AUTOTRANSFORMER CONTROLLER PROVIDED BY M.C., POWERED BY E.C.
BCP	BOILER CONTROL PANEL
BI	BUILT-IN
BS	BOILER SHUT-OFF
CB	CIRCUIT BREAKER AT PANEL
CBM	CONTROLS BY M.C.
CP	CORD & PLUG BY E.C.
CSD	COMBINATION STARTER DISCONNECT SWITCH
DDC	DIRECT DIGITAL CONTROLS BY OTHERS
ECB	ENCLOSED CIRCUIT BREAKER
EPO	EMERGENCY POWER OFF BUTTON
FAR	FIRE ALARM SHUTDOWN RELAY
FDS	FUSED DISCONNECT SWITCH
FHP	FRACTIONAL HORSEPOWER
FS	FUSE STAT SWITCH
HOA	HAND-OFF-AUTO
INT	INTEGRAL TO UNIT
LDS	LOCKABLE DISCONNECT SWITCH
LS	LOCAL TOGGLE SWITCH
NCR	NORMALLY CLOSED RELAY
NFD	NON-FUSED DISCONNECT SWITCH
NOR	NORMALLY OPEN RELAY
RD	RETURN AIR DUCT DETECTOR
RLS	REMOTE TEST/RESET STATION
SC	SPEED CONTROL BY M.C., INSTALLED BY E.C.
SD	SUPPLY AIR DUCT DETECTOR
KS	KEYED SWITCH
SL	SWITCHED WITH LIGHTS
SP	SWITCH WITH PILOT LIGHT
SR	CONNECT TO SHUTDOWN RELAY
SSP	START/STOP PUSHBUTTON W/PILOT
SSPE	START/STOP PUSHBUTTON PROVIDED BY OTHERS, INSTALLED BY E.C.
ST	SHUNT TRIP CIRCUIT BREAKER WITH GROUND FAULT PROTECTION
TE	THERMOSTAT PROVIDED AND INSTALLED BY E.C.
TME	THERMOSTAT PROVIDED BY M.C., INSTALLED BY E.C.
TOR	TIME DELAY OFF RELAY
VFD	VARIABLE FREQUENCY DRIVE PROVIDED BY M.C., INSTALLED BY E.C.

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MEP ENGINEER
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DES MOINES, IA 50314
515.288.3679

PRELIMINARY
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Revision Schedule

No.	Date	Description

Twin Rivers Engineering Consultants
1000 Illinois Street
Des Moines, Iowa 50314
Phone: 515-288-3679 Fax: 515-288-4012
TRE Project #25008.00

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST,
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

ELECTRICAL SCHEDULES

E301

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THE LINE SHOWN ABOVE IS EXACTLY 1" LONG ON ORIGINAL DRAWING. IF THIS LINE IS NOT 1" LONG, ADJUST SCALE ACCORDINGLY

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TYPES. PRINT ACCORDINGLY.

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THE LINE SHOWN ABOVE IS EXACTLY 1" LONG ON ORIGINAL PLOT. IF THIS LINE IS NOT 1" LONG, ADJUST SCALE ACCORDINGLY.

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE BETTER. PRINT ACCORDINGLY.

Branch Panel: L

Location: PICKLEBALL COURTS
Mounting: SURFACE
Enclosure: TYPE 3R

Volts: 120/240 Single
Phases: 1
Wires: 3

A.I.C. Rating: 22,000
Mains Rating: 100 A
Main Breaker: 100 A

CKT	Circuit Description	Trip	Poles	Load Classification	A		B		Load Classification	Poles	Trip	Circuit Description	CKT
1	LIGHTING	20 A	1	Lighting	621 VA	621 VA			Lighting	1	20 A	LIGHTING	2
3	LIGHTING	20 A	1	Lighting			621 VA	621 VA	Lighting	1	20 A	LIGHTING	4
5	LIGHTING	20 A	1	Lighting	621 VA	621 VA			Lighting	1	20 A	LIGHTING	6
7	LIGHTING	20 A	1	Lighting			621 VA	621 VA	Lighting	1	20 A	LIGHTING	8
9	TIMESWITCH	20 A	1	Receptacle	100 VA	155 VA			Lighting	1	20 A	LIGHTING	10
11	SPARE	20 A	1	--			0 VA	0 VA	--	1	20 A	SPARE	12
13	SPARE	20 A	1	--	0 VA	0 VA			--	1	20 A	SPARE	14
15	SPARE	20 A	1	--			0 VA	0 VA	--	1	20 A	SPARE	16
17	SPARE	20 A	1	--	0 VA	0 VA			--	1	20 A	SPARE	18
				Total Load:	2739 VA		2484 VA						
				Total Amps:	23 A		21 A						

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Lighting	5123 VA	100.00%	5123 VA		
Receptacle	100 VA	100.00%	100 VA	**Total Conn. Load:**	5223 VA
				Total Est. Demand:	5223 VA
				Total Conn. Current:	22 A
				Total Est. Demand Current:	22 A

Notes:

Branch Panel: M

Location: NW PROPERTY
Mounting: SURFACE
Enclosure: TYPE 3R

Volts: 120/240 Single
Phases: 1
Wires: 3

A.I.C. Rating: 22,000
Mains Rating: 225 A
Main Breaker: 225 A

CKT	Circuit Description	Trip	Poles	Load Classification	A		B		Load Classification	Poles	Trip	Circuit Description	CKT
1	EXISTING	20 A	1	Receptacle	1000 VA	1000 VA			Receptacle	1	20 A	EXISTING	2
3	EXISTING	20 A	1	Receptacle			1000 VA	1000 VA	Receptacle	1	20 A	EXISTING	4
5	EXISTING	20 A	1	Receptacle	1000 VA	5140 VA			Lighting; Other; Mot...	2	100 A	PANEL S	6
7	PANEL L	100 A	2	Lighting; Spare;...			2739 VA	4830 VA	--	--	--	--	8
9	--	--	--	--	2484 VA	--			--	1	--	SPACE	10
11	SPACE	--	1	--			--	--	--	1	--	SPACE	12
13	SPACE	--	1	--	--	--			--	1	--	SPACE	14
15	SPACE	--	1	--			--	--	--	1	--	SPACE	16
17	SPACE	--	1	--	--	--			--	1	--	SPACE	18
19	SPACE	--	1	--			--	--	--	1	--	SPACE	20
21	SPACE	--	1	--	--	--			--	1	--	SPACE	22
23	SPACE	--	1	--			--	--	--	1	--	SPACE	24
25	SPACE	--	1	--	--	--			--	1	--	SPACE	26
27	SPACE	--	1	--			--	--	--	1	--	SPACE	28
29	SPACE	--	1	--	--	--			--	1	--	SPACE	30
				Total Load:	10624 VA		9569 VA						
				Total Amps:	89 A		80 A						

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Lighting	6033 VA	100.00%	6033 VA		
Motor	480 VA	100.00%	480 VA	**Total Conn. Load:**	20193 VA
Other	7500 VA	100.00%	7500 VA	**Total Est. Demand:**	20193 VA
Receptacle	6180 VA	100.00%	6180 VA	**Total Conn. Current:**	84 A
				Total Est. Demand Current:	84 A

Notes:

Branch Panel: S

Location: STORAGE 102
Mounting: SURFACE
Enclosure: TYPE 1

Volts: 120/240 Single
Phases: 1
Wires: 3

A.I.C. Rating: 22,000
Mains Rating: 100 A
Main Breaker: 100 A

CKT	Circuit Description	Trip	Poles	Load Classification	A		B		Load Classification	Poles	Trip	Circuit Description	CKT
1	LIGHTING	20 A	1	Lighting	360 VA	550 VA			Lighting	1	20 A	LIGHTING	2
3	RECEPTACLES	20 A	1	Receptacle			900 VA	180 VA	Receptacle	1	20 A	RECEPTACLE	4
5	EF-1	20 A	1	Motor	480 VA	1500 VA			Other	1	20 A	HAND DRYER	6
7	HAND DRYER	20 A	1	Other			1500 VA	2250 VA	Other	2	30 A	EWH-1	8
9	SPARE	20 A	1	--	0 VA	2250 VA			--	--	--	--	10
11	SPARE	20 A	1	--			0 VA	0 VA	--	1	20 A	SPARE	12
13	SPARE	20 A	1	--	0 VA	0 VA			--	1	20 A	SPARE	14
15	SPARE	20 A	1	--			0 VA	0 VA	--	1	20 A	SPARE	16
17	SPACE	--	1	--	--	--			--	1	--	SPACE	18
				Total Load:	5140 VA		4830 VA						
				Total Amps:	43 A		40 A						

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Lighting	910 VA	100.00%	910 VA		
Motor	480 VA	100.00%	480 VA	**Total Conn. Load:**	9970 VA
Other	7500 VA	100.00%	7500 VA	**Total Est. Demand:**	9970 VA
Receptacle	1080 VA	100.00%	1080 VA	**Total Conn. Current:**	42 A
				Total Est. Demand Current:	42 A

Notes:

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TRE Project #25008.00

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PRELIMINARY
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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

ELECTRICAL SCHEDULES

E302

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LIONS PARK

CITY OF GRIMES

725 NE 5TH STREET
GRIMES, IOWA



PARKING REQUIREMENTS:

PARKING SETBACK:
- 10 FEET FROM RIGHT OF WAY
- 5 FEET FROM ANY REAR OF SIDE YARD
- 20 FEET SETBACK FROM ADJACENT RESIDENTIAL DISTRICTS

EXISTING PARKING STALLS: **36 STALLS**

REQUIRED PARKING STALLS:
CIVIC BUILDING USE:
1 STALL / 1000 SF= **3 STALLS**
2,045 SF BUILDING/1,000 SF= **3 STALLS**

TOTAL PARKING STALLS PROVIDED: **53 (49 +4 ADA SPACES)**

ACCESSIBLE STALLS REQUIRED: **2**
ACCESSIBLE STALLS PROVIDED: **4 (2 ARE VAN ACCESSIBLE)**

OPEN GREEN SPACE REQUIREMENTS:

AREA REQUIREMENT:
TOTAL SITE AREA: 147,082 SF (3.38 ACRES)

40% REQUIRED OPEN SPACE (58,832.80 SF)
82% PROVIDED OPEN SPACE (120,868.74 SF)

OPEN GREEN SPACE PLANTING REQUIREMENTS:

1 OVERSTORY TREE PER 1,000 SF OF REQUIRED OPEN SPACE
58,832.80 SF / 1,000 SF = **59 TREES REQUIRED**

TREES PLANNED: 66*

*(19) 2" CALIPER OVERSTORY + (26) 8' HEIGHT UNDERSTORY/EVERGREEN + (21) CONSERVATION GRADE SPECIMENS ALONG STREAM

SITE SUMMARY
SITE AREA: 186436 SF (4.28 ACRES)

LEGAL DESCRIPTION
OUTLOT Z TAYLOR ESTATES PLAT 2 AND
LOT 96 CHANNON HEIGHTS AND
LOTS 55, 56 & 57 CHANNON HEIGHTS AND
LOT 54 CHANNON HEIGHTS AND
LOT B HOPE COMMERCIAL PLAT 1 (PARTIAL)

ZONING AND LAND USE
ZONING: R-2
EXISTING LAND USE: PARK
FUTURE LAND USE: PARK
PROPOSED USE: PARK
OPEN SPACE REQUIREMENTS: 40%

BUILDING SUMMARY
BUILDING FOOTPRINT: 2,076 SF
BUILDING TYPE: RESTROOM AND SHELTER
BUILDING HEIGHT: 17'-10 5/8"
BUILDING STORIES: 1 STORY

BULK REQUIREMENTS
PRINCIPLE BUILDING PERIMETER SETBACK FROM FRONT YARD: 30 FEET
PRINCIPLE BUILDING PERIMETER SETBACK FROM REAR YARD: 25 FEET
PRINCIPLE BUILDING PERIMETER SETBACK FROM SIDE YARD: 7 FEET
MAX BUILDING HEIGHT: 35 FEET

APPLICANT/PREPARER OF SUBMITTAL
CONFLUENCE
MATT CARLILE
525 17TH STREET
DES MOINES, IA 50309
515-288-4875
E-MAIL: MCARLILE@THINKCONFLUENCE.COM
CONTACT: MATT CARLILE

OWNER/APPLICANT
CITY OF GRIMES
101 NE HARVEY ST.
GRIMES, IA 50111
515-514-1047

VICINITY MAP (1"=500')



M/E/P/T ENGINEER
TWIN RIVERS ENGINEERING CONSULTANTS
1000 ILLINOIS STREET
DES MOINES, IA 50314
PH: (515) 288-3679
NATHAN EMSICK

LICENSED PROFESSIONAL ENGINEER — NATHAN A. EMSICK P19949 — IOWA

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW 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.

NATHAN A. EMSICK LICENSE NO. 19949 DATE

LICENSE RENEWAL DATE: DECEMBER 31, 2025

SHEETS COVERED BY THIS SEAL: M-SERIES

CIVIL ENGINEER
NILLES ASSOCIATES, INC.
1933 SW MAGAZINE ROAD
ANKENY, IA 50023
PH: (515) 965-0123
EVAN B. DEL VAL

LICENSED PROFESSIONAL ENGINEER — EVAN B. DEL VAL 22376 — IOWA

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW 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.

EVAN B. DEL VAL LICENSE NO. 22376 DATE

LICENSE RENEWAL DATE: DECEMBER 31, 2025

SHEETS COVERED BY THIS SEAL: C-SERIES

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525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com
MATT CARLILE

STATE OF IOWA — MATT CARLILE LANDSCAPE ARCHITECT NO. 00422 — LICENSED LANDSCAPE ARCHITECT

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

MATT CARLILE REGISTRATION NO. 00422 DATE

REGISTRATION RENEWAL DATE: JUNE 30, 2026

SHEETS COVERED BY THIS SEAL: L-SERIES

STRUCTURAL ENGINEER
KPFF CONSULTING ENGINEERS
604 LOCUST STREET, SUITE 202
DES MOINES, IA 50309
PH: (515) 279-3900
PAUL TAYLOR

LICENSED PROFESSIONAL ENGINEER — PAUL TAYLOR 23468 — IOWA

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW 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.

PAUL TAYLOR LICENSE NO. 19863 DATE

LICENSE RENEWAL DATE:

SHEETS COVERED BY THIS SEAL: S-SERIES

ARCHITECT
SVPA ARCHITECTS, INC
1466 28TH STREET, SUITE 200
WEST DES MOINES, IA 50266
PH: (515) 327-5990
RONALD PASKACH

LICENSED ARCHITECT — RONALD E. PASKACH NO. 5705 — IOWA

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

RONALD E. PASKACH LICENSE NO. 5705 DATE

LICENSE RENEWAL DATE: JULY 1, 2025

SHEETS COVERED BY THIS SEAL: G-SERIES, A-SERIES

M/E/P/T ENGINEER
TWIN RIVERS ENGINEERING CONSULTANTS
1000 ILLINOIS STREET
DES MOINES, IA 50314
PH: (515) 288-3679
DENNIS BENNETT

LICENSED PROFESSIONAL ENGINEER — DENNIS M. BENNETT P14202 — IOWA

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW 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.

DENNIS BENNETT LICENSE NO. 14202 DATE

LICENSE RENEWAL DATE: DECEMBER 31, 2025

SHEETS COVERED BY THIS SEAL: E-SERIES

CONFLUENCE

SHEET INDEX

DISCIPLINE	SHEET TITLE
GENERAL	G002 CODE REVIEW
	G003 GENERAL INFORMATION
CIVIL	C100 SPECIFICATION REFERENCE
	C300 EROSION & SEDIMENT CONTROL
	C400 UTILITY PLAN
	C600 CIVIL SITE DETAILS
LANDSCAPE	L100 DEMOLITION PLAN
	L200 SITE LAYOUT PLAN
	L201 SITE LAYOUT PLAN ENLARGEMENT
	L202 SITE LAYOUT PLAN ENLARGEMENT
	L203 SITE LAYOUT PLAN ENLARGEMENT
	L300 SITE GRADING PLAN
	L301 SITE GRADING PLAN ENLARGEMENT
	L302 SITE GRADING PLAN ENLARGEMENT
	L303 SITE GRADING PLAN ENLARGEMENT
	L400 PLANTING PLAN
	L401 GROUNDCOVER PLAN
	L402 PLANTING PLAN ENLARGEMENT
	L403 PLANTING PLAN ENLARGEMENT
	L404 PLANTING PLAN ENLARGEMENT
	L500 SITE DETAILS
	L501 SITE DETAILS: ADD ALTERNATE
STRUCTURAL	S001 STRUCTURAL NOTES
	S101 FOUNDATION & ROOF FRAMING PLANS, FRAMING SECTION
	S102 PICKLEBALL PLAN & DETAILS
	S501 STRUCTURAL DETAILS
	S502 STRUCTURAL DETAILS
	S503 STRUCTURAL DETAILS
ARCHITECTURAL	A100 RR/STORAGE/SHELTER FLOOR & ROOF PLANS
	A200 EXTERIOR ELEVATIONS
	A300 BUILDING SECTIONS AND REFLECTED CEILING PLAN
	A310 WALL SECTIONS
	A400 INTERIOR PLANS AND ELEVATIONS
	A510 SECTION AND PLAN DETAILS
	A511 SECTION DETAILS
MECHANICAL	M100 FLOOR PLANS - MECHANICAL
	M201 MECHANICAL DETAILS
	M301 MECHANICAL SCHEDULES
ELECTRICAL	E100 SITE PLAN - ELECTRICAL
	E101 FLOOR PLANS - ELECTRICAL
	E201 ELECTRICAL DETAILS
	E301 ELECTRICAL SCHEDULES
	E302 ELECTRICAL SCHEDULES

ISSUED FOR BID

811 Know what's below. Call before you dig.

COVERSHEET

CONFLUENCE PROJECT # 23567

L000

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File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\SHEETS\23567 L000 COVER | Drawn by: XX | Checked by: XX

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ORIGINAL PLOTTED SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, INTERIOR ELEVATIONS

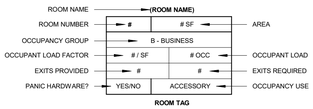
CODE SHEET SYMBOLS

EXIT

K — KEY LOCK BOX LOCATION
72" AFF. VERIFY HEIGHT AND LOCATION WITH AHJ

FE — FIRE EXTINGUISHER

COMMON PATH OF TRAVEL TO EXIT



CALCULATED OCCUPANCY LOAD TOTALS

ROOM NAME	ROOM #	OCCUPANCY	AREA	OCCUPANCY LOAD FACTOR	CALCULATED OCCUPANCY LOAD
LEVEL 1					
MEN'S RR	100	U-UTILITY	207 SF	0	
WOMEN'S RR	101	U-UTILITY	207 SF	0	
STORAGE	102	S-1 STORAGE	369 SF	300	1.23
SHELTER	103	A-3 ASSEMBLY	1293 SF	15	86.21
					87.44
					87.44

PROJECT AND CODE SUMMARY

FACILITY NAME: **LIONS PARK SHELTER/STORAGE**
ADDRESS: 725 NE 5TH STREET, GRIMES, IA 50111

PROJECT DESCRIPTION: **RESTROOM BUILDING WITH ATTACHED STORAGE ROOM AND A COVERED PICNIC AREA**
THIS PROJECT IS NEW/EXISTING CONSTRUCTION. THE PROJECT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING, AND AS SHOWN/DESCRIBED THROUGHOUT THE CONTRACT DOCUMENTS:

1. LIST OF EXISTING IMPROVEMENTS.
2. LIST OF ADDITIONS.
3. LIST OF MISC RENOVATION(S).
4. LIST OF ASSOCIATED SITE, MECHANICAL, ELECTRICAL, AND PLUMBING WORK.

TOTAL BUILDING AREA: **2,281 GSF**
FLOOR 1 AREA: **2,076 SF**
OCCUPANCY: **A-3, S-1 - NONSEPARATED**
CONSTRUCTION TYPE: **V-B**

APPLICABLE CODES
AUTHORITY HAVING JURISDICTION: (CITY OF GRIMES)

- 2021 INTERNATIONAL BUILDING CODE (IBC)
- 2021 INTERNATIONAL FIRE CODE (IFC)
- 2023 NATIONAL ELECTRICAL CODE (NEC)
- 2024 INTERNATIONAL MECHANICAL CODE (IMC)
- 2024 UNIFORM PLUMBING CODE (UPC)
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC): CLIMATE ZONE: **X**
- 2021 INTERNATIONAL FUEL GAS CODE
- 2010 ADA STANDARDS, US DEPT OF JUSTICE

CODE REVIEW

OCCUPANCY TYPE (CH 3)

A-3, S-1 - NON-SEPARATED
(DESIGNED AS MOST RESTRICTIVE A-3)

BUILDING HEIGHTS & AREAS (CH 5)

TABLE 504.3
ALLOWABLE HEIGHT: **40' / 1 STORY**

AREA ALLOWABLE PER FLOOR = 6000 SF (TABLE 506.2)

ACTUAL AREA: **2,076**

ALLOWABLE STORIES = 1 / ACTUAL STORIES = 1
ALLOWABLE HEIGHT = 40' / ACTUAL HEIGHT = 18'

TYPES OF CONSTRUCTION (CH 6)

CONSTRUCTION TYPE: **V-B**

REQUIRED FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS (CHAPTER 6)

PRIMARY STRUCTURAL FRAME (HRS)	0
BEARING WALLS	
INTERIOR	0
EXTERIOR	0
NON-BEARING WALLS AND PARTITIONS	
EXTERIOR	0
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0
ROOF CONSTRUCTION AND SECONDARY MEMBERS	0

FIRE AND SMOKE PROTECTION FEATURES (CHAPTER 7)

FIRE PROTECTION SYSTEMS (CH 9)

TABLE 906.3(1) 2-A PORTABLE FEC

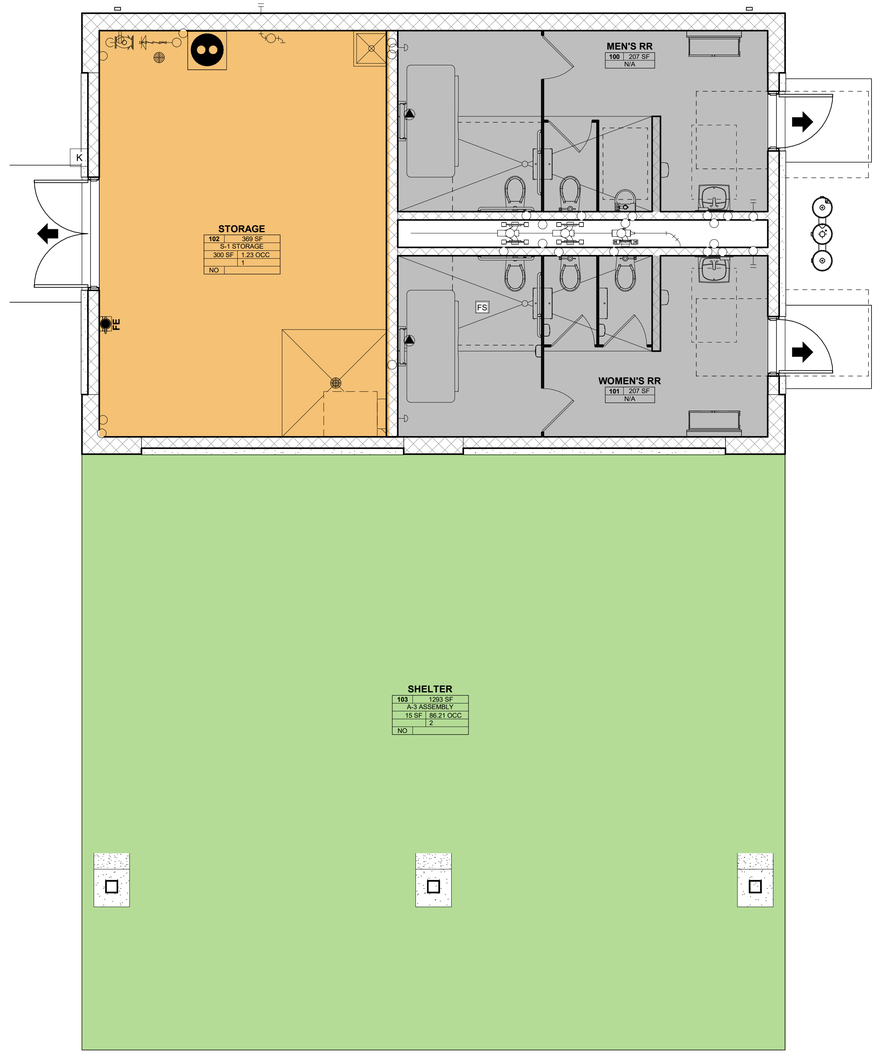
EGRESS (CH 10)

(10.10.1.1) 32" EGRESS WIDTH MIN.

PLUMBING FIXTURE REQUIREMENTS (IBC CHAPTER 29 / IPC CHAPTER 4)

OCCUPANT TYPE AND LOAD	MALE WATER CLOSETS		FEMALE WATER CLOSETS		MALE LAVATORIES		FEMALE LAVATORIES		DRINKING FOUNTAINS	
A-3 ASSEMBLY	RATIO	REQUIRED	RATIO	REQUIRED	RATIO	REQUIRED	RATIO	REQUIRED	RATIO	REQUIRED
TOTAL OCC 90 MALE 45 FEMALE 45	1 PER 75 FOR FIRST 1500 + 1 PER 120 FOR REMAINDER	.58	1 PER 40 FOR FIRST 1520 + 1 PER 60 FOR REMAINDER	1.09	1 PER 200	.22	1 PER 150	.029	1 PER 1000	.09
REQUIRED TOTALS	EXACT	ROUNDED	EXACT	ROUNDED	EXACT	ROUNDED	EXACT	ROUNDED	EXACT	ROUNDED
	0.58	**1**	1.09	**2**	0.22	**1**	0.29	**1**	0.09	**1**
PROVIDED TOTALS	**3**		**3**		**1**		**1**		**0***	
PROJECT IN COMPLIANCE										

*** = EXTERIOR DRINKING FOUNTAIN PROVIDED VIA PEDESTAL; SEE CIVIL DRAWINGS FOR LOCATION**



1 RR/STORAGE CODE PLAN
SCALE: 1/4" = 1'-0"

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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	BID SET
Date	2025-06-24

CODE REVIEW

G002

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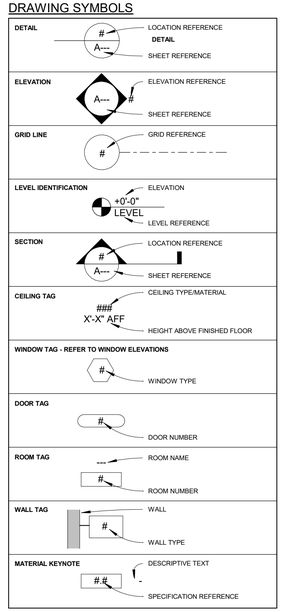
ABBREVIATIONS

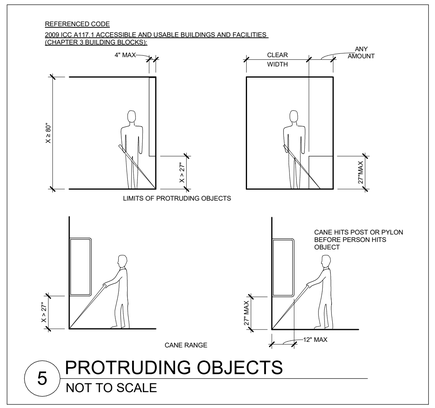
@	AT
&	AND
"	INCH
'	FOOT
#	NUMBER OR POUND
AB	ANCHOR BOLT
ABV	ABOVE
ACT	ACOUSTICAL CEILING TILE
ACM	ALUMINUM COMPOSITE METAL
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJUST, ADJUSTABLE
ADMIN	ADMINISTRATION, ADMINISTRATIVE
AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
ARCH	ARCHITECT, ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AUTO	AUTOMATIC
AVG	AVERAGE
BO	BOTTOM OF
B/T	BETWEEN
BLKHD	BULKHEAD
BLDG	BUILDING
BLKG	BLOCKING
BP	BEARING PLATE
BRG	BEARING
C/C	CENTER TO CENTER
CCTV	CLOSED CIRCUIT TV
CF	CUBIC FEET
CFMF	COLD-FORMED METAL FRAMING
CFSF	COLD-FORMED STEEL FRAMING
CG	CORNER GUARD
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLEAR	CLEARANCE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	CARPET
CS	CAST STONE
CT	CERAMIC TILE
CTOP	COUNTERTOP
CUH	CABINET UNIT HEATER
DBL	DOUBLE
DEMO	DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
E/E	END TO END
EA	EACH
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRIC, ELECTRICAL
ELEV	ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
EXST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F/F	FACE TO FACE
FBO	FURNITURE BY OWNER/OTHER
FDC	FIRE DEPARTMENT CONNECTION
FE	FIRE EXTINGUISHER
FEB	FIRE EXTINGUISHER BRACKET
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FFE	FIXTURES, FURNISHINGS & EQUIPMENT
FNDN	FOUNDATION
FO	FACE OF
FRP	FIBERGLASS REINFORCED POLYMER
FT	FOOT, FEET
FTG	FOOTING
FURN	FURNITURE
FV	FIELD VERIFY
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GL	GLASS
GWB	GYPSUM WALL BOARD
GB	GYPSUM BOARD
HB	HOSE BIB
HCP	HANDICAP
HDWR	HARDWARE
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HVAC	HEATING, VENTILATING & AIR CONDITIONING
HWD	HARDWOOD
IN	INCH
INSUL	INSULATION
INT	INTERIOR
IJ	ISOLATION JOINT
JAN	JANITOR
KO	KNOCKOUT
LAB	LABORATORY
LAV	LAVATORY
LBS	POUNDS (WEIGHT)
LF	LINEAR FOOT/FEET
LVT	LUXURY VINYL TILE
MAX	MAXIMUM
MECH	MECHANICAL
MEZZ	MEZZANINE
MIN	MINIMUM
MFR	MANUFACTURER
MIR	MIRROR
MISC	MISCELLANEOUS
MKBD	MARKERBOARD
MO	MASONRY OPENING
MTL	METAL
MATL	MATERIAL
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OVERFLOW DRAIN
OFCI	OWNER FURNISHED/CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED/OWNER INSTALLED
OPNG	OPENING
OPP	OPPOSITE, OPPOSITE HAND
PLAM	PLASTIC LAMINATE
PLY	PLYWOOD
PNT	PAINT, PAINTED, POINT
PREFAB	PREFABRICATE, PREFABRICATED
PT	PORCELAIN TILE
PNT	PAINT
QT	QUARRY TILE
QTY	QUANTITY
QTZ	QUARTZ
RAD	RADIUS
RAF	RESILIENT ATHLETIC FLOORING
RB	RESILIENT BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REBAR	REINFORCING BAR
REF	REFRIGERATOR
REINF	REINFORCE, REINFORCEMENT
REQD	REQUIRED
REV	REVISION
RF	RESILIENT FLOORING
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RSF	RESILIENT SHEET FLOORING
SC	SEALED CONCRETE
SCH	SCHEDULE
SF	SQUARE FOOT
SHWR	SHOWER
SIM	SIMILAR
SPKR	SPEAKER
SB	SPLASH BLOCK
SQ	SQUARE
SS	SOLID SURFACE
SSTL	STAINLESS STEEL
ST	STONE
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STOR	STORAGE
SV	SHEET VINYL
T	THERMOSTAT
TO	TOP OF
T&G	TONGUE & GROOVE
TEMP	TEMPORARY
TRZ	TERRAZZO
TYP	TYPICAL
UL	UNDERWRITERS' LABORATORIES
UNO	UNLESS NOTED OTHERWISE
VAR	VARIES
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VOL	VOLUME
VWC	VINYL WALLCOVERING
W/	WITH
W/O	WITHOUT
WAF	WOOD ATHLETIC FLOORING
WB	WOOD BASE
WC	WATERCLOSET
WD	WOOD
W/D	WASHER/DRYER
WH	WATER HEATER
WOC	WALK OFF CARPET
WVW	WOOD VENEER WALLCOVERING
WWF	WELDED WIRE FABRIC
YD	YARD
YR	YEAR

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. IF THIS IS NOT THE CASE, ADJUST PLOT SCALE ACCORDINGLY

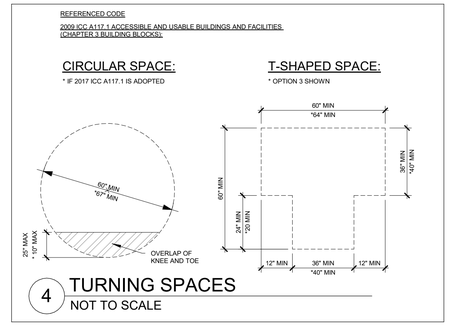
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, INTERSECTIONS.

DRAWING SYMBOLS

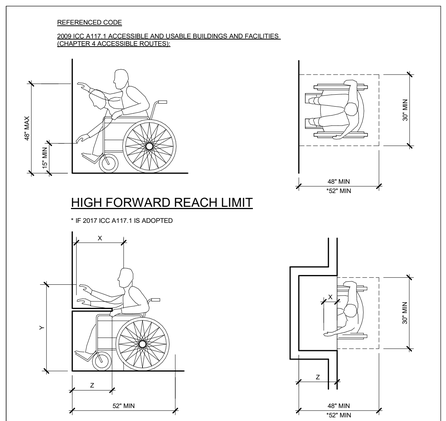




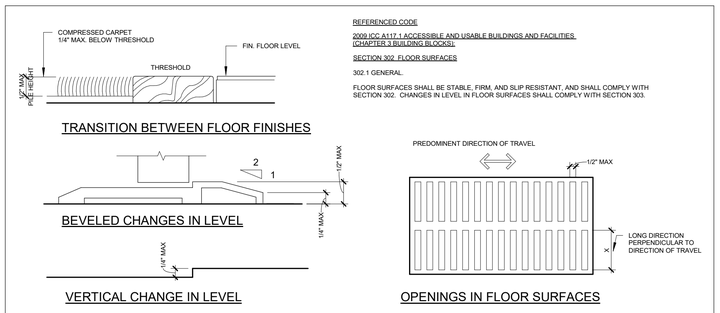
5 PROTRUDING OBJECTS
NOT TO SCALE



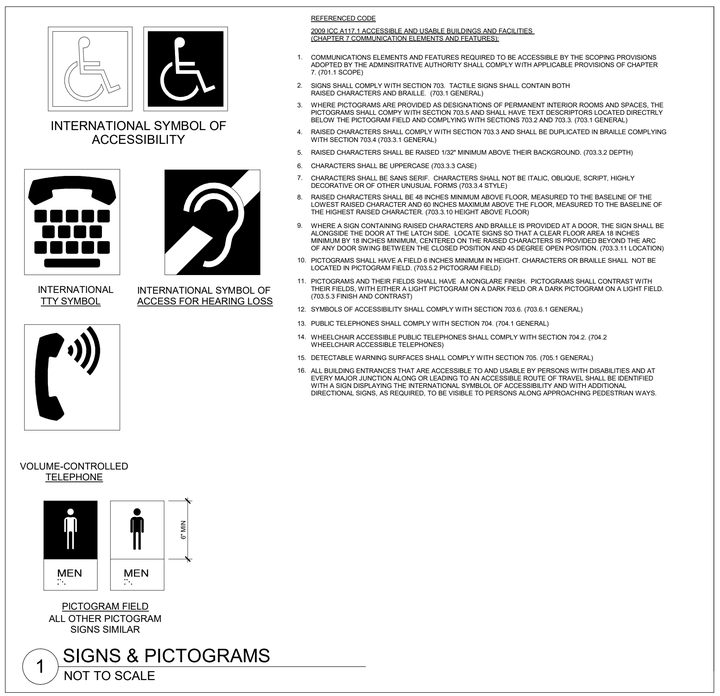
4 TURNING SPACES
NOT TO SCALE



2 REACH REQUIREMENTS
NOT TO SCALE



3 THRESHOLD & LEVEL CHANGES
NOT TO SCALE



1 SIGNS & PICTOGRAMS
NOT TO SCALE

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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	BID SET
Date	2025-06-24

GENERAL INFORMATION

G003

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GENERAL NOTES

GENERAL NOTE NO.1
CONSTRUCTION STAKING TO BE PROVIDED BY NILLES ASSOCIATES AS PART OF THIS PROJECT. STAKING SHALL BE TO ESTABLISH BASELINES AND BENCHMARKS FOR LOCATING THE WORK WHICH IN THE ENGINEER'S JUDGEMENT ARE NECESSARY TO ENABLE THE CONTRACTOR TO PROCEED. RE-STAKING WILL BE AT THE CONTRACTOR'S EXPENSE.

GENERAL NOTE NO.2
REPORT ANY ERRORS OR AMBIGUITIES IN CONTRACT DOCUMENTS TO ENGINEER AS SOON AS DETECTED. ENGINEER WILL ANSWER ALL QUESTIONS REGARDING PLANS AND SPECIFICATIONS AND INTERPRET INTENDED MEANING OF CONTRACT DOCUMENTS. ENGINEER'S INTERPRETATION TO BE ACCEPTED AS FINAL.

GENERAL NOTE NO.3
DURING THE PROGRESS OF THE WORK, IF SUBSURFACE OR LATENT PHYSICAL CONDITIONS ARE ENCOUNTERED AT THE SITE DIFFERING MATERIALLY FROM THOSE INDICATED ON THE PLANS; OR IF UNKNOWN PHYSICAL, CULTURAL, AND/OR ENVIRONMENTAL CONDITIONS OF AN UNUSUAL NATURE ARE ENCOUNTERED AT THE SITE, THE PARTY DISCOVERING SUCH CONDITIONS SHALL PROMPTLY NOTIFY THE CITY OF GRIMES AND NILLES ASSOCIATES BEFORE THE SITE IS FURTHER DISTURBED.

GENERAL NOTE NO.4
PROTECT ALL EXISTING STRUCTURES, EQUIPMENT, PIPING, SLABS AND UTILITIES DURING ALL CONSTRUCTION OPERATIONS UNLESS NOTED OTHERWISE. PROTECTION IS INCIDENTAL TO THE PROJECT. DAMAGE FROM CONSTRUCTION OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT. IF SUCH DAMAGE OCCURS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

GENERAL NOTE NO.5
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THEIR WORK WITH ALL UTILITY COMPANIES SO THAT THEY ARE AWARE OF THEIR SCHEDULES AND CAN LOCATE, PROTECT, OR RELOCATE ANY OF THEIR FACILITIES AS NECESSARY.

GENERAL NOTE NO.6
CONTRACTOR SHALL COMPLETELY REMOVE ALL DEBRIS FROM THE WORK SITE. PRIOR TO SUBSTANTIAL COMPLETION OF PROJECT, REPRESENTATIVES OF THE CITY OF GRIMES AND NILLES ASSOCIATES SHALL CONDUCT A THOROUGH INSPECTION. ANY ACTIVITIES REQUIRED BY THE CONTRACTOR TO COMPLETE ADDITIONAL CLEANUP SHALL BE AT THE CONTRACTOR'S EXPENSE, WITH NO EXTENSION OF THE CONTRACT TIME.

GENERAL NOTE NO.7
PROTECT EXISTING DRAINAGE TILE LINES ENCOUNTERED DURING CONSTRUCTION. NOTIFY ENGINEER AND CITY WHEN SUCH LINES ARE ENCOUNTERED. MAKE REPAIRS TO LINES DAMAGED BY CONSTRUCTION ACTIVITIES AS DIRECTED BY ENGINEER. ANY TILE LINES ENCOUNTERED ABOVE THE ELEVATION OF THE PROPOSED STORM SEWER SYSTEM SHALL BE CONNECTED TO THE SYSTEM AT THE NEAREST POINT OF INTERSECTION. DOCUMENT LOCATION OF SAID LINES AND REPAIRS NECESSARY FOR INCLUSION IN FINAL PROJECT RECORD DOCUMENTS.

GENERAL NOTE NO.8
THE CONTRACTOR SHALL BE BOUND BY CONTRACTUAL MILESTONES AND DEADLINES AS SET FORTH IN THE NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING.

GENERAL NOTE NO.9
EXCEPT AS NOTED, FOR EACH BID ITEM, REFER TO THE LISTED SECTION WITHIN THE 2025 EDITION OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS MANUAL) FOR PAYMENT AND MEASUREMENT INFORMATION. (i.e. PAYMENT AND MEASUREMENT FOR REFERENCE NUMBER 9040-108-D-1 WOULD BE FOUND IN SUDAS SPECIFICATION SECTION 9040, PART 1.08.D.1) REFER TO THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS FOR ANY LOCAL AMENDMENTS TO SUDAS WHICH SHOULD BE APPLIED TO THIS PROJECT.

GENERAL NOTE NO.10
ANY WORK, MATERIALS, EQUIPMENT OR LABOR REQUIRED TO COMPLETE THE WORK DESCRIBED WITHIN THIS CONTRACT, WHICH IS NOT DIRECTLY IDENTIFIED WITHIN A CONTRACT BID ITEM.(EITHER AS PART OF THE ORIGINAL BID DOCUMENTS, ADDENDA OR CHANGE ORDER AUTHORIZED BY ENGINEER) SHALL BE CONSIDERED INCIDENTAL TO THE WORK, AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR WITHIN OTHER PROJECT COSTS.

GENERAL NOTE NO.11
A CONSTRUCTION OBSERVER SHALL BE ASSIGNED BY THE OWNER TO REVIEW THE PROJECT. THE OBSERVER SHALL BE PRESENT ON-SITE DURING ALL PUBLIC INFRASTRUCTURE INSTALLATION AND SHALL ATTEND ANY ON-SITE MEETING RELEVANT TO COMPLETION OF SAID WORK. WORK DURING OTHER-THAN-NORMAL CONSTRUCTION OBSERVATION HOURS, MAY BE ALLOWED IF SCHEDULED 48-HOURS IN ADVANCE WITH THE ASSIGNED CONSTRUCTION OBSERVER AND ONLY AS APPROVED BY ENGINEER (AT THE DIRECTION OF THE ENGINEER).

GENERAL NOTE NO.12
ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

GENERAL NOTE NO.13
CONTRACTOR SHALL PROTECT EXISTING SIGNS AND PARK/TRAIL LIGHTS, AND IS RESPONSIBLE FOR ANY REPAIRS AND/OR REPLACEMENTS PER CITY STANDARDS.

GENERAL NOTE NO.14
ANY REQUESTS FOR AN APPROVED-EQUAL PRODUCT MUST BE SUBMITTED TO THE ENGINEER 10 DAYS PRIOR TO THE PROJECT BID DATE. AND INCLUDE PRODUCT DATA, COLOR CHARTS, TECHNICAL INFORMATION, WARRANTY INFORMATION ETC. FOR THE OWNER'S REVIEW AND APPROVAL PRIOR TO BIDDING.

CIVIL BID ITEM SPECIFICATIONS

ITEM NO.	SUDAS REFERENCE	BID ITEMS AND DESCRIPTIONS:
SECTION 4010 - SANITARY SEWERS		
4.01-4.02	4010-108-E-0	SANITARY SEWER SERVICE STUB WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4010. ITEM SHALL INCLUDE ALL FITTINGS NECESSARY FOR INSTALLATION OF SEWER AND CONNECTION TO APPURTENANCES. P-TRAP TO BE INCLUDED FOR CONNECTION OF DRINKING FOUNTAIN TO SANITARY SEWER.
4.03	4010-108-I-0	SANITARY SEWER CLEANOUT WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4010.
SECTION 4020 - STORM SEWERS		
4.04 - 4.07	4020-108-A-1	STORM SEWER, TRENCHED, HDPE WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4020.
SECTION 4030 - PIPE CULVERTS		
4.08-4.09	4030-108-B-0	PIPE APRON WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4030. WORK SHALL INCLUDE GUARD AND CONCRETE FOOTING FOR 24" DIAMETER PIPE APRON.
SECTION 4040 - SUBDRAINS AND FOOTING DRAIN COLLECTORS		
4.10, 4.11, & 4.14 ADD-ALT	4040-108-A-0	SUBDRAIN, HDPE, PERFORATED WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4040. SUBDRAIN WITHIN PLAY AREA SHALL BE CONSTRUCTED PER DETAILS SHOWN ON SHEET L500 OF THE PLANS. CONNECTION TO STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM.
4.12 & 4.12 ADD-ALT	4040-108-C-0	SUBDRAIN CLEANOUT WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4040. CLEANOUT SHALL BE TYPE A.
4.13 & 4.15 ADD ALT	4040-108-X-0	SUBDRAIN TEE WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4040 AND 4020.
SECTION 5010 - PIPE AND FITTINGS		
5.01-5.02	5010-108-E-0	WATER SERVICE STUB BY LENGTH, PEX WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 5010 AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS. ALL FITTINGS NECESSARY FOR INSTALLATION SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM.
SECTION 5020 - VALVES, FIRE HYDRANTS, AND APPURTENANCES		
5.03	SPECIAL	DRINKING FOUNTAIN CONNECTION, INSTALLATION & SUMP PIT DRINKING FOUNTAIN SHALL BE MODEL "2440 SMSS W/ OPTIONAL BOTTLE FILLER" BY "MOST DEPENDABLE FOUNTAINS". WORK AND MATERIALS SHALL INCLUDE ALL MATERIALS, FITTINGS AND FASTENERS NECESSSARY TO PROCURE AND INSTALL DRINKING FOUNTAIN PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. DRINKING FOUNTAIN SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND DETAILS. DETAILS SHOWN ON PLANS ARE INCLUDED FOR CONTRACTOR CONVENIENCE ONLY. INSTALL SUMP PIT DIRECTLY UNDER DRINKING FOUNTAIN TO RECEIVE DRAIN LINE AND WATER SERVICE LINE AS SHOWN IN DETAIL AND ON PLANS. WORK AND MATERIALS SHALL INCLUDE DOMESTIC WATER SERVICE AND CONNECTION TO EXISTING WATER SHUTOFF. INSTALL AS PER SUDAS 5010 AND CITY OF GRIMES SUPPLEMENTAL SPECIFICIATIONS.
5.04	5020-108-B-0	TAPPING VALVE ASSEMBLY WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 5020.
SECTION 6010 - STRUCTURES FOR SANITARY AND STORM SEWERS		
SPECIAL	**NOTE**	THE CONTRACTOR SHALL FIELD VERIFY CRITICAL CROSSINGS AND CONNECTIONS TO EXISTING UTILITIES PRIOR TO ORDERING MATERIALS. PRECAST STRUCTURES ARE ALLOWED AT THE CONTRACTOR'S RISK. NO COMPENSATION WILL BE MADE FOR MODIFYING OR REPLACING STRUCTURES OR STRUCTURE PARTS DUE TO UNKNOWN FIELD CONDITIONS.
6.01	6010-108-A-0	MANHOLES WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 6010.
6.02-6.03	6010-108-B-0	NYLOPLAST DRAIN BASINS WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 6010. BID ITEM SHALL INCLUDE NYLOPLAST DRAIN BASIN STRUCTURES AND DOME GRATE CASTINGS AS SPECIFIED IN THE PLAN SET.
6.04	6010-108-E-0	MANHOLE ADJUSTMENT, MINOR WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 6010. ITEM SHALL INCLUDE ALL MATERIALS NECESSARY FOR RAISING INTAKE TO GRADE.
6.05	6010-108-F-0	MANHOLE ADJUSTMENT, MAJOR WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 6010. ITEM SHALL INCLUDE ALL MATERIALS NECESSARY FOR RAISING INTAKE TO GRADE.

CIVIL BID ITEM SPECIFICATIONS

ITEM NO.	SUDAS REFERENCE	BID ITEMS AND DESCRIPTIONS:
SECTION 9010 - SEEDING		
9.01	9010-108-A	CONVENTIONAL SEEDING, TYPE 4, TEMPORARY EROSION CONTROL WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 9010.
SECTION 9030 - PLANT MATERIAL AND PLANTING		
9.02	9010-202-0-0	DOUBLE-PROCESSED HARWOOD MULCH WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 9010. MULCH SHALL BE SPREAD ACROSS SURFACE OF BIORETENTION AREA IN A 2" LAYER AS SHOWN IN THE PLAN SET.
9.03	SPECIAL	BIORETENTION CELL SOIL MEDIA WORK AND MATERIALS SHALL CONFORM TO IOWA STORM WATER MANAGEMENT MANUAL (ISWMM) CHAPTER 5 SECTION 4 REGARDING BIORETENTION SYSTEM CELL DESIGN. SOIL MEDIA SHALL BE CAPABLE OF INFILTRATING A MINIMUM OF 1" OF RUNOFF PER HOUR. SOIL SHALL CONTAIN A MIX OF 50% SOIL FROM THE EXISTING ON-SITE SOIL STOCKPILE AND 50% WASHED CONCRETE SAND. ITEM INCLUDES TOPDRESSING WITH 1/2" COMPOST TILLED TO A DEPTH OF 4". SOILS SHALL NOT BE IMPORTED FOR USE IN BIORETENTION CELL SOIL MEDIA.
9.04	SPECIAL	CHOKER AGGREGATE, 3/8" CHIPPED LIMESTONE WORK AND MATERIALS SHALL CONFORM TO IOWA STORM WATER MANAGEMENT MANUAL (ISWMM) CHAPTER 5 SECTION 4 REGARDING BIORETENTION SYSTEM CELL DESIGN.
9.05	SPECIAL	AGGREGATE SUBBASE, 1" CLEAN WORK AND MATERIALS SHALL CONFORM TO IOWA STORM WATER MANAGEMENT MANUAL (ISWMM) CHAPTER 5 SECTION 4 REGARDING BIORETENTION SYSTEM CELL DESIGN. MATERIAL SHALL CONSIST OF AN OPEN-GRADED, CLEAN, DURABLE AGGREGATE OF 1"-2" DIAMETER WITH A POROSITY OF 35-40%.
SECTION 9040 - EROSION AND SEDIMENT CONTROL		
SPECIAL	**NOTE**	ITEMS INCIDENTAL TO POLLUTION PREVENTION DAILY CLEANUP OPERATIONS, CLEANUP OF STREET TRACK OUT, GOOD HOUSEKEEPING AND OTHER ITEMS NECESSARY TO PREVENT POLLUTION OF RECEIVING WATERS AND STORM WATER CONTAMINATION SHALL BE CONSIDERED INCIDENTAL TO POLLUTION PREVENTION.
SPECIAL	**NOTE**	NPDES COMPLIANCE CONDUCT ALL OPERATIONS IN COMPLIANCE WITH THE IOWA DNR NPDES GENERAL PERMIT NO. 2. LABOR, EQUIPMENT AND MATERIALS NOT INCLUDED AS A BID ITEM, BUT NECESSARY TO PREVENT STORM WATER CONTAMINATION FROM CONSTRUCTION RELATED SOURCES ARE CONSIDERED INCIDENTAL. INCIDENTAL WORK RELATED TO COMPLIANCE WITH THE PERMIT MAY INCLUDE: HAZARDOUS MATERIAL PROTECTION, FUEL CONTAINMENT, WASTE DISPOSAL AND PROVIDING SANITARY FACILITIES.
SPECIAL	**NOTE**	DAMAGED OR IMPROPERLY INSTALLED POLLUTION PREVENTION CONTROLS REPLACING EROSION AND SEDIMENT CONTROL PRACTICES THAT ARE IMPROPERLY INSTALLED, DAMAGED OR REMOVED BY THE CONTRACTOR IN A MANNER THAT IS INCONSISTENT WITH THE CURRENT PROJECT STAGING OR SWPPP IS THE CONTRACTOR'S RESPONSIBILITY AND WILL BE AT THE CONTRACTOR'S EXPENSE.
SPECIAL	**NOTE**	DEWATERING ALL TRENCH DEWATERING DISCHARGES SHALL BE DIRECTED TO A COLLECTION AREA IN A NON-EROSIVE MANNER. DEWATERING ACTIVITIES ARE NOT PERMITTED TO BE DIRECTLY RELEASED OFF-SITE OR TO CITY STORM SEWERS WITHOUT EFFECTIVE PRE-TREATMENT.
9.06	9040-108-E-1	TEMPORARY RECP, TYPE 2.B NETLESS (SHORT-TERM) WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 9040. PRODUCT SHALL BE INSTALLED AND SECURED ACCORDING TO MANUFACTURERS INSTRUCTIONS. QUANTITY TO BE PAID SHALL BE BASED ON SURFACE AREA TO BE PROTECTED (MATERIAL TO BE TRENCHED IN, OVERLAPPED, CUT OR OTHERWISE WASTED WILL NOT BE CALCULATED AS A PAID QUANTITY.)
9.07	9040-108-E-1	TEMPORARY RECP, TYPE 3.B (EXTENDED-TERM) WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 9040. PRODUCT SHALL BE NORTH AMERICAN GREEN SC150BN OR APPROVED EQUAL. PRODUCT SHALL BE STAKED USING VIVAGREEN GREENSTAKE PLASTIC FREE BIODEGRADABLE STAPLES OR APPROVED EQUAL PLACED AT 12"-18" ON-CENTER. QUANTITY TO BE PAID SHALL BE BASED ON SURFACE AREA TO BE PROTECTED (MATERIAL TO BE TRENCHED IN, OVERLAPPED, CUT OR OTHERWISE WASTED WILL NOT BE CALCULATED AS A PAID QUANTITY.)
9.08	9040-108-F-1	WATTLES, STRAW, 9-INCH DIA. WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 9040. NO PAYMENT SHALL BE MADE FOR IMPROPER INSTALLATIONS (i.e. WITHOUT "J-HOOKS" OR INSTALLED IN UNINTERRUPTED LENGTHS LONGER THAN 200 FEET).
9.09	9040-108-F-2	WATTLES, REMOVAL WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 9040.
9.10	9040-108-N-1	SILT FENCE WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 9040. NO PAYMENT SHALL BE MADE FOR IMPROPER INSTALLATIONS (i.e. WITHOUT "J-HOOKS" OR INSTALLED IN UNINTERRUPTED LENGTHS LONGER THAN 200 FEET).
9.11	9040-108-N-2	SILT FENCE, REMOVAL WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 9040.
9.12	9040-108-O-1	STABILIZED CONSTRUCTION ENTRANCE WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 9040.
9.13	9040-108-Q-2	EROSION CONTROL MULCHING, HYDROMULCHING, BFM WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 9040. MULCH SHALL BE APPLIED AT A RATE OF 3,000LB/ACRE TO ANY SURFACE THAT WILL REMAIN UNDISTURBED FOR LONGER THAN 14 DAYS.
9.14	SPECIAL	TIED CONCRETE BLOCK EROSION CONTROL MAT MATERIAL SHALL BE FLEXAMAT PLUS, MANUFACTURED BY MOTZ ENTERPRIZES, OR EQUAL. BID ITEM INCLUDES ALL MATERIAL, LABOR AND EQUIPMENT TO INSTALL FLEXAMAT ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. WORK SHALL CONFORM TO PLANS AND MANUFACTURER'S INSTALLATION DETAILS. QUANTITY TO BE PAID SHALL BE BASED ON SURFACE AREA TO BE PROTECTED (MATERIAL TO BE TRENCHED IN, OVERLAPPED, CUT OR OTHERWISE WASTED WILL NOT BE CALCULATED AS A PAID QUANTITY.)
SECTION 11050 - MISCELLANEOUS		
11.01	11050-108-A	CONCRETE WASHOUT WORK AND MATERIAL SHALL CONFORM TO SUDAS 11050.

BID ITEMS AND QUANTITIES

ITEM	DESCRIPTION	UNIT	QUANTITY
BASE BID			
	SEWERS AND DRAINS		
4.01	Sanitary Sewer Service Stub, 4" dia.	LF	147
4.02	Sanitary Sewer Service For Drinking Fountain Drain Line, 1.5" dia.	LF	18
4.03	Sanitary Sewer Cleanout	EA	2
4.04	Storm Sewer, Trenched, HDPE, 6" dia.	LF	47
4.05	Storm Sewer, Trenched, HDPE, 10" dia.	LF	393
4.06	Storm Sewer, Trenched, HDPE, 15" dia.	LF	93
4.07	Storm Sewer, Trenched, RCP, 24" dia.	LF	46
4.08	Pipe Apron, HDPE, 15" dia	EA	1
4.09	Pipe Apron, RCP, 24" dia, w/ Guard and Footing	EA	1
4.10	Subdrain, HDPE, Perforated, 8" dia. (within biocells)	LF	80
4.11	Subdrain, HDPE, Perforated, 6" dia.	LF	299
4.12	Subdrain Cleanout	EA	2
4.13	Subdrain Tee, 6"x6" dia.	EA	4
	WATER MAINS AND APPURTENANCES		
5.01	Water Service, PEX, 3" dia.	LF	103
5.02	Water Service, PEX, 1" dia.	LF	163
5.03	Drinking Fountain Connection, Installation & Sump Pit	LS	1
5.04	Tapping Valve Assembly, 6" x 3"	EA	1
	STRUCTURES FOR SANITARY AND STORM SEWERS		
6.01	Manhole, SW-401, 48" dia.	EA	1
6.02	Nyloplast Drain Basin, 10" dia, with Dome Grate	EA	3
6.03	Nyloplast Drain Basin, 24" dia, with Dome Grate	EA	2
6.04	Manhole Adjustment, Minor	EA	2
6.05	Manhole Adjustment, Major	EA	1
	SITE WORK AND LANDSCAPING		
9.01	Conventional Seeding, Type 4, Temporary Erosion Control	AC	3.3
9.02	Double-Processed Hardwood Mulch, 2" Depth	CY	10.0
9.03	Bioretention Cell Soil Media, 18" Depth	CY	90
9.04	Choker Aggregate, 3/8" Chipped Limestone, 3" Depth	TON	29.0
9.05	Aggregate Subbase, 1" Clean, 12" Depth	TON	115.0
9.06	Temporary RECP, Type 2.B Netless (Short-Term)	SY	960
9.07	Temporary RECP, Type 3.B (Extended-Term)	SY	210
9.08	Wattles, Straw, 9-Inch Dia.	LF	240
9.09	Wattles, Removal	LF	240
9.10	Silt Fence	LF	932
9.11	Silt Fence, Removal	LF	932
9.12	Stabilized Construction Entrance	SY	115
9.13	Erosion Control Mulching, Hydromulching, BFM	AC	3.3
9.14	Tied Concrete Block Erosion Control Mat	SY	23
	MISCELLANEOUS		
11.01	Concrete Washout	LS	1

ADD ALTERNATIVE BID ITEMS AND QUANTITIES

ITEM	DESCRIPTION	UNIT	QUANTITY
BASE BID			
	SEWERS AND DRAINS		
4.12 Add Alt	Subdrain Cleanout	EA	2
4.14 Add Alt	Subdrain, HDPE, Perforated, 4" dia.	LF	171
4.15 Add Alt	Subdrain Tee, 4"X4" dia.	EA	1

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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	BID SET
Date	2025-06-24

SPECIFICATION REFERENCE

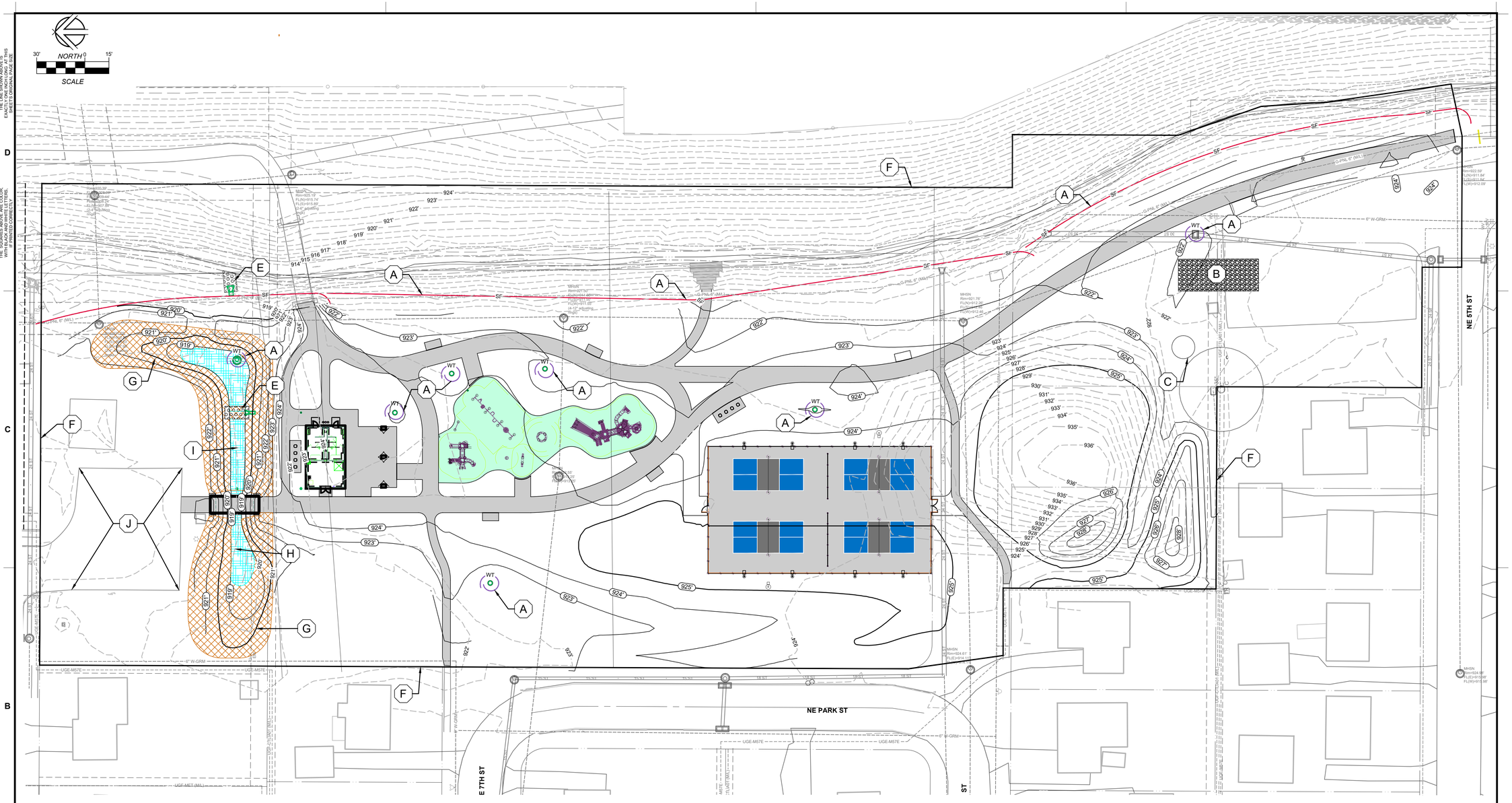
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PHASE 1 EROSION & SEDIMENT CONTROL PLAN TAGGED NOTES

A. PROVIDE SILT FENCE AND 9" STRAW WATTLES WHERE SHOWN FOR EROSION CONTROL MEASURES. LINES MARKED -----SF----- AND ----WT---- RESPECTIVELY. 932 LF OF SF AND 240 LF OF WT SHOWN. INSTALL PER SUDAS 9040.

B. CONSTRUCTION ENTRANCE. MINIMUM 20' WIDE X 50' LONG X 6" DEPTH STONE PER SUDAS 9040.102. ENTRANCE SHALL BE REPLACED IF IT BECOMES INUNDATED WITH SOIL. CONTRACTOR IS RESPONSIBLE FOR DAILY CLEANUP OF ANY TRACK OUT THAT OCCURS.

C. ROLL-OFF CONCRETE WASHOUT.

D. ALL AREAS TO REMAIN UNDISTURBED FOR MORE THAN 14 DAYS SHALL IMMEDIATELY BE STABILIZED WITH HYDRAULIC MULCH - BONDED FIBER MATRIX AND TYPE 4 URBAN TEMPORARY EROSION CONTROL SEEDING. REFER TO SITE PLANTING PLAN FOR PERMANENT STABILIZATION INFORMATION. 3.3 ACRES TOTAL.

E. INSTALL 8' WIDE SECTION OF FLEXAMAT PLUS OR APPROVED EQUAL TURF REINFORCEMENT MAT. EXTEND TRM TO TOE OF SLOPE OR MINIMUM 10'. 23 SY TOTAL.

F. CONSTRUCTION LIMITS. CONTRACTOR SHALL TAKE CARE TO PROTECT SURROUNDING PROPERTIES. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO PROPERTIES OUTSIDE CONSTRUCTION LIMITS.

G. INSTALL TYPE 2.B NETLESS TEMPORARY ROLLED EROSION CONTROL PRODUCT (RECP) PER SUDAS 9040. 960 SY TOTAL.

H. INSTALL TYPE 3.B TEMPORARY ROLLED EROSION CONTROL PRODUCT (RECP) PER SUDAS 9040. PRODUCT SHALL BE STAKED USING VIVAGREEN GREENSTAKE PLASTIC FREE BIODEGRADABLE STAPLES OR APPROVED EQUAL PLACED AT 12"-18" ON-CENTER. USE "NORTH AMERICAN GREEN BIONET SC150BN" OR APPROVED EQUAL. 210 SY TOTAL.

I. REFER TO DETAIL D-4 ON SHEET C600 FOR BIORETENTION CELL CROSS SECTION. REFER TO GRADING AND LANDSCAPING PLANS FOR ALL ADDITIONAL BIORETENTION CELL INFORMATION.

J. CONTRACTOR PARKING, EQUIPMENT STORAGE, OR SITE ACCESS NOT ALLOWED IN NORTH PARKING LOT. DAMAGE CAUSED TO THE PARKING SURFACE SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

LEGEND

- WT — WATTLE
- SF — SILT FENCE
- CONSTRUCTION ENTRANCE
- FLEXAMAT PLUS OR APPROVED EQUAL
- TYPE 2.B NETLESS TEMPORARY ROLLED EROSION CONTROL PRODUCT
- TYPE 3.B TEMPORARY ROLLED EROSION CONTROL PRODUCT

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Revision Schedule

No.	Date	Description

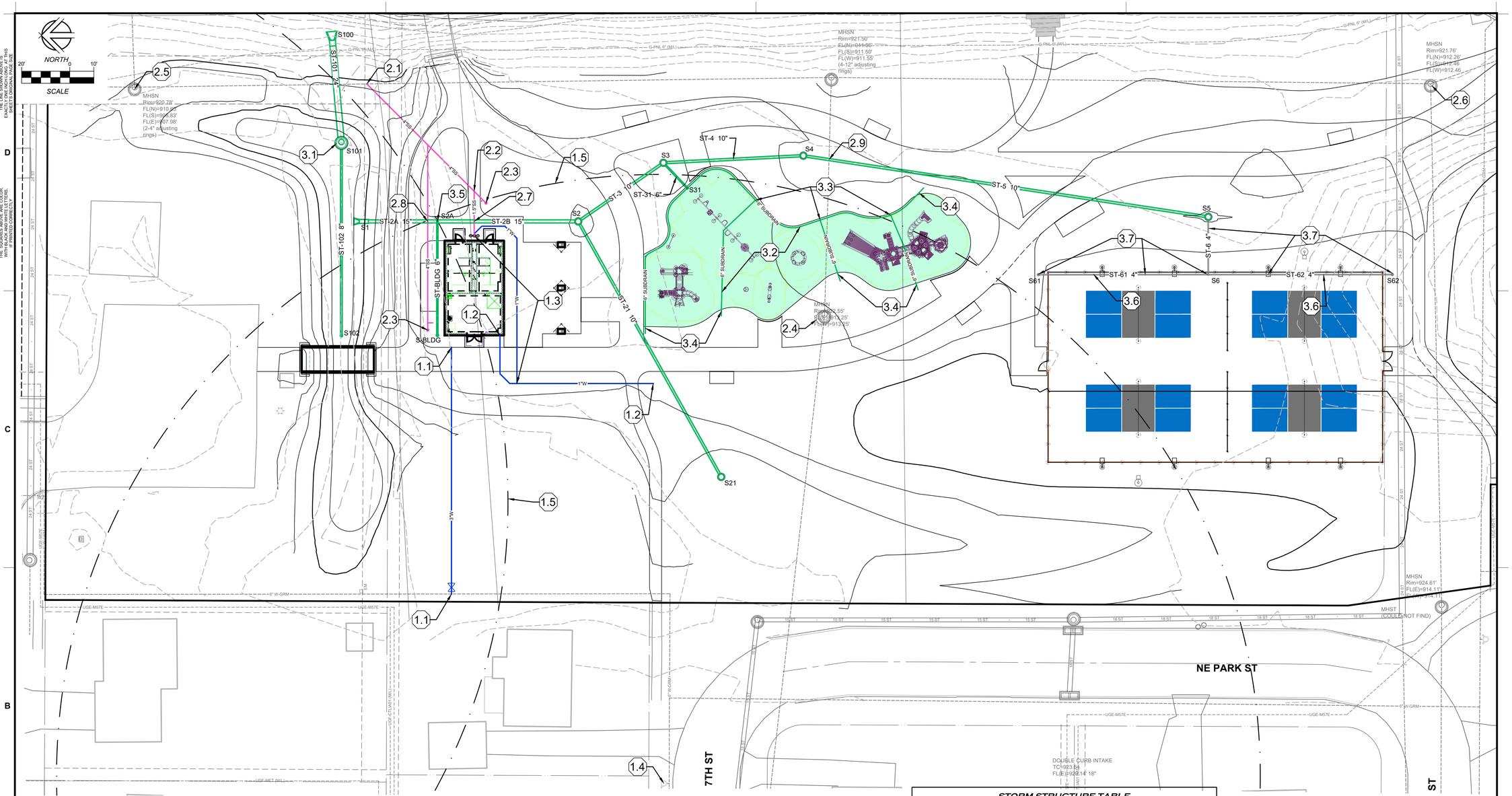
LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	BID SET
Date	2025-06-24

EROSION & SEDIMENT CONTROL-PHASE 1

C300

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PHASE 1 UTILITY PLAN NOTES

1. WATER SERVICE. INSTALL PER SUDAS 5010, 5020 AND CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS. CONSULT BUILDING PLANS FOR FOOTING DEPTH AND MAINTAIN 18" OF SEPARATION BETWEEN PIPE AND FOOTING. MAINTAIN MINIMUM DEPTH OF 5.5'.
   - 1.1. CONNECT 3" PEX WATER SERVICE TO EXISTING MAIN USING TAPPING SLEEVE AND VALVE. EXTEND SERVICE TO SHELTER BUILDING. TERMINATE SERVICE MINIMUM 5' FROM PROPOSED BUILDING. 103 LF TOTAL.
   - 1.2. CONNECT TO BUILDING PLUMBING AND INSTALL 81 LF OF 1" PEX DOMESTIC WATER SERVICE FOR FUTURE EXTENSION AND CONNECTION TO OUTDOOR PEDESTAL DRINKING FOUNTAIN. INSTALL PER SUDAS 5010.
   - 1.3. TEE OFF OF PROPOSED SERVICE LINE AND INSTALL 82 LF OF 1" PEX DOMESTIC WATER SERVICE FOR CONNECTION TO PROPOSED OUTDOOR PEDESTAL DRINKING FOUNTAIN. INSTALL PER SUDAS 5010. CONNECTION TO FOUNTAIN SHALL BE MADE PER MANUFACTURER'S INSTRUCTIONS AND DETAILS. ADDITIONAL DETAILS D-5 AND D-6 HAVE BEEN PROVIDED ON SHEET C600 FOR CONTRACTOR CONVENIENCE ONLY.
   - 1.4. EXISTING HYDRANT ASSEMBLY.
   - 1.5. 250' HYDRANT COVERAGE RADIUS.
2. SANITARY SEWER. ALL WORK AND MATERIALS SHALL COMPLY TO SUDAS 4010.
   - 2.1. CONNECT 4" PVC SANITARY SEWER SERVICE TO EXISTING MAIN USING MANUFACTURED WYE. EXTEND AT MINIMUM 2% SLOPE. WHERE SLOPE OF SERVICE EXCEEDS 5%, CONSTRUCT RISER ACCORDING TO SUDAS FIGURE 4010.201. REFER TO DETAIL D-7 ON SHEET C600. PUBLIC SEWER SHALL BE VIDEO INSPECTED AFTER CONNECTION IS MADE. VIDEO SHALL BE REVIEWED AND APPROVED BY THE CITY. 147 LF TOTAL.
   - 2.2. USE WYE CONNECTION TO EXTEND 1.5" SANITARY SEWER SERVICE TO BE USED AS DRAINAGE LINE FOR PROPOSED OUTDOOR PEDESTAL DRINKING FOUNTAIN. DRAINAGE LINE SHALL BE CONNECTED TO DRINKING FOUNTAIN PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND DETAILS. FOR ADDITIONAL DRINKING FOUNTAIN DETAILS, REFER TO DETAIL D-5 ON SHEET C600 AND DETAIL 11 ON SHEET L500. 18 LF TOTAL.
   - 2.3. SANITARY SEWER CLEANOUT. 2 TOTAL.
   - 2.4. MAJOR RIM ADJUSTMENT. EXISTING RIM-922.55 PROPOSED RIM-924.02
   - 2.5. MINOR RIM ADJUSTMENT. EXISTING RIM-920.78 PROPOSED RIM-921.52
   - 2.6. MINOR RIM ADJUSTMENT. EXISTING RIM-921.76 PROPOSED RIM-922.40
   - 2.7. CRITICAL CROSSING. MAINTAIN MINIMUM 18" SEPARATION BETWEEN SANITARY SEWER AND STORM SEWER. STORM SEWER INVERT ELEVATION AT CROSSING = 919.17.
   - 2.8. CRITICAL CROSSING. MAINTAIN MINIMUM 18" SEPARATION BETWEEN SANITARY SEWER AND STORM SEWER. STORM SEWER INVERT ELEVATION AT CROSSING = 919.08.
   - 2.9. CRITICAL CROSSING. MAINTAIN MINIMUM 18" SEPARATION BETWEEN SANITARY SEWER AND STORM SEWER. STORM SEWER INVERT ELEVATION AT CROSSING = 920.50.
3. STORM SEWER. ALL WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4020.
   - 3.1. BASIN OUTLET STRUCTURE. REFER TO DETAILS D-2 ON SHEET C600 FOR FURTHER DETAILS.
   - 3.2. INSTALL 299 LF OF 6" PERFORATED HDPE SUBDRAIN AT LOCATIONS SHOWN. REFER TO DETAIL 3 ON L500 FOR ADDITIONAL INFORMATION REGARDING INSTALLATION ALONG PLAYGROUND CURB. SUBDRAIN SHALL BE INSTALLED PER SUDAS 4040.
   - 3.3. 6"X6" PE TEE.
   - 3.4. SUBDRAIN CROSSING WITH PLAYGROUND CURB. SUBDRAIN SHALL CROSS BELOW CURB. CAP END OF SUBDRAIN OUTSIDE OF PLAYGROUND AREA.
   - 3.5. 6" HDPE TILE FOR CONNECTION TO BUILDING ROOF DRAINS. CONNECT TILE TO ST-2 USING INSERT-A-TEE OR APPROVED EQUAL. 47 LF TOTAL.
   - 3.6. PLACE 4" PERFORATED HDPE SUBDRAIN IN COMPACTED AGGREGATE SUBBASE BENEATH EASTERN EDGE OF PICKLEBALL COURTS. PROVIDE THICKENED EDGE SUBBASE THROUGH SUBDRAIN TRENCH TO PROVIDE FULL ROCK BACKFILL PIPE ENVELOPE. LOCATE CLEANOUTS 3' OUTSIDE THE POST-TENSIONED COURT. REFER TO SHEET L500 FOR PICKLEBALL COURT CROSS-SECTION DETAILS AND SUBBASE INFORMATION.
   - 3.7. THE FOLLOWING ITEMS SHALL BE CONSIDERED ADD-ALTERNATE ITEMS TO BE DIRECTLY ATTACHED TO CONSTRUCTION OF THE PICKLE BALL COURTS. IF CONSTRUCTION OF THE PICKLE BALL COURTS IS EXCLUDED FROM THE AWARDED CONTRACT, THESE ITEMS SHALL NOT BE CONSTRUCTED AT THIS TIME. - PIPES: ST-6, ST-61, AND ST-62 & STRUCTURES: S6, S61 AND S62.

STORM STRUCTURE TABLE

NAME	DESCRIPTION	RIM/TC	INVERT
S-BLDG	CLEANOUT, TYPE A	920.92	INV 919.38 (ST-BLDG)
S1	15" FLARED END SECTION		INV 919.00 (ST-2A) INV 919.51 (ST-1(FUTURE))
S2	24" DIA. NYLOPLAST DRAIN BASIN W/ DOME GRATE	923.92	INV 919.28 (ST-2B) INV 919.38 (ST-21) INV 919.77 (ST-3)
S2A	INSERT-A-TEE		INV 919.10 (ST-BLDG) INV 919.10 (ST-2A) INV 919.10 (ST-2B)
S3	10" DIA. NYLOPLAST DRAIN BASIN W/ DOME GRATE	923.40	INV 920.03 (ST-4) INV 920.03 (ST-3) INV 920.96 (ST-31)
S4	10" DIA. NYLOPLAST DRAIN BASIN W/ DOME GRATE	922.40	INV 920.32 (ST-5) INV 920.32 (ST-4)
S5	10" DIA. NYLOPLAST DRAIN BASIN W/ DOME GRATE	922.95	INV 921.00 (ST-5) INV 922.00 (ST-6)
S6	4"X4" HDPE TEE		INV 923.58 (ST-61) INV 923.58 (ST-62) INV 923.58 (ST-6)
S21	24" DIA. NYLOPLAST DRAIN BASIN W/ DOME GRATE	922.10	INV 919.87 (ST-21)
S31	6"X6" HDPE TEE		INV 921.25 (ST-31)
S61	CLEANOUT, TYPE A	925.09	INV 923.72 (ST-61)
S62	CLEANOUT, TYPE A	925.20	INV 923.83 (ST-62)
S100	24" FLARED END SECTION		INV 916.46 (ST-101)
S101	BASIN OUTLET (REFER TO DETAILS)	919.85	INV 916.60 (ST-102) INV 916.60 (ST-101)
S102	CLEANOUT, TYPE A	918.29	INV 916.60 (ST-102)

STORM PIPE TABLE

NAME	SIZE	LENGTH	SLOPE	INLET INVERT	OUTLET INVERT
ST-2A	15" HDPE	35 LF	0.30%	919.10	919.00
ST-3	10" HDPE	43 LF	0.60%	920.03	919.77
ST-4	10" HDPE	58 LF	0.50%	920.32	920.03
ST-5	10" HDPE	170 LF	0.40%	921.00	920.32
ST-6	4" PERF HDPE	24 LF	6.60%	923.58	922.00
ST-21	10" HDPE	122 LF	0.40%	919.87	919.38
ST-31	6" HDPE	15 LF	2.00%	921.25	920.96
ST-61	4" PERF HDPE	71 LF	0.20%	923.72	923.58
ST-62	4" PERF HDPE	76 LF	0.33%	923.83	923.58
ST-101	24" RCP	46 LF	0.30%	916.60	916.46
ST-102	8" PERF HDPE	80 LF	0.00%	916.60	916.60
ST-BLDG	6" HDPE	47 LF	0.60%	919.38	919.10

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LICENSED PROFESSIONAL ENGINEER
EVAN B. DEL VAL
22376
IOWA

Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	BID SET
Date	2025-06-24

UTILITY PLAN
PHASE 1

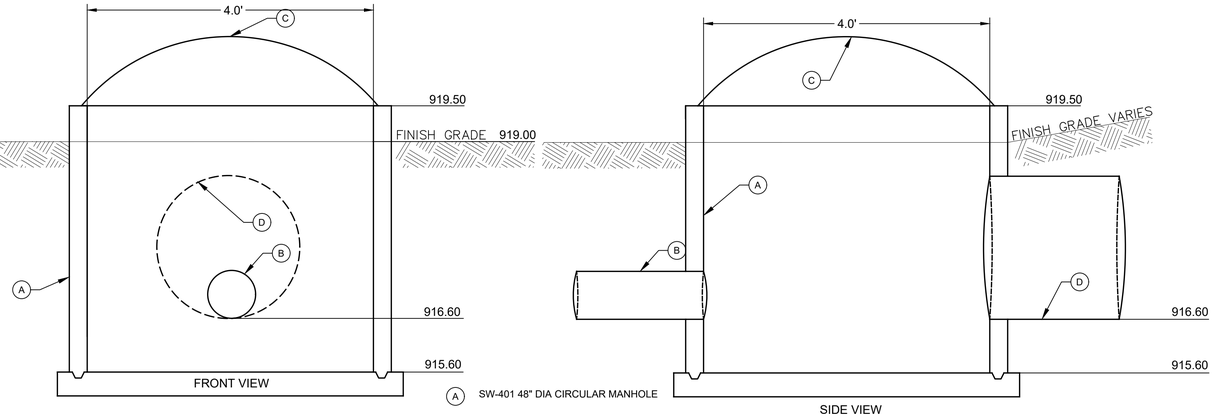
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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. AT THIS SCALE ALL DRAWINGS SHOULD BE.

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. IF NOT CORRECT, ADJUST.



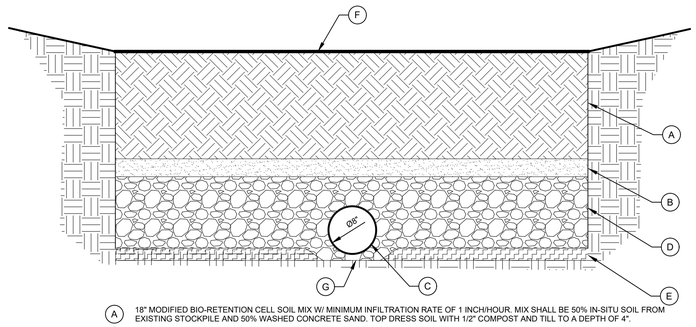
A SW-401 48" DIA CIRCULAR MANHOLE

B 8" PERFORATED PVC SUBDRAIN

C 48" CIRCULAR STORMRAX TRASH GUARD

D 24" RCP OUTLET PIPE.

D-2 (S101) BIO-RETENTION BASIN OUTLET STRUCTURE (NORTH)



A 18" MODIFIED BIO-RETENTION CELL SOIL MIX W/ MINIMUM INFILTRATION RATE OF 1 INCH/HOUR. MIX SHALL BE 50% IN-SITU SOIL FROM EXISTING STOCKPILE AND 50% WASHED CONCRETE SAND. TOP DRESS SOIL WITH 1/2" COMPOST AND TILL TO A DEPTH OF 4".

B 3" CHOKER ROCK LAYER (PER ISWMM CHAPTER 5 SPECIFICATIONS).

C 8" PERFORATED PVC SUBDRAIN (PER ISWMM CHAPTER 5 SPECIFICATIONS).

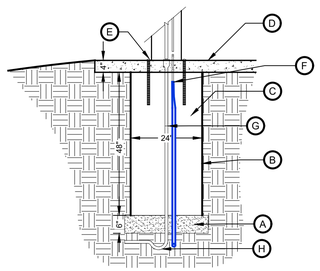
D 12" AGGREGATE LAYER (PER ISWMM CHAPTER 5 SPECIFICATIONS).

E SCARIFY 2" EXISTING SUBGRADE.

F 2" DEPTH DOUBLE-PROCESSED HARDWOOD MULCH AND BIORETENTION PLANTINGS PER LANDSCAPING PLAN

G 2" DEEP CHANNEL FOR SUBDRAIN. PLACE PIPE 1" ABOVE BOTTOM OF CHANNEL.

D-4 BIO-RETENTION CELL CROSS SECTION FOR BIORETENTION CELL



A 2" DIA. CRUSHED STONE SUBBASE.

B 24" DIA. SONOTUBE.

C POROUS BACKFILL.

D PCC PAVEMENT.

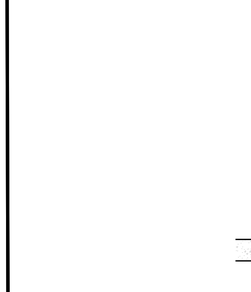
E REFER TO MANUFACTURER'S INSTRUCTIONS FOR MOUNTING DETAILS.

F CONNECT 1" WATER SERVICE TO DRINKING FOUNTAIN SUPPLY LINE, AS PER SUDAS 5010. MAINTAIN 5.5' OF COVER OVER WATER SERVICE.

G CONNECT 1.5" PVC DRAIN LINE TO DRINKING FOUNTAIN DRAIN LINE, AS PER SUDAS 5010. CONNECT TO SANITARY SEWER AS SHOWN ON SHEET C400. DEPTH OF LINE NOT SHOWN TO SCALE. BURY SANITARY SERVICE TO DEPTH WHICH WILL ALLOW 18" SEPARATION FROM PROPOSED STORM SEWER AS STATED ON SHEET C400.

H P-TUBE REQUIRED FOR CONNECTION TO SANITARY SEWER. INSTALL PER MANUFACTURER'S INSTRUCTIONS AND DETAILS.

D-5 DRINKING FOUNTAIN SUMP PIT



A 1-1/4" PVC DRAIN LINE, SEE D-5/C600

B 1" WATER SERVICE, SEE D-5, C600

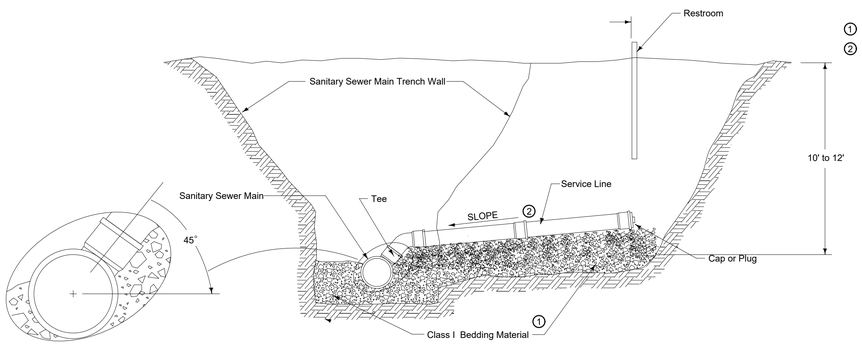
C INTERNAL SURFACE MOUNT

D 3/4" X 12" ZINC PLATED ROD

E 6-3/4" SLEEVE

DRINKING FOUNTAIN PRODUCT SPECIFICATION	
MANUFACTURER:	MDF (MOST DEPENDABLE FOUNTAINS)
MODEL:	2440 SMSS W/ OPTIONAL BOTTLE FILLER
DESCRIPTION:	ADA ACCESSIBLE BI-LEVEL DRINKING FOUNTAIN
OPTIONS:	INTERNAL SURFACE CARRIER, 316 STAINLESS STEEL CUT-OFF VALVE AND LOW POINT DRAIN RECESSED HOSE BIBB WITH LOCKING DOOR BOTTLE FILLER
COLOR	TBD FROM MANUFACTURER'S FULL STANDARD RANGE

D-6 DRINKING FOUNTAIN (INSTALL PER MANUFACTURER'S INSTRUCTIONS)



1 Place bedding and backfill material as required for sewer main.

2 Service Line Slope:
4 inch: 2% to 5%
6 inch and greater: 1% to 5%

D-7 SANITARY SEWER STUB DETAIL

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CIVIL SITE DETAILS

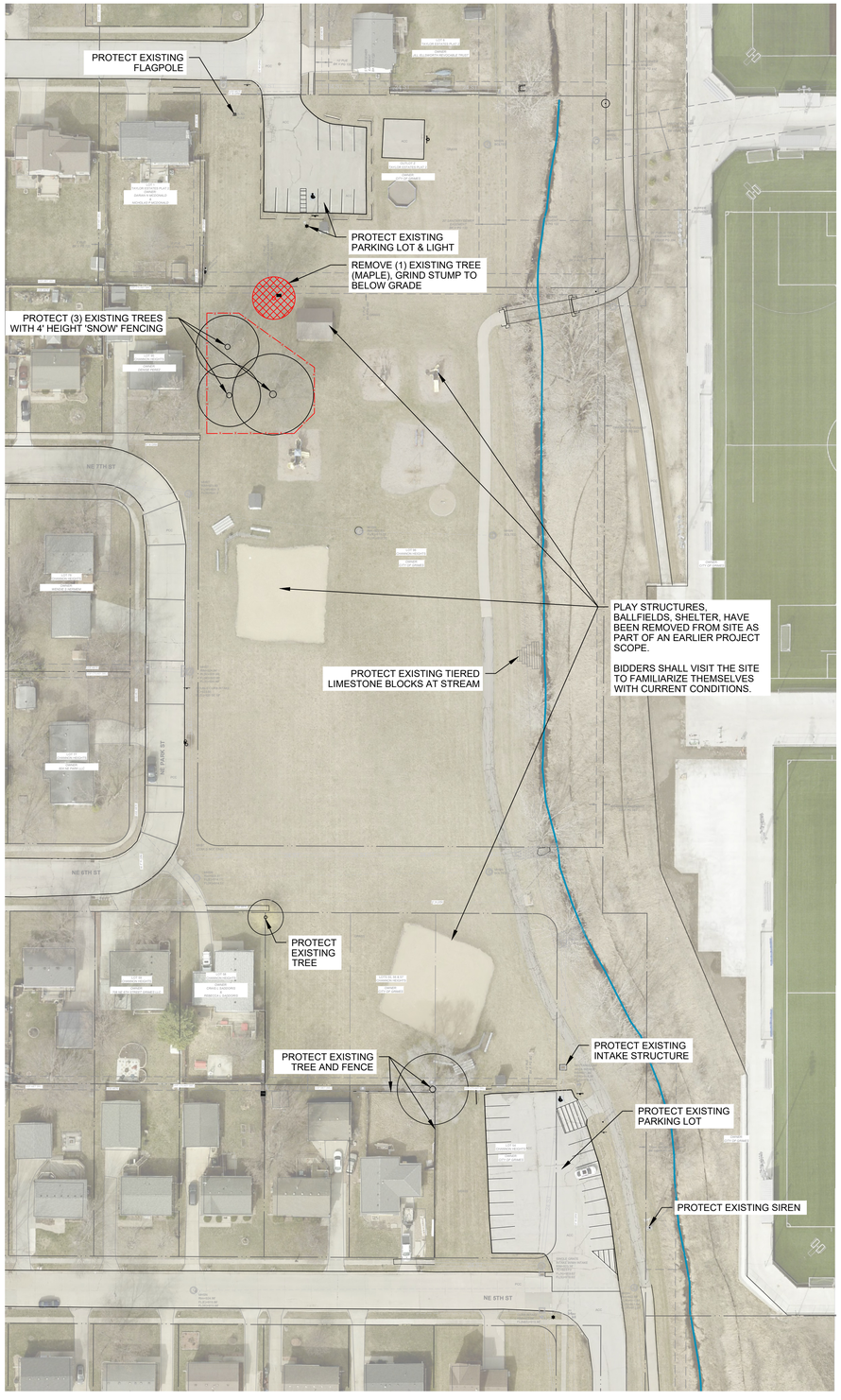
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IF LINE SHOWN ABOVE IS NOT EXACTLY ONE INCH LONG AT THIS SIZE IS ORIGINAL PLOT SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY.



01 L100 DEMOLITION PLAN

0' 25' 50' 100'

GENERAL NOTES

A. NILLES ASSOCIATES, 1933 SW MAGAZINE ROAD, ANKENY, IOWA, 50023 (515) 965-3322 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

DEMOLITION GENERAL NOTES

A. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPORT ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.

B. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.

C. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.

E. CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.

F. CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CONTROL JOINT WHERE PRACTICAL.

G. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

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Revision Schedule

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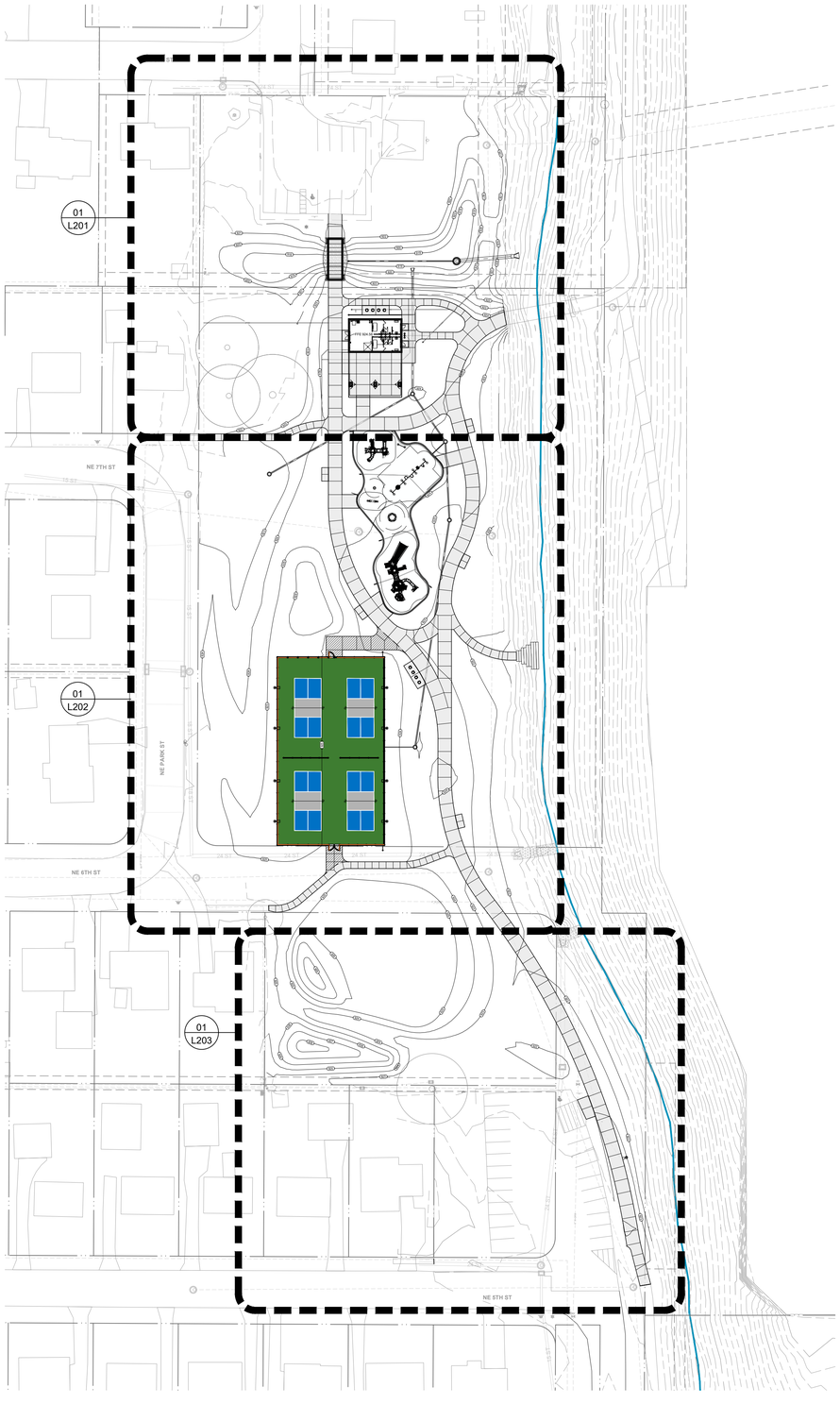
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DEMOLITION PLAN

L100

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01 L200 SITE LAYOUT PLAN

0' 25' 50' 100'

GENERAL NOTES

A. NILLES ASSOCIATES, 1933 SW MAGAZINE ROAD, ANKENY, IOWA, 50023 (515) 965-3322 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

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SITE LAYOUT NOTES

A. ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

B. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

E. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

F. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED

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SITE LAYOUT PLAN

L200

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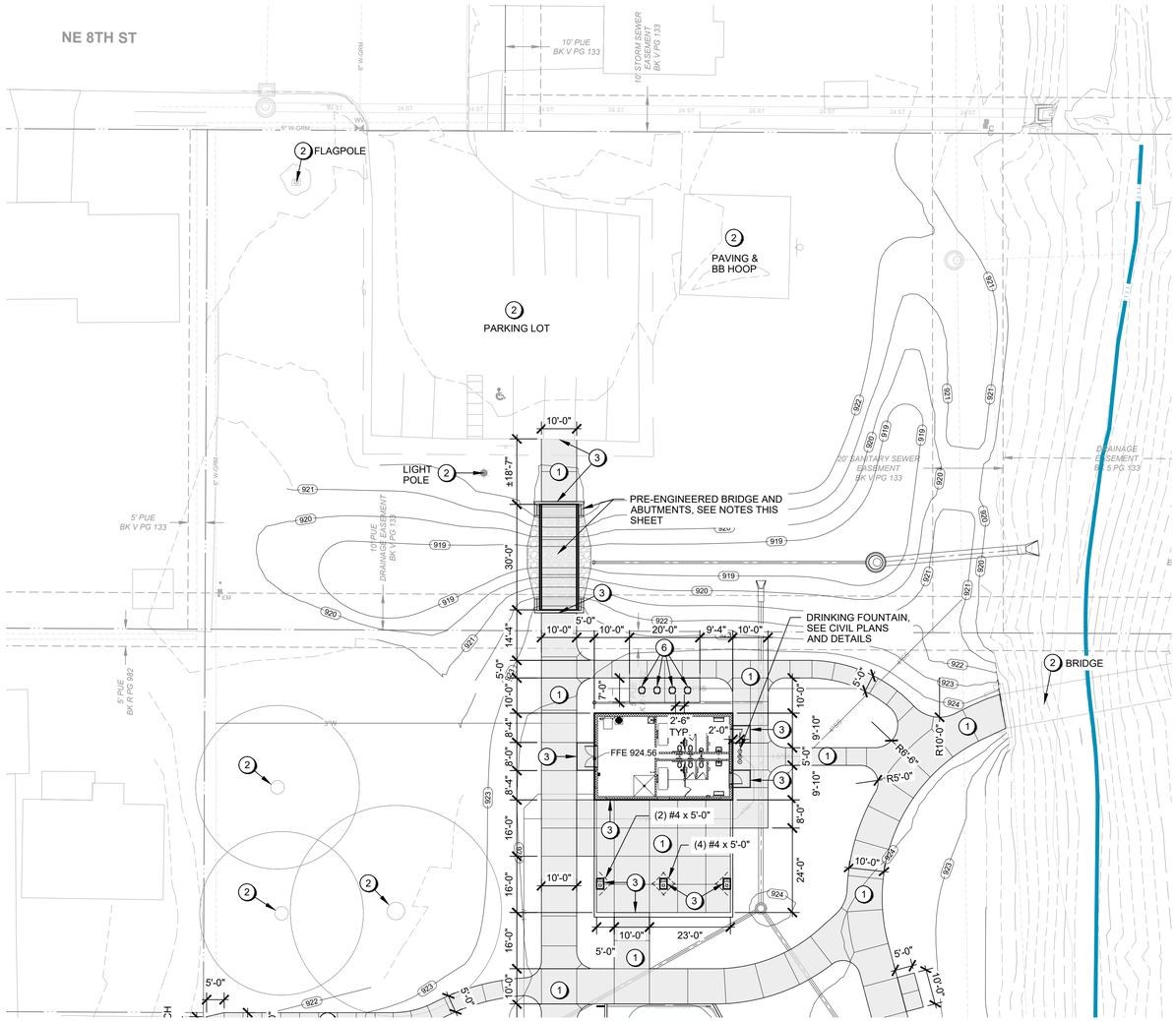
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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ASSETS SCHEMA PLANS SIZE

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01 L201 SITE LAYOUT PLAN ENLARGEMENT

0' 10' 20' 40'

PRE-ENGINEERED BRIDGE AND ABUTMENT NOTES

PRE-ENGINEERED BRIDGE AND PRECAST ABUTMENTS SHALL BE OWNER-PROCURED AND CONTRACTOR INSTALLED.

STAMPED, ENGINEERED DRAWINGS FOR BRIDGE AND ABUTMENTS WILL BE COMPLETED BY CONTECH ENGINEERED SOLUTIONS LLC. DRAWINGS WILL BE MADE AVAILABLE TO THE CONTRACTOR ONCE FINALIZED. (AT TIME OF BID, ENGINEERED DRAWINGS HAVE BEEN PROVIDED AT 60% DEVELOPMENT.)

FINAL SPECIFICATIONS MUST BE CONFIRMED WITH STAMPED, ENGINEERED DRAWINGS FROM CONTECH ENGINEERED SOLUTIONS LLC. PRIOR TO CONSTRUCTION. FOR THE PURPOSES OF BIDDING, PLEASE MAKE THE FOLLOWING ASSUMPTIONS:

BRIDGE (OWNER PROCURED/CONTRACTOR INSTALLED)

STYLE:	PEDESTRIAN TRUSS - CONNECTOR
DIMENSIONS:	30'-0" SPAN X 10'-0" CLEAR WIDTH
MATERIALS:	HSS SECTIONS: ASTM A847 WEATHERING STEEL SHAPES & PLATES: ASTM A588 WEATHERING STEEL ROLL FORM: A606 WEATHERING STEEL RUB RAIL: IPE LUMBER GALVANIZED FORM DECK: 2", 20 GA MIN., G90 COATING
LOADS:	10,000 LB VEHICULAR LOAD 90 PSF LIVE LOAD
WEIGHT:	6,560 LBS

CONCRETE DECK (CONTRACTOR PROVIDED/INSTALLED)

MINIMUM MATERIAL REQUIREMENTS:

CONCRETE:
- 4,500 PSI
- AIR CONTENT OF 5% +/- 1%
- UNIT WEIGHT OF 145 PCF MAX.

REINFORCING STEEL:
- ASTM 615 OR AASHTO M31 GRADE 60

FINISH
- NON-SKID, MEDIUM TO HEAVY BROOM FINISH PERPENDICULAR TO TRAFFIC

ANCHOR RODS (CONTRACTOR SUPPLIED/INSTALLED)

FINAL BOLT SPECIFICATIONS MUST BE CONFIRMED WITH STAMPED, ENGINEERED DRAWINGS FROM CONTECH ENGINEERED SOLUTIONS LLC. FOR THE PURPOSES OF BIDDING ASSUME THE FOLLOWING:

- (8) 1" DIA. ASTM F1554 GRADE 105 GALV. ANCHOR RODS W/(2) NUTS & (1) WASHER EACH.
- INCIDENTAL TO THE INSTALLATION: QUICKRETE NON-SHRINK GROUT (OR EQUAL) WHERE NOTED ON ENGINEERED DRAWINGS.

EXPRESS ABUTMENTS (OWNER PROCURED / CONTRACTOR INSTALLED)

DESCRIPTION: ENGINEERED PRECAST CONCRETE ABUTMENT FORM FOR BRIDGE STRUCTURE SUPPORT. CAST-IN-PLACE CONCRETE FILL AND FORMED CHEEK WALL TO BE PROVIDED/INSTALLED BY CONTRACTOR AFTER PLACEMENT ON SITE.

FINAL SPECIFICATIONS MUST BE CONFIRMED WITH STAMPED, ENGINEERED DRAWINGS FROM CONTECH ENGINEERED SOLUTIONS LLC. FOR THE PURPOSES OF BIDDING ASSUME THE FOLLOWING:

ASSUMED MAX PRECAST PICK WEIGHT PER ABUTMENT: ±9.9 TONS

CAST-IN-PLACE CONCRETE ASSUMPTIONS FOR BID:
- MIN. 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI
- VOLUME: ±4.6 CUBIC YARDS PER ABUTMENT (x2)

INCIDENTALS TO BE PROVIDED/INSTALLED BY CONTRACTOR:
- 4" THICK GRANULAR SUBFOOTING AT EACH ABUTMENT
- 2'-0" WIDE X 14' LONG X HEIGHT OF WALL GRANULAR BACKFILL W/4" PERFORATED DRAIN TILE AT BACK OF PRECAST ABUTMENT STRUCTURE

GENERAL NOTES

A. NILLES ASSOCIATES, 1933 SW MAGAZINE ROAD, ANKENY, IOWA, 50023 (515) 965-3322 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

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F. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED

(#) KEYNOTES

1. TYPE 1 PCC PAVING: PEDESTRIAN, SEE DETAIL 1/L500
2. PROTECT EXISTING DURING CONSTRUCTION
3. EXPANSION JOINT, SEE DETAIL 2/L500
4. PLAY CONTAINMENT CURB, SEE DETAIL 3/L500
5. PARKING LOT LIGHT POLE, LP1 - SEE ELECTRICAL PLANS AND DETAIL 4/L500
6. BIKE RACK, SEE 11/L500
7. ADD ALT. #1: COURT LIGHTING, LP2 - SEE ELECTRICAL PLANS AND DETAIL 4/L500
8. ADD ALT. #1: CHAINLINK FENCING, BLACK PVC-COATED 8' HEIGHT, SEE DETAIL 1/L501
9. ADD ALT. #1: CHAINLINK FENCING, BLACK PVC-COATED 4' HEIGHT W/ PROTECTIVE TOPPER, SEE DETAIL 2/L501
10. ADD ALT. #1: CHAINLINK FENCING, BLACK PVC COATED: SINGLE SWING GATE, SEE DETAIL 4/L501
11. ADD ALT. #1: CHAINLINK FENCING, BLACK PVC COATED: DOUBLE SWING GATE, SEE DETAIL 5/L501
12. ADD ALT. #1: WINDSCREEN ATTACHED TO CHAINLINK FENCING
13. ADD ALT. #1: REINFORCED PCC MOW STRIP SEE DETAIL 3/L501
14. ADD ALT. #1: PICKLEBALL POST AND NET SYSTEM, SEE DETAIL 6/L501

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MEP ENGINEER
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DES MOINES, IA 50314
515.288.3679

Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

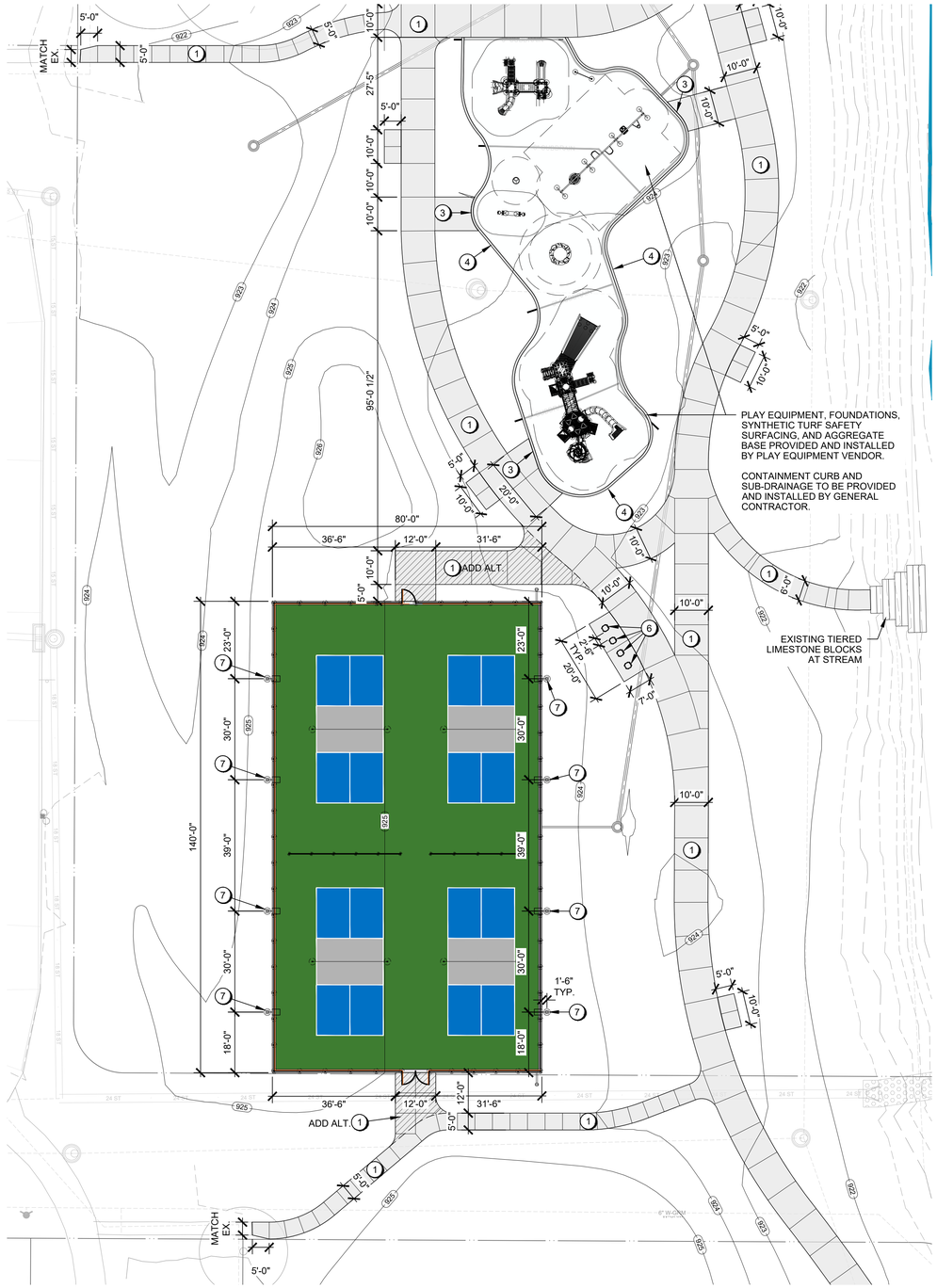
Project Number	23567
Issue	BID SET
Date	2025-06-24

SITE LAYOUT PLAN ENLARGEMENT

L201

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File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKINGAU\TOCAD\SHEETS\23567 L200 LAYOUT / SAVE DATE: 6/19/2025 5:37 PM BY: dhurt / PLOT DATE: 6/20/2025 11:13 AM BY: Denise Hurt



01 L202 SITE LAYOUT PLAN ENLARGEMENT

0' 10' 20' 40'



02 L202 ADD ALTERNATE: PICKLEBALL COURT PLAN ENLARGEMENT

0' 5' 10' 20'

GENERAL NOTES

A. NILLES ASSOCIATES, 1933 SW MAGAZINE ROAD, ANKENY, IOWA, 50023 (515) 965-3322 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

SITE LAYOUT NOTES

A. ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

B. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

E. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

F. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED

(#) KEYNOTES

1. TYPE 1 PCC PAVING: PEDESTRIAN, SEE DETAIL 1/L500
2. PROTECT EXISTING DURING CONSTRUCTION
3. EXPANSION JOINT, SEE DETAIL 2/L500
4. PLAY CONTAINMENT CURB, SEE DETAIL 3/L500
5. PARKING LOT LIGHT POLE, LP1 - SEE ELECTRICAL PLANS AND DETAIL 4/L500
6. BIKE RACK, SEE 11/L500
7. ADD ALT. #1: COURT LIGHTING, LP2 - SEE ELECTRICAL PLANS AND DETAIL 4/L500
8. ADD ALT. #1: CHAINLINK FENCING, BLACK PVC-COATED 8' HEIGHT, SEE DETAIL 1/L501
9. ADD ALT. #1: CHAINLINK FENCING, BLACK PVC-COATED 4' HEIGHT W/ PROTECTIVE TOPPER, SEE DETAIL 2/L501
10. ADD ALT. #1: CHAINLINK FENCING, BLACK PVC COATED: SINGLE SWING GATE, SEE DETAIL 4/L501
11. ADD ALT. #1: CHAINLINK FENCING, BLACK PVC COATED: DOUBLE SWING GATE, SEE DETAIL 5/L501
12. ADD ALT. #1: WINDSCREEN ATTACHED TO CHAINLINK FENCING
13. ADD ALT. #1: REINFORCED PCC MOW STRIP SEE DETAIL 3/L501
14. ADD ALT. #1: PICKLEBALL POST AND NET SYSTEM, SEE DETAIL 6/L501

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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	BID SET
Date	2025-06-24

SITE LAYOUT PLAN ENLARGEMENT

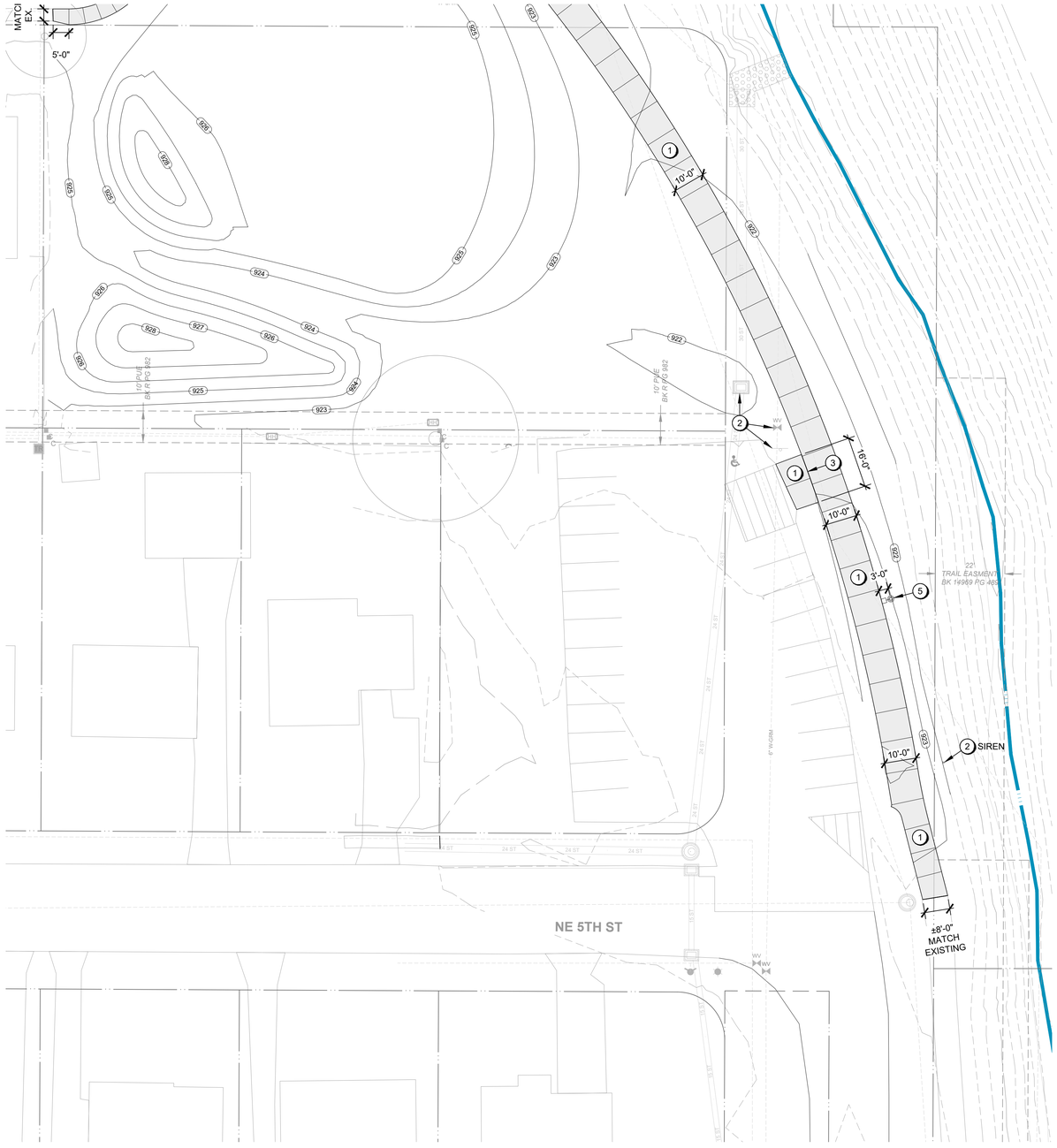
L202

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. AT THIS RESULTS SHOWN ARE SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. IF NOT CORRECT,

File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\SHEETS\23567 L200 LAYOUT / SAVE DATE: 6/18/2025 5:37 PM BY: dhurt / PLOT DATE: 6/26/2025 11:16 AM BY: Denise Hurt



01 L203 SITE LAYOUT PLAN ENLARGEMENT

0' 10' 20' 40'

GENERAL NOTES

A. NILLES ASSOCIATES, 1933 SW MAGAZINE ROAD, ANKENY, IOWA, 50023 (515) 965-3322 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	BID SET
Date	2025-06-24

SITE LAYOUT PLAN ENLARGEMENT

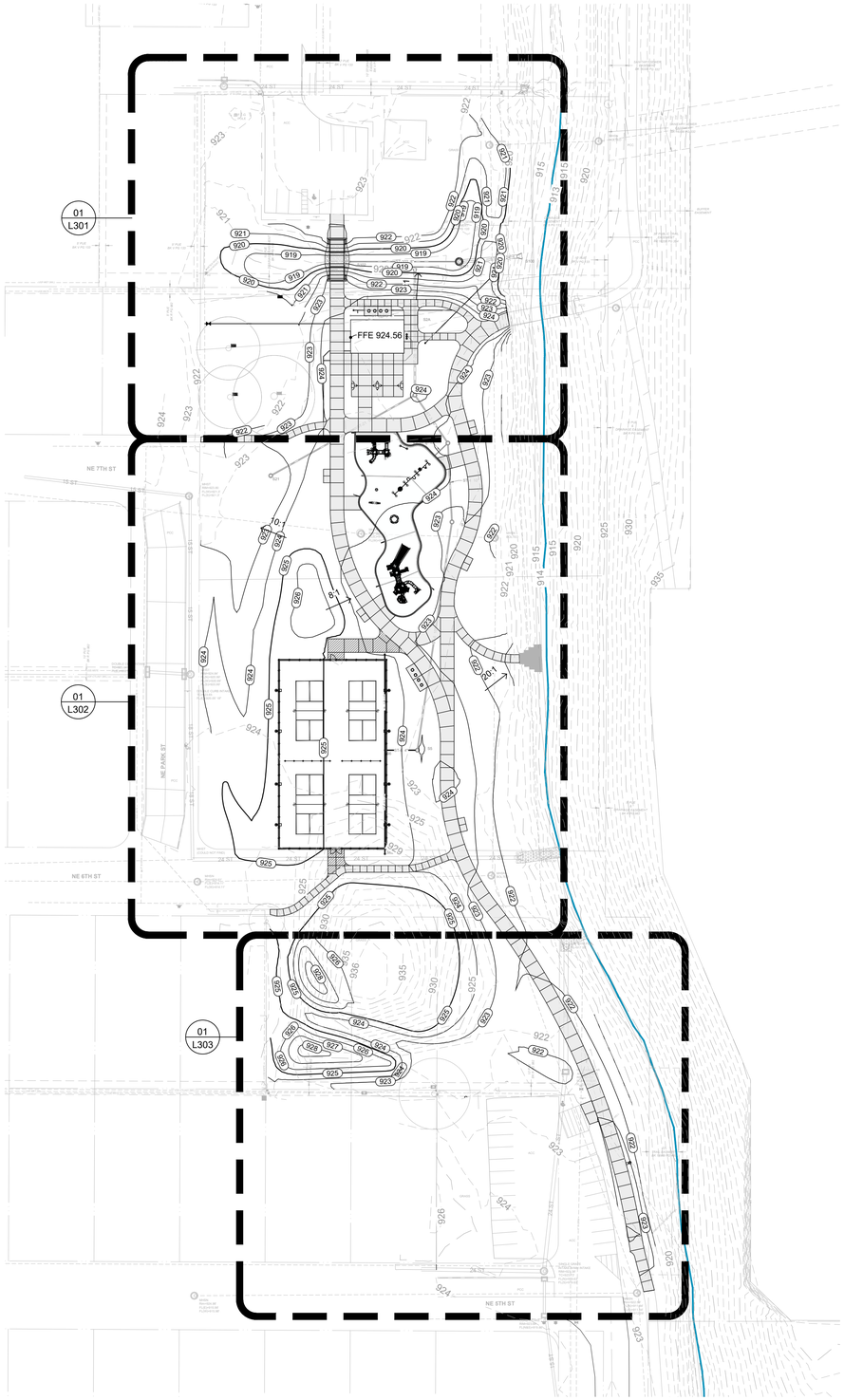
L203

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ASSET'S ORIGINAL PLACE SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY.

File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKINGAUTOCAD\SHEETS\23567_L200 LAYOUT / SAVE DATE: 6/19/2025 5:37 PM BY: dhurt / PLOT DATE: 6/20/2025 11:20 AM BY: Denise Hurt



01 L300 SITE GRADING PLAN

0' 25' 50' 100'

GENERAL NOTES

A. NILLES ASSOCIATES, 1933 SW MAGAZINE ROAD, ANKENY, IOWA, 50023 (515) 965-3322 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

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E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

GRADING NOTES

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B. CONTRACTOR TO VERIFY ALL SPOT ELEVATIONS FOR POSITIVE DRAINAGE BEFORE INSTALLATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE SURFACE DRAINAGE IN ALL AREAS, UNLESS OTHERWISE NOTED. ALL NEWLY GRADED GROUND SURFACES SHALL BE FINISHED TO UNIFORM GRADES AND SLOPED IN SUCH A MANNER TO BE FREE OF DEPRESSIONS THAT CAUSE AREAS OF STANDING WATER. THE CONTRACTOR SHALL REPORT ANY CONFLICTS WITH THIS REQUIREMENT TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO FINAL GRADING OPERATIONS.

C. WALK CROSS SLOPE MAY NOT EXCEED 2.0%. RUNNING SLOPE MAY NOT EXCEED 5.0%. RUNNING SLOPE FOR RAMPS MAY NOT EXCEED 1:12 WITH LANDINGS THAT DO NOT EXCEED 2.0% IN ANY DIRECTION.

D. WHERE PROPOSED GRADES MEET EXISTING, BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN THE NEW WORK AND EXISTING WORK. PONDING AT JOINTS WILL NOT BE ACCEPTED.

E. CONTACT LANDSCAPE ARCHITECT PRIOR TO BACKFILLING AGAINST EXISTING BUILDINGS. PROVIDE WATERPROOFING WHEN BACKFILLING AGAINST EXISTING BUILDINGS.

F. FINAL BERM SHAPE TO APPROVED BY LANDSCAPE ARCHITECT.

G. SEE SPECIFICATIONS FOR MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS AND PLANTING BEDS.

H. DEBRIS SHALL BE REMOVED AND PAVEMENT WITHIN THE RIGHT-OF-WAY SWEPT AT THE END OF EACH WORKING DAY.

I. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISHED GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES, AND LIGHT BASES.

J. SILT FENCE AND INLET PROTECTION SHALL BE MAINTAINED UNTIL ESTABLISHMENT OF PERMANENT GROUND COVER.

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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	BID SET
Date	2025-06-24

GRADING PLAN

L300

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PLOT SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\CIVIL 3D\23567-L300 GRADING - CIVIL 3D / SAVE DATE: 6/20/2025 10:41 AM BY: rsilver / PLOT DATE: 6/20/2025 12:34 PM BY: Denise Hurt



01 L301 SITE GRADING PLAN ENLARGEMENT

0' 10' 20' 40'

GENERAL NOTES

A. NILLES ASSOCIATES, 1933 SW MAGAZINE ROAD, ANKENY, IOWA, 50023 (515) 965-3322 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

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E. CONTACT LANDSCAPE ARCHITECT PRIOR TO BACKFILLING AGAINST EXISTING BUILDINGS. PROVIDE WATERPROOFING WHEN BACKFILLING AGAINST EXISTING BUILDINGS.

F. FINAL BERM SHAPE TO APPROVED BY LANDSCAPE ARCHITECT.

G. SEE SPECIFICATIONS FOR MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS AND PLANTING BEDS.

H. DEBRIS SHALL BE REMOVED AND PAVEMENT WITHIN THE RIGHT-OF-WAY SWEPT AT THE END OF EACH WORKING DAY.

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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	BID SET
Date	2025-06-24

GRADING PLAN ENLARGEMENT

L301

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ASSET'S ORIGINAL PLOT SIZE

THE SQUARES ABOVE ARE: COLOR, WITH BLACK AND WHITE LETTERS, PRINTED CORRECTLY

File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\CIVIL 3D\23567-L300 GRADING - CIVIL 3D / SAVE DATE: 6/26/2025 10:41 AM BY: rsilver / PLOT DATE: 6/26/2025 12:36 PM BY: Denise Hurt



01 L302 SITE GRADING PLAN ENLARGEMENT

0' 10' 20' 40'

GENERAL NOTES

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Project Number	23567
Issue	BID SET
Date	2025-06-24

GRADING PLAN ENLARGEMENT

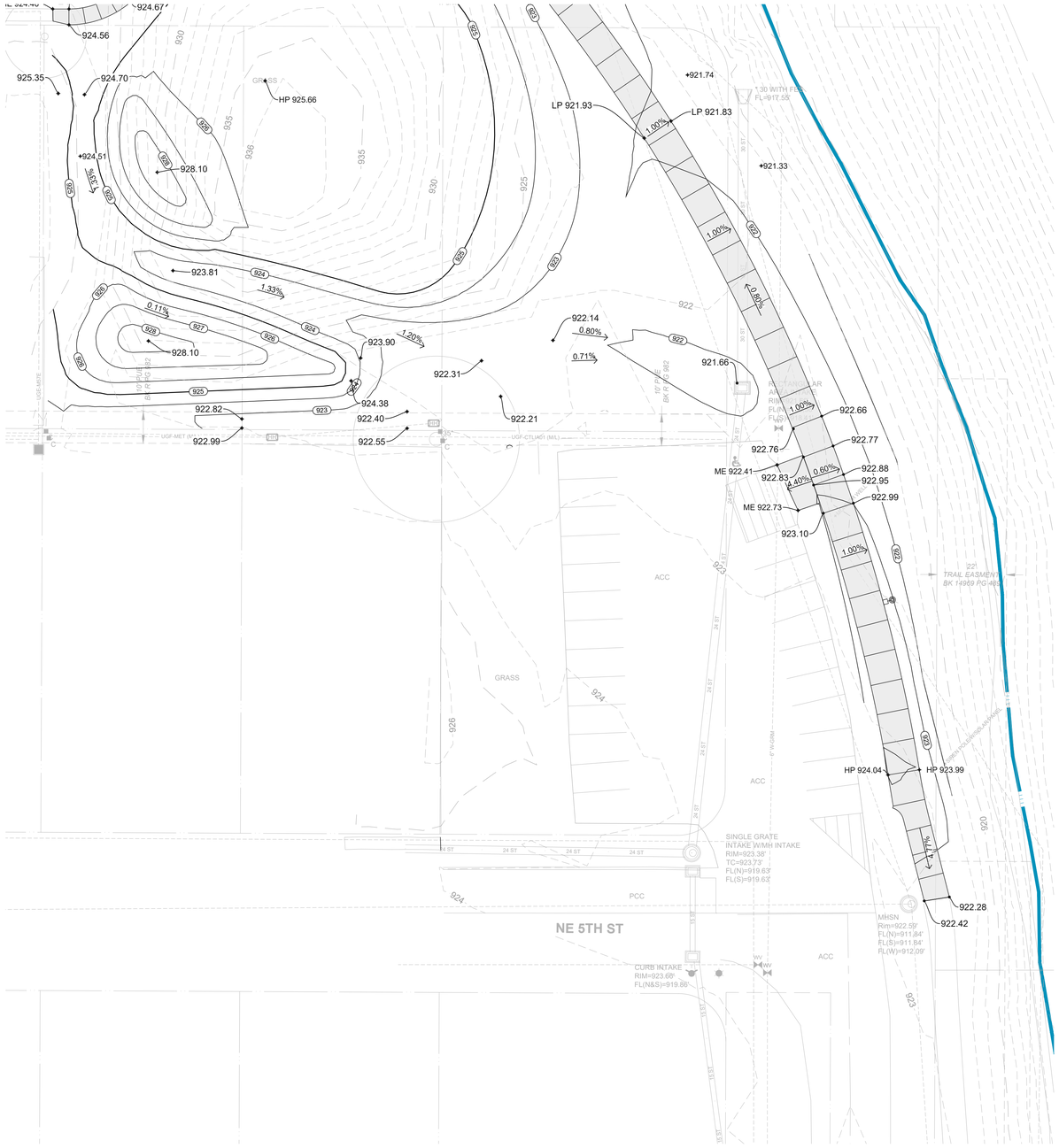
L302

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ASSET'S ORIGINAL PLOT SIZE

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File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\CIVIL 3D\23567-L300 GRADING - CIVIL 3D / SAVE DATE: 6/20/2025 10:41 AM BY: rstiver / PLOT DATE: 6/20/2025 12:38 PM BY: Denise Hurt



GENERAL NOTES

A. NILLES ASSOCIATES, 1933 SW MAGAZINE ROAD, ANKENY, IOWA, 50023 (515) 965-3322 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

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D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

GRADING NOTES

A. ALL SPOT ELEVATIONS ARE AT THE TOP OF FINISHED SURFACES UNLESS NOTED OTHERWISE.

B. CONTRACTOR TO VERIFY ALL SPOT ELEVATIONS FOR POSITIVE DRAINAGE BEFORE INSTALLATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE SURFACE DRAINAGE IN ALL AREAS, UNLESS OTHERWISE NOTED. ALL NEWLY GRADED GROUND SURFACES SHALL BE FINISHED TO UNIFORM GRADES AND SLOPED IN SUCH A MANNER TO BE FREE OF DEPRESSIONS THAT CAUSE AREAS OF STANDING WATER. THE CONTRACTOR SHALL REPORT ANY CONFLICTS WITH THIS REQUIREMENT TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO FINAL GRADING OPERATIONS.

C. WALK CROSS SLOPE MAY NOT EXCEED 2.0%. RUNNING SLOPE MAY NOT EXCEED 5.0%. RUNNING SLOPE FOR RAMPS MAY NOT EXCEED 1:12 WITH LANDINGS THAT DO NOT EXCEED 2.0% IN ANY DIRECTION.

D. WHERE PROPOSED GRADES MEET EXISTING, BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN THE NEW WORK AND EXISTING WORK. PONDING AT JOINTS WILL NOT BE ACCEPTED.

E. CONTACT LANDSCAPE ARCHITECT PRIOR TO BACKFILLING AGAINST EXISTING BUILDINGS. PROVIDE WATERPROOFING WHEN BACKFILLING AGAINST EXISTING BUILDINGS.

F. FINAL BERM SHAPE TO APPROVED BY LANDSCAPE ARCHITECT.

G. SEE SPECIFICATIONS FOR MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS AND PLANTING BEDS.

H. DEBRIS SHALL BE REMOVED AND PAVEMENT WITHIN THE RIGHT-OF-WAY SWEPT AT THE END OF EACH WORKING DAY.

I. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISHED GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES, AND LIGHT BASES.

J. SILT FENCE AND INLET PROTECTION SHALL BE MAINTAINED UNTIL ESTABLISHMENT OF PERMANENT GROUND COVER.

CONFLUENCE

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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	BID SET
Date	2025-06-24

GRADING PLAN ENLARGMEENT

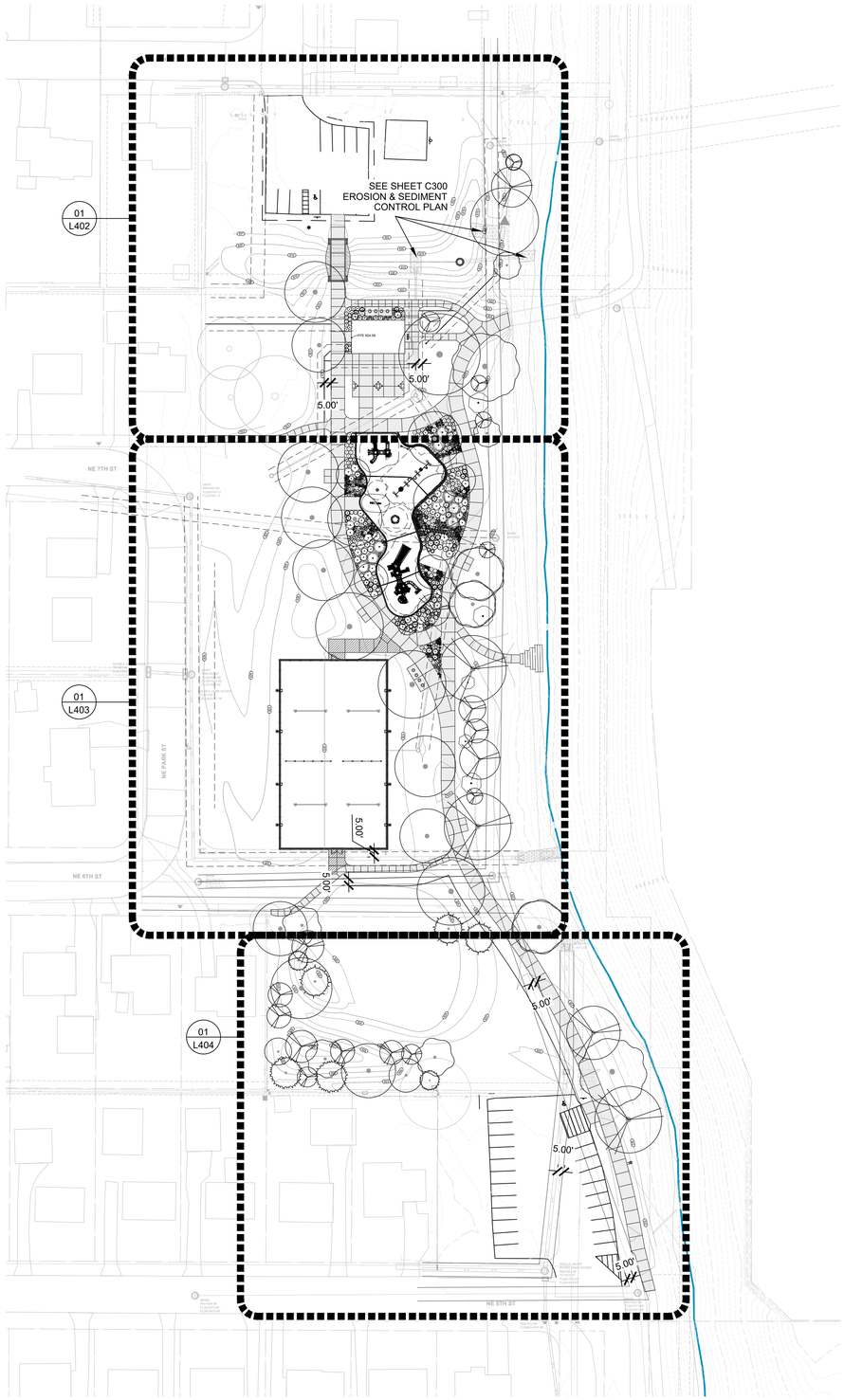
L303

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ASSET'S ORIGINAL PLOT SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

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01 L400 SITE PLANTING PLAN

0' 25' 50' 100'

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	ROOT	SPACING & REMARKS
OVERSTORY TREES						
BN	3	Betula nigra	RIVER BIRCH	2.0" CAL.	B&B OR CONT.	SINGLE STEM
BH	2	Carya cordiformis	BITTERNUT HICKORY	2.0" CAL.	B&B OR CONT.	SPECIMEN QUALITY
FA	1	Fagus grandifiora	AMERICAN BEECH	2.0" CAL.	B&B OR CONT.	SPECIMEN QUALITY
LT	2	Liriodendron tulipifera	TULIPTREE	2.0" CAL.	B&B OR CONT.	SPECIMEN QUALITY
PO	3	Plantus occidnetalis	AMERICAN SYCAMORE	2.0" CAL.	B&B OR CONT.	SPECIMEN QUALITY
QB	2	Quercus bicolor	SWAMP WHITE OAK	2.0" CAL.	B&B OR CONT.	SPECIMEN QUALITY
QM	2	Quercus macrocarpa	BUR OAK	2.0" CAL.	B&B OR CONT.	SPECIMEN QUALITY
QR	2	Quercus rubra	NORTHERN RED OAK	2.0" CAL.	B&B OR CONT.	SPECIMEN QUALITY
TM	1	Taxodium distichum 'Mickelson'	SHAWNEE BRAVE BALD CYPRESS	2.0" CAL.	B&B OR CONT.	SPECIMEN QUALITY
TA	1	Tilia Americana	AMERICAN LINDEN	2.0" CAL.	B&B OR CONT.	SPECIMEN QUALITY
UNDERSTORY TREES						
AG	5	Acer griseum	PAPERBARK MAPLE	8' HT.	B&B OR CONT.	MULTI-STEM
OB	3	Aesculus glabra	OHIO BUCKEYE	8' HT.	B&B OR CONT.	SINGLE STEM
CC	4	Cercis canadensis	EASTERN REDBUD	8' HT.	B&B OR CONT.	SINGLE STEM
CK	3	Cornus kousa	KOUSA DOGWOOD	8' HT.	B&B OR CONT.	SINGLE STEM
MS	4	Magnolia stellata	STAR MAGNOLIA	8' HT.	B&B OR CONT.	SINGLE STEM
EVERGREEN TREES						
AB	2	Abies balsamea	BALSAM FIR	8' HT.	B&B OR CONT.	AS SHOWN ON PLAN
CF	1	Abies concolor	CONCOLR FIR	8' HT.	B&B OR CONT.	AS SHOWN ON PLAN
PR	2	Pinus resinosa	RED PINE	8' HT.	B&B OR CONT.	AS SHOWN ON PLAN
PS	2	Pinus strobus	EASTERN WHITE PINE	8' HT.	B&B OR CONT.	AS SHOWN ON PLAN
DECIDUOUS SHRUBS						
AM	4	Aronia melanocarpa 'Morton'	IROQUIOS BEAUTY	#3	CONT.	AS SHOWN ON PLAN
AU	11	Aronia melanocarpa 'UCONNAM165'	LOW SCAPE MOUND ARONIA	#3	CONT.	AS SHOWN ON PLAN
BP	27	Betula x plettkei 'Golden Treasure'	BETULA X PLETTKEI 'GOLDEN TREASURE'	#3	CONT.	AS SHOWN ON PLAN
BB	1	Cephalanthus occidentalis	BUTTONBUSH	#3	CONT.	AS SHOWN ON PLAN
SS	1	Cephalanthus occidentalis 'SMCOSS"	SUGAR SHACK BUTTONBUSH	#3	CONT.	AS SHOWN ON PLAN
DF	6	Dasiphora furticosa	BUSH CINQUEFOIL	#3	CONT.	AS SHOWN ON PLAN
FI	15	Forsythia x intermedia 'Nimbus'	SHOW OFF SUGAR BABY DWARF FORSYTHIA	#3	CONT.	AS SHOWN ON PLAN
FG	18	Fothergilla gardenii 'Blue Mist'	BLUE MIST DWARF FOTHERFILLA	#3	CONT.	AS SHOWN ON PLAN
PW	12	Hydrangea quercifolia 'Pee Wee'	PEE WEE OAKLEAF HYDRANGEA	#3	CONT.	AS SHOWN ON PLAN
HQ	2	Hydrangea quercifolia 'Queen of Hearts'	QUEEN OF HEARTS OAKLEAF HYDRANGEA	#3	CONT.	AS SHOWN ON PLAN
HR	2	Hydrangea quercifolia 'Rubby Slippers'	RUBBY SLIPPERS OAKLEAF HYDRANGEA	#3	CONT.	AS SHOWN ON PLAN
LH	13	Itea virginica 'Sprich'	LITTLE HENRY SWEETSPIRE	#3	CONT.	AS SHOWN ON PLAN
NB	20	Physocarpus opulifolius 'HOOGI021'	LITTLE JOKER NINEBARK	#3	CONT.	AS SHOWN ON PLAN
RA	16	Rhus aromatica 'Gro-Low'	GROW-LOW FRAGRANT SUMAC	#3	CONT.	AS SHOWN ON PLAN
VC	15	Viburnum carlesii 'SMVCB'	SPICE BABY KOREANSPICE VIBURNUM	#3	CONT.	AS SHOWN ON PLAN
EVERGREEN SHRUBS						
IG	4	Ilex glabra 'Shamrock'	SHAMROCK INKBERRY	#3	CONT.	AS SHOWN ON PLAN
PA	4	Picea aives 'Pusch'	PUSCH DWARF NORWAY SPRUCE	#3	CONT.	AS SHOWN ON PLAN
TN	8	Taxus cuspidata 'Nana Aurescens'	DWARF GOLDEN JAPANESE YEW	#3	CONT.	AS SHOWN ON PLAN
TO	16	Tuja occidentalis 'Anna Van Vloten'	ANNA'S MAGIC BALL ARBORVITAE	#3	CONT.	AS SHOWN ON PLAN
PERENNIALS						
AF	9	Agastache foeniculum	BLUE GIANT HYSSOP	#1	CONT.	AS SHOWN ON PLAN
AD	6	Arunus diocius	GOATSBEARD	#1	CONT.	AS SHOWN ON PLAN
AT	37	Asclepias tuberosa	BUTTERFLY MILKWEED	#1	CONT.	AS SHOWN ON PLAN
CI	13	Callirhoe involucrata	PURPLE POPPYMALLOW	#1	CONT.	AS SHOWN ON PLAN
CL	39	Coreopsis lanceolata	LANCELEAF TICKSEED	#1	CONT.	AS SHOWN ON PLAN
PC	25	Echinacea pallida	PALE PURPLE CONEFLOWER	#1	CONT.	AS SHOWN ON PLAN
EP	67	Echinacea purpurea	PURPLE CONEFLOWER	#1	CONT.	AS SHOWN ON PLAN
LS	9	Liatris spicata	BLAZING STAR	#1	CONT.	AS SHOWN ON PLAN
GL	17	Lobelia siphilitica	GREAT LOBELIA	#1	CONT.	AS SHOWN ON PLAN
MD	14	Monarda didyma	BEE BALM	#1	CONT.	AS SHOWN ON PLAN
MF	11	Monarda fistulosa	BERGAMOT	#1	CONT.	AS SHOWN ON PLAN
GP	3	Phlox paniculata	GARDEN PHLOX	#1	CONT.	AS SHOWN ON PLAN
PB	55	Phlox subulata 'Blue Emerald'	BLUE EMERALD CREEPING PHLOX	#1	CONT.	AS SHOWN ON PLAN
PV	7	Physostegia virginiana	OBEDIENT PLANT	#1	CONT.	AS SHOWN ON PLAN
RH	67	Rudbeckia hirta 'American Gold Rush'	AMERICAN GOLD RUSH BLACK-EYED SUSAN	#1	CONT.	AS SHOWN ON PLAN
SA	18	Symphyotrichum laeve	SMOOTH ASTER	#1	CONT.	AS SHOWN ON PLAN
VS	10	Veronica spicata	SPIKE SPEEDWELL	#1	CONT.	AS SHOWN ON PLAN
GRASSES						
BG	37	Boutela grama	BLUE GRAMA			
LB	22	Schizachyrium scoparium	LITTLE BLUESTEM	#1	CONT.	AS SHOWN ON PLAN
SH	48	Sporobolus heterolepis	PRAIRIE DROPSEED	#1	CONT.	2'-0" O.C.

STREAM BANK PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	ROOT	SPACING & REMARKS
OVERSTORY TREES						
AB2	1	Amelanchier x grandifolia	AUTUMN BRILLIANCE SERVICEBERRY	4' HEIGHT	BAREROOT	
AT2	2	Aimina triloba	PAWPAW	4' HEIGHT	BAREROOT	
BN2	1	Betula nigra	RIVER BIRCH	4' HEIGHT	BAREROOT	
AH2	1	Carpinus carolina	AMERICAN HORNBEAM	4' HEIGHT	BAREROOT	
CI2	1	Carya ovata	PECAN	4' HEIGHT	BAREROOT	
CO2	1	Celtis occidentalis	COMMON HACKBERRY	4' HEIGHT	BAREROOT	
CC2	2	Cercis Canadensis	EASTERN REDBUD	4' HEIGHT	BAREROOT	
OV2	1	Ostrya virginiana	AMERICAN HOPHORNBEAM	4' HEIGHT	BAREROOT	
PA2	1	Prunus americana	AMERICAN PLUM	4' HEIGHT	BAREROOT	
PN2	2	Prunus nigra	CANADA PLUM	4' HEIGHT	BAREROOT	
PW2	2	Prunus serotina	BLACK CHERRY	4' HEIGHT	BAREROOT	
QB2	3	Quercus bicolor	SWAMP WHITE OAK	4' HEIGHT	BAREROOT	
QR2	2	Quercus rubra	NORTHERN RED OAK	4' HEIGHT	BAREROOT	
TM2	1	Taxodium distichum 'Mickelson'	SHAWNEE BRAVE BALD CYPRESS	4' HEIGHT	BAREROOT	
SHRUBS						
HI	3	Hamamelis x intermedia	WITCHHAZEL	#3	CONT.	AS SHOWN ON PLAN
VP	2	Viburnum prunifolium	BLACKHAWK VIBURNUM	#3	CONT.	AS SHOWN ON PLAN

GENERAL NOTES

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PLANTING GENERAL NOTES

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B. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.

C. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.

D. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.

E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.

F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.

G. PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.

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K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	BID SET
Date	2025-06-24

PLANTING PLAN

L400

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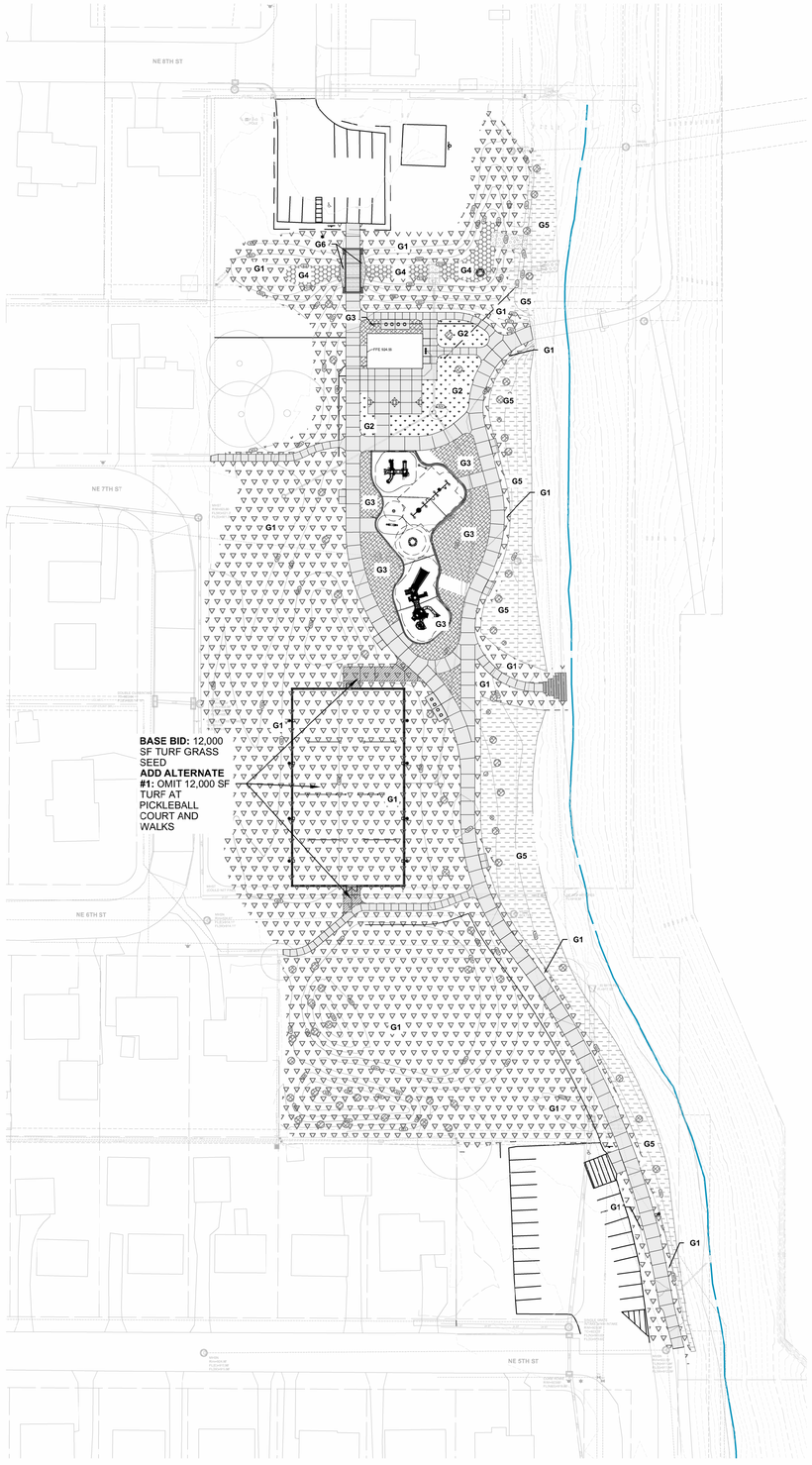
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ASSET'S ORIGINAL SCALE SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. PRINTED CORRECTLY.

File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\SHEETS\23567 L400 PLANTING / SAVE DATE: 6/23/2025 10:12 AM BY: mdierks / PLOT DATE: 6/23/2025 10:13 AM BY: Madison Dierks

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ASSET'S ORIGINAL SCALE SIZE

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01 L401 GROUNDCOVER PLAN

0' 25' 50' 100'

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GROUNDCOVER LEGEND:

G1	TURF GRASS SEED MIX
G2	SOD
G3	DOUBLE-PROCESSED HARDWOOD MULCH (PLANTING BED)
G4	BIO-RETENTION CELL, SEE L402 FOR PLANTING EXTENTS SEE D-4/C600 FOR SOIL PROFILE
G5	'LOW MOW' GRASS SEED MIX
G6	RIP RAP (+/-5" ANGULAR LIMESTONE (SAMPLE TO BE APPROVED PRIOR TO PROCUREMENT OR PLACEMENT)

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GROUNDCOVER PLAN

L401

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01 L402 SITE PLANTING PLAN ENLARGEMENT

0' 10' 20' 40'

BIO CELL PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
		FORBS				
	70	Achillea hybrid 'Firefly Sunshine'	'FIREFLY SUNSHINE' YARROW	1 QT	CONT.	IN GROUPS OF 3-5, 14" O.C.
	88	Agastache foeniculum	ANISE HYSSOP	DEEP PLUG		IN GROUPS OF 3-5, 14" O.C.
	105	Allium 'Millenium'	'MILLENIUM' ORNAMENTAL ONION	1 QT.	CONT.	IN GROUPS OF 5-7, 14" O.C.
	88	Asclepias tuberosa	BUTTERFLY MILKWEED	DEEP PLUG		SINGLE
	105	Dalea purpurea	PURPLE PRAIRIE CLOVER	DEEP PLUG		IN GROUPS OF 3-5, 14" O.C.
	105	Echinacea pallida	PALE PURPLE CONEFLOWER	DEEP PLUG		IN GROUPS OF 5-7, 14" O.C.
	105	Liatris spicata	DENSE BLAZING STAR	DEEP PLUG		IN GROUPS OF 3-5, 14" O.C.
	70	Penstemon 'Onyx and Pearls'	'ONYX AND PEARLS' BEARDTONGUE	1 QT.	CONT.	IN GROUPS OF 3-5, 14" O.C.
	70	Rudebeckia fulgida 'Dahlonega'	'MEGA MILLIONS' BLACK-EYED SUSAN	1 QT.	CONT.	IN GROUPS OF 1-3, 14" O.C.
	70	Salvia nemerosa 'Cardonna'	'CARADONNA' SALVIA	1 QT.	CONT.	IN GROUPS OF 3-5, 14" O.C.
		GRASSES/SEDGES				
	112	Bouteloua gracillis	BLUE GRAMA	DEEP PLUG		IN GROUPS OF 5-7, 14" O.C.
	75	Carex bivknelli	BICKNELL SEDGE	DEEP PLUG		IN GROUPS OF 5-7, 14" O.C.
	75	Schizachyrium scoparium	LITTLE BLUESTEM	DEEP PLUG		IN GROUPS OF 3-5, 14" O.C.
	112	Sporobolis heterolepis	PRAIRIE DROPSEED	DEEP PLUG		IN GROUPS OF 3-5, 14" O.C.

GENERAL NOTES

A. NILLES ASSOCIATES, 1933 SW MAGAZINE ROAD, ANKENY, IOWA, 50023 (515) 965-3322 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

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A. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.

B. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.

C. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.

D. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.

E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.

F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.

G. PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.

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J. CONTRACTOR SHALL PLACE DOUBLE PROCESSED HARDWOOD MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".

K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

GROUNDCOVER LEGEND:

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- SOD
- DOUBLE-PROCESSED HARDWOOD MULCH (PLANTING BED)
- BIO-RETENTION CELL, SEE L402 FOR PLANTING EXTENTS SEE D-4/C600 FOR SOIL PROFILE
- 'LOW MOW' GRASS SEED MIX
- RIP RAP (+/-5" ANGULAR LIMESTONE (SAMPLE TO BE APPROVED PRIOR TO PROCUREMENT OR PLACEMENT)

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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	BID SET
Date	2025-06-24

PLANTING PLAN ENLARGEMENT

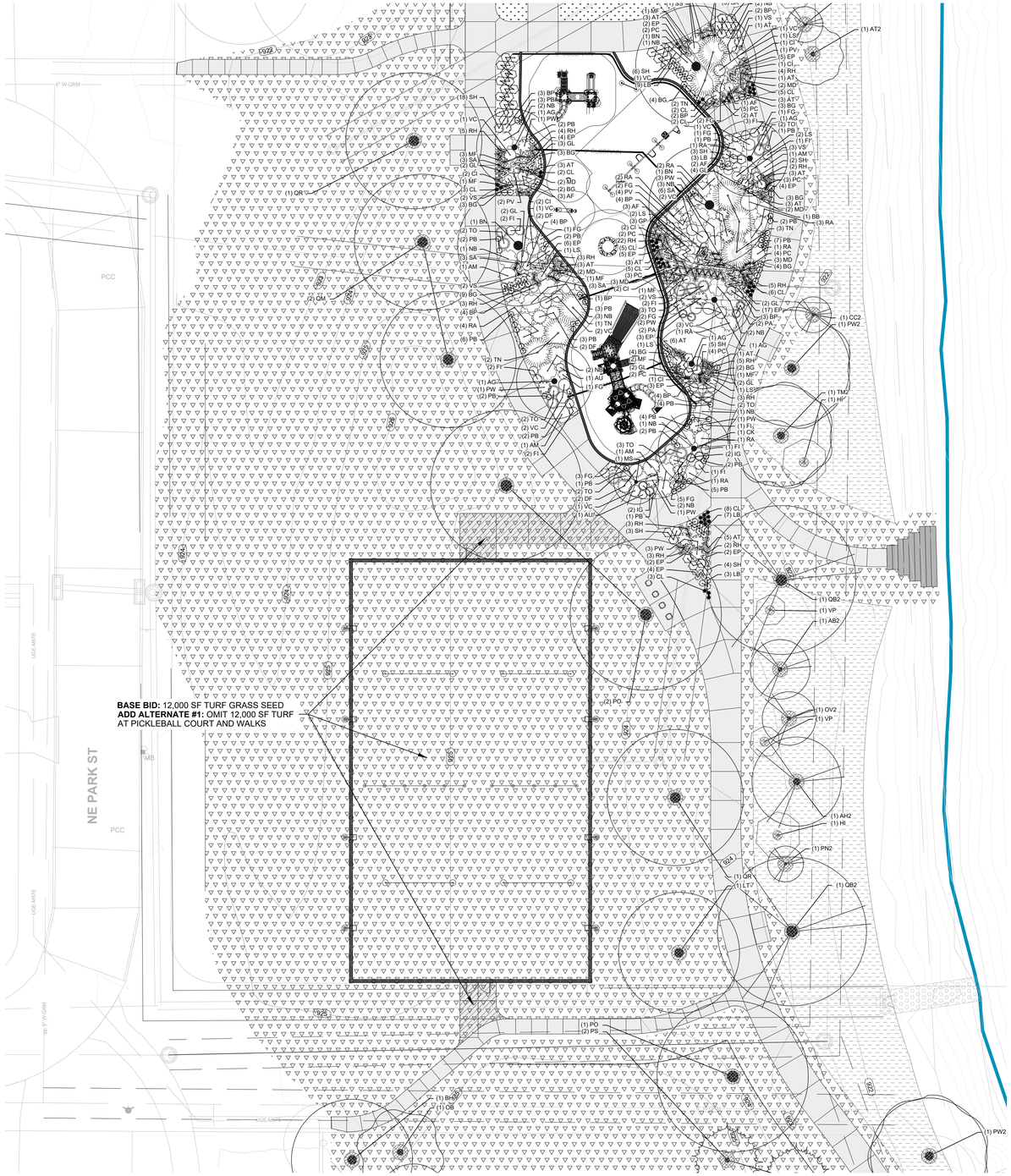
L402

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ASSET'S ORIGINAL PAPER SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, PRINTED CORRECTLY

File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\SHEETS\23567 L400 PLANTING / SAVE DATE: 6/23/2025 9:24 AM BY: mdierks / PLOT DATE: 6/23/2025 9:31 AM BY: Madison Dierks



01 L403 SITE PLANTING PLAN ENLARGEMENT

0' 10' 20' 40'

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No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	BID SET
Date	2025-06-24

PLANTING PLAN ENLARGEMENT

L403

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS PLOT SCALE (ANSI-D, 24x36)
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY
File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\SHEETS\23567 L400 PLANTING I SAVE DATE: 6/23/2025 9:24 AM BY: mdierks I PLOT DATE: 6/23/2025 9:31 AM BY: Madison Dierks

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ESTIMATED ORIGINAL SIZE

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01 L404 SITE PLANTING PLAN ENLARGEMENT

0' 10' 20' 40'

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Revision Schedule

No.	Date	Description

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CITY OF GRIMES
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Project Number	23567
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PLANTING PLAN ENLARGEMENT

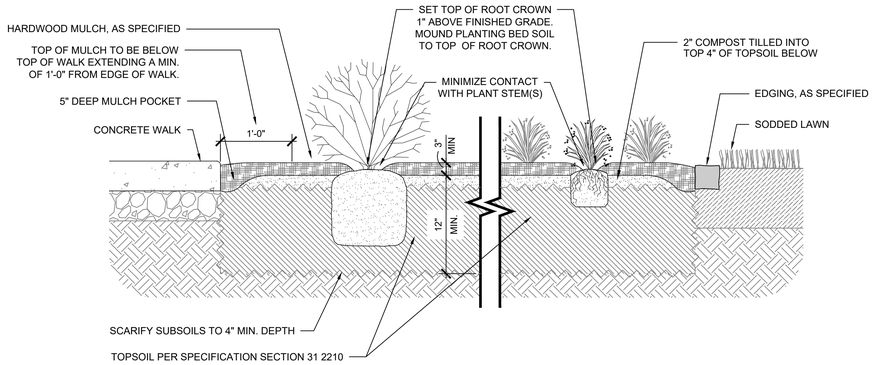
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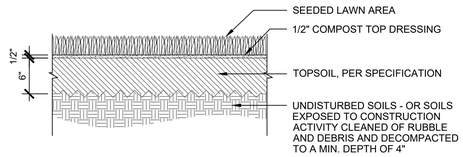
File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\SHEETS\23567 L400 PLANTING / SAVE DATE: 6/23/2025 9:24 AM BY: mdierks / PLOT DATE: 6/23/2025 9:31 AM BY: Madison Dierks

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS STATE'S ORIGINAL PLOT SIZE

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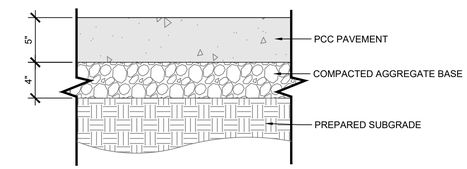
9 L500 PLANTING BED N.T.S



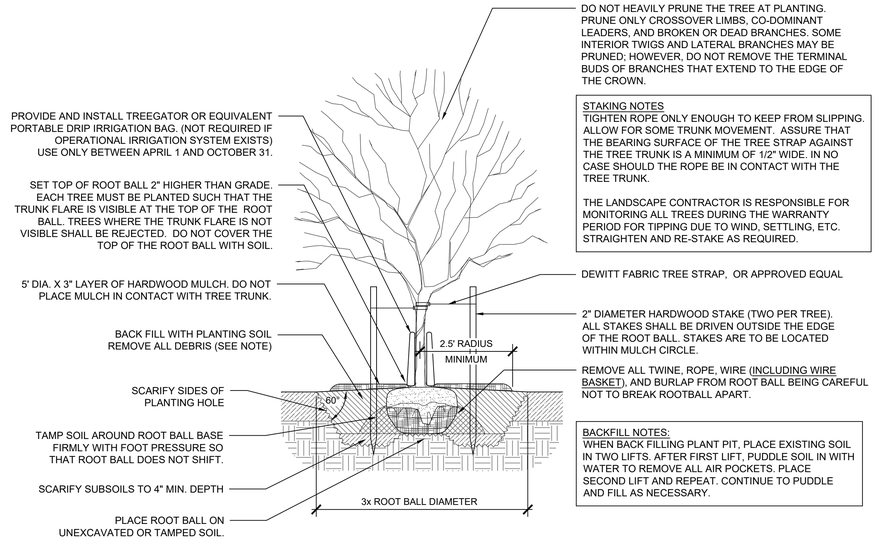
LAWN AREA PREPARATION:

1. REMOVE ANY EXISTING VEGETATION WITHIN PLANTING AREA PRIOR TO PREPARATION ACTIVITIES
2. SCARIFY SUBSOILS TO A MINIMUM DEPTH OF 4"
3. ALL SOILS EXPOSED TO CONSTRUCTION ACTIVITY SHALL BE INSPECTED BY LANDSCAPE ARCHITECT ONCE CONTRACTOR HAS CLEANED AND SCARIFIED THE SOILS, BUT BEFORE TOPSOIL AND COMPOST ARE SPREAD.
4. PLACE TOPSOIL
5. TOP DRESS ALL LAWN AREAS WITH 1/2" COMPOST
6. TILL EXISTING OR PLACED TOPSOIL AND COMPOST TOGETHER TO A TOTAL DEPTH OF 4".
7. RAKE AND SMOOTH SOIL TO FINISH GRADE REMOVING ROCKS, ROOTS, CLUMPS, AND ALL OTHER DEBRIS.
8. LIGHTLY ROLL SOIL.
9. SPREAD STARTER FERTILIZER.
10. SPREAD SEED PER SPECIFIED RATE
11. LIGHTLY RAKE LAWN SEED INTO SOIL.
12. WATER AREAS IMMEDIATELY AND THOROUGHLY.
13. MAINTAIN UNTIL SATISFACTORY TURF IS ESTABLISHED.

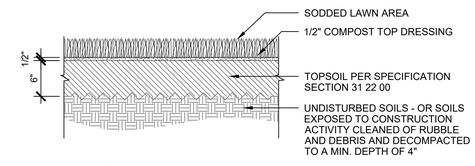
5 L500 SEEDED LAWN N.T.S



1 L500 TYPE 1 PCC PAVEMENT: PEDESTRIAN SCALE: 1 1/2" = 1'-0"



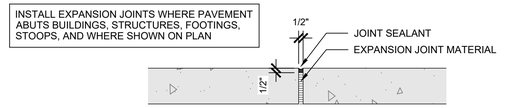
10 L500 TREE PLANTING AND STAKING N.T.S



LAWN AREA PREPARATION:

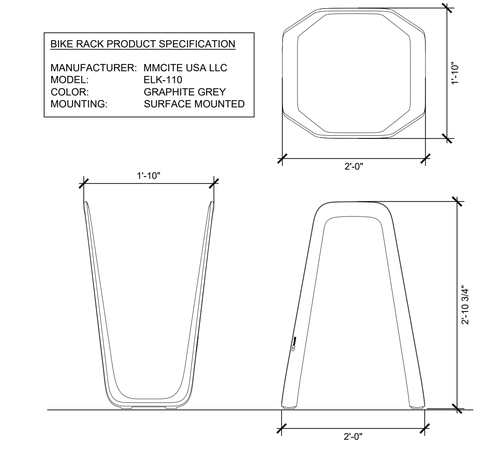
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9. SPREAD STARTER FERTILIZER.
10. LAY SOD.
11. LIGHTLY ROLL SODDED AREAS TO INCREASE SOIL TO SOD CONTACT.
12. WATER AREAS IMMEDIATELY AND THOROUGHLY.
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6 L500 SODDED LAWN SCALE: 1" = 1'-0"



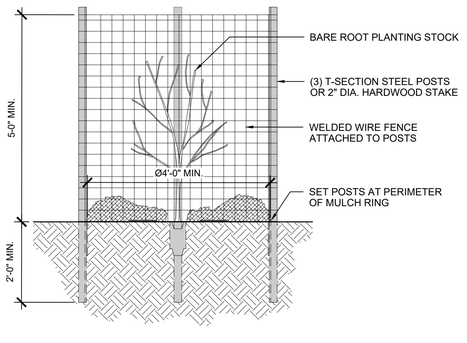
2 L500 EXPANSION JOINT N.T.S

3 L500 PLAY CONTAINMENT CURB SCALE: 1 1/2" = 1'-0"

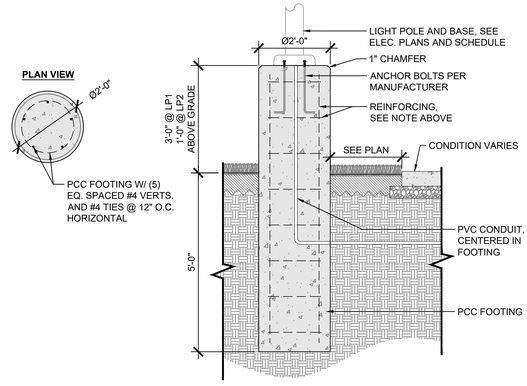


11 L500 BIKE RACK N.T.S

7 L500 NOT USED SCALE



8 L500 DEER FENCING AT STREAM BANK PLANTINGS N.T.S



4 L500 LIGHT POLE BASE SCALE: 1/2" = 1'-0"

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TWIN RIVERS ENGINEERING
1000 ILLINOIS ST
DES MOINES, IA 50314
515.288.3679

Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	BID SET
Date	2025-06-24

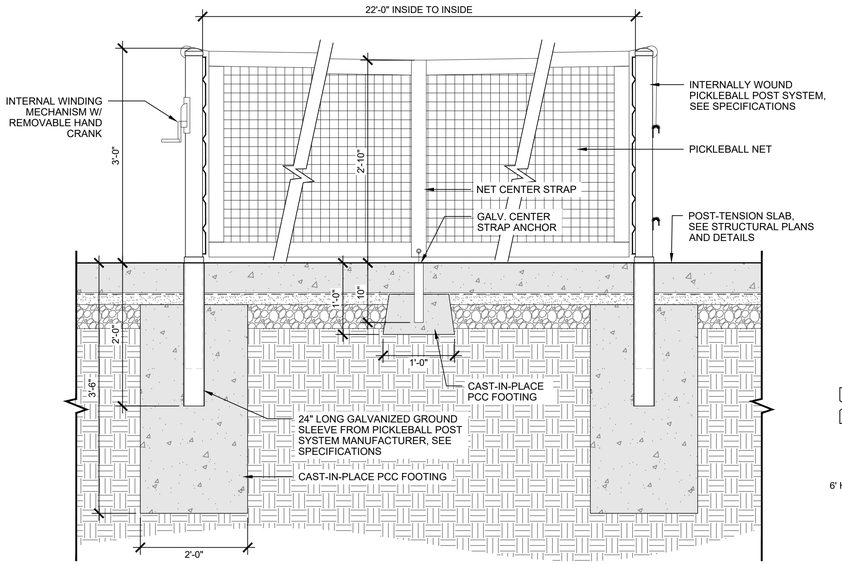
SITE DETAILS

L500

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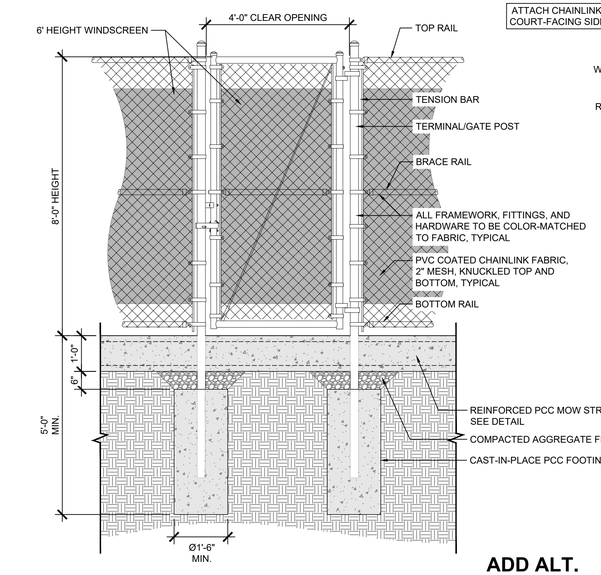
File Location: N:\2023\23567 _Lions Park - Grimes\23567_WORKING\AUTOCAD\SHEETS\23567 L500 DETAILS / SAVE DATE: 6/20/2025 12:10 PM BY: dhurt / PLOT DATE: 6/20/2025 12:11 PM BY: Denise Hurt

PICKLEBALL POST AND NET PRODUCT SPECIFICATION	
MANUFACTURER:	DOUGLAS SPORTS EQUIPMENT
POSTS:	DOUGLAS PREMIER RD PICKLEBALL POST ITEM #63071 COLOR: BLACK
GROUND SLEEVES:	ROUND STEEL, 24" LENGTH ITEM # 63424
NETS:	JTN-30 PICKLEBALL NET 36" H x 21'-9" L MEETING USPA REQUIREMENTS ITEM # 20105



ADD ALT.

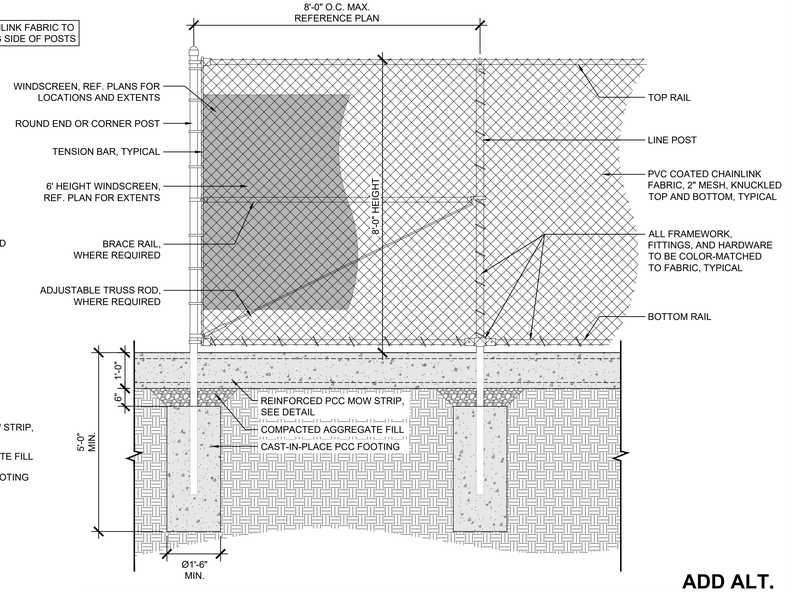
6 L501 PICKLEBALL POST AND NET SYSTEM SCALE: 1" = 1'-0"



ADD ALT.

4 L501 CHAINLINK FENCING: SINGLE SWING GATE SCALE: 1/2" = 1'-0"

ATTACH CHAINLINK FABRIC TO COURT-FACING SIDE OF POSTS



ADD ALT.

1 L501 8' HEIGHT CHAINLINK FENCING SCALE: 1/2" = 1'-0"

ADD ALT.

5 L501 CHAINLINK FENCING: DOUBLE SWING GATE SCALE: 1/2" = 1'-0"

ADD ALT.

2 L501 4' HEIGHT CHAINLINK FENCING SCALE: 1/2" = 1'-0"

ADD ALT.

3 L501 REINFORCED PCC MOW STRIP SCALE: 1 1/2" = 1'-0"

CONFLUENCE

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DES MOINES, IA 50314
515.288.3679

Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	BID SET
Date	2025-06-24

SITE DETAILS
ADD ALTERNATE

L501

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. AT THIS RATIO SCALE IS CORRECT.
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF NOT CORRECT, ADJUST.
File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\SHEETS\23567 L500 DETAILS / SAVE DATE: 6/20/2025 12:10 PM BY: dhurt / PLOT DATE: 6/20/2025 12:14 PM BY: Denise Hurt

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. ALTER SCALES ACCORDINGLY IF NOT.

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. IF THEY DO NOT MATCH, ...

DESIGN CRITERIA

D1) Codes:

International Building Code, 2021
American Concrete Institute 318-19
American Institute of Steel Construction
Specification for Structural Steel Buildings 360-16
American Society of Civil Engineers / Structural Engineering
Institute ASCE/SEI 7-16
American Wood Council
National Design Specification 2018
American Wood Council
Special Design Provisions for Wind and Seismic, 2021
Building Code Requirements for Masonry Structures
TMS 402-16

D2) Dead loads:

Roof dead load:	5 psf

D3) Live loads:

Snow load:	
Ground snow load:	Pg= 30 psf
Flat-roof snow load (minimum):	Pf=24 psf
Snow exposure factor:	Ce=1.0
Thermal factor:	Ct=1.2
Snow importance factor:	Is=1.00
Slope factor:	Cs=1.0
Roof load (minimum):	20 psf

D4) Lateral loads:

Wind: Ultimate design wind speed:	110 mph
Nominal design wind speed:	85 mph
Risk category:	II
Wind exposure:	B
Interior pressure coefficient (+/-):	GCpi=0 & 0.18
Wall component wind pressure:	See Table
Seismic: Design Category:	B
Risk category:	II
Importance factor:	Ie=1.00
Mapped spectral response acceleration:	
	Ss=0.06
	S1=0.05
Site class	D
Spectral response coefficients:	Sds=0.064
	Sd1=0.081
Basic seismic-force-resisting system:	
	Timber Frames
Design base shear:	V=1 Kip at shelter
	V=5 Kips at RR/Storage/Shelter
Response coefficient:	Cs=0.0427
Response modification factors:	R=1.5
Analysis procedure used:	
Equivalent Lateral Force Analysis	

D5) Assumed net allowable soil bearing pressures. Soil allowable bearing pressure shall be tested and field verified by owner's geotechnical engineer prior to footing installation.:

Column footings:	1500 psf
Wall footings:	1500 psf

D6) Concrete strengths - Minimum 28 day f'c
(145 pcf density unless noted otherwise)

Typical-unless noted otherwise:	4000 psi
Piers:	4000 psi
Footings:	3000 psi
Slabs on grade Interior:	4000 psi
Slabs on grade Exterior:	5000 psi

D7) Reinforcing steel shall be high strength new billet steel conforming to the following:

Deformed bars:	ASTM A615, Gr. 60 (unless otherwise noted)
Welded wire reinforcing:	ASTM A1064
Masonry joint reinforcing:	ASTM A951

D8) Masonry:

Hollow Concrete Block Units (CMU): grade N, f'm=1500psi

Brick Units: Grade SW, f'm=2500psi

Mortar: Type S for reinforced structural masonry, exterior masonry, and masonry below grade. Mortar shall conform to ASTM C270 and shall conform to the proportion specifications or the property specifications.

Grout: Conform to ASTM C476

D9) Structural steel:

W- shapes:	A992
Other rolled shapes and connection material:	ASTM A36
Stiffener plates:	ASTM A36
Pipe:	ASTM A53, Gr. B
Anchor bolts:	ASTM F1554, Gr.36
High Strength bolts:	ASTM F3125, Gr. A325 (3/4" diameter U.N.O.)
Structural tubes:	ASTM A500, Gr. C

D10) Wood framing:

a) Structural sawn lumber:

2x joists: Spruce Pine Fir (SPF) No.1/No.2

b) Plywood (see drawings for thickness and additional information):

c) Laminated Veneer Lumber (LVL):
Fb = 2600 psi; E = 1,900,000 psi

d) Glue-laminated (GL) Member:

Beams & Columns

Combination Symbol (Species):	20F-V12 (Alaska Cedar)
Fb:	+2400/-2400 psi
E:	1800000 psi
Fv:	265 psi

e) Cross Laminated Timber (CLT) Panels:

3-PLY CLT Panels:

Grade:	V2
Thickness:	4.125 in
FbSeff,0:	2,030 lb-ft/ft
Eleff,0:	95,000,000 lb-in^2/ft
Vs,0:	1,430 lb/ft
FbSeff,90:	160 lb-ft/ft
Eleff,90:	3,100,000 lb-in^2/ft
Vs,90:	495 lb/ft

SPECIAL INSPECTION REQUIREMENTS

SR1) The following types of work require special inspection based on section 1705 of the 2021 International Building Code. See Specification section 014500 for specific requirements. The owner will employ special inspectors who shall provide special inspections during:

a) Earth Work
b) Cast-in-place Concrete.
c) Structural Masonry.
d) Wood Construction.

GENERAL NOTES

G1) Establish and verify all openings and inserts for mechanical, electrical, and plumbing with appropriate trade contractors. Opening sizes and locations shown for ducts, pipes, inserts, etc., when shown are for general information only and shall be verified prior to forming.

G2) Field verify all existing dimensions, member sizes, and elevations shown on the drawings. All discrepancies shall be immediately brought to the attention of the Design Professional.

G3) Before submitting a proposal for this work, each bidder shall visit the premises and acquaint themselves fully with the existing conditions, temporary construction required, quantities and types of equipment, etc. The bid shall include all sums required to do the work within the existing conditions. Disruption of normal activities in the work area must be kept to a minimum.

G4) Shop drawings prepared by suppliers, subcontractors, etc. shall be reviewed and coordinated prior to submitting to the Design Professional. Each shop drawing submitted shall be stamped, initialed, and dated as being reviewed by the construction manager/general contractor.

G5) Shop drawings prepared by the subcontractors, suppliers, etc. shall be reviewed by the Design Professional for conformance with design concept only. Review by the Design Professional shall not begin without the prior coordination and review by the construction manager/general contractor. Work shall not begin without the review by the Design Professional.

G6) Details and notes on the structural drawings are intended to be typical for similar situations elsewhere. Verify all dimensions with the architectural drawings. Do not scale drawings; use dimensions provided only.

G7) Options are for the contractor's convenience. The contractor shall be responsible for all changes necessary if they choose an option and shall coordinate all details. The cost of additional design work necessitated by selection of an option shall be borne by the contractor.

G8) The cost of additional design work due to errors or omissions in construction shall be borne by the contractor.

G9) Any engineering design provided by others and submitted for review or record shall bear the stamp and signature of a professional structural engineer licensed in the state of Iowa.

G10) All elevations given thus (+10'-0") are to top of footing, joist bearing, top of steel, top of slab, etc. with reference to the finished first floor slab = (0'-0").

CONSTRUCTION PROCEDURES AND SAFETY REQUIREMENTS

P1) Comply with all applicable city, county, state, and federal laws, including the Occupational Safety and Health Act (OSHA) and regulations adopted pursuant thereto.

P2) The contract structural drawings and specifications represent the finished structure. Unless otherwise indicated, they do not indicate the means or methods of construction.

P3) Provide all measures necessary to protect the workers and other persons during construction. Provide all necessary measures to avoid excessive stresses and to hold the structural elements in place during construction. Such measures shall include, but not be limited to, bracing, shoring for construction equipment, shoring for earth banks forms, scaffolding, planking, safety nets, support and bracing for cranes and hoists, guying, etc.

P4) Engage properly qualified persons to determine where and how temporary precautionary measures shall be used. Observation visits to the site by structural engineer's field representatives shall not include the items noted above.

P5) Supervise and direct the work so as to maintain sole responsibility for all construction means, methods, techniques, sequences, and procedures. Retain the services of a professional structural engineer licensed in the state of Iowa to design and supervise any scaffolding for workmen, and all shoring of forms and elements of the construction.

P6) Any engineering design provided by others and submitted for review and/or record shall bear the stamp and signature of a professional structural engineer licensed in the state of Iowa.

FOOTINGS AND FOUNDATIONS

F1) All footings shall be placed onto firm undisturbed soil or controlled compacted fill. Footing elevations shown designate a minimum depth of footing where a safe soil bearing pressure is expected (see Design criteria). Footings shall be lowered and/or walls extended as required to reach the design bearing pressure.

F2) General machine excavation for footings done more than 12 hours before the footing is placed shall stop not less than 4" above the elevation of bottoms of footings. Final excavation to the required undisturbed soil elevation shall be done not more than 12 hours before the footing is placed. The excavation shall be crumbed clean.

F3) All foundation excavations shall be inspected and certified by a qualified independent soils testing firm.

F4) No footing shall be placed onto or against sub-grades containing free water, frost, or ice.

F5) Unless noted otherwise, all footings shall be centered under walls, piers, or columns.

F6) Where required, all necessary changes in elevation of wall footings shall be made in steps of 1 vertical to 2 horizontal. Location of steps shall be coordinated with the wall forming system and at least 2'-0" apart.

F7) Longitudinal reinforcing in wall footings shall be continuous at step downs. Slope or step bottom bars in wall to follow steps in footing unless otherwise shown. See typical step-down footing detail.

F8) Lap wall footing reinforcing 24 bar diameters or a minimum of 1'-6" at splices, unless otherwise noted.

F9) Provide corner bars in footings the same size and number as the continuous reinforcing, lapped 2'-0" with main steel.

F10) Reinforcing in wall footings between columns shall extend into column footings a minimum of 2'-0".

F11) Reinforcing in footings shall be accurately placed, spaced, supported, and secured before placing concrete (do not "float" reinforcing or CIP anchors into footings).

F12) Pipes extending under footings shall be placed before footing is placed and the void produced in laying the pipe shall be filled with concrete.

F13) Cross reference architectural and structural drawings to assure proper dimensions and placement of all anchor bolts, inserts, notches, and edges in grade beams, foundation walls, and piers.

F14) All unacceptable fill and top soil shall be removed from below all proposed slabs-on-grade and the exposed natural soil shall be proof rolled and the compaction verified by a qualified independent soils testing firm prior to placing fill. Areas exhibiting weakness shall be removed and replaced by acceptable compacted fill.

F15) A minimum 4" of clean compacted granular fill shall be placed under all slabs-on-grade. All fill required to attain final sub-grade for slabs and walls shall be an acceptable material placed and compacted as directed by the project soils consultant report recommendations.

F16) A vapor barrier with minimum 10 mil thickness shall be placed under all interior slab-on-grade or below granular fill; see architectural drawings. Lap and seal all edges.

CONCRETE AND REINFORCING

C1) All concrete work shall conform to the latest edition of the American Concrete Institute Publications: ACI 301, ACI 304, ACI 311, ACI 315, ACI 318, and ACI 347 unless otherwise noted on the drawings.

C2) Concrete shall consist of the following:

ASTM C150Type I Portland cement
ASTM C33Normal weight aggregates
(Limestone aggregate at exposed locations)
Potable water
Chlorides content shall be limited by ACI requirements for type of exposure.
Concrete which will be subjected to repeated cycles of freeze-thaw during the life of the structure shall have a water-cement ratio not exceeding 0.45 and shall contain entrained air. See ACI 301 for additional requirements.

C3) Unless otherwise noted, principal reinforcement shall have the following protection:

Surfaces cast against & permanently exposed to earth:	3 inches
Formed surfaces exposed to earth or water:	2 inches
Slabs:	1 inch (top) 3/4 inch (bot.)
Beams, columns:	2 inches
Walls (interior surface only):	1 inch
Ties/Stirrups:	1 1/2 inches

C4) All slabs-on-grade, pads, fills, and toppings shall have a minimum of 6 x 6 - W1.4 x W1.4 WWR, unless noted otherwise, placed 1" from top of slab. Lap WWR minimum 2 panels at edges and ends and provide additional reinforcing where shown on the drawings.

C5) All slabs-on-grade shall be placed on compacted granular fill. Pitch slabs to drains and provide depressions, where shown on the structural or architectural drawings, without reducing the thickness of slab indicated. For slabs on grade depressions greater than 1", see details for additional reinforcing.

C6) Provide slab-on-grade construction joints around each column, against grade beams, interior walls, and between columns and walls. Provide slab joints to form areas not to exceed 15' in length in each direction. See typical details. Submit detailed drawings showing locations of all construction joints.

C7) Provide adequate bolsters, hi-chairs, support bars, etc., to maintain specified clearances for the entire length of all reinforcing bars. Provide accessories which are plastic tipped or galvanized with turned up ends for reinforcement at all faces of exposed concrete, interior or exterior.

C8) Unless otherwise noted, no concrete shall be placed without a minimum reinforcing of 0.002 times the concrete cross sectional area in each direction.

C9) Continuous reinforcing shall be lapped as follows unless otherwise noted:

Top bars: at midspan, Class B
Bottom bars: directly over support, Class B
All laps shown on the drawings and not dimensioned shall be 24 bar diameters. Additional laps required for construction shall be Class B.

C10) All field bending of reinforcing shall be done cold. Heating of bars will not be permitted.

C11) No aluminum of any type shall be allowed in the concrete work unless coated to prevent aluminum-concrete reaction.

C12) Mechanically vibrate concrete except that slabs-on-grade need only be vibrated around under floor ducts and other embedded items.

C13) All construction joints between adjacent concrete pours shall be keyed. Joints must be kept free of dirt, debris, form oils, etc. to assure proper bond with adjacent pour or masonry construction.

C14) Do not place pipes, ducts, reglets or chases in structural concrete without approval of the structural engineer through the architect.

C15) Floor tolerances:
Surface tolerance: Class B. (See ACI 301)
Thickness: Plus 1", minus 1/2" slab on grade. Replace any slab with a thickness deviation as directed by the architect.

C16) Maximum free drop of any concrete = 6'-0".

C17) All bar detailing and accessories to be furnished shall conform to typical details and standards in the latest ACI Standard 315 Detailing Manual, except as otherwise shown, noted, or specified.

MASONRY

M1) Masonry construction procedures shall comply with the requirements of IBC 2021-section 2104 and TMS 602. Hot and cold weather construction shall comply with TMS 602.

M2) Lay units in running bond. Corners shall have a standard bond by overlapping units.

M3) Mechanically vibrate immediately after placing core-fill grout and again about 5 minutes later.

M4) Maximum grout lift without cleanouts 5'-4" for block walls and 8 in. for grout between wythes in multiple wythe walls.

M5) Tie vertical reinforcing at each end and at 8'-0" maximum vertical spacing.

M6) Locate expansion joints in exterior masonry veneer walls as shown on the architectural drawings. If not shown on architectural drawings, locate at 20'-0" maximum spacing at inside corners, within 4'-0" of exterior corners, on one side of openings 8'-0" or less in width, or on both sides of openings over 8'-0" in width, and a minimum of 2'-0" from jamb.

M7) Locate control joints in concrete masonry at 20'-0" maximum spacing, unless specified otherwise, but not less than 2'-0" from a bearing plate or jamb of an opening. Provide grouted keyway joint or pre-manufactured joint assembly at all control joint locations in CMU.

M8) In 6", 8", 10", and 12" masonry walls, provide vertical reinforcing in the center of grout, at center of the wall, continuous full height of the wall as follows, unless noted otherwise:

a) 1 #5 at corners, intersections, wall ends and jambs, and each side of expansion and control joints.
b) 1 #5 @ 48" O.C. typical.

M9) Grout all reinforced cells solid full height. Grout all cells solid below grade.

M10) Lap splices in masonry reinforcing shall be 50 bar diameters.

M11) Provide 2 #5 in 8" minimum depth continuous grouted bond beams at all structural floor, roof lines, and the tops of all parapets. See details for other locations.

M12) Place bond beam and lintel reinforcing continuously through expansion and control joints, wrapping bars with 1/8" thick bond breaking tape 2'-0" both sides of joint. Do not splice bond beam reinforcing within 6'-0" of an expansion or control joint.

M13) Provide continuous wire lath grout barriers below bond beams.

M14) Provide ladder type #9 ga. horizontal joint reinforcing at 16" vertical spacing in walls. Lap reinforcing a minimum of 6". Place masonry joint reinforcement in first and second horizontal joints above and below openings in CMU, extend additional layers 16" minimum each side of opening. Terminate joint reinforcing at the control joint. Provide continuity at corners and wall intersections by using prefabricated "L" and "T" sections.

M15) Provide 3/16" wire tie diameter adjustable veneer wall tie with hook and eye for CMU wall back up or vertical adjustable bracket at metal stud backup. Wall ties shall be spaced so as to support not more than 2 square feet of wall area but not more than 24" on center horizontally. All wall tie accessories shall be galvanized.

M16) Shop drawings shall show location of reinforcement, openings, and control joints, in plan and in elevation.

M17) Do not place pipes, ducts, reglets, or chases in concrete masonry without approval of the structural engineer through the architect.

LINTELS

L1) Provide lintels over all openings and recesses in masonry construction.

L2) All lintels shall have a minimum of 8" end bearing.

L3) Precast or reinforced masonry lintels shall be made of the same materials as the surrounding walls. Use 1-#5 (minimum) reinforcing bar top and bottom for each 4" nominal width of masonry.

L4) Reinforced masonry lintels, with spans exceeding 4'-0", shall be shored until the masonry wall above the lintel has cured.

L5) Fill load bearing masonry cores with concrete under all lintel bearing ends. Fill to extend from edge of bearing plate or concrete beam at a 45 degree angle to a joint block courses below.

L6) For all openings not otherwise detailed or scheduled, provide reinforced masonry lintel or steel lintel as scheduled. For interior wall lintels where the bottom of the lintel is exposed in the final condition provide reinforced masonry lintels

Reinforced Masonry Lintels: Shall be made of the same materials as the surrounding walls and reinforced as follows:

6" CMU Wall

Span	Lintel
0 to 4'-0"	8" deep lintel W/ 1-#5 bottom
4'-0" to 8-0"	16" deep lintel W/ 1-#5 bottom

8",10" and 12" CMU Wall

Span	Lintel
0 to 4'-0"	8" deep lintel W/ 2-#5 bottom
4'-0" to 8-0"	16" deep lintel W/ 2-#5 bottom

WOOD

W1) Comply with American Institute of Timber Construction (AITC) Standards for Stress Graded Lumber Construction, Latest Edition.

W2) Each piece of lumber shall bear the grade stamp of a grading rules agency approved by the American Lumber Standards Committee.

W3) Each piece of lumber in place in the structure shall be of the original grade specified or better when inspected by a grading agency approved by the ALSC, regardless of required grade stamp and certifications.

W4) Do not notch or drill joists, beams, or load bearing studs without the approval of the structural engineer.

W5) Provide metal or 1x3 wood cross bracing at 8'-0" O.C. when joist depth exceeds 10".

W6) Provide 2" solid blocking at joist supports.

W7) Maximum concentrated load on any joist 100 lbs. Add joists when concentrated load exceeds 200 lbs.

W8) See nailing schedule, Table 2304.10.1 of the 2015 International Building Code for nailing not specifically called out on the drawings. Use common nails.

W9) Make framed connections with approved framing anchors on each side or approved joist hangers by Simpson, or UPS.

W10) Nail plywood with 8d common nails at 6" at all edges and at 12" at intermediate supports.

W11) Pre-drill all holes for nails larger than 20d. Field drill bolt holes for proper matching and bearing.

W12) Provide cut washers at bolts in wood without steel plates.

W13) Laminated beams shall be detailed and fabricated by a member of the American Institute of Timber Construction and shall conform to the AITC Specifications.

a) All laminations shall be 1 ½" in thickness.

b) Steel plate beam hangers shall be hot-dipped galvanized to prevent rust runoff.

c) Produce laminated beam fabrication drawings laminated beams with 1/8" gap between end of beam and face of column unless noted otherwise.

d) Field notching and boring of laminated beams shall not be allowed unless approved by the structural engineer of record.

W14) Cross laminated timber (CLT) panels shall be manufactured in conformance with ANSI/APA PRG 320-2018 Standard for Performance-Rate Cross Laminated Timber

a) CLT connections, splines, and fasteners shall be as shown in the structural drawings or as approved by the structural engineer of record.

b) Unless otherwise noted in plan, CLT panels shall be oriented with exterior layer perpendicular to supports.

c) Field notching and boring of CLT panels is not allowed unless approved by the structural engineer of record.

d) Shop drawings shall be provided for review prior to fabrication that clearly indicate panel joint layout, stress grade, service grade, appearance grade, connection details, shop applied finishes, shop and erection details, including cuts, holes, fastenings, camber and connection hardware.

e) Store CLT panels, blocked off ground and separated with striping, so air may circulate around all faces. Slit underside of membrane covering during storage. Maintain protection of CLT panels during construction.

POST-TENSIONING CONCRETE

PT1) Field Foreman: The field supervisor responsible for the placement of all post-tensioning shall have a minimum of five (5) years in this capacity for this type of construction.

PT2) PT Steel Quality: One sample of each reel or heat shall be tested by an approved laboratory. Test results or mill certificates shall be submitted to the engineer before stressing of tendons. Post-tensioning tendons shall be stress-relieved or be of low-relaxation quality, and shall conform to the following:

Seven wire strand ASTM Designation	A-416
1/2" diameter tendon area	0.153 in sq. ultimate
Strength	270 ksi
Tendon Stresses shall conform to the following:	
Maximum jacking stress	216 ksi
Maximum stress immediately after prestress transfer	200 ksi
Maximum anchorage stress immediately after prestress transfer	189 ksi

PT3) Effective force shall be 24 kips per stress-relieved, and 26 kips per low-relaxation tendon, when tendon length is less than 100 feet. For variance from this value, contractor shall provide friction and long-term loss calculations for the engineer's approval.

PT4) PT Hardware Quality: All anchorages, couplers and miscellaneous hardware shall be standard and approved by governing agencies and the engineer's approval.

PT5) Tendons: Encapsulated System - Unbonded strands shall be encased in slippage tendons: sheathing which shall consist of a sealed durable waterproof plastic tubing capable of preventing the penetration of moisture and cement paste, and which will contain a rust-inhibiting grease coating. Tears in the sheathing shall be repaired to restore the water tightness of the sheathing. Heat-sealed sheathing shall not be used unless the water tightness of the sheathing is guaranteed by the contractor.

PT6) Shop Drawings: The contractor shall submit shop drawings showing tendon layout, dead-end and stressing- end locations, and tendon support layouts with details necessary for installation for the engineer's approval. A set of approved shop drawings must be filed with the city building department by the installation contractor.

PT7) Tendon Placement: Care shall be taken that tendons are located and held in their designed positions. Tolerances for the location of the prestressing steel shall not be more than ± 1/8" vertically, except as noted or approved by the engineer. Access to stressing ends shall be maintained where shown.

PT8) Tendon Adjustments: Slight deviations in the horizontal spacing of the slab tendons will be permitted when required to avoid openings, inserts, and dowels which are specifically located. Where locations of tendons seem to interfere with each other, one tendon may be moved horizontally in order to avoid the interference.

PT9) Twisting: Twisting or entwining of individual wires or strands within a bundle or a beam shall not be permitted.

PT10) Strand Bundles: The maximum allowable number of strands per bundle is five (5) for slabs.

PT11) Profiles: Profiles shall conform to controlling points shown on the drawings.

PT12) Prestress Cover: All dimensions showing the location of prestressing tendons are to the center of gravity of the tendon (C.G.S.) unless noted otherwise.

PT13) Minimum Chairing: Tendons shall be secured to a sufficient number of positioning devices to ensure correct location during and after the placing of the concrete and shall be supported at a maximum of 3'-6" on center. Chairs greater than 2.5" in size shall be stapled to the formwork.

PT14) Anchors: Anchorages shall be recessed a minimum of two (2) inches. Place two (2) continuous #4 bars behind all anchorages, unless noted otherwise. Splices shall be 24" minimum and staggered.

PT15) Blockouts: All pockets or blockouts required for anchorage shall be adequately reinforced so as not to decrease the strength of the structure. All pockets should be waterproofed to eliminate water leakage through or into the pocket.

PT16) Pipes: Plastic or metal conduits may not be embedded in the slab.

PT17) Penetrations: Penetrations shall not be permitted except as shown in pt drawings or typical details.

PT18) Inserts: All inserts and sleeves shall be cast in place whenever possible. Drilled and power-driven fasteners will be permitted only when it can be shown that the inserts will not spall the concrete and are located to avoid the tendons and anchorages. The contractor must locate tendons on the surface slab.

PT19) Chlorides: Grout or concrete containing chlorides shall not be used.

PT20) Pumped Concrete: If concrete is placed by the pump method, then horses shall be provided to support the hose. The hose shall not be allowed to ride on the tendons.

PT21) Concrete Consolidation: The contractor shall take precautions to assure complete consolidation and densification of concrete behind all post-tensioning anchorages.

PT22) Concrete Strength at Stressing: At transfer of prestress, concrete shall be 3,000 psi minimum for any given cylinder compression test.

PT23) Tendon Stressing: Tensioning shall be done by jacking under immediate control of a person experienced in this type of work. Continuous inspection and recording of elongations is required during all stressing operations.

PT24) Calibration: The ram and attendant gauge used shall have been calibrated within sixty (60) days of their use.

PT25) Stressing Sequence: As indicated.

PT26) Elongations: Individual tendon field readings of elongations and/or stressing forces shall not vary by more than ±7% from calculated required values shown on the shop drawings. If the measured elongations vary from calculated values by more than ±7%, the contractor shall provide friction calculations and/or other justification to the satisfaction of the engineer.

PT27) Member Forces: The post-tensioned force provided in the field for each structural member shall not be less than the values noted on the structural drawings. In this context, structural members are beams or slabs, whether with banded or distributed tendons, each serving their respective tributary.

PT28) Tendon Ends: Do not burn off tendon ends until the entire floor system has been satisfactorily stressed and the engineer's approval is obtained. The stressing end anchors and wedges shall be spray painted with rust-oleum or a similar coating for corrosion protection. Install grease caps within the following 24-hour period.

PT29) Grouting of Stressing Pockets: Stressing pockets shall be filled with non-shrink grout after stressing, painting & grease-capping to stop moisture penetration.

PT31) Inspection Reinforcing Steel and Prestressing steel:
a). During all stressing and grouting of post-tensioned concrete, the special inspection shall include recording of field-measured elongation and jacking force for each tendon.
b). During the placing of reinforcing steel and tendons for all structural concrete, tendon placement and integrity of the protective wrapping for post-tensioned tendons shall be inspected prior to placement of concrete.
c). All special inspection reports shall be signed and sealed by a licensed engineer.

PT32) Special Notes to Owner
a). Under Normal Conditions, concrete and post-tensioned concrete develop cracks. The cracks are due to inherent shrinkage of concrete, creep, and restraining effects of vertical and other structural elements to which the slabs are tied.
b). The cracks formed are normally cosmetic. The slab maintains its serviceability and strength requirements. Due to special features of unbonded post-tensioning, it is possible that a number of hair cracks, which would normally spread over a wide area, will integrate into a single crack with a width exceeding 0.01 inch. It is emphasized that although special effort is made to reduce the potential causes and number of such cracks, it is not practical to provide total articulation and thereby achieve complete inhibition of all cracks.
c). Most such cracks develop over the first three years of the life of the system. Cracks which are wider than 0.01 inch may need to be pressure epoxied.
d). The object of the joints provided is to allow movement. Movements due to creep and shrinkage may be noticeable at joints up to two years after construction, beyond which movements due to variations in temperature will persist.

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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	BID SET
Date	2025-06-24

STRUCTURAL NOTES

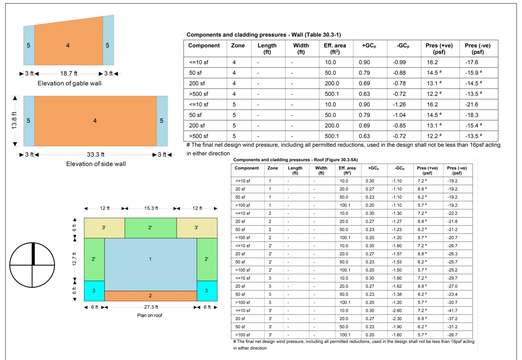
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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. IF THIS IS NOT CORRECT, ADJUST PRINT SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. IF THEY ARE NOT, ADJUST PRINTER CONFIGURATION



Components and cladding pressures - Wall (Table 30.3-1)

Component	Zone	Length (ft)	Width (ft)	Eff. area (ft²)	+GC$_p$	-GC$_p$	Pres (+ve) (psf)	Pres (-ve) (psf)
<=10 sf	4	-	-	10.0	0.90	-0.99	16.2	-17.6
50 sf	4	-	-	50.0	0.79	-0.88	14.5 *	-15.9 *
200 sf	4	-	-	200.0	0.69	-0.78	13.1 *	-14.5 *
>500 sf	4	-	-	500.1	0.63	-0.72	12.2 *	-13.5 *
<=10 sf	5	-	-	10.0	0.90	-1.26	16.2	-21.6
50 sf	5	-	-	50.0	0.79	-1.04	14.5 *	-18.3
200 sf	5	-	-	200.0	0.69	-0.85	13.1 *	-15.4 *
>500 sf	5	-	-	500.1	0.63	-0.72	12.2 *	-13.5 *

The final net design wind pressure, including all permitted reductions, used in the design shall not be less than 16psf acting in either direction

Components and cladding pressures - Roof (Figure 30.3-5A)

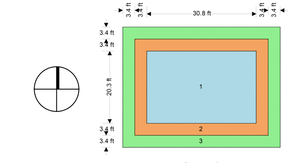
Component	Zone	Length (ft)	Width (ft)	Eff. area (ft²)	+GC$_p$	-GC$_p$	Pres (+ve) (psf)	Pres (-ve) (psf)
<=10 sf	1	-	-	10.0	0.30	-1.10	7.2 *	-19.2
20 sf	1	-	-	20.0	0.27	-1.10	6.8 *	-19.2
50 sf	1	-	-	50.0	0.23	-1.10	6.2 *	-19.2
>100 sf	1	-	-	100.1	0.20	-1.10	5.7 *	-19.2
<=10 sf	2	-	-	10.0	0.30	-1.30	7.2 *	-22.2
20 sf	2	-	-	20.0	0.27	-1.27	6.8 *	-21.6
50 sf	2	-	-	50.0	0.23	-1.23	6.2 *	-21.2
>100 sf	2	-	-	100.1	0.20	-1.20	5.7 *	-20.7
<=10 sf	2'	-	-	10.0	0.30	-1.80	7.2 *	-28.7
20 sf	2'	-	-	20.0	0.27	-1.57	6.8 *	-26.3
50 sf	2'	-	-	50.0	0.23	-1.53	6.2 *	-25.7
>100 sf	2'	-	-	100.1	0.20	-1.50	5.7 *	-25.2
<=10 sf	3	-	-	10.0	0.30	-1.80	7.2 *	-29.7
20 sf	3	-	-	20.0	0.27	-1.62	6.8 *	-27.0
50 sf	3	-	-	50.0	0.23	-1.38	6.2 *	-23.4
>100 sf	3	-	-	100.1	0.20	-1.20	5.7 *	-20.7
<=10 sf	3'	-	-	10.0	0.30	-2.60	7.2 *	-41.7
20 sf	3'	-	-	20.0	0.27	-2.30	6.8 *	-37.2
50 sf	3'	-	-	50.0	0.23	-1.90	6.2 *	-31.2
>100 sf	3'	-	-	100.1	0.20	-1.80	5.7 *	-26.7

The final net design wind pressure, including all permitted reductions, used in the design shall not be less than 16psf acting in either direction

COMPONENTS & CLADDING WIND PRESSURES - RR/STORAGE/SHELTER - INTERIOR AREA

Components and cladding pressures - Roof (Figure 30.7-1)

Component	Zone	Length (ft)	Width (ft)	Eff. area (ft²)	+C$_N$	-C$_N$	Pres (+ve) (psf)	Pres (-ve) (psf)
<=11 sf	1	-	-	11.0	1.59	-1.39	20.6	-18.0
23 sf	1	-	-	23.0	1.59	-1.39	20.6	-18.0
>46 sf	1	-	-	46.1	1.59	-1.39	20.6	-18.0
<=11 sf	2	-	-	11.0	2.38	-2.09	30.9	-27.1
23 sf	2	-	-	23.0	2.38	-2.09	30.9	-27.1
>46 sf	2	-	-	46.1	1.59	-1.39	20.6	-18.0
<=11 sf	3	-	-	11.0	3.18	-4.18	41.2	-54.1
23 sf	3	-	-	23.0	2.38	-2.09	30.9	-27.1
>46 sf	3	-	-	46.1	1.59	-1.39	20.6	-18.0



COMPONENTS & CLADDING WIND PRESSURES - RR/STORAGE/SHELTER - CANOPY AREA

FOUNDATION PLAN NOTES:

-  INDICATES TOP OF FOOTING ELEVATION AT CONTINUOUS FOOTING.
- < '-. "> INDICATES TOP OF CONCRETE PIER ELEVATION.
- ['-. "] INDICATES TOP OF FOOTING ELEVATION AT ISOLATED FOOTINGS.
- "S1" SHALL BE 4" CONC SLAB ON GRADE REINFORCED W/ 6X6-W2.1XW2.1 WWR OVER MINIMUM OF 3' OF FREE DRAINING GRANULAR FILL
- INDICATES WALL TAG. SEE WALL SCHEDULE ON THIS SHEET.
- TYPICAL CONTINUOUS STRIP FOOTING SHALL BE 2'-0"X1'-0" (WIDTH X DEPTH) CONC FTG W/ 3-#5 CONT AND #5 AT 16" OC TRANSVERSE
- ALL ELEVATIONS REFERENCED TO LEVEL 1 FINISH FLOOR ELEVATION = (100'-0"), AT ELEVATION 924.10 FEET.

ROOF FRAMING PLAN NOTES:

- ◇ INDICATES WALL TAG. SEE WALL SCHEDULE ON THIS SHEET.
- "BOD EL" INDICATES BOTTOM OF DECK ELEVATION
- (L#) INDICATES LINTEL. FOR SCHEDULE SEE B4/ S503
- ALL ELEVATIONS INDICATED IN THE DRAWINGS SHALL BE CONFIRMED W/ MASS TIMBER SUPPLIER PRIOR TO CONSTRUCTION
- "J1" INDICATES 2X12 JOISTS.
- "J2" INDICATES 2-PLY 7 7/8" DEEP 2X JOIST
- "J3" INDICATES 7 7/8" DEEP 2X JOIST

DECKING SCHEDULE

TAG	DECK TYPE	SERVICE LEVEL DIAPHRAGM SHEAR CAPACITY	DIAPHRAGM ATTACHMENT
DK-1	3-PLY (4 1/8") CLT PANELS	350 PLF	SEE DETAILS PER S502 & S503
DK-2	3/4" APA RATED PLYWOOD ROOF SHEATHING W/ SPAN RATING 48/24, EXPOSURE 1, BLOCKED, TONGUE & GROOVE EDGE	350 PLF	10d COMMON NAIL FASTENER SPACINGS: 6" OC AT DIAPHRAGM BOUNDARIES AND SUPPORTED PANEL EDGES. 12" OC AT INTERMEDIATE SUPPORTS

WALLS SCHEDULE

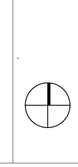
TAG	WALL THICKNESS	DESCRIPTION	CONC REINF (IF APPLICABLE)
CMU6	5 5/8"	CMU WALL	#5 VERTICAL @ 48" OC - GROUT REINFORCED CELLS SOLID
CMU8	7 5/8"	CMU WALL	#5 VERTICAL @ 48" OC - GROUT REINFORCED CELLS SOLID
CMU12	11 5/8"	CMU WALL	#5 VERTICAL @ 48" OC - GROUT REINFORCED CELLS SOLID

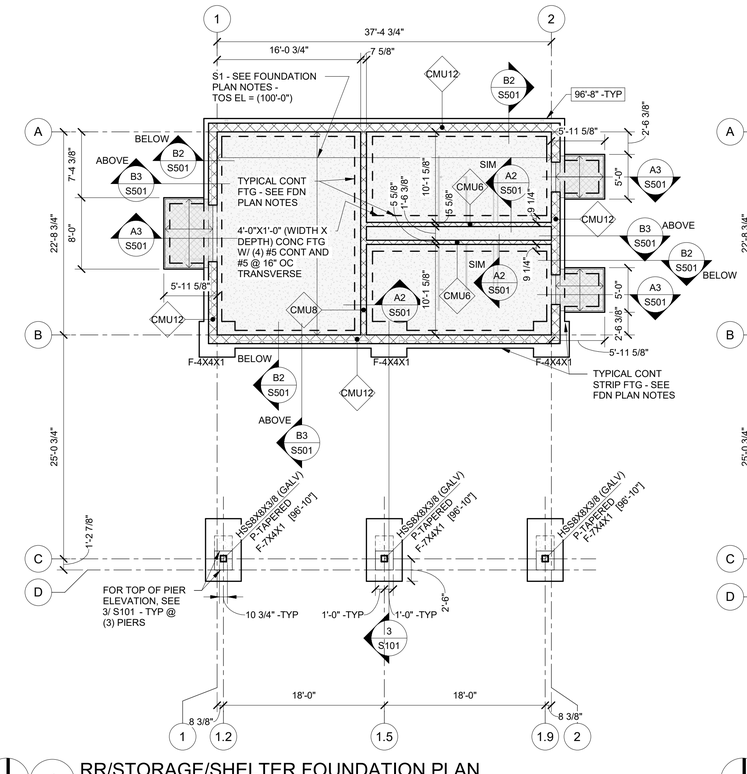
- GROUT ALL CELLS BELOW GRADE SOLID

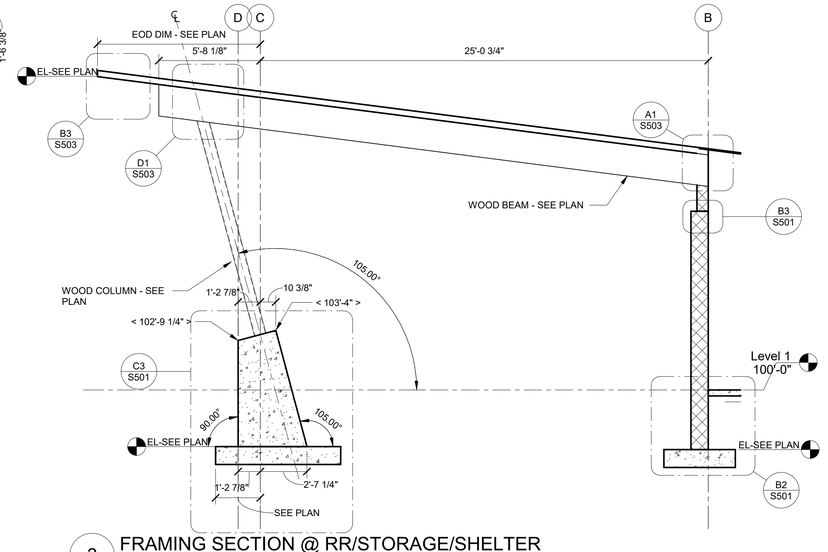
ISOLATED FOOTING SCHEDULE

TAG	SIZE (LENGTH X WIDTH X DEPTH)	REINFORCING
F-4X4X1	4'-0"X4'-0"X1'-0"	6-#5 EA WAY
F-7X4X1	7'-0"X4'-0"X1'-0"	6-#5 BOT SHORT WAY, 4-#5 BOT LONG WAY

CONCRETE PIER SCHEDULE

TAG	DIMENSIONS	CONCRETE REINFORCING	PIER LAYOUT
P-TAPERED	2'-0"X VARIES - SEE 3/ S101	(10) #7 VERT & #4 TIES @ 10" OC - PROVIDE DOUBLE TIES @ TOP OF PIER	 SLOPING VERTICAL REINF INDICATED IN BLUE; NORTH FACE OF PIER @ TOP OF PIER; OUTER TIES; CROSS TIES; STRAIGHT VERTICAL REINF INDICATED IN ORANGE





1 RR/STORAGE/SHELTER FOUNDATION PLAN
1/8" = 1'-0"

2 RR/STORAGE/SHELTER ROOF FRAMING PLAN
1/8" = 1'-0"

3 FRAMING SECTION @ RR/STORAGE/SHELTER
1/4" = 1'-0"

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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	BID SET
Date	2025-06-24

FOUNDATION PLAN, ROOF FRAMING PLAN, & FRAMING SECTION

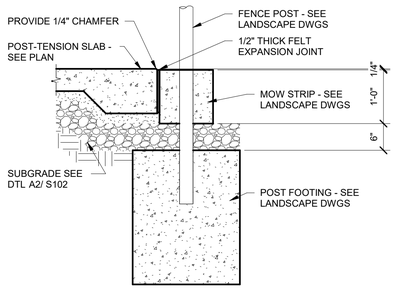
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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS WHEN PLOTTED AT FULL SIZE

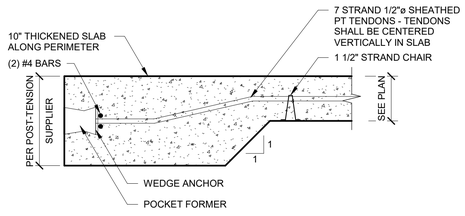
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WHEN PLOTTED CORRECTLY



- FENCE POST FOOTINGS TO BE CONSTRUCTED PRIOR TO POST-TENSIONED SLAB TO AVOID UNDERMINING SLAB
- POST-TENSIONED CONTRACTOR SHALL LAY OUT TENDONS TO CLEAR FENCE POSTS FOR STRESSING

C2 CONCRETE PERIMETER CURB

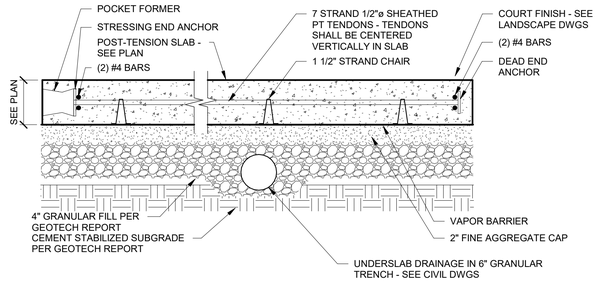
3/4" = 1'-0"



- VERITCAL DEVIATIONS OF TENDON PLACEMENT SHOULD NOT RESULT IN THE TENDON BEING PLACED OUTSIDE OF THE MIDLE THIRD OF THE SLAB AND SHOULD BE LIMITED TO ±1/2"

B2 SCHEMATIC ANCHORACE POCKET DETAIL

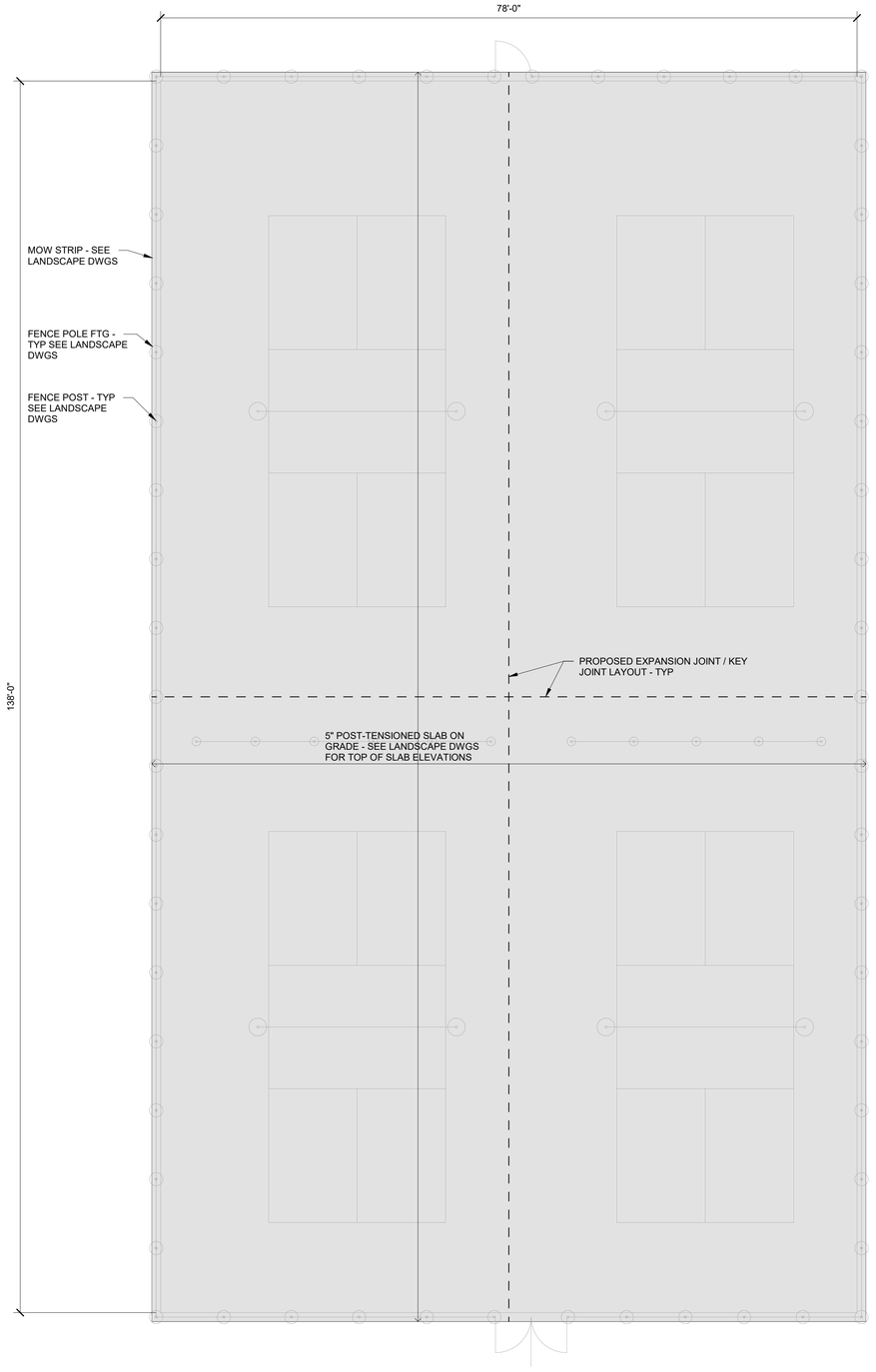
1 1/2" = 1'-0"



- SLAB EDGE MAY BE THICKENED FOR ANCHOR ZONE AND STRESSING

A2 PT SLAB CROSS SECTION

1 1/2" = 1'-0"



1 PICKLEBALL COURT

1/8" = 1'-0"

ALL ITEMS ON THIS SHEET ARE ADD ALTERNATE NO. 1

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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
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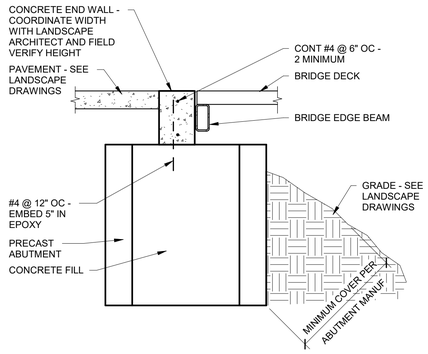
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PICKLEBALL PLAN & DETAILS

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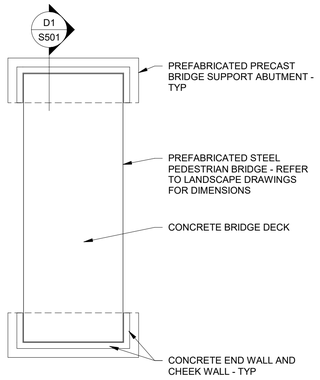
- PROVIDE U-BAR DOWELS AND CONT BAR EACH FACE OF END WALL IF END WALL IS 10" OR WIDER
- CHECK WALL IS SIMILAR TO END WALL - PROVIDE CORNER BARS

D1 PEDESTRIAN BRIDGE END WALL

3/4" = 1'-0"

KPFF ABBREVIATIONS

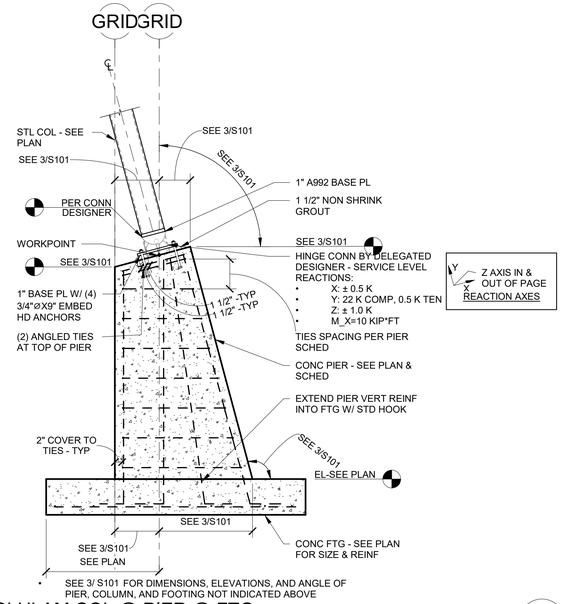
ADDED	ADDITIONAL	KO	KNOCK OUT
ALT	ALTERNATE	LAM	LAMINATED
ALUM	ALUMINUM	LT GA	LIGHT GAGE
ANCH	ANCHOR	LOC	LOCATION
APPROX	APPROXIMATE	LDH	LONG DIM HORIZ
ARCH	ARCHITECTURAL	LDV	LONG DIM VERT
@	AT	LLBB	LONG LEG BACK-TO-BACK
BM	BEAM	LLH	LONG LEG HORIZ
BRG	BEARING	LLV	LONG LEG VERT
BTWN	BETWEEN	LONGIT	LONGITUDINAL
BLKG	BLOCKING	MFR	MANUFACTURER
BD	BOARD	MAS	MASONRY
BOT	BOTTOM	MAT	MATERIAL
BLDG	BUILDING	MAX	MAXIMUM
CIP	CAST-IN-PLACE	MECH	MECHANICAL
CNTR	CENTER	MTL	METAL
CL	CENTERLINE	MIN	MINIMUM
CLR	CLEAR	MISC	MISCELLANEOUS
CFMF	COLD-FORMED METAL FRAMING	NS	NEAR SIDE
COL	COLUMN	NOM	NOMINAL
COMP	COMPOSITE	NIC	NOT IN CONTRACT
CONC	CONCRETE	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	# or NO	NUMBER
CONN	CONNECTION	OC	ON CENTER
CONST	CONSTRUCTION	OPNG	OPENING
CONT	CONTINUOUS	OPP	OPPOSITE
CONTR	CONTRACTOR	OD	OUTSIDE DIA.
CW	CURTAIN WALL	OF	OUTSIDE FACE
DEFL	DEFLECTION	PARL	PARALLEL
°	DEGREE	d	PENNY
DTL	DETAIL	PERP	PERPENDICULAR
DIAG	DIAGONAL	PL	PLATE
ø	DIAMETER	PLYWD	PLYWOOD
DIM	DIMENSION	# OR LB	POUND
DBL	DOUBLE	PSI	POUNDS PER SQ. INCH
DWG	DRAWING	PSF	POUNDS PER SQ.FT.
EA	EACH	PDF	POWER DRIVEN FASTENER
EF	EACH FACE	PREFAB	PREFABRICATED
ELECT	ELECTRICAL	PRELIM	PRELIMINARY
EL	ELEVATION	RAD or R	RADIUS
ELEV	ELEVATOR	RXN	REACTION
EMBED	EMBEDMENT	REINF	REINFORCING
EOD	EDGE OF DECK	REQD	REQUIRED
EOR	ENGINEER OF RECORD	RTN	RETURN
EOS	EDGE OF SLAB	REV	REVISION
EQ	EQUAL	SCHED	SCHEDULE
ERECT	ERECTION	SECT	SECTION
EW	EACH WAY	SHTHG	SHEATHING
EXISTG	EXISTING	SHT	SHEET
EXP	EXPANSION	SLBB	SHORT LEG BACK-TO-BACK
EXT	EXTERIOR	SSLT	SHORT SLOTTED HOLE
FS	FAR SIDE	SIM	SIMILAR
FV	FIELD VERIFY	SPA	SPACE
FIN	FINISH	SPECS	SPECIFICATIONS
FLR	FLOOR	SQ	SQUARE
FT	FOOT	STD	STANDARD
FTG	FOOTING	STL	STEEL
FDN or FOUND	FOUNDATION	STIFF	STIFFENER
FRMG	FRAMING	STRUCT	STRUCTURAL
GA	GAGE OR GAUGE	TEMP	TEMPERATURE
GALV	GALVANIZED	THRU	THROUGH
GYP	GYPSUM	T & G	TONGUE & GROVE
GYP BD	GYPSUM BOARD	TRANS	TRANSVERSE
HD	HEADED	TYP	TYPICAL
HT	HEIGHT	UNO	UNLESS NOTED OTHERWISE
HPC	HIGH-PERFORMANCE COATING	VIF	VERIFY IN FILED
HORIZ	HORIZONTAL	VERT	VERTICAL
IN	INCH	WWR	WELDED WIRE REINF
ID	INSIDE DIAMETER	W/	WITH
IF	INSIDE FACE	WD	WOOD
INSUL	INSULATION	WP	WORKING POINT
INT	INTERIOR	X-BRACING	CROSS BRACING
JT	JOINT	X-STRONG	EXTRA STRONG
JST	JOIST	XX-STRONG	DOUBLE EXTRA STRONG



C2 PEDESTRIAN BRIDGE

1/8" = 1'-0"

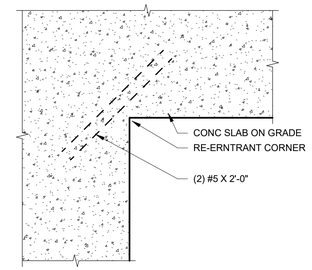
- SIGNED AND SEALTED STRUCTURAL CALCULATIONS SHALL BE PROVIDED FOR PREFABRICATED BRIDGE AND ABUTMETNS
- PREFABRICATED BRIDGE AND ABUTMENTS ARE TO BE SUPPLIED BY MANUFACTURER AND INSTALLED BY THE CONTRACTOR
- CONCRETE FOR BRIDGE ABUTMENT INFILL AND BRIDGE DECK IS TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR
- CONCRETE END WALLS AND CHEEK WALLS ARE TO BE CONSTRUCTED BY THE CONTRACTOR



- SEE 3/ S101 FOR DIMENSIONS, ELEVATIONS, AND ANGLE OF PIER, COLUMN, AND FOOTING NOT INDICATED ABOVE

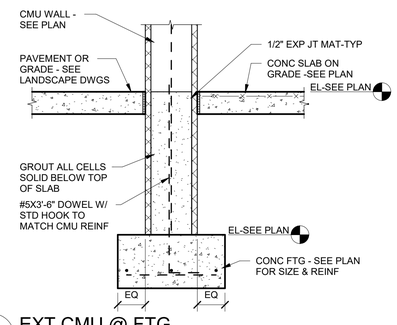
C3 GLULAM COL @ PIER @ FTG

1/2" = 1'-0"



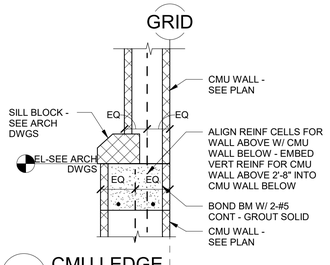
C4 TYP RE-ENTRANT CORNER

1" = 1'-0"



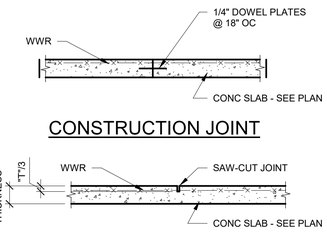
B2 EXT CMU @ FTG

3/4" = 1'-0"

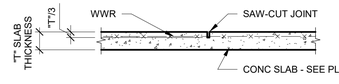


B3 CMU LEDGE

1" = 1'-0"



CONSTRUCTION JOINT

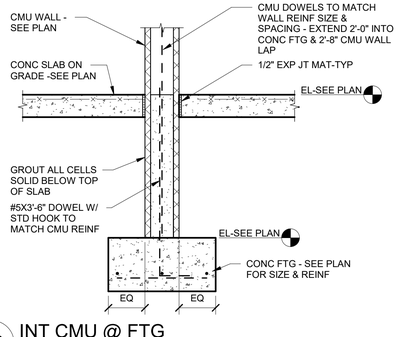


SAW-CUT JOINT

- CONCRETE SLAB JOINTS SHALL BE EITHER CONSTRUCTION OR SAW-CUT JOINTS
- LOCATE CONSTRUCTION JOINTS ON COLUMN CENTERLINE
- LOCATE SAW-CUT JOINTS BETWEEN CONSTRUCTION JOINTS
- LOCATE SLAB JOINTS AT PARTITIONS WHERE POSSIBLE
- MAXIMUM SPACING OF SLAB JOINTS SHALL NOT EXCEED 15'-0" IN ANY DIRECTION

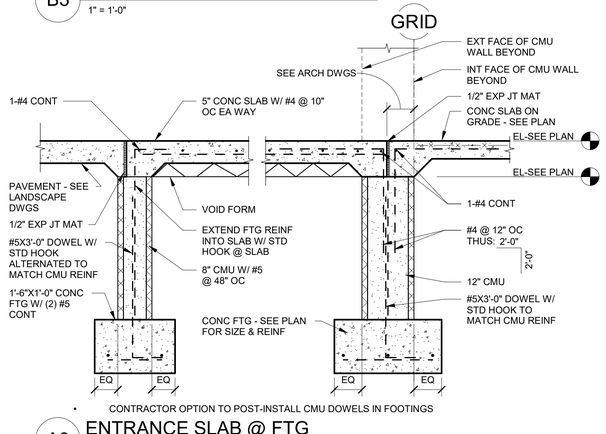
B4 TYP CONC SLAB JOINTS

3/4" = 1'-0"



A2 INT CMU @ FTG

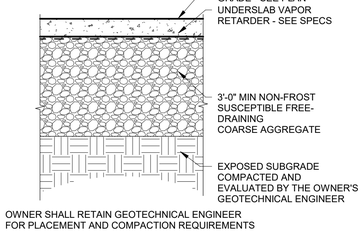
3/4" = 1'-0"



- CONTRACTOR OPTION TO POST-INSTALL CMU DOWELS IN FOOTINGS

A3 ENTRANCE SLAB @ FTG

3/4" = 1'-0"



- OWNER SHALL RETAIN GEOTECHNICAL ENGINEER FOR PLACEMENT AND COMPACTION REQUIREMENTS

A4 TYP SUBGRADE PREP - INTERIOR SLAB

3/4" = 1'-0"

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515.327.5990

STRUCTURAL ENGINEER
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DES MOINES, IA 50309
515.279.3900

MEP ENGINEER
TWIN RIVERS ENGINEERING
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DES MOINES, IA 50314
515.288.3679

Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	BID SET
Date	2025-06-24

STRUCTURAL DETAILS

S501

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, AT THIS ASSET'S ORIGINAL PAPER SIZE
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WHEN PLOTTED CORRECTLY
6/23/2025 8:07:29 AM
Autodesk Docs://24045_Confluence - City of Grimes Lions Park/Lions Park_Struct_R25.rvt
File Location: S:\24045 Confluence - City of Grimes Lions Park\INBOX\CIVIL - LANDSCAPE\CONFLUENCE TITLEBLOCK_24x36 / SAVE DATE: 3/11/2025 8:54 AM BY: o-lauda / PLOT DATE: 1/20/2023 2:45 PM BY: Orion Lauda

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL SIZE AND SCALE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

CONFLUENCE

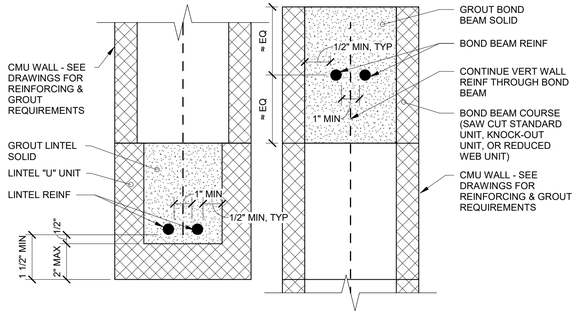
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515.288.3679

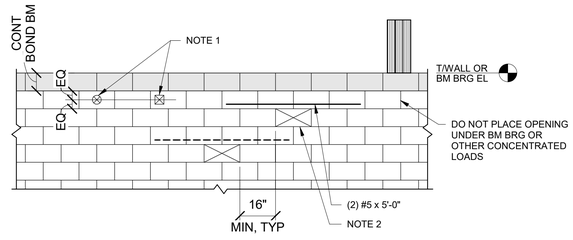


CMU LINTEL SECTION **CMU BOND BEAM SECTION**

- BOND BEAMS TO BE LOCATED PER STRUCTURAL NOTES & LOCATIONS AS INDICATED IN SECTIONS & DETAILS
- PROVIDE CORNER BARS AT CORNERS AND INTERSECTIONS OF WALLS. CORNER BARS SHALL ACHIEVE LAP SPLICES NOTED IN GENERAL NOTES.
- EXTEND BOND BEAM AROUND CORNERS WHERE REQUIRED TO ACCOMMODATE CORNER BARS.

C3 BOND BM & LINTEL DIAGRAM

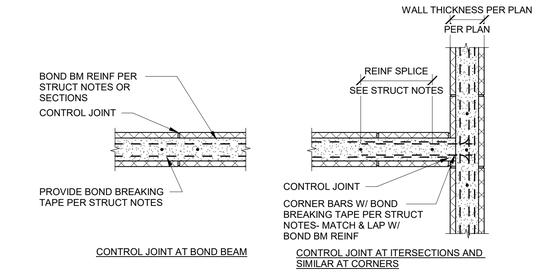
3" = 1'-0"



NOTES
- ROUND OR SQUARE HOLES NO GREATER THAN 8" MAY BE PLACED ANYWHERE IN UNREINFORCED CELLS AT MID-HEIGHT OF BLOCK. THESE OPENINGS SHALL NOT OCCUR THRU ENDS OF BLOCK AT HEAD JOINT NOR SHALL THEY INTERRUPT ANY VERT OR HORIZ WALL REBAR.
- ONE FULL BLOCK MAY BE OMITTED FOR AN OPENING IF REINFORCED ABOVE AS SHOWN. ANY VERT OR HORIZ REBAR INTERRUPTED SHALL BE PLACED IN ADJACENT CELLS.
- REFER TO MEP DWGS FOR SIZE & LOCATION OF ALL MEP WALL PENETRATIONS.
- THIS DETAIL ONLY APPLIES TO NEW WALL CONSTRUCTION WHERE OPENING IS BUILT W/ WALL.

B3 TYPICAL DETAIL AT SMALL MEP PENETRATIONS THROUGH CMU WALL

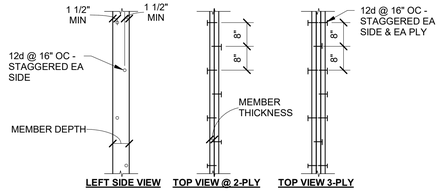
NTS



NOTES
- PROVIDE CMU WALL CONTROL JOINTS AS INDICATED IN STRUCTURAL NOTES
- CONTROL JOINTS IN MASONRY VENEERS DO NOT NEED TO ALIGN WITH CONTROL JOINTS IN LOAD BEARING CMU WALLS.
- JOINT REINFORCING TO BE DISCONTINUOUS AT CONTROL JOINTS.
- DO NOT INSTALL CONTROL JOINTS THROUGH LINTELS OR LINTEL BEARING POINTS.
- DO NOT BREAK BOND BEAM REINFORCING AT FLOOR AND ROOF LINES.
- CONTINUE CONTROL JOINT TO BASE OF CMU WALL.

A1 TYPICAL CMU WALL CONTROL JOINT DETAIL

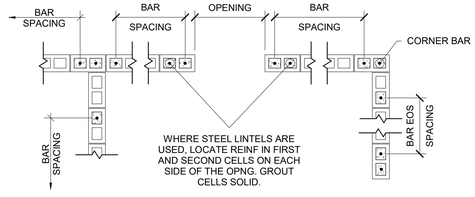
NTS



- DETAIL ABOVE APPLIES TO 2X FRAMING. FOR BUILT-UP LVL FRAMING, REFER TO MANUFACTURER DETAILS

A2 TYP BUILT UP FRAMING

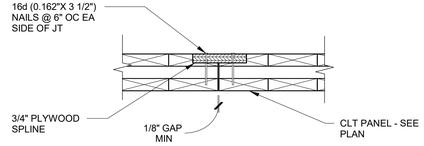
1/2" = 1'-0"



NOTE
- SEE PLAN AND DETAILS FOR REINFORCEMENT

A3 TYPICAL CMU WALL REINFORCEMENT PLAN

NTS



A4 TYP SPLINE @ PANEL-PANEL CONN

1 1/2" = 1'-0"

Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	BID SET
Date	2025-06-24

STRUCTURAL DETAILS

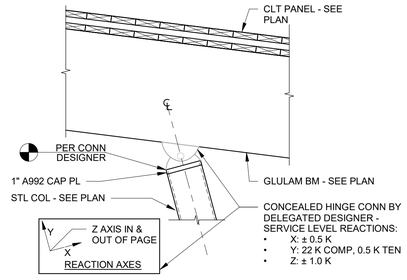
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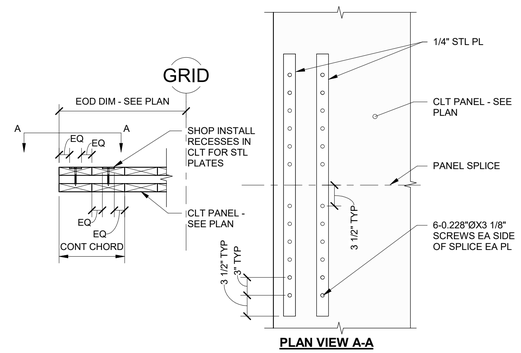
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. IF THIS IS NOT THE CASE, ADJUST PLOT SCALE ACCORDINGLY

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. IF THEY ARE NOT, ADJUST PRINTER SETTINGS



D1 GLULAM BM @ COL CONN

3/4" = 1'-0"

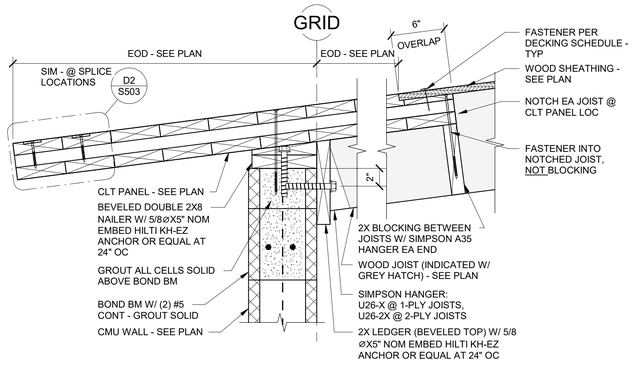


PLAN VIEW A-A

- CONTRACTOR OPTION: OMIT CHORD SPLICE IF NO PANEL SPLICE

D2 CHORD SPLICE @ CLT

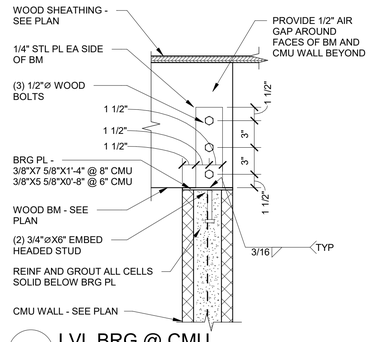
1" = 1'-0"



- OFFSET SILL AND LEDGER ANCHORS TO BE IN DIFFERENT CMU CELLS

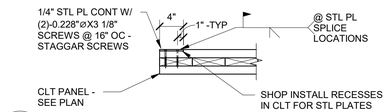
D3 WOOD JOIST @ CMU

1 1/2" = 1'-0"



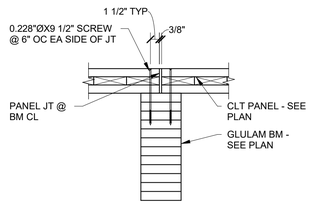
D4 LVL BRG @ CMU

1 1/2" = 1'-0"



C1 STL CHORD @ CLT

1" = 1'-0"

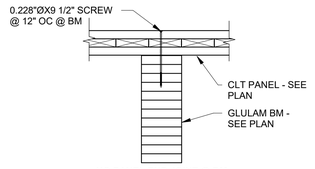


PANEL END JOINT @ BM

- CONTRACTOR OPTION: PROVIDE CLT CONTINUOUS OVER BEAM (PER C3/ S503) THUS NO CLT SPLICE PROVIDED.

C2 CLT @ BM - PANEL END JOINT

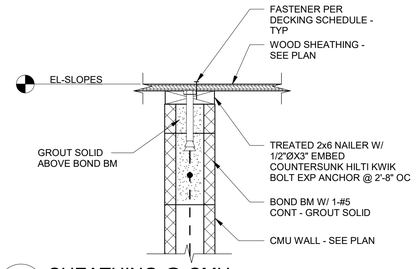
1" = 1'-0"



NO PANEL END JOINT @ BM

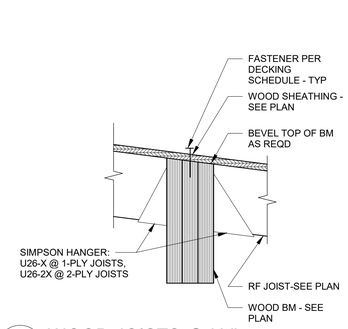
C3 CLT @ BM - NO PANEL END JOINT

1" = 1'-0"



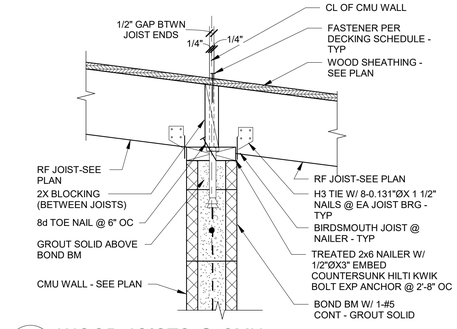
C4 SHEATHING @ CMU

1 1/2" = 1'-0"



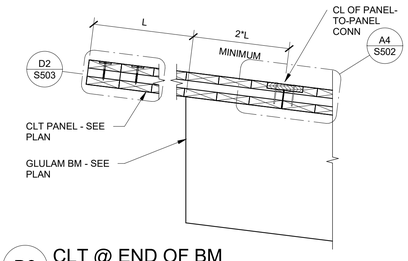
B1 WOOD JOISTS @ LVL

1 1/2" = 1'-0"



B2 WOOD JOISTS @ CMU

1 1/2" = 1'-0"



B3 CLT @ END OF BM

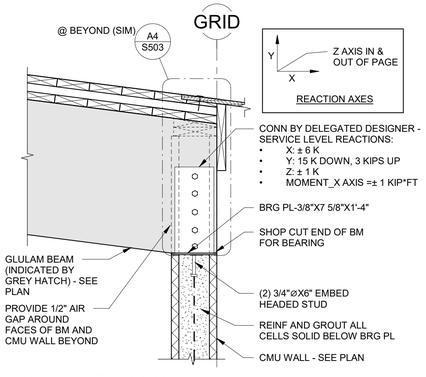
1" = 1'-0"

LINTEL SCHEDULE			
MARK	LINTEL	WALL DESCRIPTION	NOTES
L1	8" DEEP CMU LINTEL W/ 2-#5 CONT	8" CMU	SEE C3/ S502
L2	16" DEEP CMU LINTEL W/ 2-#5 CONT	8" CMU	SEE C3/ S502

- ALL LINTELS SHALL HAVE 8" MINIMUM BEARING EACH END OF MASONRY
- FOR ADDITIONAL LINTEL NOTES, SEE STRUCTURAL NOTES

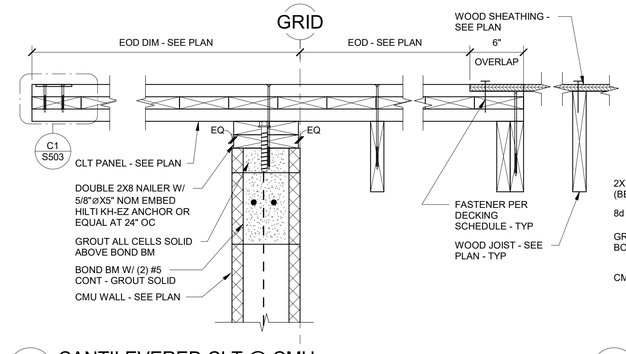
B4 LINTEL SCHEDULE

1/8" = 1'-0"



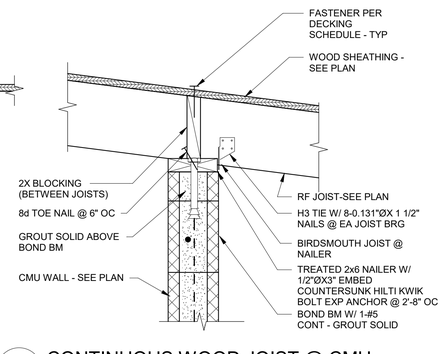
A1 GLULAM BM @ CMU WALL CONN

1" = 1'-0"



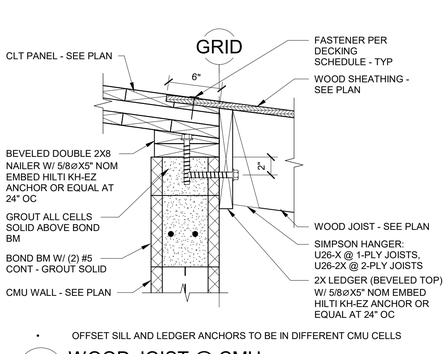
A2 CANTILEVERED CLT @ CMU

1 1/2" = 1'-0"



A3 CONTINUOUS WOOD JOIST @ CMU

1 1/2" = 1'-0"



- OFFSET SILL AND LEDGER ANCHORS TO BE IN DIFFERENT CMU CELLS

A4 WOOD JOIST @ CMU

1 1/2" = 1'-0"

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Revision Schedule

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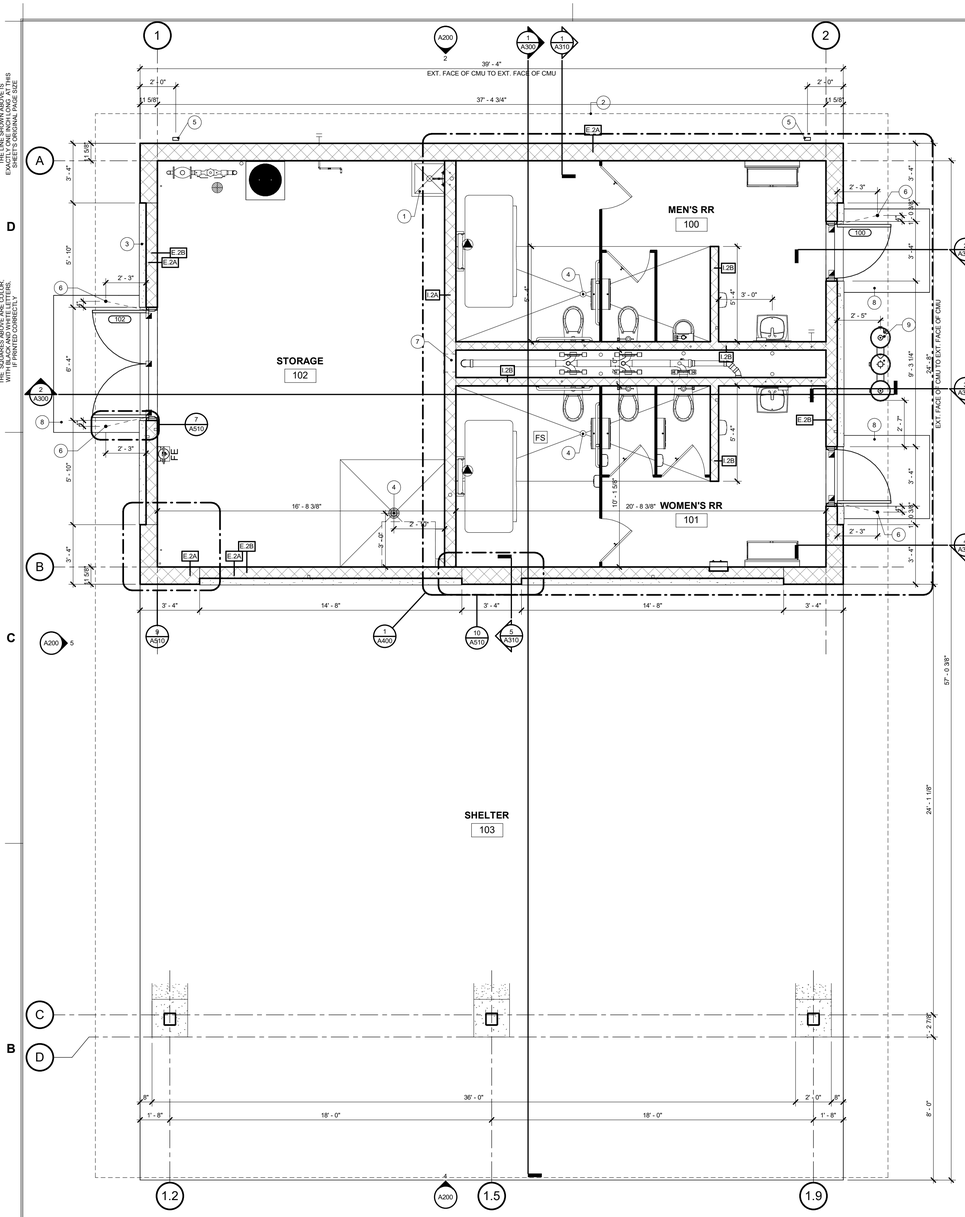
Project Number	23567
Issue	BID SET
Date	2025-06-24

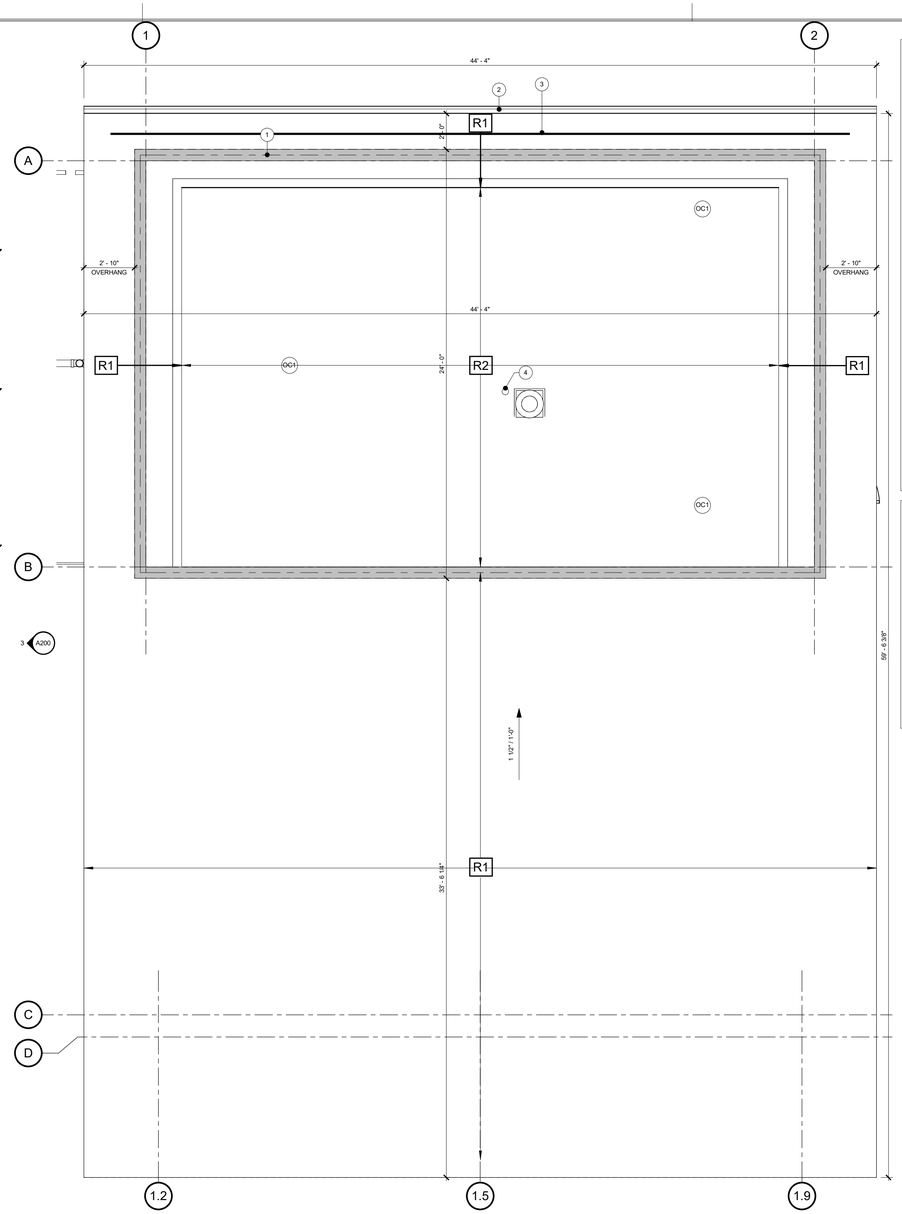
STRUCTURAL DETAILS

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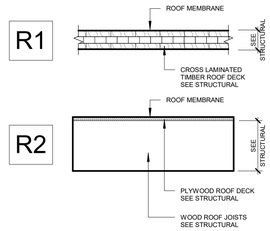
GENERAL NOTES: FLOOR PLANS

1. THESE GENERAL NOTES APPLY TO ALL FLOOR PLAN SHEETS.
2. DRAWINGS SHOULD NOT BE SCALED - DIMENSIONS GOVERN. CONTACT ARCHITECT FOR CLARIFICATION.
3. FLOOR SPOT ELEVATIONS ARE SHOWN THUS **+0'-0"** ON THE FLOOR PLANS. ELEVATION **924.56** = 100.00 GRADE SHOWN ON CIVIL DRAWINGS.
4. ALL WALLS TO EXTEND TO STRUCTURE WITH ACOUSTICAL SEALANT AT TOP AND BOTTOM OF WALL AND WALL PENETRATIONS ABOVE UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS TO BE TYPE **1.2A** UNO.
5. ALL DIMENSIONS ARE TO FACE OF FINISHED WALLS, FACE OF CMU WALLS, OR CENTERLINE OF STRUCTURE / COLUMNS, UNLESS NOTED OTHERWISE.
6. SEE SHEET **A100** FOR WALL TYPE DESCRIPTIONS.
7. PROVISIONS SHALL BE MADE AT FULL HEIGHT NONBEARING WALLS FOR POTENTIAL VERTICAL MOVEMENT OF BUILDING STRUCTURE WITHOUT TRANSFER OF COMPRESSION LOADS TO WALL.
8. MASONRY CONTROL JOINTS SHALL BE PROVIDED IN ACCORDANCE WITH INDUSTRY STANDARDS, MANUFACTURE'S RECOMMENDATIONS, AND SHALL BE LOCATED AS SHOWN ON THE DRAWINGS AND PER PROJECT MANUAL SPECIFICATIONS. PROVIDE WHERE MASONRY WALLS BEARING ON CONCRETE FLOOR SLABS ABUT MASONRY WALLS BEARING ON CONCRETE FOOTINGS.
9. DIMENSIONS FOR DOOR AND WINDOW OPENINGS ARE NOMINAL. VERIFY AND ALLOW RECOMMENDED SHIM AND SEALANT GAPS AS REQUIRED AT DOOR AND WINDOW FRAMES.
10. CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS AND CABINETS AS REQUIRED BY CODE, LOCAL AUTHORITIES HAVING JURISDICTION, AND AS NOTED ON DRAWINGS AND PROJECT MANUAL.
11. DOOR OPENINGS SHALL BE INSTALLED SUCH THAT THE EDGE OF THE HINGE JAMB IS 4" AWAY FROM THE ADJACENT PERPENDICULAR WALL IN CMU ASSEMBLIES AND GYP BD. WALL ASSEMBLIES TYPICAL, UNLESS NOTED OTHERWISE.
12. CONTRACTOR SHALL PROVIDE A CONCRETE STOOP WITH POSITIVE DRAINAGE AWAY FROM BUILDING, CONSTRUCTED ON FROST FOOTINGS AT ALL EXTERIOR DOOR LOCATIONS. SEE PLANS AND STRUCTURAL SHEETS FOR ADDITIONAL DETAIL. THRESHOLDS TO INCLUDE 2" RIGID INSULATION AND FIBERGLASS REINFORCED POLYMER (FRP) ANGLE FOR ANCHORING THE THRESHOLD. SEE DRAWINGS FOR FURTHER DETAILS.
13. CONCRETE FLOORS SHALL SLOPE TO FLOOR DRAINS WHERE INDICATED. SLOPE FLOORS TO DRAIN, NOT TO EXCEED 2% SLOPE TO MAXIMUM SLOPES TO COMPLY WITH ADA AND LOCAL CODES. SEE DRAWINGS FOR ADDITIONAL INFORMATION.
14. ALL CMU BLOCK WALLS BELOW GRADE OR BELOW THRU-WALL FLASHING TO BE GROUTED SOLID.

GENERAL NOTES: ROOF PLAN

1. SEE A100 FOR TYPICAL ROOF DETAILS.
2. ROOF MEMBRANE TO BE FULLY ADHERED TO ROOF EDGE AND MUST EXTEND DOWN OUTSIDE FACE OF DECK 3" MIN.
3. EASE ALL EDGES OF ROOF BLOCKING/SHEATHING WHERE MEMBRANE WRAPS AROUND.
4. ARROWS ON THE PLAN INDICATE DIRECTION OF DRAINAGE. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS OF BUILDING AND VENT LOCATIONS AND OTHER PENETRATIONS.
5. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL PENETRATIONS NOT INDICATED ON THE ROOF PLAN.
6. COORDINATE EXACT SIZE AND LOCATION OF PENETRATIONS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
7. SEE STRUCTURAL DRAWINGS FOR FRAMING AROUND ROOF PENETRATIONS.
8. FLASH ALL DRAINS, CURBS, VENTS, AND STACKS PER MANUFACTURER'S RECOMMENDATIONS IF DETAIL NOT PROVIDED ON DRAWINGS.
9. ALL ROOF CURBS TO BE A MINIMUM OF 8 INCHES ABOVE ROOF LEVEL. PROVIDE TAPERED INSULATION ROOF CRICKETS AT ROOF CURBS AS REQUIRED FOR DRAINAGE AWAY AROUND CURBS.

ROOF TYPES



1 RR/STORAGE/SHELTER FLOOR PLAN

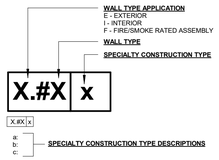
SCALE: 1/4" = 1'-0"

NORTH

FLOOR PLAN NOTES

1	MOP SINK - SEE MEP
2	LINE OF ROOF OVERHEAD
3	CMU SILL - SEE ELEVATIONS
4	SLOPE CONCRETE TO FLOOR DRAIN - SEE MEP
5	METAL DOWNSPOUT
6	FLOOR MOUNTED DOOR STOP - ENSURE THAT DOOR SWING DOES NOT IMPACT STONE SILLS ADJACENT TO EXTERIOR DOORS
7	PLUMBING CHASE ACCESS DOOR
8	CONC STOOP - SEE STRUCTURAL
9	DRINKING FOUNTAIN - SEE CIVIL

WALL TAG LEGEND



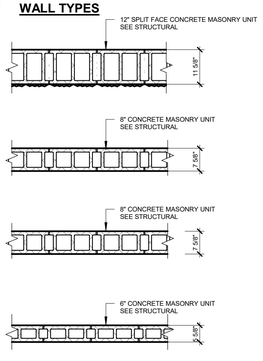
E.2A

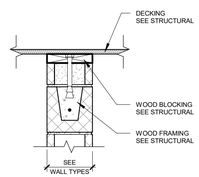
E.2B

I.2A

I.2B

WALL TYPES





TYPICAL CEILING AT T.O.W. NON-BEARING CMU

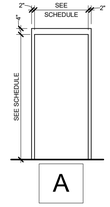
2 ROOF PLAN

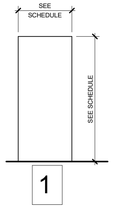
SCALE: 1/4" = 1'-0"

NORTH

ROOF PLAN NOTES

1	CENTERLINE OF 8" CMU WALL BELOW
2	METAL GUTTER w/DOWNSPOUT
3	SNOW GUARD - SEE SPEC
4	PLUMBING VENT





GENERAL NOTES: DOOR AND FRAME NOTES

1. ALL DOOR AND FRAME DIMENSIONS TO BE VERIFIED BEFORE FABRICATION
2. ALL POTENTIAL CODE NONCOMPLIANCE ISSUES ARE TO BE IDENTIFIED PRIOR TO BIDDING A PRODUCT. ANY SUB-CONTRACTOR BIDDING A PRODUCT CONDITION KNOWN TO BE NON-COMPLIANT ASSUMES EQUAL LIABILITY.
3. ALL HOLLOW METAL DOORS AND FRAMES ARE TO BE GALVANIZED, PRIMED AND PAINTED. SEE SPEC.
4. GROUT ALL HOLLOW METAL FRAMES SOLID WITH PORTLAND CEMENT BASED MORTAR.
5. ALL FRAMES WIDER THAN 44" TO HAVE HEAD STIFFENERS.
6. VERIFY ALL ITEMS ON SCHEDULE WITH FLOOR PLAN. FLOOR PLAN PREVAILS FOR DOOR SWING, FRAME TYPE AND DIMENSIONAL INFORMATION.
7. GENERAL CONTRACTOR TO COORDINATE MEETING BETWEEN ARCHITECT/OWNER AND DOOR VENDOR TO ESTABLISH KEY SCHEDULE INFORMATION.
8. CONTRACTOR TO REVIEW ADA ACTUATOR LOCATIONS WITH OWNER & ARCHITECT BEFORE INSTALLATION.
9. HOLLOW METAL FRAME THROAT DEPTH TO MATCH WALL THICKNESS AT ALL METAL-FRAMED STUD WALLS. REFER TO FLOOR PLAN AND WALL TYPES FOR LOCATIONS. WALL TYPES AND WALL THICKNESSES. CONTRACTOR TO VERIFY FRAME DEPTH AT ALL LOCATIONS.

DOOR FRAME TYPES

DOOR PANEL TYPES

EXTERIOR DOOR SCHEDULE

	DOOR						FRAME			
	SIZE						SIZE			
DOOR #	WD	HT	TH	TYPE	MATL		DEPTH	TYPE	MATL	NOTES
100	3' - 0"	7' - 0"	1 3/4"	1	HM		7 5/8"	A	HM	DOOR STOP @ FLOOR - SEE PLAN
101	3' - 0"	7' - 0"	1 3/4"	1	HM		7 5/8"	A	HM	DOOR STOP @ FLOOR - SEE PLAN
102	6' - 0"	7' - 0"	1 3/4"	1	HM		7 5/8"	A	HM	DOOR STOP @ FLOOR - SEE PLAN

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RR/STORAGE/SHELTER FLOOR & ROOF PLANS

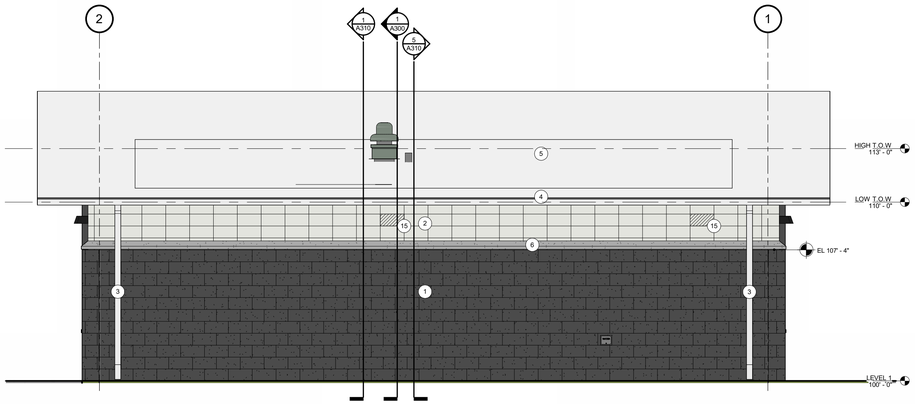
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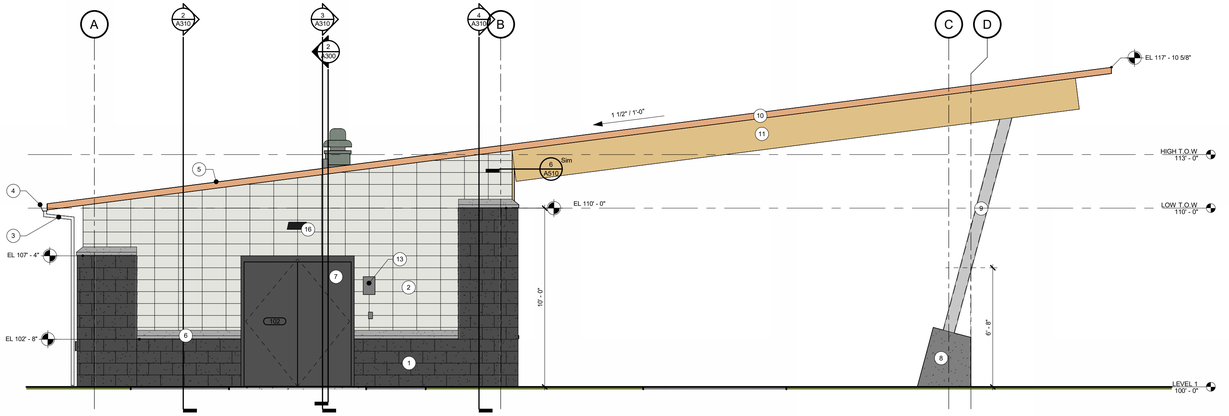
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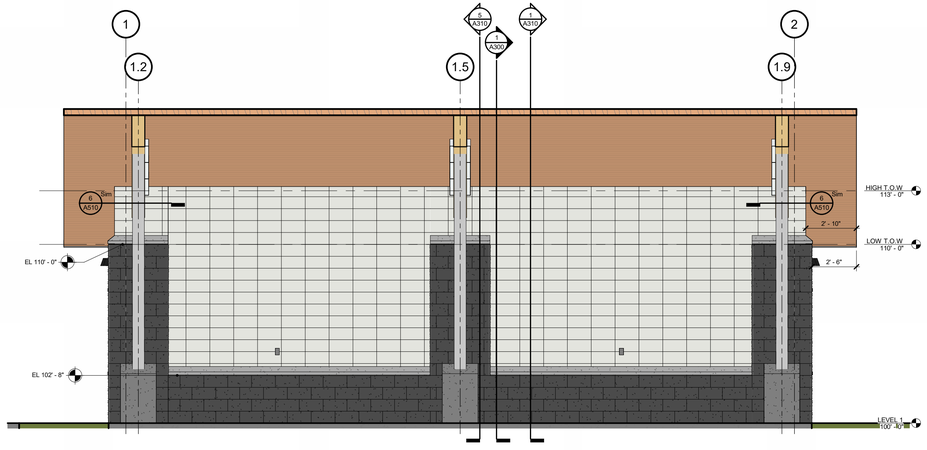
2 RR/STORAGE SHELTER NORTH ELEVATION

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



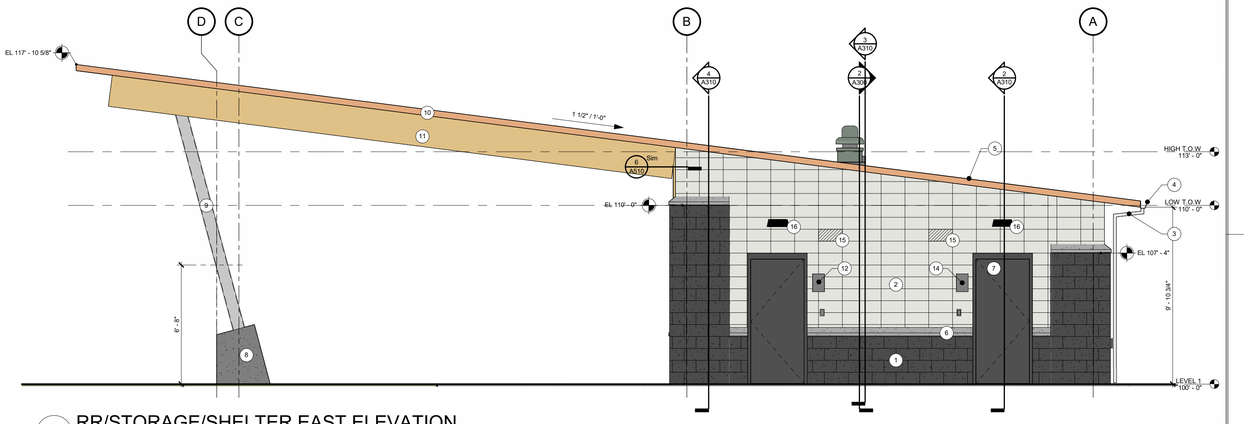
5 RR/STORAGE/SHELTER WEST ELEVATION

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



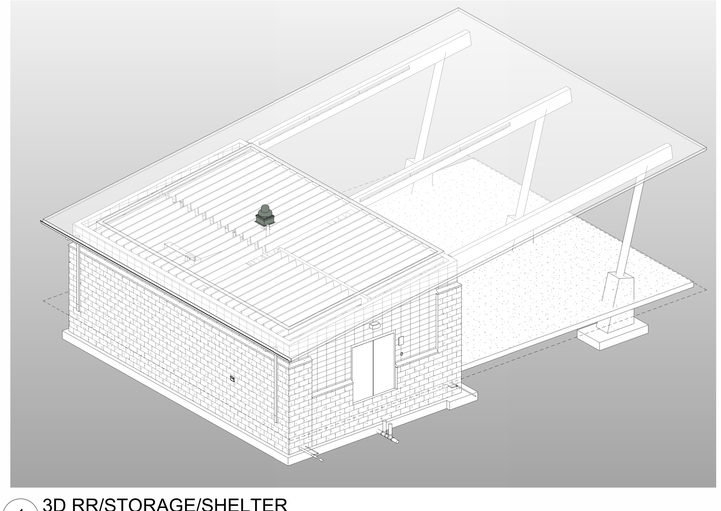
4 RR/STORAGE/SHELTER SOUTH ELEVATION

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



3 RR/STORAGE/SHELTER EAST ELEVATION

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



1 3D RR/STORAGE/SHELTER

SCALE:

MATERIAL LEGEND

CMU-1- #951 ONYX SPLIT FACED

CMU-2 - #759 ICE WHITE BURNISHED

MATERIAL PERCENTAGES

NORTH

TOTAL SF = 391 SF

	SF	%
MASONRY	391	100
GLAZING	--	--
DOORS	--	--

SOUTH

TOTAL SF = 559 SF

	SF	%
MASONRY	509	91
WOOD (STRUCTURE)	31	5
CONCRETE	19	4

WEST

TOTAL SF = 361 SF

	SF	%
MASONRY	240	67
WOOD (STRUCTURE)	67	19
DOORS	46	12
CONCRETE	8	2

EAST

TOTAL SF = 361 SF

	SF	%
MASONRY	237	66
WOOD (STRUCTURE)	67	19
DOORS	49	13
CONCRETE	8	2

EXTERIOR ELEVATION NOTES

1	CMU 1 (SEE MATERIAL LEGEND)
2	CMU 2 (SEE MATERIAL LEGEND)
3	METAL DOWNSPOUT
4	METAL GUTTER
5	TPO ROOF
6	CAST STONE SILL
7	HM DOOR - SEE SCHEDULE
8	CONC PIER
9	STEEL COLUMN - SEE STRUCTURAL
10	CROSS LAMINATED TIMBER ROOF DECK - SEE STRUCTURAL
11	GLUE LAMINATED WOOD JOISTS - SEE STRUCTURAL
12	WOMEN'S RR SIGNAGE
13	STORAGE ROOM SIGNAGE
14	MEN'S RR SIGNAGE
15	VENT INTAKE
16	WALL PACK LIGHT - SEE MECH

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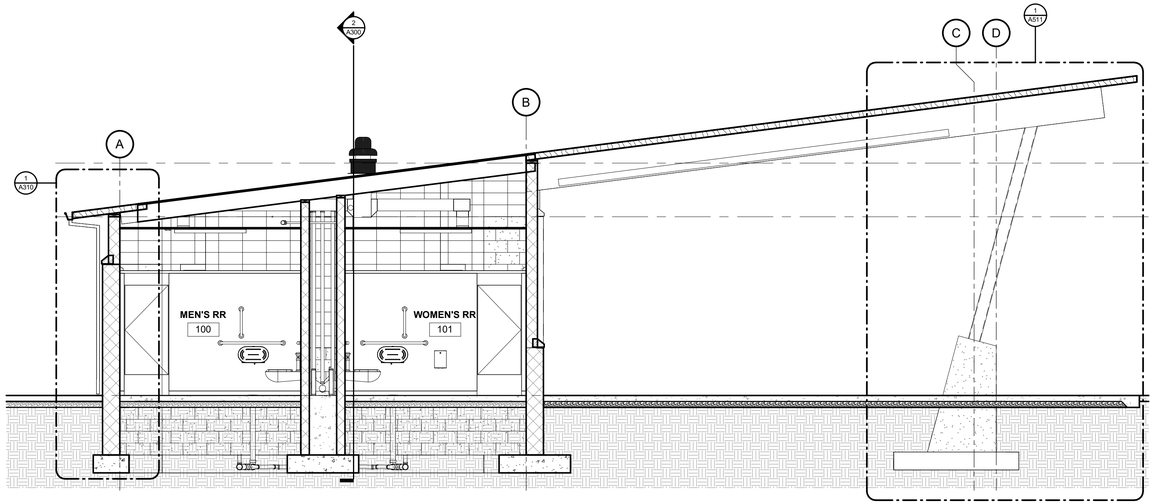
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EXTERIOR ELEVATIONS

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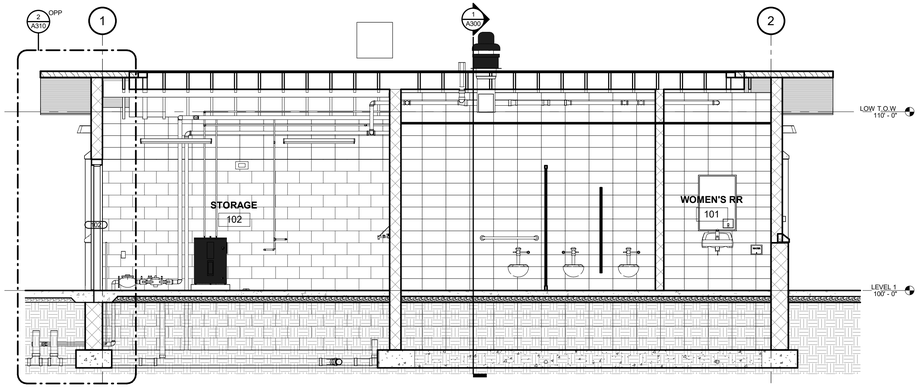
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1 NORTH-SOUTH BUILDING SECTION

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

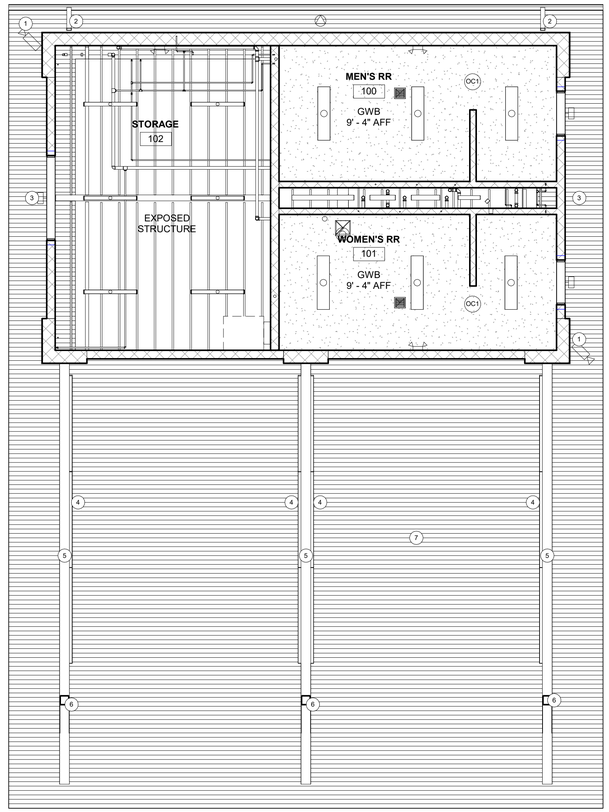


2 EAST-WEST BUILDING SECTION

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

REFLECTED CEILING PLAN NOTES

1	SECURITY CAMERA - SEE ELEC
2	DOWNSPOUT
3	WALL LIGHT - SEE ELEC
4	LIGHT FIXTURE - SEE ELEC
5	LAMINATED BEAM - SEE STRUCTURAL
6	STEEL COLUMN - SEE STRUCTURAL
7	SLOPING/STAINED CLT DECK



3 REFLECTED CEILING PLAN

SCALE: 3/16" = 1'-0"

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BUILDING SECTIONS AND REFLECTED CEILING PLAN

A300

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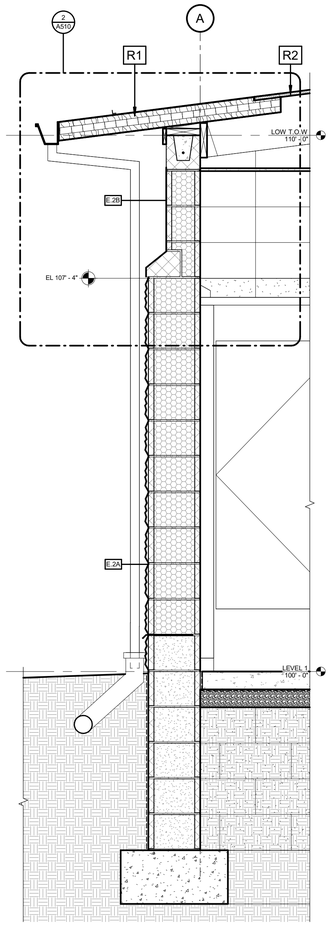
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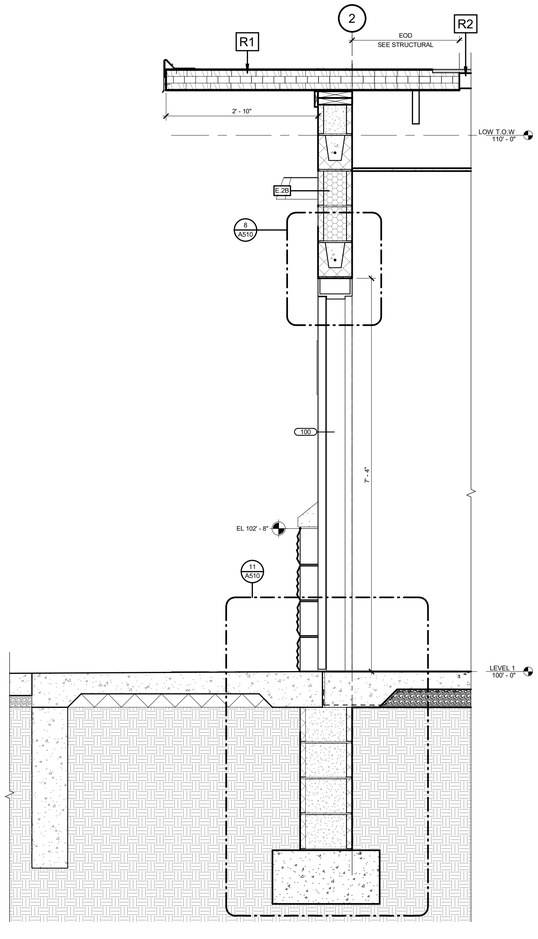
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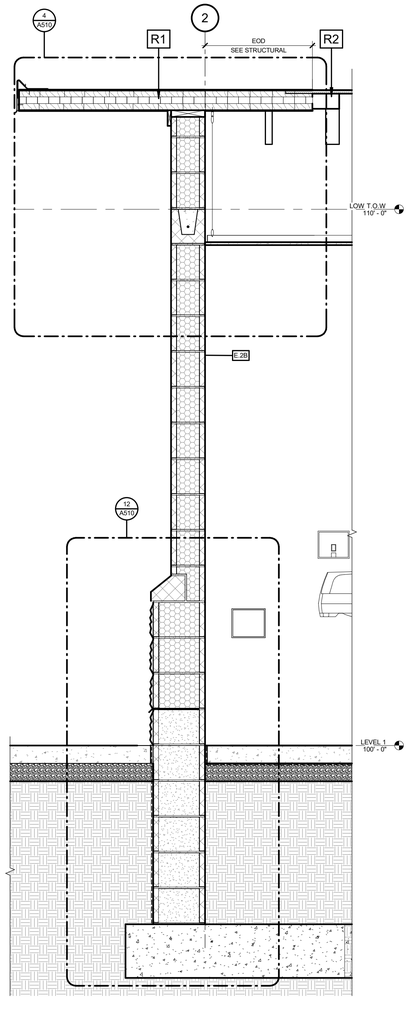
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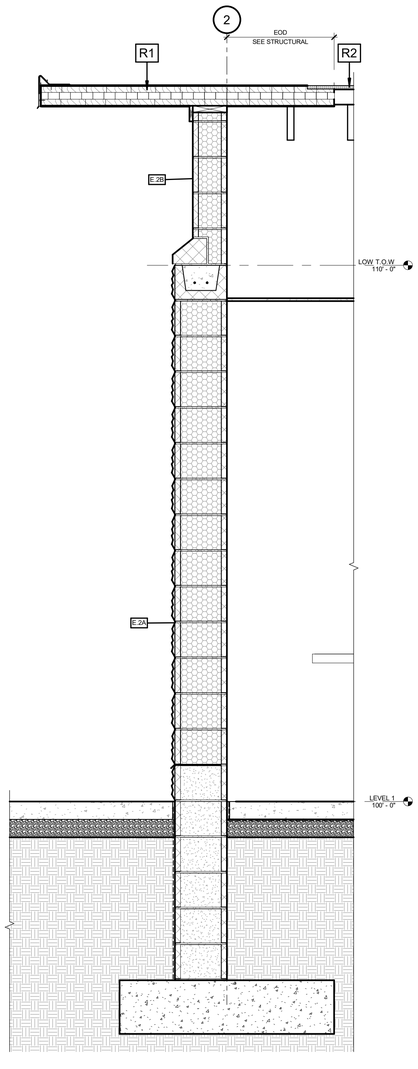
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SCALE: 3/4" = 1'-0"



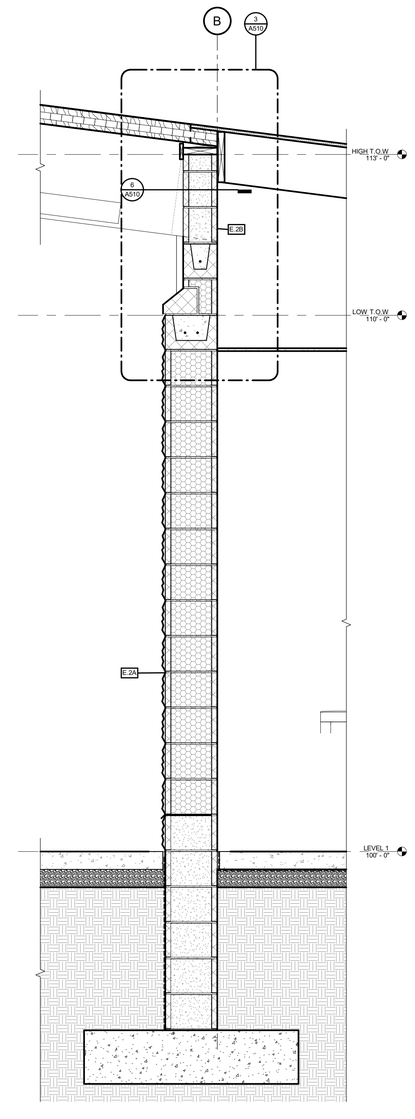
2 WALL SECTION
SCALE: 3/4" = 1'-0"



3 WALL SECTION
SCALE: 3/4" = 1'-0"



4 WALL SECTION
SCALE: 3/4" = 1'-0"



5 WALL SECTION
SCALE: 3/4" = 1'-0"

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WALL SECTIONS

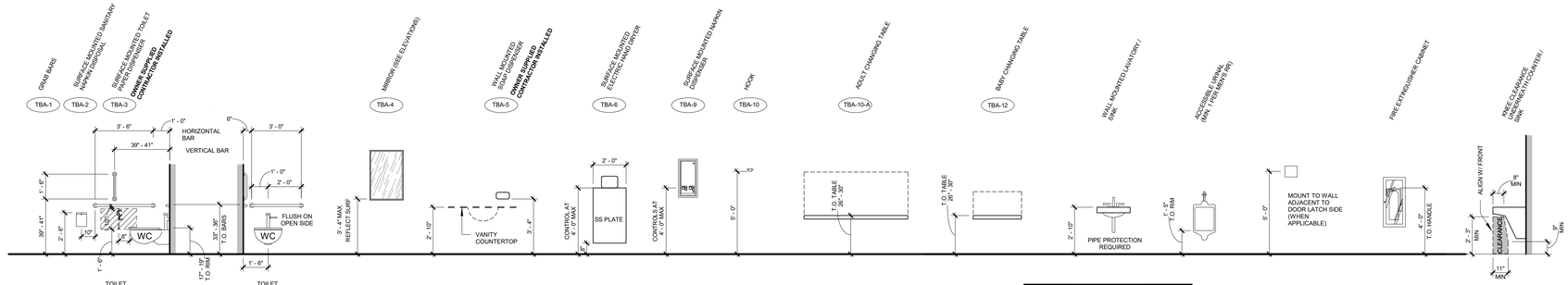
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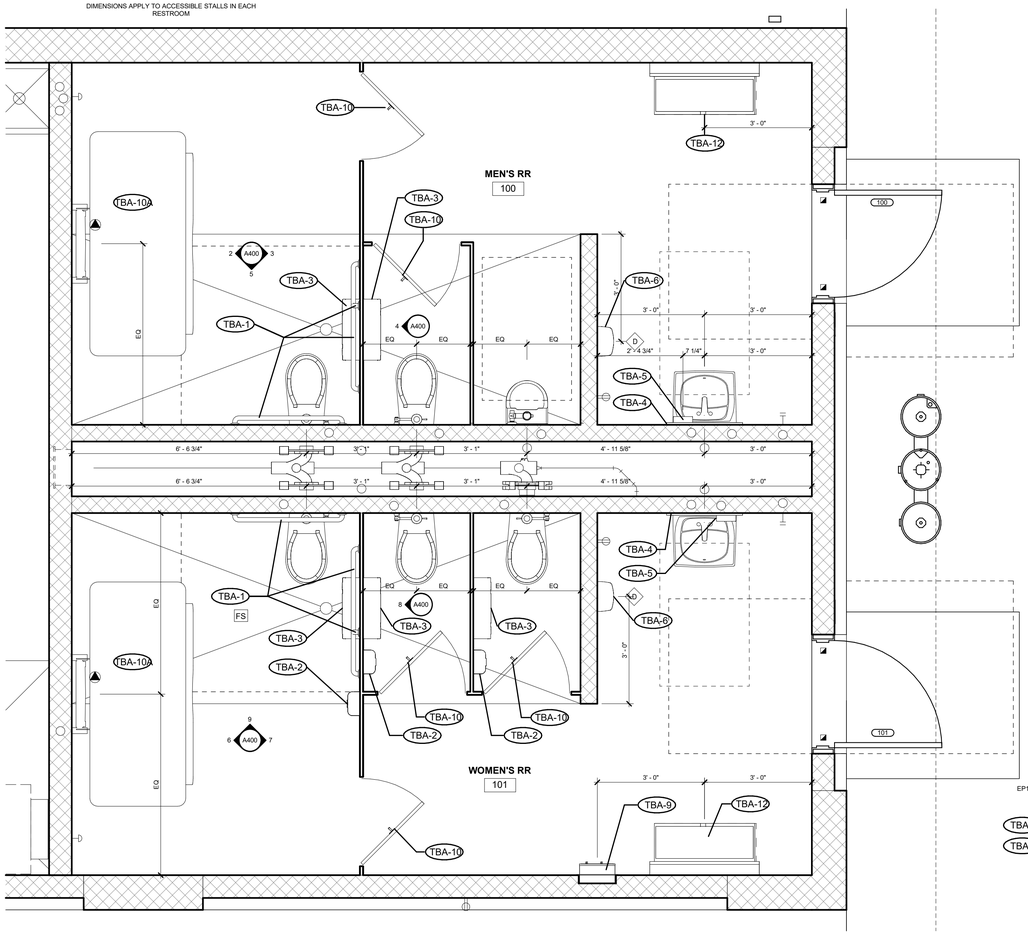
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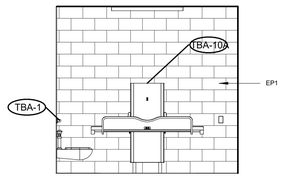
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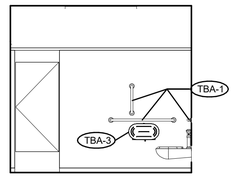
DIMENSIONS APPLY TO ACCESSIBLE STALLS IN EACH RESTROOM



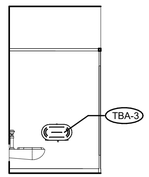
1 ENLARGED RR PLAN
SCALE: 1/2" = 1'-0"



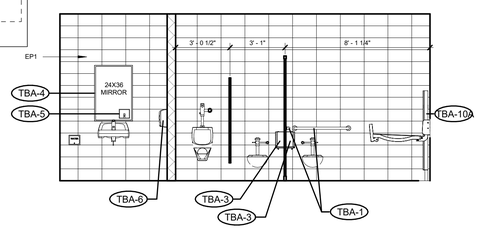
2 MEN'S RR ELEVATION
SCALE: 1/4" = 1'-0"



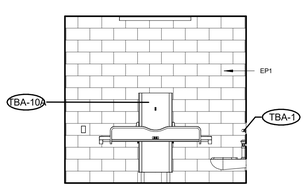
3 MEN'S RR ELEVATION
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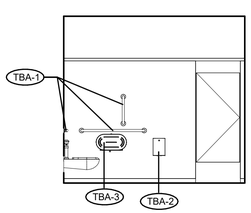
4 MEN'S RR ELEVATION
SCALE: 1/4" = 1'-0"



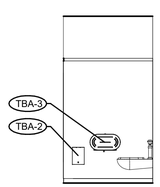
5 MEN'S RR ELEVATION
SCALE: 1/4" = 1'-0"



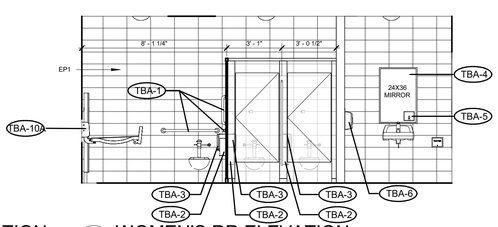
6 WOMEN'S RR ELEVATION
SCALE: 1/4" = 1'-0"



7 WOMEN'S RR ELEVATION
SCALE: 1/4" = 1'-0"



8 WOMEN'S RR ELEVATION
SCALE: 1/4" = 1'-0"



9 WOMEN'S RR ELEVATION
SCALE: 1/4" = 1'-0"

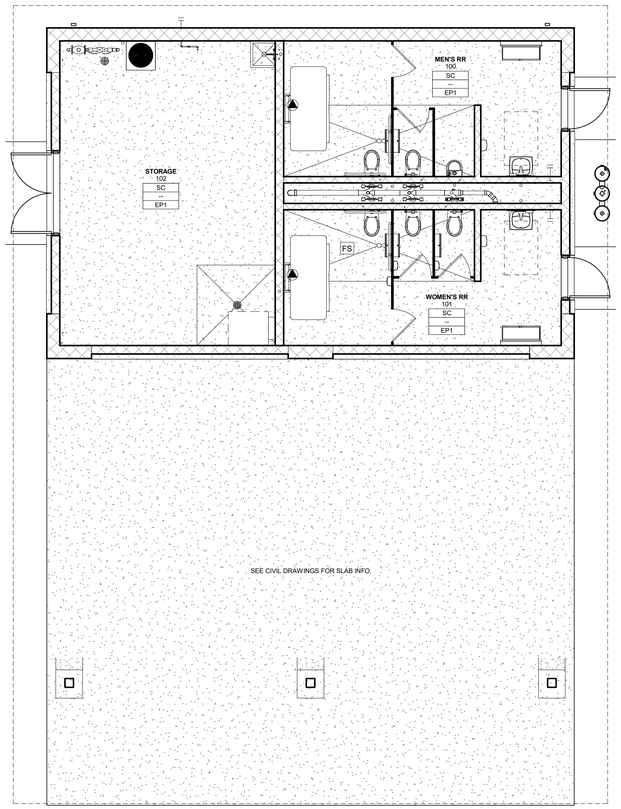
GENERAL FINISH NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION AND BEFORE ORDERING MATERIALS. DO NOT SCALE DRAWINGS.
2. REFER TO FLOOR FINISH PLAN FOR MORE INFORMATION ON FLOOR COVERING LOCATIONS, PATTERNS, AND ACCENT WALL LOCATIONS.
3. REFER TO REFLECTED CEILING PLAN FOR MORE INFORMATION ON CEILING HEIGHTS, MATERIALS, PATTERNS, AND ACCENTS PAINT LOCATIONS.
4. EPOXY PAINT TO BE USED IN RESTROOMS, UNLESS NOTED OTHERWISE.
5. ALL GYPSUM BOARD CEILINGS TO BE PAINTED CEILING WHITE, UNLESS NOTED OTHERWISE.
6. ALL OTHER TRANSITION STRIPS TO BE SUBMITTED FOR APPROVAL BY DESIGNER.
7. 4'H FIBERGLASS-REINFORCED PANELS BEHIND MOP SINK AND ALONG ADJACENT WALL(S).

ROOM NAME → (ROOM NAME)
ROOM NUMBER → #
FLOOR FINISH → CPT#
BASE FINISH → RB#
WALL FINISH → PNT#
FLOOR FINISH TAG

FINISH KEY

KEY	PRODUCT	MANUFACTURER	PATTERN / COLOR
1 FLOORING			
SC	SEALED CONCRETE	SEE SPEC	SEE SPEC
2 WALL COVERINGS			
EP1	EPOXY PAINT	SHERWIN WILLIAMS	TBD
4 CEILING FINISHES			
GWB	GYPSUM WALL BOARD	SEE SPEC	SEE SPEC



11 FLOOR FINISH PLAN
SCALE: 3/16" = 1'-0"

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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

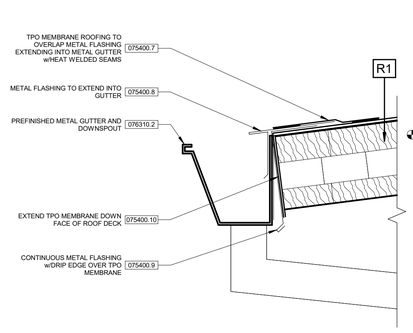
Project Number	23567
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INTERIOR PLANS AND ELEVATIONS

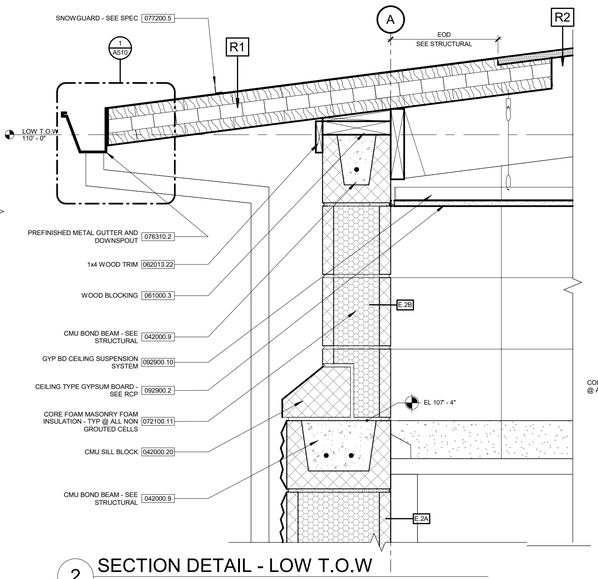
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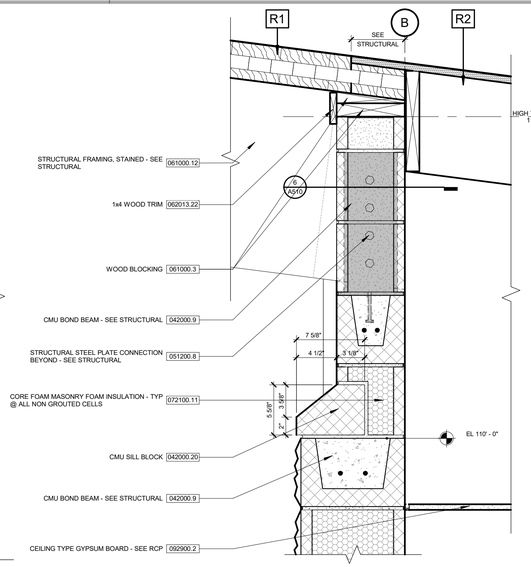
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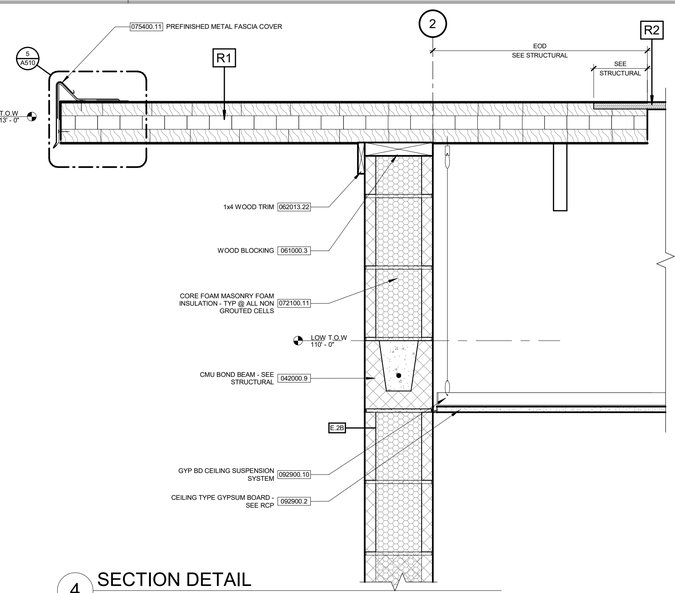
1 SECTION DETAIL - ROOF EDGE
SCALE: 3" = 1'-0"



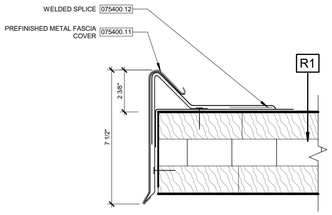
2 SECTION DETAIL - LOW T.O.W
SCALE: 1 1/2" = 1'-0"



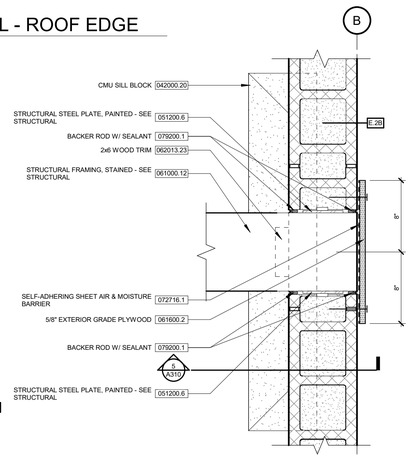
3 SECTION DETAIL - HIGH T.O.W
SCALE: 1 1/2" = 1'-0"



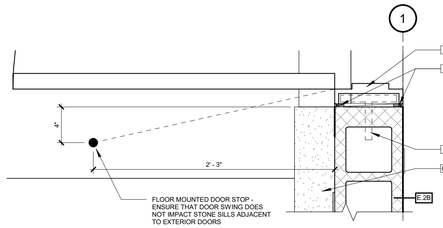
4 SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



5 SECTION DETAIL - ROOF EDGE
SCALE: 3" = 1'-0"

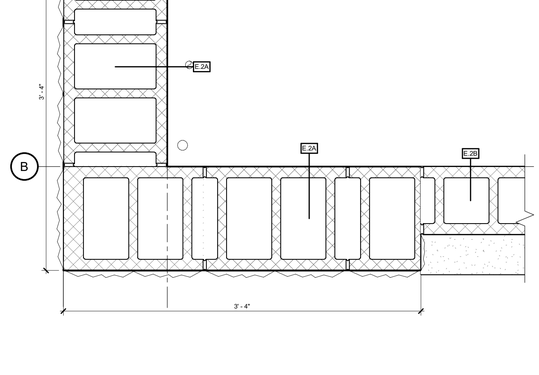


6 SECTION DETAIL @ HIGH T.O.W
SCALE: 1 1/2" = 1'-0"

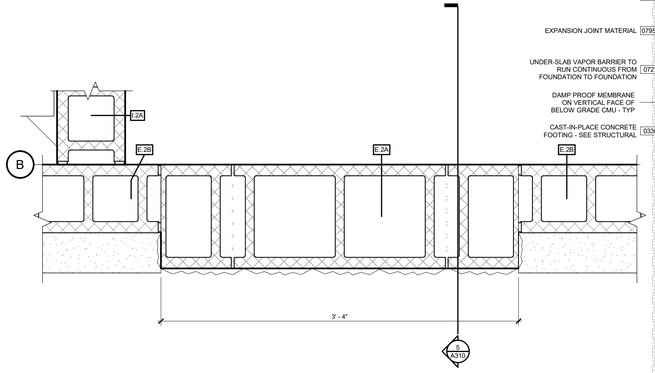


7 PLAN DETAIL - DOOR JAMB
SCALE: 1 1/2" = 1'-0"

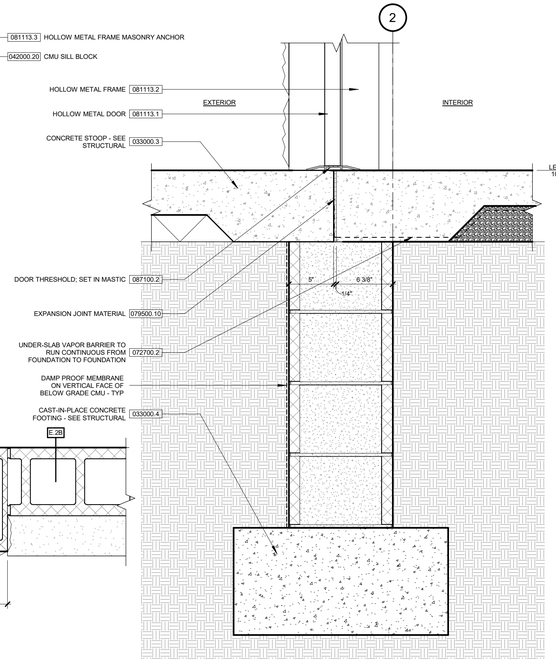
8 SECTION DETAIL - DOOR HEAD
SCALE: 1 1/2" = 1'-0"



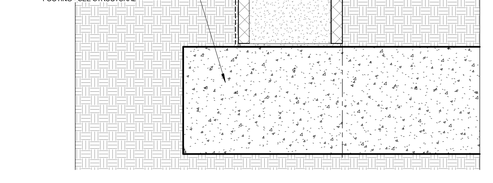
9 PLAN DETAIL - CORNER
SCALE: 1 1/2" = 1'-0"



10 PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



11 SECTION DETAIL - DOOR SILL
SCALE: 1 1/2" = 1'-0"



12 SECTION DETAIL - B.O.W
SCALE: 1 1/2" = 1'-0"

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Revision Schedule

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GRIMES, IA 50111

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Issue	BID SET
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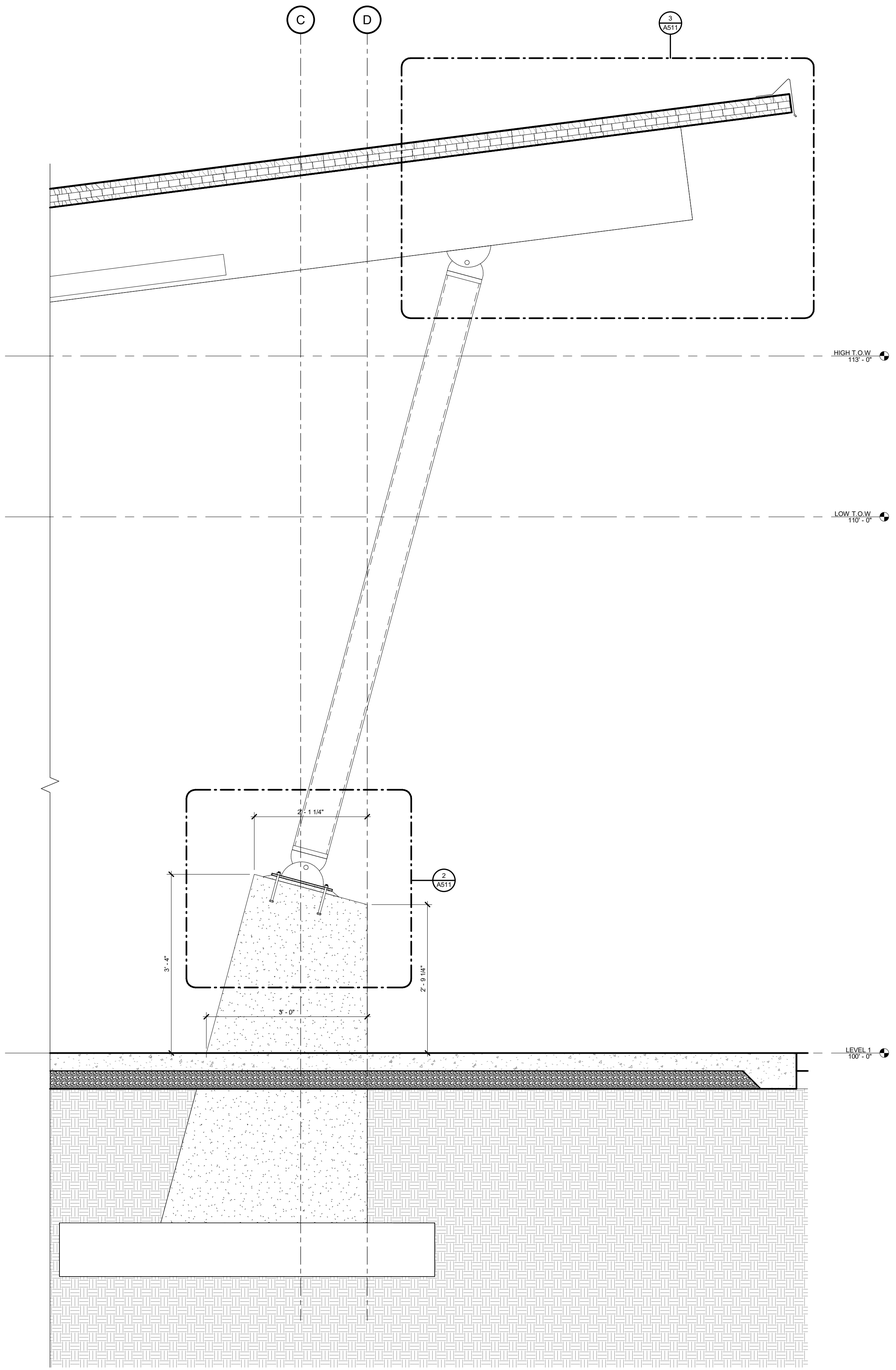
SECTION AND PLAN DETAILS

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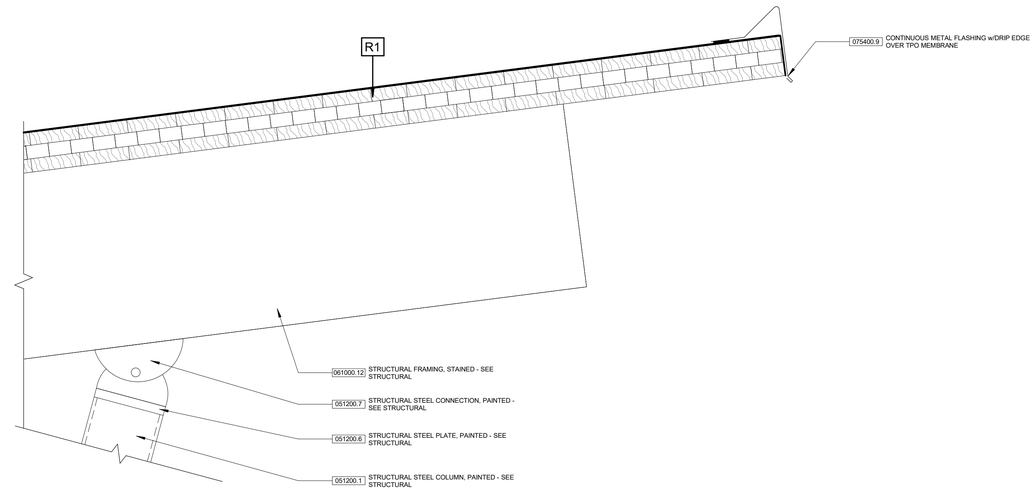
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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. IF THIS IS NOT THE CASE, PRINT SCALE INCORRECT.
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. IF THIS IS NOT THE CASE, PRINT INCORRECTLY.
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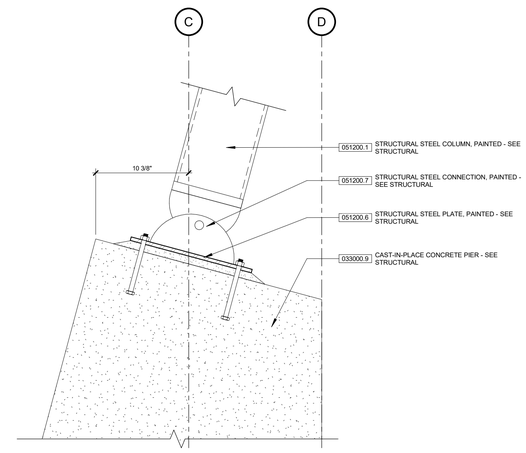
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. ADJUST PLOT SCALE ACCORDINGLY.
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY.



1 SECTION
SCALE: 3/4" = 1'-0"



3 SECTION DETAIL - HIGH ROOF EDGE
SCALE: 1 1/2" = 1'-0"



2 SECTION DETAIL - COLUMN BASE
SCALE: 1 1/2" = 1'-0"

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SECTION DETAILS

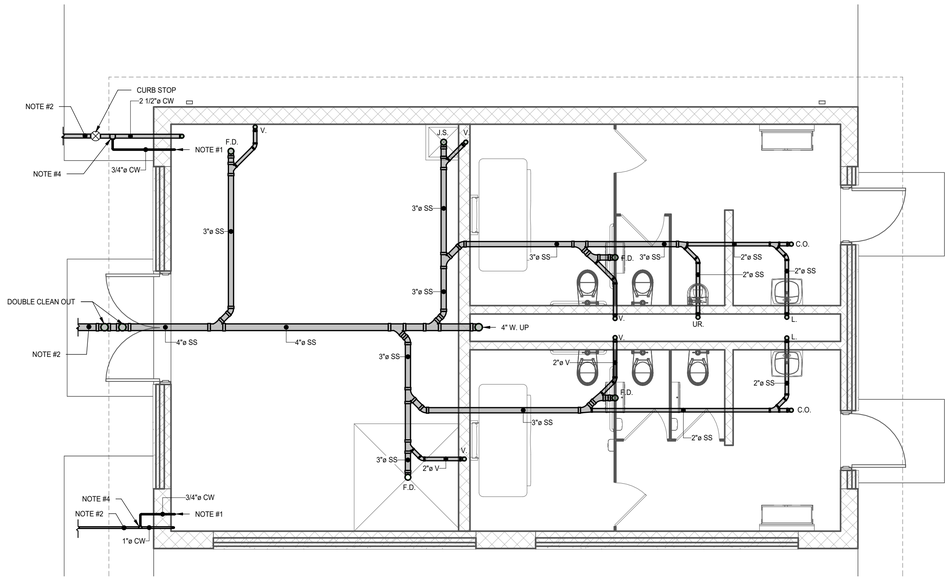
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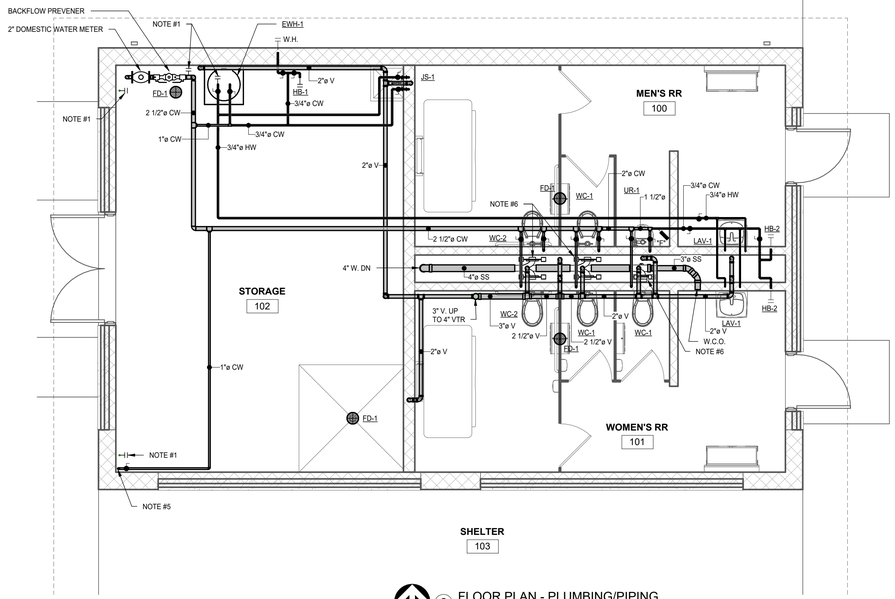
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THE LINE SHOWN ABOVE IS EXACTLY 1" LONG ON ORIG. SHEET. IF NOT, DRAWING HAS BEEN SCALED.

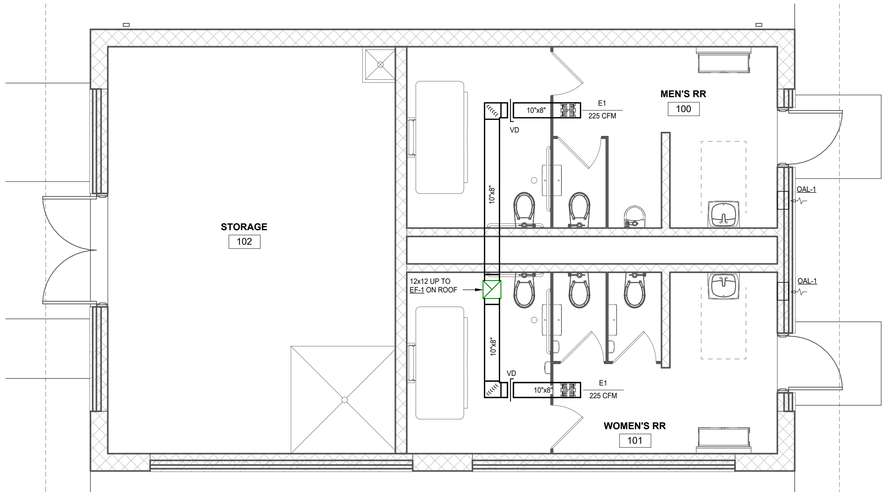
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTER, WHEN CONVERTED.



1 FLOOR PLAN - UNDERFLOOR PLUMBING
1/4" = 1'-0"
NORTH



2 FLOOR PLAN - PLUMBING/PIPING
1/4" = 1'-0"
NORTH



3 FLOOR PLAN - SHEET METAL
1/4" = 1'-0"
NORTH

GENERAL NOTES

1. COORDINATE LOCATION/INSTALLATION OF MECHANICAL AND ELECTRICAL WORK WITH ALL OTHER TRADES. NO ASPECT OF A SYSTEM INSTALLATION OR ITS ROUGH-IN SHALL COMMENCE UNTIL PROPER AND TIMELY COORDINATION WITH ALL TRADES ASSOCIATED WITH THE INSTALLATION HAS TRANSPIRED. ITEMS TO BE COORDINATED SHALL INCLUDE, BUT NOT BE LIMITED TO: BUILDING STRUCTURE, SHEET METAL, ALL PIPING SYSTEMS, LIGHT FIXTURES, CONDUITS, CABLE TRAYS, WORK ABOVE LAY-IN CEILINGS, ETC. REFER TO ALL GENERAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
2. DRAWINGS SHOWING LOCATIONS OF EQUIPMENT, PIPING, ETC. ARE DIAGRAMMATIC AND MAY NOT ALWAYS REFLECT ACTUAL INSTALLATION CONDITIONS. DRAWINGS SHOW THE GENERAL ARRANGEMENT OF ALL DUCTWORK, PIPING, EQUIPMENT, ETC. AND MAY NOT INCLUDE ALL OFFSETS AND FITTINGS AS REQUIRED FOR COMPLETE INSTALLATION. THE DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION AND THE WORK OF OTHERS WILL PERMIT.

REFERENCE NOTES

1. PROVIDE SHUT OFF VALVE AND 3/4" VALVED BLOW DOWN CONNECTION FOR WINTERIZING.
2. EXTEND 5'-0" FROM BUILDING. SEE CIVIL DRAWINGS FOR CONTINUATION.
3. EXHAUST FAN EF-1 INTERLOCKED WITH OCCUPANCY SENSORS CONTROLLING LIGHTS. REFER TO ELECTRICAL DRAWINGS.
4. CONNECT WATER SERVICE TO MAIN BELOW FROST LINE.
5. PROVIDE 1" WATER LINE TO SERVE PARK DRINKING FOUNTAIN.
6. USE HORIZONTAL CARRIERS FOR MOUNTING WC-1 AND WC-2.

PLUMBING FIXTURE SCHEDULE

FIXTURE TYPE	C.W.	H.W.	WASTE	VENT
FLOOR DRAIN	-	-	3"	2"
HOSE BIBB	1/2"	-	-	-
JANITOR SINK	1/2"	1/2"	3"	2"
LAVATORY	1/2"	1/2"	1-1/2"	1-1/2"
SINK	1/2"	1/2"	2"	1-1/2"
URINAL	3/4"	-	2"	1-1/2"
WALL HYDRANT	3/4"	-	-	-
WATER CLOSET - FLUSH	1"	-	4"	2"

NOTES:
1. ALL UNDERFLOOR WASTE PIPING SHALL BE 3" UNLESS NOTED OTHERWISE ON THE DRAWINGS.

MECHANICAL LEGEND

ABBREVIATIONS (COMMON):

AFF	ABOVE FINISHED FLOOR
ERR	EXISTING DEVICE TO BE REMOVED AND RELOCATED
EX	EXISTING DEVICE TO REMAIN
EXR	EXISTING DEVICE TO BE REMOVED
TYP	TYPICAL

ABBREVIATIONS (PLUMBING/PIPING SYSTEMS):

CD	CONDENSATE DRAIN
CW	COLD WATER
D	DRAIN
HW	HOT WATER
HWRC	HOT WATER RECIRCULATION
V	VENT
W	WASTE

COMMON SYMBOLS:

	POINT OF CONNECTION

PLUMBING/PIPING SYMBOLS:

	EXISTING PIPING TO REMAIN
	EXISTING PIPING TO BE REMOVED
	EXISTING PIPING TO BE ABANDONED IN PLACE
	BALL VALVE
	MANUAL BALANCING VALVE
'A'	SHOCK ABSORBER (SIZE INDICATED BY LETTER DESIGNATION)
	FLOOR DRAIN

SHEET METAL SYMBOLS:

	SUPPLY AIR DIFFUSER
	RETURN AIR GRILLE
	EXHAUST AIR GRILLE
	SIDEWALL REGISTER OR GRILLE
	PLENUM SLOT DIFFUSER
XX / YYY	DIFFUSER TAG (XX = DIFFUSER TYPE, YY = CFM AIR QUANTITY) REFER TO GRILLES, REGISTERS AND DIFFUSERS SCHEDULE
T	THERMOSTAT
H	HUMIDISTAT
OC	OCCUPANCY SENSOR
FS	FLOW MEASURING STATION
VD	VOLUME DAMPER

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FLOOR PLANS - MECHANICAL

M100

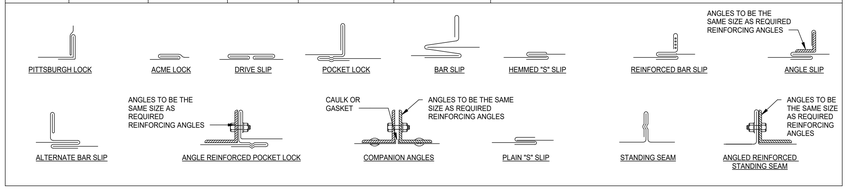
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File Location: S:\24045 Confluence - City of Grimes Lions Park\NEBOX\CIVIL - LANDSCAPE\CONFLUENCE TITLEBLOCK_24x36/ | SAVE DATE: 3/11/2025 8:54 AM BY: cHauda / PLOT DATE: 1/20/2023 2:45 PM BY: Orion Lauda

THICKNESS & REINFORCING SCHEDULE - * LOW PRESSURE DUCTWORK

*NOTE: LOW PRESSURE DUCTWORK SHALL BE DUCTWORK IN WHICH THE PRESSURE DOES NOT EXCEED 2" GAITER GAUGE.

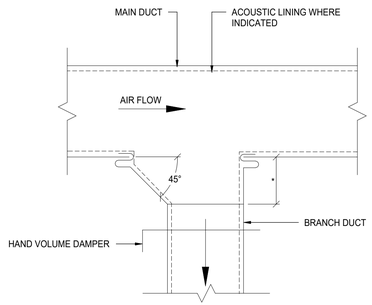
GREATEST DUCT DIMENSION	STEEL DUCTS U.S. STANDARD GAUGE	ALUMINUM DUCTS B&S GAUGE	LONGITUDINAL SEAM	TRANSVERSE JOINT SMALLEST DIMENSION	TRANSVERSE JOINT GREATEST DIMENSION	REINFORCING (ALL DUCTS 18" THRU 54" SHALL BE CROSSBROKEN)
12" OR LESS	26	24(0.020")	PITTSBURGH OR ACME LOCK	DRIVE SLIP OR POCKET LOCK OR BAR SLIP	PLAIN "S" SLIP OR POCKET LOCK OR BAR SLIP	NONE REQUIRED
13" THRU 18"	24	22(0.025")	PITTSBURGH OR ACME LOCK	DRIVE SLIP OR POCKET LOCK OR BAR SLIP	PLAIN "S" SLIP OR POCKET LOCK OR BAR SLIP	NONE REQUIRED
19" THRU 30"	24	22(0.025")	PITTSBURGH OR ACME LOCK	HEMMED "S" SLIP OR BAR SLIP OR DRIVE SLIP OR 1" POCKET LOCK	HEMMED "S" SLIP OR BAR SLIP OR 1" POCKET LOCK	IF TRANSVERSE JOINTS ARE LOCATED 4'-0" OR LESS ON CENTER NO REINFORCING IF ON 8'-0" CENTERS REINFORCE WITH 1"x1"x1/8" ANGLES AT 4'-0" O.C. FASTENED ON 8" CENTERS
31" THRU 42"	22	20(0.032")	PITTSBURGH OR ACME LOCK	DRIVE SLIP 18" OR LESS BAR SLIP REINFORCED BAR SLIP OR POCKET LOCK	BAR SLIP OR REINFORCED BAR SLIP OR POCKET LOCK	IF TRANSVERSE JOINTS ARE LOCATED 4'-0" OR LESS ON CENTER NO REINFORCING IF ON 8'-0" CENTERS REINFORCE WITH 1"x1"x1/8" ANGLES AT 4'-0" O.C. FASTENED ON 8" CENTERS
43" THRU 54"	22	20(0.032")	PITTSBURGH LOCK	1 1/4" BAR SLIP OR REINFORCED BAR SLIP OR 1 1/2" POCKET LOCK	1 1/4" BAR SLIP OR REINFORCED BAR SLIP OR 1 1/2" POCKET LOCK	IF TRANSVERSE JOINTS ARE LOCATED 4'-0" OR LESS ON CENTER NO REINFORCING IF ON 8'-0" CENTERS REINFORCE WITH 1"x1"x1/8" ANGLES AT 4'-0" O.C. FASTENED ON 8" CENTERS
55" THRU 60"	20	18(0.040")	PITTSBURGH LOCK	1 1/4" BAR SLIP OR REINFORCED BAR SLIP OR 1 1/2" POCKET LOCK	1 1/4" BAR SLIP OR REINFORCED BAR SLIP OR 1 1/2" POCKET LOCK	IF TRANSVERSE JOINTS ARE LOCATED 4'-0" OR LESS ON CENTER NO REINFORCING IF ON 8'-0" CENTERS REINFORCE WITH 1"x1"x1/8" ANGLES AT 4'-0" O.C. FASTENED ON 8" CENTERS
61" THRU 84"	20	18(0.040")	PITTSBURGH LOCK	REINFORCED BAR SLIP OR ANGLE SLIP ALTERNATE BAR SLIP. OR ANGLE REINFORCED POCKET LOCK	REINFORCED BAR SLIP OR ANGLE SLIP ALTERNATE BAR SLIP OR ANGLE REINFORCED POCKET LOCK	REINFORCE ALL SIDES OVER 60" WITH 1 1/2"x1 1/2"1/8" ANGLES ON 2'-0" CENTERS. SIDES UNDER 60" NEED NO REINFORCING IF JOINTS ARE ON 4'-0" CENTERS. IF JOINTS ARE ON 8'-0" CENTERS REINFORCE WITH 1 1/2"x1 1/2"x1/8" ANGLES ON 4'-0" CENTERS.
85" THRU 95"	18	16(0.051") (LONGITUDINAL SEAM MAY BE STANDING SEAM)	PITTSBURGH LOCK	1 1/2" COMPANION ANGLES OR ANGLE REINFORCED POCKET LOCK OR 1 1/2" ANGLE SLIP OR REINFORCED BAR SLIP	1 1/2" COMPANION ANGLES OR ANGLE REINFORCED POCKET LOCK OR 1 1/2" ANGLE SLIP OR REINFORCED BAR SLIP	REINFORCE ALL SIDES OVER 84" WITH 1 1/2"x1 1/2"x3/16" ANGLES ON 2'-0" CENTERS. SIDES 61" THRU 84" REINFORCE WITH 1 1/2"x1 1/2"x1/8" ANGLES ON 2'-0" CNETERS. SIDES 60" OR LESS NEED NO REINFORCING IF JOINTS ARE ON 4'-0" CENTERS. IF JOINTS ARE ON 8'-0" CENTERS REINFORCE WITH 1 1/2"x1 1/2"x1/8" ANGLES ON 4'-0" CENTERS.
OVER 96"	18	16(0.051") (LONGITUDINAL SEAM MAY BE STANDING SEAM)	PITTSBURGH LOCK	2" COMPANION ANGLE OR 2"x2"x1/4" ANGLE SLIP OR 2"x2"x1/4" ANGLE REINFORCED POCKET LOCK OR REINFORCED BAR SLIP	2" COMPANION ANGLE OR 2"x2"x1/4" ANGLE SLIP OR 2"x2"x1/4" ANGLE REINFORCED POCKET LOCK OR REINFORCED BAR SLIP	REINFORCE ALL SIDES OVER 96" WITH 2"x2"x1/4" ANGLES ON 2'-0" CENTERS. REINFORCE ALL SIDES 85" THRU 96" WITH 1 1/2"x1 1/2"x3/16" ANGLES ON 2'-0" CENTERS. REINFORCE ALL SIDES 61" THRU 84" WITH 1 1/2"x1 1/2"x1/8" ANGLES ON 2'-0" CENTERS. REINFORCE ALL SIDES UNDER 60" WITH 1 1/2"x1 1/2"x1/8" ANGLES IF JOINTS ARE 8'-0" ON CENTER. NO REINFORCING IF JOINTS ARE 4'-0" ON CENTER.



DUCT CONSTRUCTION MINIMUM SHEET METAL THICKNESS

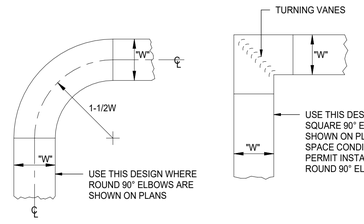
RECTANGULAR DUCTS		
MAXIMUM SIZE (INCHES)	STEEL (MINIMUM THICKNESS, NOMINAL)	ALUMINUM (MINIMUM THICKNESS, NOMINAL)
THROUGH 12	0.022 INCH (26 GAGE, GALV.)	0.020 INCH (NO. 24 B&S GAGE)
13 THROUGH 30	0.028 INCH (24 GAGE, GALV.)	0.025 INCH (NO. 22 B&S GAGE)
31 THROUGH 54	0.034 INCH (22 GAGE, GALV.)	0.032 INCH (NO. 20 B&S GAGE)
55 THROUGH 84	0.040 INCH (20 GAGE, GALV.)	0.040 INCH (NO. 18 B&S GAGE)
OVER 84	0.052 INCH (18 GAGE, GALV.)	0.051 INCH (NO. 16 B&S GAGE)

ROUND DUCTS			
MAXIMUM SIZE (INCHES	SPIRAL SEAM DUCT STEEL (MIN. THICKNESS, NOMINAL)	LONGITUDINAL SEAM DUCT STEEL (MIN. THICKNESS, NOMINAL)	FITTINGS STEEL (MIN. THICKNESS, NOMINAL)
THROUGH 12	0.019 INCH (28 GAGE, GALV.)	0.022 INCH (26 GAGE, GALV.)	0.022 INCH (26 GAGE, GALV.)
13 THROUGH 30	0.022 INCH (26 GAGE, GALV.)	0.028 INCH (24 GAGE, GALV.)	0.028 INCH (24 GAGE, GALV.)
31 THROUGH 54	0.028 INCH (24 GAGE, GALV.)	0.034 INCH (22 GAGE, GALV.)	0.034 INCH (22 GAGE, GALV.)
55 THROUGH 84	0.034 INCH (22 GAGE, GALV.)	0.040 INCH (20 GAGE, GALV.)	0.040 INCH (20 GAGE, GALV.)
OVER 84	0.040 INCH (20 GAGE, GALV.)	0.052 INCH (18 GAGE, GALV.)	0.052 INCH (18 GAGE, GALV.)

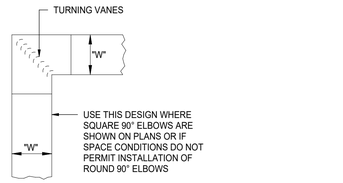


* = 1/4 x WIDTH, WITH A MINIMUM OF 4 INCHES

2 TYPICAL AIR DUCT BRANCH TAKE-OFF DETAIL
NOT TO SCALE

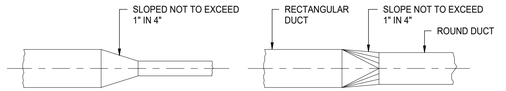


ROUND 90° ELBOW



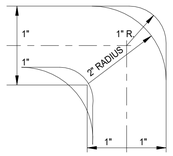
SQUARE 90° ELBOW

CONSTRUCTION OF 90° ELBOWS



TYPICAL RECTANGULAR TRANSITION

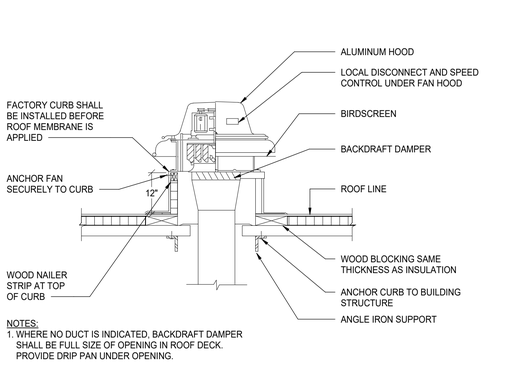
TYPICAL RECTANGULAR TO ROUND TRANSITION



DETAIL OF TURN VANES

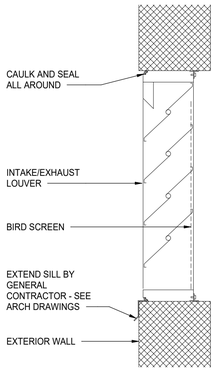
INSTALLATION NOTES:
1. AIR TURN SHALL BE INSTALLED IN ALL ABRUPT ELBOWS TO PREVENT TURBULENCE.
2. DIVERGING TRANSITION PIECES SHALL BE MADE AS GRADUAL AS POSSIBLE.
3. INSTALL FIRE DAMPERS IN ACCORDANCE WITH UL 555.
4. ACCESS PANELS SHOULD BE PLACED BEFORE AND/OR AFTER EQUIPMENT INSTALLED IN THE DUCT.
5. FLEXIBLE FABRIC CONNECTIONS SHOULD BE USED ON BOTH INLETS AND OUTLETS OF ALL FANS AND AIR HANDLING UNITS.
6. JOINTS AND SEAMS OF SUPPLY DUCTS SHALL BE FASTENED SECURELY AND MADE AIR TIGHT.

3 LOW VELOCITY DUCT LAYOUT DETAILS
NOT TO SCALE

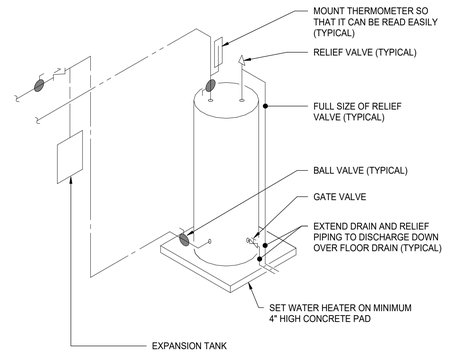


NOTES:
1. WHERE NO DUCT IS INDICATED, BACKDRAFT DAMPER SHALL BE FULL SIZE OF OPENING IN ROOF DECK. PROVIDE DRIP PAN UNDER OPENING.

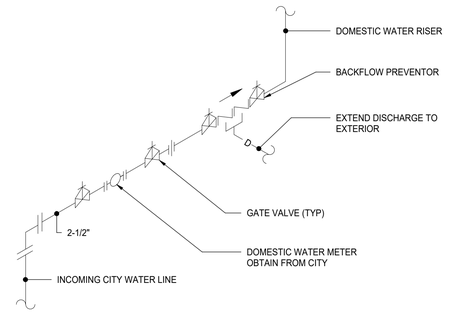
4 ROOF MOUNTED EXHAUST FAN DETAIL
NOT TO SCALE



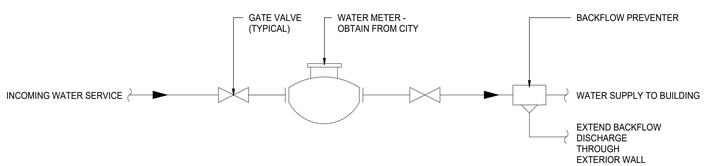
5 LOUVER DETAIL
NOT TO SCALE



6 ELECTRIC WATER HEATER DETAIL
NOT TO SCALE



7 WATER SERVICE ENTRANCE DETAIL
NOT TO SCALE



8 WATER METER INSTALLATION DETAIL
NOT TO SCALE

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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	BID SET
Date	2025-06-24

MECHANICAL DETAILS

M201

Twin Rivers Engineering Consultants
1000 Illinois Street
Des Moines, Iowa 50314
Phone: 515-288-3679 Fax: 515-288-4012
TRE Project #25008.00

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THE LINE SHOWN ABOVE IS EXACTLY 1" ORIGINAL SIZE. IF NOT 1" ORIGINAL SIZE, ADJUST SCALES ACCORDINGLY

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TYPES, PRINTED CORRECTLY.

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GRILLE, REGISTER AND DIFFUSER SCHEDULE

UNIT TAG	MANUFACTURER	MODEL NUMBER	AIR SYSTEM	INLET / OUTLET TYPE	MATERIAL TYPE	FACE SIZE (IN)	INLET SIZE (IN)	AIRFLOW (CFM)	NOISE LEVEL (NC)	FINISH	NOTES
E1	PRICE	530D	EXHAUST	LOUVERED	STEEL	8x8	8x8	130-250	22	WHITE	1,2

NOTES:
1. VERIFY GRILLE, REGISTER AND DIFFUSER BORDER TYPES WITH ARCHITECTURAL CEILING PLAN.
2. COLOR SHALL BE SELECTED BY ARCHITECT.

LOUVER SCHEDULE

UNIT TAG	MANUFACTURER	MODEL NUMBER	SERVES	LOUVER AIRFLOW (CFM)	NOMINAL LOUVER SIZE (IN)	LOUVER FREE AREA (SQ FT)	FACE VELOCITY (FPM)	STATIC PRESSURE DROP (IN WC)	NOTES
OAL-1	RUSKIN	ELF6375DX	EF-1	225	12x12	0.36	625	.058	1,2

NOTES:
1. LOUVER FINISH SHALL BE AS SELECTED BY THE ARCHITECT.
2. LOUVERS SHALL HAVE BIRDSCREEN ON INTERIOR SURFACE.

EXHAUST FAN SCHEDULE

UNIT TAG	MANUFACTURER	MODEL NUMBER	FAN TYPE	DRIVE TYPE	AIRFLOW (CFM)	EXTERNAL STATIC PRESSURE (IN WC)	BREAK HORSEPOWER (BHP)	MOTOR HORSEPOWER (HP)	FAN RPM	SOUND RATING (SONES)	ELECTRICAL CHARACTERISTICS
EF-1	COOK	100C17DM (VF)	DOWNBLAST	ECM	450	0.4	0.09	1/8	1725	8	120V/1Ø

NOTES:
1. ROOF MOUNTED FANS SHALL BE PROVIDED WITH A 14-INCH INSULATED ROOF CURB. ROOF CURBS SHALL COMPENSATE FOR ROOF SLOPE AS REQUIRED.
2. EXHAUST FANS SHALL HAVE BIRD SCREENS AND GRAVITY BACKDRAFT DAMPERS.
3. DIRECT DRIVE FANS SHALL BE PROVIDED WITH A FACTORY INSTALLED AND WIRED SPEED CONTROL.
4. EF-1 TO RUN WHEN OCCUPANCY SENSORS ARE ACTIVATED.

ELECTRIC WATER HEATER SCHEDULE

UNIT TAG	MANUFACTURER	MODEL NUMBER	ELEMENT kW (UPPER/LOWER)	STORAGE CAPACITY (GAL)	RECOVERY RATE (GPH @ 80°F)	FULL LOAD AMPACITY (FLA)	ELECTRICAL CHARACTERISTICS
EWH-1	A. O. SMITH	DEL-30	4.5/4.5	33	18	22	240V/1Ø

NOTES:
1. FURNISH AND INSTALL A BLADDER TYPE EXPANSION TANK AT EACH WATER HEATER. BLADDER TANK OPERATING PRESSURE SHALL MATCH WATER HEATER OPERATING PRESSURE.

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TRE Project #25008.00

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	BID SET
Date	2025-06-24

MECHANICAL SCHEDULES

M301

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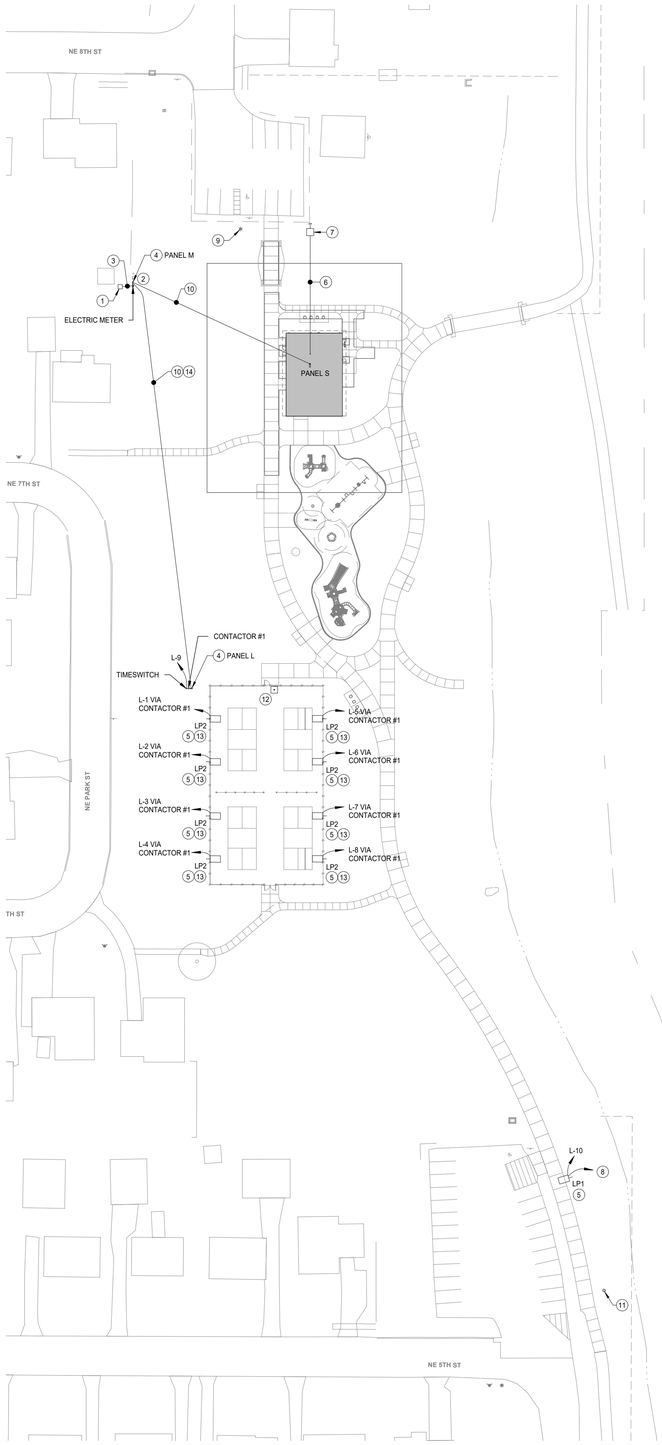
THE LINE SHOWN ABOVE IS EXACTLY 1" LONG ON ORIGINAL DRAWING. IF THIS LINE IS NOT 1" LONG, DRAWING IS NOT TO SCALE.

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TYPES. PRINTS CORRECTLY.

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THE LINE SHOWN ABOVE IS EXACTLY 1" LONG ON ORIGINAL DRAWING. IF THIS SHEET IS SMALLER, SCALE ACCORDINGLY

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND CORRECT TYPES. IF THEY ARE NOT, CONTACT YOUR PRINT SUPPLIER.



1 SITE PLAN - ELECTRICAL
1" = 50'-0"

ELECTRICAL LEGEND

ABBREVIATIONS:

AC	ABOVE COUNTER
AFF	ABOVE FINISHED FLOOR
CLG	CEILING MOUNTED DEVICE
DHWCP-#	DOMESTIC HOT WATER CIRCULATION PUMP
DO	DOOR OPERATOR
EF-#	EXHAUST FAN
EM	EMERGENCY BALLAST
EWC	ELECTRIC WATER COOLER, DEVICE BESIDE HOUSING
EWF	ELECTRIC WASH FOUNTAIN, DEVICE OUTSIDE HOUSING
EWH-#	ELECTRIC WATER HEATER
GFI	GROUND FAULT INTERRUPTIBLE DEVICE
GP	GROUND FAULT PROTECTED DEVICE
NL	NIGHT LIGHT
SS	SURGE SUPPRESSION DEVICE
TYP	TYPICAL
VG	VANDAL GUARD LEXAN COVER
WAP	WIRELESS ACCESS POINT
WG	WIREGUARD
WH-#	WATER HEATER
WP	WEATHERPROOF DEVICE

REFERENCE SYMBOLS:

	POINT OF CONNECTION/DISCONNECTION
(7)	KEYED NOTE
X / Y	DETAIL REFERENCE (X = DETAIL NUMBER, Y = DRAWING NUMBER)

LIGHTING CONTROL SYMBOLS:

Y	SINGLE POLE SWITCH, +48" A.F.F. UNLESS OTHERWISE NOTED (y = SWITCH LEG ID)
OCy	OCCUPANCY SENSOR. +48" A.F.F. UNLESS OTHERWISE NOTED (# = OCCUPANCY SENSOR TYPE, y = SWITCH LEG ID)
LC	LIGHTING CONTACTOR
PC	PHOTOCELL, HEIGHT AS NOTED

LIGHT FIXTURE SYMBOLS:

X,y	WALL MOUNTED LIGHT FIXTURE (X = LIGHT FIXTURE TYPE, y = LIGHT SWITCH LEG ID)
X	WALL MOUNTED EMERGENCY LIGHT FIXTURE (X = LIGHT FIXTURE TYPE) +7'-6" A.F.F. UNLESS OTHERWISE NOTED
X,y	SURFACE MOUNTED LIGHT FIXTURE (X = LIGHT FIXTURE TYPE, y = LIGHT SWITCH LEG ID)
X,y	PENDANT MOUNTED LIGHT FIXTURE (X = LIGHT FIXTURE TYPE, y = LIGHT SWITCH LEG ID)
X	POLE MOUNTED LIGHT FIXTURE (X = LIGHT FIXTURE TYPE)

POWER SYMBOLS:

	SURFACE MOUNTED PANEL
	ELECTRIC METER
	CONDUIT CONCEALED IN CEILING AND WALL CONSTRUCTION
	ELECTRICAL CIRCUIT HOMERUN
	DUPLEX RECEPTACLE, +18" A.F.F. UNLESS OTHERWISE NOTED
	FOURPLEX RECEPTACLE, +18" A.F.F. UNLESS OTHERWISE NOTED
X	DUPLEX RECEPTACLE (X = DEVICE TYPE) +18" A.F.F. UNLESS OTHERWISE NOTED
X	FOURPLEX RECEPTACLE (X = DEVICE TYPE) +18" A.F.F. UNLESS OTHERWISE NOTED
	SPECIAL ELECTRICAL CONNECTION OR DEVICE AS NOTED
D	ELECTRIC HAND DRYER CONNECTION, HEIGHT AS INDICATED IN SPECIFICATIONS
	MOTOR
PS	POWER SUPPLY
	ENCLOSED SAFETY SWITCH
FS	FUSE STAT SWITCH WITH FUSE, MOUNT ADJACENT TO EQUIPMENT
TS	TIME SWITCH
CD	CONTROL DAMPER
	EMERGENCY STOP BUTTON, +36" OR AS NOTED
	WEATHERPROOF PUSH BUTTON, +48" A.F.F. UNLESS OTHERWISE NOTED
T	THERMOSTAT, +48" A.F.F. UNLESS OTHERWISE NOTED

SECURITY SYSTEM SYMBOLS:

CR M	CARD READER, +48" A.F.F. UNLESS OTHERWISE NOTED (M DESIGNATES MULLION MOUNTED)
DP	DOOR POSITION SWITCH MOUNTED IN DOOR FRAME
ES	ELECTRIC STRIKE MOUNTED IN DOOR FRAME
ML	MAGNETIC LOCK MOUNTED TO DOOR FRAME
	CAMERA (CONDUIT/BOX ONLY), HEIGHT AS NOTED
REX	REQUEST TO EXIT MOUNTED AT TOP OF DOOR FRAME
ACS	ACCESS CONTROL SYSTEM JUNCTION BOX

GENERAL NOTES

1. UNDERGROUND FACILITIES HAVE BEEN SHOWN BASED UPON INFORMATION OBTAINED FROM FIELD LOCATIONS BY UTILITY COMPANIES, AVAILABLE SURVEYS, AND RECORDS. LOCATIONS ARE APPROXIMATE ONLY. OTHER UNDERGROUND FACILITIES THAT ARE NOT SHOWN MAY EXIST. CONTRACTOR IS RESPONSIBLE TO VERIFY THE EXACT LOCATION AND TYPE OF UNDERGROUND FACILITIES ON THE SITE. CONTACT IOWA ONE CALL A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION TO LOCATE UNDERGROUND UTILITIES. IF A PROBLEM OR INTERFERENCE EXISTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING.
2. COORDINATE LOCATION/INSTALLATION ON MECHANICAL AND ELECTRICAL WORK WITH ALL OTHER TRADES. NO ASPECT OF A SYSTEM INSTALLATION OR IT'S ROUGH-IN SHALL COMMENCE UNTIL PROPER AND TIMELY COORDINATION WITH ALL TRADES ASSOCIATED WITH THE INSTALLATION HAS TRANSPIRED. ITEMS TO BE COORDINATE SHALL INCLUDE, BUT NOT BE LIMITED TO: BUILDING STRUCTURE, SHEET METAL, ALL PIPING SYSTEMS, LIGHT FIXTURES, CONDUITS, CABLE TRAYS, WORK ABOVE LAY-IN CEILINGS, ETC. REFER TO ALL GENERAL, MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
3. THE ELECTRICAL CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICE REQUIREMENTS WITH THE LOCAL UTILITY COMPANY AND INCLUDE ALL LABOR AND MATERIALS FOR A COMPLETE OPERATING SYSTEM. COORDINATION SHALL INCLUDE, BUT NOT BE LIMITED TO, REQUIREMENTS FOR TRANSFORMER CONNECTIONS, CONCRETE TRANSFORMER PADS, METER SOCKETS, PRIMARY CABLE RACEWAY, SECONDARY SERVICE AND METERING TRANSFORMERS.
4. THE ELECTRICAL CONTRACTOR SHALL VERIY THE AVAILABLE FAULT CURRENT WITH THE LOCAL UTILITY COMPANY PRIOR TO SUBMITTING BID. ADJUST A.I.C. RATINGS OF ALL OVERCURRENT PROTECTION DEVICES AS REQUIRED IN DISTRIBUTION EQUIPMENT TO COORDINATE WITH AVAILABLE FAULT CURRENT.

REFERENCE NOTES

1. EXISTING MIDAMERICAN ENERGY PAD MOUNTED TRANSFORMER.
2. REMOVE EXISTING PANEL, METER AND MOUNTING ASSEMBLY. INSTALL NEW PANEL M. METER AND MOUNTING ASSEMBLY. EXTEND REMAINING CIRCUITS FROM OLD PANEL TO NEW PANEL M.
3. SECONDARY CONDUIT AND CABLING BY ELECTRICAL CONTRACTOR. REFER TO RISER DIAGRAM ON DRAWING E200.
4. PANEL MOUNTING ASSEMBLIES. REFER TO DETAIL 1/E200.
5. MOUNT POLE TO RAISED BASE PER LANDSCAPE ARCHITECT DETAILS.
6. EXTEND ONE EMPTY 2" HDPE CONDUIT FROM DATA RACK IN STORAGE 102 TO HAND HOLE. CONDUIT TO BE PRE-LOADED WITH PULL TAPE. VERIFY EXACT LOCATION OF HAND HOLE WITH OWNER. REFER TO DETAIL 3/E201.
7. HAND HOLE. REFER TO DETAIL 3/E201.
8. STUB AN EMPTY 1" CONDUIT THRU POLE BASE FOR FUTURE CIRCUIT EXTENSION TO FUTURE POLE LIGHTS.
9. EXISTING WOOD POLE WITH LIGHTS.
10. FEEDER CIRCUIT TO PANEL. REFER TO RISER DIAGRAM ON DRAWING E200.
11. EXISTING POLE WITH SIREN.
12. WEATHERPROOF PUSH BUTTON CONNECTED TO CONTACTOR #1.
13. MOUNT POLE DIRECTLY ADJACENT TO EDGE OF COURT.
14. FEEDER CIRCUIT AND ALL WORK TO THE SOUTH, INCLUDING PANEL L, CONTACTOR #1, TIMESWITCH, TYPE LP2 LIGHTS, TYPE LP1 LIGHT AND ASSOCIATED CIRCUITING IS ADD ALTERNATE.

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Revision Schedule

No.	Date	Description

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811 Iowa one call. It's free. Call before you dig.

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TRE Project #25008.00

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST,
GRIMES, IA 50111

Project Number	23567
Issue	BID SET
Date	2025-06-24

SITE PLAN - ELECTRICAL

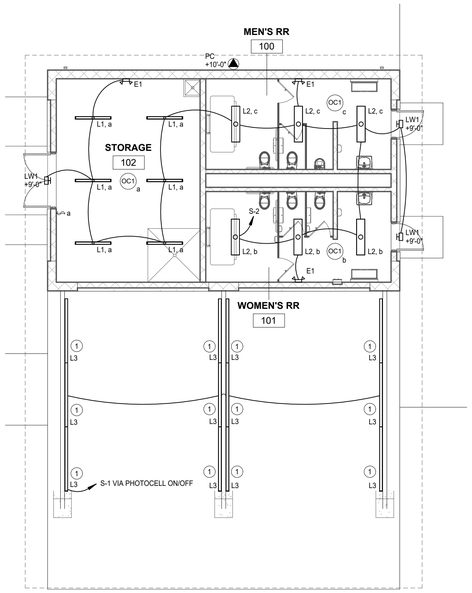
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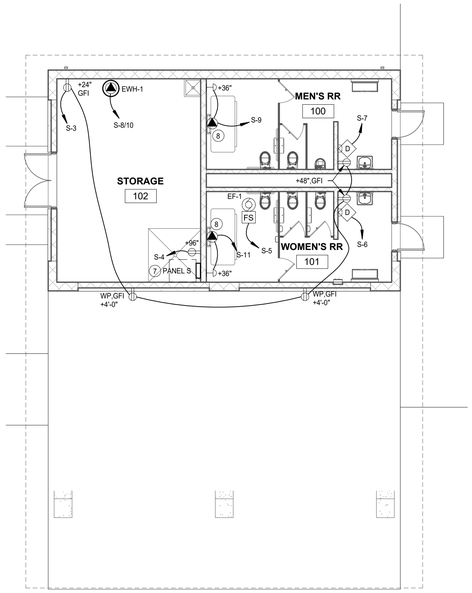
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File Location: S:\24045 Confluence\ - City of Grimes Lions Park\INBOX\CIVIL - LANDSCAPE\CONFLUENCE TITLEBLOCK_24x36 | SAVE DATE: 3/11/2025 8:54 AM BY: o-laudo | PLOT DATE: 1/20/2023 2:45 PM BY: Orion Laudo

THE LINE SHOWN ABOVE IS EXACTLY 1" ORIGINAL SIZE AT THIS PRINTED ORIGINAL SHEET SIZE

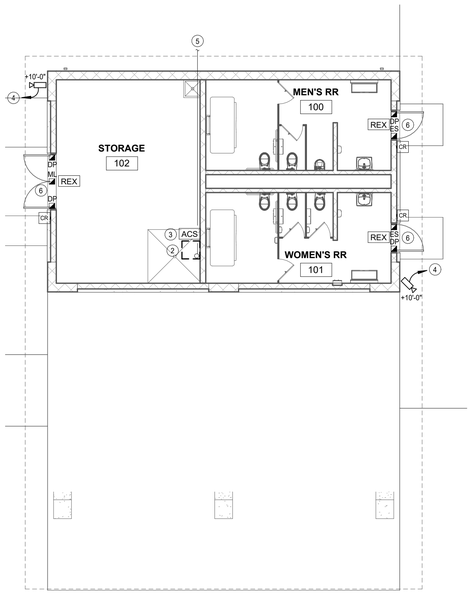
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TEST, PRINTED CORRECTLY



1 FLOOR PLAN - LIGHTING
1/8" = 1'-0"
NORTH



2 FLOOR PLAN - POWER
1/8" = 1'-0"
NORTH



3 FLOOR PLAN - SPECIAL SYSTEMS
1/8" = 1'-0"
NORTH

GENERAL NOTES

1. COORDINATE LOCATION/INSTALLATION ON MECHANICAL AND ELECTRICAL WORK WITH ALL OTHER TRADES. NO ASPECT OF A SYSTEM INSTALLATION OR IT'S ROUGH-IN SHALL COMMENCE UNTIL PROPER AND TIMELY COORDINATION WITH ALL TRADES ASSOCIATED WITH THE INSTALLATION HAS TRANSPIRED. ITEMS TO BE COORDINATE SHALL INCLUDE, BUT NOT BE LIMITED TO: BUILDING STRUCTURE, SHEET METAL, ALL PIPING SYSTEMS, LIGHT FIXTURES, CONDUITS, CABLE TRAYS, WORK ABOVE LAY-IN CEILINGS, ETC. REFER TO ALL GENERAL, MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.

REFERENCE NOTES

1. MOUNT FIXTURE TO SIDE OF BEAM. BOTTOM OF FIXTURE TO BE 1" ABOVE BOTTOM OF BEAM.
2. FUTURE DATA EQUIPMENT RACK BY OWNER.
3. ACCESS CONTROL SYSTEM ROUGH-IN. REFER TO DETAIL 4/E201 FOR REQUIREMENTS.
4. FLUSH SINGLE GANG JUNCTION BOX. EXTEND EMPTY 1" CONDUIT TO ACS ENCLOSURE.
5. ONE 2" HDPE CONDUIT STUBBED 6" A.F.F. WITH BELL END BELOW IT RACK IN STORAGE 102. EXTEND CONDUIT TO HAND HOLE. REFER TO ELECTRICAL SITE PLAN E100.
6. ACCESS CONTROL SYSTEM ROUGH-IN. EXTEND EMPTY CONDUITS TO ACS ENCLOSURE. REFER TO DETAIL 4/E201.
7. EXTEND PANEL S FEEDER TO SERVICE MOUNTING ASSEMBLY. REFER TO SITE PLAN DRAWING E100 FOR LOCATION. REFER TO RISER DIAGRAM ON DRAWING E201.
8. POWERED CHANGING STATION. PROVIDE MK ELECTRONICS K56410GRY SWITCHED, FUSED, WATERPROOF FLEX OUTLET MOUNTED AT +54-7/8" A.F.F. OUTLET TO BE FLUSH MOUNTED. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR DETAILED INSTALLATION REQUIREMENTS.

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Revision Schedule

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TRE Project #25008.00

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST,
GRIMES, IA 50111

Project Number	23567
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FLOOR PLANS - ELECTRICAL

E101

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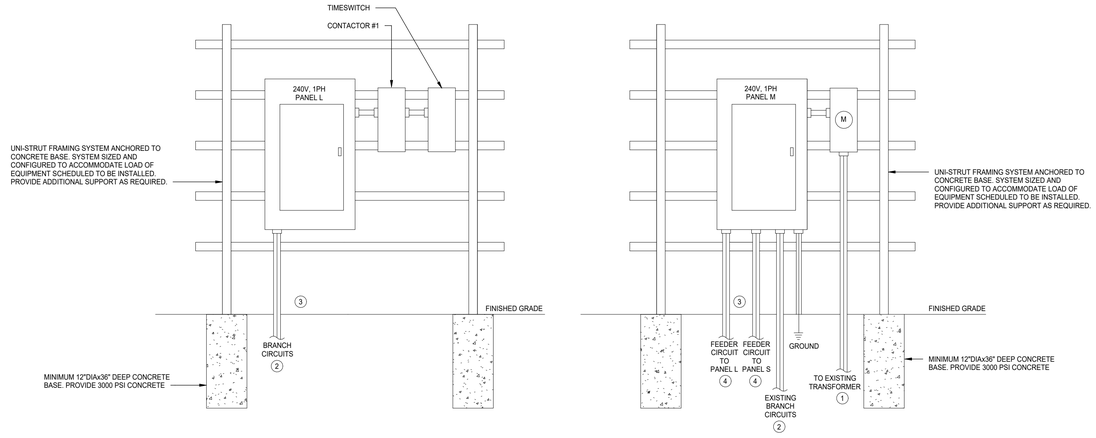
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THE LINE SHOWN ABOVE IS EXACTLY 1" ORIGINAL DRAWING AT THIS SHEET'S ORIGINAL SCALE.

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TYPE. PRINTS CORRECTLY.

MOUNTING ASSEMBLY KEYED NOTES:

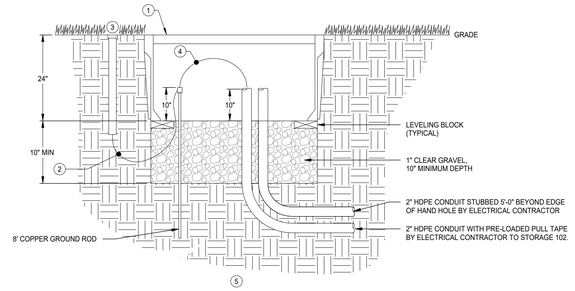
1. SERVICE FEEDER CIRCUIT. REFER TO FEEDER RISER DIAGRAM.
2. CONDUITS AND WIRING FOR BRANCH CIRCUITS. PROVIDE ADDITIONAL CONDUITS AND/OR DE-RATE CONDUCTORS AS REQUIRED.
3. ALL CONDUITS ABOVE GRADE SHALL BE RIGID STEEL. FINAL EQUIPMENT AND CONDUIT LAYOUT TO BE DETERMINED BY ELECTRICAL CONTRACTOR.
4. PANEL FEEDER CIRCUIT. REFER TO FEEDER RISER DIAGRAM.



1 MOUNTING ASSEMBLY DETAILS
NOT TO SCALE

NOTES:

1. 24"L. x 36"W. x 24"D. QUAZITE OPEN BOTTOM HAND HOLE ENCLOSURE WITH TIER 15 LID. LID FLUSH AT FINISHED GRADE BY CONTRACTOR.
2. #6 THWN GREEN COPPER GROUND WIRE AND GROUND ROD BY CONTRACTOR.
3. SNAKEPIT LD14ORANGETP MAGNETIZED TRACER BOX. TOP FLUSH WITH GRADE BY CONTRACTOR.
4. TRACER WIRE TO BUILDING.
5. ALL ELECTRICAL WORK TO BE PERFORMED BY A LICENSED PROFESSIONAL ELECTRICIAN. ALL WORK TO CONFORM TO LOCAL AND STATE CODES, GUIDELINES AND REQUIREMENTS.



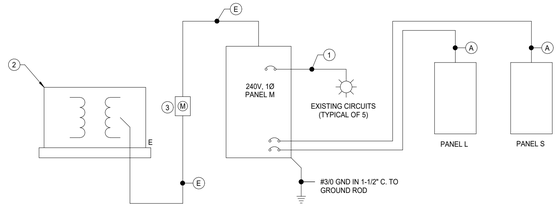
3 HAND HOLE DETAIL
NOT TO SCALE

FEEDER SCHEDULE - 120/240-1PH

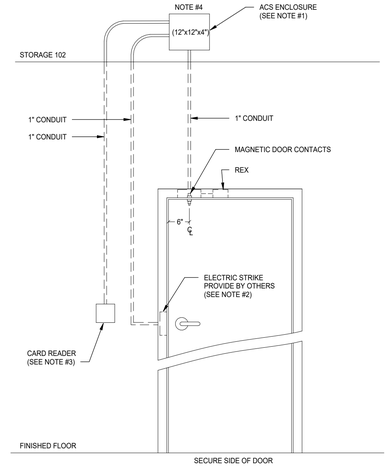
TAG	CONDUCTORS	CONDUIT
A	(3) #3 & (1) #8 (GND) THWN	1-1/4"
B	(3) #1 & (1) #6 (GND) THWN	1-1/2"
C	(3) #1/0 & (1) #6 (GND) THWN	2"
D	(3) #3/0 & (1) #6 (GND) THWN	2-1/2"
E	(3) #4/0 & (1) #4 (GND) THWN	2-1/2"
F	(3) 500 kcmil & (1) #3 (GND) THWN	4"
G	(2) SETS OF: (3) 500 kcmil & (1) #1/0 (GND) THWN	(2) 4"

FEEDER RISER DIAGRAM KEYED NOTES:

1. EXTEND EXISTING CIRCUITS FROM OLD PANEL TO NEW PANEL M.
2. EXISTING PAD MOUNT UTILITY TRANSFORMER.
3. SELF CONTAINED METER SOCKET PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR. METER PROVIDED AND INSTALLED BY MIDAMERICAN ENERGY. COORDINATE REQUIREMENTS WITH MIDAMERICAN ENERGY.



2 FEEDER RISER DIAGRAM
NOT TO SCALE



NOTES:

1. THE ACS ENCLOSURE SHALL BE MOUNTED ON THE WALL ADJACENT TO FUTURE DATA EQUIPMENT RACK IN STORAGE 102.
2. PROVIDE A DOUBLE GANG ELECTRICAL BOX WITH SINGLE GANG TRIM RING FOR STRIKE MOUNTED ON THE UN-SECURE SIDE OF THE DOOR. PROVIDE A CONDUIT STUB TO DOOR FRAME FOR ELECTRIC STRIKE.
3. PROVIDE A DOUBLE GANG ELECTRICAL BOX WITH SINGLE GANG TRIM RING FOR A CARD READER MOUNTED ON THE UN-SECURE SIDE OF THE DOOR.
4. ALL CONDUIT TO ACS ENCLOSURE SHALL BE 1" UNLESS SPECIFIED OTHERWISE. ALL CONDUIT SHALL BE INSTALLED INSIDE OF WALL. FLEXIBLE CONDUIT MAY BE USED IF NECESSARY. EACH CONDUIT RUN SHALL BE FURNISHED WITH A PULL STRING.
5. CARD ACCESS SYSTEM DEVICES AND WIRING UNDER SEPARATE CONTRACT BY OWNER.

4 SINGLE DOOR - ACCESS CONTROL SYSTEM ROUGH-IN
NOT TO SCALE

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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	BID SET
Date	2025-06-24

ELECTRICAL DETAILS

E201

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LIGHT FIXTURE SCHEDULE

TYPE DESIGNATION	MANUFACTURER	MODEL NUMBER	MOUNTING TYPE	NOMINAL DIMENSIONS	LAMP TYPE	FIXTURE LOAD (WATTS)	INITIAL LUMEN OUTPUT	MINIMUM CRI RATING	CCT	DIMMING	FIXTURE VOLTAGE	DESCRIPTION	APPROVED EQUALS
E1	DUAL-LITE	EV4D-VRS	WALL	15-3/4"Wx7-3/4"Hx4-3/4"D	LED	2	250	N/A	5,000	N/A	120-277	EMERGENCY LIGHTING UNIT. UNIT OF FLAME RATE, UV STABLE. ABS THERMOPLASTIC IN TEXTURED WHITE FINISH. LAMP HOUSINGS OF FLAME RATED, UV STABLE POLYCARBONATE IN MATCHING FINISH. EMERGENCY ILLUMINATION BY TWO INTEGRAL 1W LED LAMPS. MICROPROCESSOR CONTROLLED PULSE CHARGER WITH MAINTENANCE FREE NICKEL METAL HYDRIDE BATTERY WITH REMOTE CAPACITY. 90 MINUTES OF EMERGENCY LIGHTING. AC ON LED INDICATOR LIGHT AND TEST SWITCH. FULL 3 YEAR WARRANTY. VANDAL RESISTANT SHIELD.	LITHONIA ELM2L SERIES
L1	LITHONIA	CLX-L48-4000LM-SEF-RDL-MVOLT-GZ10-40K-80CRI-WH	SURFACE / SUSPENDED	3.58"Wx3.58"Hx48.47"L	LED	30	4,000	80+	4,000	0-10V TO 10%	120-277	LED STRIP LIGHT. 22 GAUGE STEEL HOUSING WITH ACRYLIC LENS. REFLECTIVE AND REFRACTIVE OPTICAL COMPONENTS FOR UNIFORM APPEARANCE AND PIXELATION ELIMINATION. MEANS OF SUSPENSION PROVIDED BY ELECTRICAL CONTRACTOR WHERE REQUIRED. DAMP LOCATION, UL LISTED.	CREE LS4C SERIES H.E. WILLIAMS 75R SERIES HUBBELL LCL SERIES COOPER SNLED SERIES
L2	H.E. WILLIAMS	AVX-4-L62-8-40-WPC-DIM-UNV	SURFACE	11"Wx2-7/8"Dx48"L	LED	57	4,315	80+	4,000	0-10V	120-277	LOW PROFILE INSTITUTIONAL FIXTURE. MARINE GRADE ALUMINUM HOUSING WITH DIE-CAST END CAPS. TEXTURED WHITE SEMI-GLOSS POLYESTER POWDER COAT FINISH. HIGH IMPACT PEARLESCENT POLYCARBONATE LENS. TAMPER RESISTANT STAINLESS STEEL TORX WITH CENTER PIN FASTENERS. SEALED WITH CLOSED CELL GASKETS. UL LISTED FOR DAMP LOCATIONS.	KENALL MLHA12 SERIES FAILSAFE HVSL12 SERIES LC DOANE VSA SERIES
L3	PINNACLE	EX3B-WET-O-840-840-7'-IND-WA-U-FSD-1-O-CC	WALL	3-11/16"Wx4-11/16"Hx86-1/2"L	LED	30	3129 DOWN/ 4914 UP	80+	4,000	0-10V TO 1%	120-277	WALL MOUNTED DIRECT/INDIRECT LINEAR LED FIXTURE. EXTRUDED ALUMINUM HOUSING WITH CUSTOM COLOR POWDER COAT PAINTED FINISH AS SELECTED BY ARCHITECT. DIE-FORMED WHITE PAINTED REFLECTOR. SOLID ACRYLIC LENS AS SCHEDULED WITH GASKETING. WET LOCATION, IP65, AND IK10 RATED. WALL BRACKETS, END CAPS AND ACCESSORIES AS REQUIRED.	PRIOR APPROVAL REQUIRED
LP1	KIM LIGHTING	ALT1-54L-155-4K7-3-UNV-A46-BLT-AD-04 POLE: RSSA-25-50B-B-1-BLT-RBC	POLE	18.4"Lx14"Wx3"H	LED	155	17,000	70+	4,000	N/A	120-277	LED POLE MOUNTED LIGHT FIXTURE. DIE-CAST ALUMINUM HOUSING. LED OPTICAL SYSTEM WITH TYPE III DISTRIBUTION. ELECTROSTATICALLY APPLIED MATTE BLACK POLYESTER POWDERCOAT FINISH. ASTRO DIM: 50% OUTPUT 10PM TO 4AM. PROVIDE 25' ROUND STEEL POLE AND BASE COVER WITH MATCHING FINISH. UL WET LOCATION LISTED. IP66 RATED.	PRIOR APPROVAL REQUIRED
LP2	NLS LIGHTING	VUE-34X-SP-192L-64-40K7-UNV-TA-BLK-RPA5 ARM: SAT-4-0-5R-BLK POLE: RSSP-20-5R-7G-9BC-ND-BLK-3430	POLE	27.5"Lx21.0"Wx5.0"H	LED	648	79,000	70+	4,000	N/A	120-277	LED POLE MOUNTED SPORTS LIGHT FIXTURE WITH RECESSED LIGHT SOURCE FOR GLARE CONTROL. DIE-CAST ALUMINUM HOUSING. RECESSED OPTICAL SYSTEM. ELECTROSTATICALLY APPLIED TEXTURED BLACK POWDERCOAT FINISH. 4' ARM MOUNT WITH 3° TILT. PROVIDE 20' ROUND STEEL POLE AND BASE COVER WITH MATCHING FINISH. IP66 RATED.	PRIOR APPROVAL REQUIRED
LW1	LITHONIA	ARC2-LED-P1-40K-MVOLT-PE-DBLXD	WALL	14"Wx9.25"Dx5"H	LED	11	1,587	80+	4,000	N/A	120-277	LED WALL MOUNTED LUMINAIRE. DIE-CAST ALUMINUM HOUSING WITH BLACK POWDERCOAT FINISH. IP66 RATED, UL LISTED. TYPE III OPTICS. UNIVERSAL VOLTAGE. BUTTON TYPE PHOTOCELL.	McGRAW EDISON IST SERIES

NOTES:
1. ALL LED SUBSTITUTION REQUESTS WILL REQUIRE IES FILES TO BE SUBMITTED.
2. ALL LIGHTING SUBMITTALS MUST BE SUBMITTED ON LOCAL AUTHORIZED MANUFACTURER REPRESENTATIVE LETTERHEAD AND CONTAIN PROJECT NAME AND LOCATION.
3. ALL LIGHTING FOR THE PROJECT MUST BE SOURCED THROUGH LOCAL DISTRIBUTORS.
4. APPROVED EQUAL FIXTURES TO MEET REQUIREMENTS OF BASIS OF DESIGN.

OCCUPANCY SENSOR SCHEDULE

UNIT TAG	MANUFACTURER	MODEL NUMBER	MOUNTING TYPE	DESCRIPTION	APPROVED EQUALS
OC1	WATTSTOPPER	DT-305	CEILING	CEILING MOUNTED 360° PIR AND ULTRASONIC SENSOR WITH ADAPTIVE MICROPROCESSOR AND POWER PACK. 1000 SQ FT COVERAGE.	HUBBELL BUILDING AUTOMATION COOPER CONTROLS LEVITON SENSOR SWITCH
P	WATTSTOPPER	BZ-50	WALL	DUAL VOLTAGE POWER PACK.	HUBBELL BUILDING AUTOMATION COOPER CONTROLS LEVITON SENSOR SWITCH

CONTACTOR SCHEDULE

NO.	DESCRIPTION	CHARACTERISTICS	CIRCUIT NO.	CONTROL
1	LIGHTING	30A-8P	L-1,2,3,4,5,6,7,8	PUSHBUTTON ON/TIMESWITCH OFF

MECHANICAL EQUIPMENT SCHEDULE

UNIT TAG	ELECTRICAL VOLT PHASE	ELECTRICAL MOTOR HP	ELECTRICAL kW	ELECTRICAL M.C.A.	DISCONNECT TYPE	DISCONNECT SIZE (AMPS)	DISCONNECT NEMA ENCLOSURE	DISCONNECT FUSE (AMPS)	STARTER NEMA	CONTROLS DESCRIPTION	REMARKS
EF-1	120V/1Ø	1/8	---	---	FS	15	1	5	---	SL	---
EWH-1	240V/1Ø	---	4.5	---	CB	---	---	---	---	---	---

ABBREVIATIONS:

1	NEMA 1 ENCLOSURE
3R	NEMA 3R ENCLOSURE
4	NEMA 4 ENCLOSURE
4X	NEMA 4X ENCLOSURE
AVST	AUTOTRANSFORMER CONTROLLER PROVIDED BY M.C., POWERED BY E.C.
BCP	BOILER CONTROL PANEL
BI	BUILT-IN
BS	BOILER SHUT-OFF
CB	CIRCUIT BREAKER AT PANEL
CBM	CONTROLS BY M.C.
CP	CORD & PLUG BY E.C.
CSD	COMBINATION STARTER DISCONNECT SWITCH
DDC	DIRECT DIGITAL CONTROLS BY OTHERS
ECB	ENCLOSED CIRCUIT BREAKER
EPO	EMERGENCY POWER OFF BUTTON
FAR	FIRE ALARM SHUTDOWN RELAY
FDS	FUSED DISCONNECT SWITCH
FHP	FRACTIONAL HORSEPOWER
FS	FUSE STAT SWITCH
HOA	HAND-OFF-AUTO
INT	INTEGRAL TO UNIT
LDS	LOCKABLE DISCONNECT SWITCH
LS	LOCAL TOGGLE SWITCH
NCR	NORMALLY CLOSED RELAY
NFD	NON-FUSED DISCONNECT SWITCH
NOR	NORMALLY OPEN RELAY
RD	RETURN AIR DUCT DETECTOR
RLS	REMOTE TEST/RESET STATION
SC	SPEED CONTROL BY M.C., INSTALLED BY E.C.
SD	SUPPLY AIR DUCT DETECTOR
KS	KEYED SWITCH
SL	SWITCHED WITH LIGHTS
SP	SWITCH WITH PILOT LIGHT
SR	CONNECT TO SHUTDOWN RELAY
SSP	START/STOP PUSHBUTTON W/PILOT
SSPE	START/STOP PUSHBUTTON PROVIDED BY OTHERS, INSTALLED BY E.C.
ST	SHUNT TRIP CIRCUIT BREAKER WITH GROUND FAULT PROTECTION
TE	THERMOSTAT PROVIDED AND INSTALLED BY E.C.
TME	THERMOSTAT PROVIDED BY M.C., INSTALLED BY E.C.
TOR	TIME DELAY OFF RELAY
VFD	VARIABLE FREQUENCY DRIVE PROVIDED BY M.C., INSTALLED BY E.C.

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Revision Schedule

No.	Date	Description

Twin Rivers Engineering Consultants
1000 Illinois Street
Des Moines, Iowa 50314
Phone: 515-288-3679 Fax: 515-288-4012
TRE Project #25008.00

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST,
GRIMES, IA 50111

Project Number	23567
Issue	BID SET
Date	2025-06-24

ELECTRICAL SCHEDULES

E301

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THE LINE SHOWN ABOVE IS EXACTLY 1" ORIGINAL DRAWING. IF THIS SHEET IS SMALLER, SCALE ACCORDINGLY.
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Autodesk Docs://24045_Confluence - City of Grimes Lions Park/25008_MEP.rvt
File Location: S:\24045 Confluence - City of Grimes Lions Park\NBDX\CIVIL - LANDSCAPE\CONFLUENCE TITLEBLOCK_24x36 / SAVE DATE: 3/11/2025 8:54 AM BY: cklauda / PLOT DATE: 1/20/2023 2:45 PM BY: Orion Lauda

Branch Panel: L

Location: PICKLEBALL COURTS
Mounting: SURFACE
Enclosure: TYPE 3R

Volts: 120/240 Single
Phases: 1
Wires: 3

A.I.C. Rating: 22,000
Mains Rating: 100 A
Main Breaker: 100 A

CKT	Circuit Description	Trip	Poles	Load Classification	A		B		Load Classification	Poles	Trip	Circuit Description	CKT
1	LIGHTING	20 A	1	Lighting	648 VA	648 VA			Lighting	1	20 A	LIGHTING	2
3	LIGHTING	20 A	1	Lighting			648 VA	648 VA	Lighting	1	20 A	LIGHTING	4
5	LIGHTING	20 A	1	Lighting	648 VA	648 VA			Lighting	1	20 A	LIGHTING	6
7	LIGHTING	20 A	1	Lighting			648 VA	648 VA	Lighting	1	20 A	LIGHTING	8
9	TIMESWITCH	20 A	1	Receptacle	100 VA	155 VA			Lighting	1	20 A	LIGHTING	10
11	SPARE	20 A	1	--			0 VA	0 VA	--	1	20 A	SPARE	12
13	SPARE	20 A	1	--	0 VA	0 VA			--	1	20 A	SPARE	14
15	SPARE	20 A	1	--			0 VA	0 VA	--	1	20 A	SPARE	16
17	SPARE	20 A	1	--	0 VA	0 VA			--	1	20 A	SPARE	18
				Total Load:	2847 VA		2592 VA						
				Total Amps:	24 A		22 A						

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Lighting	5339 VA	100.00%	5339 VA		
Receptacle	100 VA	100.00%	100 VA	**Total Conn. Load:**	5439 VA
				Total Est. Demand:	5439 VA
				Total Conn. Current:	23 A
				Total Est. Demand Current:	23 A

Notes:

Branch Panel: M

Location: NW PROPERTY
Mounting: SURFACE
Enclosure: TYPE 3R

Volts: 120/240 Single
Phases: 1
Wires: 3

A.I.C. Rating: 22,000
Mains Rating: 225 A
Main Breaker: 225 A

CKT	Circuit Description	Trip	Poles	Load Classification	A		B		Load Classification	Poles	Trip	Circuit Description	CKT
1	EXISTING	20 A	1	Receptacle	1000 VA	1000 VA			Receptacle	1	20 A	EXISTING	2
3	EXISTING	20 A	1	Receptacle			1000 VA	1000 VA	Receptacle	1	20 A	EXISTING	4
5	EXISTING	20 A	1	Receptacle	1000 VA	5533 VA			Lighting; Other; Mot...	2	100 A	PANEL S	6
7	PANEL L	100 A	2	Lighting; Spare;...			2847 VA	5212 VA	--	--	--	--	8
9	--	--	--	--	2592 VA	--			--	1	--	SPACE	10
11	SPACE	--	1	--			--	--	--	1	--	SPACE	12
13	SPACE	--	1	--	--	--			--	1	--	SPACE	14
15	SPACE	--	1	--			--	--	--	1	--	SPACE	16
17	SPACE	--	1	--	--	--			--	1	--	SPACE	18
19	SPACE	--	1	--			--	--	--	1	--	SPACE	20
21	SPACE	--	1	--	--	--			--	1	--	SPACE	22
23	SPACE	--	1	--			--	--	--	1	--	SPACE	24
25	SPACE	--	1	--	--	--			--	1	--	SPACE	26
27	SPACE	--	1	--			--	--	--	1	--	SPACE	28
29	SPACE	--	1	--	--	--			--	1	--	SPACE	30
				Total Load:	11125 VA		10059 VA						
				Total Amps:	93 A		84 A						

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Lighting	6260 VA	100.00%	6260 VA		
Motor	480 VA	100.00%	480 VA	**Total Conn. Load:**	21184 VA
Other	7500 VA	100.00%	7500 VA	**Total Est. Demand:**	21184 VA
Receptacle	6944 VA	100.00%	6944 VA	**Total Conn. Current:**	88 A
				Total Est. Demand Current:	88 A

Notes:

Branch Panel: S

Location: STORAGE 102
Mounting: SURFACE
Enclosure: TYPE 1

Volts: 120/240 Single
Phases: 1
Wires: 3

A.I.C. Rating: 22,000
Mains Rating: 100 A
Main Breaker: 100 A

CKT	Circuit Description	Trip	Poles	Load Classification	A		B		Load Classification	Poles	Trip	Circuit Description	CKT
1	LIGHTING	20 A	1	Lighting	360 VA	561 VA			Lighting	1	20 A	LIGHTING	2
3	RECEPTACLES	20 A	1	Receptacle			900 VA	180 VA	Receptacle	1	20 A	RECEPTACLE	4
5	EF-1	20 A	1	Motor	480 VA	1500 VA			Other	1	20 A	HAND DRYER	6
7	HAND DRYER	20 A	1	Other			1500 VA	2250 VA	Other	2	30 A	EWH-1	8
9	CHANGING STATION	20 A	1	Receptacle	382 VA	2250 VA			--	--	--	--	10
11	CHANGING STATION	20 A	1	Receptacle			382 VA	0 VA	--	1	20 A	SPARE	12
13	SPARE	20 A	1	--	0 VA	0 VA			--	1	20 A	SPARE	14
15	SPARE	20 A	1	--			0 VA	0 VA	--	1	20 A	SPARE	16
17	SPACE	--	1	--	--	--			--	1	--	SPACE	18
				Total Load:	5533 VA		5212 VA						
				Total Amps:	46 A		43 A						

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Lighting	921 VA	100.00%	921 VA		
Motor	480 VA	100.00%	480 VA	**Total Conn. Load:**	10745 VA
Other	7500 VA	100.00%	7500 VA	**Total Est. Demand:**	10745 VA
Receptacle	1844 VA	100.00%	1844 VA	**Total Conn. Current:**	45 A
				Total Est. Demand Current:	45 A

Notes:

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MEP ENGINEER
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DES MOINES, IA 50314
515.288.3679

Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	BID SET
Date	2025-06-24

ELECTRICAL SCHEDULES

E302

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TRE Project #25008.00

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01 | Master Plan

LION'S PARK

Grimes, Iowa

CONFLUENCE

June 18, 2025 | 23567

LIONS PARK

CITY OF GRIMES

725 NE 5TH STREET
GRIMES, IOWA

Engineering Comments Completed

Building Comments Complete

Planner Comments Complete

CONFLUENCE



PARKING REQUIREMENTS:

PARKING SETBACK:
- 10 FEET FROM RIGHT OF WAY
- 5 FEET FROM ANY REAR OF SIDE YARD
- 20 FEET SETBACK FROM ADJACENT RESIDENTIAL DISTRICTS

EXISTING PARKING STALLS: **36 STALLS**

REQUIRED PARKING STALLS:
CIVIC BUILDING USE:
1 STALL / 1000 SF= **3 STALLS**
2,045 SF BUILDING/1,000 SF= **3 STALLS**

TOTAL PARKING STALLS PROVIDED: **53 (49 +4 ADA SPACES)**

ACCESSIBLE STALLS REQUIRED: **2**
ACCESSIBLE STALLS PROVIDED: **4 (2 ARE VAN ACCESSIBLE)**

OPEN GREEN SPACE REQUIREMENTS:

AREA REQUIREMENT:
TOTAL SITE AREA: 147,082 SF (3.38 ACRES)

40% REQUIRED OPEN SPACE (58,832.80 SF)
82% PROVIDED OPEN SPACE (120,868.74 SF)

OPEN GREEN SPACE PLANTING REQUIREMENTS:

1 OVERSTORY TREE PER 1,000 SF OF REQUIRED OPEN SPACE
58,832.80 SF / 1,000 SF = **59 TREES REQUIRED**

TREES PLANNED: 62*

*(16) 2" CALIPER OVERSTORY + (16) 8' HEIGHT UNDERSTORY/EVERGREEN + (30) CONSERVATION GRADE SPECIMENS ALONG STREAM

SITE SUMMARY
SITE AREA: 186436 SF (4.28 ACRES)

LEGAL DESCRIPTION
OUTLOT Z TAYLOR ESTATES PLAT 2 AND
LOT 96 CHANNON HEIGHTS AND
LOTS 55, 56 & 57 CHANNON HEIGHTS AND
LOT 54 CHANNON HEIGHTS AND
LOT B HOPE COMMERCIAL PLAT 1 (PARTIAL)

ZONING AND LAND USE
ZONING: R-2
EXISTING LAND USE: PARK
FUTURE LAND USE: PARK
PROPOSED USE: PARK
OPEN SPACE REQUIREMENTS: 40%

BUILDING SUMMARY
BUILDING FOOTPRINT: 2,076 SF
BUILDING TYPE: RESTROOM AND SHELTER
BUILDING HEIGHT: 17'-10 5/8"
BUILDING STORIES: 1 STORY

BULK REQUIREMENTS
PRINCIPLE BUILDING PERIMETER SETBACK FROM FRONT YARD: 30 FEET
PRINCIPLE BUILDING PERIMETER SETBACK FROM REAR YARD: 25 FEET
PRINCIPLE BUILDING PERIMETER SETBACK FROM SIDE YARD: 7 FEET
MAX BUILDING HEIGHT: 35 FEET

APPLICANT/PREPARER OF SUBMITTAL
CONFLUENCE
MATT CARLILE
525 17TH STREET
DES MOINES, IA 50309
515-288-4875
E-MAIL: MCARLILE@THINKCONFLUENCE.COM
CONTACT: MATT CARLILE

OWNER/APPLICANT
CITY OF GRIMES
101 NE HARVEY ST.
GRIMES, IA 50111
515-514-1047

VICINITY MAP (1"=500')



SHEET INDEX

DISCIPLINE	SHEET TITLE
GENERAL	G002 CODE REVIEW
	G003 GENERAL INFORMATION
CIVIL	C100 SPECIFICATION REFERENCE
	C300 EROSION & SEDIMENT CONTROL
	C400 UTILITY PLAN
	C600 CIVIL SITE DETAILS
LANDSCAPE	L100 DEMOLITION PLAN
	L200 SITE LAYOUT PLAN
	L201 SITE LAYOUT PLAN ENLARGEMENT
	L202 SITE LAYOUT PLAN ENLARGEMENT
	L203 SITE LAYOUT PLAN ENLARGEMENT
	L300 SITE GRADING PLAN
	L301 SITE GRADING PLAN ENLARGEMENT
	L302 SITE GRADING PLAN ENLARGEMENT
	L303 SITE GRADING PLAN ENLARGEMENT
	L400 PLANTING PLAN
	L401 GROUNDCOVER PLAN
	L402 PLANTING PLAN ENLARGEMENT
	L403 PLANTING PLAN ENLARGEMENT
	L404 PLANTING PLAN ENLARGEMENT
	L500 SITE DETAILS
	L501 SITE DETAILS: ADD ALTERNATE
STRUCTURAL	S001 STRUCTURAL NOTES
	S101 FOUNDATION & ROOF FRAMING PLANS, FRAMING SECTION
	S102 PICKLEBALL PLAN & DETAILS
	S501 STRUCTURAL DETAILS
	S502 STRUCTURAL DETAILS
	S503 STRUCTURAL DETAILS
ARCHITECTURAL	A100 RR/STORAGE/SHELTER FLOOR & ROOF PLANS
	A200 EXTERIOR ELEVATIONS
	A300 BUILDING SECTIONS AND REFLECTED CEILING PLAN
	A310 WALL SECTIONS
	A400 INTERIOR PLANS AND ELEVATIONS
	A510 SECTION AND PLAN DETAILS
	A511 SECTION DETAILS
MECHANICAL	M100 FLOOR PLANS - MECHANICAL
	M201 MECHANICAL DETAILS
	M301 MECHANICAL SCHEDULES
ELECTRICAL	E100 SITE PLAN - ELECTRICAL
	E101 FLOOR PLANS - ELECTRICAL
	E201 ELECTRICAL DETAILS
	E301 ELECTRICAL SCHEDULES
	E302 ELECTRICAL SCHEDULES

M/E/P/T ENGINEER
TWIN RIVERS ENGINEERING CONSULTANTS
1000 ILLINOIS STREET
DES MOINES, IA 50314
PH: (515) 288-3679
NATHAN EMSICK

LICENSED PROFESSIONAL ENGINEER — NATHAN A. EMSICK P19949 — IOWA

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW 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.

NATHAN A. EMSICK LICENSE NO. 19949 DATE

LICENSE RENEWAL DATE: DECEMBER 31, 2025

SHEETS COVERED BY THIS SEAL: M-SERIES

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NILLES ASSOCIATES, INC.
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ANKENY, IA 50023
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EVAN B. DEL VAL

LICENSED PROFESSIONAL ENGINEER — EVAN B. DEL VAL 22376 — IOWA

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EVAN B. DEL VAL LICENSE NO. 22376 DATE

LICENSE RENEWAL DATE: DECEMBER 31, 2025

SHEETS COVERED BY THIS SEAL: C-SERIES

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MATT CARLILE

STATE OF IOWA — MATT CARLILE LANDSCAPE ARCHITECT NO. 00422 — LICENSED LANDSCAPE ARCHITECT

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

MATT CARLILE REGISTRATION NO. 00422 DATE

REGISTRATION RENEWAL DATE: JUNE 30, 2026

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STRUCTURAL ENGINEER
KPFF CONSULTING ENGINEERS
604 LOCUST STREET, SUITE 202
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PAUL TAYLOR

LICENSED PROFESSIONAL ENGINEER — PAUL TAYLOR 23468 — IOWA

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PAUL TAYLOR LICENSE NO. 19863 DATE

LICENSE RENEWAL DATE:

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RONALD PASKACH

LICENSED ARCHITECT — RONALD E. PASKACH NO. 5705 — IOWA

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RONALD E. PASKACH LICENSE NO. 5705 DATE

LICENSE RENEWAL DATE: JULY 1, 2025

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TWIN RIVERS ENGINEERING CONSULTANTS
1000 ILLINOIS STREET
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PH: (515) 288-3679
DENNIS BENNETT

LICENSED PROFESSIONAL ENGINEER — DENNIS M. BENNETT P14202 — IOWA

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DENNIS BENNETT LICENSE NO. 14202 DATE

LICENSE RENEWAL DATE: DECEMBER 31, 2025

SHEETS COVERED BY THIS SEAL: E-SERIES

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811 Know what's below. Call before you dig.

COVERSHEET

CONFLUENCE PROJECT # 23567

L000

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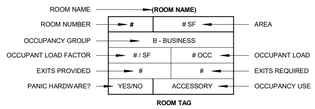
CODE SHEET SYMBOLS

EXIT

K — KEY LOCK BOX LOCATION
72" AFF. VERIFY HEIGHT AND LOCATION WITH AHJ

FE — FIRE EXTINGUISHER

COMMON PATH OF TRAVEL TO EXIT



CALCULATED OCCUPANCY LOAD TOTALS

ROOM NAME	ROOM #	OCCUPANCY	AREA	OCCUPANCY LOAD FACTOR	CALCULATED OCCUPANCY LOAD
LEVEL 1					
MEN'S RR	100	U-UTILITY	207 SF	0	
WOMEN'S RR	101	U-UTILITY	207 SF	0	
STORAGE	102	S-1 STORAGE	369 SF	300	1.23
SHELTER	103	A-3 ASSEMBLY	1293 SF	15	86.21
					87.44
					87.44

PROJECT AND CODE SUMMARY

FACILITY NAME: **LIONS PARK SHELTER/STORAGE**
ADDRESS: 725 NE 5TH STREET, GRIMES, IA 50111

PROJECT DESCRIPTION: **RESTROOM BUILDING WITH ATTACHED STORAGE ROOM AND A COVERED PICNIC AREA**
THIS PROJECT IS NEW/EXISTING CONSTRUCTION. THE PROJECT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING, AND AS SHOWN/DESCRIBED THROUGHOUT THE CONTRACT DOCUMENTS:

1. LIST OF EXISTING IMPROVEMENTS.
2. LIST OF ADDITIONS.
3. LIST OF MISC RENOVATION(S).
4. LIST OF ASSOCIATED SITE, MECHANICAL, ELECTRICAL, AND PLUMBING WORK.

TOTAL BUILDING AREA: **2,281 GSF**
FLOOR 1 AREA: **2,076 SF**
OCCUPANCY: **A-3, S-1 - NONSEPARATED**
CONSTRUCTION TYPE: **V-B**

APPLICABLE CODES
AUTHORITY HAVING JURISDICTION: (CITY OF GRIMES)
- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL FIRE CODE (IFC)
- 2020 NATIONAL ELECTRICAL CODE (NEC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 UNIFORM PLUMBING CODE (UPC)
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC): CLIMATE ZONE: **X**
- 2018 INTERNATIONAL FUEL GAS CODE
- 2010 ADA STANDARDS, US DEPT OF JUSTICE

Please update the codes to the following.
- 2021 IBC
- 2021 IFC
- 2023 NEC (in effect July 1st, 2025)
- 2024 IMC (State Mandated)
- 2024 UPC (State Mandated)
- 2012 IECC
- 2021 IFGC
- 2010 ADA

Building will be review separately from the site plan process.

CODE REVIEW

OCCUPANCY TYPE (CH 3)

A-3, S-1 - NON-SEPARATED
(DESIGNED AS MOST RESTRICTIVE A-3)

BUILDING HEIGHTS & AREAS (CH 5)

TABLE 504.3
ALLOWABLE HEIGHT: **40' / 1 STORY**

AREA ALLOWABLE PER FLOOR = 6000 SF (TABLE 506.2)

ACTUAL AREA: **2,076**

ALLOWABLE STORIES = 1 :/ ACTUAL STORIES = 1
ALLOWABLE HEIGHT = 40' / ACTUAL HEIGHT = 18'

TYPES OF CONSTRUCTION (CH 6)

CONSTRUCTION TYPE: **V-B**

REQUIRED FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS (CHAPTER 6)

PRIMARY STRUCTURAL FRAME (HRS)	0
BEARING WALLS	
INTERIOR	0
EXTERIOR	0
NON-BEARING WALLS AND PARTITIONS	
EXTERIOR	0
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0
ROOF CONSTRUCTION AND SECONDARY MEMBERS	0

FIRE AND SMOKE PROTECTION FEATURES (CHAPTER 7)

FIRE PROTECTION SYSTEMS (CH 9)

TABLE 906.3(1) 2-A PORTABLE FEC

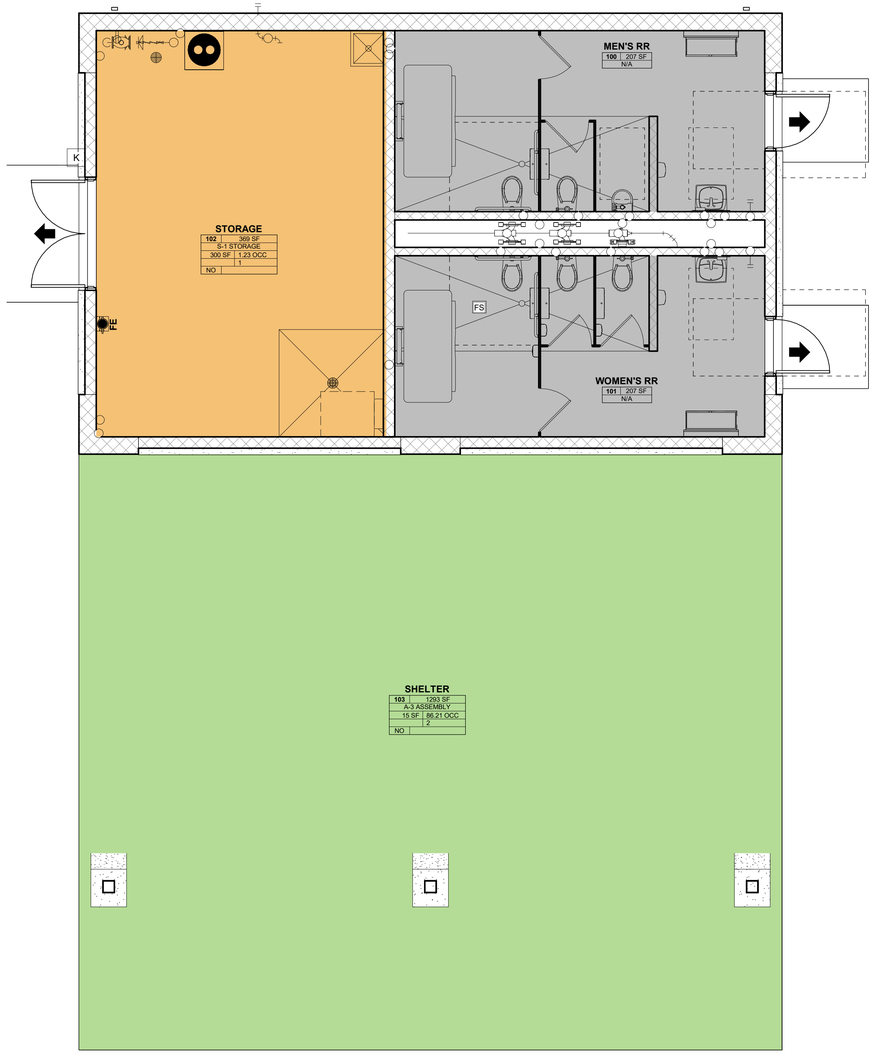
EGRESS (CH 10)

(10.10.1.1) 32" EGRESS WIDTH MIN.

PLUMBING FIXTURE REQUIREMENTS (IBC CHAPTER 29 / IPC CHAPTER 4)

OCCUPANT TYPE AND LOAD	MALE WATER CLOSETS		FEMALE WATER CLOSETS		MALE LAVATORIES		FEMALE LAVATORIES		DRINKING FOUNTAINS	
A-3 ASSEMBLY	RATIO	REQUIRED	RATIO	REQUIRED	RATIO	REQUIRED	RATIO	REQUIRED	RATIO	REQUIRED
TOTAL OCC 90 MALE 45 FEMALE 45	1 PER 75 FOR FIRST 1500 + 1 PER 120 FOR REMAINDER	.58	1 PER 40 FOR FIRST 1520 + 1 PER 60 FOR REMAINDER	1.09	1 PER 200	.22	1 PER 150	.029	1 PER 1000	.09
REQUIRED TOTALS	EXACT	ROUNDED	EXACT	ROUNDED	EXACT	ROUNDED	EXACT	ROUNDED	EXACT	ROUNDED
	0.58	**1**	1.09	**2**	0.22	**1**	0.29	**1**	0.09	**1**
PROVIDED TOTALS	**3**		**3**		**1**		**1**		**0***	
PROJECT IN COMPLIANCE										

*** = EXTERIOR DRINKING FOUNTAIN PROVIDED VIA PEDESTAL; SEE CIVIL DRAWINGS FOR LOCATION**



1 RR/STORAGE CODE PLAN
SCALE: 1/4" = 1'-0"

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PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

CODE REVIEW

G002

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. IF THIS IS NOT A 24x36 SHEET, ADJUST SCALE ACCORDINGLY

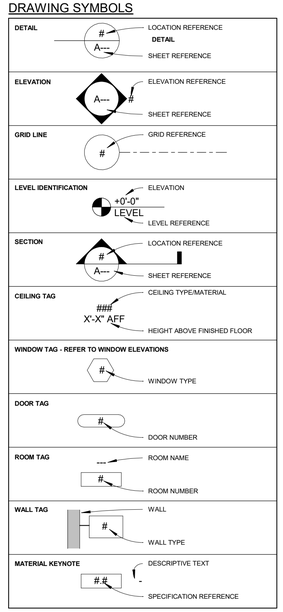
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

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ABBREVIATIONS

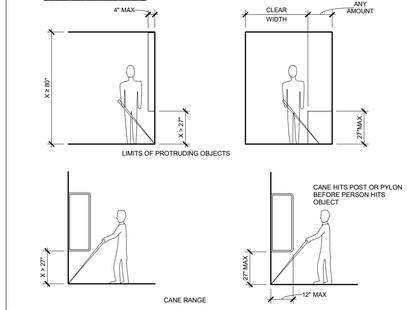
@	AT
&	AND
"	INCH
'	FOOT
#	NUMBER OR POUND
AB	ANCHOR BOLT
ABV	ABOVE
ACT	ACOUSTICAL CEILING TILE
ACM	ALUMINUM COMPOSITE METAL
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJUST, ADJUSTABLE
ADMIN	ADMINISTRATION, ADMINISTRATIVE
AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
ARCH	ARCHITECT, ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AUTO	AUTOMATIC
AVG	AVERAGE
BO	BOTTOM OF
B/T	BETWEEN
BLKHD	BULKHEAD
BLDG	BUILDING
BLKG	BLOCKING
BP	BEARING PLATE
BRG	BEARING
C/C	CENTER TO CENTER
CCTV	CLOSED CIRCUIT TV
CF	CUBIC FEET
CFMF	COLD-FORMED METAL FRAMING
CFSF	COLD-FORMED STEEL FRAMING
CG	CORNER GUARD
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLEAR	CLEARANCE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	CARPET
CS	CAST STONE
CT	CERAMIC TILE
CTOP	COUNTERTOP
CUH	CABINET UNIT HEATER
DBL	DOUBLE
DEMO	DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
E/E	END TO END
EA	EACH
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRIC, ELECTRICAL
ELEV	ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
EXST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F/F	FACE TO FACE
FBO	FURNITURE BY OWNER/OTHER
FDC	FIRE DEPARTMENT CONNECTION
FE	FIRE EXTINGUISHER
FEB	FIRE EXTINGUISHER BRACKET
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FFE	FIXTURES, FURNISHINGS & EQUIPMENT
FNDN	FOUNDATION
FO	FACE OF
FRP	FIBERGLASS REINFORCED POLYMER
FT	FOOT, FEET
FTG	FOOTING
FURN	FURNITURE
FV	FIELD VERIFY
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GL	GLASS
GWB	GYPSUM WALL BOARD
GB	GYPSUM BOARD
HB	HOSE BIB
HCP	HANDICAP
HDWR	HARDWARE
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HVAC	HEATING, VENTILATING & AIR CONDITIONING
HWD	HARDWOOD
IN	INCH
INSUL	INSULATION
INT	INTERIOR
IJ	ISOLATION JOINT
JAN	JANITOR
KO	KNOCKOUT
LAB	LABORATORY
LAV	LAVATORY
LBS	POUNDS (WEIGHT)
LF	LINEAR FOOT/FEET
LVT	LUXURY VINYL TILE
MAX	MAXIMUM
MECH	MECHANICAL
MEZZ	MEZZANINE
MIN	MINIMUM
MFR	MANUFACTURER
MIR	MIRROR
MISC	MISCELLANEOUS
MKBD	MARKERBOARD
MO	MASONRY OPENING
MTL	METAL
MATL	MATERIAL
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OVERFLOW DRAIN
OFCI	OWNER FURNISHED/CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED/OWNER INSTALLED
OPNG	OPENING
OPP	OPPOSITE, OPPOSITE HAND
PLAM	PLASTIC LAMINATE
PLY	PLYWOOD
PNT	PAINT, PAINTED, POINT
PREFAB	PREFABRICATE, PREFABRICATED
PT	PORCELAIN TILE
PNT	PAINT
QT	QUARRY TILE
QTY	QUANTITY
QTZ	QUARTZ
RAD	RADIUS
RAF	RESILIENT ATHLETIC FLOORING
RB	RESILIENT BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REBAR	REINFORCING BAR
REF	REFRIGERATOR
REINF	REINFORCE, REINFORCEMENT
REQD	REQUIRED
REV	REVISION
RF	RESILIENT FLOORING
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RSF	RESILIENT SHEET FLOORING
SC	SEALED CONCRETE
SCH	SCHEDULE
SF	SQUARE FOOT
SHWR	SHOWER
SIM	SIMILAR
SPKR	SPEAKER
SB	SPLASH BLOCK
SQ	SQUARE
SS	SOLID SURFACE
SSTL	STAINLESS STEEL
ST	STONE
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STOR	STORAGE
SV	SHEET VINYL
T	THERMOSTAT
TO	TOP OF
T&G	TONGUE & GROOVE
TEMP	TEMPORARY
TRZ	TERRAZZO
TYP	TYPICAL
UL	UNDERWRITERS' LABORATORIES
UNO	UNLESS NOTED OTHERWISE
VAR	VARIES
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VOL	VOLUME
VWC	VINYL WALLCOVERING
W/	WITH
W/O	WITHOUT
WAF	WOOD ATHLETIC FLOORING
WB	WOOD BASE
WC	WATERCLOSET
WD	WOOD
W/D	WASHER/DRYER
WH	WATER HEATER
WOC	WALK OFF CARPET
WVW	WOOD VENEER WALLCOVERING
WWF	WELDED WIRE FABRIC
YD	YARD
YR	YEAR

DRAWING SYMBOLS



REFERENCED CODE

2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (CHAPTER 3 BUILDING BLOCKS):



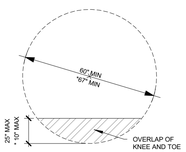
5 PROTRUDING OBJECTS
NOT TO SCALE

REFERENCED CODE

2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (CHAPTER 3 BUILDING BLOCKS):

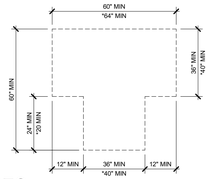
CIRCULAR SPACE:

* IF 2017 ICC A117.1 IS ADOPTED



T-SHAPED SPACE:

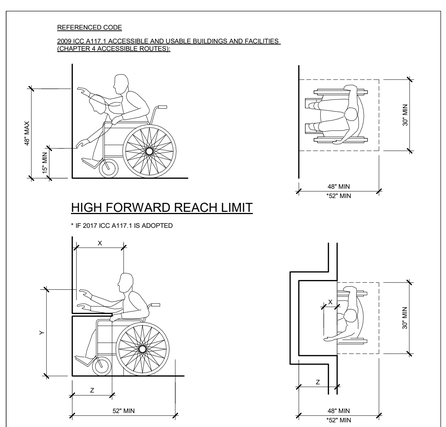
* OPTION 3 SHOWN



4 TURNING SPACES
NOT TO SCALE

REFERENCED CODE

2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (CHAPTER 3 BUILDING BLOCKS):



HIGH FORWARD REACH LIMIT

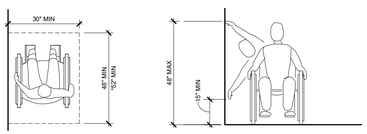
* IF 2017 ICC A117.1 IS ADOPTED

NOTES:

1. X SHALL BE < 25 INCHES; Z SHALL BE > X.
2. WHEN X < 20 INCHES, THEN Y SHALL BE 48 INCHES MAXIMUM.
3. WHEN X IS 20 TO 25 INCHES, THEN Y SHALL BE 44 INCHES MAXIMUM.

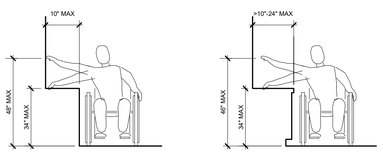
MAXIMUM FORWARD REACH OVER AN OBSTRUCTION

* IF 2017 ICC A117.1 IS ADOPTED



CLEAR FLOOR SPACE
PARALLEL APPROACH

HIGH AND LOW
SIDE REACH LIMITS



MAXIMUM SIDE REACH OVER AN OBSTRUCTION

2 REACH REQUIREMENTS
NOT TO SCALE

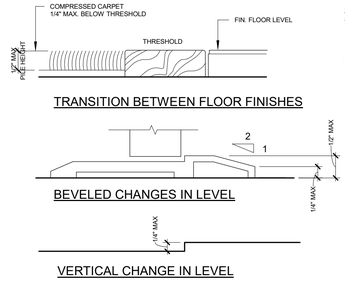
REFERENCED CODE

2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (CHAPTER 3 BUILDING BLOCKS):

SECTION 302 FLOOR SURFACES

302.1 GENERAL

FLOOR SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT, AND SHALL COMPLY WITH SECTION 302. CHANGES IN LEVEL IN FLOOR SURFACES SHALL COMPLY WITH SECTION 303.

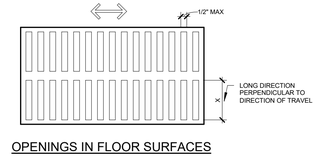


TRANSITION BETWEEN FLOOR FINISHES



BEVELED CHANGES IN LEVEL

VERTICAL CHANGE IN LEVEL



OPENINGS IN FLOOR SURFACES

3 THRESHOLD & LEVEL CHANGES
NOT TO SCALE



INTERNATIONAL SYMBOL OF ACCESSIBILITY



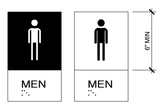
INTERNATIONAL TTY SYMBOL



INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS



VOLUME-CONTROLLED TELEPHONE



PICTOGRAM FIELD
ALL OTHER PICTOGRAM SIGNS SIMILAR

REFERENCED CODE

2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (CHAPTER 7 COMMUNICATION ELEMENTS AND FEATURES):

1. COMMUNICATIONS ELEMENTS AND FEATURES REQUIRED TO BE ACCESSIBLE BY THE SCOPING PROVISIONS ADOPTED BY THE ADMINSITRATIVE AUTHORITY SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 7. (701.1 SCOPE)
2. SIGNS SHALL COMPLY WITH SECTION 703. TACTILE SIGNS SHALL CONTAIN BOTH RAISED CHARACTERS AND BRAILLE. (703.1 GENERAL)
3. WHERE PICTOGRAMS ARE PROVIDED AS DESIGNATIONS OF PERMANENT INTERIOR ROOMS AND SPACES, THE PICTOGRAMS SHALL COMPLY WITH SECTION 703.5 AND SHALL HAVE TEXT DESCRIPTORS LOCATED DIRECTRLY BELOW THE PICTOGRAM FIELD AND COMPLYING WITH SECTIONS 703.2 AND 703.3. (703.1 GENERAL)
4. RAISED CHARACTERS SHALL COMPLY WITH SECTION 703.3 AND SHALL BE DUPLICATED IN BRAILLE COMPLYING WITH SECTION 703.4 (703.3.1 GENERAL)
5. RAISED CHARACTERS SHALL BE RAISED 1/32" MINIMUM ABOVE THEIR BACKGROUND. (703.3.2 DEPTH)
6. CHARACTERS SHALL BE UPPERCASE (703.3.3 CASE)
7. CHARACTERS SHALL BE SANS SERIF. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE OR OF OTHER UNUSUAL FORMS (703.3.4 STYLE)
8. RAISED CHARACTERS SHALL BE 48 INCHES MINIMUM ABOVE FLOOR, MEASURED TO THE BASELINE OF THE LOWEST RAISED CHARACTER AND 60 INCHES MAXIMUM ABOVE THE FLOOR, MEASURED TO THE BASELINE OF THE HIGHEST RAISED CHARACTER. (703.3.10 HEIGHT ABOVE FLOOR)
9. WHERE A SIGN CONTAINING RAISED CHARACTERS AND BRAILLE IS PROVIDED AT A DOOR, THE SIGN SHALL BE ALONGSIDE THE DOOR AT THE LATCH SIDE. LOCATE SIGNS SO THAT A CLEAR FLOOR AREA 18 INCHES MINIMUM BY 18 INCHES MINIMUM, CENTERED ON THE RAISED CHARACTERS IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION. (703.3.11 LOCATION)
10. PICTOGRAMS SHALL HAVE A FIELD 6 INCHES MINIMUM IN HEIGHT. CHARACTERS OR BRAILLE SHALL NOT BE LOCATED IN PICTOGRAM FIELD. (703.5.2 PICTOGRAM FIELD)
11. PICTOGRAMS AND THEIR FIELDS SHALL HAVE A NONGLARE FINISH. PICTOGRAMS SHALL CONTRAST WITH THEIR FIELDS, WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD. (703.5.3 FINISH AND CONTRAST)
12. SYMBOLS OF ACCESSIBILITY SHALL COMPLY WITH SECTION 703.6. (703.6.1 GENERAL)
13. PUBLIC TELEPHONES SHALL COMPLY WITH SECTION 704. (704.1 GENERAL)
14. WHEELCHAIR ACCESSIBLE PUBLIC TELEPHONES SHALL COMPLY WITH SECTION 704.2. (704.2 WHEELCHAIR ACCESSIBLE TELEPHONES)
15. DETECTABLE WARNING SURFACES SHALL COMPLY WITH SECTION 705. (705.1 GENERAL)
16. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.

1 SIGNS & PICTOGRAMS
NOT TO SCALE

CONFLUENCE

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DES MOINES, IA 50309
515.279.3900

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1000 ILLINOIS ST
DES MOINES, IA 50314
515.288.3679

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

GENERAL INFORMATION

G003

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. IF THIS IS NOT ONE INCH LONG, ADJUST PRINTER SETTINGS.

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY.

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GENERAL NOTES

GENERAL NOTE NO.1
CONSTRUCTION STAKING TO BE PROVIDED BY NILLES ASSOCIATES AS PART OF THIS PROJECT. STAKING SHALL BE TO ESTABLISH BASELINES AND BENCHMARKS FOR LOCATING THE WORK WHICH IN THE ENGINEER'S JUDGEMENT ARE NECESSARY TO ENABLE THE CONTRACTOR TO PROCEED. RE-STAKING WILL BE AT THE CONTRACTOR'S EXPENSE.

GENERAL NOTE NO.2
REPORT ANY ERRORS OR AMBIGUITIES IN CONTRACT DOCUMENTS TO ENGINEER AS SOON AS DETECTED. ENGINEER WILL ANSWER ALL QUESTIONS REGARDING PLANS AND SPECIFICATIONS AND INTERPRET INTENDED MEANING OF CONTRACT DOCUMENTS. ENGINEER'S INTERPRETATION TO BE ACCEPTED AS FINAL.

GENERAL NOTE NO.3
DURING THE PROGRESS OF THE WORK, IF SUBSURFACE OR LATENT PHYSICAL CONDITIONS ARE ENCOUNTERED AT THE SITE DIFFERING MATERIALLY FROM THOSE INDICATED ON THE PLANS; OR IF UNKNOWN PHYSICAL, CULTURAL, AND/OR ENVIRONMENTAL CONDITIONS OF AN UNUSUAL NATURE ARE ENCOUNTERED AT THE SITE, THE PARTY DISCOVERING SUCH CONDITIONS SHALL PROMPTLY NOTIFY THE CITY OF GRIMES AND NILLES ASSOCIATES BEFORE THE SITE IS FURTHER DISTURBED.

GENERAL NOTE NO.4
PROTECT ALL EXISTING STRUCTURES, EQUIPMENT, PIPING, SLABS AND UTILITIES DURING ALL CONSTRUCTION OPERATIONS UNLESS NOTED OTHERWISE. PROTECTION IS INCIDENTAL TO THE PROJECT. DAMAGE FROM CONSTRUCTION OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT. IF SUCH DAMAGE OCCURS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

GENERAL NOTE NO.5
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THEIR WORK WITH ALL UTILITY COMPANIES SO THAT THEY ARE AWARE OF THEIR SCHEDULES AND CAN LOCATE, PROTECT, OR RELOCATE ANY OF THEIR FACILITIES AS NECESSARY.

GENERAL NOTE NO.6
CONTRACTOR SHALL COMPLETELY REMOVE ALL DEBRIS FROM THE WORK SITE. PRIOR TO SUBSTANTIAL COMPLETION OF PROJECT, REPRESENTATIVES OF THE CITY OF GRIMES AND NILLES ASSOCIATES SHALL CONDUCT A THOROUGH INSPECTION. ANY ACTIVITIES REQUIRED BY THE CONTRACTOR TO COMPLETE ADDITIONAL CLEANUP SHALL BE AT THE CONTRACTOR'S EXPENSE, WITH NO EXTENSION OF THE CONTRACT TIME.

GENERAL NOTE NO.7
PROTECT EXISTING DRAINAGE TILE LINES ENCOUNTERED DURING CONSTRUCTION. NOTIFY ENGINEER AND CITY WHEN SUCH LINES ARE ENCOUNTERED. MAKE REPAIRS TO LINES DAMAGED BY CONSTRUCTION ACTIVITIES AS DIRECTED BY ENGINEER. ANY TILE LINES ENCOUNTERED ABOVE THE ELEVATION OF THE PROPOSED STORM SEWER SYSTEM SHALL BE CONNECTED TO THE SYSTEM AT THE NEAREST POINT OF INTERSECTION. DOCUMENT LOCATION OF SAID LINES AND REPAIRS NECESSARY FOR INCLUSION IN FINAL PROJECT RECORD DOCUMENTS.

GENERAL NOTE NO.8
THE CONTRACTOR SHALL BE BOUND BY CONTRACTUAL MILESTONES AND DEADLINES AS SET FORTH IN THE NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING.

GENERAL NOTE NO.9
EXCEPT AS NOTED, FOR EACH BID ITEM, REFER TO THE LISTED SECTION WITHIN THE 2025 EDITION OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SPECIFICATIONS MANUAL) FOR PAYMENT AND MEASUREMENT INFORMATION. (i.e. PAYMENT AND MEASUREMENT FOR REFERENCE NUMBER 9040-108-D-1 WOULD BE FOUND IN SUDAS SPECIFICATION SECTION 9040, PART 1.08.D.1) REFER TO THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS FOR ANY LOCAL AMENDMENTS TO SUDAS WHICH SHOULD BE APPLIED TO THIS PROJECT.

GENERAL NOTE NO.10
ANY WORK, MATERIALS, EQUIPMENT OR LABOR REQUIRED TO COMPLETE THE WORK DESCRIBED WITHIN THIS CONTRACT, WHICH IS NOT DIRECTLY IDENTIFIED WITHIN A CONTRACT BID ITEM.(EITHER AS PART OF THE ORIGINAL BID DOCUMENTS, ADDENDA OR CHANGE ORDER AUTHORIZED BY ENGINEER) SHALL BE CONSIDERED INCIDENTAL TO THE WORK, AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR WITHIN OTHER PROJECT COSTS.

GENERAL NOTE NO.11
A CONSTRUCTION OBSERVER SHALL BE ASSIGNED BY THE OWNER TO REVIEW THE PROJECT. THE OBSERVER SHALL BE PRESENT ON-SITE DURING ALL PUBLIC INFRASTRUCTURE INSTALLATION AND SHALL ATTEND ANY ON-SITE MEETING RELEVANT TO COMPLETION OF SAID WORK. WORK DURING OTHER THAN NORMAL CONSTRUCTION OBSERVATION HOURS, MAY BE ALLOWED IF SCHEDULED 48-HOURS IN ADVANCE WITH THE ASSIGNED CONSTRUCTION OBSERVER AND ONLY AS APPROVED BY ENGINEER (AT THE DIRECTION OF THE ENGINEER).

GENERAL NOTE NO.12
ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

GENERAL NOTE NO.13
CONTRACTOR SHALL PROTECT EXISTING SIGNS AND PARK/TRAIL LIGHTS, AND IS RESPONSIBLE FOR ANY REPAIRS AND/OR REPLACEMENTS PER CITY STANDARDS.

GENERAL NOTE NO.14
ANY REQUESTS FOR AN APPROVED-EQUAL PRODUCT MUST BE SUBMITTED TO THE ENGINEER 10 DAYS PRIOR TO THE PROJECT BID DATE. AND INCLUDE PRODUCT DATA, COLOR CHARTS, TECHNICAL INFORMATION, WARRANTY INFORMATION ETC. FOR THE OWNER'S REVIEW AND APPROVAL PRIOR TO BIDDING.

CIVIL BID ITEM SPECIFICATIONS

ITEM NO.	SUDAS REFERENCE	BID ITEMS AND DESCRIPTIONS:
SECTION 4010 - SANITARY SEWERS		
4.01	4010-108-E-0	SANITARY SEWER SERVICE STUB WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4010.
4.02	4010-108-I-0	SANITARY SEWER CLEANOUT WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4010.
SECTION 4020 - STORM SEWERS		
4.03 - 4.06	4020-108-A-1	STORM SEWER, TRENCHED, HDPE WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4020.
SECTION 4030 - PIPE CULVERTS		
4.07-4.08	4030-108-B-0	PIPE APRON WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4030. WORK SHALL INCLUDE GUARD AND CONCRETE FOOTING FOR 24" DIAMETER PIPE APRON.
SECTION 4040 - SUBDRAINS AND FOOTING DRAIN COLLECTORS		
4.09-4.11	4040-108-A-0	SUBDRAIN, HDPE, PERFORATED WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4040. SUBDRAIN WITHIN PLAY AREA SHALL BE CONSTRUCTED PER DETAILS SHOWN ON SHEET L500 OF THE PLANS. CONNECTION TO STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM.
4.12	4040-108-C-0	SUBDRAIN CLEANOUT WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4040. CLEANOUT SHALL BE TYPE A.
4.13-4.14	4040-108-X-0	SUBDRAIN TEE WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4040 AND 4020.
SECTION 5010 - PIPE AND FITTINGS		
5.01-5.02	5010-108-E-0	WATER SERVICE STUB BY LENGTH, PEX WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 5010 AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
5.03	5010-108-E-3	WATER SERVICE CURB STOP AND BOX WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 5010 AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
SECTION 5020 - VALVES, FIRE HYDRANTS, AND APPURTENANCES		
5.04	SPECIAL	DRINKING FOUNTAIN CONNECTION, INSTALLATION & SUMP PIT WORK AND MATERIALS SHALL INCLUDE ALL MATERIALS, FITTINGS AND FASTENERS NECESSSARY TO PROCURE AND INSTALL DRINKING FOUNTAIN PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. INSTALL SUMP PIT DIRECTLY UNDER DRINKING FOUNTAIN TO RECEIVE DRAIN LINE AND WATER SERVICE LINE AS SHOWN IN DETAIL AND ON PLANS. WORK AND MATERIALS SHALL INCLUDE DOMESTIC WATER SERVICE AND CONNECTION TO EXISTING WATER SHUTOFF. INSTALL AS PER SUDAS 5010 AND CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
SECTION 6010 - STRUCTURES FOR SANITARY AND STORM SEWERS		
SPECIAL	**NOTE**	THE CONTRACTOR SHALL FIELD VERIFY CRITICAL CROSSINGS AND CONNECTIONS TO EXISTING UTILITIES PRIOR TO ORDERING MATERIALS. PRECAST STRUCTURES ARE ALLOWED AT THE CONTRACTOR'S RISK. NO COMPENSATION WILL BE MADE FOR MODIFYING OR REPLACING STRUCTURES OR STRUCTURE PARTS DUE TO UNKNOWN FIELD CONDITIONS.
6.01	6010-108-A-0	MANHOLES WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 6010.
6.02-6.03	6010-108-B-0	NYLOPLAST DRAIN BASINS WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 6010. BID ITEM SHALL INCLUDE NYLOPLAST DRAIN BASIN STRUCTURES AND DOME GRATE CASTINGS AS SPECIFIED IN THE PLAN SET.
6.04	6010-108-E-0	MANHOLE ADJUSTMENT, MINOR WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 6010. ITEM SHALL INCLUDE ALL MATERIALS NECESSARY FOR RAISING INTAKE TO GRADE.
6.05	6010-108-F-0	MANHOLE ADJUSTMENT, MAJOR WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 6010. ITEM SHALL INCLUDE ALL MATERIALS NECESSARY FOR RAISING INTAKE TO GRADE.

CIVIL BID ITEM SPECIFICATIONS

ITEM NO.	SUDAS REFERENCE	BID ITEMS AND DESCRIPTIONS:
SECTION 9010 - SEEDING		
9.01	9010-108-A	CONVENTIONAL SEEDING, TYPE 4, TEMPORARY EROSION CONTROL WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 9010.
SECTION 9030 - PLANT MATERIAL AND PLANTING		
9.02	9010-202-0-0	DOUBLE-PROCESSED HARWOOD MULCH WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 9010. MULCH SHALL BE SPREAD ACROSS SURFACE OF BIORETENTION AREA IN A 2" LAYER AS SHOWN IN THE PLAN SET.
9.03	SPECIAL	BIORETENTION CELL SOIL MEDIA WORK AND MATERIALS SHALL CONFORM TO IOWA STORM WATER MANAGEMENT MANUAL (ISWMM) CHAPTER 5 SECTION 4 REGARDING BIORETENTION SYSTEM CELL DESIGN. SOIL MEDIA SHALL BE CAPABLE OF INFILTRATING A MINIMUM OF 1" OF RUNOFF PER HOUR. SOIL SHALL CONTAIN A MIX OF 50% SOIL FROM THE EXISTING ON-SITE SOIL STOCKPILE AND 50% WASHED CONCRETE SAND. ITEM INCLUDES TOPDRESSING WITH 1/2" COMPOST TILLED TO A DEPTH OF 4". SOILS SHALL NOT BE IMPORTED FOR USE IN BIORETENTION CELL SOIL MEDIA.
9.04	SPECIAL	CHOKER AGGREGATE, 3/8" CHIPPED LIMESTONE WORK AND MATERIALS SHALL CONFORM TO IOWA STORM WATER MANAGEMENT MANUAL (ISWMM) CHAPTER 5 SECTION 4 REGARDING BIORETENTION SYSTEM CELL DESIGN.
9.05	SPECIAL	AGGREGATE SUBBASE, 1" CLEAN WORK AND MATERIALS SHALL CONFORM TO IOWA STORM WATER MANAGEMENT MANUAL (ISWMM) CHAPTER 5 SECTION 4 REGARDING BIORETENTION SYSTEM CELL DESIGN. MATERIAL SHALL CONSIST OF AN OPEN-GRADED, CLEAN, DURABLE AGGREGATE OF 1"-2" DIAMETER WITH A POROSITY OF 35-40%.
SECTION 9040 - EROSION AND SEDIMENT CONTROL		
SPECIAL	**NOTE**	ITEMS INCIDENTAL TO POLLUTION PREVENTION DAILY CLEANUP OPERATIONS, CLEANUP OF STREET TRACK OUT, GOOD HOUSEKEEPING AND OTHER ITEMS NECESSARY TO PREVENT POLLUTION OF RECEIVING WATERS AND STORM WATER CONTAMINATION SHALL BE CONSIDERED INCIDENTAL TO POLLUTION PREVENTION.
SPECIAL	**NOTE**	NPDES COMPLIANCE CONDUCT ALL OPERATIONS IN COMPLIANCE WITH THE IOWA DNR NPDES GENERAL PERMIT NO. 2. LABOR, EQUIPMENT AND MATERIALS NOT INCLUDED AS A BID ITEM, BUT NECESSARY TO PREVENT STORM WATER CONTAMINATION FROM CONSTRUCTION RELATED SOURCES ARE CONSIDERED INCIDENTAL. INCIDENTAL WORK RELATED TO COMPLIANCE WITH THE PERMIT MAY INCLUDE: HAZARDOUS MATERIAL PROTECTION, FUEL CONTAINMENT, WASTE DISPOSAL AND PROVIDING SANITARY FACILITIES.
SPECIAL	**NOTE**	DAMAGED OR IMPROPERLY INSTALLED POLLUTION PREVENTION CONTROLS REPLACING EROSION AND SEDIMENT CONTROL PRACTICES THAT ARE IMPROPERLY INSTALLED, DAMAGED OR REMOVED BY THE CONTRACTOR IN A MANNER THAT IS INCONSISTENT WITH THE CURRENT PROJECT STAGING OR SWPPP IS THE CONTRACTOR'S RESPONSIBILITY AND WILL BE AT THE CONTRACTOR'S EXPENSE.
SPECIAL	**NOTE**	DEWATERING ALL TRENCH DEWATERING DISCHARGES SHALL BE DIRECTED TO A COLLECTION AREA IN A NON-EROSIVE MANNER. DEWATERING ACTIVITIES ARE NOT PERMITTED TO BE DIRECTLY RELEASED OFF-SITE OR TO CITY STORM SEWERS WITHOUT EFFECTIVE PRE-TREATMENT.
9.06	9040-108-E-1	TEMPORARY RECP, TYPE 2.B NETLESS (SHORT-TERM) WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 9040. PRODUCT SHALL BE INSTALLED AND SECURED ACCORDING TO MANUFACTURERS INSTRUCTIONS. QUANTITY TO BE PAID SHALL BE BASED ON SURFACE AREA TO BE PROTECTED (MATERIAL TO BE TRENCHED IN, OVERLAPPED, CUT OR OTHERWISE WASTED WILL NOT BE CALCULATED AS A PAID QUANTITY.)

BID ITEMS AND QUANTITIES

ITEM	DESCRIPTION	UNIT	QUANTITY
BASE BID			
	SEWERS AND DRAINS		
4.01	Sanitary Sewer Service Stub, 4" dia.	LF	126
4.02	Sanitary Sewer Cleanout	EA	2
4.03	Storm Sewer, Trenched, HDPE, 6" dia.	LF	47
4.04	Storm Sewer, Trenched, HDPE, 10" dia.	LF	393
4.05	Storm Sewer, Trenched, HDPE, 15" dia.	LF	93
4.06	Storm Sewer, Trenched, RCP, 24" dia.	LF	46
4.07	Pipe Apron, HDPE, 15" dia	EA	1
4.08	Pipe Apron, RCP, 24" dia, w/ Guard and Footing	EA	1
4.09	Subdrain, HDPE, Perforated, 8" dia. (within biocells)	LF	80
4.10	Subdrain, HDPE, Perforated, 6" dia.	LF	299
4.11	Subdrain, HDPE, Perforated, 4" dia.	LF	169
4.12	Subdrain Cleanout	EA	4
4.13	Subdrain Tee, 6"x6" dia.	EA	4
4.14	Subdrain Tee, 4"X4" dia.	EA	1
	WATER MAINS AND APPURTENANCES		
5.01	Water Service, PEX, 3" dia. (includes connection to main)	LF	103
5.02	Water Service, PEX, 1" dia.	LF	284
5.03	Water Service Curb Stop and Box, Copper, 3" dia.	EA	1
5.04	Drinking Fountain Connection, Installation & Sump Pit	LS	1
	STRUCTURES FOR SANITARY AND STORM SEWERS		
6.01	Manhole, SW-401, 48" dia.	EA	1
6.02	Nyloplast Drain Basin, 10" dia, with Dome Grate	EA	3
6.03	Nyloplast Drain Basin, 24" dia, with Dome Grate	EA	2
6.04	Manhole Adjustment, Minor	EA	2
6.05	Manhole Adjustment, Major	EA	1
	SITE WORK AND LANDSCAPING		
9.01	Conventional Seeding, Type 4, Temporary Erosion Control	AC	3.3
9.02	Double-Processed Hardwood Mulch, 2" Depth	CY	10.0
9.03	Bioretention Cell Soil Media, 18" Depth	CY	90
9.04	Choker Aggregate, 3/8" Chipped Limestone, 3" Depth	TON	29.0
9.05	Aggregate Subbase, 1" Clean, 12" Depth	TON	115.0
9.06	Temporary RECP, Type 2.B Netless (Short-Term)	SY	960
9.07	Temporary RECP, Type 3.B (Extended-Term)	SY	180
9.08	Wattles, Straw, 9-Inch Dia.	LF	240
9.09	Wattles, Removal	LF	240
9.10	Silt Fence	LF	932
9.11	Silt Fence, Removal	LF	932
9.12	Stabilized Construction Entrance	SY	115
9.13	Erosion Control Mulching, Hydromulching, BFM	AC	3.3
9.14	Tied Concrete Block Erosion Control Mat	SY	53
	MISCELLANEOUS		
11.01	Concrete Washout	LS	1

provide Grimes standard notes

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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

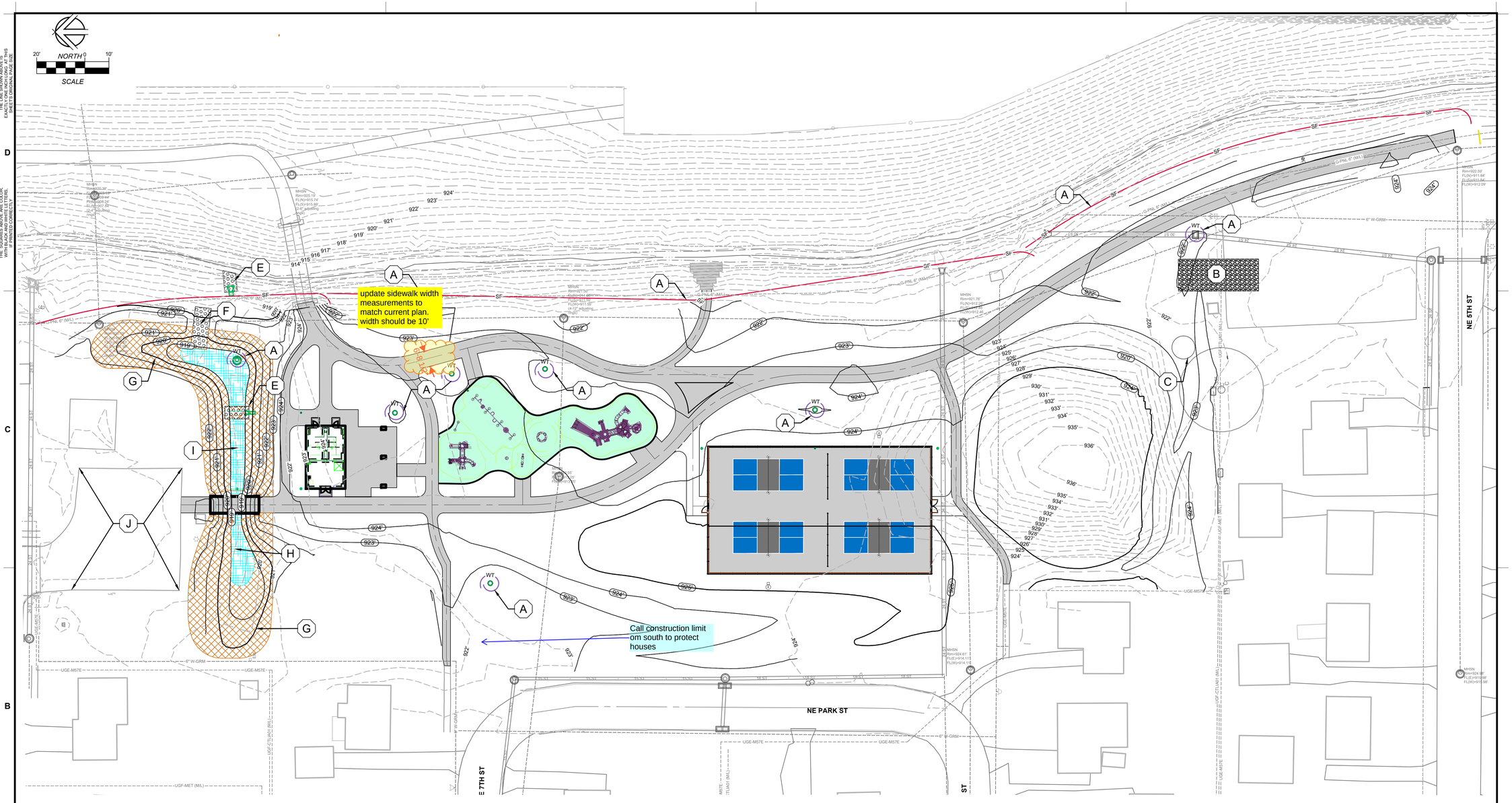
Project Number	23567
Issue	100% CDS
Date	2025-05-28

SPECIFICATION REFERENCE

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PHASE 1 EROSION & SEDIMENT CONTROL PLAN TAGGED NOTES

A. PROVIDE SILT FENCE AND 9" STRAW WATTLES WHERE SHOWN FOR EROSION CONTROL MEASURES. LINES MARKED -----SF----- AND ----WT---- RESPECTIVELY. 932 LF OF SF AND 240 LF OF WT SHOWN. INSTALL PER SUDAS 9040.

B. CONSTRUCTION ENTRANCE. MINIMUM 20' WIDE X 50' LONG X 6" DEPTH STONE PER SUDAS 9040.102. ENTRANCE SHALL BE REPLACED IF IT BECOMES INUNDATED WITH SOIL. CONTRACTOR IS RESPONSIBLE FOR DAILY CLEANUP OF ANY TRACK OUT THAT OCCURS.

C. ROLL-OFF CONCRETE WASHOUT.

D. ALL AREAS TO REMAIN UNDISTURBED FOR MORE THAN 14 DAYS SHALL IMMEDIATELY BE STABILIZED WITH HYDRAULIC MULCH - BONDED FIBER MATRIX AND TYPE 4 URBAN TEMPORARY EROSION CONTROL SEEDING. REFER TO SITE PLANTING PLAN FOR PERMANENT STABILIZATION INFORMATION. 3.3 ACRES TOTAL.

E. INSTALL 8' WIDE SECTION OF FLEXAMAT PLUS OR APPROVED EQUAL TURF REINFORCEMENT MAT. EXTEND TRM TO TOE OF SLOPE OR MINIMUM 10'. 23 SY TOTAL.

F. INSTALL 10' X 26' SECTION OF FLEXAMAT PLUS OR APPROVED EQUAL TURF REINFORCEMENT MAT AT BASIN EMERGENCY OVERFLOW OUTLET. 30 SY TOTAL.

G. INSTALL TYPE 2.B NETLESS TEMPORARY ROLLED EROSION CONTROL PRODUCT (RECP) PER SUDAS 9040. 960 SY TOTAL.

H. INSTALL TYPE 3.B TEMPORARY ROLLED EROSION CONTROL PRODUCT (RECP) PER SUDAS 9040. PRODUCT SHALL BE STAKED USING VIVAGREEN GREENSTAKE PLASTIC FREE BIODEGRADABLE STAPLES OR APPROVED EQUAL PLACED AT 12"-18" ON-CENTER. USE "NORTH AMERICAN GREEN BIONET SC150BN" OR APPROVED EQUAL. 180 SY TOTAL.

I. REFER TO DETAIL D-4 ON SHEET C600 FOR BIORETENTION CELL CROSS SECTION. REFER TO GRADING AND LANDSCAPING PLANS FOR ALL ADDITIONAL BIORETENTION CELL INFORMATION.

J. CONTRACTOR PARKING, EQUIPMENT STORAGE, OR SITE ACCESS NOT ALLOWED IN NORTH PARKING LOT. DAMAGED CAUSED TO THE PARKING SURFACE SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

LEGEND

WT — WATTLE — SF — SILT FENCE

CONSTRUCTION ENTRANCE

FLEXAMAT PLUS OR APPROVED EQUAL

TYPE 2.B NETLESS TEMPORARY ROLLED EROSION CONTROL PRODUCT

TYPE 3.B TEMPORARY ROLLED EROSION CONTROL PRODUCT

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725 NE 5TH ST.
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EROSION & SEDIMENT CONTROL

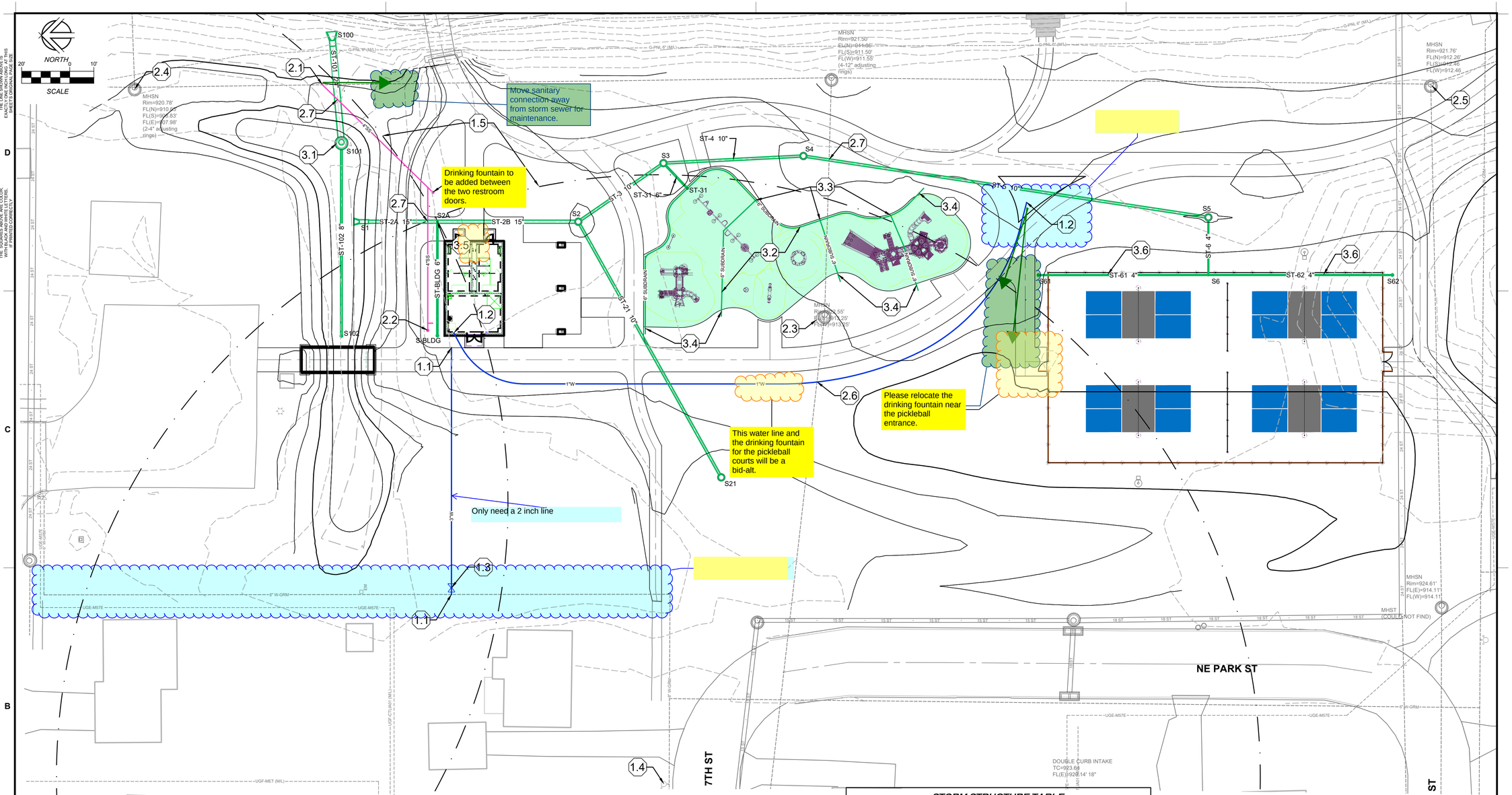
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PHASE 1 UTILITY PLAN NOTES

1. WATER SERVICE. INSTALL PER SUDAS 5010, 5020 AND CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS. CONSULT BUILDING PLANS FOR FOOTING DEPTH AND MAINTAIN 18" OF SEPARATION BETWEEN PIPE AND FOOTING. MAINTAIN MINIMUM DEPTH OF 5.5'.
   - 1.1. TAP EXISTING 6" WATER MAIN USING CORPORATION STOP AND EXTEND 3" PEX WATER SERVICE TO FUTURE SHELTER BUILDING. TERMINATE SERVICE MINIMUM 5' FROM PROPOSED BUILDING. 103 LF TOTAL.
   - 1.2. CONNECT TO BUILDING PLUMBING AND INSTALL 284 LF (APPROX.) OF 1" PEX DOMESTIC WATER SERVICE. INSTALL PER SUDAS 5010. REFER TO DETAIL D-5 ON SHEET C600 FOR FOUNTAIN SUMP PIT DETAIL.
   - 1.3. CURB STOP. 1 TOTAL.
   - 1.4. EXISTING HYDRANT ASSEMBLY.
   - 1.5. 250' HYDRANT COVERAGE RADIUS.
2. SANITARY SEWER. ALL WORK AND MATERIALS SHALL COMPLY TO SUDAS 4010.
   - 2.1. CONNECT 4" PVC SANITARY SEWER SERVICE TO EXISTING MAIN USING MANUFACTURED WYE. EXTEND AT MINIMUM 1% SLOPE. WHERE SLOPE OF SERVICE EXCEEDS 1:1, CONSTRUCT RISER USING SCHEDULE 40 PVC ACCORDING TO SUDAS FIGURE 4010.201. REFER TO DETAIL D-6 ON SHEET C600. PUBLIC SEWER SHALL BE VIDEO INSPECTED AFTER CONNECTION IS MADE. VIDEO SHALL BE REVIEWED AND APPROVED BY THE CITY. 126 LF TOTAL.
   - 2.2. SANITARY SEWER CLEANOUT. 2 TOTAL.
   - 2.3. MAJOR RIM ADJUSTMENT.
     EXISTING RIM-922.55 PROPOSED RIM-924.02
   - 2.4. MINOR RIM ADJUSTMENT.
     EXISTING RIM-920.78 PROPOSED RIM-921.52
   - 2.5. MINOR RIM ADJUSTMENT.
     EXISTING RIM-921.76 PROPOSED RIM-922.40
   - 2.6. CRITICAL CROSSING. MAINTAIN MINIMUM 18" SEPARATION BETWEEN SANITARY SEWER AND WATER SERVICE.
   - 2.7. CRITICAL CROSSING. MAINTAIN MINIMUM 18" SEPARATION BETWEEN SANITARY AND STORM SEWER.
3. STORM SEWER. ALL WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4020.
   - 3.1. BASIN OUTLET STRUCTURE. REFER TO DETAILS D-2 ON SHEET C600 FOR FURTHER DETAILS.
   - 3.2. INSTALL 299 LF OF 6" PERFORATED HDPE SUBDRAIN AT LOCATIONS SHOWN. REFER TO DETAIL 3 ON L500 FOR ADDITIONAL INFORMATION REGARDING INSTALLATION ALONG PLAYGROUND CURB. SUBDRAIN SHALL BE INSTALLED PER SUDAS 4040.
   - 3.3. 6"X6" PE TEE.
   - 3.4. SUBDRAIN CROSSING WITH PLAYGROUND CURB. SUBDRAIN SHALL CROSS BELOW CURB. CAP END OF SUBDRAIN OUTSIDE OF PLAYGROUND AREA.
   - 3.5. 6" HDPE TILE FOR CONNECTION TO BUILDING ROOF DRAINS. CONNECT TILE TO ST-2 USING INSERT-A-TEE OR APPROVED EQUAL. 47 LF TOTAL.
   - 3.6. PLACE 4" PERFORATED HDPE SUBDRAIN IN COMPACTED AGGREGATE SUBBASE BENEATH EASTERN EDGE OF PICKLEBALL COURTS. PROVIDE THICKENED EDGE SUBBASE THROUGH SUBDRAIN TRENCH TO PROVIDE FULL ROCK BACKFILL PIPE ENVELOPE. REFER TO SHEET L500 FOR PICKLEBALL COURT CROSS-SECTION DETAILS AND SUBBASE INFORMATION.

STORM STRUCTURE TABLE

NAME	DESCRIPTION	RIM/TC	INVERT
S-BLDG	CLEANOUT, TYPE A	920.92	INV 919.38 (ST-BLDG)
S1	15" FLARED END SECTION		INV 919.00 (ST-2A) INV 919.51 (ST-1(FUTURE))
S2	24" DIA. NYLOPLAST DRAIN BASIN W/ DOME GRATE	923.92	INV 919.28 (ST-2B) INV 919.38 (ST-21) INV 919.77 (ST-3)
S2A	INSERT-A-TEE		INV 919.10 (ST-BLDG) INV 919.10 (ST-2A) INV 919.10 (ST-2B)
S3	10" DIA. NYLOPLAST DRAIN BASIN W/ DOME GRATE	923.40	INV 920.03 (ST-4) INV 920.03 (ST-3) INV 920.96 (ST-31)
S4	10" DIA. NYLOPLAST DRAIN BASIN W/ DOME GRATE	922.40	INV 920.32 (ST-5) INV 920.32 (ST-4)
S5	10" DIA. NYLOPLAST DRAIN BASIN W/ DOME GRATE	922.95	INV 921.00 (ST-5) INV 922.00 (ST-6)
S6	4"X4" HDPE TEE		INV 923.58 (ST-61) INV 923.58 (ST-62) INV 923.58 (ST-6)
S21	24" DIA. NYLOPLAST DRAIN BASIN W/ DOME GRATE	922.10	INV 919.87 (ST-21)
S61	CLEANOUT, TYPE A	925.09	INV 923.72 (ST-61)
S62	CLEANOUT, TYPE A	925.20	INV 923.83 (ST-62)
S100	24" FLARED END SECTION		INV 916.46 (ST-101)
S101	BASIN OUTLET (REFER TO DETAILS)	919.85	INV 916.60 (ST-102) INV 916.60 (ST-101)
S102	CLEANOUT, TYPE A	918.29	INV 916.60 (ST-102)
ST-31	6"X6" HDPE TEE		INV 921.25 (ST-31)

STORM PIPE TABLE

NAME	SIZE	LENGTH	SLOPE	INLET INVERT	OUTLET INVERT
ST-2A	15" HDPE	35 LF	0.30%	919.10	919.00
ST-3	10" HDPE	43 LF	0.60%	920.03	919.77
ST-4	10" HDPE	58 LF	0.50%	920.32	920.03
ST-5	10" HDPE	170 LF	0.40%	921.00	920.32
ST-6	4" PERF HDPE	24 LF	6.60%	923.58	922.00
ST-21	10" HDPE	122 LF	0.40%	919.87	919.38
ST-31	6" HDPE	15 LF	2.00%	921.25	920.96
ST-61	4" PERF HDPE	71 LF	0.20%	923.72	923.58
ST-62	4" PERF HDPE	76 LF	0.33%	923.83	923.58
ST-101	24" RCP	46 LF	0.30%	916.60	916.46
ST-102	8" PERF HDPE	80 LF	0.00%	916.60	916.60
ST-BLDG	6" HDPE	47 LF	0.60%	919.38	919.10

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UTILITY PLAN

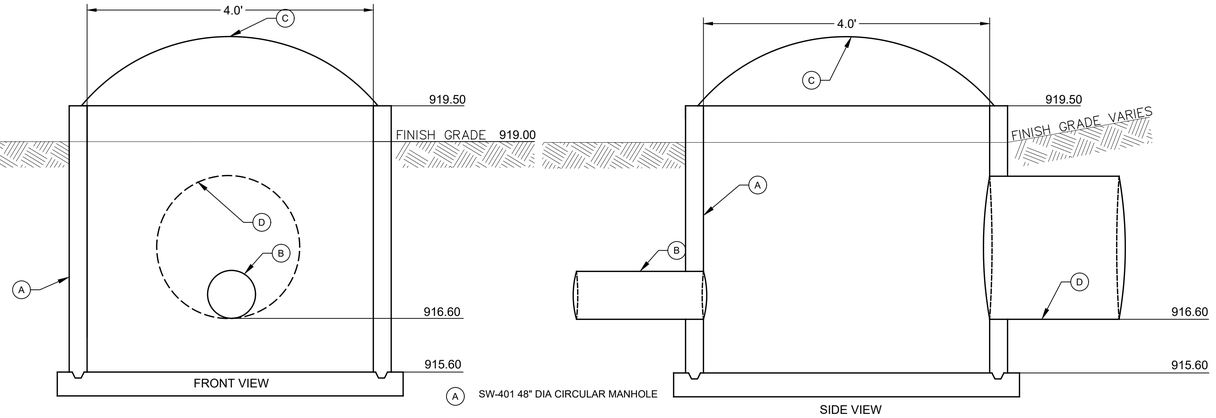
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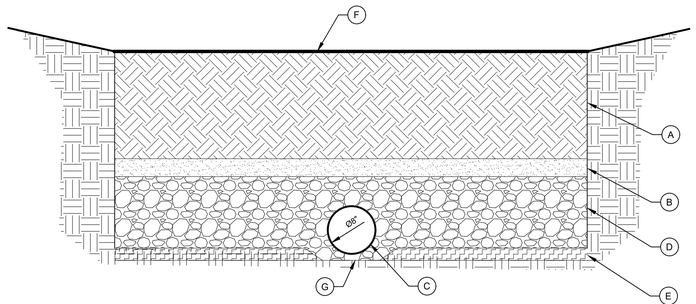
A SW-401 48" DIA CIRCULAR MANHOLE

B 8" PERFORATED PVC SUBDRAIN

C 48" CIRCULAR STORMRAX TRASH GUARD

D 24" RCP OUTLET PIPE.

D-2 (S101) BIO-RETENTION BASIN OUTLET STRUCTURE (NORTH)



A 18" MODIFIED BIO-RETENTION CELL SOIL MIX W/ MINIMUM INFILTRATION RATE OF 1 INCH/HOUR. MIX SHALL BE 50% IN-SITU SOIL FROM EXISTING STOCKPILE AND 50% WASHED CONCRETE SAND. TOP DRESS SOIL WITH 1/2" COMPOST AND TILL TO A DEPTH OF 4".

B 3" CHOKER ROCK LAYER (PER ISWMM CHAPTER 5 SPECIFICATIONS).

C 8" PERFORATED PVC SUBDRAIN (PER ISWMM CHAPTER 5 SPECIFICATIONS).

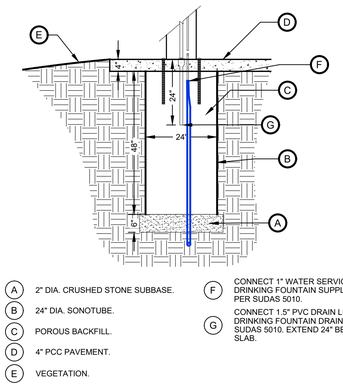
D 12" AGGREGATE LAYER (PER ISWMM CHAPTER 5 SPECIFICATIONS).

E SCARIFY 2" EXISTING SUBGRADE.

F 2" DEPTH DOUBLE-PROCESSED HARDWOOD MULCH AND BIORETENTION PLANTINGS PER LANDSCAPING PLAN

G 2" DEEP CHANNEL FOR SUBDRAIN. PLACE PIPE 1" ABOVE BOTTOM OF CHANNEL.

D-4 BIO-RETENTION CELL CROSS SECTION FOR BIORETENTION CELL



A 2" DIA. CRUSHED STONE SUBBASE.

B 24" DIA. SONOTUBE.

C POROUS BACKFILL.

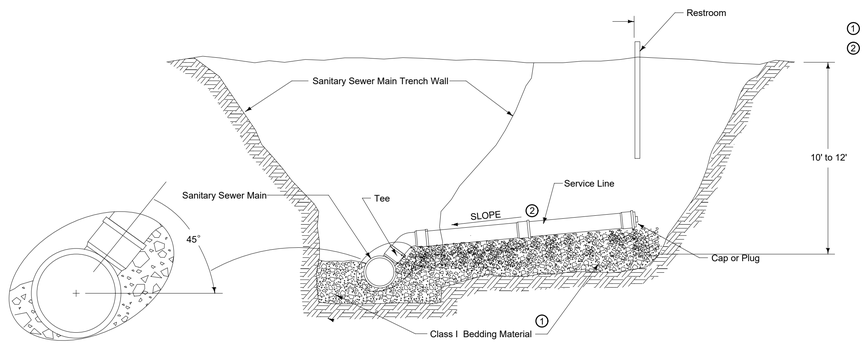
D 4" PCC PAVEMENT.

E VEGETATION.

F CONNECT 1" WATER SERVICE TO DRINKING FOUNTAIN SUPPLY LINE, AS PER SUDAS 5010.

G CONNECT 1.5" PVC DRAIN LINE TO DRINKING FOUNTAIN DRAIN LINE, AS PER SUDAS 5010. EXTEND 24" BELOW TOP OF SLAB.

D-5 DRINKING FOUNTAIN SUMP PIT



1 Place bedding and backfill material as required for sewer main.

2 Service Line Slope:
4 inch: 2% to 5%
6 inch and greater: 1% to 5%

D-6 SANITARY SEWER STUB DETAIL

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17th Street
Des Moines, IA 50309
515.288.4875
www.thinkconfluence.com

CIVIL ENGINEER
NILLES ASSOCIATES
1933 SW MAGAZINE RD
ANKENY, IA 50023
515.965.0123

ARCHITECT
SVPA ARCHITECTS, INC.
1466 28TH ST STE 200
WEST DES MOINES, IA 50266
515.327.5990

ELECTRICAL ENGINEER
TWIN RIVERS ENGINEERING
1000 ILLINOIS ST
DES MOINES, IA 50314
515.288.3679

PRELIMINARY
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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

CIVIL SITE DETAILS

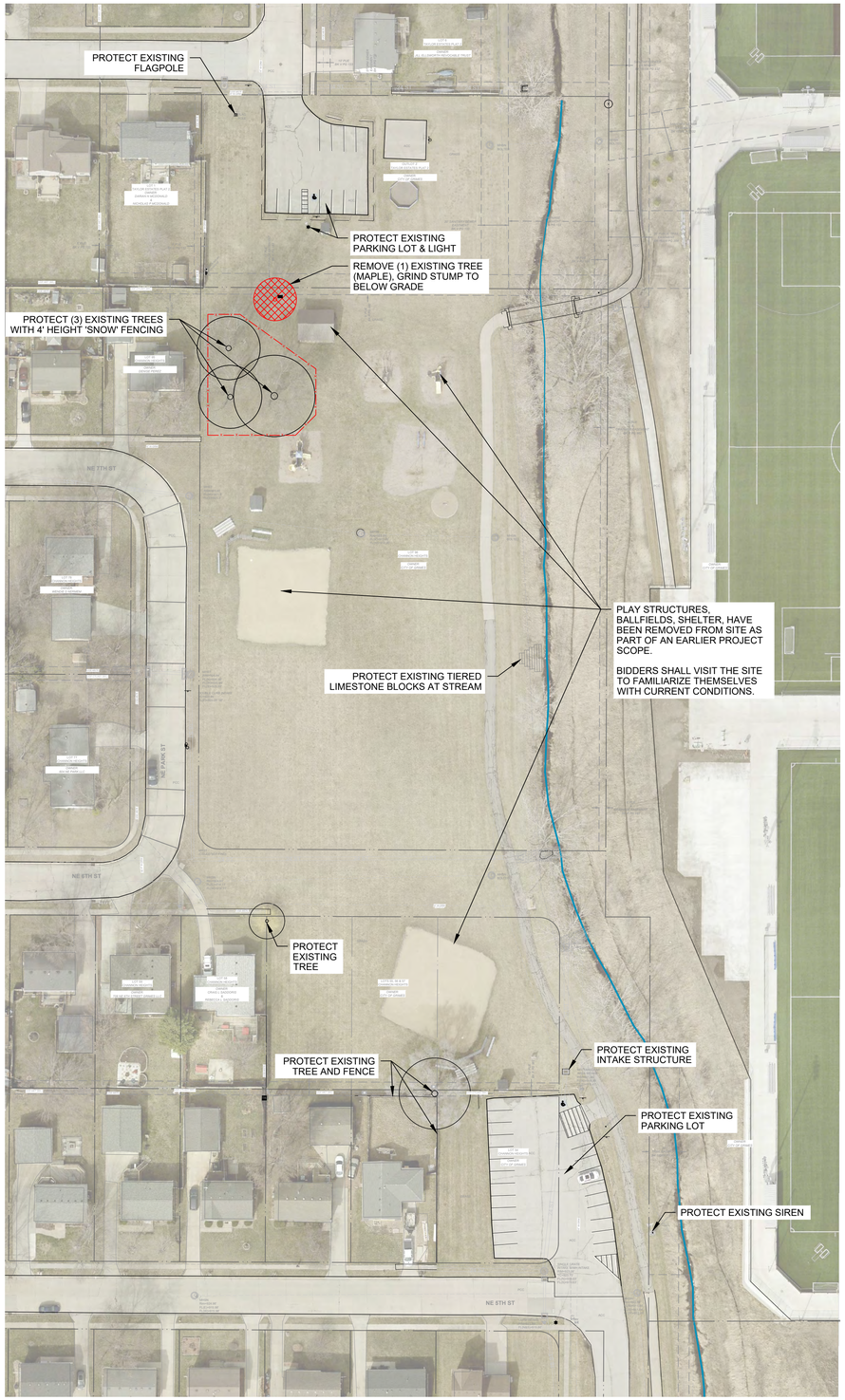
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File Location: C:\Users\bmorwood\Nilles\NAI Projects - SPS - Projects\NAI Projects\Projects\25024\dwg\25024-SP Civil Sheets / SAVE DATE: 5/21/2025 12:21 PM BY: bmorwood / PLOT DATE: 5/21/2025 12:23 PM BY: Brandon Homewood

1" LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. AT THIS SHEETS ORIGINAL PAPER SIZE.

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY.



01 L100 DEMOLITION PLAN

0' 25' 50' 100'

GENERAL NOTES

A. NILLES ASSOCIATES, 1933 SW MAGAZINE ROAD, ANKENY, IOWA, 50023 (515) 965-3322 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

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E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

DEMOLITION GENERAL NOTES

A. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPORT ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.

B. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.

C. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.

E. CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.

F. CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CONTROL JOINT WHERE PRACTICAL.

G. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

CONFLUENCE

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LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

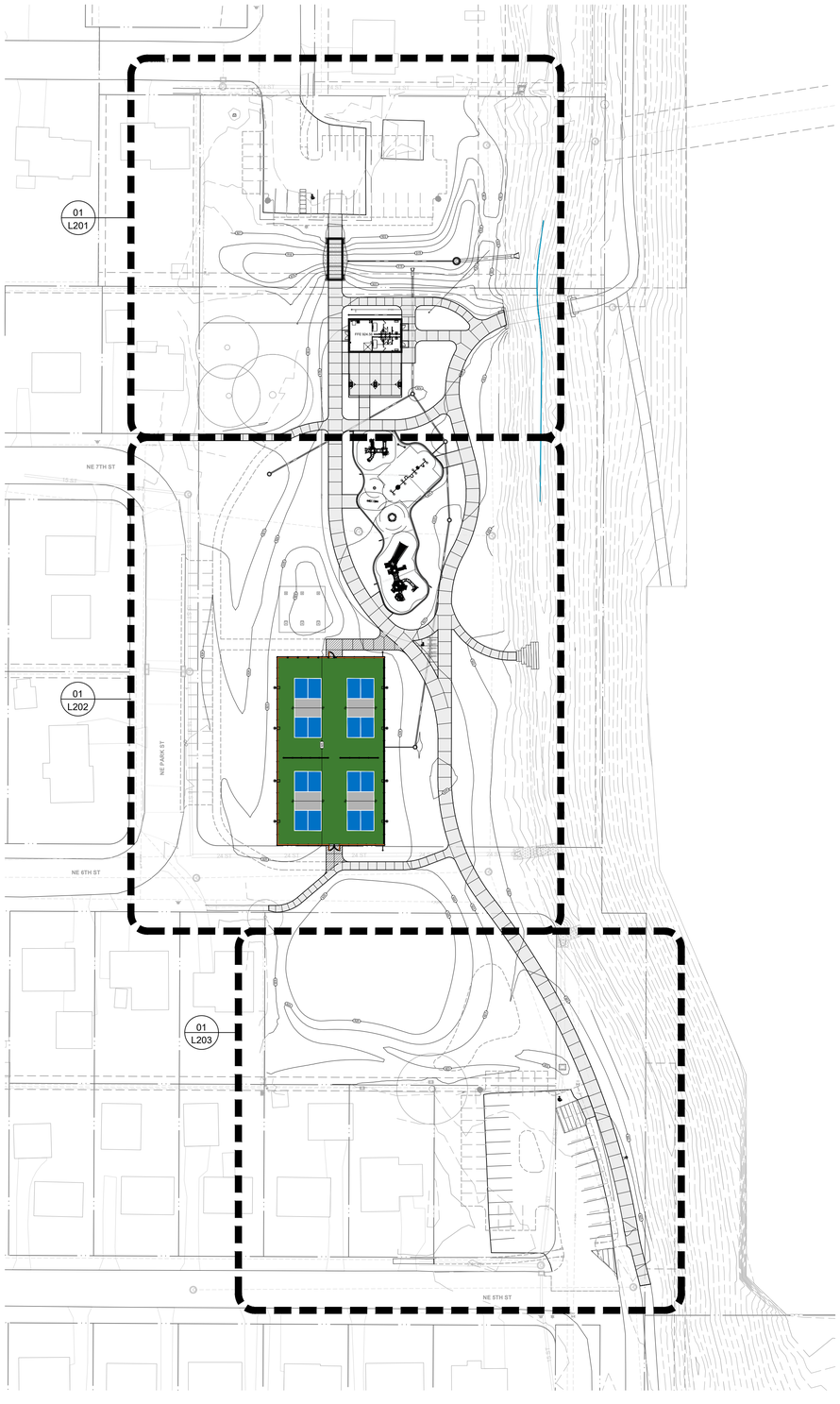
Project Number	23567
Issue	100% CDS
Date	2025-05-28

DEMOLITION PLAN

L100

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File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\SHEETS\23567 L100 DEMO / SAVE DATE: 5/16/2025 8:42 PM BY: dhurt / PLOT DATE: 5/27/2025 7:25 PM BY: Denise Hurt



01 L200 SITE LAYOUT PLAN

0' 25' 50' 100'

GENERAL NOTES

A. NILLES ASSOCIATES, 1933 SW MAGAZINE ROAD, ANKENY, IOWA, 50023 (515) 965-3322 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

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SITE LAYOUT NOTES

A. ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

B. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

E. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

F. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED

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SITE LAYOUT PLAN

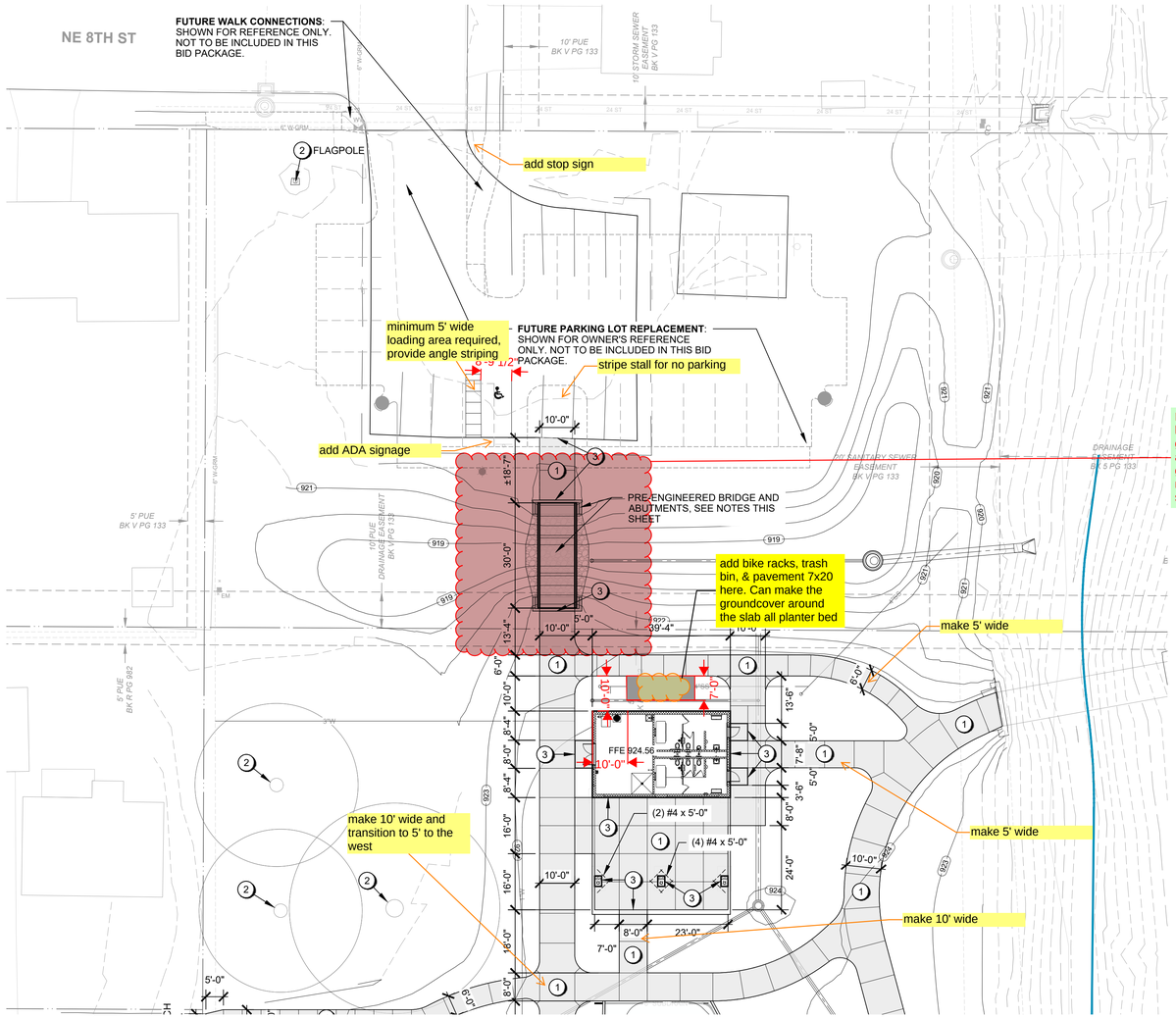
L200

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS WHEN PLOTTED PROPERLY

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01 L201 SITE LAYOUT PLAN ENLARGEMENT

0' 10' 20' 40'

PRE-ENGINEERED BRIDGE AND ABUTMENT NOTES

PRE-ENGINEERED BRIDGE AND PRECAST ABUTMENTS SHALL BE OWNER-PROCURED AND CONTRACTOR INSTALLED.

STAMPED, ENGINEERED DRAWINGS FOR BRIDGE AND ABUTMENTS WILL BE COMPLETED BY CONTECH ENGINEERED SOLUTIONS LLC. DRAWINGS WILL BE MADE AVAILABLE TO THE CONTRACTOR ONCE FINALIZED. (AT TIME OF BID, ENGINEERED DRAWINGS HAVE BEEN PROVIDED AT 60% DEVELOPMENT.)

FINAL SPECIFICATIONS MUST BE CONFIRMED WITH STAMPED, ENGINEERED DRAWINGS FROM CONTECH ENGINEERED SOLUTIONS LLC. PRIOR TO CONSTRUCTION. FOR THE PURPOSES OF BIDDING, PLEASE MAKE THE FOLLOWING ASSUMPTIONS:

BRIDGE (OWNER PROCURED/CONTRACTOR INSTALLED)

STYLE:	PEDESTRIAN TRUSS - CONNECTOR
DIMENSIONS:	30'-0" SPAN X 10'-0" CLEAR WIDTH
MATERIALS:	HSS SECTIONS: ASTM A847 WEATHERING STEEL SHAPES & PLATES: ASTM A588 WEATHERING STEEL ROLL FORM: A606 WEATHERING STEEL RUB RAIL: IPE LUMBER GALVANIZED FORM DECK: 2", 20 GA MIN., G90 COATING
LOADS:	10,000 LB VEHICULAR LOAD 90 PSF LIVE LOAD
WEIGHT:	6,560 LBS

CONCRETE DECK (CONTRACTOR PROVIDED/INSTALLED)

MINIMUM MATERIAL REQUIREMENTS:

CONCRETE:
- 4,500 PSI
- AIR CONTENT OF 5% +/- 1%
- UNIT WEIGHT OF 145 PCF MAX.

REINFORCING STEEL:
- ASTM 615 OR AASHTO M31 GRADE 60

FINISH
- NON-SKID, MEDIUM TO HEAVY BROOM FINISH PERPENDICULAR TO TRAFFIC

ANCHOR RODS (CONTRACTOR SUPPLIED/INSTALLED)

FINAL BOLT SPECIFICATIONS MUST BE CONFIRMED WITH STAMPED, ENGINEERED DRAWINGS FROM CONTECH ENGINEERED SOLUTIONS LLC. FOR THE PURPOSES OF BIDDING ASSUME THE FOLLOWING:

- (8) 1" DIA. ASTM F1554 GRADE 105 GALV. ANCHOR RODS W/(2) NUTS & (1) WASHER EACH.
- INCIDENTAL TO THE INSTALLATION: QUICKRETE NON-SHRINK GROUT (OR EQUAL) WHERE NOTED ON ENGINEERED DRAWINGS.

EXPRESS ABUTMENTS (OWNER PROCURED / CONTRACTOR INSTALLED)

DESCRIPTION: ENGINEERED PRECAST CONCRETE ABUTMENT FORM FOR BRIDGE STRUCTURE SUPPORT. CAST-IN-PLACE CONCRETE FILL AND FORMED CHEEK WALL TO BE PROVIDED/INSTALLED BY CONTRACTOR AFTER PLACEMENT ON SITE.

FINAL SPECIFICATIONS MUST BE CONFIRMED WITH STAMPED, ENGINEERED DRAWINGS FROM CONTECH ENGINEERED SOLUTIONS LLC. FOR THE PURPOSES OF BIDDING ASSUME THE FOLLOWING:

ASSUMED MAX PRECAST PICK WEIGHT PER ABUTMENT: ±9.9 TONS

CAST-IN-PLACE CONCRETE ASSUMPTIONS FOR BID:
- MIN. 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI
- VOLUME: ±4.6 CUBIC YARDS PER ABUTMENT (x2)

INCIDENTALS TO BE PROVIDED/INSTALLED BY CONTRACTOR:
- 4" THICK GRANULAR SUBFOOTING AT EACH ABUTMENT
- 2'-0" WIDE X 14' LONG X HEIGHT OF WALL GRANULAR BACKFILL W/4" PERFORATED DRAIN TILE AT BACK OF PRECAST ABUTMENT STRUCTURE

GENERAL NOTES

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5. PARKING LOT LIGHT POLE, LP1 - SEE ELECTRICAL PLANS AND DETAIL 4/L500
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7. ADD ALT. #1: COURT LIGHTING, LP2 - SEE ELECTRICAL PLANS AND DETAIL 4/L500
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9. ADD ALT. #1: CHAINLINK FENCING, BLACK PVC-COATED 4' HEIGHT W/ PROTECTIVE TOPPER, SEE DETAIL 2/L501
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12. ADD ALT. #1: WINDSCREEN ATTACHED TO CHAINLINK FENCING
13. ADD ALT. #1: REINFORCED PCC MOW STRIP SEE DETAIL 3/L501
14. ADD ALT. #1: PICKLEBALL POST AND NET SYSTEM, SEE DETAIL 6/L501

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LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
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SITE LAYOUT PLAN ENLARGEMENT

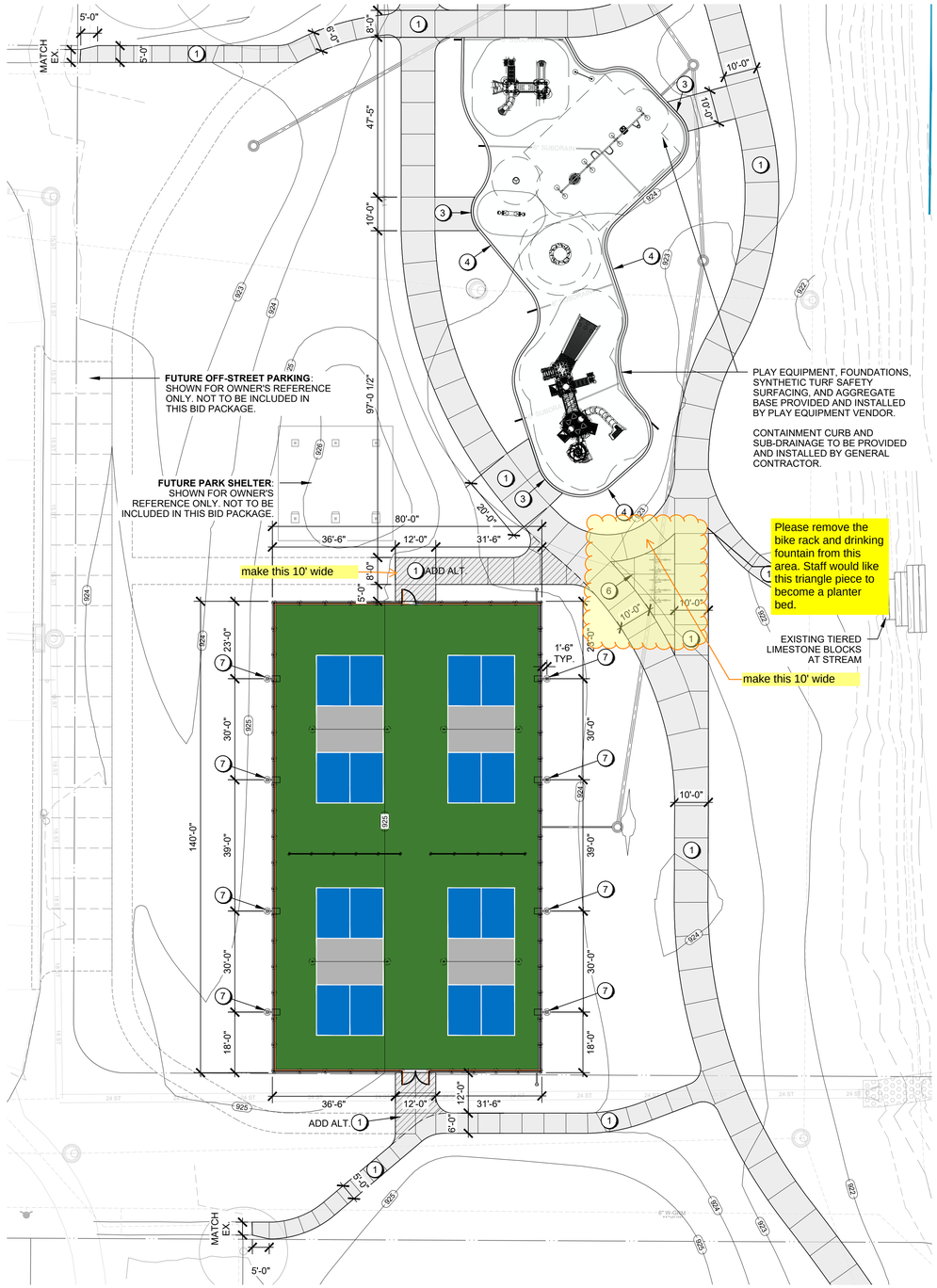
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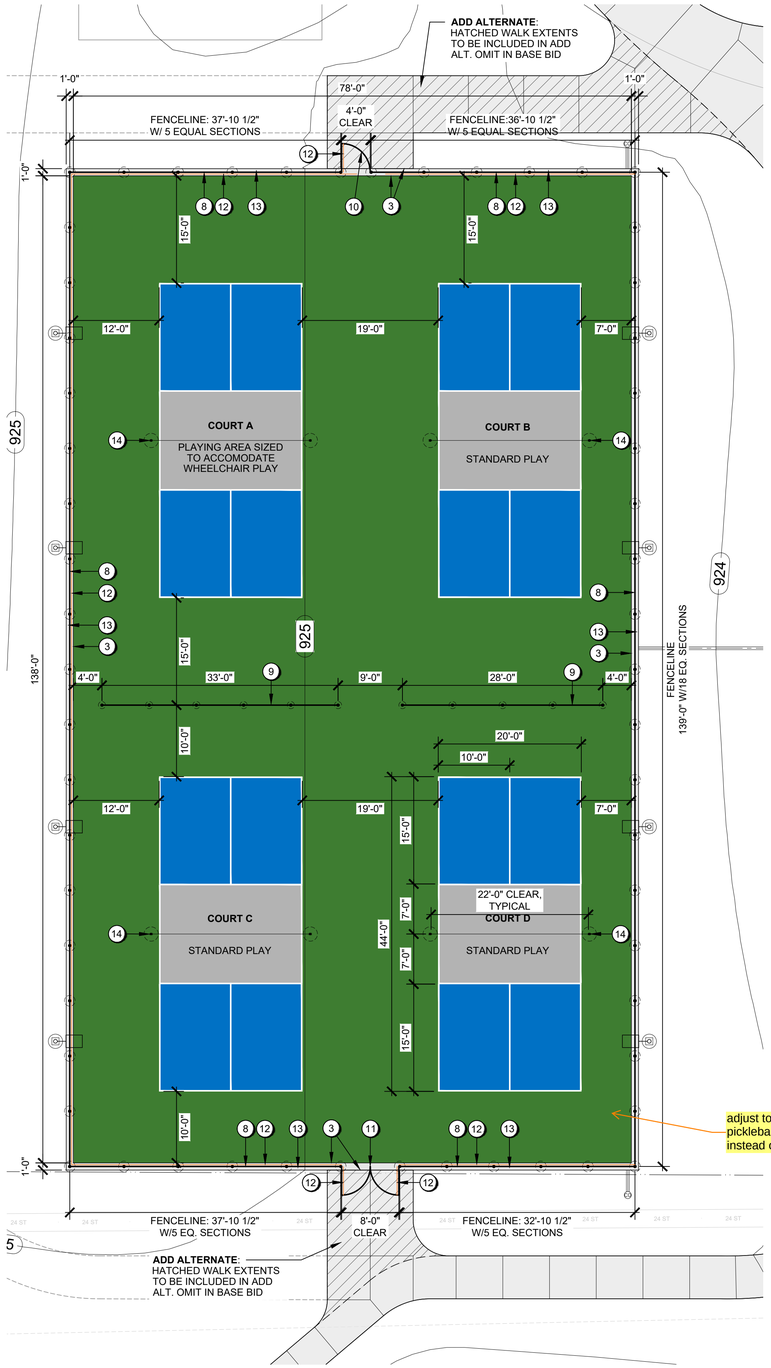
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ASSET'S ORIGINAL SCALE SIZE

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01 L202 SITE LAYOUT PLAN ENLARGEMENT

0' 10' 20' 40'



02 L202 ADD ALTERNATE: PICKLEBALL COURT PLAN ENLARGEMENT

0' 5' 10' 20'

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will there be any lighting in the park? waterworks park has light poles near the shelter and play areas

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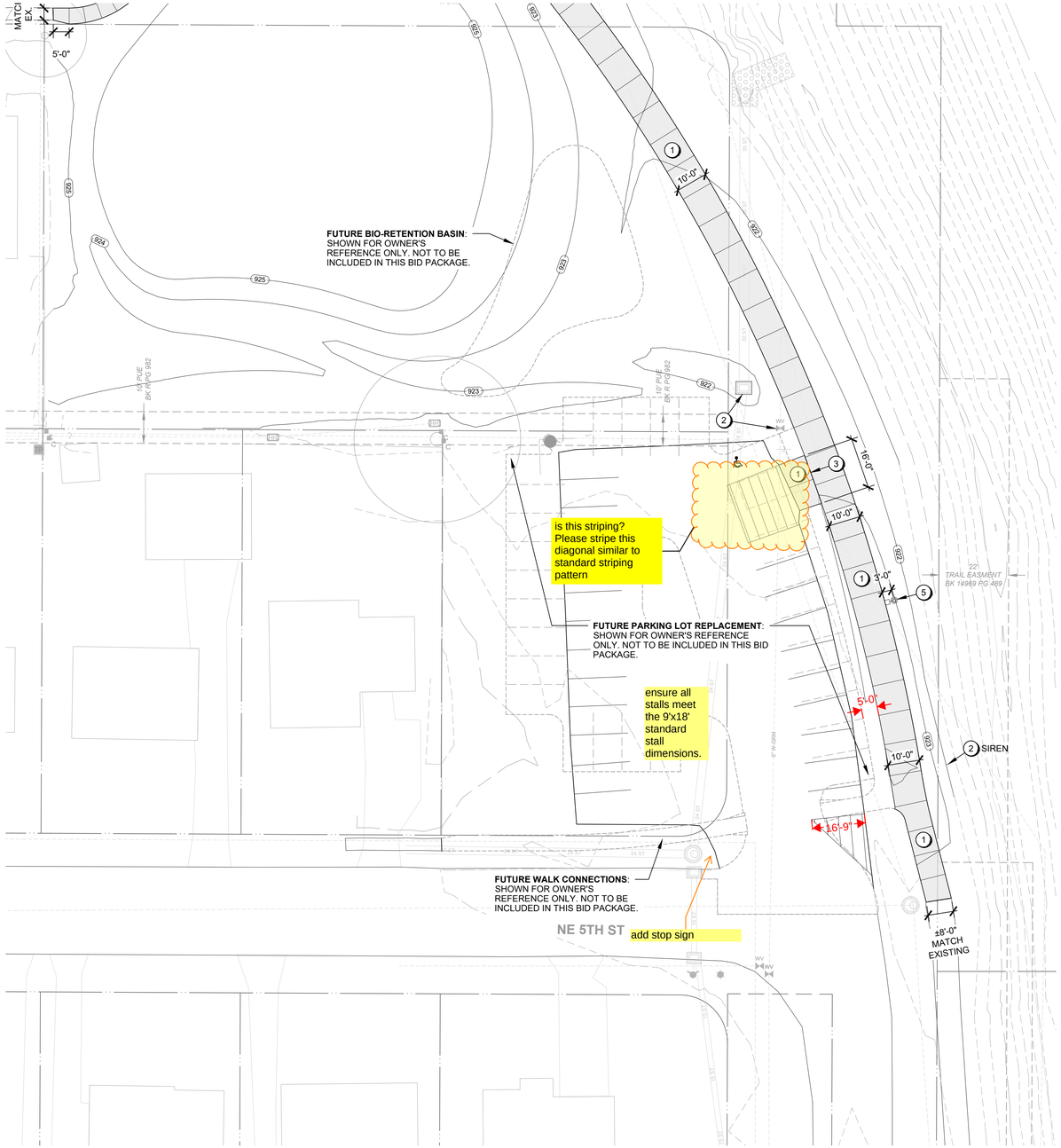
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SITE LAYOUT PLAN ENLARGEMENT

L202

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01 L203 SITE LAYOUT PLAN ENLARGEMENT

0' 10' 20' 40'

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E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

SITE LAYOUT NOTES

A. ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

B. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

E. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

F. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED

(#) KEYNOTES

1. TYPE 1 PCC PAVING: PEDESTRIAN, SEE DETAIL 1/L500
2. PROTECT EXISTING DURING CONSTRUCTION
3. EXPANSION JOINT, SEE DETAIL 2/L500
4. PLAY CONTAINMENT CURB, SEE DETAIL 3/L500
5. PARKING LOT LIGHT POLE, LP1 - SEE ELECTRICAL PLANS AND DETAIL 4/L500
6. DRINKING FOUNTAIN, SEE 11/L500 & D-5/C600
7. ADD ALT. #1: COURT LIGHTING, LP2 - SEE ELECTRICAL PLANS AND DETAIL 4/L500
8. ADD ALT. #1: CHAINLINK FENCING, BLACK PVC-COATED 8' HEIGHT, SEE DETAIL 1/L501
9. ADD ALT. #1: CHAINLINK FENCING, BLACK PVC-COATED 4' HEIGHT W/ PROTECTIVE TOPPER, SEE DETAIL 2/L501
10. ADD ALT. #1: CHAINLINK FENCING, BLACK PVC COATED: SINGLE SWING GATE, SEE DETAIL 4/L501
11. ADD ALT. #1: CHAINLINK FENCING, BLACK PVC COATED: DOUBLE SWING GATE, SEE DETAIL 5/L501
12. ADD ALT. #1: WINDSCREEN ATTACHED TO CHAINLINK FENCING
13. ADD ALT. #1: REINFORCED PCC MOW STRIP SEE DETAIL 3/L501
14. ADD ALT. #1: PICKLEBALL POST AND NET SYSTEM, SEE DETAIL 6/L501

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PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

#	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

SITE LAYOUT PLAN ENLARGEMENT

L203

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ASSET'S ORIGINAL SCALE

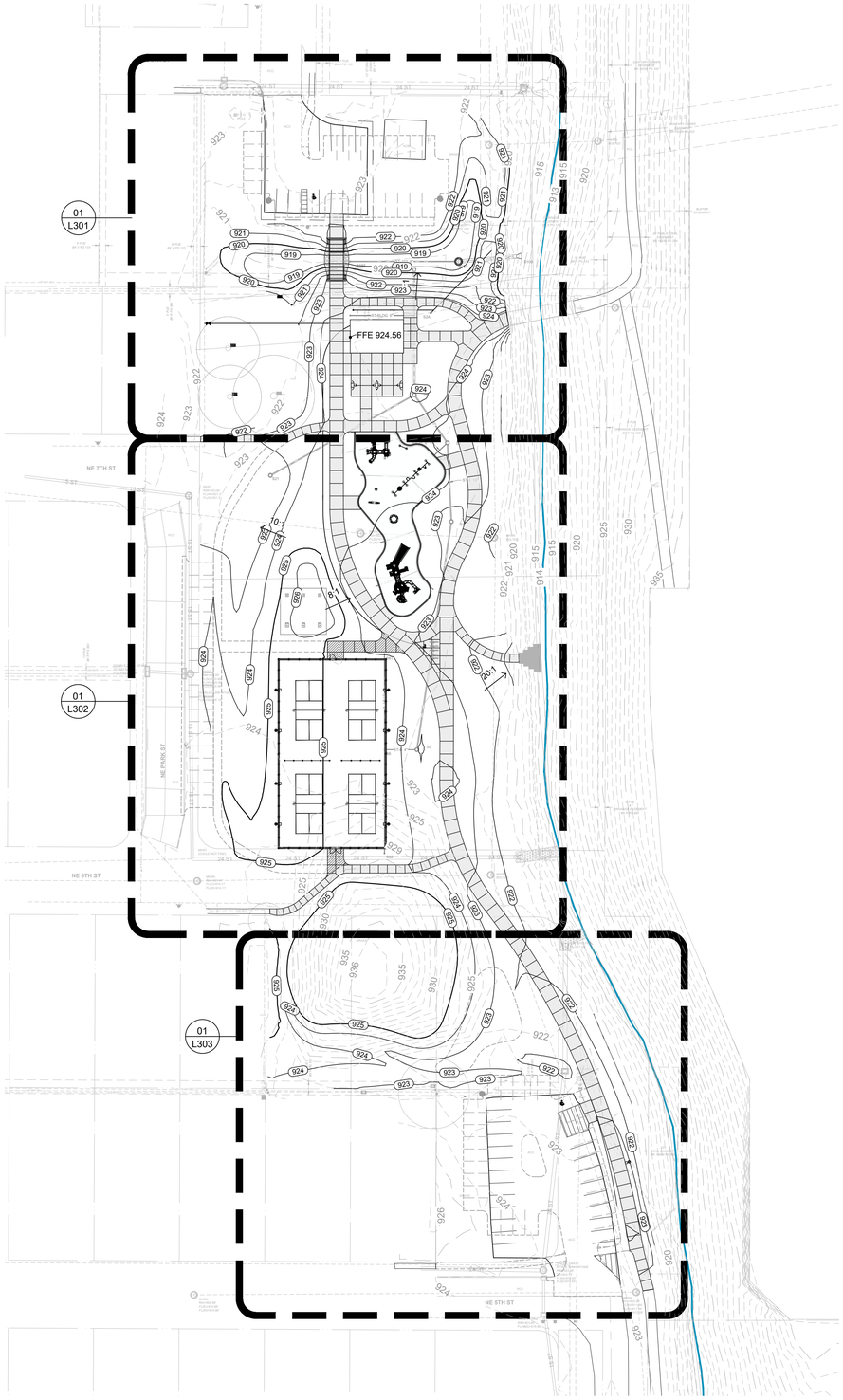
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\SHEETS\23567 L200 LAYOUT / SAVE DATE: 5/27/2025 7:02 PM BY: dhurt / PLOT DATE: 5/27/2025 7:08 PM BY: Denise Hurt

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. AT THIS SHEET'S ORIGINAL LARGE SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY.

File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\CIVIL 3D\23567-L300 GRADING - CIVIL 3D / SAVE DATE: 5/23/2025 8:18 AM BY: rsilver / PLOT DATE: 5/27/2025 12:09 PM BY: Denise Hunt



01 L300 SITE GRADING PLAN

0' 25' 50' 100'

GENERAL NOTES

A. NILLES ASSOCIATES, 1933 SW MAGAZINE ROAD, ANKENY, IOWA, 50023 (515) 965-3322 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

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GRADING NOTES

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C. WALK CROSS SLOPE MAY NOT EXCEED 2.0%. RUNNING SLOPE MAY NOT EXCEED 5.0%. RUNNING SLOPE FOR RAMPS MAY NOT EXCEED 1:12 WITH LANDINGS THAT DO NOT EXCEED 2.0% IN ANY DIRECTION.

D. WHERE PROPOSED GRADES MEET EXISTING, BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN THE NEW WORK AND EXISTING WORK. PONDING AT JOINTS WILL NOT BE ACCEPTED.

E. CONTACT LANDSCAPE ARCHITECT PRIOR TO BACKFILLING AGAINST EXISTING BUILDINGS. PROVIDE WATERPROOFING WHEN BACKFILLING AGAINST EXISTING BUILDINGS.

F. FINAL BERM SHAPE TO APPROVED BY LANDSCAPE ARCHITECT.

G. SEE SPECIFICATIONS FOR MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS AND PLANTING BEDS.

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PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

	Date	Description

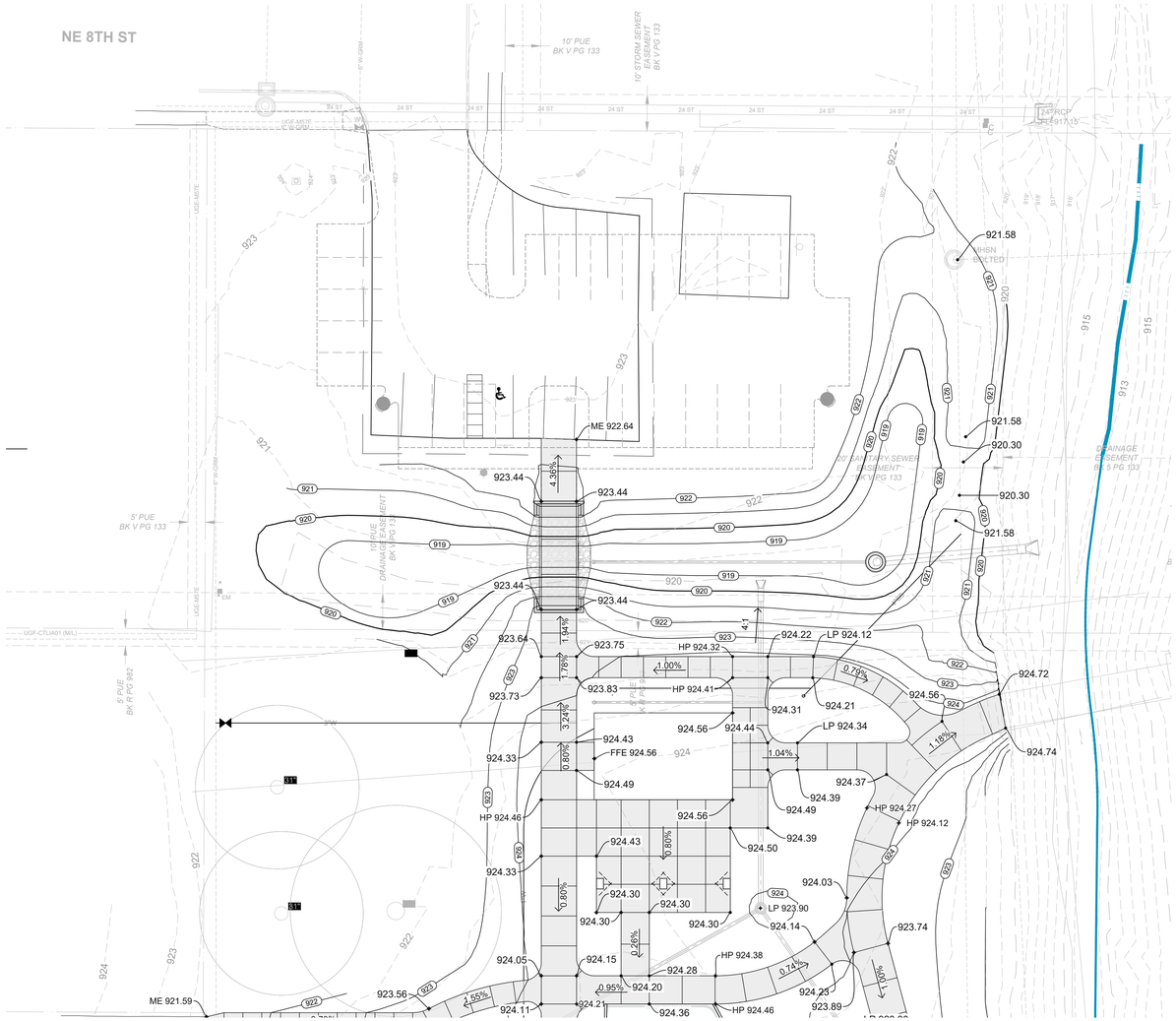
LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

GRADING PLAN

L300

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01 L301 SITE GRADING PLAN ENLARGEMENT

0' 10' 20' 40'

GENERAL NOTES

A. NILLES ASSOCIATES, 1933 SW MAGAZINE ROAD, ANKENY, IOWA, 50023 (515) 965-3322 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

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PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

GRADING PLAN ENLARGEMENT

L301

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ASSET'S ORIGINAL PAPER SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\CIVIL 3D\23567-L300 GRADING - CIVIL 3D / SAVE DATE: 5/23/2025 8:18 AM BY: rsilver / PLOT DATE: 5/27/2025 12:11 PM BY: Denise Hurt



01 L302 SITE GRADING PLAN ENLARGEMENT

0' 10' 20' 40'

GENERAL NOTES

A. NILLES ASSOCIATES, 1933 SW MAGAZINE ROAD, ANKENY, IOWA, 50023 (515) 965-3322 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

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PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

GRADING PLAN ENLARGEMENT

L302

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS PRINTED SCHEMATIC SIZE.
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, PRINTED OPPOSITE TO.
File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\CIVIL 3D\23567L300 GRADING - CIVIL 3D / SAVE DATE: 5/23/2025 8:18 AM BY: rallver / PLOT DATE: 5/27/2025 12:13 PM BY: Denise Hurt



01 L303 SITE GRADING PLAN ENLARGEMENT

0' 10' 20' 40'

GENERAL NOTES

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PRELIMINARY
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Revision Schedule

	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

GRADING PLAN ENLARGMEENT

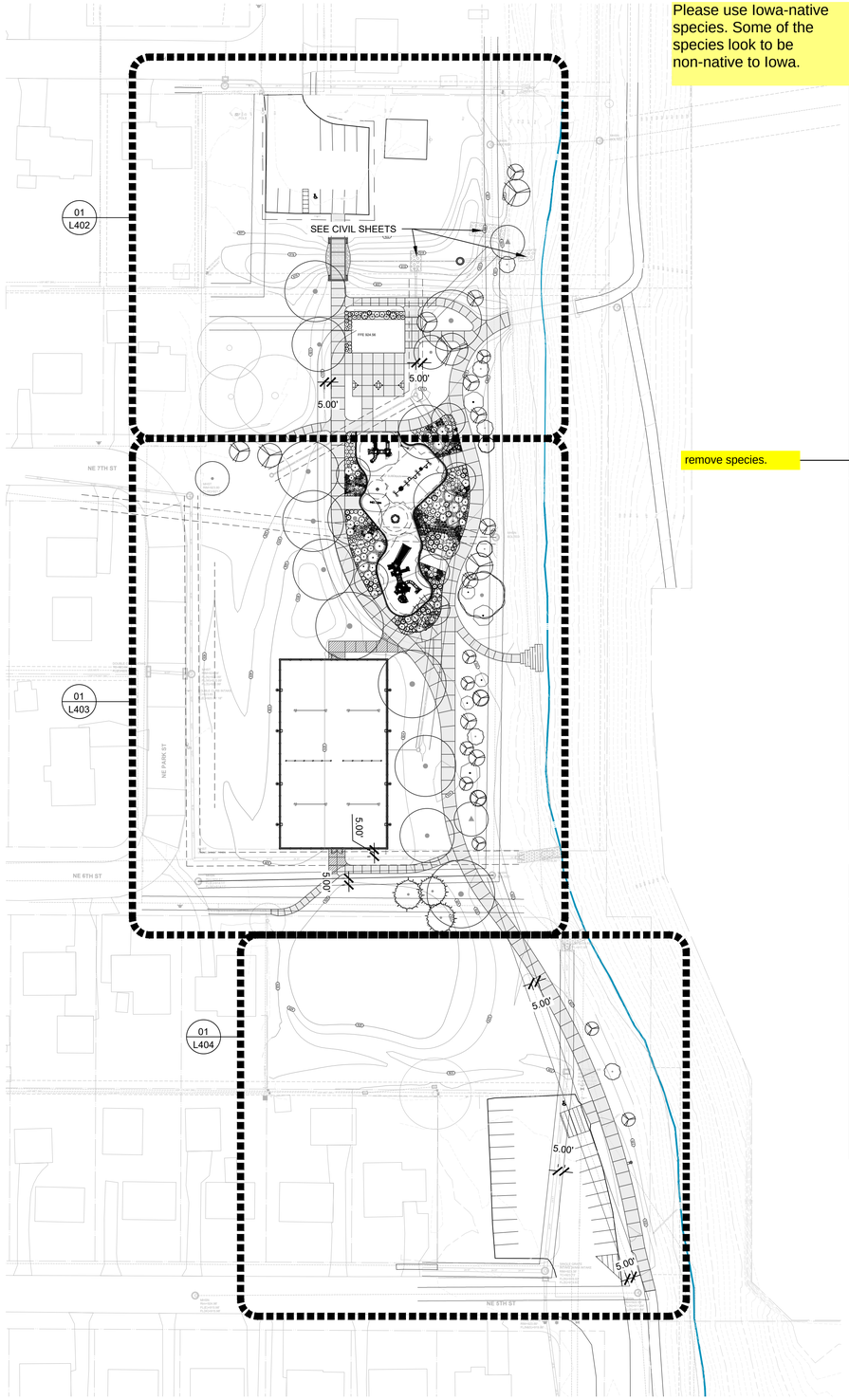
L303

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ASSET'S ORIGINAL SCALE

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File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\CIVIL 3D\23567-L300 GRADING - CIVIL 3D / SAVE DATE: 5/23/2025 8:18 AM BY: rstiver / PLOT DATE: 5/27/2025 12:15 PM BY: Denise Hurt



01 L400 SITE PLANTING PLAN

0' 25' 50' 100'

Please use Iowa-native species. Some of the species look to be non-native to Iowa.

remove species.

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	ROOT	SPACING & REMARKS
OVERSTORY TREES						
BN	3	Betula nigra	RIVER BIRCH	2.0" CAL.	B&B OR CONT.	SINGLE STEM
LT	2	Liriodendron tulipifera	TULIPTREE	2.0" CAL.	B&B OR CONT.	SPECIMEN QUALITY
NS	1	Nyssa sylvatica	BLACK TUPELO	2.0" CAL.	B&B OR CONT.	SPECIMEN QUALITY
PO	3	Plantus occidnetalis	AMERICAN SYCAMORE	2.0" CAL.	B&B OR CONT.	SPECIMEN QUALITY
QB	2	Quercus bicolor	SWAMP WHITE OAK	2.0" CAL.	B&B OR CONT.	SPECIMEN QUALITY
QM	2	Quercus macrocarpa	BUR OAK	2.0" CAL.	B&B OR CONT.	SPECIMEN QUALITY
QR	2	Quercus rubra	NORTHERN RED OAK	2.0" CAL.	B&B OR CONT.	SPECIMEN QUALITY
TA	1	Tilia Americana	AMERICAN LINDEN	2.0" CAL.	B&B OR CONT.	SPECIMEN QUALITY
UNDERSTORY TREES						
AG	6	Acer griseum	PAPERBARK MAPLE	8' HT.	B&B OR CONT.	MULTI-STEM
CC	2	Cercis canadensis	EASTERN REDBUD	8' HT.	B&B OR CONT.	SINGLE STEM
CK	2	Cornus kousa	KOUSA DOGWOOD	8' HT.	B&B OR CONT.	SINGLE STEM
MS	3	Magnolia stellata	STAR MAGNOLIA	8' HT.	B&B OR CONT.	SINGLE STEM
EVERGREEN TREES						
PS	3	Pinus strobus	EASTERN WHITE PINE	8' HT.	B&B OR CONT.	AS SHOWN ON PLAN
DECIDUOUS SHRUBS						
AM	4	Aronia melanocarpa 'Morton'	IROQUIOS BEAUTY	#3	CONT.	AS SHOWN ON PLAN
AU	11	Aronia melanocarpa 'UCONNAM165'	LOW SCAPE MOUND ARONIA	#3	CONT.	AS SHOWN ON PLAN
BP	27	Betula x plettkei 'Golden Treasure'	BETULA X PLETTKEI 'GOLDEN TREASURE'	#3	CONT.	AS SHOWN ON PLAN
BB	1	Cephalanthus occidentalis	BUTTONBUSH	#3	CONT.	AS SHOWN ON PLAN
SS	1	Cephalanthus occidentalis "SMCOSS"	SUGAR SHACK BUTTONBUSH	#3	CONT.	AS SHOWN ON PLAN
DF	6	Dasiphora furticosa	BUSH CINQUEFOIL	#3	CONT.	AS SHOWN ON PLAN
DP	4	Dirca palustris	EASTERN LEATHERWOOD	#3	CONT.	AS SHOWN ON PLAN
FI	15	Forsythia x intermedia 'Nimbus'	SHOW OFF SUGAR BABY DWARF FORSYTHIA	#3	CONT.	AS SHOWN ON PLAN
FG	17	Fothergilla gardenii 'Blue Mist'	BLUE MIST DWARF FOTHERFILLA	#3	CONT.	AS SHOWN ON PLAN
PW	9	Hydrangea quercifolia 'Pee Wee'	PEE WEE OAKLEAF HYDRANGEA	#3	CONT.	AS SHOWN ON PLAN
HQ	2	Hydrangea quercifolia 'Queen of Hearts'	QUEEN OF HEARTS OAKLEAF HYDRANGEA	#3	CONT.	AS SHOWN ON PLAN
HR	2	Hydrangea quercifolia 'Rubby Slippers'	RUBBY SLIPPERS OAKLEAF HYDRANGEA	#3	CONT.	AS SHOWN ON PLAN
LH	14	Itea virginica 'Sprich'	LITTLE HENRY SWEETSPIRE	#3	CONT.	AS SHOWN ON PLAN
NB	20	Physocarpus opulifolius 'HOOGI021'	LITTLE JOKER NINEBARK	#3	CONT.	AS SHOWN ON PLAN
~~RA~~	~~16~~	~~Rhus aromatica~~	FRAGRANT SUMAC	#3	CONT.	AS SHOWN ON PLAN
VC	15	Viburnum carlesii 'SMVCB'	SPICE BABY KOREANSPICE VIBURNUM	#3	CONT.	AS SHOWN ON PLAN
EVERGREEN SHRUBS						
IG	4	Ilex glabra 'Shamrock'	SHAMROCK INKBERRY	#3	CONT.	AS SHOWN ON PLAN
PA	4	Picea aives 'Pusch'	PUSCH DWARF NORWAY SPRUCE	#3	CONT.	AS SHOWN ON PLAN
TN	8	Taxus cuspidata 'Nana Aurescens'	DWARF GOLDEN JAPANESE YEW	#3	CONT.	AS SHOWN ON PLAN
TO	16	Tuja occidentalis 'Anna Van Vloten'	ANNA'S MAGIC BALL ARBORVITAE	#3	CONT.	AS SHOWN ON PLAN
PERENNIALS						
AF	9	Agastache foeniculum	BLUE GIANT HYSSOP	#1	CONT.	AS SHOWN ON PLAN
AT	34	Asclepias tuberosa	BUTTERFLY MILKWEED	#1	CONT.	AS SHOWN ON PLAN
CI	13	Callirhoe involucrata	PURPLE POPPYMALLOW	#1	CONT.	AS SHOWN ON PLAN
CL	27	Coreopsis lanceolata	LANCELEAF TICKSEED	#1	CONT.	AS SHOWN ON PLAN
PC	25	Echinacea pallida	PALE PURPLE CONEFLOWER	#1	CONT.	AS SHOWN ON PLAN
EP	49	Echinacea purpurea	PURPLE CONEFLOWER	#1	CONT.	AS SHOWN ON PLAN
LS	9	Liatris spicata	BLAZING STAR	#1	CONT.	AS SHOWN ON PLAN
GL	17	Lobelia siphilitica	GREAT LOBELIA	#1	CONT.	AS SHOWN ON PLAN
MD	14	Monarda didyma	BEE BALM	#1	CONT.	AS SHOWN ON PLAN
MF	11	Monarda fistulosa	BERGAMOT	#1	CONT.	AS SHOWN ON PLAN
GP	3	Phlox paniculata	GARDEN PHLOX	#1	CONT.	AS SHOWN ON PLAN
PB	55	Phlox subulata 'Blue Emerald'	BLUE EMERALD CREEPING PHLOX	#1	CONT.	AS SHOWN ON PLAN
PV	7	Physostegia virginiana	OBEDIENT PLANT	#1	CONT.	AS SHOWN ON PLAN
RH	59	Rudbeckia hirta 'American Gold Rush'	AMERICAN GOLD RUSH BLACK-EYED SUSAN	#1	CONT.	AS SHOWN ON PLAN
SA	18	Symphyotrichum laeve	SMOOTH ASTER	#1	CONT.	AS SHOWN ON PLAN
VS	10	Veronica spicata	SPIKE SPEEDWELL	#1	CONT.	AS SHOWN ON PLAN
GRASSES						
BG	37	Boutela grama	BLUE GRAMA			
LB	12	Schizachyrium scoparium	LITTLE BLUESTEM	#1	CONT.	AS SHOWN ON PLAN
SH	40	Sporobolus heterolepis	PRAIRIE DROPSEED	#1	CONT.	2'-0" O.C.

STREAM BANK PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	ROOT	SPACING & REMARKS
OVERSTORY TREES						
AB2	2	Amelanchier x grandifolia	AUTUMN BRILLIANCE SERVICEBERRY	4' HEIGHT	BAREROOT	
AT2	2	Aimina triloba	PAWPAW	4' HEIGHT	BAREROOT	
BN2	1	Betula nigra	RIVER BIRCH	4' HEIGHT	BAREROOT	
AH2	1	Carpinus carolina	AMERICAN HORNBEAM	4' HEIGHT	BAREROOT	
CI2	2	Carya ovata	PECAN	4' HEIGHT	BAREROOT	
CO2	2	Celtis occidentalis	COMMON HACKBERRY	4' HEIGHT	BAREROOT	
CC2	2	Cercis Canadensis	EASTERN REDBUD	4' HEIGHT	BAREROOT	
OV2	3	Ostrya virginiana	AMERICAN HOPHORNBEAM	4' HEIGHT	BAREROOT	
PA2	2	Prunus americana	AMERICAN PLUM	4' HEIGHT	BAREROOT	
PN2	2	Prunus nigra	CANADA PLUM	4' HEIGHT	BAREROOT	
PW2	2	Prunus serotina	BLACK CHERRY	4' HEIGHT	BAREROOT	
QB2	5	Quercus bicolor	SWAMP WHITE OAK	4' HEIGHT	BAREROOT	
QR2	3	Quercus rubra	NORTHERN RED OAK	4' HEIGHT	BAREROOT	
TM2	1	Taxodium distichum 'Mickelson'	SHAWNEE BRAVE BALD CYPRESS	4' HEIGHT	BAREROOT	
SHRUBS						
HI	3	Hamamelis x intermedia	WITCHHAZEL	#3	CONT.	AS SHOWN ON PLAN
VP	3	Viburnum prunifolium	BLACKHAWK VIBURNUM	#3	CONT.	AS SHOWN ON PLAN

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PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

PLANTING PLAN

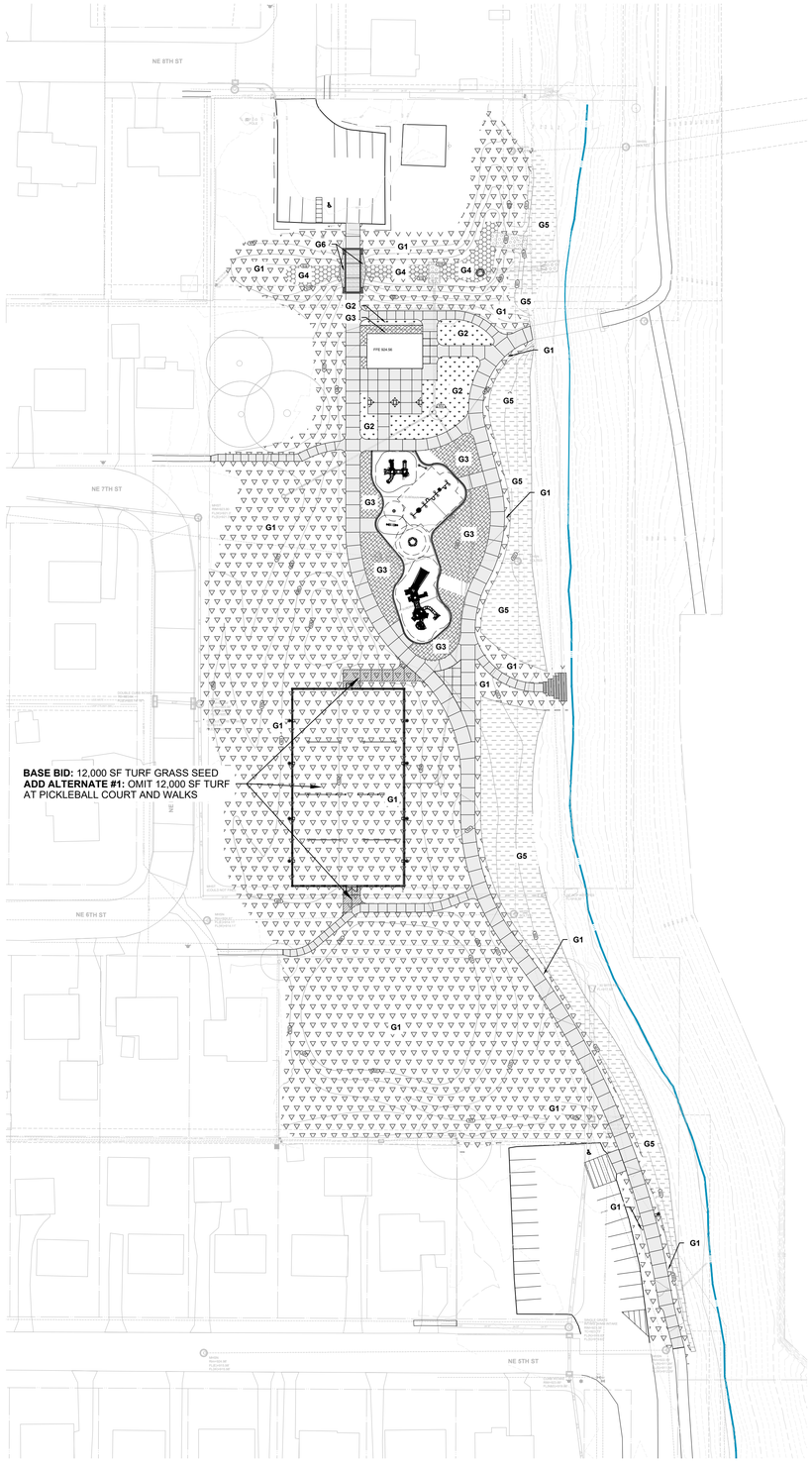
L400

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ASSET'S ORIGINAL PAPER SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\SHEETS\23567 L400 PLANTING I ISAVE DATE: 5/27/2025 5:08 PM BY: mdierks I PLOT DATE: 5/27/2025 5:13 PM BY: Madison Dierks



01 L401 GROUNDCOVER PLAN

0' 25' 50' 100'

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GROUNDCOVER LEGEND:

G1	TURF GRASS SEED MIX
G2	SOD
G3	DOUBLE-PROCESSED HARDWOOD MULCH (PLANTING BED)
G4	BIO-RETENTION CELL, SEE L402 FOR PLANTING EXTENTS SEE D-4/C600 FOR SOIL PROFILE
G5	'LOW MOW' GRASS SEED MIX
G6	RIP RAP (+/-5" ANGULAR LIMESTONE (SAMPLE TO BE APPROVED PRIOR TO PROCUREMENT OR PLACEMENT)

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PRELIMINARY
NOT FOR CONSTRUCTION

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CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

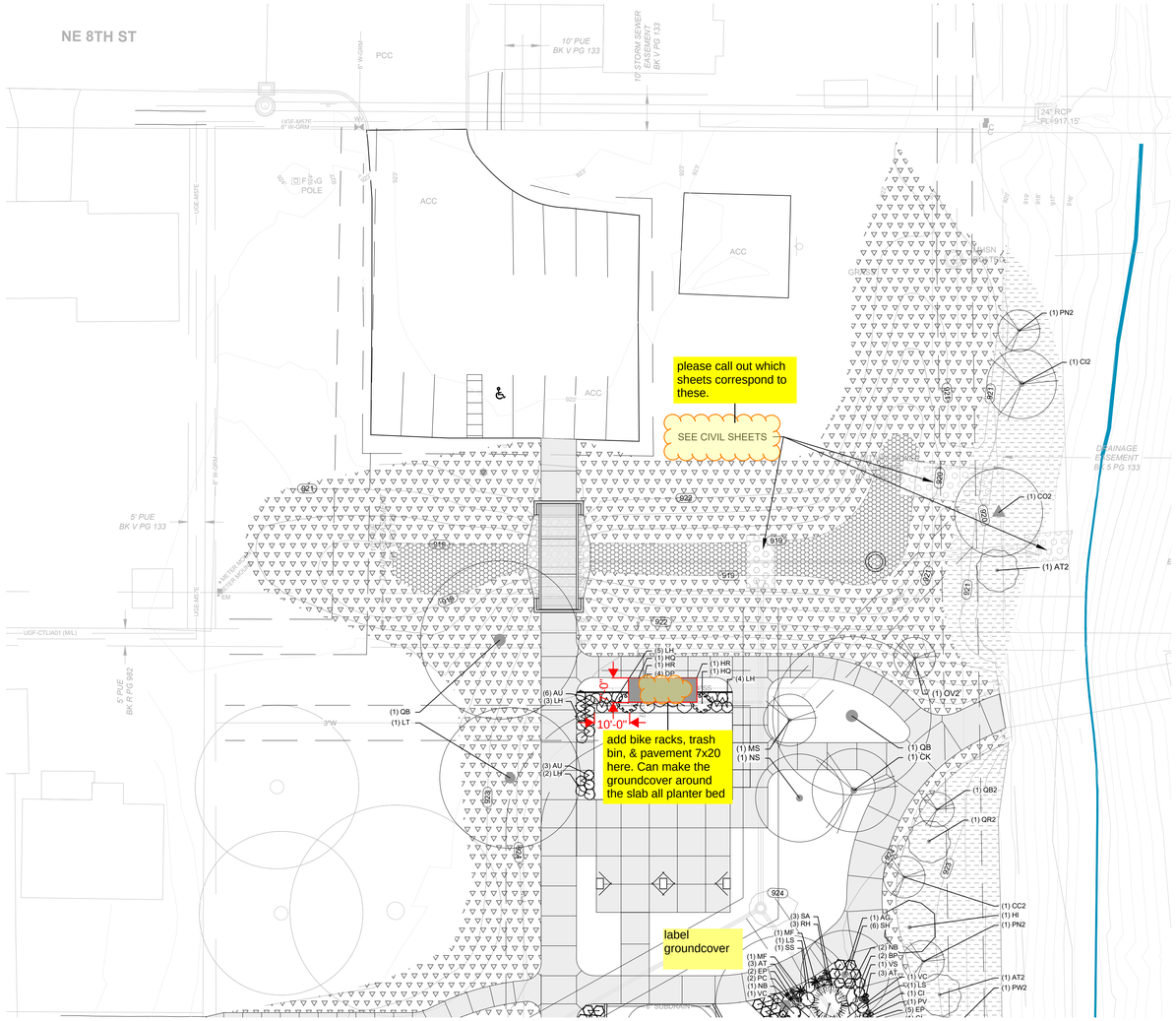
Project Number	23567
Issue	100% CDS
Date	2025-05-28

GROUNDCOVER PLAN

L401

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File Location: N:\2025\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\SHEETS\23567 L400 PLANTING / SAVE DATE: 5/27/2025 4:58 PM BY: mdierks / PLOT DATE: 5/27/2025 5:04 PM BY: Madison Dierks



01 L402 SITE PLANTING PLAN ENLARGEMENT

0' 10' 20' 40'

BIO CELL PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
		FORBS				
	70	Achillea hybrid 'Firefly Sunshine'	'FIREFLY SUNSHINE' YARROW	1 QT	CONT.	IN GROUPS OF 3-5, 14" O.C.
	88	Agastache foeniculum	ANISE HYSSOP	DEEP PLUG		IN GROUPS OF 3-5, 14" O.C.
	105	Allium 'Millenium'	'MILLENIUM' ORNAMENTAL ONION	1 QT.	CONT.	IN GROUPS OF 5-7, 14" O.C.
	88	Asclepias tuberosa	BUTTERFLY MILKWEED	DEEP PLUG		SINGLE
	105	Dalea purpurea	PURPLE PRAIRIE CLOVER	DEEP PLUG		IN GROUPS OF 3-5, 14" O.C.
	105	Echinacea pallida	PALE PURPLE CONEFLOWER	DEEP PLUG		IN GROUPS OF 5-7, 14" O.C.
	105	Liatris spicata	DENSE BLAZING STAR	DEEP PLUG		IN GROUPS OF 3-5, 14" O.C.
	70	Penstemon 'Onyx and Pearls'	'ONYX AND PEARLS' BEARDTONGUE	1 QT.	CONT.	IN GROUPS OF 3-5, 14" O.C.
	70	Rudebeckia fulgida 'Dahlonega'	'MEGA MILLIONS' BLACK-EYED SUSAN	1 QT.	CONT.	IN GROUPS OF 1-3, 14" O.C.
	70	Salvia nemerosa 'Cardonna'	'CARADONNA' SALVIA	1 QT.	CONT.	IN GROUPS OF 3-5, 14" O.C.
		GRASSES/SEDGES				
	112	Bouteloua gracillis	BLUE GRAMA	DEEP PLUG		IN GROUPS OF 5-7, 14" O.C.
	75	Carex bivknelli	BICKNELL SEDGE	DEEP PLUG		IN GROUPS OF 5-7, 14" O.C.
	75	Schizachyrium scoparium	LITTLE BLUESTEM	DEEP PLUG		IN GROUPS OF 3-5, 14" O.C.
	112	Sporobolis heterolepis	PRAIRIE DROPSEED	DEEP PLUG		IN GROUPS OF 3-5, 14" O.C.

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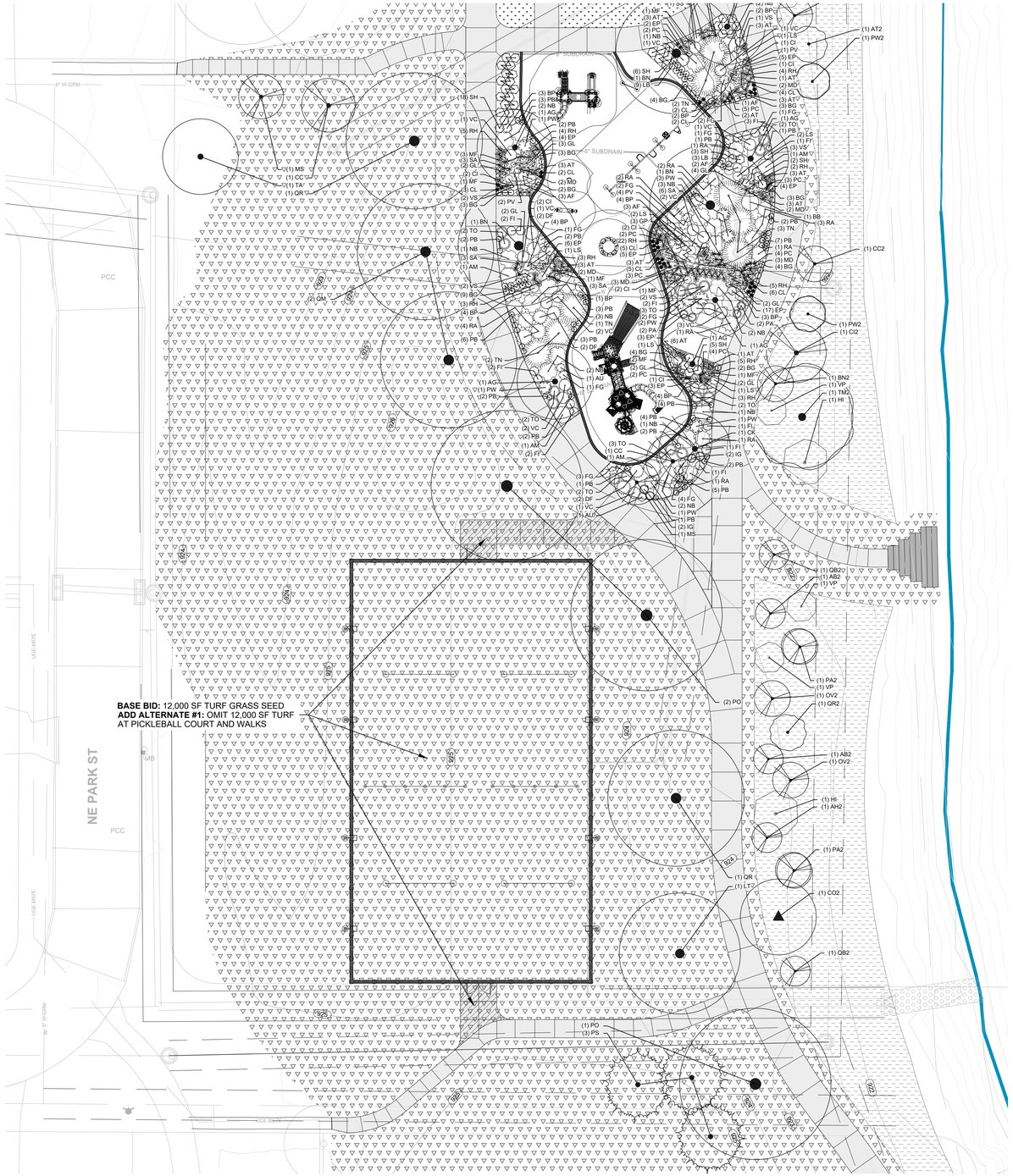
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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAPER SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. PRINTED CORRECTLY.

File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\SHEETS\23567 L400 PLANTING / SAVE DATE: 5/27/2025 4:58 PM BY: mdierks / PLOT DATE: 5/27/2025 5:05 PM BY: Madison Dierks



01 L403 SITE PLANTING PLAN ENLARGEMENT

0' 10' 20' 40'

For 10' paths/trails:

Ensure all trees are minimum 8' or 10' preferred away from the pavement.

Ensure vertical obstructions are at least 6' away from pavement

For 5' paths:

Ensure all trees are minimum 8' or 10' preferred away from the pavement.

Ensure vertical obstructions are at least 6' away from pavement

GENERAL NOTES

A. NILLES ASSOCIATES, 1933 SW MAGAZINE ROAD, ANKENY, IOWA, 50023 (515) 965-3322 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

PLANTING GENERAL NOTES

A. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.

B. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.

C. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.

D. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.

E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.

F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.

G. PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.

H. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

I. SEED ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.

J. CONTRACTOR SHALL PLACE DOUBLE PROCESSED HARDWOOD MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".

K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

GROUNDCOVER LEGEND:

- TURF GRASS SEED MIX
- SOD
- DOUBLE-PROCESSED HARDWOOD MULCH (PLANTING BED)
- BIO-RETENTION CELL, SEE L402 FOR PLANTING EXTENTS SEE D-4/C600 FOR SOIL PROFILE
- 'LOW MOW' GRASS SEED MIX
- RIP RAP (+/-5" ANGULAR LIMESTONE (SAMPLE TO BE APPROVED PRIOR TO PROCUREMENT OR PLACEMENT)

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MEP ENGINEER
TWIN RIVERS ENGINEERING
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DES MOINES, IA 50314
515.288.3679

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

PLANTING PLAN ENLARGEMENT

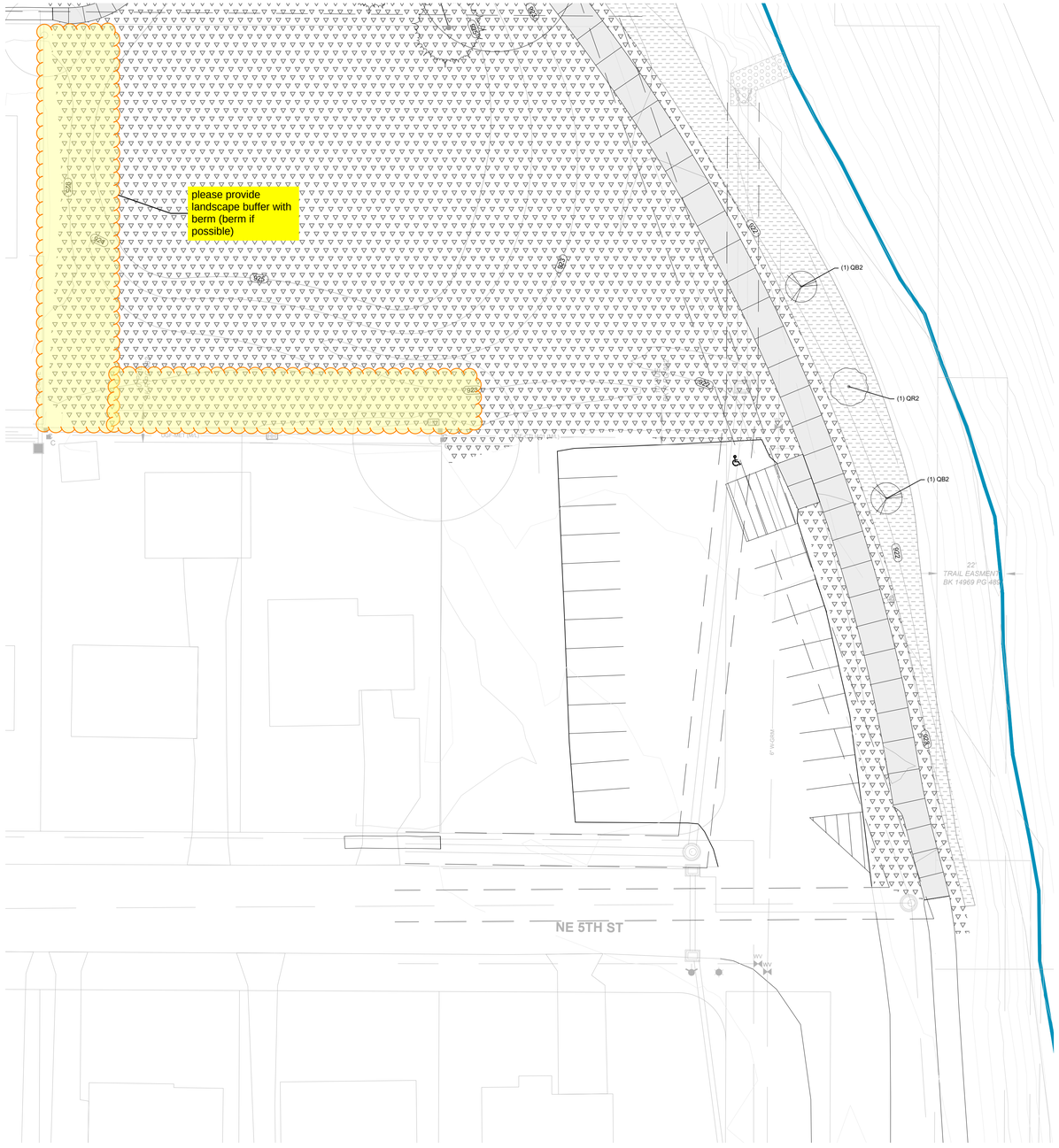
L403

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. AT THIS RATIO SCALE IS CORRECT.
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY.
File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\SHEETS\23567 L400 PLANTING / SAVE DATE: 5/27/2025 5:08 PM BY: mderks / PLOT DATE: 5/27/2025 5:08 PM BY: Madison Derks

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS PRINTED SCALE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, PRINTED CORRECTLY



01 L404 SITE PLANTING PLAN ENLARGEMENT

0' 10' 20' 40'

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Revision Schedule

	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

PLANTING PLAN ENLARGEMENT

L404

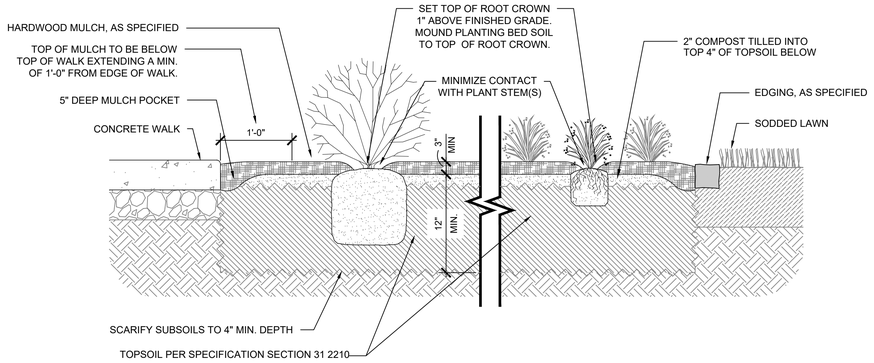
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File Location: N:\2023\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\SHEETS\23567 L400 PLANTING / SAVE DATE: 5/27/2025 5:08 PM BY: mbierks / PLOT DATE: 5/27/2025 5:13 PM BY: Madison Dierks

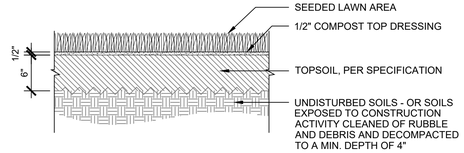
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. IF THIS IS NOT THE CASE, ADJUST SCALE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. IF NOT, ADJUST COLOR

File Location: N:\2025\23567_Lions Park - Grimes\23567_WORKING\AUTOCAD\SHEETS\23567 L500 DETAILS.I SAVE DATE: 5/27/2025 4:37 PM BY: dhurt I PLOT DATE: 5/27/2025 6:51 PM BY: Denise Hurt



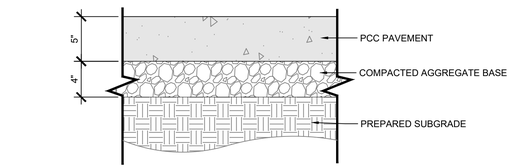
9 L500 PLANTING BED N.T.S



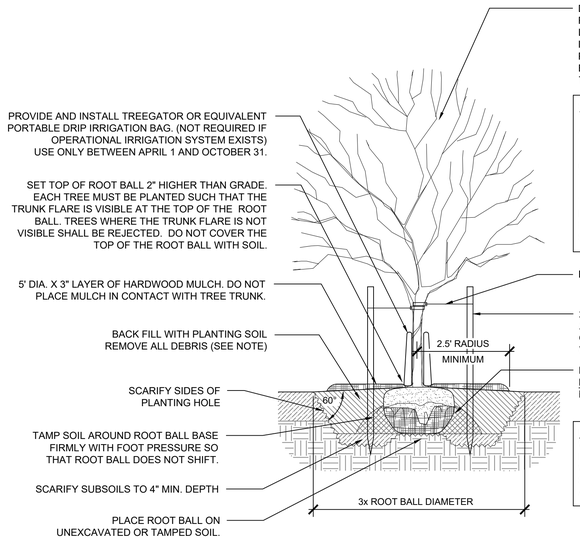
LAWN AREA PREPARATION:

1. REMOVE ANY EXISTING VEGETATION WITHIN PLANTING AREA PRIOR TO PREPARATION ACTIVITIES
2. SCARIFY SUBSOILS TO A MINIMUM DEPTH OF 4"
3. ALL SOILS EXPOSED TO CONSTRUCTION ACTIVITY SHALL BE INSPECTED BY LANDSCAPE ARCHITECT ONCE CONTRACTOR HAS CLEANED AND SCARIFIED THE SOILS, BUT BEFORE TOPSOIL AND COMPOST ARE SPREAD.
4. PLACE TOPSOIL
5. TOP DRESS ALL LAWN AREAS WITH 1/2" COMPOST
6. TILL EXISTING OR PLACED TOPSOIL AND COMPOST TOGETHER TO A TOTAL DEPTH OF 4".
7. RAKE AND SMOOTH SOIL TO FINISH GRADE REMOVING ROCKS, ROOTS, CLUMPS, AND ALL OTHER DEBRIS.
8. LIGHTLY ROLL SOIL.
9. SPREAD STARTER FERTILIZER.
10. SPREAD SEED PER SPECIFIED RATE
11. LIGHTLY RAKE LAWN SEED INTO SOIL.
12. WATER AREAS IMMEDIATELY AND THOROUGHLY.
13. MAINTAIN UNTIL SATISFACTORY TURF IS ESTABLISHED.

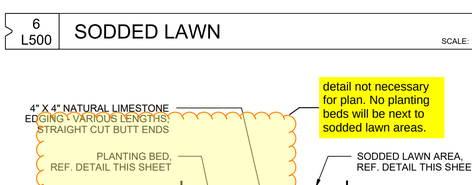
5 L500 SEEDED LAWN N.T.S



1 L500 TYPE 1 PCC PAVEMENT: PEDESTRIAN SCALE: 1 1/2" = 1'-0"



10 L500 TREE PLANTING AND STAKING N.T.S

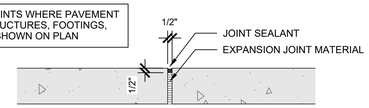


LAWN AREA PREPARATION:

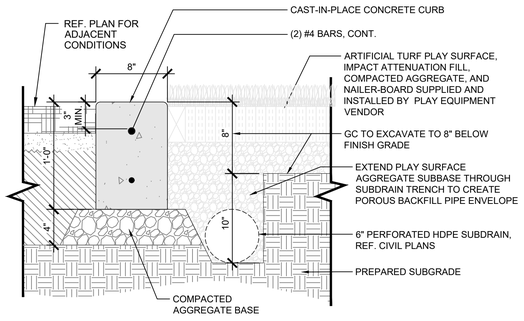
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6. TILL EXISTING OR PLACED TOPSOIL AND COMPOST TOGETHER TO A TOTAL DEPTH OF 4".
7. RAKE AND SMOOTH SOIL TO FINISH GRADE REMOVING ROCKS, ROOTS, CLUMPS, AND ALL OTHER DEBRIS.
8. LIGHTLY ROLL SOIL.
9. SPREAD STARTER FERTILIZER.
10. LAY SOD.
11. LIGHTLY ROLL SODDED AREAS TO INCREASE SOIL TO SOD CONTACT.
12. WATER AREAS IMMEDIATELY AND THOROUGHLY.
13. MAINTAIN UNTIL SATISFACTORY TURF IS ESTABLISHED.

6 L500 SODDED LAWN SCALE: 1" = 1'-0"

INSTALL EXPANSION JOINTS WHERE PAVEMENT ABUTS BUILDINGS, STRUCTURES, FOOTINGS, STOOPS, AND WHERE SHOWN ON PLAN

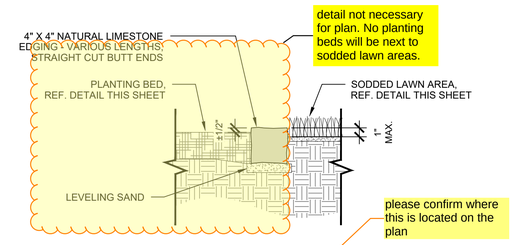


2 L500 EXPANSION JOINT N.T.S

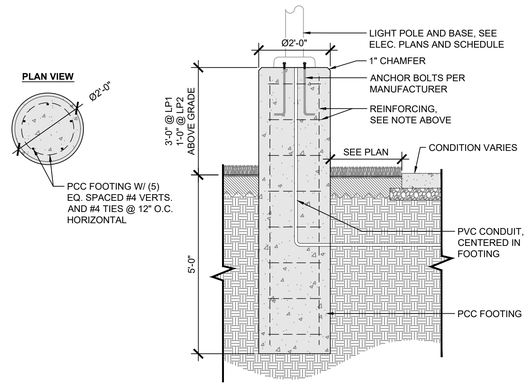


3 L500 PLAY CONTAINMENT CURB SCALE: 1 1/2" = 1'-0"

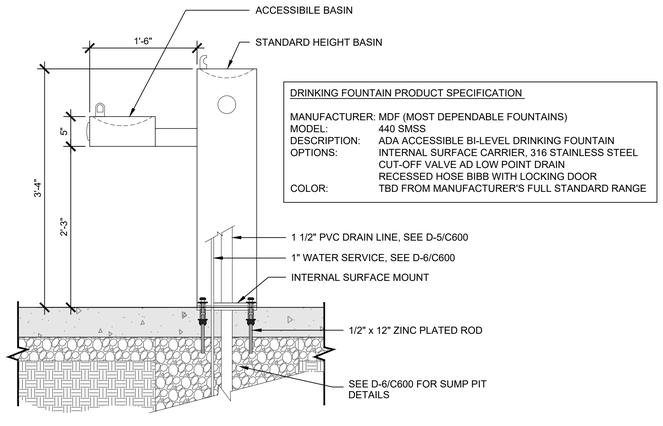
please confirm where this is located on the plan



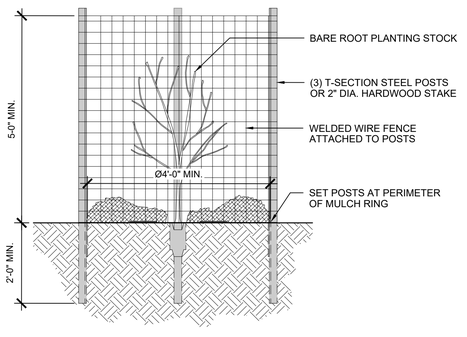
7 L500 LIMESTONE EDGING SCALE: 1 1/2" = 1'-0"



4 L500 LIGHT POLE BASE SCALE: 1/2" = 1'-0"



11 L500 DRINKING FOUNTAIN N.T.S



8 L500 DEER FENCING AT STREAM BANK PLANTINGS N.T.S

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SITE DETAILS

L500

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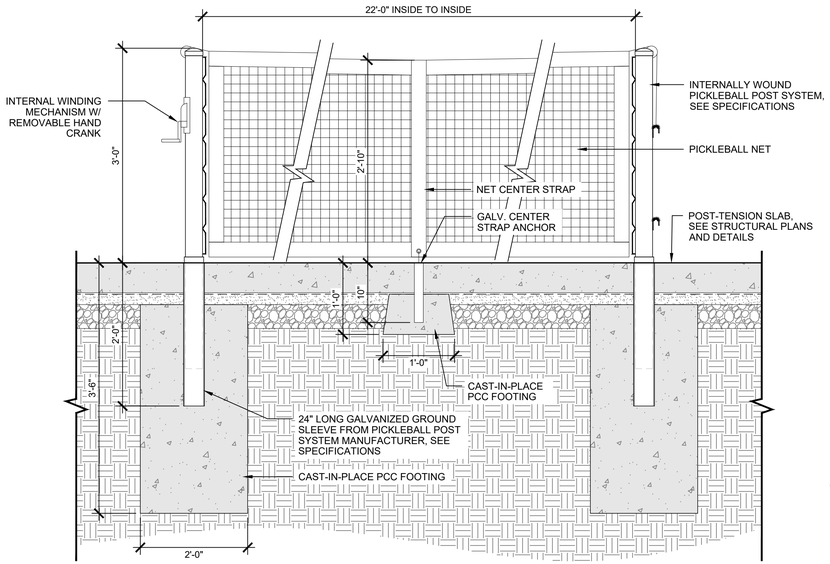
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. AT THIS SIZE IT IS A CONTROL SQUARE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. ADJUST CONTRAST TO SUIT

C M Y K

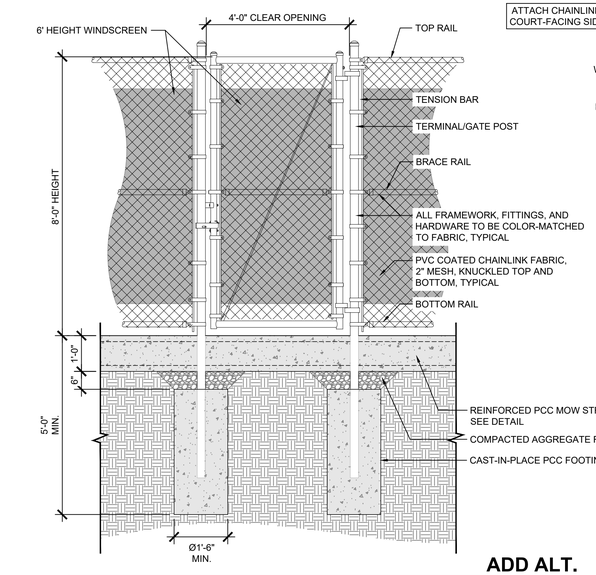
PICKLEBALL POST AND NET PRODUCT SPECIFICATION

MANUFACTURER:	DOUGLAS SPORTS EQUIPMENT
POSTS:	DOUGLAS PREMIER RD PICKLEBALL POST ITEM #63071 COLOR: BLACK
GROUND SLEEVES:	ROUND STEEL, 24" LENGTH ITEM # 63424
NETS:	JTN-30 PICKLEBALL NET 36" H x 21'-9" L MEETING USPA REQUIREMENTS ITEM # 20105



ADD ALT.

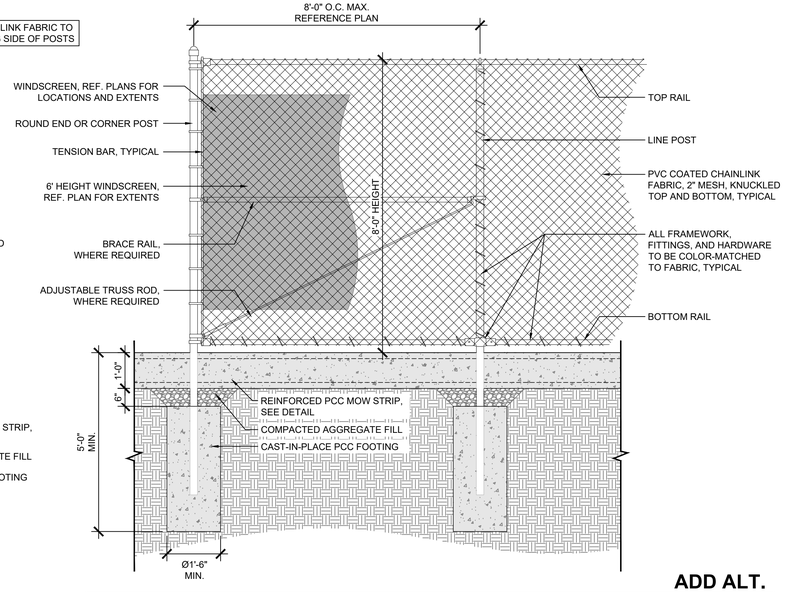
6 L501 PICKLEBALL POST AND NET SYSTEM SCALE: 1" = 1'-0"



ADD ALT.

4 L501 CHAINLINK FENCING: SINGLE SWING GATE SCALE: 1/2" = 1'-0"

ATTACH CHAINLINK FABRIC TO COURT-FACING SIDE OF POSTS



ADD ALT.

1 L501 8' HEIGHT CHAINLINK FENCING SCALE: 1/2" = 1'-0"

ADD ALT.

5 L501 CHAINLINK FENCING: DOUBLE SWING GATE SCALE: 1/2" = 1'-0"

ADD ALT.

2 L501 4' HEIGHT CHAINLINK FENCING SCALE: 1/2" = 1'-0"

ADD ALT.

3 L501 REINFORCED PCC MOW STRIP SCALE: 1 1/2" = 1'-0"

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SITE DETAILS
ADD ALTERNATE

L501

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File Location: N:\2025\23567_Lions Park - Grimes\23567_WORKINGS\AUTOCAD\SHEETS\23567 L500 DETAILS / SAVE DATE: 5/27/2025 11:43 AM BY: dhurt / PLOT DATE: 5/27/2025 12:25 PM BY: Denise Hurt

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DESIGN CRITERIA

D1) Codes:

International Building Code, 2021
American Concrete Institute 318-19
American Institute of Steel Construction
Specification for Structural Steel Buildings 360-16
American Society of Civil Engineers / Structural Engineering
Institute ASCE/SEI 7-16
American Wood Council
National Design Specification 2018
American Wood Council
Special Design Provisions for Wind and Seismic, 2021
Building Code Requirements for Masonry Structures
TMS 402-16

D2) Dead loads:

Roof dead load:	5 psf

D3) Live loads:

Snow load:	
Ground snow load:	Pg= 30 psf
Flat-roof snow load (minimum):	Pf=24 psf
Snow exposure factor:	Ce=1.0
Thermal factor:	Ct=1.2
Snow importance factor:	Is=1.00
Slope factor:	Cs=1.0
Roof load (minimum):	20 psf

D4) Lateral loads:

Wind: Ultimate design wind speed:	110 mph
Nominal design wind speed:	85 mph
Risk category:	II
Wind exposure:	B
Interior pressure coefficient (+/-):	GCpi=0 & 0.18
Wall component wind pressure:	See Table
Seismic: Design Category:	B
Risk category:	II
Importance factor:	Ie=1.00
Mapped spectral response acceleration:	
	Ss=0.06
	S1=0.05
Site class	D
Spectral response coefficients:	Sds=0.064
	Sd1=0.081
Basic seismic-force-resisting system:	
	Timber Frames
Design base shear:	V=1 Kip at shelter
	V=5 Kips at RR/Storage/Shelter
Response coefficient:	Cs=0.0427
Response modification factors:	R=1.5
Analysis procedure used:	
Equivalent Lateral Force Analysis	

D5) Assumed net allowable soil bearing pressures. Soil allowable bearing pressure shall be tested and field verified by owner's geotechnical engineer prior to footing installation.:

Column footings:	1500 psf
Wall footings:	1500 psf

D6) Concrete strengths - Minimum 28 day f'c
(145 pcf density unless noted otherwise)

Typical-unless noted otherwise:	4000 psi
Piers:	4000 psi
Footings:	3000 psi
Slabs on grade Interior:	4000 psi
Slabs on grade Exterior:	5000 psi

D7) Reinforcing steel shall be high strength new billet steel conforming to the following:

Deformed bars:	ASTM A615, Gr. 60 (unless otherwise noted)
Welded wire reinforcing:	ASTM A1064
Masonry joint reinforcing:	ASTM A951

D8) Masonry:

Hollow Concrete Block Units (CMU): grade N, f'm=1500psi

Brick Units: Grade SW, f'm=2500psi

Mortar: Type S for reinforced structural masonry, exterior masonry, and masonry below grade. Mortar shall conform to ASTM C270 and shall conform to the proportion specifications or the property specifications.

Grout: Conform to ASTM C476

D9) Structural steel:

W- shapes:	A992
Other rolled shapes and connection material:	ASTM A36
Stiffener plates:	ASTM A36
Pipe:	ASTM A53, Gr. B
Anchor bolts:	ASTM F1554, Gr.36
High Strength bolts:	ASTM F3125, Gr. A325 (3/4" diameter U.N.O.)
Structural tubes:	ASTM A500, Gr. C

D10) Wood framing:

a) Structural sawn lumber:

2x joists: Spruce Pine Fir (SPF) No.1/No.2

b) Plywood (see drawings for thickness and additional information):

c) Laminated Veneer Lumber (LVL):
Fb = 2600 psi; E = 1,900,000 psi

d) Glue-laminated (GL) Member:

Beams & Columns

Combination Symbol (Species):	20F-V12 (Alaska Cedar)
Fb:	+2400/-2400 psi
E:	1800000 psi
Fv:	265 psi

e) Cross Laminated Timber (CLT) Panels:

3-PLY CLT Panels:

Grade:	V2
Thickness:	4.125 in
FbSeff,0:	2,030 lb-ft/ft
Eleff,0:	95,000,000 lb-in^2/ft
Vs,0:	1,430 lb/ft
FbSeff,90:	160 lb-ft/ft
Eleff,90:	3,100,000 lb-in^2/ft
Vs,90:	495 lb/ft

SPECIAL INSPECTION REQUIREMENTS

SR1) The following types of work require special inspection based on section 1705 of the 2021 International Building Code. See Specification section 014500 for specific requirements. The owner will employ special inspectors who shall provide special inspections during:

a) Earth Work
b) Cast-in-place Concrete.
c) Structural Masonry.
d) Wood Construction.

GENERAL NOTES

G1) Establish and verify all openings and inserts for mechanical, electrical, and plumbing with appropriate trade contractors. Opening sizes and locations shown for ducts, pipes, inserts, etc., when shown are for general information only and shall be verified prior to forming.

G2) Field verify all existing dimensions, member sizes, and elevations shown on the drawings. All discrepancies shall be immediately brought to the attention of the Design Professional.

G3) Before submitting a proposal for this work, each bidder shall visit the premises and acquaint themselves fully with the existing conditions, temporary construction required, quantities and types of equipment, etc. The bid shall include all sums required to do the work within the existing conditions. Disruption of normal activities in the work area must be kept to a minimum.

G4) Shop drawings prepared by suppliers, subcontractors, etc. shall be reviewed and coordinated prior to submitting to the Design Professional. Each shop drawing submitted shall be stamped, initialed, and dated as being reviewed by the construction manager/general contractor.

G5) Shop drawings prepared by the subcontractors, suppliers, etc. shall be reviewed by the Design Professional for conformance with design concept only. Review by the Design Professional shall not begin without the prior coordination and review by the construction manager/general contractor. Work shall not begin without the review by the Design Professional.

G6) Details and notes on the structural drawings are intended to be typical for similar situations elsewhere. Verify all dimensions with the architectural drawings. Do not scale drawings; use dimensions provided only.

G7) Options are for the contractor's convenience. The contractor shall be responsible for all changes necessary if they choose an option and shall coordinate all details. The cost of additional design work necessitated by selection of an option shall be borne by the contractor.

G8) The cost of additional design work due to errors or omissions in construction shall be borne by the contractor.

G9) Any engineering design provided by others and submitted for review or record shall bear the stamp and signature of a professional structural engineer licensed in the state of Iowa.

G10) All elevations given thus (+10'-0") are to top of footing, joist bearing, top of steel, top of slab, etc. with reference to the finished first floor slab = (0'-0").

CONSTRUCTION PROCEDURES AND SAFETY REQUIREMENTS

P1) Comply with all applicable city, county, state, and federal laws, including the Occupational Safety and Health Act (OSHA) and regulations adopted pursuant thereto.

P2) The contract structural drawings and specifications represent the finished structure. Unless otherwise indicated, they do not indicate the means or methods of construction.

P3) Provide all measures necessary to protect the workers and other persons during construction. Provide all necessary measures to avoid excessive stresses and to hold the structural elements in place during construction. Such measures shall include, but not be limited to, bracing, shoring for construction equipment, shoring for earth banks forms, scaffolding, planking, safety nets, support and bracing for cranes and hoists, guying, etc.

P4) Engage properly qualified persons to determine where and how temporary precautionary measures shall be used. Observation visits to the site by structural engineer's field representatives shall not include the items noted above.

P5) Supervise and direct the work so as to maintain sole responsibility for all construction means, methods, techniques, sequences, and procedures. Retain the services of a professional structural engineer licensed in the state of Iowa to design and supervise any scaffolding for workmen, and all shoring of forms and elements of the construction.

P6) Any engineering design provided by others and submitted for review and/or record shall bear the stamp and signature of a professional structural engineer licensed in the state of Iowa.

FOOTINGS AND FOUNDATIONS

F1) All footings shall be placed onto firm undisturbed soil or controlled compacted fill. Footing elevations shown designate a minimum depth of footing where a safe soil bearing pressure is expected (see Design criteria). Footings shall be lowered and/or walls extended as required to reach the design bearing pressure.

F2) General machine excavation for footings done more than 12 hours before the footing is placed shall stop not less than 4" above the elevation of bottoms of footings. Final excavation to the required undisturbed soil elevation shall be done not more than 12 hours before the footing is placed. The excavation shall be crumbed clean.

F3) All foundation excavations shall be inspected and certified by a qualified independent soils testing firm.

F4) No footing shall be placed onto or against sub-grades containing free water, frost, or ice.

F5) Unless noted otherwise, all footings shall be centered under walls, piers, or columns.

F6) Where required, all necessary changes in elevation of wall footings shall be made in steps of 1 vertical to 2 horizontal. Location of steps shall be coordinated with the wall forming system and at least 2'-0" apart.

F7) Longitudinal reinforcing in wall footings shall be continuous at step downs. Slope or step bottom bars in wall to follow steps in footing unless otherwise shown. See typical step-down footing detail.

F8) Lap wall footing reinforcing 24 bar diameters or a minimum of 1'-6" at splices, unless otherwise noted.

F9) Provide corner bars in footings the same size and number as the continuous reinforcing, lapped 2'-0" with main steel.

F10) Reinforcing in wall footings between columns shall extend into column footings a minimum of 2'-0".

F11) Reinforcing in footings shall be accurately placed, spaced, supported, and secured before placing concrete (do not "float" reinforcing or CIP anchors into footings).

F12) Pipes extending under footings shall be placed before footing is placed and the void produced in laying the pipe shall be filled with concrete.

F13) Cross reference architectural and structural drawings to assure proper dimensions and placement of all anchor bolts, inserts, notches, and edges in grade beams, foundation walls, and piers.

F14) All unacceptable fill and top soil shall be removed from below all proposed slabs-on-grade and the exposed natural soil shall be proof rolled and the compaction verified by a qualified independent soils testing firm prior to placing fill. Areas exhibiting weakness shall be removed and replaced by acceptable compacted fill.

F15) A minimum 4" of clean compacted granular fill shall be placed under all slabs-on-grade. All fill required to attain final sub-grade for slabs and walls shall be an acceptable material placed and compacted as directed by the project soils consultant report recommendations.

F16) A vapor barrier with minimum 10 mil thickness shall be placed under all interior slab-on-grade or below granular fill; see architectural drawings. Lap and seal all edges.

CONCRETE AND REINFORCING

C1) All concrete work shall conform to the latest edition of the American Concrete Institute Publications: ACI 301, ACI 304, ACI 311, ACI 315, ACI 318, and ACI 347 unless otherwise noted on the drawings.

C2) Concrete shall consist of the following:

ASTM C150Type I Portland cement
ASTM C33Normal weight aggregates
(Limestone aggregate at exposed locations)
Potable water
Chlorides content shall be limited by ACI requirements for type of exposure.
Concrete which will be subjected to repeated cycles of freeze-thaw during the life of the structure shall have a water-cement ratio not exceeding 0.45 and shall contain entrained air. See ACI 301 for additional requirements.

C3) Unless otherwise noted, principal reinforcement shall have the following protection:

Surfaces cast against & permanently exposed to earth:	3 inches
Formed surfaces exposed to earth or water:	2 inches
Slabs:	1 inch (top) 3/4 inch (bot.)
Beams, columns:	2 inches
Walls (interior surface only):	1 inch
Ties/Stirrups:	1 1/2 inches

C4) All slabs-on-grade, pads, fills, and toppings shall have a minimum of 6 x 6 - W1.4 x W1.4 WWR, unless noted otherwise, placed 1" from top of slab. Lap WWR minimum 2 panels at edges and ends and provide additional reinforcing where shown on the drawings.

C5) All slabs-on-grade shall be placed on compacted granular fill. Pitch slabs to drains and provide depressions, where shown on the structural or architectural drawings, without reducing the thickness of slab indicated. For slabs on grade depressions greater than 1", see details for additional reinforcing.

C6) Provide slab-on-grade construction joints around each column, against grade beams, interior walls, and between columns and walls. Provide slab joints to form areas not to exceed 15' in length in each direction. See typical details. Submit detailed drawings showing locations of all construction joints.

C7) Provide adequate bolsters, hi-chairs, support bars, etc., to maintain specified clearances for the entire length of all reinforcing bars. Provide accessories which are plastic tipped or galvanized with turned up ends for reinforcement at all faces of exposed concrete, interior or exterior.

C8) Unless otherwise noted, no concrete shall be placed without a minimum reinforcing of 0.002 times the concrete cross sectional area in each direction.

C9) Continuous reinforcing shall be lapped as follows unless otherwise noted:

Top bars: at midspan, Class B
Bottom bars: directly over support, Class B
All laps shown on the drawings and not dimensioned shall be 24 bar diameters. Additional laps required for construction shall be Class B.

C10) All field bending of reinforcing shall be done cold. Heating of bars will not be permitted.

C11) No aluminum of any type shall be allowed in the concrete work unless coated to prevent aluminum-concrete reaction.

C12) Mechanically vibrate concrete except that slabs-on-grade need only be vibrated around under floor ducts and other embedded items.

C13) All construction joints between adjacent concrete pours shall be keyed. Joints must be kept free of dirt, debris, form oils, etc. to assure proper bond with adjacent pour or masonry construction.

C14) Do not place pipes, ducts, reglets or chases in structural concrete without approval of the structural engineer through the architect.

C15) Floor tolerances:
Surface tolerance: Class B. (See ACI 301)
Thickness: Plus 1", minus 1/2" slab on grade. Replace any slab with a thickness deviation as directed by the architect.

C16) Maximum free drop of any concrete = 6'-0".

C17) All bar detailing and accessories to be furnished shall conform to typical details and standards in the latest ACI Standard 315 Detailing Manual, except as otherwise shown, noted, or specified.

MASONRY

M1) Masonry construction procedures shall comply with the requirements of IBC 2021-section 2104 and TMS 602. Hot and cold weather construction shall comply with TMS 602.

M2) Lay units in running bond. Corners shall have a standard bond by overlapping units.

M3) Mechanically vibrate immediately after placing core-fill grout and again about 5 minutes later.

M4) Maximum grout lift without cleanouts 5'-4" for block walls and 8 in. for grout between wythes in multiple wythe walls.

M5) Tie vertical reinforcing at each end and at 8'-0" maximum vertical spacing.

M6) Locate expansion joints in exterior masonry veneer walls as shown on the architectural drawings. If not shown on architectural drawings, locate at 20'-0" maximum spacing at inside corners, within 4'-0" of exterior corners, on one side of openings 8'-0" or less in width, or on both sides of openings over 8'-0" in width, and a minimum of 2'-0" from jamb.

M7) Locate control joints in concrete masonry at 20'-0" maximum spacing, unless specified otherwise, but not less than 2'-0" from a bearing plate or jamb of an opening. Provide grouted keyway joint or pre-manufactured joint assembly at all control joint locations in CMU.

M8) In 6", 8", 10", and 12" masonry walls, provide vertical reinforcing in the center of grout, at center of the wall, continuous full height of the wall as follows, unless noted otherwise:

a) 1 #5 at corners, intersections, wall ends and jambs, and each side of expansion and control joints.
b) 1 #5 @ 48" O.C. typical.

M9) Grout all reinforced cells solid full height. Grout all cells solid below grade.

M10) Lap splices in masonry reinforcing shall be 50 bar diameters.

M11) Provide 2 #5 in 8" minimum depth continuous grouted bond beams at all structural floor, roof lines, and the tops of all parapets. See details for other locations.

M12) Place bond beam and lintel reinforcing continuously through expansion and control joints, wrapping bars with 1/8" thick bond breaking tape 2'-0" both sides of joint. Do not splice bond beam reinforcing within 6'-0" of an expansion or control joint.

M13) Provide continuous wire lath grout barriers below bond beams.

M14) Provide ladder type #9 ga. horizontal joint reinforcing at 16" vertical spacing in walls. Lap reinforcing a minimum of 6". Place masonry joint reinforcement in first and second horizontal joints above and below openings in CMU, extend additional layers 16" minimum each side of opening. Terminate joint reinforcing at the control joint. Provide continuity at corners and wall intersections by using prefabricated "L" and "T" sections.

M15) Provide 3/16" wire tie diameter adjustable veneer wall tie with hook and eye for CMU wall back up or vertical adjustable bracket at metal stud backup. Wall ties shall be spaced so as to support not more than 2 square feet of wall area but not more than 24" on center horizontally. All wall tie accessories shall be galvanized.

M16) Shop drawings shall show location of reinforcement, openings, and control joints, in plan and in elevation.

M17) Do not place pipes, ducts, reglets, or chases in concrete masonry without approval of the structural engineer through the architect.

LINTELS

L1) Provide lintels over all openings and recesses in masonry construction.

L2) All lintels shall have a minimum of 8" end bearing.

L3) Precast or reinforced masonry lintels shall be made of the same materials as the surrounding walls. Use 1-#5 (minimum) reinforcing bar top and bottom for each 4" nominal width of masonry.

L4) Reinforced masonry lintels, with spans exceeding 4'-0", shall be shored until the masonry wall above the lintel has cured.

L5) Fill load bearing masonry cores with concrete under all lintel bearing ends. Fill to extend from edge of bearing plate or concrete beam at a 45 degree angle to a joint block courses below.

L6) For all openings not otherwise detailed or scheduled, provide reinforced masonry lintel or steel lintel as scheduled. For interior wall lintels where the bottom of the lintel is exposed in the final condition provide reinforced masonry lintels

Reinforced Masonry Lintels: Shall be made of the same materials as the surrounding walls and reinforced as follows:

6" CMU Wall

Span	Lintel
0 to 4'-0"	8" deep lintel W/ 1-#5 bottom
4'-0" to 8-0"	16" deep lintel W/ 1-#5 bottom

8",10" and 12" CMU Wall

Span	Lintel
0 to 4'-0"	8" deep lintel W/ 2-#5 bottom
4'-0" to 8-0"	16" deep lintel W/ 2-#5 bottom

WOOD

W1) Comply with American Institute of Timber Construction (AITC) Standards for Stress Graded Lumber Construction, Latest Edition.

W2) Each piece of lumber shall bear the grade stamp of a grading rules agency approved by the American Lumber Standards Committee.

W3) Each piece of lumber in place in the structure shall be of the original grade specified or better when inspected by a grading agency approved by the ALSC, regardless of required grade stamp and certifications.

W4) Do not notch or drill joists, beams, or load bearing studs without the approval of the structural engineer.

W5) Provide metal or 1x3 wood cross bracing at 8'-0" O.C. when joist depth exceeds 10".

W6) Provide 2" solid blocking at joist supports.

W7) Maximum concentrated load on any joist 100 lbs. Add joists when concentrated load exceeds 200 lbs.

W8) See nailing schedule, Table 2304.10.1 of the 2015 International Building Code for nailing not specifically called out on the drawings. Use common nails.

W9) Make framed connections with approved framing anchors on each side or approved joist hangers by Simpson, or UPS.

W10) Nail plywood with 8d common nails at 6" at all edges and at 12" at intermediate supports.

W11) Pre-drill all holes for nails larger than 20d. Field drill bolt holes for proper matching and bearing.

W12) Provide cut washers at bolts in wood without steel plates.

W13) Laminated beams shall be detailed and fabricated by a member of the American Institute of Timber Construction and shall conform to the AITC Specifications.

a) All laminations shall be 1 ½" in thickness.

b) Steel plate beam hangers shall be hot-dipped galvanized to prevent rust runoff.

c) Produce laminated beam fabrication drawings laminated beams with 1/8" gap between end of beam and face of column unless noted otherwise.

d) Field notching and boring of laminated beams shall not be allowed unless approved by the structural engineer of record.

W14) Cross laminated timber (CLT) panels shall be manufactured in conformance with ANSI/APA PRG 320-2018 Standard for Performance-Rate Cross Laminated Timber

a) CLT connections, splines, and fasteners shall be as shown in the structural drawings or as approved by the structural engineer of record.

b) Unless otherwise noted in plan, CLT panels shall be oriented with exterior layer perpendicular to supports.

c) Field notching and boring of CLT panels is not allowed unless approved by the structural engineer of record.

d) Shop drawings shall be provided for review prior to fabrication that clearly indicate panel joint layout, stress grade, service grade, appearance grade, connection details, shop applied finishes, shop and erection details, including cuts, holes, fastenings, camber and connection hardware.

e) Store CLT panels, blocked off ground and separated with striping, so air may circulate around all faces. Slit underside of membrane covering during storage. Maintain protection of CLT panels during construction.

POST-TENSIONING CONCRETE

PT1) Field Foreman: The field supervisor responsible for the placement of all post-tensioning shall have a minimum of five (5) years in this capacity for this type of construction.

PT2) PT Steel Quality: One sample of each reel or heat shall be tested by an approved laboratory. Test results or mill certificates shall be submitted to the engineer before stressing of tendons. Post-tensioning tendons shall be stress-relieved or be of low-relaxation quality, and shall conform to the following:

Seven wire strand ASTM Designation	A-416
1/2" diameter tendon area	0.153 in sq. ultimate
Strength	270 ksi
Tendon Stresses shall conform to the following:	
Maximum jacking stress	216 ksi
Maximum stress immediately after prestress transfer	200 ksi
Maximum anchorage stress immediately after prestress transfer	189 ksi

PT3) Effective force shall be 24 kips per stress-relieved, and 26 kips per low-relaxation tendon, when tendon length is less than 100 feet. For variance from this value, contractor shall provide friction and long-term loss calculations for the engineer's approval.

PT4) PT Hardware Quality: All anchorages, couplers and miscellaneous hardware shall be standard and approved by governing agencies and the engineer's approval.

PT5) Tendons: Encapsulated System - Unbonded strands shall be encased in slippage tendons: sheathing which shall consist of a sealed durable waterproof plastic tubing capable of preventing the penetration of moisture and cement paste, and which will contain a rust-inhibiting grease coating. Tears in the sheathing shall be repaired to restore the water tightness of the sheathing. Heat-sealed sheathing shall not be used unless the water tightness of the sheathing is guaranteed by the contractor.

PT6) Shop Drawings: The contractor shall submit shop drawings showing tendon layout, dead-end and stressing- end locations, and tendon support layouts with details necessary for installation for the engineer's approval. A set of approved shop drawings must be filed with the city building department by the installation contractor.

PT7) Tendon Placement: Care shall be taken that tendons are located and held in their designed positions. Tolerances for the location of the prestressing steel shall not be more than ± 1/8" vertically, except as noted or approved by the engineer. Access to stressing ends shall be maintained where shown.

PT8) Tendon Adjustments: Slight deviations in the horizontal spacing of the slab tendons will be permitted when required to avoid openings, inserts, and dowels which are specifically located. Where locations of tendons seem to interfere with each other, one tendon may be moved horizontally in order to avoid the interference.

PT9) Twisting: Twisting or entwining of individual wires or strands within a bundle or a beam shall not be permitted.

PT10) Strand Bundles: The maximum allowable number of strands per bundle is five (5) for slabs.

PT11) Profiles: Profiles shall conform to controlling points shown on the drawings.

PT12) Prestress Cover: All dimensions showing the location of prestressing tendons are to the center of gravity of the tendon (C.G.S.) unless noted otherwise.

PT13) Minimum Chairing: Tendons shall be secured to a sufficient number of positioning devices to ensure correct location during and after the placing of the concrete and shall be supported at a maximum of 3'-6" on center. Chairs greater than 2.5" in size shall be stapled to the formwork.

PT14) Anchors: Anchorages shall be recessed a minimum of two (2) inches. Place two (2) continuous #4 bars behind all anchorages, unless noted otherwise. Splices shall be 24" minimum and staggered.

PT15) Blockouts: All pockets or blockouts required for anchorage shall be adequately reinforced so as not to decrease the strength of the structure. All pockets should be waterproofed to eliminate water leakage through or into the pocket.

PT16) Pipes: Plastic or metal conduits may not be embedded in the slab.

PT17) Penetrations: Penetrations shall not be permitted except as shown in pt drawings or typical details.

PT18) Inserts: All inserts and sleeves shall be cast in place whenever possible. Drilled and power-driven fasteners will be permitted only when it can be shown that the inserts will not spall the concrete and are located to avoid the tendons and anchorages. The contractor must locate tendons on the surface slab.

PT19) Chlorides: Grout or concrete containing chlorides shall not be used.

PT20) Pumped Concrete: If concrete is placed by the pump method, then horses shall be provided to support the hose. The hose shall not be allowed to ride on the tendons.

PT21) Concrete Consolidation: The contractor shall take precautions to assure complete consolidation and densification of concrete behind all post-tensioning anchorages.

PT22) Concrete Strength at Stressing: At transfer of prestress, concrete shall be 3,000 psi minimum for any given cylinder compression test.

PT23) Tendon Stressing: Tensioning shall be done by jacking under immediate control of a person experienced in this type of work. Continuous inspection and recording of elongations is required during all stressing operations.

PT24) Calibration: The ram and attendant gauge used shall have been calibrated within sixty (60) days of their use.

PT25) Stressing Sequence: As indicated.

PT26) Elongations: Individual tendon field readings of elongations and/or stressing forces shall not vary by more than ±7% from calculated required values shown on the shop drawings. If the measured elongations vary from calculated values by more than ±7%, the contractor shall provide friction calculations and/or other justification to the satisfaction of the engineer.

PT27) Member Forces: The post-tensioned force provided in the field for each structural member shall not be less than the values noted on the structural drawings. In this context, structural members are beams or slabs, whether with banded or distributed tendons, each serving their respective tributary.

PT28) Tendon Ends: Do not burn off tendon ends until the entire floor system has been satisfactorily stressed and the engineer's approval is obtained. The stressing end anchors and wedges shall be spray painted with rust-oleum or a similar coating for corrosion protection. Install grease caps within the following 24-hour period.

PT29) Grouting of Stressing Pockets: Stressing pockets shall be filled with non-shrink grout after stressing, painting & grease-capping to stop moisture penetration.

PT31) Inspection Reinforcing Steel and Prestressing steel:
a). During all stressing and grouting of post-tensioned concrete, the special inspection shall include recording of field-measured elongation and jacking force for each tendon.
b). During the placing of reinforcing steel and tendons for all structural concrete, tendon placement and integrity of the protective wrapping for post-tensioned tendons shall be inspected prior to placement of concrete.
c). All special inspection reports shall be signed and sealed by a licensed engineer.

PT32) Special Notes to Owner
a). Under Normal Conditions, concrete and post-tensioned concrete develop cracks. The cracks are due to inherent shrinkage of concrete, creep, and restraining effects of vertical and other structural elements to which the slabs are tied.
b). The cracks formed are normally cosmetic. The slab maintains its serviceability and strength requirements. Due to special features of unbonded post-tensioning, it is possible that a number of hair cracks, which would normally spread over a wide area, will integrate into a single crack with a width exceeding 0.01 inch. It is emphasized that although special effort is made to reduce the potential causes and number of such cracks, it is not practical to provide total articulation and thereby achieve complete inhibition of all cracks.
c). Most such cracks develop over the first three years of the life of the system. Cracks which are wider than 0.01 inch may need to be pressure epoxied.
d). The object of the joints provided is to allow movement. Movements due to creep and shrinkage may be noticeable at joints up to two years after construction, beyond which movements due to variations in temperature will persist.

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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-27

STRUCTURAL NOTES

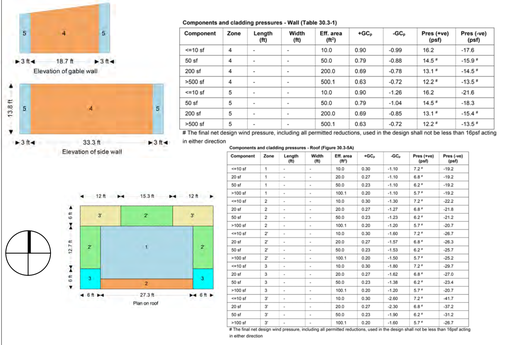
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File Location: S:\24045 Confluence - City of Grimes Lions Park\INBOX\CIVIL - LANDSCAPE\CONFLUENCE TITLEBLOCK_24x36 / SAVE DATE: 3/11/2025 8:54 AM BY: o-lauda / PLOT DATE: 1/20/2023 2:45 PM BY: Orion Lauda

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. AT THIS RESPONSIBLE FOR PRINTING.

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE, LETTERS, PRINTED CORRECTLY.



Components and cladding pressures - Wall (Table 30.3-1)

Component	Zone	Length (ft)	Width (ft)	Eff. area (ft²)	+GC$_p$	-GC$_p$	Pres (+ve) (psf)	Pres (-ve) (psf)
<=10 sf	4	-	-	10.0	0.90	-0.99	16.2	-17.6
50 sf	4	-	-	50.0	0.79	-0.88	14.5 *	-15.9 *
200 sf	4	-	-	200.0	0.69	-0.78	13.1 *	-14.5 *
>500 sf	4	-	-	500.1	0.63	-0.72	12.2 *	-13.5 *
<=10 sf	5	-	-	10.0	0.90	-1.26	16.2	-21.6
50 sf	5	-	-	50.0	0.79	-1.04	14.5 *	-18.3
200 sf	5	-	-	200.0	0.69	-0.85	13.1 *	-15.4 *
>500 sf	5	-	-	500.1	0.63	-0.72	12.2 *	-13.5 *

The final net design wind pressure, including all permitted reductions, used in the design shall not be less than 16psf acting in either direction

Components and cladding pressures - Roof (Figure 30.3-5A)

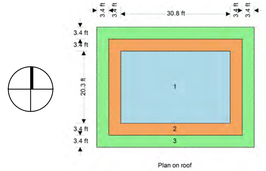
Component	Zone	Length (ft)	Width (ft)	Eff. area (ft²)	+GC$_p$	-GC$_p$	Pres (+ve) (psf)	Pres (-ve) (psf)
<=10 sf	1	-	-	10.0	0.30	-1.10	7.2 *	-19.2
20 sf	1	-	-	20.0	0.27	-1.10	6.8 *	-19.2
50 sf	1	-	-	50.0	0.23	-1.10	6.2 *	-19.2
>100 sf	1	-	-	100.1	0.20	-1.10	5.7 *	-19.2
<=10 sf	2	-	-	10.0	0.30	-1.30	7.2 *	-22.2
20 sf	2	-	-	20.0	0.27	-1.27	6.8 *	-21.6
50 sf	2	-	-	50.0	0.23	-1.23	6.2 *	-21.2
>100 sf	2	-	-	100.1	0.20	-1.20	5.7 *	-20.7
<=10 sf	2'	-	-	10.0	0.30	-1.60	7.2 *	-26.7
20 sf	2'	-	-	20.0	0.27	-1.57	6.8 *	-26.3
50 sf	2'	-	-	50.0	0.23	-1.53	6.2 *	-25.7
>100 sf	2'	-	-	100.1	0.20	-1.50	5.7 *	-25.2
<=10 sf	3	-	-	10.0	0.30	-1.80	7.2 *	-29.7
20 sf	3	-	-	20.0	0.27	-1.62	6.8 *	-27.0
50 sf	3	-	-	50.0	0.23	-1.38	6.2 *	-23.4
>100 sf	3	-	-	100.1	0.20	-1.20	5.7 *	-20.7
<=10 sf	3'	-	-	10.0	0.30	-2.60	7.2 *	-41.7
20 sf	3'	-	-	20.0	0.27	-2.30	6.8 *	-37.2
50 sf	3'	-	-	50.0	0.23	-1.90	6.2 *	-31.2
>100 sf	3'	-	-	100.1	0.20	-1.60	5.7 *	-26.7

The final net design wind pressure, including all permitted reductions, used in the design shall not be less than 16psf acting in either direction

COMPONENTS & CLADDING WIND PRESSURES - RR/STORAGE/SHELTER - INTERIOR AREA

Components and cladding pressures - Roof (Figure 30.7-1)

Component	Zone	Length (ft)	Width (ft)	Eff. area (ft²)	+C$_N$	-C$_N$	Pres (+ve) (psf)	Pres (-ve) (psf)
<=11 sf	1	-	-	11.0	1.59	-1.39	20.6	-18.0
23 sf	1	-	-	23.0	1.59	-1.39	20.6	-18.0
>46 sf	1	-	-	46.1	1.59	-1.39	20.6	-18.0
<=11 sf	2	-	-	11.0	2.38	-2.09	30.9	-27.1
23 sf	2	-	-	23.0	2.38	-2.09	30.9	-27.1
>46 sf	2	-	-	46.1	1.59	-1.39	20.6	-18.0
<=11 sf	3	-	-	11.0	3.18	-4.18	41.2	-54.1
23 sf	3	-	-	23.0	2.38	-2.09	30.9	-27.1
>46 sf	3	-	-	46.1	1.59	-1.39	20.6	-18.0



COMPONENTS & CLADDING WIND PRESSURES - RR/STORAGE/SHELTER - CANOPY AREA

FOUNDATION PLAN NOTES:

- [' - "] INDICATES TOP OF FOOTING ELEVATION AT CONTINUOUS FOOTING.
- < ' - " > INDICATES TOP OF CONCRETE PIER ELEVATION.
- [' - "] INDICATES TOP OF FOOTING ELEVATION AT ISOLATED FOOTINGS.
- "S1" SHALL BE 4" CONC SLAB ON GRADE REINFORCED W/ 6X6-W2.1XW2.1 WWR OVER MINIMUM OF 3' OF FREE DRAINING GRANULAR FILL
- INDICATES WALL TAG. SEE WALL SCHEDULE ON THIS SHEET.
- TYPICAL CONTINUOUS STRIP FOOTING SHALL BE 2'-0"X1'-0" (WIDTH X DEPTH) CONC FTG W/ 3-#5 CONT AND #5 AT 16" OC TRANSVERSE
- ALL ELEVATIONS REFERENCED TO LEVEL 1 FINISH FLOOR ELEVATION = (100'-0"), AT ELEVATION 924.10 FEET.

ROOF FRAMING PLAN NOTES:

- ◇ INDICATES WALL TAG. SEE WALL SCHEDULE ON THIS SHEET.
- "BOD EL" INDICATES BOTTOM OF DECK ELEVATION
- (L#) INDICATES LINTEL. FOR SCHEDULE SEE B4/ S503
- ALL ELEVATIONS INDICATED IN THE DRAWINGS SHALL BE CONFIRMED W/ MASS TIMBER SUPPLIER PRIOR TO CONSTRUCTION
- "J1" INDICATES 2X12 JOISTS.
- "J2" INDICATES 2-PLY 7 7/8" DEEP 2X JOIST
- "J3" INDICATES 7 7/8" DEEP 2X JOIST

DECKING SCHEDULE

TAG	DECK TYPE	SERVICE LEVEL DIAPHRAGM SHEAR CAPACITY	DIAPHRAGM ATTACHMENT
DK-1	3-PLY (4 1/8") CLT PANELS	350 PLF	SEE DETAILS PER S502 & S503
DK-2	3/4" APA RATED PLYWOOD ROOF SHEATHING W/ SPAN RATING 48/24, EXPOSURE 1, BLOCKED, TONGUE & GROOVE EDGE	350 PLF	10d COMMON NAIL FASTENER SPACINGS: 6" OC AT DIAPHRAGM BOUNDARIES AND SUPPORTED PANEL EDGES. 12" OC AT INTERMEDIATE SUPPORTS

WALLS SCHEDULE

TAG	WALL THICKNESS	DESCRIPTION	CONC REINF (IF APPLICABLE)
CMU6	5 5/8"	CMU WALL	#5 VERTICAL @ 48" OC - GROUT REINFORCED CELLS SOLID
CMU8	7 5/8"	CMU WALL	#5 VERTICAL @ 48" OC - GROUT REINFORCED CELLS SOLID
CMU12	11 5/8"	CMU WALL	#5 VERTICAL @ 48" OC - GROUT REINFORCED CELLS SOLID

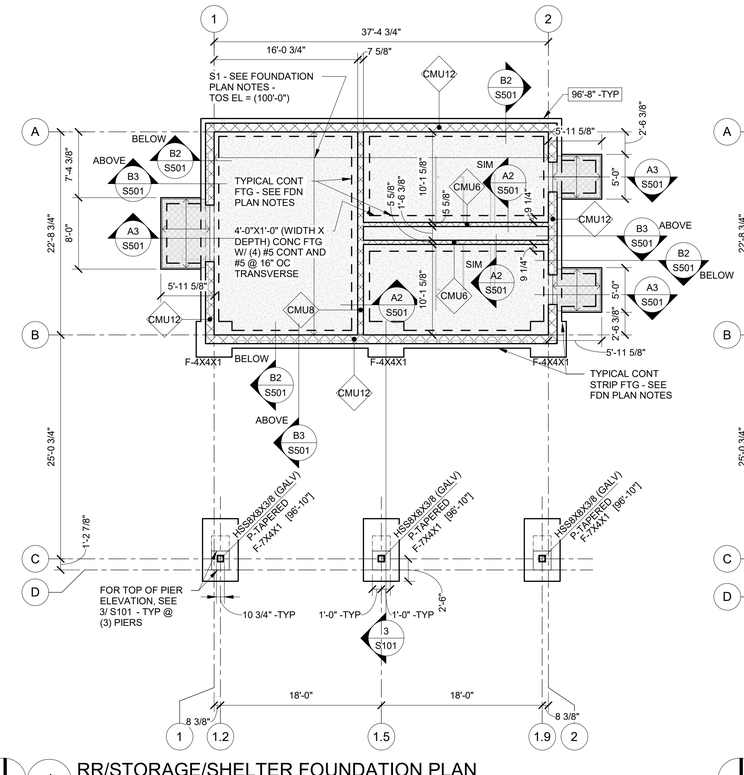
- GROUT ALL CELLS BELOW GRADE SOLID

ISOLATED FOOTING SCHEDULE

TAG	SIZE (LENGTH X WIDTH X DEPTH)	REINFORCING
F-4X4X1	4'-0"X4'-0"X1'-0"	6-#5 EA WAY
F-7X4X1	7'-0"X4'-0"X1'-0"	6-#5 BOT SHORT WAY, 4-#5 BOT LONG WAY

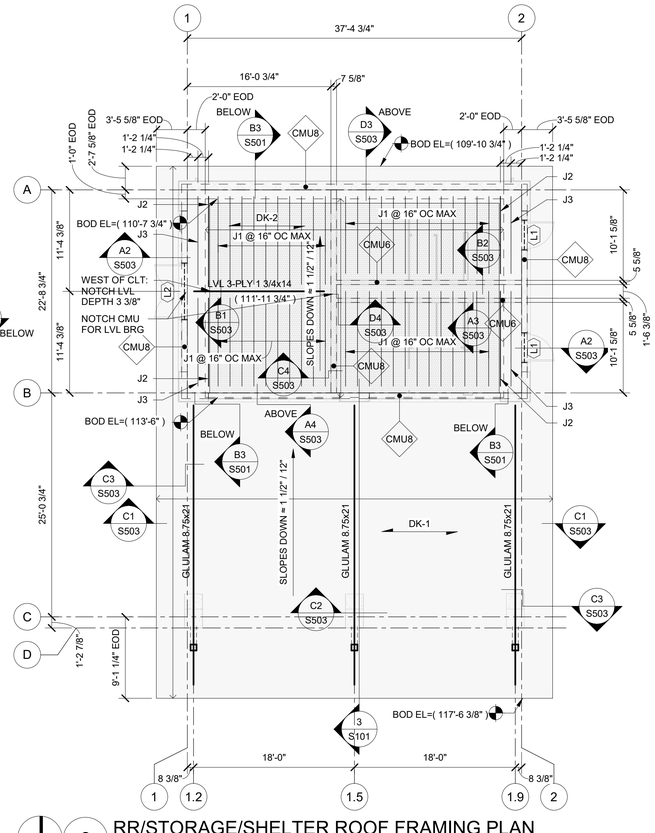
CONCRETE PIER SCHEDULE

TAG	DIMENSIONS	CONCRETE REINFORCING	PIER LAYOUT
P-TAPERED	2'-0"X VARIES - SEE 3/ S101	(10) #7 VERT & #4 TIES @ 10" OC - PROVIDE DOUBLE TIES @ TOP OF PIER	SLOPING VERTICAL REINF INDICATED IN BLUE; NORTH FACE OF PIER @ TOP OF PIER; OUTER TIES; CROSS TIES; STRAIGHT VERTICAL REINF INDICATED IN ORANGE



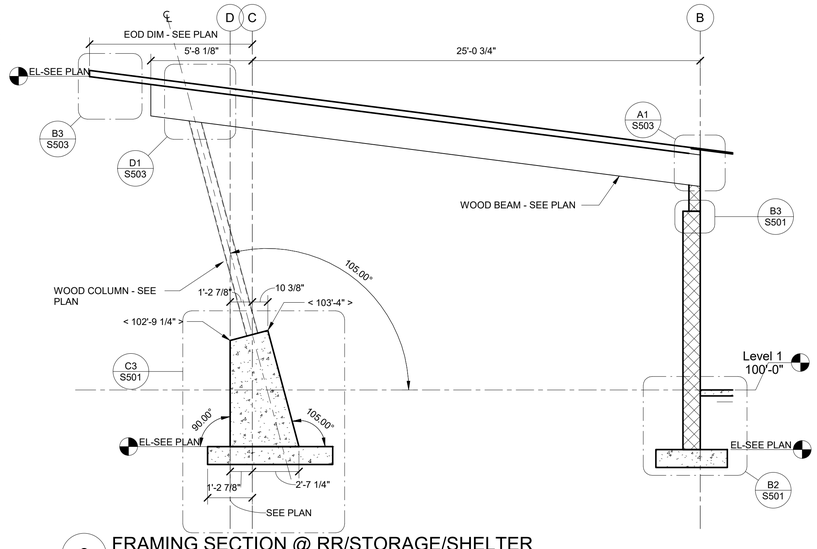
1 RR/STORAGE/SHELTER FOUNDATION PLAN

1/8" = 1'-0"



2 RR/STORAGE/SHELTER ROOF FRAMING PLAN

1/8" = 1'-0"



3 FRAMING SECTION @ RR/STORAGE/SHELTER

1/4" = 1'-0"

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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-27

FOUNDATION PLAN, ROOF FRAMING PLAN, & FRAMING SECTION

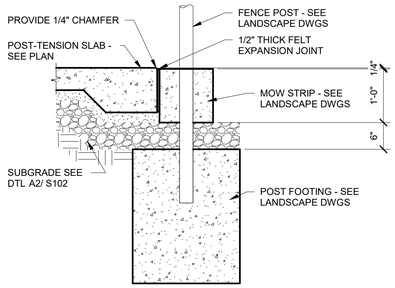
S101

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS WHEN PLOTTED AT FULL SIZE

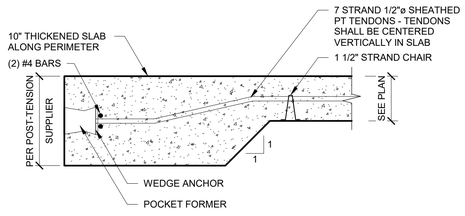
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WHEN PLOTTED AT FULL SIZE



- FENCE POST FOOTINGS TO BE CONSTRUCTED PRIOR TO POST-TENSIONED SLAB TO AVOID UNDERMINING SLAB
- POST-TENSIONED CONTRACTOR SHALL LAY OUT TENDONS TO CLEAR FENCE POSTS FOR STRESSING

C2 CONCRETE PERIMETER CURB

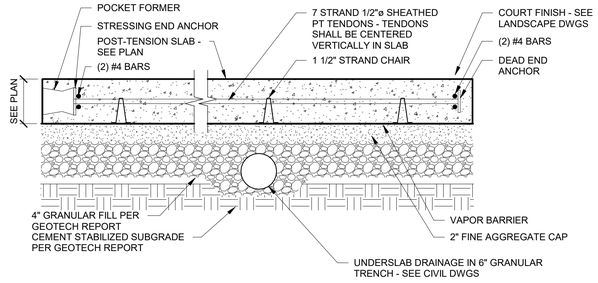
3/4" = 1'-0"



- VERITCAL DEVIATIONS OF TENDON PLACEMENT SHOULD NOT RESULT IN THE TENDON BEING PLACED OUTSIDE OF THE MIDLE THIRD OF THE SLAB AND SHOULD BE LIMITED TO ±1/2"

B2 SCHEMATIC ANCHORACE POCKET DETAIL

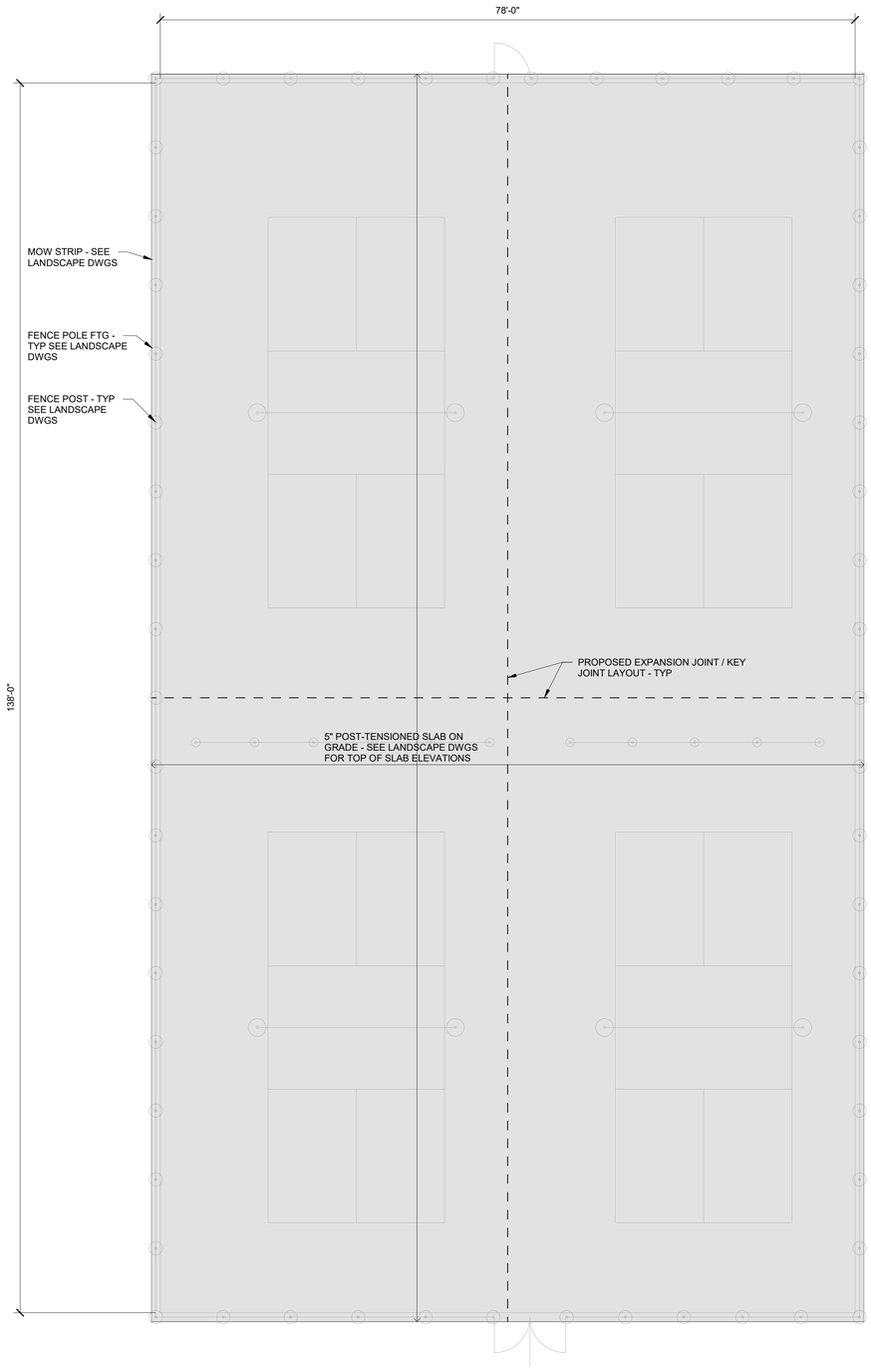
1 1/2" = 1'-0"



- SLAB EDGE MAY BE THICKENED FOR ANCHOR ZONE AND STRESSING

A2 PT SLAB CROSS SECTION

1 1/2" = 1'-0"



1 PICKLEBALL COURT

1/8" = 1'-0"

ALL ITEMS ON THIS SHEET ARE ADD ALTERNATE NO. 1

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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

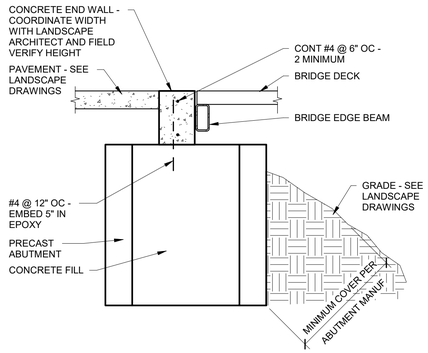
Project Number	23567
Issue	100% CDS
Date	2025-05-27

PICKLEBALL PLAN & DETAILS

S102

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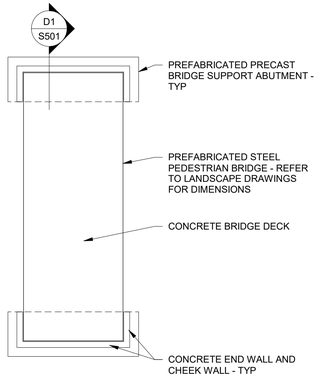
- PROVIDE U-BAR DOWELS AND CONT BAR EACH FACE OF END WALL IF END WALL IS 10" OR WIDER
- CHECK WALL IS SIMILAR TO END WALL - PROVIDE CORNER BARS

D1 PEDESTRIAN BRIDGE END WALL

3/4" = 1'-0"

KPFF ABBREVIATIONS

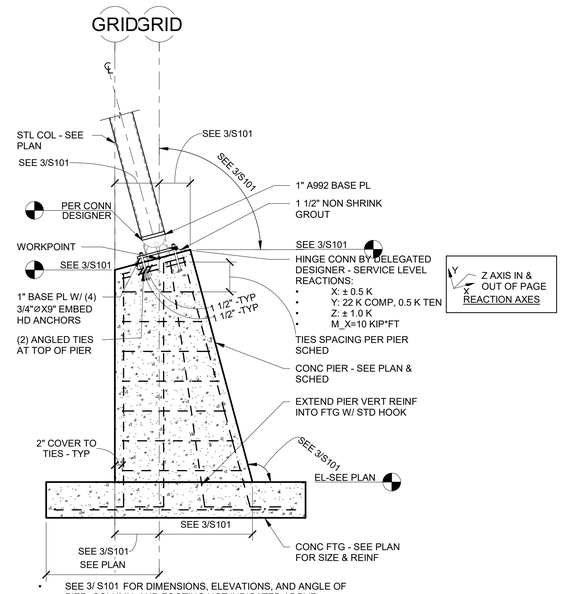
ADDED	ADDITIONAL	KO	KNOCK OUT
ALT	ALTERNATE	LAM	LAMINATED
ALUM	ALUMINUM	LT GA	LIGHT GAGE
ANCH	ANCHOR	LOC	LOCATION
APPROX	APPROXIMATE	LDH	LONG DIM HORIZ
ARCH	ARCHITECTURAL	LDV	LONG DIM VERT
@	AT	LLBB	LONG LEG BACK-TO-BACK
BM	BEAM	LLH	LONG LEG HORIZ
BRG	BEARING	LLV	LONG LEG VERT
BTWN	BETWEEN	LONGIT	LONGITUDINAL
BLKG	BLOCKING	MFR	MANUFACTURER
BD	BOARD	MAS	MASONRY
BOT	BOTTOM	MAT	MATERIAL
BLDG	BUILDING	MAX	MAXIMUM
CIP	CAST-IN-PLACE	MECH	MECHANICAL
CNTR	CENTER	MTL	METAL
CL	CENTERLINE	MIN	MINIMUM
CLR	CLEAR	MISC	MISCELLANEOUS
CFMF	COLD-FORMED METAL FRAMING	NS	NEAR SIDE
COL	COLUMN	NOM	NOMINAL
COMP	COMPOSITE	NIC	NOT IN CONTRACT
CONC	CONCRETE	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	# or NO	NUMBER
CONN	CONNECTION	OC	ON CENTER
CONST	CONSTRUCTION	OPNG	OPENING
CONT	CONTINUOUS	OPP	OPPOSITE
CONTR	CONTRACTOR	OD	OUTSIDE DIA.
CW	CURTAIN WALL	OF	OUTSIDE FACE
DEFL	DEFLECTION	PARL	PARALLEL
°	DEGREE	d	PENNY
DTL	DETAIL	PERP	PERPENDICULAR
DIAG	DIAGONAL	PL	PLATE
ø	DIAMETER	PLYWD	PLYWOOD
DIM	DIMENSION	# OR LB	POUND
DBL	DOUBLE	PSI	POUNDS PER SQ. INCH
DWG	DRAWING	PSF	POUNDS PER SQ.FT.
EA	EACH	PDF	POWER DRIVEN FASTENER
EF	EACH FACE	PREFAB	PREFABRICATED
ELECT	ELECTRICAL	PRELIM	PRELIMINARY
EL	ELEVATION	RAD or R	RADIUS
ELEV	ELEVATOR	RXN	REACTION
EMBED	EMBEDMENT	REINF	REINFORCING
EOD	EDGE OF DECK	REQD	REQUIRED
EOR	ENGINEER OF RECORD	RTN	RETURN
EOS	EDGE OF SLAB	REV	REVISION
EQ	EQUAL	SCHED	SCHEDULE
ERECT	ERECTION	SECT	SECTION
EW	EACH WAY	SHTHG	SHEATHING
EXISTG	EXISTING	SHT	SHEET
EXP	EXPANSION	SLBB	SHORT LEG BACK-TO-BACK
EXT	EXTERIOR	SSLT	SHORT SLOTTED HOLE
FS	FAR SIDE	SIM	SIMILAR
FV	FIELD VERIFY	SPA	SPACE
FIN	FINISH	SPECS	SPECIFICATIONS
FLR	FLOOR	SQ	SQUARE
FT	FOOT	STD	STANDARD
FTG	FOOTING	STL	STEEL
FDN or FOUND	FOUNDATION	STIFF	STIFFENER
FRMG	FRAMING	STRUCT	STRUCTURAL
GA	GAGE OR GAUGE	TEMP	TEMPERATURE
GALV	GALVANIZED	THRU	THROUGH
GYP	GYPSUM	T & G	TONGUE & GROVE
GYP BD	GYPSUM BOARD	TRANS	TRANSVERSE
HD	HEADED	TYP	TYPICAL
HT	HEIGHT	UNO	UNLESS NOTED OTHERWISE
HPC	HIGH-PERFORMANCE COATING	VIF	VERIFY IN FILED
HORIZ	HORIZONTAL	VERT	VERTICAL
IN	INCH	WWR	WELDED WIRE REINF
ID	INSIDE DIAMETER	W/	WITH
IF	INSIDE FACE	WD	WOOD
INSUL	INSULATION	WP	WORKING POINT
INT	INTERIOR	X-BRACING	CROSS BRACING
JT	JOINT	X-STRONG	EXTRA STRONG
JST	JOIST	XX-STRONG	DOUBLE EXTRA STRONG



C2 PEDESTRIAN BRIDGE

1/8" = 1'-0"

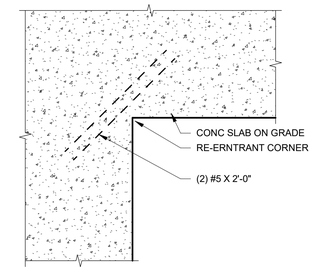
- SIGNED AND SEALTED STRUCTURAL CALCULATIONS SHALL BE PROVIDED FOR PREFABRICATED BRIDGE AND ABUTMETNS
- PREFABRICATED BRIDGE AND ABUTMENTS ARE TO BE SUPPLIED BY MANUFACTURER AND INSTALLED BY THE CONTRACTOR
- CONCRETE FOR BRIDGE ABUTMENT INFILL AND BRIDGE DECK IS TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR
- CONCRETE END WALLS AND CHEEK WALLS ARE TO BE CONSTRUCTED BY THE CONTRACTOR



- SEE 3/ S101 FOR DIMENSIONS, ELEVATIONS, AND ANGLE OF PIER, COLUMN, AND FOOTING NOT INDICATED ABOVE

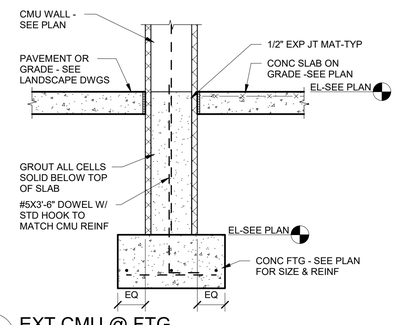
C3 GLULAM COL @ PIER @ FTG

1/2" = 1'-0"



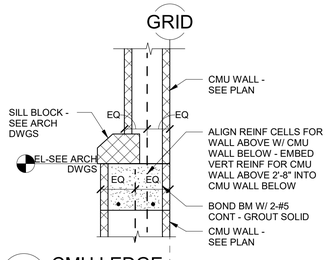
C4 TYP RE-ENTRANT CORNER

1" = 1'-0"



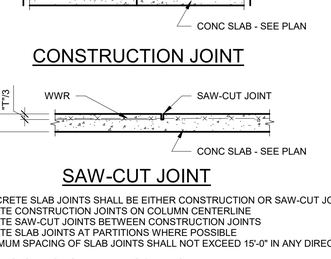
B2 EXT CMU @ FTG

3/4" = 1'-0"

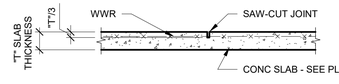


B3 CMU LEDGE

1" = 1'-0"



CONSTRUCTION JOINT

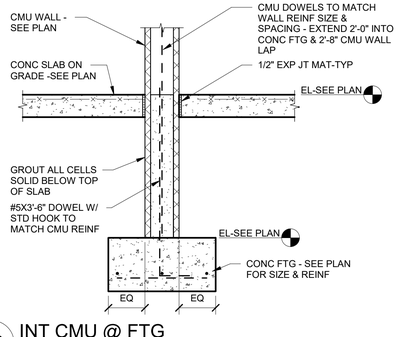


SAW-CUT JOINT

- CONCRETE SLAB JOINTS SHALL BE EITHER CONSTRUCTION OR SAW-CUT JOINTS
- LOCATE CONSTRUCTION JOINTS ON COLUMN CENTERLINE
- LOCATE SAW-CUT JOINTS BETWEEN CONSTRUCTION JOINTS
- LOCATE SLAB JOINTS AT PARTITIONS WHERE POSSIBLE
- MAXIMUM SPACING OF SLAB JOINTS SHALL NOT EXCEED 15'-0" IN ANY DIRECTION

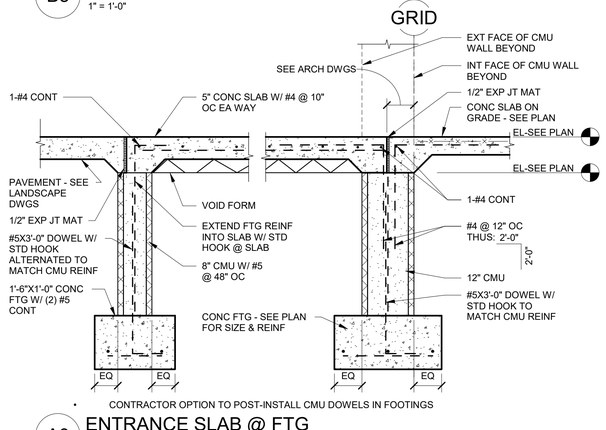
B4 TYP CONC SLAB JOINTS

3/4" = 1'-0"



A2 INT CMU @ FTG

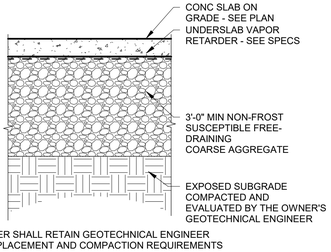
3/4" = 1'-0"



- CONTRACTOR OPTION TO POST-INSTALL CMU DOWELS IN FOOTINGS

A3 ENTRANCE SLAB @ FTG

3/4" = 1'-0"



- OWNER SHALL RETAIN GEOTECHNICAL ENGINEER FOR PLACEMENT AND COMPACTION REQUIREMENTS

A4 TYP SUBGRADE PREP - INTERIOR SLAB

3/4" = 1'-0"

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MEP ENGINEER
TWIN RIVERS ENGINEERING
1000 ILLINOIS ST
DES MOINES, IA 50314
515.288.3679

Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-27

STRUCTURAL DETAILS

S501

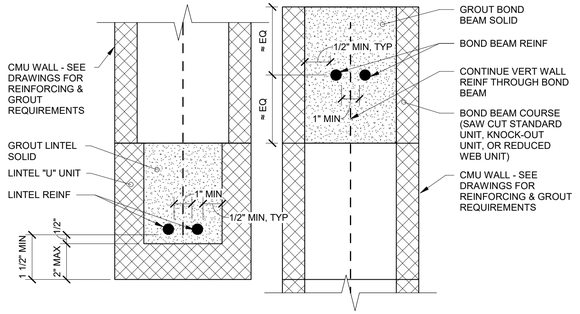
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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, AT 2'=1" IT SHOULD BE HALF AS LONG
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF NOT CORRECT ADJUST
5/27/2025 8:45:55 AM
Autodesk Docs://24045_Confluence - City of Grimes Lions Park/Lions Park_Struct_R25.rvt
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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SIZE IF ORIGINAL HAS BEEN MADE ON 24X36

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF THIS IS NOT THE CASE

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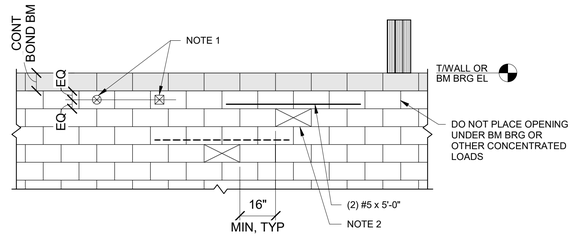


CMU LINTEL SECTION **CMU BOND BEAM SECTION**

- BOND BEAMS TO BE LOCATED PER STRUCTURAL NOTES & LOCATIONS AS INDICATED IN SECTIONS & DETAILS
- PROVIDE CORNER BARS AT CORNERS AND INTERSECTIONS OF WALLS. CORNER BARS SHALL ACHIEVE LAP SPLICES NOTED IN GENERAL NOTES.
- EXTEND BOND BEAM AROUND CORNERS WHERE REQUIRED TO ACCOMMODATE CORNER BARS.

C3 BOND BM & LINTEL DIAGRAM

3" = 1'-0"

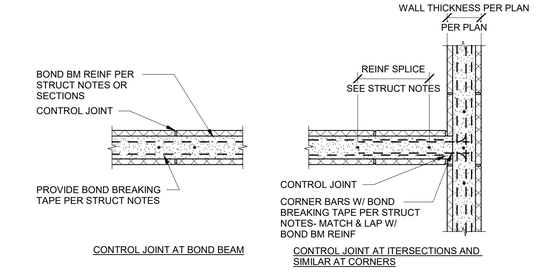


NOTES

- ROUND OR SQUARE HOLES NO GREATER THAN 8" MAY BE PLACED ANYWHERE IN UNREINFORCED CELLS AT MID-HEIGHT OF BLOCK. THESE OPENINGS SHALL NOT OCCUR THRU ENDS OF BLOCK AT HEAD JOINT NOR SHALL THEY INTERRUPT ANY VERT OR HORIZ WALL REBAR.
- ONE FULL BLOCK MAY BE OMITTED FOR AN OPENING IF REINFORCED ABOVE AS SHOWN. ANY VERT OR HORIZ REBAR INTERRUPTED SHALL BE PLACED IN ADJACENT CELLS.
- REFER TO MEP DWGS FOR SIZE & LOCATION OF ALL MEP WALL PENETRATIONS.
- THIS DETAIL ONLY APPLIES TO NEW WALL CONSTRUCTION WHERE OPENING IS BUILT W/ WALL.

B3 TYPICAL DETAIL AT SMALL MEP PENETRATIONS THROUGH CMU WALL

NTS

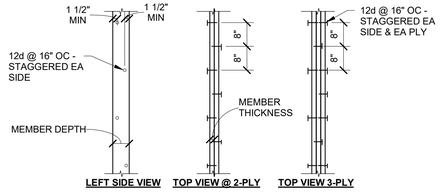


NOTES

- PROVIDE CMU WALL CONTROL JOINTS AS INDICATED IN STRUCTURAL NOTES
- CONTROL JOINTS IN MASONRY VENEERS DO NOT NEED TO ALIGN WITH CONTROL JOINTS IN LOAD BEARING CMU WALLS.
- JOINT REINFORCING TO BE DISCONTINUOUS AT CONTROL JOINTS.
- DO NOT INSTALL CONTROL JOINTS THROUGH LINTELS OR LINTEL BEARING POINTS.
- DO NOT BREAK BOND BEAM REINFORCING AT FLOOR AND ROOF LINES.
- CONTINUE CONTROL JOINT TO BASE OF CMU WALL.

A1 TYPICAL CMU WALL CONTROL JOINT DETAIL

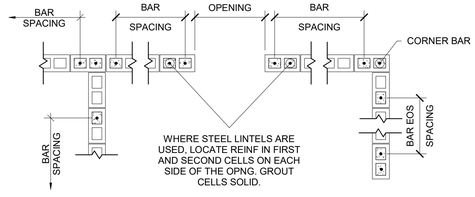
NTS



- DETAIL ABOVE APPLIES TO 2X FRAMING. FOR BUILT-UP LVL FRAMING, REFER TO MANUFACTURER DETAILS

A2 TYP BUILT UP FRAMING

1/2" = 1'-0"

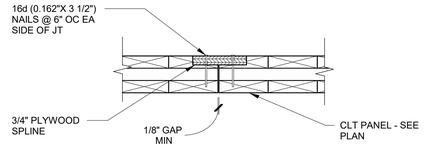


NOTE

- SEE PLAN AND DETAILS FOR REINFORCEMENT

A3 TYPICAL CMU WALL REINFORCEMENT PLAN

NTS



A4 TYP SPLINE @ PANEL-PANEL CONN

1 1/2" = 1'-0"

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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-27

STRUCTURAL DETAILS

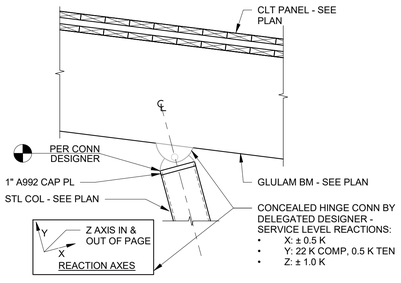
S502

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAPER SIZE

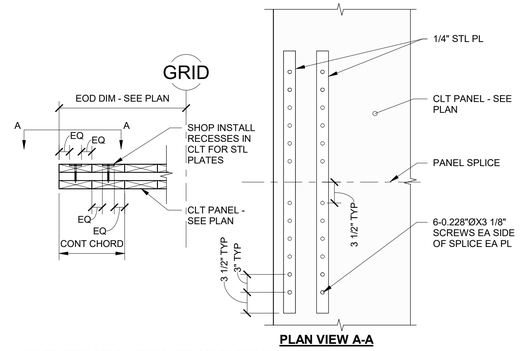
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. IF THEY ARE NOT, THE

C M Y



D1 GLULAM BM @ COL CONN

3/4" = 1'-0"

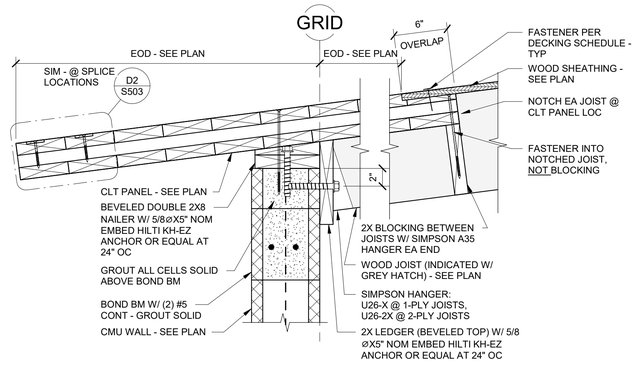


PLAN VIEW A-A

- CONTRACTOR OPTION: OMIT CHORD SPLICE IF NO PANEL SPLICE

D2 CHORD SPLICE @ CLT

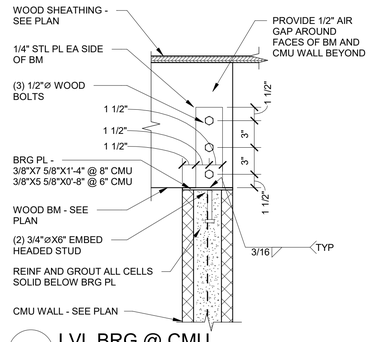
1" = 1'-0"



- OFFSET SILL AND LEDGER ANCHORS TO BE IN DIFFERENT CMU CELLS

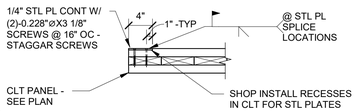
D3 WOOD JOIST @ CMU

1 1/2" = 1'-0"



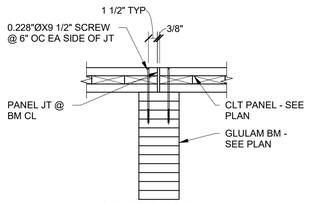
D4 LVL BRG @ CMU

1 1/2" = 1'-0"



C1 STL CHORD @ CLT

1" = 1'-0"

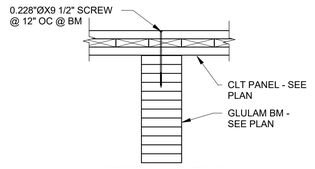


PANEL END JOINT @ BM

- CONTRACTOR OPTION: PROVIDE CLT CONTINUOUS OVER BEAM (PER C3/ S503) THUS NO CLT SPLICE PROVIDED.

C2 CLT @ BM - PANEL END JOINT

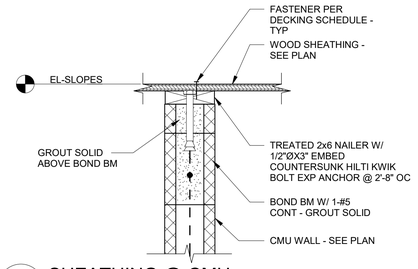
1" = 1'-0"



NO PANEL END JOINT @ BM

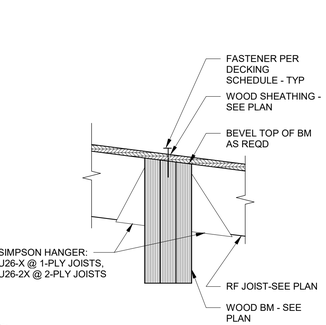
C3 CLT @ BM - NO PANEL END JOINT

1" = 1'-0"



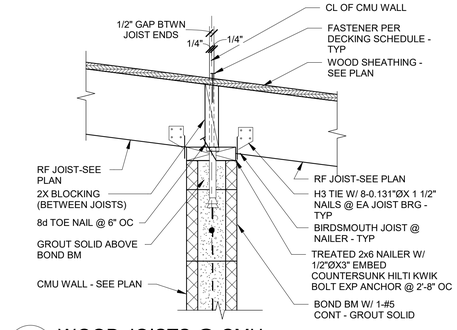
C4 SHEATHING @ CMU

1 1/2" = 1'-0"



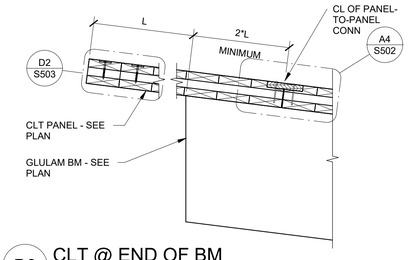
B1 WOOD JOISTS @ LVL

1 1/2" = 1'-0"



B2 WOOD JOISTS @ CMU

1 1/2" = 1'-0"



B3 CLT @ END OF BM

1" = 1'-0"

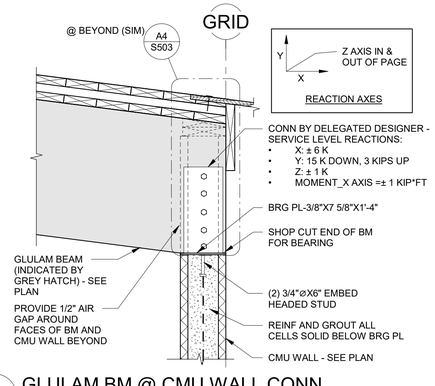
LINTEL SCHEDULE

MARK	LINTEL	WALL DESCRIPTION	NOTES
L1	8" DEEP CMU LINTEL W/ 2-#5 CONT	8" CMU	SEE C3/ S502
L2	16" DEEP CMU LINTEL W/ 2-#5 CONT	8" CMU	SEE C3/ S502

- ALL LINTELS SHALL HAVE 8" MINIMUM BEARING EACH END OF MASONRY
- FOR ADDITIONAL LINTEL NOTES, SEE STRUCTURAL NOTES

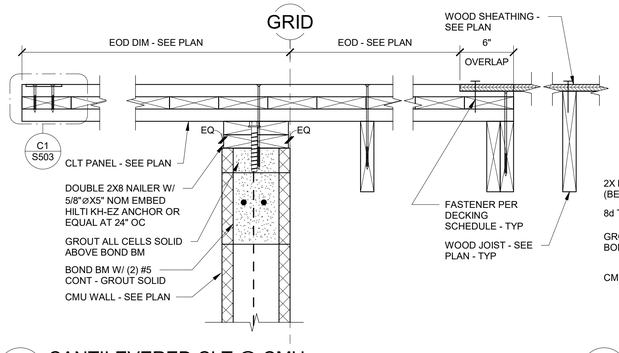
B4 LINTEL SCHEDULE

1/8" = 1'-0"



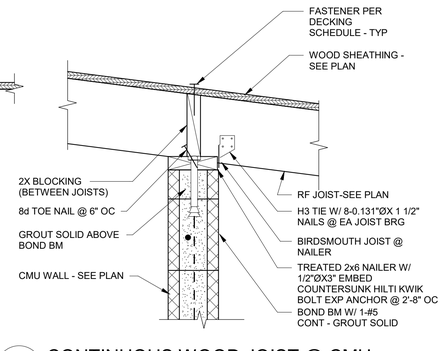
A1 GLULAM BM @ CMU WALL CONN

1" = 1'-0"



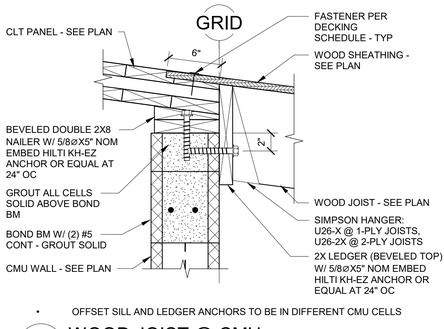
A2 CANTILEVERED CLT @ CMU

1 1/2" = 1'-0"



A3 CONTINUOUS WOOD JOIST @ CMU

1 1/2" = 1'-0"



- OFFSET SILL AND LEDGER ANCHORS TO BE IN DIFFERENT CMU CELLS

A4 WOOD JOIST @ CMU

1 1/2" = 1'-0"

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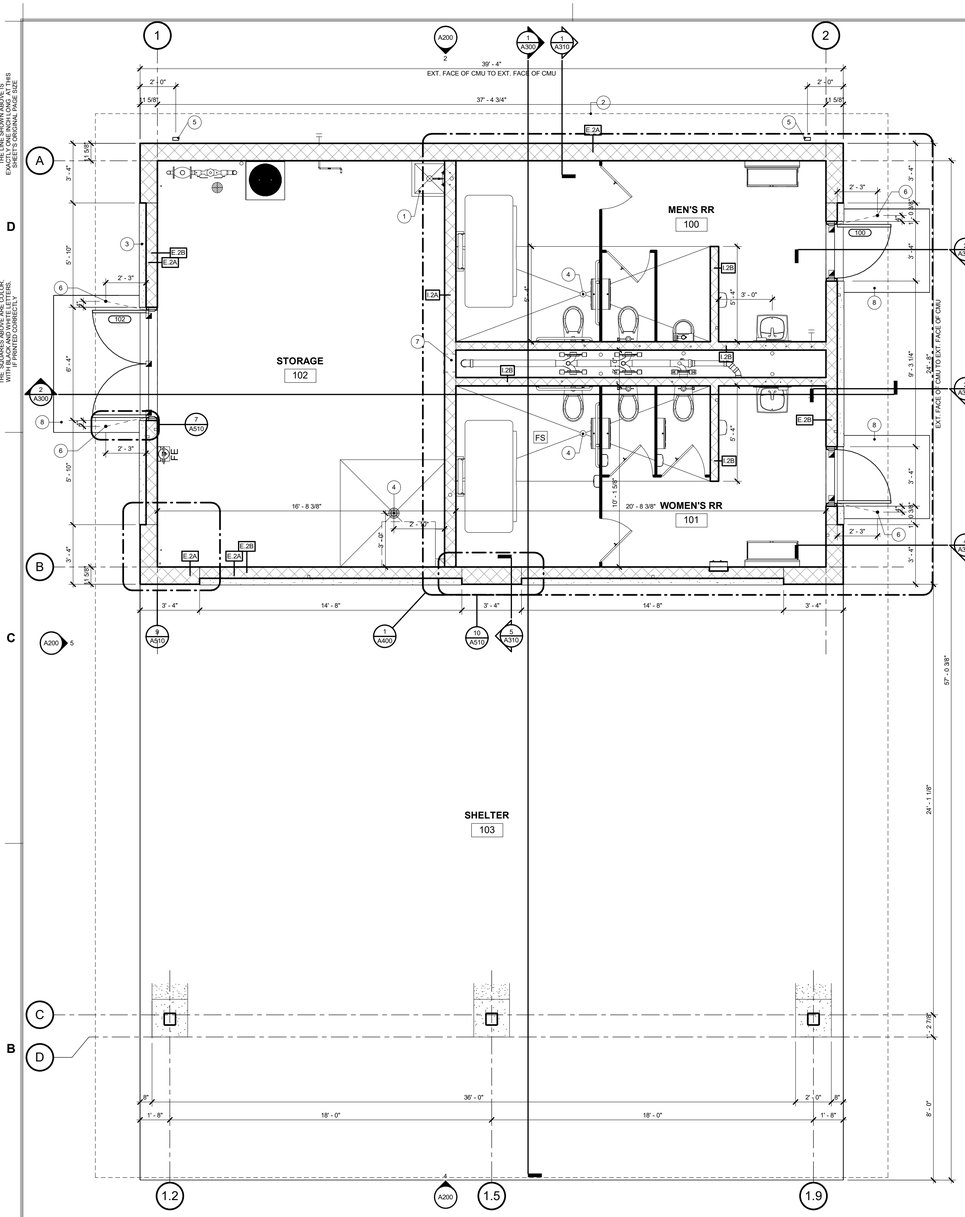
Project Number	23567
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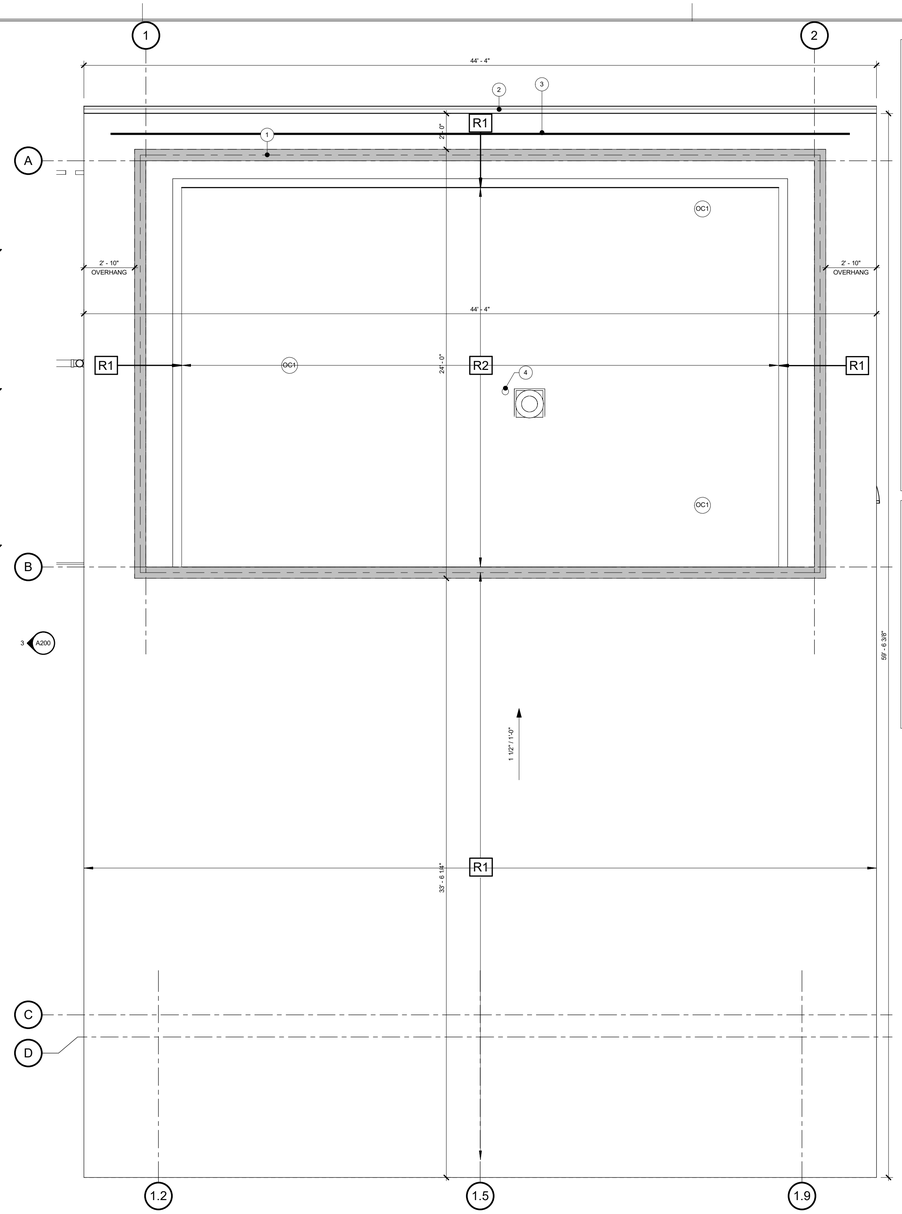
STRUCTURAL DETAILS

S503

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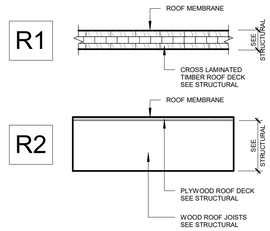
GENERAL NOTES: FLOOR PLANS

1. THESE GENERAL NOTES APPLY TO ALL FLOOR PLAN SHEETS.
2. DRAWINGS SHOULD NOT BE SCALED - DIMENSIONS GOVERN. CONTACT ARCHITECT FOR CLARIFICATION.
3. FLOOR SPOT ELEVATIONS ARE SHOWN THUS **+0'-0"** ON THE FLOOR PLANS. ELEVATION **924.56** = 100.00 GRADE SHOWN ON CIVIL DRAWINGS.
4. ALL WALLS TO EXTEND TO STRUCTURE WITH ACOUSTICAL SEALANT AT TOP AND BOTTOM OF WALL AND WALL PENETRATIONS ABOVE UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS TO BE TYPE **1.2A** UNO.
5. ALL DIMENSIONS ARE TO FACE OF FINISHED WALLS, FACE OF CMU WALLS, OR CENTERLINE OF STRUCTURE / COLUMNS, UNLESS NOTED OTHERWISE.
6. SEE SHEET **A100** FOR WALL TYPE DESCRIPTIONS.
7. PROVISIONS SHALL BE MADE AT FULL HEIGHT NONBEARING WALLS FOR POTENTIAL VERTICAL MOVEMENT OF BUILDING STRUCTURE WITHOUT TRANSFER OF COMPRESSION LOADS TO WALL.
8. MASONRY CONTROL JOINTS SHALL BE PROVIDED IN ACCORDANCE WITH INDUSTRY STANDARDS, MANUFACTURE'S RECOMMENDATIONS, AND SHALL BE LOCATED AS SHOWN ON THE DRAWINGS AND PER PROJECT MANUAL SPECIFICATIONS. PROVIDE WHERE MASONRY WALLS BEARING ON CONCRETE FLOOR SLABS ABUT MASONRY WALLS BEARING ON CONCRETE FOOTINGS.
9. DIMENSIONS FOR DOOR AND WINDOW OPENINGS ARE NOMINAL. VERIFY AND ALLOW RECOMMENDED SHIM AND SEALANT GAPS AS REQUIRED AT DOOR AND WINDOW FRAMES.
10. CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS AND CABINETS AS REQUIRED BY CODE, LOCAL AUTHORITIES HAVING JURISDICTION, AND AS NOTED ON DRAWINGS AND PROJECT MANUAL.
11. DOOR OPENINGS SHALL BE INSTALLED SUCH THAT THE EDGE OF THE HINGE JAMB IS 4" AWAY FROM THE ADJACENT PERPENDICULAR WALL IN CMU ASSEMBLIES AND GYP BD. WALL ASSEMBLIES TYPICAL, UNLESS NOTED OTHERWISE.
12. CONTRACTOR SHALL PROVIDE A CONCRETE STOOP WITH POSITIVE DRAINAGE AWAY FROM BUILDING, CONSTRUCTED ON FROST FOOTINGS AT ALL EXTERIOR DOOR LOCATIONS. SEE PLANS AND STRUCTURAL SHEETS FOR ADDITIONAL DETAIL. THRESHOLDS TO INCLUDE 2" RIGID INSULATION AND FIBERGLASS REINFORCED POLYMER (FRP) ANGLE FOR ANCHORING THE THRESHOLD. SEE DRAWINGS FOR FURTHER DETAILS.
13. CONCRETE FLOORS SHALL SLOPE TO FLOOR DRAINS WHERE INDICATED. SLOPE FLOORS TO DRAIN, NOT TO EXCEED 2% SLOPE TO MAXIMUM SLOPES TO COMPLY WITH ADA AND LOCAL CODES. SEE DRAWINGS FOR ADDITIONAL INFORMATION.
14. ALL CMU BLOCK WALLS BELOW GRADE OR BELOW THRU-WALL FLASHING TO BE GROUTED SOLID.

GENERAL NOTES: ROOF PLAN

1. SEE A100 FOR TYPICAL ROOF DETAILS.
2. ROOF MEMBRANE TO BE FULLY ADHERED TO ROOF EDGE AND MUST EXTEND DOWN OUTSIDE FACE OF DECK 3" MIN.
3. EASE ALL EDGES OF ROOF BLOCKING/SHEATHING WHERE MEMBRANE WRAPS AROUND.
4. ARROWS ON THE PLAN INDICATE DIRECTION OF DRAINAGE. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS OF BUILDING AND VENT LOCATIONS AND OTHER PENETRATIONS.
5. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL PENETRATIONS NOT INDICATED ON THE ROOF PLAN.
6. COORDINATE EXACT SIZE AND LOCATION OF PENETRATIONS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
7. SEE STRUCTURAL DRAWINGS FOR FRAMING AROUND ROOF PENETRATIONS.
8. FLASH ALL DRAINS, CURBS, VENTS, AND STACKS PER MANUFACTURER'S RECOMMENDATIONS IF DETAIL NOT PROVIDED ON DRAWINGS.
9. ALL ROOF CURBS TO BE A MINIMUM OF 8 INCHES ABOVE ROOF LEVEL. PROVIDE TAPERED INSULATION ROOF CRICKETS AT ROOF CURBS AS REQUIRED FOR DRAINAGE AWAY AROUND CURBS.

ROOF TYPES



1 RR/STORAGE/SHELTER FLOOR PLAN

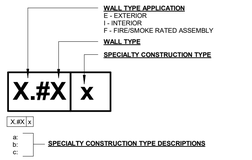
SCALE: 1/4" = 1'-0"

NORTH

FLOOR PLAN NOTES

1	MOP SINK - SEE MEP
2	LINE OF ROOF OVERHEAD
3	CMU SILL - SEE ELEVATIONS
4	SLOPE CONCRETE TO FLOOR DRAIN - SEE MEP
5	METAL DOWNSPOUT
6	FLOOR MOUNTED DOOR STOP - ENSURE THAT DOOR SWING DOES NOT IMPACT STONE SILLS ADJACENT TO EXTERIOR DOORS
7	PLUMBING CHASE ACCESS DOOR
8	CONC STOOP - SEE STRUCTURAL

WALL TAG LEGEND



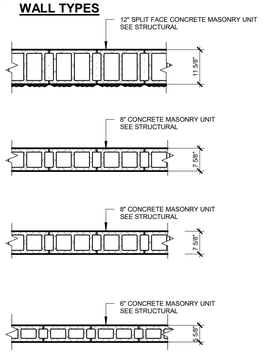
E.2A

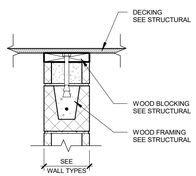
E.2B

I.2A

I.2B

WALL TYPES





TYPICAL CEILING AT T.O.W. NON-BEARING CMU

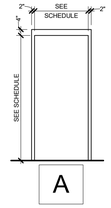
2 ROOF PLAN

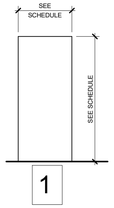
SCALE: 1/4" = 1'-0"

NORTH

ROOF PLAN NOTES

1	CENTERLINE OF 8" CMU WALL BELOW
2	METAL GUTTER w/DOWNSPOUT
3	SNOW GUARD - SEE SPEC
4	PLUMBING VENT





GENERAL NOTES: DOOR AND FRAME NOTES

1. ALL DOOR AND FRAME DIMENSIONS TO BE VERIFIED BEFORE FABRICATION
2. ALL POTENTIAL CODE NONCOMPLIANCE ISSUES ARE TO BE IDENTIFIED PRIOR TO BIDDING A PRODUCT. ANY SUB-CONTRACTOR BIDDING A PRODUCT CONDITION KNOWN TO BE NON-COMPLIANT ASSUMES EQUAL LIABILITY.
3. ALL HOLLOW METAL DOORS AND FRAMES ARE TO BE GALVANIZED, PRIMED AND PAINTED. SEE SPEC.
4. GROUT ALL HOLLOW METAL FRAMES SOLID WITH PORTLAND CEMENT BASED MORTAR.
5. ALL FRAMES WIDER THAN 44" TO HAVE HEAD STIFFENERS.
6. VERIFY ALL ITEMS ON SCHEDULE WITH FLOOR PLAN. FLOOR PLAN PREVAILS FOR DOOR SWING, FRAME TYPE AND DIMENSIONAL INFORMATION.
7. GENERAL CONTRACTOR TO COORDINATE MEETING BETWEEN ARCHITECT/OWNER AND DOOR VENDOR TO ESTABLISH KEY SCHEDULE INFORMATION.
8. CONTRACTOR TO REVIEW ADA ACTUATOR LOCATIONS WITH OWNER & ARCHITECT BEFORE INSTALLATION.
9. HOLLOW METAL FRAME THROAT DEPTH TO MATCH WALL THICKNESS AT ALL METAL-FRAMED STUD WALLS. REFER TO FLOOR PLAN AND WALL TYPES FOR LOCATIONS. WALL TYPES AND WALL THICKNESSES. CONTRACTOR TO VERIFY FRAME DEPTH AT ALL LOCATIONS.

DOOR FRAME TYPES

DOOR PANEL TYPES

EXTERIOR DOOR SCHEDULE

	DOOR					FRAME			
	SIZE					SIZE			
DOOR #	WD	HT	TH	TYPE	MATL	DEPTH	TYPE	MATL	NOTES
100	3' - 0"	7' - 0"	1 3/4"	1	HM	7 5/8"	A	HM	DOOR STOP @ FLOOR - SEE PLAN
101	3' - 0"	7' - 0"	1 3/4"	1	HM	7 5/8"	A	HM	DOOR STOP @ FLOOR - SEE PLAN
102	6' - 0"	7' - 0"	1 3/4"	1	HM	7 5/8"	A	HM	DOOR STOP @ FLOOR - SEE PLAN

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LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

RR/STORAGE/SHELTER FLOOR & ROOF PLANS

A100

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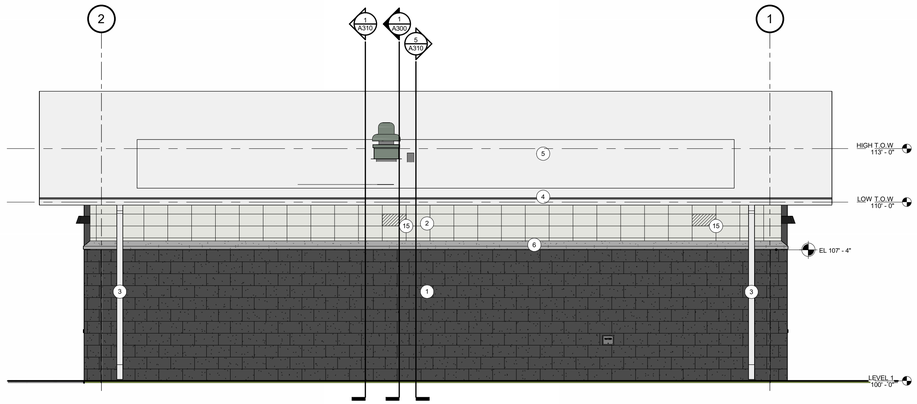
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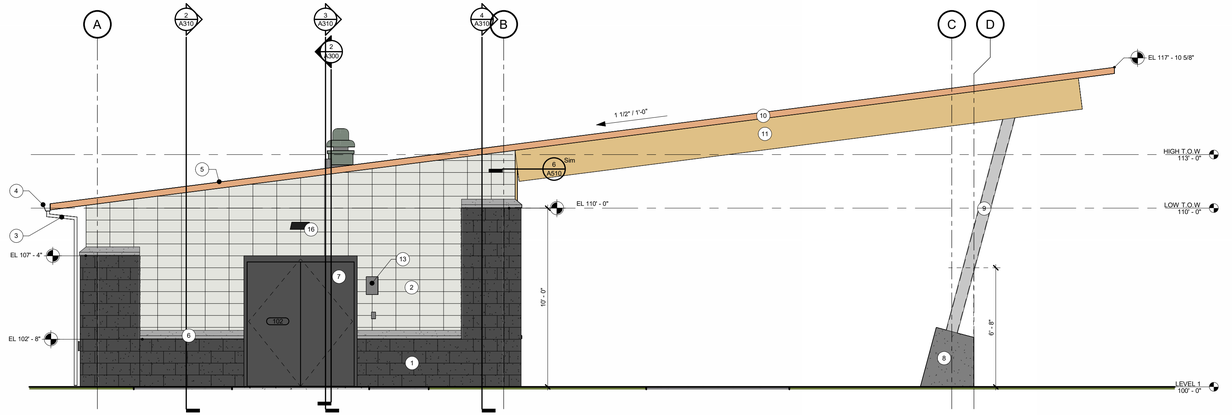
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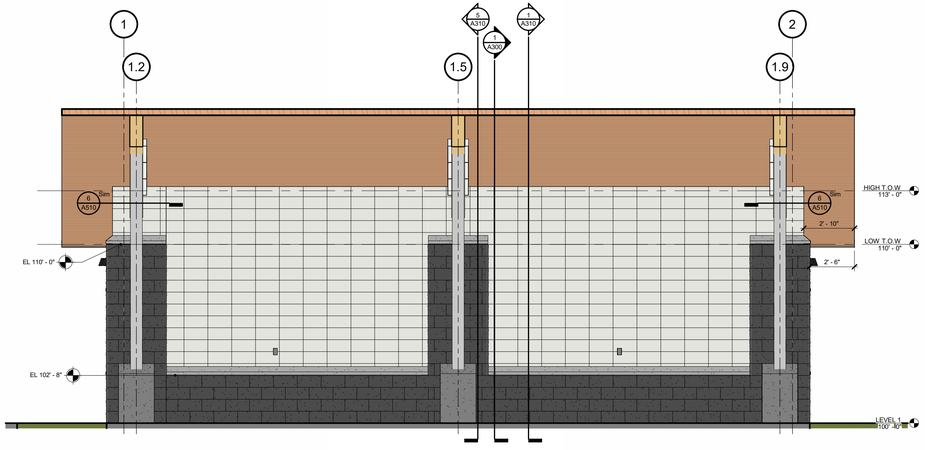
2 RR/STORAGE SHELTER NORTH ELEVATION

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



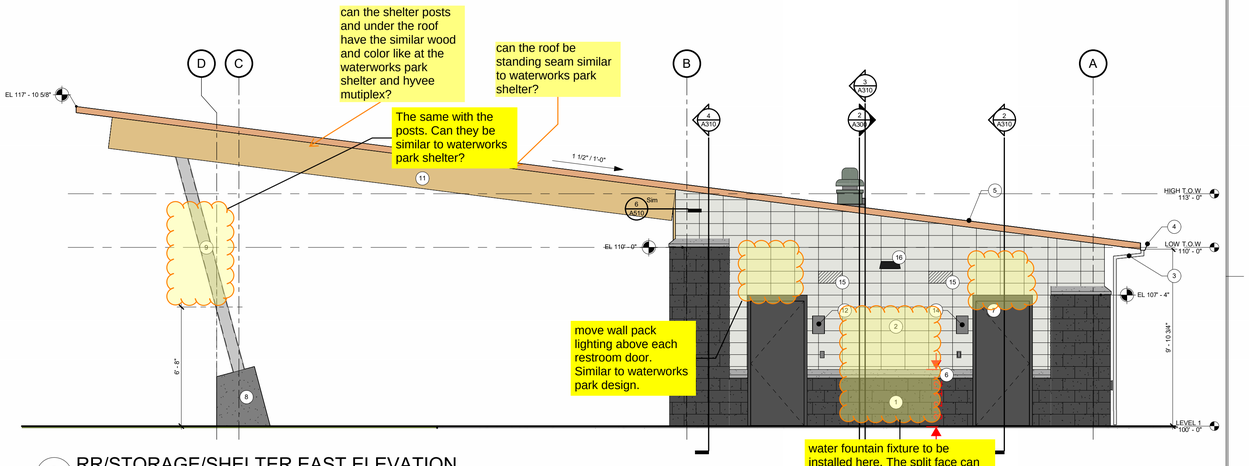
5 RR/STORAGE/SHELTER WEST ELEVATION

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



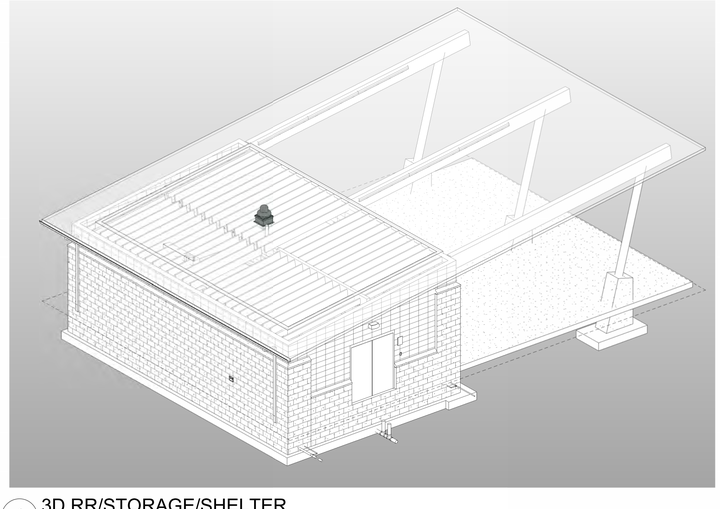
4 RR/STORAGE/SHELTER SOUTH ELEVATION

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



3 RR/STORAGE/SHELTER EAST ELEVATION

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



1 3D RR/STORAGE/SHELTER

SCALE:

MATERIAL LEGEND

CMU-1- #951 ONYX SPLIT FACED

CMU-2 - #759 ICE WHITE BURNISHED

MATERIAL PERCENTAGES

NORTH

TOTAL SF = 391 SF		
	SF	%
MASONRY	391	100
GLAZING	--	--
DOORS	--	--

SOUTH

TOTAL SF = 559 SF		
	SF	%
MASONRY	509	91
WOOD (STRUCTURE)	31	5
CONCRETE	19	4

WEST

TOTAL SF = 361 SF		
	SF	%
MASONRY	240	67
WOOD (STRUCTURE)	67	19
DOORS	46	12
CONCRETE	8	2

EAST

TOTAL SF = 361 SF		
	SF	%
MASONRY	237	66
WOOD (STRUCTURE)	67	19
DOORS	49	13
CONCRETE	8	2

EXTERIOR ELEVATION NOTES

1	CMU 1 (SEE MATERIAL LEGEND)
2	CMU 2 (SEE MATERIAL LEGEND)
3	METAL DOWNSPOUT
4	METAL GUTTER
5	TPO ROOF
6	CAST STONE SILL
7	HM DOOR - SEE SCHEDULE
8	CONC PIER
9	STEEL COLUMN - SEE STRUCTURAL
10	CROSS LAMINATED TIMBER ROOF DECK - SEE STRUCTURAL
11	GLUE LAMINATED WOOD JOISTS - SEE STRUCTURAL
12	WOMEN'S RR SIGNAGE
13	STORAGE ROOM SIGNAGE
14	MEN'S RR SIGNAGE
15	VENT INTAKE
16	WALL PACK LIGHT - SEE MECH

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725 NE 5TH ST.
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EXTERIOR ELEVATIONS

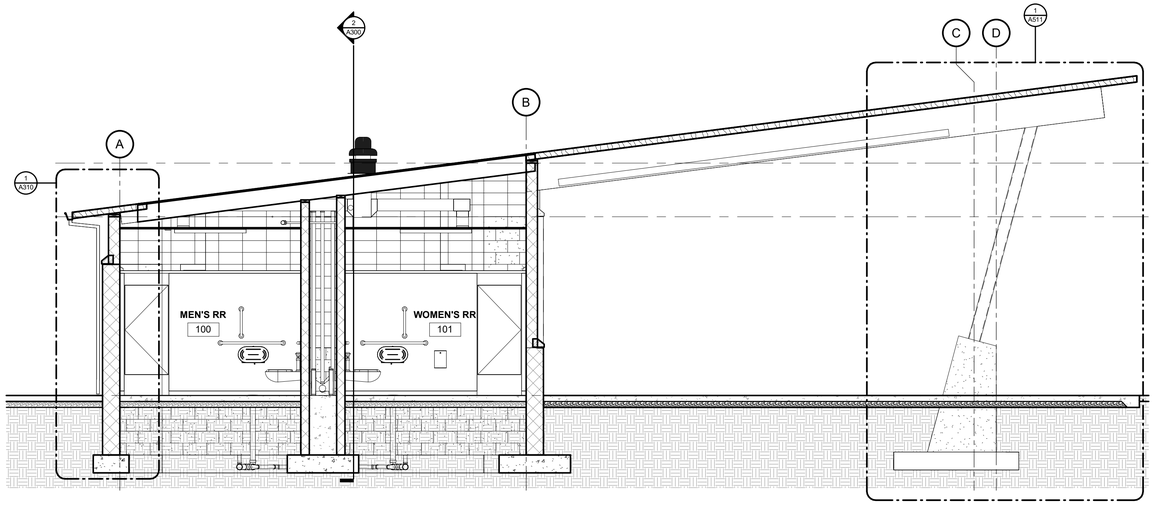
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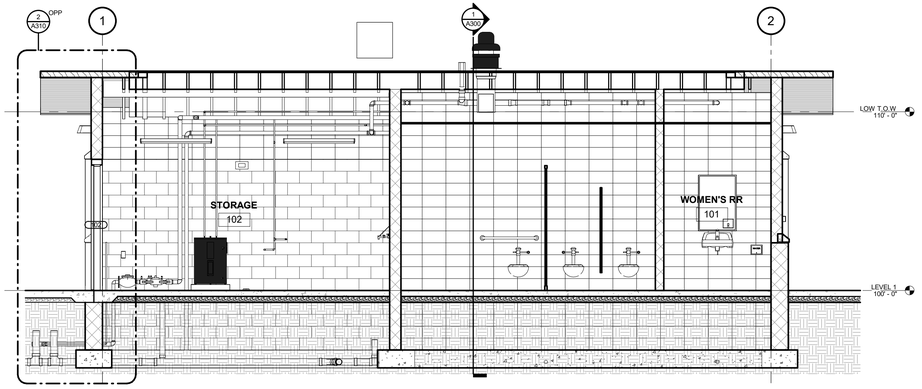
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1 NORTH-SOUTH BUILDING SECTION

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

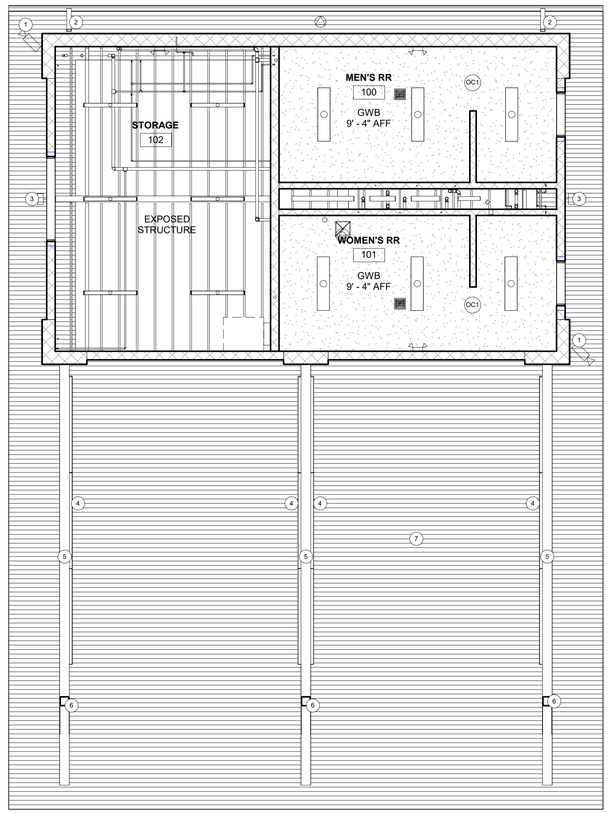


2 EAST-WEST BUILDING SECTION

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

REFLECTED CEILING PLAN NOTES

1	SECURITY CAMERA - SEE ELEC
2	DOWNSPOUT
3	WALL LIGHT - SEE ELEC
4	LIGHT FIXTURE - SEE ELEC
5	LAMINATED BEAM - SEE STRUCTURAL
6	STEEL COLUMN - SEE STRUCTURAL
7	SLOPING/STAINED CLT DECK



3 REFLECTED CEILING PLAN

SCALE: 3/16" = 1'-0"

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BUILDING SECTIONS AND REFLECTED CEILING PLAN

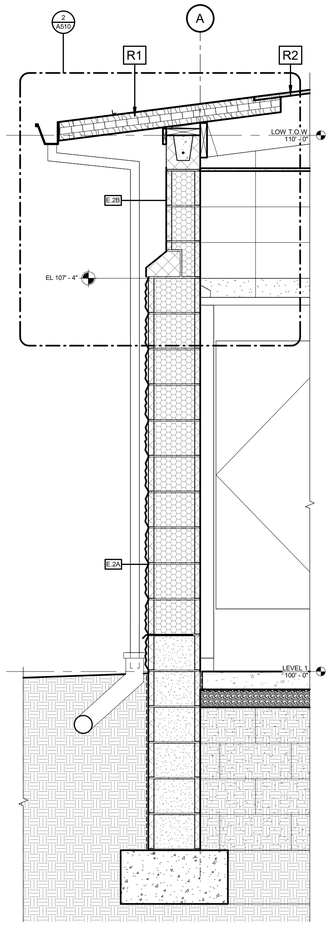
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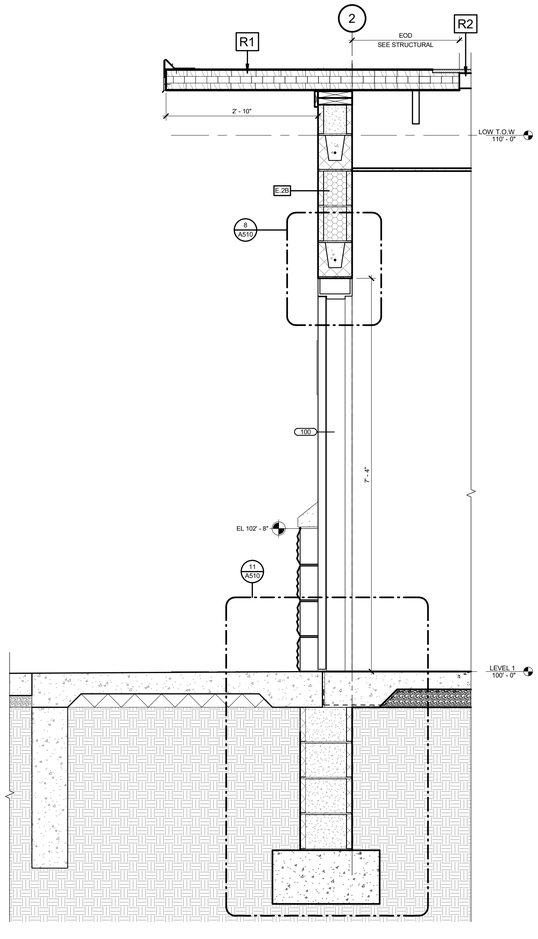
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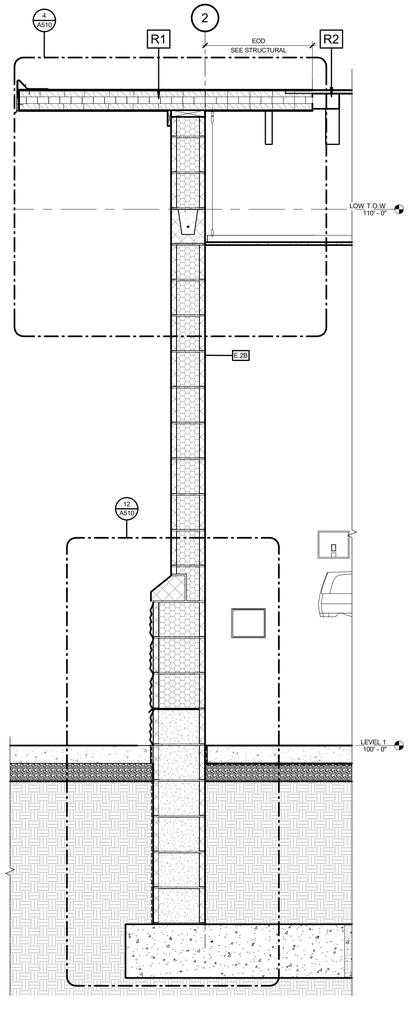
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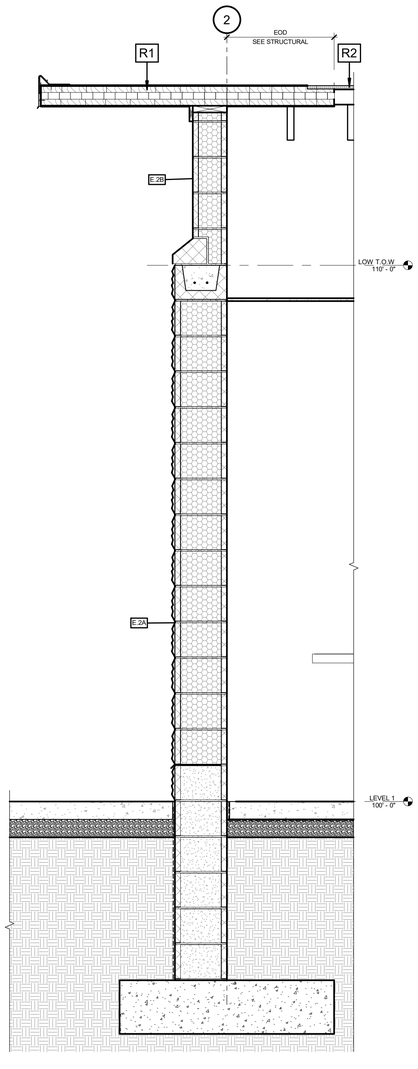
1 WALL SECTION
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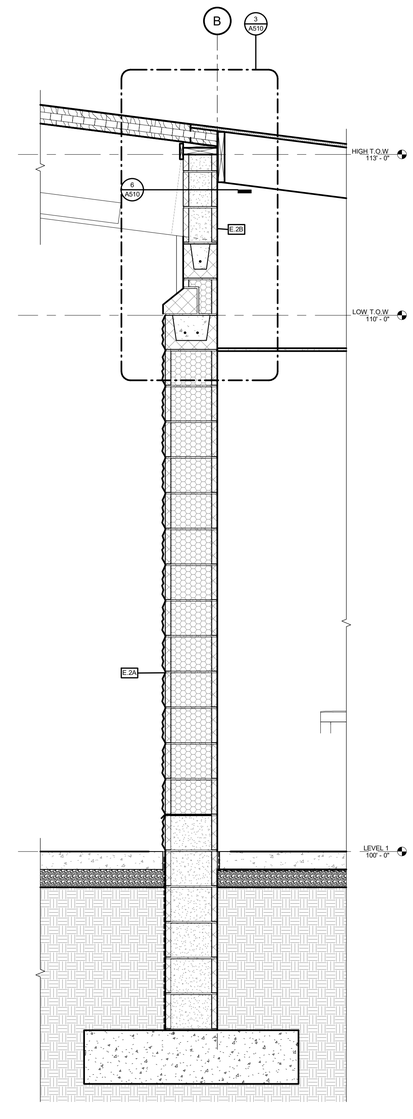
2 WALL SECTION
SCALE: 3/4" = 1'-0"



3 WALL SECTION
SCALE: 3/4" = 1'-0"



4 WALL SECTION
SCALE: 3/4" = 1'-0"



5 WALL SECTION
SCALE: 3/4" = 1'-0"

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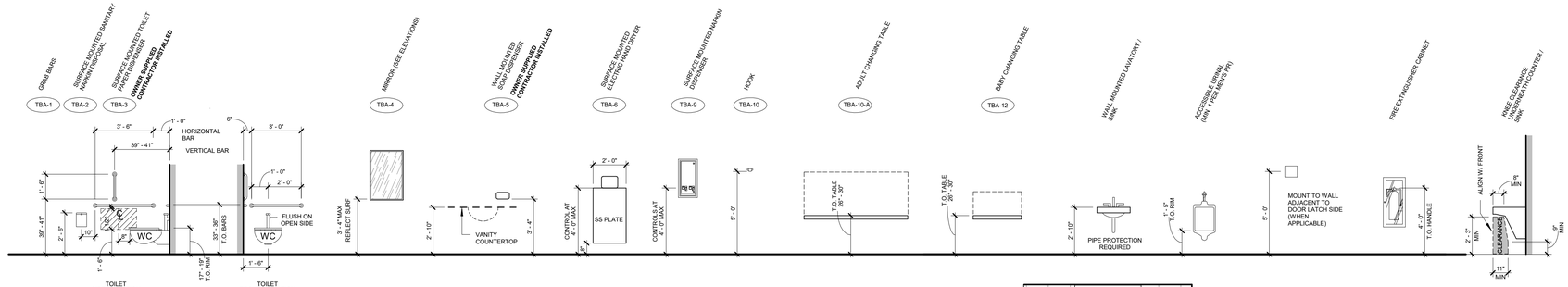
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WALL SECTIONS

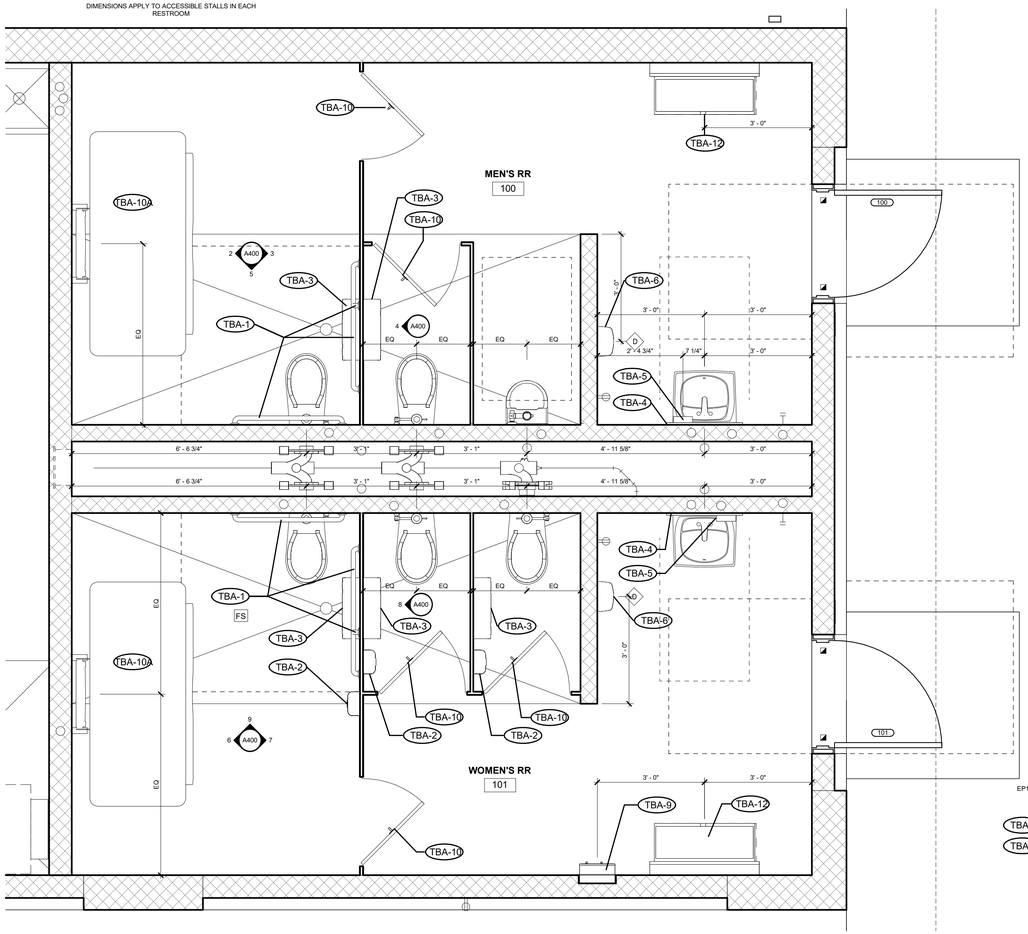
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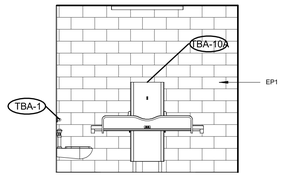
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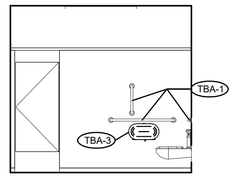
DIMENSIONS APPLY TO ACCESSIBLE STALLS IN EACH RESTROOM



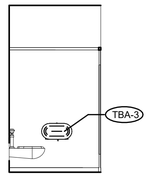
1 ENLARGED RR PLAN
SCALE: 1/2" = 1'-0"



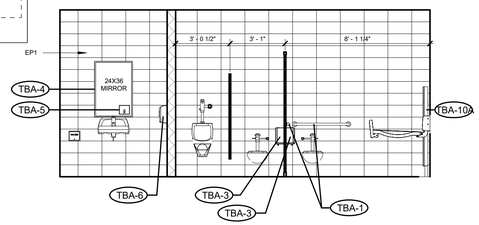
2 MEN'S RR ELEVATION
SCALE: 1/4" = 1'-0"



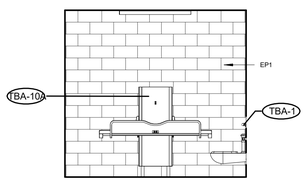
3 MEN'S RR ELEVATION
SCALE: 1/4" = 1'-0"



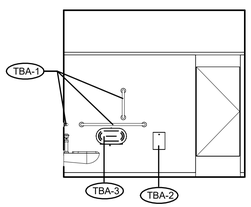
4 MEN'S RR ELEVATION
SCALE: 1/4" = 1'-0"



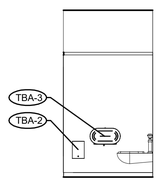
5 MEN'S RR ELEVATION
SCALE: 1/4" = 1'-0"



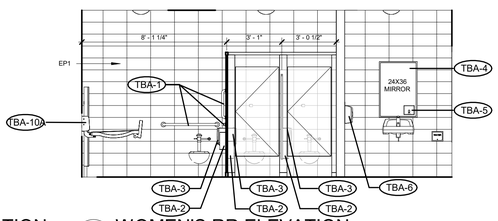
6 WOMEN'S RR ELEVATION
SCALE: 1/4" = 1'-0"



7 WOMEN'S RR ELEVATION
SCALE: 1/4" = 1'-0"



8 WOMEN'S RR ELEVATION
SCALE: 1/4" = 1'-0"



9 WOMEN'S RR ELEVATION
SCALE: 1/4" = 1'-0"

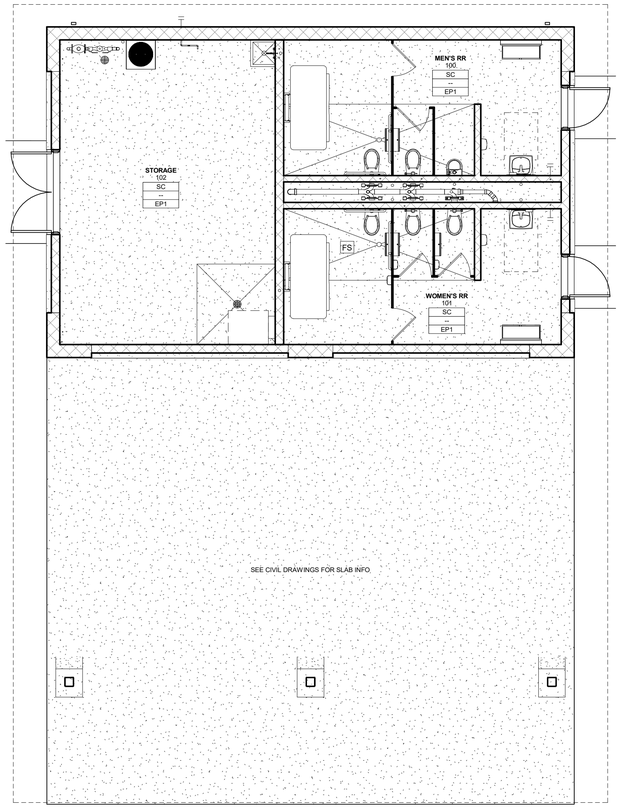
GENERAL FINISH NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION AND BEFORE ORDERING MATERIALS. DO NOT SCALE DRAWINGS.
2. REFER TO FLOOR FINISH PLAN FOR MORE INFORMATION ON FLOOR COVERING LOCATIONS, PATTERNS, AND ACCENT WALL LOCATIONS.
3. REFER TO REFLECTED CEILING PLAN FOR MORE INFORMATION ON CEILING HEIGHTS, MATERIALS, PATTERNS, AND ACCENTS PAINT LOCATIONS.
4. EPOXY PAINT TO BE USED IN RESTROOMS, UNLESS NOTED OTHERWISE.
5. ALL GYPSUM BOARD CEILINGS TO BE PAINTED CEILING WHITE, UNLESS NOTED OTHERWISE.
6. ALL OTHER TRANSITION STRIPS TO BE SUBMITTED FOR APPROVAL BY DESIGNER.
7. 4'H FIBERGLASS-REINFORCED PANELS BEHIND MOP SINK AND ALONG ADJACENT WALL(S).

ROOM NAME → (ROOM NAME)
ROOM NUMBER → #
FLOOR FINISH → CPT#
BASE FINISH → RB#
WALL FINISH → PNT#
FLOOR FINISH TAG

FINISH KEY

KEY	PRODUCT	MANUFACTURER	PATTERN / COLOR
1 FLOORING			
SC	SEALED CONCRETE	SEE SPEC	SEE SPEC
2 WALL COVERINGS			
EP1	EPOXY PAINT	SHERWIN WILLIAMS	TBD
4 CEILING FINISHES			
GWB	GYPSUM WALL BOARD	SEE SPEC	SEE SPEC



11 FLOOR FINISH PLAN
SCALE: 3/16" = 1'-0"

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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

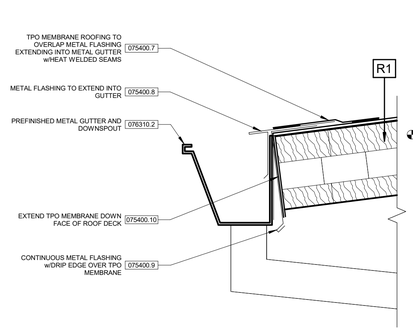
Project Number	23567
Issue	100% CDS
Date	2025-05-28

INTERIOR PLANS AND ELEVATIONS

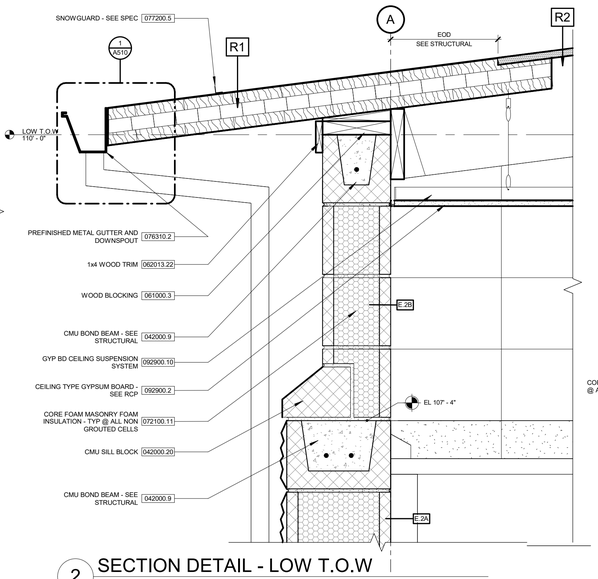
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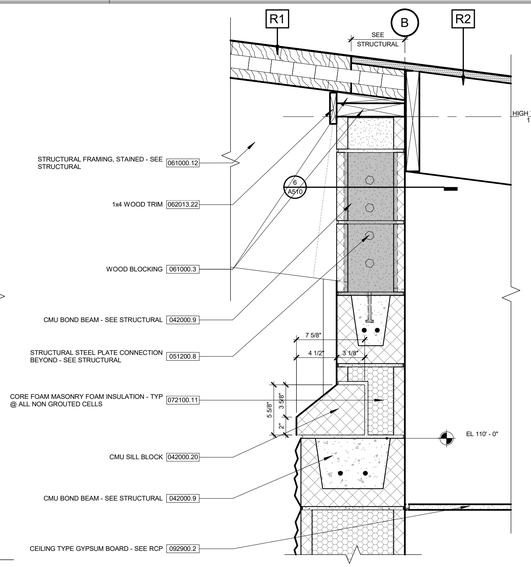
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THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY
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Autodesk Docs://24045_Confluence - City of Grimes Lions Park/24045_Confluence - City of Grimes Lions Park_R25.rvt
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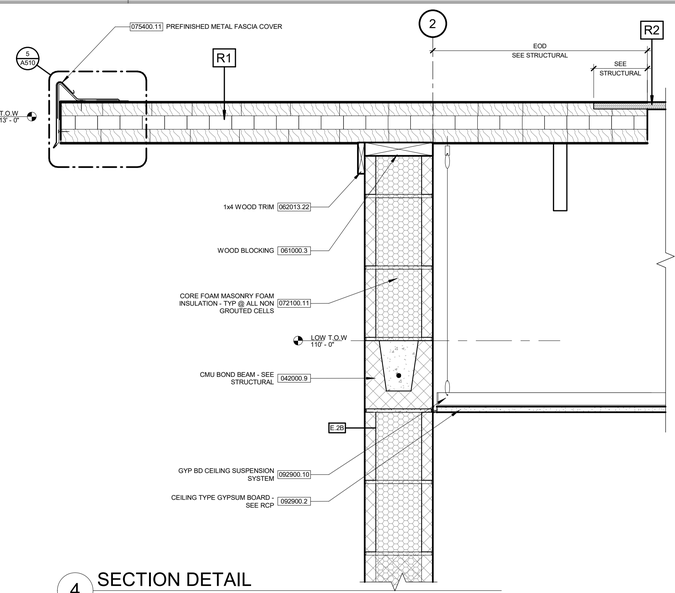
1 SECTION DETAIL - ROOF EDGE
SCALE: 3" = 1'-0"



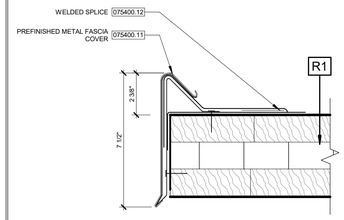
2 SECTION DETAIL - LOW T.O.W
SCALE: 1 1/2" = 1'-0"



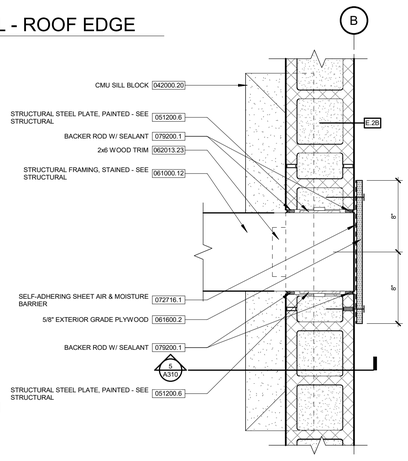
3 SECTION DETAIL - HIGH T.O.W
SCALE: 1 1/2" = 1'-0"

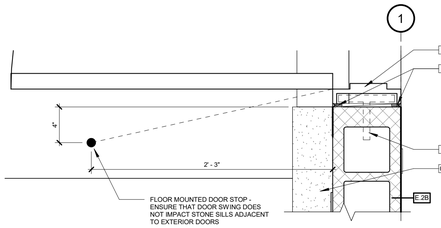


4 SECTION DETAIL
SCALE: 1 1/2" = 1'-0"

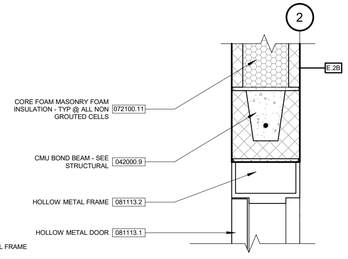


5 SECTION DETAIL - ROOF EDGE
SCALE: 3" = 1'-0"

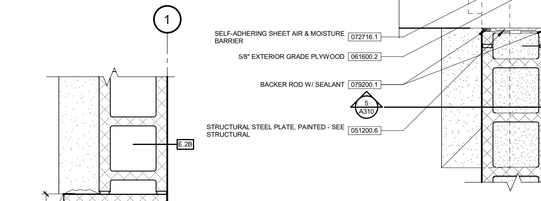




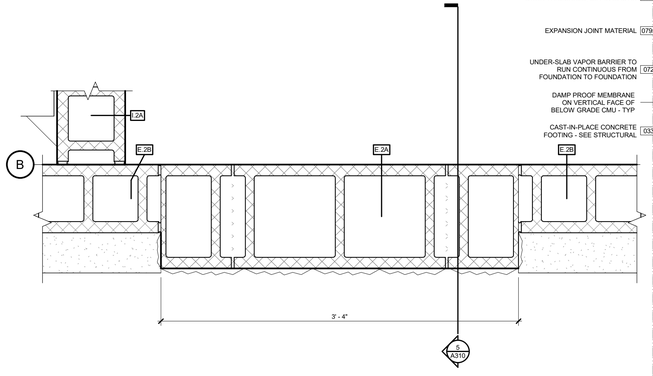
7 PLAN DETAIL - DOOR JAMB
SCALE: 1 1/2" = 1'-0"



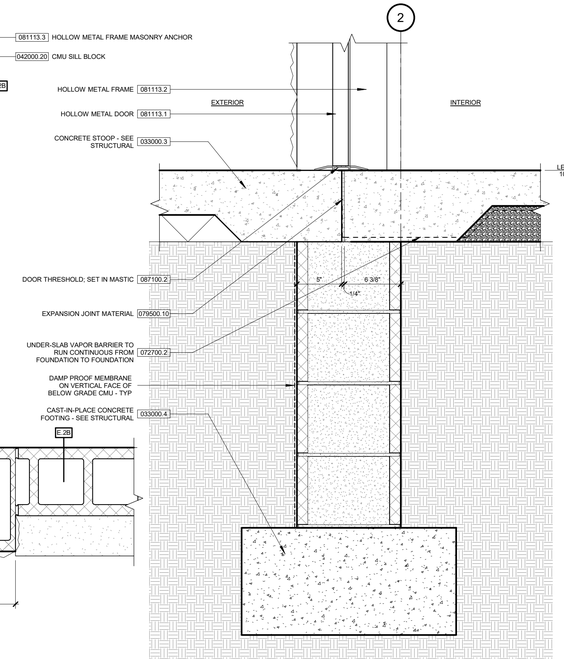
8 SECTION DETAIL - DOOR HEAD
SCALE: 1 1/2" = 1'-0"



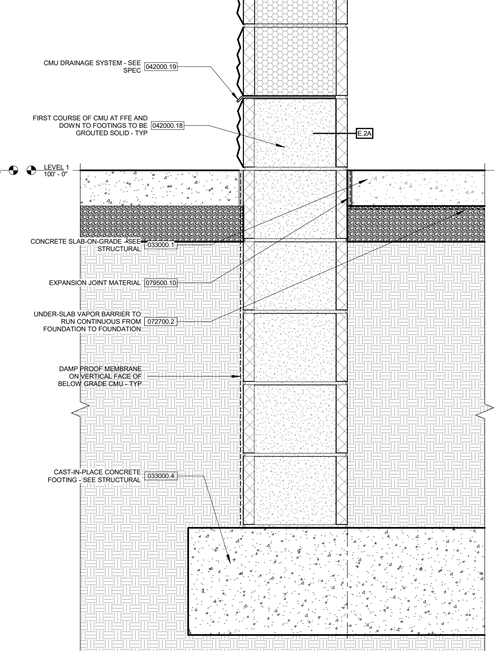
9 PLAN DETAIL - CORNER
SCALE: 1 1/2" = 1'-0"



10 PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



11 SECTION DETAIL - DOOR SILL
SCALE: 1 1/2" = 1'-0"



12 SECTION DETAIL - B.O.W
SCALE: 1 1/2" = 1'-0"

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725 NE 5TH ST.
GRIMES, IA 50111

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SECTION AND PLAN DETAILS

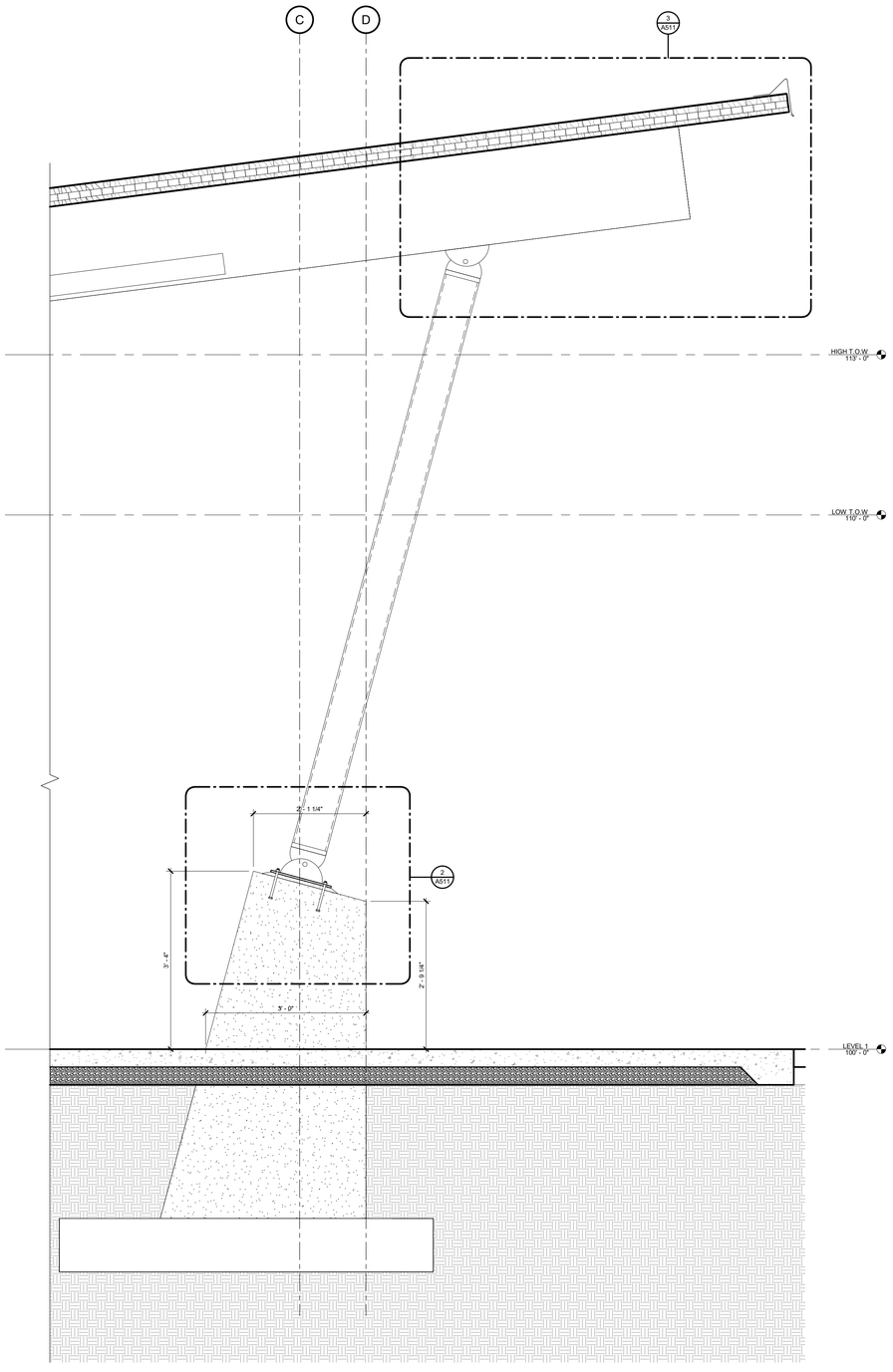
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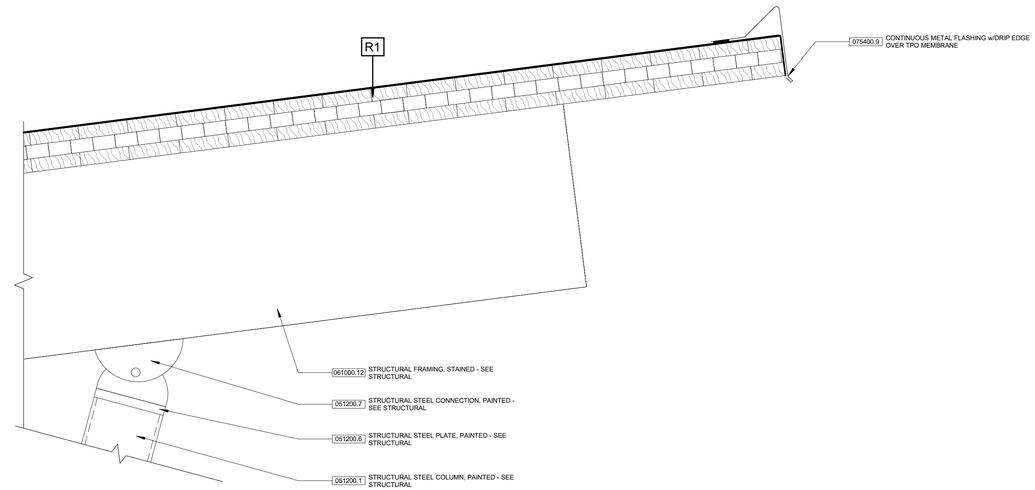
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. IF THIS IS NOT A 24"x36" SHEET, SCALE ACCORDINGLY.
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY.
5/27/2025 9:25:29 AM
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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. ADJUST PLOT SCALE ACCORDINGLY.

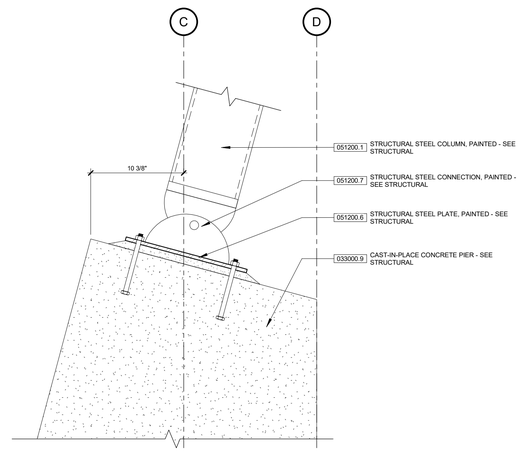
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY.



1 SECTION
SCALE: 3/4" = 1'-0"



3 SECTION DETAIL - HIGH ROOF EDGE
SCALE: 1 1/2" = 1'-0"



2 SECTION DETAIL - COLUMN BASE
SCALE: 1 1/2" = 1'-0"

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SECTION DETAILS

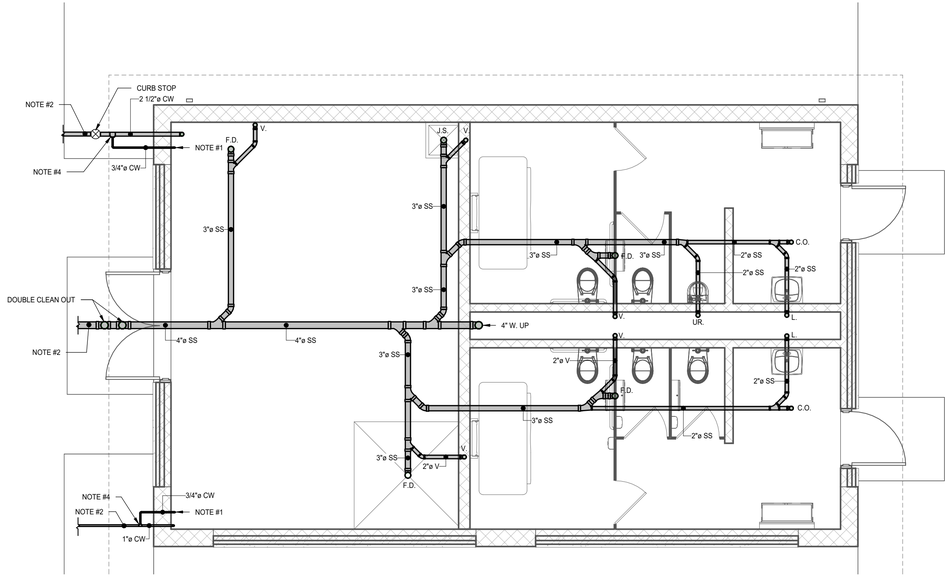
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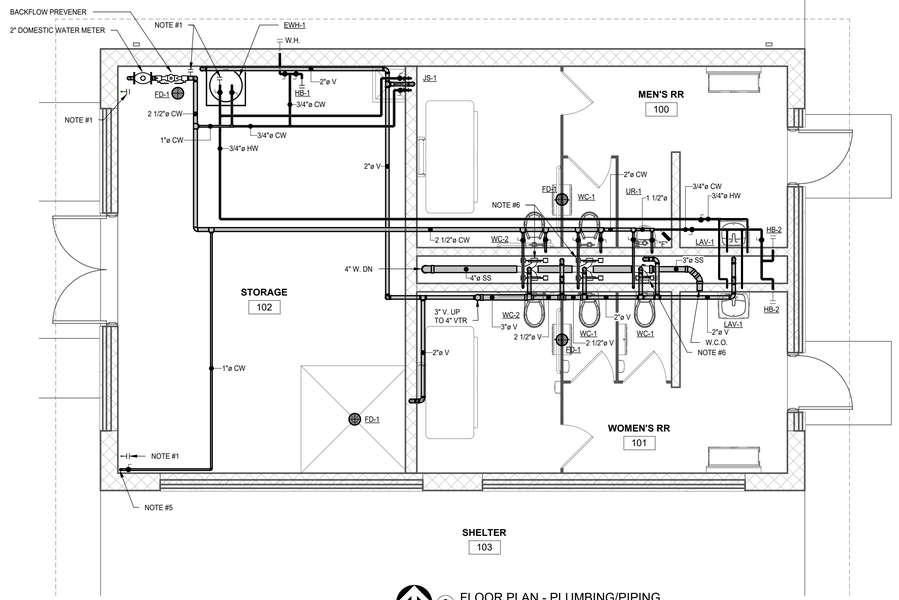
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THE LINE SHOWN ABOVE IS EXACTLY 1" LONG ON ORIGINAL DRAWING. IF THIS SHEET IS SMALLER, SCALE ACCORDINGLY

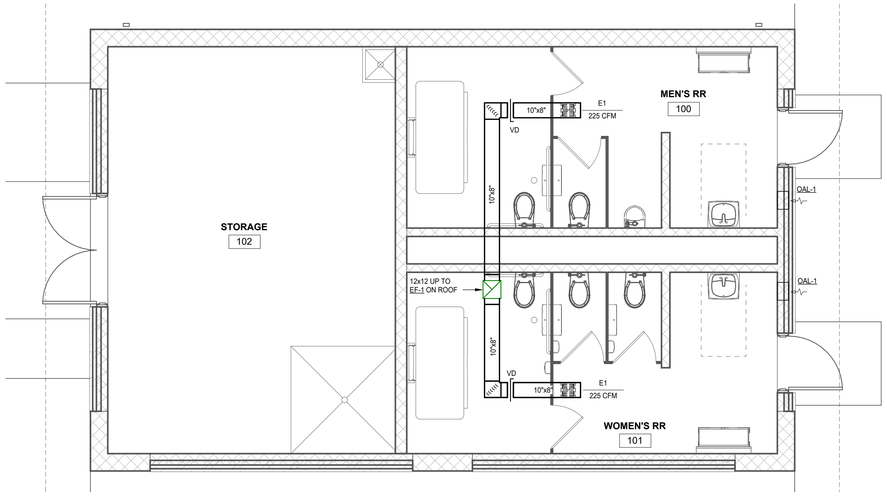
THE SQUARES ABOVE ARE COLOR: WITH BLACK AND WHITE LETTER. WITH BLACK AND WHITE LETTER.



1 FLOOR PLAN - UNDERFLOOR PLUMBING
1/4" = 1'-0"
NORTH



2 FLOOR PLAN - PLUMBING/PIPING
1/4" = 1'-0"
NORTH



3 FLOOR PLAN - SHEET METAL
1/4" = 1'-0"
NORTH

MECHANICAL LEGEND

ABBREVIATIONS (COMMON):

AFF	ABOVE FINISHED FLOOR
ERR	EXISTING DEVICE TO BE REMOVED AND RELOCATED
EX	EXISTING DEVICE TO REMAIN
EXR	EXISTING DEVICE TO BE REMOVED
TYP	TYPICAL

ABBREVIATIONS (PLUMBING/PIPING SYSTEMS):

CD	CONDENSATE DRAIN
CW	COLD WATER
D	DRAIN
HW	HOT WATER
HWRC	HOT WATER RECIRCULATION
V	VENT
W	WASTE

COMMON SYMBOLS:

	POINT OF CONNECTION

PLUMBING/PIPING SYMBOLS:

	EXISTING PIPING TO REMAIN
	EXISTING PIPING TO BE REMOVED
	EXISTING PIPING TO BE ABANDONED IN PLACE
	BALL VALVE
	MANUAL BALANCING VALVE
'A'	SHOCK ABSORBER (SIZE INDICATED BY LETTER DESIGNATION)
	FLOOR DRAIN

SHEET METAL SYMBOLS:

	SUPPLY AIR DIFFUSER
	RETURN AIR GRILLE
	EXHAUST AIR GRILLE
	SIDEWALL REGISTER OR GRILLE
	PLENUM SLOT DIFFUSER
XX / YYY	DIFFUSER TAG (XX = DIFFUSER TYPE, YY = CFM AIR QUANTITY) REFER TO GRILLES, REGISTERS AND DIFFUSERS SCHEDULE
T	THERMOSTAT
H	HUMIDISTAT
OC	OCCUPANCY SENSOR
FS	FLOW MEASURING STATION
VD	VOLUME DAMPER

GENERAL NOTES

1. COORDINATE LOCATION/INSTALLATION OF MECHANICAL AND ELECTRICAL WORK WITH ALL OTHER TRADES. NO ASPECT OF A SYSTEM INSTALLATION OR ITS ROUGH-IN SHALL COMMENCE UNTIL PROPER AND TIMELY COORDINATION WITH ALL TRADES ASSOCIATED WITH THE INSTALLATION HAS TRANSPIRED. ITEMS TO BE COORDINATED SHALL INCLUDE, BUT NOT BE LIMITED TO: BUILDING STRUCTURE, SHEET METAL, ALL PIPING SYSTEMS, LIGHT FIXTURES, CONDUITS, CABLE TRAYS, WORK ABOVE LAY-IN CEILINGS, ETC. REFER TO ALL GENERAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
2. DRAWINGS SHOWING LOCATIONS OF EQUIPMENT, PIPING, ETC. ARE DIAGRAMMATIC AND MAY NOT ALWAYS REFLECT ACTUAL INSTALLATION CONDITIONS. DRAWINGS SHOW THE GENERAL ARRANGEMENT OF ALL DUCTWORK, PIPING, EQUIPMENT, ETC. AND MAY NOT INCLUDE ALL OFFSETS AND FITTINGS AS REQUIRED FOR COMPLETE INSTALLATION. THE DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION AND THE WORK OF OTHERS WILL PERMIT.

REFERENCE NOTES

1. PROVIDE SHUT OFF VALVE AND 3/4" VALVED BLOW DOWN CONNECTION FOR WINTERIZING.
2. EXTEND 5'-0" FROM BUILDING. SEE CIVIL DRAWINGS FOR CONTINUATION.
3. EXHAUST FAN EF-1 INTERLOCKED WITH OCCUPANCY SENSORS CONTROLLING LIGHTS. REFER TO ELECTRICAL DRAWINGS.
4. CONNECT WATER SERVICE TO MAIN BELOW FROST LINE.
5. PROVIDE 1" WATER LINE TO SERVE PARK DRINKING FOUNTAIN.
6. USE HORIZONTAL CARRIERS FOR MOUNTING WC-1 AND WC-2.

PLUMBING FIXTURE SCHEDULE

FIXTURE TYPE	C.W.	H.W.	WASTE	VENT
FLOOR DRAIN	-	-	3"	2"
HOSE BIBB	1/2"	-	-	-
JANITOR SINK	1/2"	1/2"	3"	2"
LAVATORY	1/2"	1/2"	1-1/2"	1-1/2"
SINK	1/2"	1/2"	2"	1-1/2"
URINAL	3/4"	-	2"	1-1/2"
WALL HYDRANT	3/4"	-	-	-
WATER CLOSET - FLUSH	1"	-	4"	2"

NOTES:
1. ALL UNDERFLOOR WASTE PIPING SHALL BE 3" UNLESS NOTED OTHERWISE ON THE DRAWINGS.

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TRE Project #25008.00

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FLOOR PLANS - MECHANICAL

M100

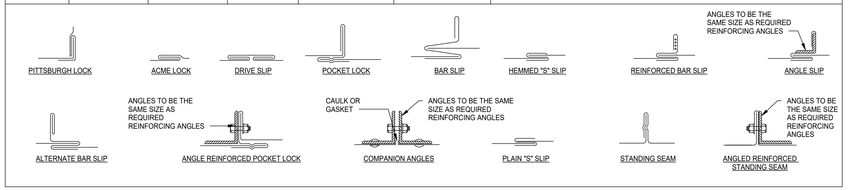
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THICKNESS & REINFORCING SCHEDULE - * LOW PRESSURE DUCTWORK

*NOTE: LOW PRESSURE DUCTWORK SHALL BE DUCTWORK IN WHICH THE PRESSURE DOES NOT EXCEED 2" GAITER GAUGE.

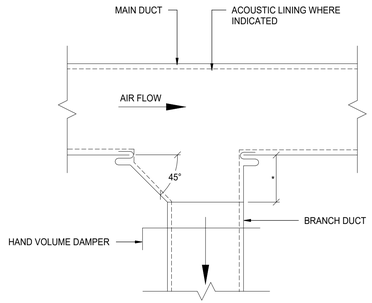
GREATEST DUCT DIMENSION	STEEL DUCTS U.S. STANDARD GAUGE	ALUMINUM DUCTS B&S GAUGE	LONGITUDINAL SEAM	TRANSVERSE JOINT SMALLEST DIMENSION	TRANSVERSE JOINT GREATEST DIMENSION	REINFORCING (ALL DUCTS 18" THRU 54" SHALL BE CROSSBROKEN)
12" OR LESS	26	24(0.020")	PITTSBURGH OR ACME LOCK	DRIVE SLIP OR POCKET LOCK OR BAR SLIP	PLAIN "S" SLIP OR POCKET LOCK OR BAR SLIP	NONE REQUIRED
13" THRU 18"	24	22(0.025")	PITTSBURGH OR ACME LOCK	DRIVE SLIP OR POCKET LOCK OR BAR SLIP	PLAIN "S" SLIP OR POCKET LOCK OR BAR SLIP	NONE REQUIRED
19" THRU 30"	24	22(0.025")	PITTSBURGH OR ACME LOCK	HEMMED "S" SLIP OR BAR SLIP OR DRIVE SLIP OR 1" POCKET LOCK	HEMMED "S" SLIP OR BAR SLIP OR 1" POCKET LOCK	IF TRANSVERSE JOINTS ARE LOCATED 4'-0" OR LESS ON CENTER NO REINFORCING IF ON 8'-0" CENTERS REINFORCE WITH 1"x1"x1/8" ANGLES AT 4'-0" O.C. FASTENED ON 8" CENTERS
31" THRU 42"	22	20(0.032")	PITTSBURGH OR ACME LOCK	DRIVE SLIP 18" OR LESS BAR SLIP REINFORCED BAR SLIP OR POCKET LOCK	BAR SLIP OR REINFORCED BAR SLIP OR POCKET LOCK	IF TRANSVERSE JOINTS ARE LOCATED 4'-0" OR LESS ON CENTER NO REINFORCING IF ON 8'-0" CENTERS REINFORCE WITH 1"x1"x1/8" ANGLES AT 4'-0" O.C. FASTENED ON 8" CENTERS
43" THRU 54"	22	20(0.032")	PITTSBURGH LOCK	1 1/4" BAR SLIP OR REINFORCED BAR SLIP OR 1 1/2" POCKET LOCK	1 1/4" BAR SLIP OR REINFORCED BAR SLIP OR 1 1/2" POCKET LOCK	IF TRANSVERSE JOINTS ARE LOCATED 4'-0" OR LESS ON CENTER NO REINFORCING IF ON 8'-0" CENTERS REINFORCE WITH 1"x1"x1/8" ANGLES AT 4'-0" O.C. FASTENED ON 8" CENTERS
55" THRU 60"	20	18(0.040")	PITTSBURGH LOCK	1 1/4" BAR SLIP OR REINFORCED BAR SLIP OR 1 1/2" POCKET LOCK	1 1/4" BAR SLIP OR REINFORCED BAR SLIP OR 1 1/2" POCKET LOCK	IF TRANSVERSE JOINTS ARE LOCATED 4'-0" OR LESS ON CENTER NO REINFORCING IF ON 8'-0" CENTERS REINFORCE WITH 1"x1"x1/8" ANGLES AT 4'-0" O.C. FASTENED ON 8" CENTERS
61" THRU 84"	20	18(0.040")	PITTSBURGH LOCK	REINFORCED BAR SLIP OR ANGLE SLIP ALTERNATE BAR SLIP. OR ANGLE REINFORCED POCKET LOCK	REINFORCED BAR SLIP OR ANGLE SLIP ALTERNATE BAR SLIP OR ANGLE REINFORCED POCKET LOCK	REINFORCE ALL SIDES OVER 60" WITH 1 1/2"x1 1/2"1/8" ANGLES ON 2'-0" CENTERS. SIDES UNDER 60" NEED NO REINFORCING IF JOINTS ARE ON 4'-0" CENTERS. IF JOINTS ARE ON 8'-0" CENTERS REINFORCE WITH 1 1/2"x1 1/2"x1/8" ANGLES ON 4'-0" CENTERS.
85" THRU 95"	18	16(0.051") (LONGITUDINAL SEAM MAY BE STANDING SEAM)	PITTSBURGH LOCK	1 1/2" COMPANION ANGLES OR ANGLE REINFORCED POCKET LOCK OR 1 1/2" ANGLE SLIP OR REINFORCED BAR SLIP	1 1/2" COMPANION ANGLES OR ANGLE REINFORCED POCKET LOCK OR 1 1/2" ANGLE SLIP OR REINFORCED BAR SLIP	REINFORCE ALL SIDES OVER 84" WITH 1 1/2"x1 1/2"x3/16" ANGLES ON 2'-0" CENTERS. SIDES 61" THRU 84" REINFORCE WITH 1 1/2"x1 1/2"x1/8" ANGLES ON 2'-0" CNETERS. SIDES 60" OR LESS NEED NO REINFORCING IF JOINTS ARE ON 4'-0" CENTERS. IF JOINTS ARE ON 8'-0" CENTERS REINFORCE WITH 1 1/2"x1 1/2"x1/8" ANGLES ON 4'-0" CENTERS.
OVER 96"	18	16(0.051") (LONGITUDINAL SEAM MAY BE STANDING SEAM)	PITTSBURGH LOCK	2" COMPANION ANGLE OR 2"x2"x1/4" ANGLE SLIP OR 2"x2"x1/4" ANGLE REINFORCED POCKET LOCK OR REINFORCED BAR SLIP	2" COMPANION ANGLE OR 2"x2"x1/4" ANGLE SLIP OR 2"x2"x1/4" ANGLE REINFORCED POCKET LOCK OR REINFORCED BAR SLIP	REINFORCE ALL SIDES OVER 96" WITH 2"x2"x1/4" ANGLES ON 2'-0" CENTERS. REINFORCE ALL SIDES 85" THRU 96" WITH 1 1/2"x1 1/2"x3/16" ANGLES ON 2'-0" CENTERS. REINFORCE ALL SIDES 61" THRU 84" WITH 1 1/2"x1 1/2"x1/8" ANGLES ON 2'-0" CENTERS. REINFORCE ALL SIDES UNDER 60" WITH 1 1/2"x1 1/2"x1/8" ANGLES IF JOINTS ARE 8'-0" ON CENTER. NO REINFORCING IF JOINTS ARE 4'-0" ON CENTER.



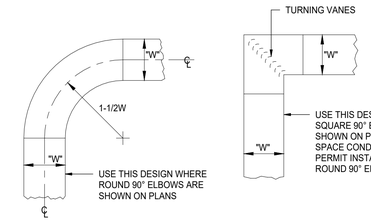
DUCT CONSTRUCTION MINIMUM SHEET METAL THICKNESS

RECTANGULAR DUCTS		
MAXIMUM SIZE (INCHES)	STEEL (MINIMUM THICKNESS, NOMINAL)	ALUMINUM (MINIMUM THICKNESS, NOMINAL)
THROUGH 12	0.022 INCH (26 GAGE, GALV.)	0.020 INCH (NO. 24 B&S GAGE)
13 THROUGH 30	0.028 INCH (24 GAGE, GALV.)	0.025 INCH (NO. 22 B&S GAGE)
31 THROUGH 54	0.034 INCH (22 GAGE, GALV.)	0.032 INCH (NO. 20 B&S GAGE)
55 THROUGH 84	0.040 INCH (20 GAGE, GALV.)	0.040 INCH (NO. 18 B&S GAGE)
OVER 84	0.052 INCH (18 GAGE, GALV.)	0.051 INCH (NO. 16 B&S GAGE)

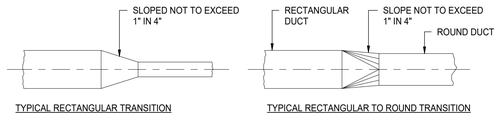
ROUND DUCTS			
MAXIMUM SIZE (INCHES	SPIRAL SEAM DUCT STEEL (MIN. THICKNESS, NOMINAL)	LONGITUDINAL SEAM DUCT STEEL (MIN. THICKNESS, NOMINAL)	FITTINGS STEEL (MIN. THICKNESS, NOMINAL)
THROUGH 12	0.019 INCH (28 GAGE, GALV.)	0.022 INCH (26 GAGE, GALV.)	0.022 INCH (26 GAGE, GALV.)
13 THROUGH 30	0.022 INCH (26 GAGE, GALV.)	0.028 INCH (24 GAGE, GALV.)	0.028 INCH (24 GAGE, GALV.)
31 THROUGH 54	0.028 INCH (24 GAGE, GALV.)	0.034 INCH (22 GAGE, GALV.)	0.034 INCH (22 GAGE, GALV.)
55 THROUGH 84	0.034 INCH (22 GAGE, GALV.)	0.040 INCH (20 GAGE, GALV.)	0.040 INCH (20 GAGE, GALV.)
OVER 84	0.040 INCH (20 GAGE, GALV.)	0.052 INCH (18 GAGE, GALV.)	0.052 INCH (18 GAGE, GALV.)

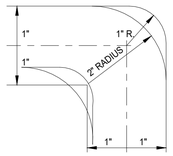


2 TYPICAL AIR DUCT BRANCH TAKE-OFF DETAIL
NOT TO SCALE



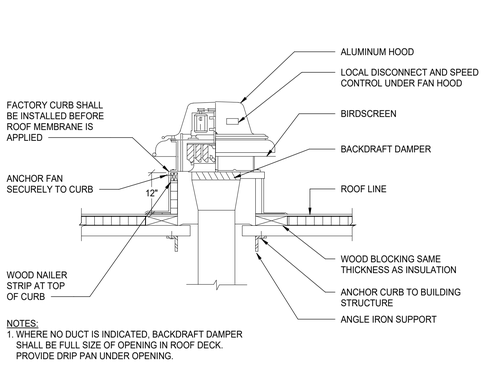
CONSTRUCTION OF 90° ELBOWS



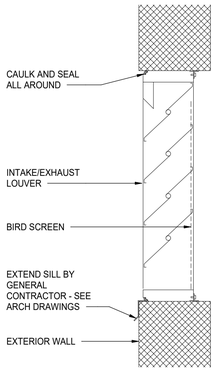


INSTALLATION NOTES:
1. AIR TURN SHALL BE INSTALLED IN ALL ABRUPT ELBOWS TO PREVENT TURBULENCE.
2. DIVERGING TRANSITION PIECES SHALL BE MADE AS GRADUAL AS POSSIBLE.
3. INSTALL FIRE DAMPERS IN ACCORDANCE WITH UL 555.
4. ACCESS PANELS SHOULD BE PLACED BEFORE AND/OR AFTER EQUIPMENT INSTALLED IN THE DUCT.
5. FLEXIBLE FABRIC CONNECTIONS SHOULD BE USED ON BOTH INLETS AND OUTLETS OF ALL FANS AND AIR HANDLING UNITS.
6. JOINTS AND SEAMS OF SUPPLY DUCTS SHALL BE FASTENED SECURELY AND MADE AIR TIGHT.

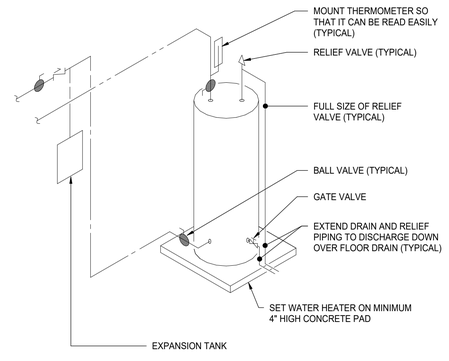
3 LOW VELOCITY DUCT LAYOUT DETAILS
NOT TO SCALE



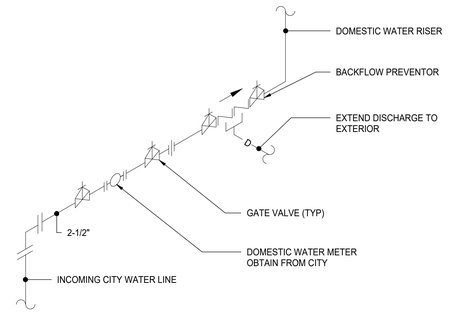
4 ROOF MOUNTED EXHAUST FAN DETAIL
NOT TO SCALE



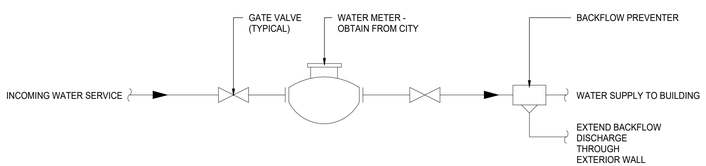
5 LOUVER DETAIL
NOT TO SCALE



6 ELECTRIC WATER HEATER DETAIL
NOT TO SCALE



7 WATER SERVICE ENTRANCE DETAIL
NOT TO SCALE



8 WATER METER INSTALLATION DETAIL
NOT TO SCALE

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Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

MECHANICAL DETAILS

M201

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TRE Project #25008.00

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THE LINE SHOWN ABOVE IS EXACTLY 1" ORIGINAL SIZE. IF NOT, DRAWING IS SCALED

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TYPES, PRINTS CORRECTLY

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GRILLE, REGISTER AND DIFFUSER SCHEDULE

UNIT TAG	MANUFACTURER	MODEL NUMBER	AIR SYSTEM	INLET / OUTLET TYPE	MATERIAL TYPE	FACE SIZE (IN)	INLET SIZE (IN)	AIRFLOW (CFM)	NOISE LEVEL (NC)	FINISH	NOTES
E1	PRICE	530D	EXHAUST	LOUVERED	STEEL	8x8	8x8	130-250	22	WHITE	1,2

NOTES:
1. VERIFY GRILLE, REGISTER AND DIFFUSER BORDER TYPES WITH ARCHITECTURAL CEILING PLAN.
2. COLOR SHALL BE SELECTED BY ARCHITECT.

LOUVER SCHEDULE

UNIT TAG	MANUFACTURER	MODEL NUMBER	SERVES	LOUVER AIRFLOW (CFM)	NOMINAL LOUVER SIZE (IN)	LOUVER FREE AREA (SQ FT)	FACE VELOCITY (FPM)	STATIC PRESSURE DROP (IN WC)	NOTES
OAL-1	RUSKIN	ELF6375DX	EF-1	225	12x12	0.36	625	.058	1,2

NOTES:
1. LOUVER FINISH SHALL BE AS SELECTED BY THE ARCHITECT.
2. LOUVERS SHALL HAVE BIRDSCREEN ON INTERIOR SURFACE.

EXHAUST FAN SCHEDULE

UNIT TAG	MANUFACTURER	MODEL NUMBER	FAN TYPE	DRIVE TYPE	AIRFLOW (CFM)	EXTERNAL STATIC PRESSURE (IN WC)	BREAK HORSEPOWER (BHP)	MOTOR HORSEPOWER (HP)	FAN RPM	SOUND RATING (SONES)	ELECTRICAL CHARACTERISTICS
EF-1	COOK	100C17DM (VF)	DOWNBLAST	CENTRIFUGAL	450	0.4	0.09	1/8	1725	8	120V/1Ø

NOTES:
1. ROOF MOUNTED FANS SHALL BE PROVIDED WITH A 14-INCH INSULATED ROOF CURB. ROOF CURBS SHALL COMPENSATE FOR ROOF SLOPE AS REQUIRED.
2. EXHAUST FANS SHALL HAVE BIRD SCREENS AND GRAVITY BACKDRAFT DAMPERS.
3. DIRECT DRIVE FANS SHALL BE PROVIDED WITH A FACTORY INSTALLED AND WIRED SPEED CONTROL.
4. EF-1 TO RUN WHEN OCCUPANCY SENSORS ARE ACTIVATED.

ELECTRIC WATER HEATER SCHEDULE

UNIT TAG	MANUFACTURER	MODEL NUMBER	ELEMENT kW (UPPER/LOWER)	STORAGE CAPACITY (GAL)	RECOVERY RATE (GPH @ 80°F)	FULL LOAD AMPACITY (FLA)	ELECTRICAL CHARACTERISTICS
EWH-1	A. O. SMITH	DEL-30	4.5/4.5	33	18	22	240V/1Ø

NOTES:
1. FURNISH AND INSTALL A BLADDER TYPE EXPANSION TANK AT EACH WATER HEATER. BLADDER TANK OPERATING PRESSURE SHALL MATCH WATER HEATER OPERATING PRESSURE.

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TRE Project #25008.00

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

MECHANICAL SCHEDULES

M301

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THE LINE SHOWN ABOVE IS EXACTLY 1" LONG ON ORIGINAL DRAWING. IF THIS LINE IS NOT 1" LONG, DRAWING IS NOT TO SCALE.

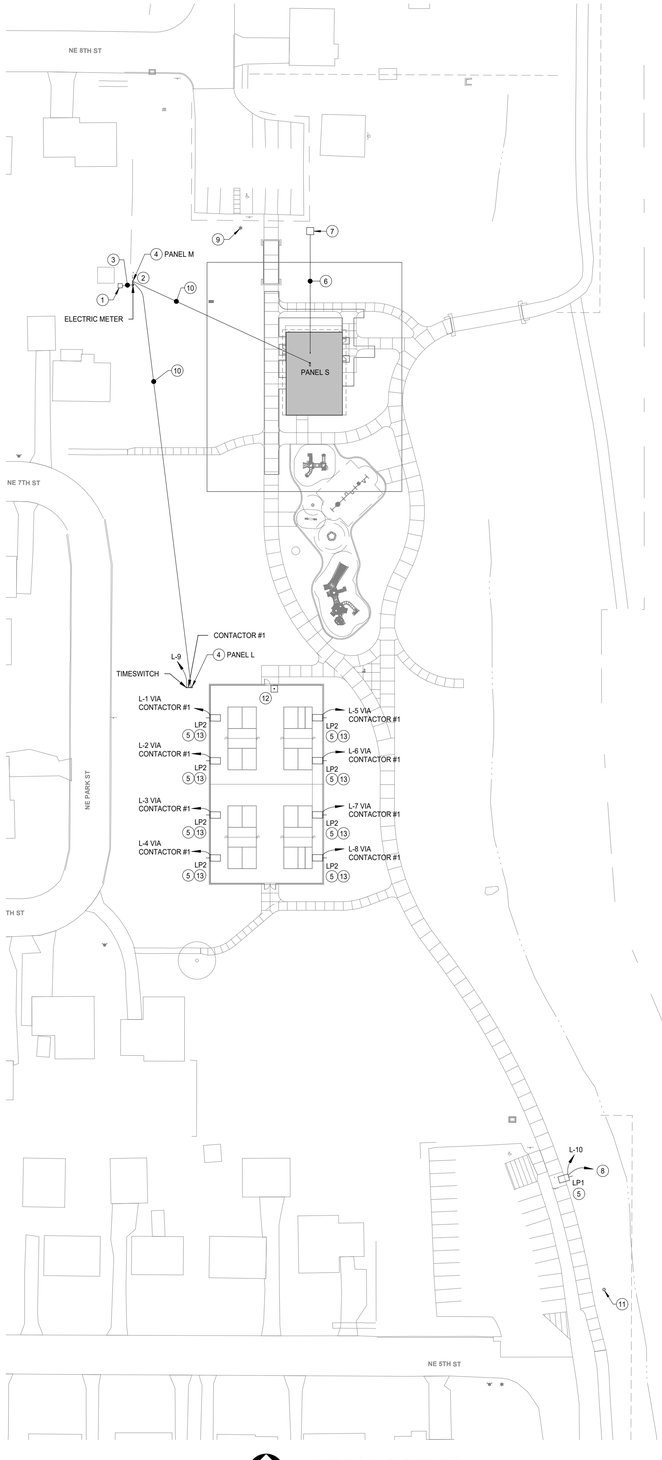
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TYPES. PRINTED CORRECTLY.

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THE LINE SHOWN ABOVE IS EXACTLY 1" LONG ON ORIGINAL ARCH D SHEET IF NOT, SCALE ACCORDINGLY

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND CORRECTLY PRINTED CONNECTED

C M Y



1 SITE PLAN - ELECTRICAL
1" = 50'-0"

NORTH

ELECTRICAL LEGEND

ABBREVIATIONS:

AC	ABOVE COUNTER
AFF	ABOVE FINISHED FLOOR
CLG	CEILING MOUNTED DEVICE
DHWCP-#	DOMESTIC HOT WATER CIRCULATION PUMP
DO	DOOR OPERATOR
EF-#	EXHAUST FAN
EM	EMERGENCY BALLAST
EWC	ELECTRIC WATER COOLER, DEVICE BESIDE HOUSING
EWF	ELECTRIC WASH FOUNTAIN, DEVICE OUTSIDE HOUSING
EWH-#	ELECTRIC WATER HEATER
GFI	GROUND FAULT INTERRUPTIBLE DEVICE
GP	GROUND FAULT PROTECTED DEVICE
NL	NIGHT LIGHT
SS	SURGE SUPPRESSION DEVICE
TYP	TYPICAL
VG	VANDAL GUARD LEXAN COVER
WAP	WIRELESS ACCESS POINT
WG	WIREGUARD
WH-#	WATER HEATER
WP	WEATHERPROOF DEVICE

REFERENCE SYMBOLS:

	POINT OF CONNECTION/DISCONNECTION
7	KEYED NOTE
X / Y	DETAIL REFERENCE (X = DETAIL NUMBER, Y = DRAWING NUMBER)

LIGHTING CONTROL SYMBOLS:

Y	SINGLE POLE SWITCH, +48" A.F.F. UNLESS OTHERWISE NOTED (y = SWITCH LEG ID)
OCy	OCCUPANCY SENSOR. +48" A.F.F. UNLESS OTHERWISE NOTED (# = OCCUPANCY SENSOR TYPE, y = SWITCH LEG ID)
LC	LIGHTING CONTACTOR
PC	PHOTOCELL, HEIGHT AS NOTED

LIGHT FIXTURE SYMBOLS:

X,y	WALL MOUNTED LIGHT FIXTURE (X = LIGHT FIXTURE TYPE, y = LIGHT SWITCH LEG ID)
X	WALL MOUNTED EMERGENCY LIGHT FIXTURE (X = LIGHT FIXTURE TYPE) +7'-6" A.F.F. UNLESS OTHERWISE NOTED
X,y	SURFACE MOUNTED LIGHT FIXTURE (X = LIGHT FIXTURE TYPE, y = LIGHT SWITCH LEG ID)
X,y	PENDANT MOUNTED LIGHT FIXTURE (X = LIGHT FIXTURE TYPE, y = LIGHT SWITCH LEG ID)
X	POLE MOUNTED LIGHT FIXTURE (X = LIGHT FIXTURE TYPE)

POWER SYMBOLS:

	SURFACE MOUNTED PANEL
	ELECTRIC METER
	CONDUIT CONCEALED IN CEILING AND WALL CONSTRUCTION
	ELECTRICAL CIRCUIT HOMERUN
	DUPLEX RECEPTACLE, +18" A.F.F. UNLESS OTHERWISE NOTED
	FOURPLEX RECEPTACLE, +18" A.F.F. UNLESS OTHERWISE NOTED
X	DUPLEX RECEPTACLE (X = DEVICE TYPE) +18" A.F.F. UNLESS OTHERWISE NOTED
X	FOURPLEX RECEPTACLE (X = DEVICE TYPE) +18" A.F.F. UNLESS OTHERWISE NOTED
	SPECIAL ELECTRICAL CONNECTION OR DEVICE AS NOTED
D	ELECTRIC HAND DRYER CONNECTION, HEIGHT AS INDICATED IN SPECIFICATIONS
	MOTOR
PS	POWER SUPPLY
	ENCLOSED SAFETY SWITCH
FS	FUSE STAT SWITCH WITH FUSE, MOUNT ADJACENT TO EQUIPMENT
TS	TIME SWITCH
CD	CONTROL DAMPER
	WEATHERPROOF PUSH BUTTON, +48" A.F.F. UNLESS OTHERWISE NOTED
T	THERMOSTAT, +48" A.F.F. UNLESS OTHERWISE NOTED

SECURITY SYSTEM SYMBOLS:

CR M	CARD READER, +48" A.F.F. UNLESS OTHERWISE NOTED (M DESIGNATES MULLION MOUNTED)
DP	DOOR POSITION SWITCH MOUNTED IN DOOR FRAME
ES	ELECTRIC STRIKE MOUNTED IN DOOR FRAME
ML	MAGNETIC LOCK MOUNTED TO DOOR FRAME
	CAMERA (CONDUIT/BOX ONLY), HEIGHT AS NOTED
REX	REQUEST TO EXIT MOUNTED AT TOP OF DOOR FRAME
ACS	ACCESS CONTROL SYSTEM JUNCTION BOX

GENERAL NOTES

1. UNDERGROUND FACILITIES HAVE BEEN SHOWN BASED UPON INFORMATION OBTAINED FROM FIELD LOCATIONS BY UTILITY COMPANIES, AVAILABLE SURVEYS, AND RECORDS. LOCATIONS ARE APPROXIMATE ONLY. OTHER UNDERGROUND FACILITIES THAT ARE NOT SHOWN MAY EXIST. CONTRACTOR IS RESPONSIBLE TO VERIFY THE EXACT LOCATION AND TYPE OF UNDERGROUND FACILITIES ON THE SITE. CONTACT IOWA ONE CALL A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION TO LOCATE UNDERGROUND UTILITIES. IF A PROBLEM OR INTERFERENCE EXISTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING.
2. COORDINATE LOCATION/INSTALLATION ON MECHANICAL AND ELECTRICAL WORK WITH ALL OTHER TRADES. NO ASPECT OF A SYSTEM INSTALLATION OR IT'S ROUGH-IN SHALL COMMENCE UNTIL PROPER AND TIMELY COORDINATION WITH ALL TRADES ASSOCIATED WITH THE INSTALLATION HAS TRANSPIRED. ITEMS TO BE COORDINATE SHALL INCLUDE, BUT NOT BE LIMITED TO: BUILDING STRUCTURE, SHEET METAL, ALL PIPING SYSTEMS, LIGHT FIXTURES, CONDUITS, CABLE TRAYS, WORK ABOVE LAY-IN CEILINGS, ETC. REFER TO ALL GENERAL, MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
3. THE ELECTRICAL CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICE REQUIREMENTS WITH THE LOCAL UTILITY COMPANY AND INCLUDE ALL LABOR AND MATERIALS FOR A COMPLETE OPERATING SYSTEM. COORDINATION SHALL INCLUDE, BUT NOT BE LIMITED TO, REQUIREMENTS FOR TRANSFORMER CONNECTIONS, CONCRETE TRANSFORMER PADS, METER SOCKETS, PRIMARY CABLE RACEWAY, SECONDARY SERVICE AND METERING TRANSFORMERS.
4. THE ELECTRICAL CONTRACTOR SHALL VERIY THE AVAILABLE FAULT CURRENT WITH THE LOCAL UTILITY COMPANY PRIOR TO SUBMITTING BID. ADJUST A.I.C. RATINGS OF ALL OVERCURRENT PROTECTION DEVICES AS REQUIRED IN DISTRIBUTION EQUIPMENT TO COORDINATE WITH AVAILABLE FAULT CURRENT.

REFERENCE NOTES

1. EXISTING MIDAMERICAN ENERGY PAD MOUNTED TRANSFORMER.
2. REMOVE EXISTING PANEL, METER AND MOUNTING ASSEMBLY. INSTALL NEW PANEL M. METER AND MOUNTING ASSEMBLY. EXTEND REMAINING CIRCUITS FROM OLD PANEL TO NEW PANEL M.
3. SECONDARY CONDUIT AND CABLING BY ELECTRICAL CONTRACTOR. REFER TO RISER DIAGRAM ON DRAWING E200.
4. PANEL MOUNTING ASSEMBLIES. REFER TO DETAIL 1/E200.
5. MOUNT POLE TO RAISED BASE PER LANDSCAPE ARCHITECT DETAILS.
6. EXTEND ONE EMPTY 2" HDPE CONDUIT FROM DATA RACK IN STORAGE 102 TO HAND HOLE. CONDUIT TO BE PRE-LOADED WITH PULL TAPE. VERIFY EXACT LOCATION OF HAND HOLE WITH OWNER. REFER TO DETAIL 3/E201.
7. HAND HOLE. REFER TO DETAIL 3/E201.
8. STUB AN EMPTY 1" CONDUIT THRU POLE BASE FOR FUTURE CIRCUIT EXTENSION TO FUTURE POLE LIGHTS.
9. EXISTING WOOD POLE WITH LIGHTS.
10. FEEDER CIRCUIT TO PANEL. REFER TO RISER DIAGRAM ON DRAWING E200.
11. EXISTING POLE WITH SIREN.
12. WEATHERPROOF PUSH BUTTON CONNECTED TO CONTACTOR #1.
13. MOUNT POLE DIRECTLY ADJACENT TO EDGE OF COURT.

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SITE PLAN - ELECTRICAL

E100

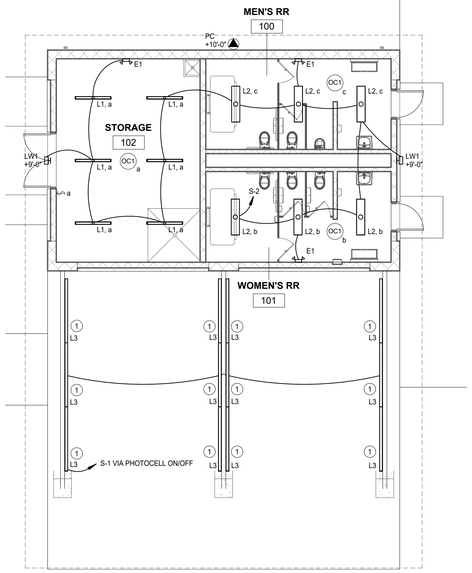
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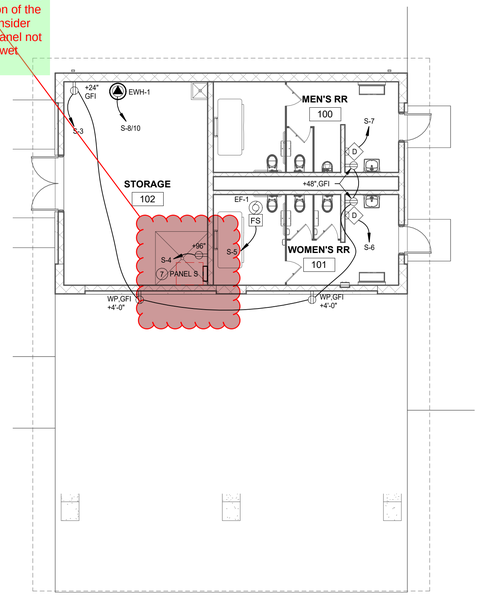
THE LINE SHOWN ABOVE IS EXACTLY 1" ORIGINAL SIZE AT THIS PRINTING ORIGINAL SHEET SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TYPES. PRINT ACCORDINGLY.

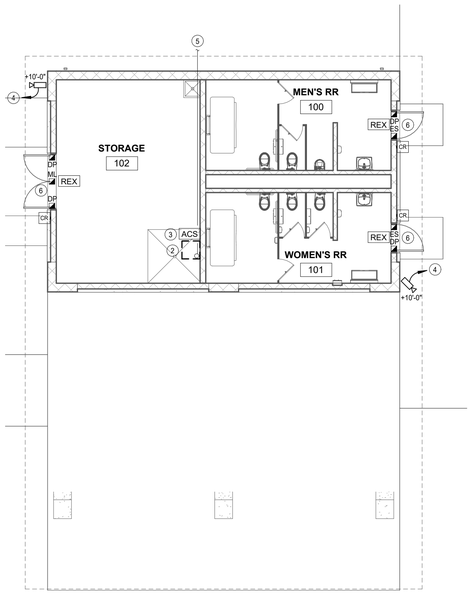
Is there intent to wash down items within the storage portion of the building? Consider locating the panel not in a potential wet location?



1 FLOOR PLAN - LIGHTING
1/8" = 1'-0"
NORTH



2 FLOOR PLAN - POWER
1/8" = 1'-0"
NORTH



3 FLOOR PLAN - SPECIAL SYSTEMS
1/8" = 1'-0"
NORTH

GENERAL NOTES

1. COORDINATE LOCATION/INSTALLATION ON MECHANICAL AND ELECTRICAL WORK WITH ALL OTHER TRADES. NO ASPECT OF A SYSTEM INSTALLATION OR IT'S ROUGH-IN SHALL COMMENCE UNTIL PROPER AND TIMELY COORDINATION WITH ALL TRADES ASSOCIATED WITH THE INSTALLATION HAS TRANSPIRED. ITEMS TO BE COORDINATE SHALL INCLUDE, BUT NOT BE LIMITED TO: BUILDING STRUCTURE, SHEET METAL, ALL PIPING SYSTEMS, LIGHT FIXTURES, CONDUITS, CABLE TRAYS, WORK ABOVE LAY-IN CEILINGS, ETC. REFER TO ALL GENERAL, MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.

REFERENCE NOTES

1. MOUNT FIXTURE TO SIDE OF BEAM. BOTTOM OF FIXTURE TO BE 1" ABOVE BOTTOM OF BEAM.
2. FUTURE DATA EQUIPMENT RACK BY OWNER.
3. ACCESS CONTROL SYSTEM ROUGH-IN. REFER TO DETAIL 4/E201 FOR REQUIREMENTS.
4. FLUSH SINGLE GANG JUNCTION BOX. EXTEND EMPTY 1" CONDUIT TO ACS ENCLOSURE.
5. ONE 2" HDPE CONDUIT STUBBED 6" A.F.F. WITH BELL END BELOW IT RACK IN STORAGE 102. EXTEND CONDUIT TO HAND HOLE. REFER TO ELECTRICAL SITE PLAN E100.
6. ACCESS CONTROL SYSTEM ROUGH-IN. EXTEND EMPTY CONDUITS TO ACS ENCLOSURE. REFER TO DETAIL 4/E201.
7. EXTEND PANEL S FEEDER TO SERVICE MOUNTING ASSEMBLY. REFER TO SITE PLAN DRAWING E100 FOR LOCATION. REFER TO RISER DIAGRAM ON DRAWING E201.

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Revision Schedule

No.	Date	Description

Twin Rivers Engineering Consultants
1000 Illinois Street
Des Moines, Iowa 50314
Phone: 515-288-3679 Fax: 515-288-4012
TRE Project #25008.00

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

FLOOR PLANS - ELECTRICAL

E101

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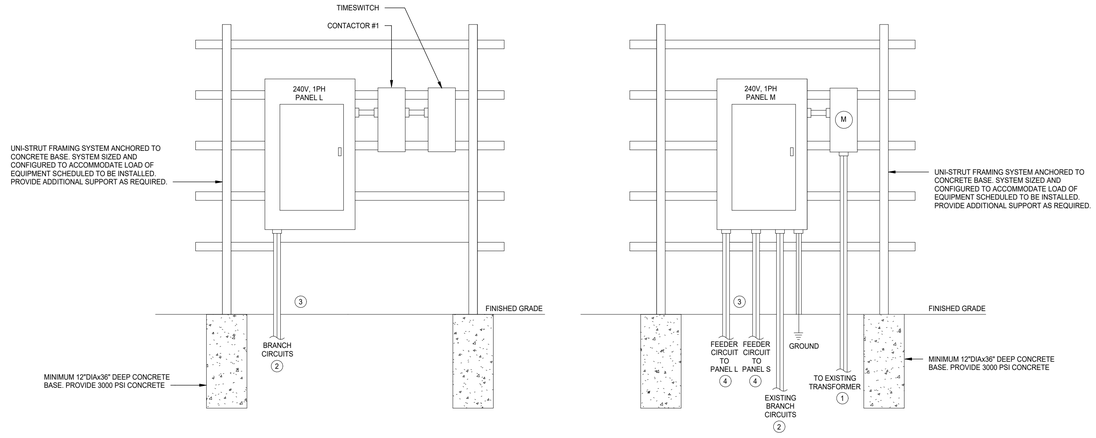
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THE LINE SHOWN ABOVE IS EXACTLY 1" ORIGINAL DRAWING AT THIS SHEET'S ORIGINAL SCALE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TYPE, PRINTS CORRECTLY

MOUNTING ASSEMBLY KEYED NOTES:

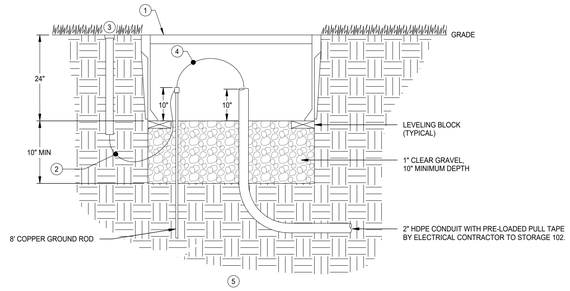
1. SERVICE FEEDER CIRCUIT. REFER TO FEEDER RISER DIAGRAM.
2. CONDUITS AND WIRING FOR BRANCH CIRCUITS. PROVIDE ADDITIONAL CONDUITS AND/OR DE-RATE CONDUCTORS AS REQUIRED.
3. ALL CONDUITS ABOVE GRADE SHALL BE RIGID STEEL. FINAL EQUIPMENT AND CONDUIT LAYOUT TO BE DETERMINED BY ELECTRICAL CONTRACTOR.
4. PANEL FEEDER CIRCUIT. REFER TO FEEDER RISER DIAGRAM.



1 MOUNTING ASSEMBLY DETAILS
NOT TO SCALE

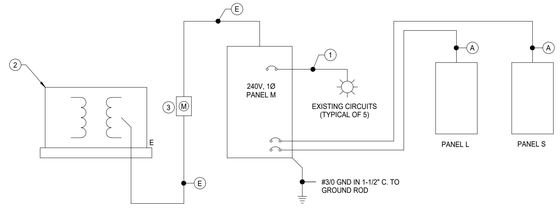
NOTES:

1. 24"L. x 36"W. x 24"D. QUAZITE OPEN BOTTOM HAND HOLE ENCLOSURE WITH TIER 15 LID. LID FLUSH AT FINISHED GRADE BY CONTRACTOR.
2. #6 THWN GREEN COPPER GROUND WIRE AND GROUND ROD BY CONTRACTOR.
3. SNAKEPIT LD14ORANGETP MAGNETIZED TRACER BOX. TOP FLUSH WITH GRADE BY CONTRACTOR.
4. TRACER WIRE TO BUILDING.
5. ALL ELECTRICAL WORK TO BE PERFORMED BY A LICENSED PROFESSIONAL ELECTRICIAN. ALL WORK TO CONFORM TO LOCAL AND STATE CODES, GUIDELINES AND REQUIREMENTS.



3 HAND HOLE DETAIL
NOT TO SCALE

FEEDER SCHEDULE - 120/240-1PH		
TAG	CONDUCTORS	CONDUIT
A	(3) #3 & (1) #8 (GND) THWN	1-1/4"
B	(3) #1 & (1) #6 (GND) THWN	1-1/2"
C	(3) #1/0 & (1) #6 (GND) THWN	2"
D	(3) #3/0 & (1) #6 (GND) THWN	2-1/2"
E	(3) #4/0 & (1) #4 (GND) THWN	2-1/2"
F	(3) 500 kcmil & (1) #3 (GND) THWN	4"
G	(2) SETS OF: (3) 500 kcmil & (1) #1/0 (GND) THWN	(2) 4"

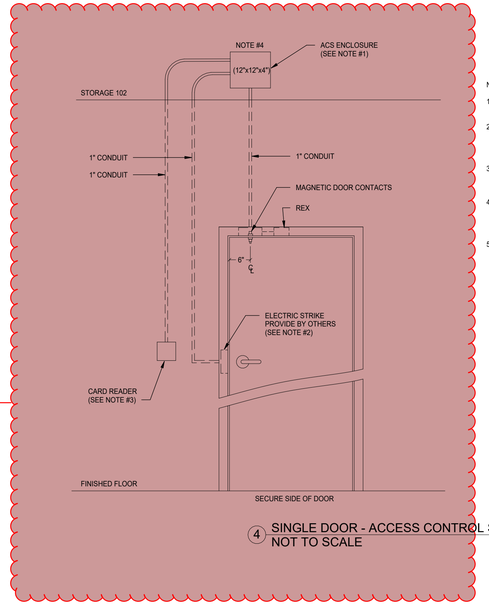


2 FEEDER RISER DIAGRAM
NOT TO SCALE

FEEDER RISER DIAGRAM KEYED NOTES:

1. EXTEND EXISTING CIRCUITS FROM OLD PANEL TO NEW PANEL M.
2. EXISTING PAD MOUNT UTILITY TRANSFORMER.
3. SELF CONTAINED METER SOCKET PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR. METER PROVIDED AND INSTALLED BY MIDAMERICAN ENERGY. COORDINATE REQUIREMENTS WITH MIDAMERICAN ENERGY.

Coordinate with our IT Director Rob Fox with the type of card reader and electric strikes for the doors.



4 SINGLE DOOR - ACCESS CONTROL SYSTEM ROUGH-IN
NOT TO SCALE

NOTES:

1. THE ACS ENCLOSURE SHALL BE MOUNTED ON THE WALL ADJACENT TO FUTURE DATA EQUIPMENT RACK IN STORAGE 102.
2. PROVIDE A DOUBLE GANG ELECTRICAL BOX WITH SINGLE GANG TRIM RING FOR STRIKE MOUNTED ON THE UN-SECURE SIDE OF THE DOOR. PROVIDE A CONDUIT STUB TO DOOR FRAME FOR ELECTRIC STRIKE.
3. PROVIDE A DOUBLE GANG ELECTRICAL BOX WITH SINGLE GANG TRIM RING FOR A CARD READER MOUNTED ON THE UN-SECURE SIDE OF THE DOOR.
4. ALL CONDUIT TO ACS ENCLOSURE SHALL BE 1" UNLESS SPECIFIED OTHERWISE. ALL CONDUIT SHALL BE INSTALLED INSIDE OF WALL. FLEXIBLE CONDUIT MAY BE USED IF NECESSARY. EACH CONDUIT RUN SHALL BE FURNISHED WITH A PULL STRING.
5. CARD ACCESS SYSTEM DEVICES AND WIRING UNDER SEPARATE CONTRACT BY OWNER.

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TRE Project #25008.00

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

ELECTRICAL DETAILS

E201

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LIGHT FIXTURE SCHEDULE

TYPE DESIGNATION	MANUFACTURER	MODEL NUMBER	MOUNTING TYPE	NOMINAL DIMENSIONS	LAMP TYPE	FIXTURE LOAD (WATTS)	INITIAL LUMEN OUTPUT	MINIMUM CRI RATING	CCT	DIMMING	FIXTURE VOLTAGE	DESCRIPTION	APPROVED EQUALS
E1	DUAL-LITE	EV4D-VRS	WALL	15-3/4"Wx7-3/4"Hx4-3/4"D	LED	2	250	N/A	5,000	N/A	120-277	EMERGENCY LIGHTING UNIT. UNIT OF FLAME RATE. UV STABLE. ABS THERMOPLASTIC IN TEXTURED WHITE FINISH. LAMP HOUSINGS OF FLAME RATED, UV STABLE POLYCARBONATE IN MATCHING FINISH. EMERGENCY ILLUMINATION BY TWO INTEGRAL 1W LED LAMPS. MICROPROCESSOR CONTROLLED PULSE CHARGER WITH MAINTENANCE FREE NICKEL METAL HYDRIDE BATTERY WITH REMOTE CAPACITY. 90 MINUTES OF EMERGENCY LIGHTING. AC ON LED INDICATOR LIGHT AND TEST SWITCH. FULL 3 YEAR WARRANTY. VANDAL RESISTANT SHIELD.	LITHONIA ELM2L SERIES
L1	LITHONIA	CLX-L48-4000LM-SEF-RDL-MVOLT-GZ10-40K-80CRI-WH	SURFACE / SUSPENDED	3.58"Wx3.58"Hx48.47"L	LED	30	4,000	80+	4,000	0-10V TO 10%	120-277	LED STRIP LIGHT. 22 GAUGE STEEL HOUSING WITH ACRYLIC LENS. REFLECTIVE AND REFRACTIVE OPTICAL COMPONENTS FOR UNIFORM APPEARANCE AND PIXELATION ELIMINATION. MEANS OF SUSPENSION PROVIDED BY ELECTRICAL CONTRACTOR WHERE REQUIRED. DAMP LOCATION, UL LISTED.	CREE LS4C SERIES H.E. WILLIAMS 75R SERIES HUBBELL LCL SERIES COOPER SNLED SERIES
L2	H.E. WILLIAMS	AVX-4-L62-8-40-WPC-DIM-UNV	SURFACE	11"Wx2-7/8"Dx48"L	LED	57	4,315	80+	4,000	0-10V	120-277	LOW PROFILE INSTITUTIONAL FIXTURE. MARINE GRADE ALUMINUM HOUSING WITH DIE-CAST END CAPS. TEXTURED WHITE SEMI-GLOSS POLYESTER POWDER COAT FINISH. HIGH IMPACT PEARLESCENT POLYCARBONATE LENS. TAMPER RESISTANT STAINLESS STEEL TORX WITH CENTER PIN FASTENERS. SEALED WITH CLOSED CELL GASKETS. UL LISTED FOR DAMP LOCATIONS.	KENALL MLHA12 SERIES FAILSAFE HVSL12 SERIES LC DOANE VSA SERIES
L3	PINNACLE	EX3B-WET-O-840-840-7'-IND-WA-U-FSD-1-O-CC	WALL	3-11/16"Wx4-11/16"Hx86-1/2"L	LED	30	3129 DOWN/ 4914 UP	80+	4,000	0-10V TO 1%	120-277	WALL MOUNTED DIRECT/INDIRECT LINEAR LED FIXTURE. EXTRUDED ALUMINUM HOUSING WITH CUSTOM COLOR POWDER COAT PAINTED FINISH AS SELECTED BY ARCHITECT. DIE-FORMED WHITE PAINTED REFLECTOR. SOLID ACRYLIC LENS AS SCHEDULED WITH GASKETING. WET LOCATION, IP65, AND IK10 RATED. WALL BRACKETS, END CAPS AND ACCESSORIES AS REQUIRED.	PRIOR APPROVAL REQUIRED
LP1	KIM LIGHTING	ALT1-54L-155-4K7-3-UNV-A46-BLT-AD-04 POLE: RSSA-25-50B-B-1-BLT-RBC	POLE	18.4"Lx14"Wx3"H	LED	155	17,000	70+	4,000	N/A	120-277	LED POLE MOUNTED LIGHT FIXTURE. DIE-CAST ALUMINUM HOUSING. LED OPTICAL SYSTEM WITH TYPE III DISTRIBUTION. ELECTROSTATICALLY APPLIED MATTE BLACK POLYESTER POWDERCOAT FINISH. ASTRO DIM: 50% OUTPUT 10PM TO 4AM. PROVIDE 25' ROUND STEEL POLE AND BASE COVER WITH MATCHING FINISH. UL WET LOCATION LISTED. IP66 RATED.	PRIOR APPROVAL REQUIRED
LP2	NLS LIGHTING	VUE-34X-SP-192L-62-40K7-UNV-DPS11-BLK-RPA5 POLE: RSSP-20-5R-7G-X-BLK-3430	POLE	27.5"Lx21.0"Wx5.0"H	LED	621	76,000	70+	4,000	N/A	120-277	LED POLE MOUNTED SPORTS LIGHT FIXTURE WITH RECESSED LIGHT SOURCE FOR GLARE CONTROL. DIE-CAST ALUMINUM HOUSING. RECESSED OPTICAL SYSTEM. ELECTROSTATICALLY APPLIED TEXTURED BLACK POWDERCOAT FINISH. PROVIDE 20' ROUND STEEL POLE AND BASE COVER WITH MATCHING FINISH. IP66 RATED.	PRIOR APPROVAL REQUIRED
LW1	LITHONIA	ARC2-LED-P1-40K-MVOLT-PE-DBLXD	WALL	14"Wx9.25"Dx5"H	LED	11	1,587	80+	4,000	N/A	120-277	LED WALL MOUNTED LUMINAIRE. DIE-CAST ALUMINUM HOUSING WITH BLACK POWDERCOAT FINISH. IP66 RATED, UL LISTED. TYPE III OPTICS. UNIVERSAL VOLTAGE. BUTTON TYPE PHOTOCELL.	McGRAW EDISON IST SERIES

NOTES:
1. ALL LED SUBSTITUTION REQUESTS WILL REQUIRE IES FILES TO BE SUBMITTED.
2. ALL LIGHTING SUBMITTALS MUST BE SUBMITTED ON LOCAL AUTHORIZED MANUFACTURER REPRESENTATIVE LETTERHEAD AND CONTAIN PROJECT NAME AND LOCATION.
3. ALL LIGHTING FOR THE PROJECT MUST BE SOURCED THROUGH LOCAL DISTRIBUTORS.
4. APPROVED EQUAL FIXTURES TO MEET REQUIREMENTS OF BASIS OF DESIGN.

OCCUPANCY SENSOR SCHEDULE

UNIT TAG	MANUFACTURER	MODEL NUMBER	MOUNTING TYPE	DESCRIPTION	APPROVED EQUALS
OC1	WATTSTOPPER	DT-305	CEILING	CEILING MOUNTED 360° PIR AND ULTRASONIC SENSOR WITH ADAPTIVE MICROPROCESSOR AND POWER PACK. 1000 SQ FT COVERAGE.	HUBBELL BUILDING AUTOMATION COOPER CONTROLS LEVITON SENSOR SWITCH
P	WATTSTOPPER	BZ-50	WALL	DUAL VOLTAGE POWER PACK.	HUBBELL BUILDING AUTOMATION COOPER CONTROLS LEVITON SENSOR SWITCH

CONTACTOR SCHEDULE

NO.	DESCRIPTION	CHARACTERISTICS	CIRCUIT NO.	CONTROL
1	LIGHTING	30A-8P	L-1,2,3,4,5,6,7,8	PUSHBUTTON ON/TIMESWITCH OFF

MECHANICAL EQUIPMENT SCHEDULE

UNIT TAG	ELECTRICAL VOLT PHASE	ELECTRICAL MOTOR HP	ELECTRICAL kW	ELECTRICAL M.C.A.	DISCONNECT TYPE	DISCONNECT SIZE (AMPS)	DISCONNECT NEMA ENCLOSURE	DISCONNECT FUSE (AMPS)	STARTER NEMA	CONTROLS DESCRIPTION	REMARKS
EF-1	120V/1Ø	1/8	---	---	FS	15	1	5	---	SL	---
EWH-1	240V/1Ø	---	4.5	---	CB	---	---	---	---	---	---

ABBREVIATIONS:

1	NEMA 1 ENCLOSURE
3R	NEMA 3R ENCLOSURE
4	NEMA 4 ENCLOSURE
4X	NEMA 4X ENCLOSURE
AVST	AUTOTRANSFORMER CONTROLLER PROVIDED BY M.C., POWERED BY E.C.
BCP	BOILER CONTROL PANEL
BI	BUILT-IN
BS	BOILER SHUT-OFF
CB	CIRCUIT BREAKER AT PANEL
CBM	CONTROLS BY M.C.
CP	CORD & PLUG BY E.C.
CSD	COMBINATION STARTER DISCONNECT SWITCH
DDC	DIRECT DIGITAL CONTROLS BY OTHERS
ECB	ENCLOSED CIRCUIT BREAKER
EPO	EMERGENCY POWER OFF BUTTON
FAR	FIRE ALARM SHUTDOWN RELAY
FDS	FUSED DISCONNECT SWITCH
FHP	FRACTIONAL HORSEPOWER
FS	FUSE STAT SWITCH
HOA	HAND-OFF-AUTO
INT	INTEGRAL TO UNIT
LDS	LOCKABLE DISCONNECT SWITCH
LS	LOCAL TOGGLE SWITCH
NCR	NORMALLY CLOSED RELAY
NFD	NON-FUSED DISCONNECT SWITCH
NOR	NORMALLY OPEN RELAY
RD	RETURN AIR DUCT DETECTOR
RLS	REMOTE TEST/RESET STATION
SC	SPEED CONTROL BY M.C., INSTALLED BY E.C.
SD	SUPPLY AIR DUCT DETECTOR
KS	KEYED SWITCH
SL	SWITCHED WITH LIGHTS
SP	SWITCH WITH PILOT LIGHT
SR	CONNECT TO SHUTDOWN RELAY
SSP	START/STOP PUSHBUTTON W/PILOT
SSPE	START/STOP PUSHBUTTON PROVIDED BY OTHERS, INSTALLED BY E.C.
ST	SHUNT TRIP CIRCUIT BREAKER WITH GROUND FAULT PROTECTION
TE	THERMOSTAT PROVIDED AND INSTALLED BY E.C.
TME	THERMOSTAT PROVIDED BY M.C., INSTALLED BY E.C.
TOR	TIME DELAY OFF RELAY
VFD	VARIABLE FREQUENCY DRIVE PROVIDED BY M.C., INSTALLED BY E.C.

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Project Number	23567
Issue	100% CDS
Date	2025-05-28

ELECTRICAL SCHEDULES

E301

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TRE Project #25008.00

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THE LINE SHOWN ABOVE IS EXACTLY 1" ORIGINAL DRAWING. IF THIS IS NOT, ADJUST ACCORDINGLY.

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TESTER. PRINT ACCORDINGLY.

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THE LINE SHOWN ABOVE IS EXACTLY 1" LONG ON ORIGINAL PLOT. IF THIS LINE IS NOT 1" LONG, ADJUST ALL DRAWING SCALES ACCORDINGLY.

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE TYPES, PRINT ACCORDINGLY.

Branch Panel: L

Location: PICKLEBALL COURTS
Mounting: SURFACE
Enclosure: TYPE 3R

Volts: 120/240 Single
Phases: 1
Wires: 3

A.I.C. Rating: 22,000
Mains Rating: 100 A
Main Breaker: 100 A

CKT	Circuit Description	Trip	Poles	Load Classification	A		B		Load Classification	Poles	Trip	Circuit Description	CKT
1	LIGHTING	20 A	1	Lighting	621 VA	621 VA			Lighting	1	20 A	LIGHTING	2
3	LIGHTING	20 A	1	Lighting			621 VA	621 VA	Lighting	1	20 A	LIGHTING	4
5	LIGHTING	20 A	1	Lighting	621 VA	621 VA			Lighting	1	20 A	LIGHTING	6
7	LIGHTING	20 A	1	Lighting			621 VA	621 VA	Lighting	1	20 A	LIGHTING	8
9	TIMESWITCH	20 A	1	Receptacle	100 VA	155 VA			Lighting	1	20 A	LIGHTING	10
11	SPARE	20 A	1	--			0 VA	0 VA	--	1	20 A	SPARE	12
13	SPARE	20 A	1	--	0 VA	0 VA			--	1	20 A	SPARE	14
15	SPARE	20 A	1	--			0 VA	0 VA	--	1	20 A	SPARE	16
17	SPARE	20 A	1	--	0 VA	0 VA			--	1	20 A	SPARE	18
				Total Load:	2739 VA		2484 VA						
				Total Amps:	23 A		21 A						

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Lighting	5123 VA	100.00%	5123 VA		
Receptacle	100 VA	100.00%	100 VA	**Total Conn. Load:**	5223 VA
				Total Est. Demand:	5223 VA
				Total Conn. Current:	22 A
				Total Est. Demand Current:	22 A

Notes:

Branch Panel: M

Location: NW PROPERTY
Mounting: SURFACE
Enclosure: TYPE 3R

Volts: 120/240 Single
Phases: 1
Wires: 3

A.I.C. Rating: 22,000
Mains Rating: 225 A
Main Breaker: 225 A

CKT	Circuit Description	Trip	Poles	Load Classification	A		B		Load Classification	Poles	Trip	Circuit Description	CKT
1	EXISTING	20 A	1	Receptacle	1000 VA	1000 VA			Receptacle	1	20 A	EXISTING	2
3	EXISTING	20 A	1	Receptacle			1000 VA	1000 VA	Receptacle	1	20 A	EXISTING	4
5	EXISTING	20 A	1	Receptacle	1000 VA	5140 VA			Lighting; Other; Mot...	2	100 A	PANEL S	6
7	PANEL L	100 A	2	Lighting; Spare;...			2739 VA	4830 VA	--	--	--	--	8
9	--	--	--	--	2484 VA	--			--	1	--	SPACE	10
11	SPACE	--	1	--			--	--	--	1	--	SPACE	12
13	SPACE	--	1	--	--	--			--	1	--	SPACE	14
15	SPACE	--	1	--			--	--	--	1	--	SPACE	16
17	SPACE	--	1	--	--	--			--	1	--	SPACE	18
19	SPACE	--	1	--			--	--	--	1	--	SPACE	20
21	SPACE	--	1	--	--	--			--	1	--	SPACE	22
23	SPACE	--	1	--			--	--	--	1	--	SPACE	24
25	SPACE	--	1	--	--	--			--	1	--	SPACE	26
27	SPACE	--	1	--			--	--	--	1	--	SPACE	28
29	SPACE	--	1	--	--	--			--	1	--	SPACE	30
				Total Load:	10624 VA		9569 VA						
				Total Amps:	89 A		80 A						

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Lighting	6033 VA	100.00%	6033 VA		
Motor	480 VA	100.00%	480 VA	**Total Conn. Load:**	20193 VA
Other	7500 VA	100.00%	7500 VA	**Total Est. Demand:**	20193 VA
Receptacle	6180 VA	100.00%	6180 VA	**Total Conn. Current:**	84 A
				Total Est. Demand Current:	84 A

Notes:

Branch Panel: S

Location: STORAGE 102
Mounting: SURFACE
Enclosure: TYPE 1

Volts: 120/240 Single
Phases: 1
Wires: 3

A.I.C. Rating: 22,000
Mains Rating: 100 A
Main Breaker: 100 A

CKT	Circuit Description	Trip	Poles	Load Classification	A		B		Load Classification	Poles	Trip	Circuit Description	CKT
1	LIGHTING	20 A	1	Lighting	360 VA	550 VA			Lighting	1	20 A	LIGHTING	2
3	RECEPTACLES	20 A	1	Receptacle			900 VA	180 VA	Receptacle	1	20 A	RECEPTACLE	4
5	EF-1	20 A	1	Motor	480 VA	1500 VA			Other	1	20 A	HAND DRYER	6
7	HAND DRYER	20 A	1	Other			1500 VA	2250 VA	Other	2	30 A	EWH-1	8
9	SPARE	20 A	1	--	0 VA	2250 VA			--	--	--	--	10
11	SPARE	20 A	1	--			0 VA	0 VA	--	1	20 A	SPARE	12
13	SPARE	20 A	1	--	0 VA	0 VA			--	1	20 A	SPARE	14
15	SPARE	20 A	1	--			0 VA	0 VA	--	1	20 A	SPARE	16
17	SPACE	--	1	--	--	--			--	1	--	SPACE	18
				Total Load:	5140 VA		4830 VA						
				Total Amps:	43 A		40 A						

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Lighting	910 VA	100.00%	910 VA		
Motor	480 VA	100.00%	480 VA	**Total Conn. Load:**	9970 VA
Other	7500 VA	100.00%	7500 VA	**Total Est. Demand:**	9970 VA
Receptacle	1080 VA	100.00%	1080 VA	**Total Conn. Current:**	42 A
				Total Est. Demand Current:	42 A

Notes:

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PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description

LIONS PARK
CITY OF GRIMES
725 NE 5TH ST.
GRIMES, IA 50111

Project Number	23567
Issue	100% CDS
Date	2025-05-28

ELECTRICAL SCHEDULES

E302

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