

Planning and Zoning Commission Agenda

Grimes Planning and Zoning Commission
September 2, 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. American Mechanical Site Plan
2. Chase Bank Site Plan
3. Hope Meadows Phase 2 Rezone
4. Brookside Village Multi-Tenant Building Site Plan
5. Adjournment

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

This meeting of the Grimes Planning and Zoning Commission was called to order Tuesday, August 5, 2025, at 5:30 p.m.

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

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

Absent: Adam Bunge

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

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

2. APPROVAL OF THE MINUTES

Motion by Lickteig, Second by Reiland, to approve the minutes from the July 1, 2025 meeting
Roll call: Ayes-All: Nays-0 Motion passes: 4-0

B. PUBLIC AGENDA ITEMS

Brookside Village PUD Amendment FKA Fagen Property Rezone

Staff member Martin presented the details of the proposed rezone to Mixed-Use for the southern portion of Brookside Village.

Motion by Reiland, Second by Patterson to approve Brookside Village PUD Amendment FKA Fagen Property Rezone
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Brookside Village Plat 2 Preliminary Plat

Staff member Martin shared details of the proposed preliminary plat including 3 development lots and access from Northeast Destination Drive.

Motion by Lickteig, Second by Reiland to approve Brookside Village Plat 2 Preliminary Plat
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Next meeting September 2, 2025

Meeting is adjourned at 5:41 p.m.

_____

Chairperson Signature

_____

Clerk Signature

Planning & Zoning Staff Report

CITY OF GRIMES

DATE

September 2, 2025

PROJECT NAME

American Mechanical Site Plan

APPLICANT

M&K Investments

REQUESTED ACTION

Approval of site plan to construct a 14,400 sf building, detention basins, parking lot, pavement, and trash enclosure on the 2.35 acre property.

LOCATION

1400 SE 25th Street

ZONING

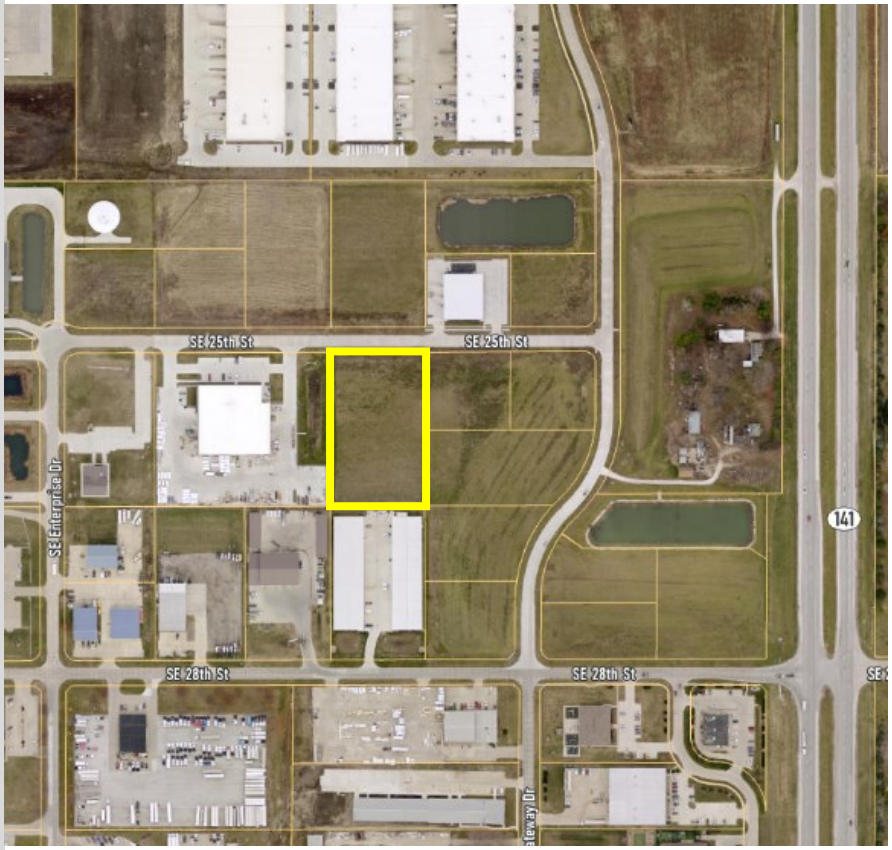
M1-A Commercial and Limited Light Industrial

Highway 141 Mixed Use Development Corridor Overlay District Zone 2

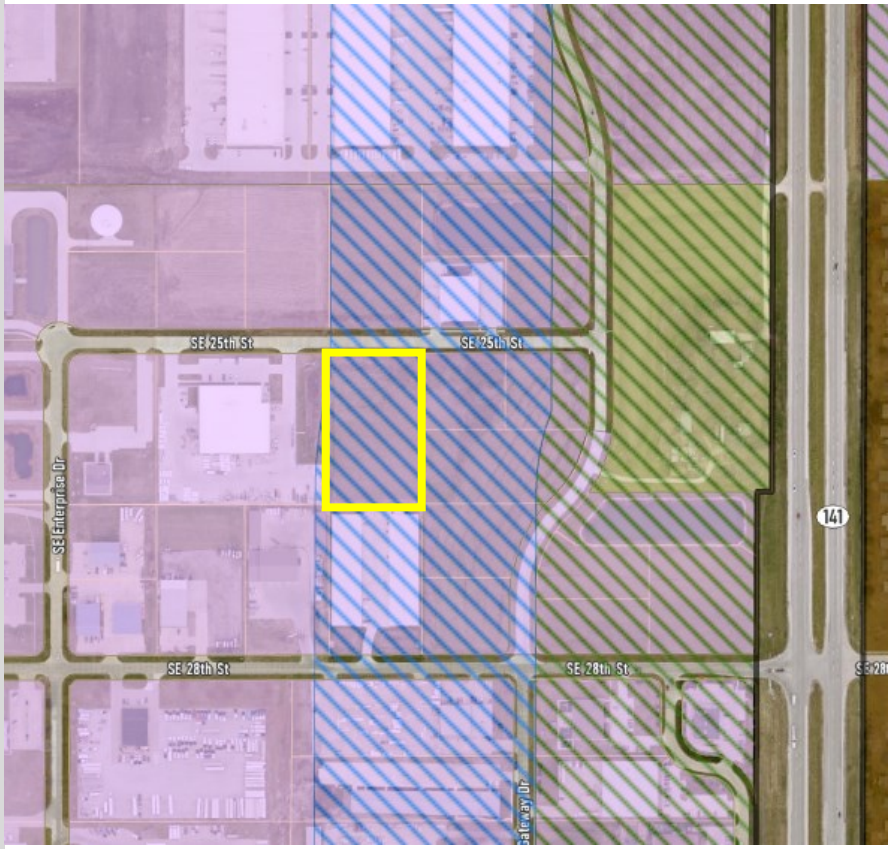
PLANNER

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

Location Map



Zoning Map

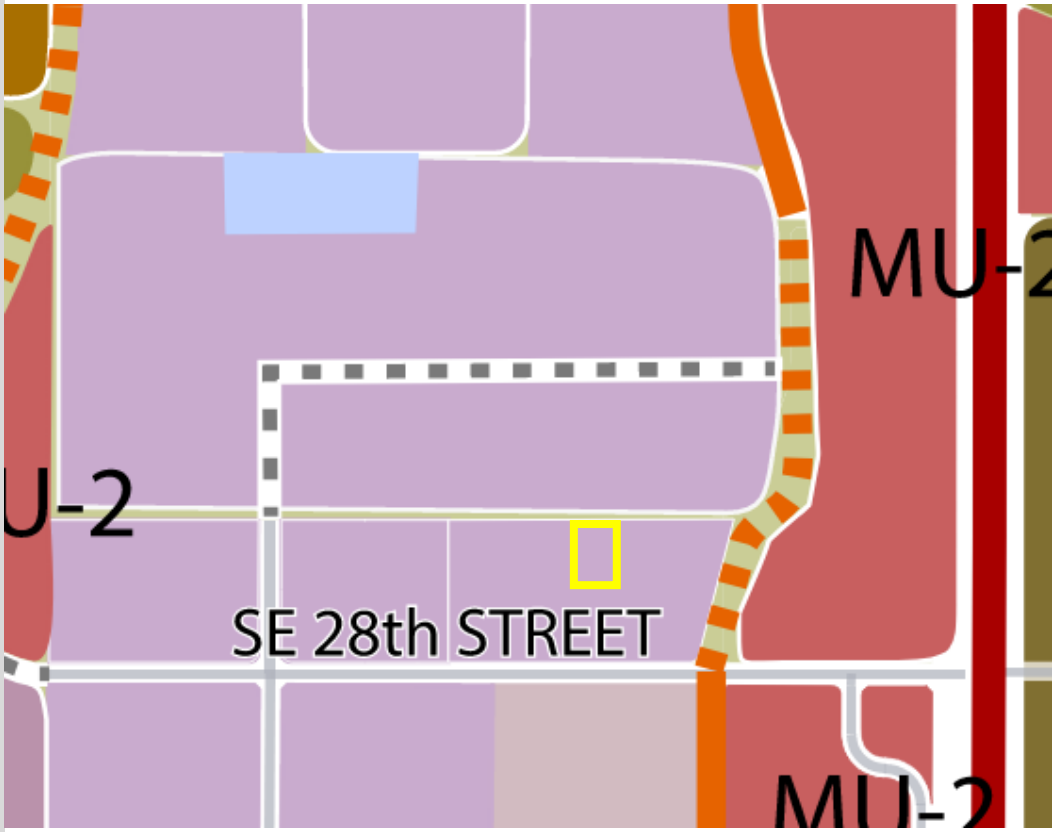


Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Vacant, undeveloped	Light industrial	M1-A; Hwy 141 Mixed use Overlay Zone 2
North	Vacant, undeveloped	Light industrial	M1-A; Hwy 141 Mixed use Overlay Zone 2
South	Light industrial	Light industrial	M1-A; Hwy 141 Mixed use Overlay Zone 2
East	Vacant, undeveloped	Light industrial	M1-A; Hwy 141 Mixed use Overlay Zone 2
West	Light industrial	Light industrial	M1-A

PARKS

The site is industrial, therefore no dedication is required



Future Land Use Map

Site Layout

ACCESS

Access to the site will be provided from a full access on SE 25th Street.

SIDEWALK CONNECTIONS

The site will provide a sidewalk connection to the public sidewalk along SE 25th Street. A sidewalk agreement is proposed for the future public sidewalk along SE 25th Street.

LIGHTING

One parking lot light fixture is proposed on site. All other lighting fixtures are wall-mounted. There is no light spillage onto neighboring properties with the proposed lighting.

BUILDING SETBACKS

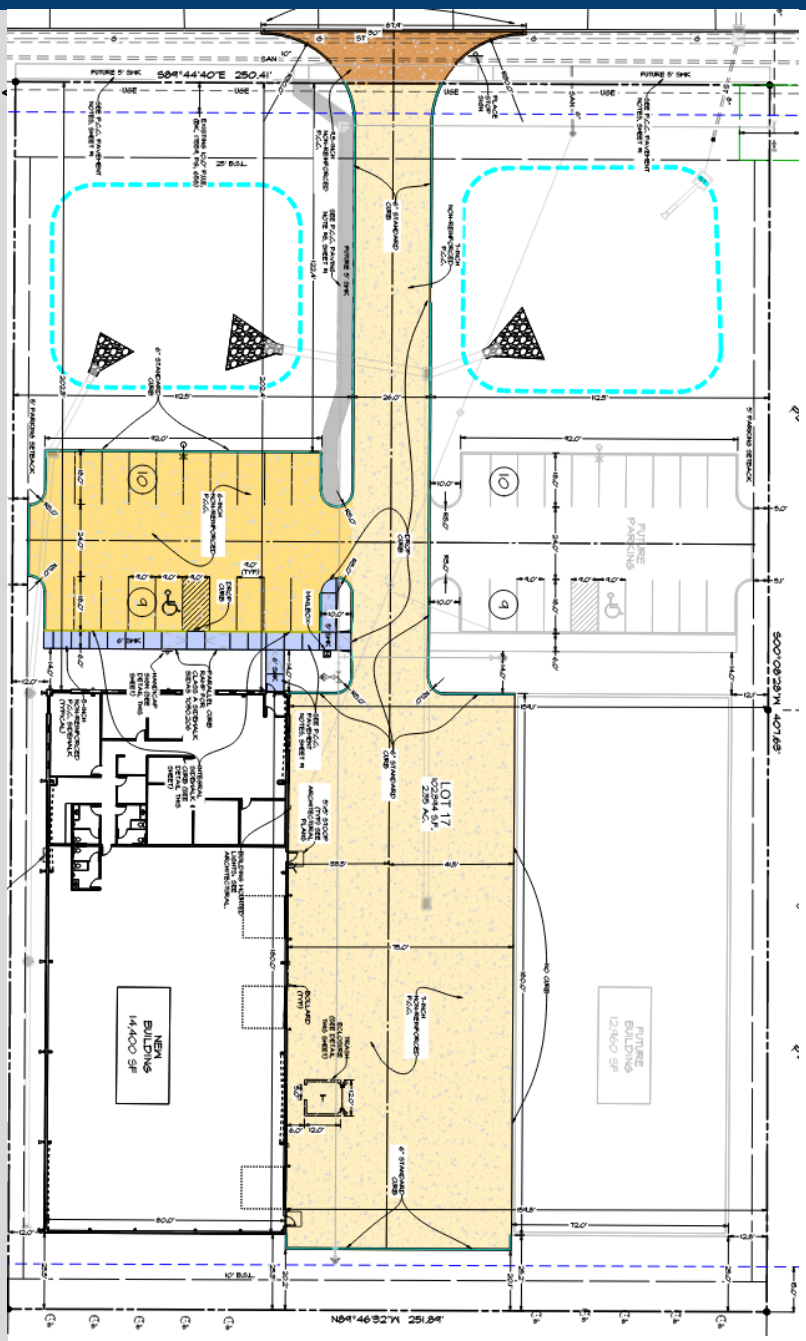
Front: 25 feet

Side: 0 feet, except when adjoining an "R" district or street, then 25 feet

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

FUTURE SITE IMPROVEMENTS

Future building and parking lot shown on the east side of the site are proposed to be constructed at a later date through a site plan amendment process.



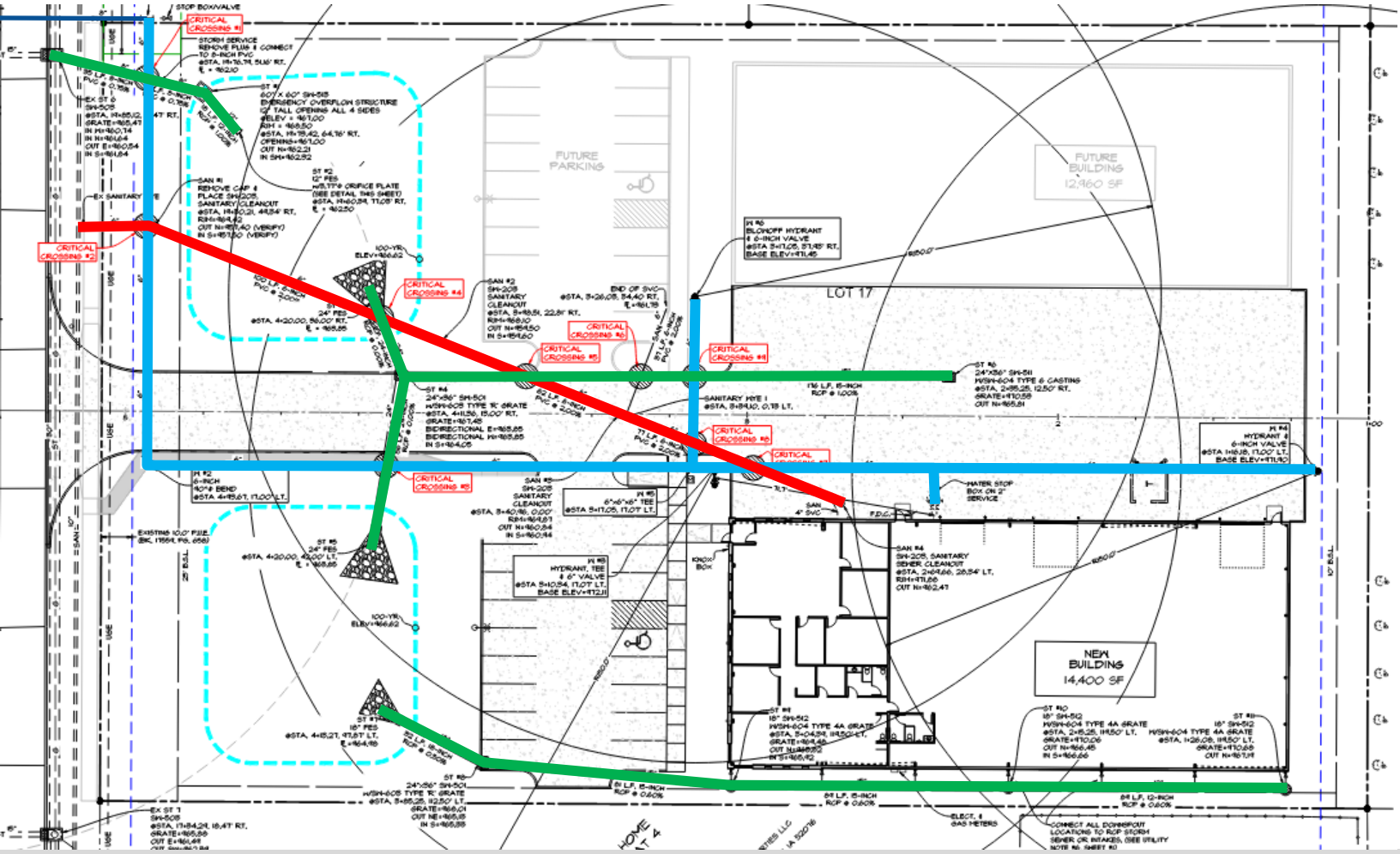
Site Layout

Parking Calculation Table

Required	Proposed
Office: 3 stalls / 1000 sf = 13 stalls Warehouse: 1 stall / 2000 sf = 6 stalls 1 ADA stall 19 total stalls required	19 stalls including 1 ADA stall

Utilities Plan

Utilities Map



SANITARY (RED)

The sanitary line will extend from an existing service stub on the north side of the property and connect to the primary building.

WATER (BLUE)

Water service will connect from an existing service stub on the northeast side of the property and connect to three fire hydrants and the building.

STORM WATER (GREEN)

Roof drains will connect into the storm sewer and discharge to the proposed detention basins. The drainage from the pavement and future improvements will also discharge into the proposed basins. The overflow of the basins will discharge into the public storm sewer system. That ultimately outlets to the immediate detention basin north of the site.

Utilities & Landscaping

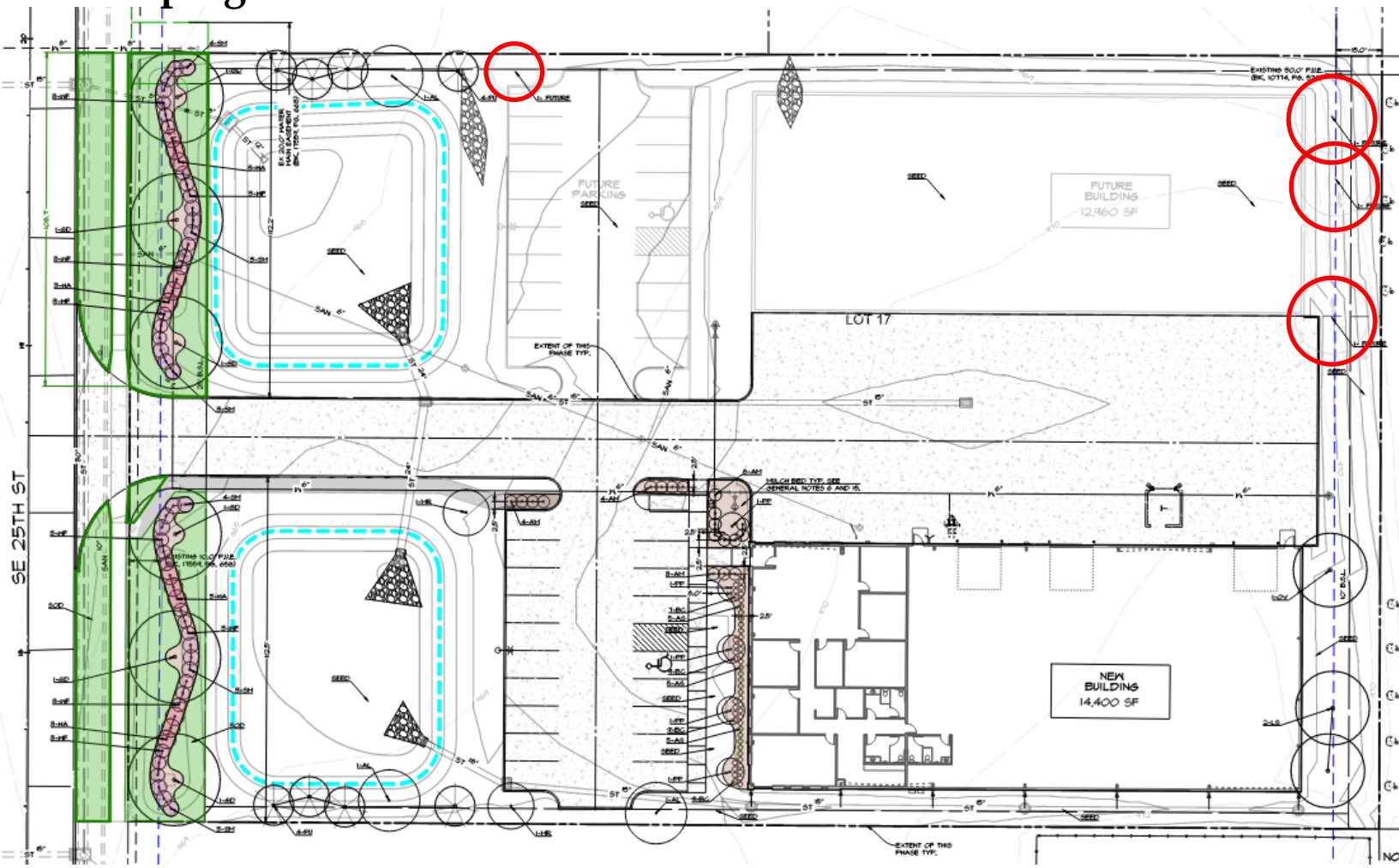
LANDSCAPING

Landscaping on site meets the open space planting requirements and the street tree requirements. Four trees (shown in red) are proposed as future and will be installed with the future phase/site plan amendment.

Required:
Open Space: 2 trees / 1000 sf (31 trees) and 1 shrub / 500 sf (31 shrubs)
Street Trees: 1 overstory tree / 50 lineal feet (5 trees)

Provided:
27 trees and 4 future trees (6 of which are street trees)
75 shrubs

Landscaping Plan



Architecture

BUILDING & ELEVATIONS

The building will be constructed with textured concrete panels, gray and white metal panels, and glazing. No roof mounted equipment is proposed.

DUMPSTER ENCLOSURE

The dumpster enclosure will be constructed with split face block that will match the colors of the building and a cedar board gate with a metal frame.

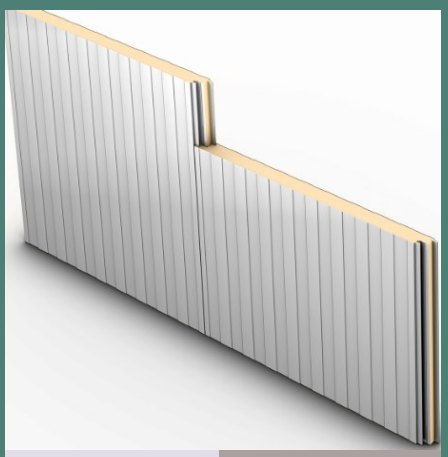
LIGHTING

Wall mounted lighting fixtures are proposed on 3 out of the 4 sides of the building. No proposed lighting is spilling onto neighboring properties.

Material Board



Textured concrete



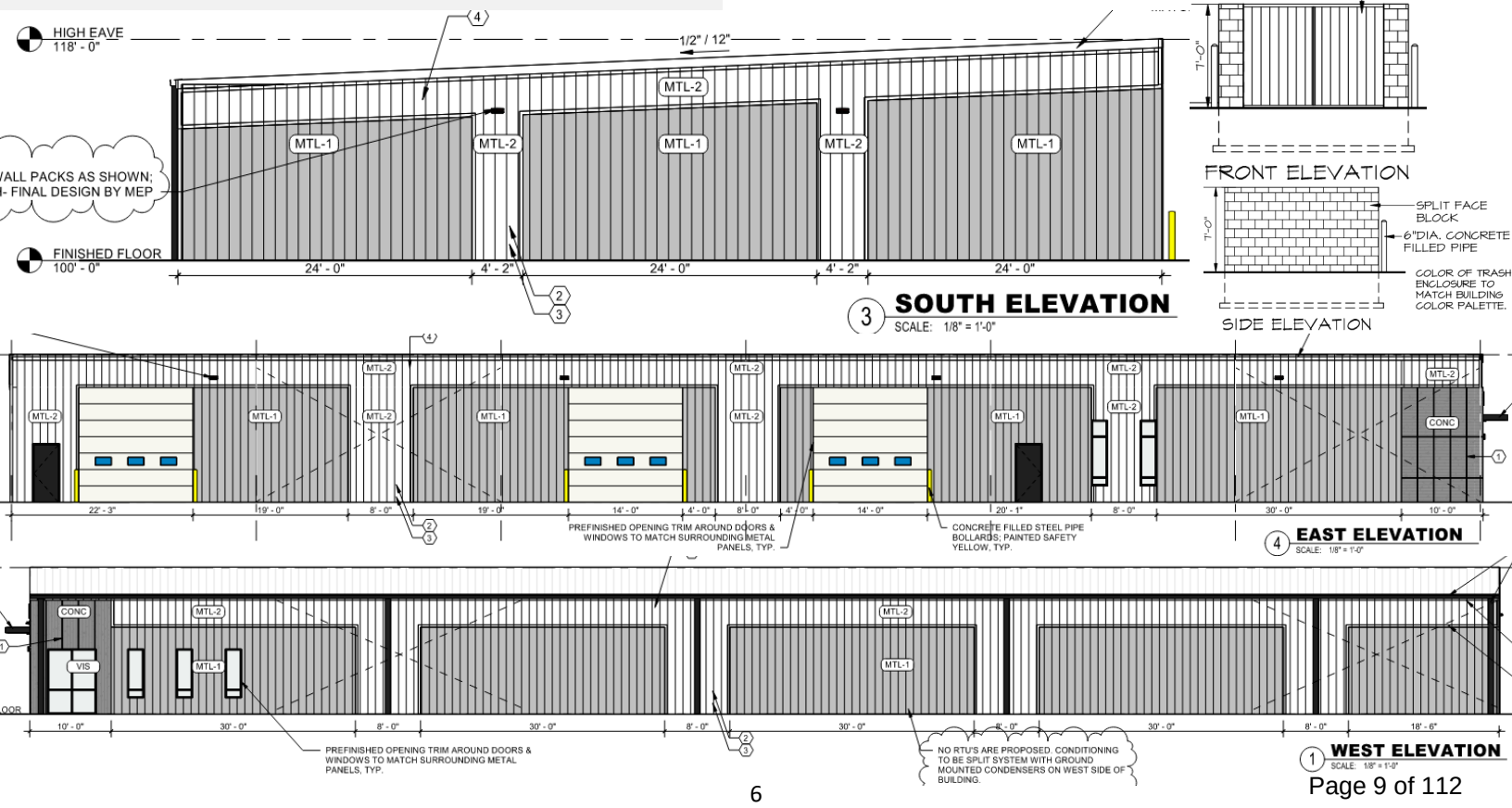
Regal White | Ash Gray

Metal wall panels





Light fixtures



Conclusion

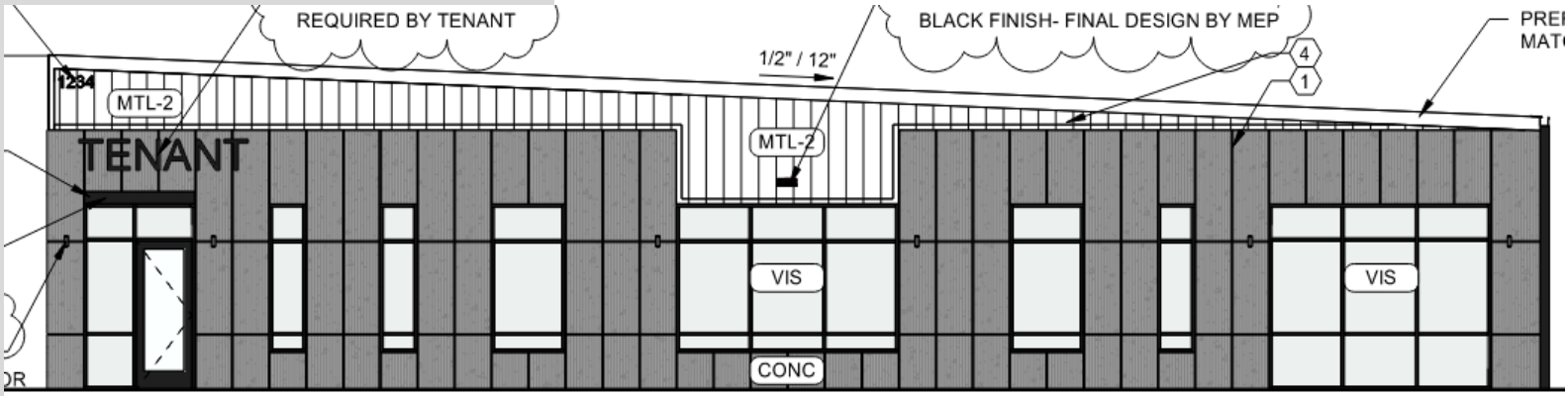
STAFF RECOMMENDATION

Staff recommends approval of the American Mechanical Site Plan subject to remaining staff comments.

Conclusion

Construction of 14,400 sf building, detention basins, parking lot, pavement, and trash enclosure on the 2.35 acre property.

The proposed building is to be composed of textured concrete, white and gray metal wall panels, and glazing materials to meet the architecture requirements for M1-A and Highway 141 Mixed Use Development Corridor Overlay District Zone 2.



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

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	**MATERIAL DESCRIPTION**
CAN-1	PRE-ENGINEERED, PREFINISHED ALUMINUM CANOPY; COLOR: BLACK
CONC	CAST IN PLACE CONCRETE; FORM-BOARD PATTERN; UNPAINTED
MTL-1	PREFINISHED INSULATED METAL WALL PANEL; MESALINE GREEN SPAN (OR APPROVED EQUAL); COLOR: ASH GRAY; HIDDEN FASTENERS, 22 GA. STEEL, 42" WIDE PANELS
MTL-2	PREFINISHED INSULATED METAL WALL PANEL; MESALINE GREEN SPAN (OR APPROVED EQUAL); COLOR: REGAL WHITE; HIDDEN FASTENERS, 22 GA. STEEL, 42" WIDE PANELS
VIS	1" INSULATED VISION GLASS: CLEAR W/ LOW E COATING SET IN PREFINISHED, THERMALLY BORKEN ALUMINUM STOREFRONT FRAMING; COLOR: BLACK

MATERIAL CALCULATIONS (CITY OF GRIMES - 141 CORRIDOR)

NORTH ELEVATION (FRONT)	**1,340.22 SF TOTAL**		**EXCL. GLAZING: 976.22 SF**	**100%**
GLASS / OPENINGS =	396.00 SF	30.0%	0.00 SF	0.00%
CIP CONCRETE =	705.33 SF	53.0%	373.33 SF	75.0%
METAL PANEL =	238.89 SF	17.0%	238.89 SF	25.0%
WEST ELEVATION	**2,793.01 SF TOTAL**			
GLASS / OPENINGS =	84.00 SF	03.0%		
CIP CONCRETE =	194.60 SF	07.0%		
METAL PANEL =	2,514.41 SF	90.0%		

SOUTH ELEVATION	**1,361.91 SF TOTAL**	
GLASS / OPENINGS =	0.00 SF	0.00%
PRECAST CONCRETE =	0.00 SF	0.00%
METAL PANEL =	1,361.91 SF	100%
EAST ELEVATION	**3,413.36 SF TOTAL**	
GLASS / OPENINGS =	84.00 SF	02.0%
CIP CONCRETE =	140.00 SF	04.0%
METAL PANEL =	2,553.58 SF	75.0%
METAL DOORS =	635.78 SF	19.0%

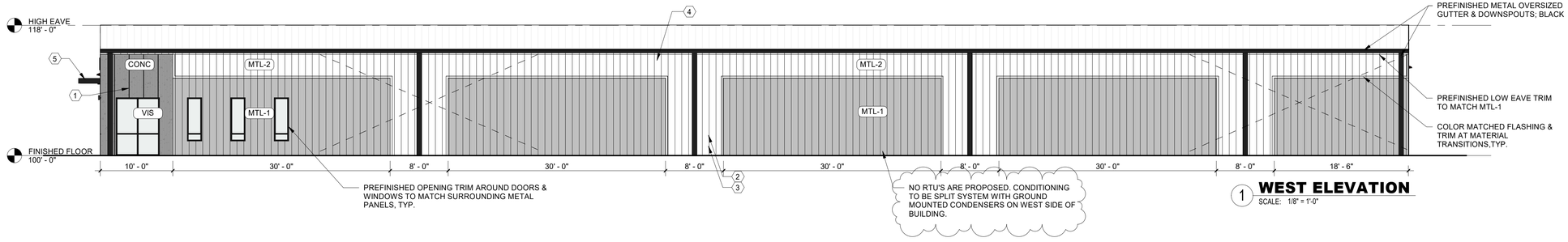
LIST OF 5 APPROVED ARCHITECTURAL TREATMENTS:
1. REVEALS.
2. A VERTICAL ARCHITECTURAL TREATMENT A MINIMUM OF 12" IN WIDTH.
3. COLOR, TEXTURE, OR MATERIAL CHANGE.
4. ARCHITECTURAL BANDING.
5. AWNINGS.

NO BLANK WALL AREA OR FACADE SHALL EXCEED 30 FEET IN HORIZONTAL OR VERTICAL DIRECTION

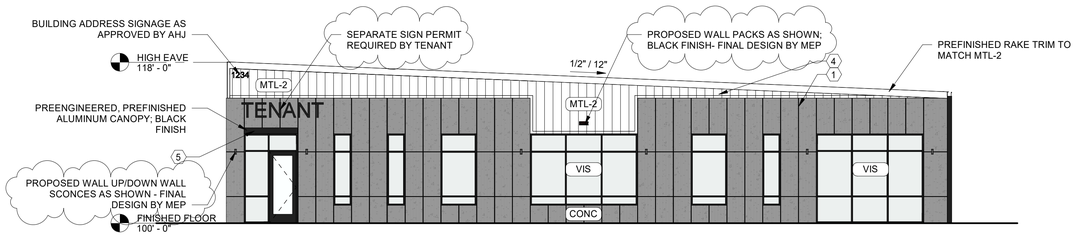
MISC EXTERIOR MATERIAL FINISHES

TYPICAL U.O.N.
- BOLLARDS: CONCRETE FILLED STEEL BOLLARDS PAINTED SAFETY YELLOW.
- FASCIA & SOFFIT: METAL PREFINISHED TO MATCH ADJACENT ROOF COLOR.
- GUTTERS & DOWNSPOUTS: METAL PREFINISHED BLACK.
- CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
- HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
- OVERHEAD PANEL DOORS: METAL PRE-FINISHED WHITE.
- LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.

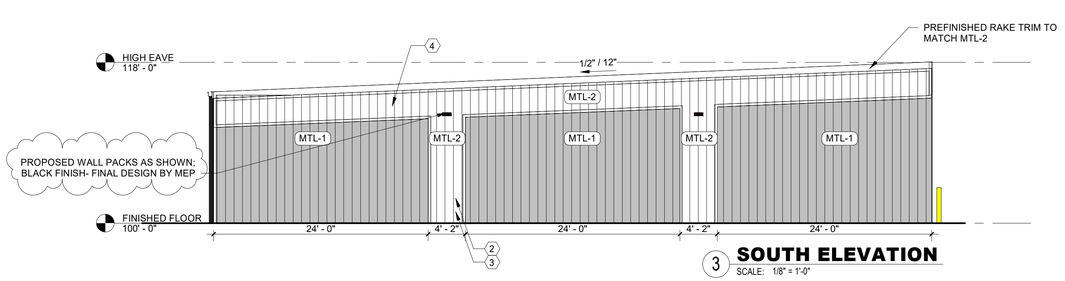
- LIGHT FIXTURES: METAL PRE-FINISHED HOUSINGS BLACK.
- EXTERIOR UTILITY EQUIPMENT: IF ALLOWED, PAINTED TO MATCH ADJACENT MATERIAL.



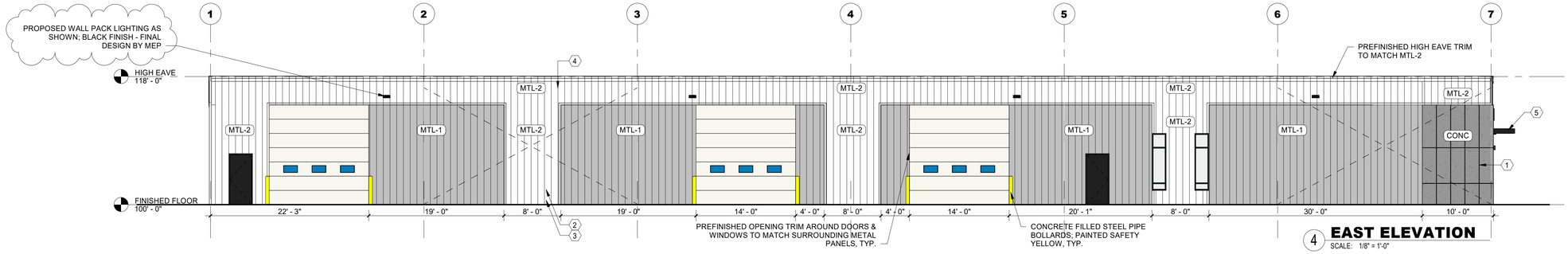
1 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"



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



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



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

SIMONSON
PLANNING ▪ ARCHITECTURE ▪ INTERIORS
Simonson + Associates Architects LLC
1717 Ingersoll Ave. Suite 117, Des Moines, Iowa 50309
Ph. 515-440-5626
www.simonsonassoc.com

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AMERICAN MECHANICAL
GRIMES, IA

NOT FOR CONSTRUCTION

Rev. #	Issue / Revision	Date
	ISSUED FOR SITE PLAN REVIEW	2025-06-26
1	REISSUED FOR SITE PLAN REVIEW	2025-08-13

Proj. No. 25015 | SAA | Proj. Mgr. BLS

Sheet Title
COLORED ELEVATIONS

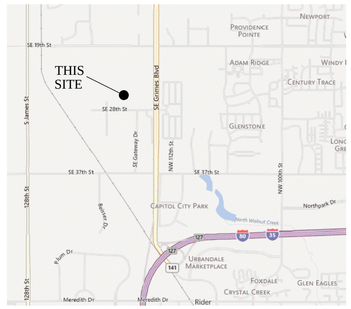
Sheet No.
M-201

J:\2025\25015 American Mechanical - 1400 SE 25th St, Grimes, IA\CAD-arch\25015_American Mechanical R-24.rvt
8/18/2025 9:28:31 AM

SITE PLAN

AMERICAN MECHANICAL
GRIMES, IOWA

1400 SE 25TH STREET, GRIMES, IOWA 50111



LOCATION MAP
NO SCALE

NORTH

Sheet List Table

SHEET NUMBER	SHEET TITLE
1	COVER
2	DIMENSION PLAN
3	UTILITY PLAN
4	GRADING & SWPPP PLAN
5	GRADING & SWPPP NOTES
6	LANDSCAPE PLAN
A2.0	EXTERIOR ELEVATION

FLOOD ZONE
ZONE 'X'
FEMA FLOOD INSURANCE RATE MAP (FIRM)
PANEL NO. 19153C0161F.
EFFECTIVE DATE: 2/1/2019

OPEN SPACE
REQUIRED - 15% OF 102,344 SQ. FT.=15,354 S.F.
PROVIDED - 54.73% = 60,154 SQ. FT.

SITE AREAS

	PROPOSED		EXISTING	
BUILDING	14,400 SQ. FT.	14.06%		
IMPERVIOUS	26,835 SQ. FT.	26.21%		
OPEN SPACE	60,154 SQ. FT.	54.73%	102,344 SQ. FT	100%
TOTAL	102,344 SQ. FT.	100.0%		

SETBACKS
FRONT YARD - 25'
SIDE YARD - 0' EXCEPT WHEN ADJOINING 'R' DISTRICT OR STREET, THEN 25'
REAR YARD - 25', HOWEVER FOR EVERY FOOT THE FRONT YARD IS INCREASED OVER 25 FEET, THE REAR YARD MAY BE DECREASED IN DIRECT PROPORTION THERETO, BUT IN NO CASE SHALL THE REAR YARD BE LESS THAN 10 FEET.
MAXIMUM HEIGHT - 50 FEET

PARKING STALLS
REQUIRED: OFFICE 3 STALLS/1000 SF 4,097/1000 x 3 = 13 SPACES
WAREHOUSE 1 STALL/2000 SF 10,303/2,000 X 1 = 6 SPACES
19 SPACES TOTAL REQUIRED
REQUIRED ADA: 1 SPACE
PROVIDED: 19 SPACES - INCL. 1 ADA SPACE
(+40 ADDITIONAL SPACE EAST OF WAREHOUSE)

NOTE
AREAS AND PARKING QUANTITIES SHALL BE UPDATED AS NEEDED PRIOR TO FUTURE BUILDING, PARKING PLANNING & CONSTRUCTION.

OWNER
M&K INVESTMENTS
11803 NW 102ND AVENUE
GRANGER IA 50111

APPLICANT / DEVELOPER
M&K INVESTMENTS
11803 NW 102ND AVENUE
GRANGER IA 50111

ENGINEER
MELISSA HILLS
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, SUITE 12
DES MOINES IA 50322
515-276-4884 X225

LEGAL DESCRIPTION
LOT 17, M-KEDS HOME PLACE PLAT 3, AN OFFICIAL PLAT RECORDED IN BOOK 17559, PAGE 642, POLK COUNTY RECORDER'S OFFICE. SAID AREA CONTAINS 2.35 ACRES.

ZONING
M-1A COMMERCIAL AND LIMITED LIGHT INDUSTRIAL DISTRICT
AND
ZONE 2 OF HWY 141 MIXED USE DEVELOPMENT CORRIDOR OVERLAY DISTRICT

PLANNED LAND USE
OFFICE AND WAREHOUSE
(4097 SF OFFICE & 10303 WAREHOUSE)

EMPLOYEES
8 FULL TIME EMPLOYEES
31 FIELD PERSONNEL - VEHICLE PARKING

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

SCHEDULE
AUGUST 2025 BEGIN CONSTRUCTION
SPRING 2026 COMPLETE CONSTRUCTION

GENERAL LEGEND

PROPOSED
PLAT BOUNDARY
SECTION LINE
LOT LINE
CENTERLINE
EASEMENT LINE
FLARED END SECTION
TYPE SW-501 STORM INTAKE
TYPE SW-502 STORM INTAKE
TYPE SW-503 STORM INTAKE
TYPE SW-504 STORM INTAKE
TYPE SW-505 STORM INTAKE
TYPE SW-506 STORM INTAKE
TYPE SW-511 STORM INTAKE
TYPE SW-512 STORM INTAKE
TYPE SW-513 STORM INTAKE
TYPE SW-401 STORM MANHOLE
TYPE SW-402 STORM MANHOLE
TYPE SW-403 STORM MANHOLE
TYPE SW-403 STORM MANHOLE
TYPE SW-301 SANITARY MANHOLE
TYPE SW-302 SANITARY MANHOLE
TYPE SW-304 SANITARY MANHOLE
STORM/SANITARY CLEANOUT
WATER VALVE
FIRE HYDRANT ASSEMBLY
BLOW-OFF HYDRANT
DETECTABLE WARNING PANEL
SANITARY SEWER WITH SIZE
SANITARY SERVICE
STORM SEWER WITH SIZE
STORM SERVICE
WATER SEWER WITH SIZE
WATER SERVICE
PROPOSED CONTOUR
SILT FENCE
RIP RAP
ADDRESS

EXISTING
LOT LINE
SANITARY/STORM MANHOLE
WATER VALVE
FIRE HYDRANT
STORM SEWER SINGLE INTAKE
STORM SEWER DOUBLE INTAKE
STORM SEWER ROUND INTAKE
FLARED END SECTION
DECIDUOUS TREE
CONIFEROUS TREE
SHRUB
POWER POLE
STREET LIGHT
GUY ANCHOR
ELECTRIC TRANSFORMER
GAS METER
TELEPHONE RISER
SIGN
CATV UNDERGROUND TELEVISION
UGE UNDERGROUND ELECTRIC
UG UNDERGROUND GAS
UGFO UNDERGROUND FIBER OPTIC
UGT UNDERGROUND TELEPHONE
OHA OVERHEAD ELECTRIC
SAN 6" SANITARY SEWER WITH SIZE
ST 12" STORM SEWER WITH SIZE
W 8" WATER MAIN WITH SIZE
926 EXISTING CONTOUR
TREELINE
B.S.L. BUILDING SETBACK LINE
P.U.E. PUBLIC UTILITY EASEMENT
M.O.E. MINIMUM OPENING ELEVATION
U.N.O. UNLESS NOTED OTHERWISE
DIVERSION DITCH
ZONE A FEMA FLOOD ZONE

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS:

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

GENERAL NOTES
1. ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
   - a. CITY OF GRIMES ENGINEERING DEPARTMENT
   - b. AMERICAN MECHANICAL ATTN: MATTHEW COOPER 515.259.7213
   - c. CIVIL ENGINEERING CONSULTANTS, INC. PHONE: 515.276.4884
   - d. IOWA ONE-CALL
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT VERSION OF URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON DATE OF APPROVAL AND CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
3. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN AND STORM SEWER SERVICES. GROUNDING ROD SHALL BE PLACED PER URBAN SPECIFICATIONS.
4. LOCATIONS AND DIMENSIONS SHOWN ON PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. ENGINEER DOES NOT GUARANTEE ACCURACY OF INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS RESPONSIBILITY OF CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING AREA TO DETERMINE PRESENT AND EXACT LOCATION OF FACILITIES BEFORE BEGINNING WORK.
5. CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITIES OR STRUCTURES AT SITE. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR SHALL NOTIFY PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR INTERRUPTION OF SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER FOR RESOLUTION.
6. CIVIL ENGINEERING CONSULTANTS, INC. IS NOT GEOTECHNICAL ENGINEER AND RECOMMENDS THAT SET OF PLANS BE REVIEWED BY GEOTECHNICAL ENGINEER AND GEOTECHNICAL SOILS REPORT BE PREPARED PRIOR TO CONSTRUCTION OF PROJECT.
7. ALL UNDEVELOPED AREAS OF SITE SHALL REMAIN GREEN SPACE. ANY EXPANSION FOR PARKING, STORAGE, ETC., WILL BE APPROVED PRIOR TO ANY WORK BEING DONE.
8. ALL INTERIOR BUILDING CODES ARE NOT PART OF APPROVAL AND WILL BE ADDRESSED AT TIME OF BUILDING PERMIT SUBMITTAL AFTER SITE PLAN APPROVAL.
9. FACILITY SHALL BE SPRINKLED AND INCLUDE MONITORING SYSTEM. LOCATION OF KNOX BOX WILL BE DETERMINED WITH BUILDING PERMIT.
10. ALL LIGHT FROM SITE SHALL NOT SPILL OUT ONTO ADJACENT PROPERTIES.
11. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
12. PROVIDE 2' CONCRETE BOXOUT AROUND ALL INTAKES AND MANHOLES WITHIN PAVED AREAS.
13. ALL DEBRIS SPILLED ON CITY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY OWNER/CONTRACTOR IMMEDIATELY.
14. VERIFY COORDINATES AND BUILDING CORNERS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
15. ALL ELEVATIONS ARE PROPOSED GRADE AT TOP OF SLAB UNLESS OTHERWISE NOTED.
16. ALL ELEVATIONS ARE TO CITY OF GRIMES DATUM.

UTILITY NOTES
1. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR, AT CONTRACTOR'S EXPENSE, TO SATISFACTION OF UTILITY OWNER.
2. ALL SERVICES SHALL BE CONSTRUCTED TO WITHIN 5 FEET OF OUTSIDE OF BUILDING WALLS.
3. SIZE AND MATERIALS OF SANITARY SEWER SERVICE SHALL COMPLY WITH CITY ADOPTED PLUMBING CODE.
4. ALL EXISTING TILE LINES ENCOUNTERED SHALL BE RESTORED OR ROUTED TO STORM SEWER WHETHER ACTIVE OR NOT.
5. SITE UTILITY CONTRACTOR SHALL COORDINATE ALL BUILDING SERVICE CONNECTIONS WITH BUILDING MECHANICAL CONTRACTOR.
6. CONNECT ALL DOWNSPOUT LOCATIONS TO RCP STORM SEWER OR INTAKES WITH 4"Ø SDR 35 FOOTING DRAIN PER SUDAS SECTION 4040. PREFORMED SADDLE WYES OR TEES REQUIRED FOR CONNECTION TO RCP.

PCC PAVEMENT NOTES
1. SEE PLAN VIEW FOR SPECIFIC PAVEMENT DEPTHS. ALL PAVING SHALL BE NON-REINFORCED P.C.C.
2. DRIVEWAY APPROACHES FROM STREET CURB TO BACK OF SIDEWALK SHALL MATCH EXISTING PAVEMENT DEPTH (9.5-INCH, 8-INCH MINIMUM) OF SE 25TH STREET AND NEW SIDEWALKS MUST HAVE DETECTABLE WARNING PANELS.
3. ALL PAVING SHALL BE IN ACCORDANCE WITH S.U.D.A.S. STANDARD SPECIFICATIONS, 2024 VERSION.
4. 6-INCH CURBS SHALL BE CAST INTEGRAL WITH CONCRETE PAVEMENT UNLESS NOTED OTHERWISE. EDGES SHALL BE ROUNDED BUT BUT NOT ROLLED.
5. PCC SIDEWALKS SHALL BE 4 INCHES THICK. SIDEWALKS IN PUBLIC RIGHTS-OF-WAY SHALL BE SCORED IN 5' SQUARES. SIDEWALKS WITHIN SITE SHALL HAVE TRANSVERSE CONSTRUCTION JOINTS SPACING SHALL BE AT LEAST 5 FEET MAXIMUM CENTERS FOR 5 FEET WIDE WALKS, AND 6 FEET MAXIMUM CENTERS FOR WALKS 6 FEET IN WIDTH. PLACE EXPANSION JOINTS WHERE WALK MEETS OTHER WALKS, BACK OF CURBS, FIXTURES, OR OTHER STRUCTURES, AND AT INTERVALS NOT EXCEEDING 50 FEET. SIDEWALKS SHALL HAVE CROSS SLOPE OF 2% MAX., 1.5% PREFERRED, DRAINING TOWARDS BACK OF CURB.
6. CONTRACTOR IS NOT ALLOWED TO CURB-JUMP INTO SITE.
7. THE INSTALLATION OF THE PUBLIC SIDEWALK ALONG SE 25TH STREET WILL BE DEFERRED UNTIL A LATER DATE. AN AGREEMENT TO INSTALL THIS FUTURE WALK WILL BE REQUIRED. INSTALLATION IS TO BE COMPLETED WITHIN 90 DAYS OF BEING NOTIFIED BY THE CITY.
8. THE PRIVATE SIDEWALK WEST OF THE ENTRANCE DRIVE SHALL BE COMPLETED ONCE THE PUBLIC WALK ALONG SE 25TH/ STREET HAS BEEN COMPLETED.

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

PLANTING NOTES
1. ALL SITEWORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH CITY OF GRIMES STANDARD SPECIFICATIONS U.N.O.
2. ALL PLANT MATERIAL SHALL MEET OR EXCEED MINIMUM REQUIREMENTS SHOWN IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1).
3. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR PERIOD OF ONE YEAR FROM DATE OF INITIAL ACCEPTANCE.
4. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF LANDSCAPE ARCHITECT AND CITY.
5. DECIDUOUS TREES LARGER THAN 1-1/2" CALIPER SHALL BE STAKED (2 STAKES) AND WRAPPED IMMEDIATELY AFTER PLANTING. TREE WRAP SHALL BE HELD IN PLACE WITH DEGRADABLE STRING. TAPES AND PLASTIC TIES ARE NOT ALLOWED.
6. ALL TREES, SHRUBS, BEDS & GROUND COVERS SHALL BE MULCHED WITH 3-INCHES SHREDDED HARDWOOD MULCH U.N.O.
7. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE. DRAWING SHALL PREVAIL WHERE CONFLICT OCCURS.
8. ONE WEEK PRIOR TO INSTALLATION, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AT CIVIL ENGINEERING CONSULTANTS, INC. (TELEPHONE 515/276-4884).
9. CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
10. ALL DECIDUOUS TREES SHALL BE PLANTED AT LEAST 5' FROM R.O.W.
11. ALL DISTURBED AREAS SHALL BE SODDED PER DRAWING U.N.O.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF CONTAINERS, WIRE BASKETS, AND BINDING CORDS ON ALL PLANT MATERIAL PRIOR TO INITIAL ACCEPTANCE. CONTRACTOR TO REMOVE PLANT TAGS AFTER INITIAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND CITY.
13. ALL METERS AND GROUND-MOUNTED MECHANICAL UNITS TO BE SCREENED BY PLANTINGS.
14. NO OVERSTORY TREES ARE ALLOWED WITHIN PUBLIC SANITARY AND STORM SEWER EASEMENTS.

SODDING NOTES
1. SOD SHALL BE FOUR WAY BLEND CONTAINING 25% OF EACH OF FOLLOWING: KENTUCKY BLUEGRASS AND ONE OTHER BLUEGRASS, CREEPING RED FESCUE, AND TALL FESCUE. CONTENT MAY VARY UP TO 5%.
2. SOD SHALL BE CUT AT UNIFORM THICKNESS OF APPROXIMATELY 1" PLUS OR MINUS 1/4".
3. BEFORE STRIPPING, SOD SHALL BE MOWED TO UNIFORM HEIGHT OF 2 1/2".
4. SOD SHALL BE REASONABLY FREE OF DISEASE AND SOIL-BORNE INSECTS.
5. SOD SHALL BE FREE OF OBJECTIONABLE GRASSY AND BROADLEAF WEEDS.
6. SOD SHALL BE HARVESTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY NOT ADVERSELY AFFECT SURVIVAL OF SOD.
7. SOD SHALL BE CUT, DELIVERED AND INSTALLED IN TIME PERIOD OF 36 HOURS.
8. SOD BED SHALL BE IN FIRM BUT UNCOMPACTED CONDITION WITH RELATIVELY FINE TEXTURE AND FREE OF FOOTPRINTS DEEPER THAN 1/2" AT TIME OF SODDING.
9. SOD SHALL BE LAID WITH STAGGERED JOINTS AT RIGHT ANGLES TO DIRECTION OF SLOPE.
10. SOD SHALL BE STAKED ON ALL SLOPES THAT ARE 4:1 OR STEEPER.
11. IN ABSENCE OF ADEQUATE RAINFALL, SOD SHALL BE WATERED BY CONTRACTOR FOR THIRTY DAYS. IRRIGATION SHALL MAINTAIN MOISTURE TO DEPTH OF 4 INCHES.
12. SOD SHALL NOT BE MOWN UNTIL IT IS FIRMLY ROOTED. NO MORE THAN 1/3 OF GRASS LEAF SHALL BE REMOVED AT ANY ONE TIME.

BENCHMARKS
a. 64D-001 - BURY BOLT ON FH, S. SIDE OF SE 28th ST MID BLOCK OF LOT ADDRESS 2800 (NATIONAL WATERWORKS BUILDING).
ELEV. = 962.04 (City of Grimes Datum)

b. 64D-002 - BURY BOLT ON FH, AT SE. CORNER OF GATEWAY DR. AND SE 28th ST INTERSECTION.
ELEV. = 962.75 (City of Grimes Datum)

c. 64C-004 - BURY BOLT ON FH, S. SIDE OF SE 28th ST MID BLOCK OF LOT ADDRESS 1200
ELEV. = 967.15 (City of Grimes Datum)

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

CERTIFICATION

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

PRELIMINARY

MELISSA M. HILLS, IOWA LIC. NO. 16023 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1-3

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

BY: PRELIMINARY DATE: _____
KENT R. ZARLEY, IOWA REG. NO. 251
MY LICENSE RENEWAL DATE IS JUNE 30, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:

PRELIMINARY

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

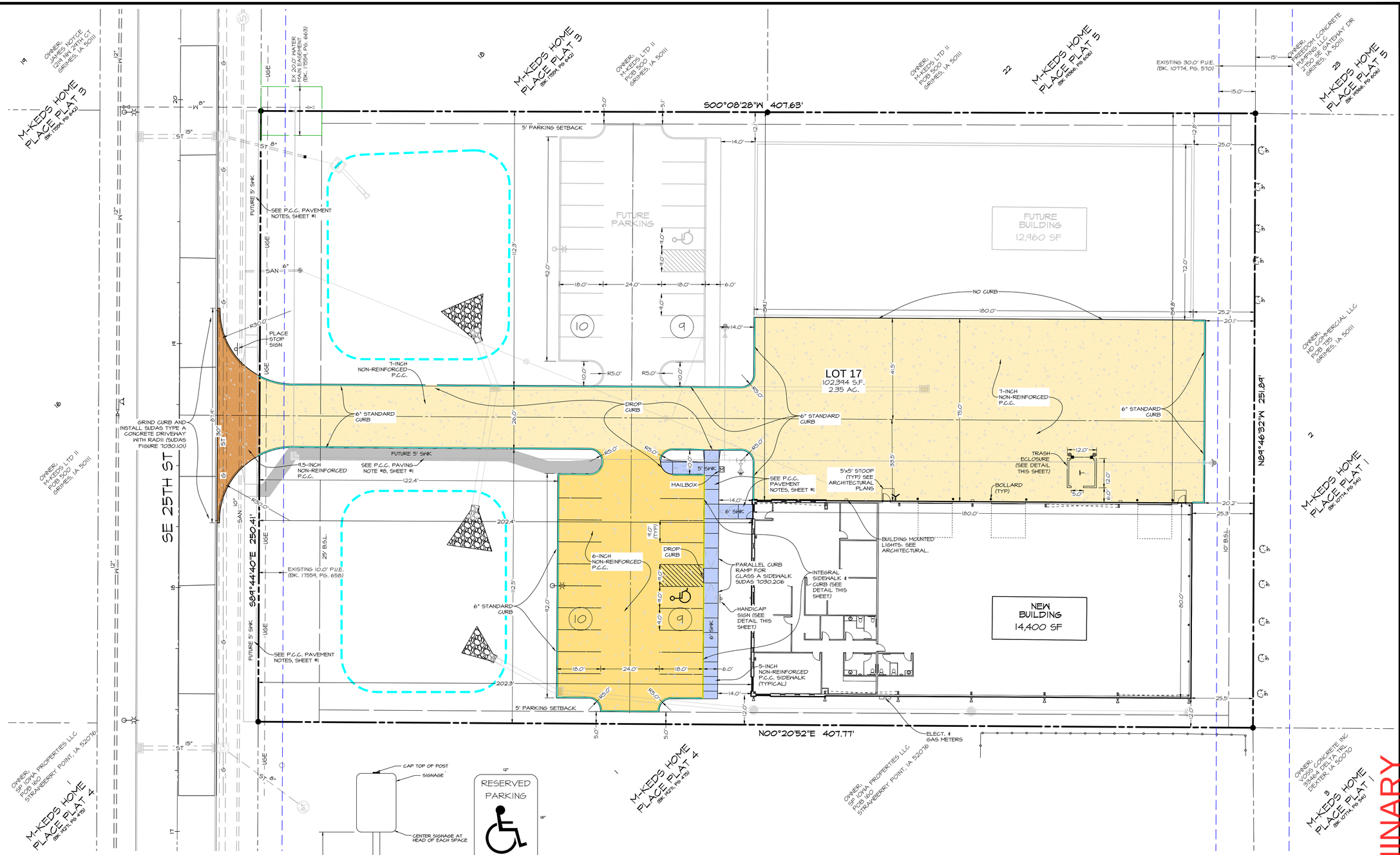
DATE:	Aug. 14, 2025	3RD SUBMIT 07-14-2025	2ND SUBMIT 06-06-2025	1ST SUBMIT 06-26-2025	04/09/2025
DATE OF SURVEY:					MMH
DESIGNED BY:					CM
DRAWN BY:					

AMERICAN MECHANICAL
GRIMES, IOWA
COVER

SHEET
1
OF 6

E-9380

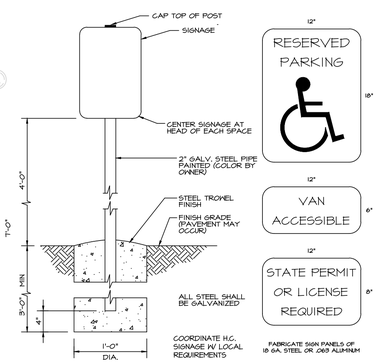
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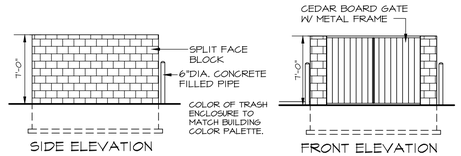
QUANTITIES:
PAVING

88 LF.	CURB GRIND
659 SY.	6-INCH NON-REINFORCED P.C.C.
2,132 SY.	7-INCH NON-REINFORCED P.C.C.
97 SY.	9.5-INCH NON-REINFORCED P.C.C.
3,122 SY.	SUBGRADE PREPARATION
95 SY.	4-INCH P.C.C. - ALL SIDEWALK PAVING

NOTE
QUANTITIES SHALL BE UPDATED AS NEEDED PRIOR TO FUTURE BUILDING, PARKING, & SIDEWALK PLANNING & CONSTRUCTION.

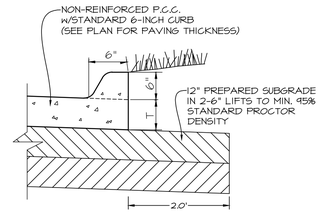


DETAIL: HANDICAP SIGNAGE
NO SCALE

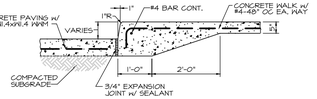


NOTE: PROVIDE 5' WIDE OPENING ON WEST SIDE OF STRUCTURE FOR PEDESTRIAN ACCESS. ENCLOSURE COLOR TO MATCH BUILDING COLOR

SPLIT FACE BLOCK SCREENING DETAIL
NO SCALE



STANDARD CURB DETAIL
NO SCALE



DETAIL: INTERGRAL SIDEWALK AND CURB
NO SCALE

NORTH
SCALE: 1"=20'
0' 5' 10' 15' 20' 40'

PRELIMINARY

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

DATE: Aug. 14, 2025
3RD SUBMIT 08-14-2025
2ND SUBMIT 08-06-2025
1ST SUBMIT 06-26-2025
DATE OF SURVEY: 04/09/2025
DESIGNED BY: MMH
DRAWN BY: CM

AMERICAN MECHANICAL
GRIMES, IOWA
DIMENSION PLAN

SHEET 2 OF 6
E-9380

G:\FILES\ROGERS\CAD DRAWINGS\CONSTRUCTION DOCUMENTS\SITE PLANS\2 DIMENS. (CM).DWG, 11.8/2025 2:29:26 PM

EX SAN E
SANITARY MANHOLE
@STA. 20+33.41, 25.44' RT.
RIM=966.09
IN W=956.16
OUT E=956.16

W #1
8"x6"x8"
TAPPING TEE
@STA 19+97.04, 47.00' RT.

EX WATER
STOP BOX/VALVE

CRITICAL CROSSING #1

STORM SERVICE
REMOVE PLUG & CONNECT
TO 8-INCH PVC
@STA. 19+76.79, 51.16' RT.
FL = 962.10

EX. 20.0' WATER MAIN EASEMENT (BK. 17594, PG. 663)

EX ST 6A
SW-501
@STA. 19+84.80, 17.65' LT.
GRATE=964.67
OUT S=961.99

38 L.F. 8-INCH PVC @ 0.75%

EX ST 6
SW-503
@STA. 19+85.12, 17.47' RT.
GRATE=965.47
IN W=960.74
IN N=961.64
OUT E=960.54
IN S=961.84

ST #1
60"X 60" SW-513
EMERGENCY OVERFLOW STRUCTURE
12" TALL OPENING ALL 4 SIDES
@ELEV = 967.00
RIM = 968.50
@STA. 19+73.42, 64.76' RT.
OPENING=967.00
OUT N=962.21
IN SW=962.32

ST #2
12" FES
w/3.77"ø ORIFICE PLATE
(SEE DETAIL THIS SHEET)
@STA. 19+60.39, 77.03' RT.
FL = 962.50

SAN #1
REMOVE CAP &
PLACE SW-203,
SANITARY CLEANOUT
@STA. 19+30.21, 44.34' RT.
RIM=969.42
OUT N=957.40 (VERIFY)
IN S=957.50 (VERIFY)

EX SANITARY WYE

CRITICAL CROSSING #2

100-YR ELEV=966.62

SAN - 6"
100 L.F. 6-INCH PVC @ 7.00%

ST #3
24" FES
@STA. 4+20.00, 36.00' RT.
FL = 963.85

CRITICAL CROSSING #4

SAN #2
SW-203
SANITARY
CLEANOUT
@STA. 3+18.51, 22.81' RT.
RIM=968.10
OUT N=954.50
IN S=954.60

CRITICAL CROSSING #5

CRITICAL CROSSING #6

END OF SVC
@STA. 3+26.03, 34.40' RT.
FL=961.73

SAN - 6"
87 L.F. 6-INCH PVC @ 2.00%

CRITICAL CROSSING #4

W #6
BLOWOFF HYDRANT
& 6-INCH VALVE
@STA 3+17.05, 37.93' RT.
BASE ELEV=971.45

R150.0'

LOT 17

15" ST
176 L.F. 15-INCH RCP @ 1.00%

ST #6
24"X36" SW-511
W/SW-604 TYPE 6 CASTING
@STA. 2+35.25, 12.50' RT.
GRATE=970.53
OUT N=965.81

SANITARY WYE 1
@STA. 3+39.10, 0.73 LT.

SAN - 6"
71 L.F. 6-INCH PVC @ 2.00%

CRITICAL CROSSING #8

CRITICAL CROSSING #7

W #4
HYDRANT &
6-INCH VALVE
@STA 1+16.18, 17.00' LT.
BASE ELEV=971.90

EX HYDRANT ASSEMBLY #5

EX WATER VALVE

ST #4
24"x36" SW-501
W/SW-603 TYPE 'R' GRATE
@STA. 4+11.36, 13.00' RT.
GRATE=967.43
BIDIRECTIONAL E=963.85
BIDIRECTIONAL W=963.85
IN S=964.05

62 L.F. 6-INCH PVC @ 2.00%

24" SQ. 24-INCH RCP @ 0.00%

CRITICAL CROSSING #3

W #2
6-INCH
90°ø BEND
@STA 4+93.67, 17.00' LT.

SAN #3
SW-203
SANITARY
CLEANOUT
@STA. 3+40.96, 0.00'
RIM=969.87
OUT N=960.84
IN S=960.94

W #5
6"x6"x6" TEE
@STA 3+17.05, 17.07' LT.

71.7'

WATER STOP BOX ON 2" SERVICE

SAN
4" SVC

F.D.C.

EXISTING 10.0' P.U.E. (BK. 17594, PG. 658)

SE 25TH ST

25' B.S.L.

ST #5
24" FES
@STA. 4+20.00, 42.00' LT.
FL = 963.85

W #3
HYDRANT, TEE
& 6" VALVE
@STA 3+10.34, 17.07' LT.
BASE ELEV=972.11

KNOX BOX

SAN #4
SW-203, SANITARY
SEWER CLEANOUT
@STA. 2+69.66, 28.34' LT.
RIM=971.88
OUT N=962.47

R150.0'

NEW BUILDING
14,400 SF

100-YR ELEV=966.62

ST #7
18" FES
@STA. 4+13.27, 97.87' LT.
FL=964.98

32 L.F. 18-INCH RCP @ 0.50%

ST #8
24"x36" SW-501
W/SW-603 TYPE 'R' GRATE
@STA. 3+85.25, 112.50' LT.
GRATE=968.01
OUT NE=965.13
IN S=965.33

81 L.F. 15-INCH RCP @ 0.60%

ST #9
18" SW-512
W/SW-604 TYPE 4A GRATE
@STA. 3+24.34, 119.50' LT.
GRATE=969.48
OUT N=965.52
IN S=965.92

84 L.F. 15-INCH RCP @ 0.60%

ST #10
18" SW-512
W/SW-604 TYPE 4A GRATE
@STA. 2+15.25, 119.50' LT.
GRATE=970.06
OUT N=966.45
IN S=966.66

ST #11
18" SW-512
W/SW-604 TYPE 4A GRATE
@STA. 1+26.08, 119.50' LT.
GRATE=970.68
OUT N=967.19

84 L.F. 12-INCH RCP @ 0.60%

ELECT. & GAS METERS

CONNECT ALL DOWNSPOUT LOCATIONS TO RCP STORM SEWER OR INTAKES. (SEE UTILITY NOTE #6, SHEET #1)
COORDINATE EXACT LOCATIONS WITH ARCHITECTURAL DRAWINGS.

EX ST 7A
SW-501
@STA. 17+34.11, 16.53' LT.
GRATE=966.84
OUT S=962.67

EX ST 7
SW-503
@STA. 17+34.29, 18.47' RT.
GRATE=965.88
OUT E=961.49
OUT SW=962.39
IN W=961.51
IN N=962.40

FIBER OPTIC VAULT

ST 7B
SW-601
@STA. 17+10.17, 51.59' RT.
RIM=969.42
IN NE=961.81

EX SAN N
SANITARY MANHOLE
@STA. 16+24.85, 24.69' RT.
RIM=967.95
OUT E=957.28

EXISTING 30.0' P.U.E. (BK. 10714, PG. 510)

15.0'

10' B.S.L.

OWNER: JAMES NOYCE
1014 NW 26TH CT
GRIMES, IA 50111

OWNER: M-KEDS LTD II
PO BOX 500
GRIMES, IA 50111

OWNER: FREEDOM CONCRETE PUMPING LLC
2150 SE GATEWAY DR
GRIMES, IA 50111

OWNER: HD COMMERCIAL LLC
PO BOX 139
GRIMES, IA 50111

OWNER: SP IOWA PROPERTIES LLC
PO BOX 160
STRAWBERRY POINT, IA 52076

OWNER: VOSS CONCRETE INC
33464 DELTA TRL
DEXTER, IA 50070

M-KEDS HOME PLACE PLAT 3 (BK. 17594, PG. 663)

M-KEDS HOME PLACE PLAT 5 (BK. 19356, PG. 606)

M-KEDS HOME PLACE PLAT 4 (BK. 16274, PG. 439)

M-KEDS HOME PLACE PLAT 1 (BK. 10714, PG. 510)

FUTURE PARKING

FUTURE BUILDING 12,960 SF

QUANTITIES:

SANITARY SEWER

277 LF.	6-INCH SANITARY SEWER
4 EA.	SW-203 SANITARY CLEANOUT
1 EA.	4-INCH SANITARY SEWER SERVICE

STORM SEWER

14 LF.	8-INCH PVC
107 LF.	12-INCH RCP CL III
347 LF.	15-INCH RCP CL III
32 LF.	18-INCH RCP CL III
81 LF.	24-INCH RCP CL III
2 EA.	24"x36" SW-501 INTAKE
1 EA.	24"x36" SW-511 INTAKE
3 EA.	18"ø SW-521 INTAKE
1 EA.	60"x60" SW-513 INTAKE
1 EA.	12-INCH RCP F.E.S.
1 EA.	18-INCH RCP F.E.S.
2 EA.	24-INCH RCP F.E.S.

WATER MAIN

576 LF.	6" WATER MAIN
1 EA.	8"X6"X8" TAPPING TEE & SLEEVE
1 EA.	6"X6"X6" TEE
1 EA.	HYDRANT, TEE & 6-INCH VALVE
1 EA.	HYDRANT & 6-INCH VALVE
2 EA.	FIRE SERVICE
1 EA.	DOMESTIC SERVICE
1 EA.	BLOWOFF HYDRANT
1 EA.	6" 90° BEND

(VERIFY SERVICE SIZES WITH MECH. DWGS)

WATER SERVICE DETAIL

NO SCALE

ORIFICE DETAIL: ST#02

NO SCALE

NOTE: PLACE ORIFICE PLATE IN FIRST SECTION OF PIPE DOWNSTREAM FROM THE INLET F.E.S.

CRITICAL CROSSINGS

CRITICAL CROSSING #1
BOTTOM 8" PVC = 962.0 (VERIFY)
TOP 6" WATER = 960.50
F.G. = 969.52

CRITICAL CROSSING #2
BOTTOM 6" WATER = 963.20
TOP 6" SANITARY = 958.0 (VERIFY)
F.G.= 969.42

CRITICAL CROSSING #3
BOTTOM 24" RCP = 963.60
TOP 6" WATER = 962.10
F.G. = 968.62

CRITICAL CROSSING #4
BOTTOM 24" RCP = 963.60
TOP 6" SANITARY = 959.60
F.G. = 969.99

CRITICAL CROSSING #5
BOTTOM 15" RCP = 964.25
TOP 6" SANITARY = 960.68
F.G. = 968.42

CRITICAL CROSSING #6
BOTTOM 15" RCP = 964.64
TOP 6" SANITARY = 961.78
F.G. = 969.89

CRITICAL CROSSING #7
BOTTOM 6" WATER = 965.52
TOP 6" SANITARY = 963.77
F.G. = 971.69

CRITICAL CROSSING #8
BOTTOM 6" WATER = 964.82
TOP 6" SANITARY = 961.97
F.G. = 970.99

CRITICAL CROSSING #9
BOTTOM 15" RCP = 964.81
TOP 6" WATER = 963.31
F.G. = 970.55

SCALE: 1"=20'
0' 5' 10' 15' 20' 40'

NORTH

PRELIMINARY

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

DATE:	
	AUG 19, 2025
	3RD SUBMIT 08-14-2025
	2ND SUBMIT 08-06-2025
	1ST SUBMIT 06-26-2025
DATE OF SURVEY:	04/09/2025
DESIGNED BY:	MMH
DRAWN BY:	CM

AMERICAN MECHANICAL
GRIMES, IOWA
UTILITY PLAN

SHEET 3 OF 6

E-4380

G:\FILES\ACCDERIVS_CAD DRAWINGS\CONSTRUCTION DOCS\PRINTSHEET PLANS\3 UTILITY PLAN.DWG, CAL_11, 8/19/2025 2:26:21 PM

QUANTITIES

65,454 SF	SEEDING (TYPE II EROSION CONTROL MIX)
1,606 LF	SILT FENCE
38 TN	CLASS 'E' RIPRAP
3 TN	DRY STRAW OR HAY MULCH (2 TN / ACRE)
3 EA	INLET PROTECTION (FILTER SOCK)
1 EA	ENTRANCE STONE (IOWA DOT SECTION 4122, GRADATION 13, MACADAM CRUSHED STONE)
1 LS.	MOBILIZATION
5 EA.	ROCK CHECK DAMS

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- SANITARY SEWER & SIZE
- WATER MAIN & SIZE
- STORM SEWER & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- 100.00 × (100.00)× SPOT ELEVATION
- (ST) TEMPORARY SEDIMENT TRAP
- (SB) TEMPORARY SEDIMENT BASIN
- EXISTING CONTOURS
- PROPOSED CONTOURS
- INLET PROTECTION (FILTER SOCK)
- SILT FENCE
- 100-YR ELEVATION

NORTH

SCALE: 1"=20'

0' 5' 10' 15' 20' 40'

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

PRELIMINARY

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

DATE:	
	Aug 14, 2025
3RD SUBMIT	07-14-2025
2ND SUBMIT	06-06-2025
1ST SUBMIT	06-26-2025
DATE OF SURVEY:	04/09/2025
DESIGNED BY:	MMH
DRAWN BY:	CM

AMERICAN MECHANICAL
GRIMES, IOWA

GRADING & SWPPP PLAN

SHEET 4 OF 6

E-9380

STORM WATER POLLUTION PREVENTION PLAN

1. SITE DESCRIPTION/APPLICANT/SCHEDULE

- OWNER/APPLICANT: M&K INVESTMENTS, 11803 NW 102ND AVENUE GRANGER, IA 50111
- LOCATION: PART OF NE 1/4, SECTION 8, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE 5TH P.M.
- NATURE OF CONSTRUCTION ACTIVITY: GRADING FOR AND CONSTRUCTION OF AN OFFICE/WAREHOUSE BUILDING AND PARKING LOT
- AREAS: TOTAL SITE AREA = 2.35 ACRES
  SITE AREA AFFECTED = 2.35 ACRES
- RUNOFF COEFFICIENT = 0.80 (RATIONAL METHOD)
- APPROXIMATE SLOPES ANTICIPATED: 3:1, OR FLATTER.
- RUNOFF FROM THIS PROJECT WILL FLOW INTO NORTH WALNUT CREEK
- SOILS: CLARION LOAM WITH BEMIS MORRAINE WITH SLOPES BETWEEN 2-6% AND NICOLLET LOAM WITH SLOPES BETWEEN WITH A MODERATE INFILTRATION RATE
- ESTIMATED DATE WORK IS TO COMMENCE: SUMMER 2025
- ESTIMATED DATE WORK IS TO BE COMPLETED: SPRING 2026

PART III D 2 CONTROLS

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

2B2 STRUCTURAL PRACTICES
- ROCK OUTLET PROTECTION (S.U.D.A.S. SECTION 7E-10; RIP RAP)
- SILT FENCES - DISTANCE BETWEEN IS DETERMINED BY STEEPNESS OF GROUND (S.U.D.A.S. SECTION 72-14).
- EARTH DIKES
- BRUSH PILES
- DRAINAGE SWALES (S.U.D.A.S. SECTION 7E-23)
- SEDIMENT TRAPS (S.U.D.A.S. SECTION 7E-12 ABD 7E-13)
- CHECK DAMS - DISTANCE BETWEEN IS DETERMINED BY STEEPNESS OF GROUND.
- STORM WATER MANAGEMENT (S.U.D.A.S. SECTION 7E-7)
- FLOW ATTENUATION BY USE OF OPEN VEGETATED SWALES AND NATURAL DEPRESSIONS.
- INFILTRATION OF RUNOFF ON SITE
- INLET PROTECTION (S.U.D.A.S. 7E-20)
- VELOCITY DISSIPATION DEVICES AT DISCHARGE LOCATIONS TO PROVIDE NON-EROSIVE VELOCITY FLOWS.

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

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

C4 USE OF COVERED TRASH RECEPTACLES ARE REQUIRED.

PART III D 7 CONTRACTORS

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

D7B PERSONS ACCOMPLISHING WORK UNDER THIS PERMIT:

NAME: _____
ADDRESS: _____
_____
PHONE: _____

NAME: _____
ADDRESS: _____
_____
PHONE: _____

NAME: _____
ADDRESS: _____
_____
PHONE: _____

NAME: _____
ADDRESS: _____
_____
PHONE: _____

- THE BUILDING SUBCONTRACTORS ARE REMINDED TO ALSO COMPLY WITH THE SWPPP REQUIREMENTS, PLUMBERS SHALL TAKE CARE TO CATCH ALL AND PROPERLY DISPOSE OF TRIMMINGS FROM PIPE THREADING ACTIVITIES, PAINTERS, DRYWALLERS AND MASONS SHALL NOT CLEANING EQUIPMENT ON GRADE, ETC.

PART II G **NOTICE OF DISCONTINUATION (N.O.D.):**
- WITHIN 30 DAYS OF FINAL STABILIZATION, OWNER SHALL SUBMIT AN N.O.D. TO I.D.N.R. WHICH INCLUDES ITEMS AS FOLLOWS:
  -- NAME OF OWNER TO WHICH PERMIT WAS ISSUED;
  -- GENERAL PERMIT NUMBER AND PERMIT AUTHORIZATION NUMBER;
  -- DATE OF CONSTRUCTION SITE STABILIZATION;
  -- SIGNED CERTIFICATION AS FOLLOWS:

"I CERTIFY UNDER PENALTY OF LAW THAT DISTURBED SOILS AT THE IDENTIFIED FACILITY HAVE BEEN FINALLY STABILIZED AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED OR WILL BE REMOVED AT AN APPROPRIATE TIME. I UNDERSTAND THAT BY SUBMITTING THIS NOTICE OF DISCONTINUATION, THAT I AM NO LONGER AUTHORIZED TO DISCHARGE STORM WATER ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES BY IOWA DEPARTMENT OF NATURAL RESOURCES GENERAL NPDES PERMIT NO. 2, AND THAT DISCHARGING POLLUTANTS FROM STORM WATER ASSOCIATED WITH INDUSTRIAL ACTIVITY TO WATERS OF THE UNITED STATES IS UNLAWFUL UNDER THE CLEAN WATER ACT WHERE THE DISCHARGE IS NOT AUTHORIZED BY AN NPDES PERMIT."

- N.O.D. SHALL BE MAILED TO: STORM WATER COORDINATOR, IOWA DEPARTMENT OF NATURAL RESOURCES, 502 E. 9th STREET, DES MOINES, IOWA 50314-0034.

PART III **NON-STORM WATER DISCHARGES:**

ALL DISCHARGES AUTHORIZED BY PERMIT SHALL BE COMPOSED ENTIRELY OF STORM WATER EXCEPT FOR NON-STORM DISCHARGES TREATED WITH APPROPRIATE CONTROL MEASURES FOR NON-STORM WATER DISCHARGES LISTED BELOW.

A2 DISCHARGES FROM FIRE FIGHTING ACTIVITY;
FIRE HYDRANT FLUSHINGS;
NON-DETERGENT LADEN WATER FROM WASHING VEHICLES;
POTABLE WATER SOURCES IE: WATER LINE FLUSHING, AND IRRIGATION DRAINAGE;
ROUTINE EXTERIOR BUILDING WASHDOWN WITHOUT DETERGENTS;
PAVEMENT WASHWATERS WHERE THERE HAS BEEN NO UNCLEANED LEAKS OR SPILLS OF TOXIC OR HAZARDOUS MATERIALS, AND WHERE DETERGENTS ARE NOT USED;
AIR CONDITIONING CONDENSATE;
SPRINGS OR UNCONTAMINATED GROUNDWATER;
UNCONTAMINATED FOUNDATION AND FOOTING DRAINS.

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

PART III C FEDERAL CONSTRUCTION AND DEVELOPMENT EFFLUENT GUIDELINESFOR ALL SITES AND ACTIVITIES REQUIRING THIS PERMIT SHALL COMPLY WITH FEDERAL EFFLUENT GUIDELINES APPLICABLE TO EACH SITE:
- AT MINIMUM, SUCH CONTROLS MUST BE DESIGNED, INSTALLED AND MAINTAINED TO:
  - 1A4B CONTROL STORM WATER AND VELOCITY TO MINIMIZE POLLUTANT DISCHARGES, INCLUDING PEAK FLOW AND TOTAL STORM WATER VOLUME, TO MINIMIZE CHANNEL/STREAMBANK EROSION, AND SCOUR IN IMMEDIATE VICINITY OF DISCHARGE POINTS;
  - 1AC MINIMIZE AMOUNT OF SOIL EXPOSED DURING CONSTRUCTION ACTIVITY;
  - 1AD MINIMIZE DISTURBANCE OF STEEP SLOPES;
  - 1AE MINIMIZE SEDIMENT DISCHARGE FROM SITE DUE TO FREQUENCY, DURATION AND ITENSITY OF PRECIPITATION, AND SOIL CHARACTERISTICS;
  - 1AF PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND WATERS OF UNITED STATES. DIRECT STORM WATER INTO VEGETATED AREAS UNLESS UNFEASIBLE;
  - 2&3 TOPSOIL PRESERVATION: STABILIZE DISTURBED AREAS IMMEDIATELY WHENEVER EARTH DISTURBING ACTIVITIES HAVE CEASED ON ANY PORTION OF SITE, OR TEMPORARILY CEASED ON ANY PORTION EXCEEDING 14 CALENDAR DAYS, DUE TO DROUGHT OR HEAVY RAIN, WHICH MAKES SEEDING WITH FIELD EQUIPMENT IMPOSSIBLE, CONTACT I.D.N.R. FOR ALTERNATIVE STABILIZATION MEASURES.
  - 4 DISCHARGES FROM DEWATERING MUST BE MANAGED BY APPROPRIATE CONTROLS;
  - 5A MINIMIZE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH, AND OTHER WASH WATERS. WASH WATERS ARE TO BE TREATED IN SEDIMENT BASIN MINIMUM. SECONDARY CONTAINMENT FACILITIES ARE REQUIRED FOR ANY PETROLEUM, SOLVENTS, ECT. THAT ARE STORED ON-SITE.
  - 5B MINIMIZE EXPOSURE OF BUILDING MATERIALS, PRODUCTS, CONSTRUCTIN WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE, AND OTHER WASTE TO PRECIPITATION AND STORM WATER.
  - 5C MINIMIZE DISCHARGE OF POLLUTANTS FROM SPILLS AND LEAKS AND IMPLEMENT CHEMICAL SPILL AND LEAK PREVENTION AND RESPONSE PROCEEDURES;
  - 6 PROHIBITED DISCHARGES: WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS; FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; SOAPS OR SOLVENTS.

PART IV C & PART V B PERMITTEE MUST AMEND PLAN WHEN THERE IS CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE HAVING SIGNIFICANT EFFECT ON POTENTIAL FOR DISCHARGE OF POLLUTANTS TO WATERS OF UNITED STATES WHICH HAVE NOT BEEN ADDRESSED IN PLAN OR WHERE PLAN IS UNEFFECTIVE IN ELIMINATING OF MINIMIZING POLLUTANT DISCHARGE. PLAN MUST BE UPDATED TO INCLUDE CHANGES AT SITE INCLUDING CONTRACTORS IDENTIFIED AFTER SUBMITTAL OF NOTICE OF INTENT. COPY OF SWPPP IS TO BE MAINTAINED AND KEPT ON SITE IN A CONSTRUCTION TRAILER, SHED, OR OTHER COVERED STRUCTURE ie: MAILBOX.
- 4C4 QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF CONSTRUCTION SITE NOT FINALLY STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- 4A INSPECT SITE FOR EVIDENCE OF, OR POTENTIAL OF, POLLUTANTS ENTERING DRAINAGE SYSTEM FROM STORED MATERIALS.
- OBSERVE EROSION AND SEDIMENT CONTROL MEASURES TO ENSURE THEY ARE OPERATING CORRECTLY, REPAIR AND REPLACE AS NECESSARY.
- LOCATIONS WHERE VEHICLES ENTER OR EXIT SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
- INSPECT DISCHARGE LOCATIONS TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE I PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS.
- 4B ANY MODIFICATIONS TO PLAN AS RESULT OF INSPECTION SHALL BE IMPLEMENTED WITHIN 7 CALENDAR DAYS OF INSPECTION.
- 4C AN INSPECTION REPORT SHALL BE PREPARED AND RETAINED AS PART OF PREVENTION PLAN UNTIL PROJECT TERMINATION. REPORT WILL CONTAIN THE FOLLOWING:
  - SUMMARY OF SCOPE OF INSPECTION.
  - QUALIFICATIONS OF PERSONNEL MAKING INSPECTION.
  - MAJOR OBSERVATIONS RELATING TO IMPLEMENTATION OF PREVENTION PLAN.
  - ANY ACTION TAKEN
  - SIGNATURE
- REPORTS SHALL CONFORM TO STANDARDS SET BY IOWA D.N.R. COPIES OF REPORTS SHALL BE FORWARDED TO OWNER.
- CONTRACTOR IS TO TAKE NECESSARY ACTION TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICABLE BUT IN NO CASE LATER THAN SEVENTY-TWO (72) HOURS AFTER INSPECTION.
- RECORDS SHALL BE RETAINED FOR AT LEAST THREE YEARS OR UNTIL PROJECT TERMINATION AND AN N.O.D. HAS BEEN FILED WITH I.D.N.R.

GRADING AND EROSION CONTROL NOTES

1. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
   a. CITY OF GRIMES
   b. M&K INVESTMENTS
   c. CIVIL ENGINEERING CONSULTANTS, INC.
   d. IOWA ONE-CALL
2. WEEKLY INSPECTION REPORTS AND FOLLOW-UP DOCUMENTATION AS REQUIRED BY GP2 SHALL BE SUBMITTED TO GRIMES DEVELOPMENT SERVICES.
3. LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING AREA, AND IOWA ONE CALL, TO DETERMINE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
4. CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR CONTRACTOR SHALL IMMEDIATELY CONTACT UTILITY'S OWNER.
5. CONTRACTOR SHALL PROTECT SWALES WITH STAKED COMPOST FILTER SOCKS PRIOR TO ANTICIPATED RAINFALL EVENTS.
6. STRIP ALL VISIBLE TOPSOIL ONSITE AND STOCKPILE FOR RESPREAD ON NON-PAVED AREAS THAT ARE DISTURBED DURING CONSTRUCTION. MUST HAVE AT LEAST 8 INCHES OF TOPSOIL AT TIME OF FINAL STABILIZATION.
7. UNLESS GRADING FOR DESIGNED SUMP OR LOW POINT AREA, GRADE ALL SITE AREAS TO DRAIN WITHOUT TRAPPING OR PONDING SURFACE WATER WHEN SITE GRADING IS COMPLETE.
8. FINAL SOIL STABILIZATION SHALL BE 70% DENSITY OF 100% OF THE DISTURBED AREAS.
9. FINAL GRADE ELEVATIONS OF ALL PAVED AREAS SHALL BE WITHIN 0.10 FEET OF PLAN GRADE. LAWN AREAS SHALL BE WITHIN 0.20-FEET OF PLAN GRADE.
10. SPOT ELEVATIONS ON PAVED SURFACES ARE TOP OF SLAB UNLESS NOTED OTHERNISE.
11. CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
12. GEOTECHNICAL REPORT FOR PROJECT CAN BE OBTAINED BY CONTACTING OWNER.
13. ALL DETENTION POND GRADING SHALL BE FIELD VERIFIED BY DESIGN ENGINEER AND AS-BUILTS SHALL BE PROVIDED TO CITY WITH LETTER OF CERTIFICATION FROM ENGINEER THAT POND WAS CONSTRUCTED TO DESIGN.
14. CONTRACTOR SHALL CERTIFY ON AS-BUILT PLAN THAT STORMWATER MANAGEMENT FACILITY WAS CONSTRUCTED TO ADDRESS ALL PROPERTIES WITHIN DEVELOPMENT.
15. ALL LOTS SHALL HAVE MINIMUM OF 2% SLOPE ACROSS LOT.
16. S.U.D.A.S. EROSION CONTROL MIX (TYPE 4) SHALL BE USED ON ALL DISTURBED AREAS. ALL INTAKES TO HAVE BELOW GRADE INLET PROTECTION WHEN STREETS ARE BEING PAVED.
17. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON PLANS SHALL RELIEVE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE SAFETY REGULATIONS.
18. CONTRACTOR SHALL CONDUCT CLEAN-UP, SURFACE RESTORATION, AND SURFACE REPLACEMENT ACTIVITIES AS CONSTRUCTION PROGRESSES. ALL DEBRIS SPILLED ON R.O.W. OR ON ADJACENT PROPERTY SHALL BE PICKED UP BY CONTRACTOR AT END OF EACH DAY.
19. ALL AREAS TO RECEIVE FILL TO BE BENCHED.
20. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO DEPTH OF 6-INCHES.
21. ALL STRUCTURAL SITE GRADING FILL SHALL BE COMPACTED TO DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR. MOISTURE CONTENT OF FILL MATERIAL SHALL MATCH SUDAS STANDARD.
22. SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, BETWEEN 0 AND 4% OVER OPTIMUM MOISTURE.
23. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.

GENERAL NOTES

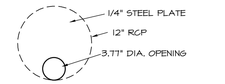
1. THE SWPPP SHOULD BE UPDATED EXPEDITIOUSLY.

S.U.D.A.S. REFERENCES

1. SILT FENCE: S.U.D.A.S. FIGURE 9040.119
2. SEDIMENTATION BASIN: S.U.D.A.S. FIGURES 9040.113, 9040.114, 9040.115
3. SEDIMENTATION LOGS: S.U.D.A.S. FIGURE 9040.105
4. RIP RAP: S.U.D.A.S. FIGURES 9040.110, 9040.111
5. COMPOST BLANKET: S.U.D.A.S. FIGURE 9040.101
6. STABILIZED CONSTRUCTION ENTRANCE: S.U.D.A.S. FIGURE 9040.120
7. CHECK DAM: S.U.D.A.S. FIGURE 9040.106

SEQUENCE OF MAJOR ACTIVITIES

1. **PRE-CONSTRUCTION:** SILT FENCE WILL BE PLACED BY THE CONTRACTOR PRIOR TO BEGINNING GRADING OR CLEARING AND GRUBBING OPERATIONS ALONG THE PERIMETER OF THE PROJECT AT LOCATIONS IN WHICH RUNOFF CAN MOVE OFFSITE. VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION SHALL BE PRESERVED. THIS SILT FENCE SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ACHIEVED.
2. **GRADING:** AFTER GRADING OPERATIONS HAVE BEEN COMPLETED, ALL AREAS THAT WILL NOT BE DISTURBED BY SUBSEQUENT CONSTRUCTION ACTIVITIES SHALL BE SEEDED.
3. **CONSTRUCTION:** SUBGRADE PREPARATIONS, PARKING LOT PAVING AND BUILDING CONSTRUCTION.
4. **FINISH GRADING AND SEEDING:** FINISH GRADING, MULCHING AND PERMANENT SEEDING SHALL BE COMPLETED AS SOON AS IT IS PRACTICAL.
5. SUBMIT N.O.D. TO I.D.N.R. UPON FINAL STABILIZATION.



ORIFICE DETAIL: ST#02
NO SCALE

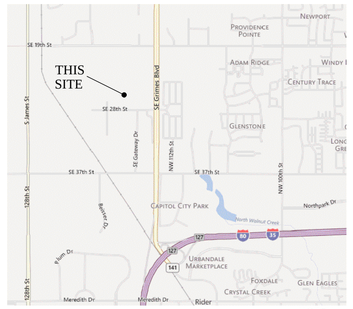
NOTE: PLACE ORIFICE PLATE IN FIRST SECTION OF PIPE DOWNSTREAM FROM THE INLET F.E.S.

BENCHMARKS

a. 64D-001 - BURY BOLT ON FH. S. SIDE OF SE 28th ST MID BLOCK OF LOT ADDRESS 2800 (NATIONAL WATERWORKS BUILDING).
ELEV. = 962.04 (City of Grimes Datum)

b. 64D-002 - BURY BOLT ON FH. AT SE. CORNER OF GATEWAY DR. AND SE 28th ST INTERSECTION.
ELEV. = 962.75 (City of Grimes Datum)

c. 64C-004 - BURY BOLT ON FH. S. SIDE OF SE 28th ST MID BLOCK OF LOT ADDRESS 1200
ELEV. = 967.15 (City of Grimes Datum)



LOCATION MAP
NO SCALE

OWNER'S CERTIFICATION

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

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

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

CONTRACTOR CERTIFICATION

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

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

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

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

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

PRELIMINARY

DATE: Aug 14 2025
3RD SUBMIT 01-14-2025
2ND SUBMIT 08-06-2025
1ST SUBMIT 06-26-2025
DATE OF SURVEY: 04/04/2025
DESIGNED BY: MMH
DRAWN BY: CM

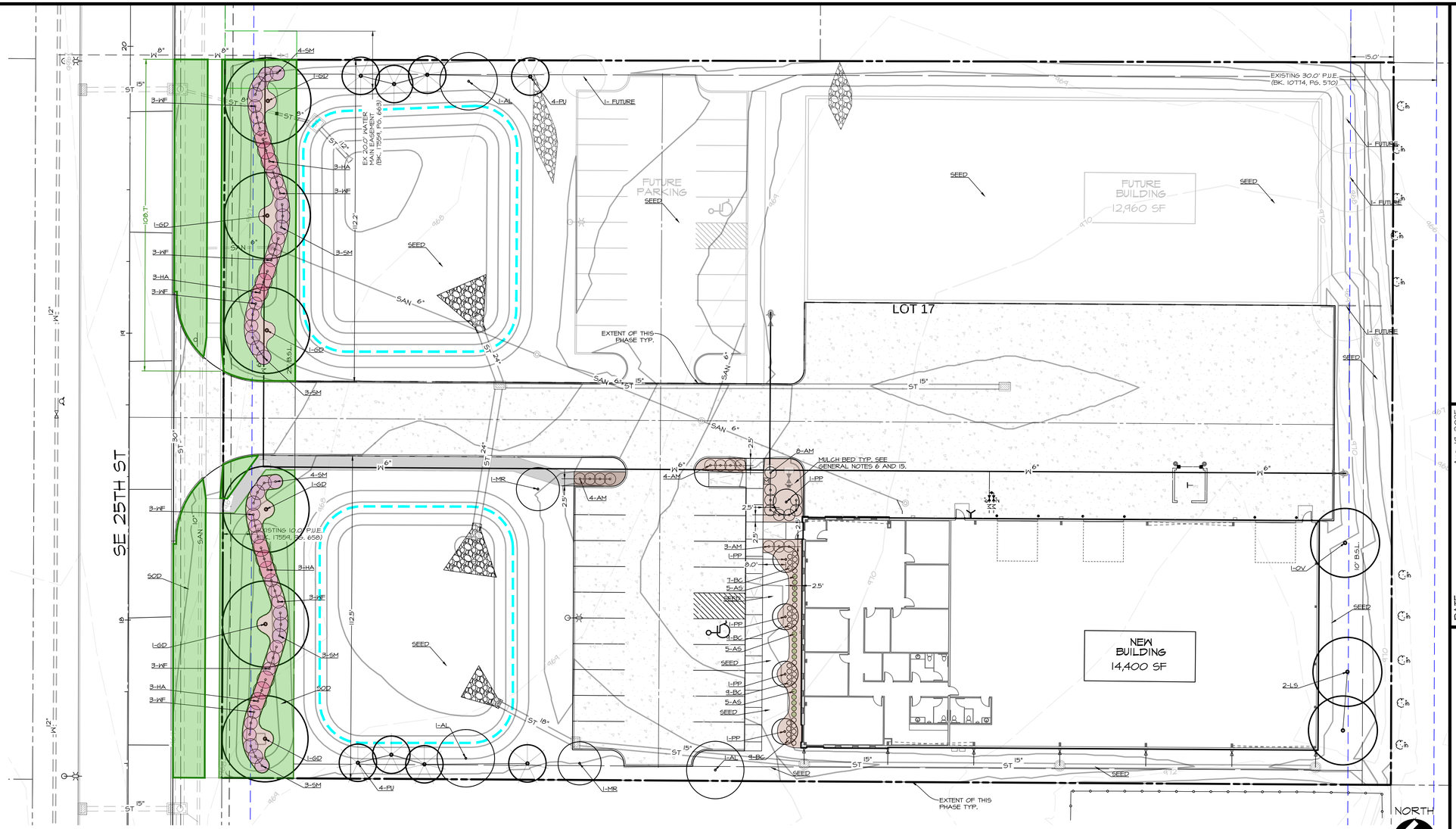
AMERICAN MECHANICAL
GRIMES, IOWA

GRADING & SWPPP NOTES

SHEET 5 OF 02

E-4380

G:\E-FILES-ACCOUNTS\0_CSD PROJECTS\CONSTRUCTION DOCUMENTS\SITE PLANS\4 GRADING\4 GRADING.DWG, 8/7/2025 2:28:55 PM



PLANT SCHEDULE

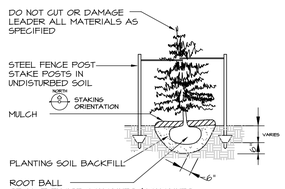
MARK	*Botanical name* / COMMON NAME	QUAN.	SIZE	ROOT TYPE	REMARKS	MATURE HEIGHT
AL	*Amelanchier laevis 'JFS-Arb'* SPRING FLURRY SERVICEBERRY	3	1.5" CAL.	CONT.	MATCHED, SPECIMEN TREE FORM	28'
AM	*Aronia melanocarpa 'Morton'* IROQUOIS BEAUTY CHOKEBERRY	19	3 GAL.	CONT.	MATCHED, SPECIMEN 3.5' o.c., MULCH BED	3'
AS	*Astilbe 'Deutschland'* DEUTSCHLAND ASTILBE	15	1 GAL.	CONT.	MATCHED, SPECIMEN 2' o.c., MULCH BED	2'
BC	*Bergenia cordifolia 'Winterglut'* WINTER GLOW PIG SQUEAK	34	1 GAL.	CONT.	MATCHED, SPECIMEN 2' o.c., MULCH BED	2'
GD	*Gymnocladus dioica 'McKBranched'* DECAF KENTUCKY COFFEE TREE	6	2" CAL.	B&B	MATCHED, SPECIMEN 40' o.c., MULCH BED	40'
HA	*Hydrangea arborescens 'NCHA4'* INCREDIBALL BLUSH HYDRANGEA	12	3 GAL.	CONT.	MATCHED, SPECIMEN 4' o.c., MULCH BED	4'
LS	*Liquidambar styraciflua 'Rotundiloba'* ROUND-LOBED SWEET GUM	2	2" CAL.	B&B	MATCHED, SPECIMEN	45'
MR	Malus x 'JFS-KWS' ROYAL RAINDROPS CRABAPPLE	2	1.5" CAL.	CONT.	MATCHED, SPECIMEN	20'
OV	*Ostrya virginiana 'JFS-KWS'* AUTUMN TREASURE HOPHORNBEAM	1	2" CAL.	B&B	SPECIMEN	40'
PP	*Parrotia persica 'JLColumnar'* PERSIAN SPIRE IRONWOOD	5	1.5" CAL.	CONT.	MATCHED, SPECIMEN, MULCH BED 20' o.c., TREE FORM	20'
PU	Picea pungens "Baby Blueyes' BABY BLUEYES COLORADO SPRUCE	8	7' HT.	B&B	MATCHED, SPECIMEN 12' o.c.	25'
SM	*Syringa meyeri 'Palibin'* MEYER LILAC	20	5 GAL.	CONT.	MATCHED, SPECIMEN 4' o.c., MULCH BED	4'
WF	*Weigela florida 'Polka'* POLKA WEIGELA	24	5 GAL.	CONT.	MATCHED, SPECIMEN 4' o.c., MULCH BED	4'
FUTURE	*TO BE DETERMINED*	4	1.5" CAL.	VARIES	MATCHED, SPECIMEN	15'-40'

PHASE 1:
2" TREES: 17 OF 27 = 63%
1.5" TREES: 10 OF 27 = 37%
ALL STREETSCAPE TREES: 2" CAL.

ULTIMATE BUILD-OUT:
2" TREES: 17 OF 31 = 55%
1.5" TREES: 14 OF 31 = 45%
ALL STREETSCAPE TREES: 2" CAL.

GENERAL LANDSCAPING NOTES:

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



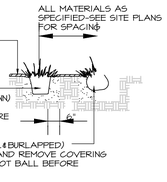
EVERGREEN TREE PLANTING AND STAKING DETAIL

NO SCALE

STREET FRONTAGE PLANTING REQUIREMENTS

REQUIRED:
1 OVERSTORY TREE (2")/50 LF
224.1/50 LF = 5
SHRUBS 4' o.c.
224.1 LF/4 = 56

PROVIDED: 6 TREES + 56 SHRUBS



SHRUB & HERBACEOUS PLANTING DETAIL

NO SCALE

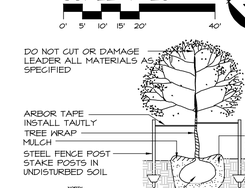
OPEN SPACE LANDSCAPING REQUIREMENTS

REQUIRED:
2 TREES/1000 SF (50% 2")
REMAINING 1.5" CAL./PER EVERGREEN TREE (6' HT) = 2"
1 SHRUB/500 SF

102,344 x 15% = 15,354 SF
15,354 SF/1000 = 15.4 x 2=31 TREES
15,354 SF/500 = 31 SHRUBS

TOTAL PROVIDED (PHASE 1):
11-2" TREES + 10-1.5" TREES + 6-2" STREETSCAPE TREES + 56 STREETSCAPE SHRUBS + 19 = 27 TREES + 75 SHRUBS.

FUTURE PHASE: 4 TREES (1.5" CAL.)



DECIDUOUS TREE PLANTING AND STAKING DETAIL

NO SCALE

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

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

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

PRELIMINARY

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

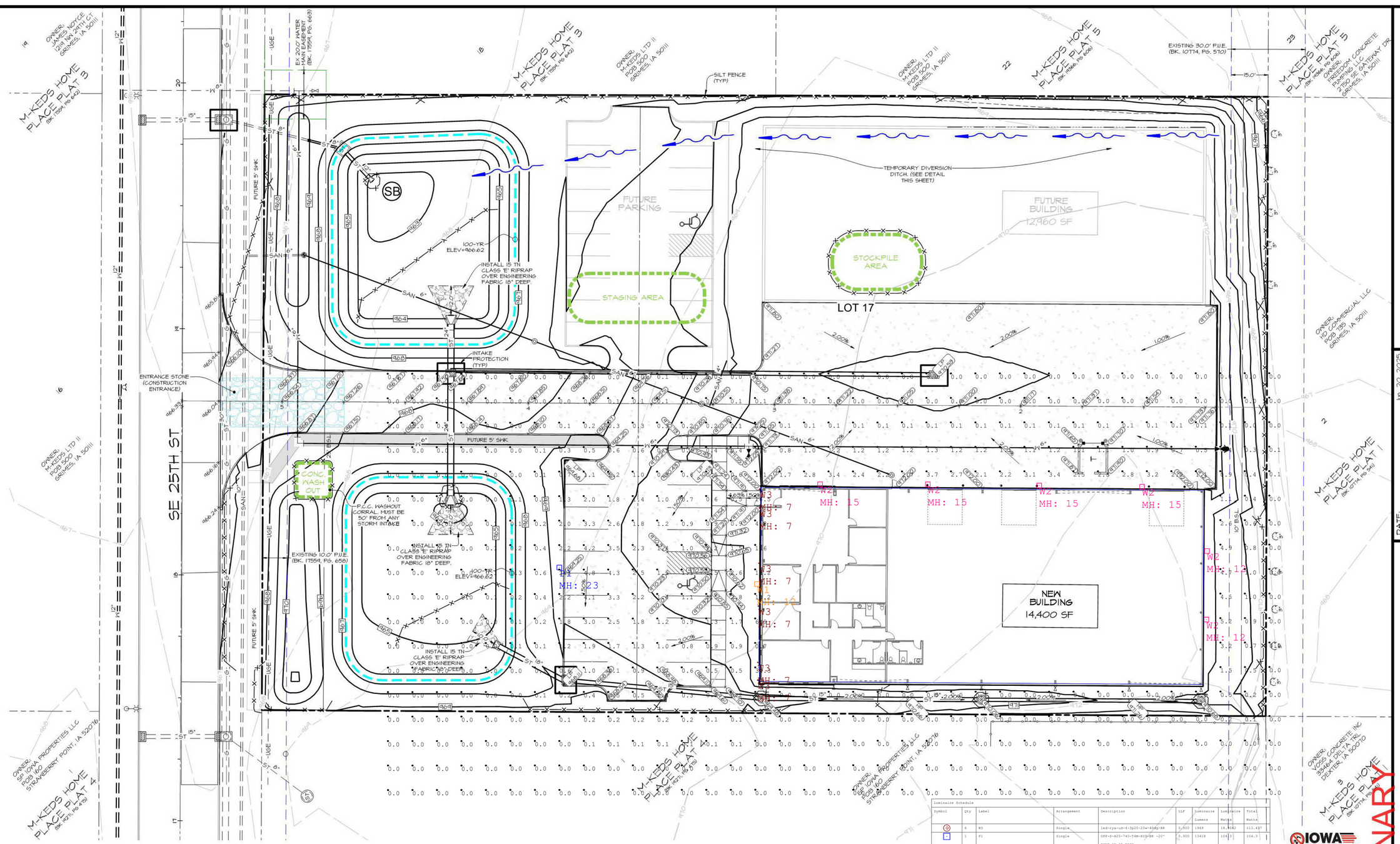
DATE: Aug 19, 2025
3RD SUBMIT 09-19-2025
2ND SUBMIT 08-06-2025
1ST SUBMIT 06-26-2025
DATE OF SURVEY: 04/09/2025
DESIGNED BY: MMH
DRAWN BY: CM

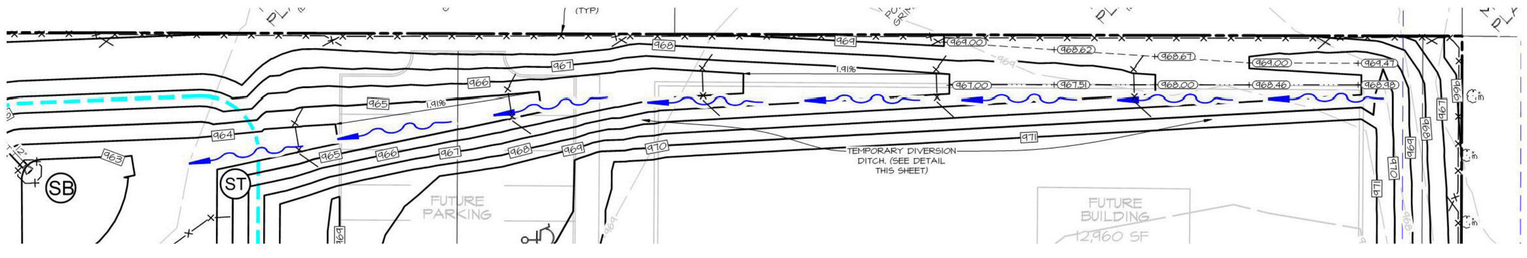
AMERICAN MECHANICAL
GRIMES, IOWA
LANDSCAPE PLAN

SHEET 6 OF 6

E-4380

U:\E-FILES-ACCOUNTING_CEC DRAWINGS\CONSTRUCTION DOCUMENTS\SITE PLANS\E-4380 LANDSCAPE PLAN.DWG, CM, LAYOUT: L1, 8/19/2025 2:26:15 PM





Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	6	W3	Single	led-cya-ud-4-3p20-20w-40dg-BK	0.900	1969	18.4062	113.437
	1	P1	Single	OPF-S-AG5-740-T4M-RTS-BK -20' POLE ON 3' BASE	0.900	13418	104.3	104.3
	6	W2	Single	LPW-16-20-NW-G3-2-BK	0.900	2725	22.3	133.8
	1	W1	Single	LPW-14-30-NW-G3-4-BK	0.900	3364	34.3	34.3

QUANTITIES

65,454 SF	SEEDING (TYPE II EROSION CONTROL MIX)
1,606 LF	SILT FENCE
38 TN	CLASS 'E' RIPRAP
3 TN	DRY STRAW OR HAY MULCH (2 TN / ACRE)
3 EA	INLET PROTECTION (FILTER SOCK)
1 EA	ENTRANCE STONE (IOWA DOT SECTION 4122, GRADATION 13, MACADAM CRUSHED STONE)
1 LS.	MOBILIZATION

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- SANITARY SEWER & SIZE
- WATER MAIN & SIZE
- STORM SEWER & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- SPOT ELEVATION
- TEMPORARY SEDIMENT TRAP (ST)
- TEMPORARY SEDIMENT BASIN (SB)
- EXISTING CONTOURS
- PROPOSED CONTOURS
- INLET PROTECTION (FILTER SOCK)
- SILT FENCE
- 100-YR ELEVATION

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

NORTH

SCALE: 1"=20'

PRELIMINARY

DATE: Jun. 20 2025

-	-	-	-
DATE OF SURVEY:	04/04/2025		
DESIGNED BY:	MHH		CM
DRAWN BY:			

AMERICAN MECHANICAL
GRIMES, IOWA

STORM WATER POLLUTION PREVENTION PLAN

SHEET 9 OF 02

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

August 26, 2025

Civil Engineering Consultants, Inc.
Attn: Melissa Hills
2400 86th Street, Unit 12
Des Moines, IA 50322

RE: American Mechanical Site Plan

Dear Ms. Hills:

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

General Comments:

1. ~~Please provide review fees. Note that all plan review fees shall be paid prior to Council approval ($2000 site plan review, $1,200 SWMP, $250 SWPPP).~~

2. Note that observation fee template will be sent after the final plans have been completed.

3. Note that the preconstruction packet will be sent after the final plans have been completed.

4. Note that CAD files will be required with the final plans. All new utilities to be installed and any removed.
    a. Pavement within the project site
    b. Finished grade surface of grading area (XML file)
    c. All trees that are to be added or removed.
    d. Survey file of existing conditions with any private utilities located.
    e. Sign locations and pavement markings
    f. Any recorded easements

5. Note that as-builts will be required to be provided after the completions of contruction.

6. A sidewalk agreement will be provided for the future public sidewalk. This agreement will need to be notarized by the property owner(s) and will be approved by Council. There are two options: The property owner can install the sidewalk upon notice from the City in the future or the property owner can provide the cost of the sidewalk now to the City for the City to construct the sidewalk in the future. Please let me know what option is preferred so the agreement can be drafted accordingly. Attached is the agreement for review and signature. Please let us know which option Is preferred and staff will draft the agreement accordingly. The property owner elects to install the sidewalk upon notice in the future, as stated in Submittal 2 response.

7. ~~Provide SWMP for review. SWMP comments are provided.~~

    a. ~~Intake spreadsheet: what is the depth and spread of water at ST#8, #6, and #4?~~

b. ~~Storm sewer spreadsheet: Update structure numbers to match the plans. Update pipe sizes to match the plans. There does not appear to be storm sewer between DDA1 and DDA2. DDA6 to DDA10 us 15" on the plans.~~

c. ~~Update drainage maps to match the site plan. Some of the storm sewer has shifted.~~

d. ~~Storm sewer spreadsheet: I believe run ST#7 to ST#5 should be ST#5 to ST#4.~~

e. ~~Submit signed copy of SWMP.~~

8. Provide SWPPP and filled out SWPPP review checklist.
   a. Include SWPPP and filled out SWPPP review checklist in submittal.
   b. Keep maps in SWPPP up to date with each plan submittal
   c. **Total area disturbed cannot be greater than total area of the site**
   d. Include a **signed** affidavit of publication.
   e. All contractors/ subcontractors must sign certification statement prior to working on site.
   f. All certification statements must be kept in SWPPP
   g. Include a signed copy of the owner's certification statement
   h. Include a site supervisor contact once known
   i. Include a swppp monitoring contact once known
   j. Include notification to City of Grimes Public Works in spill reporting
   k. Include signature on NOI
   l. Include affidavit of publication for public notice
   m. Include IDNR letter of authorization once available
   n. Include signature on City of Grimes SWPPP certification
   o. Provide construction schedule once known
   p. Include filled out copy of inspector qualifications sheet once known
   q. Include filled out stormwater pollution prevention training log once known
   r. Include blank inspection report from company responsible for SWPPP monitoring

9. ~~If combustible high stack storage is located within the structure, the fire department access doors are required for the storage area in accordance with secetion 3206.7 of the IFC.~~ **~~facility will not contain any combustible high stack storage, and all pallet racking will be limited to a maximum height of 8 feet above finised floor.~~**

10. ~~Provide photometric plan.~~

11. ~~Provide lighting specs for parkinglot and building lighting. Shaded/hooded lightign Is required. No flood lights are permitted.~~

12. ~~Is colored lighting proposed on the building?~~

13. ~~Sheet 3: Any concern with the footing for ST#3 being on of the sanitary service?~~

Photometric Comments:

1. ~~Does the W2 and W1 fixtures have any other difference besides the distribution of light? If the fixtures are different, please provide both.~~
2. The W3 wall sconces are acceptable. The lighting cannot be up-lit and will need to be pointed downwards.

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:	September 3, 2025 **(1 PDF of Rezoning Map and Concept Plan)**
PLANNING & ZONING:	September 2, 2025, at 5:30
COUNCIL MEETING:	September 23, 2025, at 5:30

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

Sincerely,

Alivia Hoodjer
Assistant Planner

Building Comments Complete

Planner Comments Complete

Addressing Comments Complete

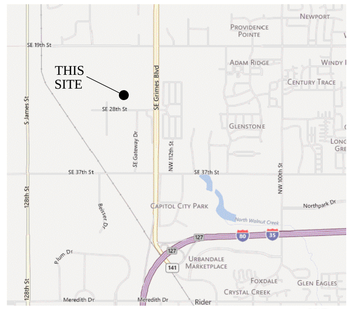
SITE PLAN

AMERICAN MECHANICAL

GRIMES, IOWA

1400 SE 25TH STREET, GRIMES, IOWA 50111

The site plans shows two buildings with the first building getting parcel address. The second one will likely be 1410 SE 25th St depending on what is submitted



LOCATION MAP
NO SCALE

NORTH

Sheet List Table

SHEET NUMBER	SHEET TITLE
1	COVER
2	DIMENSION PLAN
3	UTILITY PLAN
4	GRADING & SWPPP PLAN
5	GRADING & SWPPP NOTES
6	LANDSCAPE PLAN
A2.0	EXTERIOR ELEVATION

FLOOD ZONE
ZONE 'X'
FEMA FLOOD INSURANCE RATE MAP (FIRM)
PANEL NO. 19153C0161F.
EFFECTIVE DATE: 2/1/2019

OPEN SPACE
REQUIRED - 15% OF 102,344 SQ. FT.=15,359 S.F.
PROVIDED - 54.73% = 60,154 SQ. FT.

SITE AREAS

	PROPOSED		EXISTING	
BUILDING	14,400 SQ. FT.	14.06%		
IMPERVIOUS	26,835 SQ. FT.	26.21%		
OPEN SPACE	60,154 SQ. FT.	54.73%	102,344 SQ. FT	100%
TOTAL	102,344 SQ. FT.	100.0%		

SETBACKS
FRONT YARD - 25'
SIDE YARD - 0' EXCEPT WHEN ADJOINING 'R' DISTRICT OR STREET, THEN 25'
REAR YARD - 25', HOWEVER FOR EVERY FOOT THE FRONT YARD IS INCREASED OVER 25 FEET, THE REAR YARD MAY BE DECREASED IN DIRECT PROPORTION THERETO, BUT IN NO CASE SHALL THE REAR YARD BE LESS THAN 10 FEET.
MAXIMUM HEIGHT - 50 FEET

PARKING STALLS
REQUIRED: OFFICE 3 STALLS/1000 SF 4,097/1000 x 3 = 13 SPACES
WAREHOUSE 1 STALL/2000 SF 10,303/2,000 X 1 = 6 SPACES
19 SPACES TOTAL REQUIRED
REQUIRED ADA: 1 SPACE
PROVIDED: 19 SPACES - INCL. 1 ADA SPACE
(+40 ADDITIONAL SPACE EAST OF WAREHOUSE)

NOTE
AREAS AND PARKING QUANTITIES SHALL BE UPDATED AS NEEDED PRIOR TO FUTURE BUILDING, PARKING PLANNING & CONSTRUCTION.

OWNER
M&K INVESTMENTS
11803 NW 102ND AVENUE
GRANGER IA 50111

APPLICANT / DEVELOPER
M&K INVESTMENTS
11803 NW 102ND AVENUE
GRANGER IA 50111

ENGINEER
MELISSA HILLS
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, SUITE 12
DES MOINES IA 50322
515-276-4884 X225

LEGAL DESCRIPTION
LOT 17, M-KEDS HOME PLACE PLAT 3, AN OFFICIAL PLAT RECORDED IN BOOK 17559, PAGE 642, POLK COUNTY RECORDER'S OFFICE. SAID AREA CONTAINS 2.35 ACRES.

ZONING
M-1A COMMERCIAL AND LIMITED LIGHT INDUSTRIAL DISTRICT
AND
ZONE 2 OF HWY 141 MIXED USE DEVELOPMENT CORRIDOR OVERLAY DISTRICT

PLANNED LAND USE
OFFICE AND WAREHOUSE
(4097 SF OFFICE & 10303 WAREHOUSE)

EMPLOYEES
8 FULL TIME EMPLOYEES
31 FIELD PERSONNEL - VEHICLE PARKING

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

SCHEDULE
AUGUST 2025 BEGIN CONSTRUCTION
SPRING 2026 COMPLETE CONSTRUCTION

GENERAL LEGEND

PROPOSED
- PLAT BOUNDARY
- SECTION LINE
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- FLARED END SECTION
- TYPE SW-501 STORM INTAKE
- TYPE SW-502 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-504 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-511 STORM INTAKE
- TYPE SW-512 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- TYPE SW-403 STORM MANHOLE
- TYPE SW-403 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- TYPE SW-302 SANITARY MANHOLE
- TYPE SW-304 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- BLOW-OFF HYDRANT
- DETECTABLE WARNING PANEL
- SAN 12" SANITARY SEWER WITH SIZE
- SAN SANITARY SERVICE
- ST 18" STORM SEWER WITH SIZE
- ST STORM SERVICE
- W 8" WATER SEWER WITH SIZE
- W WATER SERVICE
- 926 PROPOSED CONTOUR
- SILT FENCE
- RIP RAP
- 1234 ADDRESS

EXISTING
- LOT LINE
- SANITARY/STORM MANHOLE
- WATER VALVE
- FIRE HYDRANT
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- STORM SEWER ROUND INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- POWER POLE
- STREET LIGHT
- GUY ANCHOR
- ELECTRIC TRANSFORMER
- GAS METER
- TELEPHONE RISER
- SIGN
- CATV UNDERGROUND TELEVISION
- UGE UNDERGROUND ELECTRIC
- UG UNDERGROUND GAS
- UGFO UNDERGROUND FIBER OPTIC
- UGT UNDERGROUND TELEPHONE
- OHW OVERHEAD ELECTRIC
- SAN 6" SANITARY SEWER WITH SIZE
- ST 12" STORM SEWER WITH SIZE
- W 8" WATER MAIN WITH SIZE
- 926 EXISTING CONTOUR
- TREELINE
- B.S.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- M.O.E. MINIMUM OPENING ELEVATION
- U.N.O. UNLESS NOTED OTHERWISE
- DIVERSION DITCH
- ZONE A FEMA FLOOD ZONE

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS:

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

GENERAL NOTES
1. ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
   - a. CITY OF GRIMES ENGINEERING DEPARTMENT
   - b. AMERICAN MECHANICAL ATTN: MATTHEW COOPER 515.259.7213
   - c. CIVIL ENGINEERING CONSULTANTS, INC. PHONE: 515.276.4884
   - d. IOWA ONE-CALL
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT VERSION OF URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON DATE OF APPROVAL AND CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
3. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN AND STORM SEWER SERVICES. GROUNDING ROD SHALL BE PLACED PER URBAN SPECIFICATIONS.
4. LOCATIONS AND DIMENSIONS SHOWN ON PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. ENGINEER DOES NOT GUARANTEE ACCURACY OF INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS RESPONSIBILITY OF CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING AREA TO DETERMINE PRESENT AND EXACT LOCATION OF FACILITIES BEFORE BEGINNING WORK.
5. CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITIES OR STRUCTURES AT SITE. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR SHALL NOTIFY PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR INTERRUPTION OF SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER FOR RESOLUTION.
6. CIVIL ENGINEERING CONSULTANTS, INC. IS NOT GEOTECHNICAL ENGINEER AND RECOMMENDS THAT SET OF PLANS BE REVIEWED BY GEOTECHNICAL ENGINEER AND GEOTECHNICAL SOILS REPORT BE PREPARED PRIOR TO CONSTRUCTION OF PROJECT.
7. ALL UNDEVELOPED AREAS OF SITE SHALL REMAIN GREEN SPACE. ANY EXPANSION FOR PARKING, STORAGE, ETC., WILL BE APPROVED PRIOR TO ANY WORK BEING DONE.
8. ALL INTERIOR BUILDING CODES ARE NOT PART OF APPROVAL AND WILL BE ADDRESSED AT TIME OF BUILDING PERMIT SUBMITTAL AFTER SITE PLAN APPROVAL.
9. FACILITY SHALL BE SPRINKLED AND INCLUDE MONITORING SYSTEM. LOCATION OF KNOX BOX WILL BE DETERMINED WITH BUILDING PERMIT.
10. ALL LIGHT FROM SITE SHALL NOT SPILL OUT ONTO ADJACENT PROPERTIES.
11. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
12. PROVIDE 2' CONCRETE BOXOUT AROUND ALL INTAKES AND MANHOLES WITHIN PAVED AREAS.
13. ALL DEBRIS SPILLED ON CITY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY OWNER/CONTRACTOR IMMEDIATELY.
14. VERIFY COORDINATES AND BUILDING CORNERS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
15. ALL ELEVATIONS ARE PROPOSED GRADE AT TOP OF SLAB UNLESS OTHERWISE NOTED.
16. ALL ELEVATIONS ARE TO CITY OF GRIMES DATUM.

UTILITY NOTES
1. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR, AT CONTRACTOR'S EXPENSE, TO SATISFACTION OF UTILITY OWNER.
2. ALL SERVICES SHALL BE CONSTRUCTED TO WITHIN 5 FEET OF OUTSIDE OF BUILDING WALLS.
3. SIZE AND MATERIALS OF SANITARY SEWER SERVICE SHALL COMPLY WITH CITY ADOPTED PLUMBING CODE.
4. ALL EXISTING TILE LINES ENCOUNTERED SHALL BE RESTORED OR ROUTED TO STORM SEWER WHETHER ACTIVE OR NOT.
5. SITE UTILITY CONTRACTOR SHALL COORDINATE ALL BUILDING SERVICE CONNECTIONS WITH BUILDING MECHANICAL CONTRACTOR.
6. CONNECT ALL DOWNSPOUT LOCATIONS TO RCP STORM SEWER OR INTAKES WITH 4"Ø SDR 35 FOOTING DRAIN PER SUDAS SECTION 4040. PREFORMED SADDLE WYES OR TEES REQUIRED FOR CONNECTION TO RCP.

PCC PAVEMENT NOTES
1. SEE PLAN VIEW FOR SPECIFIC PAVEMENT DEPTHS. ALL PAVING SHALL BE NON-REINFORCED P.C.C.
2. DRIVEWAY APPROACHES FROM STREET CURB TO BACK OF SIDEWALK SHALL MATCH EXISTING PAVEMENT DEPTH (9.5-INCH, 8-INCH MINIMUM) OF SE 25TH STREET AND NEW SIDEWALKS MUST HAVE DETECTABLE WARNING PANELS.
3. ALL PAVING SHALL BE IN ACCORDANCE WITH S.U.D.A.S. STANDARD SPECIFICATIONS, 2024 VERSION.
4. 6-INCH CURBS SHALL BE CAST INTEGRAL WITH CONCRETE PAVEMENT UNLESS NOTED OTHERWISE. EDGES SHALL BE ROUNDED BUT BUT NOT ROLLED.
5. PCC SIDEWALKS SHALL BE 4 INCHES THICK. SIDEWALKS IN PUBLIC RIGHTS-OF-WAY SHALL BE SCORED IN 5' SQUARES. SIDEWALKS WITHIN SITE SHALL HAVE TRANSVERSE CONSTRUCTION JOINTS SPACING SHALL BE AT LEAST 5 FEET MAXIMUM CENTERS FOR 5 FEET WIDE WALKS, AND 6 FEET MAXIMUM CENTERS FOR WALKS 6 FEET IN WIDTH. PLACE EXPANSION JOINTS WHERE WALK MEETS OTHER WALKS, BACK OF CURBS, FIXTURES, OR OTHER STRUCTURES, AND AT INTERVALS NOT EXCEEDING 50 FEET. SIDEWALKS SHALL HAVE CROSS SLOPE OF 2% MAX., 1.5% PREFERRED, DRAINING TOWARDS BACK OF CURB.
6. CONTRACTOR IS NOT ALLOWED TO CURB-JUMP INTO SITE.
7. THE INSTALLATION OF THE PUBLIC SIDEWALK ALONG SE 25TH STREET WILL BE DEFERRED UNTIL A LATER DATE. AN AGREEMENT TO INSTALL THIS FUTURE WALK WILL BE REQUIRED. INSTALLATION IS TO BE COMPLETED WITHIN 90 DAYS OF BEING NOTIFIED BY THE CITY.
8. THE PRIVATE SIDEWALK WEST OF THE ENTRANCE DRIVE SHALL BE COMPLETED ONCE THE PUBLIC WALK ALONG SE 25TH/ STREET HAS BEEN COMPLETED.

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

PLANTING NOTES
1. ALL SITEWORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH CITY OF GRIMES STANDARD SPECIFICATIONS U.N.O.
2. ALL PLANT MATERIAL SHALL MEET OR EXCEED MINIMUM REQUIREMENTS SHOWN IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1).
3. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR PERIOD OF ONE YEAR FROM DATE OF INITIAL ACCEPTANCE.
4. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF LANDSCAPE ARCHITECT AND CITY.
5. DECIDUOUS TREES LARGER THAN 1-1/2" CALIPER SHALL BE STAKED (2 STAKES) AND WRAPPED IMMEDIATELY AFTER PLANTING. TREE WRAP SHALL BE HELD IN PLACE WITH DEGRADABLE STRING. TAPES AND PLASTIC TIES ARE NOT ALLOWED.
6. ALL TREES, SHRUBS, BEDS & GROUND COVERS SHALL BE MULCHED WITH 3-INCHES SHREDDED HARDWOOD MULCH U.N.O.
7. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE. DRAWING SHALL PREVAIL WHERE CONFLICT OCCURS.
8. ONE WEEK PRIOR TO INSTALLATION, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AT CIVIL ENGINEERING CONSULTANTS, INC. (TELEPHONE 515/276-4884).
9. CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
10. ALL DECIDUOUS TREES SHALL BE PLANTED AT LEAST 5' FROM R.O.W.
11. ALL DISTURBED AREAS SHALL BE SODDED PER DRAWING U.N.O.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF CONTAINERS, WIRE BASKETS, AND BINDING CORDS ON ALL PLANT MATERIAL PRIOR TO INITIAL ACCEPTANCE. CONTRACTOR TO REMOVE PLANT TAGS AFTER INITIAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND CITY.
13. ALL METERS AND GROUND-MOUNTED MECHANICAL UNITS TO BE SCREENED BY PLANTINGS.
14. NO OVERSTORY TREES ARE ALLOWED WITHIN PUBLIC SANITARY AND STORM SEWER EASEMENTS.

SODDING NOTES
1. SOD SHALL BE FOUR WAY BLEND CONTAINING 25% OF EACH OF FOLLOWING: KENTUCKY BLUEGRASS AND ONE OTHER BLUEGRASS, CREEPING RED FESCUE, AND TALL FESCUE. CONTENT MAY VARY UP TO 5%.
2. SOD SHALL BE CUT AT UNIFORM THICKNESS OF APPROXIMATELY 1" PLUS OR MINUS 1/4".
3. BEFORE STRIPPING, SOD SHALL BE MOWED TO UNIFORM HEIGHT OF 2 1/2".
4. SOD SHALL BE REASONABLY FREE OF DISEASE AND SOIL-BORNE INSECTS.
5. SOD SHALL BE FREE OF OBJECTIONABLE GRASSY AND BROADLEAF WEEDS.
6. SOD SHALL BE HARVESTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY NOT ADVERSELY AFFECT SURVIVAL OF SOD.
7. SOD SHALL BE CUT, DELIVERED AND INSTALLED IN TIME PERIOD OF 36 HOURS.
8. SOD BED SHALL BE IN FIRM BUT UNCOMPACTED CONDITION WITH RELATIVELY FINE TEXTURE AND FREE OF FOOTPRINTS DEEPER THAN 1/2" AT TIME OF SODDING.
9. SOD SHALL BE LAID WITH STAGGERED JOINTS AT RIGHT ANGLES TO DIRECTION OF SLOPE.
10. SOD SHALL BE STAKED ON ALL SLOPES THAT ARE 4:1 OR STEEPER.
11. IN ABSENCE OF ADEQUATE RAINFALL, SOD SHALL BE WATERED BY CONTRACTOR FOR THIRTY DAYS. IRRIGATION SHALL MAINTAIN MOISTURE TO DEPTH OF 4 INCHES.
12. SOD SHALL NOT BE MOWN UNTIL IT IS FIRMLY ROOTED. NO MORE THAN 1/3 OF GRASS LEAF SHALL BE REMOVED AT ANY ONE TIME.

BENCHMARKS
a. 64D-001 - BURY BOLT ON FH, S. SIDE OF SE 28th ST MID BLOCK OF LOT ADDRESS 2800 (NATIONAL WATERWORKS BUILDING).
ELEV. = 962.04 (City of Grimes Datum)

b. 64D-002 - BURY BOLT ON FH, AT SE. CORNER OF GATEWAY DR. AND SE 28th ST INTERSECTION.
ELEV. = 962.75 (City of Grimes Datum)

c. 64C-004 - BURY BOLT ON FH, S. SIDE OF SE 28th ST MID BLOCK OF LOT ADDRESS 1200
ELEV. = 967.15 (City of Grimes Datum)

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

CERTIFICATION

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

PRELIMINARY

MELISSA M. HILLS, IOWA LIC. NO. 16023 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1-3

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

BY: PRELIMINARY DATE: _____
KENT R. ZARLEY, IOWA REG. NO. 251
MY LICENSE RENEWAL DATE IS JUNE 30, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:

PRELIMINARY

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

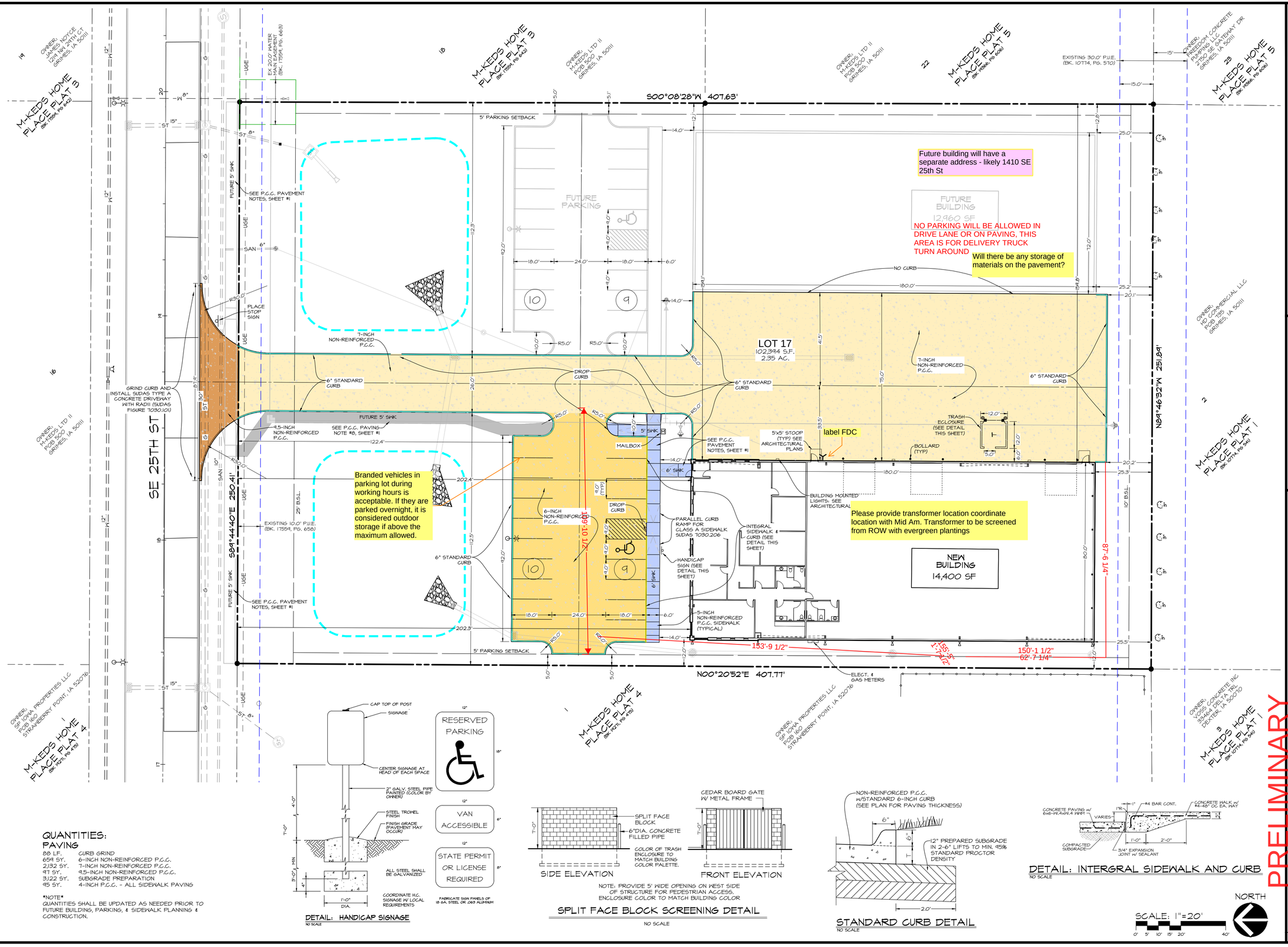
DATE:	
DATE OF SURVEY:	04/09/2025
DESIGNED BY:	MMH
DRAWN BY:	CM
1ST SUBMIT 06-26-2025	
2ND SUBMIT 08-06-2025	
3RD SUBMIT 09-14-2025	
Aug 14 2025	

AMERICAN MECHANICAL
GRIMES, IOWA
COVER

SHEET 1 OF 6

E-9380

G:\E-FILES\-ACCOUNTS\A_CEC DRAWINGS\CONSTRUCTION DOCUMENTS\E-9380-GRIMES, IOWA\A_E-9380.DWG, CHICAGAN, LL 8/4/2025 2:21:51 PM



QUANTITIES:

PAVING

88 LF.	CURB GRIND
659 SY.	6-INCH NON-REINFORCED P.C.C.
2,132 SY.	7-INCH NON-REINFORCED P.C.C.
97 SY.	9.5-INCH NON-REINFORCED P.C.C.
3,122 SY.	SUBGRADE PREPARATION
95 SY.	4-INCH P.C.C. - ALL SIDEWALK PAVING

NOTE
QUANTITIES SHALL BE UPDATED AS NEEDED PRIOR TO FUTURE BUILDING, PARKING, & SIDEWALK PLANNING & CONSTRUCTION.

DETAIL: HANDICAP SIGNAGE
NO SCALE

NOTE: PROVIDE 5' WIDE OPENING ON WEST SIDE OF STRUCTURE FOR PEDESTRIAN ACCESS. ENCLOSURE COLOR TO MATCH BUILDING COLOR

SPLIT FACE BLOCK SCREENING DETAIL
NO SCALE

STANDARD CURB DETAIL
NO SCALE

DETAIL: INTERGRAL SIDEWALK AND CURB
NO SCALE

NORTH

SCALE: 1"=20'
0' 5' 10' 15' 20' 40'

PRELIMINARY

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

DATE:	
	AUG 14, 2025
	3RD SUBMIT 07-14-2025
	2ND SUBMIT 06-06-2025
	1ST SUBMIT 06-26-2025
DATE OF SURVEY:	04/09/2025
DESIGNED BY:	MMH
DRAWN BY:	CM

AMERICAN MECHANICAL
GRIMES, IOWA
DIMENSION PLAN

SHEET 2 OF 6

E-9380

D:\FILES\ROGERS\CAD DRAWINGS\CONSTRUCTION DOCUMENTS\SITE PLAN\2 DWG, ORGANIZATION: 8/14/2025 2:25:05 PM

EX SAN E
SANITARY MANHOLE
@STA. 20+33.41, 25.44' RT.
RIM=966.09
IN W=956.16
OUT E=956.16

W #1
8"x6"x8"
TAPPING TEE
@STA 19+97.04, 47.00' RT.

EX WATER
STOP BOX/VALVE

CRITICAL CROSSING #1

STORM SERVICE
REMOVE PLUG & CONNECT
TO 8-INCH PVC
@STA. 19+76.79, 51.16' RT.
FL = 962.10

EX. 20.0' WATER MAIN EASEMENT (BK. 17594, PG. 663)

EX ST 6A
SW-501
@STA. 19+84.80, 17.65' LT.
GRATE=964.67
OUT S=961.99

38 L.F. 8-INCH PVC @ 0.75%

EX ST 6
SW-503
@STA. 19+85.12, 17.47' RT.
GRATE=965.47
IN W=960.74
IN N=961.64
OUT E=960.54
IN S=961.84

ST #1
60"X 60" SW-513
EMERGENCY OVERFLOW STRUCTURE
12" TALL OPENING ALL 4 SIDES
@ELEV = 967.00
RIM = 968.50
@STA. 19+73.42, 64.76' RT.
OPENING=967.00
OUT N=962.21
IN SW=962.32

ST #2
12" FES
w/3.77"ø ORIFICE PLATE
(SEE DETAIL THIS SHEET)
@STA. 19+60.39, 77.03' RT.
FL = 962.50

SAN #1
REMOVE CAP &
PLACE SW-203,
SANITARY CLEANOUT
@STA. 19+30.21, 44.34' RT.
RIM=969.42
OUT N=957.40 (VERIFY)
IN S=957.50 (VERIFY)

EX SANITARY WYE

CRITICAL CROSSING #2

100 L.F. 6-INCH PVC @ 7.00%

100-YR ELEV=966.62

ST #3
24" FES
@STA. 4+20.00, 36.00' RT.
FL = 963.85

CRITICAL CROSSING #4

SAN #2
SW-203
SANITARY
CLEANOUT
@STA. 3+98.51, 22.81' RT.
RIM=968.10
OUT N=954.50
IN S=954.60

END OF SVC
@STA. 3+26.03, 34.40 RT.
FL=961.73

CRITICAL CROSSING #5

CRITICAL CROSSING #6

CRITICAL CROSSING #4

97 L.F. 6-INCH PVC @ 2.00%

W #6
BLOWOFF HYDRANT
& 6-INCH VALVE
@STA 3+17.05, 37.93' RT.
BASE ELEV=971.45

R150.0'

LOT 17

15" ST
176 L.F. 15-INCH RCP @ 1.00%

ST #6
24"X36" SW-511
W/SW-604 TYPE 6 CASTING
@STA. 2+35.25, 12.50' RT.
GRATE=970.53
OUT N=965.81

SANITARY WYE 1
@STA. 3+39.10, 0.73 LT.

CRITICAL CROSSING #8

CRITICAL CROSSING #7

W #4
HYDRANT &
6-INCH VALVE
@STA 1+16.18, 17.00' LT.
BASE ELEV=971.90

EX HYDRANT ASSEMBLY #5

EX WATER VALVE

ST #4
24"x36" SW-501
W/SW-603 TYPE 'R' GRATE
@STA. 4+11.36, 13.00' RT.
GRATE=967.43
BIDIRECTIONAL E=963.85
BIDIRECTIONAL W=963.85
IN S=964.05

62 L.F. 6-INCH PVC @ 1.00%

71 L.F. 6-INCH PVC @ 2.00%

SAN #3
SW-203
SANITARY
CLEANOUT
@STA. 3+40.96, 0.00'
RIM=969.87
OUT N=960.84
IN S=960.94

CRITICAL CROSSING #3

W #2
6-INCH
90°ø BEND
@STA 4+93.67, 17.00' LT.

W #5
6"x6"x6" TEE
@STA 3+17.05, 17.07' LT.

WATER STOP BOX ON 2" SERVICE

SAN
4" SVC

F.D.C.

EXISTING 10.0' P.U.E. (BK. 17594, PG. 658)

SE 25TH ST

25' B.S.L.

ST #5
24" FES
@STA. 4+20.00, 42.00' LT.
FL = 963.85

W #3
HYDRANT, TEE
& 6" VALVE
@STA 3+10.34, 17.07' LT.
BASE ELEV=972.11

KNOX BOX

SAN #4
SW-203, SANITARY
SEWER CLEANOUT
@STA. 2+69.66, 28.34' LT.
RIM=971.88
OUT N=962.47

R150.0'

NEW BUILDING
14,400 SF

100-YR ELEV=966.62

ST #7
18" FES
@STA. 4+13.27, 97.87' LT.
FL=964.98

32 L.F. 18-INCH RCP @ 0.50%

ST #8
24"x36" SW-501
W/SW-603 TYPE 'R' GRATE
@STA. 3+85.25, 112.50' LT.
GRATE=968.01
OUT NE=965.13
IN S=965.33

81 L.F. 15-INCH RCP @ 0.60%

ST #9
18" SW-512
W/SW-604 TYPE 4A GRATE
@STA. 3+24.34, 119.50' LT.
GRATE=969.48
OUT N=965.52
IN S=965.92

84 L.F. 15-INCH RCP @ 0.60%

ST #10
18" SW-512
W/SW-604 TYPE 4A GRATE
@STA. 2+15.25, 119.50' LT.
GRATE=970.06
OUT N=966.45
IN S=966.66

ST #11
18" SW-512
W/SW-604 TYPE 4A GRATE
@STA. 1+26.08, 119.50' LT.
GRATE=970.68
OUT N=967.19

84 L.F. 12-INCH RCP @ 0.60%

ELECT. & GAS METERS

CONNECT ALL DOWNSPOUT LOCATIONS TO RCP STORM SEWER OR INTAKES. (SEE UTILITY NOTE #6, SHEET #1)
COORDINATE EXACT LOCATIONS WITH ARCHITECTURAL DRAWINGS.

EX ST 7A
SW-501
@STA. 17+34.11, 16.53' LT.
GRATE=966.84
OUT S=962.67

EX ST 7
SW-503
@STA. 17+34.29, 18.47' RT.
GRATE=965.88
OUT E=961.49
OUT SW=962.39
IN W=961.51
IN N=962.40

FIBER OPTIC VAULT

ST 7B
SW-401
@STA. 17+10.17, 51.59' RT.
RIM=969.42
IN NE=961.81

EX SAN N
SANITARY MANHOLE
@STA. 16+24.85, 24.69' RT.
RIM=967.95
OUT E=957.28

EXISTING 30.0' P.U.E. (BK. 10714, PG. 510)

15.0'

10' B.S.L.

OWNER: JAMES NOYCE
1018 NW 66TH CT
GRIMES, IA 50111

OWNER: M-KEDS LTD II
PO BOX 500
GRIMES, IA 50111

OWNER: FREEDOM CONCRETE PUMPING LLC
2150 SE GATEWAY DR
GRIMES, IA 50111

OWNER: HD COMMERCIAL LLC
PO BOX 139
GRIMES, IA 50111

OWNER: SP IOWA PROPERTIES LLC
PO BOX 160
STRAWBERRY POINT, IA 52076

OWNER: VOSS CONCRETE INC
33464 DELTA RD
DEXTER, IA 50070

M-KEDS HOME PLACE PLAT 3 (BK. 17594, PG. 663)

M-KEDS HOME PLACE PLAT 5 (BK. 19266, PG. 606)

M-KEDS HOME PLACE PLAT 4 (BK. 16774, PG. 439)

M-KEDS HOME PLACE PLAT 1 (BK. 10714, PG. 510)

FUTURE PARKING

FUTURE BUILDING 12,960 SF

QUANTITIES:

SANITARY SEWER

277 LF.	6-INCH SANITARY SEWER
4 EA.	SW-203 SANITARY CLEANOUT
1 EA.	4-INCH SANITARY SEWER SERVICE

STORM SEWER

14 LF.	8-INCH PVC
107 LF.	12-INCH RCP CL III
347 LF.	15-INCH RCP CL III
32 LF.	18-INCH RCP CL III
81 LF.	24-INCH RCP CL III
2 EA.	24"x36" SW-501 INTAKE
1 EA.	24"x36" SW-511 INTAKE
3 EA.	18"ø SW-521 INTAKE
1 EA.	60"x60" SW-513 INTAKE
1 EA.	12-INCH RCP F.E.S.
1 EA.	18-INCH RCP F.E.S.
2 EA.	24-INCH RCP F.E.S.

WATER MAIN

576 LF.	6" WATER MAIN
1 EA.	8"X6"X8" TAPPING TEE & SLEEVE
1 EA.	6"X6"X6" TEE
1 EA.	HYDRANT, TEE & 6-INCH VALVE
1 EA.	HYDRANT & 6-INCH VALVE
2 EA.	FIRE SERVICE
1 EA.	DOMESTIC SERVICE
1 EA.	BLOWOFF HYDRANT
1 EA.	6" 90° BEND

(VERIFY SERVICE SIZES WITH MECH. DWGS)

WATER SERVICE DETAIL

NO SCALE

ORIFICE DETAIL: ST#02

NO SCALE

NOTE: PLACE ORIFICE PLATE IN FIRST SECTION OF PIPE DOWNSTREAM FROM THE INLET F.E.S.

CRITICAL CROSSINGS

CRITICAL CROSSING #1
BOTTOM 8" PVC = 962.0 (VERIFY)
TOP 6" WATER = 960.50
F.G. = 969.52

CRITICAL CROSSING #2
BOTTOM 6" WATER = 963.20
TOP 6" SANITARY = 958.0 (VERIFY)
F.G.= 969.42

CRITICAL CROSSING #3
BOTTOM 24" RCP = 963.60
TOP 6" WATER = 962.10
F.G. = 968.62

CRITICAL CROSSING #4
BOTTOM 24" RCP = 963.60
TOP 6" SANITARY = 959.60
F.G. = 969.99

CRITICAL CROSSING #5
BOTTOM 15" RCP = 964.25
TOP 6" SANITARY = 960.68
F.G. = 968.42

CRITICAL CROSSING #6
BOTTOM 15" RCP = 964.64
TOP 6" SANITARY = 961.78
F.G. = 969.89

CRITICAL CROSSING #7
BOTTOM 6" WATER = 965.52
TOP 6" SANITARY = 963.77
F.G. = 971.69

CRITICAL CROSSING #8
BOTTOM 6" WATER = 964.82
TOP 6" SANITARY = 961.97
F.G. = 970.99

CRITICAL CROSSING #9
BOTTOM 15" RCP = 964.81
TOP 6" WATER = 963.31
F.G. = 970.55

SCALE: 1"=20'
0' 5' 10' 15' 20' 40'

NORTH

PRELIMINARY

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

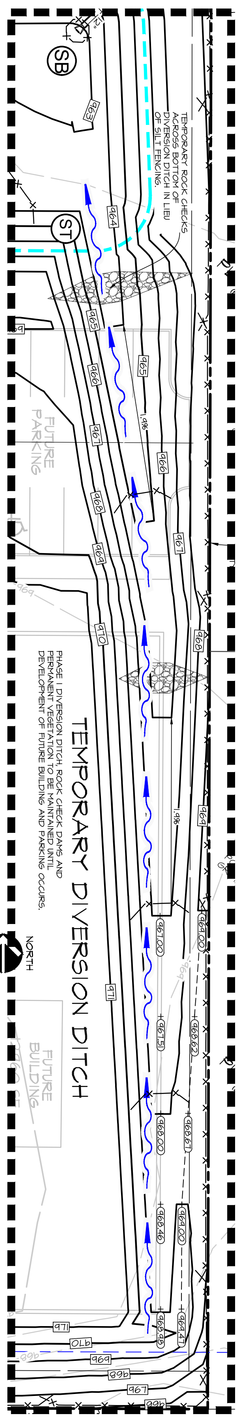
DATE:	
	AUG 19, 2025
	3RD SUBMIT 08-14-2025
	2ND SUBMIT 08-06-2025
	1ST SUBMIT 06-26-2025
DATE OF SURVEY:	04/09/2025
DESIGNED BY:	MMH
DRAWN BY:	CM

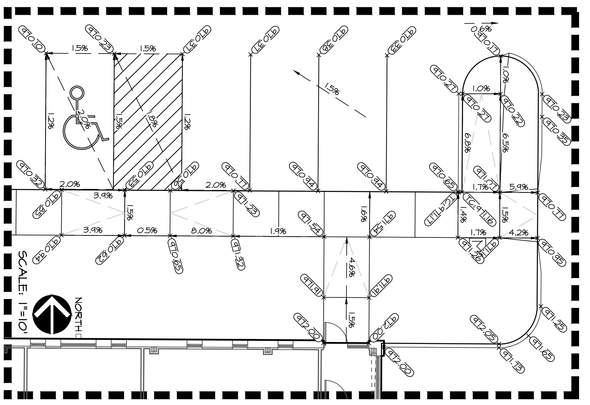
AMERICAN MECHANICAL
GRIMES, IOWA
UTILITY PLAN

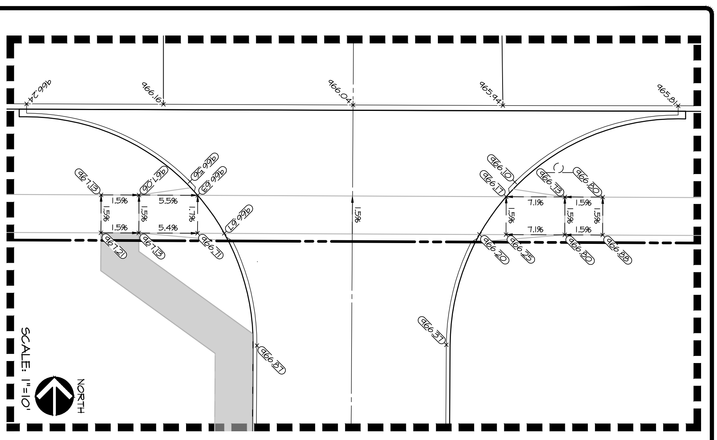
SHEET 3 OF 6

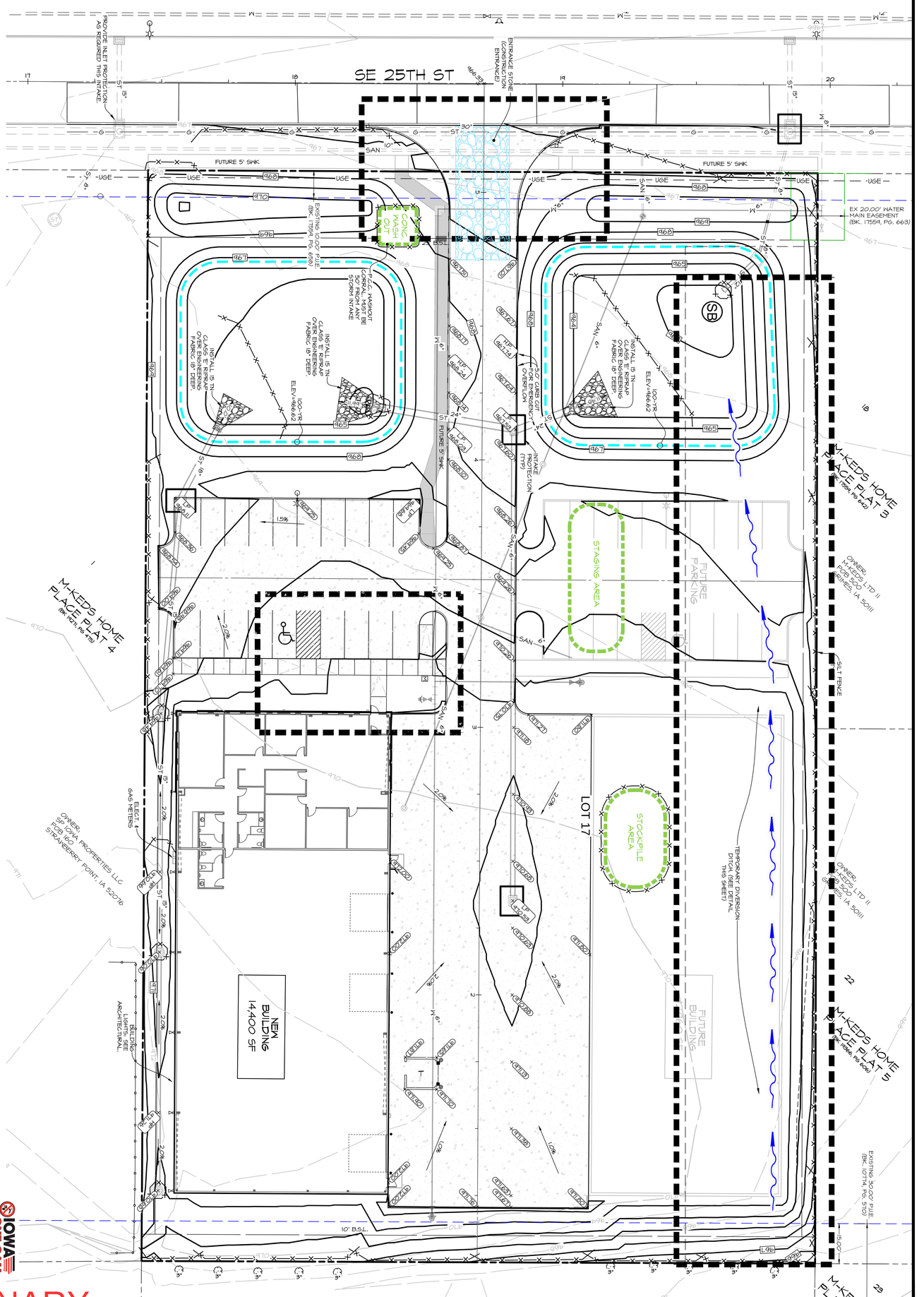
E-4380

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QUANTITIES

65,454 SF	SEEDING (TYPE III EROSION CONTROL MIX)
1606 LF	SILT FENCE
3 TN	SILT FENCE RIPRAP
3 TN	DRY STREAM (2 TN / ACRE) OR HAY MULCH
3 EA	INLET PROTECTION (FILTER SOCK)
1 EA	ENTRANCE STONE (GRADATION IS 1" MACADAM CRUSHED STONE)
1 LS	MOBILIZATION
5 EA	ROCK CHECK DAMS

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- SANITARY SEWER & SIZE
- WATER MAIN & SIZE
- STORM SEWER & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- (XXXX.XX) SPOT ELEVATION
- TEMPORARY SEDIMENT TRAP
- TEMPORARY SEDIMENT BASIN
- EXISTING CONTOURS
- PROPOSED CONTOURS
- INLET PROTECTION (FILTER SOCK)
- SILT FENCE
- 100-YR ELEVATION

SCALE: 1"=20'

NORTH

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

PRELIMINARY

DATE:	Aug. 19, 2025
	3RD SUBMIT 08-19-2025
	2ND SUBMIT 08-06-2025
	1ST SUBMIT 06-26-2025
DATE OF SURVEY:	04/09/2025
DESIGNED BY:	MMH
DRAWN BY:	CM

AMERICAN MECHANICAL
GRIMES, IOWA

GRADING & SWPPP PLAN

SHEET 4 OF 6

E-4380

CEC

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

STORM WATER POLLUTION PREVENTION PLAN

1. SITE DESCRIPTION/APPLICANT/SCHEDULE

- OWNER/APPLICANT: M&K INVESTMENTS, 11803 NW 102ND AVENUE GRANGER, IA 50111
- LOCATION: PART OF NE 1/4, SECTION 8, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE 5TH P.M.
- NATURE OF CONSTRUCTION ACTIVITY: GRADING FOR AND CONSTRUCTION OF AN OFFICE/WAREHOUSE BUILDING AND PARKING LOT
- AREAS: TOTAL SITE AREA = 2.35 ACRES
  SITE AREA AFFECTED = 2.35 ACRES
- RUNOFF COEFFICIENT = 0.80 (RATIONAL METHOD)
- APPROXIMATE SLOPES ANTICIPATED: 3:1, OR FLATTER.
- RUNOFF FROM THIS PROJECT WILL FLOW INTO NORTH WALNUT CREEK
- SOILS: CLARION LOAM WITH BEMIS MORRAINE WITH SLOPES BETWEEN 2-6% AND NICOLLET LOAM WITH SLOPES BETWEEN WITH A MODERATE INFILTRATION RATE
- ESTIMATED DATE WORK IS TO COMMENCE: SUMMER 2025
- ESTIMATED DATE WORK IS TO BE COMPLETED: SPRING 2026

PART III D 2 CONTROLS

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

2B2 STRUCTURAL PRACTICES
- ROCK OUTLET PROTECTION (S.U.D.A.S. SECTION 7E-10; RIP RAP)
- SILT FENCES - DISTANCE BETWEEN IS DETERMINED BY STEEPNESS OF GROUND (S.U.D.A.S. SECTION 72-14).
- EARTH DIKES
- BRUSH PILES
- DRAINAGE SWALES (S.U.D.A.S. SECTION 7E-23)
- SEDIMENT TRAPS (S.U.D.A.S. SECTION 7E-12 ABD 7E-13)
- CHECK DAMS - DISTANCE BETWEEN IS DETERMINED BY STEEPNESS OF GROUND.
- STORM WATER MANAGEMENT (S.U.D.A.S. SECTION 7E-7)
- FLOW ATTENUATION BY USE OF OPEN VEGETATED SWALES AND NATURAL DEPRESSIONS.
- INFILTRATION OF RUNOFF ON SITE
- INLET PROTECTION (S.U.D.A.S. 7E-20)
- VELOCITY DISSIPATION DEVICES AT DISCHARGE LOCATIONS TO PROVIDE NON-EROSIVE VELOCITY FLOWS.

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

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

C4 USE OF COVERED TRASH RECEPTACLES ARE REQUIRED.

PART III D 7 CONTRACTORS

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

D7B PERSONS ACCOMPLISHING WORK UNDER THIS PERMIT:

NAME: _____
ADDRESS: _____
_____
PHONE: _____

NAME: _____
ADDRESS: _____
_____
PHONE: _____

NAME: _____
ADDRESS: _____
_____
PHONE: _____

NAME: _____
ADDRESS: _____
_____
PHONE: _____

- THE BUILDING SUBCONTRACTORS ARE REMINDED TO ALSO COMPLY WITH THE SWPPP REQUIREMENTS. PLUMBERS SHALL TAKE CARE TO CATCH ALL AND PROPERLY DISPOSE OF TRIMMINGS FROM PIPE THREADING ACTIVITIES, PAINTERS, DRYWALLERS AND MASONS SHALL NOT CLEANING EQUIPMENT ON GRADE, ETC.

PART II G **NOTICE OF DISCONTINUATION (N.O.D.):**
- WITHIN 30 DAYS OF FINAL STABILIZATION, OWNER SHALL SUBMIT AN N.O.D. TO I.D.N.R. WHICH INCLUDES ITEMS AS FOLLOWS:
  -- NAME OF OWNER TO WHICH PERMIT WAS ISSUED;
  -- GENERAL PERMIT NUMBER AND PERMIT AUTHORIZATION NUMBER;
  -- DATE OF CONSTRUCTION SITE STABILIZATION;
  -- SIGNED CERTIFICATION AS FOLLOWS:

"I CERTIFY UNDER PENALTY OF LAW THAT DISTURBED SOILS AT THE IDENTIFIED FACILITY HAVE BEEN FINALLY STABILIZED AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED OR WILL BE REMOVED AT AN APPROPRIATE TIME. I UNDERSTAND THAT BY SUBMITTING THIS NOTICE OF DISCONTINUATION, THAT I AM NO LONGER AUTHORIZED TO DISCHARGE STORM WATER ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES BY IOWA DEPARTMENT OF NATURAL RESOURCES GENERAL NPDES PERMIT NO. 2, AND THAT DISCHARGING POLLUTANTS FROM STORM WATER ASSOCIATED WITH INDUSTRIAL ACTIVITY TO WATERS OF THE UNITED STATES IS UNLAWFUL UNDER THE CLEAN WATER ACT WHERE THE DISCHARGE IS NOT AUTHORIZED BY AN NPDES PERMIT."

- N.O.D. SHALL BE MAILED TO: STORM WATER COORDINATOR, IOWA DEPARTMENT OF NATURAL RESOURCES, 502 E. 9th STREET, DES MOINES, IOWA 50314-0034.

PART III **NON-STORM WATER DISCHARGES:**

ALL DISCHARGES AUTHORIZED BY PERMIT SHALL BE COMPOSED ENTIRELY OF STORM WATER EXCEPT FOR NON-STORM DISCHARGES TREATED WITH APPROPRIATE CONTROL MEASURES FOR NON-STORM WATER DISCHARGES LISTED BELOW.

A2 DISCHARGES FROM FIRE FIGHTING ACTIVITY;
FIRE HYDRANT FLUSHINGS;
NON-DETERGENT LADEN WATER FROM WASHING VEHICLES;
POTABLE WATER SOURCES IE: WATER LINE FLUSHING, AND IRRIGATION DRAINAGE;
ROUTINE EXTERIOR BUILDING WASHDOWN WITHOUT DETERGENTS;
PAVEMENT WASHWATERS WHERE THERE HAS BEEN NO UNCLEANED LEAKS OR SPILLS OF TOXIC OR HAZARDOUS MATERIALS, AND WHERE DETERGENTS ARE NOT USED;
AIR CONDITIONING CONDENSATE;
SPRINGS OR UNCONTAMINATED GROUNDWATER;
UNCONTAMINATED FOUNDATION AND FOOTING DRAINS.

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

PART III C FEDERAL CONSTRUCTION AND DEVELOPMENT EFFLUENT GUIDELINESFOR ALL SITES AND ACTIVITIES REQUIRING THIS PERMIT SHALL COMPLY WITH FEDERAL EFFLUENT GUIDELINES APPLICABLE TO EACH SITE:
- AT MINIMUM, SUCH CONTROLS MUST BE DESIGNED, INSTALLED AND MAINTAINED TO:
  - 1A4B CONTROL STORM WATER AND VELOCITY TO MINIMIZE POLLUTANT DISCHARGES, INCLUDING PEAK FLOW AND TOTAL STORM WATER VOLUME, TO MINIMIZE CHANNEL/STREAMBANK EROSION, AND SCOUR IN IMMEDIATE VICINITY OF DISCHARGE POINTS;
  - 1AC MINIMIZE AMOUNT OF SOIL EXPOSED DURING CONSTRUCTION ACTIVITY;
  - 1AD MINIMIZE DISTURBANCE OF STEEP SLOPES;
  - 1AE MINIMIZE SEDIMENT DISCHARGE FROM SITE DUE TO FREQUENCY, DURATION AND ITENSITY OF PRECIPITATION, AND SOIL CHARACTERISTICS;
  - 1AF PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND WATERS OF UNITED STATES. DIRECT STORM WATER INTO VEGETATED AREAS UNLESS UNFEASIBLE;
  - 2&3 TOPSOIL PRESERVATION: STABILIZE DISTURBED AREAS IMMEDIATELY WHENEVER EARTH DISTURBING ACTIVITIES HAVE CEASED ON ANY PORTION OF SITE, OR TEMPORARILY CEASED ON ANY PORTION EXCEEDING 14 CALENDAR DAYS, DUE TO DROUGHT OR HEAVY RAIN, WHICH MAKES SEEDING WITH FIELD EQUIPMENT IMPOSSIBLE, CONTACT I.D.N.R. FOR ALTERNATIVE STABILIZATION MEASURES.
  - 4 DISCHARGES FROM DEWATERING MUST BE MANAGED BY APPROPRIATE CONTROLS;
  - 5A MINIMIZE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH, AND OTHER WASH WATERS. WASH WATERS ARE TO BE TREATED IN SEDIMENT BASIN MINIMUM. SECONDARY CONTAINMENT FACILITIES ARE REQUIRED FOR ANY PETROLEUM, SOLVENTS, ECT. THAT ARE STORED ON-SITE.
  - 5B MINIMIZE EXPOSURE OF BUILDING MATERIALS, PRODUCTS, CONSTRUCTIN WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE, AND OTHER WASTE TO PRECIPITATION AND STORM WATER.
  - 5C MINIMIZE DISCHARGE OF POLLUTANTS FROM SPILLS AND LEAKS AND IMPLEMENT CHEMICAL SPILL AND LEAK PREVENTION AND RESPONSE PROCEEDURES;
  - 6 PROHIBITED DISCHARGES: WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS; FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; SOAPS OR SOLVENTS.

PART IV C & PART V B PERMITTEE MUST AMEND PLAN WHEN THERE IS CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE HAVING SIGNIFICANT EFFECT ON POTENTIAL FOR DISCHARGE OF POLLUTANTS TO WATERS OF UNITED STATES WHICH HAVE NOT BEEN ADDRESSED IN PLAN OR WHERE PLAN IS UNEFFECTIVE IN ELIMINATING OF MINIMIZING POLLUTANT DISCHARGE. PLAN MUST BE UPDATED TO INCLUDE CHANGES AT SITE INCLUDING CONTRACTORS IDENTIFIED AFTER SUBMITTAL OF NOTICE OF INTENT. COPY OF SWPPP IS TO BE MAINTAINED AND KEPT ON SITE IN A CONSTRUCTION TRAILER, SHED, OR OTHER COVERED STRUCTURE ie: MAILBOX.
- 4C4 QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF CONSTRUCTION SITE NOT FINALLY STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- 4A INSPECT SITE FOR EVIDENCE OF, OR POTENTIAL OF, POLLUTANTS ENTERING DRAINAGE SYSTEM FROM STORED MATERIALS.
- OBSERVE EROSION AND SEDIMENT CONTROL MEASURES TO ENSURE THEY ARE OPERATING CORRECTLY, REPAIR AND REPLACE AS NECESSARY.
- LOCATIONS WHERE VEHICLES ENTER OR EXIT SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
- INSPECT DISCHARGE LOCATIONS TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE I PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS.
- 4B ANY MODIFICATIONS TO PLAN AS RESULT OF INSPECTION SHALL BE IMPLEMENTED WITHIN 7 CALENDAR DAYS OF INSPECTION.
- 4C AN INSPECTION REPORT SHALL BE PREPARED AND RETAINED AS PART OF PREVENTION PLAN UNTIL PROJECT TERMINATION. REPORT WILL CONTAIN THE FOLLOWING:
  - SUMMARY OF SCOPE OF INSPECTION.
  - QUALIFICATIONS OF PERSONNEL MAKING INSPECTION.
  - MAJOR OBSERVATIONS RELATING TO IMPLEMENTATION OF PREVENTION PLAN.
  - ANY ACTION TAKEN
  - SIGNATURE
- REPORTS SHALL CONFORM TO STANDARDS SET BY IOWA D.N.R. COPIES OF REPORTS SHALL BE FORWARDED TO OWNER.
- CONTRACTOR IS TO TAKE NECESSARY ACTION TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICABLE BUT IN NO CASE LATER THAN SEVENTY-TWO (72) HOURS AFTER INSPECTION.
- RECORDS SHALL BE RETAINED FOR AT LEAST THREE YEARS OR UNTIL PROJECT TERMINATION AND AN N.O.D. HAS BEEN FILED WITH I.D.N.R.

GRADING AND EROSION CONTROL NOTES

1. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
   a. CITY OF GRIMES
   b. M&K INVESTMENTS
   c. CIVIL ENGINEERING CONSULTANTS, INC.
   d. IOWA ONE-CALL
2. WEEKLY INSPECTION REPORTS AND FOLLOW-UP DOCUMENTATION AS REQUIRED BY GP2 SHALL BE SUBMITTED TO GRIMES DEVELOPMENT SERVICES.
3. LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING AREA, AND IOWA ONE CALL, TO DETERMINE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
4. CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR CONTRACTOR SHALL IMMEDIATELY CONTACT UTILITY'S OWNER.
5. CONTRACTOR SHALL PROTECT SWALES WITH STAKED COMPOST FILTER SOCKS PRIOR TO ANTICIPATED RAINFALL EVENTS.
6. STRIP ALL VISIBLE TOPSOIL ONSITE AND STOCKPILE FOR RESPREAD ON NON-PAVED AREAS THAT ARE DISTURBED DURING CONSTRUCTION. MUST HAVE AT LEAST 8 INCHES OF TOPSOIL AT TIME OF FINAL STABILIZATION.
7. UNLESS GRADING FOR DESIGNED SUMP OR LOW POINT AREA, GRADE ALL SITE AREAS TO DRAIN WITHOUT TRAPPING OR PONDING SURFACE WATER WHEN SITE GRADING IS COMPLETE.
8. FINAL SOIL STABILIZATION SHALL BE 70% DENSITY OF 100% OF THE DISTURBED AREAS.
9. FINAL GRADE ELEVATIONS OF ALL PAVED AREAS SHALL BE WITHIN 0.10 FEET OF PLAN GRADE. LAWN AREAS SHALL BE WITHIN 0.20-FEET OF PLAN GRADE.
10. SPOT ELEVATIONS ON PAVED SURFACES ARE TOP OF SLAB UNLESS NOTED OTHERNISE.
11. CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
12. GEOTECHNICAL REPORT FOR PROJECT CAN BE OBTAINED BY CONTACTING OWNER.
13. ALL DETENTION POND GRADING SHALL BE FIELD VERIFIED BY DESIGN ENGINEER AND AS-BUILTS SHALL BE PROVIDED TO CITY WITH LETTER OF CERTIFICATION FROM ENGINEER THAT POND WAS CONSTRUCTED TO DESIGN.
14. CONTRACTOR SHALL CERTIFY ON AS-BUILT PLAN THAT STORMWATER MANAGEMENT FACILITY WAS CONSTRUCTED TO ADDRESS ALL PROPERTIES WITHIN DEVELOPMENT.
15. ALL LOTS SHALL HAVE MINIMUM OF 2% SLOPE ACROSS LOT.
16. S.U.D.A.S. EROSION CONTROL MIX (TYPE 4) SHALL BE USED ON ALL DISTURBED AREAS. ALL INTAKES TO HAVE BELOW GRADE INLET PROTECTION WHEN STREETS ARE BEING PAVED.
17. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON PLANS SHALL RELIEVE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE SAFETY REGULATIONS.
18. CONTRACTOR SHALL CONDUCT CLEAN-UP, SURFACE RESTORATION, AND SURFACE REPLACEMENT ACTIVITIES AS CONSTRUCTION PROGRESSES. ALL DEBRIS SPILLED ON R.O.W. OR ON ADJACENT PROPERTY SHALL BE PICKED UP BY CONTRACTOR AT END OF EACH DAY.
19. ALL AREAS TO RECEIVE FILL TO BE BENCHED.
20. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO DEPTH OF 6-INCHES.
21. ALL STRUCTURAL SITE GRADING FILL SHALL BE COMPACTED TO DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR. MOISTURE CONTENT OF FILL MATERIAL SHALL MATCH SUDAS STANDARD.
22. SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, BETWEEN 0 AND 4% OVER OPTIMUM MOISTURE.
23. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.

GENERAL NOTES

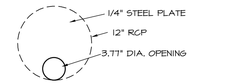
1. THE SWPPP SHOULD BE UPDATED EXPEDITIOUSLY.

S.U.D.A.S. REFERENCES

1. SILT FENCE: S.U.D.A.S. FIGURE 9040.119
2. SEDIMENTATION BASIN: S.U.D.A.S. FIGURES 9040.113, 9040.114, 9040.115
3. SEDIMENTATION LOGS: S.U.D.A.S. FIGURE 9040.105
4. RIP RAP: S.U.D.A.S. FIGURES 9040.110, 9040.111
5. COMPOST BLANKET: S.U.D.A.S. FIGURE 9040.101
6. STABILIZED CONSTRUCTION ENTRANCE: S.U.D.A.S. FIGURE 9040.120
7. CHECK DAM: S.U.D.A.S. FIGURE 9040.106

SEQUENCE OF MAJOR ACTIVITIES

1. **PRE-CONSTRUCTION:** SILT FENCE WILL BE PLACED BY THE CONTRACTOR PRIOR TO BEGINNING GRADING OR CLEARING AND GRUBBING OPERATIONS ALONG THE PERIMETER OF THE PROJECT AT LOCATIONS IN WHICH RUNOFF CAN MOVE OFFSITE. VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION SHALL BE PRESERVED. THIS SILT FENCE SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ACHIEVED.
2. **GRADING:** AFTER GRADING OPERATIONS HAVE BEEN COMPLETED, ALL AREAS THAT WILL NOT BE DISTURBED BY SUBSEQUENT CONSTRUCTION ACTIVITIES SHALL BE SEEDED.
3. **CONSTRUCTION:** SUBGRADE PREPARATIONS, PARKING LOT PAVING AND BUILDING CONSTRUCTION.
4. **FINISH GRADING AND SEEDING:** FINISH GRADING, MULCHING AND PERMANENT SEEDING SHALL BE COMPLETED AS SOON AS IT IS PRACTICAL.
5. SUBMIT N.O.D. TO I.D.N.R. UPON FINAL STABILIZATION.



ORIFICE DETAIL: ST#02
NO SCALE

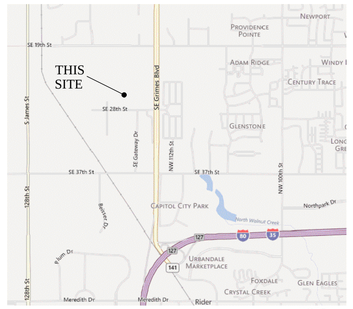
NOTE: PLACE ORIFICE PLATE IN FIRST SECTION OF PIPE DOWNSTREAM FROM THE INLET F.E.S.

BENCHMARKS

a. 64D-001 - BURY BOLT ON FH. S. SIDE OF SE 28th ST MID BLOCK OF LOT ADDRESS 2800 (NATIONAL WATERWORKS BUILDING).
ELEV. = 962.04 (City of Grimes Datum)

b. 64D-002 - BURY BOLT ON FH. AT SE. CORNER OF GATEWAY DR. AND SE 28th ST INTERSECTION.
ELEV. = 962.75 (City of Grimes Datum)

c. 64C-004 - BURY BOLT ON FH. S. SIDE OF SE 28th ST MID BLOCK OF LOT ADDRESS 1200
ELEV. = 967.15 (City of Grimes Datum)



LOCATION MAP
NO SCALE

OWNER'S CERTIFICATION

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

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

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

CONTRACTOR CERTIFICATION

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

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

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

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

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

PRELIMINARY

DATE: Aug 14 2025
3RD SUBMIT 01-14-2025
2ND SUBMIT 08-06-2025
1ST SUBMIT 06-26-2025
DATE OF SURVEY: 04/04/2025
DESIGNED BY: MMH
DRAWN BY: CM

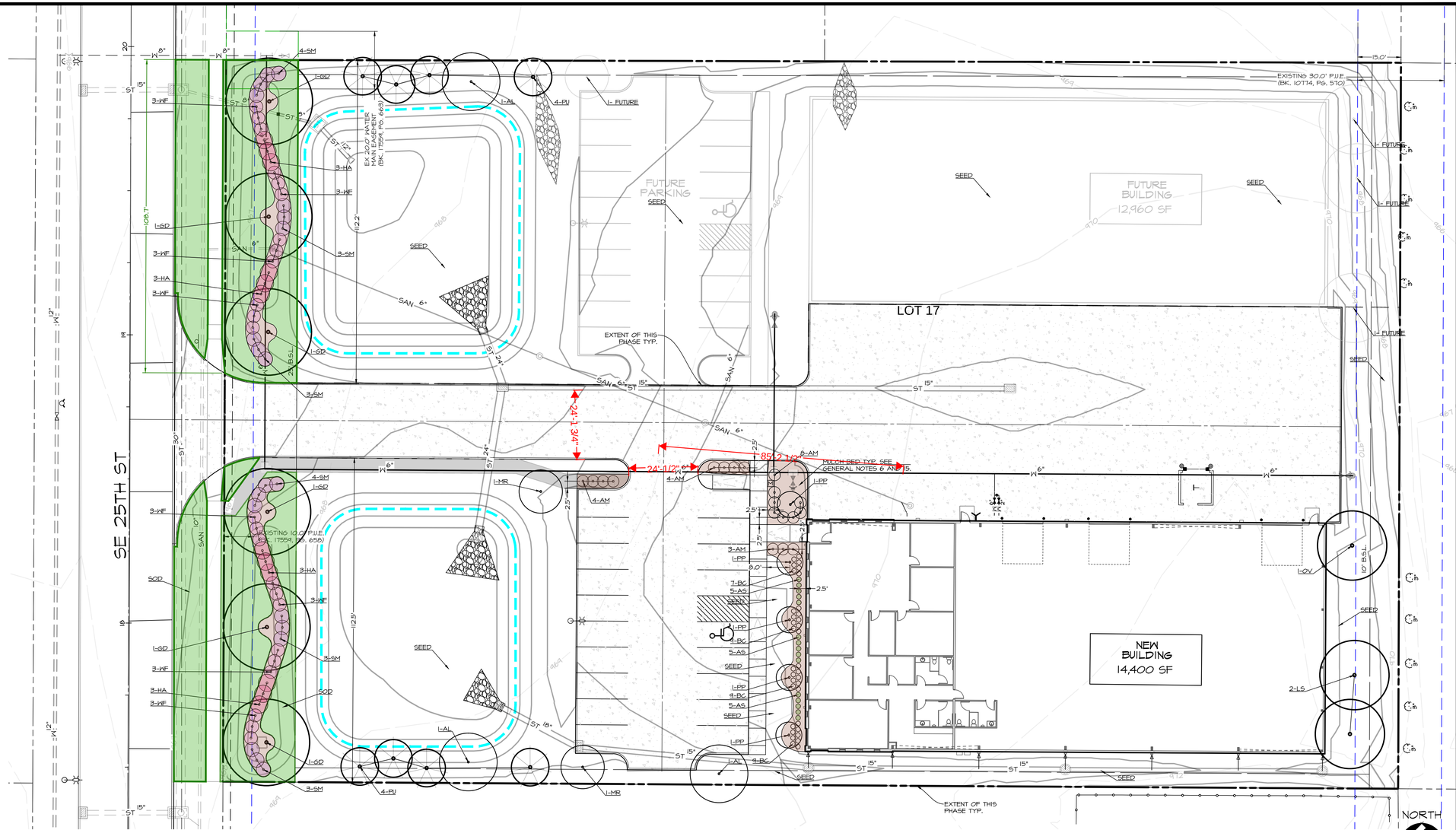
AMERICAN MECHANICAL
GRIMES, IOWA

GRADING & SWPPP NOTES

SHEET 11 OF 02

E-4380

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PLANT SCHEDULE

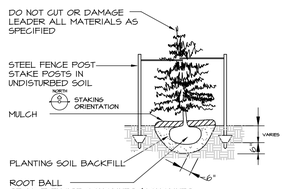
MARK	Botanical name / COMMON NAME	QUAN.	SIZE	ROOT TYPE	REMARKS	MATURE HEIGHT
AL	*Amelanchier laevis 'JFS-Arb'* SPRING FLURRY SERVICEBERRY	3	1.5" CAL.	CONT.	MATCHED, SPECIMEN TREE FORM	28'
AM	*Aronia melanocarpa 'Morton'* IROQUOIS BEAUTY CHOKEBERRY	19	3 GAL.	CONT.	MATCHED, SPECIMEN 3.5' o.c., MULCH BED	3'
AS	*Astilbe 'Deutschland'* DEUTSCHLAND ASTILBE	15	1 GAL.	CONT.	MATCHED, SPECIMEN 2' o.c., MULCH BED	2'
BC	*Bergenia cordifolia 'Winterglut'* WINTER GLOW PIG SQUEAK	34	1 GAL.	CONT.	MATCHED, SPECIMEN 2' o.c., MULCH BED	2'
GD	*Gymnocladus dioica 'McKBranched'* DECAF KENTUCKY COFFEE TREE	6	2" CAL.	B&B	MATCHED, SPECIMEN 40' o.c., MULCH BED	40'
HA	*Hydrangea arborescens 'NCHA4'* INCREDIBALL BLUSH HYDRANGEA	12	3 GAL.	CONT.	MATCHED, SPECIMEN 4' o.c., MULCH BED	4'
LS	*Liquidambar styraciflua 'Rotundiloba'* ROUND-LOBED SWEET GUM	2	2" CAL.	B&B	MATCHED, SPECIMEN	45'
MR	Malus x 'JFS-KWS' ROYAL RAINDROPS CRABAPPLE	2	1.5" CAL.	CONT.	MATCHED, SPECIMEN	20'
OV	*Ostrya virginiana 'JFS-KWS'* AUTUMN TREASURE HOPHORNBEAM	1	2" CAL.	B&B	SPECIMEN	40'
PP	*Parrotia persica 'JLColumnar'* PERSIAN SPIRE IRONWOOD	5	1.5" CAL.	CONT.	MATCHED, SPECIMEN, MULCH BED 20' o.c., TREE FORM	20'
PU	Picea pungens "Baby Blueyes' BABY BLUEYES COLORADO SPRUCE	8	7' HT.	B&B	MATCHED, SPECIMEN 12' o.c.	25'
SM	*Syringa meyeri 'Palibin'* MEYER LILAC	20	5 GAL.	CONT.	MATCHED, SPECIMEN 4' o.c., MULCH BED	4'
WF	*Weigela florida 'Polka'* POLKA WEIGELA	24	5 GAL.	CONT.	MATCHED, SPECIMEN 4' o.c., MULCH BED	4'
FUTURE	*TO BE DETERMINED*	4	1.5" CAL.	VARIES	MATCHED, SPECIMEN	15'-40'

PHASE 1:
2" TREES: 17 OF 27 = 63%
1.5" TREES: 10 OF 27 = 37%
ALL STREETSCAPE TREES: 2" CAL.

ULTIMATE BUILD-OUT:
2" TREES: 17 OF 31 = 55%
1.5" TREES: 14 OF 31 = 45%
ALL STREETSCAPE TREES: 2" CAL.

GENERAL LANDSCAPING NOTES:

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



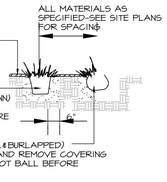
EVERGREEN TREE PLANTING AND STAKING DETAIL

NO SCALE

STREET FRONTAGE PLANTING REQUIREMENTS

REQUIRED:
1 OVERSTORY TREE (2")/50 LF
224.1/50 LF = 5
SHRUBS 4' o.c.
224.1 LF/4 = 56

PROVIDED: 6 TREES + 56 SHRUBS



SHRUB & HERBACEOUS PLANTING DETAIL

NO SCALE

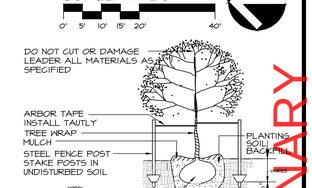
OPEN SPACE LANDSCAPING REQUIREMENTS

REQUIRED:
2 TREES/1,000 SF (50% 2")
REMAINING 1.5" CAL./PER
EVERGREEN TREE (6' HT) = 2"
1 SHRUB/500 SF

102,344 x 15% = 15,354 SF
15,354 SF/1,000 = 15.4 x 2=31 TREES
15,354 SF/500 = 31 SHRUBS

TOTAL PROVIDED (PHASE 1):
11-2" TREES + 10-1.5" TREES + 6-2" STREETSCAPE TREES + 56 STREETSCAPE SHRUBS + 19 = 27 TREES + 75 SHRUBS.

FUTURE PHASE: 4 TREES (1.5" CAL.)



DECIDUOUS TREE PLANTING AND STAKING DETAIL

NO SCALE

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

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

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

PRELIMINARY

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

DATE: Aug 14 2025
3RD SUBMIT 09-14-2025
2ND SUBMIT 08-06-2025
1ST SUBMIT 06-26-2025
DATE OF SURVEY: 04/09/2025
DESIGNED BY: MHH
DRAWN BY: CM

AMERICAN MECHANICAL
GRIMES, IOWA
LANDSCAPE PLAN

SHEET 6 OF 6

E-4380

Planning & Zoning Staff Report

CITY OF GRIMES

DATE

September 2, 2025

PROJECT NAME

Chase Bank Site Plan

APPLICANT

The Architects Partnership, LTD.

REQUESTED ACTION

Approval of site plan to construct a 3,562 sf building, dumpster enclosure, and parking lot on the 1.16 acres.

LOCATION

2103 E 1st Street

ZONING

C-2

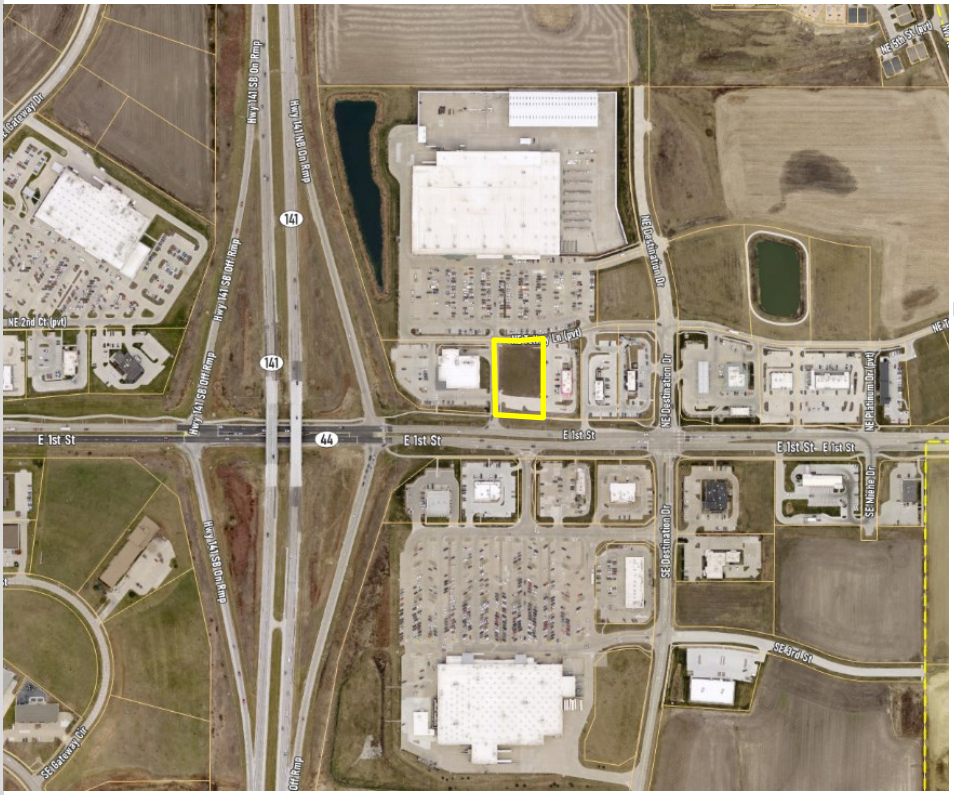
Highway 141 Mixed Use Development Corridor Overlay District Zone 1

Transportation Corridor Mixed Use Development Overlay District

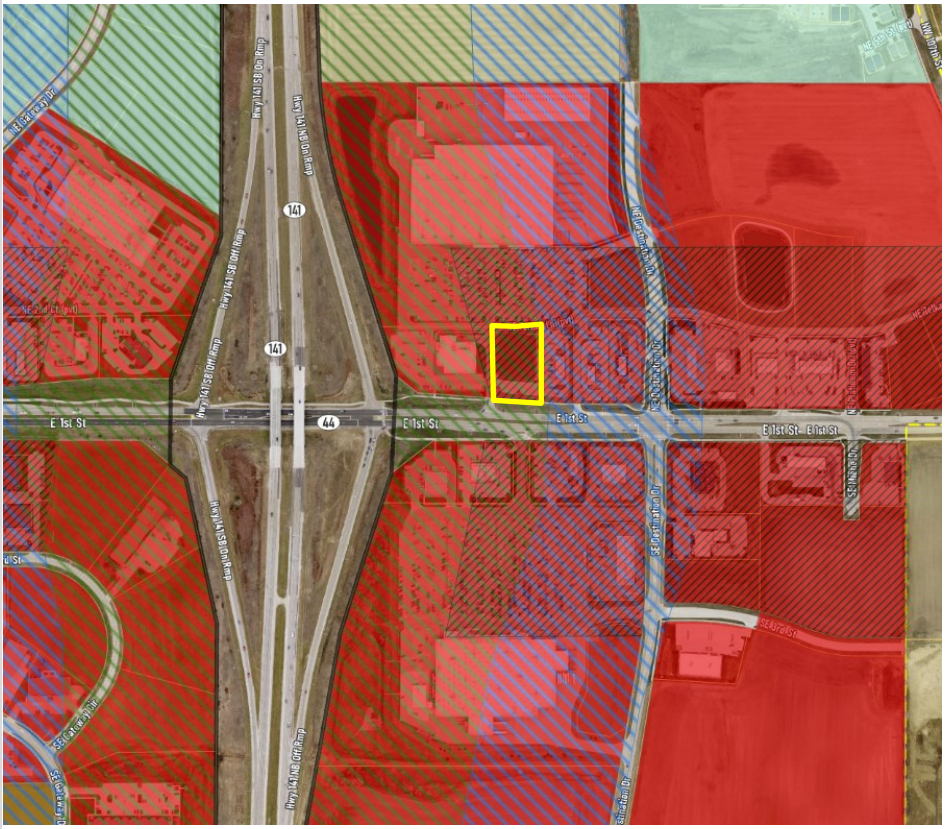
PLANNER

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

Location Map



Zoning Map

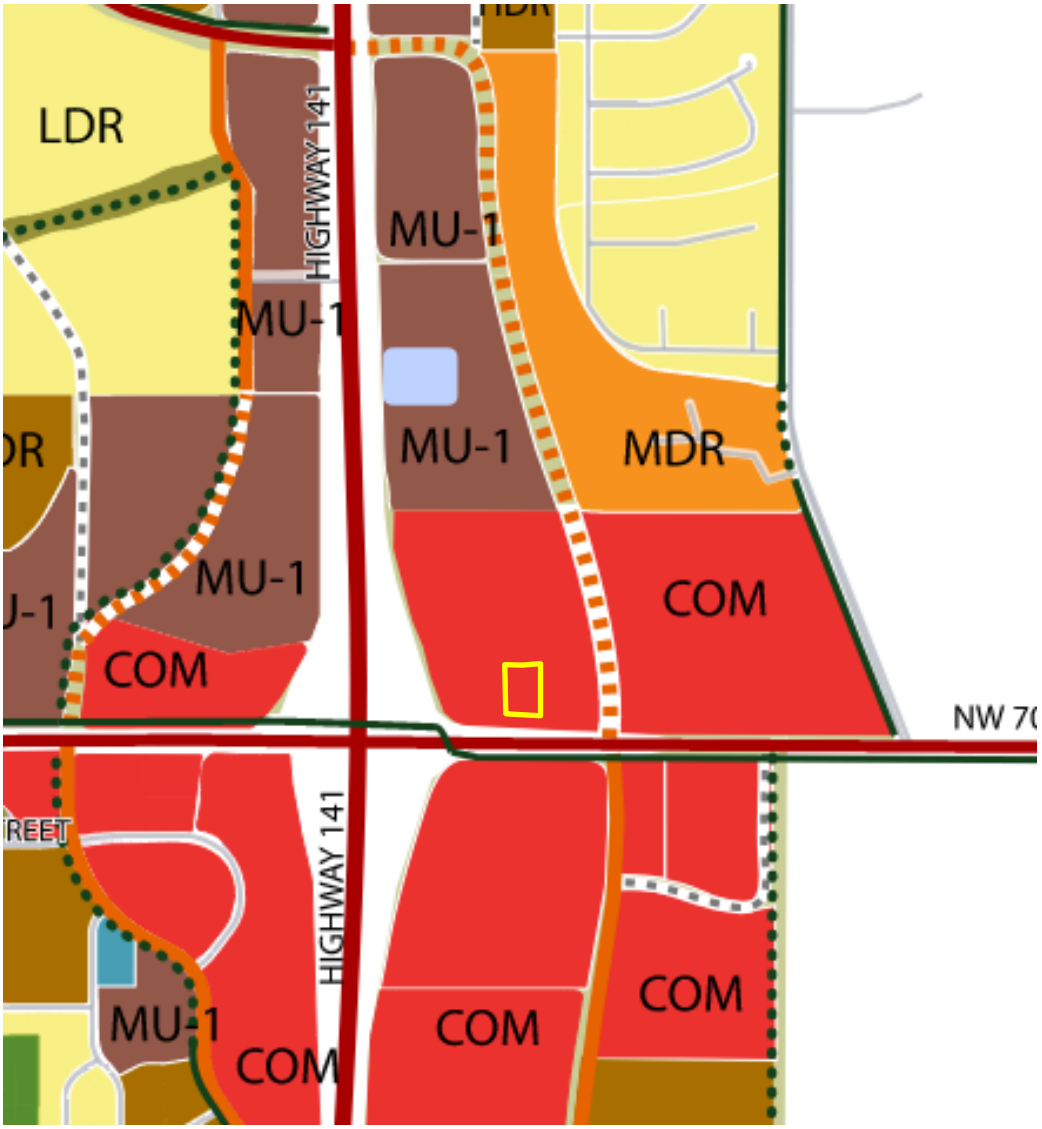


Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Vacant, Undeveloped	General Commercial	C-2; Hwy 141 Corridor Overlay Zone 1; Transportation Corridor Overlay Zone
North	Commercial (Shopping Use)	General Commercial	C-2; Hwy 141 Corridor Overlay Zone 1; Transportation Corridor Overlay Zone
South	Commercial (Food Use)	General Commercial	C-2; Hwy 141 Corridor Overlay Zone 1; Transportation Corridor Overlay Zone
East	Commercial (Food Use)	General Commercial	C-2; Hwy 141 Corridor Overlay Zone 1
West	Commercial (Shopping Use)	General Commercial	C-2; Hwy 141 Corridor Overlay Zone 1; Transportation Corridor Overlay Zone

PARKS

This site is commercial and no dedication is required.



Future Land Use Map

Site Layout

ACCESS

Access to the site will be provided from a shared driveway to the east and the south and a full access point on the private drive to the west. The access point to the west will align with the neighboring property's access point.

SIDEWALK CONNECTIONS

The site will provide a sidewalk along the private drive to the west and north. The west sidewalk connects into the public sidewalk and trail network.

LIGHTING

The site will have parking lot lighting and two additional street lights on the south shared driveway. Proposed lighting does not flood onto neighboring properties.

BUILDING SETBACKS

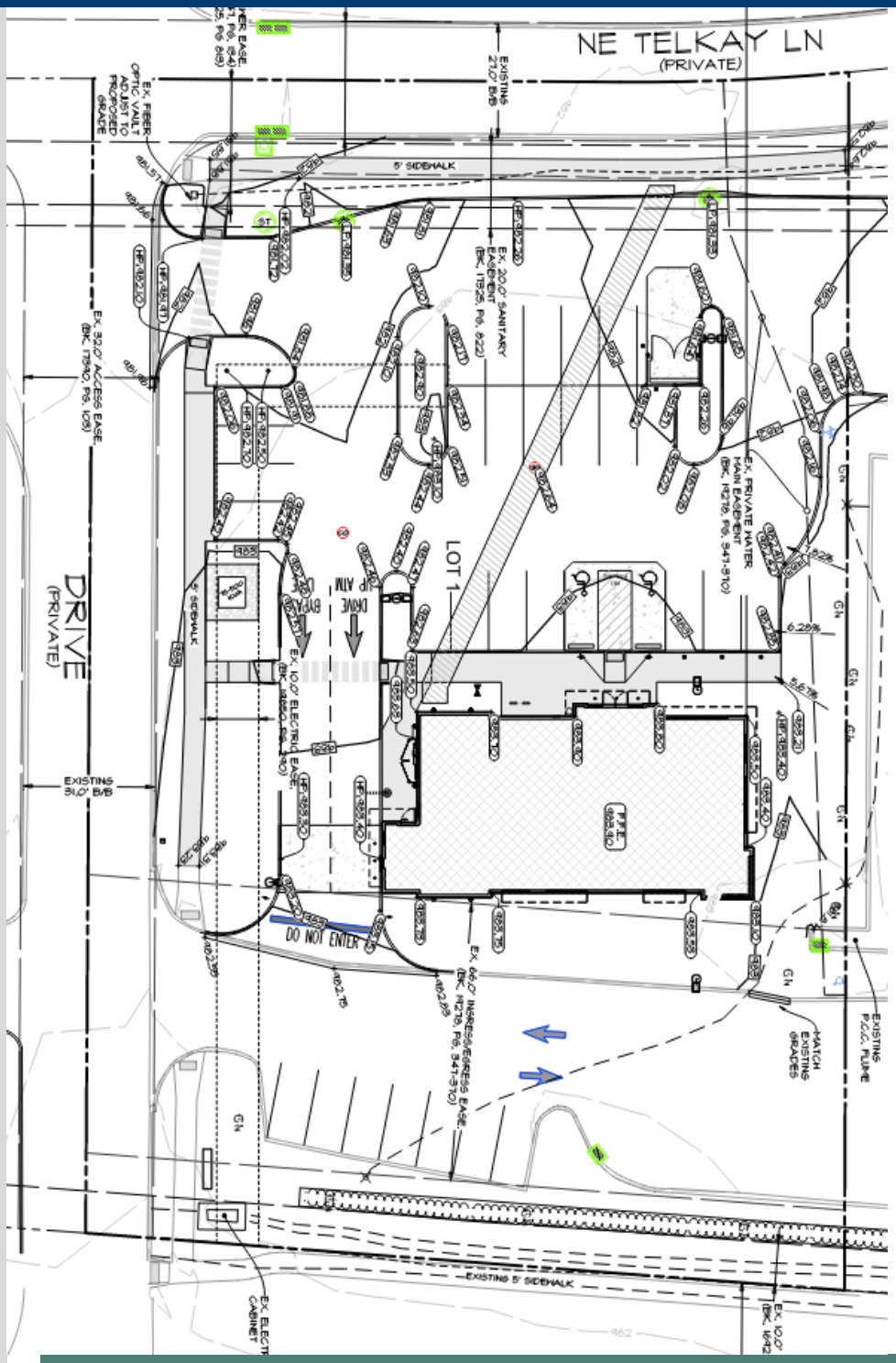
Front: 25 feet

Side: None; except when adjoining any "R" district or public street ROW, which is then 25 feet

Rear: 25 feet

PARKING

Parking setback is 5 feet from all lot lines and 10 feet from public streets. Staff is currently working with the applicant to justify exceeding the maximum allowed parking spaces for the site.

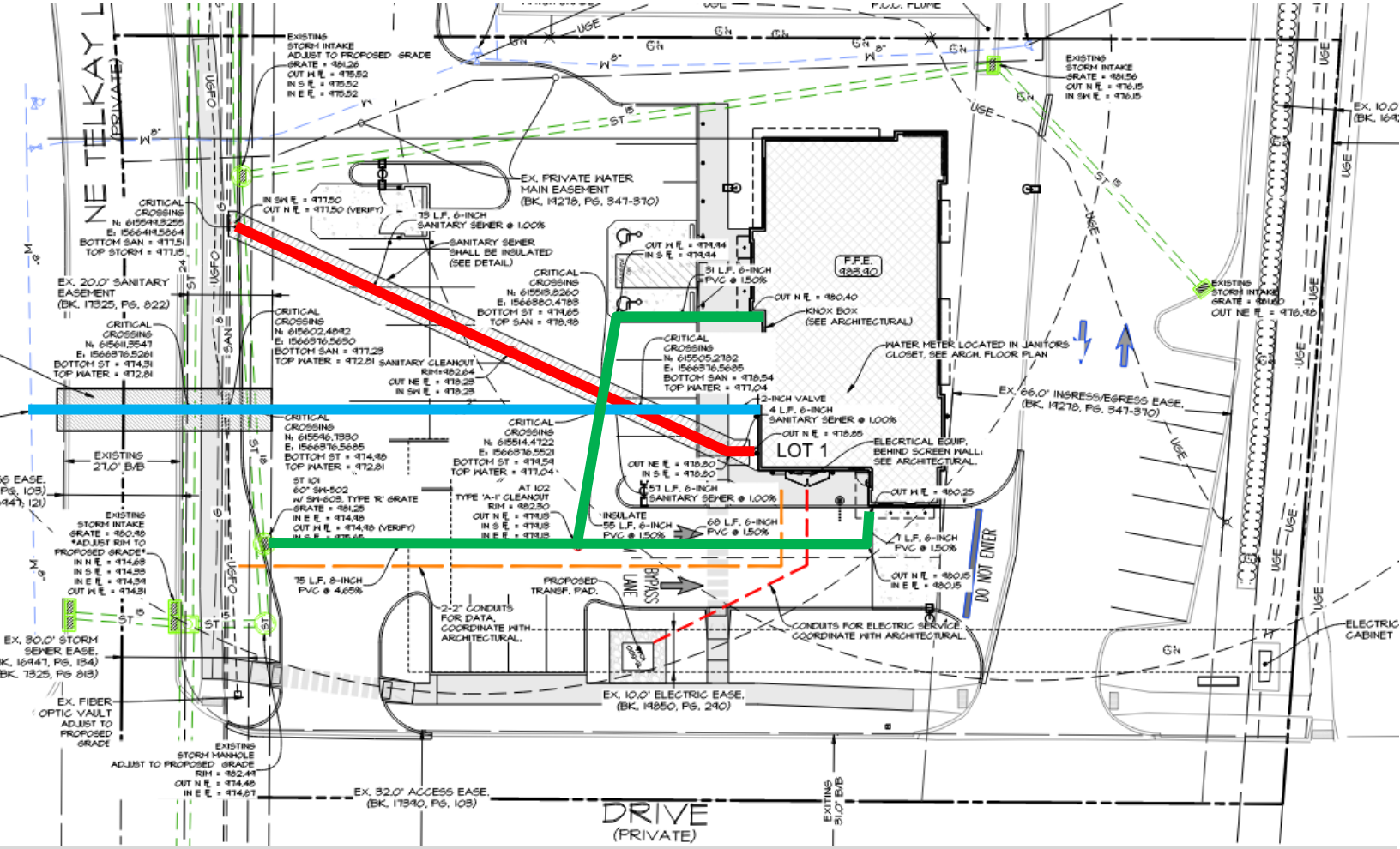


Site Layout

Parking Calculation Table

Required	Proposed
3 stalls / 1,000 sf = 11 stalls	31 stalls including 2 ADA stalls
3 stalls / drive-through queue	5 drive-through stalls
1 ADA stall	

Utilities Map



SANITARY (RED)

Sanitary main will extend from the south side of NE Telkay Lane (pvt) and connect to the primary building.

WATER (BLUE)

Water main will extend from the north side of NE Telkay Lane (pvt) and will be bored under NE Telkay Lane (pvt) to then provide water service to the proposed building.

STORM WATER (GREEN)

The storm sewer infrastructure will connect the roof drains to the existing storm sewer. One new intake will be constructed on the northwest corner of the site and the other storm sewer infrastructure is existing. The stormwater ultimately discharges into the regional detention basin northwest of the site.

Utilities & Landscaping

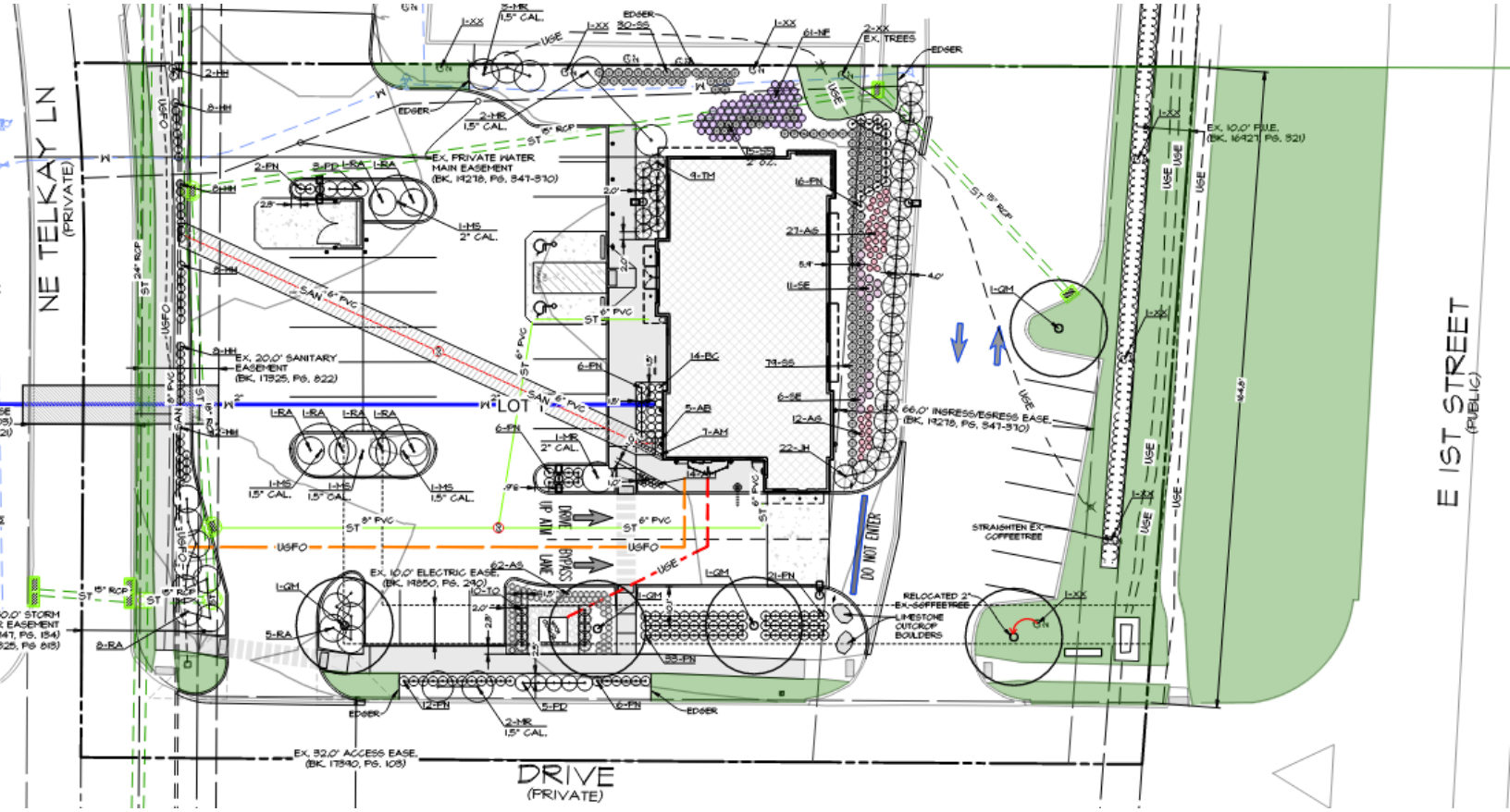
LANDSCAPING

Landscaping on site meets the open space planting requirements and the street buffer requirements.

Required:
Open Space: 2 trees / 1000 sf (21 trees) and 1 shrub / 500 sf (21 shrubs)
Buffer Trees: 1 tree / 50 lineal feet (4 trees) and 1 shrub / 4 lineal feet (41 shrubs)

Provided:
16 trees, 4 existing trees, and 1 relocated tree
170 shrubs and 42 existing shrubs

Landscaping Plan



Architecture



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

BUILDING & ELEVATIONS

The building will be constructed with brick, stone, metal panels, and glazing materials on the façade. Parapets will be used to screen roof mounted equipment. All roof mounted equipment shall be screened from the ROW.

DUMPSTER ENCLOSURE

The proposed enclosure will be constructed with the same brick materials as the building. The gates are to be a dark colored metal gate.

LIGHTING

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

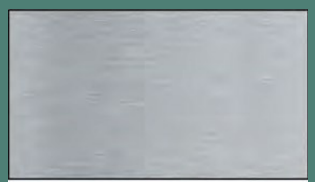
Material Board



BRICK
COLOR: MIDNIGHT
INTERSTATE BRICKS



CAST STONE
COLOR: LIMESTONE
HARVEY CEMENT

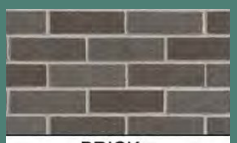


ACM PANELS
COLOR: DG SILVER



BRICK
COLOR: PLATINUM
INTERSTATE BRICKS

Dumpster enclosure:



BRICK
COLOR: MIDNIGHT
INTERSTATE BRICKS



EXTERIOR PAINT
COLOR: SEAL SKIN
SHERWIN WILLIAMS

Conclusion

STAFF RECOMMENDATION

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

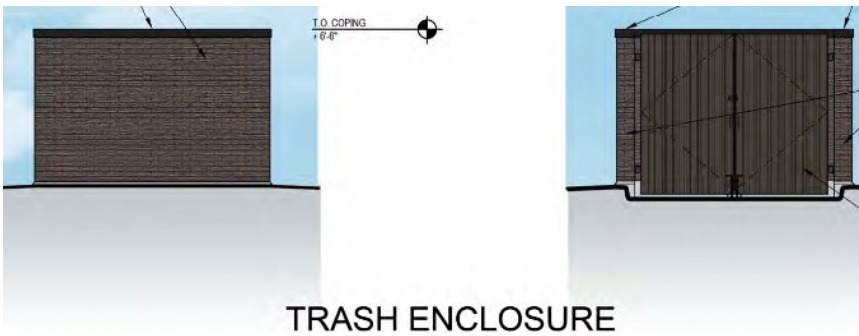
Conclusion

Construction of a 3,562 sf building, dumpster enclosure, ATMs, and parking lot on the 1.16 acre property.

The proposed building is to be composed of brick, stone, metal panels, and glazing materials to meet the architecture requirements for C-2, Transportation Corridor Mixed-Use Overlay, and Highway 141 Mixed Use Development Corridor Overlay District Zone 1



SOUTH ELEVATION



TRASH ENCLOSURE



EAST ELEVATION



STORE FRONT
COLOR: BLACK ANODIZED ALUM.



ACM PANELS
COLOR: DG SILVER



CAST STONE
COLOR: LIMESTONE
HARVEY CEMENT



METAL CANOPY & SUNSHADES
COLOR: BLACK ANODIZED ALUM.



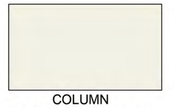
BRICK
COLOR: PLATINUM
INTERSTATE BRICKS



BRICK
COLOR: MIDNIGHT BLACK
INTERSTATE BRICKS



EXTERIOR PAINT
COLOR: INTELLECTUAL GRAY
SHERWIN WILLIAMS



COLUMN
COLOR: CLOUD WHITE



CLEAR GLASS



TPO ROOF MEMBRANE
COLOR: WHITE



EXTERIOR PAINT
COLOR: ACCESSIBLE BEIGE
SHERWIN WILLIAMS



COPPING CAP
COLOR: MATTE BLACK STEEL
PETERSEN ALUMINUM



NORTH ELEVATION

CLADDING PERCENTAGES

Façade:	North			Façade:	East		
Total s.f.:	1604.16			Total s.f.:	877.00		
Material	Proposed s.f.	Proposed percentge	Class Material	Material	Proposed s.f.	Proposed percentge	Class Material
Brick	884.06	55.11	-	Brick	505.18	57.60	-
Cast stone	368.69	22.98	-	Cast stone	19.82	2.26	-
ACM	18.50	1.15	-	ACM	56.84	6.48	-
Glazing	332.91	20.75	-	Glazing	295.16	33.66	-
Total	1604.16	100.00		Total	877.00	100.00	

Façade:	South			Façade:	West		
Total s.f.:	1565.33			Total s.f.:	1001.84		
Material	Proposed s.f.	Proposed percentge	Class Material	Material	Proposed s.f.	Proposed percentge	Class Material
Brick	774.41	49.47	-	Brick	285.58	28.51	-
Cast stone	370.16	23.65	-	Cast stone	661.09	65.99	-
ACM	57.14	3.65	-	ACM	6.17	0.62	-
Glazing	363.62	23.23	-	Glazing	49.00	4.89	-
Total	1565.33	100.00		Total	1001.84	100.00	

DESIGN ELEMENTS PROVIDED:
-POP OUTS.
-VERTICAL ARCHITECTURAL TREATMENT A MIN. OF 12" IN WIDTH.
-COLOR, TEXTURE OR MATERIAL CHANGE INCLUDING, BUT NOT LIMITED TO, BRICK AND STONE.
-AWNINGS.
-DEEP-SET WINDOWS WITH MULLIONS OR DECORATIVE GLAZING.
-VARIATION OF ROOF HEIGHT.

NOTE: PER AHJ REQUIREMENTS, THE PROPOSED ARCHITECTURE SHOULD MATCH THE EXISTING SURROUNDING BUILDINGS, MASONRY AND BRICK ARE OBSERVED IN THE SURROUNDING AREA.
IN LIEU OF FIBER CEMENT NICHIHA IN COLOR "BARK" AND "ASH", BRICK IN COLOR "MIDNIGHT" AND "PLATINUM" WILL BE PROPOSED.

SCALE: $\frac{1}{4}$" = 1'

0 5' 10' 15'

CHASE

GRIMES
2103 E 1St St.
Grimes, IA 50111

ARCHITECTURAL ELEVATIONS

08.15.2025

Architect/Designer
The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 25071



WEST ELEVATION



STORE FRONT
COLOR: BLACK ANODIZED
ALUM.



ACM PANELS
COLOR: DG SILVER



CAST STONE
COLOR: LIMESTONE
HARVEY CEMENT



METAL CANOPY & SUNSHADES
COLOR: BLACK ANODIZED
ALUM.



BRICK
COLOR: PLATINUM
INTERSTATE BRICKS



BRICK
COLOR: MIDNIGHT BLACK
INTERSTATE BRICKS



EXTERIOR PAINT
COLOR: INTELLECTUAL GRAY
SHERWIN WILLIAMS



COLUMN
COLOR: CLOUD WHITE



CLEAR GLASS



TPO ROOF MEMBRANE
COLOR: WHITE



EXTERIOR PAINT
COLOR: ACCESSIBLE BEIGE
SHERWIN WILLIAMS



COPPING CAP
COLOR: MATTE BLACK STEEL
PETERSEN ALUMINUM



SOUTH ELEVATION

CLADDING PERCENTAGES

Façade:	North			Façade:	East		
Total s.f.:	1604.16			Total s.f.:	877.00		
Material	Proposed s.f.	Proposed percentge	Class Material	Material	Proposed s.f.	Proposed percentge	Class Material
Brick	884.06	55.11	-	Brick	505.18	57.60	-
Cast stone	368.69	22.98	-	Cast stone	19.82	2.26	-
ACM	18.50	1.15	-	ACM	56.84	6.48	-
Glazing	332.91	20.75	-	Glazing	295.16	33.66	-
Total	1604.16	100.00		Total	877.00	100.00	

Façade:	South			Façade:	West		
Total s.f.:	1565.33			Total s.f.:	1001.84		
Material	Proposed s.f.	Proposed percentge	Class Material	Material	Proposed s.f.	Proposed percentge	Class Material
Brick	774.41	49.47	-	Brick	285.58	28.51	-
Cast stone	370.16	23.65	-	Cast stone	661.09	65.99	-
ACM	57.14	3.65	-	ACM	6.17	0.62	-
Glazing	363.62	23.23	-	Glazing	49.00	4.89	-
Total	1565.33	100.00		Total	1001.84	100.00	

DESIGN ELEMENTS PROVIDED:
-POP OUTS.
-VERTICAL ARCHITECTURAL TREATMENT A MIN. OF 12" IN WIDTH.
-COLOR, TEXTURE OR MATERIAL CHANGE INCLUDING, BUT NOT LIMITED TO, BRICK AND STONE.
-AWNINGS.
-DEEP-SET WINDOWS WITH MULLIONS OR DECORATIVE GLAZING.
-VARIATION OF ROOF HEIGHT.

NOTE: PER AHJ REQUIREMENTS, THE PROPOSED ARCHITECTURE SHOULD MATCH THE EXISTING SURROUNDING BUILDINGS, MASONRY AND BRICK ARE OBSERVED IN THE SURROUNDING AREA.
IN LIEU OF FIBER CEMENT NICHIHA IN COLOR "BARK" AND "ASH", BRICK IN COLOR "MIDNIGHT" AND "PLATINUM" WILL BE PROPOSED.

SCALE: $\frac{1}{4}$" = 1'

0 5' 10' 15'

CHASE

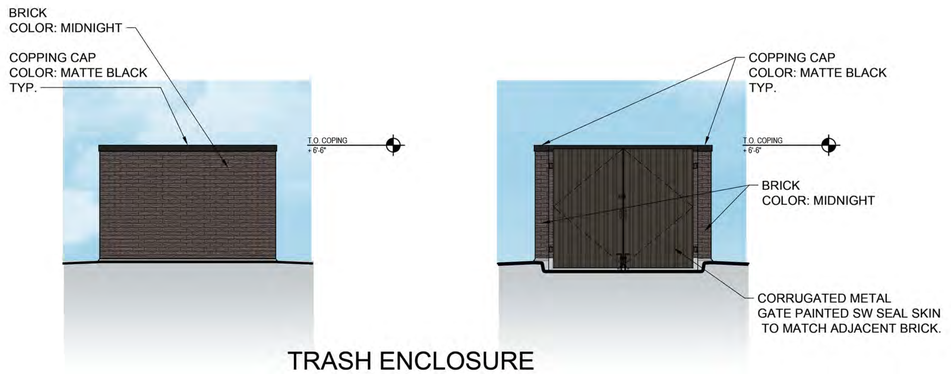
GRIMES
2103 E 1St St.
Grimes, IA 50111

ARCHITECTURAL ELEVATIONS

08.15.2025

Architect/Designer
The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 25071

tap



TRASH ENCLOSURE



BRICK
COLOR: MIDNIGHT
INTERSTATE BRICKS



EXTERIOR PAINT
COLOR: SEAL SKIN
SHERWIN WILLIAMS



COPPING CAP
COLOR: MATTE BLACK STEEL
PETERSEN ALUMINUM

SCALE: $\frac{1}{4}$" = 1'

0 5' 10' 15'

CHASE

GRIMES
2103 E 1St St.
Grimes, IA 50111

ARCHITECTURAL ELEVATIONS

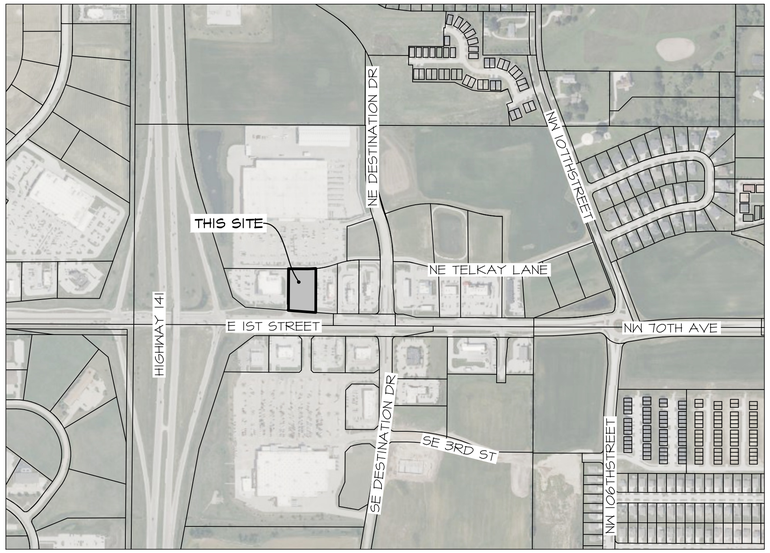
08.05.2025

Architect/Designer
The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 25071

tap

SITE PLAN
OF
CHASE BANK GRIMES
2103 E 1ST STREET
GRIMES, IOWA

Civil Drawings List Table	
Drawing Number	Drawing Title
1	COVER
2	GENERAL INFORMATION & NOTES
3	DETAILS
4	DIMENSION PLAN
5	GRADING PLAN
6	DIMENSION & GRADING DETAILS
7	UTILITY PLAN
8	LANDSCAPING PLAN
9	EROSION CONTROL NOTES
10	EROSION CONTROL PLAN
11	EROSION CONTROL DETAILS



VICINITY MAP
SCALE: 1" = 500'
NORTH

GENERAL LEGEND

PROPOSED
- PLAT BOUNDARY
- SECTION LINE
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- FLARED END SECTION
- DRAIN BASIN OR SEDIMENT RISER
- DRAIN BASIN WITH SOLID GRATE
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- BLOW-OFF HYDRANT
- SCOUR STOP MAT
- TURF REINFORCEMENT MAT
- STORM SEWER WITH SIZE
- WATER SEWER WITH SIZE
- WATER SERVICE
- PROPOSED CONTOUR
- SILT FENCE
- ADDRESS
- RIPRAP

EXISTING
- LOT LINE
- SANITARY/STORM MANHOLE
- WATER VALVE
- FIRE HYDRANT
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- STORM SEWER ROUND INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- POWER POLE
- STREET LIGHT
- GUY ANCHOR
- ELECTRIC TRANSFORMER
- GAS METER
- TELEPHONE RISER
- SIGN
- UNDERGROUND TELEVISION
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- SANITARY SEWER WITH SIZE
- STORM SEWER WITH SIZE
- WATER MAIN WITH SIZE
- EXISTING CONTOUR
- TREELINE
- B.S.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- M.O.E. MINIMUM OPENING ELEVATION
- U.N.O. UNLESS NOTED OTHERWISE

LEGAL DESCRIPTION
LOT 1, DESTINATION MARKET PLAT 7, AN OFFICIAL PLAT, GRIMES, POLK COUNTY, IOWA.

FLOOD ZONE
ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAP.
COMMUNITY PANEL #19153C0160F MAP REVISED FEBRUARY 1, 2019.

LAND AREA
1.16 ACRES
50,548 S.F.

ZONING
C-2 GENERAL AND HIGHWAY SERVICE COMMERCIAL DISTRICT AND HIGHWAY 141 MIXED USE DEVELOPMENT CORRIDOR DISTRICT ZONE I and TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT OVERLAY DISTRICT.

FUTURE LAND USE
GENERAL COMMERCIAL (COM)

BULK REGULATIONS

FRONT YARD SETBACK:	25 FEET
REAR YARD SETBACK:	25 FEET
SIDE YARD SETBACK:	NONE EXCEPT WHEN ADJOINING ANY 'R' DISTRICT OR PUBLIC STREET ROW WHICH IS THEN 25 FEET.
MAXIMUM BUILDING HEIGHT:	45 FEET
PARKING SETBACK:	5' FROM COMMON LOT LINES and 10 FEET FROM PUBLIC STREET.

AREAS

BUILDING	0.08 ACRES	(3,432 SF)	6.8%
PAVEMENT	0.77 ACRES	(33,640 SF)	66.6%
OPEN SPACE	0.31 ACRES	(13,476 SF)	26.7%
DEVELOPMENT TOTAL	1.16 ACRES	(50,548 SF)	100.0%

PARKING
REQUIRED:
THREE SPACES PER 1000 S.F.
THREE SPACES PER DRIVE-UP WINDOW

TOTAL REQUIRED 11 SPACES INCLUDING 1 ADA STALL

PROVIDED:

TOTAL PROVIDED 31 SPACES (INCL. 2 ADA)
5 DRIVE-UP SPACES

OPEN SPACE REQUIREMENT:
LOT AREA * 20%
50,548 * 20% = 10,110 S.F. REQUIRED
13,476 PROVIDED = 26.7%

PROJECT ENGINEER & MANAGER:
CODY WEAVER, P.E.
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
DES MOINES, IOWA 50322
515-276-4884 EXT. #227
WEAVER@CECLAC.COM

PROPERTY OWNER:
MLY REAL ESTATE, LLC
1241 PARK PLACE NE, SUITE C
CEDAR RAPIDS, IA 52402-2022

PROPERTY APPLICANT:
THE ARCHITECTS PARTNERSHIP, LTD.
200 SOUTH MICHIGAN AVE., SUITE 1020
CHICAGO, IL. 60604
ATTN TERRON WRIGHT
312-583-9800
WRIGHT@TAPCHICAGO.COM

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

BENCHMARK
BENCHMARK DATUM: CITY DATUM OR NAVD88, GEOID 12A.
POINT #1004
N = 615511.84; E = 1566441.19; ELEV. = 984.28
BURY BOLT.

POINT #1000
N = 615464.88; E = 1566456.37; ELEV. = 983.74
3/4" IRON PIPE WITH RED PLASTIC CAP.

CONSTRUCTION SCHEDULE
START CONSTRUCTION: OCTOBER 2025
FINISH CONSTRUCTION: JUNE 2026

PER FIRE MARSHAL THE BUILDING IS NOT REQUIRED TO BE FIRE SPRINKLERED.

*VERIFY SANITARY CONNECTION POINT ELEVATION AND ADJACENT STORM SEWER PRIOR TO ANY CONSTRUCTION

CERTIFICATION

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

PRELIMINARY

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

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

BY, PRELIMINARY DATE: _____
KENT R. ZARLEY, IOWA REG. NO. 257
MY LICENSE RENEWAL DATE IS: JUNE 30, 2027
PAGES OR DRAWINGS COVERED BY THIS SEAL:

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

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

DATE: 2025-09-19 - FOURTH SUBMITTAL
2025-08-15 - THIRD SUBMITTAL
2025-08-06 - SECOND SUBMITTAL
2025-07-10 - FIRST SUBMITTAL
DATE OF SURVEY: 2025-06-25
DESIGNED BY: CTK
DRAWN BY: LKW

PRELIMINARY - NOT FOR CONSTRUCTION

CHASE BANK GRIMES
GRIMES, IOWA
COVER

SHEET
OF 12
A-2319

City of Grimes Standard Notes for Site Plans:

1. General Notes:

a. All work shall be done in accordance with the current version of the Iowa Statewide Urban Standards Specifications (S.U.D.A.S.) for Public Improvements on the date of approval and the City of Grimes Supplemental Specifications.
b. Contractor shall be responsible for reviewing, signing, and returning the preconstruction packet to the Development Services Department prior to the start of construction.
c. All permits (IDNR, IDOT, Army Corp., etc.) shall be obtained prior to the start of construction.
d. Provide the City of Grimes with Record Drawings (As-builts) of all improvements and easements as per City commercial as-built policy.
e. Record drawings should include a certified grading sheet and as-built plans of all stormwater management facilities on site with a certification statement signed by the engineer indicating that the facilities were constructed as designed.
f. Record drawings to include one electronic file in .dwh and .pdf file extentions.
g. Typical building service layout to reflect the City's service order from left to right facing the lot sanitary, water, sump. Mark ends of services with a steel fence post and paint green for sanitary, blue for water, and white for storm. Mark the ends of sanitary and sump with a 2 x 4 from end of pipe to 2' above grade.
h. A Knox box is required by the fire department.
i. All site lighting shall not spill onto adjacent properties or right-of-ways.
j. Provide a 4-year maintenance bond for all public improvements (utility, paving, subgrade) with an itemized cost breakdown.
k. Contractor shall be responsible for locating all newly constructed public and private utilities associated with the project at their expense until the City accepts the project through the Grimes City Council.

2. Sanitary Sewer Notes:

a. The Contractor is required to place a temporary plug in the existing downstream sanitary sewer manhole prior to the start of construction. The Contractor shall be remove the plug following approval of construction by the City of Grimes.
b. Sanitary gravity pipe material shall be PVC SDR 26 or Truss (8" to 15").
c. Sanitary gravity service pipe material shall be PVC SDR 23.5 (4" to 6").
d. All sanitary sewer manholes shall have steps.
e. All sanitary sewer manholes castings shall be sealed with heat shrink sleeves.
f. All sanitary sewer manhole castings located within pavement shall be Type B-PCC w/ adjusting mechanism.
g. Sanitary Sewer testing & televising shall be completed prior to paving. Run sufficient dyed water through pipe prior to televising. Provide the video and inspection report to the City Engineering Division.

3. Water Main Notes:

a. All fire hydrants shall be American Flow Control-Waterous Pacer WB-67-250, Mueller Super Centurion 250 (3-way A-423), or Clow Medallion F-2545. All hydrants shall have the following: 6" MJ Shoe, 2-1/2" Hose Nozzle, 4-1/2" Steamer Nozzle, NST Threads, Pentagon Operating Nut, Chain on cap, open left, 5-1/2' bury, and factory painted red. The minimum spool pipe length from auxiliary valve to hydrant shoe shall be 2.0'.
b. All hydrants will immediately be covered with a black plastic bag (or equivalent) once the hydrant is installed. The City of Grimes will notify the Contractor when the bags can be removed.
c. A tracer wire receptacle shall be installed at each hydrant, AA Manufacturing Tracer Wire Receptacle Model TW-18-2.
d. All valves shall be resilient wedge gate valves.
e. Water service shall be 1-inch minimum type K copper.
f. The City of Grimes shall do the filling of the water main.
g. New water main shall be pressure tested and chlorinated by the Contractor. The Bacteria test and submittal of test to lab shall be done by the Contractor and results provided to the City of Grimes Engineering Division. All tests and sampling to be witnessed by the City Engineering Division. If the test does not pass, the Contractor will be required to pay for all the water used to repeat the test.
h. All watermain fittings to be restrained joint, Mega-lug or approved equal.
i. All dead-end water mains to have temporary blowoff hydrants.

4. Storm Sewer Notes:

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

GRADING NOTES

1. STRIP MINIMUM OF 8" OF TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT INCLUDING WASTE AND/OR BORROW AREAS. ADDITIONAL STRIPPING MAY BE REQUIRED TO ADEQUATELY REMOVE ORGANICS AND SOFT SEDIMENTS.
2. ALL AREAS WHICH ARE TO RECEIVE EMBANKMENT SHALL HAVE TOP 12-INCHES DISCED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
3. ALL AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHED.
4. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RE-COMPACTED WITH ON-SITE FILL MATERIAL.
12. ALL FILL AREAS, TRENCH BACKFILL AND PAVING SUBGRADE ARE TO BE COMPACTED TO MINIMUM OF 95% STANDARD PROCTOR WITH MOISTURE CONTENT BETWEEN -1% AND +3% OF OPTIMUM FOR FINE-GRAINED SOIL AND BETWEEN -3% AND 3% OF OPTIMUM FOR COURSE-GRAINED SOIL. ALL DEBRIS SPILLED ON PUBLIC STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED AND PROPERLY DISPOSED OF BY CONTRACTOR.
13. MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
14. GRADING CONTRACTOR SHALL STOCKPILE TOPSOIL FOR SHOULDERING OF SEED/SOD BEDS.
15. FINISHED GRADE SHALL BE WITHIN 0.10 FOOT OF PLAN GRADE.
16. CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE, TO SATISFACTION OF UTILITY OWNER.
17. TOPSOIL SHALL BE SPREAD TO MINIMUM THICKNESS OF 8-INCHES ON ALL LANDSCAPED AREAS.
18. BACKFILL TO TOP OF ALL CURBS.
19. ALL ELEVATIONS ARE TO GUTTER GRADE UNLESS NOTED OTHERWISE.
20. ALL EXISTING TILE LINES ENCOUNTERED SHALL BE RESTORED OR ROUTED TO STORM SEWER WHETHER ACTIVE OR NOT.
21. ALL DEBRIS SPILLED ON PUBLIC AND PRIVATE R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY CONTRACTOR IN TIMELY FASHION.
22. PERIMETER CONTROLS MUST BE IN PLACE PRIOR TO GRADING ACTIVITIES.
23. PERIMETER CONTROLS MUST BE INSPECTED BY, AND FOUND TO BE ACCEPTABLE BY CITY OF GRIMES ENFORCEMENT OFFICER, PRIOR TO ANY LAND DISTURBING ACTIVITIES. MINOR CLEARING AND GRADING MAY BE ALLOWED IF REQUIRED TO INSTALL CONTROLS - NOT TO EXCEED 1 DAY FROM BEGINNING OF GRADING ACTIVITIES.
24. SITE IS REQUIRED TO PRESERVE AND PROTECT EQUIVALENT OF 8 INCHES OF TOPSOIL OVER ENTIRE SITE, FOR RE-SPREAD, IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2.
25. MINIMUM OF ONE FOOT OF COMPACTED COHESIVE SUBGRADE SHALL BE PROVIDED BENEATH ALL PAVEMENTS.
26. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO DEPTH OF 6-INCHES.
27. NO MANUFACTURED SLOPES SHALL EXCEED 3:1 SLOPE.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF GENERAL PERMIT #2 ARE MET.
29. ANY CONFLICT BETWEEN THESE DRAWINGS AND GEOTECHNICAL REPORT, FOLLOW GEOTECHNICAL REPORT.
30. ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
16. A GEOTECHNICAL REPORT FOR THIS PROJECT CAN BE OBTAINED BY CONTACTING THE OWNER. THE CONTRACTOR SHALL REFER TO AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT TITLED PROPOSED CHASE BANK TAP #XXX BY XXX, PN XXX, DATED XXX.

PAVING NOTES:

1. ALL ELEVATIONS ARE PROPOSED FINISHED GRADE AT TOP OF SLAB, UNLESS NOTED OTHERWISE.
2. COMPACT PAVEMENT SUBGRADE TO 95% STANDARD PROCTOR DENSITY FOR DEPTH OF 1-FOOT. MOISTURE CONTENT SHALL BE PER THE GEOTECHNICAL RECOMMENDATIONS. SUBGRADE TO BE COMPACTED IN 6-INCH LIFTS.
3. ALL EXPOSED CONCRETE SHALL HAVE 6-7% ENTRAINED AIR, f'c = 4,000 P.S.I. MIN. AND ALL AGGREGATE SHALL MEET ASTM C-33.
4. ALL CONCRETE SHALL BE LOW CARBON AND GLOBAL WARMING POTENTIAL.
5. ALL ADA STALLS SHALL BE AFFIXED WITH VERTICAL SIGNAGE WITH INTERNATIONAL SYMBOL FOR ACCESSIBILITY (WHITE ON BLUE) AND INDICATING FINE FOR IMPROPER USE.
6. ALL PAVING WITHIN PUBLIC R.O.W. SHALL MEET CITY OF GRIMES AND S.U.D.A.S. STANDARD SPECIFICATIONS.
7. ADA STALLS ARE POSITIONED TO TAKE ADVANTAGE OF ADA COMPATIBLE SLOPES ON EXISTING PAVEMENT. CONTRACTOR TO CONFIRM ADA COMPATIBLE SLOPES IN FIELD.
8. ALL CROSSWALKS SHALL BE ADA COMPLIANT.

GRADING & EROSION CONTROL:

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

GENERAL NOTES:

1. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND SHALL NOTIFY FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
   1.1. CITY OF GRIMES (515-986-3036)
   1.2. THE ARCHITECTS PARTNERSHIP, LTD. (312-583-4800)
   1.3. CIVIL ENGINEERING CONSULTANTS, INC. (515-26-4884)
   1.4. IOWA ONE-CALL
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LEASES NEEDED TO CONSTRUCT PROJECT.
3. IT IS RESPONSIBILITY OF CONTRACTOR TO ARRANGE FOR INSPECTIONS AS NEEDED.
4. ALL MATERIALS AND CONSTRUCTION ARE TO BE IN STRICT COMPLIANCE WITH THE 2025 EDITION OF "URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS" (S.U.D.A.S.), INCLUDING THE 2024 CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
5. IT IS CONTRACTOR'S RESPONSIBILITY TO VERIFY EXACT LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES AND STRUCTURES AND WHETHER ADDITIONAL UTILITIES OR STRUCTURES EXIST AND TO PROTECT ALL EXISTING UTILITIES AND STRUCTURES. ANY DAMAGE TO EXISTING UTILITIES AND STRUCTURES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
6. ALL WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH APPLICABLE O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE CONTRACTOR FROM COMPLYING WITH APPLICABLE SAFETY REGULATIONS.
7. CONTRACTOR SHALL FURNISH AND PLACE ALL NECESSARY SIGNS AND BARRICADES DURING CONSTRUCTION IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRAFFIC CONTROL FOR DURATION OF PROJECT.
8. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL RUNOFF MITIGATION MEASURES.
9. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
10. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING "AS-BUILT" INFORMATION FOR ALL NEW CONSTRUCTION. RECORD DRAWINGS SHALL BE MAINTAINED BY CONTRACTOR AND KEPT UP TO DATE AS WORK PROGRESSES. ORIGINAL RECORD DRAWINGS SHALL BE PROVIDED TO ENGINEER UPON COMPLETION OF CONSTRUCTION.
12. ALL FILL AREAS, TRENCH BACKFILL AND PAVING SUBGRADE ARE TO BE COMPACTED TO MINIMUM OF 95% STANDARD PROCTOR WITH MOISTURE CONTENT BETWEEN -1% AND +3% OF OPTIMUM FOR FINE-GRAINED SOIL AND BETWEEN -3% AND 3% OF OPTIMUM FOR COURSE-GRAINED SOIL. ALL DEBRIS SPILLED ON PUBLIC STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED AND PROPERLY DISPOSED OF BY CONTRACTOR.
13. CONTRACTOR SHALL NOTIFY CITY OF GRIMES IF ANY FIELD TILE ARE ENCOUNTERED OR INTERCEPTED. CONTRACTOR SHALL EITHER RECONNECT FIELD TILE OR CONNECT TO STORM SEWER. CONTRACTOR SHALL KEEP A RECORD OF ALL FIELD TILE ENCOUNTERED. INFORMATION IS TO BE GIVEN DIRECTLY TO CITY OF GRIMES AND ALSO INCORPORATED INTO RECORD DRAWINGS.
14. CONTRACTOR SHALL PROTECT EXISTING FACILITIES AT SITE AGAINST DAMAGE INCLUDING BUT NOT LIMITED TO FOLLOWING: CONTRACTOR SHALL TAKE PRECAUTIONS TO INSURE THAT EQUIPMENT, VEHICLES, AND CONSTRUCTION OPERATIONS DO NOT DISTURB OR DAMAGE EXISTING GRADES, WALLS, DRIVES, PAVEMENT, UTILITIES, PLANTS, LAWNS, AND OTHER FACILITIES.
15. VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND REPORT ANY CONFLICTS WITH NEW WORK TO JURISDICTIONAL ENGINEER.
16. ANY DAMAGE TO EXISTING PLANT MATERIAL TO REMAIN AND BE PROTECTED, INCLUDING ROOT SYSTEMS SHALL BE REPAIRED AND/OR PRUNED BY AN EXPERIENCED CERTIFIED ARBORIST.
17. REPAIR, REPLACE, AND/OR RETURN TO ORIGINAL CONDITION ANY DAMAGED ITEM, WITHOUT ADDITIONAL COMPENSATION.
18. DEVELOPMENT PLANS, AS APPROVED BY CITY OF GRIMES, SHALL NOT BE MODIFIED SUBSTANTIALLY NOR MATERIALLY WITHOUT EXPRESS CONSENT AND APPROVAL OF CITY OF GRIMES.
19. CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
20. IF THERE IS DISCREPANCY BETWEEN DETAILED PLANS AND QUANTITIES SUMMARY CONTACT CIVIL ENGINEERING CONSULTANTS, INC.
21. ALL TRENCH BACKFILL SHALL BE 95% STANDARD PROCTOR DENSITY.
22. SITE PLAN REVIEW AND APPROVAL IS SEPARATE FROM SITE SIGNAGE REVIEW AND APPROVAL.
23. IRRIGATION SYSTEM IS BY DESIGNATED DESIGN-BUILD SUBCONTRACTOR TO BE LISCENSED IN IOWA AND HAVE MINIMUM 8 YEARS EXPERIENCE WITH PROJECTS OF THIS SCALE AND SCOPE.
24. LOCATION OF WATER AND SANITARY SERVICE TAKEN FROM PRELIMINARY PLAT AND ARE FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY LOCATION, DEPTH, SIZE, AND SLOPE PRIOR TO CONSTRUCTION. CONTRACTORS SHALL INCLUDE INSTALLING SERVICES TO MAINS IN BASE BID INCLUDING ANY REMOVAL AND REPLACEMENT.

SANITARY SEWER NOTES

1. ALL SANITARY SEWER SERVICES ARE TO BE 6-INCH AND BE LOCATED PER DRAWING AND TO WITHIN 5-FEET OF PROPOSED STRUCTURE.
2. SANITARY MANHOLE CASTINGS MAY BE ADJUSTED TO GRADE WITH USE OF EITHER BITUMINOUS JOINT COMPOUND OR NON-SHRINK CEMENT GROUT.
3. SANITARY MANHOLES ARE TO HAVE A MINIMUM OF TWO (2)-ADJUSTING RINGS (2-INCH THICKNESS EACH, MINIMUM); TOTAL ADJUSTMENT STACK HEIGHT IS TO BE 12-INCHES MAXIMUM.
4. SANITARY MANHOLE CASTINGS SHALL BE TYPE B UNLESS OTHERWISE NOTED.
5. CHIMNEY SEALS ARE REQUIRED FOR ALL SANITARY SEWER MANHOLES.
6. SANITARY MANHOLE CASTINGS ARE TO BE BOLTED TO TOP OF MANHOLE USING MINIMUM OF TWO (2) 1/2-INCH THREADED RODS.
7. LOCATION OF WATER AND SANITARY SERVICE TAKEN FROM PRELIMINARY PLAT AND ARE FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY LOCATION, DEPTH, SIZE, AND SLOPE PRIOR TO CONSTRUCTION. CONTRACTORS SHALL INCLUDE INSTALLING SERVICES TO MAINS IN BASE BID INCLUDING ANY REMOVAL AND REPLACEMENT.

STORM SEWER NOTES

1. STORM MANHOLES ARE TO BE FURNISHED WITHOUT STEPS.
2. STORM MANHOLES ARE TO HAVE MINIMUM OF TWO (2)-ADJUSTING RINGS (2-INCH THICKNESS EACH, MINIMUM); TOTAL ADJUSTMENT STACK HEIGHT IS TO BE 12-INCHES MAXIMUM. STORM MANHOLE CASTINGS ARE NOT TO BE BOLTED TO MANHOLE.
3. STORM MANHOLE CASTINGS MAY BE ADJUSTED TO GRADE WITH USE OF EITHER BITUMINOUS JOINT COMPOUND OR NON-SHRINK CEMENT GROUT.
4. WHERE STORM SEWER CROSSES OVER WATER MAIN, PROVIDE AT LEAST 18" OF VERTICAL CLEARANCE. LOCATE ONE FULL LENGTH OF STORM SEWER OVER WATER MAIN WITH STORM SEWER MADE OF WATER MAIN MATERIAL OR REINFORCED CONCRETE PIPE (RCP) WITH FLEXIBLE O-RING GASKET JOINTS. SPACE JOINTS AS FAR AS POSSIBLE FROM WATER MAIN CROSSING.
5. ALL SW-502 & SW-511 INTAKES SHALL HAVE A NEENAH R-3290A OR DEETER 2826 FRAME & GRATE.
6. VERIFY LOCATION IN WRITING OF ALL DOWNSPOUTS WITH GENERAL CONTRACTOR, OWNER, ARCHITECT, AND GUTTER INSTALLER PRIOR TO ANY STORM SEWER INSTALLATION. NOTIFY ENGINEER IF ANY LOCATION DIFFERS PRIOR TO ANY STORM SEWER INSTALLATION.

WATER MAIN NOTES

1. ALL WATER MAIN SHALL HAVE MINIMUM COVER OF 5-1/2-FEET OVER TOP OF PIPE.
2. CONTRACTOR SHALL VERIFY FIRE HYDRANTS AND CURB BOXES WILL NOT BE LOCATED IN PROPOSED SIDEWALKS.
3. ALL VALVE BOXES LOCATED IN STREETS OR PAVED AREAS ARE TO BE TRENCH ADAPTERS (HIGH DENSITY POLYETHYLENE) AS MANUFACTURED BY AMERICAN FLOW CONTROL.
4. ALL WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT EDITION OF THE IOWA STATEWIDE URBAN DESIGN & SPECIFICATIONS (S.U.D.A.S.) AND CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
5. HYDRANTS, MANHOLE COVERS, AND VALVE BOXES SHALL BE SET TO CONFORM WITH FINISHED PAVEMENT ELEVATIONS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL WATER SERVICES.
7. ALL WATER SERVICES ARE TO BE EXTENDED 5' BEYOND P.U.E. INTO FRONT YARDS.
8. STEEL FENCE POSTS ON END OF ALL UTILITY SERVICES ARE REQUIRED. GREEN FOR SANITARY, BLUE FOR WATER, & WHITE FOR STORM SEWER.
9. WHERE STORM SEWER CROSSES OVER WATER MAIN, PROVIDE AT LEAST 18" OF VERTICAL CLEARANCE. LOCATE ONE FULL LENGTH OF STORM SEWER OVER WATER MAIN WITH STORM SEWER MADE OF WATER MAIN MATERIAL OR REINFORCED CONCRETE PIPE (RCP) WITH FLEXIBLE O-RING GASKET JOINTS. SPACE JOINTS AS FAR AS POSSIBLE FROM WATER MAIN CROSSING.
10. WATER MAIN VALVE OPERATIONS SHALL BE ONLY DONE BY CITY STAFF.
11. LOCATION OF WATER AND SANITARY SERVICE TAKEN FROM PRELIMINARY PLAT AND ARE FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY LOCATION, DEPTH, SIZE, AND SLOPE PRIOR TO CONSTRUCTION. CONTRACTORS SHALL INCLUDE INSTALLING SERVICES TO MAINS IN BASE BID INCLUDING ANY REMOVAL AND REPLACEMENT.

UTILITY NOTES

1. ALL ELECTRICAL, TELEPHONE AND CABLE TELEVISION TRANSMISSION SYSTEMS SHALL BE PLACED UNDERGROUND.
2. LOCATIONS AND DIMENSIONS SHOWN ON PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. ENGINEER DOES NOT GUARANTEE ACCURACY OF INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS RESPONSIBILITY OF CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING AREA TO DETERMINE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
3. CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITIES OR STRUCTURES AT SITE. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR SHALL NOTIFY PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR INTERRUPTION OF THEIR SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED IN CONFLICT WITH NEW CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER FOR RESOLUTION.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH S.U.D.A.S. AND CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
5. SITE UTILITY CONTRACTOR SHALL COORDINATE BUILDING SERVICE CONNECTIONS WITH BUILDING MECHANICAL CONTRACTOR.
6. ALL UTILITY SERVICES TO BE LOCATED 5' FROM OUTSIDE BUILDING WALL.
7. ALL SITE UTILITY WORK SHALL HAVE PLUMBING PERMIT AND BE INSPECTED BY CITY OF GRIMES.
8. CONTRACTOR SHALL CAP ANY UNUSED WATER SERVICES. COORDINATE WITH GRIMES WATER DEPARTMENT.
9. SANITARY SEWER AND WATER MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED. STORM SEWER SHALL BE PRIVATELY OWNED AND MAINTAINED.
10. ANY CONNECTIONS TO PUBLIC INFRASTRUCTURE SHALL BE INSPECTED BY GRIMES PUBLIC WORKS.

AS-BUILT NOTES

1. ALL ADA STALLS AND ACCESS ROUTES SHALL BE FIELD VERIFIED TO CONFIRM CONFORMANCE. CONTRACTOR IS RESPONSIBLE FOR MAKING ANY NECESSARY CHANGES TO PAVEMENT TO BRING INTO CONFORMANCE.

PRELIMINARY - NOT FOR CONSTRUCTION

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2400 86th Street, Unit 12 . Des Moines, Iowa 50322
515.276.4884 . mail@ceclac.com

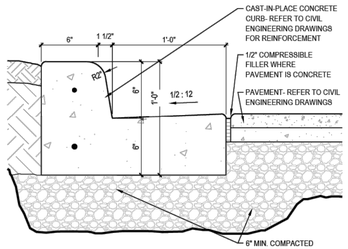
DATE:	2025-09-19 - FOURTH SUBMITTAL
	2025-08-15 - THIRD SUBMITTAL
	2025-08-06 - SECOND SUBMITTAL
	2025-07-10 - FIRST SUBMITTAL
DATE OF SURVEY:	2025-06-25
DESIGNED BY:	CTK
DRAWN BY:	LKW

CHASE BANK GRIMES
GRIMES, IOWA

GENERAL INFORMATION & NOTES

SHEET 2 OF 12

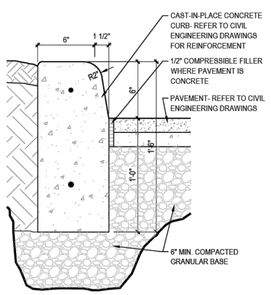
A-2319



9 A0.4

B-CURB WITH GUTTER

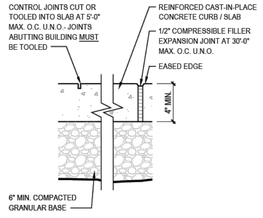
3/4" = 1'-0"



8 A0.4

BARRIER CURB

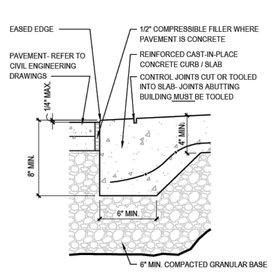
3/4" = 1'-0"



7 A0.4

PEDESTRIAN WALK EXPANSION JOINT

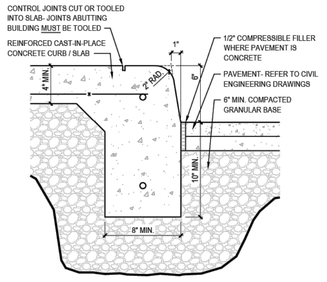
1 1/2" = 1'-0"



6 A0.4

FLUSH CURB

1 1/2" = 1'-0"



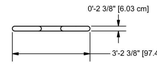
5 A0.4

PEDESTRIAN WALK CURB

1 1/2" = 1'-0"



7703



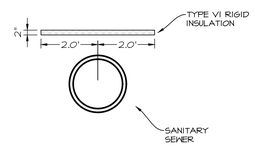
SPECIFICATIONS

BIKE RACK: Shall be constructed of formed 2-3/8" O.D. x .095" (13 gauge) wall galvanized steel tubing. The Bike Rack shall be an all-welded assembly and shall be coated with a custom formula of TGIC polyester powder coating in conformance with the specifications outlined herein, after fabrication.
POWDER COAT FINISH: Shall be an electrostatically applied custom formula of TGIC polyester powder. All components will be free of sharp edges and excess weld spatter and shall be cleaned in a six stage bath system with an iron phosphate wash, as a rust inhibitor, and a sealer to prevent flash rusting before coating. In addition, all welds shall be protectively coated with ZRP, a zinc rich primer that forms a rust-resistant barrier layer over each weld prior to application of the powder coating. The powder coating shall have a super tough finish with maximum exterior durability and will have superior adhesion characteristics. Typical characteristics are: 3.0 - 5.0 mil thickness and oven cured between 375 to 425 degrees Fahrenheit. Pencil Hardness H (ASTM D-3363), Impact (ASTM D-2794- 69), Wedge Bend (ASTM D-522-68), Adhesion (Cross Hatch ASTM D-3359 & Knife Scratch ASTM D-2197), Environmental (Stain Resistance ASTM D-1308, Humidity ASTM D-2247 - 87, Salt Spray ASTM B-117 & Fadometer 300 hrs with no loss of gloss), Over-bake Stability 100% at 400 degrees Fahrenheit.
SPECIFICATIONS: **GAMETIME** has a policy of continuous improvement and reserves the right to discontinue or change specifications without notice.

BIKE RACK

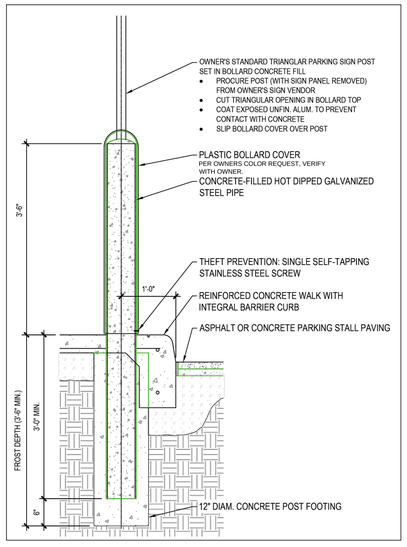
NO SCALE

GAME TIME FT103; COLOR-BLACK; IN-GROUND MOUNT



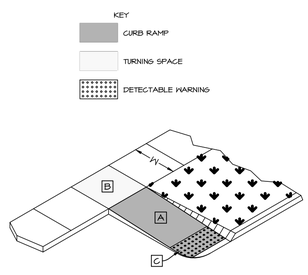
PIPE INSULATION DETAIL

NO SCALE

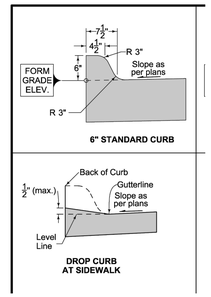


VEHICLE STRIKE PROTECTION BOLLARD

NO SCALE



PERPENDICULAR CURB RAMP CLASS 'A' WALK

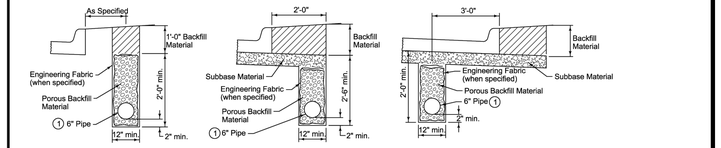


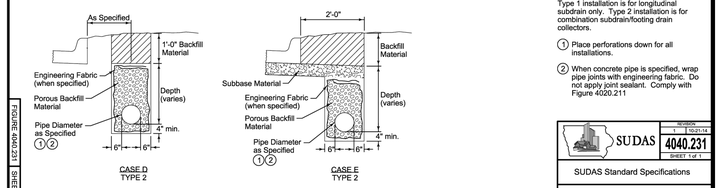
SUDAS	IOWA DOT	REVISION
FIGURE 7010.102	STANDARD ROAD PLAN	5 04-21-20
		PV-102
		SHEET 1 of 2

REVISIONS: Split DRIVEWAY DROP CURB detail into two sheets. Added new circle notes. # on Sheet 1. Renumbered cirlce note on Sheet #.

Thomas J. Vanderpool — Mark Kuhl
SUDAS DIRECTOR — DESIGN METHODS ENGINEER

PCC CURB DETAILS





Type 1 installation is for longitudinal subdrain only. Type 2 installation is for combination subdrain/footing drain collectors.

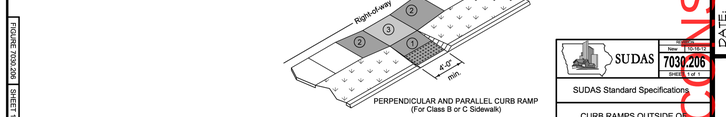
1. Place perforations down for all installations.
2. When concrete pipe is specified, wrap pipe joints with engineering fabric. Do not apply joint sealant. Comply with Figure 4020.211

SUDAS	REVISION
	1 10-21-14
	4040.231
	SHEET 1 of 1

SUDAS Standard Specifications

SUBDRAINS

FIGURE 4040.231 | SHEET 1 OF 1



Key
- Curb Ramp
- Turning Space
- Detectable Warning

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

SUDAS	REVISION
	5 04-21-20
7030.206	
SHEET 1 of 1	

SUDAS Standard Specifications

CURB RAMPS OUTSIDE OF INTERSECTION RADIUS

FIGURE 7030.206 | SHEET 1 OF 1

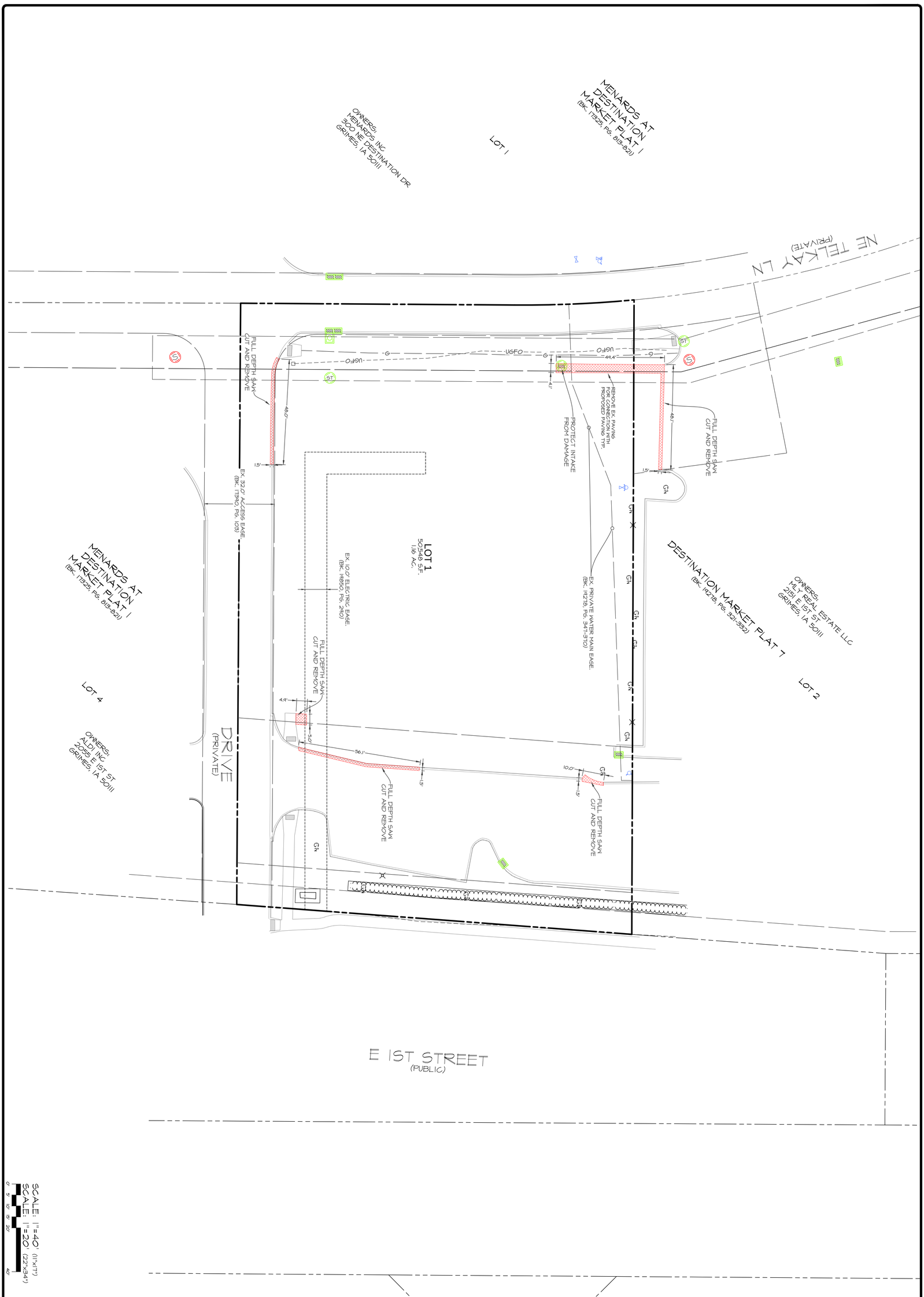
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2400 86th Street, Unit 12 . Des Moines, Iowa 50322
515.276.4884 . mail@ceclac.com
CEC

DATE:
2025-08-18 - FOURTH SUBMITTAL
2025-08-15 - THIRD SUBMITTAL
2025-08-06 - SECOND SUBMITTAL
2025-07-10 - FIRST SUBMITTAL
DATE OF SURVEY: 2025-06-25
DESIGNED BY: GTK
DRAWN BY: LKW

PRELIMINARY - NOT FOR CONSTRUCTION

CHASE BANK GRIMES
GRIMES, IOWA
DETAILS

SHEET 3 OF 12
A-2319



PRELIMINARY - NOT FOR CONSTRUCTION

CHASE BANK GRIMES
GRIMES, IOWA

DEMOLITION PLAN

SHEET 4 OF 12

A-2319

DATE:	2025-08-18 - FOURTH SUBMITTAL
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DESIGNED BY:	CTW
DRAWN BY:	LKW

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

ACCESS TO PUBLIC
NE DESTINATION DRIVE
VIA ACCESS EASEMENT

NE TELKAY LN
(PRIVATE)

EX. INGRESS/EGRESS EASE.
(BK. 19278, PG. 347-370)

OWNERS:
MLY REAL ESTATE LLC
2151 E 1ST ST
GRIMES, IA 50111

LOT 2

DESTINATION MARKET PLAT 7
(BK. 19278, PG. 321-332)

EX. PRIVATE WATER MAIN EASE.
(BK. 19278, PG. 347-370)

EX. P.C.C. SIDEWALK

FOUND
CUT 'X'
NE CORNER, LOT 1
DESTINATION MARKET PLAT 7

S00°12'17"W 284.46' M.
S00°13'15"E 284.37' P.

EX. POLE LIGHT

FOUND
⅝" I.R. W/YELLOW CAP #14775
SE CORNER, LOT 1
DESTINATION MARKET PLAT 7

EX. 10.0' P.U.E.
(BK. 16421, PG. 321)

ROW
VARIES

MENARDS AT
DESTINATION
MARKET PLAT 1
(BK. 17325, PG. 813-821)

LOT 1

SPECIAL PAVING
SEE DRAWING 6.

PROPOSED
POLE
LIGHT

NEW CURB
& GUTTER

STRIKE PROTECTION
SEE DETAIL DRAWING 3.

STRIKE PROTECTION W/
ADA SIGNAGE, SEE
DETAIL DRAWING 3.

TRASH
ENCLOSURE, SEE
ARCHITECTURAL.

ALL NEW PAVING NOT
HATCHED WITH A CONCRETE
~~HATCH OR~~ SOLID HATCH TO
BE 6" NON-REINFORCED
P.C.C. OVER 12" COMPACTED
SUBGRADE PER S.U.D.A.S.

11

5.00'
MIN.

CHASE STD. TRASH
RECEPACLE

KNOX
BOX

CHASE STD.
BIKE RACK

9

DRAFT CHASE FOOTPRINT
RECEIVED 8/1/2025
5902 SQ.FT.

LOT 1
50,548 S.F.
1.16 AC.

ELECT. EQUIP.
BEHIND SCREEN
WALL, SEE ARCH.

DRIVE-UP
ATM & AHD

PROPOSED
POLE
LIGHT

CHASE STD. 'DO
NOT ENTER' SIGN
FACING SOUTH

7

EX. POLE
LIGHT

EX. 66.0' INGRESS/EGRESS EASE.
(BK. 19278, PG. 347-370)

N57°41'04"W 180.85' M.
N57°42'27"E 180.72' P.

E 1ST STREET
(PUBLIC)

EX. 20.0' SANITARY EASE.
(BK. 17325, PG. 822)

27.0' B/B

EX. 28.0' ACCESS EASE.
(BK. 17390, PG. 103)
(BK. 16447, 121)

S64°37'04"E 125.12' M.
S64°37'15"E 125.10' P.

OWNERS:
MENARDS INC.
3900 NE DESTINATION DR.
GRIMES, IA 50111

ALL RADII ARE
TO BE 4.0' U.N.O.

DRIVE-UP
ATM
LANE

BYPASS
LANE

CAST-IRON TRUNCATED
DOME PANEL TYP.

PAINTED
CROSSWALK

EX. 10.0' ELECTRIC EASE.
(BK. 19850, PG. 240)

PAINTED MESSAGE
AND STOP BAR

SPECIAL PAVING
SEE DRAWING 6.

CHASE STD. 'DO NOT
ENTER' SIGN FACING
SOUTH, STOP SIGN
FACING NORTH.

DO NOT ENTER

CHASE STD
HEADACHE BAR

TRANSFORMER

4

EX. ELECTRIC
CABINET

MONUMENT SIGN
UNDER SEPARATE
REVIEW

EX. 30.0' STORM
SEWER EASE.
(BK. 16947, PG. 134)
(BK. 7325, PG 813)

PAINTED
CROSSWALK

EX. P.C.C.
SIDEWALK

FOUND
CUT 'X'
NW CORNER, LOT 1
DESTINATION MARKET PLAT 7

FIBER OPTIC VAULT

EX. 32.0' ACCESS EASE.
(BK. 17390, PG. 103)

N00°22'18"E 274.35' M.
N00°22'54"E 274.34' P.

EX. P.C.C.
SIDEWALK

EX. ADA TRUNCATED
DOMES TYP.

FOUND
CUT 'X'
SW CORNER, LOT 1
DESTINATION MARKET PLAT 7

EX ST
31.0' B/B

DRIVE
(PRIVATE)

MAILBOX PER
CHASE STANDARDS

ACCESS TO PUBLIC
E 1ST STREET
VIA ACCESS EASEMENT

SAW-CUT FULL-DEPTH,
STRAIGHT AND TRUE FOR
ALL PAVEMENT REMOVALS
AS DIMENSIONED.

MENARDS AT
DESTINATION
MARKET PLAT 1
(BK. 17325, PG. 813-821)

LOT 4

OWNERS:
ALDI INC
2055 E 1ST ST
GRIMES, IA 50111

CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1 M.	5°40'51"	550.00'	54.55'	27.30'	54.52'	N87°32'27"E
C1 P.	5°40'28"	550.00'	54.47'	27.30'	54.45'	N87°32'06"E

NORTH

SCALE: 1"=40' (11"x17")
SCALE: 1"=20' (22"x34")
0' 5' 10' 15' 20' 40'

PRELIMINARY - NOT FOR CONSTRUCTION

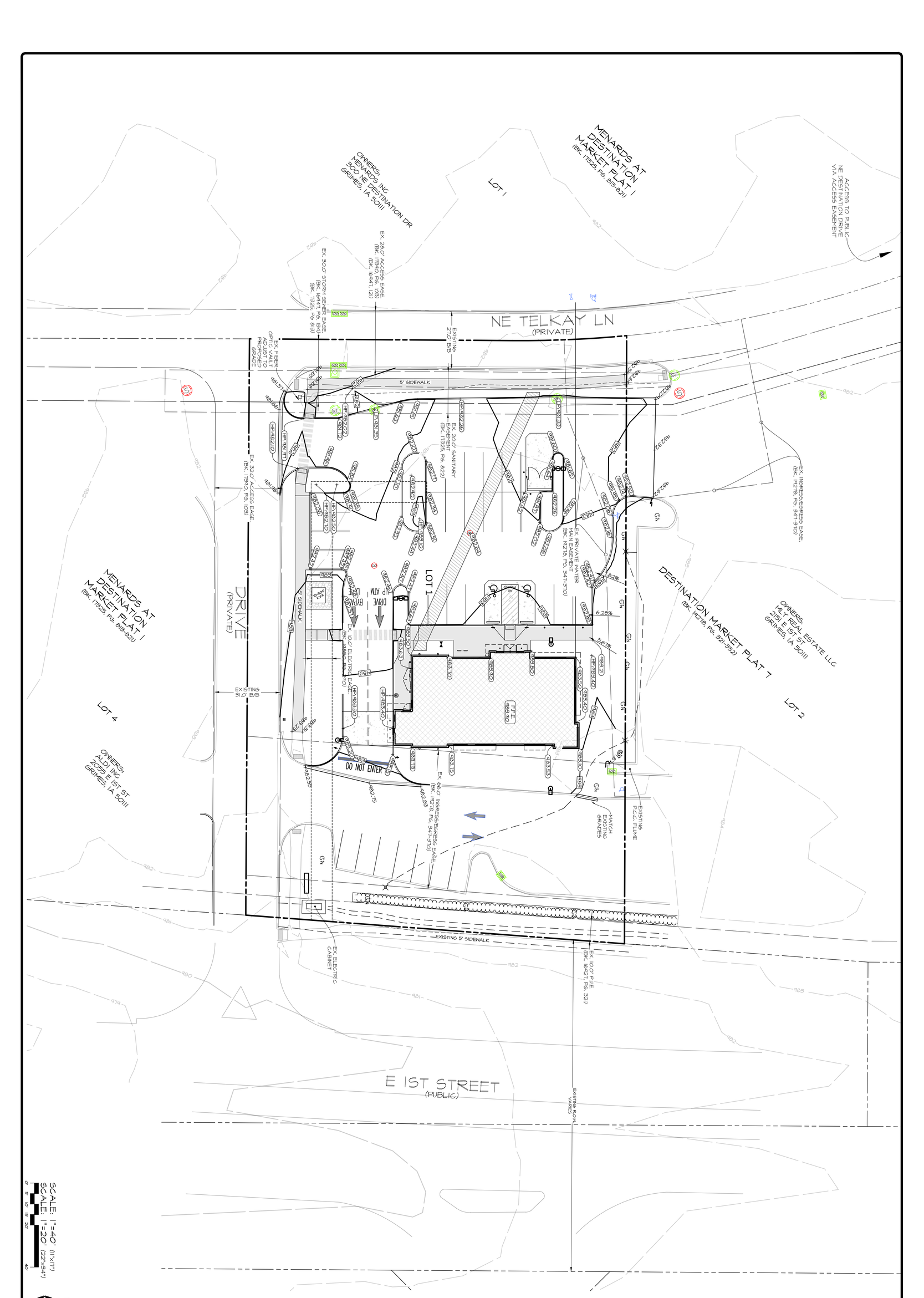
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515.276.4884 . mail@ceclac.com

DATE:	
2025-09-19	FOURTH SUBMITTAL
2025-08-15	THIRD SUBMITTAL
2025-08-06	SECOND SUBMITTAL
2025-07-10	FIRST SUBMITTAL
DATE OF SURVEY:	2025-06-25
DESIGNED BY:	GTK
DRAWN BY:	LKW

CHASE BANK GRIMES
GRIMES, IOWA

DIMENSION PLAN

SHEET
5
OF 12
A-2319



SCALE: 1"=40' (11"x17")
SCALE: 1"=20' (22"x34")

NORTH

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DESIGNED BY:	CTW
DRAWN BY:	LKW

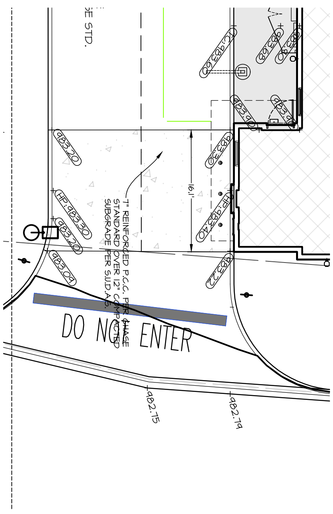
SHEET 6 OF 12

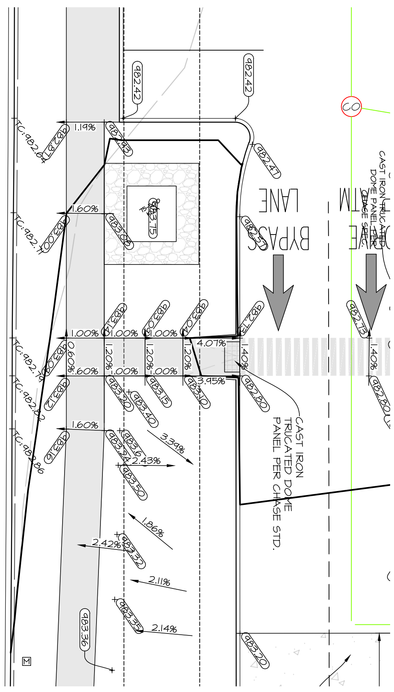
A-2319

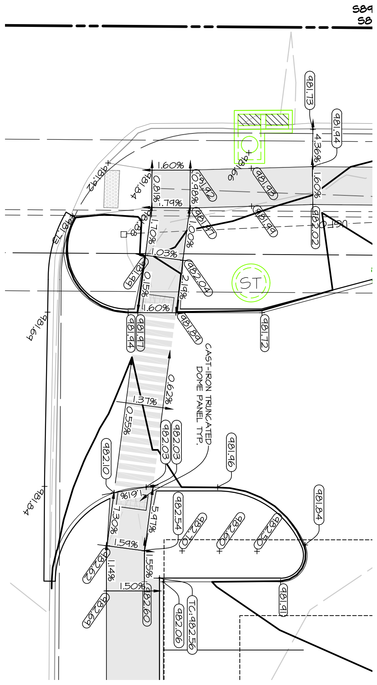
CHASE BANK GRIMES
GRIMES, IOWA

GRADING PLAN

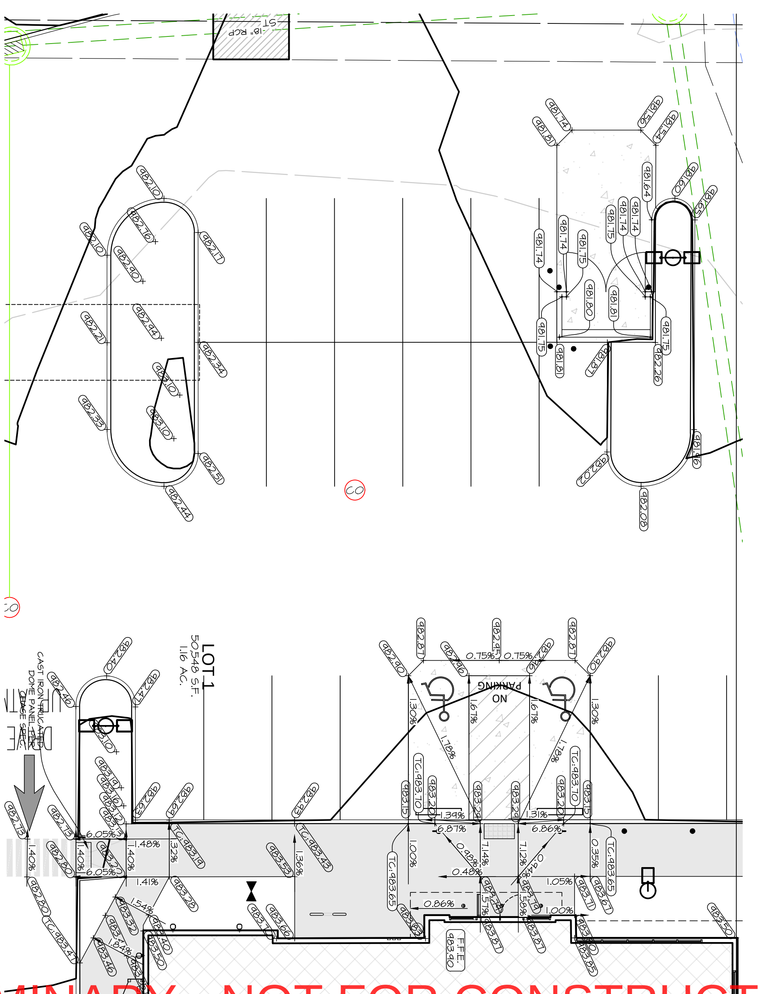
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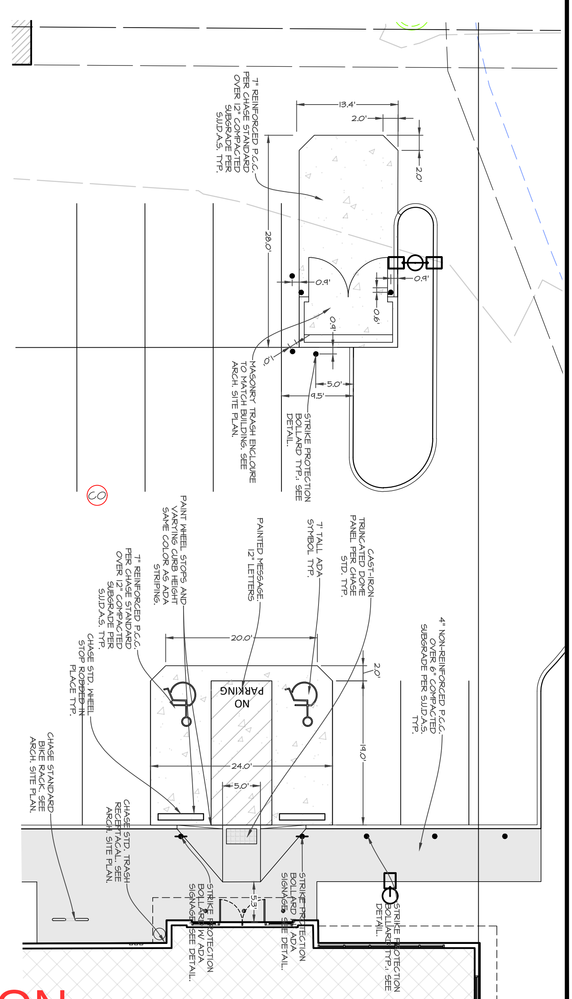






MAXIMUM AND PREFERRED ADA SLOPES. SEE DETAIL ON DRAWING 3.
WHEEL STOPS PER CHASE STANDARD, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.





SCALE: 1"=20' (11"x17")
SCALE: 1"=10' (22"x34")
0 5 10 20

NORTH

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CHASE BANK GRIMES
GRIMES, IOWA

DIMENSION & GRADING DETAILS

SHEET 12 OF 12
A-2319

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QUANTITIES

SANITARY SEWER

1 EA.	SANITARY CLEANOUT
134 L.F.	6-INCH SANITARY SEWER
1 EA.	CONNECTION

STORM SEWER

1 EA.	TYPE 'A-1' CLEANOUT
1 EA.	SW-302
161 L.F.	6-INCH PVC
75 L.F.	8-INCH PVC

WATER MAIN

1 EA.	2-INCH VALVE
170 L.F.	2-INCH COPPER SERVICE
1 EA.	CONNECTION

*VERIFY SANITARY CONNECTION POINT ELEVATION AND ADJACENT STORM SEWER PRIOR TO ANY CONSTRUCTION

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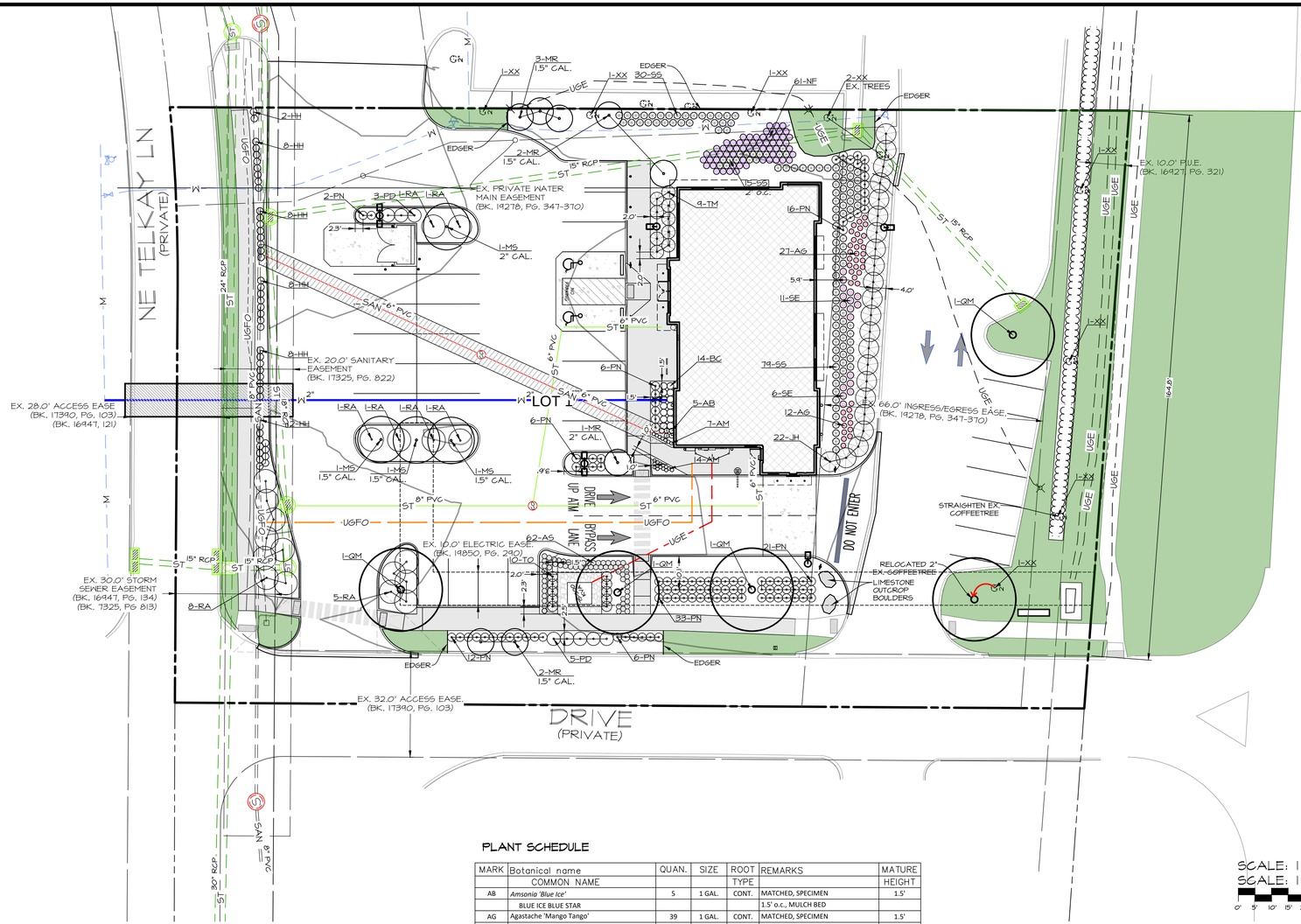
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DATE OF SURVEY:	GTK
DESIGNED BY:	
DRAWN BY:	LKW

CHASE BANK GRIMES
GRIMES, IOWA

UTILITY PLAN

SHEET 8 OF 12

A-2319



SCALE: 1"=40' (11"x17")
SCALE: 1"=20' (22"x34")
0' 5' 10' 15' 20' 40'

PLANT SCHEDULE

MARK	Botanical name / COMMON NAME	QUAN.	SIZE	ROOT TYPE	REMARKS	MATURE HEIGHT
AB	*Amsonia 'Blue Ice'*	5	1 GAL.	CONT.	MATCHED, SPECIMEN	1.5'
	BLUE ICE BLUE STAR				1.5' o.c., MULCH BED	
AG	Agastache 'Mango Tango'	39	1 GAL.	CONT.	MATCHED, SPECIMEN	1.5'
	MANGO TANGO HYSSOP				2' o.c., MULCH BED	
AM	*Armeria maritima*	21	1 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	1.5'
	SEA THRIFT				1.0' o.c., 1' FROM WALK	
AS	Artemisia schmidtiana 'Nana'	62	1 GAL.	CONT.	MATCHED, SPECIMEN	1'
	SILVER MOUND ARTEMISIA				2' o.c., MULCH BED	
BC	*Bergenia cordifolia 'Winterglut'*	14	1 GAL.	CONT.	MATCHED, SPECIMEN	2.5'
	WINTER GLOW PIG SQUEAK				2.0' o.c., MULCH BED	
HH	Hemerocallis 'Happy Returns'	46	1 GAL.	CONT.	MATCHED, SPECIMEN	1.5'
	HAPPY RETURNS DAYLILY				2' o.c., MULCH BED	
JH	Juniperus horizontalis	22	1 GAL.	CONT.	MATCHED, SPECIMEN	1.5'
	CREEPING JUNIPER				5' o.c., MULCH BED	
MR	*Malus 'Raspberry Spear'*	8	VARIES	B&B	MATCHED, SPECIMEN	18'
	RASPBERRY SPEAR CRABAPPLE		SEE PLAN		7' o.c., MULCH BED	
MS	*Malus 'Sutyzam'*	4	VARIES	B&B	MATCHED, SPECIMEN	20'
	SUGAR TYME CRABAPPLE		SEE PLAN		10' o.c., MULCH BED	
NF	Nepeta fraassenii 'Kitten Around'	61	1 GAL.	CONT.	MATCHED, SPECIMEN	1.5'
	KITTEN AROUND CATMINT				2' o.c., MULCH BED	
PD	*Physocarpus opulifolia 'Donna May'*	8	5 GAL.	CONT.	MATCHED, SPECIMEN	4'
	LITTLE DEVIL NINEBARK				4' o.c., MULCH BED	
PN	*Physocarpus opulifolia 'Nanus'*	102	3 GAL.	CONT.	MATCHED, SPECIMEN	2.5'
	DWARF NINEBARK				2.5' o.c., MULCH BED	
QM	*Quercus macrocarpa 'JFS-KW3'*	4	2" CAL.	B&B	MATCHED, SPECIMEN	55'
	URBAN PINNACLE OAK					
RA	Rhus aromatica 'Gro-Low'	19	3 GAL.	CONT.	MATCHED, SPECIMEN	2'
	GRO-LOW FRAGRANT SUMAC				6' o.c., MULCH BED	
SE	Sedum 'Autumn Fire'	17	1 GAL.	CONT.	MATCHED, SPECIMEN	2'
	AUTUMN FIRE STONECROP				2.5' o.c., MULCH BED	
SS	Schizachyrium scoparium 'Brush Strokes'	124	1 GAL.	CONT.	MATCHED, SPECIMEN	3'
	BRUSH STROKES LITTLE BLUESTEM				2.5' o.c. U.N.O., MULCH BED	
TM	*Taxus x media 'Everlow'*	9	5 GAL.	CONT.	MATCHED, SPECIMEN	2'
	EVERLOW YEW				4' o.c., MULCH BED	
TO	Thuja occidentalis 'Skinner Dwarf'	10	7 GAL.	CONT.	MATCHED, SPECIMEN	7'
	SKINNER DWARF ARBORVITAE				2.3' o.c., MULCH BED	
XX	*Existing plant material*	9	2" CAL.			

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

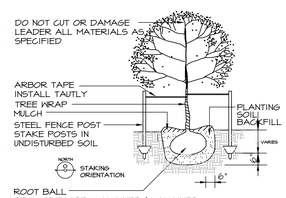
MINIMUM OF 10% OF EACH SPECIES SPECIFIED ARE TO HAVE PLANT IDENTIFICATION TAGS ATTACHED DURING INITIAL ACCEPTANCE. TAGS SHALL BE REMOVED AFTER PLANT MATERIAL HAS BEEN ACCEPTED.

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

IRRIGATION TO BE BYPASSED FOR ALL MULCH BEDS AFTER THE TWO YEAR ESTABLISHMENT PERIOD.

GENERAL LANDSCAPING NOTES:

1. ALL SITEWORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH S.U.D.A.S. SPECIFICATIONS INCLUDING ALL APPLICABLE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
2. ALL PLANT MATERIAL SHALL COMPLY WITH MINIMUM REQUIREMENTS SHOWN IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1)
3. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
4. CONTRACTOR SHALL REMOVE TREE STAKES ONE YEAR AFTER INSTALLATION.
5. NO PLANT MATERIAL SHALL BE SUBSTITUTED (SPECIES & LOCATION) WITHOUT AUTHORIZATION OF LANDSCAPE ARCHITECT AND CITY OF GRIMES.
6. ALL TREES AND SHRUBS SHALL BE MULCHED WITH 3" SHREDDED HARDWOOD MULCH, NATURAL COLOR U.N.O. KEEP MULCH AWAY FROM PLANT TRUNK OR STEMS.
7. CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE TO SATISFACTION OF UTILITY.
8. ONE WEEK PRIOR TO INSTALLATION, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT.
9. CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
10. ALL DECIDUOUS TREES SHALL BE PLANTED AT LEAST 5' FROM R.O.W. AND CONIFEROUS TREES AT LEAST 10' FROM R.O.W.
11. ALL DISTURBED AREAS SHALL BE SODDED AS NOTED ON LANDSCAPE PLAN (AREAS IN GREEN ON PLAN).
12. OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF GROUNDCOVER ENSURING ADEQUATE VEGETATIVE COVER IS PRESERVED
13. EACH FIRE HYDRANT TO HAVE A 5' RADIUS VEGETATION FREE ZONE. NO WOODY LANDSCAPING GREATER THAN 18" TO BE WITHIN 5' OF ANY FIRE HYDRANT.
14. MINIMUM PLANT SIZES ARE AS SCHEDULED. A 1.5"-2" CALIPER TREE IS NOT NECESSARILY A 2" CALIPER TREE.
15. TURF AREA IS SHADED GREEN. RESTORE ALL TURF AREAS PER S.U.D.A.S. IF DISTURBED.
16. ALL UNSHADED SOFT SPACES ARE TO BE MULCH BEDS. 3" SHREDDED HARDWOOD MULCH - NATURAL COLOR.
17. BOULDERS TO BE: 5' x 3' LIMESTONE OUTCROP. SUMIT PHOTOS FOR APPROVAL.
18. EDGER, PERMALOC PROSLIDE ALUMINUM EDGING, 1/8"x5.5", BLACK FINISH. INSTALL PER MANUFACURER'S RECOMENDATIONS.



DECIDUOUS TREE PLANTING AND STAKING DETAIL
NO SCALE

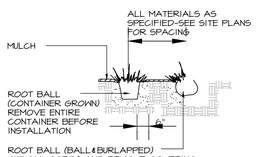
OPEN SPACE REQUIREMENT:
LOT AREA * 20%
50548 * 20% = 10,110 S.F. REQUIRED
13,476 PROVIDED = 26.7%

OPEN SPACE LANDSAPING REQUIREMENT:
2 TREES / 1000 S.F. REQUIRED OPEN SPACE
10,11 * 2 = 21 REQUIRED (50% 2" CAL. MIN.)
1 SHRUB / 500 S.F. REQUIRED OPEN SPACE
10,110 / 500 = 21 REQUIRED

EXISTING TREES TO REMAIN: 5 - 2"CALIPER
TREES PROPOSED: 6 - 2" CALIPER
SMALLER TREES: 10
SHRUBS PROPOSED: 170

SOUTH BUFFER REQUIREMENT:
1 TREE PER 50 L.F. FRONTAGE + 1 SHRUB 4' O.C.
165 L.F. FRONTAGE / 50 = 4 TREES REQUIRED
165 L.F. / 4 = 41 SHRUBS REQUIRED

EXISTING TREES: 4 INCL. 1 RELOCATED.
EXISTING SHRUBS: 42



SHRUB & HERBACEOUS PLANTING DETAIL
NO SCALE

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CHASE BANK GRIMES
GRIMES, IOWA

LANDSCAPING PLAN

SHEET
OF 12

A-2319

STORM WATER POLLUTION PREVENTION PLAN

1. SITE DESCRIPTION/APPLICANT/SCHEDULE

   - APPLICANT: THE ARCHITECTURAL PARTNERSHIP
     200 SOUTH MICHIGAN AVE., STE 1020, CHICAGO, IL 60604
     CONTACT: TERRON WRIGHT, PHONE: (312) 583-4800
   - LOCATION: LOT 1, DESTINATION MARKET PLAT 7, AN OFFICIAL PLAT, CITY OF GRIMES, POLK COUNTY, IOWA.
   - NATURE OF CONSTRUCTION ACTIVITY: GRADING AND CONSTRUCTION FOR COMMERCIAL DEVELOPMENT
   - AREAS: TOTAL SITE AREA = 1.16 ACRES
     SITE AREA AFFECTED = 0.79 ACRES
   - RUNOFF COEFFICIENT = 0.90 (RATIONAL METHOD)
   - APPROXIMATE SLOPES ANTICIPATED: 3:1 OR FLATTER
   - 100 YEAR RUNOFF: APPROX. 6.5 CFS
   - RUNOFF FROM THIS PROJECT WILL FLOW INTO STORM SEWER TO BEAVER CREEK AND TO THE DES MOINES RIVER
   - SOILS:
     - NICOLLET LOAM WITH SLOPES BETWEEN 1% TO 3%
     - WEBSTER CLAY LOAM, BERMIS MORAINE WITH SLOPES BETWEEN 0% TO 2%
   - ESTIMATED DATE WORK IS TO COMMENCE: SEPTEMBER 2025
   - ESTIMATED DATE WORK IS TO BE COMPLETED: JUNE 2026

2. CONTROLS (ALL SEDIMENT AND EROSION CONTROLS TO BE INSTALLED, MAINTAINED AND REPLACED PER SUDAS SECTION 9040)
   - EROSION AND SEDIMENT CONTROLS
   - STABILIZATION PRACTICES
   - EXISTING VEGETATION IS PRESERVED WHERE ATTAINABLE AND STABILIZE DISTURBED AREAS.
   - PERMANENT SEEDING AND/OR SODDING AFTER CONSTRUCTION.
   - VEGETATIVE BUFFER STRIPS THROUGHOUT PROJECT.
   - PROTECTION OF TREES AND PRESERVATION OF MATURE VEGETATION WHEREVER POSSIBLE.
   - STRUCTURAL PRACTICES
   - SILT FENCES - TEMPORARY DEVICE TO REMOVE SEDIMENT FROM RUNOFF
   - TEMPORARY SEDIMENTATION BASIN - TEMPORARY STRUCTURE TO DETAIN RUNOFF AND ALLOW SEDIMENTATION TO SETTLE OUT
   - RIP RAP - PLACED AT OUTLET OF STORM SEWER TO PREVENT DOWNSTREAM EROSION
   - DRAINAGE SWALES - STABILIZES SURFACE FROM EROSION WHILE CARRYING SURFACE RUNOFF
   - INLET PROTECTION - FILTERS SEDIMENT FROM RUNOFF PRIOR TO ENTERING STORM SEWER SYSTEM
   - STORM WATER MANAGEMENT
   - FLOW ATTENUATION BY USE OF OPEN VEGETATED SWALES AND NATURAL DEPRESSIONS.
   - INFILTRATION OF RUNOFF ON SITE
   - VELOCITY DISSIPATION DEVICES AT DISCHARGE LOCATIONS TO PROVIDE NON-EROSIVE VELOCITY FLOWS.
   - WASTE DISPOSAL
   - ALL MATERIAL WASTES MUST BE REMOVED FROM SITE.
   - OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED.
   - STABILIZE ENTRANCE WITH 8-INCHES OF LIMESTONE IN ORDER TO PREVENT MUD FROM TRACKING OUT ONTO ROADWAY
   - TOTAL COMPLIANCE WITH APPLICABLE STATE/LOCAL WASTE DISPOSAL REGULATIONS.
   - CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.

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

     NAME: _____
     ADDRESS: _____
     _____
     PHONE: _____

     NAME: _____
     ADDRESS: _____
     _____
     PHONE: _____

     NAME: _____
     ADDRESS: _____
     _____
     PHONE: _____

     NAME: _____
     ADDRESS: _____
     _____
     PHONE: _____

4. IMPLEMENTATION / MAINTENANCE
   MAINTAIN EFFECTIVE OPERATING CONDITIONS OF ALL PROTECTIVE MEASURES IDENTIFIED IN PLAN.
   - CURB CUT SHALL BE ONE OF THE FIRST ITEMS OF CONSTRUCTION IN ORDER TO ACCESS SITE. "JUMPING THE CURB" IS NOT ALLOWED.
   - PRIOR TO INITIAL GRADING, INSTALL PERIMETER SILT FENCE TO PROTECT UNDISTURBED AREAS.
   - DO NOT DISTURB AN AREA UNTIL IT IS NECESSARY FOR CONSTRUCTION TO PROCEED.
   - AFTER INITIAL GRADING PRIOR TO UTILITY CONSTRUCTION, ALL DISTURBED AREAS OUTSIDE PROPOSED RIGHT-OF-WAYS ARE TO HAVE TEMPORARY SEEDING AND MULCHING. CONTRACTORS AND SUBS ARE TO MINIMIZE DISTURBANCE TO THESE SEEDED AREAS THROUGH USE OF SPECIFIC ACCESS ROUTES WITHIN SITE.
   - INSTALL ADDITIONAL CONTROLS AS CONSTRUCTION COMMENCES. PROVIDE SILT FENCE, INTAKE BASKETS, ETC. AS SOON AS POSSIBLE DURING CONSTRUCTION.
   - TEMPORARY EARTH PILES SHALL HAVE DOWNSLOPE SILT FENCE PROTECTION.
   - ALL INTAKES AND MANHOLES TO HAVE SILT FENCE AROUND THEM PRIOR TO PAVING AND INLET FILTERS AFTER PAVING. INLET FILTERS SHALL REMAIN IN PLACE UNTIL SITE HAS PERENNIAL GROUND COVER.
   - ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN STORM SEWER. INTAKE BASKETS SHALL BE PLACED IN STRUCTURE ONCE CASTINGS ARE IN PLACE.
   - ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ON TO ADJOINING RIGHT-OF-WAYS AND PROPERTY SHALL BE CLEANED UP BY CONTRACTOR IMMEDIATELY. EARTH RAMPS SHALL NOT BE CONSTRUCTED IN STREET GUTTER.
   - MATERIAL OR EQUIPMENT STORAGE AREAS MUST BE WITHIN LIMITS OF SOIL DISTURBING ACTIVITY. THESE AREAS SHALL BE INSPECTED FOR POTENTIAL POLLUTANTS ENTERING SYSTEM.
   - DURING CONSTRUCTION IF IT BECOMES EVIDENT THAT DISTURBED AREA WILL NOT BE DISTURBED FOR PERIOD EXCEEDING 14 DAYS, STABILIZATION OF THE DISTURBED AREAS SHALL INITIATE IMMEDIATELY.
   - PERMANENT SEEDING AND MULCHING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
   - ANY FAILED AREA OF SEEDING SHALL BE RESEEDED - IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS SHALL BE MULCHED.
   - SILT FENCING SHALL BE CLEANED WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
   - DRAINAGE SWALES REMAIN UNDISTURBED.
   - ROCK OUTLET PROTECTION SHALL REMAIN INTACT.
   - PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED IMMEDIATELY AFTER FINAL GRADING IS COMPLETED. REPLANTING MAY BE REQUIRED TO ENSURE ADEQUATE VEGETATIVE COVER IS ESTABLISHED. ADEQUATE VEGETATIVE COVER IS CONSIDERED TO BE 70% MIN. COVERAGE OF SOIL SURFACE BY INTENDED SPECIES. IF NATIVE LANDSCAPE IS USED, THEN 70% COVERAGE BY COVER CROP IS REQUIRED.
   - SOIL SHALL BE WATERED DURING DRY, WINDY CONDITIONS TO MINIMIZE EROSION.
   - WORK REQUIRING ENTERING AND LEAVING SITE OVER COUNTY ROADWAYS INCLUDING MATERIAL DELIVERY AND MOVEMENT OF EQUIPMENT SHALL NOT BE PERMITTED DURING PERIODS WHEN GROUND IS EXCEPTIONALLY SOFT AND WET AND EROSION BY VEHICLE IS CERTAIN.
   - SOIL STOCKPILES SHALL BE STABILIZED WITH VEGETATION OR COVERED. MOWING MAY BE REQUIRED IF VEGETATION BECOMES A NUISANCE.
   - EROSION CONTROL CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE SITE HAS BEEN PERMANANTLEY ESTABLISHED WITH GROUND COVER.
   - CONCRETE WASHOUT AREA SHALL BE DESIGNED AND CONSTRUCTED PER SUDAS SECTION 11.050 AND SHALL HAVE AN IMPERMEABLE LINER TO CONTAIN ALL WASTE CONCRETE MATERIALS. WHEN CONTAINER IS ¾ FULL (AVOID SPILLOVER) PCC WASTE SHALL BE DISPOSED OF PROPERLY (SENT TO AN APPROPRIATE RECYCLING FACILITY). PCC WASTE SHALL NOT BE BURIED ON SITE.
   - TRASH SHALL BE CLEANED UP DAILY OR PUT INTO COVERED DUMPSTER.

5. INSPECTIONS
   - CONTRACTOR SHALL KEEP A COPY OF SWPPP ONSITE
   - QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
   - INSPECT SITE FOR EVIDENCE OF, OR POTENTIAL OF, POLLUTANTS ENTERING DRAINAGE SYSTEM FROM STORED MATERIALS.
   - OBSERVE EROSION AND SEDIMENT CONTROL MEASURES TO ENSURE THAT THEY ARE OPERATING CORRECTLY, REPAIR AND REPLACE AS NECESSARY.
   - LOCATIONS WHERE VEHICLES ENTER OR EXIT SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
   - INSPECT DISCHARGE LOCATIONS TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS.
   - ANY MODIFICATIONS TO PLAN AS RESULT OF AN INSPECTION SHALL BE IMPLEMENTED WITHIN 7 CALENDAR DAYS OF INSPECTION. IF IT IS DETERMINED TO BE IMPRACTICABLE TO MAKE THESE CHANGES WITHIN 72 HOURS OF INSPECTION, REASONING AND AN ESTIMATED DATE OF WHEN CHANGES WILL BE MADE SHALL BE DOCUMENTED IN PLANS.
   - AN INSPECTION REPORT SHALL BE PREPARED AND RETAINED AS PART OF PREVENTION PLAN UNTIL PROJECT TERMINATION. THIS REPORT WILL CONTAIN FOLLOWING:
     - SUMMARY OF SCOPE OF INSPECTION.
     - QUALIFICATIONS OF PERSONNEL MAKING INSPECTION.
     - MAJOR OBSERVATIONS RELATING TO IMPLEMENTATION OF PREVENTION PLAN.
     - ANY ACTIONS TAKEN
     - SIGNATURE
   - REPORTS SHALL CONFORM TO STANDARDS SET BY IOWA DNR. COPIES OF THESE REPORTS SHALL BE FORWARDED TO OWNER.
   - CONTRACTOR IS TO TAKE NECESSARY ACTIONS TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICABLE BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER INSPECTION. IF IT IS DETERMINED THAT IT IS IMPRACTICABLE TO MAKE THESE CHANGES WITHIN 72 HOURS OF INSPECTION, REASONING AND AN ESTIMATED DATE OF WHEN CHANGES WILL BE MADE SHALL BE DOCUMENTED IN PLANS.
   - SWPPP RECORDS SHALL BE RETAINED FOR AT LEAST THREE YEARS AFTER NOTICE OF DISCONTINUATION HAS BEEN FILED.

6. NON-STORM WATER DISCHARGES
   WATER MAIN FLUSHING
   - FLUSHED WATER WILL BE DISCHARGED INTO THE STORM SEWER SYSTEM WHERE, WHEN DISCHARGED, IT WILL UNDERGO EROSION AND SEDIMENT CONTROLS CONSISTING OF:
     - SILTATION BASIN
     - ROCK OUTLET PROTECTION (RIPRAP)
     - SILT FENCING
     - EXISTING VEGETATION
   - FLUSHED WATER CONTAINING CHEMICALS (I.E. CHLORINE AND/OR DETERGENTS) NEED TO BE NEUTRALIZED PRIOR TO DISCHARGE TO THE CONTROLS LISTED.
   - PETROLEUM STORAGE INCLUDING BUT NOT LIMITED TO FUEL, GEAR OIL, ENGINE OIL, HYDRAULIC OIL, WASTE OIL SHALL NOT BE STORED ON SITE.
   - CONCRETE WASHOUT AREAS SHALL BE DESIGNED IN COMPLIANCE WITH SUDAS SPECIFICATION 11.050.
   - PORTABLE TOILETS SHALL BE SECURED FROM OVERTURNING AND SHALL HAVE DOWNSLOPE SILT FENCE PROTECTION. HOLDING TANK WILL BE PUMPED OUT AS NEEDED AND DISPOSED OF OFF-SITE.
   - CONTRACTOR SHALL CONTAIN AND PROPERLY DISPOSE OF ALL CONCRETE SAWCUTTING AND GRINDING.
   - DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCHES AND EXCAVATIONS, ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS SUCH AS DEWATERING BAGS OR EQUAL.
   - FOLLOWING DISCHARGES ARE PROHIBITED:
     - WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO
     - PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS
     - FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE
     - SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING
   - DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER AND OTHER WASH WATERS SHALL BE MINIMIZED. WASH WATERS SHALL BE TREATED IN SEDIMENT BASIN OR EQUAL CONTROL.
   - EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER PRESENT MATERIALS TO PRECIPITATION AND STORM WATER SHALL BE MINIMIZED.
   - DISCHARGE OF POLLUTANTS FROM SPILLS AND LEAKS SHALL BE MINIMIZED.

7. REPORT ANY HAZARDOUS CONDITIONS CONDITION AND UPDATE PLAN
   - IOWA LAW REQUIRES THAT HAZARDOUS CONDITION OR SPILL IS REPORTED NOT MORE THAN SIX HOURS AFTER ONSET OF SAID CONDITION OR SPILL. IDNR AND LOCAL OR COUNTY SHERIFF'S OFFICE SHALL BE NOTIFIED.
   - MODIFY SWPPP WITHIN 5 CALENDAR DAYS OF HAZARDOUS CONDITION. PLAN UPDATE SHALL INCLUDE REALEASE AND CIRCUMSTANCES OF RELEASE AND PLANS TO PREVENT FUTURE REOCCURANCE OF SUCH RELEASES.

8. NOTICE OF DISCONTINUATION (NOD)
   - WITHIN 30 DAYS OF FINAL SITE STABALIZATION OWNER OR GENERAL CONTRACTOR MUST SUBMIT NOTICE OF DISCONTINUATION TO IDNR. NOD SHALL INCLUDE:
     - NAME OF THE OWNER OR OPERATOR TO WHICH COVERAGE UNDER GENERAL PERMIT WAS ISSUED
     - GENERAL PERMIT NUMBER AND PERMIT AUTHORIZATION NUMBER
     - DATE CONSTRUCTION SITE REACHED FINAL STABALIZATION
     - SIGNED CERTIFICATION
   - NOD SHALL BE MAILED TO:
     STORM WATER COORDINATOR
     IOWA DEPARTMENT OF NATURAL RESOURCES
     502 E. 9TH STREET
     DES MOINES, IOWA 50319-0034

SEQUENCE OF MAJOR ACTIVITIES

1. **PRE-CONSTRUCTION:** SOIL STABILIZATION AND EROSION CONTROL MEASURES WILL BE PLACED BY CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION OPERATIONS. VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION SHALL BE PRESERVED. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ACHIEVED.
2. INSTALL UPSTREAM DIVERSIONS, DOWN SLOPE AND SIDE SLOPE PERIMETER CONTROLS BEFORE COMMENCING LAND DISTURBING ACTIVITIES.
3. DO NOT DISTURB AN AREA UNLESS IT IS NECESSARY FOR CONSTRUCTION TO PROCEED.
4. COVER OR STABILIZE DISTURBED AREAS AS SOON AS POSSIBLE.
5. TIME CONSTRUCTION ACTIVITIES TO LIMIT IMPACT ON SEASONAL WEATHER CHANGES.
6. IF INFILTRATION METHODS ARE USED, INSTALL THEM AFTER UPSTREAM IS STABILIZED.
7. DO NOT REMOVE PERIMETER CONTROLS UNTIL UPSTREAM AREAS ARE STABILIZED.
8. DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED AS SOON AS POSSIBLE.
9. NOTICE OF DISCONTINUATION WILL BE FILED ONCE SITE IS STABILIZED.



VICINITY SKETCH

NORTH

OWNER'S CERTIFICATION

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

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

NAME / TITLE: _____

COMPANY: _____

TELEPHONE NUMBER: _____

CONTRACTOR CERTIFICATION

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

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

SUBCONTRACTOR
NAME / TITLE: _____
COMPANY: _____

SUBCONTRACTOR
NAME / TITLE: _____
COMPANY: _____

SUBCONTRACTOR
NAME / TITLE: _____
COMPANY: _____

QUANTITIES

819 LF	SILT FENCE OR FILTER SOXX
0.04 ACRES	SOD
0.0 ACRES	SEEDING - TYPE 2 (PERMANENT) DISTURBED AREA OUTSIDE OF PROPERTY BOUNDARY.
0.79 ACRES	SEEDING - TYPE 4 (TEMPORARY AS NEEDED)
5 EA	INTAKE FILTER BASKETS
1 EA	CONSTRUCTION ENTRANCE

AREA OF DISTURBANCE

0.79 ACRES

PRELIMINARY - NOT FOR CONSTRUCTION

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

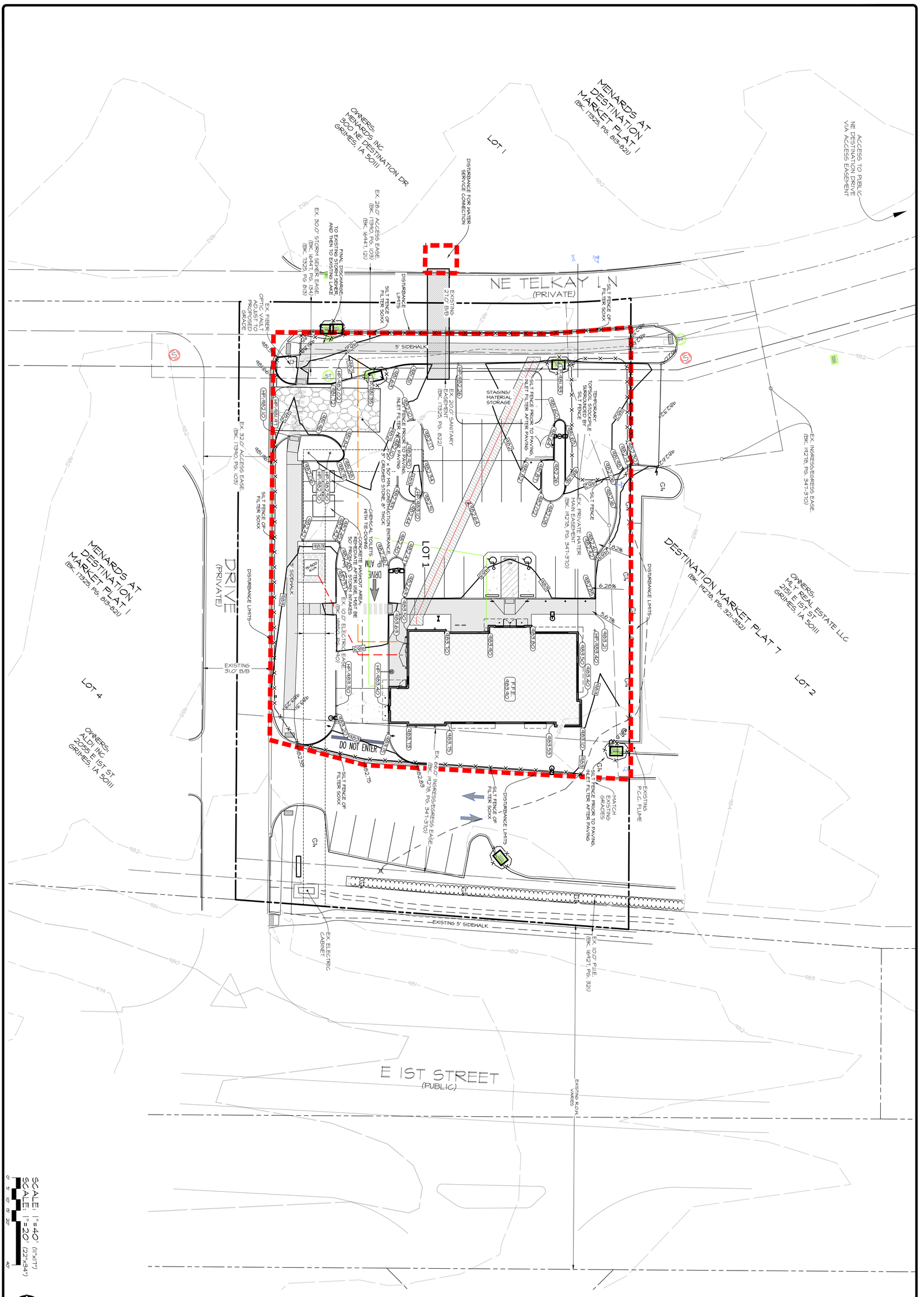
DATE:	2025-09-19 - FOURTH SUBMITTAL	
	2025-08-15 - THIRD SUBMITTAL	
	2025-08-06 - SECOND SUBMITTAL	
	2025-07-10 - FIRST SUBMITTAL	
DATE OF SURVEY:	2025-06-25	CTK
DESIGNED BY:		LKW
DRAWN BY:		

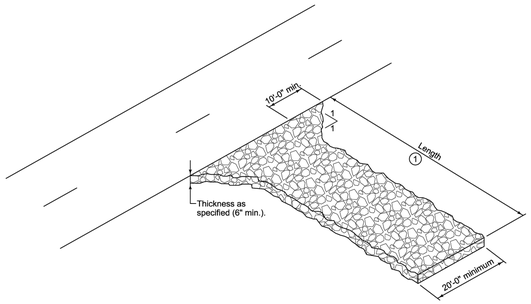
CHASE BANK GRIMES
GRIMES, IOWA

EROSION CONTROL NOTES

SHEET
10
OF 12

A-2319


NE TELKAY LN
(PRIVATE)
MENARDS AT DESTINATION MARKET PLAT 1
(BK. 17925, Pg. 813-821)
LOT 1
OWNERS:
MENARD'S INC
3400 NE DESTINATION DR
GRIMES, IA 50111
ACCESS TO PUBLIC
NE DESTINATION DRIVE
VIA ACCESS EASEMENT
DISTURBANCE LIMITS
SILT FENCE OR FILTER SOXX
EXISTING 21.0' B/B
5' SIDEWALK
STAGING/
MATERIAL
STORAGE
TEMPORARY
TOPSOIL STOCKPILE
SURROUNDED BY
SILT FENCE
SILT FENCE PRIOR TO PAVING.
INLET FILTER AFTER PAVING.
EX. PRIVATE WATER
MAIN EASEMENT
(BK. 19218, Pg. 341-370)
EX. INGRESS/EGRESS EASE.
(BK. 19218, Pg. 341-370)
DESTINATION MARKET PLAT 1
(BK. 19218, Pg. 321-332)
OWNERS:
141 E 1ST REAL ESTATE LLC
215 E 1ST ST
GRIMES, IA 50111
LOT 2
LOT 4
DRIVE
(PRIVATE)
EX. 33.0' ACCESS EASE.
(BK. 13940, Pg. 129)
EX. 28.0' ACCESS EASE.
(BK. 13940, Pg. 131)
(BK. 16941, Pg. 121)
EX. 30.0' STORM SEWER EASE.
(BK. 16941, Pg. 814)
(BK. 1532, Pg. 813)
FINAL DISCHARGE
TO EXISTING STORM SEWER
AND THEN TO EXISTING LAKE
EX. FIBER
OPTIC
ADJUST TO
PROPOSED
GRADE
EX. 24" RCP
EX. 18" RCP
EX. 15" RCP
EX. 12" RCP
EX. 10" RCP
EX. 8" RCP
EX. 6" RCP
EX. 4" RCP
EX. 2" RCP
EX. 1" RCP
EX. 10.0' ELECTRIC EASE.
(BK. 16941, Pg. 121)



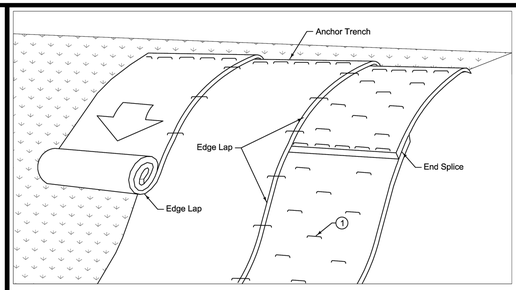
1 Entrance length: 50 foot minimum (30 foot for single family residential), or as specified in the contract documents. Length of entrance may be increased if sediment track-out occurs.

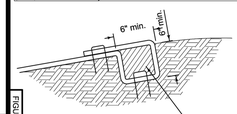
FIGURE 9040.120 SHEET 1 OF 1

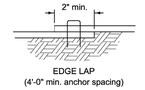
SUDAS | REVISION 2 | 10-21-14 | 9040.120 | SHEET 1 of 1

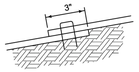
SUDAS Standard Specifications

STABILIZED CONSTRUCTION ENTRANCE









1 Secure blanket to ground according to manufacturer's recommended anchoring pattern and minimum shown in Table 1.

TABLE 1

Max. slope	Min. anchors
≤ 3:1	1.5/yd²
2:1	2/yd²
1:1	2.5/yd²

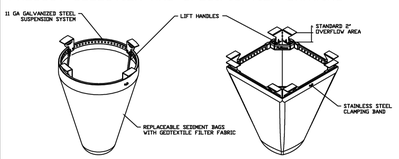
FIGURE 9040.103 SHEET 1 OF 1

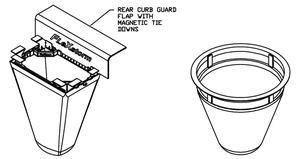
SUDAS | REVISION 2 | 10-21-14 | 9040.103 | SHEET 1 of 1

SUDAS Standard Specifications

ROLLED EROSION CONTROL PRODUCT (RECP) INSTALLATION ON SLOPES

FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING





NOTES:

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

1. INDENTIFY YOUR FRAME STYLE AND SIZE

STYLE	FRAME STYLE AND SIZE	Frame P/N
ROUND	Small Round (up to 20.0" dia grates (A) dim)	62SRD
	Med Round (20.1" - 26.0" dia grates (A) up to 25" dia openings (B))	62MRD
	Large Round (26.1" - 32.0" dia grates (A) up to 30" openings (B))	62LRD
	XL Round (32.1" dia - 39" dia grates (A) up to 37" dia openings (B))	62XLRD
RECT/ SQUARE	Small Rect / Square (up to 16" (B) x 16" (D) openings or 64" perimeter)	62SSQ
	Med Rect / Square (up to 24" (B) x 24" (D) openings or 96" perimeter)	62MSQ
	Large Rect / Square (up to 36" (B) x 24" (D) openings or 120" perimeter)	62LSQ
	XL Rect / Square (side by side 2pc set to fit up to 48" (B) x 36" (D) openings)	62XLSQ
COMBO INLETS	Small Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62SCB
	Med Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62MCB
	Large Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62LCB
	XL Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62XLCB
NYLOPLAST	12" diameter Nyloplast castings (Stainless Steel Framing standard)	621NY
	15" diameter Nyloplast castings (Stainless Steel Framing standard)	6215NY
	18" diameter Nyloplast castings (Stainless Steel Framing standard)	6218NY
	24" diameter Nyloplast castings (Stainless Steel Framing standard)	6224NY
	30" diameter Nyloplast castings (Stainless Steel Framing standard)	6230NY

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE

Nominal Bag Size	Solids Storage (Cu/ft)	Filtered Flow Rate at 50% Max (CFS)	
		FX (Woven)	IL (NonWoven)
Small	1.6	1.2	0.9
Medium	2.1	1.7	1.3
Large	3.8	2.7	1.9
XL	4.2	3.6	2.6

2. SELECT YOUR BAG PART NUMBER

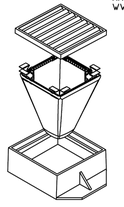
FLEXSTORM FILTER BAGS	(23" depth) STD Bag P/N	(12" depth) Short Bag P/N	Clean Water Flow Rate (GPM/SqFt)	Min A.O.S. (US Sieve)
FX: Standard Woven Bag	FX	FX-S	200	40
IL: IDOT Non-Woven Bag	IL	IL-S	145	70

3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER

Frame P/N from Step 1. Filter Bag P/N from Step 2.

INSTALLATION:

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

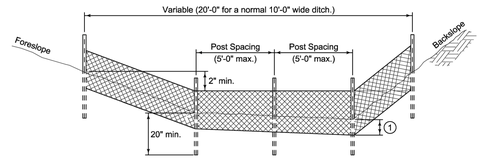


FLEXSTORM INLET FILTERS
CATCH IT

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC A DIVISION OF ADS, INC.
WWW.INLETFILTERS.COM
(866) 287-8655 PH
(630) 255-3477 FX
INFO@INLETFILTERS.COM

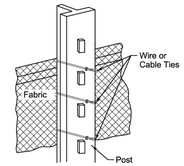
SIZE	DRWG NO	REV
C	FLEXSTORM_CATCH_IT	A
SCALE	SHEET 1 OF 1	

FIGURE 9040.119 SHEET 1 OF 2



TYPICAL SILT FENCE DITCH CHECK

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

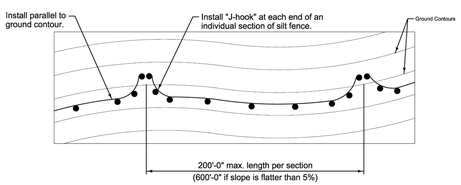


ATTACHMENT TO POST

SUDAS | REVISION 2 | 10-21-14 | 9040.119 | SHEET 1 of 2

SUDAS Standard Specifications

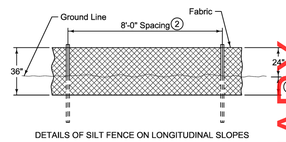
SILT FENCE



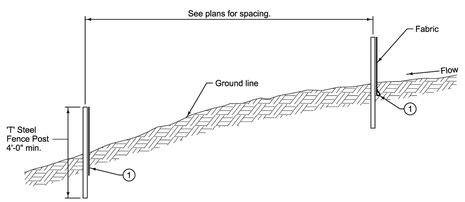
TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES
(Plan View)

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

2 Reduce post spacing to 5'-0" at water concentration areas, or as required to adequately support fence.



DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES



TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES
(Profile View)

FIGURE 9040.119 SHEET 2 OF 2

SUDAS | REVISION 2 | 10-21-14 | 9040.119 | SHEET 2 of 2

SUDAS Standard Specifications

SILT FENCE

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

DATE:	
2025-09-19	FOURTH SUBMITTAL
2025-08-15	THIRD SUBMITTAL
2025-08-06	SECOND SUBMITTAL
2025-07-10	FIRST SUBMITTAL
2025-06-25	
DATE OF SURVEY:	CTK
DESIGNED BY:	LKW
DRAWN BY:	

PRELIMINARY - NOT FOR CONSTRUCTION

CHASE BANK GRIMES
GRIMES, IOWA

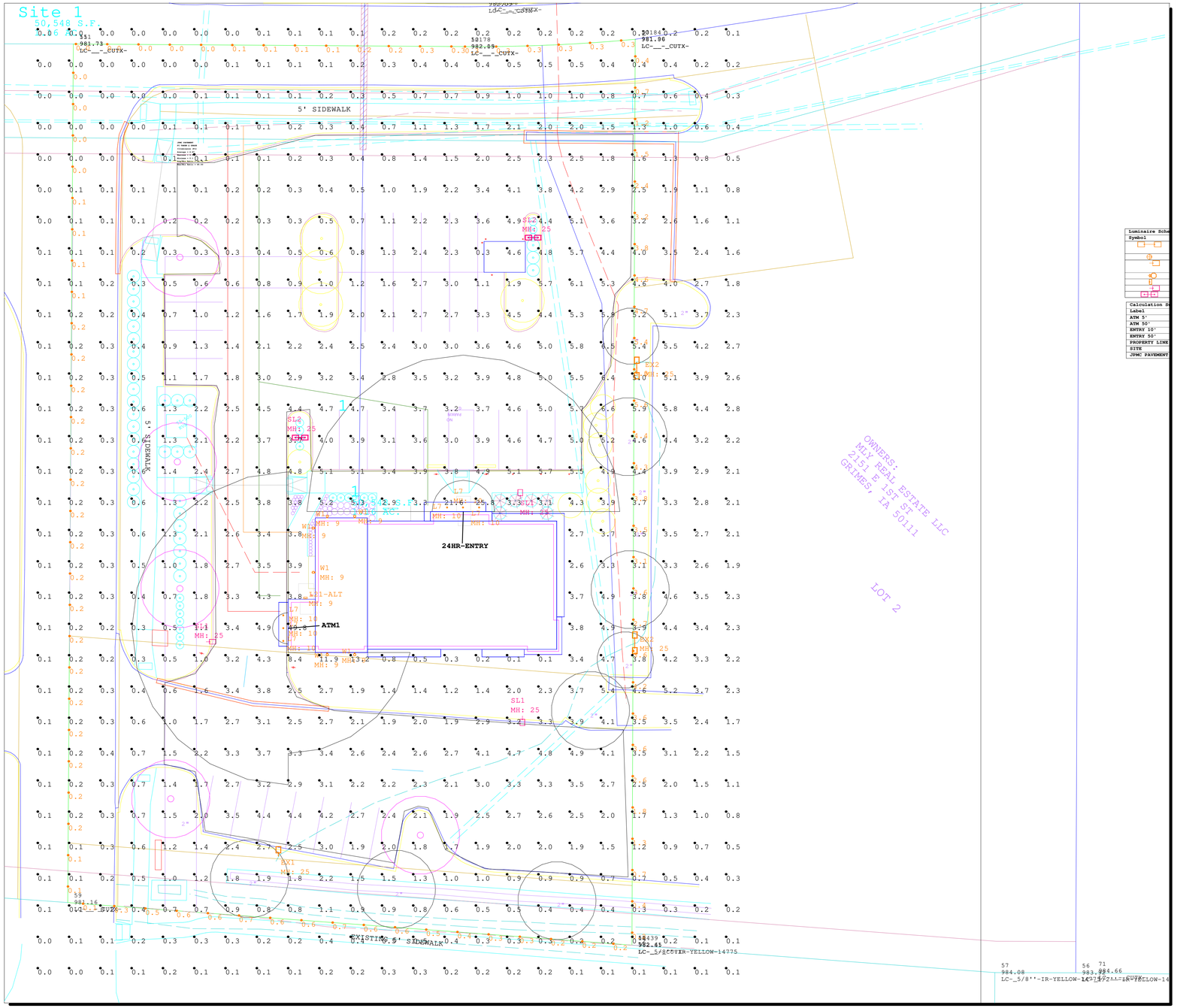
EROSION CONTROL DETAILS

SHEET 12 OF 12

A-2319

Calculation Summary							
Label	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**Description**
ATM 5'	Fc	64.44	96.5	19.1	3.37	5.05	FC TAKEN 5' FROM ATM @ 3'-0" AFG
ATM 50'	Fc	3.17	53.1	0.2	15.85	265.50	FC TAKEN 50' FROM ATM @ 3'-0" AFG
ENTRY 10'	Fc	24.74	84.3	0.4	61.85	210.75	FC TAKEN 10' FROM ENRY @ 3'-0" AFG
ENTRY 50'	Fc	4.93	39.0	2.6	1.90	15.00	FC TAKEN 50' FROM ENTRY @ 3'-0" AFG
PROPERTY LINE	Fc	1.09	5.6	0.0	N.A.	N.A.	FC TAKEN @ GRADE
SITE	Fc	1.95	49.8	0.0	N.A.	N.A.	FC TAKEN @ GRADE
JPMC PAVEMENT	Fc	2.87	6.5	0.1	28.70	65.00	FC TAKEN @ GRADE

Luminaire Schedule				
Symbol	**Label**	**Qty**	**Part Number**	**Description**
	EX2	2	EXISTING FIXTURE	EXISTING FIXTURE CONTROLLED BY OTHERS
	L7	6	5811-SAT20L8040W	RECESSED DOWN LIGHT
	EX1	1	EXISTING FIXTURE	EXISTING FIXTURE CONTROLLED BY OTHERS
	W1	6	9004-W1-RW-LED3090-W-BK-L1-UNV	WALL MOUNT DN LIGHT
	L21-ALT	1	AFF FCT	EMERGENCY WALL LIGHT
	SL1	3	EACL010E4AF740-DIMMING-D1-FINISH WITH ELS-EAC-RBL-BLCK	FULL CUTOFF AREA LIGHT W/SHIELD
	SL2	2	EACL010E4AF740-DIMMING-D1-FINISH	FULL CUTOFF AREA LIGHT



- **DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINANCES**
- **THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.**
- **THIS LAYOUT IS BASED ON IES FILES THAT WERE LAB TESTED OR COMPUTER GENERAGED. ACTUAL RESULTS MAY VARY**
- **MH IS AN OVERALL MOUNTING HEIGHT.**

lighting > electrical > energy
technology > signs

FACILITY SOLUTIONS GROUP

#	Date	Comments

Revisions

Drawn By: JJM
Checked By:
Date:8/8/2025

JPMC GRIMES, IA
LIGHTING LAYOUT

PHOTOMETRIC CALCULATIONS

August 26, 2025

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

Civil Engineering Consultants
Attn: Cody Weaver
2400 86th Street, Suite 12
Des Moines, Iowa 50322

RE: Chase Bank Site Plan

Dear Mr. Weaver:

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

General Comments:

1. ~~Ensure all plan review fees are paid prior to Council approval. ($2000 site plan review, $1,200 SWMP, $250 SWPPP) The $2,600 was paid. We will need the remaining amount of $850 to be paid prior to Council approval.~~

2. Note that the observation fee template will be sent after plans are completed.

3. Note that the preconstruction packet will be sent after the site plan and building permit plans are completed.

4. Note that CAD Files will be required with the final plans.
    a. All new utilities to be installed and any removed.
    b. Pavement within the project site
    c. Finished grade surface of grading area (XML file)
    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

5. Note that as-builts are required to be provided after construction is completed. Attached is the commercial as built policy that lists out all requirements.

6. ~~Please include an existing conditions/demo sheet.~~

7. ~~Provide the fire apparatus vehicle turn modeling into and through the site~~. Please reach out to Fire Marshal Adam Ostert (aostert@cityofjohnston.com) if you have any specific fire questions.

8. ~~Provide lighting fixture cut sheets for parking lot and building lighting.~~

9. ~~Will there be any colored lighting on the exterior of the building (minus the wall mounted sign)?~~ ***~~Chase has an internal lighting scheme for after hours. There will be blue up-lighting in the 24-~~***

~~***hr transaction vestibule. Additionally, Chase will have blue up-lighting at the corner conference room. There are no exterior colored lighting proposed.***~~

10. Provide parking justification and market analysis as to why the parking is necessary. Demonstrate that additional open space above the required open space is provided equal to the added pavement for the increased parking. See maximum parking requirements in Section 12-15-4.5. ***Per correspondence with the Chase Bank, their standard parking calculation is based on approximately ten staff members, multiplied by a factor of three. This calculation accounts for banker workstations, tellers plus queue, customers and occasional branch-hosted events.*** The provided calculation is noted, however; staff believes that the calculation does not currently justify the amount of parking proposed on site. Please provide a justification that demonstrate the actual parking demand of the site. For example, this could include utilization data from comparable sites (such as the new Chase Bank in Waukee or others within the Des Moines metro), anticipated customer volume, and special event frequency.

~~11. Provide signed SWMP.~~

12. Please provide SWPPP and filled out SWPPP review checklist in submittal.
    a. Keep maps in SWPPP up to date with each plan submittal.
    b. Total area disturbed cannot be greater than total area of the site.
    c. Include a **signed** affidavit of publication.
    d. All contractors/ subcontractors must sign certification statement prior to working on site. All certification statements must be kept in SWPPP.
    e. Include a signed copy of the owner's certification statement.
    f. Include a site supervisor contact once known.
    g. Include a swppp monitoring contact once known.
    h. Include notification to City of Grimes Public Works in spill reporting .
    i. Include signature on NOI.
    j. Include affidavit of publication for public notice.
    k. Include IDNR letter of authorization once available.
    l. Include signature on City of Grimes SWPPP certification.
    m. Provide construction schedule once known.
    n. Include filled out copy of inspector qualifications sheet once known.
    o. Include filled out stormwater pollution prevention training log once known .
    p. Include blank inspection report from company responsible for SWPPP monitoring.

Staff is working with stormwater inspector to see what documents are needing to be provided yet.

~~13. Please update site plan to reflect the parking lot lighting locations on the photometric plan.~~

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: September 3, 2025

PLANNING & ZONING: September 2, 2025, at 5:30

COUNCIL MEETING: September 23, 2025, at 5:30

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

Sincerely,

Alivia Hoodjer
Assistant Planner

SITE PLAN OF

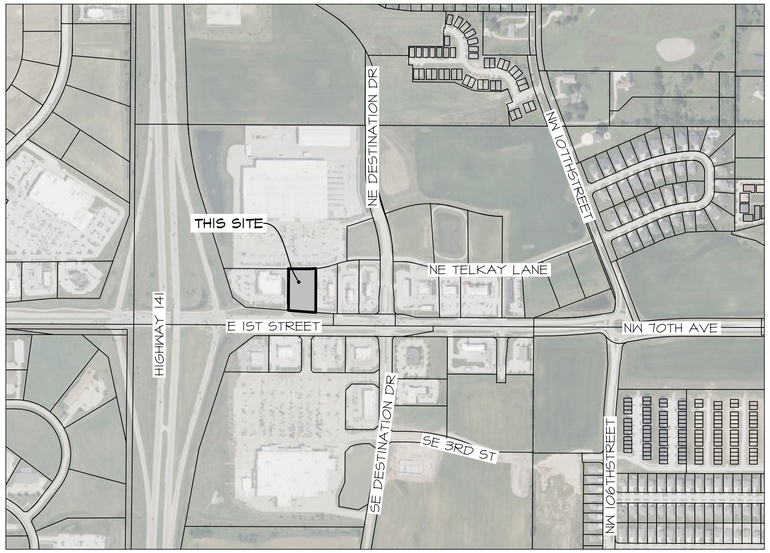
CHASE BANK GRIMES

2103 E 1ST STREET
GRIMES, IOWA

Building Comments Complete

Planner Comments Complete

Civil Drawings List Table	
Drawing Number	Drawing Title
1	COVER
2	GENERAL INFORMATION & NOTES
3	DETAILS
4	DIMENSION PLAN
5	GRADING PLAN
6	DIMENSION & GRADING DETAILS
7	UTILITY PLAN
8	LANDSCAPING PLAN
9	EROSION CONTROL NOTES
10	EROSION CONTROL PLAN
11	EROSION CONTROL DETAILS



VICINITY MAP
SCALE: 1" = 500'
NORTH

GENERAL LEGEND

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

Addressing Comments Complete

LEGAL DESCRIPTION
LOT 1, DESTINATION MARKET PLAT 7, AN OFFICIAL PLAT, GRIMES, POLK COUNTY, IOWA.

FLOOD ZONE
ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAP.
COMMUNITY PANEL #19153C0160F MAP REVISED FEBRUARY 1, 2019.

LAND AREA
1.16 ACRES
50,548 S.F.

ZONING
C-2 GENERAL AND HIGHWAY SERVICE COMMERCIAL DISTRICT AND HIGHWAY 141 MIXED USE DEVELOPMENT CORRIDOR DISTRICT ZONE I and TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT OVERLAY DISTRICT.

FUTURE LAND USE
GENERAL COMMERCIAL (GCM)

BULK REGULATIONS

FRONT YARD SETBACK:	25 FEET
REAR YARD SETBACK:	25 FEET
SIDE YARD SETBACK:	NONE EXCEPT WHEN ADJOINING ANY 'R' DISTRICT OR PUBLIC STREET ROW WHICH IS THEN 25 FEET.
MAXIMUM BUILDING HEIGHT:	45 FEET
PARKING SETBACK:	5' FROM COMMON LOT LINES and 10 FEET FROM PUBLIC STREET.

AREAS

BUILDING	0.08 ACRES	(3,432 SF)	6.8%
PAVEMENT	0.77 ACRES	(33,640 SF)	66.6%
OPEN SPACE	0.31 ACRES	(13,476 SF)	26.7%
DEVELOPMENT TOTAL	1.16 ACRES	(50,548 SF)	100.0%

PARKING
REQUIRED:
THREE SPACES PER 1000 S.F.
THREE SPACES PER DRIVE-UP WINDOW

TOTAL REQUIRED 11 SPACES INCLUDING 1 ADA STALL

PROVIDED:

TOTAL PROVIDED 31 SPACES (INCL. 2 ADA)
5 DRIVE-UP SPACES

OPEN SPACE REQUIREMENT:
LOT AREA * 20%
50,548 * 20% = 10,110 S.F. REQUIRED
13,476 PROVIDED = 26.7%

PROJECT ENGINEER & MANAGER:
CODY WEAVER, P.E.
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
DES MOINES, IOWA 50322
515-276-4884 EXT. #227
WEAVER@CECLAC.COM

PROPERTY OWNER:
MLY REAL ESTATE, LLC
1241 PARK PLACE NE, SUITE C
CEDAR RAPIDS, IA 52402-2022

PROPERTY APPLICANT:
THE ARCHITECTS PARTNERSHIP, LTD.
200 SOUTH MICHIGAN AVE., SUITE 1020
CHICAGO, IL. 60604
ATTN TERRON WRIGHT
312-583-9800
WRIGHT@TAPCHICAGO.COM

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

BENCHMARK
BENCHMARK DATUM: CITY DATUM OR NAVD88, GEOID 12A.
POINT #1004
N = 615511.84; E = 1566441.19; ELEV. = 984.28
BURY BOLT.

POINT #1000
N = 615464.88; E = 1566456.37; ELEV. = 983.74
3/4" IRON PIPE WITH RED PLASTIC CAP.

CONSTRUCTION SCHEDULE
START CONSTRUCTION: OCTOBER 2025
FINISH CONSTRUCTION: JUNE 2026

PER FIRE MARSHAL THE BUILDING IS NOT REQUIRED TO BE FIRE SPRINKLERED.

*VERIFY SANITARY CONNECTION POINT ELEVATION AND ADJACENT STORM SEWER PRIOR TO ANY CONSTRUCTION

CERTIFICATION

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

PRELIMINARY

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

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

BY, PRELIMINARY DATE:
KENT R. ZARLEY, IOWA REG. NO. 257
MY LICENSE RENEWAL DATE IS: JUNE 30, 2027
PAGES OR DRAWINGS COVERED BY THIS SEAL:

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

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

DATE: 2025-09-19 - FOURTH SUBMITTAL
2025-08-15 - THIRD SUBMITTAL
2025-08-06 - SECOND SUBMITTAL
2025-07-10 - FIRST SUBMITTAL
DATE OF SURVEY: 2025-06-25
DESIGNED BY: CTK
DRAWN BY: LKW

PRELIMINARY - NOT FOR CONSTRUCTION

CHASE BANK GRIMES
GRIMES, IOWA
COVER

SHEET 1 OF 12
A-2319

City of Grimes Standard Notes for Site Plans:

1. General Notes:

a. All work shall be done in accordance with the current version of the Iowa Statewide Urban Standards Specifications (S.U.D.A.S.) for Public Improvements on the date of approval and the City of Grimes Supplemental Specifications.
b. Contractor shall be responsible for reviewing, signing, and returning the preconstruction packet to the Development Services Department prior to the start of construction.
c. All permits (IDNR, IDOT, Army Corp., etc.) shall be obtained prior to the start of construction.
d. Provide the City of Grimes with Record Drawings (As-builts) of all improvements and easements as per City commercial as-built policy.
e. Record drawings should include a certified grading sheet and as-built plans of all stormwater management facilities on site with a certification statement signed by the engineer indicating that the facilities were constructed as designed.
f. Record drawings to include one electronic file in .dwh and .pdf file extentions.
g. Typical building service layout to reflect the City's service order from left to right facing the lot sanitary, water, sump. Mark ends of services with a steel fence post and paint green for sanitary, blue for water, and white for storm. Mark the ends of sanitary and sump with a 2 x 4 from end of pipe to 2' above grade.
h. A Knox box is required by the fire department.
i. All site lighting shall not spill onto adjacent properties or right-of-ways.
j. Provide a 4-year maintenance bond for all public improvements (utility, paving, subgrade) with an itemized cost breakdown.
k. Contractor shall be responsible for locating all newly constructed public and private utilities associated with the project at their expense until the City accepts the project through the Grimes City Council.

2. Sanitary Sewer Notes:

a. The Contractor is required to place a temporary plug in the existing downstream sanitary sewer manhole prior to the start of construction. The Contractor shall be remove the plug following approval of construction by the City of Grimes.
b. Sanitary gravity pipe material shall be PVC SDR 26 or Truss (8" to 15").
c. Sanitary gravity service pipe material shall be PVC SDR 23.5 (4" to 6").
d. All sanitary sewer manholes shall have steps.
e. All sanitary sewer manholes castings shall be sealed with heat shrink sleeves.
f. All sanitary sewer manhole castings located within pavement shall be Type B-PCC w/ adjusting mechanism.
g. Sanitary Sewer testing & televising shall be completed prior to paving. Run sufficient dyed water through pipe prior to televising. Provide the video and inspection report to the City Engineering Division.

3. Water Main Notes:

a. All fire hydrants shall be American Flow Control-Waterous Pacer WB-67-250, Mueller Super Centurion 250 (3-way A-423), or Clow Medallion F-2545. All hydrants shall have the following: 6" MJ Shoe, 2-1/2" Hose Nozzle, 4-1/2" Steamer Nozzle, NST Threads, Pentagon Operating Nut, Chain on cap, open left, 5-1/2' bury, and factory painted red. The minimum spool pipe length from auxiliary valve to hydrant shoe shall be 2.0'.
b. All hydrants will immediately be covered with a black plastic bag (or equivalent) once the hydrant is installed. The City of Grimes will notify the Contractor when the bags can be removed.
c. A tracer wire receptacle shall be installed at each hydrant, AA Manufacturing Tracer Wire Receptacle Model TW-18-2.
d. All valves shall be resilient wedge gate valves.
e. Water service shall be 1-inch minimum type K copper.
f. The City of Grimes shall do the filling of the water main.
g. New water main shall be pressure tested and chlorinated by the Contractor. The Bacteria test and submittal of test to lab shall be done by the Contractor and results provided to the City of Grimes Engineering Division. All tests and sampling to be witnessed by the City Engineering Division. If the test does not pass, the Contractor will be required to pay for all the water used to repeat the test.
h. All watermain fittings to be restrained joint, Mega-lug or approved equal.
i. All dead-end water mains to have temporary blowoff hydrants.

4. Storm Sewer Notes:

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

GRADING NOTES

1. STRIP MINIMUM OF 8" OF TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT INCLUDING WASTE AND/OR BORROW AREAS. ADDITIONAL STRIPPING MAY BE REQUIRED TO ADEQUATELY REMOVE ORGANICS AND SOFT SEDIMENTS.
2. ALL AREAS WHICH ARE TO RECEIVE EMBANKMENT SHALL HAVE TOP 12-INCHES DISCED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
3. ALL AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHED.
4. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RE-COMPACTED WITH ON-SITE FILL MATERIAL.
12. ALL FILL AREAS, TRENCH BACKFILL AND PAVING SUBGRADE ARE TO BE COMPACTED TO MINIMUM OF 95% STANDARD PROCTOR WITH MOISTURE CONTENT BETWEEN -1% AND +3% OF OPTIMUM FOR FINE-GRAINED SOIL AND BETWEEN -3% AND 3% OF OPTIMUM FOR COURSE-GRAINED SOIL. ALL DEBRIS SPILLED ON PUBLIC STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED AND PROPERLY DISPOSED OF BY CONTRACTOR.
13. MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
14. GRADING CONTRACTOR SHALL STOCKPILE TOPSOIL FOR SHOULDERING OF SEED/SOD BEDS.
15. FINISHED GRADE SHALL BE WITHIN 0.10 FOOT OF PLAN GRADE.
16. CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE, TO SATISFACTION OF UTILITY OWNER.
17. TOPSOIL SHALL BE SPREAD TO MINIMUM THICKNESS OF 8-INCHES ON ALL LANDSCAPED AREAS.
18. BACKFILL TO TOP OF ALL CURBS.
19. ALL ELEVATIONS ARE TO GUTTER GRADE UNLESS NOTED OTHERWISE.
20. ALL EXISTING TILE LINES ENCOUNTERED SHALL BE RESTORED OR ROUTED TO STORM SEWER WHETHER ACTIVE OR NOT.
21. ALL DEBRIS SPILLED ON PUBLIC AND PRIVATE R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY CONTRACTOR IN TIMELY FASHION.
22. PERIMETER CONTROLS MUST BE IN PLACE PRIOR TO GRADING ACTIVITIES.
23. PERIMETER CONTROLS MUST BE INSPECTED BY, AND FOUND TO BE ACCEPTABLE BY CITY OF GRIMES ENFORCEMENT OFFICER, PRIOR TO ANY LAND DISTURBING ACTIVITIES. MINOR CLEARING AND GRADING MAY BE ALLOWED IF REQUIRED TO INSTALL CONTROLS - NOT TO EXCEED 1 DAY FROM BEGINNING OF GRADING ACTIVITIES.
24. SITE IS REQUIRED TO PRESERVE AND PROTECT EQUIVALENT OF 8 INCHES OF TOPSOIL OVER ENTIRE SITE, FOR RE-SPREAD, IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2.
25. MINIMUM OF ONE FOOT OF COMPACTED COHESIVE SUBGRADE SHALL BE PROVIDED BENEATH ALL PAVEMENTS.
26. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO DEPTH OF 6-INCHES.
27. NO MANUFACTURED SLOPES SHALL EXCEED 3:1 SLOPE.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF GENERAL PERMIT #2 ARE MET.
29. ANY CONFLICT BETWEEN THESE DRAWINGS AND GEOTECHNICAL REPORT, FOLLOW GEOTECHNICAL REPORT.
30. ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
16. A GEOTECHNICAL REPORT FOR THIS PROJECT CAN BE OBTAINED BY CONTACTING THE OWNER. THE CONTRACTOR SHALL REFER TO AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT TITLED PROPOSED CHASE BANK TAP #XXX BY XXX, PN XXX, DATED XXX.

PAVING NOTES:

1. ALL ELEVATIONS ARE PROPOSED FINISHED GRADE AT TOP OF SLAB, UNLESS NOTED OTHERWISE.
2. COMPACT PAVEMENT SUBGRADE TO 95% STANDARD PROCTOR DENSITY FOR DEPTH OF 1-FOOT. MOISTURE CONTENT SHALL BE PER THE GEOTECHNICAL RECOMMENDATIONS. SUBGRADE TO BE COMPACTED IN 6-INCH LIFTS.
3. ALL EXPOSED CONCRETE SHALL HAVE 6-7% ENTRAINED AIR, f'c = 4,000 P.S.I. MIN. AND ALL AGGREGATE SHALL MEET ASTM C-33.
4. ALL CONCRETE SHALL BE LOW CARBON AND GLOBAL WARMING POTENTIAL.
5. ALL ADA STALLS SHALL BE AFFIXED WITH VERTICAL SIGNAGE WITH INTERNATIONAL SYMBOL FOR ACCESSIBILITY (WHITE ON BLUE) AND INDICATING FINE FOR IMPROPER USE.
6. ALL PAVING WITHIN PUBLIC R.O.W. SHALL MEET CITY OF GRIMES AND S.U.D.A.S. STANDARD SPECIFICATIONS.
7. ADA STALLS ARE POSITIONED TO TAKE ADVANTAGE OF ADA COMPATIBLE SLOPES ON EXISTING PAVEMENT. CONTRACTOR TO CONFIRM ADA COMPATIBLE SLOPES IN FIELD.
8. ALL CROSSWALKS SHALL BE ADA COMPLIANT.

GRADING & EROSION CONTROL:

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

GENERAL NOTES:

1. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND SHALL NOTIFY FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
   1.1. CITY OF GRIMES (515-986-3036)
   1.2. THE ARCHITECTS PARTNERSHIP, LTD. (312-583-4800)
   1.3. CIVIL ENGINEERING CONSULTANTS, INC. (515-26-4884)
   1.4. IOWA ONE-CALL
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LEASES NEEDED TO CONSTRUCT PROJECT.
3. IT IS RESPONSIBILITY OF CONTRACTOR TO ARRANGE FOR INSPECTIONS AS NEEDED.
4. ALL MATERIALS AND CONSTRUCTION ARE TO BE IN STRICT COMPLIANCE WITH THE 2025 EDITION OF "URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS" (S.U.D.A.S.), INCLUDING THE 2024 CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
5. IT IS CONTRACTOR'S RESPONSIBILITY TO VERIFY EXACT LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES AND STRUCTURES AND WHETHER ADDITIONAL UTILITIES OR STRUCTURES EXIST AND TO PROTECT ALL EXISTING UTILITIES AND STRUCTURES. ANY DAMAGE TO EXISTING UTILITIES AND STRUCTURES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
6. ALL WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH APPLICABLE O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE CONTRACTOR FROM COMPLYING WITH APPLICABLE SAFETY REGULATIONS.
7. CONTRACTOR SHALL FURNISH AND PLACE ALL NECESSARY SIGNS AND BARRICADES DURING CONSTRUCTION IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRAFFIC CONTROL FOR DURATION OF PROJECT.
8. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL RUNOFF MITIGATION MEASURES.
9. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
10. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING "AS-BUILT" INFORMATION FOR ALL NEW CONSTRUCTION. RECORD DRAWINGS SHALL BE MAINTAINED BY CONTRACTOR AND KEPT UP TO DATE AS WORK PROGRESSES. ORIGINAL RECORD DRAWINGS SHALL BE PROVIDED TO ENGINEER UPON COMPLETION OF CONSTRUCTION.
12. ALL FILL AREAS, TRENCH BACKFILL AND PAVING SUBGRADE ARE TO BE COMPACTED TO MINIMUM OF 95% STANDARD PROCTOR WITH MOISTURE CONTENT BETWEEN -1% AND +3% OF OPTIMUM FOR FINE-GRAINED SOIL AND BETWEEN -3% AND 3% OF OPTIMUM FOR COURSE-GRAINED SOIL. ALL DEBRIS SPILLED ON PUBLIC STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED AND PROPERLY DISPOSED OF BY CONTRACTOR.
13. CONTRACTOR SHALL NOTIFY CITY OF GRIMES IF ANY FIELD TILE ARE ENCOUNTERED OR INTERCEPTED. CONTRACTOR SHALL EITHER RECONNECT FIELD TILE OR CONNECT TO STORM SEWER. CONTRACTOR SHALL KEEP A RECORD OF ALL FIELD TILE ENCOUNTERED. INFORMATION IS TO BE GIVEN DIRECTLY TO CITY OF GRIMES AND ALSO INCORPORATED INTO RECORD DRAWINGS.
14. CONTRACTOR SHALL PROTECT EXISTING FACILITIES AT SITE AGAINST DAMAGE INCLUDING BUT NOT LIMITED TO FOLLOWING: CONTRACTOR SHALL TAKE PRECAUTIONS TO INSURE THAT EQUIPMENT, VEHICLES, AND CONSTRUCTION OPERATIONS DO NOT DISTURB OR DAMAGE EXISTING GRADES, WALLS, DRIVES, PAVEMENT, UTILITIES, PLANTS, LAWNS, AND OTHER FACILITIES.
15. VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND REPORT ANY CONFLICTS WITH NEW WORK TO JURISDICTIONAL ENGINEER.
16. ANY DAMAGE TO EXISTING PLANT MATERIAL TO REMAIN AND BE PROTECTED, INCLUDING ROOT SYSTEMS SHALL BE REPAIRED AND/OR PRUNED BY AN EXPERIENCED CERTIFIED ARBORIST.
17. REPAIR, REPLACE, AND/OR RETURN TO ORIGINAL CONDITION ANY DAMAGED ITEM, WITHOUT ADDITIONAL COMPENSATION.
18. DEVELOPMENT PLANS, AS APPROVED BY CITY OF GRIMES, SHALL NOT BE MODIFIED SUBSTANTIALLY NOR MATERIALLY WITHOUT EXPRESS CONSENT AND APPROVAL OF CITY OF GRIMES.
19. CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
20. IF THERE IS DISCREPANCY BETWEEN DETAILED PLANS AND QUANTITIES SUMMARY CONTACT CIVIL ENGINEERING CONSULTANTS, INC.
21. ALL TRENCH BACKFILL SHALL BE 95% STANDARD PROCTOR DENSITY.
22. SITE PLAN REVIEW AND APPROVAL IS SEPARATE FROM SITE SIGNAGE REVIEW AND APPROVAL.
23. IRRIGATION SYSTEM IS BY DESIGN-BUILD SUBCONTRACTOR TO BE LISCENSED IN IOWA AND HAVE MINIMUM 8 YEARS EXPERIENCE WITH PROJECTS OF THIS SCALE AND SCOPE.
24. LOCATION OF WATER AND SANITARY SERVICE TAKEN FROM PRELIMINARY PLAT AND ARE FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY LOCATION, DEPTH, SIZE, AND SLOPE PRIOR TO CONSTRUCTION. CONTRACTORS SHALL INCLUDE INSTALLING SERVICES TO MAINS IN BASE BID INCLUDING ANY REMOVAL AND REPLACEMENT.

SANITARY SEWER NOTES

1. ALL SANITARY SEWER SERVICES ARE TO BE 6-INCH AND BE LOCATED PER DRAWING AND TO WITHIN 5-FEET OF PROPOSED STRUCTURE.
2. SANITARY MANHOLE CASTINGS MAY BE ADJUSTED TO GRADE WITH USE OF EITHER BITUMINOUS JOINT COMPOUND OR NON-SHRINK CEMENT GROUT.
3. SANITARY MANHOLES ARE TO HAVE A MINIMUM OF TWO (2)-ADJUSTING RINGS (2-INCH THICKNESS EACH, MINIMUM); TOTAL ADJUSTMENT STACK HEIGHT IS TO BE 12-INCHES MAXIMUM.
4. SANITARY MANHOLE CASTINGS SHALL BE TYPE B UNLESS OTHERWISE NOTED.
5. CHIMNEY SEALS ARE REQUIRED FOR ALL SANITARY SEWER MANHOLES.
6. SANITARY MANHOLE CASTINGS ARE TO BE BOLTED TO TOP OF MANHOLE USING MINIMUM OF TWO (2) 1/2-INCH THREADED RODS.
7. LOCATION OF WATER AND SANITARY SERVICE TAKEN FROM PRELIMINARY PLAT AND ARE FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY LOCATION, DEPTH, SIZE, AND SLOPE PRIOR TO CONSTRUCTION. CONTRACTORS SHALL INCLUDE INSTALLING SERVICES TO MAINS IN BASE BID INCLUDING ANY REMOVAL AND REPLACEMENT.

STORM SEWER NOTES

1. STORM MANHOLES ARE TO BE FURNISHED WITHOUT STEPS.
2. STORM MANHOLES ARE TO HAVE MINIMUM OF TWO (2)-ADJUSTING RINGS (2-INCH THICKNESS EACH, MINIMUM); TOTAL ADJUSTMENT STACK HEIGHT IS TO BE 12-INCHES MAXIMUM. STORM MANHOLE CASTINGS ARE NOT TO BE BOLTED TO MANHOLE.
3. STORM MANHOLE CASTINGS MAY BE ADJUSTED TO GRADE WITH USE OF EITHER BITUMINOUS JOINT COMPOUND OR NON-SHRINK CEMENT GROUT.
4. WHERE STORM SEWER CROSSES OVER WATER MAIN, PROVIDE AT LEAST 18" OF VERTICAL CLEARANCE. LOCATE ONE FULL LENGTH OF STORM SEWER OVER WATER MAIN WITH STORM SEWER MADE OF WATER MAIN MATERIAL OR REINFORCED CONCRETE PIPE (RCP) WITH FLEXIBLE O-RING GASKET JOINTS. SPACE JOINTS AS FAR AS POSSIBLE FROM WATER MAIN CROSSING.
5. ALL SW-502 & SW-511 INTAKES SHALL HAVE A NEENAH R-3290A OR DEETER 2826 FRAME & GRATE.
6. VERIFY LOCATION IN WRITING OF ALL DOWNSPOUTS WITH GENERAL CONTRACTOR, OWNER, ARCHITECT, AND GUTTER INSTALLER PRIOR TO ANY STORM SEWER INSTALLATION. NOTIFY ENGINEER IF ANY LOCATION DIFFERS PRIOR TO ANY STORM SEWER INSTALLATION.

WATER MAIN NOTES

1. ALL WATER MAIN SHALL HAVE MINIMUM COVER OF 5-1/2-FEET OVER TOP OF PIPE.
2. CONTRACTOR SHALL VERIFY FIRE HYDRANTS AND CURB BOXES WILL NOT BE LOCATED IN PROPOSED SIDEWALKS.
3. ALL VALVE BOXES LOCATED IN STREETS OR PAVED AREAS ARE TO BE TRENCH ADAPTERS (HIGH DENSITY POLYETHYLENE) AS MANUFACTURED BY AMERICAN FLOW CONTROL.
4. ALL WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT EDITION OF THE IOWA STATEWIDE URBAN DESIGN & SPECIFICATIONS (S.U.D.A.S.) AND CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
5. HYDRANTS, MANHOLE COVERS, AND VALVE BOXES SHALL BE SET TO CONFORM WITH FINISHED PAVEMENT ELEVATIONS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL WATER SERVICES.
7. ALL WATER SERVICES ARE TO BE EXTENDED 5' BEYOND P.U.E. INTO FRONT YARDS.
8. STEEL FENCE POSTS ON END OF ALL UTILITY SERVICES ARE REQUIRED. GREEN FOR SANITARY, BLUE FOR WATER, & WHITE FOR STORM SEWER.
9. WHERE STORM SEWER CROSSES OVER WATER MAIN, PROVIDE AT LEAST 18" OF VERTICAL CLEARANCE. LOCATE ONE FULL LENGTH OF STORM SEWER OVER WATER MAIN WITH STORM SEWER MADE OF WATER MAIN MATERIAL OR REINFORCED CONCRETE PIPE (RCP) WITH FLEXIBLE O-RING GASKET JOINTS. SPACE JOINTS AS FAR AS POSSIBLE FROM WATER MAIN CROSSING.
10. WATER MAIN VALVE OPERATIONS SHALL BE ONLY DONE BY CITY STAFF.
11. LOCATION OF WATER AND SANITARY SERVICE TAKEN FROM PRELIMINARY PLAT AND ARE FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY LOCATION, DEPTH, SIZE, AND SLOPE PRIOR TO CONSTRUCTION. CONTRACTORS SHALL INCLUDE INSTALLING SERVICES TO MAINS IN BASE BID INCLUDING ANY REMOVAL AND REPLACEMENT.

UTILITY NOTES

1. ALL ELECTRICAL, TELEPHONE AND CABLE TELEVISION TRANSMISSION SYSTEMS SHALL BE PLACED UNDERGROUND.
2. LOCATIONS AND DIMENSIONS SHOWN ON PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. ENGINEER DOES NOT GUARANTEE ACCURACY OF INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS RESPONSIBILITY OF CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING AREA TO DETERMINE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
3. CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITIES OR STRUCTURES AT SITE. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR SHALL NOTIFY PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR INTERRUPTION OF THEIR SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED IN CONFLICT WITH NEW CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER FOR RESOLUTION.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH S.U.D.A.S. AND CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
5. SITE UTILITY CONTRACTOR SHALL COORDINATE BUILDING SERVICE CONNECTIONS WITH BUILDING MECHANICAL CONTRACTOR.
6. ALL UTILITY SERVICES TO BE LOCATED 5' FROM OUTSIDE BUILDING WALL.
7. ALL SITE UTILITY WORK SHALL HAVE PLUMBING PERMIT AND BE INSPECTED BY CITY OF GRIMES.
8. CONTRACTOR SHALL CAP ANY UNUSED WATER SERVICES. COORDINATE WITH GRIMES WATER DEPARTMENT.
9. SANITARY SEWER AND WATER MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED. STORM SEWER SHALL BE PRIVATELY OWNED AND MAINTAINED.
10. ANY CONNECTIONS TO PUBLIC INFRASTRUCTURE SHALL BE INSPECTED BY GRIMES PUBLIC WORKS.

AS-BUILT NOTES

1. ALL ADA STALLS AND ACCESS ROUTES SHALL BE FIELD VERIFIED TO CONFIRM CONFORMANCE. CONTRACTOR IS RESPONSIBLE FOR MAKING ANY NECESSARY CHANGES TO PAVEMENT TO BRING INTO CONFORMANCE.

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DRAWN BY:	LKW

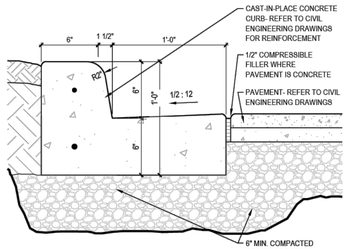
PRELIMINARY - NOT FOR CONSTRUCTION

CHASE BANK GRIMES
GRIMES, IOWA

GENERAL INFORMATION & NOTES

SHEET 2 OF 12

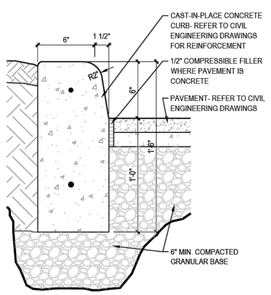
A-2319



9 A0.4

B-CURB WITH GUTTER

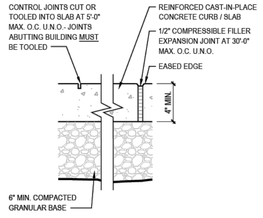
3/4" = 1'-0"



8 A0.4

BARRIER CURB

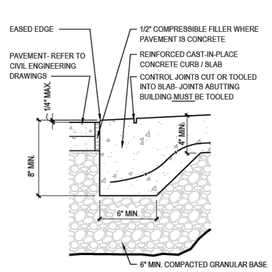
3/4" = 1'-0"



7 A0.4

PEDESTRIAN WALK EXPANSION JOINT

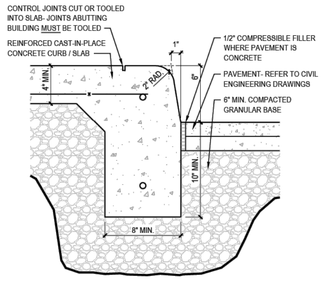
1 1/2" = 1'-0"



6 A0.4

FLUSH CURB

1 1/2" = 1'-0"

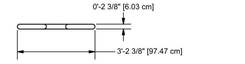


5 A0.4

PEDESTRIAN WALK CURB

1 1/2" = 1'-0"



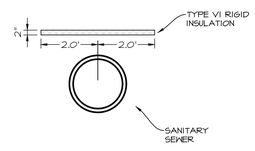


SPECIFICATIONS

BIKE RACK: Shall be constructed of formed 2-3/8" O.D. x .095" (13 gauge) wall galvanized steel tubing. The Bike Rack shall be an all-welded assembly and shall be coated with a custom formula of TGIC polyester powder coating in conformance with the specifications outlined herein, after fabrication.
POWDER COAT FINISH: Shall be an electrostatically applied custom formula of TGIC polyester powder. All components will be free of sharp edges and excess weld spatter and shall be cleaned in a six stage bath system with an iron phosphate wash, as a rust inhibitor, and a sealer to prevent flash rusting before coating. In addition, all welds shall be protectively coated with ZRP, a zinc rich primer that forms a rust-resistant barrier layer over each weld prior to application of the powder coating. The powder coating shall have a super tough finish with maximum exterior durability and will have superior adhesion characteristics. Typical characteristics are: 3.0 - 5.0 mil thickness and oven cured between 375 to 425 degrees Fahrenheit. Pencil Hardness H (ASTM D-3363), Impact (ASTM D-2794- 69), Wedge Bend (ASTM D-522-68), Adhesion (Cross Hatch ASTM D-3359 & Knife Scratch ASTM D-2197), Environmental (Stain Resistance ASTM D-1308, Humidity ASTM D-2247 - 87, Salt Spray ASTM B-117 & Fadometer 300 hrs with no loss of gloss), Over-bake Stability 100% at 400 degrees Fahrenheit.
SPECIFICATIONS: **GAMETIME** has a policy of continuous improvement and reserves the right to discontinue or change specifications without notice.

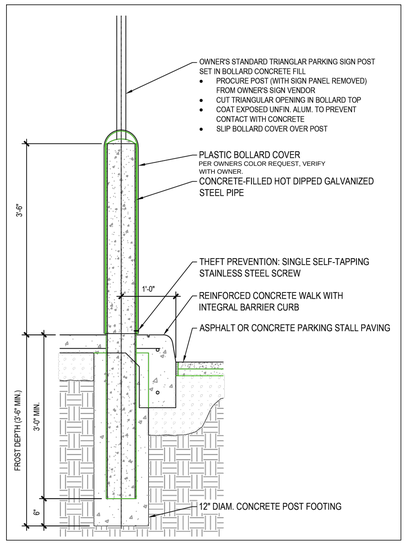
BIKE RACK

NO SCALE
GAME TIME FT103; COLOR-BLACK; IN-GROUND MOUNT



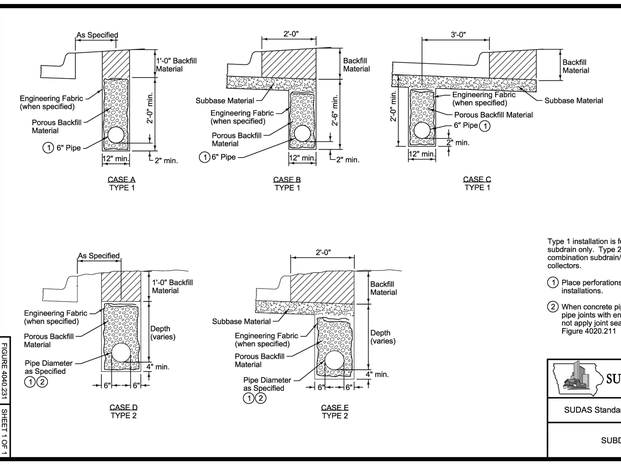
PIPE INSULATION DETAIL

NO SCALE



VEHICLE STRIKE PROTECTION BOLLARD

NO SCALE



Type 1 installation is for longitudinal subdrain only. Type 2 installation is for combination subdrain/footing drain collectors.

1 Place perforations down for all installations.

2 When concrete pipe is specified, wrap pipe joints with engineering fabric. Do not apply joint sealant. Comply with Figure 4020.211

FIGURE 4040.231 | SHEET 1 OF 1

SUDAS | 4040.231 | SHEET 1 of 1

SUDAS Standard Specifications

SUBDRAINS

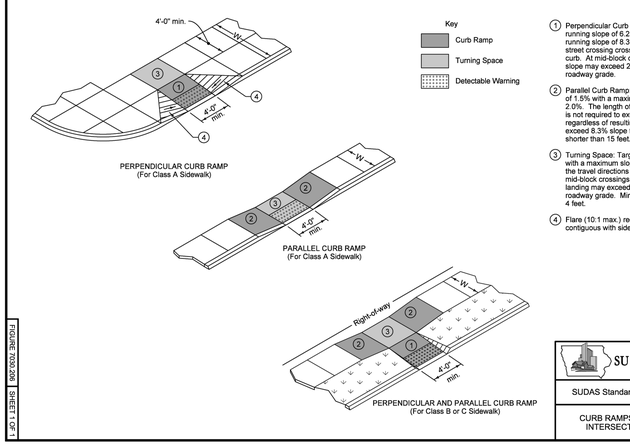


FIGURE 7030.206 | SHEET 1 OF 1

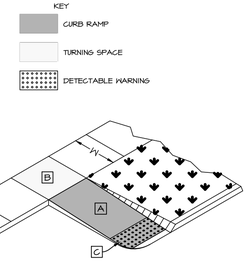
SUDAS | IOWADOT | REVISION 5 04-21-20 | FIGURE 7030.206 | STANDARD ROAD PLAN | PV-102 | SHEET 1 of 2

REVISIONS: Split DRIVEWAY DROP CURB detail into two sheets. Added new circle notes. # on Sheet 1. Renumbered cirlce note on Sheet #.

Tim D. Hoskinson, SUDAS DIRECTOR | Mark Kuhl, SUDAS CIVIL ENGINEER

SUDAS Standard Specifications

CURB RAMPS OUTSIDE OF INTERSECTION RADIUS

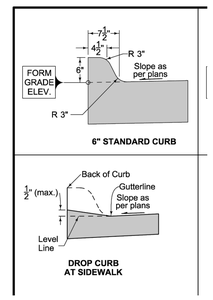


A PERPENDICULAR CURB RAMP: TARGET RUNNING SLOPE OF 6.25% WITH MAXIMUM RUNNING SLOPE OF 8.3%. MATCH PEDESTRIAN STREET CROSSING CROSS SLOPE AT BACK OF CURB. AT MID-BLOCK CROSSINGS, CROSS SLOPE MAY EXCEED 2.0% TO MATCH ROADWAY GRADE.

B TURNING SPACE: TARGET SLOPE OF 1.5%, WITH A MAXIMUM SLOPE PERPENDICULAR TO THE TRAVEL DIRECTIONS OF 2.0%. AT MID-BLOCK CROSSINGS, CROSS SLOPE OF LANDING MAY EXCEED 2.0% TO MATCH ROADWAY GRADE. MINIMUM 4 FEET BY 4 FEET.

C PROVIDE AN AREA OF SPECIAL SHAPING AT BOTTOM OF RAMP TO PROVIDE A SMOOTH TRANSITION TO THE GUTTER-LINE. MAXIMUM 2% SLOPE IN ANY DIRECTION

PERPENDICULAR CURB RAMP CLASS 'A' WALK



SUDAS | IOWADOT | REVISION 5 04-21-20 | FIGURE 7010.102 | STANDARD ROAD PLAN | PV-102 | SHEET 1 of 2

PCC CURB DETAILS

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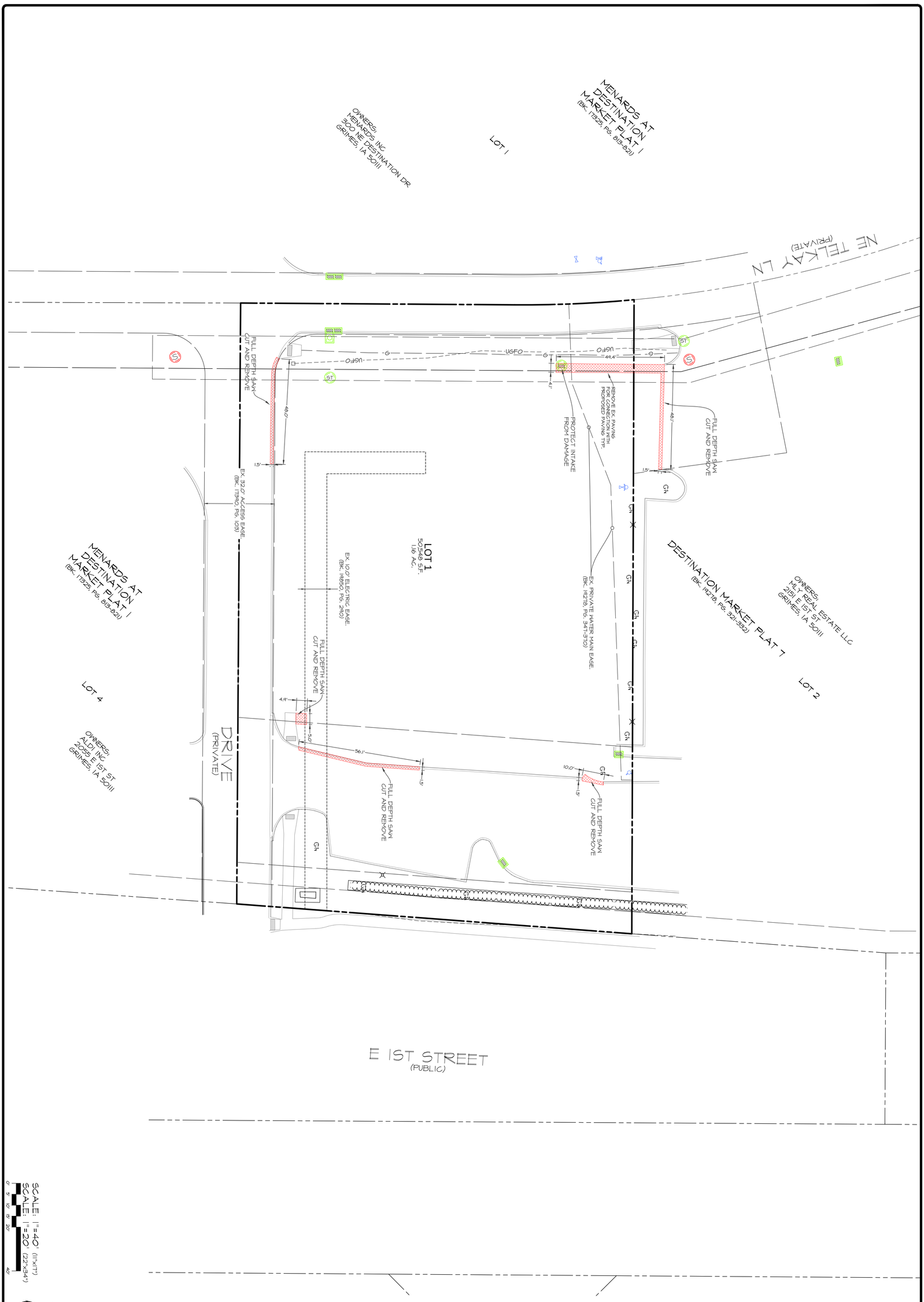
DATE:	
2025-09-19	FOURTH SUBMITTAL
2025-08-15	THIRD SUBMITTAL
2025-08-06	SECOND SUBMITTAL
2025-07-10	FIRST SUBMITTAL
DATE OF SURVEY:	2025-06-25
DESIGNED BY:	GTK
DRAWN BY:	LKW

CHASE BANK GRIMES
GRIMES, IOWA

DETAILS

SHEET 3 OF 12

A-2319



PRELIMINARY - NOT FOR CONSTRUCTION

CHASE BANK GRIMES
GRIMES, IOWA

DEMOLITION PLAN

SHEET 4 OF 12

A-2319

DATE:	2025-08-18 - FOURTH SUBMITTAL
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DATE OF SURVEY:	2025-06-25
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DRAWN BY:	LKW

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ACCESS TO PUBLIC
NE DESTINATION DRIVE
VIA ACCESS EASEMENT

NE TELKAY LN
(PRIVATE)

EX. INGRESS/EGRESS EASE.
(BK. 19278, PG. 347-370)

OWNERS:
MLY REAL ESTATE LLC
2151 E 1ST ST
GRIMES, IA 50111

LOT 2

DESTINATION MARKET PLAT 7
(BK. 19278, PG. 321-332)

EX. PRIVATE WATER MAIN EASE.
(BK. 19278, PG. 347-370)

EX. P.C.C. SIDEWALK

EX. POLE LIGHT

FOUND
CUT 'X'
NE CORNER, LOT 1
DESTINATION MARKET PLAT 7

S00°12'17"W 284.46' M.
S00°13'15"E 284.37' P.

FOUND
⅝" I.R. W/YELLOW CAP #14775
SE CORNER, LOT 1
DESTINATION MARKET PLAT 7

MENARDS AT
DESTINATION
MARKET PLAT 1
(BK. 17325, PG. 813-821)

LOT 1

SPECIAL PAVING
SEE DRAWING 6.

PROPOSED
POLE
LIGHT

NEW CURB
& GUTTER

EX. 10.0' P.U.E.
(BK. 16421, PG. 321)

ROW
VARIES

STRIKE PROTECTION
SEE DETAIL DRAWING 3.

STRIKE PROTECTION W/
ADA SIGNAGE, SEE
DETAIL DRAWING 3.

ALL NEW PAVING NOT
HATCHED WITH A CONCRETE
~~HATCH OR~~ SOLID HATCH TO
BE 6" NON-REINFORCED
P.C.C. OVER 12" COMPACTED
SUBGRADE PER S.U.D.A.S.

TRASH
ENCLOSURE, SEE
ARCHITECTURAL.

FOUND
CUT 'X'

EX. 66.0' INGRESS/EGRESS EASE.
(BK. 19278, PG. 347-370)

EX. 20.0' SANITARY EASE.
(BK. 17325, PG. 822)

5.00'
MIN.

CHASE STD. TRASH
RECEPACLE

KNOX
BOX

CHASE STD.
BIKE RACK

DRAFT CHASE FOOTPRINT
RECEIVED 8/1/2025
5902 GSF.

LOT 1
50,548 S.F.
1.16 AC.

ELECT. EQUIP.
BEHIND SCREEN
WALL, SEE ARCH.

DRIVE-UP
ATM & AHD

PROPOSED
POLE
LIGHT

EX. 28.0' ACCESS EASE.
(BK. 17390, PG. 103)
(BK. 16947, 121)

CHASE STD. 'DO
NOT ENTER' SIGN
FACING SOUTH

EX. POLE
LIGHT

ALL RADII ARE
TO BE 4.0' U.N.O.

DRIVE-UP
ATM

BYPASS
LANE

CAST-IRON TRUNCATED
DOME PANEL TYP.

PAINTED
CROSSWALK

EX. 10.0' ELECTRIC EASE.
(BK. 19850, PG. 239)

Will this be locked? If so a key will need to be located within the knox box.

PAINTED MESSAGE
AND STOP BAR

SPECIAL PAVING
SEE DRAWING 6.

CHASE STD. 'DO NOT
ENTER' SIGN FACING
SOUTH, STOP SIGN
FACING NORTH.

TRANSFORMER

EX. ELECTRIC
CABINET

MONUMENT SIGN
UNDER SEPARATE
REVIEW

OWNERS:
MENARDS INC.
3900 NE DESTINATION DR.
GRIMES, IA 50111

S84°37'04"E 125.12' M.
S84°37'15"E 125.10' P.

EX. 30.0' STORM
SEWER EASE.
(BK. 16947, PG. 134)
(BK. 7325, PG 813)

EX. P.C.C.
SIDEWALK

EX. ADA TRUNCATED
DOMES TYP.

FOUND
CUT 'X'
SW CORNER, LOT 1
DESTINATION MARKET PLAT 7

FIBER OPTIC VAULT

4" NON-REINFORCED P.C.C.
OVER 6" COMPACTED
SUBGRADE PER S.U.D.A.S.
TYP.

FOUND
CUT 'X'
NW CORNER, LOT 1
DESTINATION MARKET PLAT 7

EX. 32.0' ACCESS EASE.
(BK. 17390, PG. 103)

N00°22'18"E 274.35' M.
N00°22'59"E 274.34' P.

EX. 31.0' B/B

DRIVE
(PRIVATE)

MAILBOX PER
CHASE STANDARDS

ACCESS TO PUBLIC
E 1ST STREET
VIA ACCESS EASEMENT

E 1ST STREET
(PUBLIC)

N57°41'04"W 180.85' M.
N57°42'27"E 180.72' P.

SAW-CUT FULL-DEPTH,
STRAIGHT AND TRUE FOR
ALL PAVEMENT REMOVALS
AS DIMENSIONED.

MENARDS AT
DESTINATION
MARKET PLAT 1
(BK. 17325, PG. 813-821)

LOT 4

OWNERS:
ALDI INC
2055 E 1ST ST
GRIMES, IA 50111

CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1 M.	5°40'51"	550.00'	54.55'	27.30'	54.52'	N87°32'27"E
C1 P.	5°40'28"	550.00'	54.47'	27.30'	54.45'	N87°32'06"E

NORTH

SCALE: 1"=40' (11"x17")
SCALE: 1"=20' (22"x34")
0' 5' 10' 15' 20' 40'

PRELIMINARY - NOT FOR CONSTRUCTION

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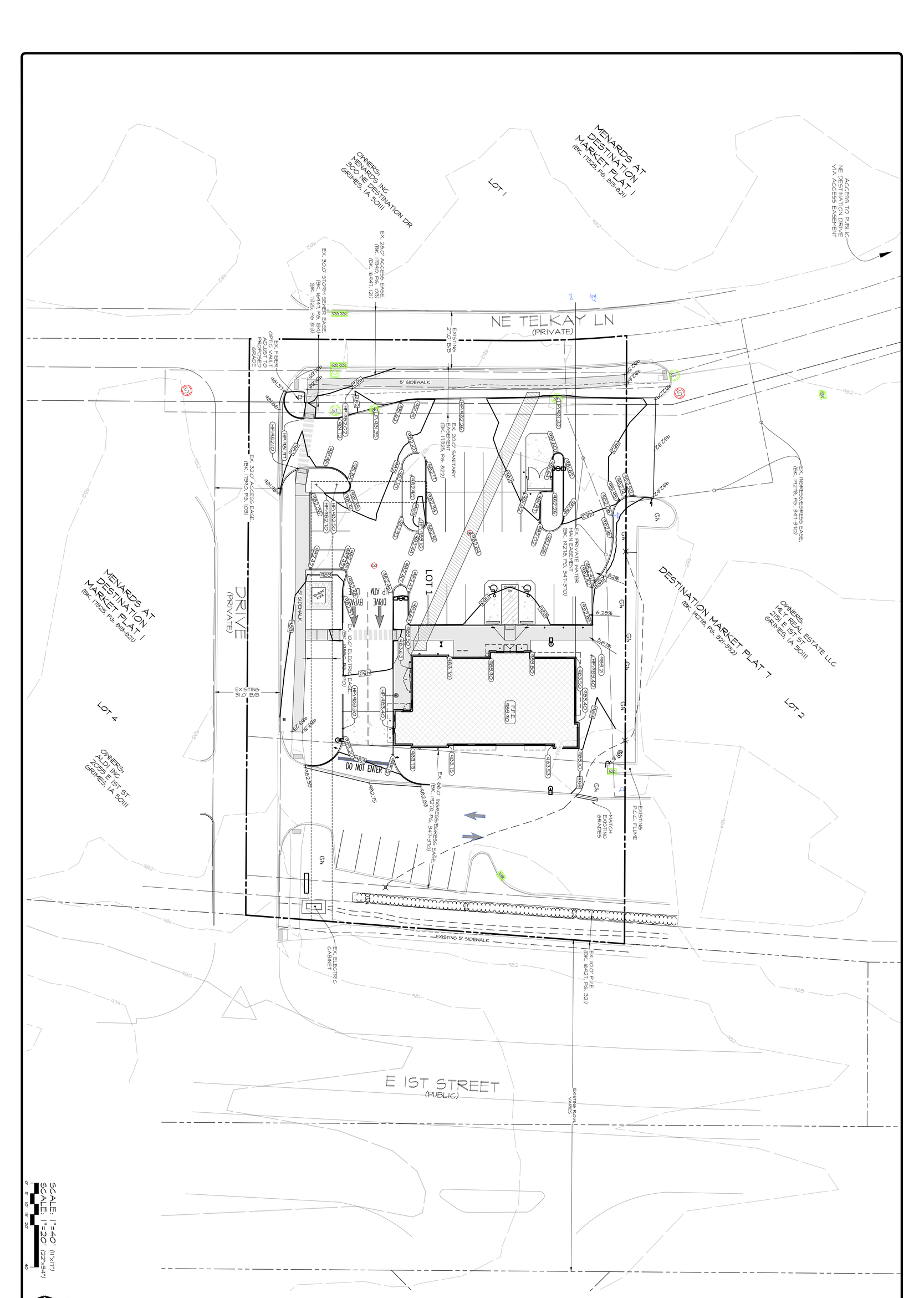
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DESIGNED BY:	GTK
DRAWN BY:	LKW

CHASE BANK GRIMES
GRIMES, IOWA

DIMENSION PLAN

SHEET 5 OF 12

A-2319



SCALE: 1"=40' (11"x17")
SCALE: 1"=20' (22"x34")

NORTH

PRELIMINARY - NOT FOR CONSTRUCTION

DATE:	2025-08-18 - FOURTH SUBMITTAL
	2025-08-15 - THIRD SUBMITTAL
	2025-08-06 - SECOND SUBMITTAL
	2025-07-10 - FIRST SUBMITTAL
DATE OF SURVEY:	2025-06-25
DESIGNED BY:	CTW
DRAWN BY:	LKW

CHASE BANK GRIMES
GRIMES, IOWA

GRADING PLAN

SHEET 6 OF 12

A-2319

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S89°59'E
481.94
481.73
4.36%
1.60%
482.02
481.84
481.90
481.96
481.98
482.00
482.02
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481.90
481.96
481.98
482.00

They didn't want to connect off the line to the east?

PRELIMINARY - NOT FOR CONSTRUCTION

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

DATE:	
2025-09-19	FOURTH SUBMITTAL
2025-08-15	THIRD SUBMITTAL
2025-08-06	SECOND SUBMITTAL
2025-07-10	FIRST SUBMITTAL
2025-06-25	
DATE OF SURVEY:	CTK
DESIGNED BY:	LKW
DRAWN BY:	

CHASE BANK GRIMES
GRIMES, IOWA

UTILITY PLAN

SHEET 8 OF 12

A-2319

QUANTITIES

SANITARY SEWER

1 EA.	SANITARY CLEANOUT
134 L.F.	6-INCH SANITARY SEWER
1 EA.	CONNECTION

STORM SEWER

1 EA.	TYPE 'A-1' CLEANOUT
1 EA.	SW-502
161 L.F.	6-INCH PVC
75 L.F.	8-INCH PVC

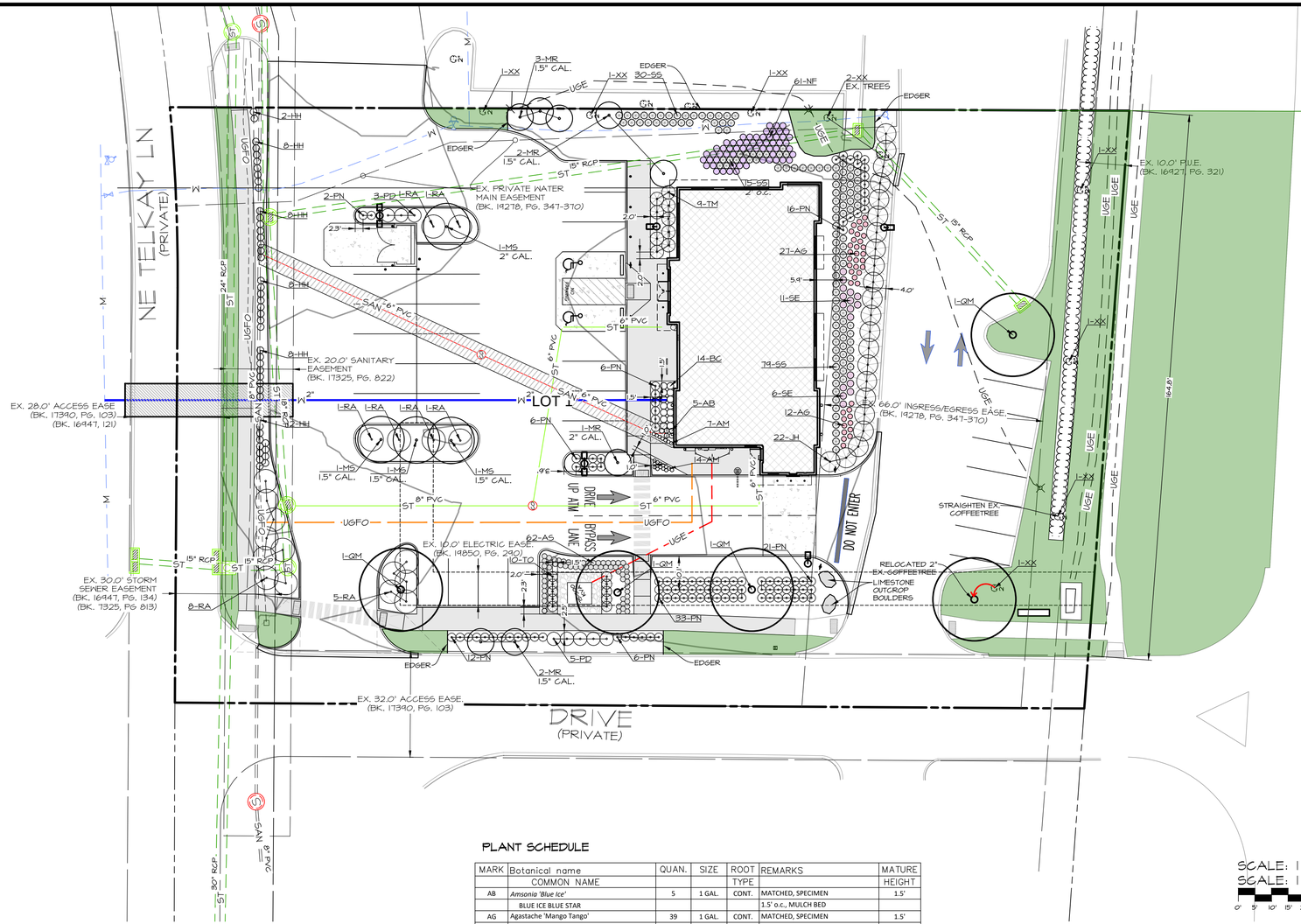
WATER MAIN

1 EA.	2-INCH VALVE
170 L.F.	2-INCH COPPER SERVICE
1 EA.	CONNECTION

*VERIFY SANITARY CONNECTION POINT ELEVATION AND ADJACENT STORM SEWER PRIOR TO ANY CONSTRUCTION

SCALE: 1"=40' (11"x17")
SCALE: 1"=20' (22"x34")
0' 5' 10' 15' 20' 40'

NORTH



SCALE: 1"=40' (11"x17")
SCALE: 1"=20' (22"x34")
0' 5' 10' 15' 20' 40'

PLANT SCHEDULE

MARK	Botanical name	QUAN.	SIZE	ROOT	REMARKS	MATURE
	COMMON NAME			TYPE		HEIGHT
AB	*Amsonia 'Blue Ice'*	5	1 GAL.	CONT.	MATCHED, SPECIMEN	1.5'
	BLUE ICE BLUE STAR				1.5' o.c., MULCH BED	
AG	Agastache 'Mango Tango'	39	1 GAL.	CONT.	MATCHED, SPECIMEN	1.5'
	MANGO TANGO HYSSOP				2' o.c., MULCH BED	
AM	*Armeria maritima*	21	1 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	1.5'
	SEA THRIFT				1.0' o.c., 1' FROM WALK	
AS	Artemisia schmidtiana 'Nana'	62	1 GAL.	CONT.	MATCHED, SPECIMEN	1'
	SILVER MOUND ARTEMISIA				2' o.c., MULCH BED	
BC	*Bergenia cordifolia 'Winterglut'*	14	1 GAL.	CONT.	MATCHED, SPECIMEN	2.5'
	WINTER GLOW PIG SQUEAK				2.0' o.c., MULCH BED	
HH	Hemerocallis 'Happy Returns'	46	1 GAL.	CONT.	MATCHED, SPECIMEN	1.5'
	HAPPY RETURNS DAYLILY				2' o.c., MULCH BED	
JH	Juniperus horizontalis	22	1 GAL.	CONT.	MATCHED, SPECIMEN	1.5'
	CREEPING JUNIPER				5' o.c., MULCH BED	
MR	*Malus 'Raspberry Spear'*	8	VARIES	B&B	MATCHED, SPECIMEN	18'
	RASPBERRY SPEAR CRABAPPLE		SEE PLAN		7' o.c., MULCH BED	
MS	*Malus 'Sutyzam'*	4	VARIES	B&B	MATCHED, SPECIMEN	20'
	SUGAR TYME CRABAPPLE		SEE PLAN		10' O.C., MULCH BED	
NF	Nepeta fraassenii 'Kitten Around'	61	1 GAL.	CONT.	MATCHED, SPECIMEN	1.5'
	KITTEN AROUND CATMINT				2' o.c., MULCH BED	
PD	*Physocarpus opulifolia 'Donna May'*	8	5 GAL.	CONT.	MATCHED, SPECIMEN	4'
	LITTLE DEVIL NINEBARK				4' o.c., MULCH BED	
PN	*Physocarpus opulifolia 'Nanus'*	102	3 GAL.	CONT.	MATCHED, SPECIMEN	2.5'
	DWARF NINEBARK				2.5' o.c., MULCH BED	
QM	*Quercus macrocarpa 'JFS-KW3'*	4	2" CAL.	B&B	MATCHED, SPECIMEN	55'
	URBAN PINNACLE OAK					
RA	Rhus aromatica 'Gro-Low'	19	3 GAL.	CONT.	MATCHED, SPECIMEN	2'
	GRO-LOW FRAGRANT SUMAC				6' o.c., MULCH BED	
SE	Sedum 'Autumn Fire'	17	1 GAL.	CONT.	MATCHED, SPECIMEN	2'
	AUTUMN FIRE STONECROP				2.5' o.c., MULCH BED	
SS	Schizachyrium scoparium 'Brush Strokes'	124	1 GAL.	CONT.	MATCHED, SPECIMEN	3'
	BRUSH STROKES LITTLE BLUESTEM				2.5' o.c. U.N.O., MULCH BED	
TM	*Taxus x media 'Everlow'*	9	5 GAL.	CONT.	MATCHED, SPECIMEN	2'
	EVERLOW YEW				4' o.c., MULCH BED	
TO	Thuja occidentalis 'Skinner Dwarf'	10	7 GAL.	CONT.	MATCHED, SPECIMEN	7'
	SKINNER DWARF ARBORVITAE				2.3' o.c., MULCH BED	
XX	*Existing plant material*	9	2" CAL.			

GENERAL LANDSCAPING NOTES:

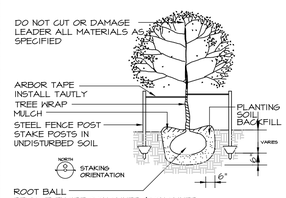
1. ALL SITEWORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH S.U.D.A.S. SPECIFICATIONS INCLUDING ALL APPLICABLE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
2. ALL PLANT MATERIAL SHALL COMPLY WITH MINIMUM REQUIREMENTS SHOWN IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1)
3. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
4. CONTRACTOR SHALL REMOVE TREE STAKES ONE YEAR AFTER INSTALLATION.
5. NO PLANT MATERIAL SHALL BE SUBSTITUTED (SPECIES & LOCATION) WITHOUT AUTHORIZATION OF LANDSCAPE ARCHITECT AND CITY OF GRIMES.
6. ALL TREES AND SHRUBS SHALL BE MULCHED WITH 3" SHREDDED HARDWOOD MULCH, NATURAL COLOR U.N.O. KEEP MULCH AWAY FROM PLANT TRUNK OR STEMS.
7. CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE TO SATISFACTION OF UTILITY.
8. ONE WEEK PRIOR TO INSTALLATION, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT.
9. CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
10. ALL DECIDUOUS TREES SHALL BE PLANTED AT LEAST 5' FROM R.O.W. AND CONIFEROUS TREES AT LEAST 10' FROM R.O.W.
11. ALL DISTURBED AREAS SHALL BE SODDED AS NOTED ON LANDSCAPE PLAN (AREAS IN GREEN ON PLAN).
12. OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF GROUNDCOVER ENSURING ADEQUATE VEGETATIVE COVER IS PRESERVED
13. EACH FIRE HYDRANT TO HAVE A 5' RADIUS VEGETATION FREE ZONE. NO WOODY LANDSCAPING GREATER THAN 18" TO BE WITHIN 5' OF ANY FIRE HYDRANT.
14. MINIMUM PLANT SIZES ARE AS SCHEDULED. A 1.5"-2" CALIPER TREE IS NOT NECESSARILY A 2" CALIPER TREE.
15. TURF AREA IS SHADED GREEN. RESTORE ALL TURF AREAS PER S.U.D.A.S. IF DISTURBED.
16. ALL UNSHADED SOFT SPACES ARE TO BE MULCH BEDS. 3" SHREDDED HARDWOOD MULCH - NATURAL COLOR.
17. BOULDERS TO BE: 5' x 3' LIMESTONE OUTCROP. SUMIT PHOTOS FOR APPROVAL.
18. EDGER, PERMALOC PROSLIDE ALUMINUM EDGING, 1/8"x5.5", BLACK FINISH. INSTALL PER MANUFACURER'S RECOMENDATIONS.

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

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

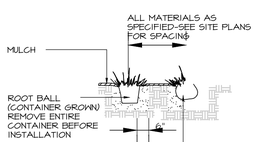
ALL TREE WRAP TO BE ATTACHED WITH COTTON STRING, TAPES AND PLASTIC FASTENERS ARE NOT ACCEPTABLE.

IRRIGATION TO BE BYPASSED FOR ALL MULCH BEDS AFTER THE TWO YEAR ESTABLISHMENT PERIOD.



DECIDUOUS TREE PLANTING AND STAKING DETAIL

NO SCALE



SHRUB & HERBACEOUS PLANTING DETAIL

NO SCALE

OPEN SPACE REQUIREMENT:

LOT AREA * 20%
50548 * 20% = 10,110 S.F. REQUIRED
13,476 PROVIDED = 26.7%

OPEN SPACE LANDSAPING REQUIREMENT:

2 TREES / 1000 S.F. REQUIRED OPEN SPACE
10,11 * 2 = 21 REQUIRED (50% 2" CAL. MIN.)
1 SHRUB / 500 S.F. REQUIRED OPEN SPACE
10,110 / 500 = 21 REQUIRED

EXISTING TREES TO REMAIN: 5 - 2"CALIPER
TREES PROPOSED: 6 - 2" CALIPER
SMALLER TREES: 10
SHRUBS PROPOSED: 170

SOUTH BUFFER REQUIREMENT:

1 TREE PER 50 L.F. FRONTAGE + 1 SHRUB 4' O.C.
165 L.F. FRONTAGE / 50 = 4 TREES REQUIRED
165 L.F. / 4 = 41 SHRUBS REQUIRED

EXISTING TREES: 4 INCL. 1 RELOCATED.
EXISTING SHRUBS: 42

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DATE:	2025-09-19 - FOURTH SUBMITTAL
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DATE OF SURVEY:	2025-06-25
DESIGNED BY:	CTK
DRAWN BY:	LKW

CHASE BANK GRIMES
GRIMES, IOWA

LANDSCAPING PLAN

SHEET
OF 12

A-2319

STORM WATER POLLUTION PREVENTION PLAN

1. SITE DESCRIPTION/APPLICANT/SCHEDULE

   - APPLICANT: THE ARCHITECTURAL PARTNERSHIP
     200 SOUTH MICHIGAN AVE., STE 1020, CHICAGO, IL 60604
     CONTACT: TERRON WRIGHT, PHONE: (312) 583-4800
   - LOCATION: LOT 1, DESTINATION MARKET PLAT 7, AN OFFICIAL PLAT, CITY OF GRIMES, POLK COUNTY, IOWA.
   - NATURE OF CONSTRUCTION ACTIVITY: GRADING AND CONSTRUCTION FOR COMMERCIAL DEVELOPMENT
   - AREAS: TOTAL SITE AREA = 1.16 ACRES
     SITE AREA AFFECTED = 0.79 ACRES
   - RUNOFF COEFFICIENT = 0.90 (RATIONAL METHOD)
   - APPROXIMATE SLOPES ANTICIPATED: 3:1 OR FLATTER
   - 100 YEAR RUNOFF: APPROX. 6.5 CFS
   - RUNOFF FROM THIS PROJECT WILL FLOW INTO STORM SEWER TO BEAVER CREEK AND TO THE DES MOINES RIVER
   - SOILS:
     - NICOLLET LOAM WITH SLOPES BETWEEN 1% TO 3%
     - WEBSTER CLAY LOAM, BERMIS MORAINE WITH SLOPES BETWEEN 0% TO 2%
   - ESTIMATED DATE WORK IS TO COMMENCE: SEPTEMBER 2025
   - ESTIMATED DATE WORK IS TO BE COMPLETED: JUNE 2026

2. CONTROLS (ALL SEDIMENT AND EROSION CONTROLS TO BE INSTALLED, MAINTAINED AND REPLACED PER SUDAS SECTION 9040)
   - EROSION AND SEDIMENT CONTROLS
   - STABILIZATION PRACTICES
   - EXISTING VEGETATION IS PRESERVED WHERE ATTAINABLE AND STABILIZE DISTURBED AREAS.
   - PERMANENT SEEDING AND/OR SODDING AFTER CONSTRUCTION.
   - VEGETATIVE BUFFER STRIPS THROUGHOUT PROJECT.
   - PROTECTION OF TREES AND PRESERVATION OF MATURE VEGETATION WHEREVER POSSIBLE.
   - STRUCTURAL PRACTICES
   - SILT FENCES - TEMPORARY DEVICE TO REMOVE SEDIMENT FROM RUNOFF
   - TEMPORARY SEDIMENTATION BASIN - TEMPORARY STRUCTURE TO DETAIN RUNOFF AND ALLOW SEDIMENTATION TO SETTLE OUT
   - RIP RAP - PLACED AT OUTLET OF STORM SEWER TO PREVENT DOWNSTREAM EROSION
   - DRAINAGE SWALES - STABILIZES SURFACE FROM EROSION WHILE CARRYING SURFACE RUNOFF
   - INLET PROTECTION - FILTERS SEDIMENT FROM RUNOFF PRIOR TO ENTERING STORM SEWER SYSTEM
   - STORM WATER MANAGEMENT
   - FLOW ATTENUATION BY USE OF OPEN VEGETATED SWALES AND NATURAL DEPRESSIONS.
   - INFILTRATION OF RUNOFF ON SITE
   - VELOCITY DISSIPATION DEVICES AT DISCHARGE LOCATIONS TO PROVIDE NON-EROSIVE VELOCITY FLOWS.
   - WASTE DISPOSAL
   - ALL MATERIAL WASTES MUST BE REMOVED FROM SITE.
   - OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED.
   - STABILIZE ENTRANCE WITH 8-INCHES OF LIMESTONE IN ORDER TO PREVENT MUD FROM TRACKING OUT ONTO ROADWAY
   - TOTAL COMPLIANCE WITH APPLICABLE STATE/LOCAL WASTE DISPOSAL REGULATIONS.
   - CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.

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

     NAME: _____
     ADDRESS: _____
     _____
     PHONE: _____

     NAME: _____
     ADDRESS: _____
     _____
     PHONE: _____

     NAME: _____
     ADDRESS: _____
     _____
     PHONE: _____

     NAME: _____
     ADDRESS: _____
     _____
     PHONE: _____

4. IMPLEMENTATION / MAINTENANCE
   MAINTAIN EFFECTIVE OPERATING CONDITIONS OF ALL PROTECTIVE MEASURES IDENTIFIED IN PLAN.
   - CURB CUT SHALL BE ONE OF THE FIRST ITEMS OF CONSTRUCTION IN ORDER TO ACCESS SITE. "JUMPING THE CURB" IS NOT ALLOWED.
   - PRIOR TO INITIAL GRADING, INSTALL PERIMETER SILT FENCE TO PROTECT UNDISTURBED AREAS.
   - DO NOT DISTURB AN AREA UNTIL IT IS NECESSARY FOR CONSTRUCTION TO PROCEED.
   - AFTER INITIAL GRADING PRIOR TO UTILITY CONSTRUCTION, ALL DISTURBED AREAS OUTSIDE PROPOSED RIGHT-OF-WAYS ARE TO HAVE TEMPORARY SEEDING AND MULCHING. CONTRACTORS AND SUBS ARE TO MINIMIZE DISTURBANCE TO THESE SEEDED AREAS THROUGH USE OF SPECIFIC ACCESS ROUTES WITHIN SITE.
   - INSTALL ADDITIONAL CONTROLS AS CONSTRUCTION COMMENCES. PROVIDE SILT FENCE, INTAKE BASKETS, ETC. AS SOON AS POSSIBLE DURING CONSTRUCTION.
   - TEMPORARY EARTH PILES SHALL HAVE DOWNSLOPE SILT FENCE PROTECTION.
   - ALL INTAKES AND MANHOLES TO HAVE SILT FENCE AROUND THEM PRIOR TO PAVING AND INLET FILTERS AFTER PAVING. INLET FILTERS SHALL REMAIN IN PLACE UNTIL SITE HAS PERENNIAL GROUND COVER.
   - ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN STORM SEWER. INTAKE BASKETS SHALL BE PLACED IN STRUCTURE ONCE CASTINGS ARE IN PLACE.
   - ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ON TO ADJOINING RIGHT-OF-WAYS AND PROPERTY SHALL BE CLEANED UP BY CONTRACTOR IMMEDIATELY. EARTH RAMPS SHALL NOT BE CONSTRUCTED IN STREET GUTTER.
   - MATERIAL OR EQUIPMENT STORAGE AREAS MUST BE WITHIN LIMITS OF SOIL DISTURBING ACTIVITY. THESE AREAS SHALL BE INSPECTED FOR POTENTIAL POLLUTANTS ENTERING SYSTEM.
   - DURING CONSTRUCTION IF IT BECOMES EVIDENT THAT DISTURBED AREA WILL NOT BE DISTURBED FOR PERIOD EXCEEDING 14 DAYS, STABILIZATION OF THE DISTURBED AREAS SHALL INITIATE IMMEDIATELY.
   - PERMANENT SEEDING AND MULCHING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
   - ANY FAILED AREA OF SEEDING SHALL BE RESEEDED - IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS SHALL BE MULCHED.
   - SILT FENCING SHALL BE CLEANED WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
   - DRAINAGE SWALES REMAIN UNDISTURBED.
   - ROCK OUTLET PROTECTION SHALL REMAIN INTACT.
   - PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED IMMEDIATELY AFTER FINAL GRADING IS COMPLETED. REPLANTING MAY BE REQUIRED TO ENSURE ADEQUATE VEGETATIVE COVER IS ESTABLISHED. ADEQUATE VEGETATIVE COVER IS CONSIDERED TO BE 70% MIN. COVERAGE OF SOIL SURFACE BY INTENDED SPECIES. IF NATIVE LANDSCAPE IS USED, THEN 70% COVERAGE BY COVER CROP IS REQUIRED.
   - SOIL SHALL BE WATERED DURING DRY, WINDY CONDITIONS TO MINIMIZE EROSION.
   - WORK REQUIRING ENTERING AND LEAVING SITE OVER COUNTY ROADWAYS INCLUDING MATERIAL DELIVERY AND MOVEMENT OF EQUIPMENT SHALL NOT BE PERMITTED DURING PERIODS WHEN GROUND IS EXCEPTIONALLY SOFT AND WET AND EROSION BY VEHICLE IS CERTAIN.
   - SOIL STOCKPILES SHALL BE STABILIZED WITH VEGETATION OR COVERED. MOWING MAY BE REQUIRED IF VEGETATION BECOMES A NUISANCE.
   - EROSION CONTROL CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE SITE HAS BEEN PERMANANTLEY ESTABLISHED WITH GROUND COVER.
   - CONCRETE WASHOUT AREA SHALL BE DESIGNED AND CONSTRUCTED PER SUDAS SECTION 11.050 AND SHALL HAVE AN IMPERMEABLE LINER TO CONTAIN ALL WASTE CONCRETE MATERIALS. WHEN CONTAINER IS ¾ FULL (AVOID SPILLOVER) PCC WASTE SHALL BE DISPOSED OF PROPERLY (SENT TO AN APPROPRIATE RECYCLING FACILITY). PCC WASTE SHALL NOT BE BURIED ON SITE.
   - TRASH SHALL BE CLEANED UP DAILY OR PUT INTO COVERED DUMPSTER.

5. INSPECTIONS
   - CONTRACTOR SHALL KEEP A COPY OF SWPPP ONSITE
   - QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
   - INSPECT SITE FOR EVIDENCE OF, OR POTENTIAL OF, POLLUTANTS ENTERING DRAINAGE SYSTEM FROM STORED MATERIALS.
   - OBSERVE EROSION AND SEDIMENT CONTROL MEASURES TO ENSURE THAT THEY ARE OPERATING CORRECTLY, REPAIR AND REPLACE AS NECESSARY.
   - LOCATIONS WHERE VEHICLES ENTER OR EXIT SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
   - INSPECT DISCHARGE LOCATIONS TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS.
   - ANY MODIFICATIONS TO PLAN AS RESULT OF AN INSPECTION SHALL BE IMPLEMENTED WITHIN 7 CALENDAR DAYS OF INSPECTION. IF IT IS DETERMINED TO BE IMPRACTICABLE TO MAKE THESE CHANGES WITHIN 72 HOURS OF INSPECTION, REASONING AND AN ESTIMATED DATE OF WHEN CHANGES WILL BE MADE SHALL BE DOCUMENTED IN PLANS.
   - AN INSPECTION REPORT SHALL BE PREPARED AND RETAINED AS PART OF PREVENTION PLAN UNTIL PROJECT TERMINATION. THIS REPORT WILL CONTAIN FOLLOWING:
     - SUMMARY OF SCOPE OF INSPECTION.
     - QUALIFICATIONS OF PERSONNEL MAKING INSPECTION.
     - MAJOR OBSERVATIONS RELATING TO IMPLEMENTATION OF PREVENTION PLAN.
     - ANY ACTIONS TAKEN
     - SIGNATURE
   - REPORTS SHALL CONFORM TO STANDARDS SET BY IOWA DNR. COPIES OF THESE REPORTS SHALL BE FORWARDED TO OWNER.
   - CONTRACTOR IS TO TAKE NECESSARY ACTIONS TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICABLE BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER INSPECTION. IF IT IS DETERMINED THAT IT IS IMPRACTICABLE TO MAKE THESE CHANGES WITHIN 72 HOURS OF INSPECTION, REASONING AND AN ESTIMATED DATE OF WHEN CHANGES WILL BE MADE SHALL BE DOCUMENTED IN PLANS.
   - SWPPP RECORDS SHALL BE RETAINED FOR AT LEAST THREE YEARS AFTER NOTICE OF DISCONTINUATION HAS BEEN FILED.

6. NON-STORM WATER DISCHARGES
   WATER MAIN FLUSHING
   - FLUSHED WATER WILL BE DISCHARGED INTO THE STORM SEWER SYSTEM WHERE, WHEN DISCHARGED, IT WILL UNDERGO EROSION AND SEDIMENT CONTROLS CONSISTING OF:
     - SILTATION BASIN
     - ROCK OUTLET PROTECTION (RIPRAP)
     - SILT FENCING
     - EXISTING VEGETATION
   - FLUSHED WATER CONTAINING CHEMICALS (I.E. CHLORINE AND/OR DETERGENTS) NEED TO BE NEUTRALIZED PRIOR TO DISCHARGE TO THE CONTROLS LISTED.
   - PETROLEUM STORAGE INCLUDING BUT NOT LIMITED TO FUEL, GEAR OIL, ENGINE OIL, HYDRAULIC OIL, WASTE OIL SHALL NOT BE STORED ON SITE.
   - CONCRETE WASHOUT AREAS SHALL BE DESIGNED IN COMPLIANCE WITH SUDAS SPECIFICATION 11.050.
   - PORTABLE TOILETS SHALL BE SECURED FROM OVERTURNING AND SHALL HAVE DOWNSLOPE SILT FENCE PROTECTION. HOLDING TANK WILL BE PUMPED OUT AS NEEDED AND DISPOSED OF OFF-SITE.
   - CONTRACTOR SHALL CONTAIN AND PROPERLY DISPOSE OF ALL CONCRETE SAWCUTTING AND GRINDING.
   - DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCHES AND EXCAVATIONS, ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS SUCH AS DEWATERING BAGS OR EQUAL.
   - FOLLOWING DISCHARGES ARE PROHIBITED:
     - WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO
     - PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS
     - FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE
     - SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING
   - DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER AND OTHER WASH WATERS SHALL BE MINIMIZED. WASH WATERS SHALL BE TREATED IN SEDIMENT BASIN OR EQUAL CONTROL.
   - EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER PRESENT MATERIALS TO PRECIPITATION AND STORM WATER SHALL BE MINIMIZED.
   - DISCHARGE OF POLLUTANTS FROM SPILLS AND LEAKS SHALL BE MINIMIZED.

7. REPORT ANY HAZARDOUS CONDITIONS CONDITION AND UPDATE PLAN
   - IOWA LAW REQUIRES THAT HAZARDOUS CONDITION OR SPILL IS REPORTED NOT MORE THAN SIX HOURS AFTER ONSET OF SAID CONDITION OR SPILL. IDNR AND LOCAL OR COUNTY SHERIFF'S OFFICE SHALL BE NOTIFIED.
   - MODIFY SWPPP WITHIN 5 CALENDAR DAYS OF HAZARDOUS CONDITION. PLAN UPDATE SHALL INCLUDE REALEASE AND CIRCUMSTANCES OF RELEASE AND PLANS TO PREVENT FUTURE REOCCURANCE OF SUCH RELEASES.

8. NOTICE OF DISCONTINUATION (NOD)
   - WITHIN 30 DAYS OF FINAL SITE STABALIZATION OWNER OR GENERAL CONTRACTOR MUST SUBMIT NOTICE OF DISCONTINUATION TO IDNR. NOD SHALL INCLUDE:
     - NAME OF THE OWNER OR OPERATOR TO WHICH COVERAGE UNDER GENERAL PERMIT WAS ISSUED
     - GENERAL PERMIT NUMBER AND PERMIT AUTHORIZATION NUMBER
     - DATE CONSTRUCTION SITE REACHED FINAL STABALIZATION
     - SIGNED CERTIFICATION
   - NOD SHALL BE MAILED TO:
     STORM WATER COORDINATOR
     IOWA DEPARTMENT OF NATURAL RESOURCES
     502 E. 9TH STREET
     DES MOINES, IOWA 50319-0034

SEQUENCE OF MAJOR ACTIVITIES

1. **PRE-CONSTRUCTION:** SOIL STABILIZATION AND EROSION CONTROL MEASURES WILL BE PLACED BY CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION OPERATIONS. VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION SHALL BE PRESERVED. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ACHIEVED.
2. INSTALL UPSTREAM DIVERSIONS, DOWN SLOPE AND SIDE SLOPE PERIMETER CONTROLS BEFORE COMMENCING LAND DISTURBING ACTIVITIES.
3. DO NOT DISTURB AN AREA UNLESS IT IS NECESSARY FOR CONSTRUCTION TO PROCEED.
4. COVER OR STABILIZE DISTURBED AREAS AS SOON AS POSSIBLE.
5. TIME CONSTRUCTION ACTIVITIES TO LIMIT IMPACT ON SEASONAL WEATHER CHANGES.
6. IF INFILTRATION METHODS ARE USED, INSTALL THEM AFTER UPSTREAM IS STABILIZED.
7. DO NOT REMOVE PERIMETER CONTROLS UNTIL UPSTREAM AREAS ARE STABILIZED.
8. DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED AS SOON AS POSSIBLE.
9. NOTICE OF DISCONTINUATION WILL BE FILED ONCE SITE IS STABILIZED.



VICINITY SKETCH

NORTH

OWNER'S CERTIFICATION

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

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

NAME / TITLE: _____

COMPANY: _____

TELEPHONE NUMBER: _____

CONTRACTOR CERTIFICATION

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

GENERAL CONTRACTOR

NAME / TITLE: _____

COMPANY: _____

TELEPHONE NUMBER: _____

SUBCONTRACTOR

NAME / TITLE: _____

COMPANY: _____

SUBCONTRACTOR

NAME / TITLE: _____

COMPANY: _____

SUBCONTRACTOR

NAME / TITLE: _____

COMPANY: _____

QUANTITIES

819 LF	SILT FENCE OR FILTER SOXX
0.04 ACRES	SOD
0.0 ACRES	SEEDING - TYPE 2 (PERMANENT) DISTURBED AREA OUTSIDE OF PROPERTY BOUNDARY.
0.79 ACRES	SEEDING - TYPE 4 (TEMPORARY AS NEEDED)
5 EA	INTAKE FILTER BASKETS
1 EA	CONSTRUCTION ENTRANCE

AREA OF DISTURBANCE

0.79 ACRES

PRELIMINARY - NOT FOR CONSTRUCTION

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

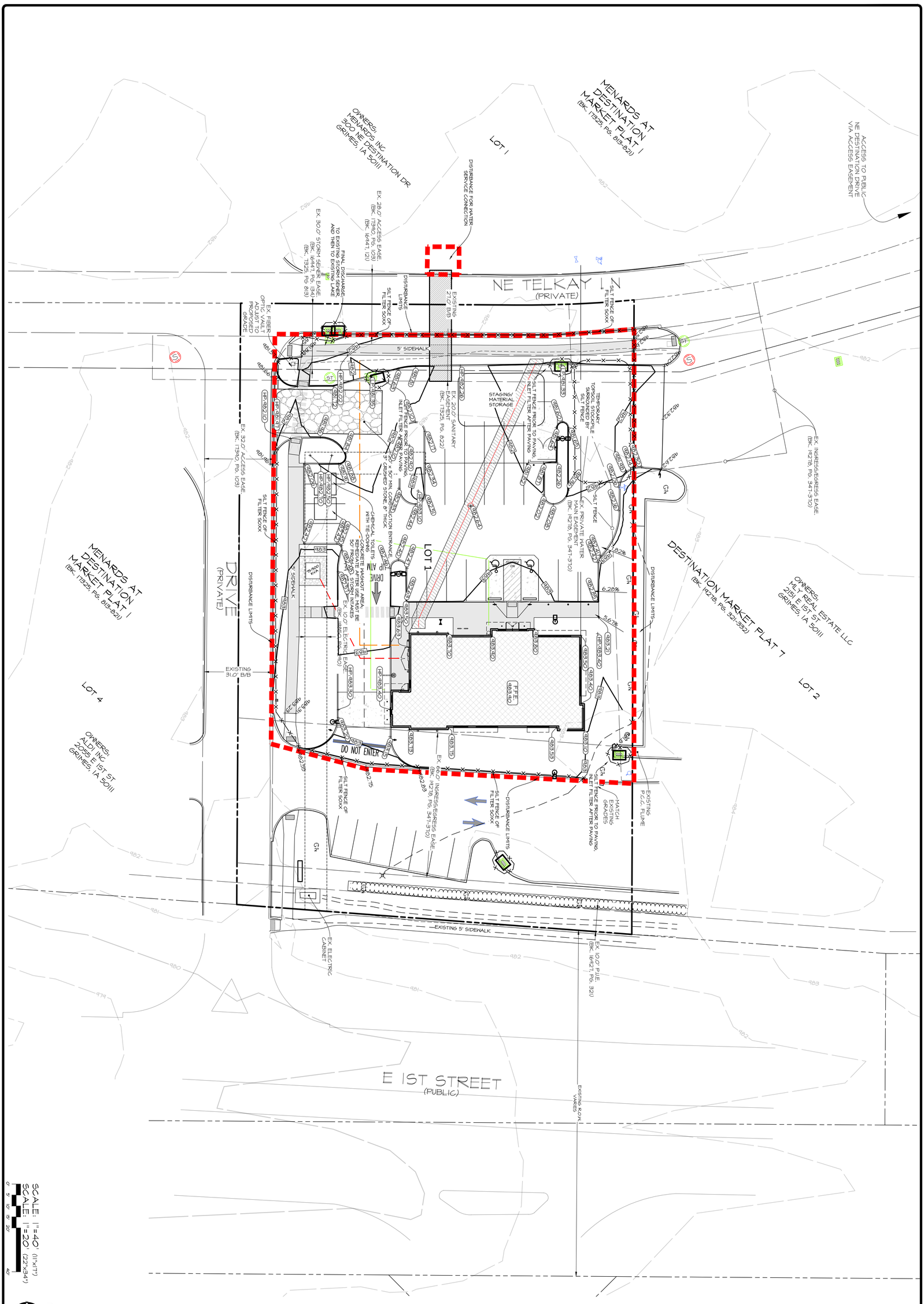
DATE:	2025-09-19 - FOURTH SUBMITTAL	
	2025-08-15 - THIRD SUBMITTAL	
	2025-08-06 - SECOND SUBMITTAL	
	2025-07-10 - FIRST SUBMITTAL	
DATE OF SURVEY:	2025-06-25	CTK
DESIGNED BY:		LKW
DRAWN BY:		

CHASE BANK GRIMES
GRIMES, IOWA

EROSION CONTROL NOTES

SHEET 10 OF 12

A-2319



SCALE: 1"=40' (11"x17")
SCALE: 1"=20' (22"x34")

NORTH

PRELIMINARY - NOT FOR CONSTRUCTION

CHASE BANK GRIMES
GRIMES, IOWA

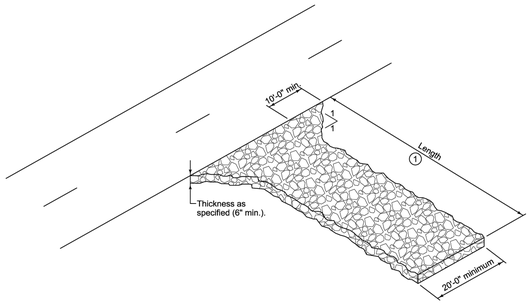
EROSION CONTROL PLAN

SHEET 12 OF 12

A-2319

DATE:	2025-08-18 - FOURTH SUBMITTAL
	2025-08-15 - THIRD SUBMITTAL
	2025-08-06 - SECOND SUBMITTAL
	2025-07-10 - FIRST SUBMITTAL
DATE OF SURVEY:	2025-06-25
DESIGNED BY:	CTW
DRAWN BY:	LKW

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



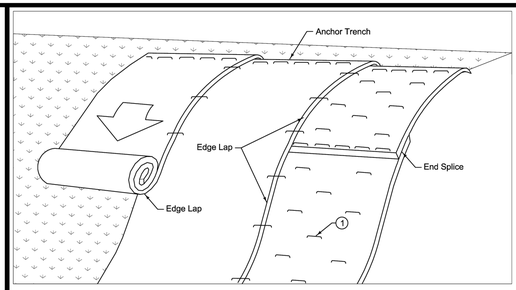
1 Entrance length: 50 foot minimum (30 foot for single family residential), or as specified in the contract documents. Length of entrance may be increased if sediment track-out occurs.

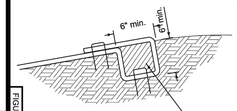
FIGURE 9040.120 SHEET 1 OF 1

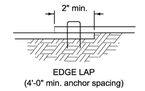
SUDAS | REVISION 2 10-21-14 | 9040.120 | SHEET 1 of 1

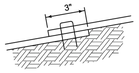
SUDAS Standard Specifications

STABILIZED CONSTRUCTION ENTRANCE









1 Secure blanket to ground according to manufacturer's recommended anchoring pattern and minimum shown in Table 1.

TABLE 1

Max. slope	Min. anchors
≤ 3:1	1.5/yd²
2:1	2/yd²
1:1	2.5/yd²

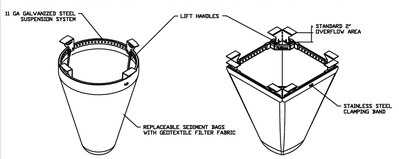
FIGURE 9040.103 SHEET 1 OF 1

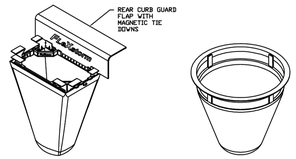
SUDAS | REVISION 2 10-21-14 | 9040.103 | SHEET 1 of 1

SUDAS Standard Specifications

ROLLED EROSION CONTROL PRODUCT (RECP) INSTALLATION ON SLOPES

FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING





NOTES:

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

1. INDENTIFY YOUR FRAME STYLE AND SIZE

STYLE	FRAME STYLE AND SIZE	Frame P/N
ROUND	Small Round (up to 20.0" dia grates (A) dim)	62SRD
	Med Round (20.1" - 26.0" dia grates (A) up to 25" dia openings (B))	62MRD
	Large Round (26.1" - 32.0" dia grates (A) up to 30" openings (B))	62LRD
	XL Round (32.1" dia - 39" dia grates (A) up to 37" dia openings (B))	62XLRD
RECT/ SQUARE	Small Rect / Square (up to 16" (B) x 16" (D) openings or 64" perimeter)	62SSQ
	Med Rect / Square (up to 24" (B) x 24" (D) openings or 96" perimeter)	62MSQ
	Large Rect / Square (up to 36" (B) x 24" (D) openings or 120" perimeter)	62LSQ
	XL Rect / Square (side by side 2pc set to fit up to 48" (B) x 36" (D) openings)	62XLSQ
COMBO INLETS	Small Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62SCB
	Med Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62MCB
	Large Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62LCB
	XL Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62XLCB
NYLOPLAST	12" diameter Nyloplast castings (Stainless Steel Framing standard)	621NY
	15" diameter Nyloplast castings (Stainless Steel Framing standard)	621NY
	18" diameter Nyloplast castings (Stainless Steel Framing standard)	621NY
	24" diameter Nyloplast castings (Stainless Steel Framing standard)	622NY
	30" diameter Nyloplast castings (Stainless Steel Framing standard)	623ONY

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE

Nominal Bag Size	Solids Storage (Cu/ft)	Filtered Flow Rate at 50% Max (CFS)	
		FX (Woven)	IL (NonWoven)
Small	1.6	1.2	0.9
Medium	2.1	1.7	1.3
Large	3.8	2.7	1.9
XL	4.2	3.6	2.6

2. SELECT YOUR BAG PART NUMBER

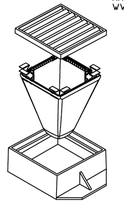
FLEXSTORM FILTER BAGS	(23" depth) STD Bag P/N	(12" depth) Short Bag P/N	Clean Water Flow Rate (GPM/SqFt)	Min A.O.S. (US Sieve)
FX: Standard Woven Bag	FX	FX-S	200	40
IL: IDOT Non-Woven Bag	IL	IL-S	145	70

3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER

Frame P/N from Step 1. Filter Bag P/N from Step 2.

INSTALLATION:

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

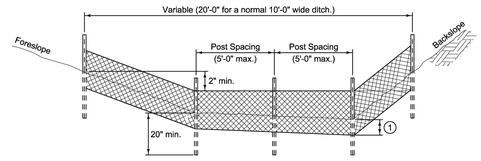


FLEXSTORM INLET FILTERS
CATCH IT

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC A DIVISION OF ADS, INC.
WWW.INLETFILTERS.COM
(866) 287-8655 PH
(630) 255-3477 FX
INFO@INLETFILTERS.COM

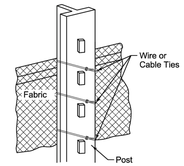
SIZE	DWG NO	REV
C	FLEXSTORM_CATCH_IT	A
SCALE	SHEET 1 OF 1	

FIGURE 9040.119 SHEET 1 OF 2



TYPICAL SILT FENCE DITCH CHECK

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

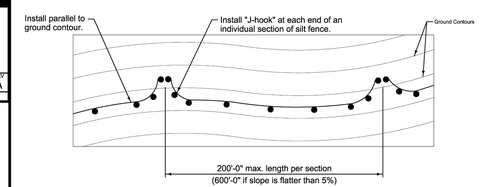


ATTACHMENT TO POST

SUDAS | REVISION 2 10-21-14 | 9040.119 | SHEET 1 of 2

SUDAS Standard Specifications

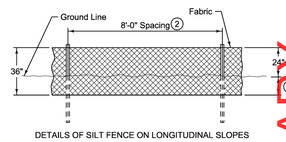
SILT FENCE



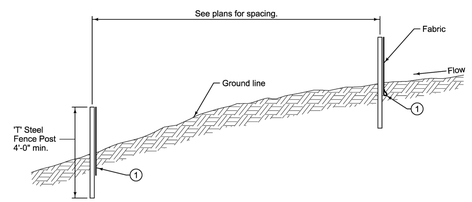
TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES
(Plan View)

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

2 Reduce post spacing to 5'-0" at water concentration areas, or as required to adequately support fence.



DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES



TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES
(Profile View)

FIGURE 9040.119 SHEET 2 OF 2

SUDAS | REVISION 2 10-21-14 | 9040.119 | SHEET 2 of 2

SUDAS Standard Specifications

SILT FENCE

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

DATE:	
2025-09-19	FOURTH SUBMITTAL
2025-08-15	THIRD SUBMITTAL
2025-08-06	SECOND SUBMITTAL
2025-07-10	FIRST SUBMITTAL
2025-06-25	
DATE OF SURVEY:	CTK
DESIGNED BY:	LKW
DRAWN BY:	

PRELIMINARY - NOT FOR CONSTRUCTION

CHASE BANK GRIMES
GRIMES, IOWA

EROSION CONTROL DETAILS

SHEET 12 OF 12

A-2319

Planning & Zoning Staff Report

CITY OF GRIMES

DATE

September 2, 2025

PROJECT NAME

Hope Meadows Phase 2 Rezone

APPLICANT

Hope K. Farms LLC

REQUESTED ACTION

Requesting to rezone 124.55 acres to allow single-family residential, and medium-density residential, and public greenway

LOCATION

Generally located north of SW 19th Street, east of SW Jazzwood Drive, and south of SW 11th Street

ZONING

Current Zoning – A-1

Proposed Zoning – R-2 60 & R-3 Medium

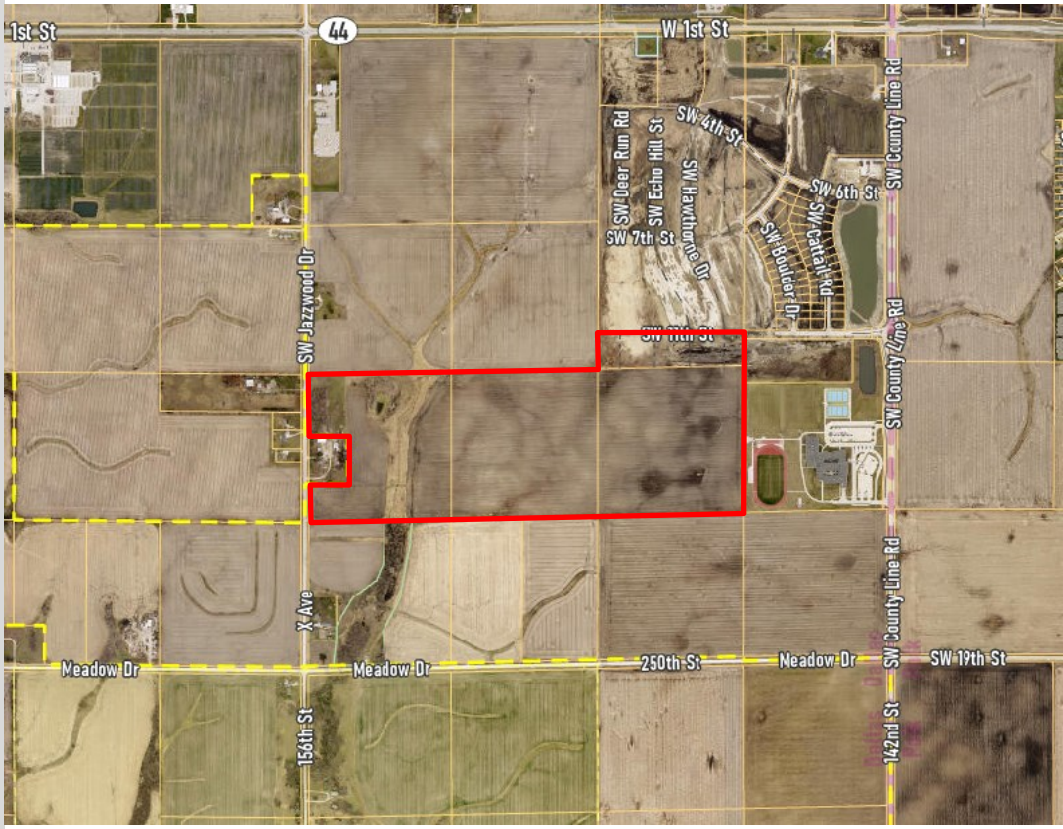
PLANNER

Evann Martin

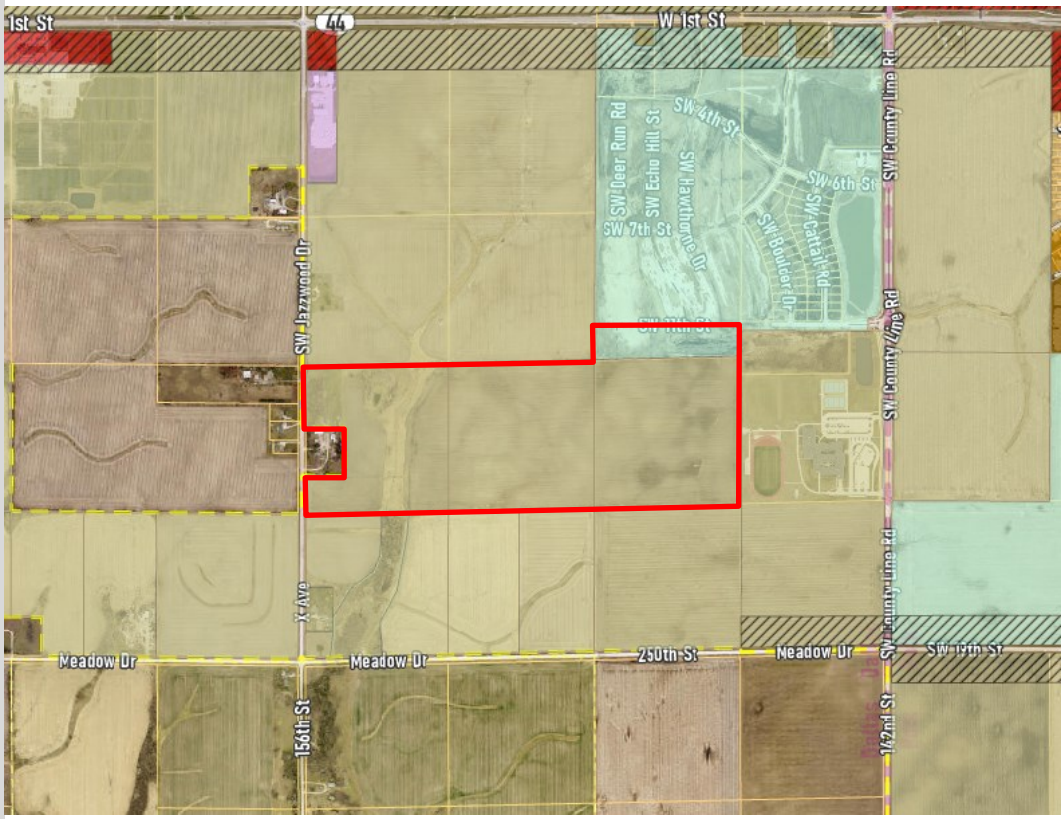
emartin@grimesiowa.gov

515-986-4050

Location Map



Zoning Map



Relation to Comprehensive & Area Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Vacant/Agriculture	Low-Density Residential	A-1
North	Vacant/Agriculture	Low-Density Residential	A-1 & R-4
South	Vacant/Agriculture; Farm Estate	Low-Density Residential	A-1
East	School	Civic	A-1
West	Vacant/Agriculture; Farm Estate	Low-Density Residential	Agricultural (Dallas County)

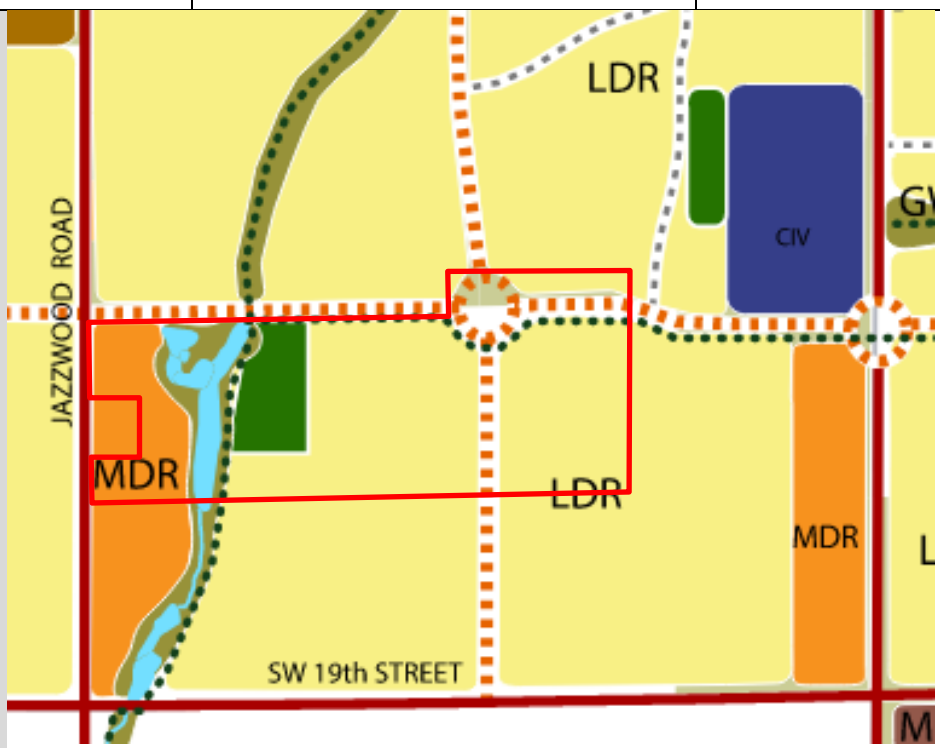
PARKS

The Parks & Trails Master Plan identifies a trail through the existing greenway and a park along the greenway.

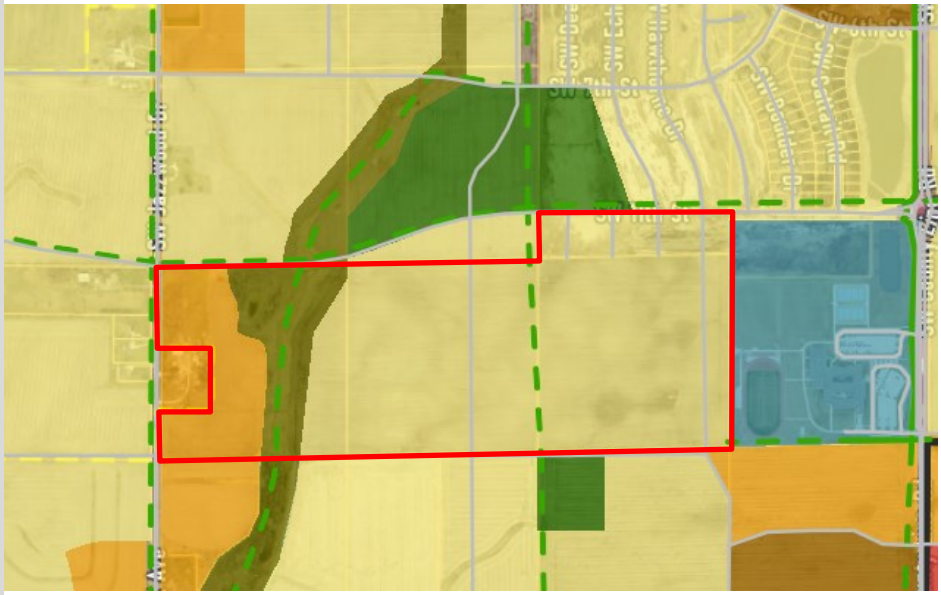
When staff re-evaluated the land use through the are planning efforts, the park location was shifted to the north of SW 11th Street to provide a larger park to serve the area. In addition, a trail was added through the transmission corridor. The proposed rezone is consistent with the area plan future land use plan.

The applicant is proposing to dedicate the two greenways through the development to the City for future trail corridor. Fee in lieu of land dedication will be provided for the remaining required parkland dedication. The Parks and Recreation Advisory Board recommended approval of the proposal.

The proposed rezone is generally consistent with the future land use plans. The medium-density area has shifted to the east and increase in size by 10 acres. However, the density will be limited to 5u/a. Staff is supportive of the proposed change.



Future Land Use Map



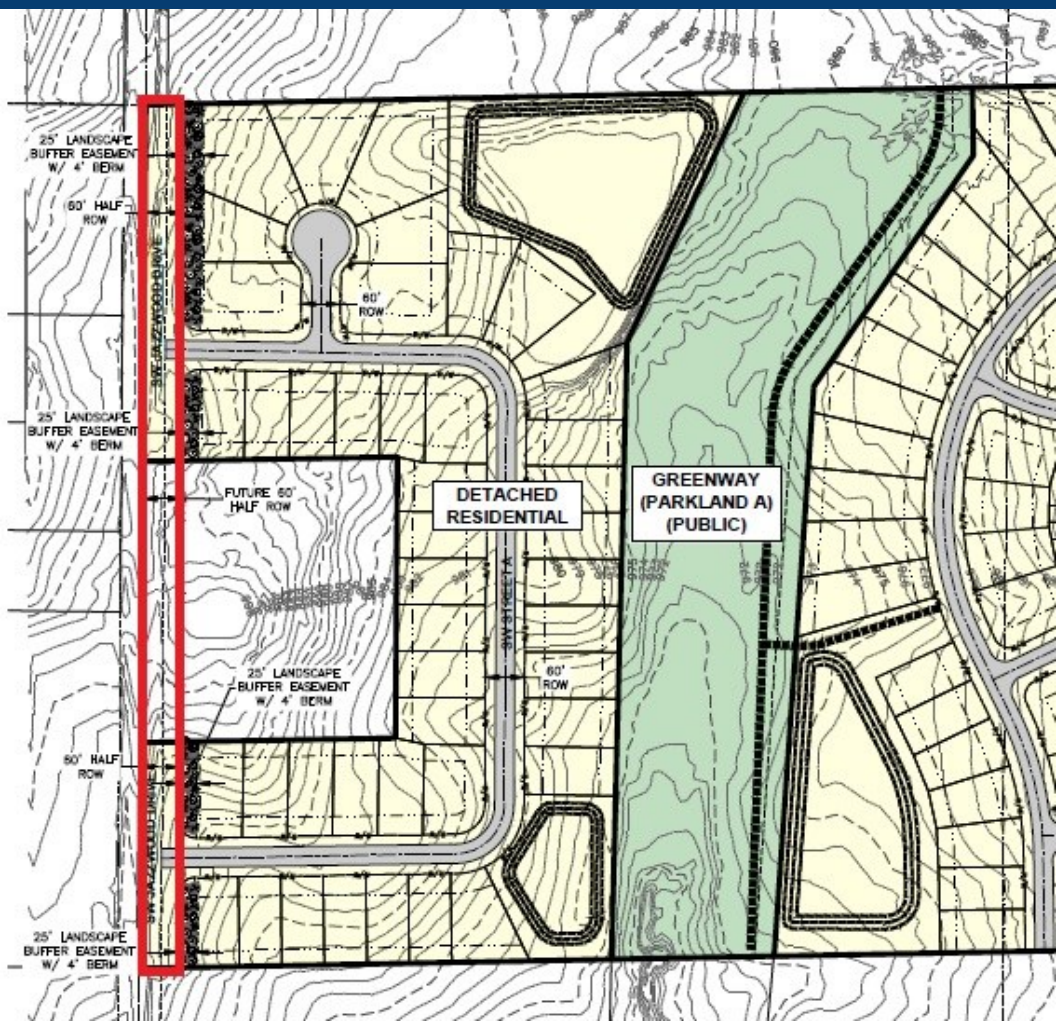
Area Plan Future Land Use Map

Relation to Studies & Legal

RELATION TO STUDIES & CITY PROJECTS

The rezone concept is consistent with the Grimes Street Design Guide.

The development will be served by the WRA sewer.



Legal

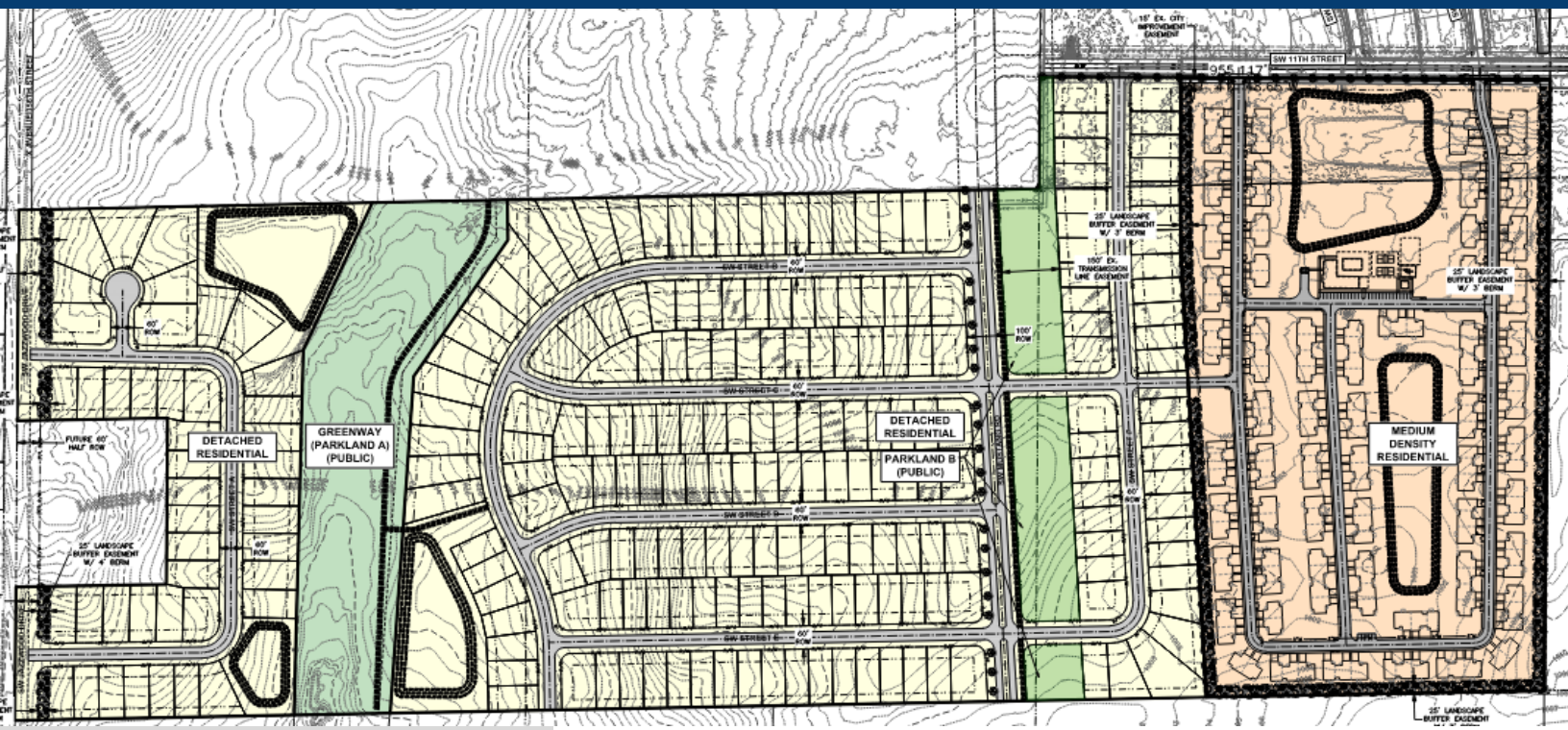
A Zoning Change and Development Agreement will be approved with the rezone and will outline the zoning standards and expectations for public improvements.

Fees will be required for SW Jazzwood Drive to contribute to the asphalt overlay.

The development will require right-of-way dedication along SW Jazzwood Drive to provide 60' to centerline.

The developer will be responsible for construction of SW Mustang Road through the property, which will include a boulevard.

Site Layout



STREET ACCESS

Access will be provided on SW 11th Street and SW Jazzwood Drive. With future development, residents could also use Mustang Rd to connect to SW 19th Street and Hwy 44.

PEDESTRIAN ACCESS

10′ trails will be provided along SW 11th Street and through the greenway and transmission corridor. 5′ sidewalk will be provided on both sides of the local streets.

LANDSCAPING

A 4′ berm with landscaping will be provided along SW Jazzwood Drive. Street trees will be required along SW 11th Street and SW Mustang Road.

DEVELOPMENT STANDARDS—R-2 60

Minimum Lot Dimensions—60′ wide, 7,500 sf
Setbacks
- Front—30′
- Side—7′, 14′ or 15′ toal based on number of stories
- Rear—25′

Minimum Dwelling Size—1,200sf, 1,400sf for 2 or more stories
Garage—Minimum 2-car
Maximum Height—35′
Open Space—40%
Landscaping—2 trees per lot

DEVELOPMENT STANDARDS—R-3 Medium

Density—5 dwelling units per acre
Minimum Lot Dimensions—200′ wide, 80,000 sf
Setbacks
- Front—30′
- Side—7′, 14′ or 15′ toal based on number of stories
- Rear—30′
- Minimum Separation Between Garage and Edge of Common Drive - 25′
- Building Faces with No Driveways along the Private Street - 10′ from Private Street or Private Sidewalk

Minimum Dwelling Size—900sf
Garage—Minimum 2-car
Maximum Height—40′, 3 stories
Open Space—40%

Development Standards & Conclusion

STAFF RECOMMENDATION

Staff recommend approval of the Hope Meadows Phase 2 Rezone.

DEVELOPMENT STANDARDS—R-3 Medium Cont'd

Architecture—25% brick/stone/masonry along front building faces and any side and rear building faces along private streets. 25% brick/stone/masonry on all building faces along the public street.

Landscaping—1 tree per 1,000sf of open space
- 1 tree per 50' of public street frontage

Buffers—30' wide, 3' berm; 1 overstory, 2 understory, 1 evergreen every 50'

Conclusion

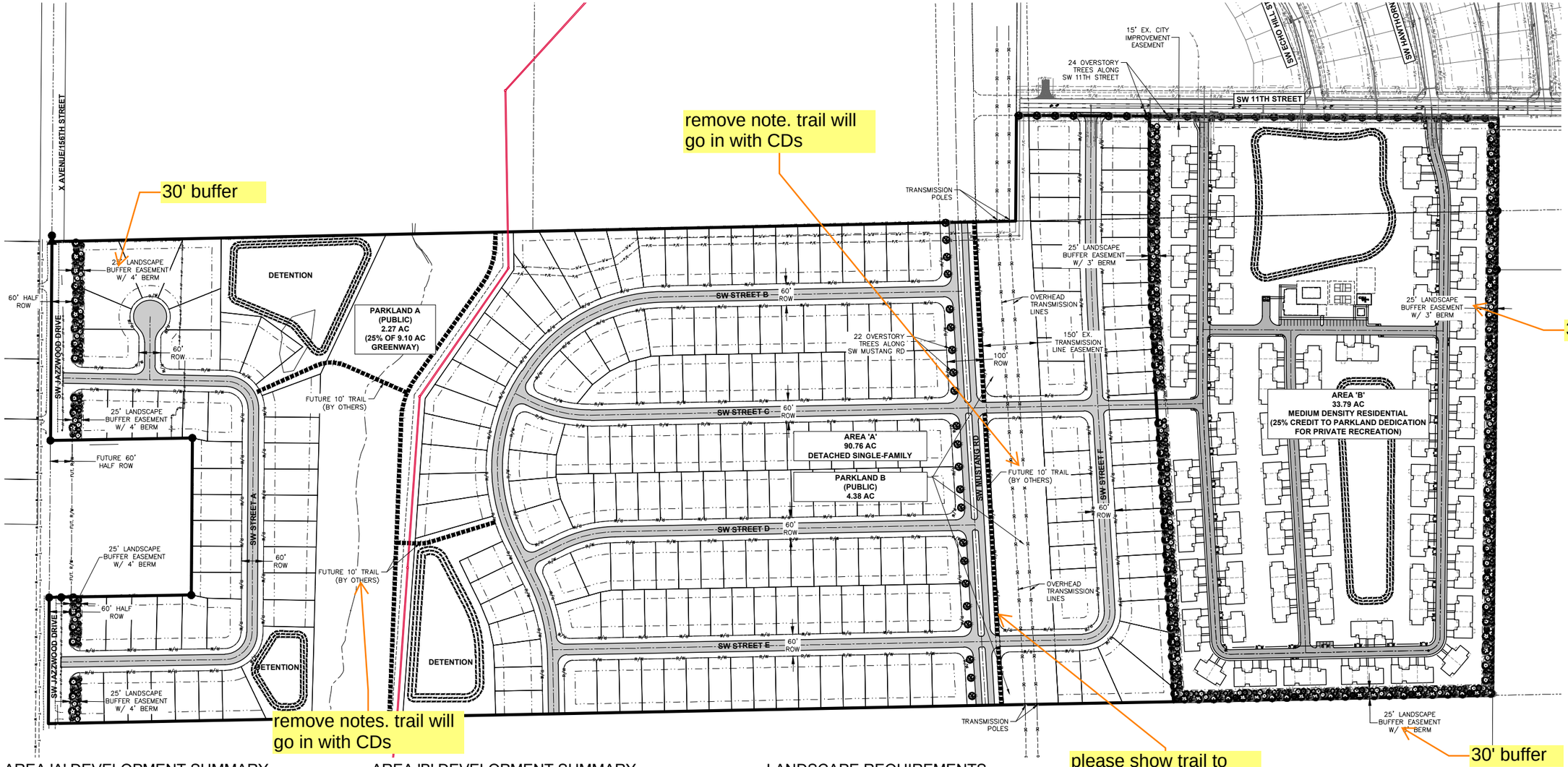
Applicant is requesting to rezone 124.55 acres to R-2 60 and R-3 Medium to allow single-family lots and townhomes.

The proposal is generally consistent with the future land use plans with the exception of shifting the medium-density area to the east side of the development.

The existing greenway and transmission corridor will be dedicated to the City with 10' trails constructed.

Right-of-way will be dedicated for SW Jazzwood Drive and Mustang Road.

Landscape berm and buffer will be required along SW Jazzwood. Street trees will be required along SW 11th Street and SW Mustang Road.



AREA 'A' DEVELOPMENT SUMMARY

ZONING: R–2 60: SINGLE–FAMILY DWELLING

SETBACKS:	
FRONT YARD	= 30 FEET
REAR YARD	= 25 FEET
SIDE YARD (1–1/2 STORIES)	= 7 FEET MINIMUM (14 FEET TOTAL)
SIDE YARD (2–3 STORIES)	= 7 FEET MINIMUM (15 FEET TOTAL)
MAX BUILD HEIGHT/STORIES	= 35 FT/3 STORIES
MAX LOTS/ACRE	= 6.0 LOTS/ACRE
LOTS (241) / ACRE (90.76)	= 2.66 LOTS/ACRE
MIN. LOT WIDTH	= 60 FEET
MIN. LOT AREA	= 7,500 SQUARE FEET
MIN. GREENSPACE	= 40% (36.30 AC)

AREA 'B' DEVELOPMENT SUMMARY

ZONING: R–3 MED: MULTIPLE–FAMILY DWELLING

SETBACKS:	
FRONT YARD	= 30 FEET
REAR YARD	= 30 FEET
SIDE YARD (1–1/2 STORIES)	= 7 FEET MINIMUM (14 FEET TOTAL)
SIDE YARD (2–3 STORIES)	= 15 FEET MINIMUM (30 FEET TOTAL)
BUILDING SEPARATION	= 16 FEET (30 FT IF WALL IS ONLY SOURCE OF AIR AND LIGHT FOR LIVING UNIT)
MAX BUILD HEIGHT/STORIES	= 40 FT/3 STORIES
MAX UNITS/ACRE	= 8.0 UNITS/AC (4.97 PROPOSED)
MIN. LOT WIDTH	= 200 FEET
MIN. LOT AREA	= 80,000 SQUARE FEET
MIN. GREENSPACE	= 40% (13.52 AC)

5 du/a

LANDSCAPE REQUIREMENTS

SW MUSTANG ROAD CITY IMPROVEMENT EASEMENT
1 OVERSTORY TREE PER 50 LF. (1,085 LF)

REQUIRED: 22 OVERSTORY TREES

PROVIDED: 22 OVERSTORY TREES

SW 11TH STREET CITY IMPROVEMENT EASEMENT
1 OVERSTORY TREE PER 50 LF. (1,188 LF)

REQUIRED: 24 OVERSTORY TREES

PROVIDED: 24 OVERSTORY TREES

THE INSTALLATION OF STREET TREES SHALL BE THE RESPONSIBILITY OF THE HOMEBUILDER AT TIME OF HOME CONSTRUCTION FOR EACH LOT

PARKLAND DEDICATION

PARKLAND REQUIRED:

SINGLE–FAMILY (AREA 'A'): 241 LOTS X 3 PEOPLE/LOT X 6.5 ACRES/1000 PEOPLE	= 4.70 ACRES
MULTI–FAMILY (AREA 'B'): 170 UNITS (5 UNITS/AC ASSUMED) X 2 PEOPLE/UNIT X 6.5 ACRES/1000 PEOPLE (PRIVATE AMENITIES WITHIN AREA 'B' TO REDUCE REQUIRED AREA 'B' PARKLAND BY 25%)	= 2.21 ACRES * 0.75 = 1.66 ACRES
TOTAL REQUIRED: 4.70 ACRES + 1.66 ACRES	= 6.36 ACRES

PARKLAND PROVIDED:

PARKLAND A (PUBLIC): 9.10 ACRES X 25% (GREENWAY CREDIT)	= 2.27 ACRES
PARKLAND B (PUBLIC):	= 4.38 ACRES
TOTAL PROVIDED:	= 6.65 ACRES

update parkland calculations to match the development agreement

SCALE 0' 75' 150' 300'

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

REVISIONS	DATE
2ND SUBMITTAL	08/08/2025
1ST SUBMITTAL	07/14/2025

HOPE MEADOWS PHASE 2
REZONING CONCEPTUAL PLAN
GRIMES, IOWA

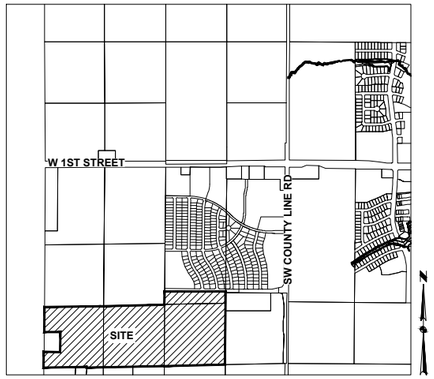
CIVIL DESIGN ADVANTAGE

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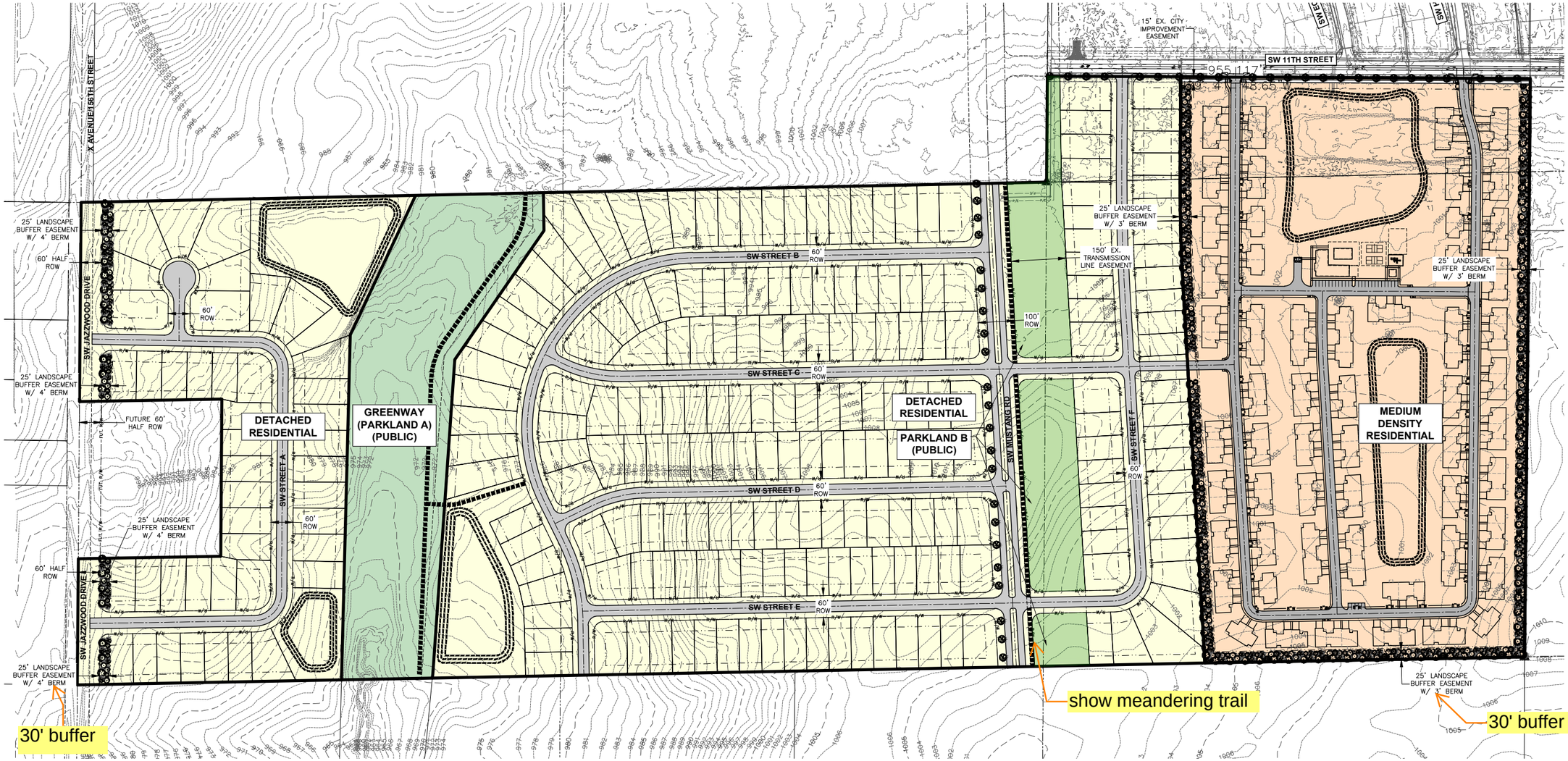
GRIMES, IOWA

OWNER/APPLICANT:

HOPE K FARMS LLC
CONTACT: ARASH RAZIZADEH
4500 WESTOWN PARKWAY, SUITE #277
WEST DES MOINES, IA 50266
PH: (515) 381-3925
EMAIL: ARASH.RAZIZADEH@EPCMFG.COM

ENGINEER / SURVEYOR:

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



REVISIONS	DATE
SECOND SUBMITTAL	06/08/2025
FIRST SUBMITTAL	07/14/2025

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

ENGINEER: JMM | TECH: JDS

CIVIL DESIGN ADVANTAGE

HOPE MEADOWS PHASE 2

LAND USE EXHIBIT

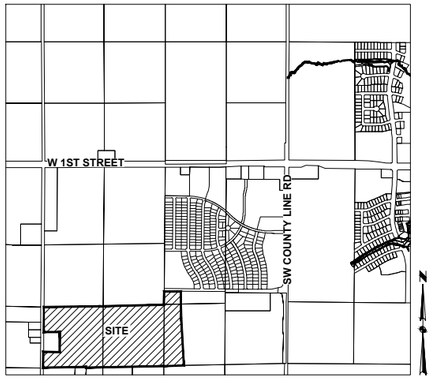
GRIMES, IOWA

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COMMENT:
TCOS: DNS:

VICINITY MAP



GRIMES, IOWA

OWNER/APPLICANT:

HOPE K FARMS LLC
CONTACT: ARASH RAZIZADEH
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CONTACT: JARED MURRAY
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH. (515) 369-4400
EMAIL: JAREDM@CDA-ENG.COM

ZONING:

EXISTING: R-4: MEADOWS PUD – SINGLE FAMILY RESIDENTIAL
A-1: AGRICULTURAL

PROPOSED: R-2 60: SINGLE AND TWO-FAMILY DWELLING DISTRICT

REZONING DESCRIPTION

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 1, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AND A PART OF OUTLOT 'X', HOPE MEADOWS PLAT 1, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF GRIMES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 88°52'57" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 1320.35 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 88°52'58" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 1320.32 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°25'45" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 345.42 FEET; THENCE NORTH 89°02'06" EAST, 389.10 FEET; THENCE NORTH 00°25'45" EAST, 430.00 FEET; THENCE SOUTH 89°02'06" WEST, 389.10 FEET TO SAID WEST LINE; THENCE NORTH 00°25'45" EAST, 543.91 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 88°47'04" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 2639.95 FEET TO THE CENTER OF SAID SECTION 1; THENCE NORTH 00°23'54" EAST ALONG THE WEST LINE OF SAID OUTLOT 'X', 289.51 FEET; THENCE SOUTH 89°41'49" EAST, 364.53 FEET; THENCE SOUTH 00°18'11" WEST, 269.81 FEET; THENCE SOUTH 00°03'24" EAST, 61.68 FEET; THENCE SOUTH 00°47'13" EAST, 61.68 FEET; THENCE SOUTH 01°31'02" EAST, 61.68 FEET; THENCE SOUTH 02°14'50" EAST, 61.68 FEET; THENCE SOUTH 02°58'37" EAST, 61.70 FEET; THENCE SOUTH 03°18'36" EAST, 1026.39 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 88°52'55" WEST ALONG SAID SOUTH LINE, 441.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 90.76 ACRES (3,953,548 SQUARE FEET).



DATE	REVISIONS
08/08/2025	SECOND SUBMITTAL
07/14/2025	FIRST SUBMITTAL

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

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

HOPE MEADOWS PHASE 2
R-2 (60) REZONING MAP

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PLOTTED: 8/5/2025 11:58 AM PLOTTED BY: JOSHUA STONEBERG
ENGINEER: JMM
TECH:

ADJACENT OWNERSHIP

	Area (ac.)	Area (%)	CONSENTING
1. BOHROFEN, J DENNIS 801 SW JAZZWOOD DR GRIMES IA 50111	16.65	27.91%	
2. HOPE K FARMS, LLC 4500 WESTOWN PKWY SUITE 277 WEST DES MOINES, IA 50265	12.41	20.80%	20.80%
3. WALLACE, DONALD W 209 NW SUNSET LN GRIMES, IA 50111	3.68	6.17%	
4. CATHOLIC FOUNDATION OF SOUTHWEST IOWA 601 GRAND AVE DES MOINES IA 50309	3.89	6.52%	
5. SOLID GROUND LLC 1040 SE FRONTIER AVE STE 160 WAUKEE IA 50263	5.74	9.62%	9.62%
6. CITY OF GRIMES * 101 NE HARVEY ST GRIMES IA 50111	1.37	2.30%	
7. FRAMPTON, JUSTIN 3405 SE CROSSROADS DR STE C GRIMES IA 50111	5.08	8.51%	8.51%
8. HERTZ FARM MANAGEMENT, INC PO BOX 500 NEVADA IA 50201-0500	4.31	7.22%	
9. DOHERTY, AMOR B LIVING TRUST 04/04/2018 24665 X AVE GRIMES IA 50111	0.64	1.07%	
10. WALSH, MATTHEW & SARA JTRS 24674 X AVE GRIMES IA 50111	3.51	5.88%	
11. FOX, MICHAEL & TIFANELYN JTRS 24635 X AVE GRIMES IA 50111	0.95	1.59%	
12. MORGAN, RICKY & JANA FAMILY TRUST 09/19/2024 12744 SE 64TH AVE RUNNELLS IA 50237-1092	0.95	1.59%	
13. KNOLL, EDWARD A & ALICE M JTRS 24565 X AVE GRIMES IA 50111	1.85	3.10%	
TOTAL:	59.66	100.00%	38.94%

* CITY OWNED PROPERTY AND RIGHT-OF-WAY NOT INCLUDED IN AREA ANALYSIS.

BULK REGULATIONS:

R-2 (60): SINGLE AND TWO-FAMILY DWELLING

SETBACKS:

FRONT YARD	= 30 FEET
REAR YARD	= 25 FEET
SIDE YARD (1-1/2 STORIES)	= 7 FEET MINIMUM (14 FEET TOTAL)
SIDE YARD (2-3 STORIES)	= 7 FEET MINIMUM (15 FEET TOTAL)
MAX BUILD HEIGHT/STORIES	= 35 FT/3 STORIES
MAX LOTS/ACRE	= 6.0 LOTS/ACRE
MIN. LOT WIDTH	= 60 FEET
MIN. LOT AREA	= 7,500 SQUARE FEET
MIN. GREENSPACE	= 40%

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

ENGINEER: JMM | TECH: JDS

REVISIONS

DATE	
08/08/2025	SECOND SUBMITTAL
07/14/2025	FIRST SUBMITTAL

CIVIL DESIGN ADVANTAGE

HOPE MEADOWS PHASE 2

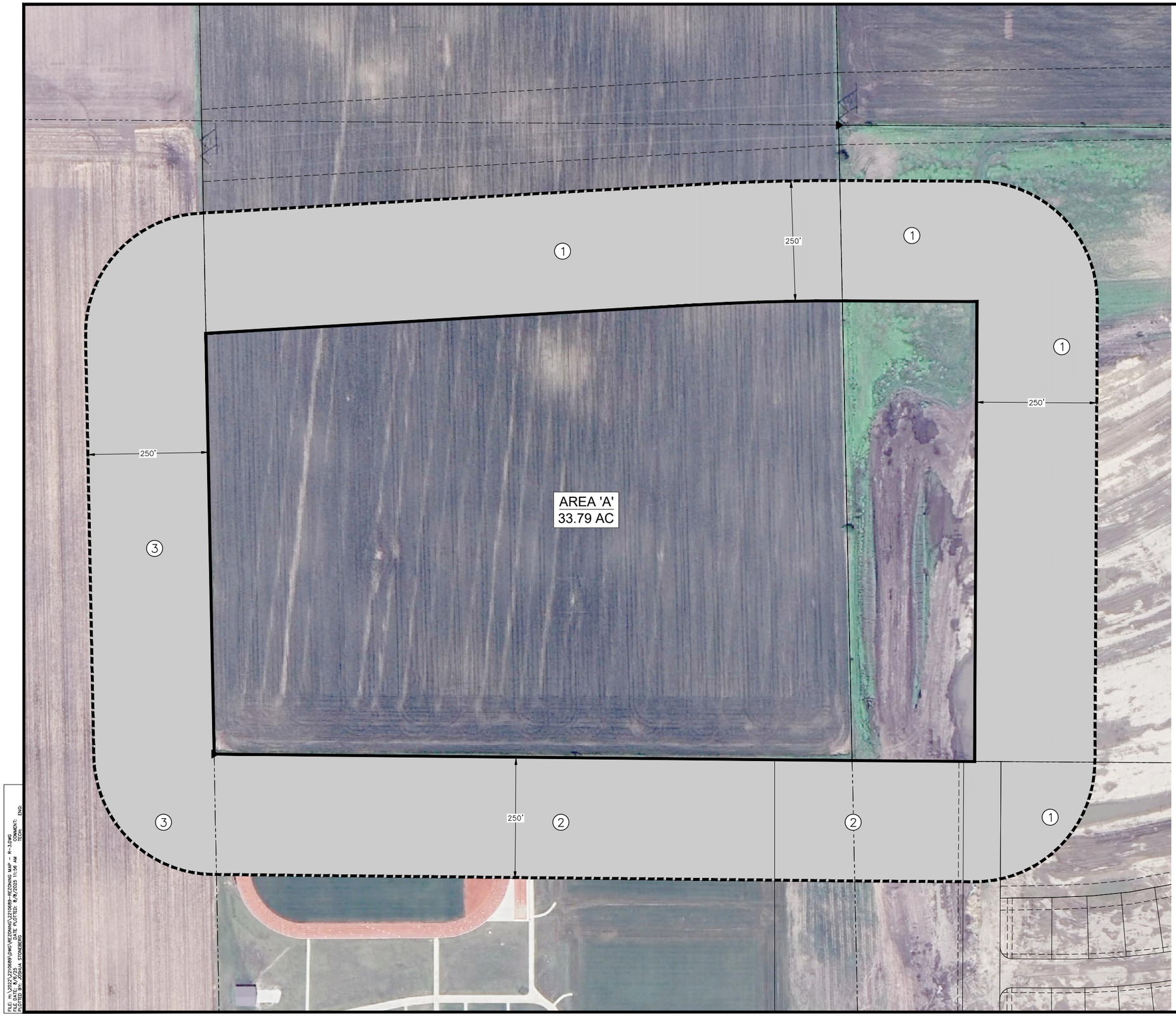
R-2 (60) REZONING MAP

GRIMES, IOWA

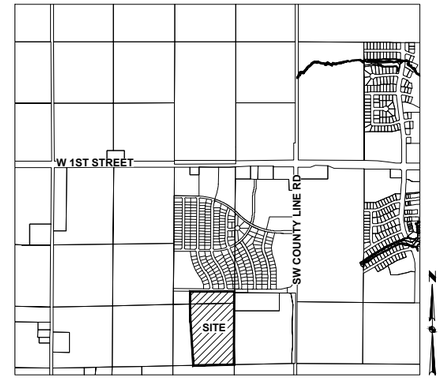
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PLOTTED BY: JOSHUA STONEBERG TECH:
ENG:



VICINITY MAP



GRIMES, IOWA

OWNER/APPLICANT:

HOPE K FARMS LLC
CONTACT: ARASH RAZIZADEH
4500 WESTOWN PARKWAY, SUITE #277
WEST DES MOINES, IA 50266
PH: (515) 381-3925
EMAIL: ARASH.RAZIZADEH@EPCMFG.COM

ENGINEER / SURVEYOR:

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

ZONING:

EXISTING: R-4: MEADOWS PUD – SINGLE FAMILY RESIDENTIAL
A-1: AGRICULTURAL

PROPOSED: R-3: MULTIPLE-FAMILY DWELLING

REZONING DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF OUTLOT 'X', HOPE MEADOWS PLAT 1, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF GRIMES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 88°52'55" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 874.01 FEET; THENCE NORTH 03°18'36" WEST, 1026.39 FEET; THENCE NORTH 02°58'37" WEST, 61.70 FEET; THENCE NORTH 02°14'50" WEST, 61.68 FEET; THENCE NORTH 01°31'02" WEST, 61.68 FEET; THENCE NORTH 00°47'13" WEST, 61.68 FEET; THENCE NORTH 00°03'24" WEST, 61.68 FEET; THENCE NORTH 00°18'11" EAST, 269.81 FEET; THENCE SOUTH 89°41'49" EAST, 955.12 FEET TO THE EAST LINE OF SAID OUTLOT 'X'; THENCE SOUTH 00°24'04" WEST ALONG SAID EAST LINE, 254.44 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00°34'56" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 1326.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.79 ACRES (1,471,731 SQUARE FEET).

SCALE
0' 50' 100' 200'

REVISIONS	DATE
SECOND SUBMITTAL	08/08/2025
FIRST SUBMITTAL	07/14/2025

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

ENGINEER: JMM | TECH: JDS

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

HOPE MEADOWS PHASE 2

R-3 REZONING MAP

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PLOTTED BY: JOSHUA STONEBERG
DATE PLOTTED: 8/8/2025 10:54 AM
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ADJACENT OWNERSHIP

	Area (ac.)	Area (%)	CONSENTING
1. HOPE K FARMS, LLC 4500 WESTOWN PKWY SUITE 277 WEST DES MOINES, IA 50265	17.09	51.29%	51.29%
2. DALLAS CENTER-GRIMES COMMUNITY SCHOOL DISTRICT PO BOX 680, 2405 W 1ST STREET GRIMES, IA 50111	8.96	26.89%	
3. WALLACE, DONALD W 209 NW SUNSET LN GRIMES, IA 50111	7.27	21.82%	
TOTAL:	33.32	100.00%	51.29%

BULK REGULATIONS:

R-3: MULTIPLE-FAMILY DWELLING

SETBACKS:

FRONT YARD	= 30 FEET
REAR YARD	= 30 FEET
SIDE YARD (1-1/2 STORIES)	= 7 FEET MINIMUM (14 FEET TOTAL)
SIDE YARD (2-3 STORIES)	= 15 FEET MINIMUM (30 FEET TOTAL)
BUILDING SEPARATION	= 16 FEET (30 FT IF WALL IS ONLY SOURCE OF AIR AND LIGHT FOR LIVING UNIT)
MAX BUILD HEIGHT/STORIES	= 40 FT/3 STORIES
MIN. LOT WIDTH	= 200 FEET
MIN. LOT AREA	= 80,000 SQUARE FEET
MIN. GREENSPACE	= 40%

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ENG:

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08/08/2025	SECOND SUBMITTAL
07/14/2025	FIRST SUBMITTAL

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URBANDALE, IA 50322
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ENGINEER: JMM | TECH: JDS

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

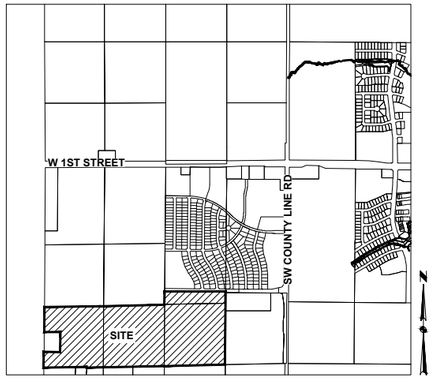
HOPE MEADOWS PHASE 2

R-3 REZONING MAP

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VICINITY MAP



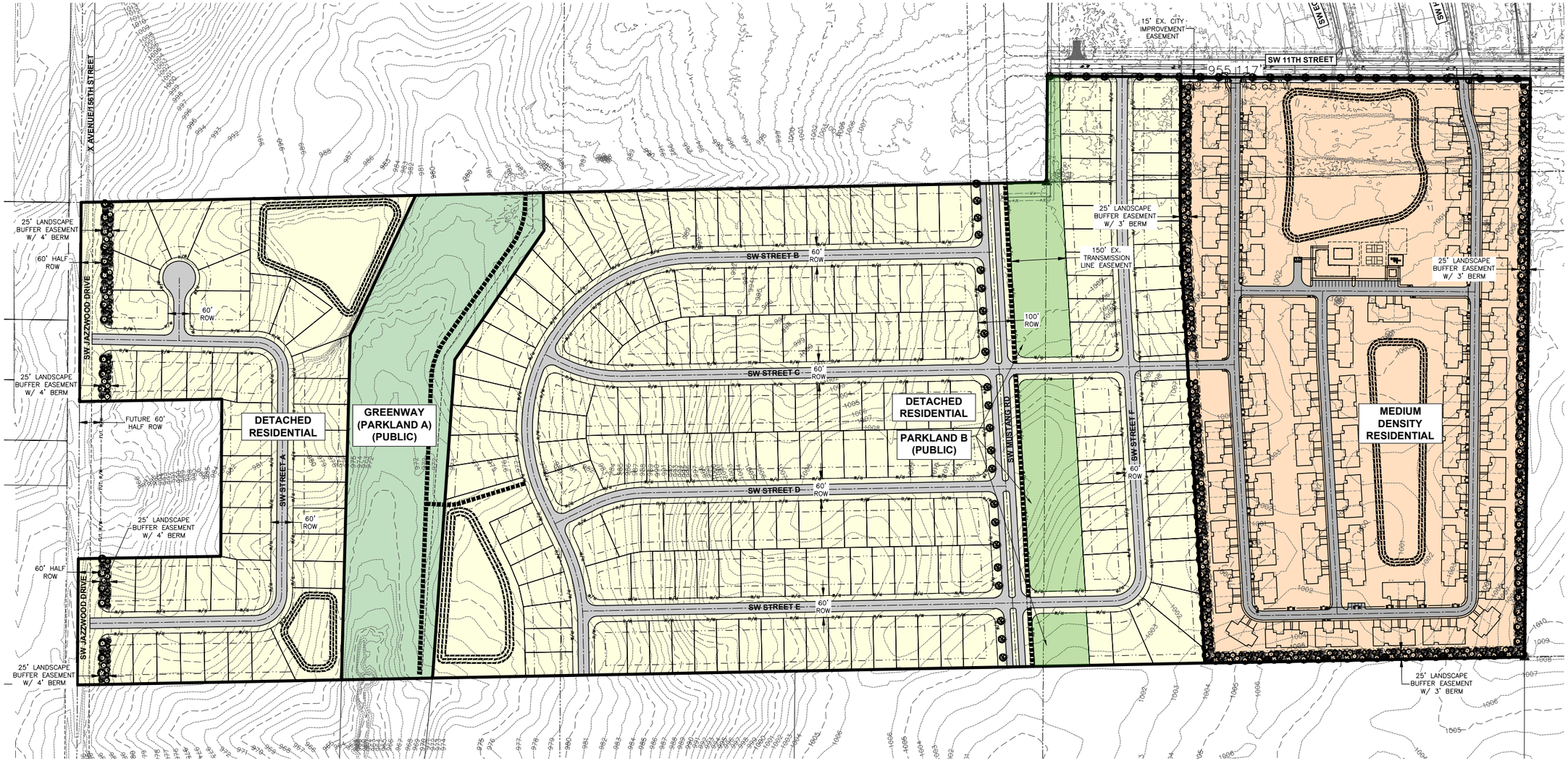
GRIMES, IOWA

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SECOND SUBMITTAL	08/08/2025
FIRST SUBMITTAL	07/14/2025

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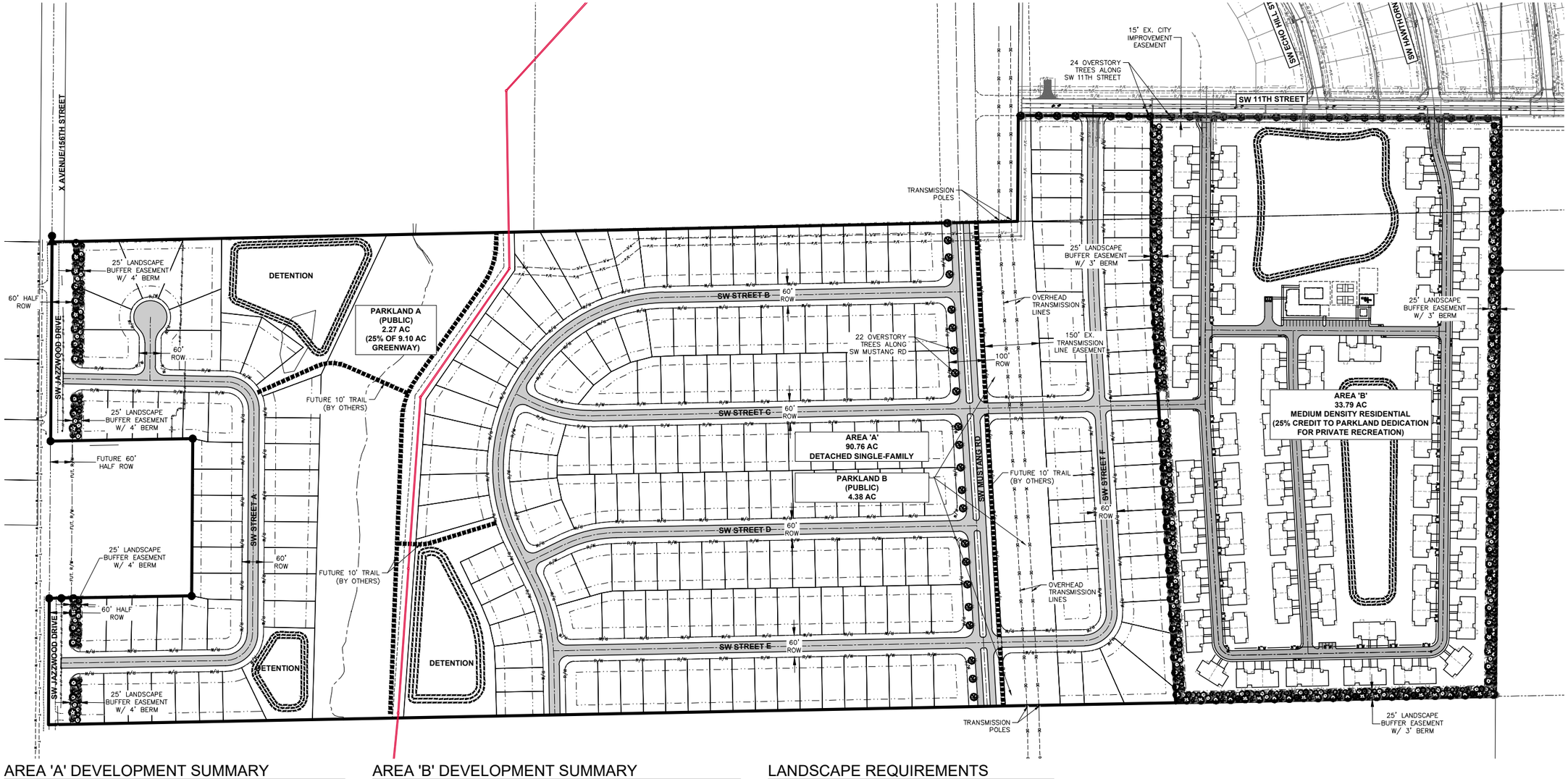
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

HOPE MEADOWS PHASE 2

LAND USE EXHIBIT

1 / 1

2210.689



AREA 'A' DEVELOPMENT SUMMARY

ZONING: R–2 60: SINGLE–FAMILY DWELLING

SETBACKS:	
FRONT YARD	= 30 FEET
REAR YARD	= 25 FEET
SIDE YARD (1–1/2 STORIES)	= 7 FEET MINIMUM (14 FEET TOTAL)
SIDE YARD (2–3 STORIES)	= 7 FEET MINIMUM (15 FEET TOTAL)
MAX BUILD HEIGHT/STORIES	= 35 FT/3 STORIES
MAX LOTS/ACRE	= 6.0 LOTS/ACRE
LOTS (241) / ACRE (90.76)	= 2.66 LOTS/ACRE
MIN. LOT WIDTH	= 60 FEET
MIN. LOT AREA	= 7,500 SQUARE FEET
MIN. GREENSPACE	= 40% (36.30 AC)

AREA 'B' DEVELOPMENT SUMMARY

ZONING: R–3 MED: MULTIPLE–FAMILY DWELLING

SETBACKS:	
FRONT YARD	= 30 FEET
REAR YARD	= 30 FEET
SIDE YARD (1–1/2 STORIES)	= 7 FEET MINIMUM (14 FEET TOTAL)
SIDE YARD (2–3 STORIES)	= 15 FEET MINIMUM (30 FEET TOTAL)
BUILDING SEPARATION	= 16 FEET (30 FT IF WALL IS ONLY SOURCE OF AIR AND LIGHT FOR LIVING UNIT)
MAX BUILD HEIGHT/STORIES	= 40 FT/3 STORIES
MAX UNITS/ACRE	= 8.0 UNITS/AC (4.97 PROPOSED)
MIN. LOT WIDTH	= 200 FEET
MIN. LOT AREA	= 80,000 SQUARE FEET
MIN. GREENSPACE	= 40% (13.52 AC)

LANDSCAPE REQUIREMENTS

SW MUSTANG ROAD CITY IMPROVEMENT EASEMENT
1 OVERSTORY TREE PER 50 LF. (1,085 LF)

REQUIRED: 22 OVERSTORY TREES

PROVIDED: 22 OVERSTORY TREES

SW 11TH STREET CITY IMPROVEMENT EASEMENT
1 OVERSTORY TREE PER 50 LF. (1,188 LF)

REQUIRED: 24 OVERSTORY TREES

PROVIDED: 24 OVERSTORY TREES

THE INSTALLATION OF STREET TREES SHALL BE THE RESPONSIBILITY OF THE HOMEBUILDER AT TIME OF HOME CONSTRUCTION FOR EACH LOT

PARKLAND DEDICATION

PARKLAND REQUIRED:

SINGLE–FAMILY (AREA 'A'): 241 LOTS X 3 PEOPLE/LOT X 6.5 ACRES/1000 PEOPLE	= 4.70 ACRES
MULTI–FAMILY (AREA 'B'): 170 UNITS (5 UNITS/AC ASSUMED) X 2 PEOPLE/UNIT X 6.5 ACRES/1000 PEOPLE (PRIVATE AMENITIES WITHIN AREA 'B' TO REDUCE REQUIRED AREA 'B' PARKLAND BY 25%)	= 2.21 ACRES * 0.75 = 1.66 ACRES
TOTAL REQUIRED: 4.70 ACRES + 1.66 ACRES	= 6.36 ACRES

PARKLAND PROVIDED:

PARKLAND A (PUBLIC): 9.10 ACRES X 25% (GREENWAY CREDIT)	= 2.27 ACRES
PARKLAND B (PUBLIC):	= 4.38 ACRES
TOTAL PROVIDED:	= 6.65 ACRES

SCALE 0' 75' 150' 300'

FILE: H:\2021\2210689\DWG\CONCEPTS\2210689-CONCEPT 3.DWG
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PLOTTED BY: JARED MURRAY
TECH:
COMMENT:
ENG:

DATE	REVISIONS
06/08/2025	2ND SUBMITTAL
07/14/2025	1ST SUBMITTAL

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

CIVIL DESIGN ADVANTAGE

HOPE MEADOWS PHASE 2

REZONING CONCEPTUAL PLAN

GRIMES, IOWA

1 / 1

2210.689

Planning & Zoning Staff Report

CITY OF GRIMES

DATE

September 2, 2025

PROJECT NAME

Brookside Village Multi-Tenant Building Site Plan

APPLICANT

Signature Ernst Holdings, LLC

REQUESTED ACTION

Approval of a site plan for a 7,819 sf multi-tenant office building

LOCATION

East of Highway 141, south of NE Beaverbrooke Blvd, and west of NE Destination Drive

ZONING

R-4 (Fagen Propoerty Rezone – General Commercial Area)

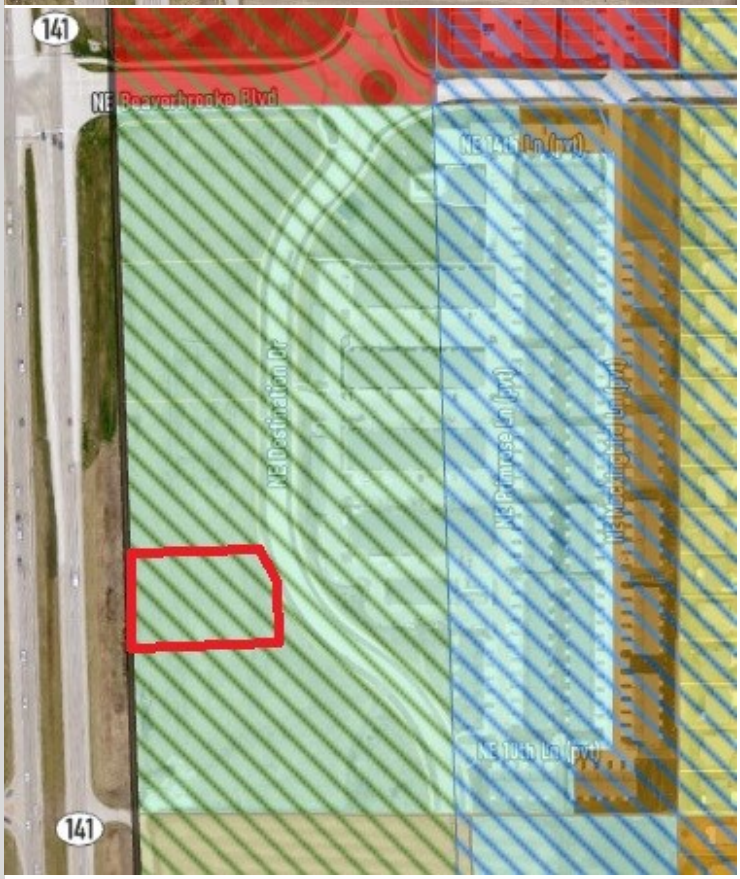
PLANNER

Evann Martin
emartin@grimesiowa.gov
515-986-4050

Location Map



Zoning Map



Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Vacant	Commercial	R-4
North	Vacant	Commercial	R-4
South	Vacant	Commercial	R-4
East	N/A (Highway 141)	N/A (Highway 141)	N/A (Highway 141)
West	High-Density Residential	High-Density Residential	R-4

PARKS

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

LEGAL & STUDIES

The site is subject to the Fagen Property Zoning Change and Development Agreement which establishes the zoning standards for the site.

The access for the site is in compliance with the Grimes Street Design Guide.



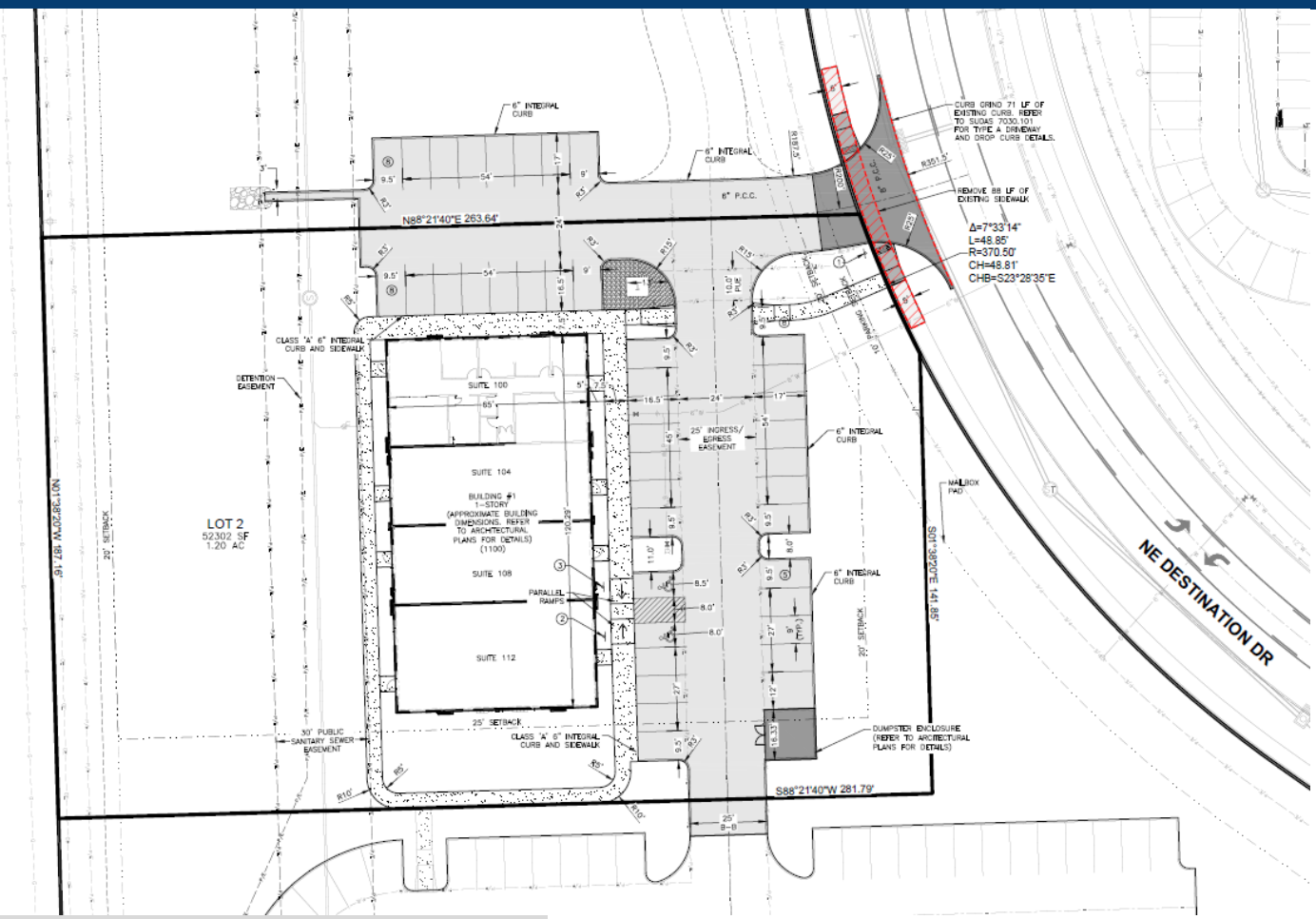
Area Plan Future Land Use



Future Plan Land Use

The proposed site plan is consistent with the future land use plan and area plan land use plan which allow commercial **development on the property. The site plan is also consistent with the zoning requirements in the PUD**.

Site Layout



ACCESS

Access will be provided off NE Destination Drive to be shared with future development to the north. Internal drive connections will be stubbed to the north and south to future development.

5′ sidewalk along NE Destination Drive is existing. Private sidewalk connections will be provided to the public sidewalk and to future development to the south.

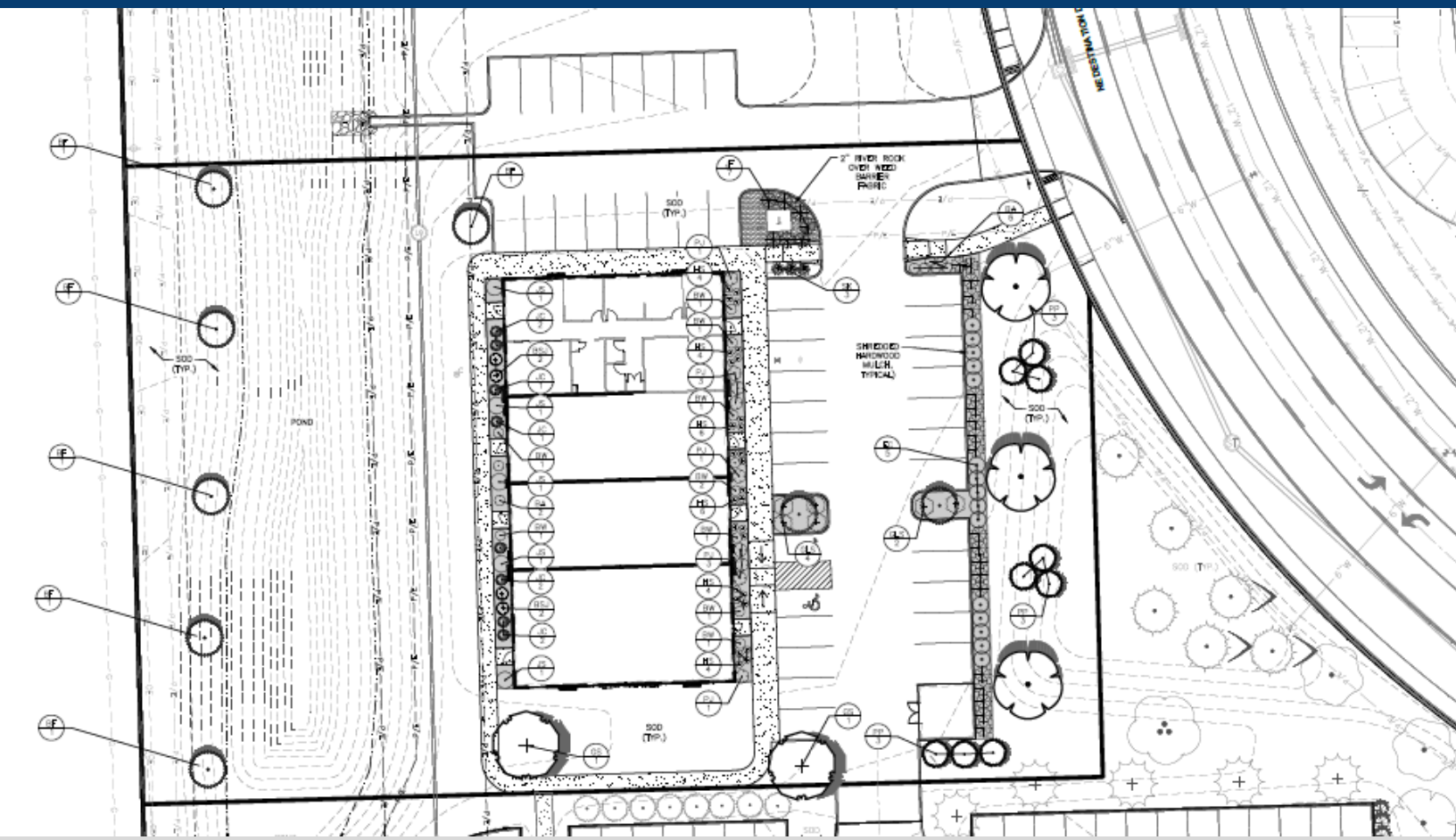
PARKING

Parking will be provided on the north and east sides of the building. Additional parking will be installed with the project on the north side of the shared drive.

Parking Calculation Table

Required	Proposed
3 spaces/1000 sf 24 spaces required	33 spaces Additional 8 spaces for future

Utilities & Landscaping



SANITARY

A new public sanitary sewer is planned to be constructed on the west side of the property along to serve the lots within Brookside Village Plat 2 lots and future development to the south.

WATER

A water service stub is available for the site and will be extended to the building.

STORM WATER

A shared detention basin will be provided along the west side of the site to serve this site and the future development to the north and south within Brookside Village Plat 2.

LANDSCAPING

Landscaping for the site is in compliance with the Highway 141 landscaping standards. Street frontage trees and foundation plantings are provided along NE Destination Drive and Highway 141.

Architecture

BUILDING & ELEVATIONS

The building is subject to the Highway 141 Zone 1 architecture standards, which require 20% glazing along the public streets and 75% primary material on all sides.

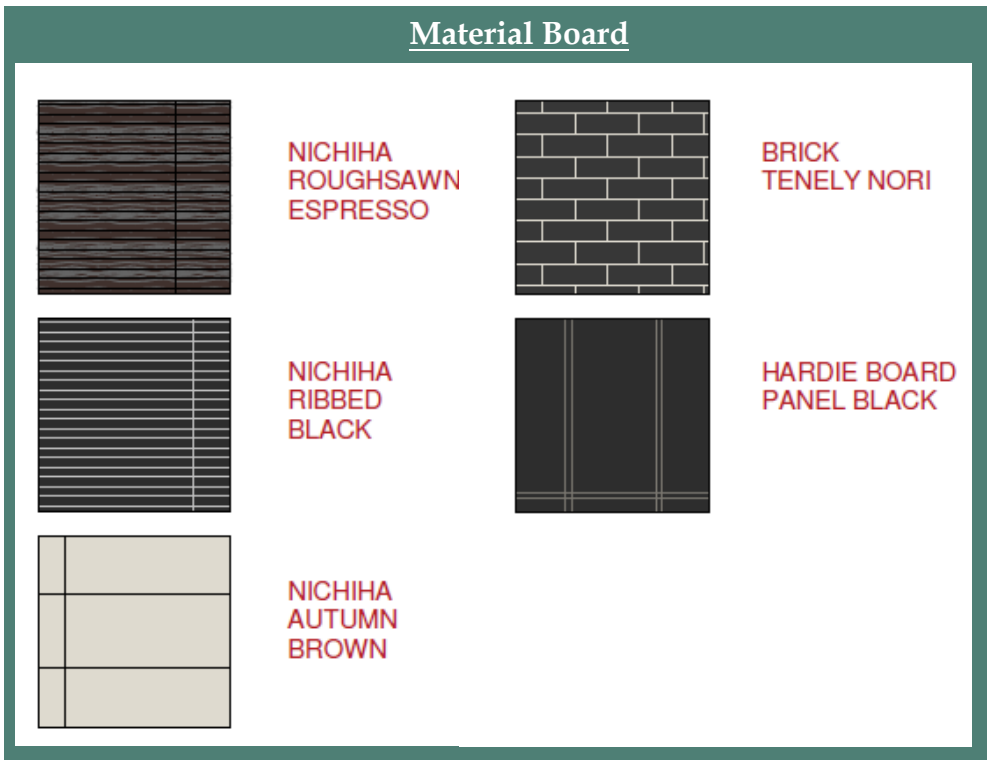
The building will be constructed with brick, Hardie board and batten, and a mix of Nichiha paneling. The storefronts will have canopies above the doors and wall-mounted lighting flanking the doors.

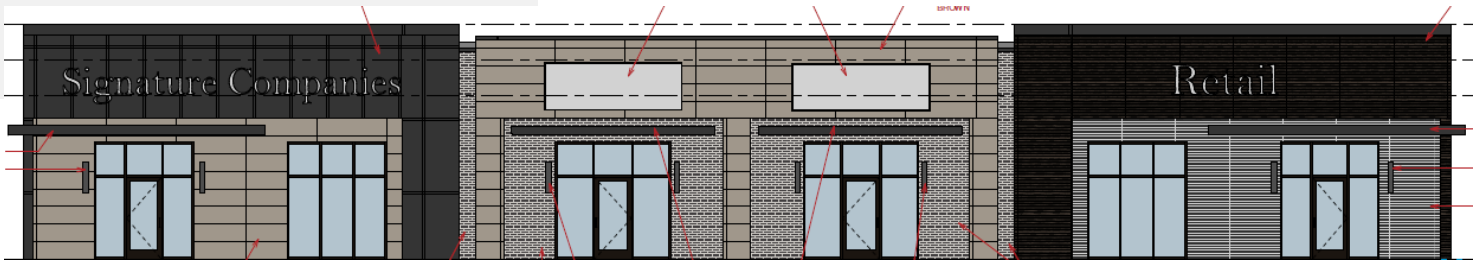
DUMPSTER ENCLOSURE

A dumpster enclosure will be provided with materials consistent with the proposed building materials.

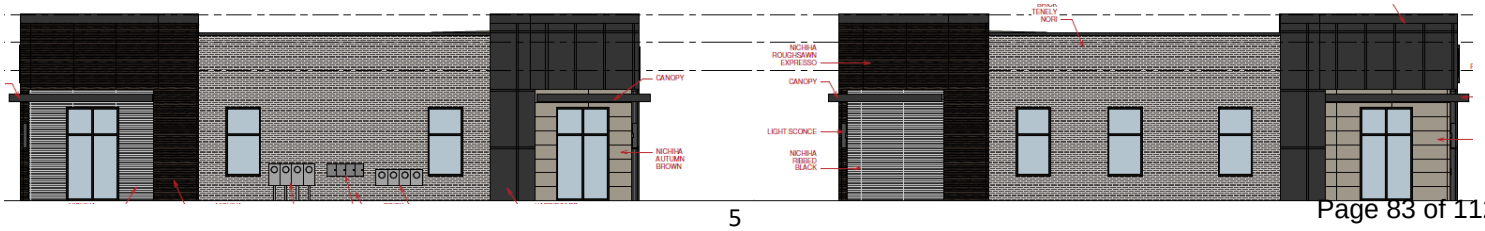
LIGHTING

Decorative wall-mounted lighting will be provided on the east and west building faces along the public streets.









Conclusion

STAFF RECOMMENDATION

Staff recommend approval of the Brookside Village Multi-Tenant Building Site Plan subject to remaining staff comments.

Conclusion

The applicant is proposing to construct a 7,819 sf multi-tenant office building.

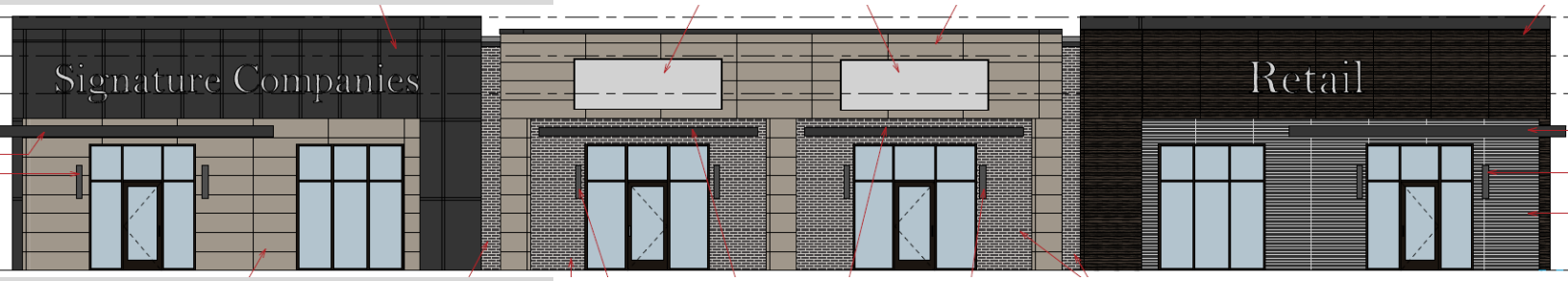
The site will provide shared access with future development to the north and will provide internal access connections to future development.

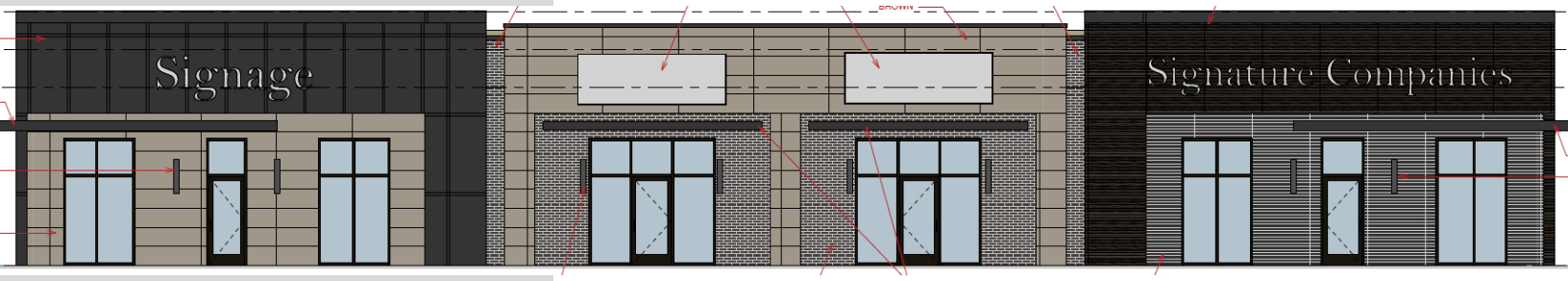
Private sidewalk connections will be provided to the public side-walk and future development.

Landscaping and architecture are provided in compliance with the Highway 141 Zone 1 requirements.

The proposed use is consistent with the future land use plans and the zoning standards within the PUD.

Outstanding items to review are the lighting plan and dumpster elevations. Both items will be required to be provided prior to Council approval.





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

~~July 3, 2025~~
~~July 29, 2025~~
August 29, 2025

Civil Design Advantage
Attn: Jared Murray
4121 NW Urbandale Drive
Urbandale, Iowa 50322

RE: Brookside Village Multi-Tenant Site Plan

Dear Jared:

The Development Services Department is in receipt of a proposed Site Plan for Brookside Village Multi-Tenant Site Plan. Based on the review of the submitted materials, staff have the following comments:

General Comments:

1. Please provide the $2000 site plan review fee prior to Council approval.

2. ~~The final plat will be required to be approved and recorded prior to Issuing certificate of occupancy.~~

3. Note that observation fees will be provided with final site plan review, if applicable.

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

5. Note that CAD and XML files will be required with the final plan set.

    a. All new utilities to be installed and any removed.
    b. Pavement within the project site
    c. Finished grade surface of grading area (XML file)
    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

6. ~~Note that as-builts are required to be provided.~~

7. Provide photometric plan.

8. Provide specs for parking lot and building lighting.

~~9. Is colored lighting proposed?~~

Multi-Tenant Site Plan I am checking to make sure all SWMP items are addressed since the site changed and will send any comments your way.

~~1. Page 6.0: Add elevations to critical crossing.~~

~~2. Page 6.0. Should the revetment be placed around ST-8? Also, consider moving ST-8 or the flume so that runoff isn't directed at ST-8.~~

~~3. Page 6.0: Are roof drain connections needed?~~

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 11, 2025 **(1 PDF of Site plan with Elevation Plan included)**
PLANNING & ZONING:	September 2, 2025 at 5:30
COUNCIL MEETING:	TBD September 23, 2025 at 5:30

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

Sincerely,

Evann Martin
Senior Planner

Addressing Comments Complete

Engineering Comments Completed

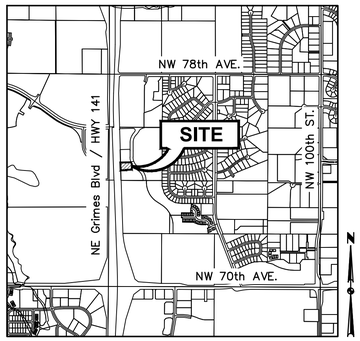
SITE PLAN FOR:

BROOKSIDE VILLAGE MULTI-TENANT

GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

OWNER

SIGNATURE ERNST HOLDINGS, LLC
CONTACT: BRIAN ATWOOD
4800 E 57TH STREET
SIOUX FALLS, SOUTH DAKOTA
PH: (515) 630-6043
EMAIL: BRIAN@SIGNATURECOMPANIESLLC.COM

APPLICANT

SIGNATURE COMPANIES, LLC
CONTACT: BRIAN ATWOOD
3430 SE DESTINATION DRIVE, SUITE #400
GRIMES, IOWA 50111
PH: (515) 630-6043
EMAIL: BRIAN@SIGNATURECOMPANIESLLC.COM

ENGINEER

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

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: CHARLIE MCGLOTHLEN
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: (515) 369-4400
EMAIL: CHARLIEM@CDA-ENG.COM

ARCHITECT

SIGNATURE COMPANIES, LLC
CONTACT: TJ OLSON
3430 SE DESTINATION DR, STE 400
GRIMES, IOWA 50111
PH: (605) 275-5888
EMAIL: TJ@SIGNATURECOMPANIESLLC.COM

BENCHMARKS

1. SET BM – BURY BOLT ON HYDRANT AT THE NORTHWEST CORNER OF SITE
   ELEVATION=967.14

2. SET BM – BURY BOLT ON HYDRANT @ SE CORNER OF 1ST STREET & GATEWAY DRIVE
   ELEVATION=940.44

DATE OF SURVEY

02/17/2022

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = FALL 2025
ANTICIPATED FINISH DATE = FALL 2028

SUBMITTAL DATES

FIRST SUBMITTAL:	06/09/2025
SECOND SUBMITTAL:	07/11/2025
THIRD SUBMITTAL:	08/15/2025

PROJECT SITE ADDRESS

1100 NE DESTINATION DRIVE
SUITES 100, 104, 108 AND 112

ZONING

EXISTING: R-4: PUD W/ UNDERLYING R-3: HIGH DENSITY RESIDENTIAL AND C-2: GENERAL COMMERICAL LOCATED WITHIN THE HIGHWAY 141 MIXED USE CORRIDOR.

DEVELOPMENT SUMMARY

BULK REGULATIONS:
R-4 (BROOKSIDE VILLAGE PUD ZONING CHANGE AND DEVELOPMENT AGREEMENT (DOC. XXXX, PG. XXXX)

OPEN SPACE:

TOTAL AREA	= 1.20 ACRES (53,302 SF)
OPEN SPACE REQUIRED	= 10,460 SF (20%)
OPEN SPACE PROVIDED	= 25,650 SF (48%)

BUILDING SUMMARY:

BUSINESS, PROFESSIONAL OFFICE (7,819 SF)

BUILDING PARKING REQUIRED:

BUSINESS, PROFESSIONAL OFFICE (7,819 SF) 3 SPACE / 1,000 GFA	= 24 SPACES
ACCESSIBLE SPACES REQUIRED (1-25 SPACES)	= 1 SPACES

BUILDING PARKING PROVIDED:

STANDARD SPACES	= 38 SPACES
ACCESSIBLE SPACES	= 2 SPACES
TOTAL PROVIDED	= 40 SPACES

INDEX OF SHEETS

NO.	DESCRIPTION
1.0	COVER SHEET
2.0-2.1	DETAILS
3.0	DIMENSION PLAN
4.0	GRADING PLAN
5.0	EROSION AND SEDIMENT CONTROL PLAN
6.0	UTILITY PLAN
7.0	LANDSCAPE PLAN

LEGAL DESCRIPTION

A PART OF OUTLOT 'Z', BROOKSIDE VILLAGE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID OUTLOT 'Z'; THENCE NORTH 01°38'20" WEST ALONG THE WEST LINE OF SAID OUTLOT 'Z', 258.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°38'20" WEST ALONG SAID WEST LINE, 187.16 FEET; THENCE NORTH 88°21'40" EAST, 263.64 FEET TO THE EASTERLY LINE OF SAID OUTLOT 'Z'; THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 370.50 FEET, WHOSE ARC LENGTH IS 48.85 FEET AND WHOSE CHORD BEARS SOUTH 23°28'35" EAST, 48.81 FEET; THENCE SOUTH 01°38'20" EAST, 141.85 FEET; THENCE SOUTH 88°21'40" WEST, 281.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.20 ACRES (52,302 SQUARE FEET).

UTILITY WARNING

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

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

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400
PROJECT NO. 2301.070

GENERAL LEGEND

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

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

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

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

LICENSED PROFESSIONAL ENGINEER
JARED M. MURRAY
23496
IOWA

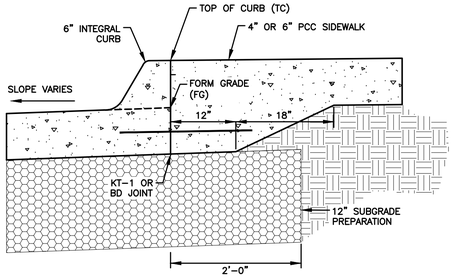
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JARED M. MURRAY, P.E. — DATE

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

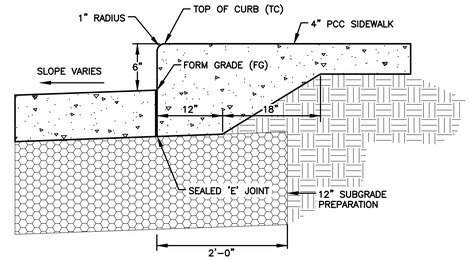
PRELIMINARY NOT FOR CONSTRUCTION

FILE: H:\2023\2301070\DWG\SITE PLAN\2301070-COV-SET-SIM.DWG
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PLOTTED BY: CLINT OTTO
COMMENT:
ENG:
TECH:



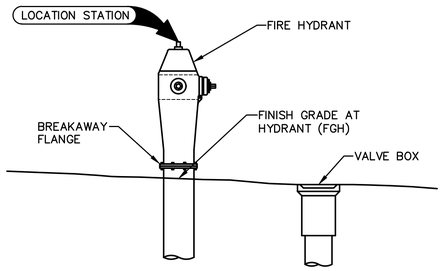
6" INTERGRAL CURB AND SIDEWALK

NOT TO SCALE



CLASS 'A' 6" INTERGRAL CURB AND SIDEWALK

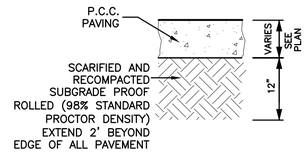
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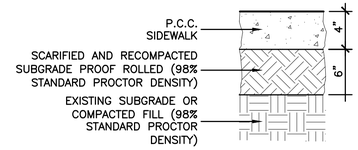
EXAMPLE: STA 10+00, 42' LT
HYDRANT ASSEMBLY
FGH = 987.6

HYDRANT ASSEMBLY SPOT ELEVATION REFERENCE DETAIL

NOT TO SCALE



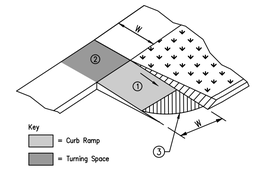
PCC PAVEMENT DETAIL



PCC SIDEWALK DETAIL

PCC PAVEMENT AND SIDEWALK

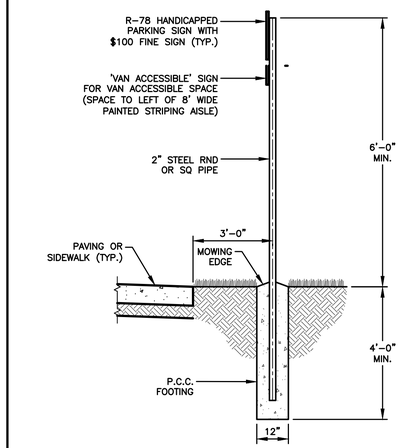
NOT TO SCALE



1. Perpendicular Curb Ramp: Target running sloped of 6.25% with a maximum running slope of the 8.3%.
2. Turning Space: Target slope of 1.5% with a maximum slope perpendicular to the travel directions of 2.0%. At mid-block crossings, cross slope of landing may exceed 2.0% to match the roadway grade. Min. 5'x5'.
3. Provide an area of special shaping at the bottom of the ramp to provide a smooth transition to the gutterline. 2% maximum slope in any direction.
4. The minimum pavement depth for ramps and landings shall be 6-inches.

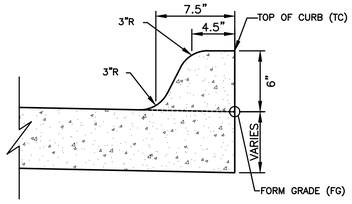
PERPENDICULAR CURB RAMP @ CLASS 'A' INTEGRAL CURB

NOT TO SCALE



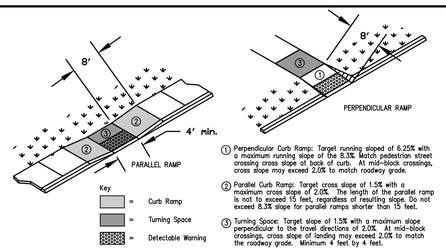
ACCESSIBLE PARKING SIGN

NOT TO SCALE



6" PCC INTEGRAL CURB

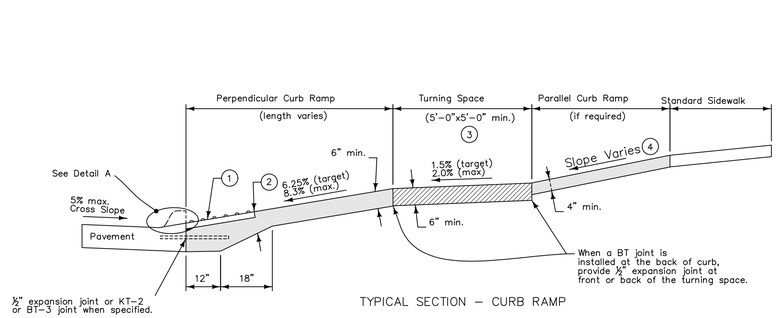
NOT TO SCALE



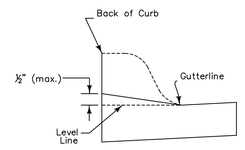
1. Perpendicular Curb Ramp: Target running sloped of 6.25% with a maximum running slope of the 8.3%. Match pedestrian street crossing cross slope at back of curb. At mid-block crossings, cross slope may exceed 2.0% to match roadway grade.
2. Parallel Curb Ramp: Target cross slope of 1.5% with a maximum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

CURB RAMPS

NOT TO SCALE



TYPICAL SECTION – CURB RAMP



DETAIL A

1. Provide a minimum 2 foot width of detectable warning surfaces in the direction of pedestrian travel across the full width of the curb ramp or turning space, exclusive of curbs or flares.
2. Provide a minimum of 6 inches of concrete below the detectable warning panel.
3. Target slope of 1.5% with maximum slope perpendicular to the travel directions of 2.0%. Minimum 5 feet by 5 feet.
4. If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.

   The length of the parallel ramp is not required to exceed 15 feet, regardless of the resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.

GENERAL SIDEWALK AND CURB RAMP DETAILS

NOT TO SCALE

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

ENGINEER: JMM | TECH: JDS

REVISIONS	DATE
3RD SUBMITTAL	08/15/2025
2ND SUBMITTAL	07/11/2025
1ST SUBMITTAL	06/09/2025

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

BROOKSIDE VILLAGE MULTI-TENANT

DETAILS

2.0

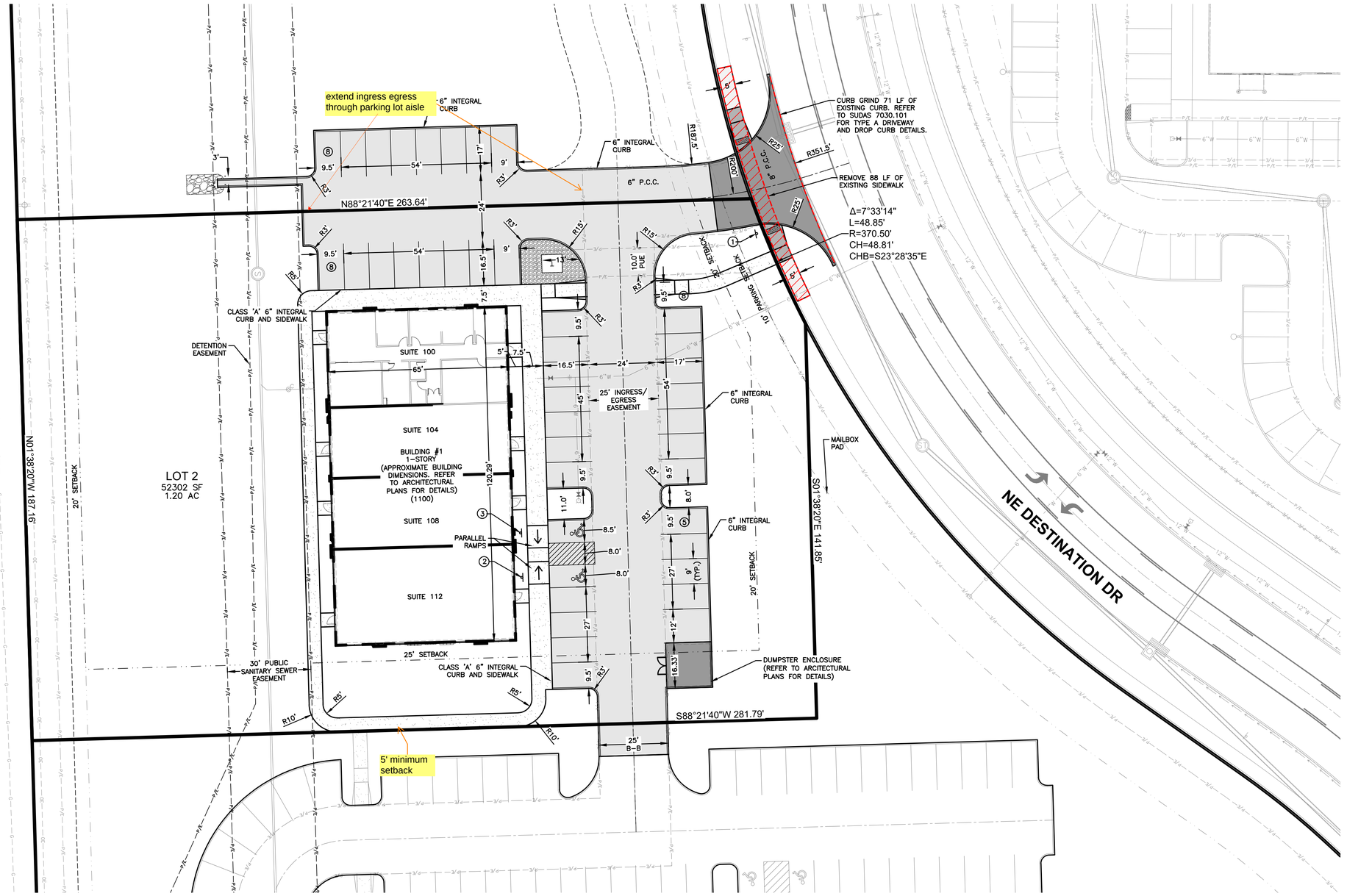
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CITY OF GRIMES STANDARD NOTES FOR PUBLIC IMPROVEMENTS

1. GENERAL NOTES:

A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
B. PROVIDE GEOTECHNICAL EXPLORATION FOR ALL PROPOSED STREET, SANITARY, STORM SEWER, AND WATER MAIN PROJECTS IN ACCORDANCE WITH THE SUDAS DESIGN MANUAL; SUBMIT WRITTEN REPORT AND TEST RESULTS TO THE CITY FOR REVIEW.
C. A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING. CONTACT THE CITY OF GRIMES ENGINEERING DIVISION (515.986.4050).
D. ALL PERMITS (IDNR, SWPP, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
E. PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS (AS-BUILTS) OF ALL IMPROVEMENTS AND EASEMENTS AS PER THE CITY'S COMMERCIAL AS BUILT POLICY.
F. 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.
G. RECORD DRAWINGS TO INCLUDE ONE ELECTRONIC FILE IN .DWG AND .PDF FILE EXTENSIONS.
H. 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.
I. ALL SERVICES LOCATIONS ARE TO BE STAMPED IN THE CURB WITH LETTER IRONS AS PER CITY STANDARD PROCEDURES.
J. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS (UTILITY, PAVING, SUBGRADE) WITH AN ITEMIZED COST BREAKDOWN.



GENERAL NOTES

1. THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES AND FAIR HOUSING ACT FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, EXTERIOR OF BUILDING OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. REFER TO SHEET 7.0 FOR DETAILS ON SCREENING OF TRANSFORMERS, GAS METERS, ELECTRIC METERS AND A/C UNITS.
20. NO PARKING IS ALLOWED WITHIN THE 24 FOOT DRIVE AISLES. PARKING IS ONLY ALLOWED IN DESIGNATED PARKING AREAS.

TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.
8. ALL DEVELOPMENT SIGNAGE WILL BE REVIEWED AND APPROVED WITH A SEPARATE SIGN PERMIT.

PAVEMENT THICKNESS

1.	SIDEWALKS	4" P.C.C.
4.	PUBLIC SIDEWALK RAMPS	6" P.C.C.
5.	DRIVEWAYS AND PARKING STALLS	6" P.C.C.
6.	DUMPSTER ENCLOSURE AND PUBLIC SUDAS TYPE 'A' DRIVEWAY	8" P.C.C.

SIGN LEGEND



R1-1 (1)



R7-8a (2)



R7-8 (3)

* * * N O T E * * *
THE BUILDINGS SHOWN ARE FOR REFERENCE PURPOSES ONLY. DIMENSIONS SHOWN ARE APPROXIMATED. FINAL UNIT TYPE IS SUBJECT TO CHANGE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.

SCALE
0' 10' 20' 40'

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06/09/2025	1ST SUBMITTAL

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BROOKSIDE VILLAGE MULTI-TENANT
DIMENSION PLAN

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

3.0

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POND 1
NORMAL POOL=970.50
100-YEAR ELEVATION=973.17

BUILDING #1
FFE=978.62
MPE=975.50

NORMAL POOL ELEVATION =970.50

100-YEAR ELEVATION =973.17

TOP OF BERM ELEVATION =975.50

DETENTION EASEMENT

REFER TO DETAIL 'A' AND DETAIL 'B' ON THIS SHEET

REFER TO DETAIL 'C' ON THIS SHEET

NE DESTINATION DR

SCALE 0' 10' 20' 40'

SCALE: 1"=10'
DETAIL 'A'

SCALE: 1"=10'
DETAIL 'B'

NO TRANSVERSE JOINTING THROUGH DRIVEWAY WITHIN PATH OF SIDEWALK ALLOWED

SCALE: 1"=10'
DETAIL 'C'

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BROOKSIDE VILLAGE MULTI-TENANT

GRADING PLAN

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

4.0

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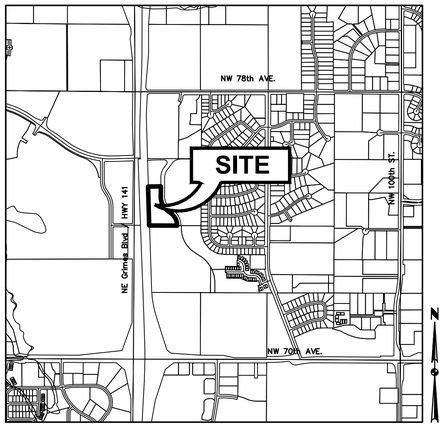
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BROOKSIDE VILLAGE MULTI-TENANT

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,350
2	DITCH CHECKS	LF	220
3	SEEDING, FERTILIZING, AND MULCHING	AC	3.49
4	INLET PROTECTION DEVICES	EA	1
5	CONCRETE WASHOUT PIT	EA	1

NOTES:

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

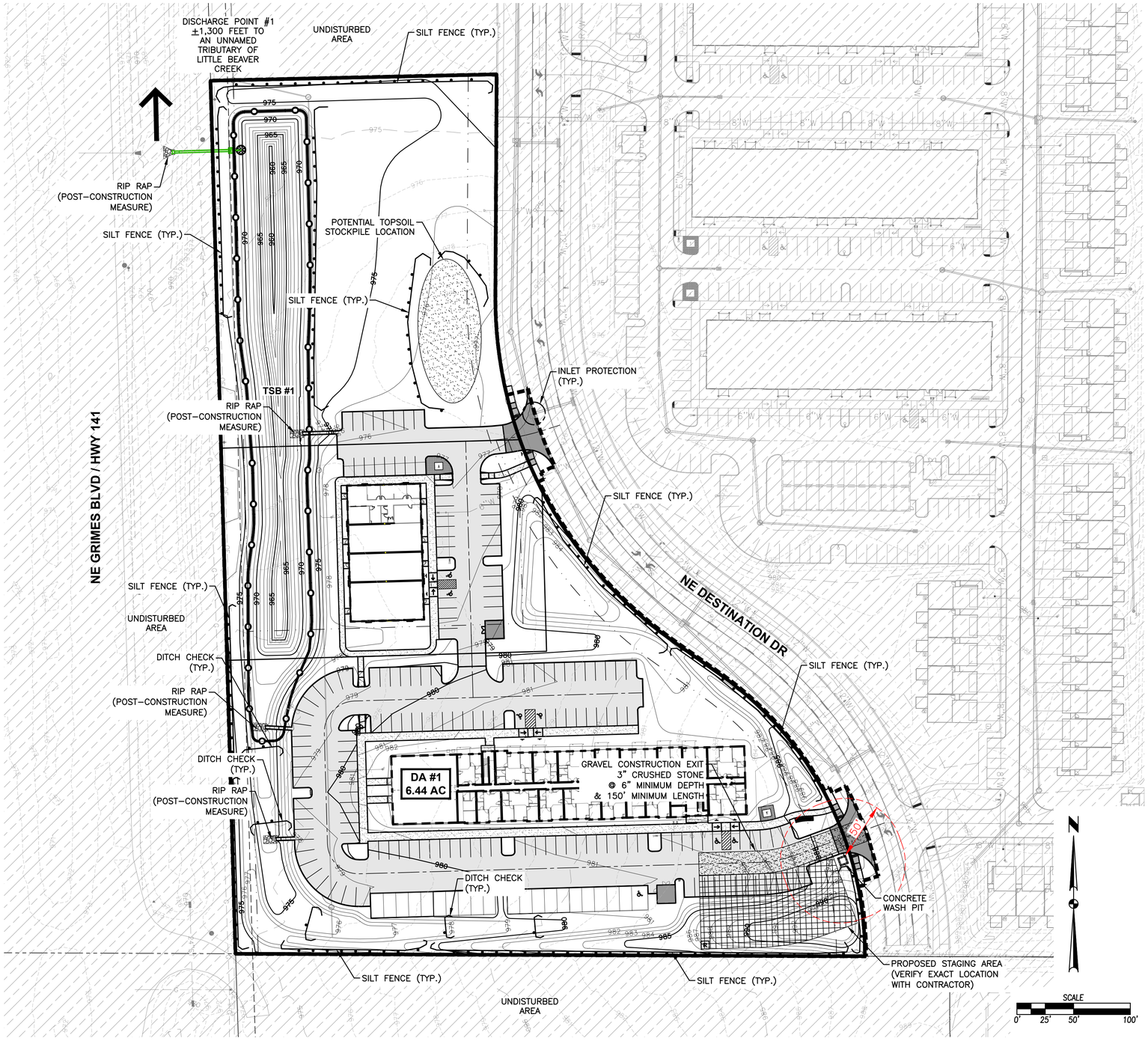
DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF LITTLE BEAVER CREEK ±1,300 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	6.44 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	23,184 CU FT
VOLUME PROVIDED IN SILT FENCE (2,350 LF @ 4.5 CU FT/LF OF FENCE)	10,575 CU FT
VOLUME PROVIDED IN DITCH CHECK (220 LF @ 15.0 CU FT/LF)	3,300 CU FT
VOLUME PROVIDED IN TSB #1	93,959 CU FT
TOTAL VOLUME PROVIDED	107,834 CU FT

SWPPP LEGEND

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



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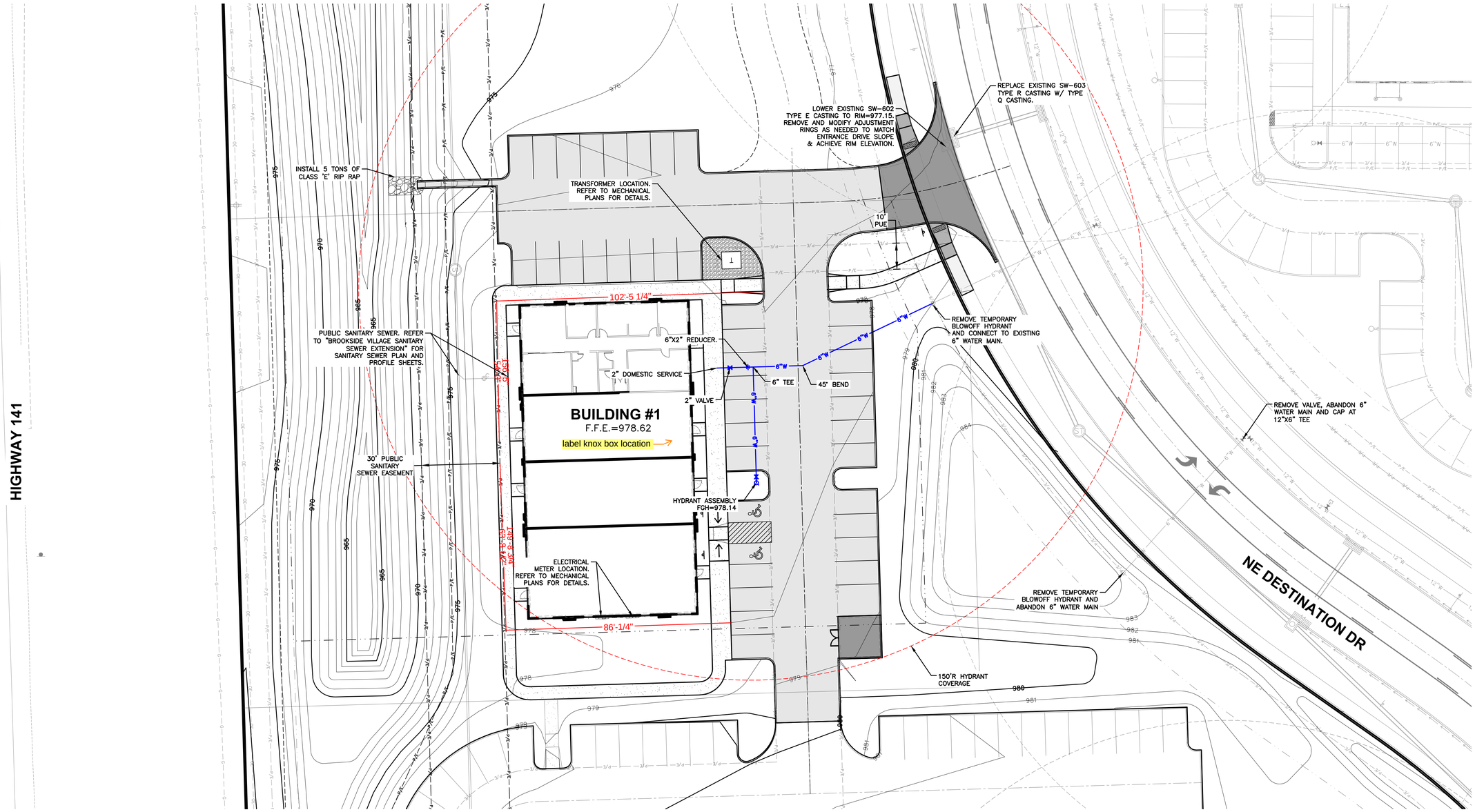
EROSION AND SEDIMENT CONTROL PLAN

GRIMES, IOWA

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UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE CITY OF GRIMES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
5. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
6. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO ARCHITECTURAL PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
7. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
8. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF GRIMES PLUMBING CODE.
9. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
10. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
11. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
12. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRIMES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
14. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF GRIMES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2003 INTERNATIONAL PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
15. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE DETENTION FACILITIES AND PRIVATE STORM SEWER.
16. ALL VALVES IN PAVEMENT SHALL BE SLIDE TYPE.
17. ALL CURB STOPS IN PAVEMENT SHALL HAVE A TWO-PIECE PENTAGON NUT STYLE CAP.

PRIVATE WATER MAIN QUANTITIES

2" VALVE	1 EA
2" SERVICE LINE	25 LF
6" WATER MAIN	57 LF
6" TEE	1 EA
HYDRANT ASSEMBLY	1 EA
6"X2" REDUCER	1 EA

N

SCALE
0' 10' 20' 40'

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BROOKSIDE VILLAGE MULTI-TENANT

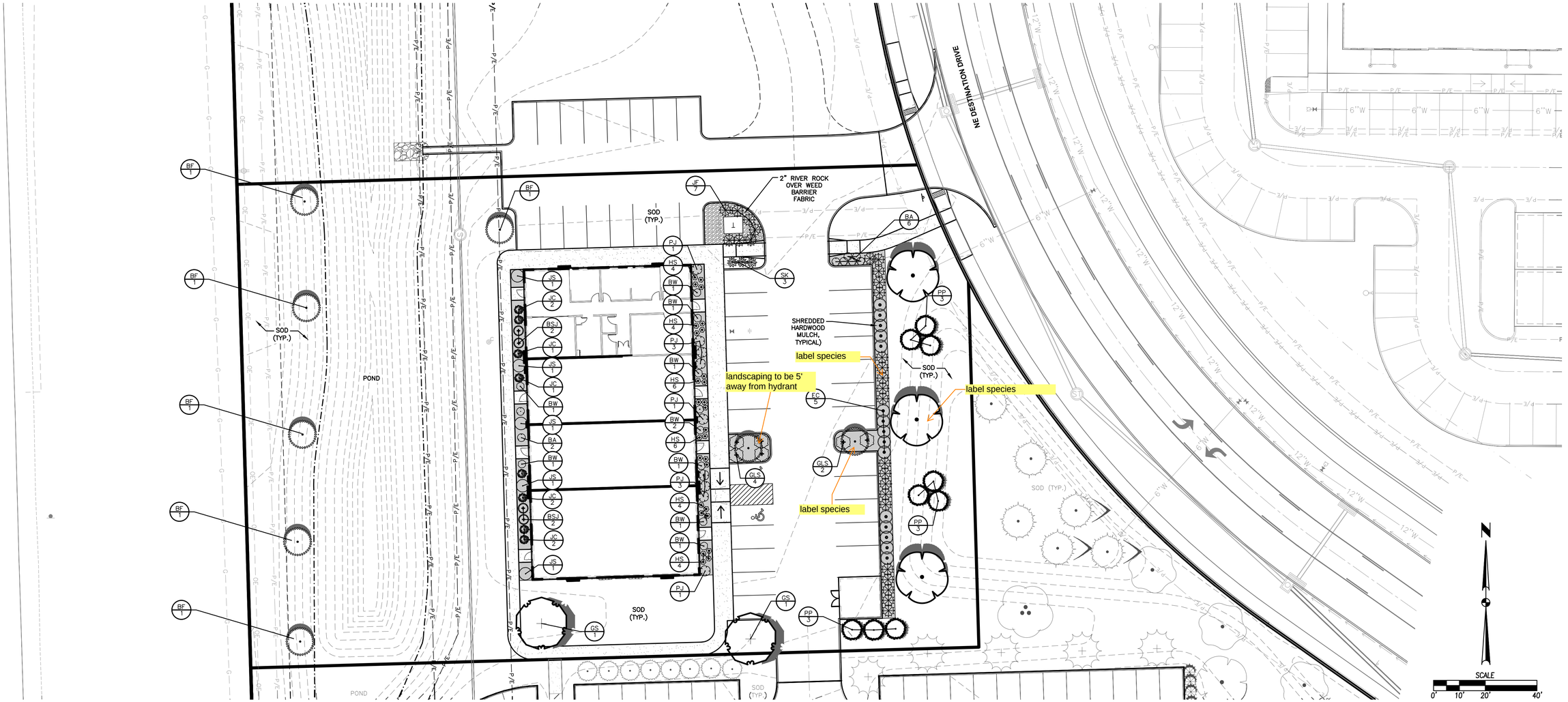
GRIMES, IOWA

UTILITY PLAN

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COMMENT:
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PLANT SCHEDULE				
CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
BF	8	DAKOTA PINNACLE® ASIAN WHITE BIRCH	BETULA PLATYPHYLLA 'FARGO'	B&B, 1.5" CALIPER
GS	2	SKYLINE HONEY LOCUST	GLEDITSIA TRIACANTHOS 'SKYLINE'	B&B, 2" CALIPER
QB	3	SWAMP WHITE OAK	QUERCUS BICOLOR	B&B, 2" CALIPER
	13	SUBTOTAL:		
EVERGREEN TREES				
PP	9	BAKER COLORADO SPRUCE	PICEA PUNGENS 'BAKERI'	B&B, 6' HEIGHT
	9	SUBTOTAL:		
SHRUBS				
BA	8	JAPANESE BARBERRY	BERBERIS THUNBERGII 'AUREA'	CONT, 3 GAL
BSJ	4	BLUE STAR JUNIPER	JUNIPERUS SQUAMATA 'BLUE STAR'	CONT, 3 GAL, 18"-24" HIGH X 15"-18" WIDE
BW	10	WINTERGREEN BOXWOOD	BUXUS MICROPHYLLA 'WINTERGREEN'	CONT, 3 GAL
EC	15	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	CONT, 3 GAL
GLS	6	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	CONT, 3 GAL, 18"-24" HIGH X 15"-18" WIDE
JC	8	GOLD CONE COMMON JUNIPER	JUNIPERUS COMMUNIS 'GOLD CONE'	CONT, 3 GAL
JF	27	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	CONT, 3 GAL
JS	5	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	CONT, 3 GAL
PJ	9	PJM COMPACT RHODODENDRON	RHODODENDRON X P.J.M. 'COMPACT'	CONT, 3 GAL
SK	3	MISS KIM KOREAN LILAC	SYRINGA PUBESCENS 'MISS KIM'	CONT, 3 GAL
	95	SUBTOTAL:		
PERENNIALS				
HS	128	ELEGANS HOSTA	HOSTA SIEBOLDIANA 'ELEGANS'	CONT, 1 GAL
	28	SUBTOTAL:		

LANDSCAPE NOTES

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

LANDSCAPE REQUIREMENTS

INTERIOR OF LOT

ONE (1) SUCH LANDSCAPED ISLAND OR MEDIAN SHALL BE PLACED FOR EVERY TWELVE (12) PARKING SPACES.

ISLAND REQUIRED =3
ISLANDS PROVIDED =3

PERIMETER OF LOT AJACENT TO ABUTTING PROPERTY

A CONTINUOUS, UNBROKEN BARRIER IS REQUIRED FOR THE PURPOSE OF BUFFERING SERVICE BAYS, LOADING AND UNLOADING AREAS, AND OFF-STREET PARKING OR OTHER VEHICULAR USE AREAS EXPOSED TO ABUTTING PROPERTY. AT A MINIMUM, ONE (1) TREE SHALL BE PROVIDED EVERY FIFTY (50) LINEAR FEET.

469 LF (SOUTH AND WEST)
TREES REQUIRED =10
TREES PROVIDED =10

PERIMETER OF LOTS ADJACENT TO PUBLIC RIGHT-OF-WAY

A STRIP OF LAND OF AT LEAST TEN (10) FEET IN DEPTH LOCATED BETWEEN THE RIGHT-OF-WAY AND THE OFF-STREET PARKING OR OTHER VEHICULAR USE AREA SHALL BE LANDSCAPED TO INCLUDE ONE (1) TREE FOR EVERY FIFTY (50) FEET OR FRACTION THEREOF. SUCH TREES SHALL BE LOCATED BETWEEN THE ABUTTING RIGHT-OF-WAY AND THE OFF-STREET PARKING OR OTHER VEHICULAR USE AREA AND SHALL BE PLANTED SINGULARLY OR GROUPED IN A PLANTING AREA OF AT LEAST TWENTY-FIVE (25) SQUARE FEET. IN ADDITION, A HEDGE, WALL, EARTH BERM, OR OTHER DURABLE LANDSCAPE BARRIER A MINIMUM OF THREE (3) FEET IN HEIGHT SHALL BE PLACED ALONG THE PERIMETER OF SUCH LANDSCAPE STRIP. IF SAID BARRIER CONSISTS OF PLANT-LIKE MATERIAL, ONE (1) SHRUB SHALL BE PLANTED EVERY FOUR (4) FEET AND ABUTTING THE BARRIER.

145 LF (OFF STREET PARKING FRONTAGE LENGTH)
TREES REQUIRED: =3 (1 TREE/50 LF Of PARKING LOT FRONTAGE)
TREES PROVIDED =3

SHRUBS REQUIRED =37
SHRUBS PROVIDED =41

OPEN SPACE PLANTING REQUIREMENTS

OPEN SPACE:
TOTAL AREA = 1.23 ACRES (53,444 SF)
OPEN SPACE REQUIRED = 10,689 SF (20%)
OPEN SPACE PROVIDED = 15,025 SF (28%)

REQUIRED:
2 TREES/1,000 SF = 21 TREES
1 SHRUB/500 SF = 21 SHRUBS

PROVIDED:
TREES = 22 TREES
SHRUBS = 95 SHRUBS

NOTE:
INTERIOR/PERIMETER PLANTINGS ARE INCLUDED IN THE OPEN SPACE PLANTINGS PROVIDED.

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

ENGINEER: JMM | TECH: JDS

CIVIL DESIGN ADVANTAGE

BROOKSIDE VILLAGE MULTI-TENANT

GRIMES, IOWA

LANDSCAPE PLAN

7.0

2301.070

FILE: H:\2023\2301070\DWG\SITE PLAN\2301070-LANDSCAPE PLANS.DWG
PLOT DATE: 8/15/2025 8:49:16 AM
PLOTTED BY: JARED MURRAY
TECH:
COMMENT:
ENG:

GRIMES SIGNATURE OFFICE

7/30/2025



VERIFY ALL DIMENSIONS! ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

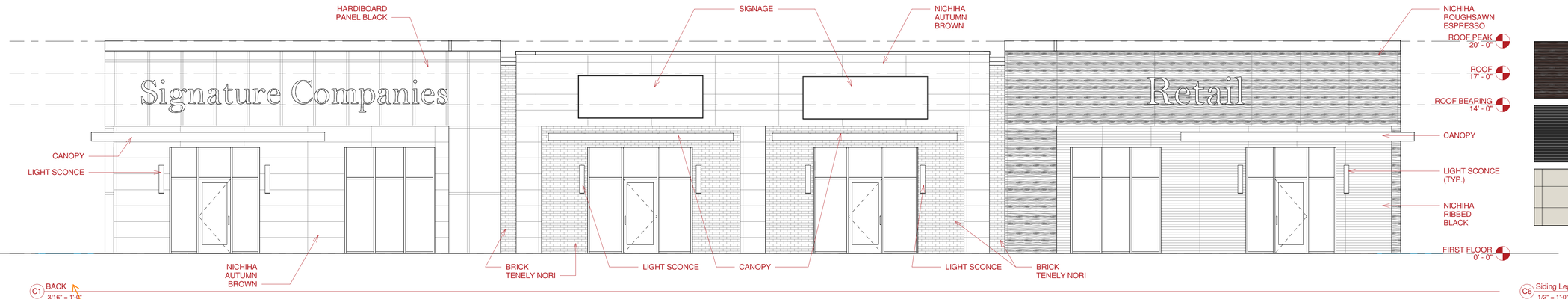
THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR NON-STANDARD APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL STANDARD CONNECTIONS & STRUCTURAL MEMBERS NOT SHOWN. SIGNATURE COMPANIES, LLC IS NOT RESPONSIBLE FOR ANY LIABILITY ARISING FROM ANY APPLICATION OF THESE PLANS WHICH YOU ARE UNSURE.

MNB
TJO
7/30/2025

GRIMES RETAIL/OFFICE
GRIMES, IA

SIGNATURE COMPANIES LLC

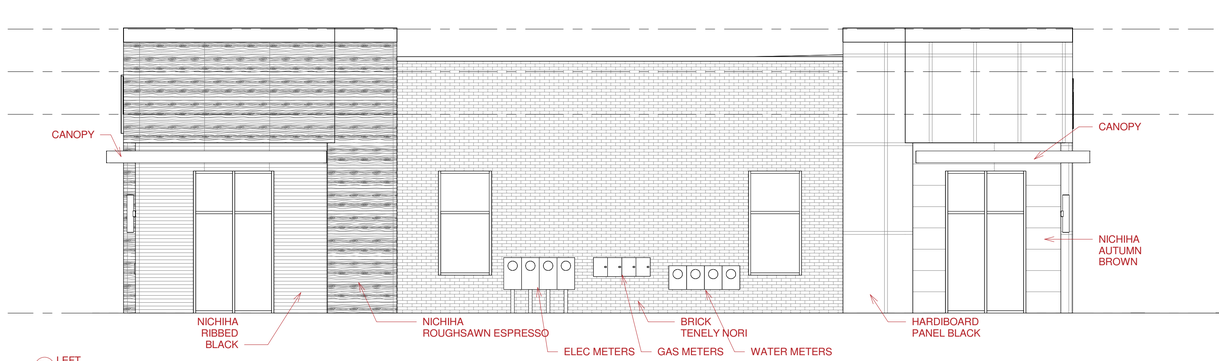
COVER
A0.0
3/16" = 1'-0"



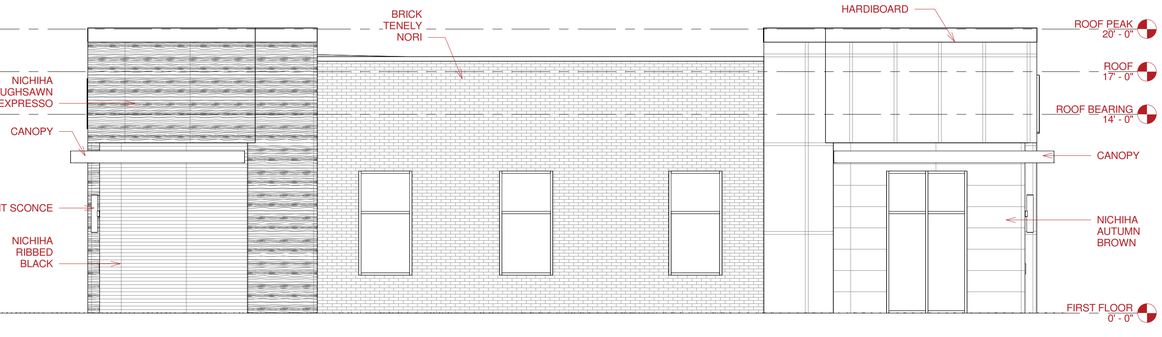
C1 BACK
3/16" = 1'-0"

label cardinal directions

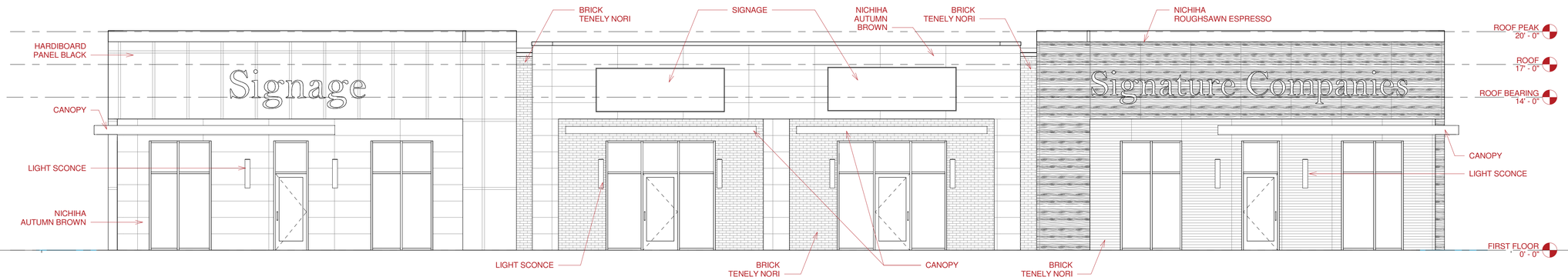
C6 Siding Legend
1/2" = 1'-0"



B1 LEFT
3/16" = 1'-0"



B3 RIGHT
3/16" = 1'-0"



A1 FRONT
3/16" = 1'-0"

Back Siding Percentage		
Material	Area	Percentage
Brick	357 SF	19%
Hardie Panel	366 SF	19%
Nichiha Ribbed Black	202 SF	11%
Nichiha Roughsawn Espresso	372 SF	19%
Nichiha Sandstone Autumn Brown	629 SF	33%

Left Siding Percentage		
Material	Area	Percentage
Brick	511 SF	45%
Hardie Panel	215 SF	19%
Nichiha Ribbed Black	105 SF	9%
Nichiha Roughsawn Espresso	240 SF	21%
Nichiha Sandstone Autumn Brown	68 SF	6%

Right Siding Percentage		
Material	Area	Percentage
Brick	483 SF	41%
Hardie Panel	239 SF	20%
Nichiha Ribbed Black	125 SF	11%
Nichiha Roughsawn Espresso	215 SF	18%
Nichiha Sandstone Autumn Brown	105 SF	9%

Front Siding Percentage		
Material	Area	Percentage
Brick	354 SF	18%
Hardie Panel	372 SF	19%
Nichiha Ribbed Black	225 SF	11%
Nichiha Roughsawn Espresso	366 SF	19%
Nichiha Sandstone Autumn Brown	648 SF	33%

Front Glazing Percentage		
Material	Area	Percentage
FACADE	1598 SF	76%
STOREFRONT	493 SF	24%

Back Glazing Percentage		
Material	Area	Percentage
FACADE	1576 SF	75%
STOREFRONT	538 SF	25%

VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONDITIONS A SPECIFIC STRUCTURAL NUMBERS FOR NON-STANDARD APPLICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS. THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE SAFETY PRECAUTIONS. ANY DEVIATIONS FROM THESE PLANS MUST BE APPROVED BY SIGNATURE COMPANIES PRIOR TO CONSTRUCTION. SIGNATURE COMPANIES IS NOT RESPONSIBLE FOR ANY CHANGES MADE WITHOUT APPROVAL.

MNB | TJO | 7/30/2025

GRIMES RETAIL/OFFICE
GRIMES, IA

SIGNATURE COMPANIES LLC

ELEVATIONS | As indicated | A1.1



C1 BACK COLORED
3/16" = 1'-0"

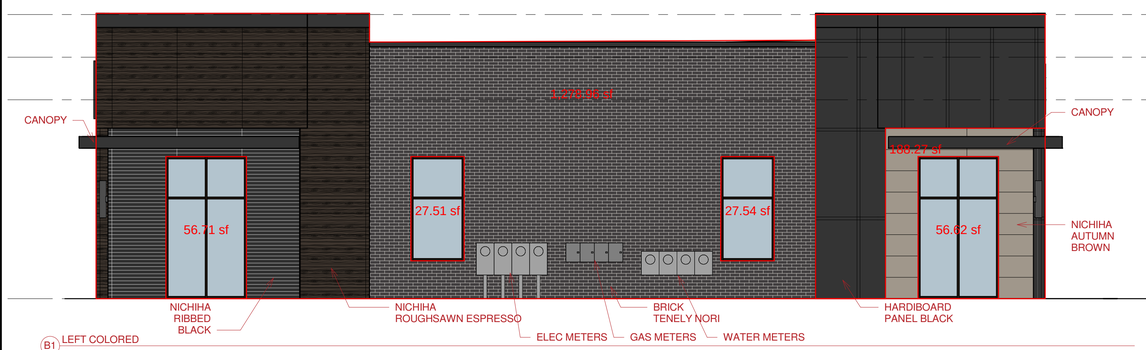
NICHIHA ROUGHSAWN ESPRESSO

NICHIHA RIBBED BLACK

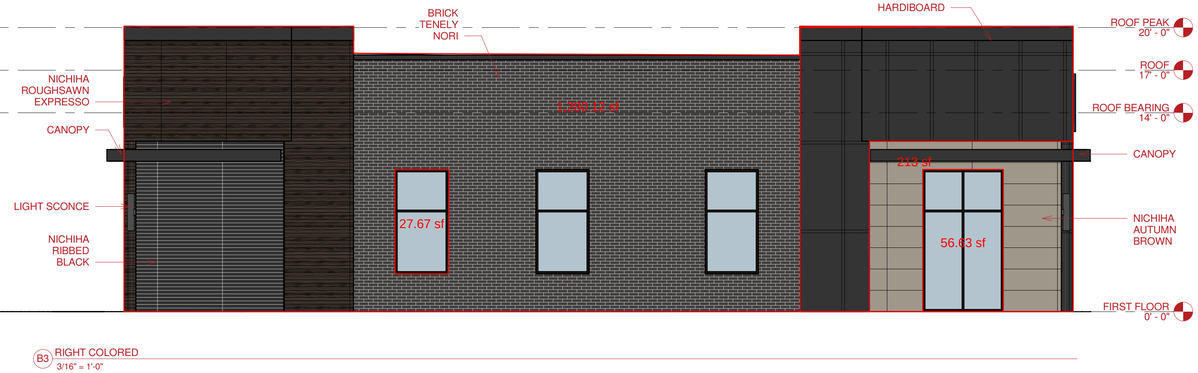
NICHIHA AUTUMN BROWN

BRICK TENELY NORI

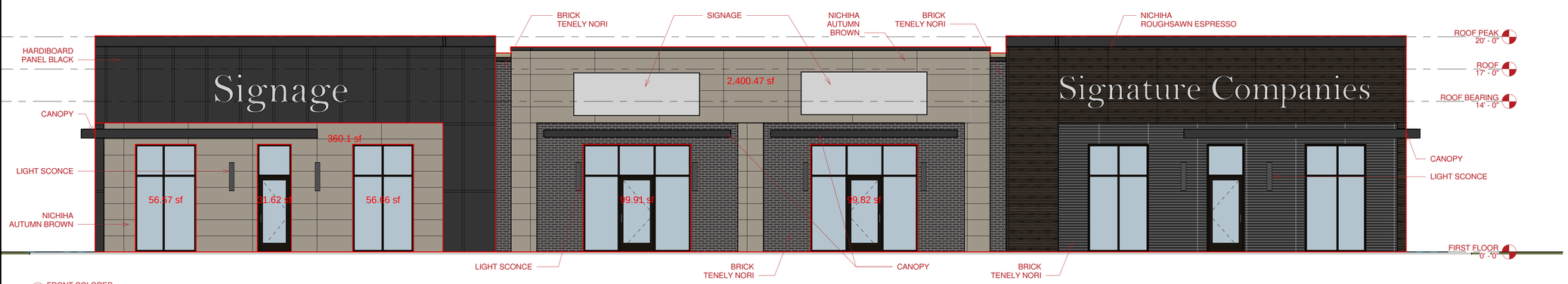
HARDIE BOARD PANEL BLACK



B1 LEFT COLORED
3/16" = 1'-0"



B3 RIGHT COLORED
3/16" = 1'-0"



A1 FRONT COLORED
3/16" = 1'-0"

provide material percentage calculations

provide glazing calculations for east and west facades

provide list of 5 elements provided on the building in accordance with 12-11-1.24.A.1.b.11 and label on the elevations

provide dumpster enclosure elevations

will there be roof top units? if so, they are required to be screened with a parapet or point in place screen

VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR NON-STANDARD APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL STANDARD CONSTRUCTION DETAILS. SIGNATURE COMPANIES, LLC AND GRIMES RETAIL/OFFICE, LLC ARE NOT RESPONSIBLE FOR LOSS, DAMAGE OR EXPENSE INCURRED AS A RESULT OF ANY DEVIATION FROM THESE PLANS WITHOUT EXPRESS WRITTEN APPROVAL FROM SIGNATURE COMPANIES, LLC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY SIGNATURE COMPANIES, LLC PRIOR TO CONSTRUCTION. ANY UNAUTHORIZED DEVIATION FROM THESE PLANS WITHOUT EXPRESS WRITTEN APPROVAL FROM SIGNATURE COMPANIES, LLC SHALL RELIEVE SIGNATURE COMPANIES, LLC OF ANY RESPONSIBILITY FOR THE PERFORMANCE OF THE BUILDING. THESE PLANS ARE COPYRIGHTED AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT EXPRESS WRITTEN PERMISSION FROM SIGNATURE COMPANIES, LLC. USE OF THESE PLANS FOR ANY OTHER PROJECT WITHOUT PERMISSION IS A VIOLATION OF COPYRIGHT LAW.

MNB	TJO
7/30/2025	

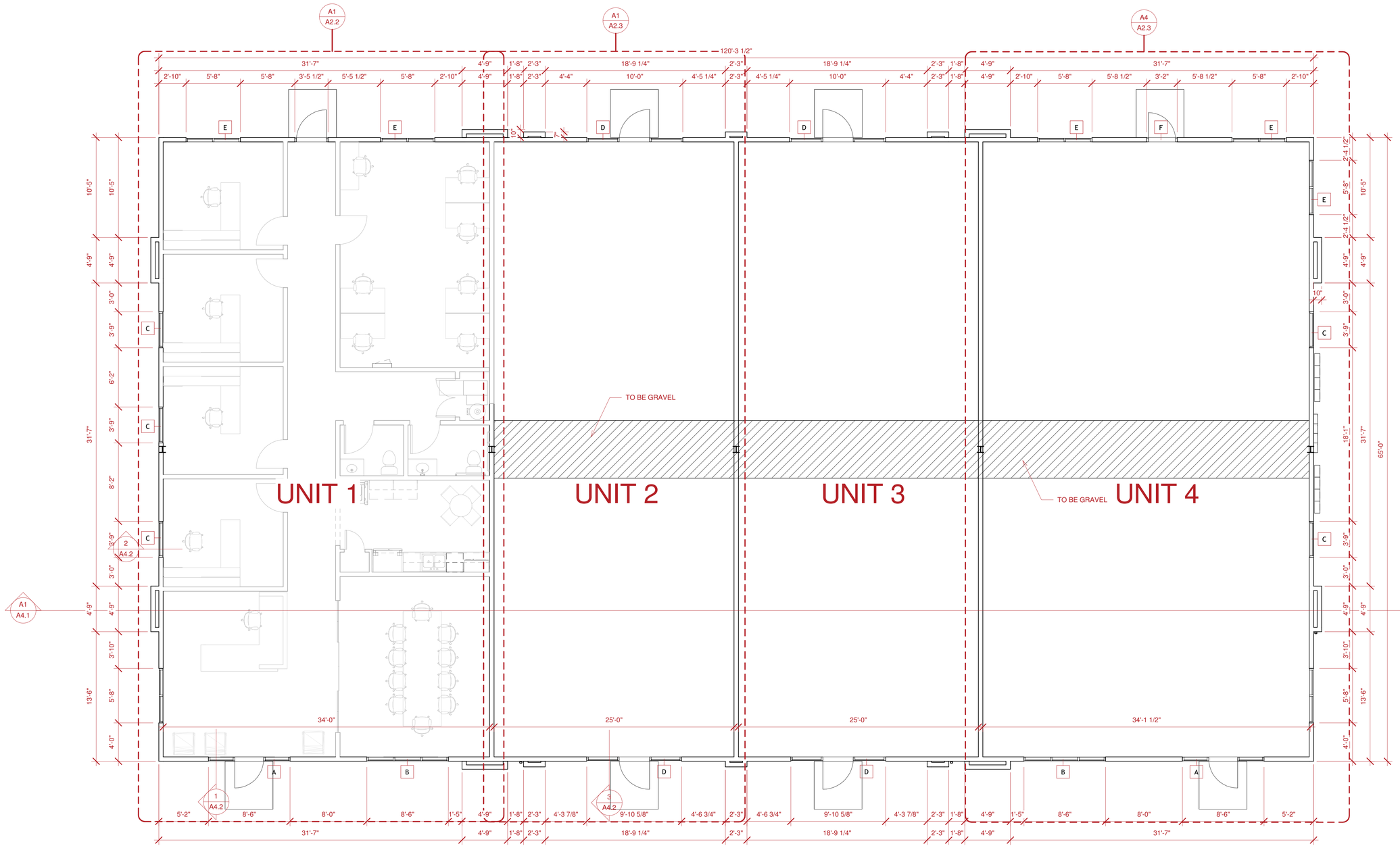
SIGNATURE COMPANIES LLC

GRIMES RETAIL/OFFICE, LLC
GRIMES, IA

COLORED ELEVATIONS

As indicated

A1.1A



A1 FIRST FLOOR
3/16" = 1'-0"

VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONDITIONS A SPECIFIC STRUCTURAL NUMBERS FOR NON-STAGARD APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE STRUCTURE IS CONSTRUCTED IN ACCORDANCE WITH ALL CODES. SIGNATURE COMPANIES LLC IS NOT RESPONSIBLE FOR LOSS, DAMAGE, OR INJURY RESULTING FROM ANY DEVIATIONS FROM THESE PLANS. SIGNATURE COMPANIES LLC IS NOT RESPONSIBLE FOR ANY APPLICATIONS FOR WHICH YOU ARE UNSURE.

MNB | TJO | 7/30/2025

SIGNATURE COMPANIES LLC

GRIMES RETAIL/OFFICE
GRIMES, IA

FLOOR PLAN

A2.1

3/16" = 1'-0"

A1 SIGNATURE UNIT - FIRST FLOOR
1/4" = 1'-0"

VERIFY ALL DIMENSIONS! ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

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	MNB	
	7/30/2025	
	TJO	

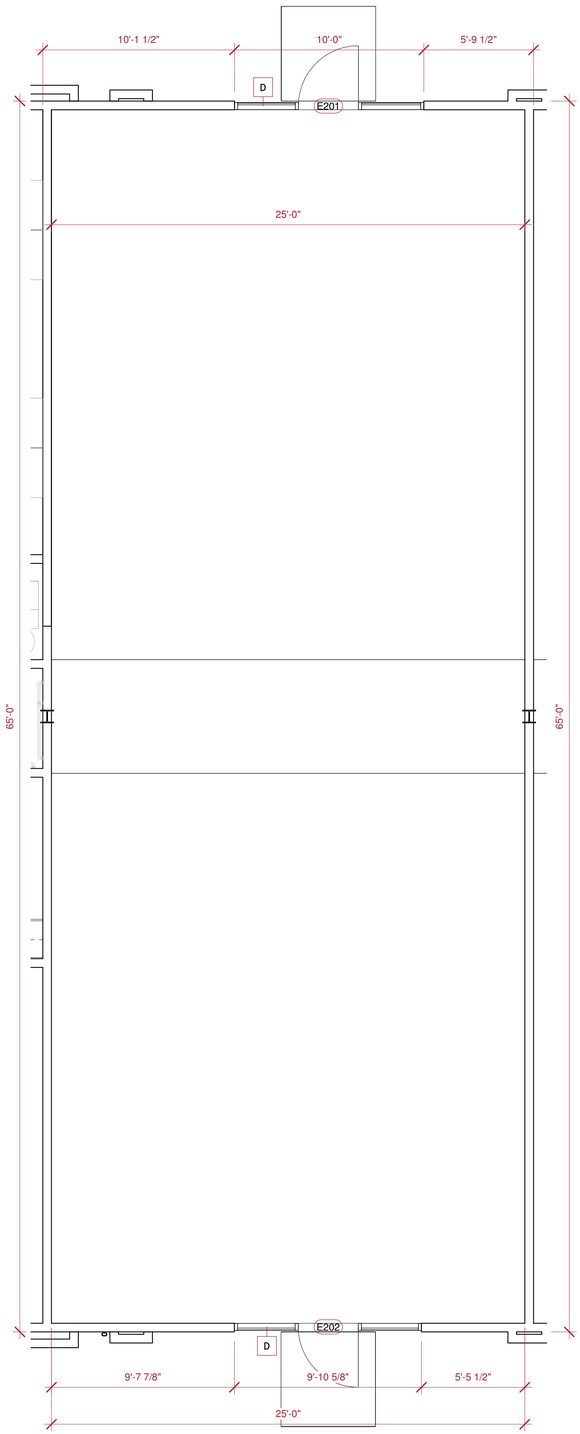
GRIMES RETAIL/OFFICE
GRIMES, IA

SIGNATURE COMPANIES LLC

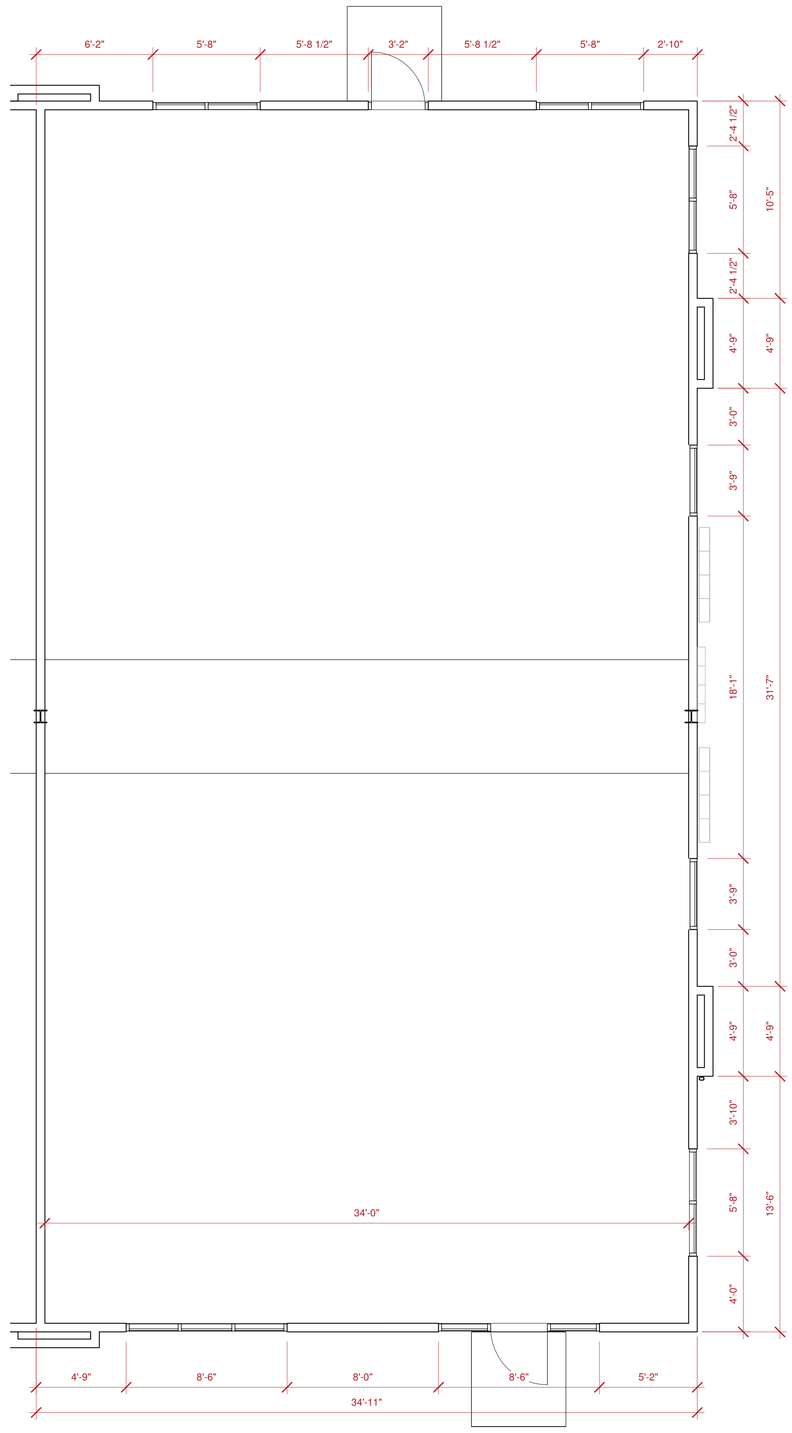
ENLARGED PLAN

A2.2

1/4" = 1'-0"



A1 CENTER UNIT - FIRST FLOOR
1/4" = 1'-0"



A4 END UNIT - FIRST FLOOR - FUTURE BUILDOUT
1/4" = 1'-0"

VERIFY ALL DIMENSIONS! ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

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MNB | TJO | 7/30/2025

SIGNATURE COMPANIES LLC

GRIMES RETAIL/OFFICE
GRIMES, IA

ENLARGED PLAN

A2.3 | 1/4" = 1'-0"

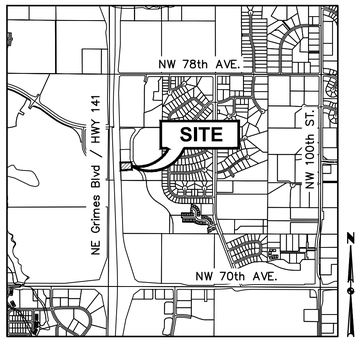
SITE PLAN FOR:

BROOKSIDE VILLAGE MULTI-TENANT

GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

OWNER

SIGNATURE ERNST HOLDINGS, LLC
CONTACT: BRIAN ATWOOD
4800 E 57TH STREET
SIOUX FALLS, SOUTH DAKOTA
PH: (515) 630-6043
EMAIL: BRIAN@SIGNATURECOMPANIESLLC.COM

APPLICANT

SIGNATURE COMPANIES, LLC
CONTACT: BRIAN ATWOOD
3430 SE DESTINATION DRIVE, SUITE #400
GRIMES, IOWA 50111
PH: (515) 630-6043
EMAIL: BRIAN@SIGNATURECOMPANIESLLC.COM

ENGINEER

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

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: CHARLIE MCGLOTHLEN
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: (515) 369-4400
EMAIL: CHARLIEM@CDA-ENG.COM

ARCHITECT

SIGNATURE COMPANIES, LLC
CONTACT: TJ OLSON
3430 SE DESTINATION DR, STE 400
GRIMES, IOWA 50111
PH: (605) 275-5888
EMAIL: TJ@SIGNATURECOMPANIESLLC.COM

BENCHMARKS

1. SET BM – BURY BOLT ON HYDRANT AT THE NORTHWEST CORNER OF SITE
   ELEVATION=967.14

2. SET BM – BURY BOLT ON HYDRANT @ SE CORNER OF 1ST STREET & GATEWAY DRIVE
   ELEVATION=940.44

DATE OF SURVEY

02/17/2022

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = FALL 2025
ANTICIPATED FINISH DATE = FALL 2028

SUBMITTAL DATES

FIRST SUBMITTAL:	06/09/2025
SECOND SUBMITTAL:	07/11/2025
THIRD SUBMITTAL:	08/15/2025

PROJECT SITE ADDRESS

1100 NE DESTINATION DRIVE
SUITES 100, 104, 108 AND 112

ZONING

EXISTING: R-4: PUD W/ UNDERLYING R-3: HIGH DENSITY RESIDENTIAL AND C-2: GENERAL COMMERICAL LOCATED WITHIN THE HIGHWAY 141 MIXED USE CORRIDOR.

DEVELOPMENT SUMMARY

BULK REGULATIONS:
R-4 (BROOKSIDE VILLAGE PUD ZONING CHANGE AND DEVELOPMENT AGREEMENT (DOC. XXXX, PG. XXXX)

OPEN SPACE:

TOTAL AREA	= 1.20 ACRES (53,302 SF)
OPEN SPACE REQUIRED	= 10,460 SF (20%)
OPEN SPACE PROVIDED	= 25,650 SF (48%)

BUILDING SUMMARY:

BUSINESS, PROFESSIONAL OFFICE (7,819 SF)

BUILDING PARKING REQUIRED:

BUSINESS, PROFESSIONAL OFFICE (7,819 SF) 3 SPACE / 1,000 GFA	= 24 SPACES
ACCESSIBLE SPACES REQUIRED (1-25 SPACES)	= 1 SPACES

BUILDING PARKING PROVIDED:

STANDARD SPACES	= 38 SPACES
ACCESSIBLE SPACES	= 2 SPACES
TOTAL PROVIDED	= 40 SPACES

INDEX OF SHEETS

NO.	DESCRIPTION
1.0	COVER SHEET
2.0-2.1	DETAILS
3.0	DIMENSION PLAN
4.0	GRADING PLAN
5.0	EROSION AND SEDIMENT CONTROL PLAN
6.0	UTILITY PLAN
7.0	LANDSCAPE PLAN

LEGAL DESCRIPTION

A PART OF OUTLOT 'Z', BROOKSIDE VILLAGE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID OUTLOT 'Z'; THENCE NORTH 01°38'20" WEST ALONG THE WEST LINE OF SAID OUTLOT 'Z', 258.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°38'20" WEST ALONG SAID WEST LINE, 187.16 FEET; THENCE NORTH 88°21'40" EAST, 263.64 FEET TO THE EASTERLY LINE OF SAID OUTLOT 'Z'; THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 370.50 FEET, WHOSE ARC LENGTH IS 48.85 FEET AND WHOSE CHORD BEARS SOUTH 23°28'35" EAST, 48.81 FEET; THENCE SOUTH 01°38'20" EAST, 141.85 FEET; THENCE SOUTH 88°21'40" WEST, 281.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.20 ACRES (52,302 SQUARE FEET).

UTILITY WARNING

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

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

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400
PROJECT NO. 2301.070

GENERAL LEGEND

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

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

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

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

I HEREBY CERTIFY THAT 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.

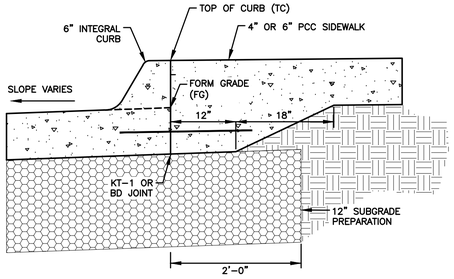
HAROLD M. MURRAY 23496 IOWA — LICENSED PROFESSIONAL ENGINEER

JARED M. MURRAY, P.E. — DATE

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

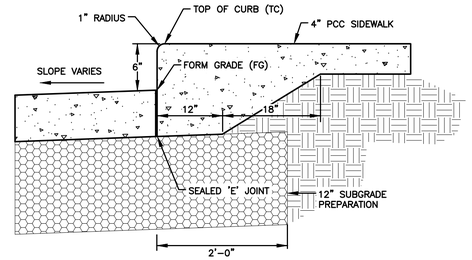
PRELIMINARY NOT FOR CONSTRUCTION

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PLOTTED BY: CLINT OTTO
COMMENT:
ENG:
TECH:



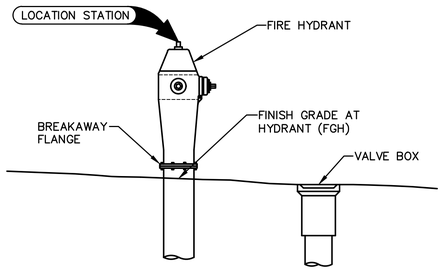
6" INTERGRAL CURB AND SIDEWALK

NOT TO SCALE



CLASS 'A' 6" INTERGRAL CURB AND SIDEWALK

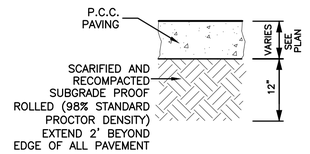
NOT TO SCALE



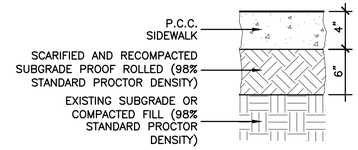
EXAMPLE: STA 10+00, 42' LT
HYDRANT ASSEMBLY
FGH = 987.6

HYDRANT ASSEMBLY SPOT ELEVATION REFERENCE DETAIL

NOT TO SCALE



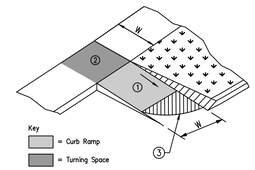
PCC PAVEMENT DETAIL



PCC SIDEWALK DETAIL

PCC PAVEMENT AND SIDEWALK

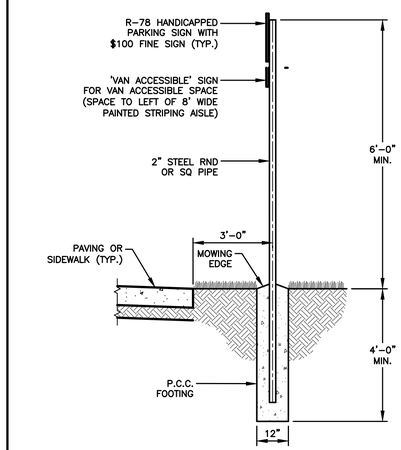
NOT TO SCALE



1. Perpendicular Curb Ramp: Target running sloped of 6.25% with a maximum running slope of the 8.3%.
2. Turning Space: Target slope of 1.5% with a maximum slope perpendicular to the travel directions of 2.0%. At mid-block crossings, cross slope of landing may exceed 2.0% to match the roadway grade. Min. 5'x5'.
3. Provide an area of special shaping at the bottom of the ramp to provide a smooth transition to the gutterline. 2% maximum slope in any direction.
4. The minimum pavement depth for ramps and landings shall be 6-inches.

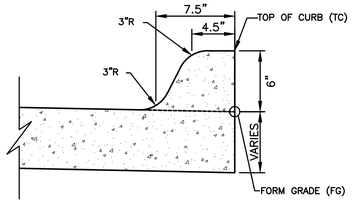
PERPENDICULAR CURB RAMP @ CLASS 'A' INTEGRAL CURB

NOT TO SCALE



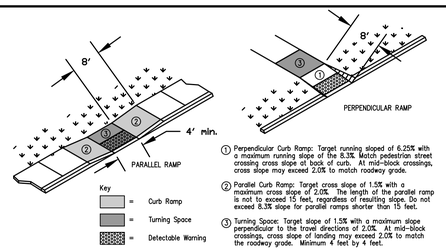
ACCESSIBLE PARKING SIGN

NOT TO SCALE



6" PCC INTEGRAL CURB

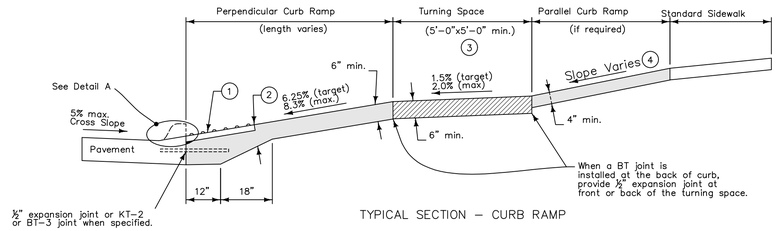
NOT TO SCALE

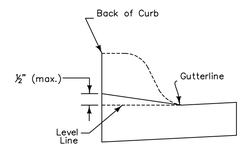


1. Perpendicular Curb Ramp: Target running sloped of 6.25% with a maximum running slope of the 8.3%. Match pedestrian street crossing cross slope at back of curb. At mid-block crossings, cross slope may exceed 2.0% to match roadway grade.
2. Parallel Curb Ramp: Target cross slope of 1.5% with a maximum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

CURB RAMPS

NOT TO SCALE





1. Provide a minimum 2 foot width of detectable warning surfaces in the direction of pedestrian travel across the full width of the curb ramp or turning space, exclusive of curbs or flares.
2. Provide a minimum of 6 inches of concrete below the detectable warning panel.
3. Target slope of 1.5% with maximum slope perpendicular to the travel directions of 2.0%. Minimum 5 feet by 5 feet.
4. If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.

   The length of the parallel ramp is not required to exceed 15 feet, regardless of the resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.

Key
Curb Ramp
Turning Space
Detectable Warning

GENERAL SIDEWALK AND CURB RAMP DETAILS

NOT TO SCALE

REVISIONS	DATE
3RD SUBMITTAL	08/15/2025
2ND SUBMITTAL	07/11/2025
1ST SUBMITTAL	06/09/2025

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

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

BROOKSIDE VILLAGE MULTI-TENANT

DETAILS

2.0

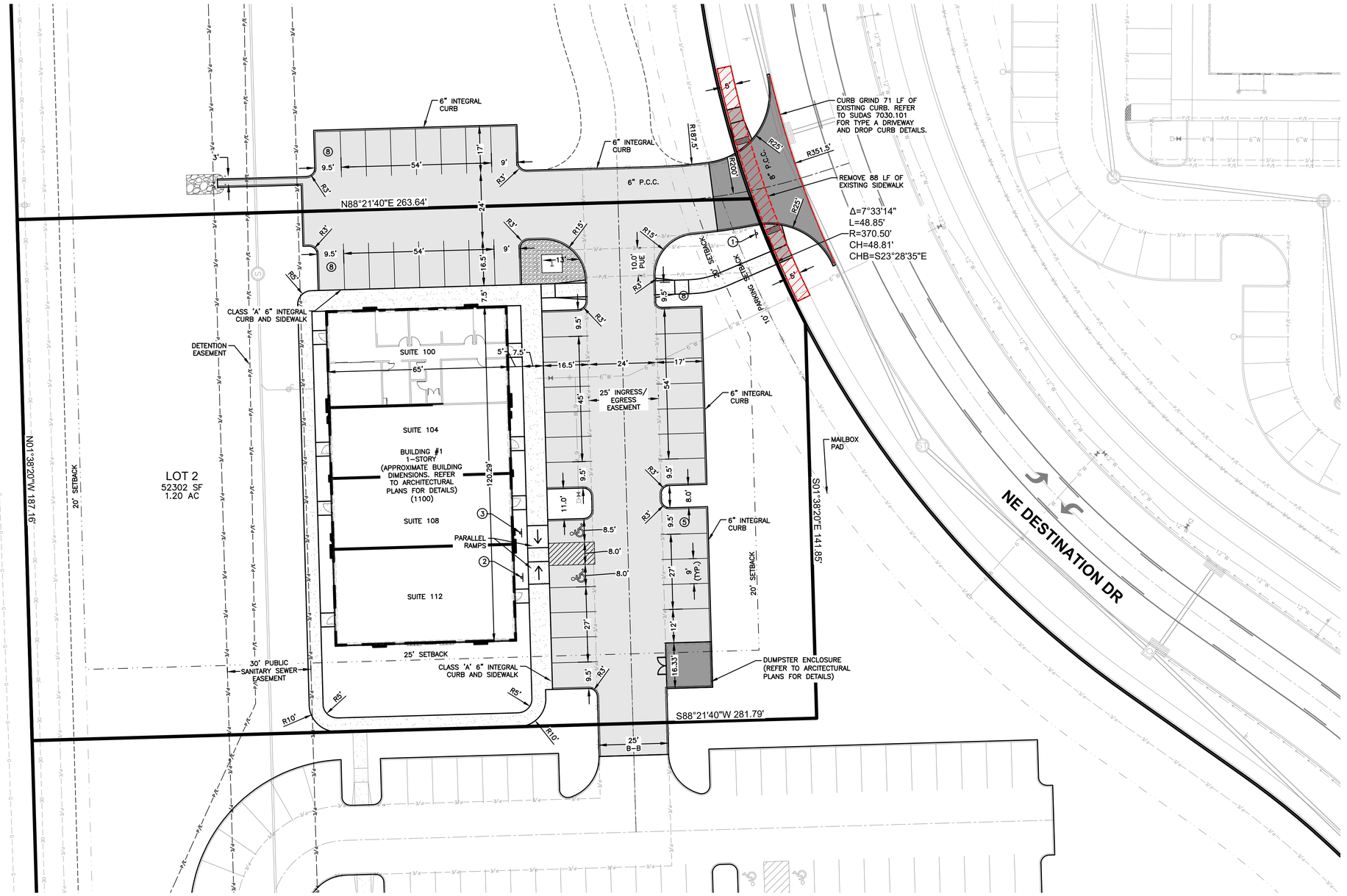
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PLOT DATE: 8/15/2025 8:46 PM
PLOTTED BY: CLINT OTTO
COMMENT:
ENG:
TECH:

CITY OF GRIMES STANDARD NOTES FOR PUBLIC IMPROVEMENTS

1. GENERAL NOTES:

A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
B. PROVIDE GEOTECHNICAL EXPLORATION FOR ALL PROPOSED STREET, SANITARY, STORM SEWER, AND WATER MAIN PROJECTS IN ACCORDANCE WITH THE SUDAS DESIGN MANUAL; SUBMIT WRITTEN REPORT AND TEST RESULTS TO THE CITY FOR REVIEW.
C. A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING. CONTACT THE CITY OF GRIMES ENGINEERING DIVISION (515.986.4050).
D. ALL PERMITS (IDNR, SWPP, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
E. PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS (AS-BUILTS) OF ALL IMPROVEMENTS AND EASEMENTS AS PER THE CITY'S COMMERCIAL AS BUILT POLICY.
F. 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.
G. RECORD DRAWINGS TO INCLUDE ONE ELECTRONIC FILE IN .DWG AND .PDF FILE EXTENSIONS.
H. 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.
I. ALL SERVICES LOCATIONS ARE TO BE STAMPED IN THE CURB WITH LETTER IRONS AS PER CITY STANDARD PROCEDURES.
J. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS (UTILITY, PAVING, SUBGRADE) WITH AN ITEMIZED COST BREAKDOWN.



GENERAL NOTES

1. THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES AND FAIR HOUSING ACT FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, EXTERIOR OF BUILDING OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. REFER TO SHEET 7.0 FOR DETAILS ON SCREENING OF TRANSFORMERS, GAS METERS, ELECTRIC METERS AND A/C UNITS.
20. NO PARKING IS ALLOWED WITHIN THE 24 FOOT DRIVE AISLES. PARKING IS ONLY ALLOWED IN DESIGNATED PARKING AREAS.

TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.
8. ALL DEVELOPMENT SIGNAGE WILL BE REVIEWED AND APPROVED WITH A SEPARATE SIGN PERMIT.

PAVEMENT THICKNESS

1.	SIDEWALKS	4" P.C.C.
4.	PUBLIC SIDEWALK RAMPS	6" P.C.C.
5.	DRIVEWAYS AND PARKING STALLS	6" P.C.C.
6.	DUMPSTER ENCLOSURE AND PUBLIC SUDAS TYPE 'A' DRIVEWAY	6" P.C.C. 8" P.C.C.

SIGN LEGEND



* * * N O T E * * *
THE BUILDINGS SHOWN ARE FOR REFERENCE PURPOSES ONLY. DIMENSIONS SHOWN ARE APPROXIMATED. FINAL UNIT TYPE IS SUBJECT TO CHANGE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.

SCALE
0' 10' 20' 40'

REVISIONS	DATE
3RD SUBMITTAL	08/15/2025
2ND SUBMITTAL	07/11/2025
1ST SUBMITTAL	06/09/2025

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

ENGINEER: JMM | TECH: JDS

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BROOKSIDE VILLAGE MULTI-TENANT
DIMENSION PLAN

3.0
2301.070

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PLOTTED BY: CLINT OTTO PLOTTED: 8/15/2025 2:46 PM
COMMENT:
ENG:
TECH:

POND 1
NORMAL POOL=970.50
100-YEAR ELEVATION=973.17

BUILDING #1
FFE=978.62
MPE=975.50

NORMAL POOL ELEVATION =970.50

100-YEAR ELEVATION =973.17

TOP OF BERM ELEVATION =975.50

DETENTION EASEMENT

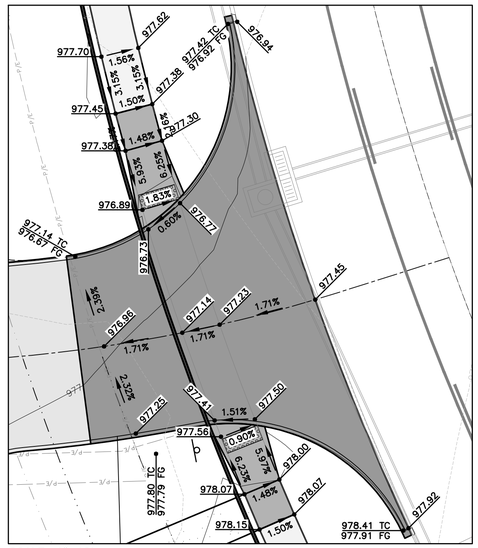
REFER TO DETAIL 'A' AND DETAIL 'B' ON THIS SHEET

REFER TO DETAIL 'C' ON THIS SHEET

NE DESTINATION DR

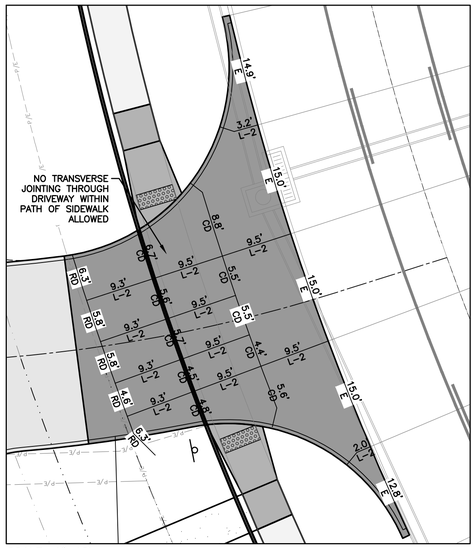
SCALE

0' 10' 20' 40'



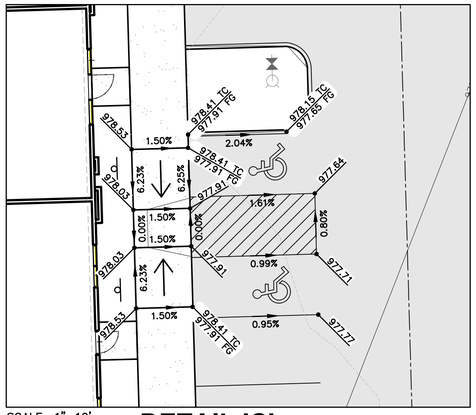
SCALE: 1"=10'

DETAIL 'A'



SCALE: 1"=10'

DETAIL 'B'



SCALE: 1"=10'

DETAIL 'C'

REVISIONS	DATE
1ST SUBMITTAL	06/09/2025
2ND SUBMITTAL	07/11/2025
3RD SUBMITTAL	08/15/2025

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

ENGINEER: JMM | TECH: JDS

CIVIL DESIGN ADVANTAGE

BROOKSIDE VILLAGE MULTI-TENANT

GRADING PLAN

GRIMES, IOWA

4.0

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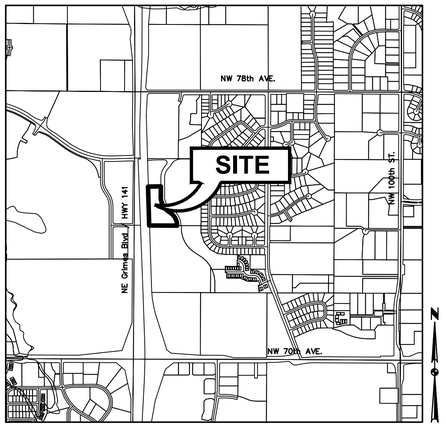
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PLOTTED BY: CLAIT OTTO
COMMENT:
ENG:
TECH:

BROOKSIDE VILLAGE MULTI-TENANT

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,350
2	DITCH CHECKS	LF	220
3	SEEDING, FERTILIZING, AND MULCHING	AC	3.49
4	INLET PROTECTION DEVICES	EA	1
5	CONCRETE WASHOUT PIT	EA	1

NOTES:

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

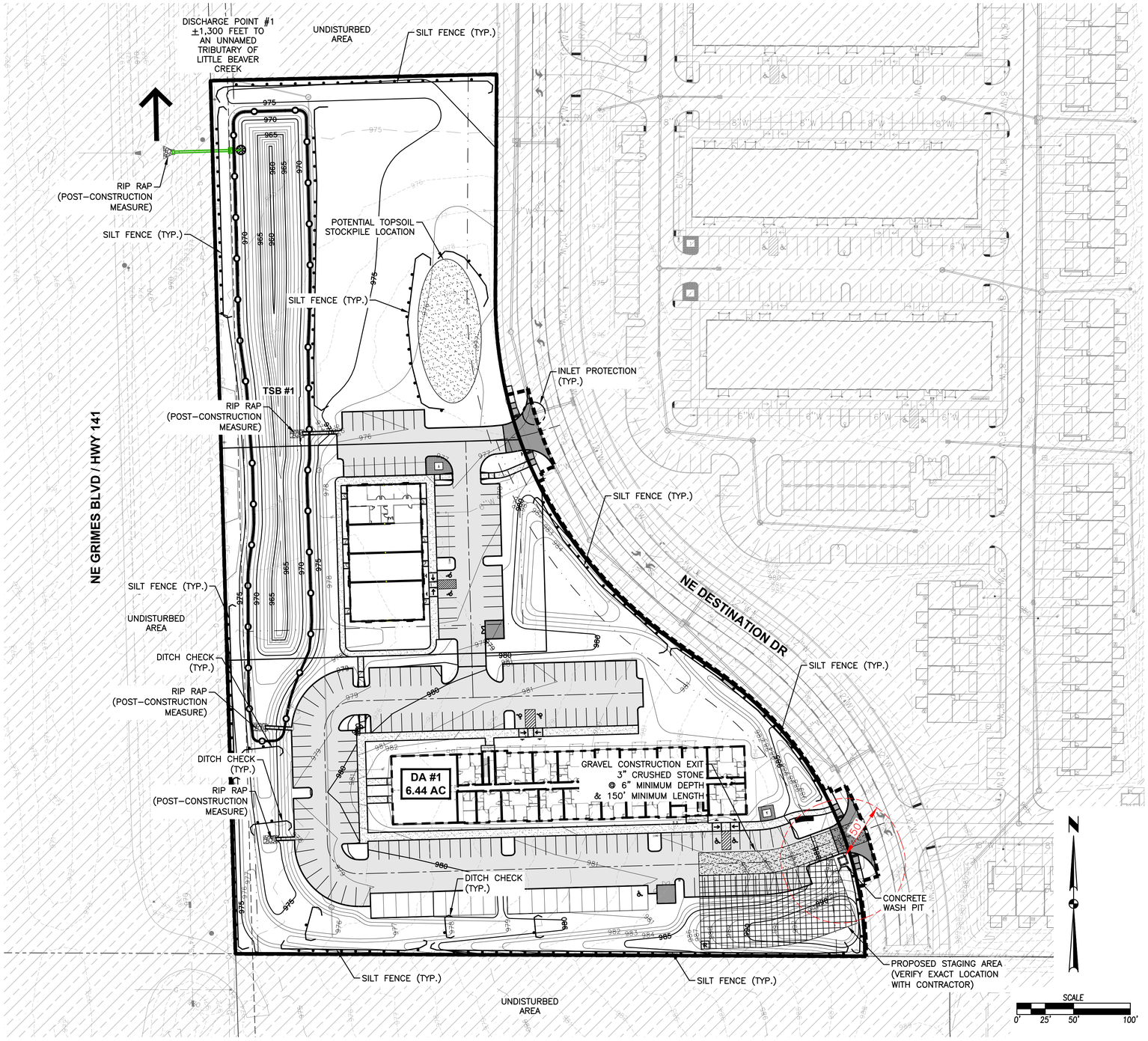
DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF LITTLE BEAVER CREEK ±1,300 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	6.44 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	23,184 CU FT
VOLUME PROVIDED IN SILT FENCE (2,350 LF @ 4.5 CU FT/LF OF FENCE)	10,575 CU FT
VOLUME PROVIDED IN DITCH CHECK (220 LF @ 15.0 CU FT/LF)	3,300 CU FT
VOLUME PROVIDED IN TSB #1	93,959 CU FT
TOTAL VOLUME PROVIDED	107,834 CU FT

SWPPP LEGEND

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



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COMMENT:
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TECH:

REVISIONS	DATE
3RD SUBMITTAL	08/15/2025
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4121 NW URBANDALE DRIVE
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CIVIL DESIGN ADVANTAGE

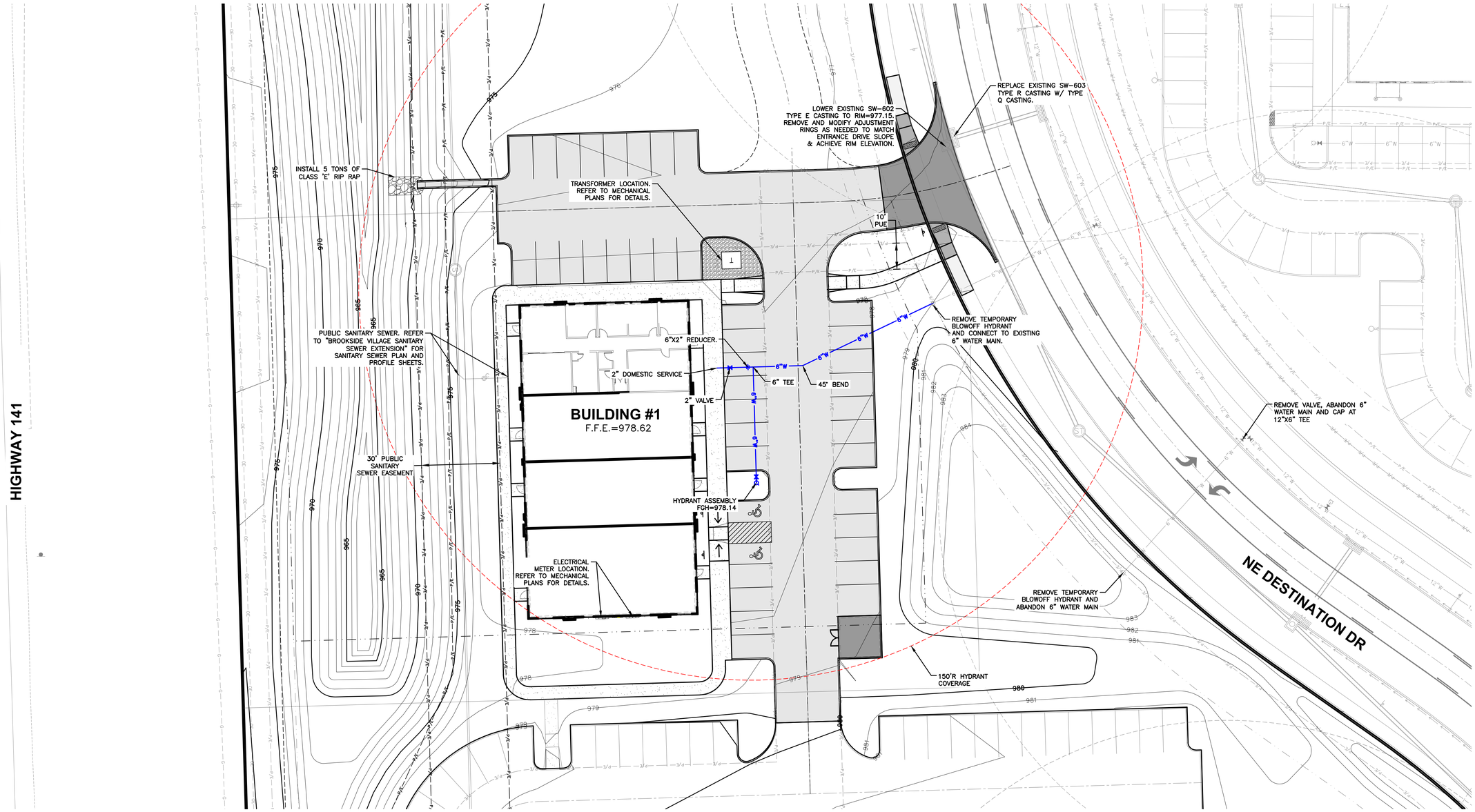
BROOKSIDE VILLAGE MULTI-TENANT

EROSION AND SEDIMENT CONTROL PLAN

GRIMES, IOWA

5.0

2301.070



UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE CITY OF GRIMES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
5. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
6. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO ARCHITECTURAL PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
7. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
8. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF GRIMES PLUMBING CODE.
9. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
10. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
11. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
12. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRIMES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
14. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF GRIMES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2003 INTERNATIONAL PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
15. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE DETENTION FACILITIES AND PRIVATE STORM SEWER.
16. ALL VALVES IN PAVEMENT SHALL BE SLIDE TYPE.
17. ALL CURB STOPS IN PAVEMENT SHALL HAVE A TWO-PIECE PENTAGON NUT STYLE CAP.

PRIVATE WATER MAIN QUANTITIES

2" VALVE	1 EA
2" SERVICE LINE	25 LF
6" WATER MAIN	57 LF
6" TEE	1 EA
HYDRANT ASSEMBLY	1 EA
6"X2" REDUCER	1 EA

SCALE
0' 10' 20' 40'

REVISIONS	DATE
3RD SUBMITTAL	08/15/2025
2ND SUBMITTAL	07/11/2025
1ST SUBMITTAL	06/09/2025

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

ENGINEER: JMM | TECH: JDS

CIVIL DESIGN ADVANTAGE

BROOKSIDE VILLAGE MULTI-TENANT

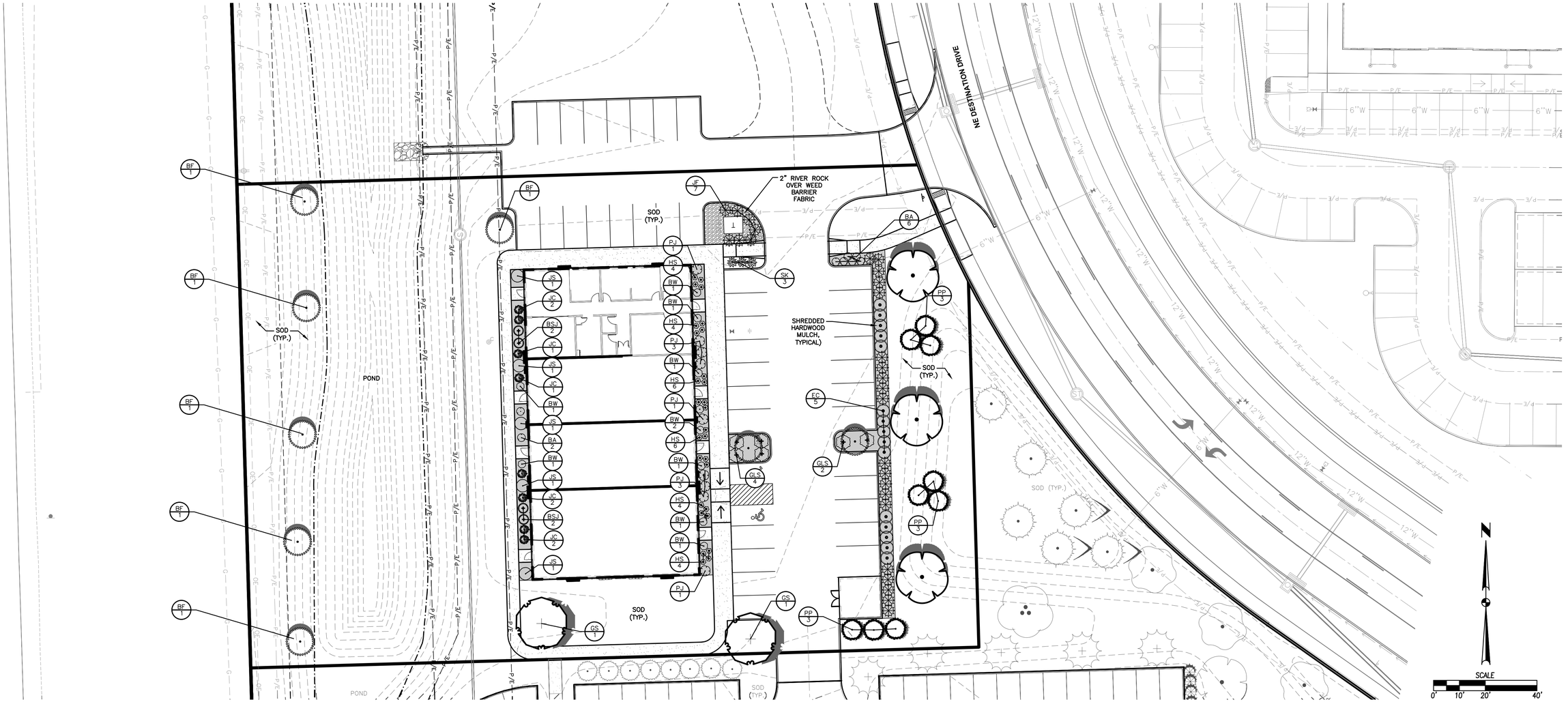
GRIMES, IOWA

UTILITY PLAN

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PLOTTED BY: CLAIT OTTO
COMMENT:
ENG:
TECH:



PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
BF	8	DAKOTA PINNACLE® ASIAN WHITE BIRCH	BETULA PLATYPHYLLA 'FARGO'	B&B, 1.5" CALIPER
GS	2	SKYLINE HONEY LOCUST	GLEDITSIA TRIACANTHOS 'SKYLINE'	B&B, 2" CALIPER
QB	3	SWAMP WHITE OAK	QUERCUS BICOLOR	B&B, 2" CALIPER
	13	SUBTOTAL:		
EVERGREEN TREES				
PP	9	BAKER COLORADO SPRUCE	PICEA PUNGENS 'BAKERI'	B&B, 6' HEIGHT
	9	SUBTOTAL:		
SHRUBS				
BA	8	JAPANESE BARBERRY	BERBERIS THUNBERGII 'AUREA'	CONT, 3 GAL
BSJ	4	BLUE STAR JUNIPER	JUNIPERUS SQUAMATA 'BLUE STAR'	CONT, 3 GAL, 18"-24" HIGH X 15"-18" WIDE
BW	10	WINTERGREEN BOXWOOD	BUXUS MICROPHYLLA 'WINTERGREEN'	CONT, 3 GAL
EC	5	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	CONT, 3 GAL
GLS	6	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	CONT, 3 GAL, 18"-24" HIGH X 15"-18" WIDE
JC	8	GOLD CONE COMMON JUNIPER	JUNIPERUS COMMUNIS 'GOLD CONE'	CONT, 3 GAL
JF	27	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	CONT, 3 GAL
JS	5	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	CONT, 3 GAL
PJ	9	PJM COMPACT RHODODENDRON	RHODODENDRON X P.J.M. COMPACT	CONT, 3 GAL
SK	3	MISS KIM KOREAN LILAC	SYRINGA PUBESCENS 'MISS KIM'	CONT, 3 GAL
	93	SUBTOTAL:		
PERENNIALS				
HS	128	ELEGANS HOSTA	HOSTA SIEBOLDIANA 'ELEGANS'	CONT, 1 GAL
	28	SUBTOTAL:		

LANDSCAPE NOTES

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

LANDSCAPE REQUIREMENTS

INTERIOR OF LOT

ONE (1) SUCH LANDSCAPED ISLAND OR MEDIAN SHALL BE PLACED FOR EVERY TWELVE (12) PARKING SPACES.

ISLAND REQUIRED =3
ISLANDS PROVIDED =3

PERIMETER OF LOT AJACENT TO ABUTTING PROPERTY

A CONTINUOUS, UNBROKEN BARRIER IS REQUIRED FOR THE PURPOSE OF BUFFERING SERVICE BAYS, LOADING AND UNLOADING AREAS, AND OFF-STREET PARKING OR OTHER VEHICULAR USE AREAS EXPOSED TO ABUTTING PROPERTY. AT A MINIMUM, ONE (1) TREE SHALL BE PROVIDED EVERY FIFTY (50) LINEAR FEET.

469 LF (SOUTH AND WEST)
TREES REQUIRED =10
TREES PROVIDED =10

PERIMETER OF LOTS ADJACENT TO PUBLIC RIGHT-OF-WAY

A STRIP OF LAND OF AT LEAST TEN (10) FEET IN DEPTH LOCATED BETWEEN THE RIGHT-OF-WAY AND THE OFF-STREET PARKING OR OTHER VEHICULAR USE AREA SHALL BE LANDSCAPED TO INCLUDE ONE (1) TREE FOR EVERY FIFTY (50) FEET OR FRACTION THEREOF. SUCH TREES SHALL BE LOCATED BETWEEN THE ABUTTING RIGHT-OF-WAY AND THE OFF-STREET PARKING OR OTHER VEHICULAR USE AREA AND SHALL BE PLANTED SINGULARLY OR GROUPED IN A PLANTING AREA OF AT LEAST TWENTY-FIVE (25) SQUARE FEET. IN ADDITION, A HEDGE, WALL, EARTH BERM, OR OTHER DURABLE LANDSCAPE BARRIER A MINIMUM OF THREE (3) FEET IN HEIGHT SHALL BE PLACED ALONG THE PERIMETER OF SUCH LANDSCAPE STRIP. IF SAID BARRIER CONSISTS OF PLANT-LIKE MATERIAL, ONE (1) SHRUB SHALL BE PLANTED EVERY FOUR (4) FEET AND ABUTTING THE BARRIER.

145 LF (OFF STREET PARKING FRONTAGE LENGTH)
TREES REQUIRED: =3 (1 TREE/50 LF Of PARKING LOT FRONTAGE)
TREES PROVIDED =3

SHRUBS REQUIRED =37
SHRUBS PROVIDED =41

OPEN SPACE PLANTING REQUIREMENTS

OPEN SPACE:
TOTAL AREA = 1.23 ACRES (53,444 SF)
OPEN SPACE REQUIRED = 10,689 SF (20%)
OPEN SPACE PROVIDED = 15,025 SF (28%)

REQUIRED:
2 TREES/1,000 SF = 21 TREES
1 SHRUB/500 SF = 21 SHRUBS

PROVIDED:
TREES = 22 TREES
SHRUBS = 95 SHRUBS

NOTE:
INTERIOR/PERIMETER PLANTINGS ARE INCLUDED IN THE OPEN SPACE PLANTINGS PROVIDED.

REVISIONS	DATE
3RD SUBMITTAL	08/15/2025
2ND SUBMITTAL	07/11/2025
1ST SUBMITTAL	06/09/2025

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

ENGINEER: JMM | TECH: JDS

CIVIL DESIGN ADVANTAGE

BROOKSIDE VILLAGE MULTI-TENANT

GRIMES, IOWA

LANDSCAPE PLAN

7.0

2301.070

FILE: H:\2023\2301070\DWG\SITE PLAN\2301070-LANDSCAPE PLAN.DWG
PLOT DATE: 8/15/2025 8:49:16 AM
PLOTTED BY: JARED MURRAY
TECH:
COMMENT:
ENG:

GRIMES SIGNATURE OFFICE

7/30/2025



VERIFY ALL DIMENSIONS! ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

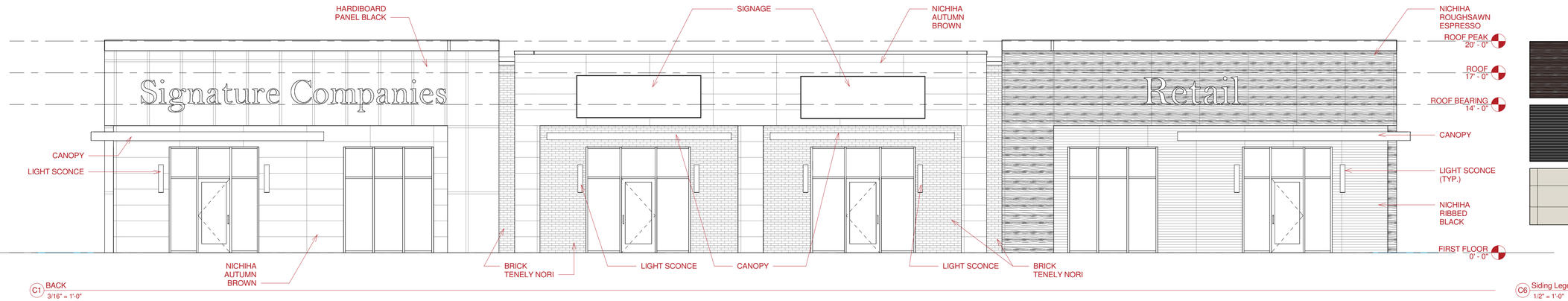
THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR NON-STANDARD APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL STANDARD CONNECTIONS & STRUCTURAL MEMBERS NOT SHOWN. SIGNATURE COMPANIES, LLC IS NOT RESPONSIBLE FOR ANY LIABILITY ARISING FROM ANY APPLICATION OF THESE PLANS WHICH YOU ARE UNSURE.

MNB
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7/30/2025

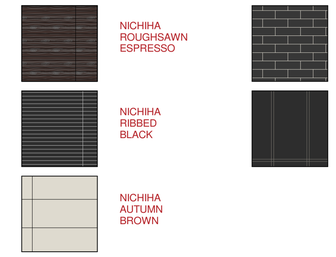
GRIMES RETAIL/OFFICE
GRIMES, IA

SIGNATURE COMPANIES LLC

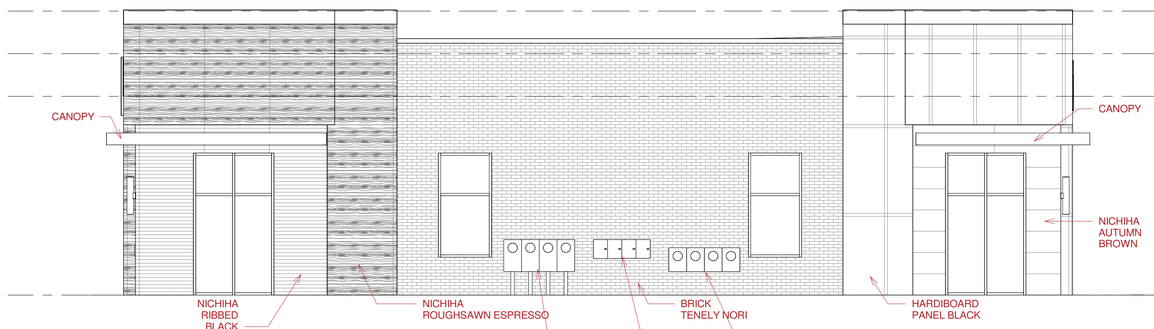
COVER
A0.0
3/16" = 1'-0"



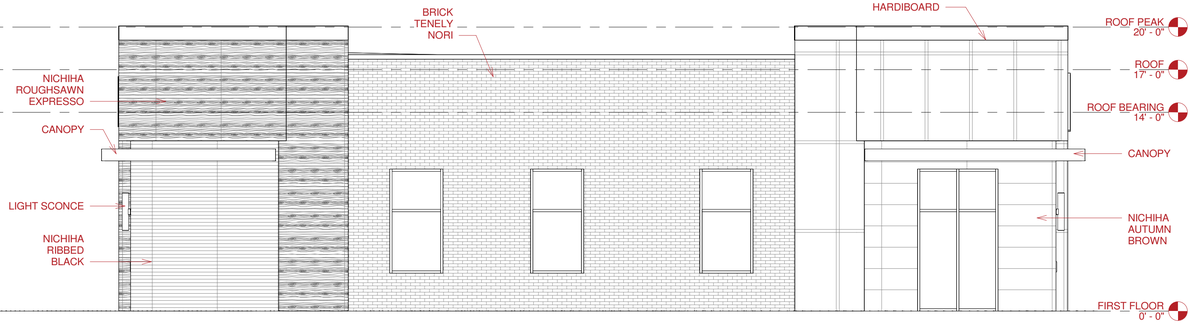
C1 BACK
3/16" = 1'-0"



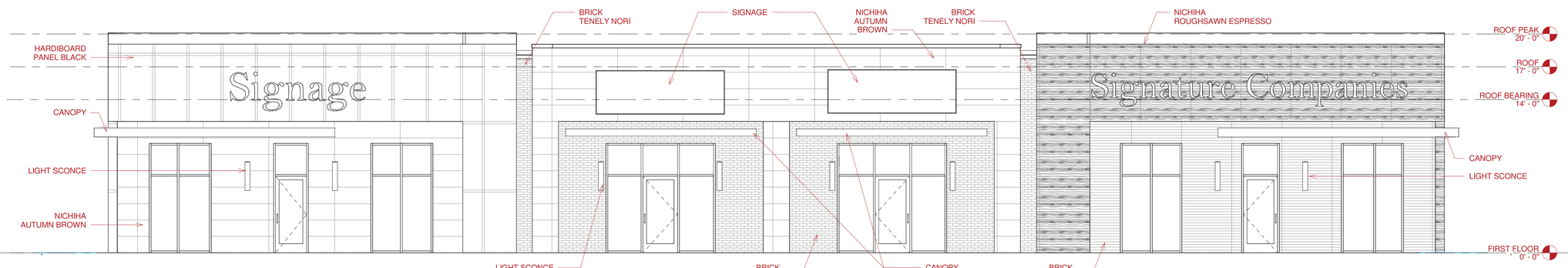
C6 Siding Legend
1/2" = 1'-0"



B1 LEFT
3/16" = 1'-0"



B3 RIGHT
3/16" = 1'-0"



A1 FRONT
3/16" = 1'-0"

Back Siding Percentage		
Material	Area	Percentage
Brick	357 SF	19%
Hardie Panel	366 SF	19%
Nichiha Ribbed Black	202 SF	11%
Nichiha Roughsawn Espresso	372 SF	19%
Nichiha Sandstone Autumn Brown	629 SF	33%

Left Siding Percentage		
Material	Area	Percentage
Brick	511 SF	45%
Hardie Panel	215 SF	19%
Nichiha Ribbed Black	105 SF	9%
Nichiha Roughsawn Espresso	240 SF	21%
Nichiha Sandstone Autumn Brown	68 SF	6%

Right Siding Percentage		
Material	Area	Percentage
Brick	483 SF	41%
Hardie Panel	239 SF	20%
Nichiha Ribbed Black	125 SF	11%
Nichiha Roughsawn Espresso	215 SF	18%
Nichiha Sandstone Autumn Brown	105 SF	9%

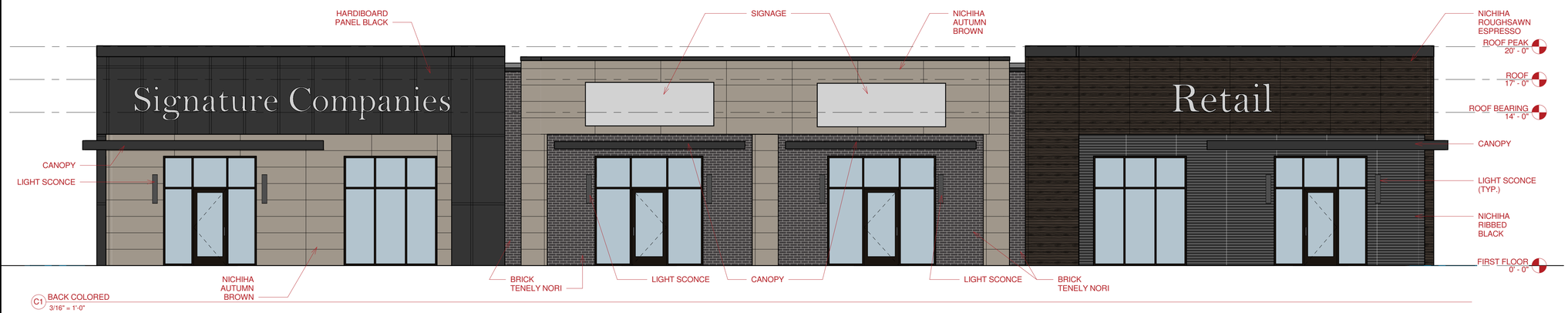
Front Siding Percentage		
Material	Area	Percentage
Brick	354 SF	18%
Hardie Panel	372 SF	19%
Nichiha Ribbed Black	225 SF	11%
Nichiha Roughsawn Espresso	366 SF	19%
Nichiha Sandstone Autumn Brown	648 SF	33%

Front Glazing Percentage		
Material	Area	Percentage
FACADE	1598 SF	76%
STOREFRONT	493 SF	24%

Back Glazing Percentage		
Material	Area	Percentage
FACADE	1576 SF	75%
STOREFRONT	538 SF	25%

VERIFY ALL DIMENSIONS! ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR NON-STANDARD APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL STANDARD CONSTRUCTION DETAILS AND CODING REQUIRED FOR APPLICABLE CODES. SIGNATURE COMPANIES IS NOT RESPONSIBLE FOR ANY CODE VIOLATIONS RESULTING FROM THESE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL APPLICABLE CODES AND REQUIREMENTS PRIOR TO CONSTRUCTION



C1 BACK COLORED
3/16" = 1'-0"

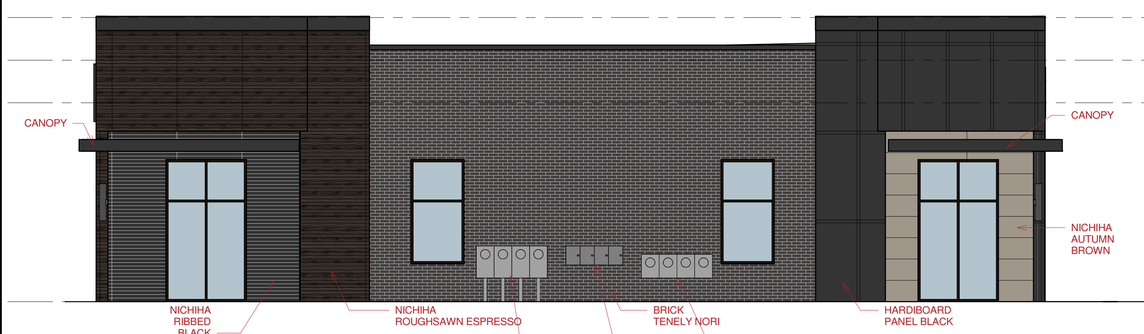
NICHIHA
ROUGHSAWN
ESPRESSO

NICHIHA
RIBBED
BLACK

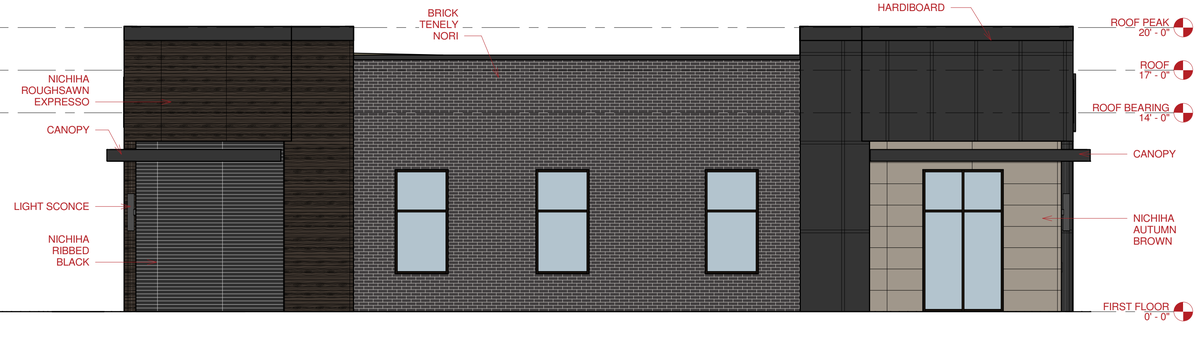
NICHIHA
AUTUMN
BROWN

BRICK
TENELY NORI

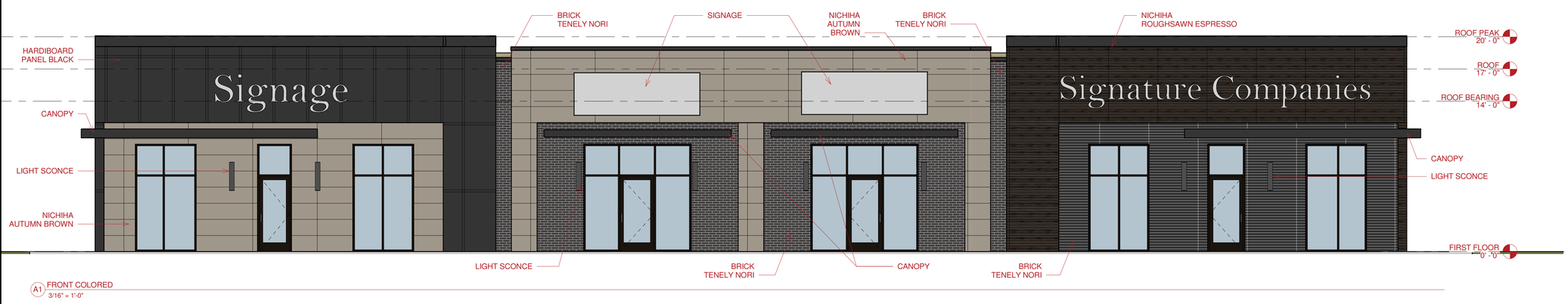
HARDIE BOARD
PANEL BLACK



B1 LEFT COLORED
3/16" = 1'-0"



B3 RIGHT COLORED
3/16" = 1'-0"



A1 FRONT COLORED
3/16" = 1'-0"

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THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL NUMBERS FOR NON-STAGING APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ENGINEERING ALL CONNECTIONS & STRUCTURAL COMPONENTS FOR STAGING. SIGNATURE COMPANIES IS NOT RESPONSIBLE FOR LOSS, DAMAGE OR INJURY THAT MAY OCCUR DURING STAGING. SIGNATURE COMPANIES IS NOT RESPONSIBLE FOR ANY LOSS, DAMAGE OR INJURY THAT MAY OCCUR DURING STAGING. ANY STAGING APPLICATION IS DONE AT YOUR OWN RISK. SIGNATURE COMPANIES DOES NOT APPROVE ANY STAGING APPLICATION FOR ANY PROJECT YOU ARE UNSURE.

MNB | TJO

7/30/2025

SIGNATURE COMPANIES LLC

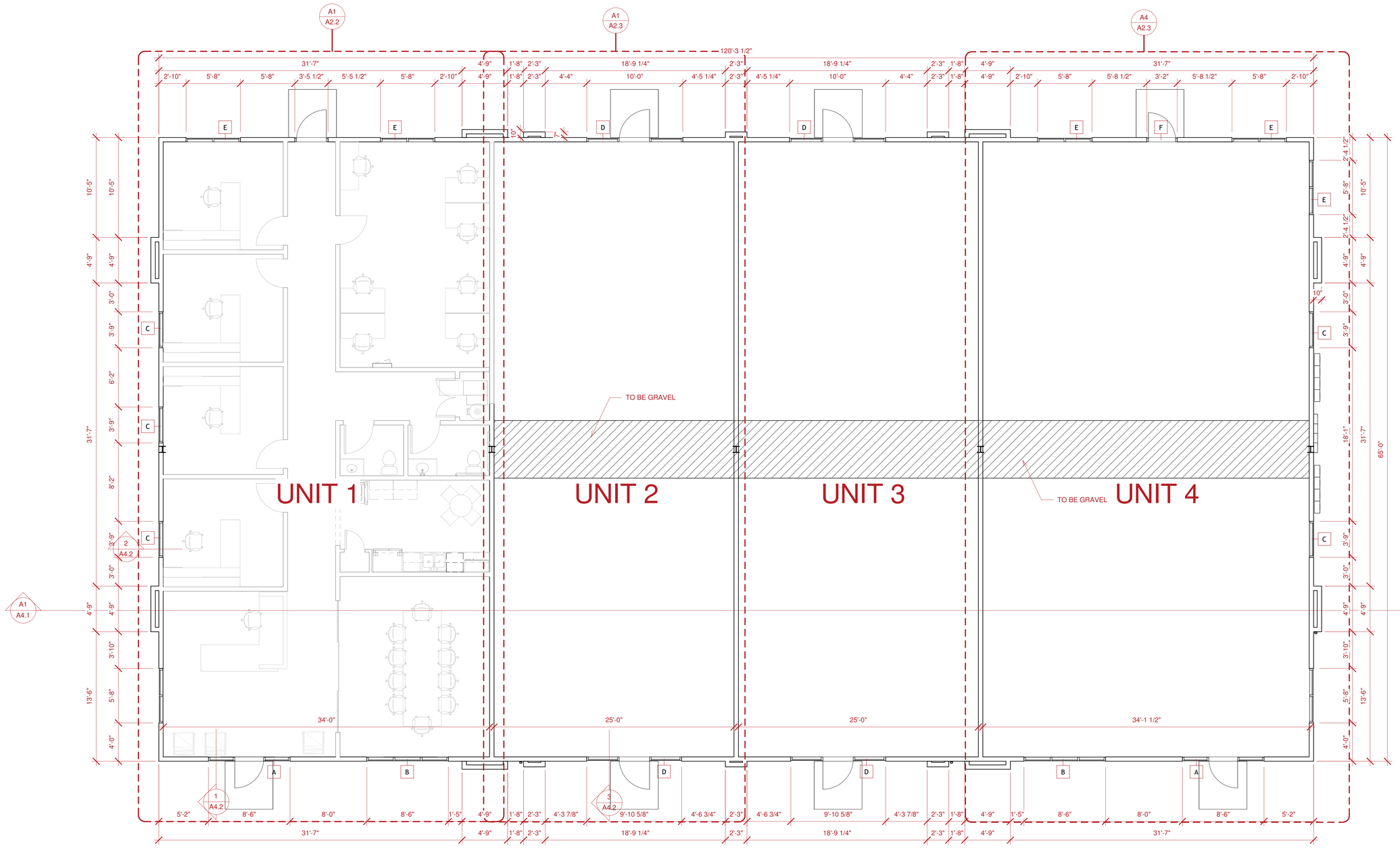
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GRIMES, IA

COLORED ELEVATIONS

As indicated

A1.1A



A1 FIRST FLOOR
3/16" = 1'-0"

VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONDITIONS A SPECIFIC STRUCTURAL NUMBERS FOR NON-STAGARD APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ENGINEERING AND DESIGNING ALL STRUCTURAL ELEMENTS NOT SHOWN. RESULTS AS REQUIRED FOR LOADS, SPANS, AND ACTUAL CONDITIONS. ANY DISCREPANCIES FOUND SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING THE WORK OF ALL TRADES. THE ARCHITECT IS NOT RESPONSIBLE FOR, AND DOES NOT EXERCISE CONTROL OVER, ANY OF THE FOREGOING. THE ARCHITECT'S REVIEW OF THE CONTRACTOR'S SUBMITTALS IS ONLY FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND GENERAL COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FABRICATION PROCESSES, AND TECHNIQUES OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF THE WORK OF ALL SUBCONTRACTORS. THE ARCHITECT'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES, OR SIMILAR SUBMITTALS IS NOT FOR THE PURPOSE OF DETERMINING THE ACCURACY AND COMPLETENESS OF OTHER DETAILS SUCH AS DIMENSIONS AND QUANTITIES, OR FOR SUBSTANTIATING INSTRUCTIONS FOR INSTALLATION OR PERFORMANCE OF EQUIPMENT OR SYSTEMS, ALL OF WHICH REMAIN THE RESPONSIBILITY OF THE CONTRACTOR AS REQUIRED BY THE CONTRACT DOCUMENTS. THE ARCHITECT'S REVIEW OF THE CONTRACTOR'S SUBMITTALS SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATIONS UNDER THE CONTRACT DOCUMENTS. THE ARCHITECT'S REVIEW SHALL NOT BE CONSTRUED AS APPROVING ANY DEPARTURE FROM THE CONTRACT DOCUMENTS UNLESS THE ARCHITECT HAS SPECIFICALLY APPROVED SUCH DEPARTURE IN WRITING. THE ARCHITECT'S REVIEW SHALL NOT APPROVE OR DETERMINE THE ACCURACY OF ANY QUANTITIES WHICH ARE PREPARED FOR THE PURPOSE OF BIDDING OR CONSTRUCTION. THE ARCHITECT'S REVIEW SHALL NOT BE CONSTRUED AS APPROVING ANY SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. THE ARCHITECT'S REVIEW SHALL NOT BE CONSTRUED AS APPROVING ANY DEVIATION FROM THE CONTRACT DOCUMENTS OR SUBSTITUTION OF MATERIALS OR EQUIPMENT, EXCEPT AS THE ARCHITECT EXPRESSLY APPROVES IN WRITING. THE ARCHITECT'S REVIEW SHALL NOT BE CONSTRUED AS APPROVING ANY DEVIATION FROM THE CONTRACT DOCUMENTS OR SUBSTITUTION OF MATERIALS OR EQUIPMENT, EXCEPT AS THE ARCHITECT EXPRESSLY APPROVES IN WRITING. THE ARCHITECT'S REVIEW SHALL NOT BE CONSTRUED AS APPROVING ANY DEVIATION FROM THE CONTRACT DOCUMENTS OR SUBSTITUTION OF MATERIALS OR EQUIPMENT, EXCEPT AS THE ARCHITECT EXPRESSLY APPROVES IN WRITING.

MNB | TJO | 7/30/2025

SIGNATURE COMPANIES LLC

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GRIMES, IA

FLOOR PLAN

A2.1 | 3/16" = 1'-0"

A1 SIGNATURE UNIT - FIRST FLOOR
1/4" = 1'-0"

VERIFY ALL DIMENSIONS! ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

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	MNB	TJO
	7/30/2025	

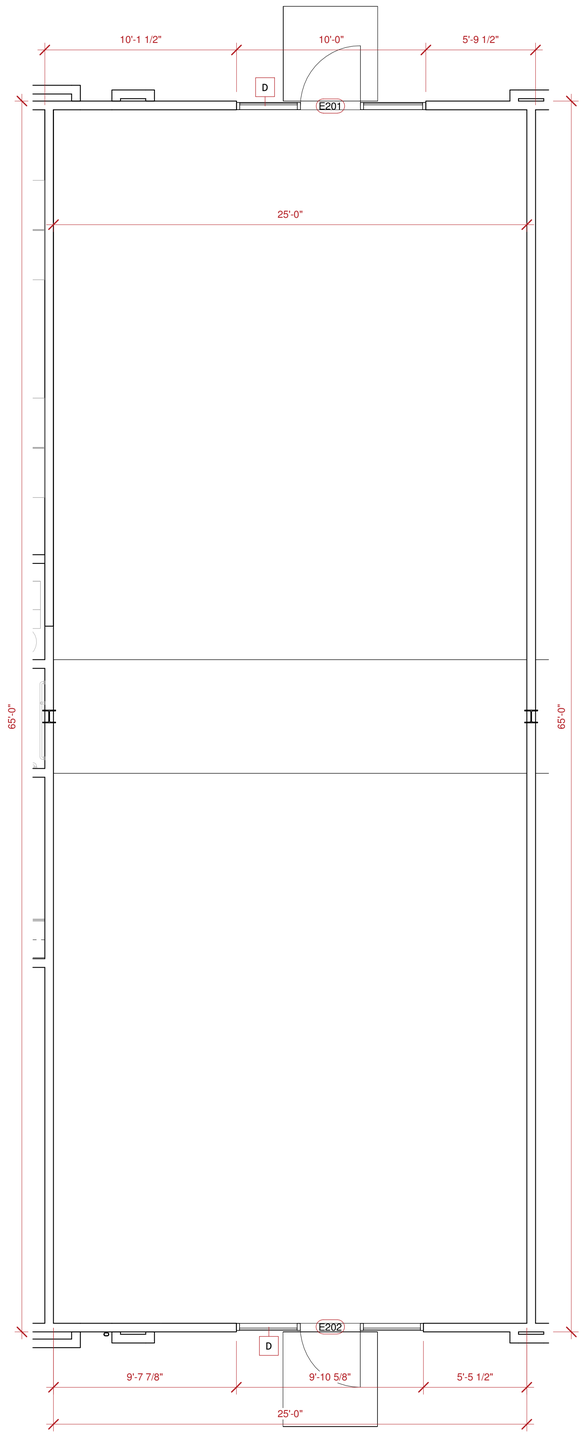
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SIGNATURE COMPANIES LLC

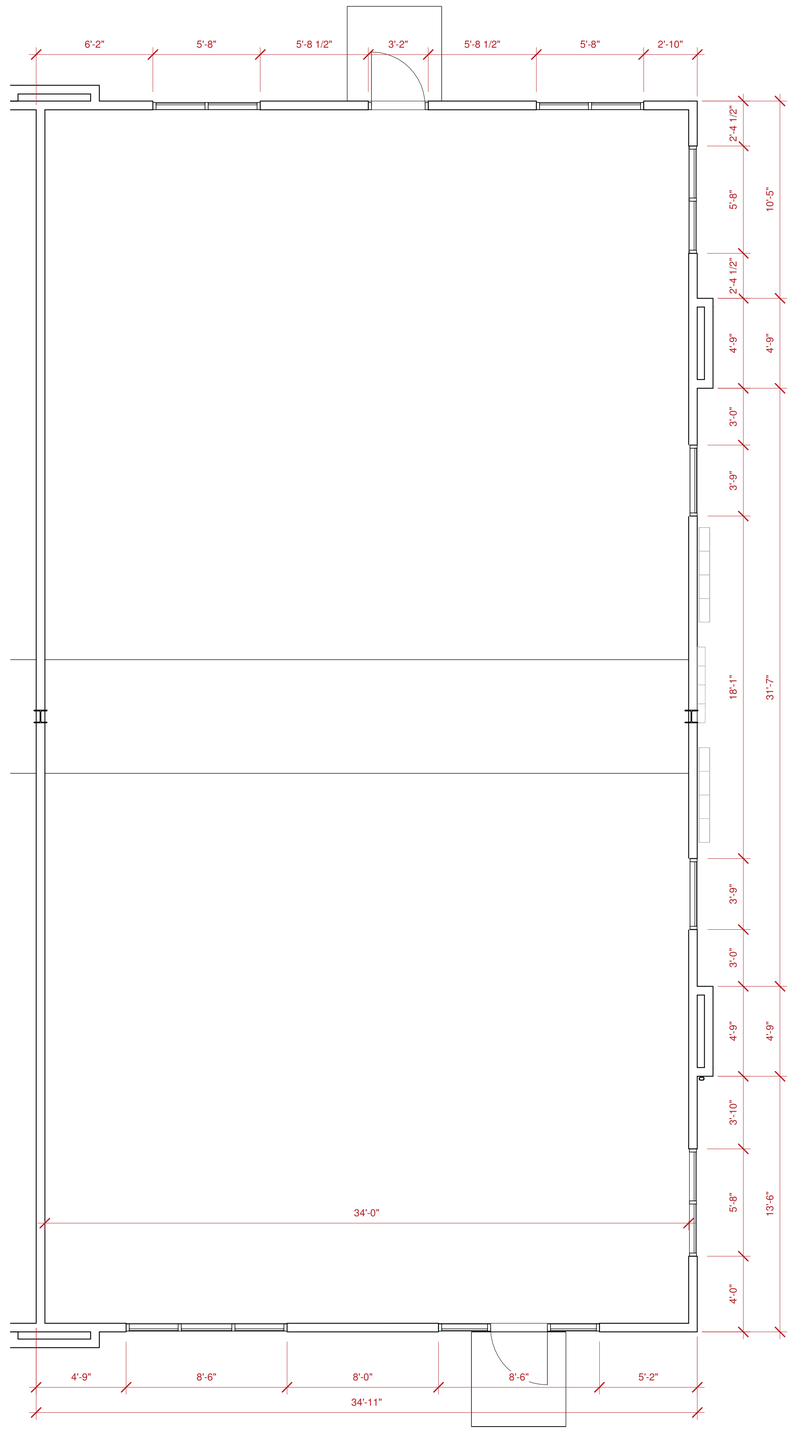
ENLARGED PLAN

A2.2

1/4" = 1'-0"



A1 CENTER UNIT - FIRST FLOOR
1/4" = 1'-0"



A4 END UNIT - FIRST FLOOR - FUTURE BUILDOUT
1/4" = 1'-0"

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TJO
7/30/2025

SIGNATURE COMPANIES LLC

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ENLARGED PLAN
A2.3
1/4" = 1'-0"